

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-09
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 24 March 2023

Charles Britten
PO Box 1355
GOONDIWINDI QLD 4390

Dear Charles,

I wish to advise that an Exemption Certificate is granted for a development comprising of an 8m x 5.5m garden shed to be built within the allowable boundary setbacks on Lot 1 on SP156064, Unit 2, 18 Tulloch Crescent, 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" (Domestic shed built within allowable boundary setbacks) Table 5.5.4 (General Residential Zone Code - AO3.1)

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 development is to replace a smaller structure, built 1m from the side boundary. It is considered that the development will maintain a coherent streetscape character within the General Residential zone, and will not detract from the amenity of the adjoining premises, as per PO3 of the General Residential zone code.

3. When Exemption Certificate Ceases to have Effect

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

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 24 March 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 long horizontal stroke extending to the right.

Carl Manton
Chief Executive Officer
Goondiwindi Regional Council

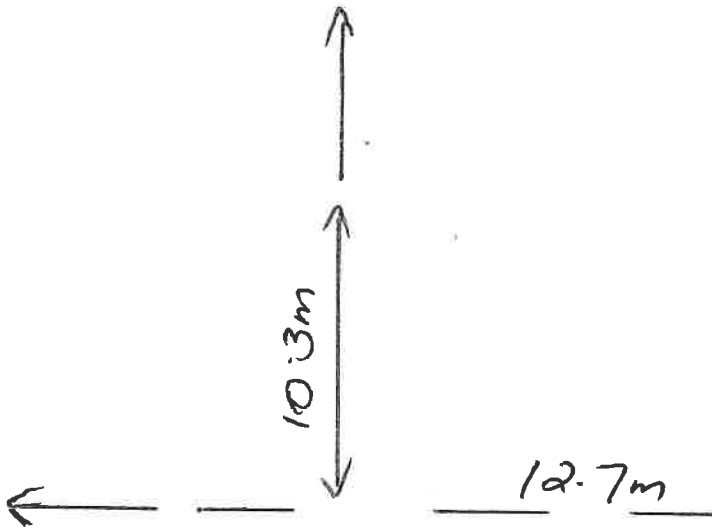
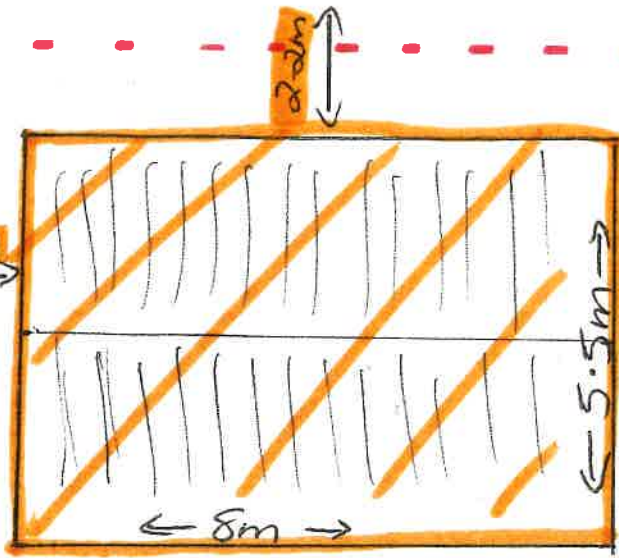
enc Attachment 1—Site Plan (2/18 Tulloch Crescent, Goondiwindi)



