

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/19
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 23 December 2021

Glenn David and Kylie Jane Babington
68 Regent Street
INGLEWOOD QLD 4387

Dear Glenn and Kylie

I wish to advise that an Exemption Certificate is granted for a development comprising a domestic shed within a mapped flood hazard area and built within the allowable boundary setbacks, on Lot 17 on I7212, 68 Regent 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)
"Accommodation activities" – "Dwelling house" (Domestic shed within the secondary road frontage setback)	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 and domestic shed, it is considered that the development would not increase the risk to personal safety.
- The development is proposed to be 2m 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

This Exemption Certificate has effect for **two (2) years** 24 December 2023.

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 December 2023.

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

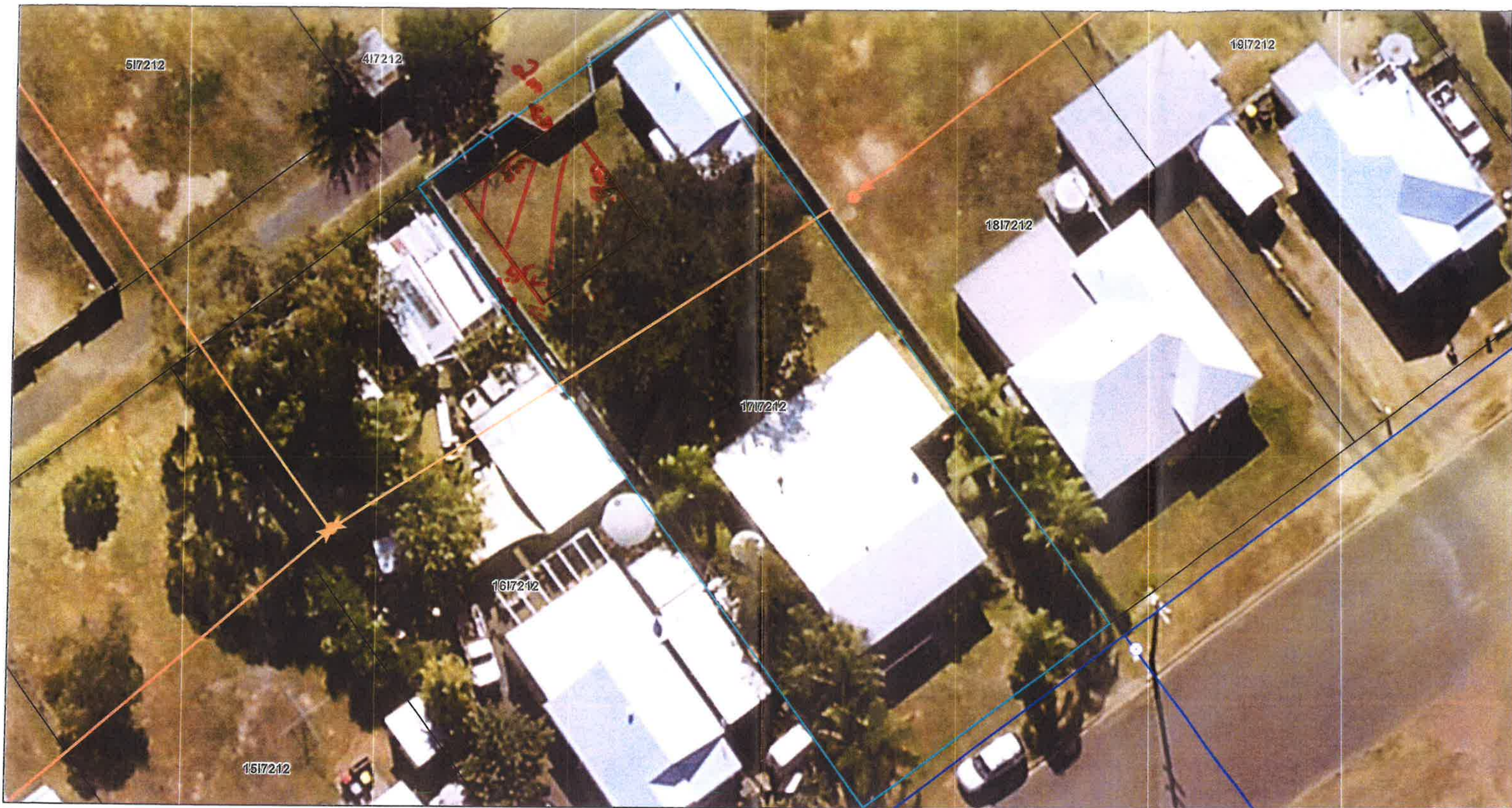


Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (68 Regent Street, Inglewood)

**Attachment 1 – Site Plan (68 Regent Street,
Inglewood)**

Goondiwindi Regional Council



16/12/2021, 4:28:31 pm

Water Nodes

SV100

Water Pipes

— Treated Water

Sewer Nodes

Sewer Pipes

Gravity Main

DCDB (November 2021)

 DCDB - Lotplan Label

Qld Globe Aerial Imagery

Red: Band_1

Red: Band_1

 Green: Band_2

Blue: Band_3

Blue: Band_3

Qld Globe Aerial Imagery

Red: Band_1

 Green: Band_2

68 REGENT ST. INGLEWOOD
PROPOSED SHED LOCATION

1:282

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