

1 December 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3840/1
Your Ref: 20204666

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

NQ Homes Tropical Living Pty Ltd
PO Box 883
PORT DOUGLAS QLD 4877

E: admin@nqhomes.com.au

Attention Ms Airlie Ernst

Dear 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

Construction of a dwelling house where the allotment is located within a Flood and Storm Tide Inundation Overlay and is subject to storm tide medium hazard area and Floodplain Assessment overlay.

Location details

Street Address: 42 Ives Avenue Wonga Beach
Real Property Description: Lot 20 on SP204468
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 19 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_ 3840/1 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.

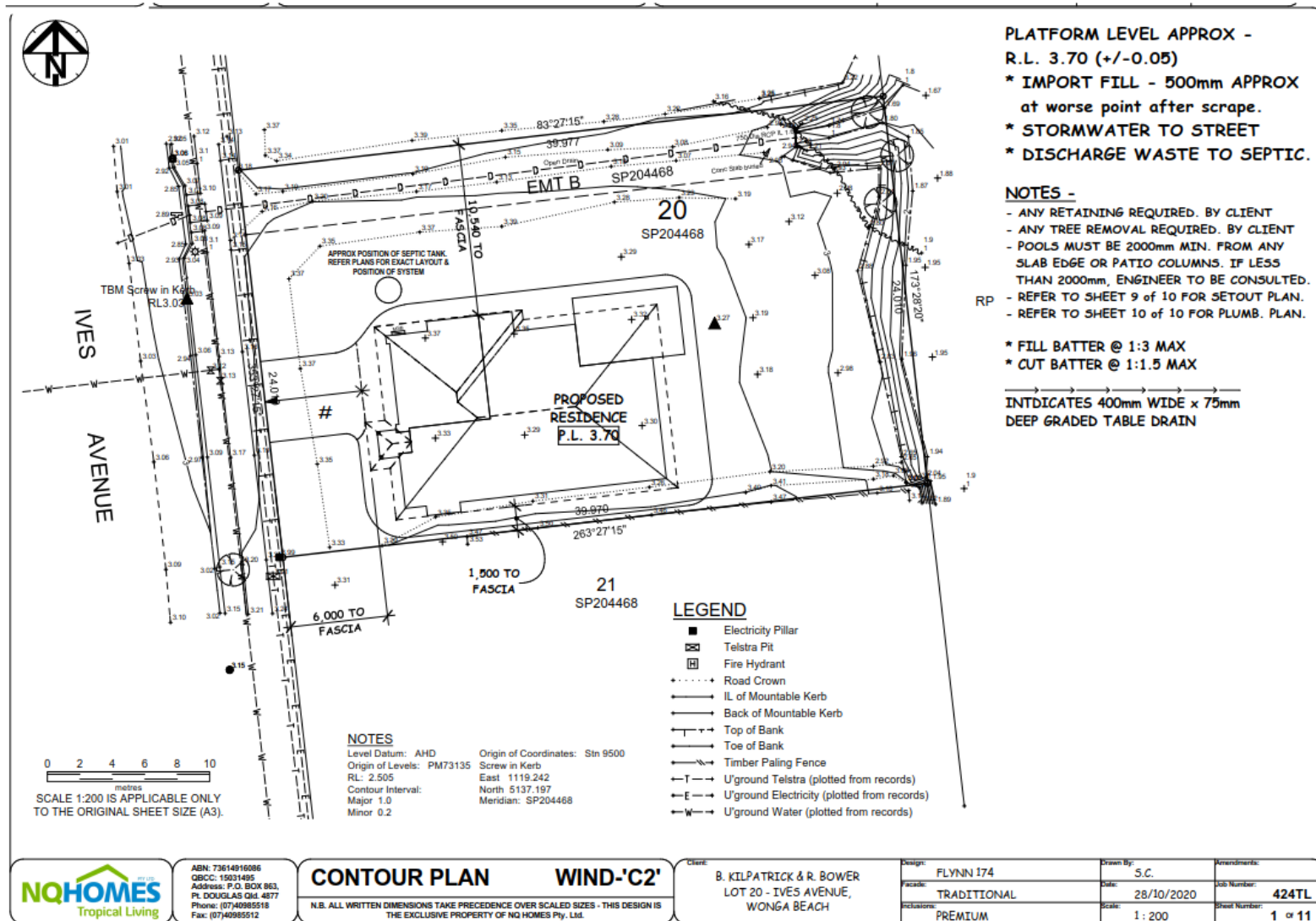
Yours faithfully



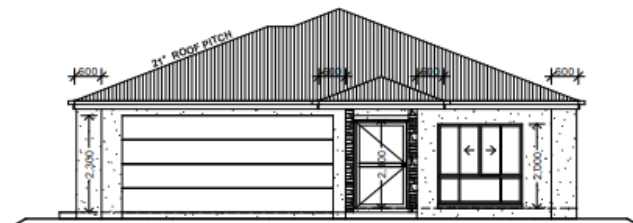
For
Paul Hoyer
Manager Environment & Planning

cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacer.com.au

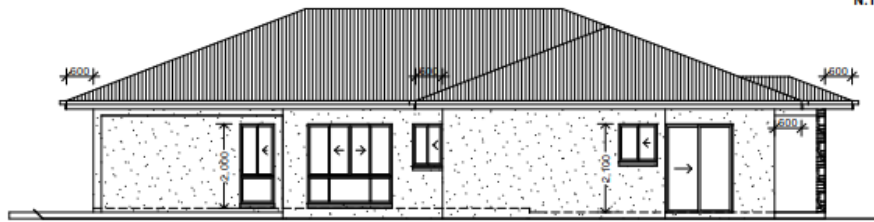
cc Brett Kilpatrick & Rebecca Bower E chlo.mat@hotmail.com



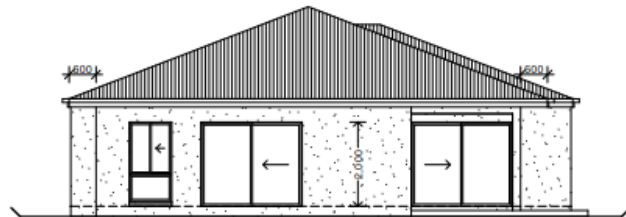
Attachment 1



Elevation 1



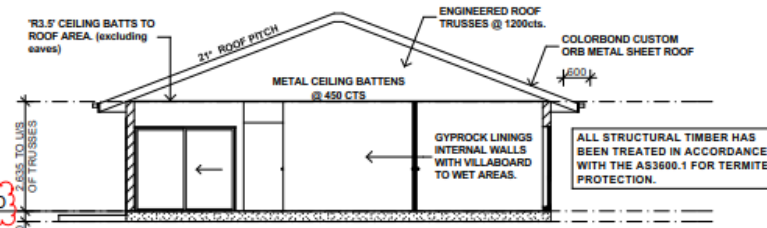
Elevation 2



Elevation 3



Elevation 4



Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'P' CLASS SITE AND WIND-'C2' WIND RATING.
N.T.S.

FFL 3.95m AHD



ABN: 73614916086
QBCC: 15031495
Address: P.O. BOX 863,
PT. DICKINSON Qld. 4877
Phone: (07)40985518
Fax: (07)40985512

ELEVATIONS

WIND-'C2'

