

## Exemption Certificate

### Section 46 of the Planning Act 2016

File reference: EC 23-03  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 10 February 2023

James Stanley Olds  
11a Moore Street  
TEXAS QLD 4385

Attention: James Olds

Dear James

I wish to advise that an Exemption Certificate is granted for a development comprising construction of a domestic storage shed with attached open carport, built within the allowable boundary setbacks, on Lot 12 on RP869444, 11a Moore Street, Texas.

#### 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" (Open carport within allowable boundary setbacks) Table 5.5.1 (Centre Zone Code - AO3.3)

#### 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. It is considered that the proposed development will not be detrimental to the maintenance of a continuous "main street" character in the town centre, in accordance with PO3 of the Centre Zone Code.

- The proposed development is to replace an existing structure, which is located within the boundary setback. The new boundary setback is no closer to any property boundary than the existing structure being replaced, and will not detract from the amenity of adjoining premises, in terms of privacy, access to natural light and ventilation.

### **3. When Exemption Certificate Ceases to have Effect**

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

### **4. State Periods that Must be Complied with**

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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 February 2025.

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 black ink, appearing to read 'Carl Manton', with a stylized flourish extending from the end.

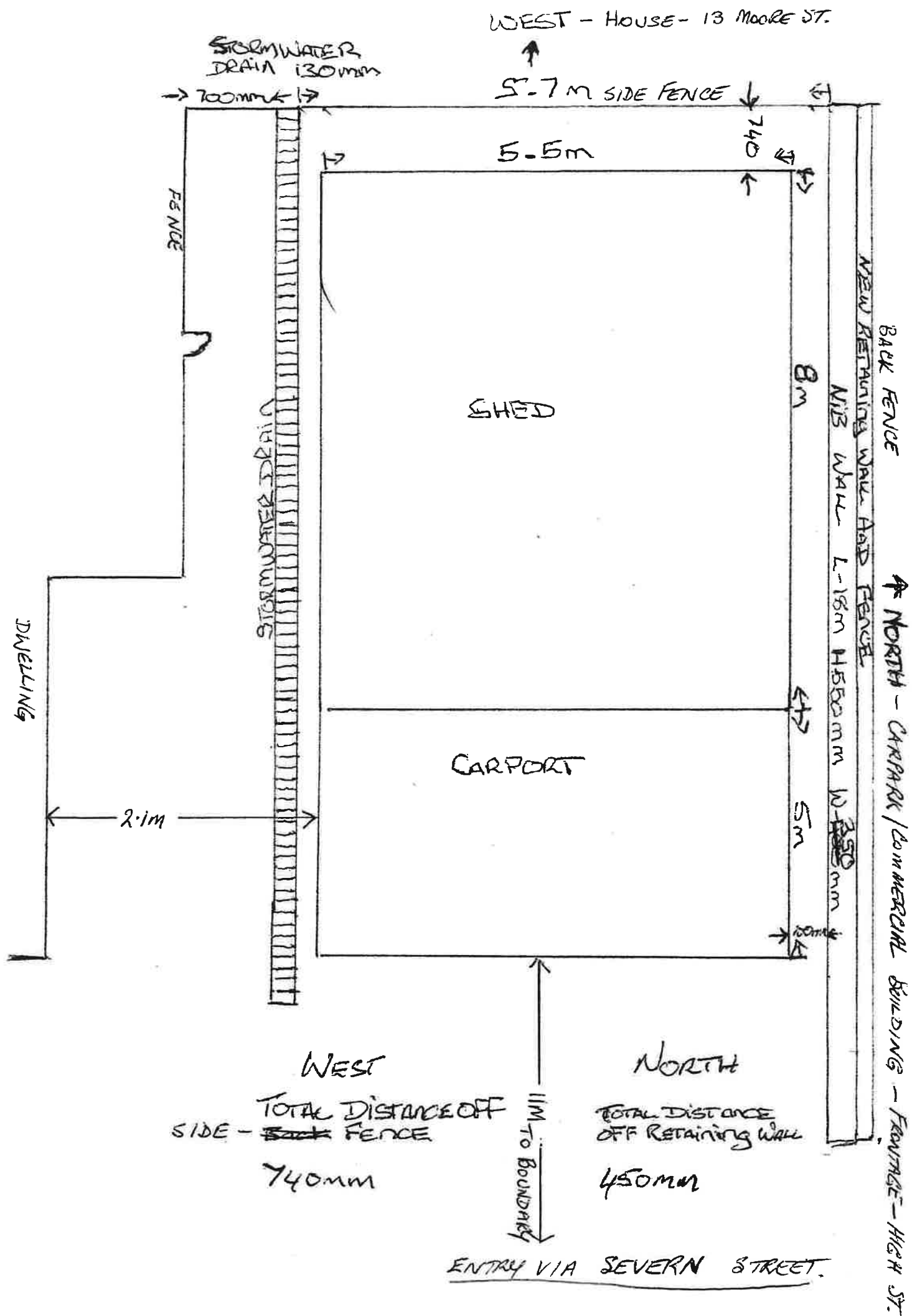
**Carl Manton**  
Chief Executive Officer  
Goondiwindi Regional Council

enc      Attachment 1—Site Plan (Lot 12 on RP869444, 11a Moore Street, Texas)



**Attachment 1 – Site Plan (Lot 12 on RP869444,  
11a Moore Street, Texas)**





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EASTERN WIND  
OF RAIN

11 mpts-

Boundary

TO CONTRADICT  
DRINE WITH  
SEVERAL ST

ADDITION BOUNDARY

Feet Path

EASTERN SUBURBANY - SEVERN ST ENTRANCE  
11A MOORE ST.