

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC25-04
Contact name: Mr Kevin Gore
Contact number: (07) 4671 7400
Date: 12 March 2025

Donald and Carol Coleman
35 Callandoon Street
INGLEWOOD QLD 4387

Dear Mr & Mrs Coleman

I wish to advise that an Exemption Certificate is granted for a development comprising a 14m(L) x 7m(W) x 3.38m(H) non-habitable Storage Shed with attached Carport built within the mapped flood hazard area on Lot 404 on I721, 35 Callandoon 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" (domestic storage shed)

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 on the subject site. The shed floor level will be minimum 100mm above ground level. 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, 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 12 March 2027.

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—Site Plan (35 Callandoon Street, Inglewood), 'Best Sheds' Job No 1927484849
Floor and Elevation Plans



**Attachment 1 – Site Plan (35 Callandoon Street,
Inglewood – Lot 404 on I721), 'Best Sheds'
Job No. 1927484849 Floor and Elevation
Plans**



Legend

Road

Highway

Regional Highway Authority

Water Services

Sanitary

Sanitary System

LED Line

Gravity Main

Pressure Main

Rising Main

Sewage Effluent Rising Main

Service Line

Water

Water Main

Bore

Envelope Conduit

Partially Treated

Potable

Raw

Recycled

* Shad and

sebrates

Not to

Scale.

100m



Goondiwindi Regional Council Online Map

Disclaimer: This content is provided as is, without warranty of any kind.

