

File: Exemption Certificates / EC21/05
Date: 22 July 2021

Jarrad Thwaite
129 Hensler Road
GOONDIWINDI QLD 4387

Dear Mr Thwaite

Exemption Certificate – Lot 34 on SP142364, 13 Clarkes Road, Goondiwindi

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising the construction of a new domestic carport/shed within the allowable boundary setback, located on Lot 34 on SP142364, 13 Clarkes Road, Goondiwindi.

If you require any further information, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/05
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 22 July 2021

Jarrad Thwaite
129 Hensler Road
GOONDIWINDI QLD 4387

Dear Mr Thwaite

I wish to advise that an Exemption Certificate is granted for a development comprising the construction of a new domestic carport/shed within the allowable boundary setback, on Lot 34 on SP142364, 13 Clarkes Road, Goondiwindi.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018</i>, Part 5 Tables of Assessment	Part 5 Reference
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"Accommodation activities" – "Dwelling house" (new domestic carport/shed within the allowable boundary setback)	Table 5.5.9 (AO2.1 of the Rural 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.
- The development is proposed to be 3.5m from the side boundary, and it is considered that this would 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** 22 July 2023.

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 July 2023.

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



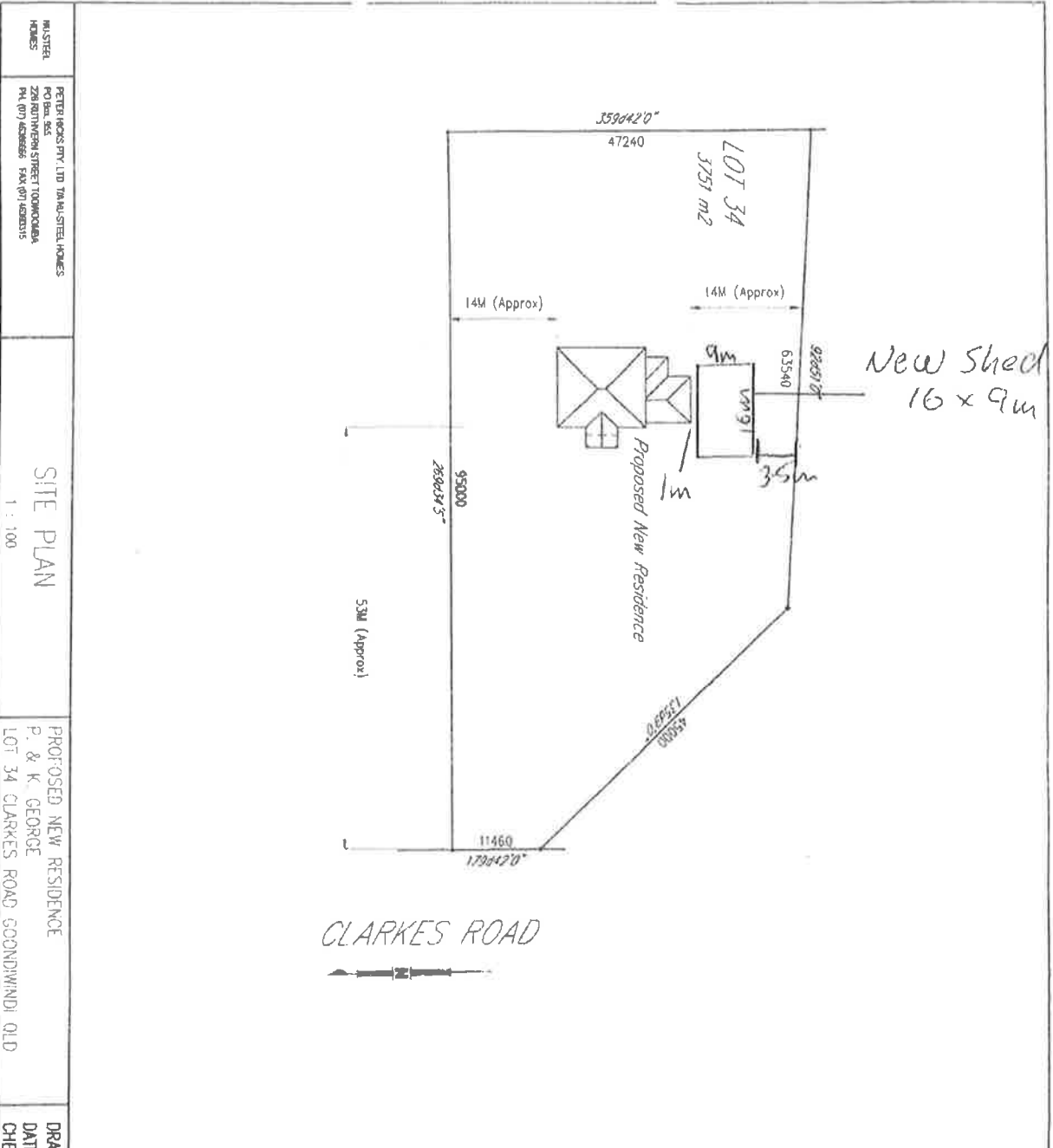
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Lot 34 Clarkes Road, Goondiwindi QLD)



