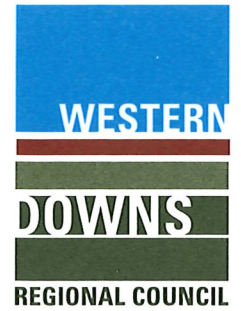


Customer Contact  
**1300 COUNCIL** (1300 268 624)  
**07 4679 4000**

[www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au)

OUR COMMUNITIES | OUR FUTURE



Address all correspondence  
to the Chief Executive Officer  
PO Box 551, DALBY, QLD 4405  
[info@wdrc.qld.gov.au](mailto:info@wdrc.qld.gov.au)

## EXEMPTION CERTIFICATE

*Given under Section 46 of the Planning Act 2016*

Name of Issuing Authority:	Western Downs Regional Council
Application Number:	010.2018.366.001
File References:	A6244 & LG7.5.1
Council Contact:	Kate Swepson SENIOR PLANNER DEVELOPMENT ASSESSMENT
Officer's Contact Details:	Ph: (07) 4660 7228 Email: <a href="mailto:kate.swepson@wdrc.qld.gov.au">kate.swepson@wdrc.qld.gov.au</a>
Date:	13 September 2018
Addressee:	Ken Harrison Homes Pty Ltd
Addressee's Postal Address:	PO Box 1271 DALBY QLD 4405

Dear Sir

I wish to advise that an Exemption Certificate is granted for development comprising a Dwelling House and Domestic Outbuilding, located on Lot 74 on RP907464 at 50 Hustons Place, Pirriuan.

### 1. Description of the Development to which this Certificate Relates

The following development is exempt under this Certificate:

Assessable Development under the Western Downs Planning Scheme 2017, Part 5 Tables of Assessment	Part 5 Reference
Building Work located on a site in a Medium Bushfire Hazard Area on Bushfire Hazard Overlay Map (OM-003)	Table 5.10.1

### 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:

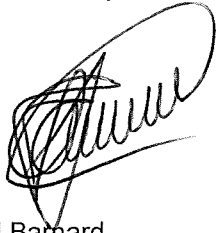
- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- The site is clear of significant vegetation and the Bushfire Hazard risk is considered to be negligible.
- The proposed Dwelling House and Domestic Outbuilding generally comply with the Acceptable Outcomes of the Rural Zone Code.

**3. When Exemption Certificate Ceases to have Effect**

This Exemption Certificate has effect for **two years** until 14 September 2020.

Should you have any queries regarding this matter, please contact Council's Senior Planner Development Assessment, Kate Swepson via email [kate.swepson@wdrc.qld.gov.au](mailto:kate.swepson@wdrc.qld.gov.au) or telephone (07) 4660 7228.

