

File: Exemption Certificates / EC20/01
Date: 24 April 2020

Luke & Leila Fritz
PO Box 1413
GOONDIWINDI QLD 4390

Dear Mr & Mrs Fritz

Exemption Certificate – Lot 123 on SP276755, 59 Clarkes Road, Goondiwindi

In accordance with section 46 of the *Planning Act 2016*, please find enclosed an Exemption Certificate granted for a development comprising an extension to an existing carport built within the allowable boundary setback and maintaining the same building line, located on Lot 123 on SP276755, 59 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:
Contact name:
Contact number:
Date:

Exemption Certificate / EC20/01
Mrs Ronnie McMahon: LMM
(07) 4671 7400
24 April 2020

Luke & Leila Fritz
PO Box 1413
GOONDIWINDI QLD 4390

Dear Mr & Mrs Fritz

I wish to advise that an Exemption Certificate is granted for a development comprising an extension to an existing carport built within the allowable boundary setback and maintaining the same building line, on Lot 123 on SP276755, 59 Clarkes Road, Goondwindi.

1. Description of the Development to which this Certificate relates

Assessable Development under the Goondiwindi Region Planning Scheme 2018, Part 5 Tables of Assessment

Part 5 Reference

"Accommodation activities" – "Dwelling house" (Extension to an existing carport built within the allowable boundary setback and maintaining the same building line)

Table 5.5.9 (AO2 of the Rural 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 was categorised as assessable development only because of particular circumstances that would no longer apply following the adoption of the current proposed planning scheme amendments.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years** 24 April 2022

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 24 April 2022.

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 'R McMahon', followed by a long horizontal flourish line.

Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Drawing No. 05-0538.09 AMT 1, dated 01/09/05)



**Attachment 1 – Site Plan (Drawing No. 05-0538.09
AMT 1, dated 01/09/05)**



PROPERTY DESCRIPTION

Lot 123 & 124
S.P. 127659
Parish of GOONDIWINDI
County of MARSH

Lot 123 Area - 5864 sq.m
Lot 124 Area - 4449 sq.m

BUILDER TO PROVIDE RAINWATER TANK
TO COMPLY WITH LOCAL COUNCIL
REQUIREMENTS EXACT POSITIONING TO
BE CONFIRMED WITH CLIENT PRIOR TO
CONSTRUCTION

