

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:	Domestic Outbuilding (Oversized Shed)	
Application No:	030.2018.187.001	File Refs: A4564 & LG7.6.1
Street Address:	260 Blaxland Road, Dalby	
Real Property Description:	Lot 30 on SP237299	

On 6 June 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- Assessment against the assessment benchmarks demonstrates that the development will not result in adverse impacts on the amenity or the character of the streetscape or locality.
- The proposed residential outbuilding is consistent with the scale of development within the area and is considered to be within the reasonable amenity expectations of surrounding residents.
- The development has been designed to ensure it protects the semi-rural and natural landscape values of the area and is visually unobtrusive.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

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 · Airport Environs Overlay Code · Flood Hazard Overlay Code · Natural Resources Overlay Code · Stormwater Overland Flow Path Overlay Code 	
Reasons for Decision	The development was assessed against all the assessment benchmarks listed above and complies with all of these, with the exceptions listed below:	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Rural Residential Zone Code	

	<p>"AO3.2 <i>Buildings and structures have a maximum side and rear boundary clearance of 10 metres."</i></p>	<p>The shed has a setback of between 2.6m to 3m to the side (western) boundary. In this instance the reduced setback is considered reasonable. Having regard to the location of the dwelling and shed on the adjoining allotment, the existing established vegetation and the orientation of the proposed shed, it is not anticipated that the development will increase the potential for privacy or overlooking impacts. The proposed shed setbacks are generally consistent with surrounding development and will not result in overshadowing or a reduction in privacy to adjoining neighbours, thus maintaining the semi-rural character of the area.</p>
	<p>"Rural Residential Precinct 4000 AO4.2 <i>Structures ancillary to but other than a dwelling are restricted to a maximum cumulative floor area of 120m².</i> <i>Note: A04.2 excludes balconies and verandahs where connected to a dwelling."</i></p>	<p>The cumulative area of the existing and proposed shed is 172.35m². A number of allotments within the vicinity of the subject site also contain residential outbuildings exceeding 120m². The proposed shed is not out of character with the scale of the development in the locality and will not impact on residential amenity for adjoining land users. The site benefits from existing established and mature landscaping to both side boundaries and the rear boundary. The proposed shed is located in close proximity to the existing domestic outbuilding which will reduce the visual obtrusion on the semi-rural and natural landscape values.</p>

