

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-21
Contact name: Mr Kevin Gore
Contact number: (07) 4671 7400
Date: 29 October 2024

Attention: Isaac Chaffey
R & F Steel Buildings
97a McEvoy Street
WARWICK QLD 4370

Dear Isaac

I wish to advise that an Exemption Certificate is granted for a development comprising of a 10m(L) x 6m(W) x 5.857m(H) non-habitable Storage Shed located within the required side and rear boundary setbacks on Lot 1 on RP102789, 20 Flemming Street, 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" (Domestic Storage Shed built within the required side and rear boundary setbacks)

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 in Texas 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** 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 29th October 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 & Corporate Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Lot 1 on RP102789, 20 Flemming Street, Texas), 'R & F Steel Buildings' Floor Plan and Shed Elevation Plans - Project No. P15928Q4



Attachment 1 – Site Plan (Lot 1 on RP102789, 20 Flemming Street, Texas QLD), 'R & F Steel Buildings' Floor Plan and Shed Elevation Plans



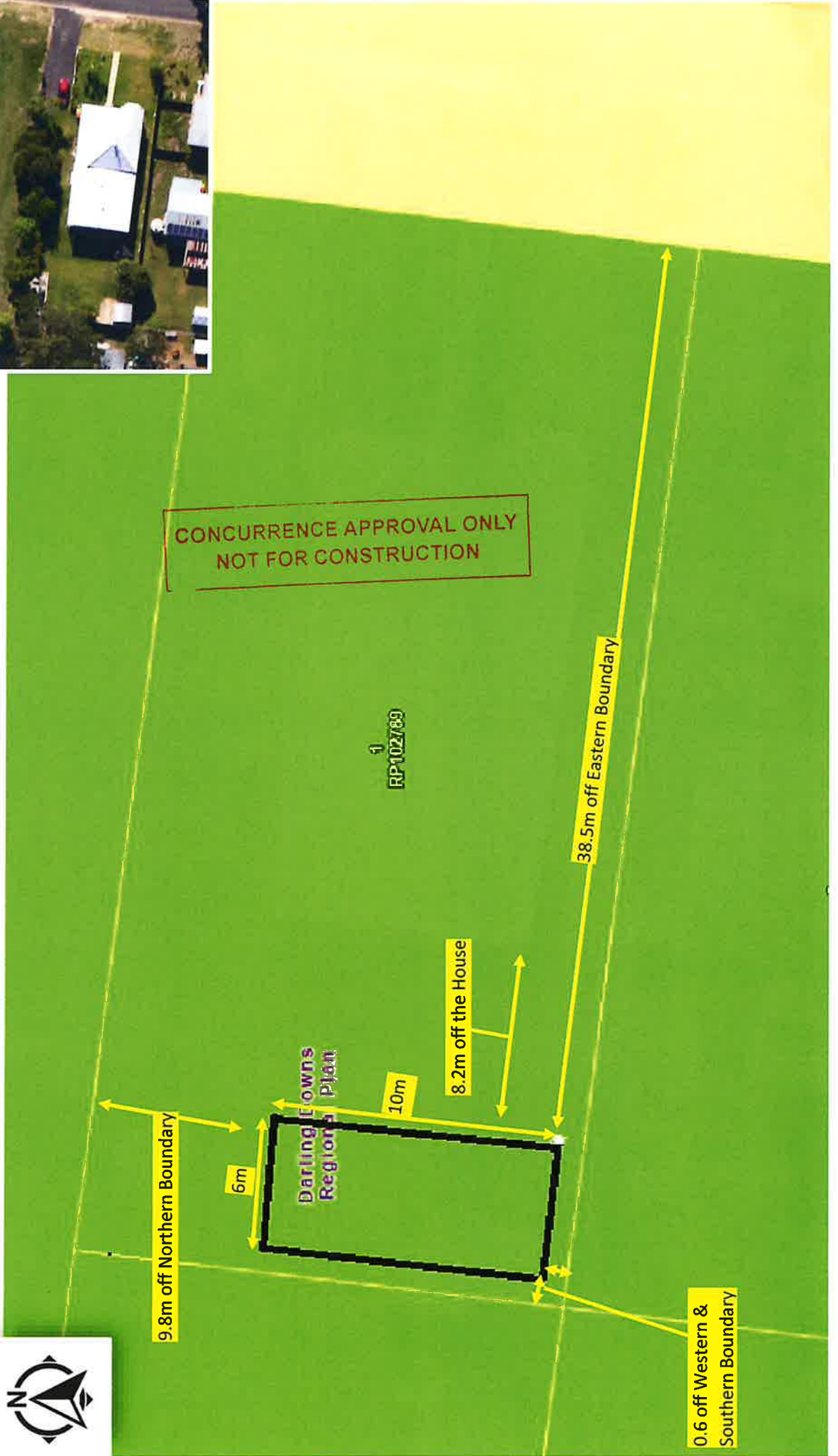


The shed other sheds wish they could be

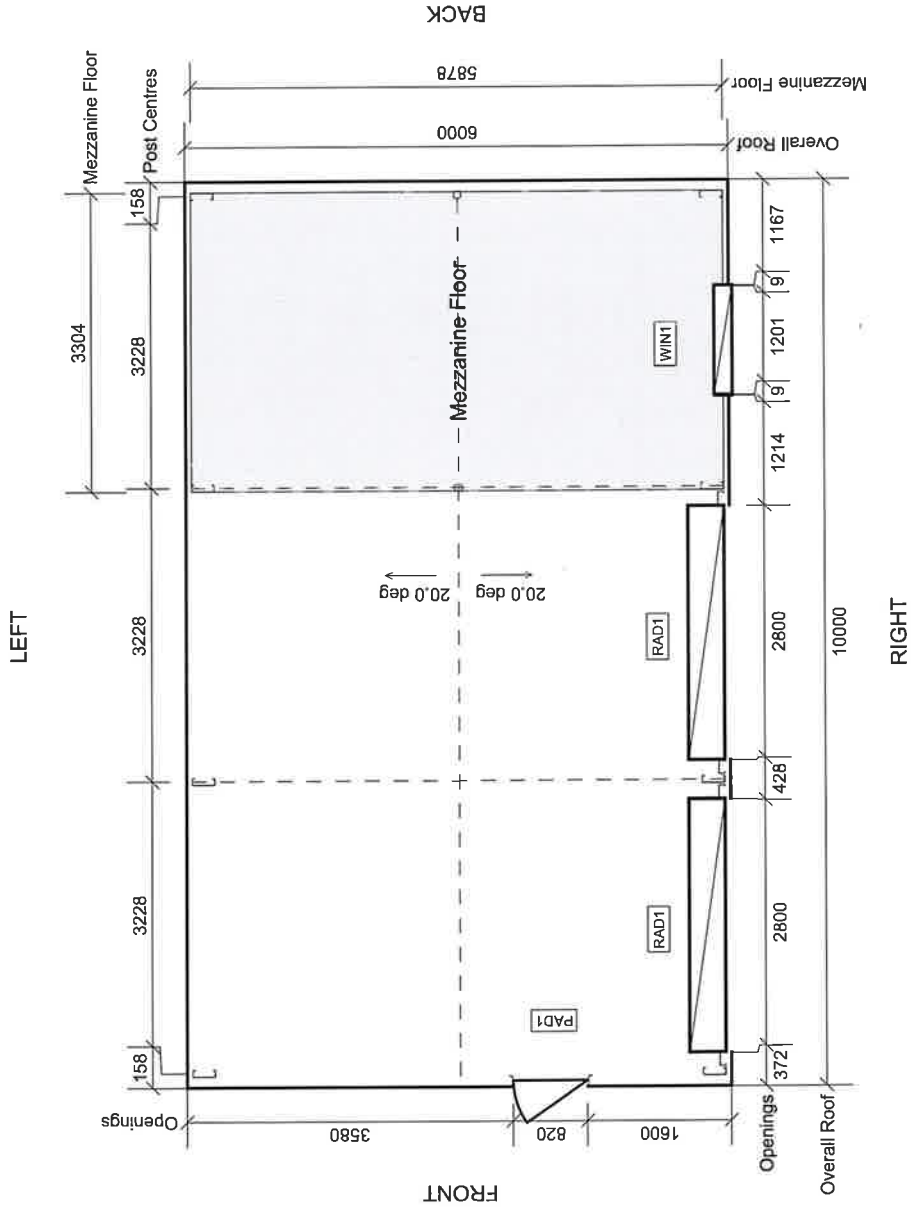
SITE PLAN

20 Flemming Street
Texas, QLD, 4385
Lot 1/RP102789/Area 918m²/Low Density Residential
(6m x 10m Gable Shed)

All Measurements are Approximate.




