

9 September 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3709/1 (Doc 970845)
Your Ref: 0498/20

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Dixon Homes Cairns
C/- Rapid Building Approvals
approvals@rapidapprovals.com.au

Attention Mr Ryan Bird

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 8 September 2020.

Summary of Exempt Development

New dwelling house.

Location details

Street Address: 42 Snapper Island Drive Wonga Beach
Real Property Description: Lot 1 SP204460
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 9 September 2020 for development as detailed in Attachment 1.

Referral agencies

Not Applicable.

Reasons for giving exemption certificate

The development is exempt under this certificate under s46(3)(b) of the *Planning Act 2016* for the following reason(s):

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2020_ 3709/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

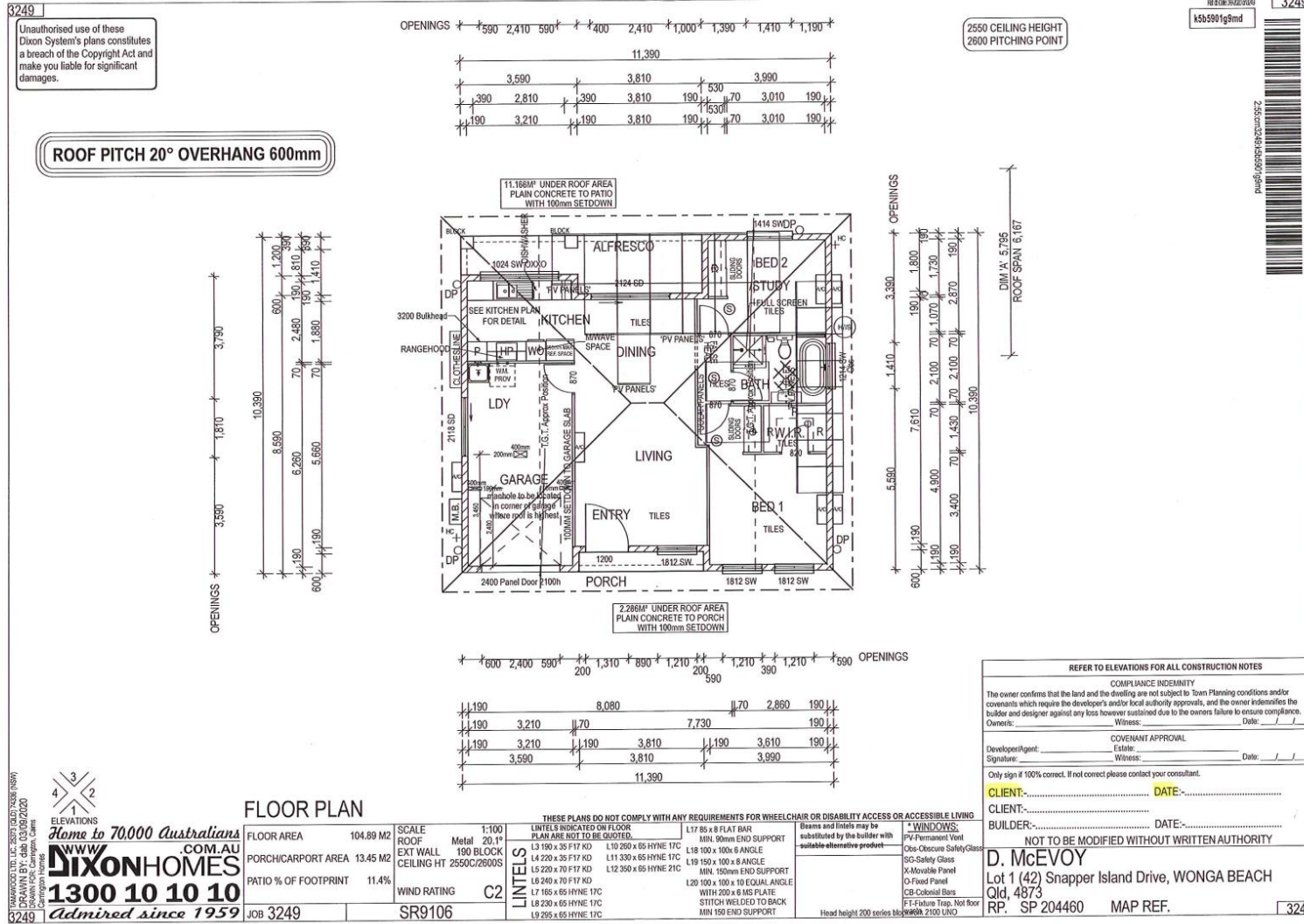
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

