

Exemption Certificate

Section 46 of the Planning Act 2016

File reference: EC25-02
Contact name: Mr Kevin Gore
Contact number: (07) 4671 7400
Date: 20 March 2025

Julia Lowe
16 George Street
GOONDIWINDI QLD 4390

Dear Julia

I wish to advise that an Exemption Certificate is granted for a development comprising of an open sided Carport located within the required side boundary setbacks on Lot 73 on G472, 16 George Street, 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" (Open sided Carport built within the required side boundary setbacks)

Table 6.2.3.1 (PO3 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 proposal is for a non-habitable open sided carport attached to a Granny Flat. The proposal is not in a new estate, there are existing structures located close to boundaries on other properties in the area and the boundary in question can be considered a side boundary given the orientation of the existing dwelling on-site.

- It is considered that the proposed structure will maintain the coherent streetscape character of the General Residential Zone in Goondiwindi and will 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** from the date of issue.

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 20 March 2027.

Should you have a query or seek clarification about any of these details, please contact Council's Building Certifier, Mr Kevin Gore on (07) 4671 7400.

Yours faithfully



Jason Quinnell
Director
Goondiwindi Regional Council

enc Attachment 1— Site Plan, Floor Plan and Elevation Plans by Kristy Collins Drafting and Design
Project No. 087

