

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/15
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 25 October 2021

Tony Rose Constructions
PO Box 1262
GOONDIWINDI QLD 4390

Attention: Tony Rose

Dear Tony

Exemption Certificate – Lot 156 on SP127673, 9 Wicklow Court, Goondiwindi

I wish to advise that an Exemption Certificate is granted for a development comprising an extension to an existing shed to be built within the rear boundary setback, located on Lot 156 on SP127673, 9 Wicklow Court, 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” (Extension to an existing shed to be built within the rear boundary setback) Table 5.5.4 (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.
- The development is proposed to be 0.9m from the eastern (rear) 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** 25 October 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 25 October 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

A handwritten signature in black ink, appearing to read 'RM McMahon', with a long horizontal flourish extending to the right.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

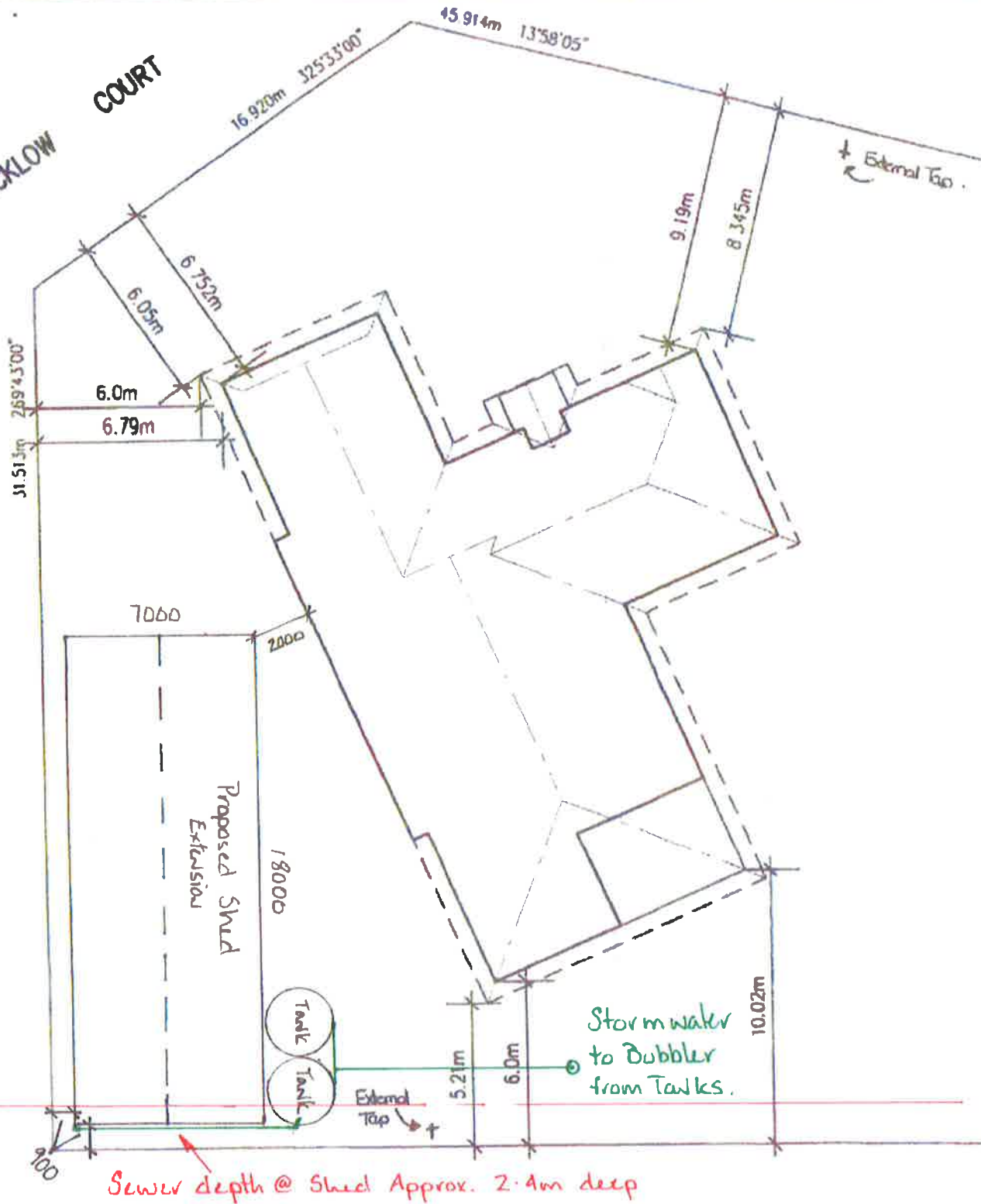
enc Attachment 1—Site Plan (9 Wicklow Court, Goondiwindi QLD)



