

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-02
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 9 February 2024

Envision Pools
53 Jarvis Road
WATERFORD QLD 4133

Dear Courtney,

I wish to advise that an Exemption Certificate is granted for a development comprising an inground pool, built within the allowable secondary road setback, on Lot 12 on SP178721, 2 Gore 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" (inground pool built within the allowable secondary road setback)

Table 5.5.4 (PO3 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 pool is proposed to be installed 2.5m from the secondary road 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 9 February 2026.

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 (2 Gore Street, Goondiwindi)



**Attachment 1 – Site Plan (2 Gore Street, Goondiwindi –
Lot 12 on SP178721)**



Site Calculations

SITE AREA	1,404.40m ²
EXISTING FLOOR AREA	242.00m ²
PROPOSED AREA	36.80m ²

37.46 m

40.11 m

28.95 m
EXISTING DWELLING

Mann Street

1

CA 22/1/24 7:51 pm
CONCRETE AND TILING AROUND POOL

2

CA 22/1/24 7:55 pm
BLACK LINE - FENCING AROUND ENTIRE POOL WITH 1 GATE

EXISTING DWELLING STRUCTURE

RECREATION POOL



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Site Plan

Generated by Courtney Austin
info@envisionpools.com

Property Details
2 Gore St. Goornalwinda, VIC 4350, Australia
Lot/DP: 1./SH178723

Design
Sanctuary 9-4

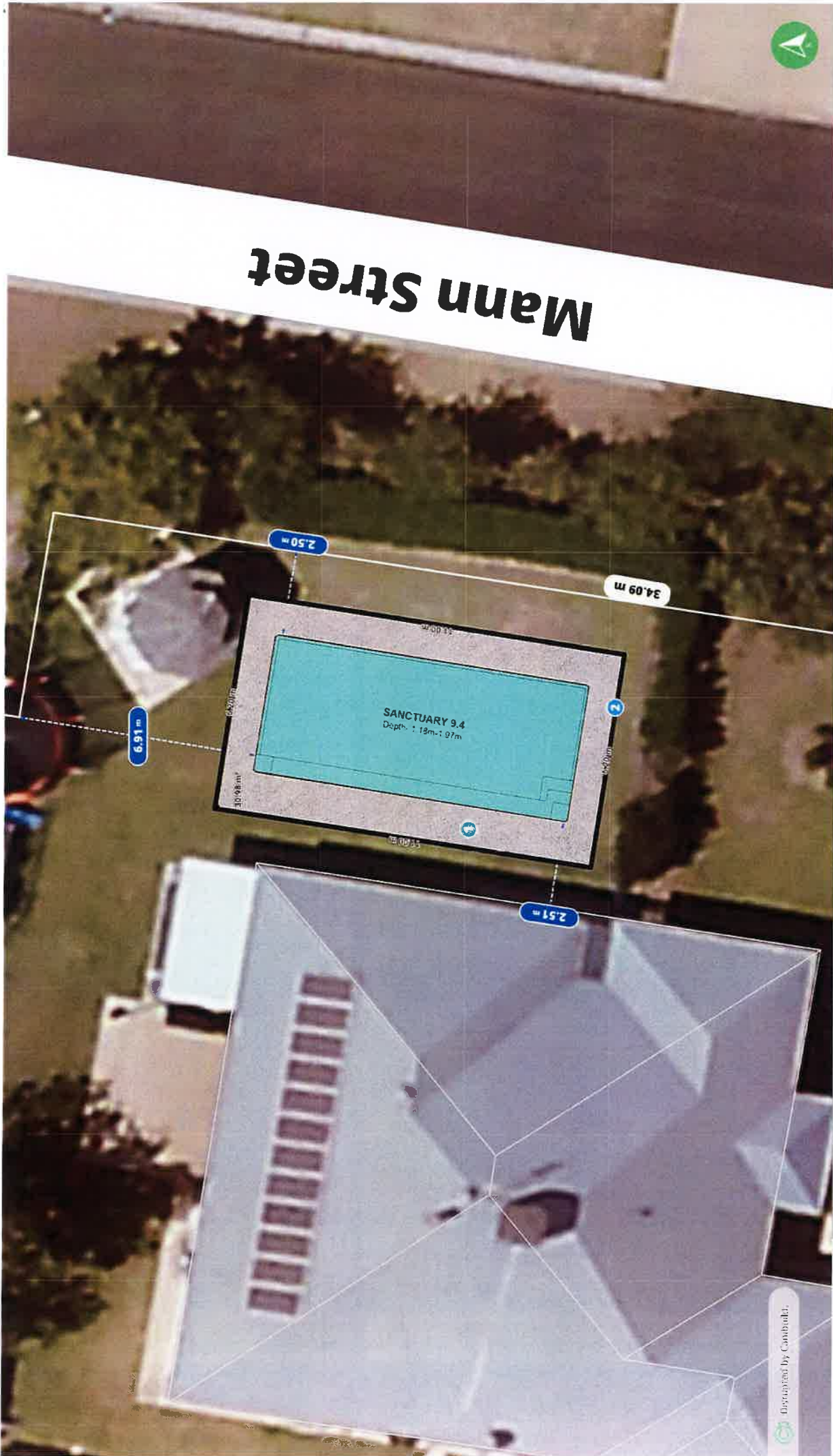
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