

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-16
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 18 September 2024

Toobeah Kindergarten Association Inc.
c/- Chloe Brett
Cnr Barwon Highway and Minnel Road
TOOBEAH QLD 4498

Dear Ms Brett,

I wish to advise that an Exemption Certificate is granted for a development comprising a 6m x 2.4m shipping container built within the mapped flood hazard area and within the allowable boundary setbacks, on Lot 2 on SP101134, Cnr Barwon Highway and Minnel Road, Toobeah.

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**

Reference

"Community activities" (shipping container for use as ancillary storage shed)	PO1 and PO2 of the Flood Hazard Overlay code and PO2 (AO2.1) of the Rural Zone 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 container will be installed on 600mm concrete blocks on a gravel pad to ensure it is raised out of any floodwater. It is considered that the design and built form will appropriately respond to the risk of flooding and will not increase the potential for flood damage either on-site or on other properties as per PO1 and PO2 of the Flood Hazard Overlay code.
- It is proposed that the structure be placed 0.5m from the side boundary and 0.5m from the front boundary. Given that the site is on reserve land for public hall purposes and is surrounded by further reserve land, it is considered that the proposed development will not impact any adjoining premises as per AO2.1 of the Rural Zone 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 18 September 2026.

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



Carl Manton
Chief Executive Officer
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Cnr Barwon Highway and Minnel Road, Lot 2 on SP101134)



**Attachment 1 – Site Plan (Cnr Barwon Highway and
Minnel Road, Lot 2 on SP101134)**



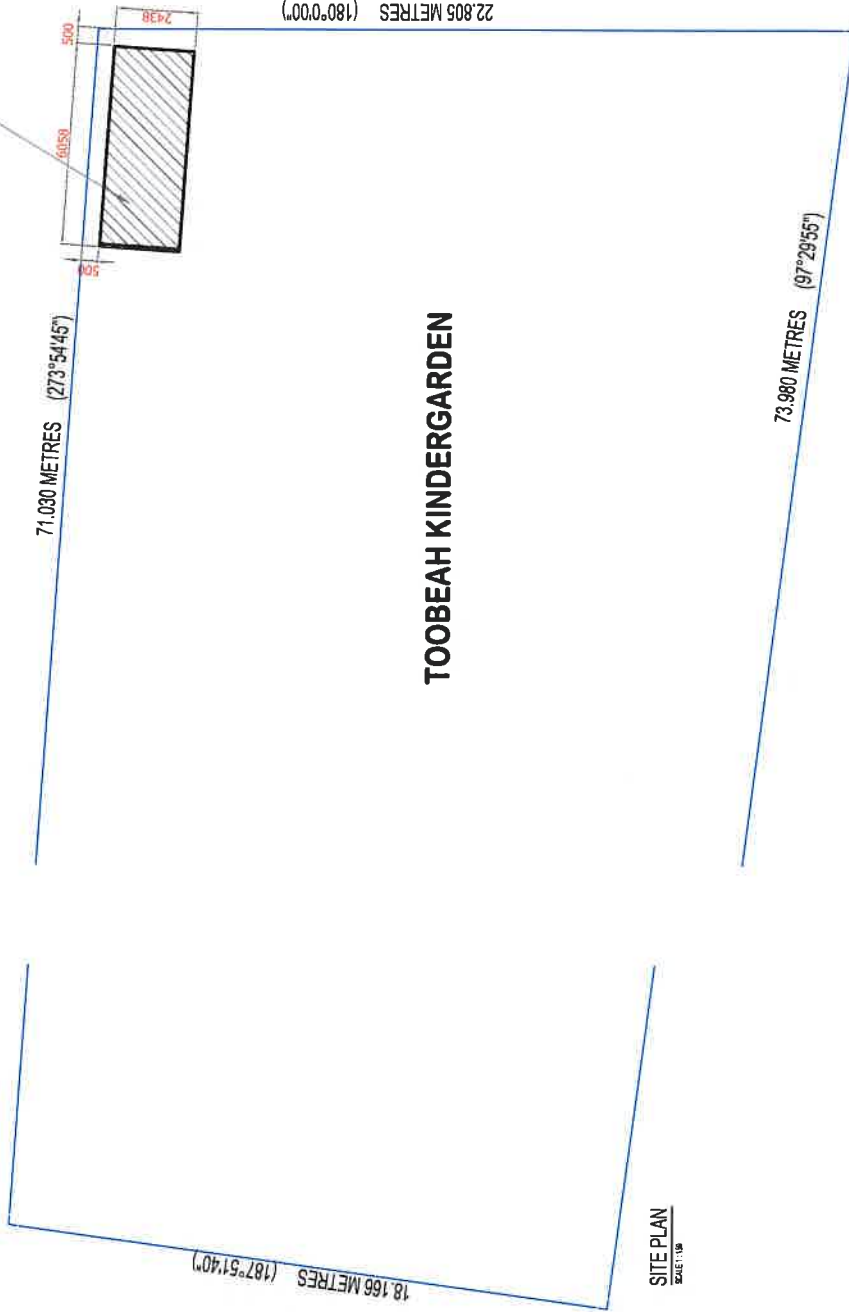
PROPOSED CONTAINER STORAGE

REAL PROPERTY DESCRIPTION:

