

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC23-13
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 19 June 2023

John Charles Taylor
8 Muirfield Place
ROBINA QLD 4226

Dear John

I wish to advise that an Exemption Certificate is granted for a development comprising construction of a 4.9m x 4.2m deck and 5.4m x 4.2m open carport built within the allowable boundary setbacks, and within a mapped flood hazard area on Lot 12 on Y56914, 5 Kaboon Street, Yelarbon.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, Part 5 Tables of Assessment	Part 5 Reference
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"Accommodation activities" – "Dwelling house" (deck and open carport built within the allowable boundary setbacks)	Table 5.5.12 (AO2.1 of the Township zone code)
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"Accommodation activities" – "Dwelling house" (deck and open carport built within a mapped flood hazard area)	Table 5.9.1 (Flood Hazard Overlay 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 owner confirms that the proposed deck and open carport are to be located 4.4m from front boundary. As there are no dwellings on the adjoining properties, and the properties on the opposite side of Kaboon Street are less than 4m from the front boundary, it is considered that the proposed development will not detract from the amenity of the adjoining premises and will still maintain a coherent streetscape as per PO2 of the Township zone code.
- The owner confirms that the proposed deck and open carport are designed to be resilient to the effects of flood. It is considered that proposed development will not change the course, flow or volume of flood water and will not increase the potential for flood damage either on-site or on other properties as per PO2 of the Flood Hazard Overlay 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 June 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 (5 Kaboon Street, Yelarbon)

