

File: Exemption Certificates / EC21/01  
Date: 02 July 2021

David & Leah Sharpe  
42 Flemming Street  
TEXAS QLD 4385

Dear Mr & Mrs Sharpe

**Exemption Certificate – Lot 1 on RP147490, 2 Mingoola Road, Texas**

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising an existing domestic garage/shed built within the allowable boundary setback, located on Lot 1 on RP147490, 2 Mingoola Road, Texas.

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](mailto: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: EC21/01  
Contact name: Mrs Ronnie McMahon: LMM  
Contact number: (07) 4671 7400  
Date: 02 July 2021

David & Leah Sharpe  
42 Flemming Street  
TEXAS QLD 4385

Dear Mr & Mrs Sharpe

I wish to advise that an Exemption Certificate is granted for a development comprising an existing domestic garage/shed built within the allowable boundary setback, on Lot 1 on RP147490, 2 Mingoola Road, Texas.

#### 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" (Existing domestic garage/shed built within the allowable boundary setback)

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.
- A building approval was previously issued for the existing domestic garage/shed and was to be built 1.5m from the side boundary, however the structure has been built 1m from the boundary. It is considered that the structure, being 1m from the boundary will maintain a coherent streetscape character and will 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** 02 July 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 02 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

A handwritten signature in dark ink, appearing to read 'RM McMahon', followed by a long horizontal flourish.

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

enc Attachment 1—Site Plan (DR n LA Sharpe, 2 Mingoola Rd, Texas)



**Attachment 1 – Site Plan (DR n LA Sharpe, 2  
Mingoola Rd, Texas)**



**2 Mingoola Rd, Texas**