

File: Exemption Certificates / EC 21/09
Date: 11 August 2021

Anthony James Bliss
789 Tobacco Road
INGLEWOOD QLD 4387

Dear Tony

**Exemption Certificate – Lot 47 on CVE 487, 479 Coolmunda Access Road,
Coolmunda.**

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising a domestic shed within a mapped bushfire hazard area, located on Lot 47 on CVE 487, 479 Coolmunda Access Road, Coolmunda.

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: EC21/09
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 11 August 2021

Anthony James Bliss
789 Tobacco Road
INGLEWOOD QLD 4387

Dear Tony

I wish to advise that an Exemption Certificate is granted for a development comprising a domestic shed within a mapped bushfire hazard area, on Lot 47 on CVE 487, 479 Coolmunda Access Road, Coolmunda.

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
<i>"Accommodation activities" – "Dwelling house"</i> (Domestic shed within a mapped bushfire hazard area)	Table 5.9.1 (Bushfire Hazard Overlay)

1. 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 there is an existing house on the property, and that the proposed shed is only for domestic use, and no one living in it.

2. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 11 August 2022.

3. 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 10 August 2022.

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

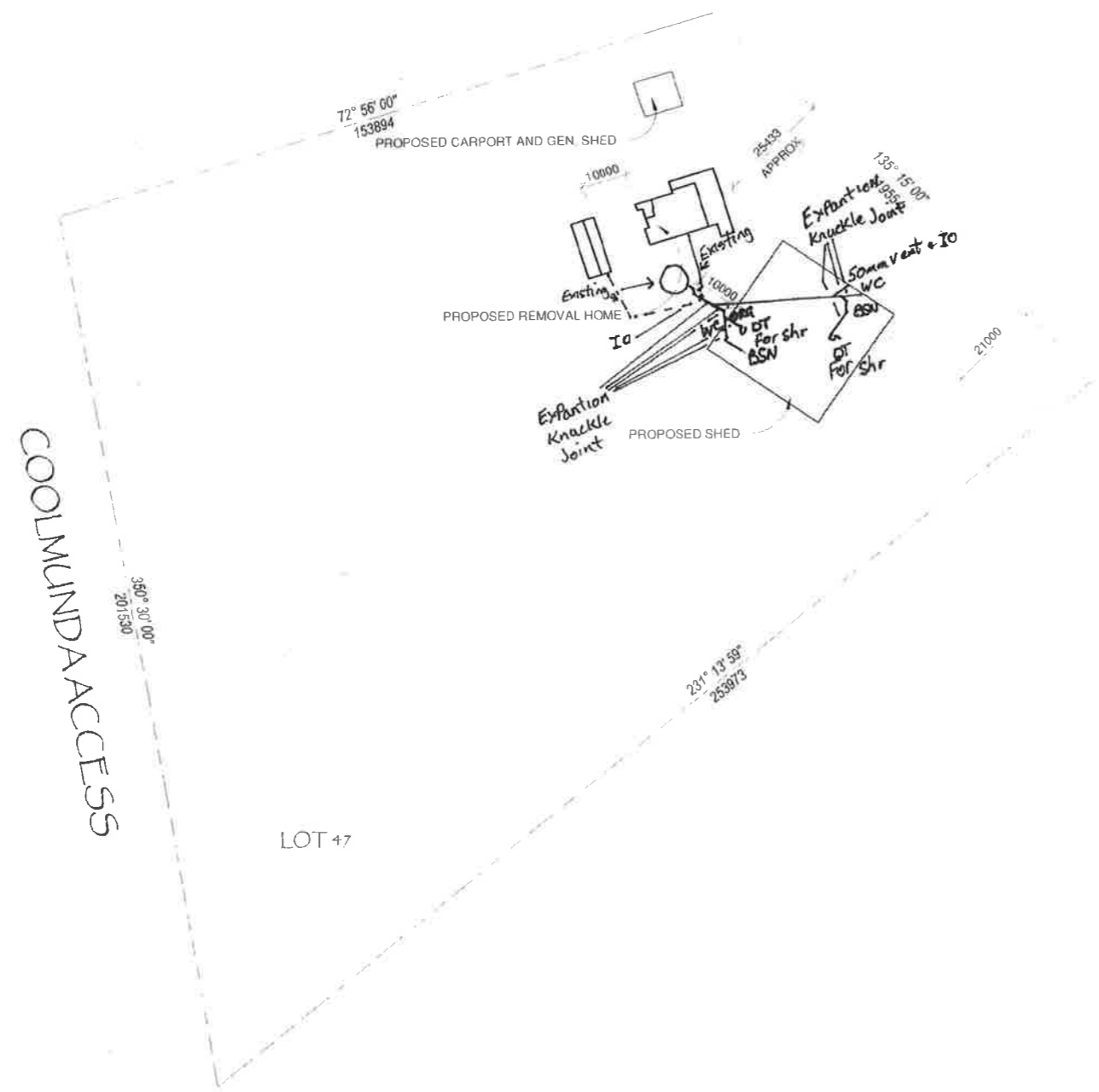
enc Attachment 1—Site Plan and Building Plans for proposed shed (Lot 47 on CVE487, 479
Coolmunda Access Road)



