

## Exemption Certificate

### Section 46 of the Planning Act 2016

File reference: EC23-25  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 5 September 2023

Andrew and Emma Clarke  
PO Box 15  
INGLEWOOD QLD 4387

Dear Andrew and Emma,

I wish to advise that an Exemption Certificate is granted for a development comprising a 10m x 16m domestic shed within a mapped flood hazard area, on Lot 5 on SP112528, 14 Grey 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 shed 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 structure is for a non-habitable shed. Given that the site is currently developed with a residential dwelling, it is considered that the development would not increase the risk to personal safety.

- Anecdotal evidence suggests that flood water has never reached the proposed location of the shed. It is considered that the proposed development will not affect the 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**

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

### **4. State Periods that Must be Complied with**

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

- The use must commence by 5 September 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 (14 Grey Street, Inglewood)

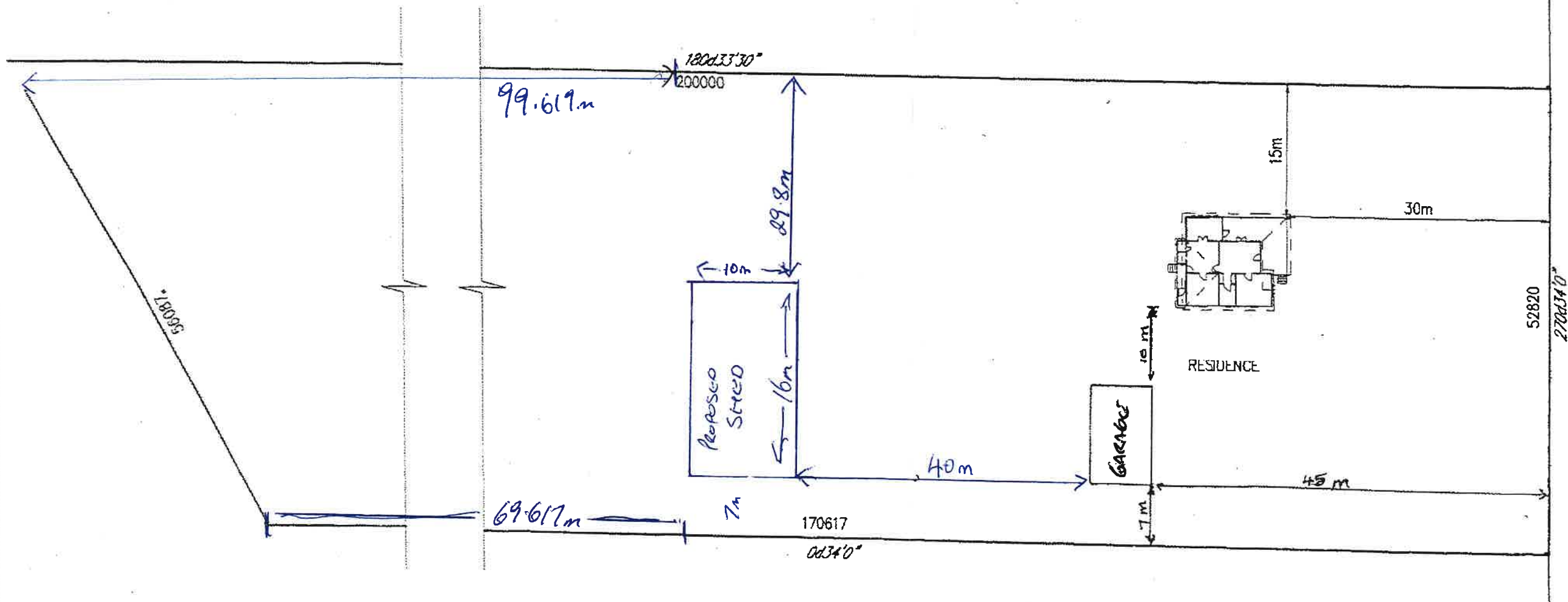


**Attachment 1 – Site Plan (14 Grey Street Inglewood  
- Lot 5 on SP112528)**



PROPERTY DESCRIPTION

Lot 5  
on SP 112528  
Parish of Inglewood  
County of Bentnick  
Area - 9921 sq.m  
LA - Inglewood Shire



14 GREY STREET