

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: Exemption Certificates/EC22/10
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 2 May 2022

Mr Kenneth Bailey
26 Albert Street
GOONDIWINDI QLD 4390

Dear Kenneth

I wish to advise that an Exemption Certificate is granted for a development comprising of a new domestic shed to replace an existing domestic shed built within the allowable boundary setback, on Lot 1 on RP70962, 26 Albert Street, Goondiwindi.

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" (New domestic shed, to replace an existing shed, built within the allowable boundary setback) Table 5.5.9 (AO3.4 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 the area of the general residential zone and will 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** 2 May 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 2 May 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



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (26 Albert Street, Goondiwindi QLD)



**Attachment 1 – Site Plan (26 Albert Street,
Goondiwindi QLD)**





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CLADDING		
ITEM	PROFILE (min)	FINISH COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB PE
WALLS	MULTICLAD 0.35 BMT	CB CC
CORNERS		CB CC
BARGE		CB PE
GUTTER	HI-QUAD	CB PE

0.35bmt=0.40lct; 0.42bmt=0.47lct; 0.48bmt=0.53lct

ACCESSORY SCHEDULE & LEGEND	
QTY	MARK DESCRIPTION
1	RD1 Blad, Firmador, R.D. "R1F-W/Lock-Drive Through", 3000H x 3020W Ctr Open C/
1	RD2 Gliderol R.D. Manual "A", 2625 high x 2700 wide Clear Opening C/B
1	RD3 Gliderol R.D. Manual "A", 2325 high x 2400 wide Clear Opening C/B
1	KAD1 Premium (TA650DO) Access Door Kit, C/B (D). (Not Available in WA)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

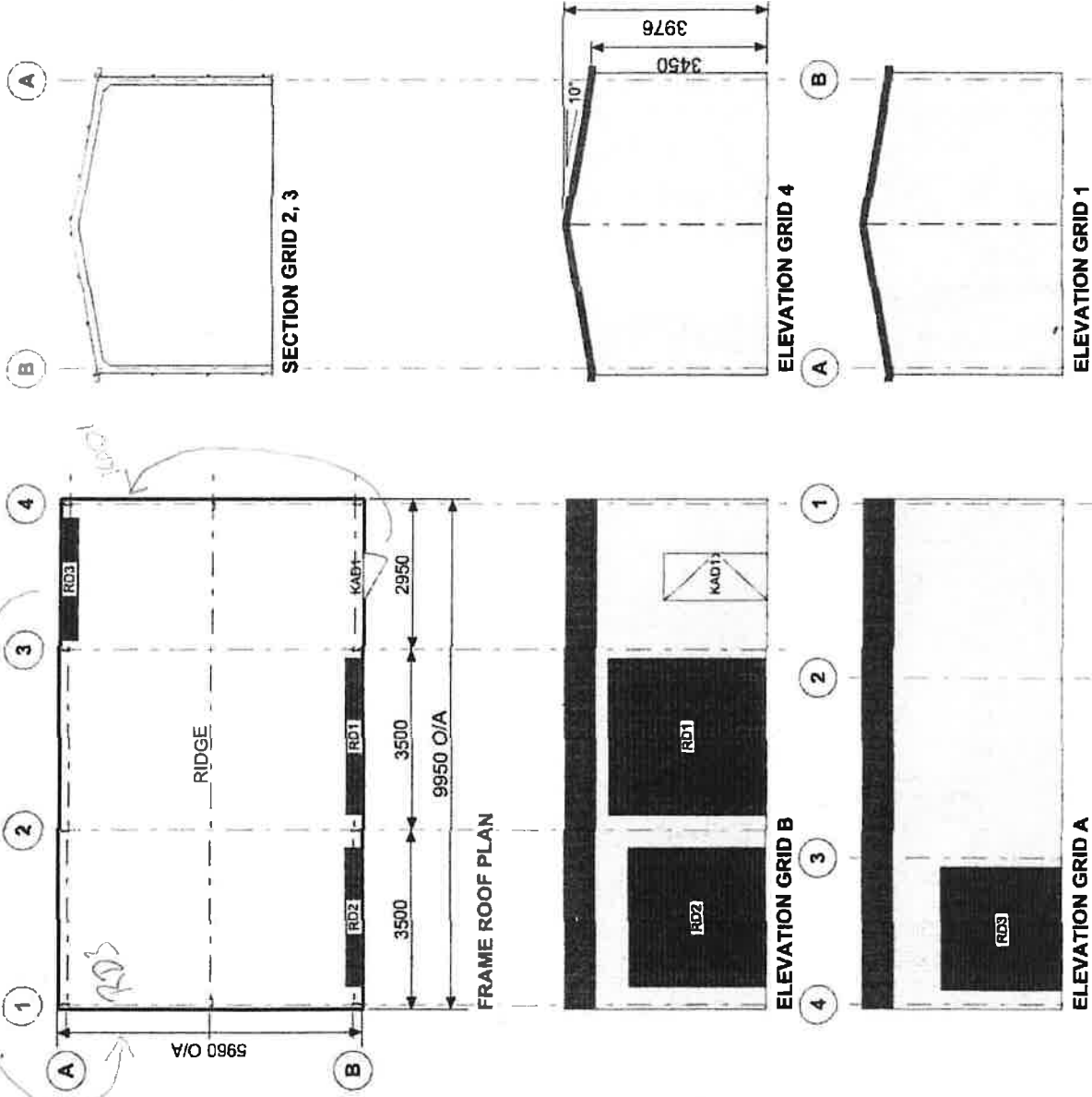
WIND DESIGN		
IMPORTANCE LEVEL	REGION	TERRAIN
2	A	2
		Ms 1.0

CLIENT
Ken Bailey

SITE
6 Albert Street
GOONSWINDI QLD 4390

BUILDING
SUNDOWN DELUXE
5960 SPAN x 3450 EAVE x 9950 LONG

GENERAL ARRANGEMENT		
TITLE	DRAWING NUMBER	REV
	WARWK1-10200	A
SCALE A4 SHEET 1:125		PAGE 1/1



26 ALBERT STREET, GOONDIWINDI



12/05/2022, 8:08:26 am

Road Name Labels

Water Pipes

Treated Water

Water Nodes

Dummy Node

Fire Hydrant

Valve

Sewer Nodes

Sewer Pipes

Gravity Main

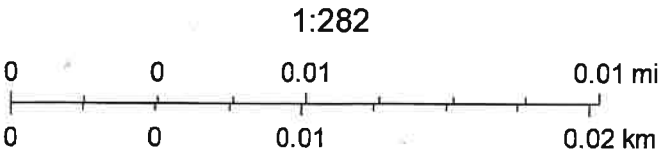
Rising Main

Stormwater Nodes

Stormwater Pipes

DCDB (February 2022)

QG House Number - Addresses



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community