

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: | Construction of a swimming pool associated with an existing dwelling | |
| Application No: | 010.2018.150.001 | File Refs: A5814 & LG7.6.1 |
| Street Address: | 32 Cameron Street, Chinchilla | |
| Real Property Description: | Lot 98 on SP209353 | |

On 8 May 2018, Council issued an Exemption Certificate for a proposed swimming pool located at 32 Cameron Street, Chinchilla.

This Exemption Certificate has a relevant period of two (2) years, and expires on 10 May 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 Low Density Residential Zone.
- The development is not considered to materially impact on the natural stormwater overland flow path and is not considered to increase impacts on upstream or downstream properties.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

| Benchmarks Applying to the Development |
|---|
| <ul style="list-style-type: none"> ▪ <i>Planning Act 2016</i> <ul style="list-style-type: none"> · Chapter 3 Section 46 |
| <ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> · Low Density Residential Zone Code · Stormwater Overland Flow Path Overlay Code |

3. Compliance with Benchmarks

The proposed development is for a swimming pool associated with an existing residence.

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

The proposal will not materially increase the impact of stormwater overland flow on upstream or downstream properties.