

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC 24-25
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 4 December 2024

Laney's Steel Pty Ltd
PO Box 482
WARWICK QLD 4370

Via email: laneysteel@bigpond.com

Dear Emma

I wish to advise that an Exemption Certificate is granted for a development comprising a Class 10a 6x6x2.7m gable garage with 3x6x2.7 gable carport, and 6x6m flat roof carport, on Lot 4 on SP327028, 9 Lees Street, Texas.

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**

Reference

"Accommodation activities" – "Dwelling house" (Gable garage with carport and flat roof carport)	PO4 of the Low Impact Industry Zone 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.
- It is proposed that the flat roof carport be located 0.5m from the side boundary and 1.7m from the front boundary, and the gable garage with carport be located 0.5m from the rear and side boundary. It is considered that the proposed development will be appropriate with regard to building character and appearance, and will not affect the privacy of the adjoining premises as per PO4 of the Low Impact Industry 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 **4 December 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

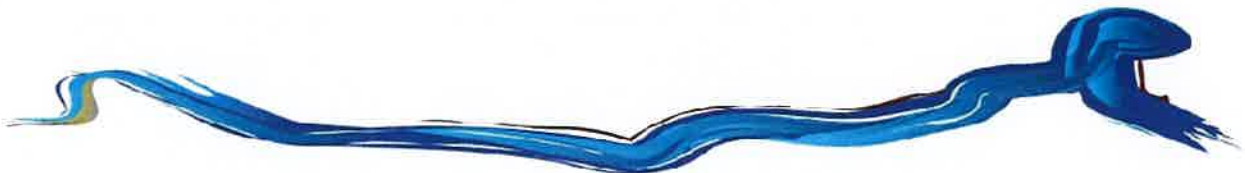


Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Lot 4 on SP327028, 9 Lees Street, Texas)

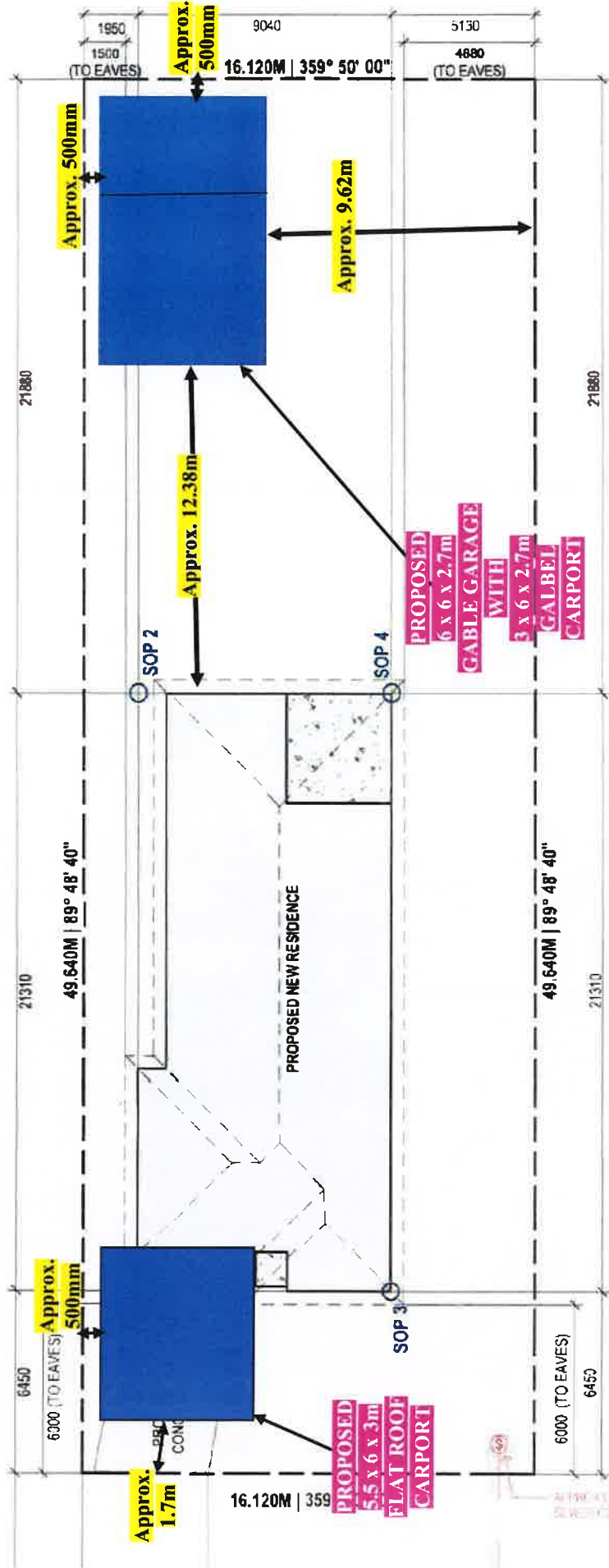


Attachment 1 – Site Plan
(Lot 4 on SP327028, Lees Street Texas)





Site Plan – 9 Lees Street, TEXAS QLD 4385
Lot 4 / SP327028 – Proposed 6 x 9 x 2.7m Gable Garage with 6 x 3 x 2.7m Gable Carport
and 5.5 x 6 x 3m Flat Roof Carport



APPROXIMATE
STRUCTURE