

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC22-31
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 10 January 2023

Ronald and Kerri Glasser
24 Hensler Lane
GOONDIWINDI QLD 4390

Attention: Ronald and Kerri Glasser

Dear Ronald and Kerri

I wish to advise that an Exemption Certificate is granted for a development comprising a non-habitable domestic storage shed 10m x 8m, on Lot 21 on RP204605, 24 Hensler Lane, Goondiwindi.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2), Part 5 Tables of Assessment</i>	Part 5 Reference
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"Accommodation activities" – "Dwelling house" (Domestic storage shed built within the allowable boundary setbacks)	Table 5.5.8 (AO2.1 of the Rural Residential Zone Code)
"Accommodation activities" – "Dwelling house" (Domestic storage shed built within a flood hazard area)	Table 5.9.1 (Flood Hazard Overlay 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 proposed structure is a non-habitable shed. Given that the site is currently developed with a residential dwelling, it is considered that the development will not increase the risk to personal safety, and will not increase the potential for flood damage on-site or on other properties.

- The development is proposed to be located 1.5m from the side boundary. It is considered that this would not detract from the amenity of the adjoining premises, and is consistent with the semi-rural character of the zone.

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 10 January 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



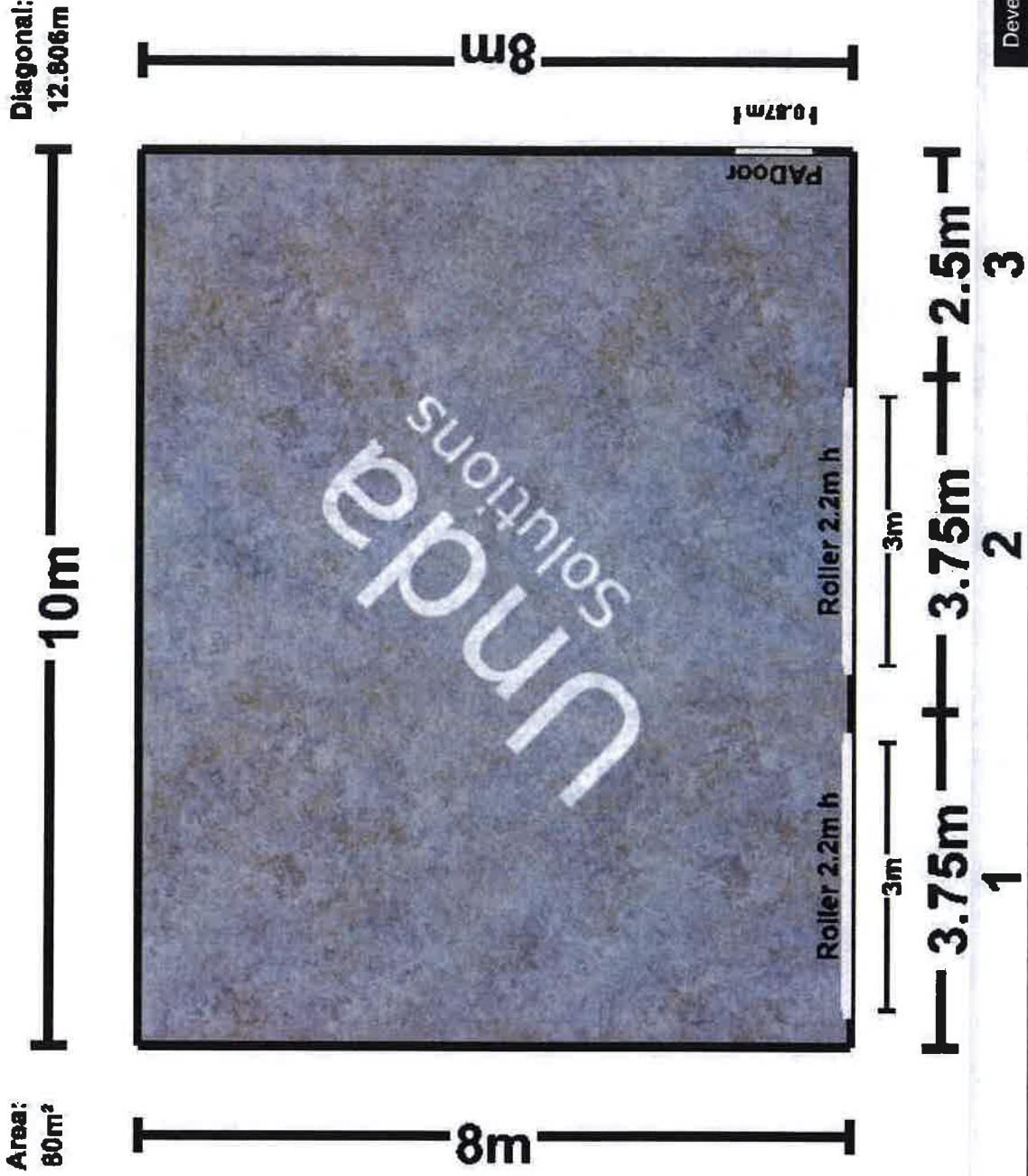
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (24 Hensler Lane, Goondiwindi)