28 Jun 2023

View map online

Scale: 1:2500

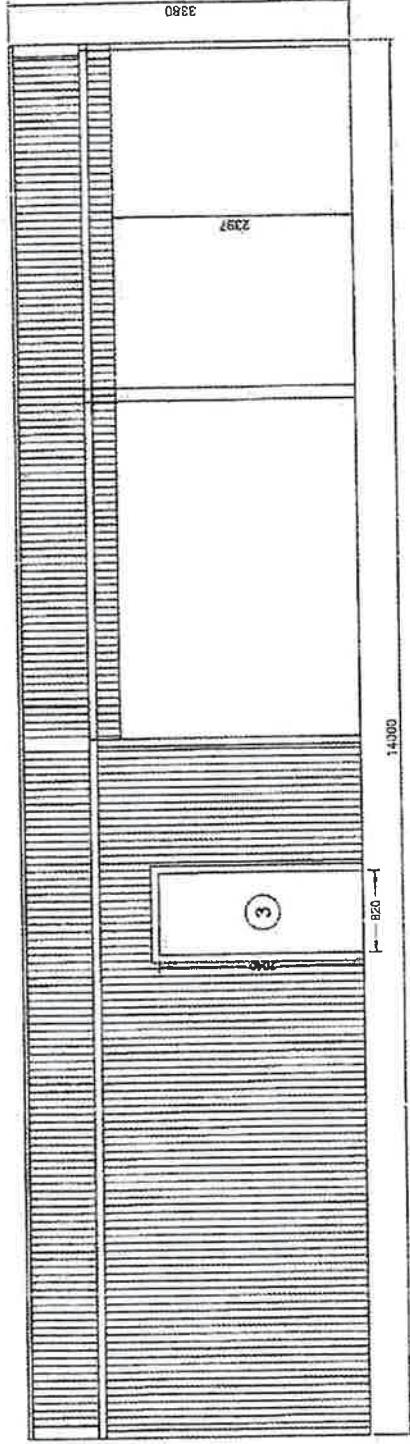
HERE Map

CONCURRENCE APPROVAL ONLY
NOT FOR CONSTRUCTION



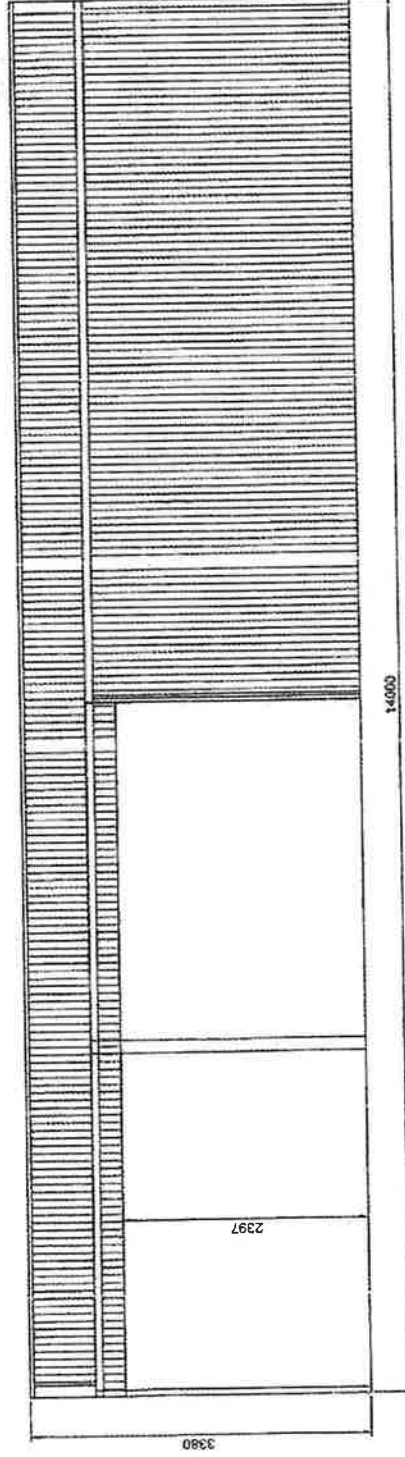


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2 LEFT ELEVATION

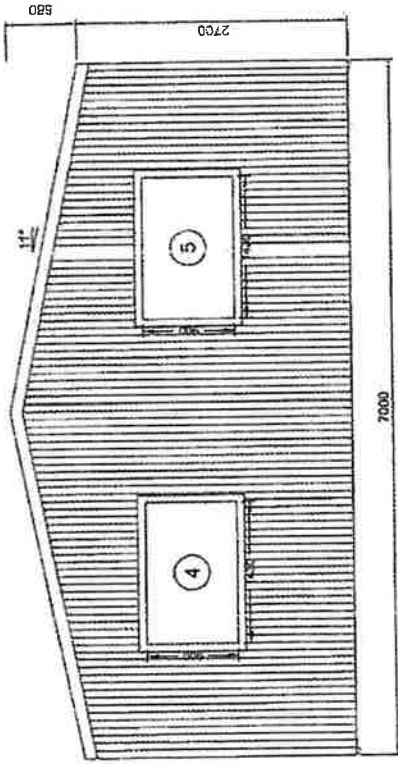
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1 RIGHT ELEVATION

SCALE: 1:50

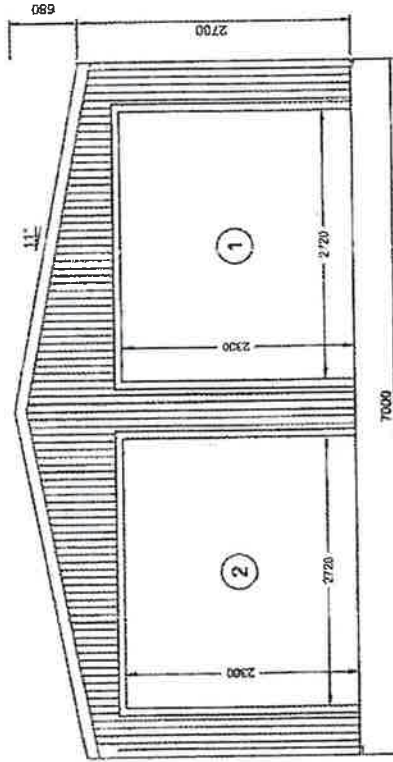
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1 REAR ELEVATION

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FRAME #5



2 FRONT ELEVATION

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FRAME #3

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