

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-18
Contact name: Mr Kevin Gore
Contact number: (07) 4671 7400
Date: 09 October 2024

Trevor & Linda Cole
PO Box 61
YELARBON QLD 4388

Dear Mr & Mrs Cole

I wish to advise that an Exemption Certificate is granted for a development comprising of a 12m(L) x 10m(W) x 4.572m(H) non-habitable Storage Shed located within a mapped flood hazard area on Lot 55 on I721, 99 Albert 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
Storage Shed built within a mapped flood hazard area)*

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.
- Anecdotal evidence suggests previous minor flooding to the subject site. 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 neighbouring properties as per PO1, PO2 and PO12 of the Flood Hazard Overlay Code.
- Given that the site is currently developed with a residential dwelling, and the request is for a non-habitable domestic shed, it is considered that the development would not increase risks to personal safety.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** from the date of issue.

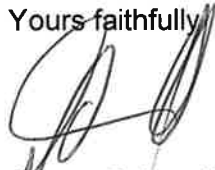
4. State Periods that Must be Complied with

To the extent the development does not comply with any of the following, this Exemption Certificate has no effect:

- The use must commence by 09 October 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—Aerial Site Plan (Lot 55 on I721, 99 Albert Street, Inglewood), 'Best Sheds'
Shed Elevation Plans - Job No. 2925939395



Attachment 1 – Aerial Site Plan (Lot 55 on I721, 99 Albert Street, Inglewood QLD), 'Best Sheds' Shed Elevation Plans





HERE Map

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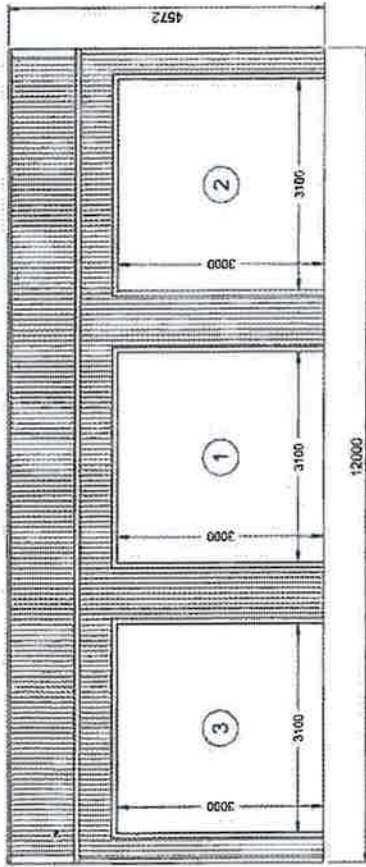
[View map online](#)

Goondiwindi Regional Council Online Map

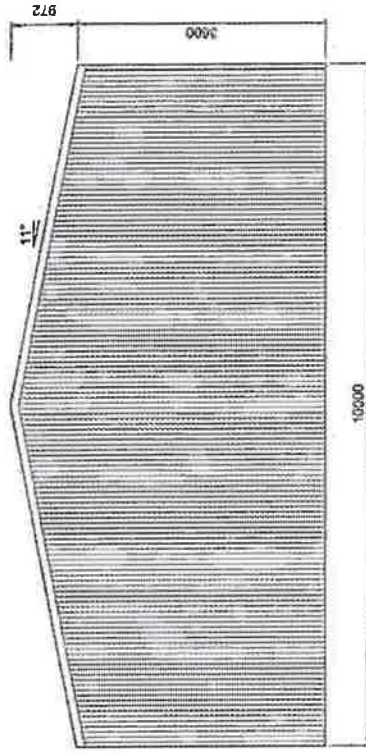


TREWK COWE

9.2m from fence boundary
7.5m from 10m boundary

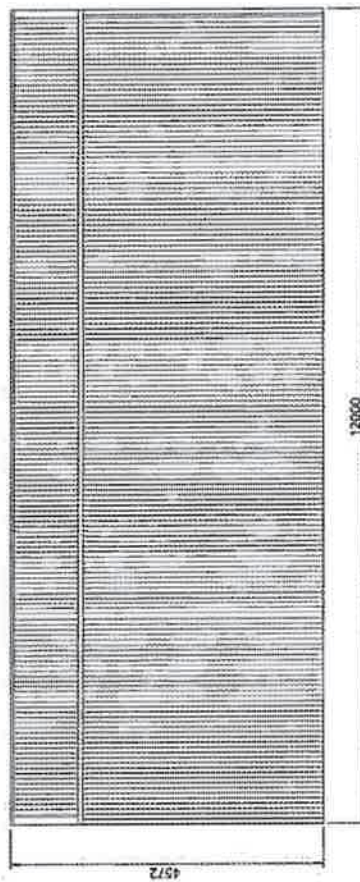


2 LEFT ELEVATION

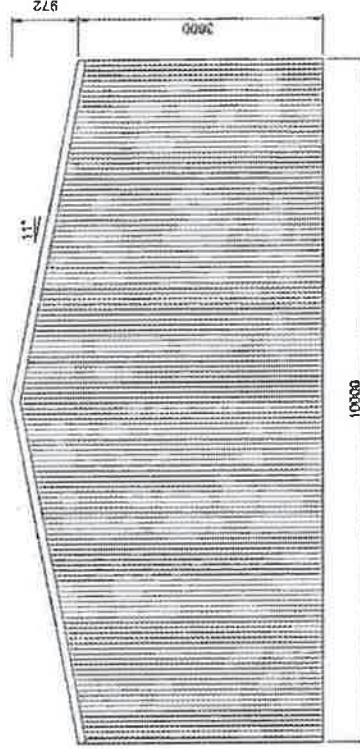


3 REAR ELEVATION

FRAME #4



1 RIGHT ELEVATION



4 FRONT ELEVATION

FRAME #1

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CAMILLO PINEDA MORENO
Principal Engineer
Based in Mexico City, Mexico
SINCE 1980 WITH THE FIRMARE (INC.)

Signature: _____

Customer Name: Trevor Cole
Site Address: 98 Albert Street
Inglewood,
QLD, 4387