Attachment 1 – Site Plan and Building Plans for proposed shed (Lot 47 on CVE487, 479 Coolmunda Access Road)



Issue	Description	Date	Initial
A	ISSUED FOR COMMENT	20-10-2014	B.M.J
B	CHANGES AS INSTRUCTED	30-10-2014	B.M.J
C	REVISIONS AS REQUESTED	25-09-2017	B.M.J
D	ISSUED FOR BA	06-10-2017	B.M.J
F	ISSUED WITH CHANGES	23-06-2021	B.M.J
F	ISSUED FOR BA	24-06-2021	B.M.J




Property Description

Lot : 47 On: CVE.487
 Parish: GREENUP
 County: CLIVE
 Area: 3.047ha

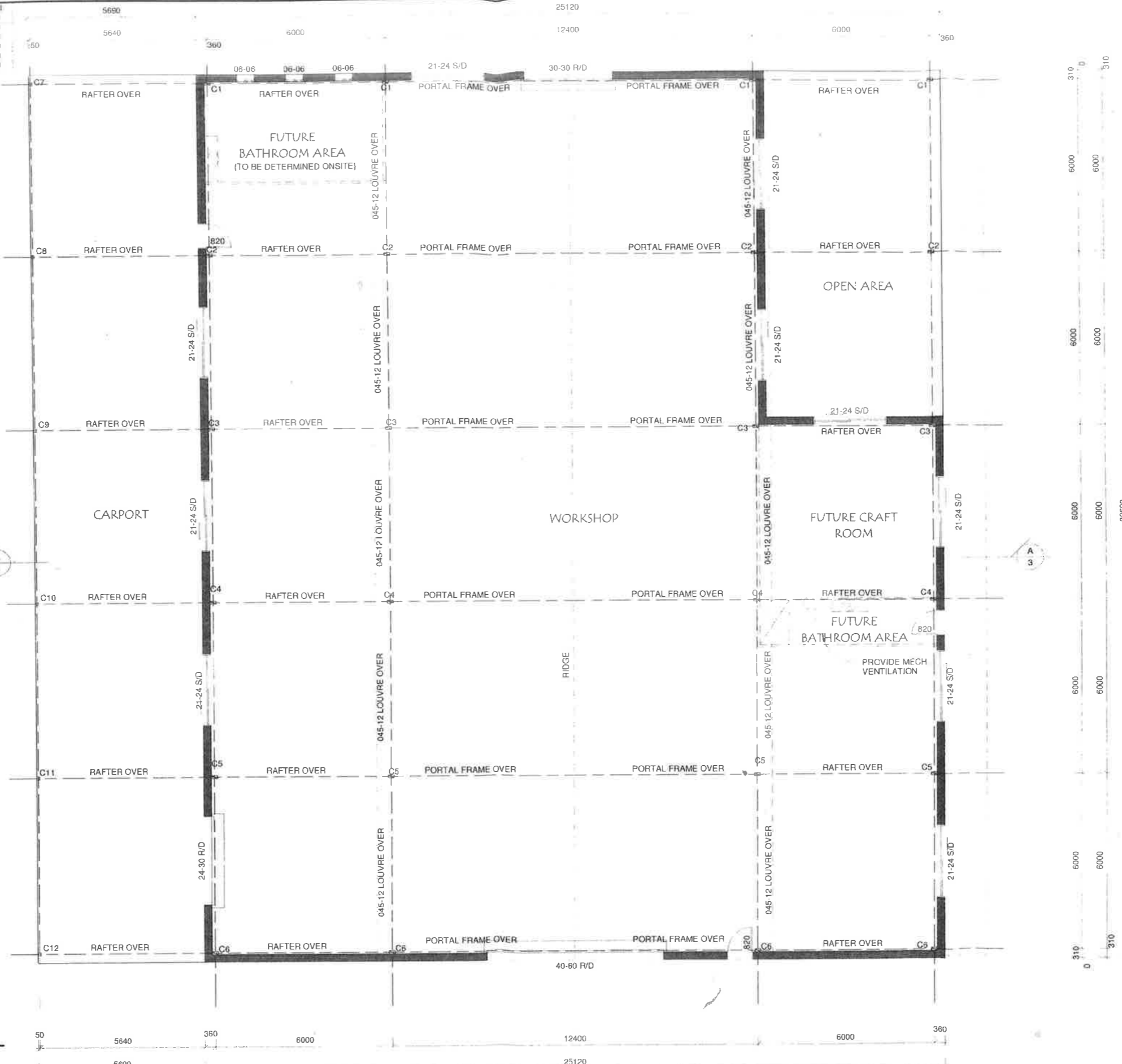
Site Plan

SCALE 1 : 1000

**CONSTRUCTION ISSUE
DRAWING**

Client D. & D. HUGHES	Project PROPOSED SHED 479 COOLMUNDA ACCESS RD COOLMUNDA QLD 4387	Job No. 00185-21 Sheet: 1 OF 8	Issue F Designed B.M. JEMPSON	Scale: AS INDICATED @A2 Date: 23-06-2021 Approved		PO BOX 807 DALBY QLD 4405 Ph/ Fax: (07) 4669 7312 E: planstoinspire@bigpond.com	Licensed Building Designer B.M. JEMPSON. QBCC Act Lic. No. 1061963
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F	ISSUED FOR BA	30-06-2021	B.M.J



