

## Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC22/21  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 8 November 2022

Ryan Donovan  
127 Albert Street  
INGLEWOOD QLD 4387

Dear Ryan,

I wish to advise that an Exemption Certificate is granted for a development comprising of a domestic shed within a mapped flood hazard area and built within the allowable boundary setbacks, on Lot 4 on I7212, 127 Albert Street, Inglewood.

### 1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2), Part 5 Tables of Assessment</i>	Part 5 Reference
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"Accommodation activities" – "Dwelling house" (Domestic shed within a mapped flood hazard area)	Table 5.9.1 (Flood Hazard Overlay Code)
"Accommodation activities" – "Dwelling house" (Domestic shed within allowable boundary setbacks)	Table 5.5.4 (General Residential Zone Code - AO3.1)

### 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.
- The development is proposed to be 3.5m from the secondary road boundary, and it is considered that this would not detract from the amenity of the adjoining premises.

**3. When Exemption Certificate Ceases to have Effect**

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This Exemption Certificate has effect for **two (2) years** from 8 November 2022.

**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 8 November 2024.

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



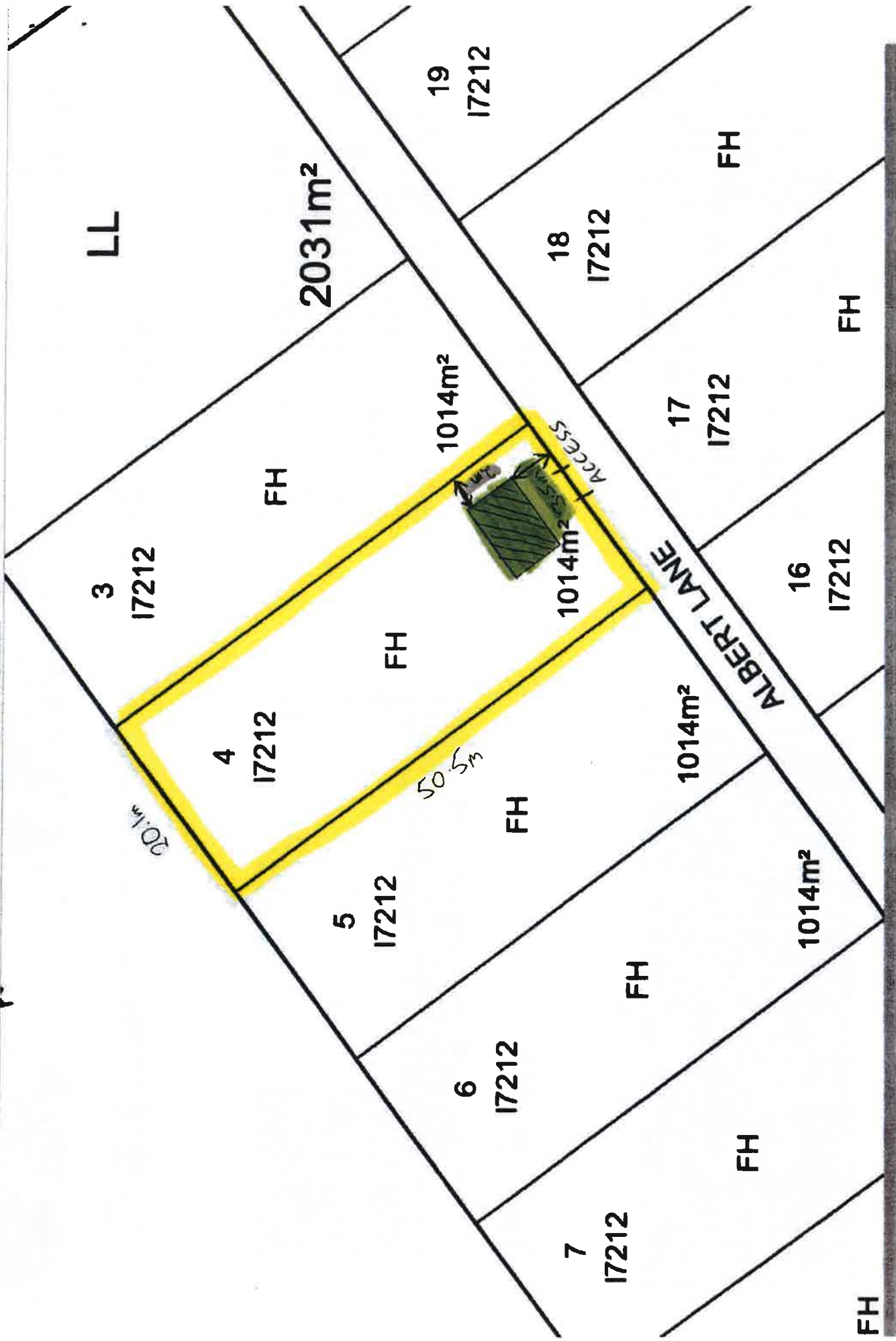
**Ronnie McMahon**  
Manager of Planning Services  
Goondiwindi Regional Council