Yours faithfully

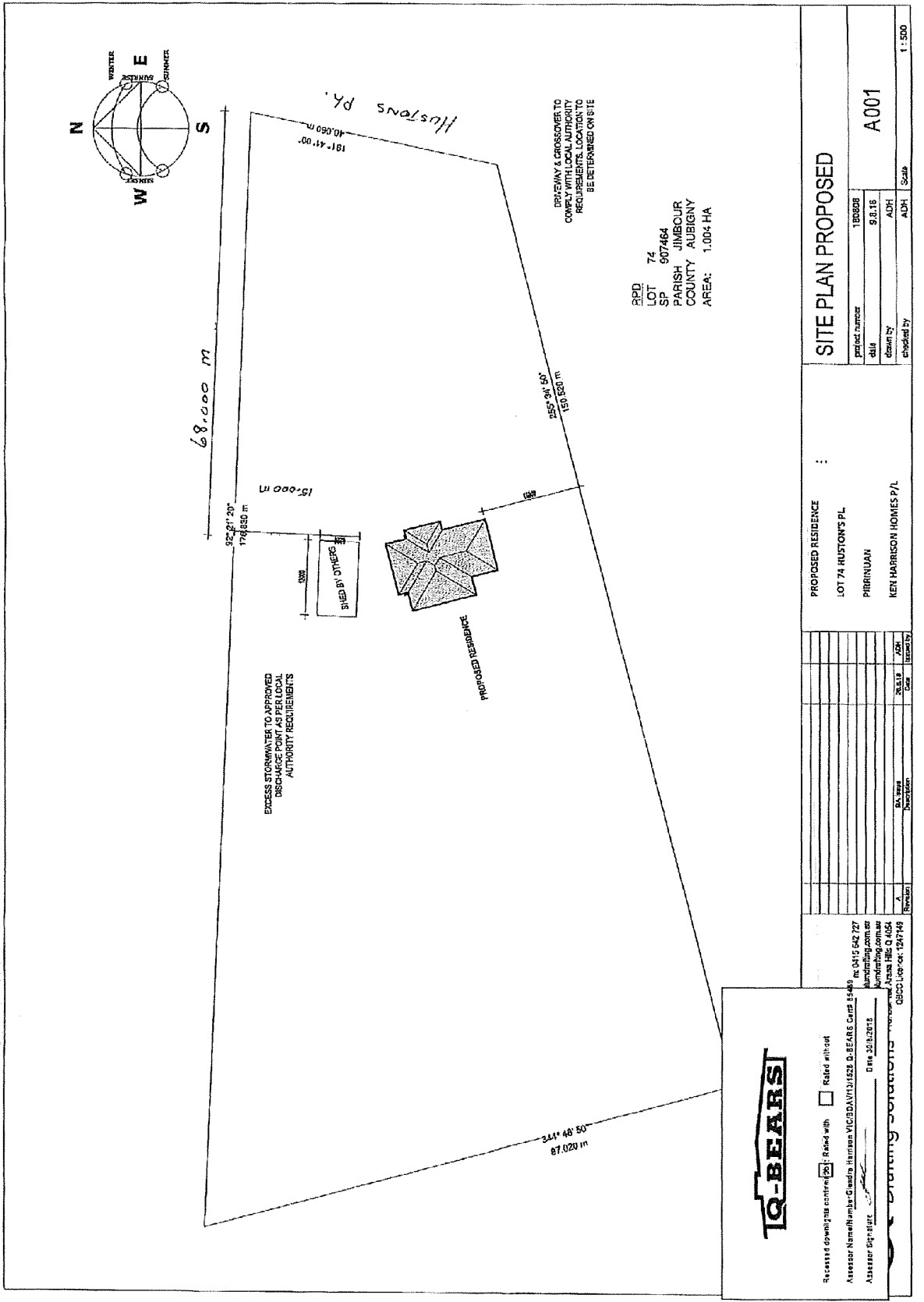
A handwritten signature in black ink, appearing to read 'Cecil Barnard', enclosed within a large, loopy scribble.

Cecil Barnard  
**PRINCIPAL PLANNER**

Encl

C/c PR Forbes atf Forbes Family Trust  
14 Myall Street  
DALBY QLD 4405

Copy forwarded for your information  
as owner of the land.



02/22/2018 7:33:09 AM

**SITE PLAN PROPOSED**

project number	180808
date	8.8.18
drawn by	ADH
checked by	ADH
Scale	1 : 500

PROPOSED RESIDENCE :  
 LOT 74 HUSTON'S PL  
 PIRRIQUAN  
 KEN HARRISON HOMES P/L

Revision	Date	By	Checked By
A	26.01.18	ADH	

**TQ-BEARS**

Residential development contract:  Ruled with  Ruled with/col  
 Assessor Name/Number: Gwladys Harrison-VIC(BDA/V19)15238 D-BEARS Corp 14480  
 Assessor Signature: \_\_\_\_\_ Date: 20/04/2018  
 Drawing.com.au  
 0800 130 000  
 0800 130 000

no. 0415 542 727  
 drawing.com.au  
 0800 130 000

1	16.21	SW OBS CO
2	16.22	SW OBS CO
3	16.23	SW OBS CO
4	16.24	SW OBS CO
5	16.25	SW OBS CO
6	16.26	SW OBS TOUGH
7	16.27	SW OBS TOUGH
8	16.28	SW OBS
9	16.29	SW OBS
10	16.30	CH

