

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

*The following information is provided in accordance with Section 63(5) of the Planning Act 2016 and must be published on the Assessment Manager's website*

The development application for:

Proposed Development:	Material Change of Use to Establish a Domestic Outbuilding (Oversized Shed)	
Application No:	030.2017.505.001	File Refs: A5237 & LG7.6.1
Street Address:	26 Vanessa Drive, Dalby	
Real Property Description:	Lot 24 on SP197447	

On 13 December 2017, the above development application was:

approved in full, with conditions.

### 1. Reasons for the Decision

The reasons for this decision are:

- The proposed shed is not out of character with the scale of Domestic Outbuildings in the locality.
- The proposed setbacks are generally consistent with nearby development and will not result in overshadowing of neighbouring properties.

### 2. Assessment Benchmarks

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS	
<b>Assessment benchmarks</b>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"><li>▪ State Planning Policy<ul style="list-style-type: none"><li>· Water Quality Objectives</li></ul></li><li>▪ Western Downs Planning Scheme 2017<ul style="list-style-type: none"><li>· Rural Residential Zone Code</li><li>· Transport, Access and Parking Code</li><li>· Infrastructure Services Code</li><li>· Airport Environs Overlay Code</li><li>· Natural Resources Overlay Code</li></ul></li></ul>

<b>Reasons for decision</b>	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.	
	<b>Assessment benchmark</b>	<b>Reasons for the approval despite non-compliance with benchmark</b>
	<b>Rural Residential Zone Code</b>	
	<b>AO3.2</b> <i>Buildings and structures have a minimum side and rear boundary clearance of 10 metres.</i>	The shed is proposed to be located 5.5m from the western boundary of the site. The proposed reduced setback is considered to be reasonable to accept. The shed is not in close proximity to buildings or structures on the adjoining property and is not considered to result in overshadowing. Setbacks are further considered to be consistent with the development of the site to the east of the subject site.
<b>Where in Precinct 1 - Rural Residential Precinct 4000</b> <b>AO4.2</b> <i>Structures ancillary to but other than a dwelling are restricted to a maximum cumulative floor area of 120m<sup>2</sup>.</i> <i>Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</i>	The proposed shed will be 9m x 16m, totalling 144m <sup>2</sup> . The proposed development is considered to be consistent with the semi-rural character of the locality and will be located behind the proposed Dwelling House to remain visually unobtrusive.	