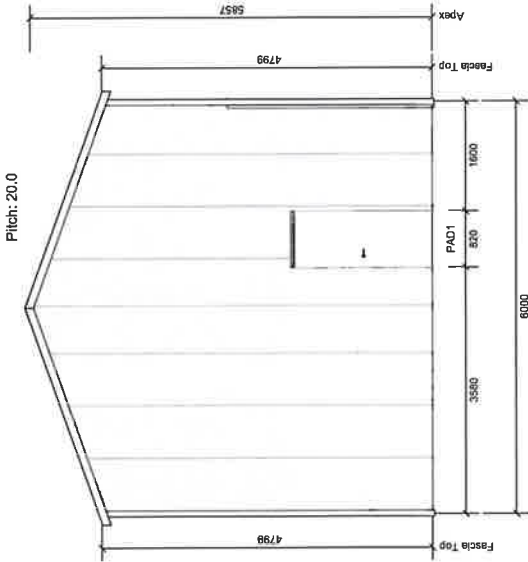
Opening Legend	
PAD1	2040h x 820w
RAD1	3000h x 2800w
WIN1	900h x 1210w



CONCURRENCE APPROVAL ONLY
NOT FOR CONSTRUCTION!

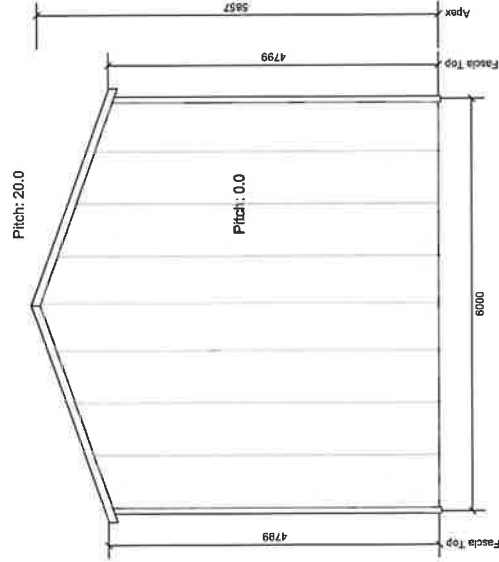
Floor Plan

 <p>R&F STEEL BUILDINGS Warwick ABN: 21 148 705 983</p>	<p>R&F Steel Buildings Warwick QBCC Lic. 1197760 / NSW 237076C 97a McEvoy St Warwick QLD 4370 T (07) 46 619 835 E warwick@rfsteelbuildings.com.au</p>	<p>PROJECT NO: P15928Q4 CUSTOMER: Cory Mandavy PROJECT NAME: Cory Mandavy</p>	<p>SITE OWNER: Cory Mandavy SITE: 20 Flemming St Texas, QLD 4385 LOT: Lot 1 RP/SP: RP102789</p>	<p>DATE: 16/10/2024 ULT WIND SPEED: 46.68 m/s SERV/ICEABILITY: 38.38 m/s</p>
		JOB NAME: Cory Mandavy		DRAWING No: -Mandavy:Floor Plan



