

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-14
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 05 July 2024

Jarrad Thwaite
129 Hensler Road
GOONDIWINDI QLD 4390

Dear Jarrad,

I wish to advise that an Exemption Certificate is granted for a development comprising a 33m x 5.5m open carport built within the allowable primary road setback, on Lot 8 on SP131000, 15 - 17 Troy Drive, 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

"Industry activities" (open carport built within allowable secondary road setback)

Table 5.5.5 (PO4 of the Low Impact Industry 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 3m from primary road frontage. It is considered that the location of the proposed structure will be appropriate with regard to building character and appearance and will not affect the privacy of the adjoining premises as per PO4 of the Low Impact Industry zone code.

3. When Exemption Certificate Ceases to have Effect

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

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 05 July 2026.

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 (15 - 17 Troy Drive, Goondiwindi)



**Attachment 1 – Site Plan (1 Troy Drive, Goondiwindi – Lot
1 on SP134499)**



50.00 METRES (180°11'40")

REAL PROPERTY DESCRIPTION:
 LGA - GOONDIWINDI REGIONAL COUNCIL
 LOT 8 ON SP131000
 PARISH - GOONDIWINDI
 COUNTY - MARSH
 SITE AREA - 4000 M²

80.0 METRES (90°10'15")

80.0 METRES (270°10'15")

EXISTING PREMISES

PROPOSED CARPORT

50.0 METRES (0°11'40")

33875

1200

TROY STREET


Driveway

19725 7000E

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice

Council Reference: **EC 24-14**

Dated: **05-07-2024**

Signed: 

Print Name: **RONNIE MCMAHON**

(Under Delegation) **ASSESSMENT MANAGER**

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