

## Exemption Certificate

### Section 46 of the Planning Act 2016

File reference: EC 22-24  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 10 November 2022

Rob Wilkinson Building  
6 Granite Street  
STANTHORPE QLD 4380

Attention: Rob Wilkinson

Dear Rob

I wish to advise that an Exemption Certificate is granted for a development comprising construction of a 4m x 4m Class 10a colourbond shed within the allowable boundary setbacks, on Lot 5 on MH835, 31 Brisbane Street, Goondiwindi.

#### 1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> , Part 5 Tables of Assessment	Part 5 Reference
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"Accommodation activities" – "Dwelling house" (construction of a domestic shed built within the allowable boundary setbacks - Community Facilities Zone adjoining General Residential Zone)	Table 5.5.2 (AO2.2 of the Community Facilities Zone Code)
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#### 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.
- It is considered that the proposal will maintain a coherent streetscape character in both the Community Facilities zone and the General Residential zone and will not detract from the amenity of adjoining premises.
- The proposed shed will replace the two (2) existing sheds, which are built 0.8m from the side boundary. It is proposed that the new structure will be built 1.5m from the side boundary, with a smaller floor area.

**3. When Exemption Certificate Ceases to have Effect**

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

**4. State Periods that Must be Complied with**

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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 November 2024.

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 (31 Brisbane Street, Goondiwindi)

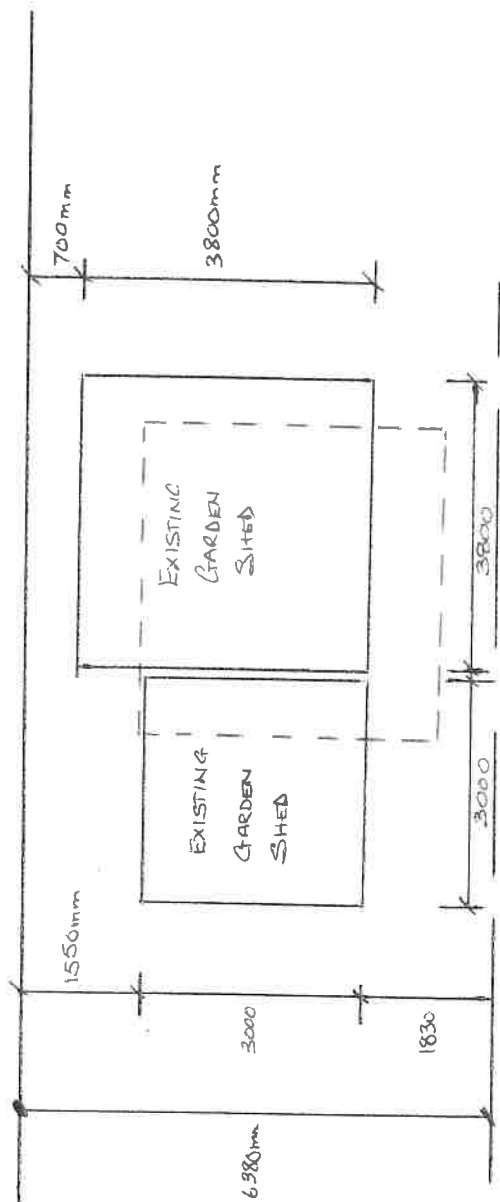


**Attachment 1 – Site Plan (31 Brisbane Street,  
Goondiwindi)**



U 22/1/14  
787915

Proposed  
New Shed



COVERED WALKWAY 2.5m WIDE.

BRISBANE STREET

MCLEAN STREET OLD CUNNINGHAM HILL

PRE-SCHOOL 31 BRISBANE ST.





**NOTES:-**

LOCATE EXISTING WATER SUPPLY  
AND MAKE NEW CONNECTION, EXTEND NEW LINE TO NEW FIXTURES  
RESTORE EXISTING PATHS, GARDENS AND SURFACES ON COMPLETION OF PROJECT  
CONNECT WATER SUPPLY & PLUMBING TO NEW SERVICES

**NOTE:-**

SITE INFORMATION FROM  
EXISTING DOCUMENTATION  
VERIFY ON SITE FOR ALL  
SERVICES AND POSITION  
OF NEW WORK

DRAWINGS INDEXING SYSTEM FOR PROJECT SERVICES, PLANS  
AND RECORDS USE ONLY

☒ DRAINAGE PLANS  
☐ FIRE SERVICES  
☐ GASES / MEDICAL  
☐ OTHER  
☐ PLUMBING PLAN  
☒ SEWERAGE  
☒ SITE PLAN  
☐ STANDARDS  
☒ WATER RETICULATION

