

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:	Extension to an existing Dwelling House (Patio) and new Shed	
Application No:	010.2018.328.001	File Refs: A11577, LG7.5.1
Street Address:	7 Russell Street, Chinchilla	
Real Property Description:	Lot 1 on RP79290	

On 23 August 2018, Council issued an Exemption Certificate for construction of a Patio and 89.25m² Shed located at 7 Russell Street, Chinchilla.

This Exemption Certificate has a relevant period of two (2) years and expires on 24 August 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 proposed Patio and Shed will not increase the number of people at risk during a flood event and comply with the Acceptable Outcomes of the Low Density Residential Zone Code.
- It is considered that the proposed Patio and Shed will not impact the conveyance of flood water through the site.

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

3. Compliance with Benchmarks

The development is simply for a Patio and new Shed associated with an existing Residence. The proposed building work will not increase the number of people living in the house. The proposed development complies with the size and setback requirements for the locality.

Based on the scale and nature of the development, it is considered that the development will not impact on the hydrological characteristics of the site.