

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-26
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 11 September 2023

Pieter Kruger
PO Box 664
GOONDIWINDI QLD 4390

Dear Pieter,

I wish to advise that an Exemption Certificate is granted for a development comprising a 6m x 15m domestic shed with open carport, built within the allowable front and side boundary setbacks, on Lot 1 on SP333098, 15 Lilly Drive, 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 with open carport built within allowable front and side boundaries)

Table 5.5.4 (AO3.1 and 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 effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- The development is proposed to be 3m from the primary road boundary and 1m from the side boundary. It is considered that the location of the proposed structure will maintain a coherent streetscape character 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 11 September 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 (15 Lilly Drive, Goondiwindi)

Goondiwindi
REGIONAL
COUNCIL

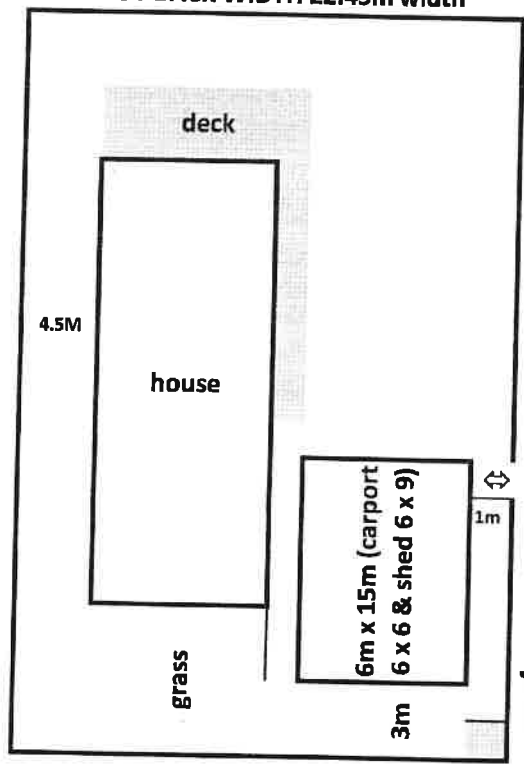


**Attachment 1 – Site Plan (15 Lilly Drive,
Goondiwindi, Lot 1 on SP333098)**



gibson rd

PLOT BACK WIDTH 22.45m width



grass

house

deck

6m x 15m (carport
6 x 6 & shed 6 x 9)

1m

3m

cnr of plot

lilly drive