

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:	Building Works to establish a Shade Sail Structure	
Application No:	010.2018.377.001	File Refs: A2253 & LG7.5.1
Street Address:	129 Bunya Street, Dalby	
Real Property Description:	Lot 42 on SP283041	

On 7 September 2018, Council issued an Exemption Certificate for building work associated with a Shade Sail located at 129 Bunya Street, Dalby.

This Exemption Certificate has a relevant period of two (2) years and expires on 8 September 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 design and siting of the development will not materially impact on the amenity of the locality or street.
- The development will not materially impact on the conveyance of flood water and will not place further people at risk of flooding based on the nature and scale of the structure.

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">▪ Low Density Residential Zone Code▪ Flood Hazard Overlay Code

3. Compliance with Benchmarks

The development is for a Shade Sail structure over an existing playground associated with an established Kindergarten located at 129 Bunya Street, Dalby. It is considered that this development is of a nature which is incidental to the existing use and will not materially impact on the amenity or character of the locality.

It is not considered that a structure of this nature and scale will place further people at risk or impact on the conveyance of flood water in the event of an emergency.