

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: Construction of an Aboveground Swimming Pool at an Existing Dwelling |
| Application No: | 020.2017.364.001 File Refs: A2678 & LG7.6.1 |
| Street Address: | 62 Sandalwood Avenue West, Dalby |
| Real Property Description: | Lot 10 on SP183125 |

On 4 September 2017, Council issued an Exemption Certificate for a proposed above ground swimming pool located at 62 Sandalwood Avenue West, Dalby.

This Exemption Certificate has a relevant period of two (2) years, and expires on 4 September 2019. The proposed development must be completed before or on this date.

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:

- An above ground swimming pool associated with an existing dwelling is not a Material Change of Use.
- 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 Rural 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"> • Rural Residential Zone, Rural Residential 4000 Precinct • Part Low Flood Hazard area, Part Medium Flood Hazard Area |

3. Compliance with Benchmarks

The proposed development is for an above ground swimming pool in an existing development.

The development of an above ground swimming pool is normally associated with residential living. 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.