

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 Dwelling	
Application No:	030.2017.488.001	File Refs: A43816 & LG7.6.1
Street Address:	Seymours Road, Dalby	
Real Property Description:	Lot 33 on SP175163	

On 19 December 2017, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The development is located within an established residential street. It is considered that the design is consistent with the residential character of constructed Dwelling Houses within Seymour's Road.
- The proposed setbacks are generally consistent with nearby development and will not result in overshadowing of neighbouring properties.
- The minimum 6m setbacks to the side boundaries will ensure that the dwelling is not in close proximity to buildings or structures on the adjoining properties thus reducing any potential privacy and overlooking impacts.

ASSESSMENT MATTERS							
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> • State Planning Policy <ul style="list-style-type: none"> ▪ Water Quality Objectives • Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> ▪ Rural Residential Zone Code ▪ Transport, Access and Parking Code ▪ Infrastructure Services Code ▪ Natural Resources Overlay Code 						
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.						
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Assessment benchmark</th> <th style="width: 50%;">Reasons for the approval despite non-compliance with benchmark</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Rural Residential Zone Code</td> </tr> <tr> <td style="vertical-align: top;">AO3.2 <i>Buildings and structures have a minimum side and rear boundary clearance of 10 metres.</i></td> <td style="vertical-align: top;">The dwelling is proposed to be located 6m from the eastern side boundary and 6.5m from the western side boundary of the site. The proposed reduced setbacks are considered to be reasonable to accept. The 6m setbacks will ensure that the dwelling is not in close proximity to buildings or structures on the adjoining properties and is not considered to result in overshadowing. Setbacks are further considered to be consistent with surrounding development.</td> </tr> </tbody> </table>	Assessment benchmark	Reasons for the approval despite non-compliance with benchmark	Rural Residential Zone Code		AO3.2 <i>Buildings and structures have a minimum side and rear boundary clearance of 10 metres.</i>	The dwelling is proposed to be located 6m from the eastern side boundary and 6.5m from the western side boundary of the site. The proposed reduced setbacks are considered to be reasonable to accept. The 6m setbacks will ensure that the dwelling is not in close proximity to buildings or structures on the adjoining properties and is not considered to result in overshadowing. Setbacks are further considered to be consistent with surrounding development.
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