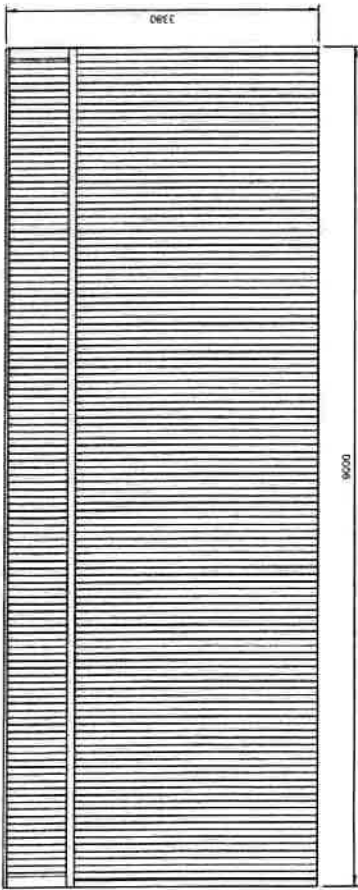
enc Attachment 1—Site Plan (127 Albert Street, Inglewood)



**Attachment 1 – Site Plan (127 Albert Street  
Inglewood - Lot 4 on I7212)**





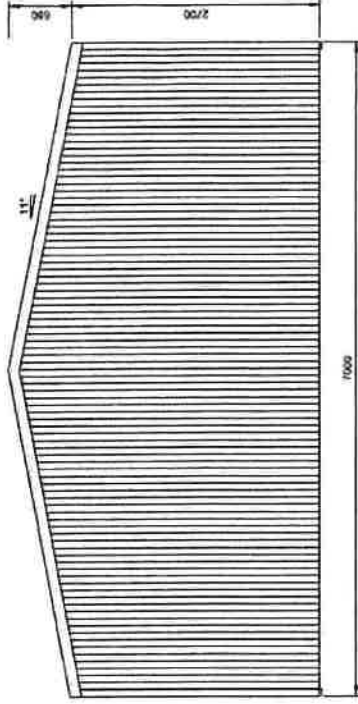


**2 LEFT ELEVATION**

SCALE: 1:50

2

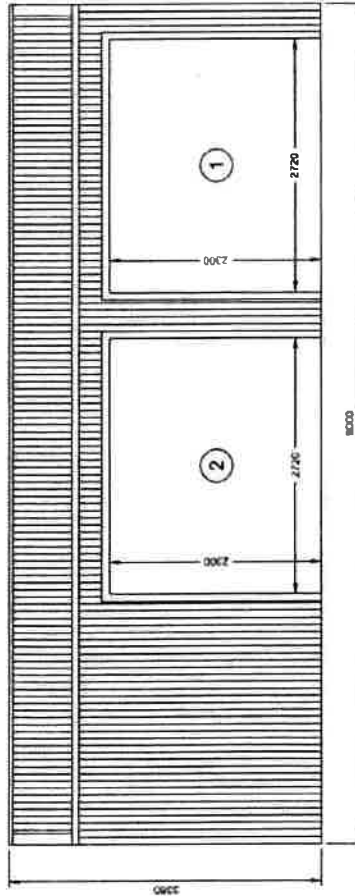
FRAME #4



**3 REAR ELEVATION**

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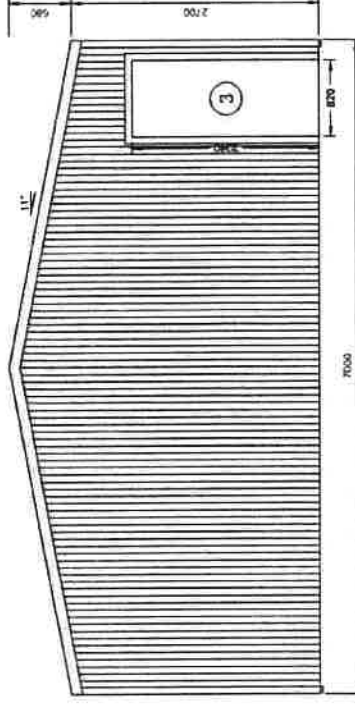
2



**1 RIGHT ELEVATION**

SCALE: 1:50

2



**4 FRONT ELEVATION**

SCALE: 1:50

2

FRAME #1

**best sheds**  
 Shed & 2nd story Sheds & More  
 151 Smeaton Grange Road,  
 Smeaton Grange NSW 2567  
 Phone: 02 4848 7777  
 Fax: 02 4848 7700  
 Email: sales@bestsheds.com.au

**EMERALD**  
 CIVIL & STRUCTURAL ENGINEERS  
 CONSULTING - INDUSTRIAL - RESIDENTIAL - FORENSIC - STR. DETAILING  
 CAMILO PINEDA MORENO  
 15/151 Smeaton Grange Road  
 Smeaton Grange NSW 2567

Signature:   
 Date: 24.06.2022

Customer Name: Ryan Donovan  
 Site Address: 5 Goodrich Street  
 Inglewood,  
 QLD, 4387

DATE 24-06-2022  
 JOB NO. 1898944936  
 SHEET 2 of 7



Proposed shed  
(Not to scale)

2m from side boundary  
3.5m from rear boundary

\* Access from lane  
\* Roller door face laneway.