

Exemption Certificate Section 46 of the Planning Act 2016

File reference: EC 22-20
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 28 September 2022

Thomas Gilbert
PO Box 518
GOONDIWINDI QLD 4390

Attention: Thomas Gilbert

Dear Thomas

I wish to advise that an Exemption Certificate is granted for a development comprising construction of a 7m x 7m colourbond shed with a 7m x 6m attached open awning, within the allowable boundary setbacks, on Lot 23 on RP73611, 30 Baker Street, Goondiwindi.

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" (construction of a domestic shed with open awning, built within the allowable boundary setbacks)	Table 5.5.4 (AO3.2 of the General Residential 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 considered that the proposal will maintain a coherent streetscape character in area of the general residential zone and will not detract from the amenity of adjoining premises.

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 28 September 2024.

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 (30 Baker Street, Goondiwindi)



**Attachment 1 – Site Plan (30 Baker Street,
Goondiwindi)**

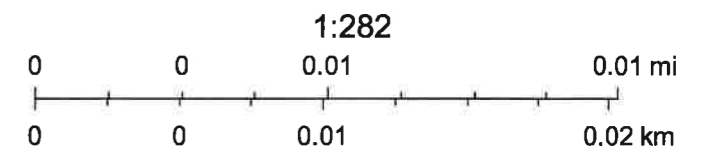


Goondiwindi Regional Council



28/09/2022, 11:03:27 am

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|------------------|-----------------|-----------------------------|
| Road Name Labels | Water Pipes | Sewer Pipes |
| Water Nodes | — Treated Water | → Gravity Main |
| ■ Fire Hydrant | ● Sewer Nodes | □ DCDB (Sept 2022) |
| | | QG House Number - Addresses |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors,