

REGIONAL AUSTRALIA at its best!

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.

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.

ABN 79 969 846 487

3. When Exemption Certificate Ceases to have Effect

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

enc

RM'MC

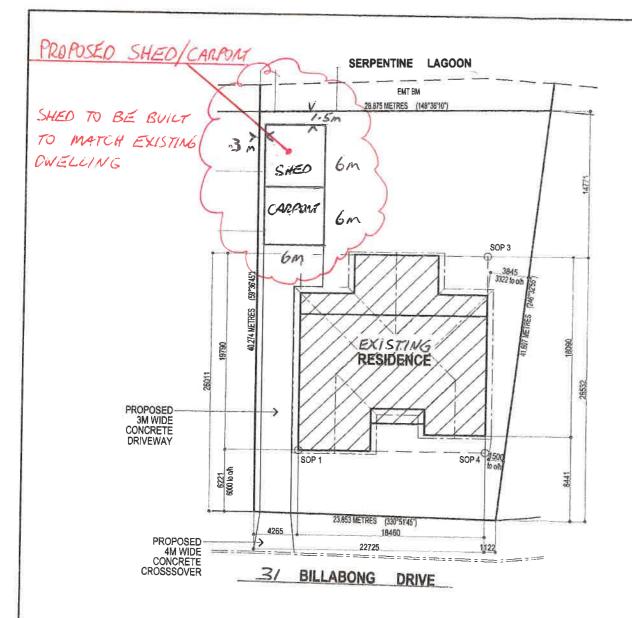
Manager of Planning Services Goondiwindi Regional Council

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



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







REAL PROPERTY DESCRIPTION

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

- EXTENT OF EARTHWORKS TO ENGINEER'S DESIGN &
- ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL TANKS OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANK/S TO DISCHARGE TO COUNCILS REQUIREMENTS, UPVC SURFACE DRAIN PIPES WITH A MIN. 1:100 FALL TO COMPLY WITH AS/NZS 3500:2003. A PHYISICAL AIR BREAK OR NON-RETURN VALUE 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.
- SOP 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.

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CreenSmart ACCREDITED DESIGNER Autodesk Cadsoft Building

A. GERRY IB S.A. Lic No. 80250 TC2.5 - T1 - NS N3

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

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