

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC25-01
Contact name: Mr Kevin Gore:
Contact number: (07) 4671 7400
Date: 13 February 2025

Holly Carter
21 Thoras Parade
GOONDIWINDI QLD 4390

Dear Holly

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 123 on SP123497 at 21 Thoras Parade, 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.

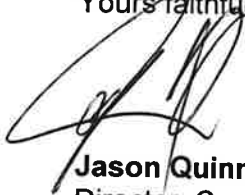
4. State Periods that Must be Complied with

To the extent the development does not comply with any of the following, this Exemption Certificate has no effect:

- The use must commence by 13 February 2027.

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 123 on SP123497, 21 Thoras Parade, Goondiwindi), 'Best Sheds' Floor and Elevation Plans – Job No. 1526566622



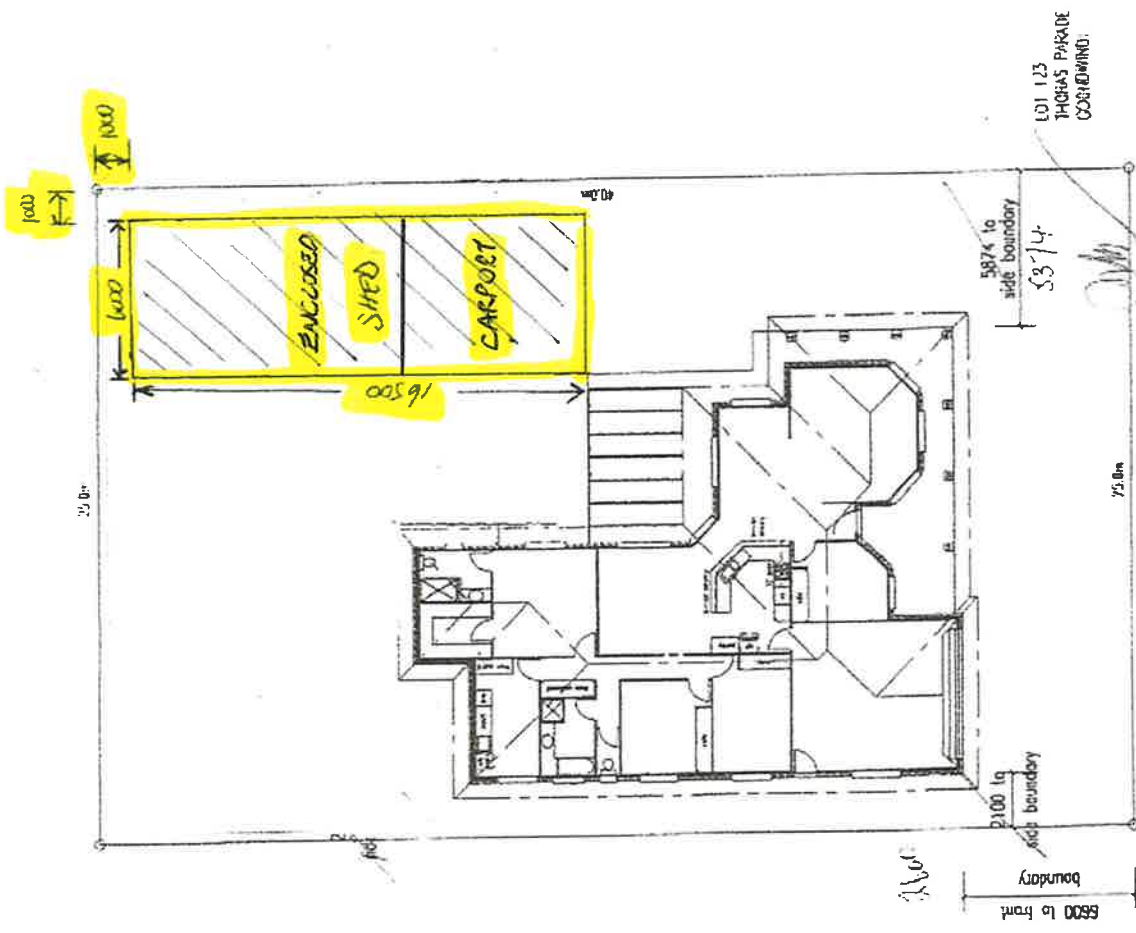
Attachment 1 – Site Plan (Lot 123 on SP123497, 21 Thoras Parade, Goondiwindi QLD), 'Best Sheds' Floor and Elevation Plans – Job No. 1526566622