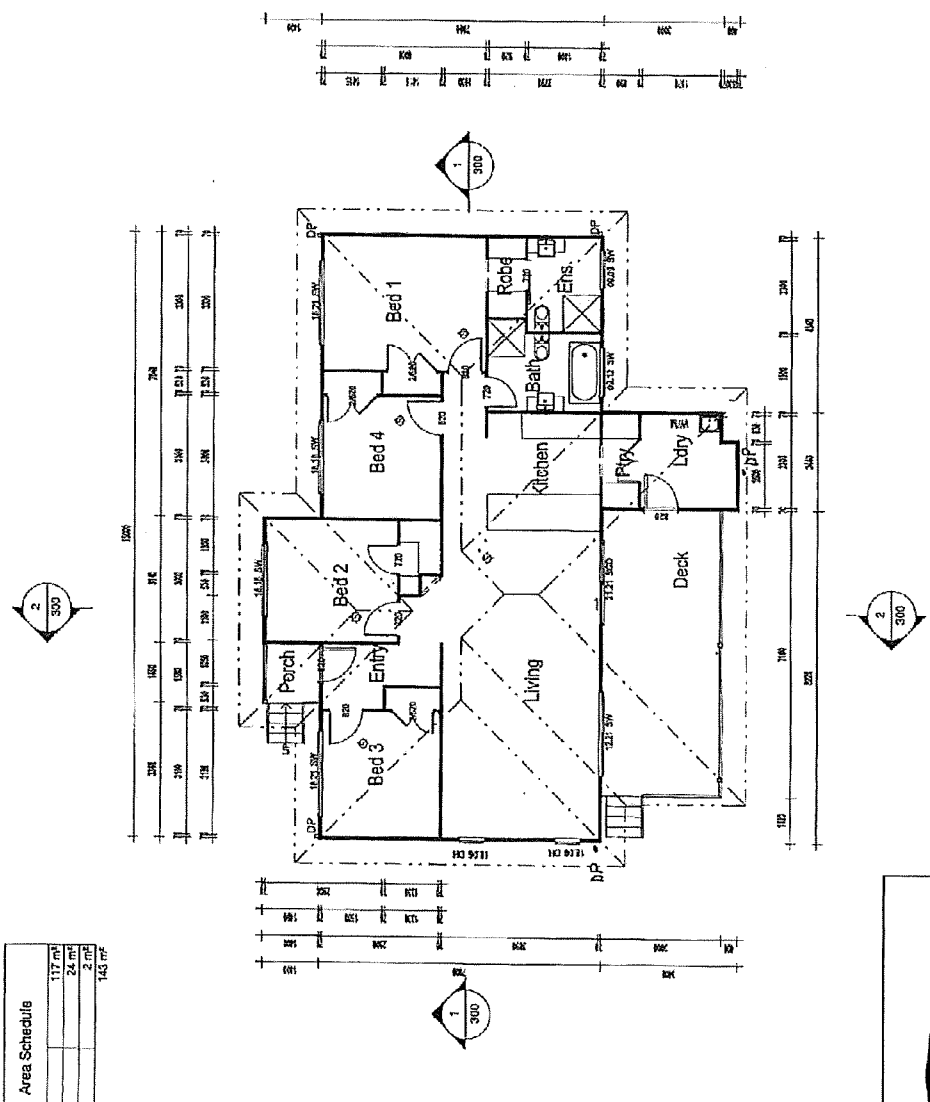
**WINDOW KEY**  
 AW - AWKING WINDOW  
 OBS - OBTURE GLASS  
 OBS TOH - OBTURE TOUGHENED GLASS  
 FG - FRED GLASS  
 LW - LOUVER WINDOW  
 SW - SLIDING WINDOW  
 D-H - DOUBLE HUNG  
 BF - BOTTOM PANEL, FIXED

NOTE:  
 FOR SPECIFIC FINISH REFER TO SPECIFICATION.

1	15.01	SCFD
2	15.02	SCFD
3	15.03	SCFD
4	15.04	HC
5	15.05	HC
6	15.06	HC-2
7	15.07	HC-2
8	15.08	HC-2
9	15.09	HC-2
10	15.10	HC-2
11	15.11	HC-2
12	15.12	HC
13	15.13	HC

**DOOR KEY**  
 SCFD - SOLID CORE EXT FEATURE DOOR  
 SCF3 - SOLID CORE EXT 1/3 GLASS  
 HC - HOLLOW CORE INT. DOOR  
 HC-2 - HOLLOW CORE INT. DOUBLE DOOR  
 CSO - CAVITY SLIDING DOOR  
 FSD - FACE SLIDING DOOR  
 URD - MIRROR ROBE DOOR  
 PLD - PANEL LIFT DOOR

NOTE:  
 FOR SPECIFIC FINISH REFER TO SPECIFICATION.  
 FOR SPECIFIC FINISH REFER TO SPECIFICATION.  
 FINISHES TO BE: 609MM HIGH, PAINT GRADE.  
 WINDOWS AS NOTED.



