

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC24-29
Contact name: Mr Kevin Gore
Contact number: (07) 4671 7400
Date: 24 December 2024

Stuart Thorn
5 Brisbane Street
GOONDIWINDI QLD 4390

Dear Stuart

I wish to advise that an Exemption Certificate is granted for a development comprising of a non-habitable Storage Shed with attached Carport located within the required side and rear boundary setbacks on Lot 2 on RP53321, 5 Brisbane 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"(Domestic Storage Shed with attached Carport 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 Goondiwindi 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 24th December 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



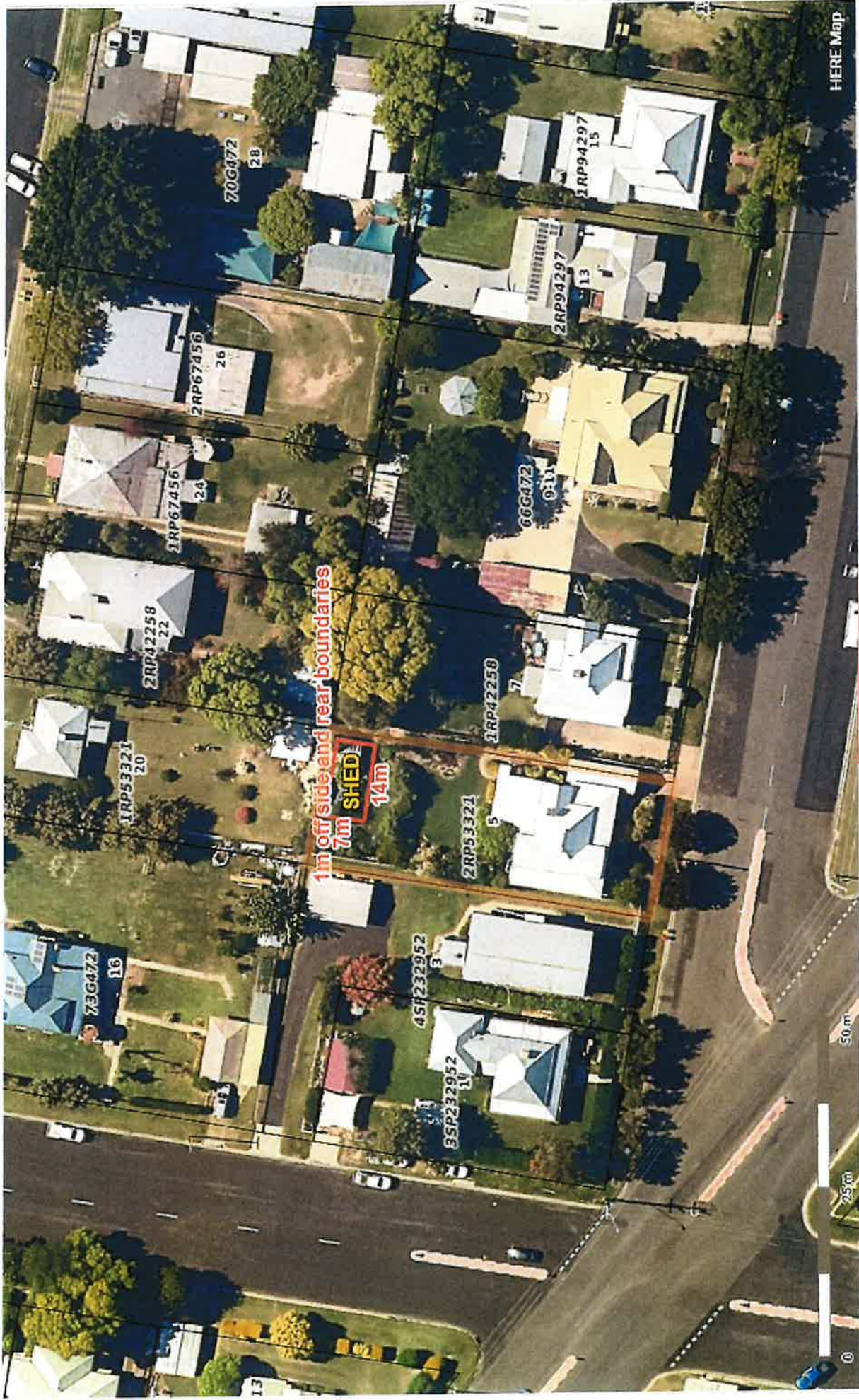
Jason Quinnell
Director
Goondiwindi Regional Council

enc Attachment 1—Aerial Image Site Plan – (Lot 2 on RP53321, 5 Brisbane Street, Goondiwindi),
 'Best Sheds' Floor and Elevation Plans – Job No. 1527088398



