

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016

The development application for:

Proposed Development:	Material Change of Use to establish a Domestic Outbuilding (Oversized Shed)
Application No:	030.2018.120.001 File Refs: A5492 & LG7.6.1
Street Address:	Henry Lawson Drive
Real Property Description:	Lot 4 & Easement D on SP200762

On 3 May 2018, the above development application was:

- approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The Domestic Outbuilding (Oversized Shed) is for private domestic use only and is a development normally associated with a Dwelling House.
- The Domestic Outbuilding (Oversized Shed) will not detract from the semi-rural character of the local area.
- The impact of the Domestic Outbuilding (Oversized Shed) being located within a Minor Stormwater Overland Flow Path was resolved through an Information Request to the applicant and is therefore considered to be negligible.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development	Benchmark Reference
State Planning Policy	• Water Quality Objectives
Western Downs Planning Scheme 2017	• Rural Residential Zone Code • Accommodation Activities Code • Transport, Access and Parking Code • Infrastructure Services Code • Airport Environs Overlay Code • Flood Hazard Overlay Code • Natural Resources Overlay Code • Regional Infrastructure Corridor - Stock Routes Overlay Code • Stormwater Overland Flow Overlay Code

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<p>Western Downs Planning Scheme 2017</p> <p>Rural Residential Zone Code</p> <p><i>"AO3.2 Buildings and structures have a minimum side and rear boundary clearance of 10 metres."</i></p>	<p>Alternative Solution</p> <p>The rear boundary setback proposed for the Domestic Outbuilding is 6m, which is below the Acceptable Outcome contained in the Rural Residential Zone Code.</p> <p>This proposed setback is consistent with rear boundary setbacks of other Domestic Outbuildings in the locality. The Domestic Outbuilding is a use normally associated with a Dwelling that is expected in the Rural Residential Zone and Rural Residential 4000 Precinct.</p> <p>The development is considered to generally comply with the Acceptable Outcome.</p>
<p>Where in Precinct 1 - Rural Residential Precinct 4000</p> <p><i>"AO4.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 120m²."</i></p>	<p>Alternative Solution</p> <p>The floor area of the proposed Domestic Outbuilding is 160m². The purpose of the Acceptable Outcome limiting the cumulative floor area of Domestic Outbuildings is to monitor and prevent the use of Domestic Outbuildings in Residential Zones for non-domestic purposes.</p> <p>This proposed Oversized Shed is for residential purposes ancillary to the Dwelling only and therefore is considered to generally comply with the Acceptable Outcome.</p>
<p>Stormwater Overland Flow Overlay Code</p> <p><i>"AO1.1 No buildings are located within a Major Flow Path or Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012)."</i></p>	<p>Alternative Solution</p> <p>This matter was resolved through the Information Request and as such, the Overlay Code is considered to be not applicable.</p>

