

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-18
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 11 August 2023

Andrew and Jodie Erbacher
PO Box 23
GOONDIWINDI QLD 4390

Dear Andrew and Jodie

I wish to advise that an Exemption Certificate is granted for a development comprising a 6m x 9m non-habitable storage shed with open carport built within a mapped flood hazard area, on Lot 8 on RP175428, 33020 Cunningham Highway, Goondiwindi.

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" (as constructed domestic storage shed with open carport built within a mapped flood hazard area (medium/high flood hazard area))

Table 5.5.9 (PO1 – PO7 of the Flood Hazard Overlay Code)

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 storage shed/carport is a non-habitable structure constructed of steel and concrete and is erected on the built-up house pad which is 300mm above the DFE. It is considered that the design and form of the development will appropriately respond to the potential risks of flooding and will not increase the potential for flood damage on-site or on other properties as per PO1, PO2, PO5, PO6 and PO7 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 11 August 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 (Lot 8 on RP175428, 33020 Cunningham Highway, Goondiwindi)



**Attachment 1 – Site Plan (Lot 8 on RP175428,
33020 Cunningham Highway,
Goondiwindi)**



HIGHWAY

CUNNINGHAM