GENERAL NOTES - W41N

1. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING ACT AMENDMENT ACT 1991 AND THE STANDARD BUILDING BY-LAWS AMENDMENT ORDER 1991, A 5 STAR LENDING CODE, TRACAC TIMBER FRAMING MANUALS, HEALTH DEPT REGULATIONS, LOCAL AUTHORITY ORDINANCES AND ANY AUSTRALIAN CODE RELEVANT TO THE CONSTRUCTION OF THIS BUILDING.
2. THE BUILDER IS TO VERIFY ALL LEVELS AND DIMENSIONS ON THE SITE PRIOR TO COMMENCING ANY WORK.
3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH STANDARD BUILDING BY-LAWS AMENDMENT ORDER 1991 FOR W41N TERRAIN. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH TRACAC W41N/AV1N FRAMING MANUALS AND THE RELEVANT BUILDING CODES. NO AMENDMENTS SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.
4. DO NOT SCALE OFF DRAWINGS.
5. NUTPOLES TO BRIDGE BELOW WINDOWS AND FLOORS TO BE AT NOT MORE THAN 900mm CENTRES. APPROVED DAMPROOF COURSES ARE TO BE FITTED TO ENSURE ALL MOISTURE FROM CAVITY IS DRAINED TO KEYPHILES.
6. FOOTING BEAM LAYOUT AND SLAB AS PER ENGINEER'S DETAILS AND NOTES.
7. TRUSSED ROOF TO BE BUILT IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. ROOFWATER TO BE DISCHARGED TO STREET CHANNEL AS DIRECTED.
9. POSITIONS OF DOWNPIPES AND STORMWATER PIPES TO BE VERIFIED BY THE BUILDER ON SITE PRIOR TO COMMENCEMENT OF ANY DRAINAGE WORK.
10. SEWERAGE PLAN TO BE IN ACCORDANCE WITH COUNCIL APPROVED OR PREPARED PLANS.
11. FINAL SURFACE LEVEL TO BE 9.000M AWAY FROM BUILDING IN SUCH A MANNER SO THAT SURFACE WATER IS DISCHARGED AND NO POORING OCCURS.
12. ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY BUILDER AT SETOUT AND PRIOR TO ANY CONSTRUCTION COMMENCING. ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL'S MINIMUM REQUIREMENTS.

