

Exemption Certificate
Section 46 of the Planning Act 2016

File reference: EC22/03
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 4 February 2022

SMK QLD Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Attention: Tom Jobling

Dear Tom

I wish to advise that an Exemption Certificate is granted for a development comprising an existing shed not meeting boundary setback requirements as a result of a Reconfiguring a Lot - boundary realignment application on Lot 1 RP56135, 91 Callandoon 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
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<i>"Accommodation activities" – "Dwelling house"</i> (Existing shed within the allowable boundary setback as a result of Reconfiguring a Lot boundary realignment application)	Table 5.5.4 (AO3.2 of the General Residential Zone Code)
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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.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 4 February 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 4 February 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



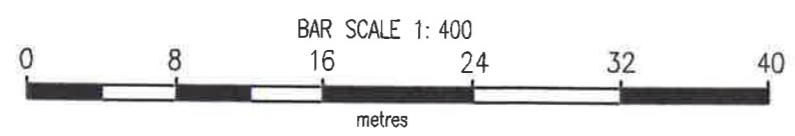
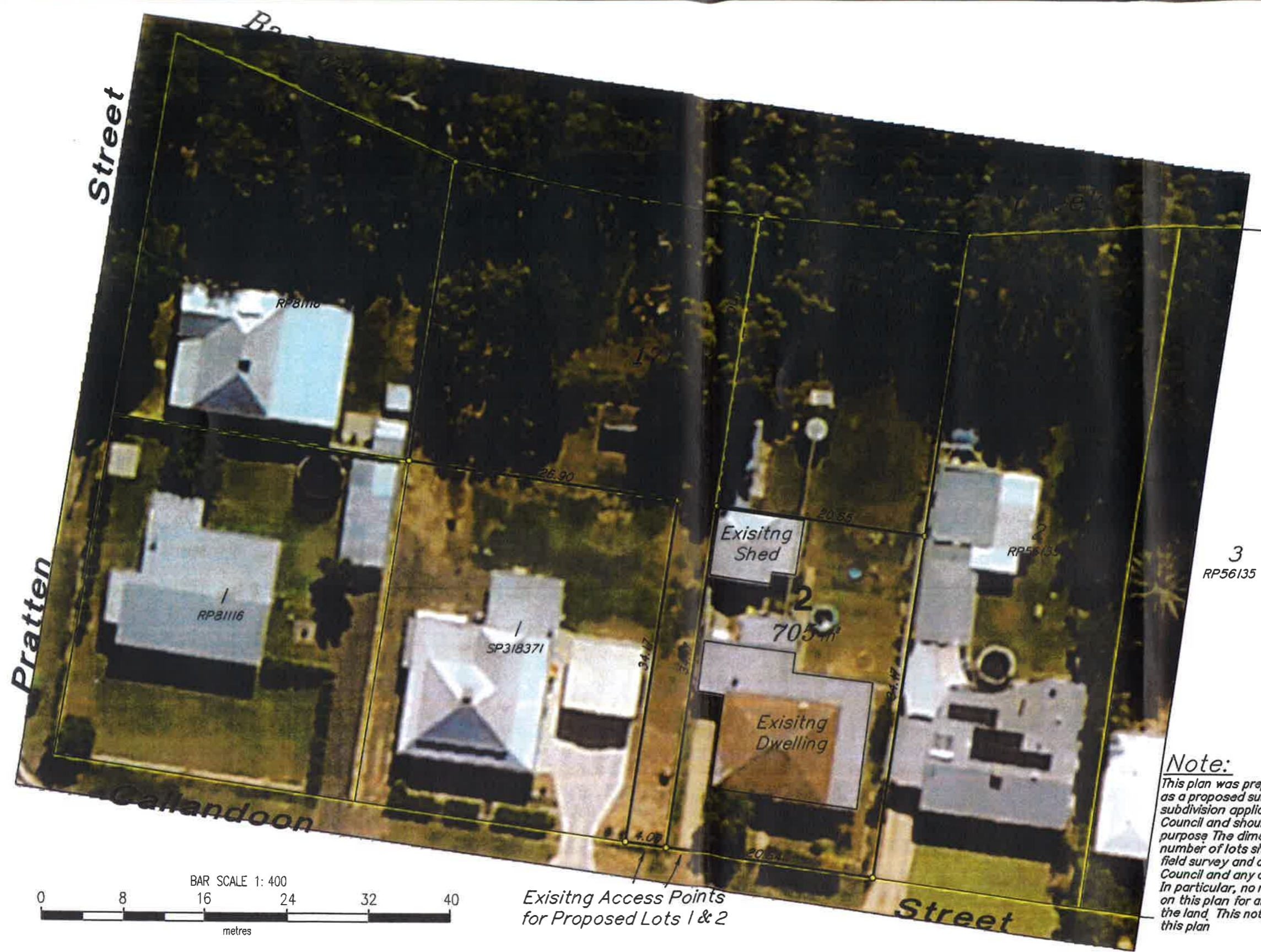
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (91 Callandoon Street)



**Attachment 1 – Site Plan (91 Callandoon Street,
Goondiwindi)**





Existing Access Points
for Proposed Lots 1 & 2

Note:
This plan was prepared for JEFF CAIRNS as a proposed subdivision to accompany a subdivision application to the Goondiwindi Regional Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other relevant legislation. In particular, no reliance should be placed on this plan for any financial dealings involving the land. This note is an integral part of this plan.

JEFF CAIRNS
SMK QLD PTY. LTD.
Goondiwindi | Brisbane | Gold Coast | Toowoomba | Gatton
Ph (07)4671 2445 Email admin@smkqld.com.au

PROPOSAL PLAN TO ACCOMPANY RECONFIGURING
OF A LOT - BOUNDARY REALIGNMENT
TWO (2) LOTS INTO TWO (2) LOTS OVER
LOT 1/ RP56135 AND LOT 2/ SP318371

21136
SCALE: 1:400
A3

21136-1

Drawn TJJ 6/12/21 Checked