

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: Dwelling House in Potential Flood Hazard	
Application No:	010.2018.330.001	File Refs: A40701 & LG7.5.1
Street Address:	4-8 Delacy Street, Kaimkillenbun	
Real Property Description:	Lot 404 on K5612	

On 5 September 2018, Council issued an Exemption Certificate for a Dwelling House in Potential Flood Hazard located at 4-8 Delacy Street, Kaimkillenbun.

The Exemption Certificate has a relevant period of two (2) years, and expires on 6 September 2020.

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 Dwelling will be appropriately elevated so as not to increase the flood hazard on the site or on neighbouring premises.

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">· Township Zone Code· Flood Hazard Overlay Code

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these. The proposed development is consistent with the scale of development for the surrounding residential locality. The proposal will not impede the flow of flood water through the site.