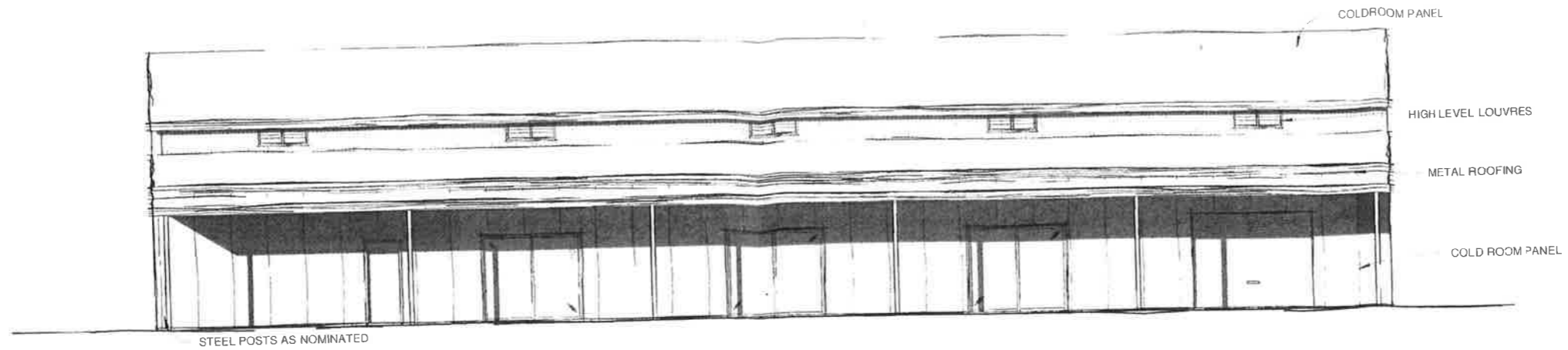
Floor Plan

SCALE 1 : 100

CONSTRUCTION ISSUE DRAWING

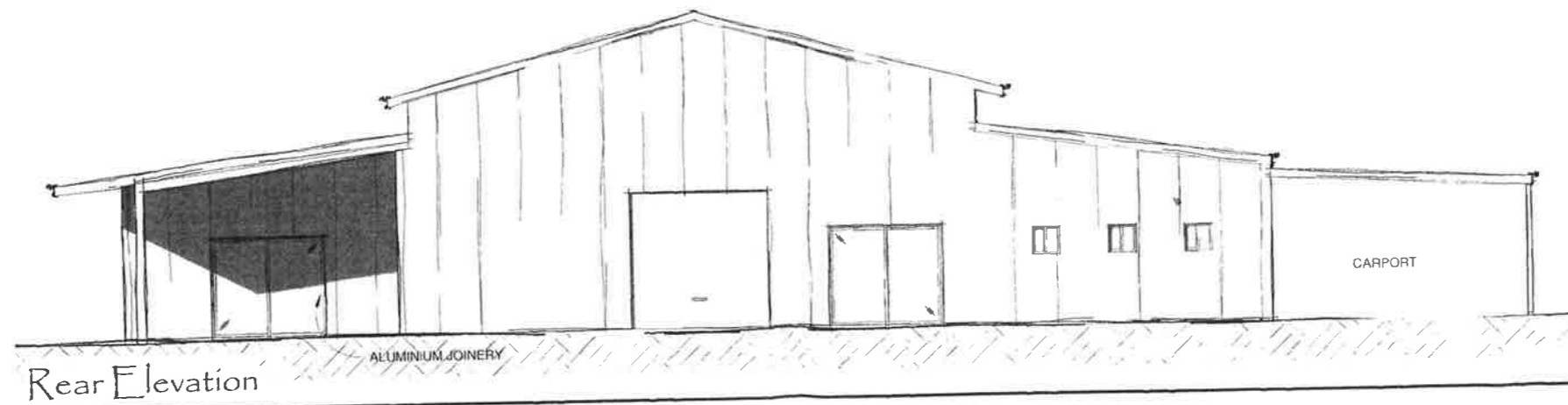
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		Sheet: 2 OF 8	Designed B.M. JEMPSON	Date: 23-06-2021			

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Left Elevation

