

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC 22-16
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 22 August 2022

Bradley Sempf
17 James Norman Drive
GOONDIWINDI QLD 4390

Attention: Bradley Sempf

Dear Bradley

I wish to advise that an Exemption Certificate is granted for a development comprising storage shed and open carport built within the allowable boundary setback, on Lot 20 on SP266728, 17 James Norman 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" (storage shed and open carport built within the allowable boundary)	Table 6.2.3.1 (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.
 - a) Does 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 **22 August 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

A handwritten signature in black ink, appearing to read 'RM McMahon', followed by a long horizontal flourish.

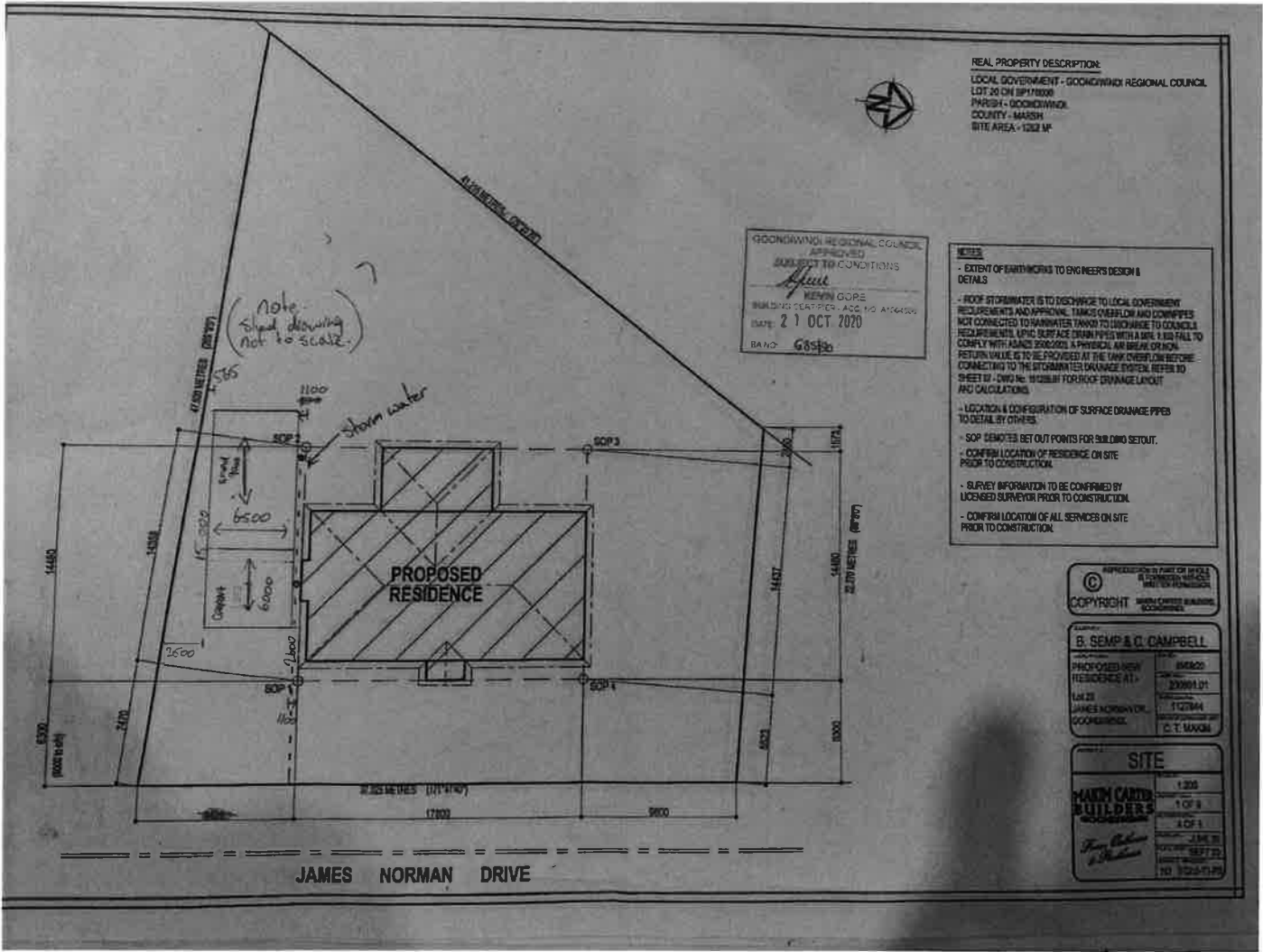
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Lot 20 on SP266728, 17 James Norman Drive)



Attachment 1 – Site Plan (Lot 20 on SP266728, 17 James Norman Drive)





REAL PROPERTY DESCRIPTION:
 LOCAL GOVERNMENT - GOONDIWINDI REGIONAL COUNCIL
 LOT 30 ON SP170000
 PARISH - GOONDIWINDI
 COUNTY - MARSH
 SITE AREA - 1252 M²

GOONDIWINDI REGIONAL COUNCIL
 APPROVED
 SUBJECT TO CONDITIONS
 KEVIN GORE
 BUILDING CERTIFICATES NO. A106450
 DATE: 21 OCT 2020
 BA NO: 60536

- NOTES**
- EXTENT OF EARTHWORKS TO ENGINEER'S DESIGN & DETAILS
 - ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL. TANKS OVERFLOW AND COMPLETES NOT CONNECTED TO MAINWATER TANKS TO DISCHARGE TO COUNCILS REQUIREMENTS. UP TO SURFACE DRAIN PIPES WITH A MIN. 1.8% FALL TO COMPLY WITH STANDS 200/200 & PHYSICAL AND BREAK OPTION RETURN VALVE IS TO BE PROVIDED AT THE TANK OVERFLOW BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM REFER TO SHEET 01 (DWG NO. 100518) FOR FLOOR DRAINAGE LAYOUT AND CALCULATIONS.
 - LOCATION & CONFIGURATION OF SURFACE DRAINAGE PIPES TO DETAIL BY OTHERS.
 - SOP DEMONSTRATES 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 ALL SERVICES ON SITE PRIOR TO CONSTRUCTION.

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 PROPOSED NEW RESIDENCE AT:
 1/21 JAMES NORMAN DR.
 GOONDIWINDI
 C.T. MAXON

SITE
 1:250
 1 OF 3
 1 OF 1
 JUNE 20
 10/12/20