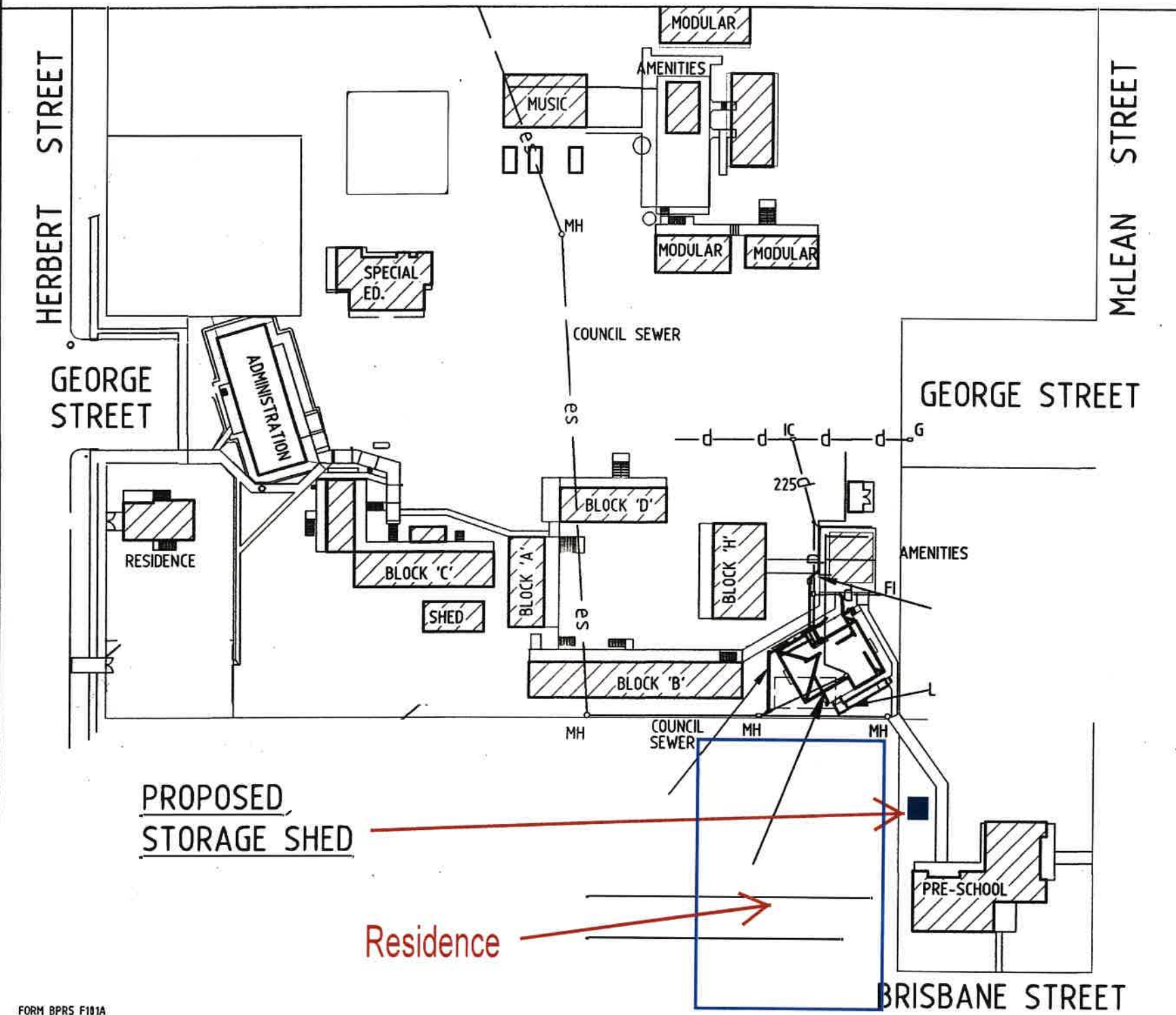


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**R.P.D.** GOONDIWINDI STATE SCHOOL  
 34 GEORGE STREET  
 GOONDIWINDI 4390  
 G.L.R. 10109  
 LOT 1 on CP883123 &  
 LOTS 5 and 10 on MH835  
 AREA: 3.3720Ha. & 2 x 2023m2  
 L/A: GOONDIWINDI TOWN COUNCIL

**TOTAL No. of FIXTURES:-(2) two**



THIS DRAWING SHALL BE READ INCONJUNCTION WITH DRAWING No. 20046/45164/CD/H02

FORM BPRS F101A

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED



**Queensland  
Government**

CONSULTANT

**Project Services**  
Department of Public Works

DRAWN P WILLIAMS

DATE

P WILLIAMS

DISCIPLINE TEAM LEADER

P.VAN DER KAMP

AUTHORISED FOR ISSUE

19-4-06

19-4-06

**EDUCATION QUEENSLAND**  
**PREP YEAR SCHOOL PROGRAM**  
**GOONDIWINDI STATE SCHOOL**  
**HYDRAULIC SERVICES PART SITE PLAN**

SCALE 1:1000		AT A3 SIZE	
MASTER SITE NUMBER 20046		CLIENT REFERENCE NUMBER	
DRAWING NUMBER 45164/CD/H01		ISSUE	SHEET NO