

12 November 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3828/1 (Doc 981867)
Your Ref:

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

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 12 November 2020.

Summary of Exempt Development

Reconfiguration of a lot of a ten year lease agreement registered on survey plan to enable lease to the not-for-profit Alexandra Bay Sporting Club.

Location details

Street Address: 69 Tea Tree Road Diwan
Real Property Description: Proposed Lease D on Lot 45 on RP739764
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 12 November 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

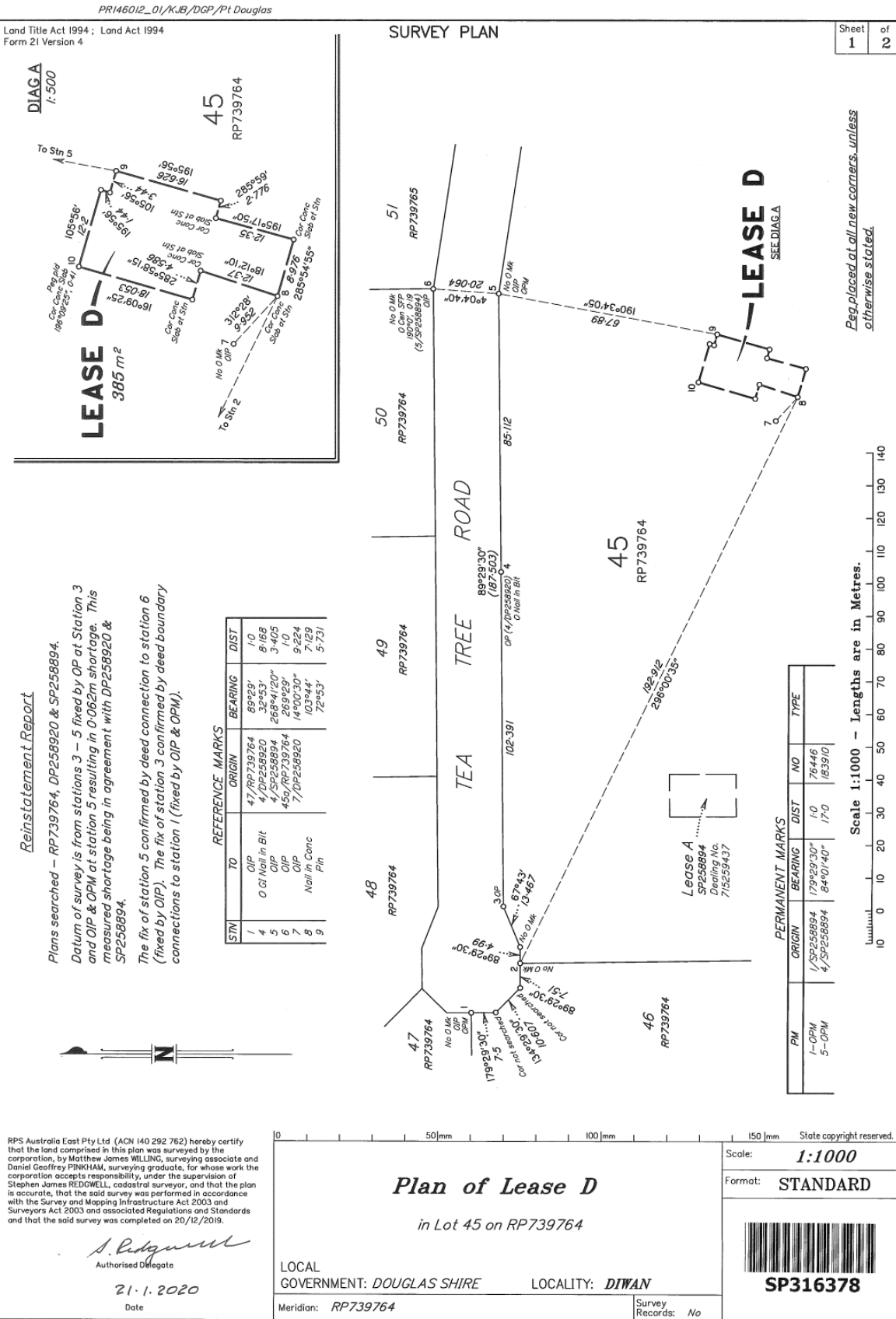
Please quote Council's application number: EXEM 2020_ 3828/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

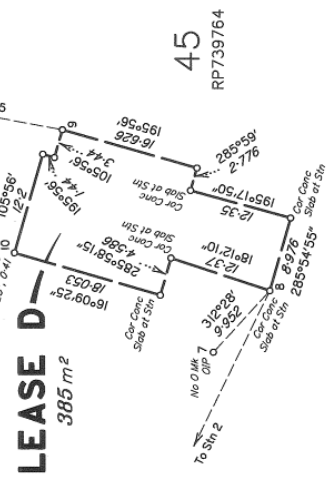


For
Paul Hoyer
Manager Environment & Planning



Land Title Act 1994; Land Act 1994
Form 21 Version 4

DIAG
1:500



Reinstatement Report
Plans searched - RP739764, DP2588920 & SP258894.
Datum of survey is from stations 3 - 5 fixed by OP at Station 3 and OIP & OPM at station 5 resulting in 0.062m shortage. This measured shortage being in agreement with DP2588920 & SP258894.
The fix of station 5 confirmed by deed connection to station 6 (fixed by OIP). The fix of station 3 confirmed by deed boundary connections to station 1 (fixed by OIP & OPM).

STN	TO	ORIGIN	BEARING	DIST
1	OIP	47/RP739764	89°29'	1.0
4	O GI Nail in Bit	4/DP2588920	32°53'	8.168
5	OIP	4/SP258894	268°41'20"	3.405
6	OIP	45%/RP739764	269°29'	1.0
7	OIP	7/DP2588920	14°00'30"	9.624
8	Nail in Conc	Pln	103°44'	7.129
9	Pln		72°53'	5.731

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OIP	1/SP258894	179°29'30"	1.0	76446	
5-OPM	4/SP258894	8°01'40"	17.0	183910	

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James WILLING, surveying associate and Daniel Geoffrey PINKHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Stephen James REDGWELL, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20/12/2019.

S. Redgwell
Authorised Delegate

21.1.2020
Date

Scale: 1:1000
Format: STANDARD

Plan of Lease D
in Lot 45 on RP739764

LOCAL GOVERNMENT: DOUGLAS SHIRE LOCALITY: DIWAN
Meridian: RP739764 Survey Records: No

SP316378

Sheet 1 of 2

Peg placed at all new corners, unless otherwise stated.

Scale 1:1000 - Lengths are in Metres.

WARNING : Folded or Mutilated Plans will not be accepted. Sheet 2 of 2
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We DOUGLAS SHIRE COUNCIL

(Names in full)

* as Registered Owners of this land agree to this plan ~~and dedicate the Public Use Land as shown hereon~~ in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
 hereby approves this plan in accordance with the :
 %

Dated this day of

..... #
 #

* Insert the name of the Planning Body. % Insert applicable approving legislation.
 # Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :
 Name :

4. References :

Dept File :
 Local Govt :
 Surveyor : PRI46012

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
21212223	Lot 45 on RP739764			Lease D

Lease D does not affect any of the leases lodged or registered against CT 21212223, dated 20/01/2020.

9. Building Format Plans only.

I certify that :
 * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
 * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
 *delete words not required

10. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : RPS Australia East Pty Ltd
 Date : 21.1.2020
 Signed : *S. Ridgway*
 Designation : Cadastral Surveyor

11. Insert Plan Number
SP316378