SCALE 1 : 100



Rear Elevation

SCALE 1 : 100

**CONSTRUCTION ISSUE
DRAWING**

Client
D. & D. HUGHES

Project
PROPOSED SHED
479 COOLMUNDA ACCESS RD
COOLMUNDA QLD 4387

Job No.
00185-21
Sheet:
4 OF 8

Issue
F
Designed
B.M. JEMPSON

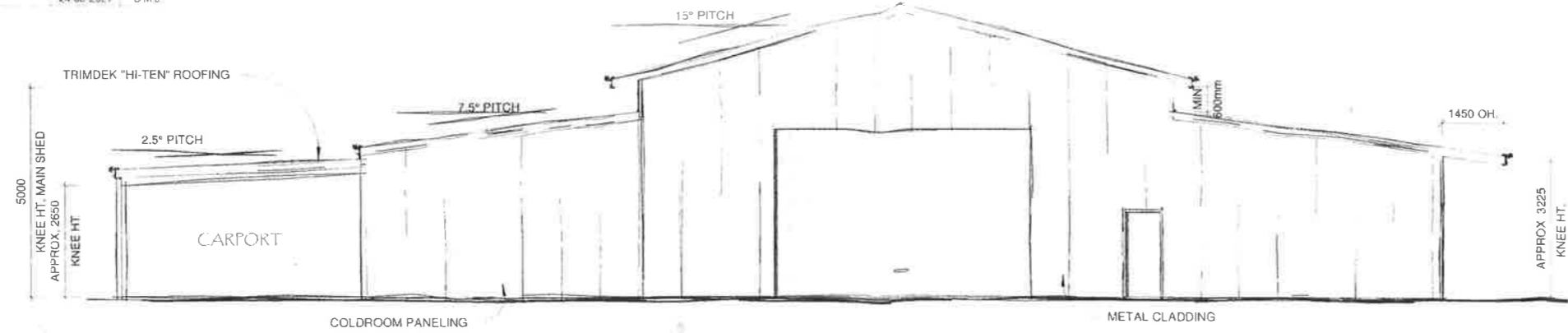
Scale: 1 : 100 @A2
Date: 23-06-2021
Approved