**Attachment 1 – Site Plan (9 Wicklow Court,
Goondiwindi QLD)**



WICKLOW COURT



Sewer depth @ Shed Approx. 2.4m deep

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ABOVE AND MAY NOT BE USED OR REPRODUCED
IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION

THIS IS SHEET No. 3 of 6 DRAWINGS
REFERRED TO IN THE CONTRACT DATED
THE 25 OF 3 2003
PURCHASER: [Signature] BUILDER

CLIENT

DATE
APRIL 2003

JOB NO
400633

PROJECT

PROPOSED SHED EXTENSION
LOT 156 WICKLOW COURT
GOONDIWINDI

SCALES

1:200
DRAWN BY
CCW
ORSA Lic No 085401
No.0304-077

SHEET NO

3 OF 8
CHECKED BY
DATE

SITE PLAN

Quotation



Project Name Tony Rose-Wichlow

Prepared by Jorge Eduardo Gonzalez

Client Tony Rose-Wichlow

Branch R&F Steel Buildings Warwick

Date 05 May 2021

Version 7115 / 2

R&F Steel Buildings Warwick
97a McEvoy St, Warwick, QLD 4370
Ph: 0418 349 343
ABN: 21 146 705 893



Quotation 7115 / 2
 Valid until 04 Jun 2021

Site Information

Site Address Tony Rose
 Wicklow Ct,
 Goondiwindi QLD 4390

Lot No.

RP Address

Local Council

Building Class Class 10

Snow Loading NO

Ultimate Wind Speed 45

Wind Category N50

Region A

Importance Level 2



Terrain Category

2



Open terrain including grassland with well-scattered obstructions having heights generally from 1.5m to 5m with no more than two obstructions per hectare, e.g farmland and cleared subdivisions with isolated trees and uncut grass.

Shielding Factor

None



No shielding where there are no permanent obstructions or where there are less than 2.5 obstructions per hectare, such as the first row of houses or single houses.

