

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: Exemption Certificates/EC22/09
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 2 May 2022

Courtney Tribe
125 Callandoon Street
GOONDIWINDI QLD 4390

Dear Courtney

I wish to advise that an Exemption Certificate is granted for a development comprising open carport and domestic shed built within the allowable boundary setback, on Lot 57 on SP301365, 14 Billabong Drive, 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" (New open carport and domestic shed built within the allowable boundary setback) Table 5.5.9 (AO3.2 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 proposed structure is a non-habitable building, given that the site will be developed with a residential dwelling; it is considered that the development would not increase the risk to personal safety.
- It is considered that the proposal will maintain a coherent streetscape character in the area of the general residential zone and will not detract from the amenity of the adjoining premises.

Note: The Class 10 building must not be built before a dwelling house exists on the land.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 2 May 2024.

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 2 May 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 (14 Billabong Drive, Goondiwindi QLD)



**Attachment 1 – Site Plan (14 Billabong Drive,
Goondiwindi QLD)**



PROPERTY DESCRIPTION:
LOCAL GOVERNMENT -
GOONDIWINDI REGIONAL COUNCIL
LOT 57 ON SP 301365
PARISH OF GOONDIWINDI
COUNTY OF MARSH
AREA: 1276m²

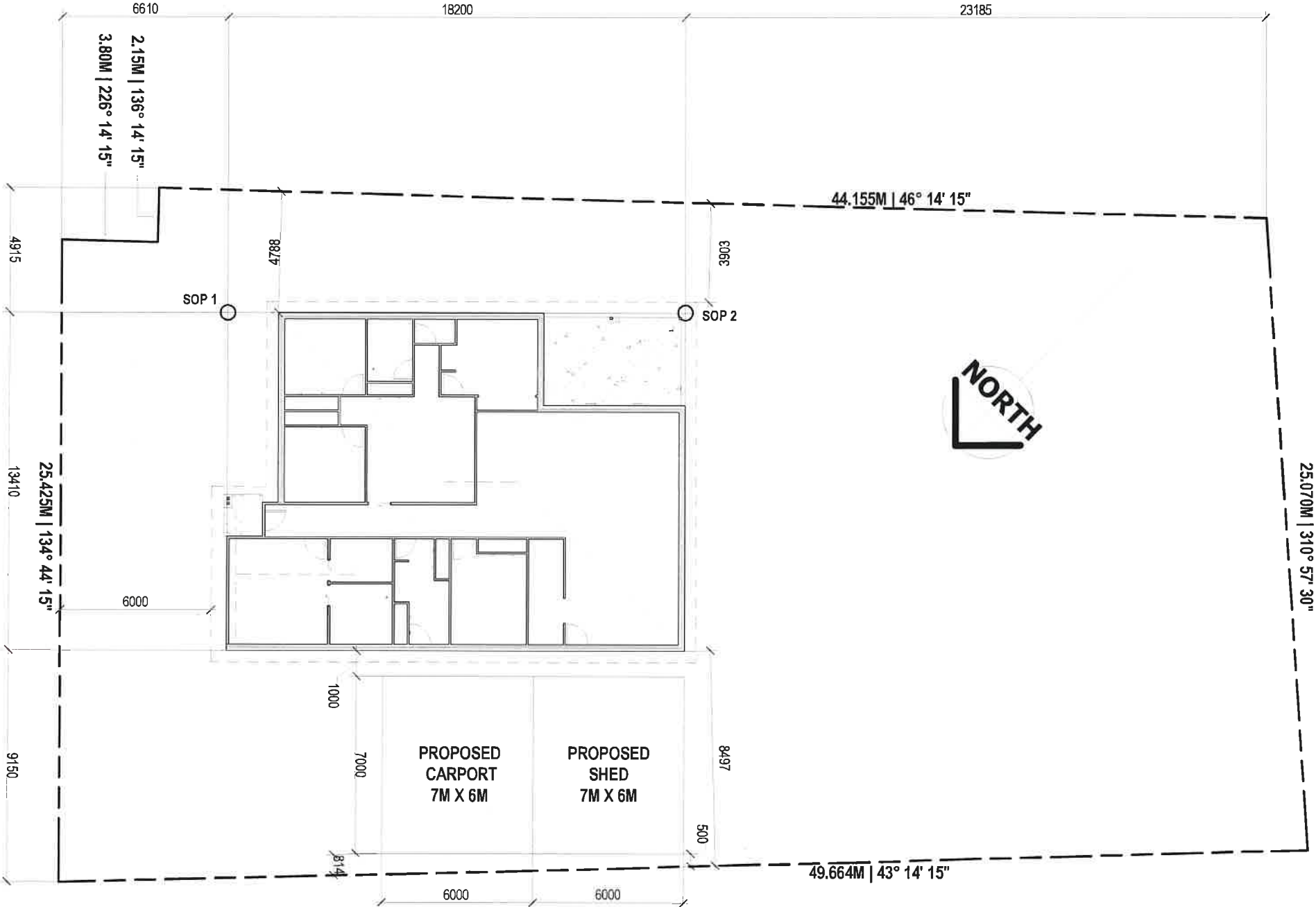
ISSUED FOR CONSTRUCTION

GENERAL NOTES:
ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE N.C.C - CLASS 1-10 BUILDINGS
ALL WORK MUST COMPLY WITH A.S 1684.2 - 2010.
EXTENT OF EARTHWORKS TO ENGINEER'S DESIGN & DETAILS.
