

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC21/17
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 1 November 2021

Makim Builders Goondiwindi
PO Box 631
GOONDIWINDI QLD 4390

Attention: Ben Makim

Dear Ben

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 62 on SP301365, 24 Billabong Drive, Goondiwindi.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</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 5.5.4 (AO3.2 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.
- The development is proposed to be 1m 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** 1 November 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 1 November 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', followed by a long horizontal flourish.

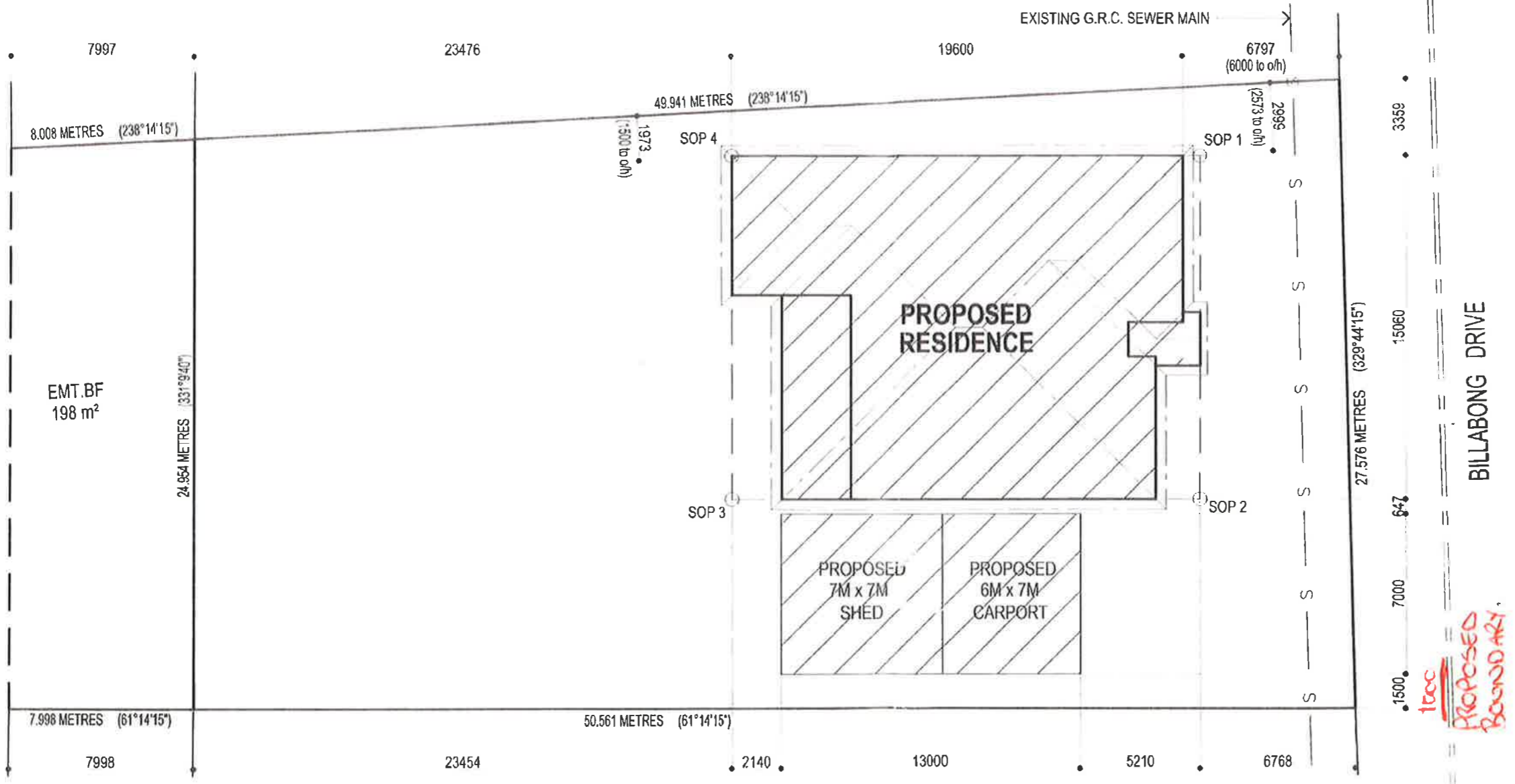
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (24 Billabong Drive, Goondiwindi)



**Attachment 1 – Site Plan (24 Billabong Drive,
Goondiwindi QLD)**





REAL PROPERTY DESCRIPTION:
 LOCAL GOVERNMENT - GOONDIWINDI REGIONAL COUNCIL
 LOT 62 ON SP 301365
 PARISH - GOONDIWINDI.
 COUNTY - MARSH SITE AREA - 1319 m²

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TIM LLOYD

LOCATION	DATE
PROPOSED EXTENSION AT:-	02/03/21
Lot 62 BILLABONG DRIVE GOONDIWINDI.	201103.01
	1127844
	C.T. MAKIM

SITE PLAN

	1:200
	1 OF 9
	4 OF 1
	DEC 20 MAR 21
N3	TC2.5-T1-PS

- NOTES
- STORMWATER TO DISCHARGE TO EXISTING RAINWATER TANK(S) TO LOCAL AUTHORITY REQUIREMENTS. TANK OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANK(S) TO DOWNPIPES NOT CONNECTED TO RAINWATER TANK(S) TO DISCHARGE TO SITE VIA BUBBLERS. MIN. 3.0m FROM FOOTINGS AND BOUNDARIES. DOWNPIPES CONNECTED TO RAINWATER TANK(S) VIA UNDERGROUND PIPES TO BE FITTED WITH RAINWATER HEADS. SIZE OF RAINWATER TANK(S) TO LOCAL AUTHORITY REQUIREMENTS. LOCATION TO BE CONFIRMED ON SITE BY CLIENT.
 - SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
 - EXTENT OF SITE WORKS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
 - CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
 - CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO CONSTRUCTION.