

# REGIONAL AUSTRALIA at its best

# Exemption Certificate

Section 46 of the Planning Act 2016

File reference: Contact name: Contact number: Date:

EC23-11 Mrs Ronnie McMahon: PD (07) 4671 7400 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)

#### 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.

**Facsimile** 

### 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** 

RM'MC

Manager of Planning Services Goondiwindi Regional Council

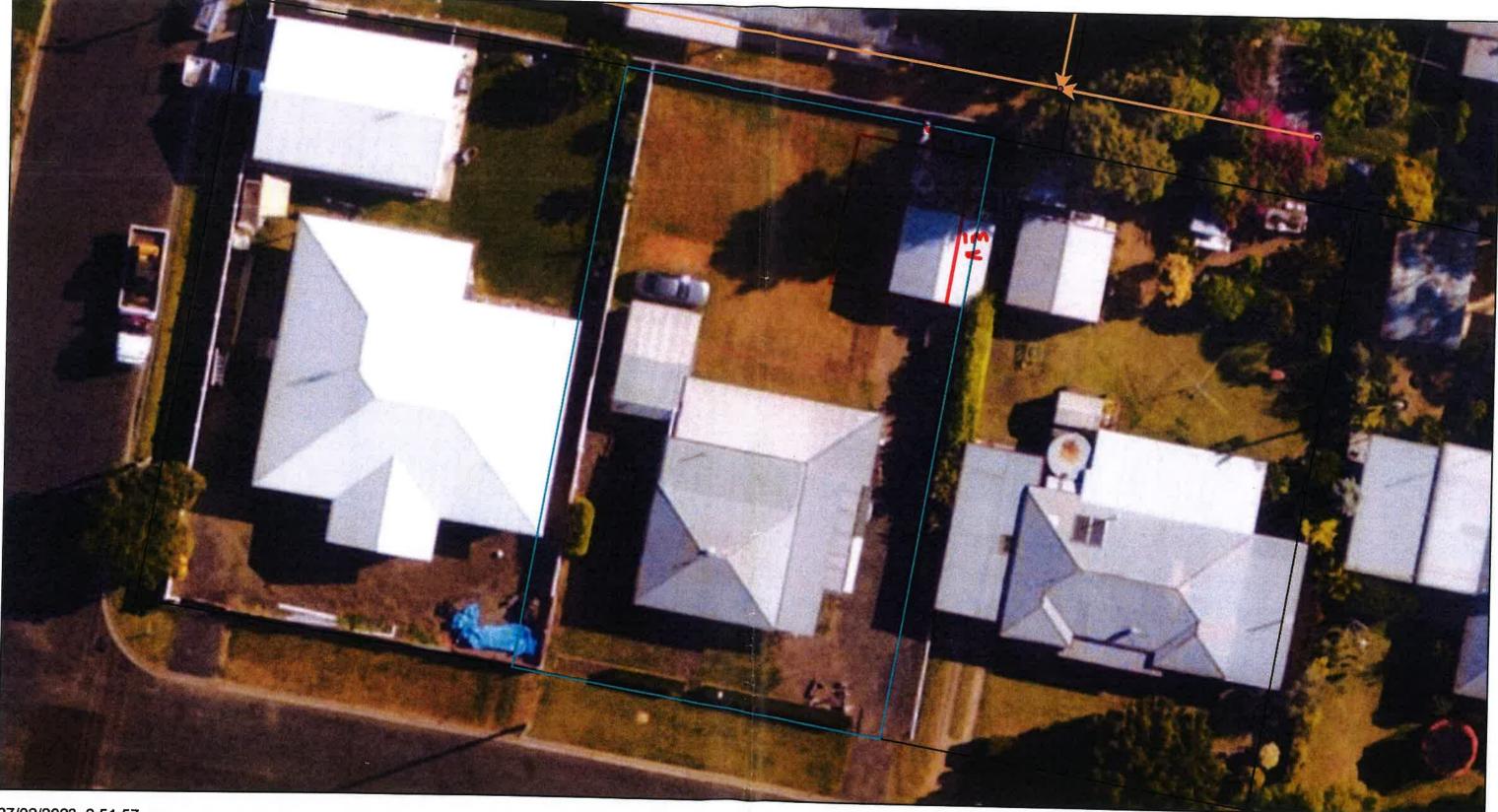
enc Attachment 1—Site Plan (11 Fletcher Street, Goondiwindi)

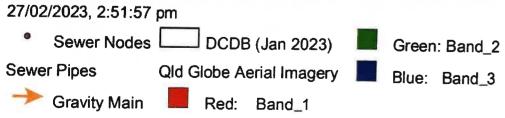


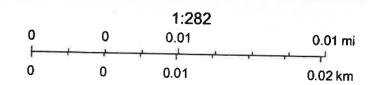
Attachment 1 – Site Plan (11 Fletcher Street, Goondiwindi QLD)



# 11 Fletcher Street, Goondiwindi







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

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