

## Exemption Certificate

### Section 46 of the Planning Act 2016

File reference: EC 23-23  
Contact name: Mrs Ronnie McMahon: PD  
Contact number: (07) 4671 7400  
Date: 10 August 2023

Glenice Brooks  
4 Flemming Street  
TEXAS QLD 4385

Attention: Glenice Brooks

Dear Glenice

I wish to advise that an Exemption Certificate is granted for a development comprising installation of "Bushman" 15,000L water tank, built within the allowable boundary setbacks, on Lot 4 on T19219, 4 Flemming 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" (ancillary water tank built within the allowable boundary setback)	Table 5.5.3 (AO3.1 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. It is considered that the proposed location of the water tank will not affect the coherent streetscape character of the General Residential Zone, or detract from the amenity of the adjoining premises, as per AO3.1 of the General Residential Zone Code.

**3. When Exemption Certificate Ceases to have Effect**

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

**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 10 August 2025.

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 (Lot 1 on T19219, 4 Flemming Street, Texas)

AT COMPLETION OF PROJECT ENSURE RUBBER TAPERS ARE REMOVED AND SITE CLEAN. LOCATIONS OF FUTURE SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF WORKS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. ENVIRONMENTAL PROTECTION TO ALL CORRELATION DESIGN MUST ADHERE TO SEA RECLAMATION REQUIREMENTS TO BE SUSTAINABLE. DISPOSE OF ALL MATERIAL THAT IS NOT RE-USE. INTERACTION WITH FOOTING & COMPLETION WITH AUTHORITY REGULATIONS SITE TO BE CONFORMED TO THE NEW WATER PAVING AROUND SUBSISTENCE PLUMBING & WATER CONSTRUCTION. ALL LANDSCAPING TO BE SELECTED BY THE CLIENT & APPROVED BY THE COUNCIL & STATUTORY AUTHORITIES. REQUIREMENTS THEREFORE PLANS ARE DESIGN CONCEPTS ONLY. BUILDING COMPLIANCE BY THE CLIENT TO FOLLOW BUT NOT LIMITED TO BOUNDARY CLEARANCES & FENCED ENCLOSURES. LOCAL STRATEGIC PLAN BY THE COUNCIL. LOCATION OF SERVICES & TELL COMMUNICATIONS. ALL ESTIMATES OF SURVEY, CLARIFICATION, QUANTITIES ARE TO BE CONFIRMED BY THE CLIENT PRIOR TO COMMENCEMENT OF WORKS. ALL INCONSISTENCIES TO BE REFERRED TO THE ENGINEER. ALL DIMENSIONS ROUNDED TO NEAREST 10MM. DOMESTIC WATER STORAGE TO COMPLY WITH MIN. STORAGE. LEVELS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS. REFER TO CONSULTANT'S DRAWINGS FOR DETAILED INFORMATION REGARDING STRUCTURE, HYDRAULICS AND SURVEY. ACCESS TO COMPLY WITH AS 1471 & AS 1472. TERRACE PROTECTION PROVIDED IN ACCORDANCE WITH AS 3000.1. FLOOR COVERING SLIP RESISTANCE TO SATISFY AS 4586. BUILDING WHIS REPORT TO BE STORED IN LINES OR FOR EASY ACCESS. WORKERS ARE TO DETERMINE SAFE MANUAL & MECHANICAL HANDLING. LIFTING & INSTALLATION OF ARCHITECTURAL FIXTURES & COMPONENTS WHILE FOLLOWING WHIS INSTRUCTIONS ON MANUFACTURER'S DOCUMENTATION. SITE DRAINAGE IS TO BE CONSTRUCTED ACCORDING TO AS/NZS 3500.3. STORMWATER DRAINAGE OR AS/NZS 3500.3 DOMESTIC INSTALLATIONS BE IN ACC. VOL 2 PS 1.2.5.

