

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:	Exemption Certificate: Extension to an Existing Dwelling House
Application No:	N/A File Refs: A4014 & LG7.6.1
Street Address:	18 Horace Street, DALBY QLD 4405
Real Property Description:	Lot 4 on RP54343

On 9 August 2017 Council issued an Exemption Certificate for development comprising an extension of a main bedroom, ensuite, dining room and deck attached to the dwelling located at 18 Horace Street, Dalby.

This Exemption Certificate has a relevant period of two (2) years, and expires on 10 August 2019.

1. Reasons for the Decision

The development is exempt under this Certificate under Section 46(3)(b) of the *Planning Act 2016* for the following reasons:

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- The property is within an existing residential area, and has an existing dwelling and outbuildings.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

Benchmarks Applying to the Development
<i>Planning Act 2016</i>
<ul style="list-style-type: none"> • Chapter 3 Section 46
Western Downs Planning Scheme 2017
<ul style="list-style-type: none"> • Low Density Residential Zone Code • Low Flood Hazard area

3. Compliance with Benchmarks

The proposed development adds to an existing dwelling in a residential neighbourhood. The development is of the style and intensity that people would expect to see in a low density residential neighbourhood.

The proposal will not materially increase the possibility of flooding on adjacent or upstream areas.