

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 for Domestic Outbuilding (Oversized Shed)	
Application No:	030.2018.245.001	File Refs: A6454 & LG7.6.1
Street Address:	Orion Place, Dalby	
Real Property Description:	Lot 220 on SP233458	

On 11 July 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is for private domestic purposes only and is a use normally expected in the Rural Residential Zone.
- The Domestic Outbuilding will not detract from the character and amenity of the area or the privacy of neighbouring residents.
- The Domestic Outbuilding will not adversely impact on the Minor Stormwater Overland Flow Path.

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 • Stormwater Overland Flow Path Overlay Code • Natural Resources Overlay Code

3. Compliance with Benchmarks

Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark
<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 proposed Domestic Outbuilding has a western side boundary clearance of 3.9m.</p> <p>This is consistent with the side boundary setbacks of other Domestic Outbuildings in the immediate locality and the Rural Residential Zone.</p> <p>As the Domestic Outbuilding is not a habitable structure, the development will not impact on the privacy of neighbouring residents.</p> <p>The proposal generally complies with the Performance 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 purpose of the Acceptable Outcome limiting the cumulative floor area of Domestic Outbuildings on the premises is to monitor and prevent the use of buildings ancillary to a Dwelling for non-domestic purposes.</p> <p>The proposed development is for private domestic use only and therefore is considered to comply with the Performance Outcome.</p>
<p>Stormwater Overland Flow Path Overlay Code</p> <p>Where for Material Change of Use or Building Work</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>The proposed location of the Domestic Outbuilding is within a Minor Stormwater Overland Flow Path. However, as the flow path begins on this property, it is considered that the development will not impact on the hydraulic capacity of the flow path or result in an increase in the severity or nature of localised stormwater flood events.</p> <p>The proposal complies with the Performance Outcome.</p>