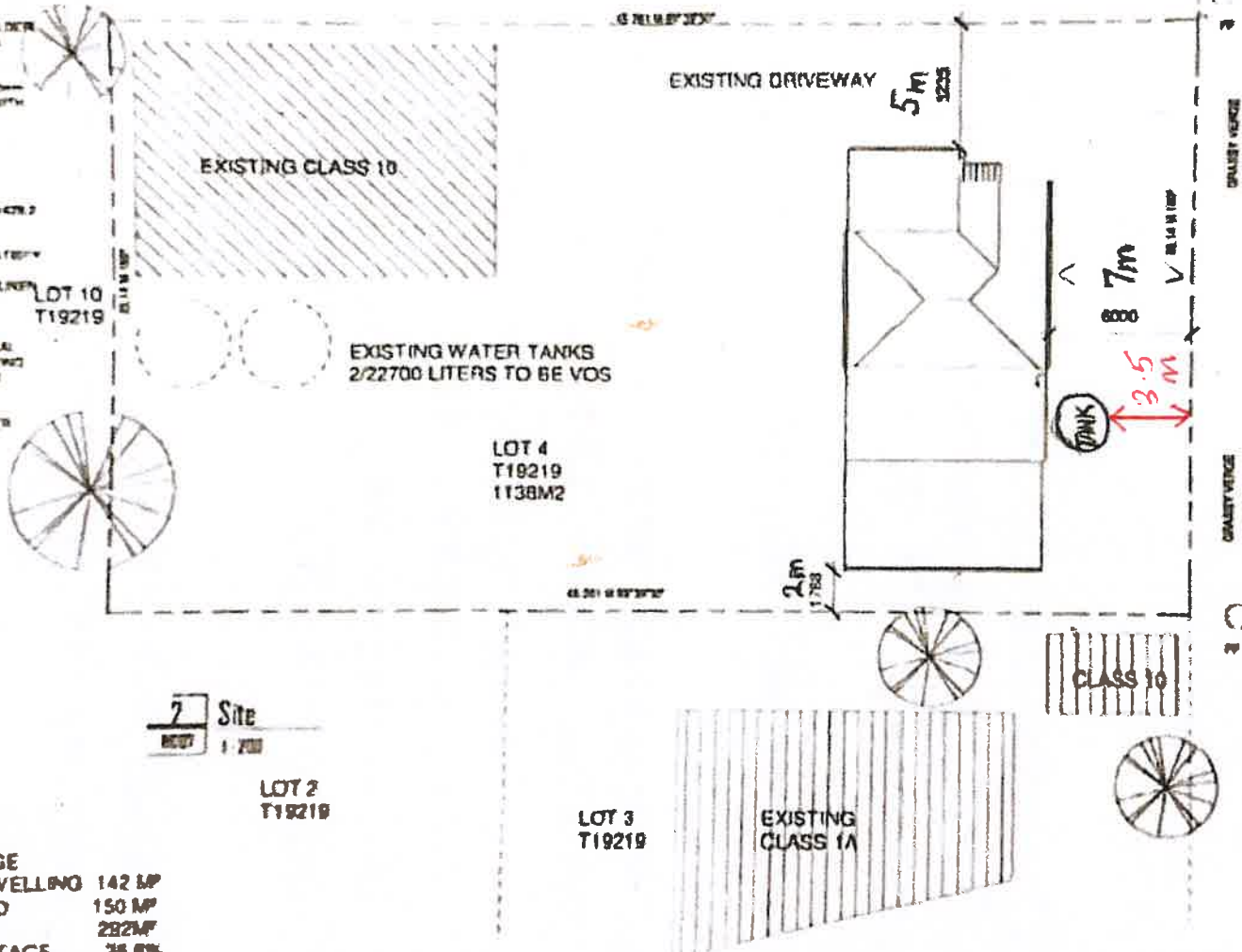
Registered Professional Engineer  
**GRAEME C MOULSTON**  
 FR A.K. No. 5595 RPEQ 4431

Signature *[Signature]*  
 Date 13/11/2021 No. 22/038/1  
 CIVIL ENGINEER 2/10

LOT 5  
 T19219

GOVERNMENT OF NEW SOUTH WALES  
 APPROVED  
 SUBJECT TO CONDITIONS  
*[Signature]*  
 REALISING CERTIFIED  
 DATE 8 AUG 2021  
 NO. 67/22

EXISTING  
 CLASS 1A



SITE COVERAGE  
 PROPOSED DWELLING 142 M<sup>2</sup>  
 EXISTING SHED 150 M<sup>2</sup>  
 TOTAL 292 M<sup>2</sup>  
 TOTAL PERCENTAGE 25.6%

Designer  
**BIHR Moving**  
 771 Sandy CF RD, JERRIBERG, NSW, 4000  
 02 6781 8000  
 02 6781 8001  
 02 6781 8002  
 02 6781 8003

**BIHR**  
 BUILDING & STRUCTURAL ENGINEERING

Consultant  
**Graeme Moulston & Associates**  
 Engineering Pty Ltd  
 Consulting Engineers Australia  
 GRAEME MOULSTON &  
 ASSOCIATES ENGINEERING PTY LTD  
 10 ALLEN STREET, JERRIBERG, NSW, 4000  
 02 6781 8000  
 02 6781 8001  
 02 6781 8002  
 02 6781 8003

Disclaimer  
 All levels, dimensions, quantities & names are  
 indicated only & are to be checked by the client prior  
 to works. All responsibilities are to be referred to  
 engineer. Do not accept from drawings.

Project  
**PROPOSED REMOVAL  
 DWELLING**

Plan Type  
**SITE PLAN**

REV	DETAILS	DATE
A	COUNCIL	4/6/22
B		
C		

Client  
**GLENICE BROOKS**  
 4 FLEMING STREET  
 JERRIBERG, NSW, 4000

Scale  
 As Indicated  
 Sheets 2

Site Description  
**LOT 4 T19219**

Local Authority  
**GOONOWINDI REGIONAL  
 COUNCIL**

Drawn By  
**SHANE KILPIN**

Job  
 220207  
 Sheet No  
 WD02