

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: Transportable Office Building (36m ²)	
Application No:	020.2017.528.001	File Refs: A11904 & LG7.5.1
Street Address:	33-35 Cooper Street, Chinchilla	
Real Property Description:	Lot 26 on RP896371	

On 4 December 2017 Council issued an Exemption Certificate for development comprising a Transportable Office Building (36m²), located at 33-35 Cooper Street, Chinchilla.

This Exemption Certificate has a relevant period of two (2) years and expires on 4 December 2019.

1. Reasons for the Decision

The reasons for this decision are:

- The property is impacted on by the Minor Stormwater Flow Path overlay map.
- The property is in the Low Impact Industry Zone, and has an existing Office Building and Industrial Shed.
- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

2. Assessment Benchmarks

Benchmarks Applying to the Development

- *Planning Act 2016*
 - Chapter 3, Section 46
- Western Downs Planning Scheme 2017
 - Low Impact Industry Zone Code
 - Minor Stormwater Flow Path

3. Compliance with Benchmarks

The proposed development is for a Transportable Office Building (36m²) on a site identified as being subject to Council's Minor Stormwater Flow Path (OM-012). The development is of the style and intensity that people would expect to see in a Low Impact Industry Zone area.

The proposal will not adversely impact the flow of stormwater through the site.