CONCURRENCE APPROVAL ONLY
NOT FOR CONSTRUCTION

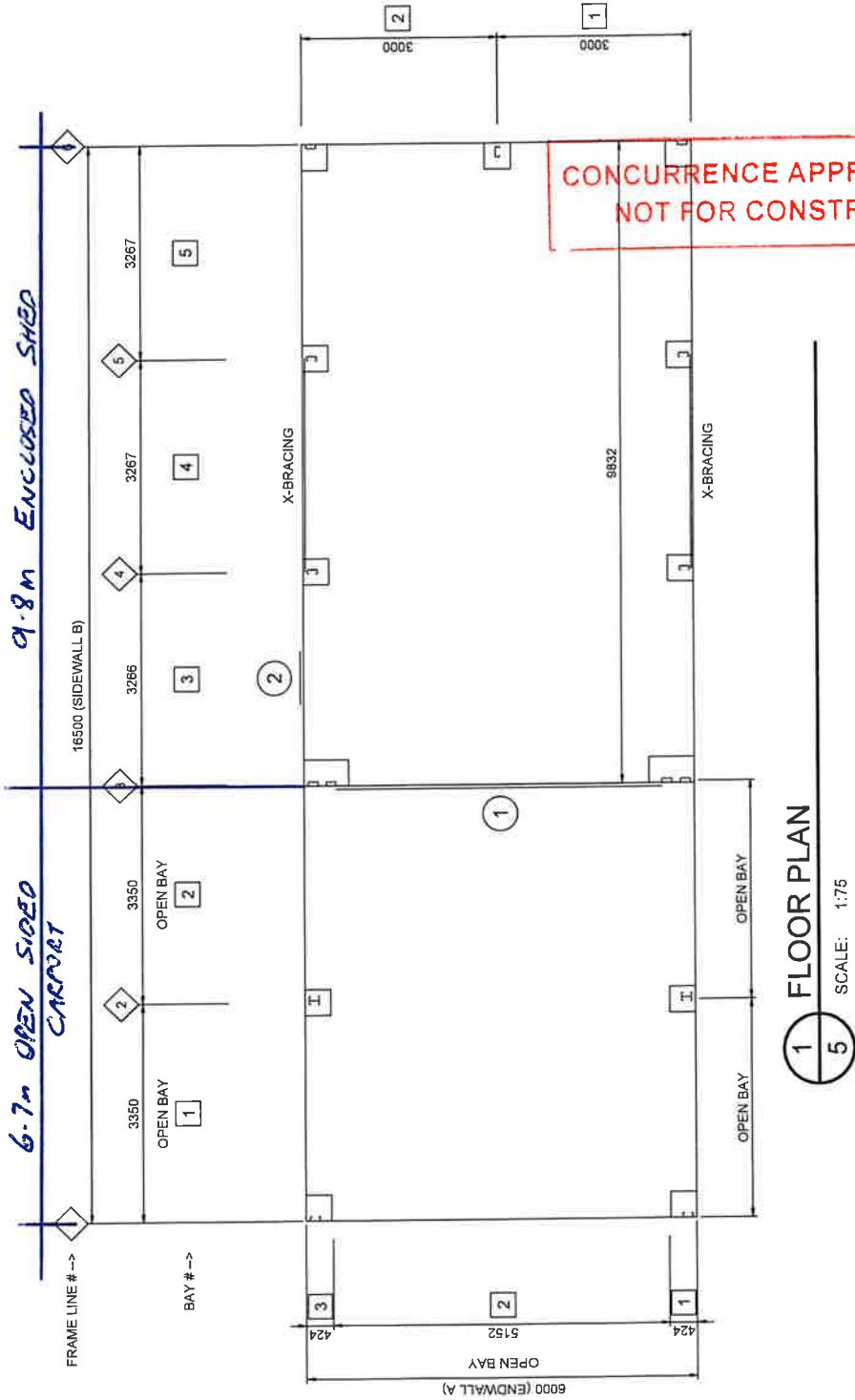


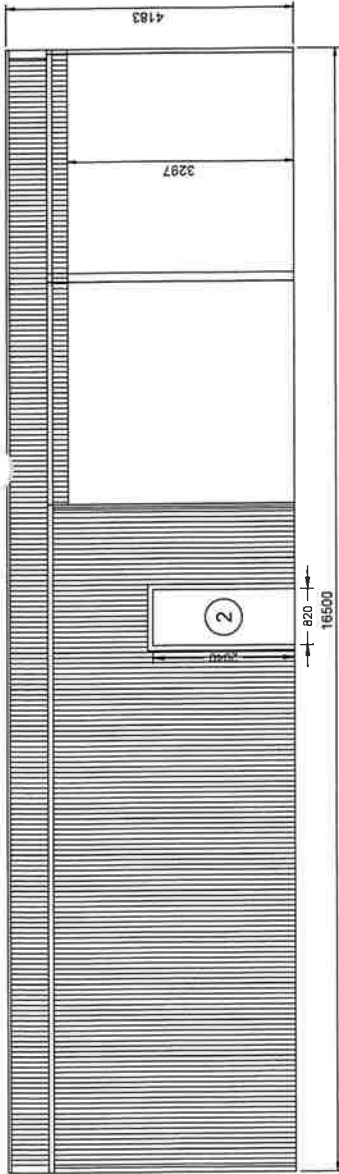
THORAS PARADE

SITE PLAN

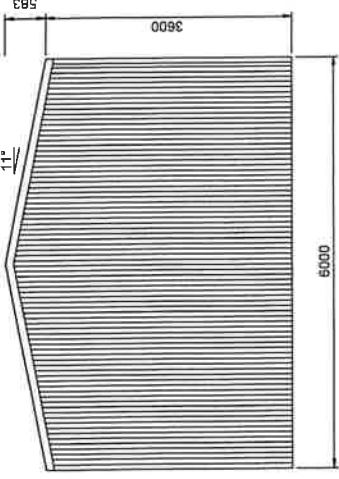
SCALE 1:200

DATE	27/03/00	SCALE	1:200 (A3)	SHEET	1 OF 9
DRAWN	JRD				
CLASSIFICATION	W41N				
PROJECT	PROPOSED NEW RESIDENCE FOR C & L BULMER AT THORAS PARADE, COORRWINDI				
