

File: Exemption Certificates / EC21/03
Date: 22 July 2021

Mitchell Fleeting
22 Burrell Street
YELARBON QLD 4388

Dear Mr Fleeting

Exemption Certificate – Lot 1 on SP318383, 22 Burrell Street, Yelarbon

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising three (3) storage containers fitted on stumps to be used for domestic storage purposes, located on Lot 1 on SP318383, 22 Burrell Street, Yelarbon.

If you require any further information, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/03
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 22 July 2021

Mitchell Fleeting
22 Burrel Street
YELARBON QLD 4385

Dear Mr Fleeting

I wish to advise that an Exemption Certificate is granted for a development comprising three (3) storage containers fitted on stumps to be used for domestic storage purposes, on Lot 1 on SP318383, 22 Burrel Street, Yelarbon.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018</i>, Part 5 Tables of Assessment	Part 5 Reference
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<i>"Accommodation activities" – "Dwelling house"</i> (Three (3) storage containers fitted on stumps to be used for domestic storage purposes)	Table 5.9.1 (Flood Hazard Overlay)
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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 stated in the exemption request that the structure will be non-habitable and will be inside the levee bank protected area of Yelarbon. Therefore, it is considered that the development is resilient to flood events and would not increase the risks to personal safety.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 22 July 2023.

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 22 July 2023.

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 (22 Burrell Street, Yelarbon)



**Attachment 1 – Site Plan (22 Burrell Street,
Yelarbon)**



22 BURREL STREET, YELARBON



10/06/2021, 2:32:06 pm

Water Nodes

Fire Hydrant

Water Pipes

Sewer Nodes

Sewer Pipes

Gravity Main

DCDB - House Number Label

Qld Globe Aerial Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

1:282

0 0 0 0.01 0.01 0.01 mi

0 0 0 0.01 0.01 0.02 km

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