

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 a Deck (18m ²)
Application No:	020.2017.411.001 File Refs: A42884 & LG7.6.1
Street Address:	Old Warrego Highway, Dalby
Real Property Description:	Lot 226 on A3451

On 15 December 2017, Council issued an Exemption Certificate for a Deck associated with an existing residence located at Old Warrego Highway, Dalby.

This Exemption Certificate has a relevant period of two (2) years, and expires on 15 December 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:

- The effects of the development would be minor or inconsequential, considering that the development was categorised as assessable development.
- The proposed development is simply for a small deck directly attached to an existing residence and will not increase the number of people at risk of flooding.

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"> ▪ Flood Hazard Overlay Code (Potential Flood Hazard Area)

3. Compliance with Benchmarks

The proposed development is for a small deck associated with an existing residence.

The development of a single deck is normally associated with residential living. The development is of the style and intensity that people would expect to see in a rural locality.

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