**Attachment 1 – Site Plan (2/18 Tulloch Crescent,
Goondiwindi)**



SEWER
MAIN



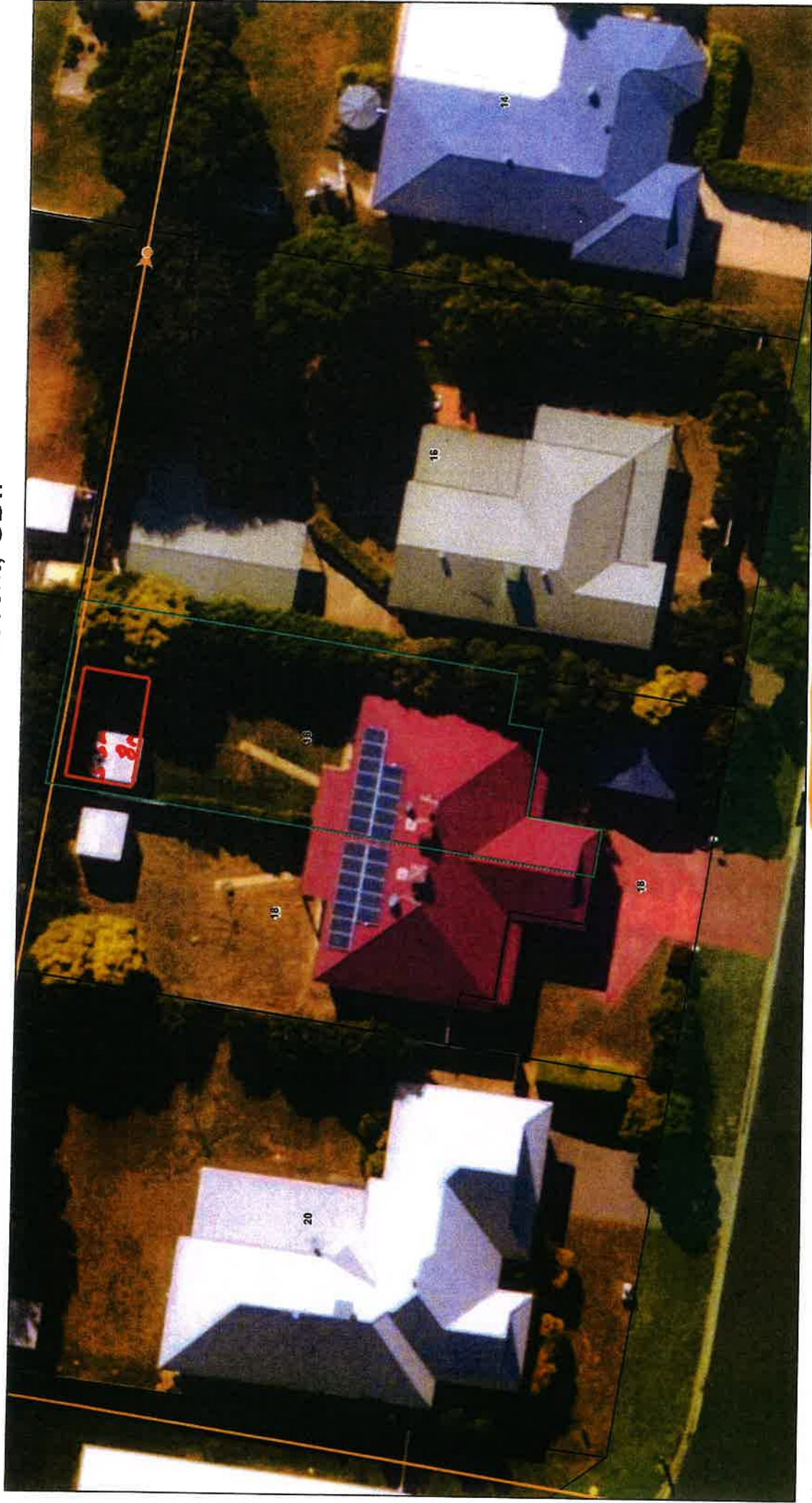
BACK PATIO

EXISTING
HOUSE/UNITS

house
unit 2

MIT
①

Unit 2 - 18 Tulloch Crescent, GDI.



20/03/2023, 10:14:06 am

Override 1 Sewer Pipes

Road Name Labels

DCDB (March 2023)