Living	117.43
Deck	24.47
Porch	2.20
<b>Total</b>	<b>144.10</b>

**PROPOSED FLOOR PLAN**

PROPOSED RESIDENCE  
 LOT 74 HURSTON'S PL  
 PIRIBERRAN  
 KEN HARRISON HOMES P/L

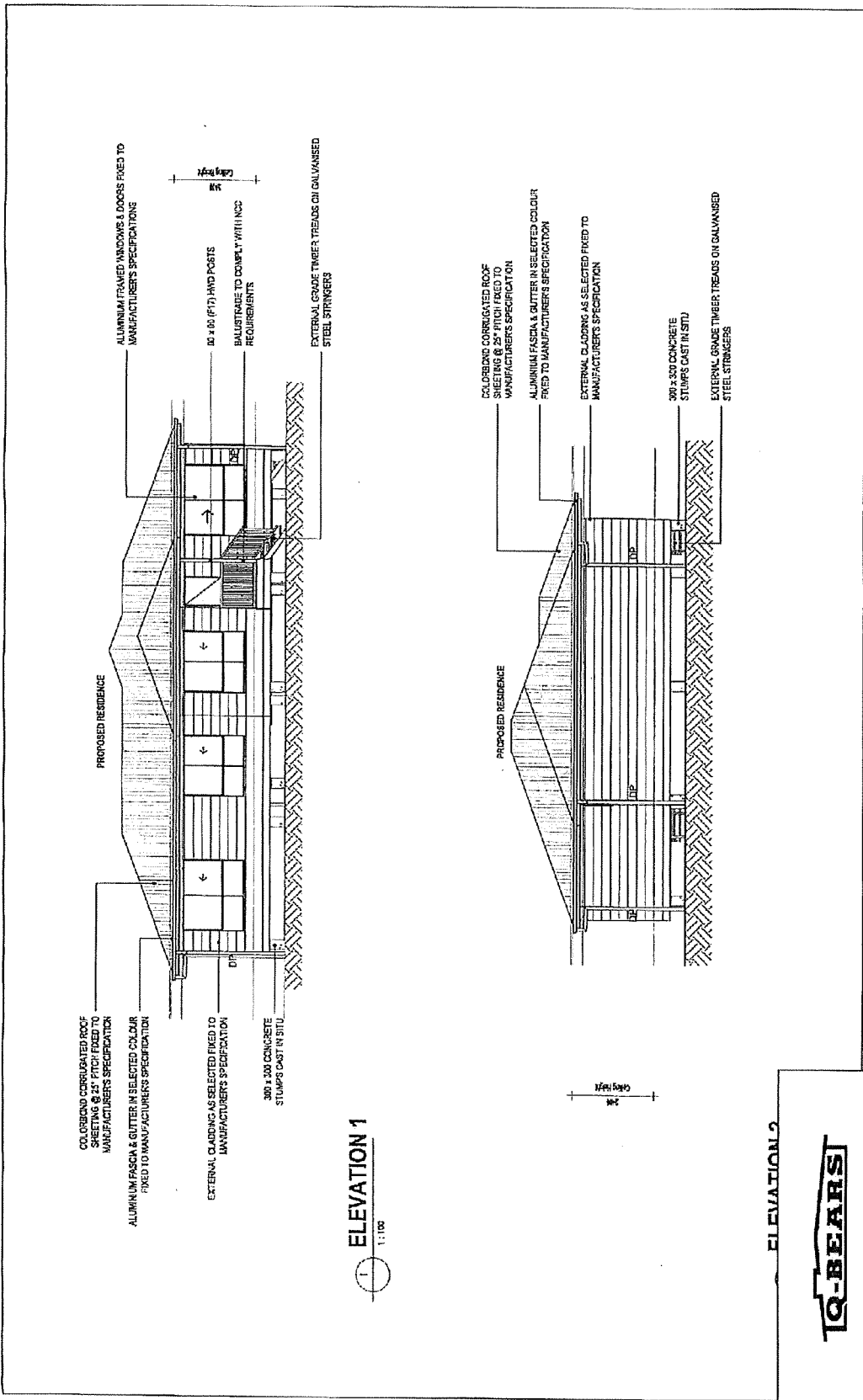
Project number	180000
Date	9.9.18
Drawn by	ADH
Checked by	ADH
Scale	1:100

**Q-BEARS**

Revised drawings carry . Revises with  Revises without

Assessor/Name/Number/Date/Version: V000000000000 Q-BEARS/Carol/25/18/18  
 Assessor/Signature: \_\_\_\_\_ Date: 23/09/2018

Q-BEARS  
 6555 Lonsdale Road  
 St Albans, VIC 3021  
 Tel: 03 9477 1234  
 Email: info@q-bears.com.au  
 Website: www.q-bears.com.au



**ELEVATIONS 1 & 2**

project number	180609
city	9.8.18
drawn by	ADH
checked by	ADH
Scale	1:100

**PROPOSED RESIDENCE**  
LOT 74 HUSTON'S PL  
PIRRIBUNAN  
KEN HARRISON HOMES P/L

Rev	Date	Description
1	04.11.18	ADH
2	12.11.18	ADH
3	03.11.18	ADH
4	04.11.18	ADH

**Q-BEARS**

Revised drawings confirm  Rates with  Rates without

Address: Nam An Nam/Gondia/Hamilton VIC/3084/1238 Q-BEARS CRIP RD/477  
 Mailing: 1238 Q-BEARS CRIP RD/477  
 Address: 5 pinelake, Date: 30/08/2018  
 QBECC License: 1247148