

## Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-10  
Contact name: Mr Kevin Gore  
Contact number: (07) 4671 7400  
Date: 12 June 2024

**Attention: Rob Laney**  
Laney's Steel Pty Ltd  
PO Box 482  
**WARWICK QLD 4370**

Dear Rob

I wish to advise that an Exemption Certificate is granted for a development comprising of a 9m x 6m Domestic Gable Garage located within the required rear Callandoon Lane boundary setback and built within a significant flood hazard area on Lot 30 on I721 at 62 Great Road 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**

*"Accommodation activities" – "Dwelling House" (Domestic Gable Garage built within the rear Callandoon Lane boundary setbacks and within a significant flood hazard area)*

### **Part 5 Reference**

Table 6.2.3.1 (PO3 of the General Residential Zone Code) and Table 8.2.3.1 (PO1, PO2 and PO12 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 proposal is for a non-habitable Domestic Gable Garage. It is considered that the proposed structure will maintain the coherent streetscape character of the zone and will not detract from the amenity of adjoining premises. It is also considered that the proposed development will not alter the flow of flood water or 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** from the date of issue.

### **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 11 June 2026.

Should you have a query or seek clarification about any of these details, please contact Council's Building Certifier, Mr Kevin Gore, on (07) 4671 7400.

Yours faithfully



**Jason Quinnell**  
Director  
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Lot 30 on I721, 62 Great Road Street, Inglewood), Standard Range Structural Drawing of 9m x 6m x 2.4m Gable Garage



**Attachment 1 – Site Plan (Lot 30 on I721, 62 Great Road Street, Inglewood QLD), Standard Range Structural Drawing of 9m x 6m x 2.4m Gable Garage**



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Site Plan - 62 Great Road Street, INGLEWOOD QLD 4387  
Lot 30 / 1721 - 6 x 9 x 2.4m Gable Garage

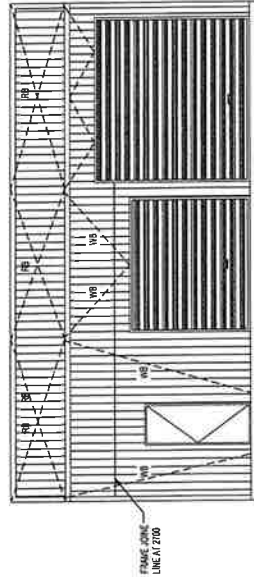
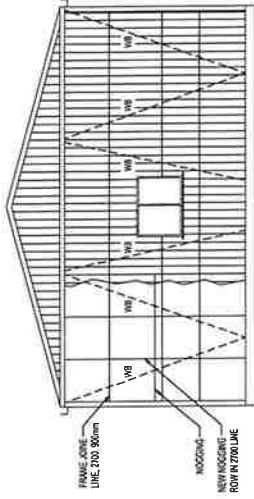


DO NOT SCALE - IF IN DOUBT ASK

# LANEY'S GARAGE AND PATIO STANDARD RANGE STRUCTURAL DRAWINGS

<b>DRAWING INDEX</b>	
S-0001 - COVER PAGE AND DRAWING INDEX	
S-0002 - FOUNDATIONS	
S-0003 - ROOF FRAME LAYOUT	
S-0004 - MEMBER SCHEDULE	
S-0005 - WALL AND BRACING LAYOUT	

GARAGE INCLUDED			
WIDTH (m)	LENGTH (m)	HEIGHT (m)	
1	6	4	2.4
2	6	6	2.4
3	6	4	2.7
4	6	8	2.7
5	6	8	2.7
6	6	12	2.7
7	7.5	6	2.4
8	7.5	6	2.7
8	7.5	7.5	2.7
10	7.5	9	2.7
11	7.5	12	2.7



**NOTES**

- WIND REGION B AS PER AS 1170.2
- NASH CODES AND STANDARDS AS 1170
- NATIONAL CONSTRUCTION CODE AS 4600

**STEEL WORK NOTES**

- ALL WORK TO BE IN ACCORDANCE WITH CURRENT SMA CODES AND THE BUILDING CODE OF AUSTRALIA.
- BUILDER TO VERIFY ALL INFORMATION AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TO USE MEMBER PROFILES AS SHOWN ON DRAWING. ALL LRA, GUSSET AND BRACING LINES TO BE 8mm THICK WELDS TO BE 6mm CFW TO WELD STEEL AND 3mm CFW TO COLD-ROLLED STEEL.
- MAINTAIN STABILITY OF STRUCTURE THROUGHOUT ERECTION.
- ALL STEEL WORK TO BE POWER BRUSHED AND PAINTED WITH TWO COATS OF RED ZINC OXIDE PRIMER OR HOT DIPPED GALVANIZED.
- DESIGN WIND SPEED 41m/s.

**STEWORK AND CONCRETE NOTES**

- STRIP BACK TOP SOIL AND ORGANIC MATTER BEFORE PLACING FILL. PROTECT FILL FROM SOFT SPOTS AND FILL SOFT SPOTS AND ABOVE.
- FILL TO UNDERSIDE OF SLAB TO BE CBR 15, COMPACTED IN 150mm LAYERS TO 95% STANDARD DENSITY AS DEFINED BY SMA CODES.
- FOOTINGS TO BEAR ON STABLE SOIL WITH MINIMUM BEARING CAPACITY = 100kpa. SLAB Fc = 25 MPa.
- CONCRETE STRENGTH. FOOTING Fc = 30 MPa. SLUMP = 80 ± 15mm.
- CURE SLAB MINIMUM 7 DAYS.

QUALITY ASSURED BY THE PROPERTY OF AUSTRALIAN STEEL INSTITUTE  
MEMBER OF AUSTRALIAN INSTITUTE OF BUILDING  
INDUSTRY ASSOCIATION (AIBIA) MEMBER OF AUSTRALIAN  
STEEL INSTITUTE

PROJECT NO	SCALE	AS SHOWN	DATE
DRAWN	DRAWN	E. INPUTO	28.02.22
CHECKED	CHECKED	S. GENGOS	28.02.22
ENG APP	ENG APP		
DATE	DATE		

**R. LANEY FABRICATION**

MULTI SHED

FOUNDATIONS - ROOF FRAME LAYOUTS  
AND SCHEDULE

REV	DRAWING NO	A1
2	S-0001	