**Attachment 1 – Aerial Image Site Plan (Lot 2 on
RP53321, 5 Brisbane Street,
Goondiwindi QLD), 'Best Sheds'
Floor and Elevation Plans – Job No.
1527088398**





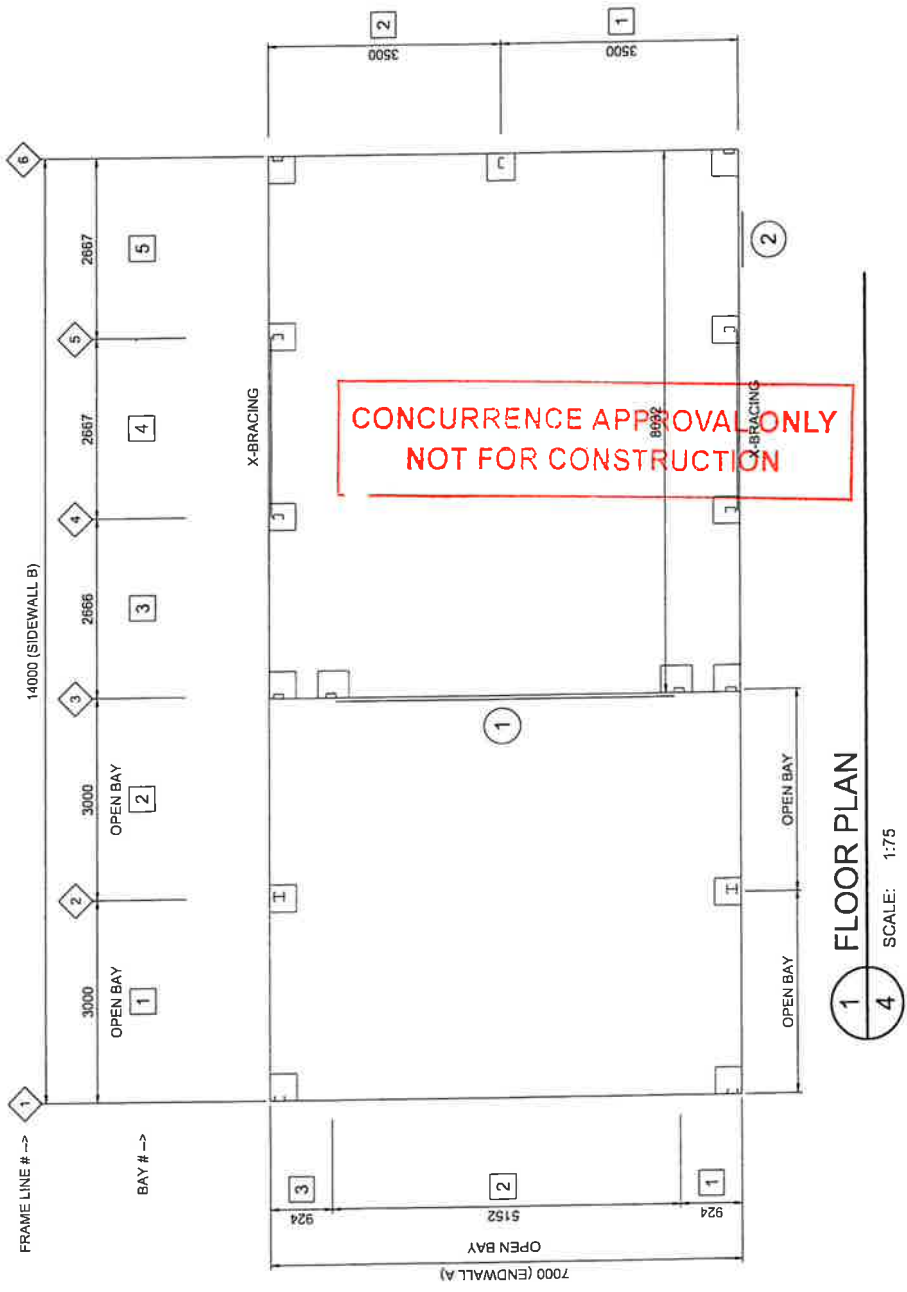
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5 BRISBANE STREET - Proposed Shed