Road Parcel

QG House Number - Addresses

Sewer Nodes

Qld Globe Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

PROMISED DOMESTIC STORAGE SHED - 8m x 5.5m

1.0m FROM SIDE BOUNDARY

2.2m FROM REAR BOUNDARY

1:282

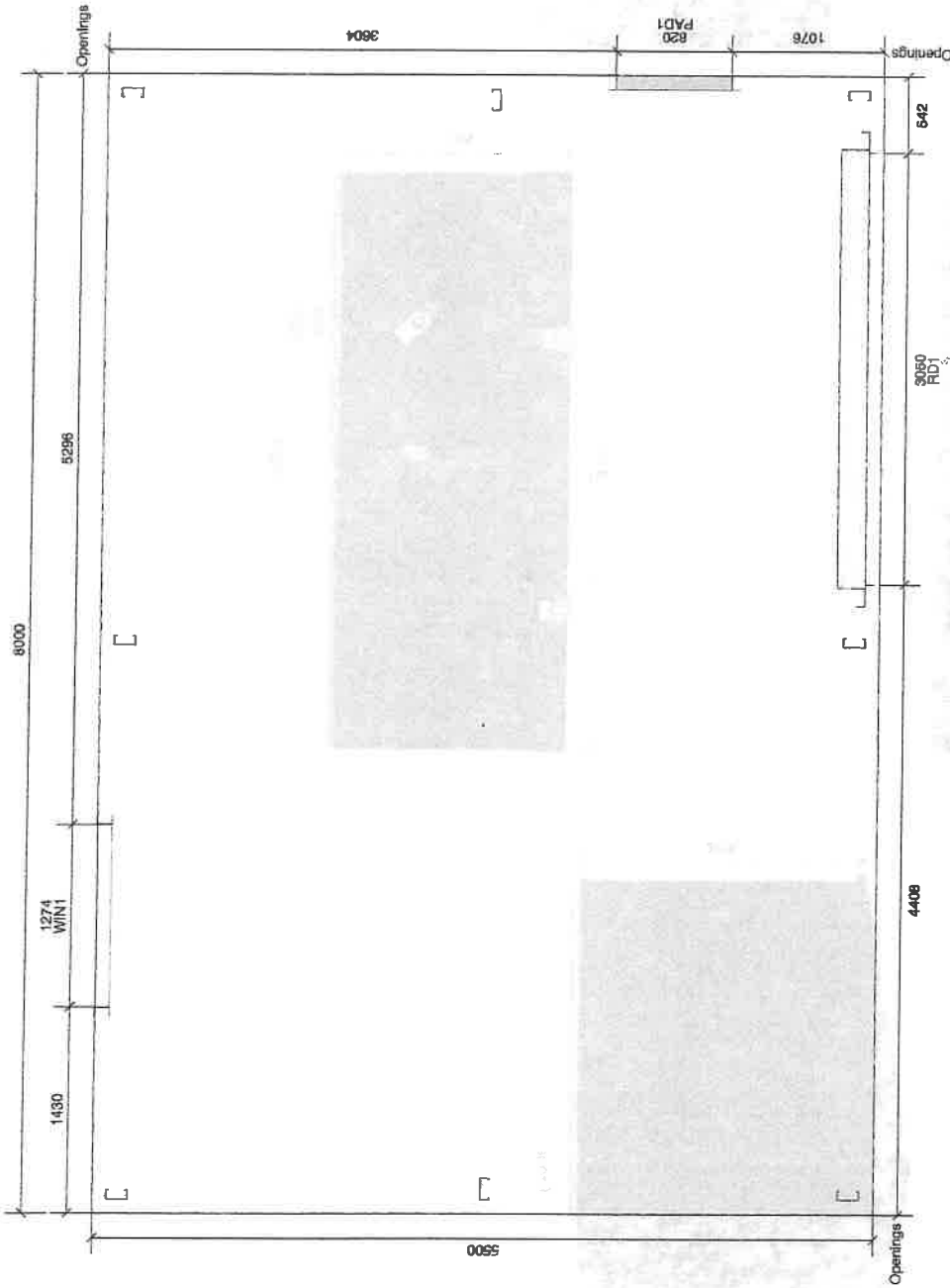
0 0 0 0.01 0.01 ml

0 0 0 0.01 0.02 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodelastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Includes material © State of

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OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	8050mm x 2114mm
WIN1	AMIGW790*1274