SEPTIC TANK TO BE INSTALLED TO LOCAL
AUTHORITY REQUIREMENTS

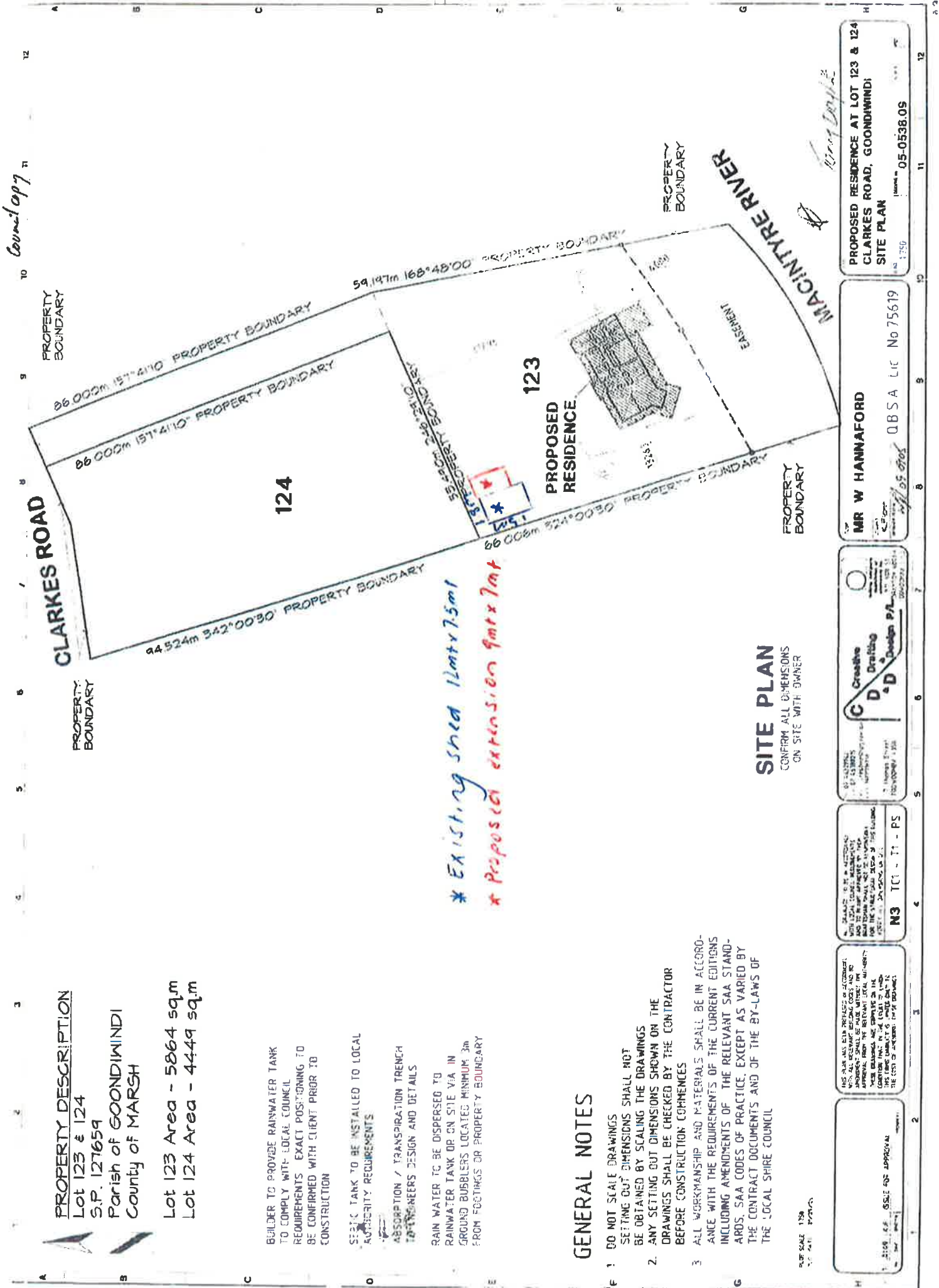
ABSORPTION / TRANSPIRATION TRENCH
TO BE DESIGNED BY ENGINEERS DESIGN AND DETAILS

RAIN WATER TO BE DISPERSED TO
RAINWATER TANK OR ON SITE VIA IN
GROUND BUBBLERS LOCATED MINIMUM 3m
FROM FOOTINGS OR PROPERTY BOUNDARY

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
SETTING OUT DIMENSIONS SHALL NOT
BE OBTAINED BY SCALING THE DRAWINGS
2. ANY SETTING OUT DIMENSIONS SHOWN ON THE
DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR
BEFORE CONSTRUCTION COMMENCES
3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORD-
ANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS
INCLUDING AMENDMENTS OF THE RELEVANT SAA STAND-
ARDS, SAA CODES OF PRACTICE, EXCEPT AS VARIED BY
THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF
THE LOCAL SHIRE COUNCIL

DATE SCALE 1:500
1:500



SITE PLAN

CONFIRM ALL DIMENSIONS
ON SITE WITH OWNER

N3 101 - 11 - PS

THIS PLAN HAS BEEN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND THE ENGINEER'S SIGNATURE AND SEAL ARE HEREBY AFFIXED TO THIS PLAN IN WITNESS WHEREOF THE ENGINEER HAS SIGNED AND SEALED THIS PLAN ON THE DATE OF SIGNATURE OF THE ENGINEER.

DATE SCALE 1:500
1:500

C Creative
D Drafting
D Design
D Design

MR W HANNAFORD
QBSA LIC No 75619

PROPOSED RESIDENCE AT LOT 123 & 124
CLARKES ROAD, GOONDIWINDI
SITE PLAN
1:500
05-0538.09