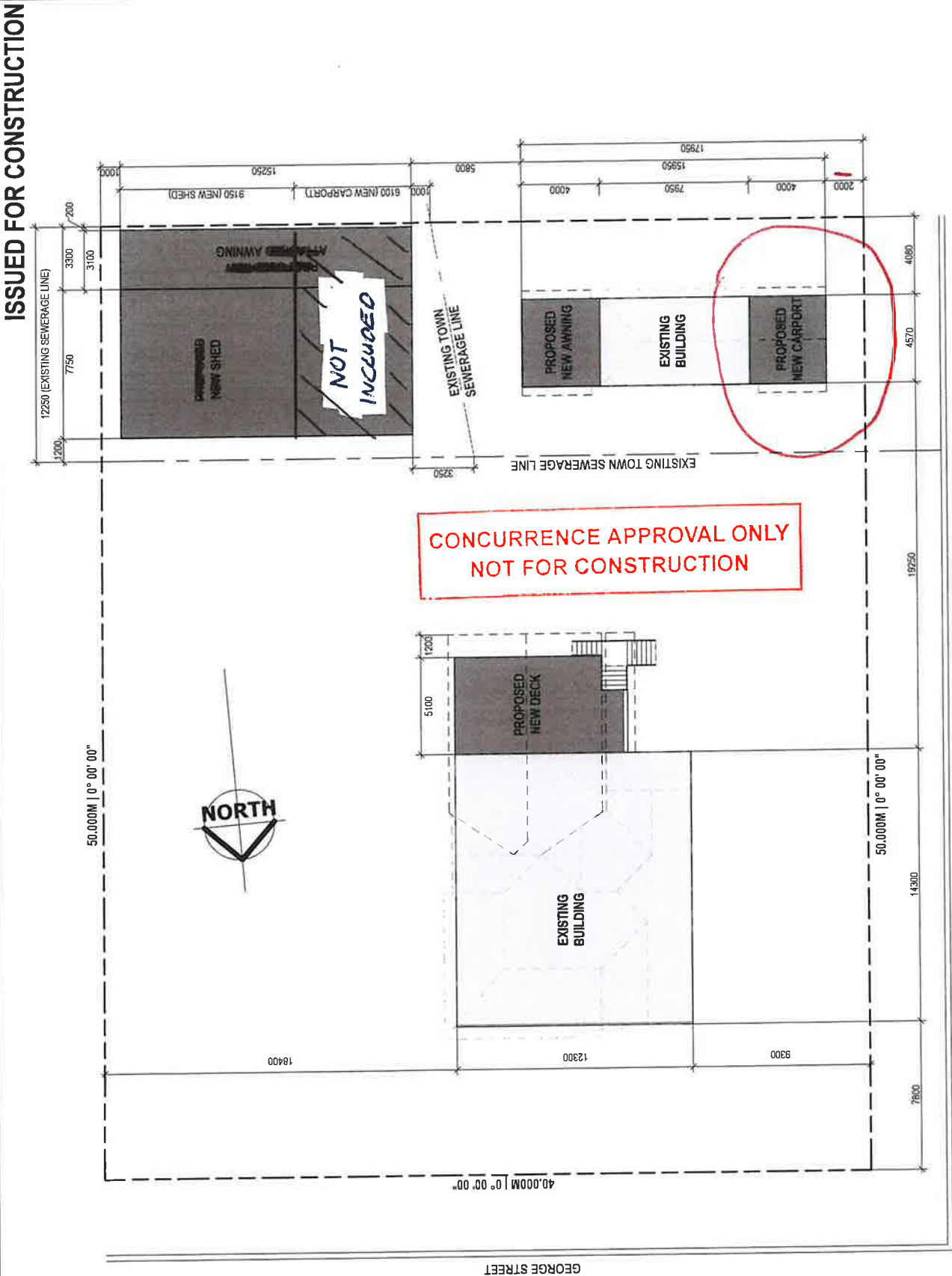


Attachment 1 – Site Plan, Floor Plan and Elevation Plans by Kristy Collins Drafting and Design Project No. 087



PROPERTY DESCRIPTION:
LOCAL GOVERNMENT -
GOONDIWINDI REGIONAL
COUNCIL
LOT 73 ON G472
PARISH OF GOONDIWINDI
COUNTY OF MARSH
AREA: 2000 SQM

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/NZS 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.



THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT PERMISSION FROM KRISTY COLLINS
KRISTY COLLINS SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING.
ALL CONSTRUCTION MUST BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA.
BUILT AND STAMPED IN THE BUILDING CODE OF AUSTRALIA, NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT AUTHORITIES.
LIMITS TO THE COST OF A LIAISON UP TO THE PLAN.
R AUTODESK
REVIT

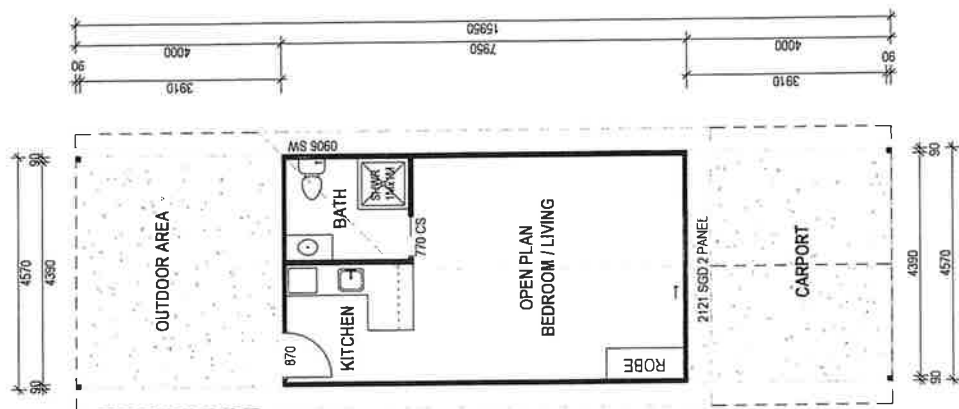
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kcdraftinganddesign@gmail.com
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ABN 54 879 605 744
KRISTY COLLINS
Drafting and Design

No.	Description	Date
1	PROPOSED PRELIMINARY PLANS	06/02/2024
2	ISSUED FOR CONSTRUCTION	14/10/2024

PROJECT
JORDAN & JULIA LOWE
16 GEORGE STREET
GOONDIWINDI QLD 4390

SITE PLAN
Rural Building SOLUTIONS
QBCC# 15308923
PROJECT NO. 087
DATE 14/10/2024
SCALE 1:200

CONCURRENCE APPROVAL ONLY
NOT FOR CONSTRUCTION



THIS DRAWING WAS COPYRIGHT AND MUST NOT BE USED WITHOUT PERMISSION FROM KIRSTY COLLINGS.

ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING OR ITS ADJACENT ALLOTTMENTS IN THE EVENT OF A DISCREPANCY WITH RELEVANT AUSTRALIAN STANDARDS OR THE NATIONAL CODE OF AUSTRALIA.

THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN BUILDING STANDARDS & THE BUILDING CODE OF AUSTRALIA. NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT AUTHORITIES.

WHEN THE OCCUPANCY OF ANY PARTICULARS REQUIRES MODIFICATIONS TO THE PLANS, THE COST OF AN EXTENSION OF THE PLANS

B AUTODESK
REVIT[®]

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Drafting and Design

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GOONDIWINDI QLD 4390

Rural Building SOLUTIONS
QBCC# 15308923

**NEW FLOOR PLAN -
GRANNY FLAT**

PROJECT NO.

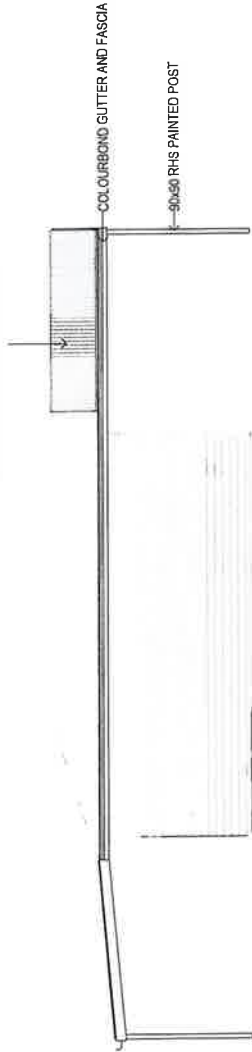
087

14/10/2024

SCALE

SCALE 1 : 100

COLOURBOND CORRUGATED ROOF SHEETING
@ 18° PITCH IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS



1 NORTH ELEVATION - GRANNY FLAT

1 : 100

COLOURBOND CORRUGATED ROOF SHEETING
@ 5° PITCH IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS

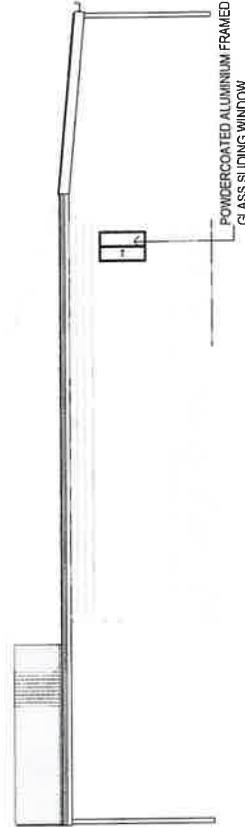
COLOURBOND GUTTER AND FASCIA

90x50 RHS PAINTED POST

EXTERNAL DOOR TO CLIENT'S
SELECTION

2 EAST ELEVATION - GRANNY FLAT

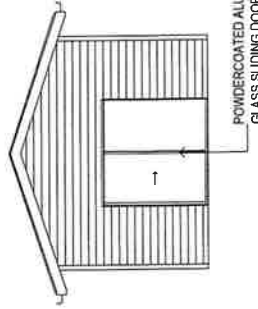
1 : 100



3 SOUTH ELEVATION - GRANNY FLAT

1 : 100

CONCURRENCE APPROVAL ONLY
NOT FOR CONSTRUCTION



4 WEST ELEVATION - GRANNY FLAT

1 : 100

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Rural Building
SOLUTIONS
QBCC# 15308923

ELEVATIONS - GRANNY
FLAT

PROJECT NO.

04B

DATE

14/10/2024

SCALE

1 : 100