CONFIRM SURVEY INFORMATION PRIOR TO CONSTRUCTION. IT IS RECOMMENDED THAT IF ANY DOUBT ARISES, A LICENSED SURVEYOR SHOULD BE COMMISSIONED TO SET OUT THE BUILDING.
CONFIRM LOCATION OF ALL SITE INGROUND AND OVERHEAD SERVICES PRIOR TO CONSTRUCTION.
ALL DIMENSIONS MUST BE CONFIRMED ON SITE BY BUILDER PRIOR TO CONSTRUCTION.
DAMP PROOFING TO COMPLY WITH N.C.C REQUIREMENTS.
WET AREAS TO BE LINED WITH APPROVED F.C SHEETING AND WATERPROOFED IN ACCORDANCE WITH N.C.C REQUIREMENTS.
FLOORS TO WET AREAS TO FALL TO WASTES.
W.C DOORS TO HAVE LIFT OFF HINGES.

STORMWATER NOTES:
ALL PLUMBING WORK MUST COMPLY WITH AS/NZ 3500.5
ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL.
REFER TO SHEET 07 FOR ROOF DRAINAGE LAYOUT AND CALCULATIONS.

SEWER MAIN NOTES:
SEWER MAIN POSITION IS BASED ON HISTORICAL / MAPPING INFORMATION PROVIDED BY OTHERS AND IS INDICATIVE ONLY.
BUILDER TO HAVE SEWER MAIN ACCURATELY LOCATED & MARKED ON THE GROUND SURFACE & THE SEWER POSITION VERIFIED IN RELATION TO THE BUILDING PRIOR TO COMMENCING WORK.

BILLABONG DRIVE



© Copyright in whole or part Kristy Collins Drafting & Design
Designer shall not be responsible for the structural design of the building. All dimensions should be verified on site prior to construction.
This plan has been prepared in accordance with all relevant building codes and no amendment shall be made without approval from the relevant local authority.
All construction to be in strict accordance with relevant Australia Standards & Building Code of Australia.

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PO BOX 242
GOONDIWINDI Q 4390
ABN 54 879 605 744



No.	Description	Date
1	PROPOSED FLOOR PLAN	16/02/2022
2	PROPOSED FLOOR PLAN V2	17/02/2022
3	PRELIMINARY PLANS	23/02/2022
4	PRELIMINARY PLANS V2	24/02/2022

PROPOSED NEW DWELLING
COURTNEY & RICKY KLOWSS
LOT 57 14 BILLABONG DRIVE
GOONDIWINDI Q 4390

SITE PLAN

Project number	035
Date	23/02/2022
Designer	KC

01

Scale 1 : 200

