

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC22-29
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 10 January 2023

William Potter
49A High Street
TEXAS QLD 4385

Attention: William Potter

Dear William

I wish to advise that an Exemption Certificate is granted for a development comprising a non-habitable domestic storage shed 7m x 6m, on Lot 1 on RP4940, 49A High 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 allowable boundary setbacks) Table 5.5.1 (AO3.3 of the Centre 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 built up against the neighbour's shed on the side boundary (Lot 1 on RP51143), which is built over the boundary line and on the applicants block. It will continue right into the corner of the rear boundary (Lot 2 on RP51143), with the boundary fences butting straight onto the shed. Given that the neighbours have formally approved this proposal, and taking into account the setbacks of the adjoining premises, it is considered that this 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**.

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 10 January 2025.

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 (49A High Street, Texas)



Attachment 1 – Site Plan (49A High Street Texas)



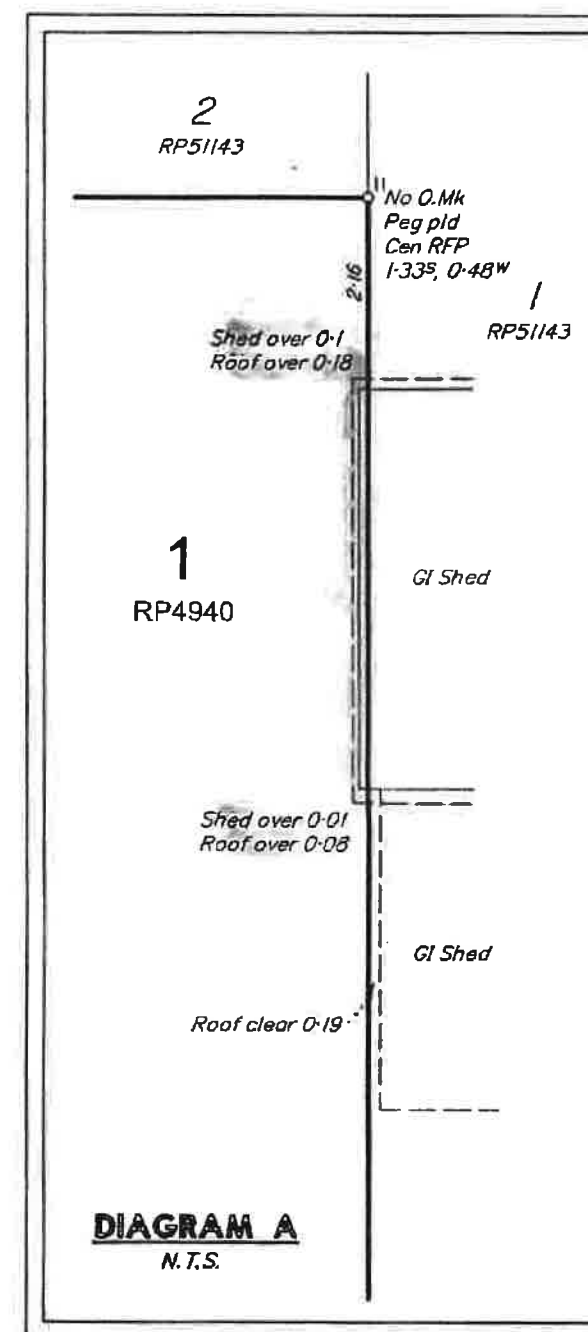
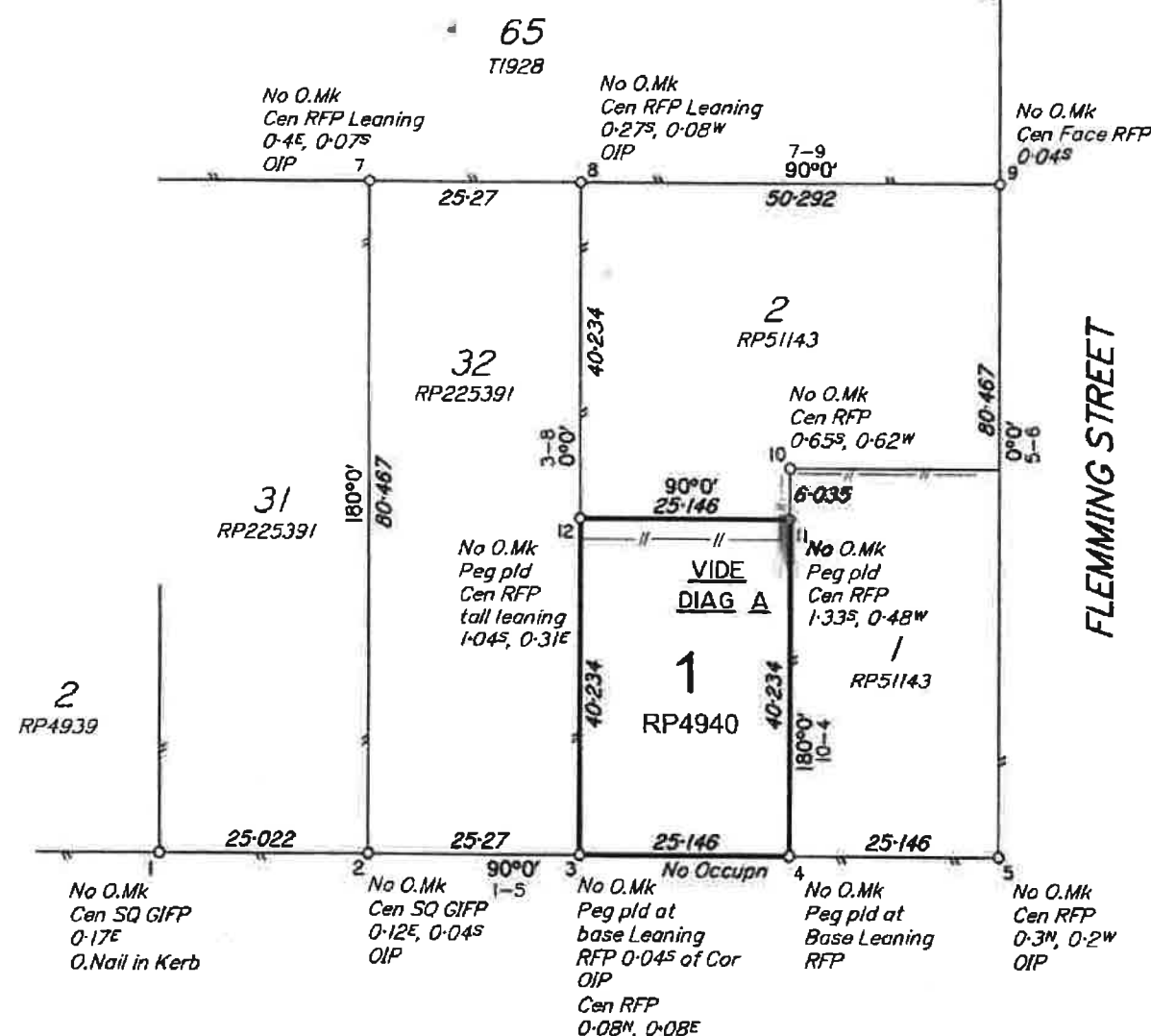
Oria