Topography

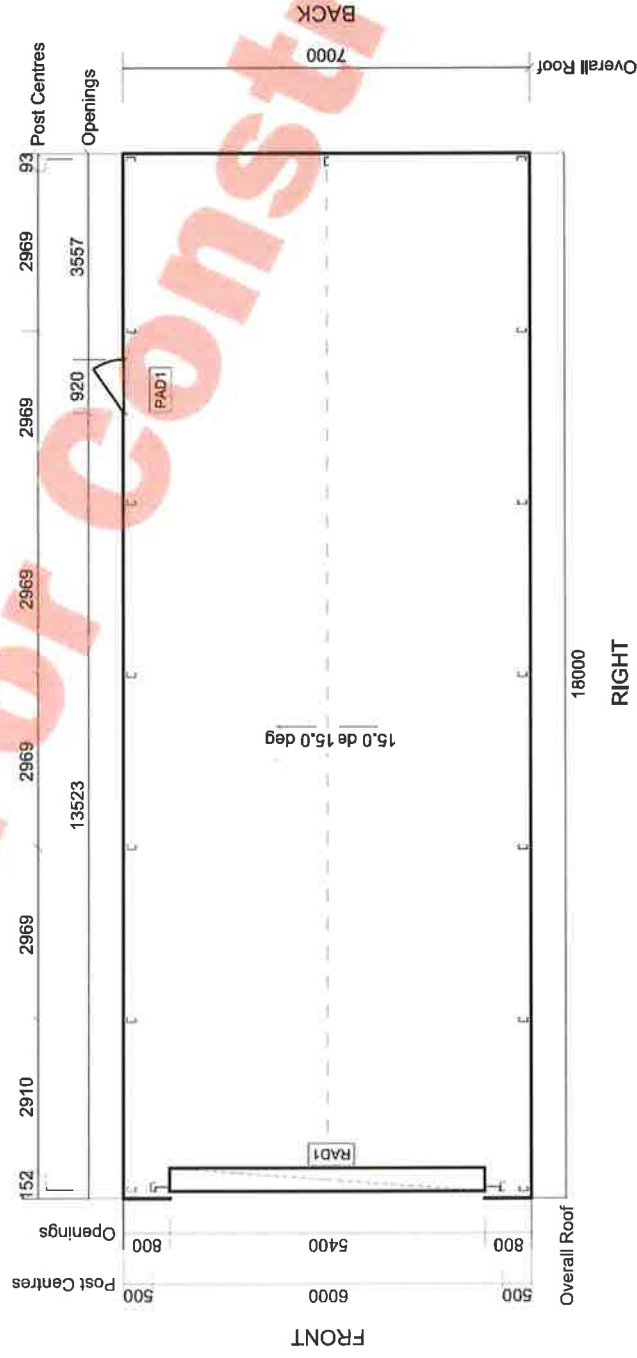


I / We certify the above information is completely understood and correct

Signed:

Dated:

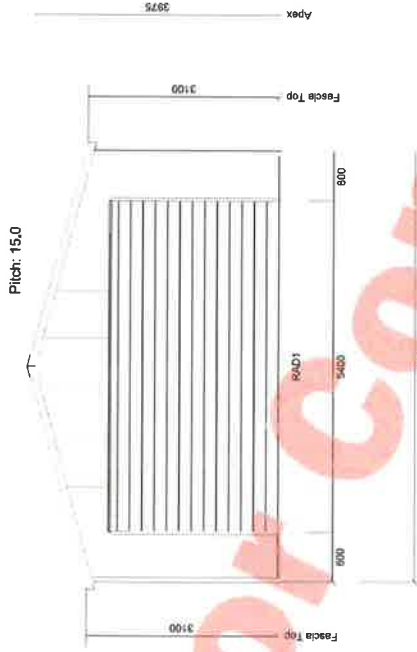
Opening Legend	
PAD1	2040h x 920w
RAD1	2700h x 5400w



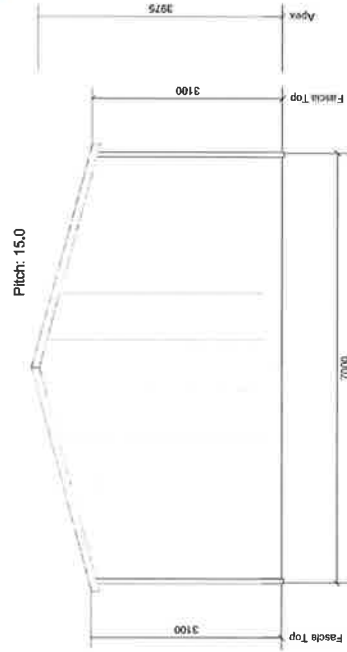
Floor Plan

R&F STEEL BUILDINGS R&F Steel Buildings Warwick ABN: 21 146 705 893 T 0418 349 343 E warwick@rsteelbuildings.com.au	PROJECT NO: P7115Q2 PROJECT NAME: Tony Rose-Wichlow	CUSTOMER: Tony Rose-Wichlow SITE OWNER: Tony Rose Wicklow Ct Goondiwindi, QLD 4390 LOT: RP/SP:	DATE: 05/05/2021 ULT WIND SPEED: 45.05 m/s SERVICEABILITY: 37.04 m/s
	QUOTE NAME: Clone Tony Rose-Wichlow	DRAWING No: Clone Tony Rose-Wichlow; Plan	