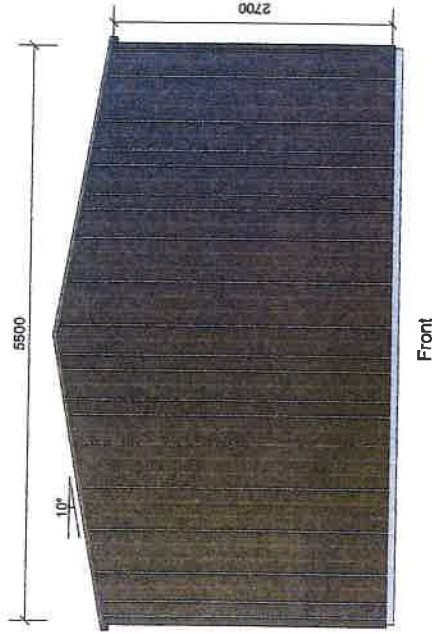
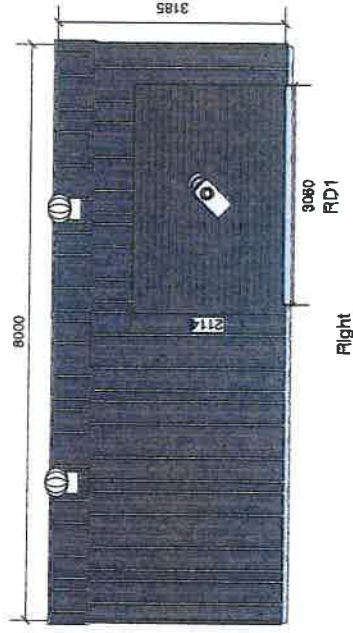
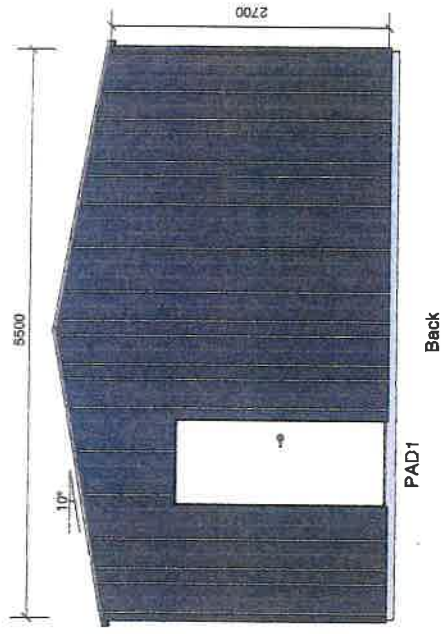
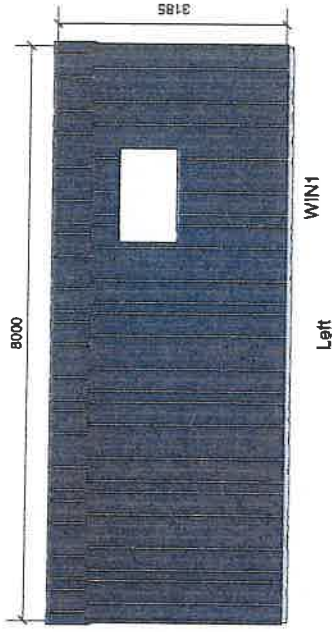


Upright Engineering
 Hang Su MEAUST3611862
 11/02/2023

 Gundy Sheds 61 Sandhurst, Goondwindi QLD 4390 ABN: 17116757664 QBCC Lic: PH: 0427 915 724 E: jason@gundysheds.com.au	Project No: J254-P1580		Site: 18 Tulloch Crea, Goondwindi QLD 4390		Region: A4	Date: 17/02/2023
	Customer: Charlie Brittrons		LOT:		Terrain Cat: 2.5	Sheet
	PH:		Quote Name: Gable		ULT Wind Speed: 37.19	19 / 22
	MOB: 0428 211 105		Drawing Set: OPNLOC1		Servability: 30.58	



OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	3050mm x 2114mm
WIN1	AMIGW790*1274



Elevation w/cladding

Gundy Sheds 61 Sandhurst, Goondwindl QLD 4390 ABN: 17116767664 QBCC Lic: PH: 0427 915 724 E: jason@gundysheds.com.au	Project No: J254-P1580 Customer: Charlie Brittrane PH: 0428 211 105 MOB:	Site: 18 Tulloch Cres, Goondwindl QLD 4390 LOT: Quote Name: Gable Drawing Set: CLADELEV1	Region: A4 Terrain Cat: 2.5 U.L.T Wind Speed: 37.19 Serviceability: 30.58	Date: 17/02/2023 Sheet: 20 / 22
	RPSP:			