

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC22/04
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 10 February 2022

Cal and Katie Woodhead
83 Callandoon Street
GOONDIWINDI QLD 4390

Attention: Cal and Katie

Dear Cal and Katie

I wish to advise that an Exemption Certificate is granted for a development comprising a new shed and carport as part of a new home build on Lot 55 on SP294963, 10 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 shed and carport)

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.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 14 February 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 14 February 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 (10 Billabong Drive, Goondiwindi QLD)

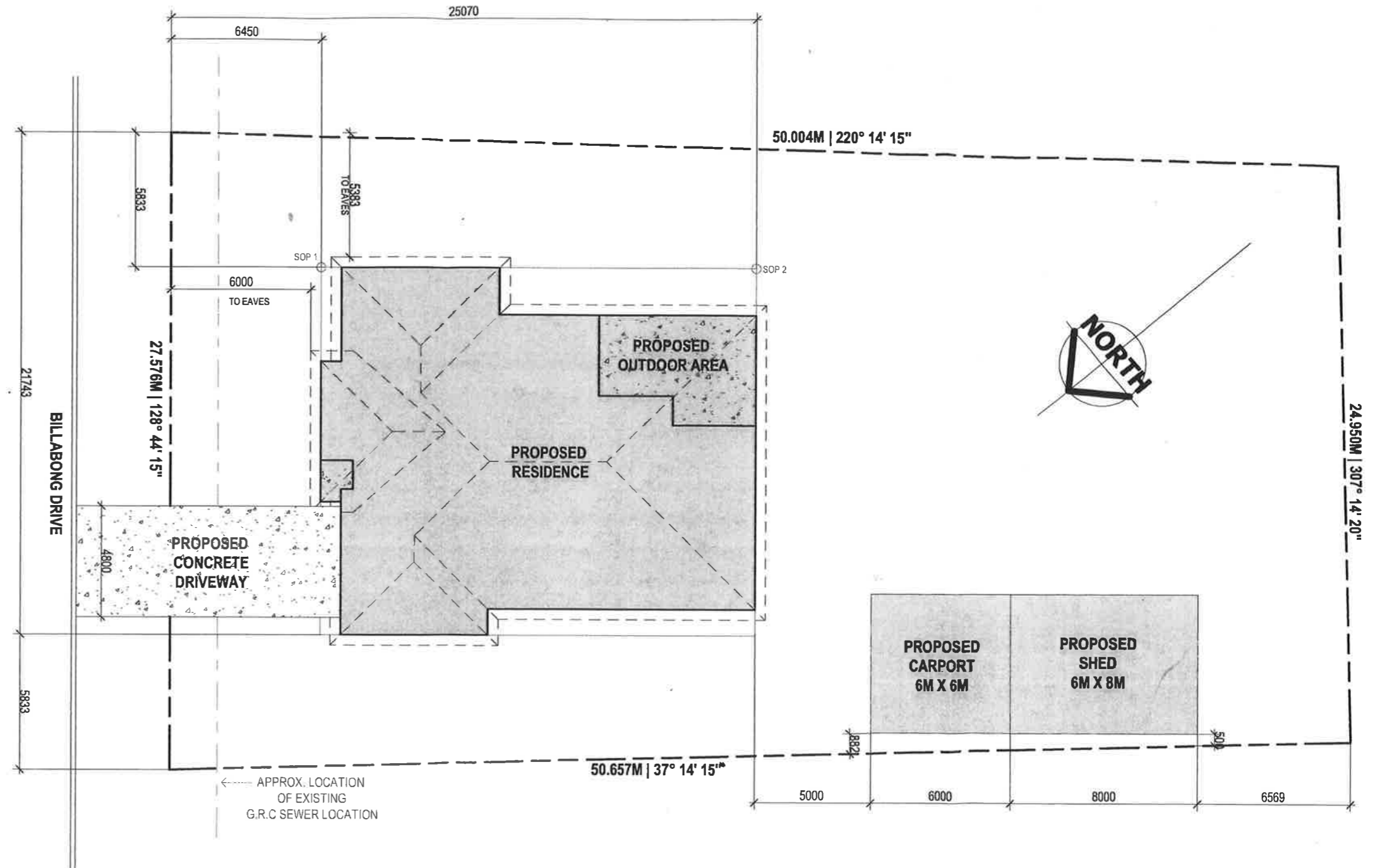


**Attachment 1 – Site Plan (10 Billabong Drive,
Goondiwindi QLD)**



PROPERTY DESCRIPTION:

**LOCAL GOVERNMENT -
GOONDIWINDI REGIONAL COUNCIL
LOT 55 ON SP 294963
PARISH OF GOONDIWINDI
COUNTY OF MARSH
AREA: 1321m²**



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.

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 FLOOR PLAN	06/10/2021
2	PROPOSED FLOOR PLAN V2	13/10/2021
3	PROPOSED FLOOR PLAN V3	14/10/2021
4	FLOOR PLAN, PROPOSED ELEVATIONS & SITE PLAN	17/10/2021
5	PRELIMINARY PLANS	27/10/2021
6	ISSUED FOR CONSTRUCTION	31/01/2022

KATIE & CAL WOODHEAD
LOT 55 10 BILLABONG DRIVE
GOONDIWINDI QLD 4390



SITE PLAN

Project number 029
Date 31/01/2022
Designer KC

01

Scale 1 : 200