

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/10
Contact name: Mrs Ronnie McMahon: LMM
Contact number: (07) 4671 7400
Date: 10 September 2021

Anthony Leonard Coleman
75 Callandoon Street
INGLEWOOD QLD 4387

Dear Mr Coleman

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 setback for a secondary road frontage, on Lot 1 on RP82022, 75 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" – "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 only for garden storage purposes, 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 3.2m 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** 10 September 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 10 September 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



Carl Manton
Chief Executive Officer
Goondiwindi Regional Council

enc Attachment 1—Site Plans (Lot 1 on RP82022, 75 Callandoon Street, Inglewood)



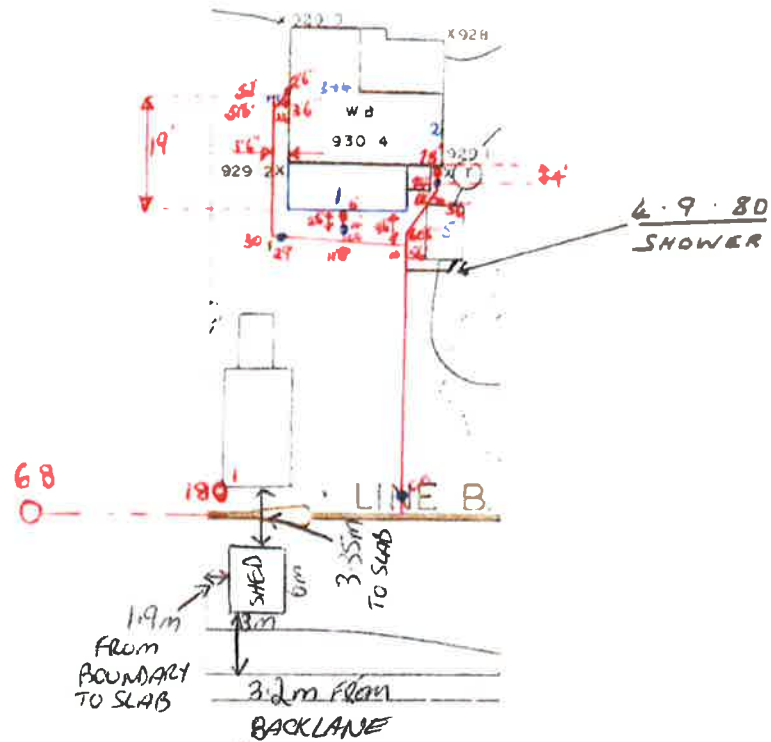
Attachment 1 – Site Plans (Lot 1 on RP82022, 75 Callandoon Street, Inglewood)



PROPOSED GARDEN SHED FOR: 75 CALLANDON ST, INGLEWOOD, 4581
GARDEN SHED SIZE: 6m x 3m
CONCRETE SLAB: 6.5m x 3.5m



C E P



LEGEND

- 1 W.C.
- 2 Sink
- 3 Bath
- 4 Basin
- 5 Laundry
- 6 Washing Machine
- 7 Shower
- 8 Urinal
- 9
- 10
- 11
- 12

ABBREVIATIONS

- | | | | |
|----------|------------------------------|--------|-----------------|
| A.S.V. | Anti-Siphonage Vent | G.T. | Gully Trap |
| C.I. | Cast Iron Pipe | I.P. | Inspection Pipe |
| D.T. | Disconnector Trap | S.D. | Slope Drop |
| B.I.D.T. | Back Inlet Disconnector Trap | J.U. | Jump Up |
| E.V. | Educt Vent | S.P. | Soil Pipe |
| G.I.T. | Grease Interceptor Trap | S.V.P. | Soil Vent Pipe |

DEPARTMENT OF LOCAL GOVERNMENT
TOWN WATER SUPPLY AND SEWERAGE BRANCH

Inglewood Shire Council - Inglewood Sewerage

HOUSE CONNECTIONS

Owner L B + R Co Coleman

Occupant W. E. Callahan, Jr.

Real Property Description: Lot 6, Block 4, Sub 10

Scale: 40' to 1"

Approved

Date _____

Job No 243

2-149