LGA - GOONWINDI REGIONAL COUNCIL
 LOT 2 ON SP101134
 PARISH - WELL TOWN,
 COUNTY - CARNARVON
 SITE AREA - 1480 M²



11 MINNEL ROAD



TOOBEAH KINDERGARDEN

SITE PLAN
 SCALE 1:100

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Approved	BEC	03/07/2024

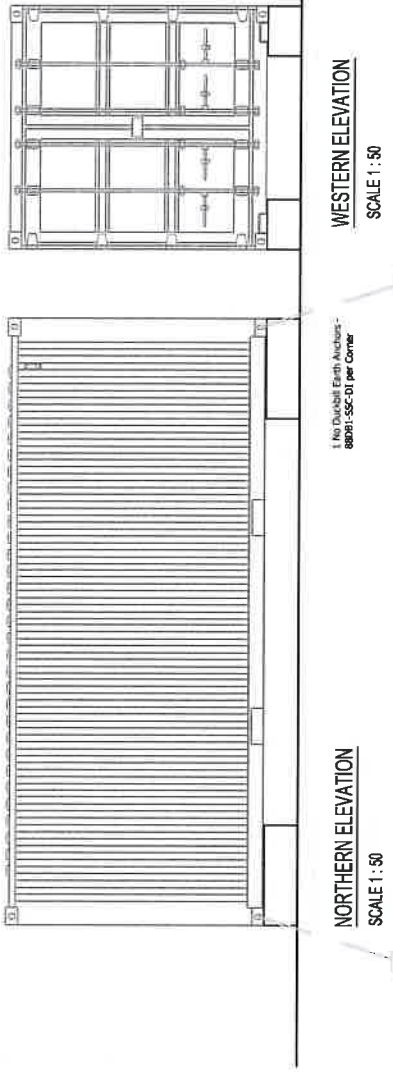
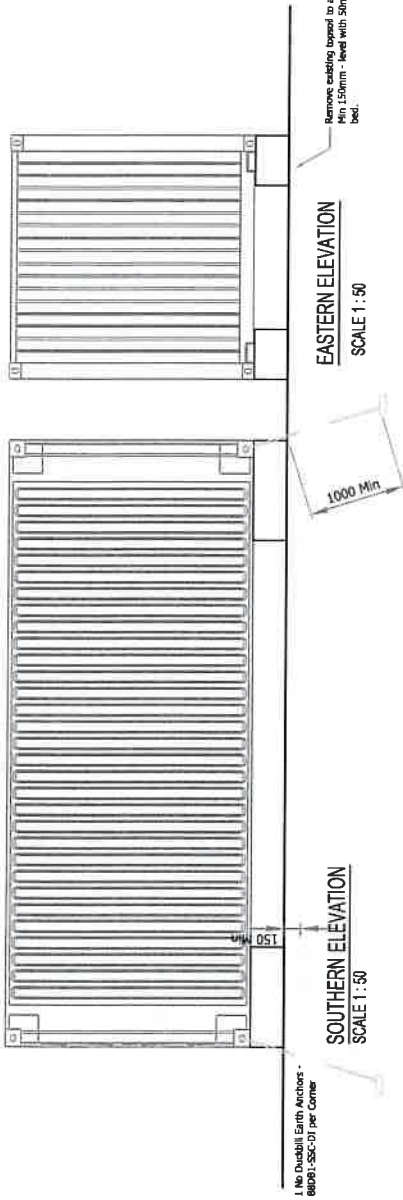
Client: **TOOBEAH KINDERGARDEN**
 Project: **CONTAINER STORE 11 MINNEL ROAD TOOBEAH**

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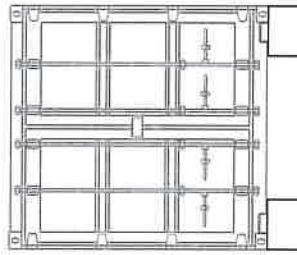
Drawing Title		Drawing No.
SITE PLAN		24-085
Drawn:		Sheet S01
Datum:		Revision: A

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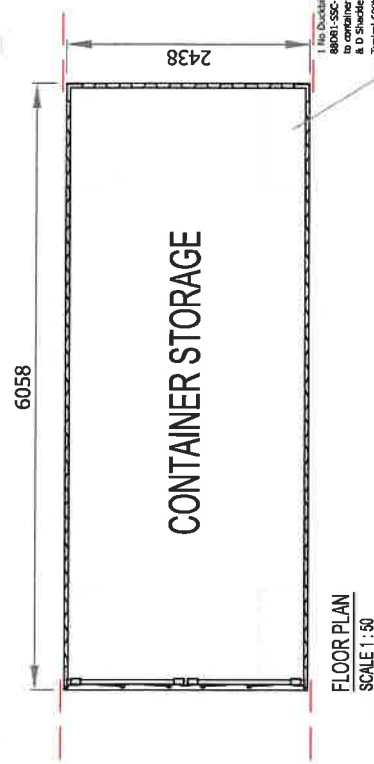
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WESTERN ELEVATION
SCALE 1 : 50



NORTHERN ELEVATION
SCALE 1 : 50



FOR CONSTRUCTION

Client: **TOOBEAH KINDERGARDEN**

Project: **11 MINNELL ROAD TOOBEAH**

Drawing Title: **CONTAINER STORE**

Drawing No: **24-085**

Sheet: **S02**

Revision: **A**

Contract No: **Contour J18**

Date: **02/07/2024**

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MIEAust CPD (Continuing Professional Development) No. 6138
NT-BPCE: 2659625
RIP (VQ) EC37110
Signature: [Signature]
Date: July 02, 2024

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Contour J18