

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC 22-28
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 14 November 2022

RJ Hanna Constructions Pty Ltd
PO Box 1169
GOONDIWINDI QLD 4390

Attention: Roxana Kingston

Dear Roxana

I wish to advise that an Exemption Certificate is granted for a development comprising construction of a 3m x 6m open carport built within the allowable boundary setbacks, on Lot 225 on SP171822, 3 Ryan Street, Texas.

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" (Open carport within allowable boundary setbacks)	Table (Community Facilities Zone Code - AO2.1)	5.5.2
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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 development is proposed to be 0.5m from the primary road frontage. It is considered that this will not affect the coherent streetscape and will not impact on the amenity of the adjoining premises.

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

3. 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 14 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

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

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

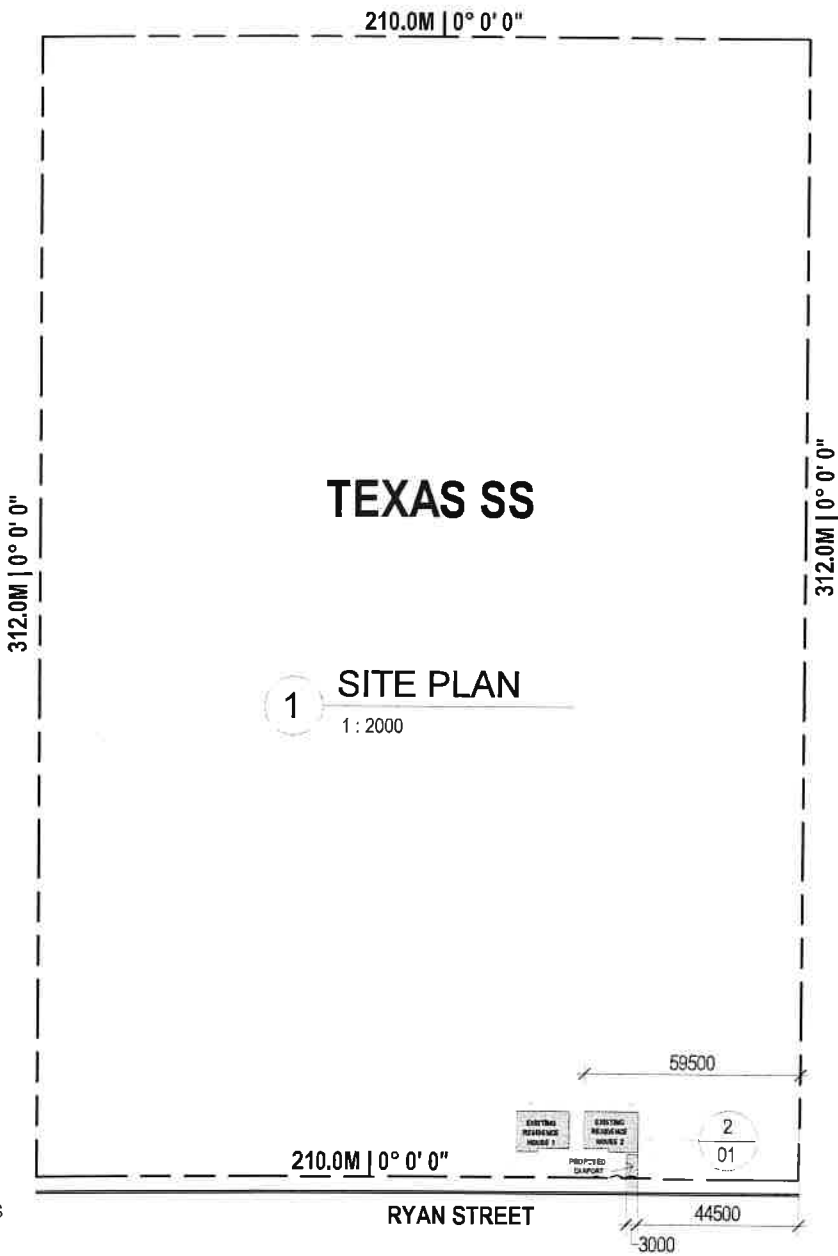
enc Attachment 1—Site Plan (3 Ryan Street, Texas)



Attachment 1 – Site Plan (3 Ryan Street, Texas)



PROPERTY DESCRIPTION:
LOCAL GOVERNMENT -
GOONDIWINDI REGIONAL COUNCIL
LOT 225 ON SP171822
PARISH OF GOONDIWINDI
COUNTY OF MARSH
AREA:



