

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016 and must be published on the Assessment Manager's website

The development application for:

Proposed Development:	Exemption Certificate: Domestic Outbuilding (Pool House)
Application No:	N/A File Refs: A5417 & LG7.6.1
Street Address:	106 Sandalwood Avenue East, Dalby
Real Property Description:	Lot 44 on SP149011

On 9 February 2018, Council issued an Exemption Certificate for Domestic Outbuilding (Pool House) located at 106 Sandalwood Avenue East, Dalby.

This Exemption Certificate has a relevant period of two (2) years, and expires on 9 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 pool house structure is a use normally associated with a dwelling house and is consistent with the semi-rural character and amenity of the local area.
- 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

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 Code▪ Stormwater Overland Flow Overlay Code

3. Compliance with Benchmarks

The development is consistent with the scale of development for the surrounding semi-rural, residential locality. The development is of the style and intensity that people would expect to see in the Rural Residential Zone.