

File: Exemption Certificates / EC22/07
Date: 25 March 2022

Robert & Julie Hegarty
14 Donald Street
GOONDIWINDI QLD 4390

Dear Mr & Mrs Hegarty

Exemption Certificate – Lot 6 on RP65134, 14 Donald Street, Goondiwindi

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising a roofed veranda extension to an existing dwelling to be built within the front boundary setback, located on Lot 6 on RP65134, 14 Donald Street, Goondiwindi.

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, 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: EC22/07
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 25 March 2022

Robert and Julie Hegarty
14 Donald Street
GOONDIWINDI QLD 4390

Attention: Robert and Julie

Dear Robert and Julie

I wish to advise that an Exemption Certificate is granted for a development comprising a roofed veranda extension to an existing dwelling on Lot 6 on RP65134, 14 Donald Street, Goondiwindi

1. Description of the Development to which this Certificate relates

**Assessable Development under the Goondiwindi
Region Planning Scheme 2018 (Version 2), Part 6 Zone
codes - General Residential zone**

Part 6 Reference

"Accommodation activities" – "Dwelling house" (roofed veranda extension to an existing dwelling to be built within the front boundary setback)

Table 6.2.3.1
(AO3.1 of the
General Residential
Zone 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.
- The proposed structure is a non-habitable building, given that the site is currently developed with a residential dwelling and ancillary structures, it is considered that the development would not increase the risk to personal safety.
- It is considered that the proposal will maintain a coherent streetscape character in area of the general residential zone and will not detract from the amenity of adjoining premises.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 25 March 2024.

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 25 March 2024.

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 dark ink, appearing to read 'Rm McMahon', followed by a long horizontal flourish.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (14 Donald Street, Goondiwindi QLD)



**Attachment 1 – Site Plan (14 Donald Street,
Goondiwindi QLD)**



14 DONALD STREET. GOONDIWINDI



25/11/2021, 11:05:21 am

Sewer Pipes

☐ DCDB (August 2021)

Green: Band_2

Gravity Main

☐ Old Globe Aerial Imagery

Blue: Band_3

House Number

☐ Red: Band_1

1:141
0 0 0 0.01 mi
0 0 0 0.01 km

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