**Attachment 1 – Site Plan (Lot 34 Clarkes Road,
Goondiwindi QLD)**





New Shed
16 x 9m

CLARKES ROAD

<p>GENERAL</p> <p>1. LEVELS RELATING TO GROUND LEVELS ARE APPROX. ONLY AND ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS.</p> <p>2. RE CLARIFIED FILL TO BE COMPLETED IN MAX. 150mm LAYERS IN ACC. WITH 7-9% C.A. AND AS 15789.</p> <p>3. ALL WORKS INCLUDING CONCRETE SLAB AND FOOTINGS, BRICKS AND BRICKWORK SHALL COMPLY WITH THE LATEST REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.</p> <p>4. ACCESS AND STORAGE WATER ARE TO COMPLY WITH THE WAGGAMBA SHIRE COUNCIL PLANNING, AUTHORITY REQUIREMENTS.</p> <p>EFFLUENT DISPOSAL, S.T.O. BA IN ACC. W/ LENOX PULLER 2000 DZ & ASSOC. DOCUMENTATION.</p> <p>SLAB & FOOTINGS ARE TO BE IN ACC. W/ ENGINEERS DESIGN AND FOOTINGS TO BE IN ACC. W/ ENGINEERS DESIGN. GEOTECHNICAL INVESTIGATION TO BE IN ACC. AND BELIEVED AS ORDER.</p> <p>WALL FINISHING:</p> <p>1. WALL FINISHING TO BE AS PER MANUFACTURERS.</p> <p>2. WALL FINISHING TO PROVIDE CERTIFICATION ACCEPTABLE TO THE BUILDING CODE OF AUSTRALIA.</p> <p>GLAZING:</p> <p>1. MANUFACTURER TO PROVIDE CERTIFICATION ACCEPTABLE TO THE BUILDING CODE OF AUSTRALIA.</p> <p>ROOF STRUCTURE:</p> <p>1. ROOF STRUCTURE AS PER MANUFACTURERS SPECIFICATIONS.</p> <p>2. MANUFACTURER TO PROVIDE CERTIFICATION ACCEPTABLE TO THE BUILDING CODE OF AUSTRALIA.</p> <p>3. ROOF CLADDING TO BE CUSTOMER AND PRED. IN ACC. WITH LATEST ROOF FIXING INSTALLATION MANUAL.</p> <p>4. DOWN GUT. DOWN PIPES @ 1000mm CTR TO EAVE.</p> <p>SHORE PLATING:</p> <p>SHORE PLATING TO BE IN ACC. W/ THE BUILDING CODE OF AUSTRALIA AS ST95 AND TO BE HARD WIRING TO MAIN POWER SWAY.</p> <p>TERRACE TREATMENT</p> <p>1. TO BE IN ACC. WITH AS2601 - 2000</p> <p>RETAINING WALLS</p> <p>1. IN ACC. WITH AS2601 - 2000</p> <p>ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.</p>	
LOT 34	
SP 142364	
COUNTY OF MARSH	
PARISH OF GOONDIWINDI	
SHIRE OF WAGGAMBA	

PROPOSED NEW RESIDENCE
P. & K. GEORGE
LOT 34 CLARKES ROAD GOONDIWINDI QLD

SITE PLAN
1:100

PETER HICKS PTY LTD TRAUSTEEL HOMES
PO BOX 555
24 RAY WICKHAM STREET TOONGOOLA
VIC 3701 AUSTRALIA FAX (07) 4520015

DRAWN H. French
DATE 26.05.02
JOB No. 254
SHEET 1
CHECKED

