

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-08
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 28 March 2023

MCG Sheds Pty Ltd
10-12 Betta Place
WARWICK QLD 4370

Dear Candyce,

I wish to advise that an Exemption Certificate is granted for a development comprising of a 9960mm x 20030 x 4672mm domestic garage to be built within a mapped flood hazard area, on Lot 2 on RP56028, 691 Yelarbon Keetah Road, Yelarbon.

1. Description of the Development to which this Certificate relates

**Assessable Development under the Goondiwindi
Region Planning Scheme 2018 (Version 2), Part 5
Tables of Assessment**

Part 5 Reference

"Accommodation activities" – "Dwelling house" (ancillary shed built within a mapped flood hazard area)	Table 5.9.1 (Flood Hazard Overlay Code)
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2. Reasons for Giving Exemption Certificate

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 development is for storage of machinery for on-site use only. It is considered that the development will not increase the water flow velocity or flood level, and will not increase the potential for flood damage either on-site or on other properties as per PO2 of the Flood Hazard Overlay code.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years**.

4. State Periods that Must be Complied with

To the extent the development does not comply with any of the following, this Exemption Certificate has no effect:

- The use must commence by 28 March 2025.

Should you have a query or seek clarification about any of these details, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R/M McMahon', followed by a long horizontal flourish.

