

## Exemption Certificate

### Section 46 of the Planning Act 2016

File reference:  
Contact name:  
Contact number:  
Date:

Exemption Certificates/EC22/12  
Mrs Ronnie McMahon: PD  
(07) 4671 7400  
24 June 2022

Auro Investments Pty Ltd  
4A Frideswide Street  
GOONDIWINDI QLD 4390

Dear Matthew

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 69 on SP294963, 31 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)
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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.
- 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**

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This Exemption Certificate has effect for **two (2) years** 24 June 2024.

**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 24 June 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 Billabong Drive, Goondiwindi QLD)



**Attachment 1 – Site Plan (31 Billabong Drive,  
Goondiwindi QLD)**



SHED TO BE BUILT  
TO MATCH EXISTING  
DWELLING

EMT BM

28.875 METRES (148°36'10")

SUED

6m

CARPENT

6m

EXISTING  
RESIDENCE

PROPOSED  
3M WIDE  
CONCRETE  
DRIVEWAY

PROPOSED  
4M WIDE  
CONCRETE  
CROSSOVER

31 BILLABONG DRIVE

REAL PROPERTY DESCRIPTION:

LOCAL GOVERNMENT - GOONDIWINDI REGIONAL COUNCIL  
LOT 69 ON SP 294963  
PARISH - GOONDIWINDI.  
COUNTY - MARSH  
SITE AREA - 1075 M²

## NOTES:

- EXTENT OF EARTHWORKS TO ENGINEER'S DESIGN & DETAILS
- ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL. TANKS OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANKS TO DISCHARGE TO COUNCILS REQUIREMENTS. UPVC SURFACE DRAIN PIPES WITH A MIN. 1:100 FALL TO COMPLY WITH AS/NZS 3500:2003. A PHYSICAL AIR BREAK OR NON-RETURN VALVE IS TO BE PROVIDED AT THE TANK OVERFLOW BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM. REFER TO SHEET 07 - DWG No. 190807.07 FOR ROOF DRAINAGE LAYOUT AND CALCULATIONS.
- LOCATION & CONFIGURATION OF SURFACE DRAINAGE PIPES TO DETAIL BY OTHERS.
- SGP DENOTES SET OUT POINTS FOR BUILDING SETOUT.
- CONFIRM LOCATION OF RESIDENCE ON SITE PRIOR TO CONSTRUCTION.
- SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
- CONFIRM LOCATION OF SEWER MAIN & ALL SERVICES ON SITE PRIOR TO CONSTRUCTION.
- DRIVEWAY TO DETAIL BY OTHERS.
- PREFABRICATED CARPORT & SHED TO DETAIL BY OTHERS.

### SIGNATURES

OWNERS:

BUILDER:

(c) CONSTRUCTION IN WHOLE OR PART AFRIMAY DESIGN PVTY LTD  
 DESIGNER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING VARIOUS ALL DIMENSIONS ON SITE PRIOR  
 TO CONSTRUCTION  
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL THE RELEVANT BUILDING CODES AND ITS ALIGNMENT SHALL BE MADE  
 WITH REFERENCE FROM THE RELEVANT LOCAL AUTHORITY  
 THESE PLANS ARE BASED ON THE CONDITION THAT, IN THE EVENT OF REASON PVTY LTD'S RESPONSIBILITY  
 IS LIMITED TO THE FOOT OF ANTIPODAS THE SO DRAMAS  
 ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BUILDING CODE OF AUSTRALIA

**Arenkay**  
building design / pty ltd

Shop 2 The Warehouse Centre  
12 Parnock Street  
TODDUMBA 4100  
P.O. Box 297  
DRAYTON NORTH QLD 4100  
www.arenkaydesigns.com.au  
TODDUMBA Ph 07 46341166  
Fax 07 46341106  
DOONBAND Ph 07 46141100  
Email: arenkaydesigns@bigpond.com



  
**GreenSmart**  
ACCREDITED DESIGNER  
Autodesk Cadsoft Building

A. GERRY	
R.J.S.	
B.S.A Lic No. 80250	
TC2.5 - T1 - NS	N3

	DATE	CHARTER	ADVISORY
3	10/12/10	AVG	ISSUE FOR CONSTRUCTION
2	24/10/10	AVG	RE-ISSUE FOR COMMENT - CYP POST
1	15/10/10	AVG	ISSUE FOR COMMENT

**AURO INVESTMENTS PTY LTD**  
**PROPOSED NEW RESIDENCE AT:-**  
**Lot 69 BILLABONG DR., GOONDIWINDI.**  
**site plan**

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