

## 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:

<b>Proposed Development:</b>	Construction of a Swimming Pool associated with an existing Dwelling	
<b>Application No:</b>	020.2018.59.001	File Refs: A12006 & LG7.6.1
<b>Street Address:</b>	334 Chinchilla-Wondai Road, Chinchilla	
<b>Real Property Description:</b>	Lot 2 on RP14603	

On 23 February 2018, Council issued an Exemption Certificate for a proposed Inground Swimming Pool located at 334 Chinchilla-Wondai Road, Chinchilla.

This Exemption Certificate has a relevant period of two (2) years, and expires on 26 February 2020. 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 the circumstances under which the development was categorised as assessable development.
- The development is consistent with the type of the development associated with an existing residence within the Rural Zone.
- The development is not considered to materially impact on the use of the land or increase impacts associated with the existing residential use of the land.

### 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"><li>▪ Chapter 3 Section 46</li></ul>
Western Downs Planning Scheme 2017 <ul style="list-style-type: none"><li>▪ Rural Zone Code</li><li>▪ Flood Hazard Overlay Code (Potential Flood Hazard Area)</li><li>▪ Natural Resources Overlay Code (Agricultural Land Classification Class A)</li></ul>

### 3. Compliance with Benchmarks

The proposed development is for an Inground Swimming Pool associated with an existing residence.

The development of an Inground Swimming Pool 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 development will not decrease agricultural productivity as the pool will not be located within the curtilage of the residence on land not actively used for agriculture.

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