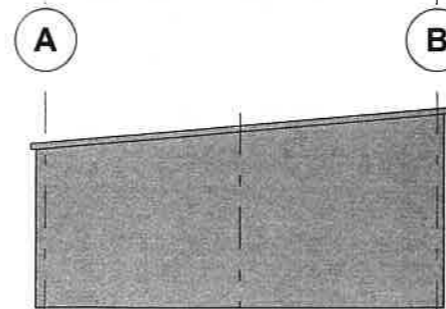
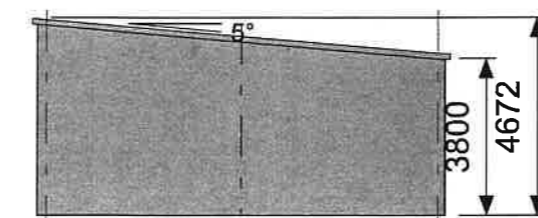
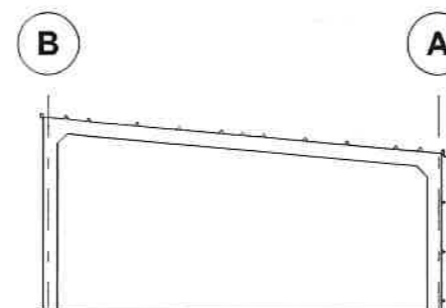
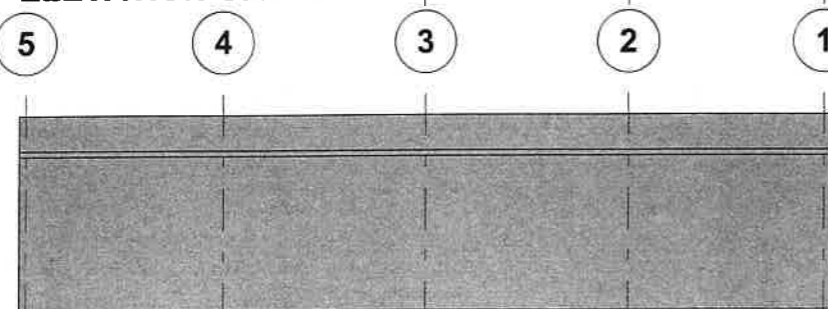
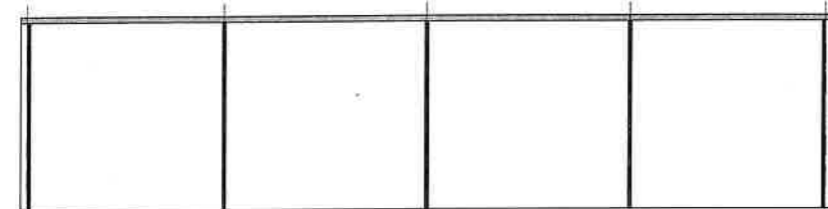
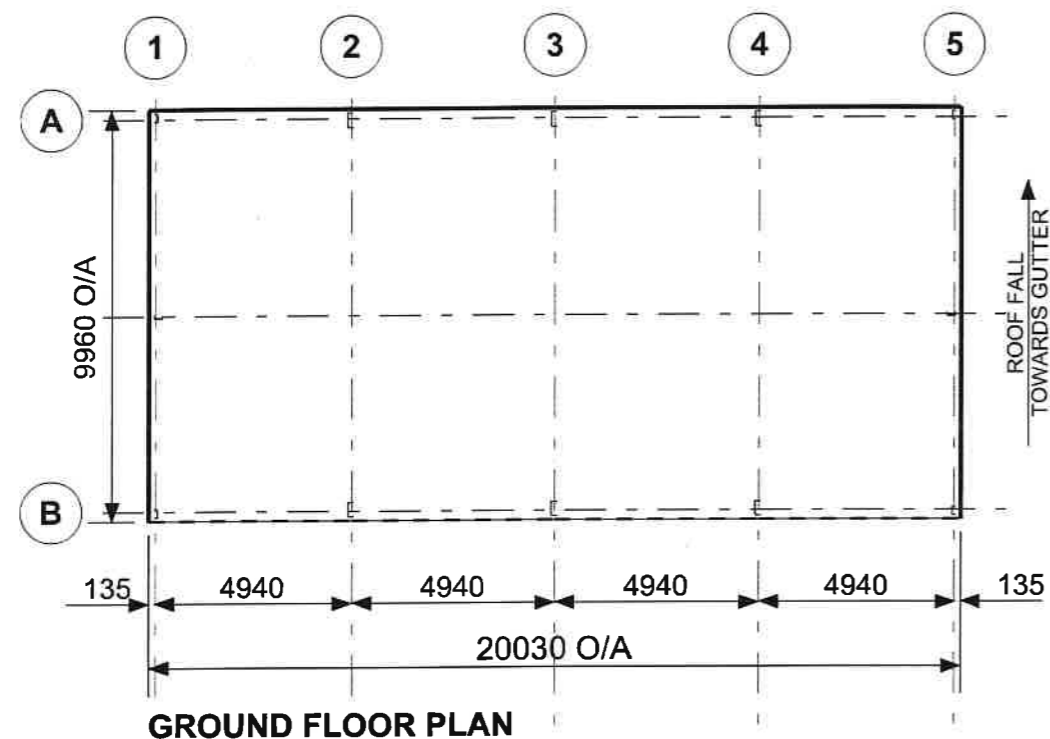
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (691 Yelarbon Keetah Road, Yelarbon)



Attachment 1 – Site Plan (691 Yelarbon Keetah Road, Yelarbon)





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CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	ZL	ZL
WALLS	CUSTOM ORB 0.42 BMT	ZL	ZL
CORNERS	-	ZL	ZL
BARGE	-	ZL	ZL
GUTTER	EMLINE	ZL	ZL

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT

Christine Forbes

SITE

**691 Yelarbon Keetah Road
YELARBON QLD 4388**

BUILDING

**BIG G SKILLION
9960 SPAN x 3800/4672 EAVE x 20030 LONG**

TITLE

GENERAL ARRANGEMENT

SCALE
A4 SHEET 1:250

DRAWING NUMBER
422526-GA

REV
A

PAGE
1/1



Site map and shed location

Client: Christine Forbes

Phone number: 0415 501 225

Site address: 691 Yelarbon Keetah Road, Yelarbon

Measurements are approximate only

Drawings are not to scale



RANBUILD

It's not just a shed,
it's a Ranbuild! ✓