

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/14
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 25 October 2021

Suhr Builders Pty Ltd
PO Box 20
GOONDIWINDI QLD 4390

Attention: Jeff Suhr

Dear Jeff

I wish to advise that an Exemption Certificate is granted for a development comprising the construction of a storage shed within the secondary road frontage boundary setback, on Lot 66 on G4715, 168 Marshall Street, 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 secondary road frontage boundary setback) Table 5.5.4 (AO3.1 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 1.5m from the secondary road frontage 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

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



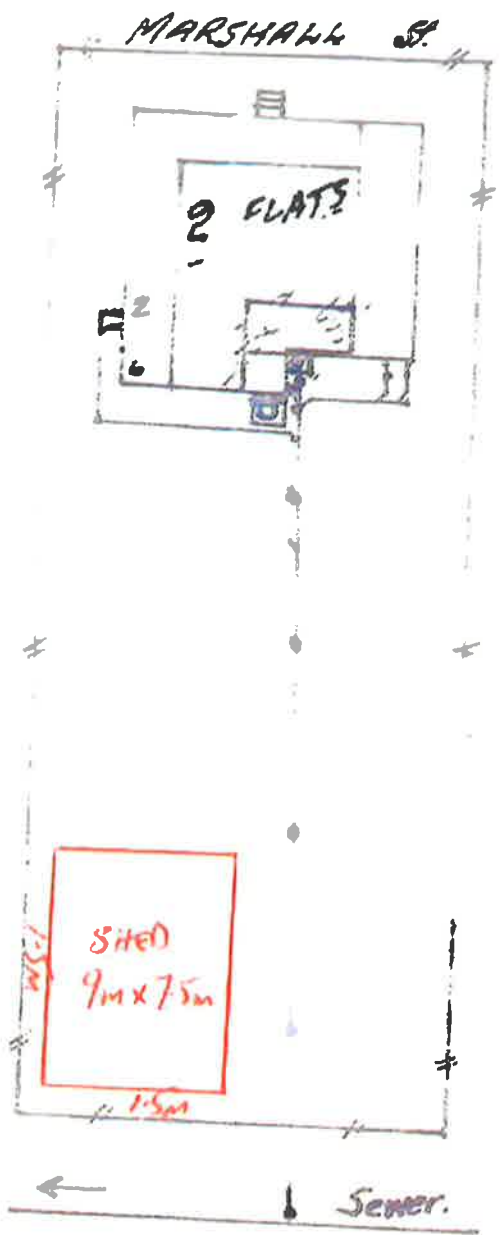
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (168 Marshall Street, Goondiwindi QLD)



**Attachment 1 – Site Plan (168 Marshall Street,
Goondiwindi QLD)**





31'6" M.H.
 16" to 1.4.
 J.U.DJ'S