

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC22/05
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 24 February 2022

MCG Sheds Pty Ltd
10 - 12 Betta Place
WARWICK QLD 4370

Dear Candyce

I wish to advise that an Exemption Certificate is granted for a development comprising of a new domestic shed within a mapped flood hazard area on Lot 117 on Y5691, 11 Bengalla Street, Yelarbon.

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 and open carport 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 proposed structure is a non-habitable shed, given that the site is currently developed with a residential dwelling garden shed, it is considered that the development would not increase the risk to personal safety.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 24 February 2024.

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 24 February 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

A handwritten signature in black ink, appearing to read 'R.M.M.C.', with a long horizontal flourish extending to the right.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (11 Bengalla Street, Yelarbon)



**Attachment 1 – Site Plan (11 Bengalla Street,
Yelarbon)**



11 Bengalla St, Yelarbon

