

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-10
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 30 March 2023

Matthew and Nicole Anderson
28 Queen Street
INGLEWOOD QLD 4387

Dear Matthew and Nicole,

I wish to advise that an Exemption Certificate is granted for a development comprising of a non-habitable 9m x 9.5m storage shed to be built within a mapped flood hazard area, on Lot 4 on I7223, 28 Queen Street, Inglewood.

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" (Domestic storage 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 application states that the proposed development is for a non-habitable shed used to store garden equipment and tools. Given that the subject site is currently developed with a residential dwelling, it is considered that the development would not increase the risk to personal safety, or impact the potential for flood damage 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 29 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



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (28 Queen Street, Inglewood)



**Attachment 1 – Site Plan (28 Queen Street,
Inglewood)**



L4 17223
28 Queen St
Inglewood QLD
4387