ST. JOHN ST

No O.Mk
OIP not searched
under Conc path

Boys. 4-11 & 1-12 fixed at original distance and parallel to adjacent alignments vide RP4940.



1

[illegible]

IS314755

I, Ralph Patrick KINSELLA hereby certify that the land comprised in this plan was surveyed by me personally, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 11/10/2022.

Ralph P. Kistler
Cadastral Surveyor

Date, 13/10/2022

Meridian: RP225391
Local Authority: GOONDIWINDI
Regional Council
Locality: TEXAS

HIGH STREET

IDENTIFICATION SURVEY

of Lot 1 RP4940

SMK QLD PTY. LTD.

CADASTRAL SURVEYORS
P.O. BOX 422, GOONDIWINDI, Q4390
PHONE (07) 4671 2445

SCALE 1:800

DATE	12/10/2022
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REF NO.	22130
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STN	TO	ORIGIN	BEARING	DIST
1	O.Nail in Kerb	12/RP225391	177°55'	6.091
2	OIP	13/RP225391	268°45'	0.719
3	OIP	14/RP225391	212°27'	2.977
3	Screw in Kerb		127°44'	10.255
5	OIP	15/RP225391	185°19'	2.747
5	Screw in Kerb		129°50'30"	19.37
6	OIP not searched under conc path	1/RP225391	0°0'	0.905
7	OIP	24/RP225391	196°03'	0.46
8	OIP	23/RP225391	195°13'	1.227



NOTIFICATION ISSUED TO THE OWNER(S) OF LOTS 1 & 2 ON RP51143 & LOT 1 ON RP4940 ON THE 13/10/2022.

