

## 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: Dwelling in Potential Flood Hazard
Application No:	010.2018.443.001 File Refs: A41526 & LG7.6.1
Street Address:	2648 Dalby-Jandowae Road, Jimbour East
Real Property Description:	Lot 70 on LY1017

On 18 October 2018 Council issued an Exemption Certificate for a Dwelling in Potential Flood Hazard, located at 2648 Dalby-Jandowae Road, Jimbour East.

This Exemption Certificate has a relevant period of two (2) years and expires on 18 October 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.
- A Dwelling is a consistent use in the Rural Zone and is a development normally expected in the locality.
- The dwelling is appropriately designed to retain the flood storage and conveyance capacity of the 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"><li>▪ Chapter 3 Section 46</li></ul>
Western Downs Planning Scheme 2017 <ul style="list-style-type: none"><li>▪ Rural Zone Code</li><li>▪ Flood Hazard Overlay Code</li></ul>

### 3. Compliance with Benchmarks

The development is consistent with the character and amenity of the Rural Zone and will not cause adverse flood hazard risk to people or property.