Not For Construction



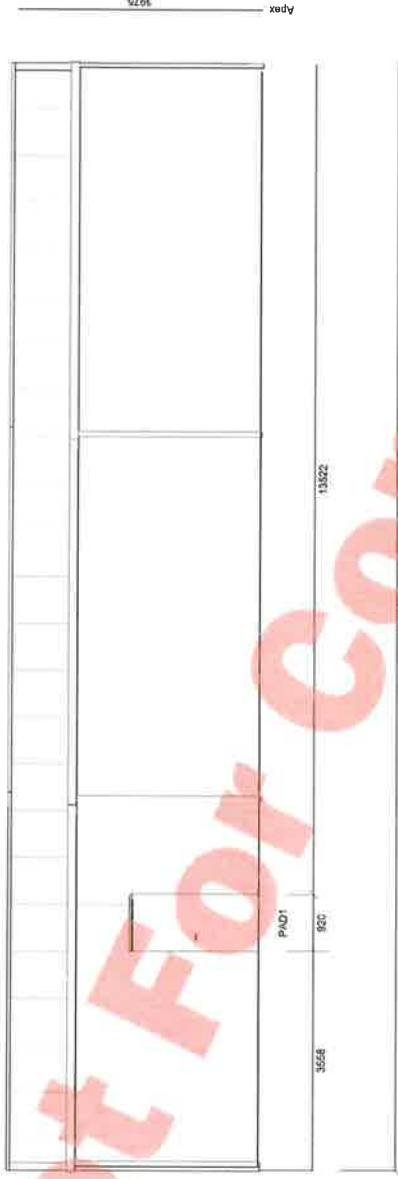
FRONT ELEVATION



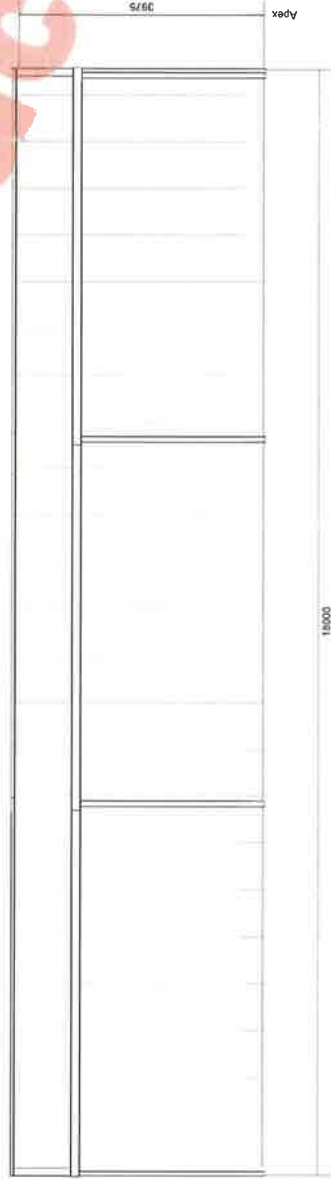
BACK ELEVATION

 <p>R&F Steel Buildings Warwick ABN: 21 146 705 893</p>	<p>R&F Steel Buildings Warwick QBCC Lic. 1197750 / NSW 237076C 97a McEvoy St, Warwick QLD 4370</p> <p>T: 0418 349 343 E: warwick@rfsteelbuildings.com.au</p>	<p>PROJECT NO: P7115Q2</p> <p>PROJECT NAME: Tony Rose-Wichlow</p>	<p>CUSTOMER: Tony Rose-Wichlow</p> <p>QUOTE NAME: Clone Tony Rose-Wichlow</p>	<p>SITE OWNER: Tony Rose Wichlow Ct Goondiwindi, QLD 4390</p> <p>SITE: RP/SF:</p> <p>LOT: Clone Tony Rose-Wichlow; Plan</p>	<p>DATE: 05/05/2021</p> <p>ULT WIND SPEED: 45.05 m/s SERVICEABILITY: 37.04 m/s</p>
	DRAWING No: Clone Tony Rose-Wichlow; Plan				

Not For Construction



LEFT ELEVATION



RIGHT ELEVATION

<p>R&F Steel Buildings Warwick QBCC Lic: 1197760 / NSW 237076C 97a McEvoy St, Warwick QLD 4370 T 0418 349 343 E warwick@rfsteelbuildings.com.au</p>	<p>PROJECT NO: P7115Q2 PROJECT NAME: Tony Rose-Wichlow</p>	<p>CUSTOMER: Tony Rose-Wichlow CUSTOMER: Tony Rose-Wichlow</p>	<p>SITE OWNER: Tony Rose Wicklow Ct Goondiwindi, QLD 4390</p>	<p>DATE: 05/05/2021</p>
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