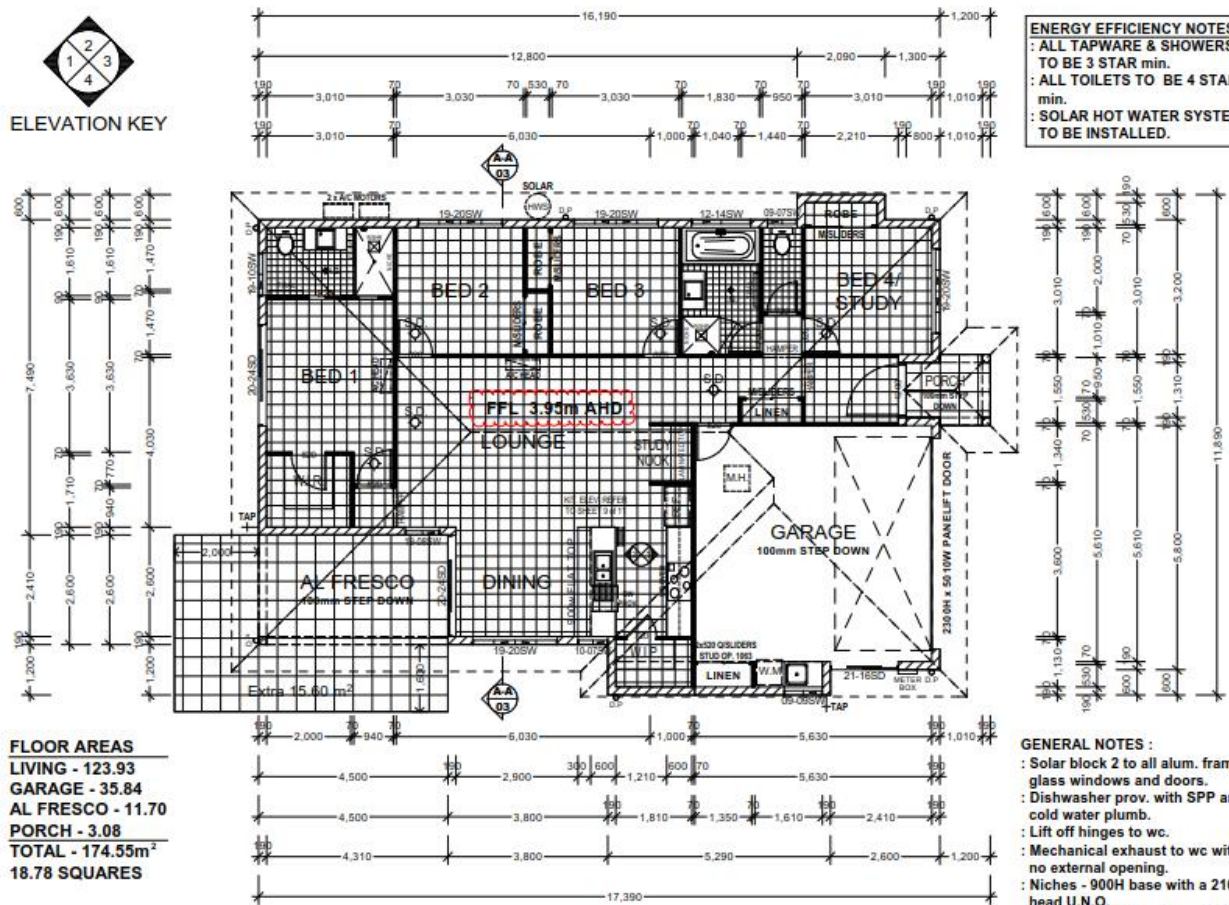
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: B. KILPATRICK & R. BOWER
LOT 20 - IVES AVENUE,
WONGA BEACH

Design: FLYNN 174
Facade: TRADITIONAL
Inclusions: PREMIUM

Drawn By: S.C.
Date: 28/10/2020
Scale: 1 : 100

Amendments:
Job Number: 424TL
Sheet Number: 3 of 11



NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

ENERGY EFFICIENCY NOTES:
 : ALL TAPWARE & SHOWERS
 TO BE 3 STAR min.
 : ALL TOILETS TO BE 4 STAR
 min.
 : SOLAR HOT WATER SYSTEM
 TO BE INSTALLED.

GENERAL NOTES :
 : Solar block 2 to all alum. framed
 glass windows and doors.
 : Dishwasher prov. with SPP and
 cold water plumb.
 : Lift off hinges to wc.
 : Mechanical exhaust to wc with
 no external opening.
 : Niches - 900H base with a 2100H
 head U.N.O.
 : Hampers and Openings - 2100H
 head U.N.O.
 : Bulkheads - 2100H U.N.O.



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 QBCC: 15931495
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 Pt. DUKES LBS Qld 4877
 Phone: (07)40985518
 Fax: (07)40985512

FLOOR PLAN

WIND-'C2'

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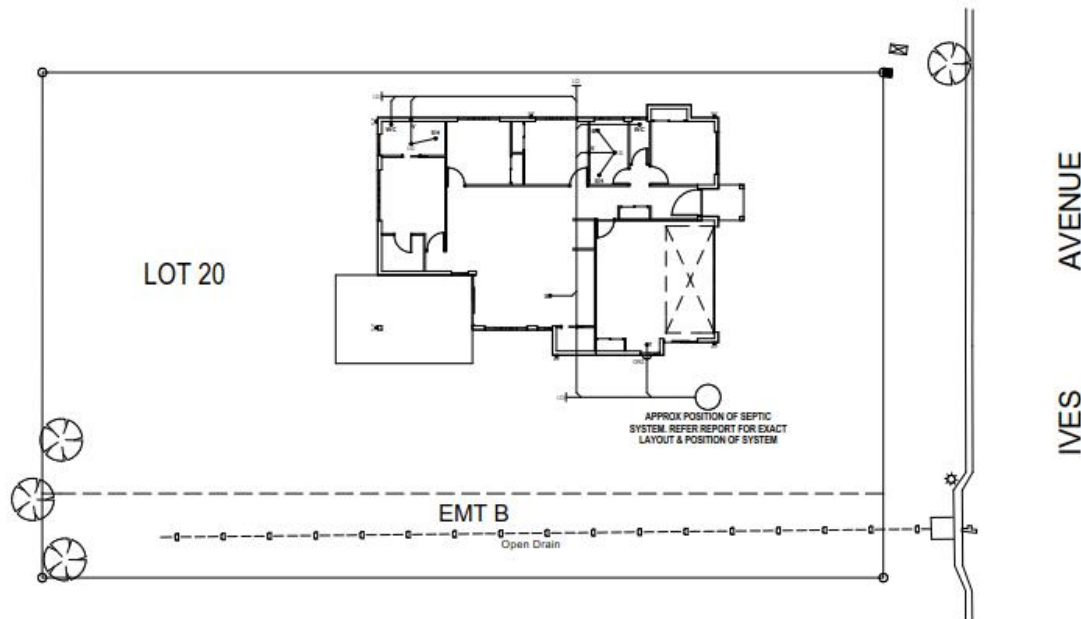
NOTES :