**PLANS TO
INSPIRE
BUILDING DESIGN**

PO BOX 807
DALBY QLD 4405
Ph/ Fax: (07) 4669 7312
E: planstoinspire@bigpond.com

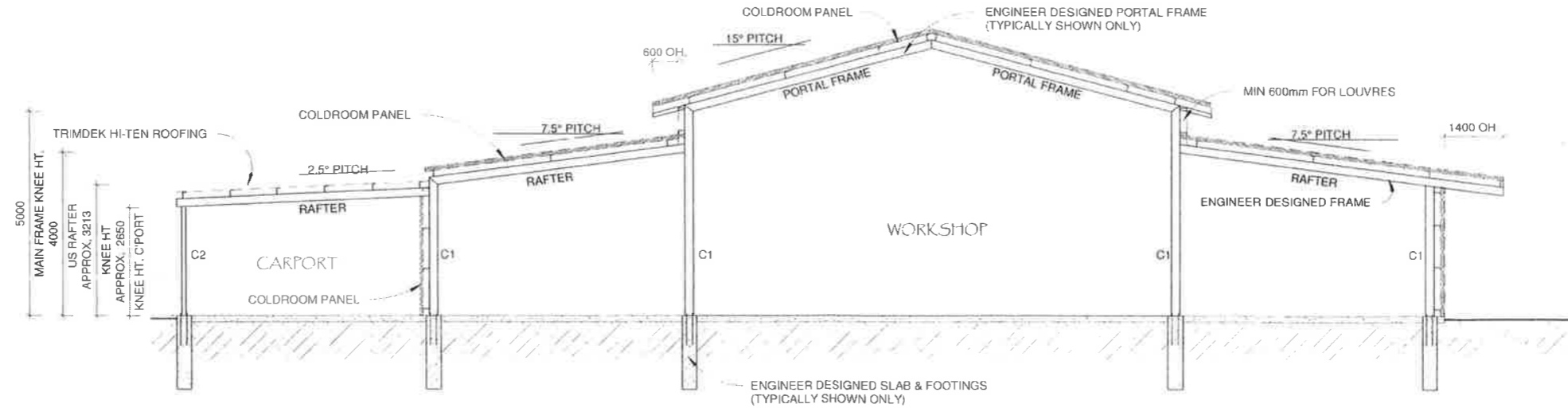
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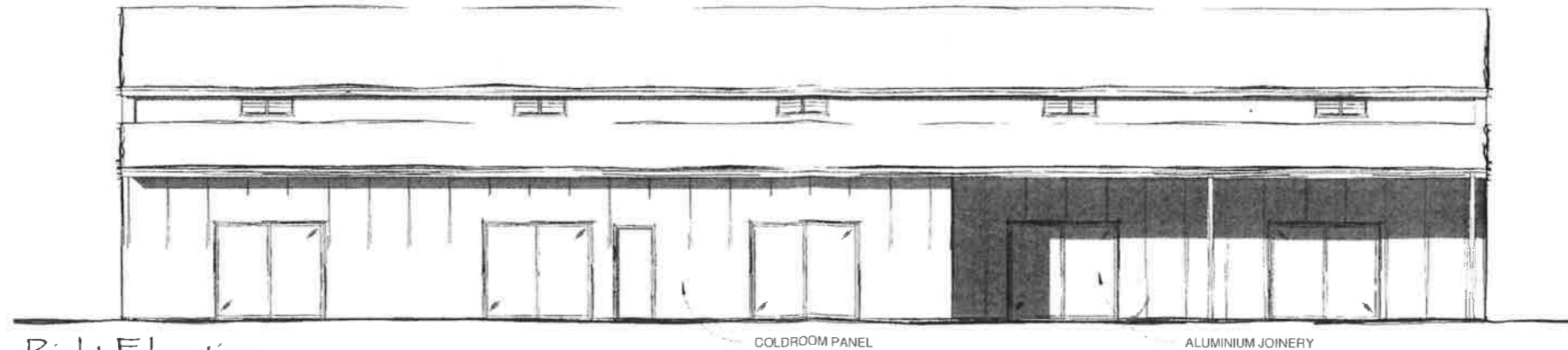
Front Elevation

SCALE 1 : 100



Typical Section A-A

SCALE 1 : 100



Right Elevation

SCALE 1 : 100

**CONSTRUCTION ISSUE
DRAWING**

Client
D. & D. HUGHES

Project
PROPOSED SHED
479 COOLMUNDA ACCESS RD
COOLMUNDA QLD 4387

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