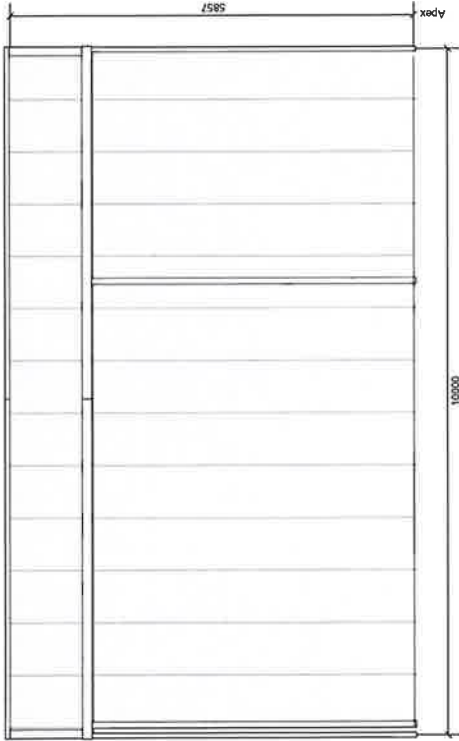
FRONT ELEVATION

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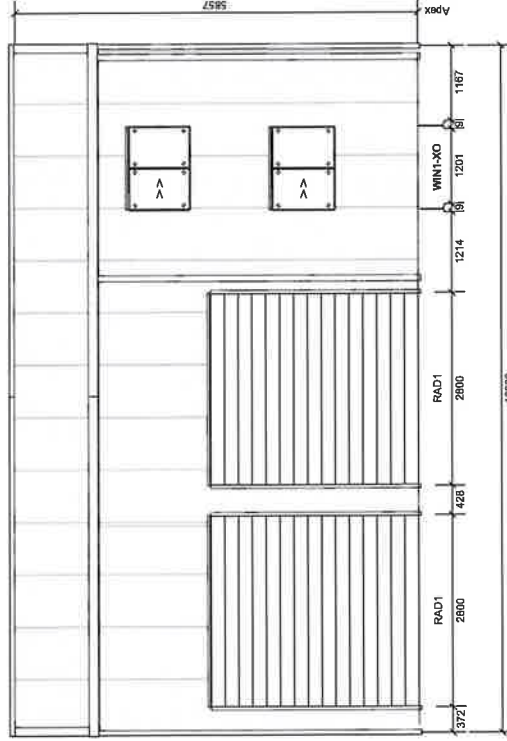


BACK ELEVATION

<p>R&F Steel Buildings Warwick QBCC Lic: 1197750 / NSW 237076C 97a McEvoy St Warwick QLD 4370 T (07) 46 619 635 E warwick@rfsteelbuildings.com.au</p>	<p>PROJECT NO: P15928Q4 CUSTOMER: Cory Mandavy PROJECT NAME: Cory Mandavy</p>	<p>SITE OWNER: Cory Mandavy SITE: 20 Flemming St Texas, QLD 4365</p>	<p>DATE: 16/10/2024 ULT WIND SPEED: 46.68 m/s SERVICEABILITY: 38.38 m/s</p>
<p>JOB NAME: Cory Mandavy</p>		<p>LOT: Lot 1 RP/SP: RP102789</p>	<p>DRAWING No: -Mandavy:Elevation</p>



LEFT ELEVATION



RIGHT ELEVATION

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R&F STEEL BUILDINGS
R&F Steel Buildings Warwick
ABN: 21 146 705 893

PROJECT NO: P15928Q4 CUSTOMER: Cory Mandavy

PROJECT NAME: Cory Mandavy

JOB NAME: Cory Mandavy

SITE OWNER: Cory Mandavy
SITE: 20 Flemming St
Texas, QLD 4365

LOT: Lot 1 RP/SP: RP102789

DRAWING No: -Mandavy:Elevation

DATE: 16/10/2024

ULT WIND SPEED: 46.68 m/s
SERVICEABILITY: 38.38 m/s