: THIS PLAN IS INDICATIVE ONLY AND WILL DIFFER ON SITE. PLUMBER TO SUBMIT AS CONSTRUCTED PLAN TO COUNCIL.

: INSPECTION OPENINGS AND VENTS ARE TO BE INSTALLED WHERE REQUIRED. ALL PLUMBING WORKS AS PER AUSTRALIAN STANDARDS.

LEGEND

S - SINK
V - VANITY BASIN
SH - SHOWER
B - BATH
SB - SPA BATH
WC - WATER CLOSET
T - TUB
I.G. - INSPECTION GULLY
FW - DRY FLOOR WASTE
I.O. - INSPECTION OPENING
ORG. - OVERFLOW RELIEF GULLY



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PLUMBING PLAN

WIND-'C2'

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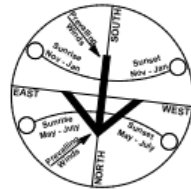
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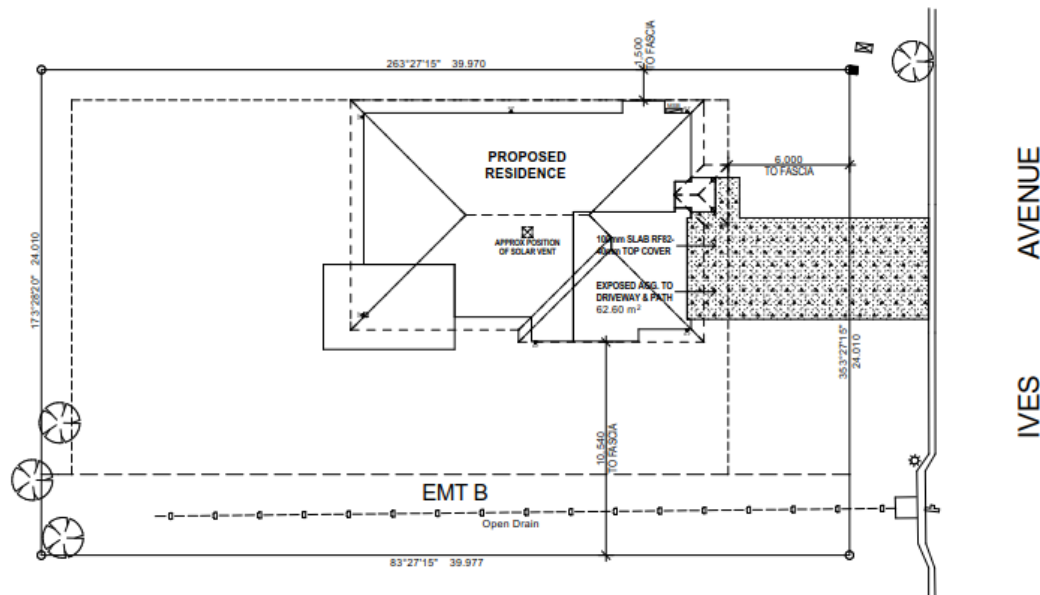
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Date: 28/10/2020
Scale: 1 : 200

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LOT 20 ON SP204468
IVES AVENUE
WONGA BEACH



SC - 35mm DEEP SAWCUT WITHIN
8 HOURS OF CONCRETE POUR
- CUTOUT EVERY 2nd MESH BAR
ACROSS JOINT



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SETOUT PLAN

WIND-'C2'

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