

Exemption Certificate

Section 46 of the Planning Act 2016

File reference:
Contact name:
Contact number:
Date:

EC24-11
Mr Kevin Gore
(07) 4671 7400
26 June 2024

Brendan McCormick
5 Vetter Street
GOONDIWINDU QLD 4390

Dear Brendan

I wish to advise that an Exemption Certificate is granted for a development comprising of a 9m x 7m Domestic Storage Shed located within the required rear and side boundary setbacks on Lot 2 on RP175308, 5 Vetter 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**

*"Accommodation activities" – "Dwelling House" (Domestic
Storage Shed built within the rear and side boundary
setbacks)*

Part 5 Reference

Table 6.2.3.1 (PO3
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 proposal is for a non-habitable Domestic Storage Shed. It is considered that the proposed structure will maintain the coherent streetscape character of the General Residential Zone and will not detract from the amenity of adjoining premises.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** from the date of issue.

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 26 June 2026.

Should you have a query or seek clarification about any of these details, please contact Council's Building Certifier, Mr Kevin Gore, on (07) 4671 7400.

Yours faithfully



Jason Quinnell
Director, Community and Corporate Services
Goondiwindi Regional Council

enc Attachment 1—Hand Drawn and Aerial Site Plans (Lot 2 on RP175308, 5 Vetter Street, Goondiwindi), 'Best Sheds' Shed Elevation Plans Job No 1624956864



**Attachment 1 – Hand Drawn and Aerial Site Plans
(Lot 2 on RP175308, 5 Vetter Street,
Goondiwindi QLD), 'Best Sheds'
Shed Elevation Plans**





Vetter Street
side



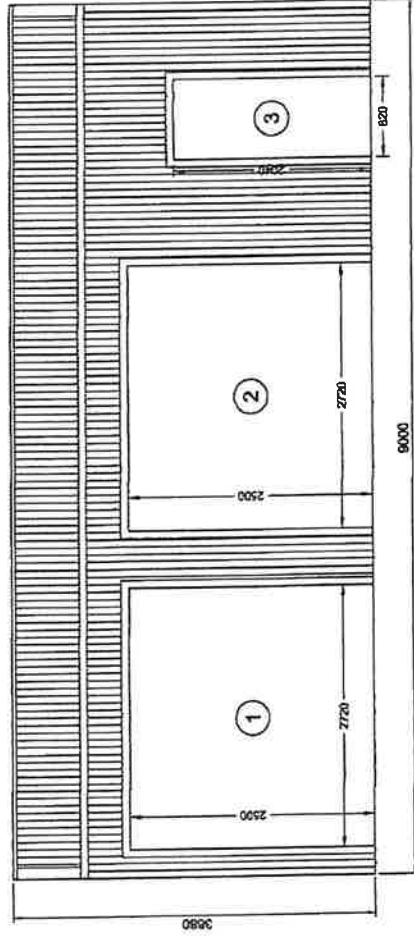
5 Vetter Street, Goondiwindi

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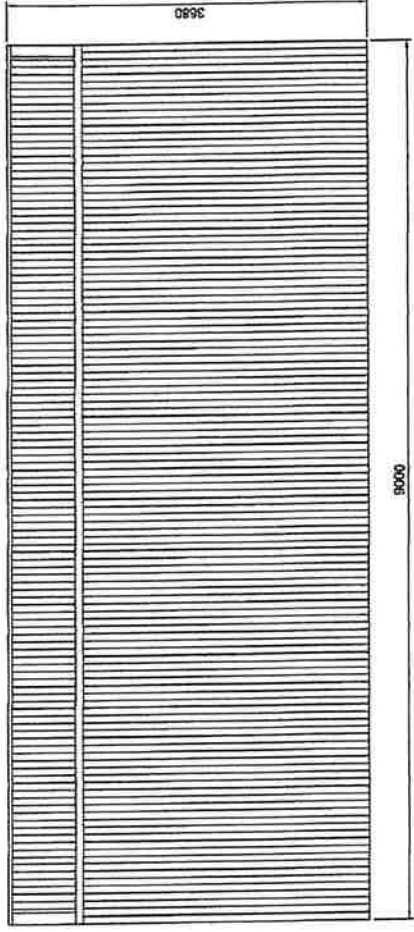


[View map online](#)

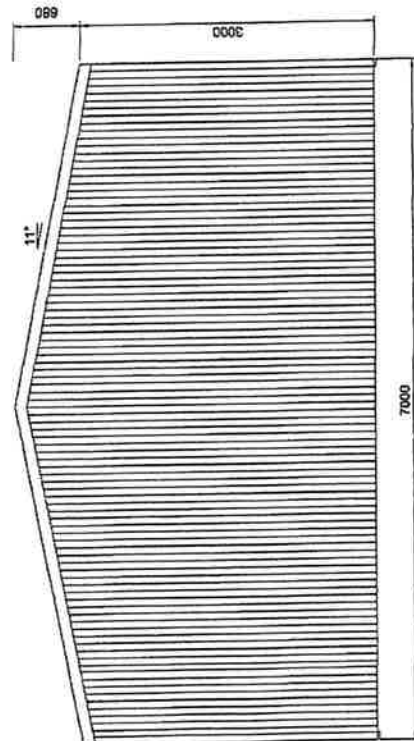
1 : 369 at A4



1 RIGHT ELEVATION
2 SCALE: 1:50



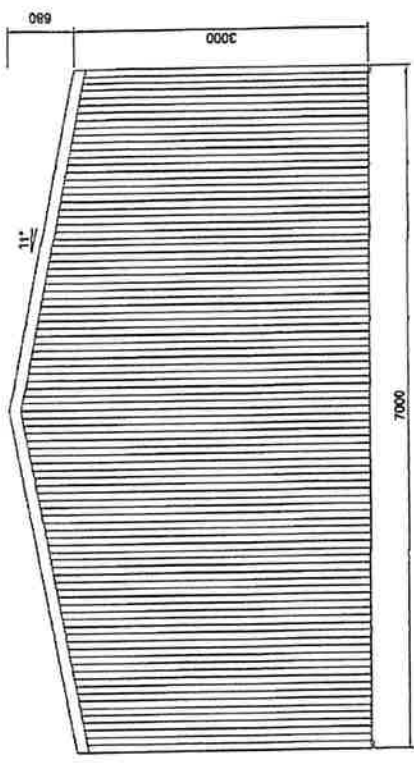
2 LEFT ELEVATION
2 SCALE: 1:50



2 FRONT ELEVATION

SCALE: 1:50

FRAME #1



1 REAR ELEVATION

SCALE: 1:50

FRAME #4

best sheds
 Shed & Structure Direct to You
 151 Smeaton Grange Road,
 Smeaton Grange, NSW, 2567
 Phone: 02 4648 7777
 Fax: 02 4648 7700
 Email: sales@bestsheds.com.au

EMERALD
 CIVIL & STRUCTURAL ENGINEERS
 COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
 CAMILO PINEDA MORENO
 ENGINEER (STRUCTURAL) (NSW)

Customer Name: Brandon Mazzamick
 Site Address: 5 Vitor St
 Goodwinfield,
 QLD, 4380

DATE: 04-04-2024
 JOB NO: 1624858864
 SHEET: 3 of 8