cc Emailed to D L McEvoy – davidmcevoy82@bigpond.com

Attachment 1



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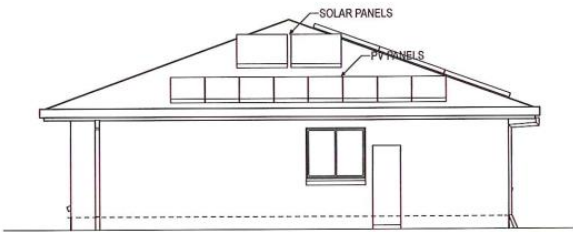
Unauthorised use of these Dixon System's plans constitutes a breach of the Copyright Act and make you liable for significant damages.

Ref: Dlx3249v3a0
k5b5901g9md

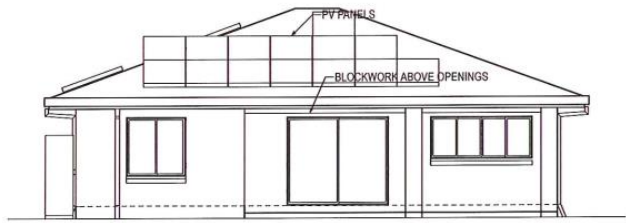
3249



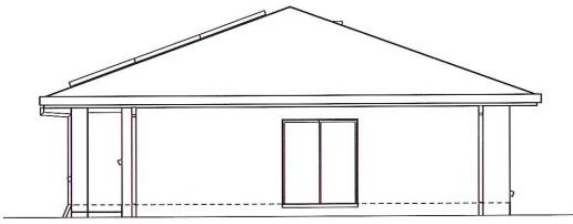
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ARTICULATION JOINT SPACING: 5m

Only sign if 100% correct. If not correct please contact your consultant.
 CLIENT:-..... DATE:-.....
 CLIENT:-.....
 BUILDER:-..... DATE:-.....
 NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY
D. McEVOY
 Lot 1 (42) Snapper Island Drive, WONGA BEACH
 Qld, 4873
 RP. SP 204460 MAP REF.

FRANKWOOD LTD. LIC. 26377 (QLD) / 14388 (NSW)
 DRAWN BY: dda 03/09/2020
 DRAWING FOR: Carrington, Cairns
 Carrington Homes

Home to 70,000 Australians
 WWW.DIXONHOMES.COM.AU
1300 10 10 10
 Admired since 1959

FLOOR AREA	104.89 M2	SCALE	1:100
PORCH/CARPORT AREA	13.45 M2	ROOF	Metal 20.1°
PATIO % OF FOOTPRINT	11.4%	EXT WALL	190 BLOCK
		CEILING HT	2550C/2600S
JOB	3249	WIND RATING	C2
			SR9106

NOTE: WINDOWS AND DOORS SHOWN ARE STANDARD BLOCKS ONLY. FOR DETAIL ON PANEL SIZE & POSITION SEE CODES ON THE FLOOR PLAN. WINDOW SIZE AND STYLE ARE INDICATIVE ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions. Where inadvertent changes to the originally specified dimensions and/or spaces occur, the Owner(s) will only be entitled to compensation for consequential financial loss on a resale basis, as assessed by a registered valuer nominated by the Queensland Institute of Valuers and a refund for items charged for, but not incorporated in the Contract

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