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

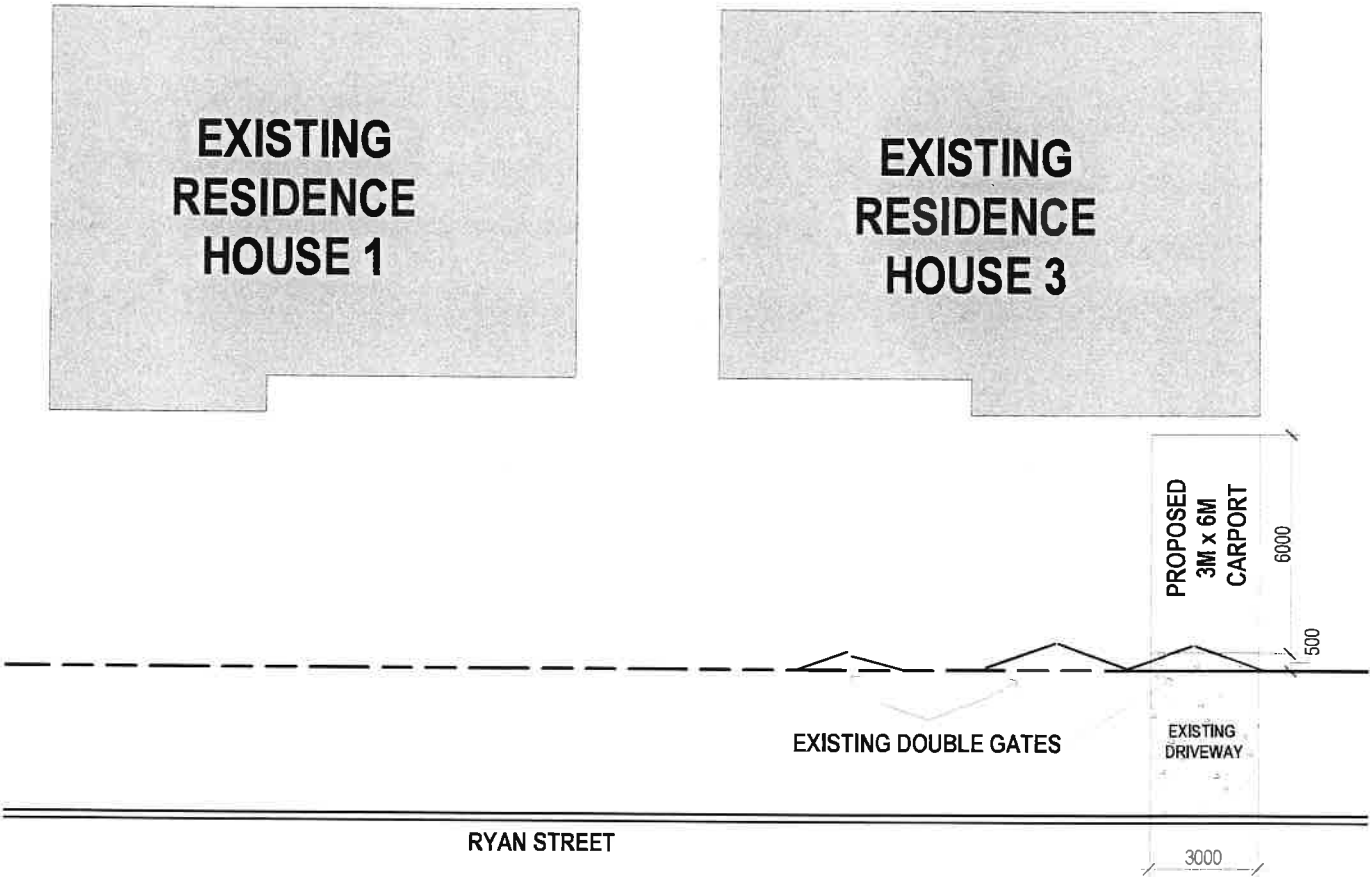
ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL.

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.



2 SITE PLAN - Callout 1
1 : 200

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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ABN 54 879 605 744



No.	Description	Date
1	PROPOSED SITE PLAN	12/10/2022
2	REVISED PROPOSED SITE PLAN	18/10/2022

PROPOSED NEW CARPORT
TEXAS HOUSE 3 - 3 RYAN ST



SITE PLAN

Project number WS161686
Date 18/10/2022
Designer KC

01

Scale As indicated