Survey Report

This survey was an identification survey of Lot 1 on RP4940,

Plans searched were RP4940, RP51143 & RP225391.

Datum and fixation of High Street taken from original marks at Stns. 1, 2, 3 & 5 vide RP225391.

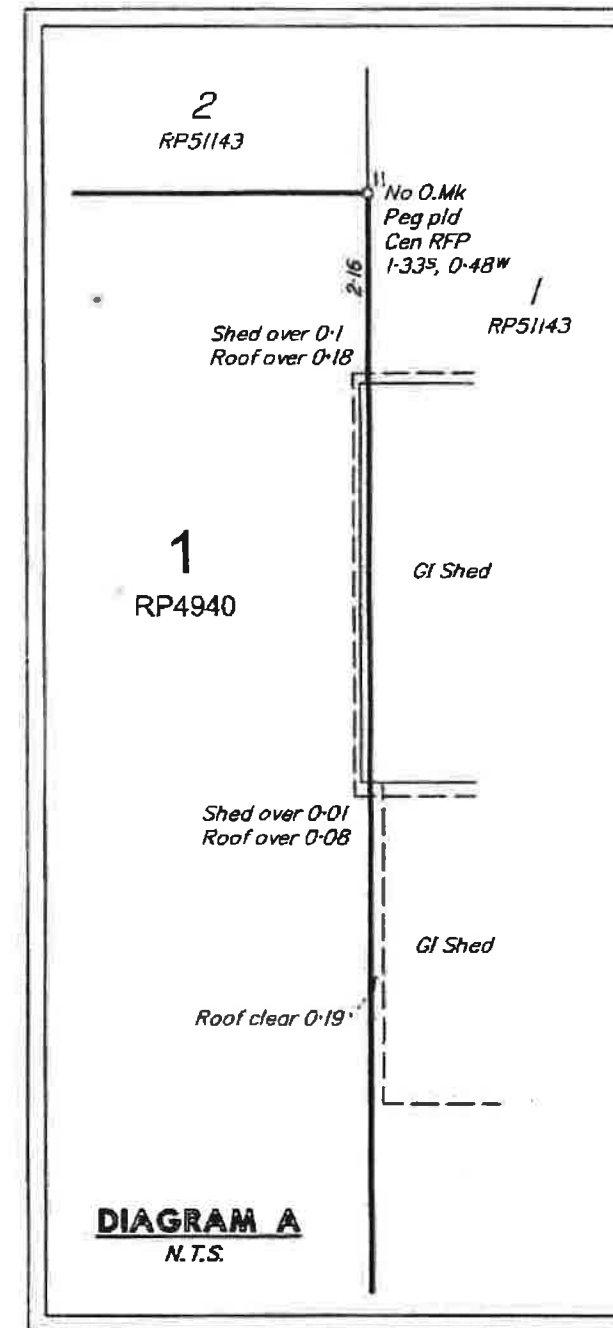
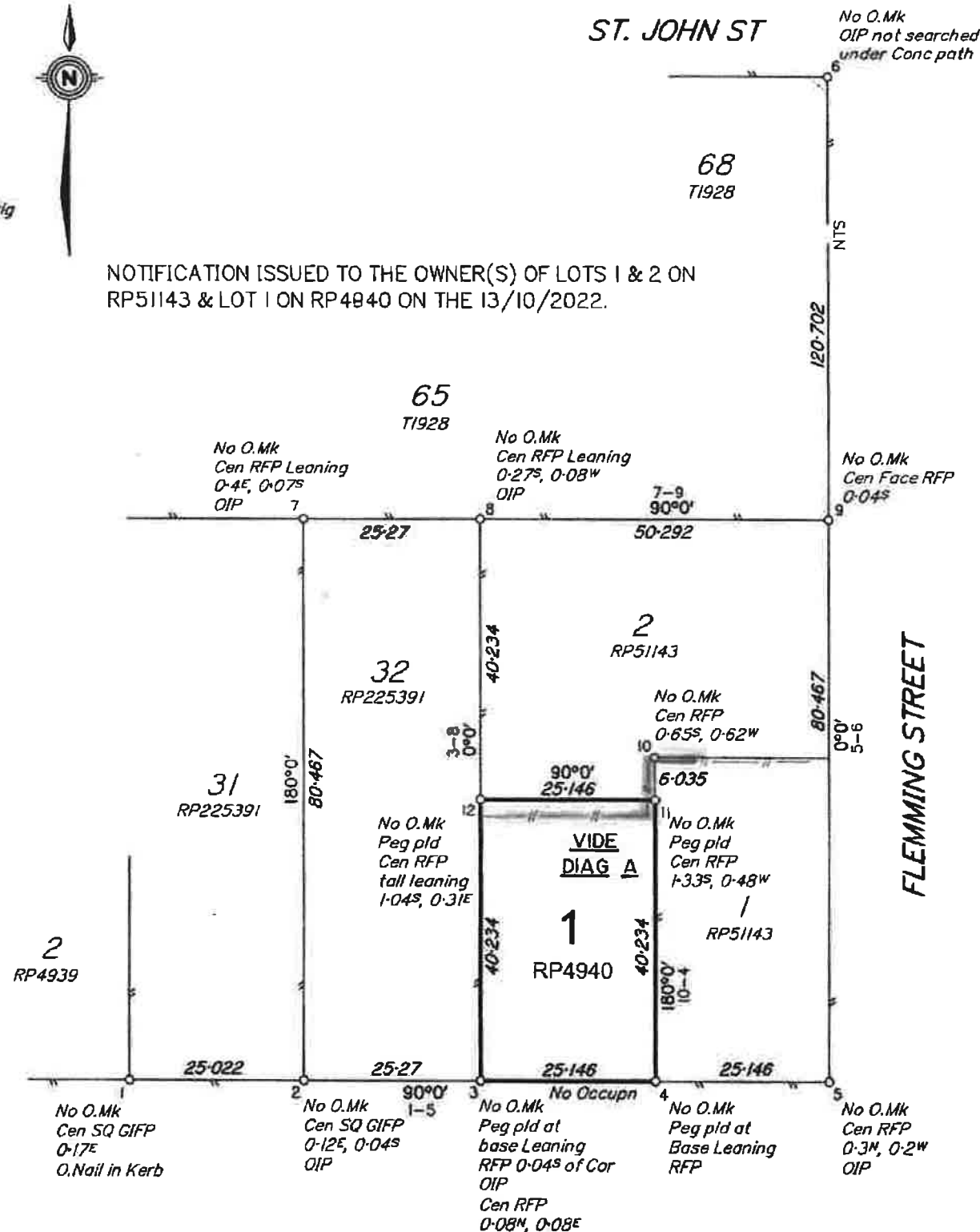
Connections to original marks agree with RP225391.

N-S boundaries of Lot 32 RP225391 fixed from original marks vide RP225391.

Stn. 4 fixed at original distance vide RP4490 on alignment 1-5.

Stn. 12 fixed at original distance vide RP4940 on alignment 3-8.

Bdys. 4-11 & 1-12 fixed at original distance and parallel to adjacent alignments vide RP4940.



HIGH STREET

Meridian: RP225391
Local Authority: GOONDIWINDI REGIONAL COUNCIL
Locality: TEXAS

IDENTIFICATION SURVEY of Lot 1 RP4940

SMK QLD PTY. LTD.
CADASTRAL SURVEYORS
P.O. BOX 422, GOONDIWINDI, Q4390
PHONE (07) 4671 2445

SCALE 1:800 DATE 12/10/2022 REF NO. 22130

I, Ralph Patrick KINSELLA hereby certify that the land comprised in this plan was surveyed by me personally, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 11/10/2022.

Ralph P. Kinsella
Cadastral Surveyor

Date: 13/10/2022

DRAWN - JEFF JONES

22130 POTTER

IS314755