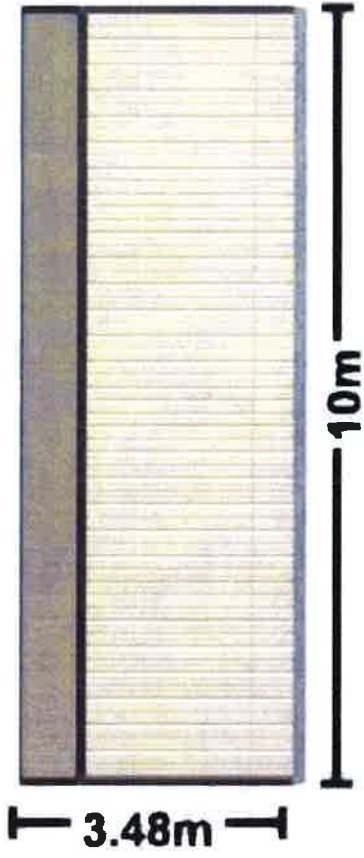
**Attachment 1 – Site Plan (24 Hensler Lane,
Goondiwindi)**



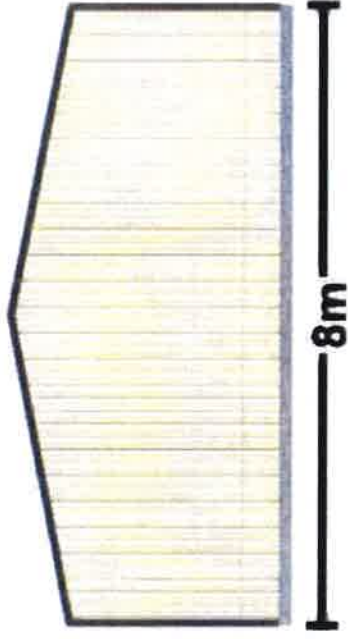


Unda Elevations

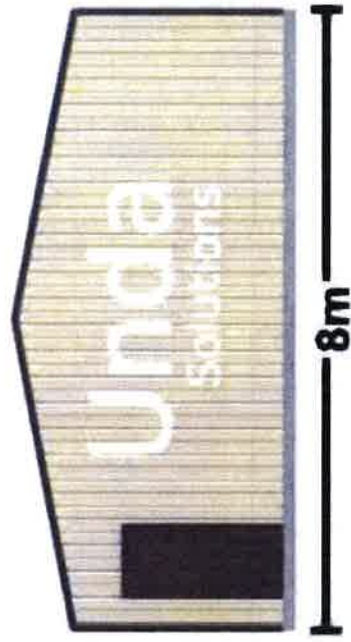
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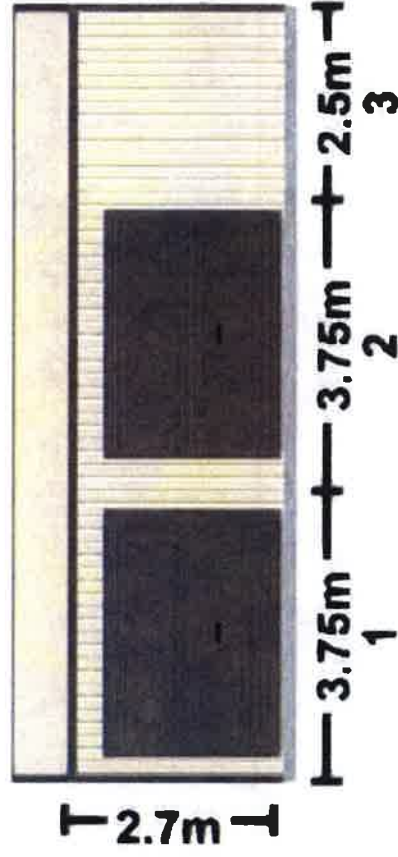
Left



