

## Exemption Certificate

### Section 46 of the Planning Act 2016

File reference: EC21/12  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 25 October 2021

Katie & Matthew Galvin  
23 Raymond Terrace  
GOONDIWINDI QLD 4390

Attention: Katie and Matthew Galvin

Dear Katie and Matthew

I wish to advise that an Exemption Certificate is granted for a development comprising of the construction of a domestic shed built within the side and rear boundary setbacks, on Lot 3 on SP232941, 23 Raymond Terrace, Goondiwindi.

#### 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**

**Part 5 Reference**

"Accommodation activities" – "Dwelling house" (Construction of a domestic shed built within the side and rear boundary setbacks)

Table 5.5.4 (AO3.2 of the General Residential Zone 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 development is proposed to be 1m from the western (rear) boundary and 1.26m from the northern (side) boundary, and it is considered that this would not detract from the amenity of the adjoining premises.

#### 3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 25 October 2023.

#### **4. State Periods that Must be Complied with**

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To the extent the development does not comply with any of the following, this Exemption Certificate has no effect:

- The use must commence by 25 October 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

A handwritten signature in black ink, appearing to read 'R. McMahon', with a long horizontal flourish extending to the right.

**Ronnie McMahon**  
Manager of Planning Services  
Goondiwindi Regional Council

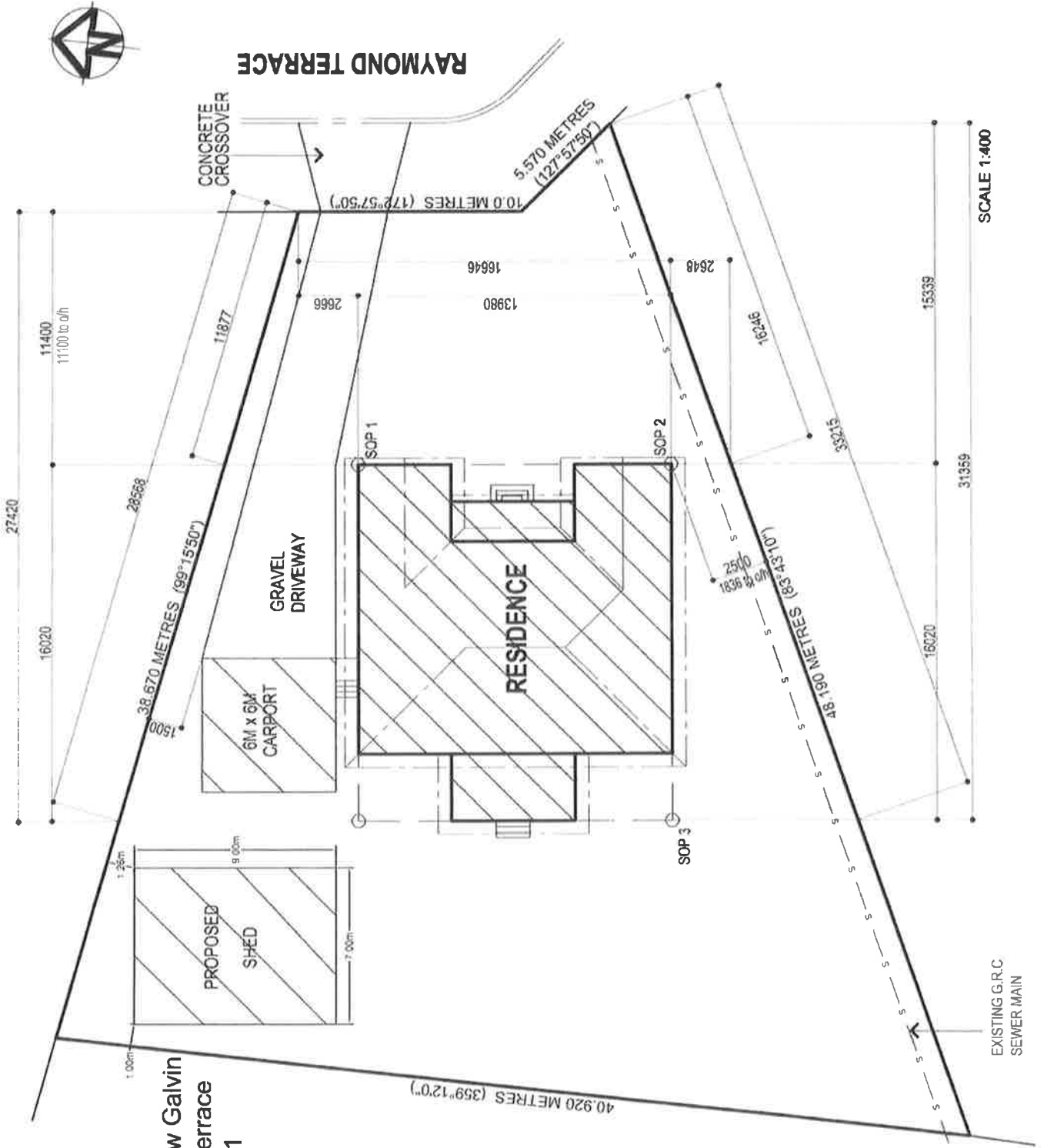
enc Attachment 1—Site Plan (23 Raymond Terrace, Goondiwindi)



**Attachment 1 – Site Plan (23 Raymond Terrace, Goondiwindi QLD)**



Katie & Matthew Galvin  
23 Raymond Terrace  
Lot 3 SP232941



SCALE 1:400