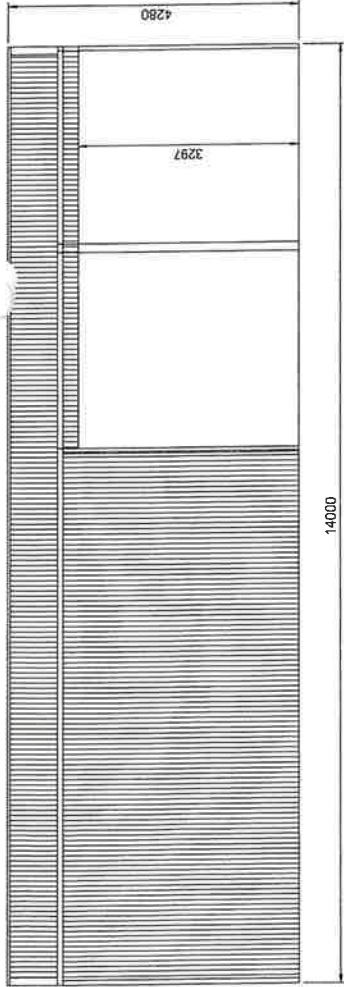
best sheds
Values & Quality Direct & True
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
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EMERALD
STEEL CONSTRUCTION
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILLO PINEDA MORENO
BRID WINDMILL PT
BPCC 1558 TYP PCD3076 (VIC)

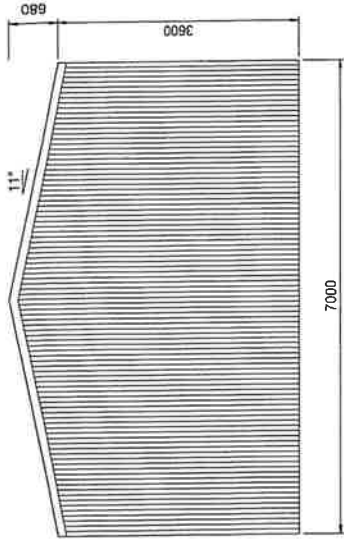
Signature: 
Date: 31.10.2024

Customer Name: DJ Gilbert & Sons Pty Ltd
Site Address: 5 Brisbane street
Goodwindl,
QLD, 4380

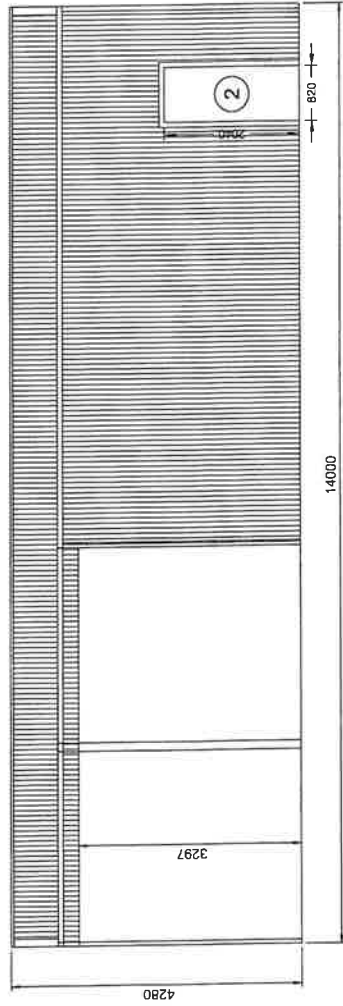
DATE 31-10-2024
JOB NO. 1527088396
SHEET 4 of 8



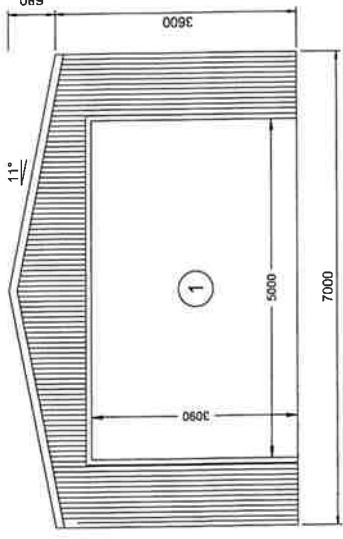
2 LEFT ELEVATION
2 SCALE: 1:75



3 REAR ELEVATION
2 SCALE: 1:75
FRAME #6



1 RIGHT ELEVATION
2 SCALE: 1:75



4 FRONT ELEVATION
2 SCALE: 1:75
FRAME #3

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best sheds
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
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