Front



Back



Right

Unda Solutions 3D View

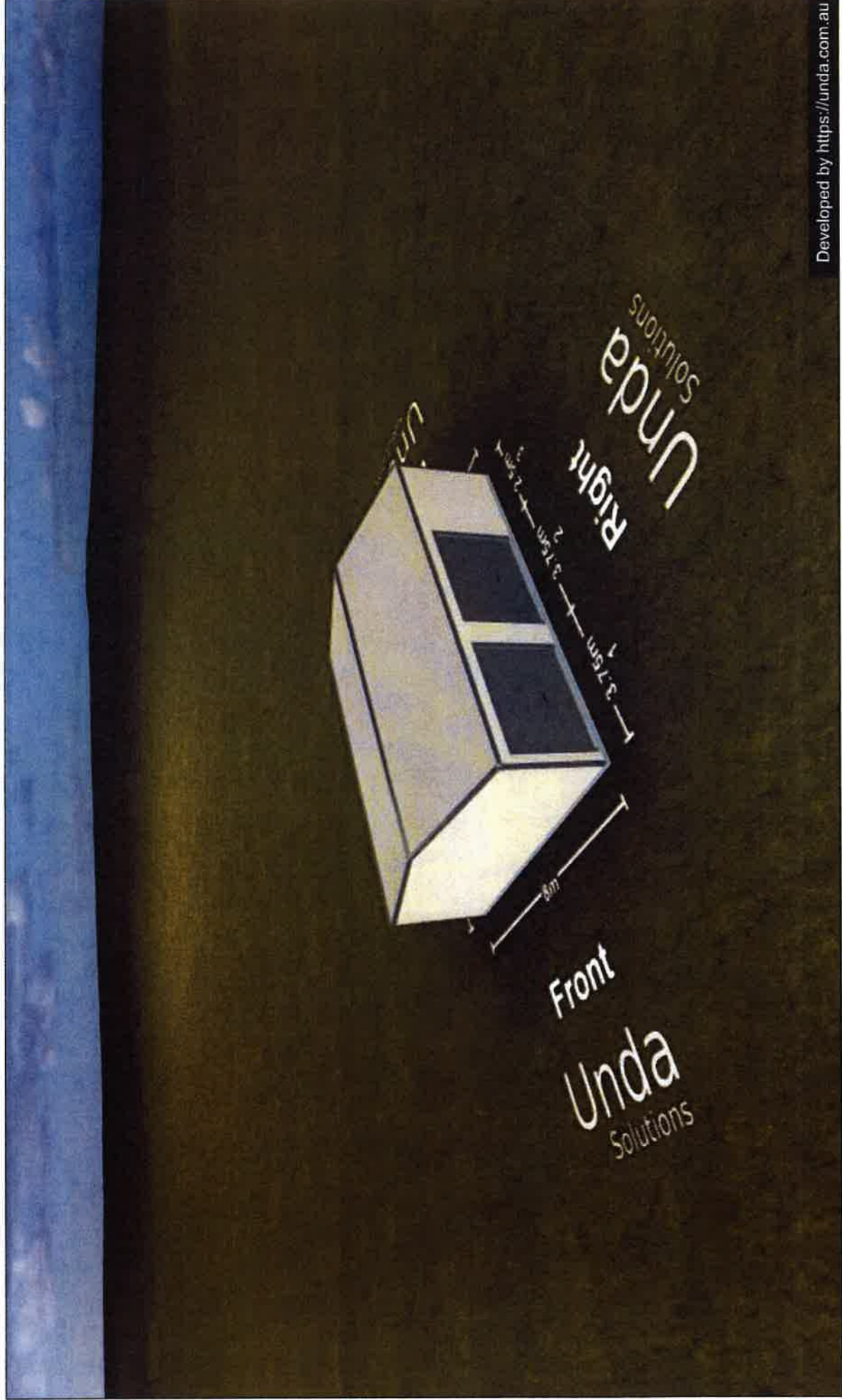
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043 786 2994



<https://unda.com.au>



24 Hensler Lane, Goondiwindi



06/12/2022, 3:40:49 pm

Water Nodes DCDB (Nov 2022)

Fire Hydrant

Water Pipes Qld Globe Aerial Imagery

Treated Water Red: Band_1

Green: Band_2

Blue: Band_3

QG House Number - Addresses

PROPOSED 10m x 8m SHED
 LOCATED 1.5m FROM SIDE BOUNDARY

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataspyreson, Rijswaterstaal, GSA, Geoland, FEMA, Internmap and the GIS user community. Includes material © State of