

File: Exemption Certificates / EC21/02  
Date: 22 July 2021

Daphne J Wright  
8 Railway Street  
**TALWOOD QLD 4385**

Dear Mrs Wright

**Exemption Certificate – Lots 6 & 7 on T5399, 8 Railway Street, Talwood**

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising the construction of a domestic shed in a mapped flood hazard area, located on Lots 6 & 7 on T5399, 8 Railway Street, Talwood.

If you require any further information, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon on (07) 4671 7400 or [rmcmahon@grc.qld.gov.au](mailto:rmcmahon@grc.qld.gov.au), who will be pleased to assist.

Yours faithfully



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



## Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/02  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 22 July 2021

Daphne J Wright  
8 Railway Street  
**TALWOOD QLD 4496**

Dear Mrs Wright

I wish to advise that an Exemption Certificate is granted for a development comprising the construction of a domestic shed in a mapped flood hazard area, on on Lots 6 & 7 on T5399, 8 Railway Street, Talwood.

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

<b>Assessable Development under the Goondiwindi Region Planning Scheme 2018 (Version 2), Part 5 Tables of Assessment</b>	<b>Part 5 Reference</b>
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"Accommodation activities" – "Dwelling house" (Domestic shed within a mapped flood hazard area)	Table 5.9.1 (Flood Hazard Overlay)
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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 effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- It is stated in the exemption request that Talwood has never flooded since 1968. Therefore, given that the site is currently development with a residential dwelling, and that the development is for a domestic shed, it is considered that the development is resilient to flood events and would not increase risks to personal safety.

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

This Exemption Certificate has effect for **two (2) years** 22 July 2023.

#### **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 22 July 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

A handwritten signature in black ink, appearing to read 'R McMahon', followed by a long horizontal flourish.

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

enc Attachment 1—Site Plan (Proposed Shed Location, 8 Railway Street, Talwood)



**Attachment 1 – Site Plan (Proposed Shed Location,  
8 Railway Street, Talwood)**





Know -  
1. to 5 - Col  
n = 2.5 mm



PROPOSED SHED LOCATION 1.5m OFF SIDE + REAR 2.2 off rear

BOUNDARIES

62

