

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-27
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 20 September 2023

Gilbert & Smith Family Superannuation Fund
26 Raymond Terrace
GOONDIWINDI QLD 4390

Dear Peter,

I wish to advise that an Exemption Certificate is granted for a development comprising a 7m x 15m domestic shed with open carport, built within the allowable side and rear boundary setbacks, on Lot 2 on SP333098, 17 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 side and rear 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 1m from the side boundary and 1m from the rear 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 20 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

A handwritten signature in black ink, appearing to read 'RM McMahon', with a long horizontal flourish extending to the right.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (17 Lilly Drive, Goondiwindi)



**Attachment 1 – Site Plan (17 Lilly Drive,
Goondiwindi, Lot 2 on SP333098)**



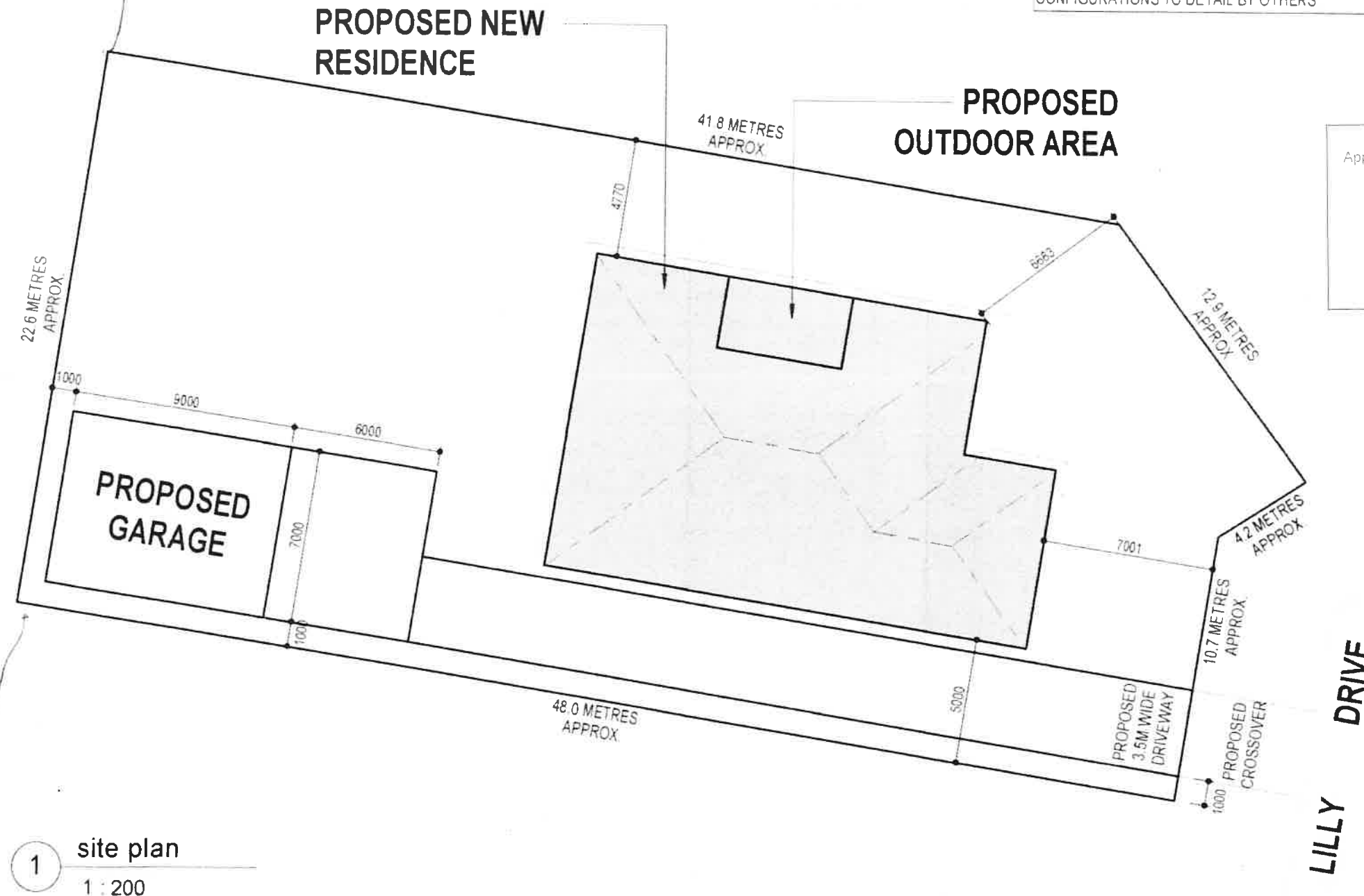
- NOTES:**
- SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
 - EXTENT OF SITE EARTHWORKS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
 - LOCATION OF BUILDING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
 - ALL SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION.
 - GROUND SURFACE DRAINAGE PIPE LOCATIONS & CONFIGURATIONS TO DETAIL BY OTHERS

- ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVALS. TANK/S OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANK/S TO DISCHARGE ON SITE TO NOMINATED DISCHARGE POINTS VIA BUBBLER SYSTEM. UPVC SURFACE DRAIN PIPES WITH A MIN. 1:100 FALL TO COMPLY WITH AS/NZS 3500.2003. A PHYSICAL AIR BREAK OR NON-RETURN VALVE IS TO BE PROVIDED AT THE TANK/S OVERFLOW BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM.

REAL PROPERTY DESCRIPTION:

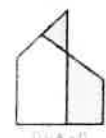
- LOCAL GOVERNMENT - GOONDIWINDI REGIONAL COUNCIL
- LOT 2 ON SP318379
- SITE AREA - 1080 M²

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: **EC23-27**
Dated: **20-09-2023**
Signed: **Ronnie McMahon**
Print Name: **R.M.M.**
(Under Delegation) ASSESSMENT MANAGER



1 site plan
1:200

SIGNATURES	
OWNER/S	
BUILDER	



DESIGN:
DRAFTING:
CHECKING:
DATE: 15/09/2023

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REVISION:

NO.	DATE	BY	REASON
1	15/09/2023	DG	ISSUED FOR CONSTRUCTION
2	21/09/2023	DG	ISSUED FOR CONSTRUCTION



GILBERT & SMITH FAMILY
SUPERANNUATION FUND

PROPOSED NEW RESIDENCE

site plan

LOT 2 SP318379 LILLY DRIVE, GOI QLD

DATE: 15/09/2023
DRAWN BY: DG
CHECKED BY: DR
SCALE: 1:200
PROJECT NO: 230718.01
CONSTRUCTION
NO. 10