

File: Exemption Certificates / EC22/08
Date: 23 March 2022

Scott Jackson
17 Gough Street
GOONDIWINDI QLD 4390

Dear Scott

Exemption Certificate – Lot 14 on SP125611, 12 Turner Street, Goondiwindi

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising of a new enclosed domestic shed to be built 1m within the side boundary, located on Lot 14 on SP125611, 12 Turner 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: EC 22-08
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 23 March 2022

Scott Jackson
17 Gough Street
GOONDIWINDI QLD 4390

Dear Scott

I wish to advise that an Exemption Certificate is granted for a development comprising of a new enclosed domestic shed to be built 1m within the side boundary setback, located on Lot 14 on SP125611, 12 Turner Street, Goondiwindi.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> , Part 6 Zone codes - General Residential zone	Part 6 Reference
"Accommodation activities" – "Dwelling house" (New enclosed domestic shed to be built 1m within the side boundary)	Table 6.2.3.1 (AO3.2 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 effect 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** 23 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 23 March 2024.

Should you have any queries 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 (12 Turner Street, Goondiwindi)



**Attachment 1 – Site Plan (12 Turner Street,
Goondiwindi)**





PROPOSED SHED ENCLOSED