DESIGNED BY	JASON OBST				
DRAWN BY	OBST CAD				
CHECKED BY	OBST CAD				
DATE	00/01/18				



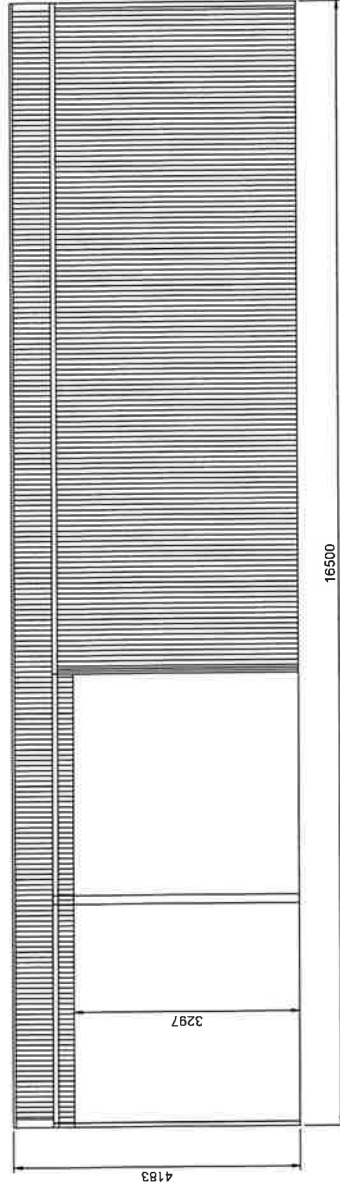


2 LEFT ELEVATION
SCALE: 1:75

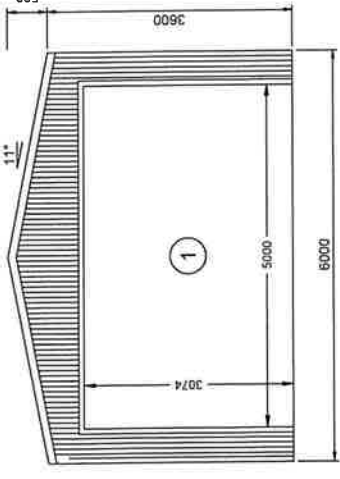


3 REAR ELEVATION
SCALE: 1:75

FRAME #6



1 RIGHT ELEVATION
SCALE: 1:75



4 FRONT ELEVATION
SCALE: 1:75

FRAME #3

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