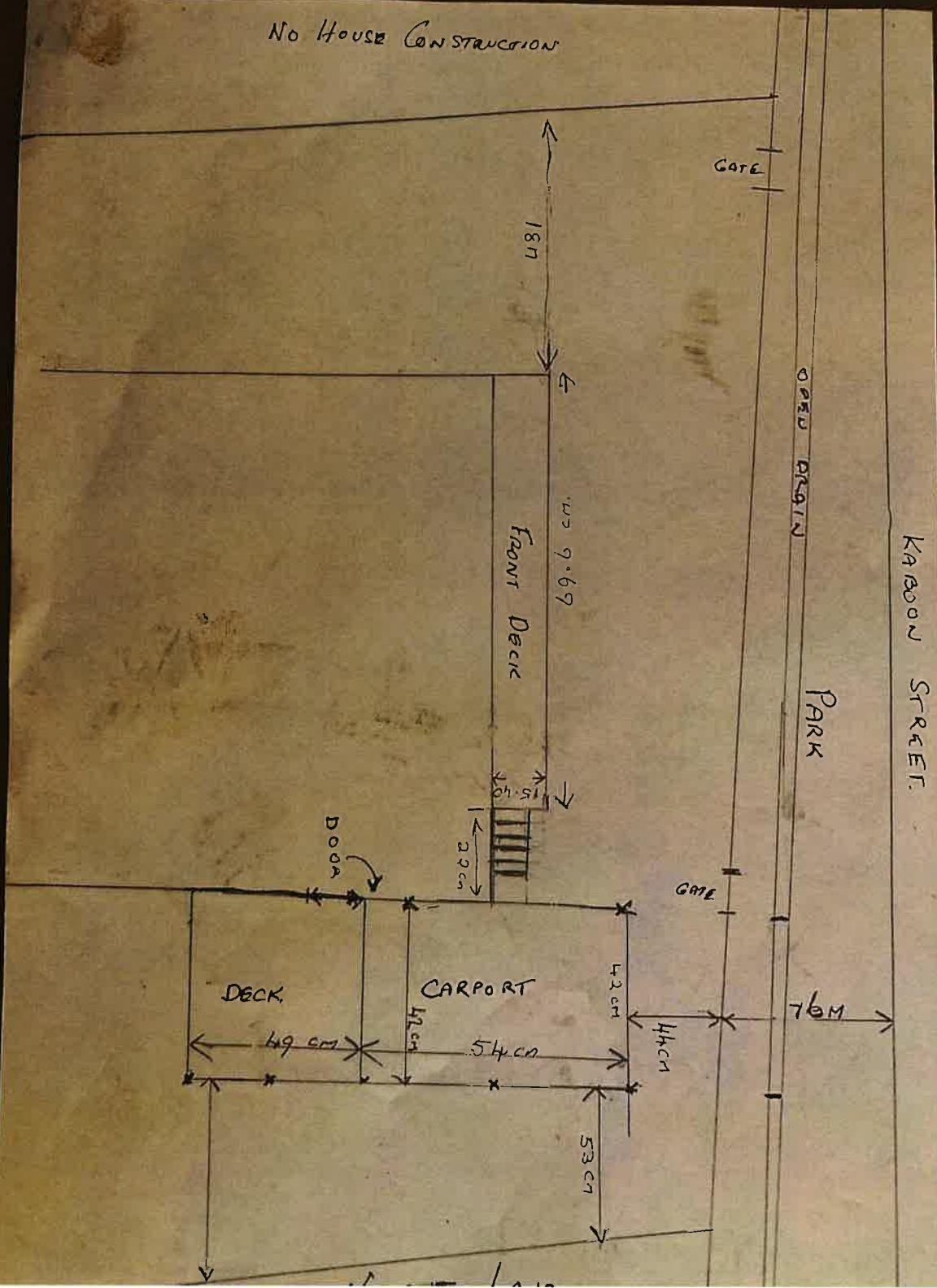
Goondiwindi
REGIONAL
COUNCIL

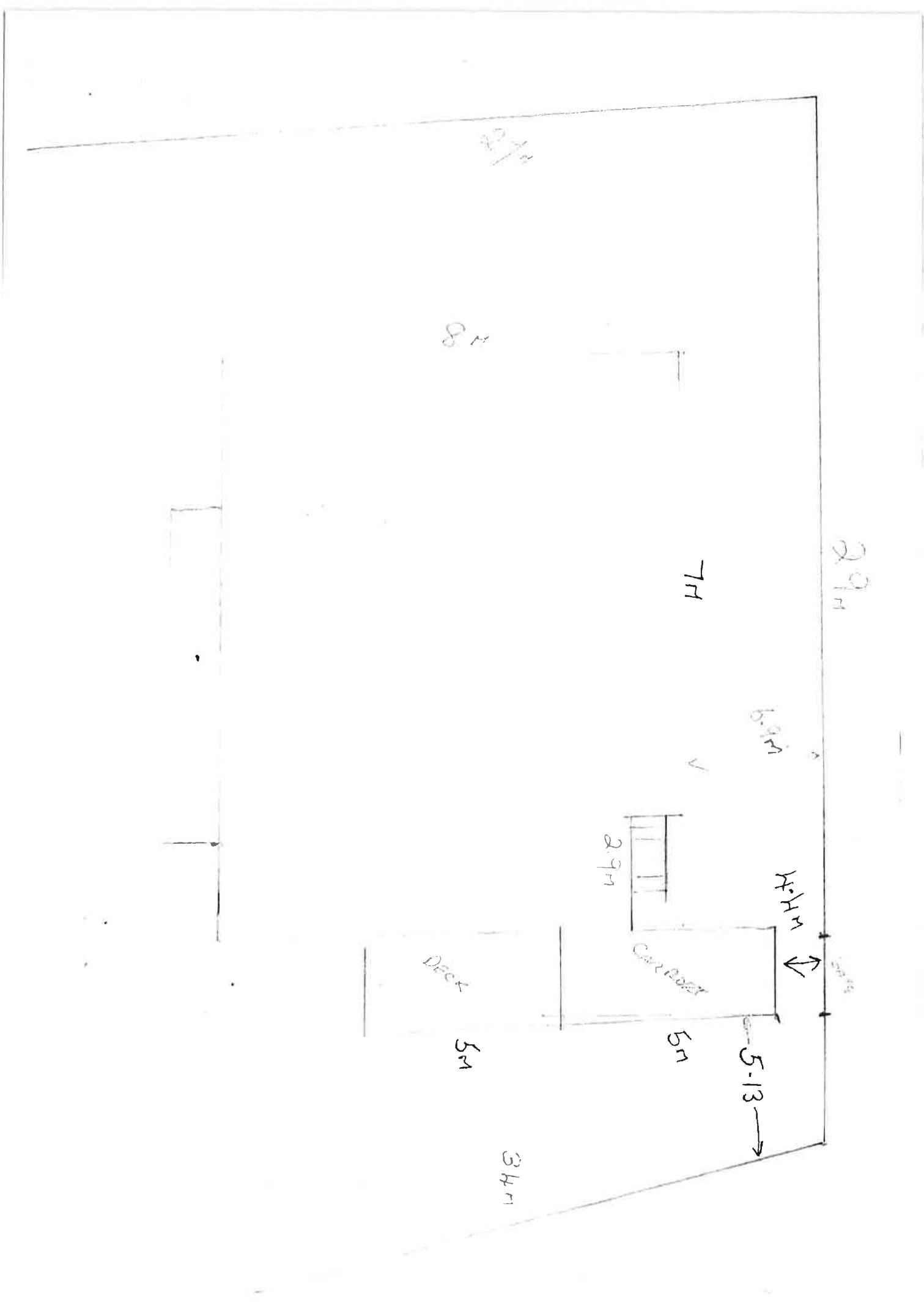


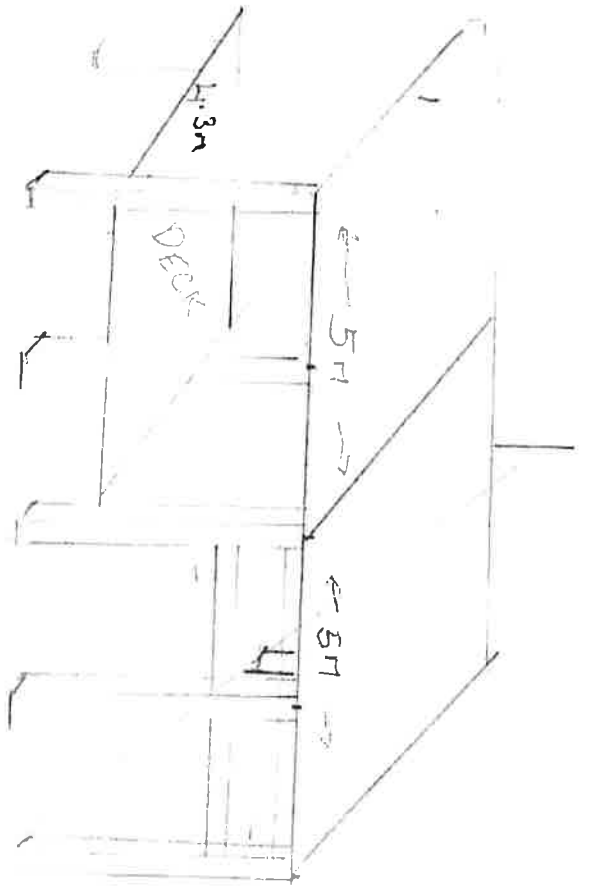
**Attachment 1 – Site Plan (5 Kaboon Street,
Yelarbon)**



No House Construction







- 7x 100 x 100 Posts
- 3x 100 x 100 Posts
- 10 x 150 x 50 Beams
- 9 x 150 x 50 Beams
- 15 COLOUR BAND SHEET Roof
- Garage
- Down Pipe

MATERIAL FOR CARPORT + DECK

5 KARBOO ST YELARBON

- ① BEAMER - EITHER 1 x 170 x 45 @ 5.1 + 4 POSTS
 OR 1 x 170 x 45 @ 5.1 + 3 POSTS
- ② POST 90 x 90 KWILA 1 @ 3.6

ROOF.

- ③ COLOURBOND SHEETS
 8 @ 4.270 RATIO + 7 @ 4.330 CARPORT
 BOX SCREWS
- ④ BARGES 1 @ 4.3 BACK + 1 @ 4.5 FRONT + 1 @ 4.5 HIGHER SIDE
- ⑤ GUTTER 10.5 L/M
 2 x CAP END
 1 x DOWN PIPE BRACKET
 1 x BRACKET
- ⑥ BARGE SCREWS
- ⑦ POSTS BOLTS - 20 @ 110 HEX HEAD 12mm
 11 @ 110 CUP HEAD 12mm