

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-11
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 19 April 2023

Darcy Schiffmann
11 Fletcher Street
GOONDIWINDI QLD 4390

Dear Darcy

I wish to advise that an Exemption Certificate is granted for a development comprising construction of a 15m x 7m domestic storage shed built within the allowable boundary setbacks on Lot 12 on G4757, 11 Fletcher 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" (domestic storage shed built within the allowable boundary setbacks)	Table 5.5.3 (AO2 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.
- The application states that the proposed structure is a non-habitable domestic storage shed, to be located 1m from the side and rear boundaries. It is considered that the proposed development will not detract from the amenity of the adjoining premises and will not impact on the character of the General Residential zone, 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 19 April 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



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (11 Fletcher Street, Goondiwindi)



**Attachment 1 – Site Plan (11 Fletcher Street,
Goondiwindi QLD)**



11 Fletcher Street, Goondiwindi



27/02/2023, 2:51:57 pm

• Sewer Nodes DCDB (Jan 2023) Green: Band_2
 Sewer Pipes Qld Globe Aerial Imagery Blue: Band_3
 → Gravity Main Red: Band_1

1:282
 0 0 0.01 0.01 mi
 0 0 0.01 0.02 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N
 Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
 Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the
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