

30 November 2020

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2020\_3853/1 (Doc 984424)  
**Your Ref:** 20204830

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

NQ Homes Tropical Living Pty Ltd  
PO Box 863  
PORT DOUGLAS QLD 4877

Attention Ms Airlie Ernst

[admin@nqhomes.com.au](mailto:admin@nqhomes.com.au)

Dear Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 18 November 2020.

#### Summary of Exempt Development

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Construction of a new dwelling house on land mapped in the Floodplain and the Medium Storm Tide Hazard of the Flood and Storm Tide Inundation Hazard Overlay.

#### Location details

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Street Address: 14 Ocean Avenue Cooya Beach

Real Property Description: Lot 8 on SP178687

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 30 November 2020 for development as detailed in Attachment 1.

#### Referral agencies

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Not Applicable

#### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

**Other**

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Please quote Council's application number: EXEM 2020\_ 3853/1 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

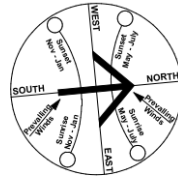


**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

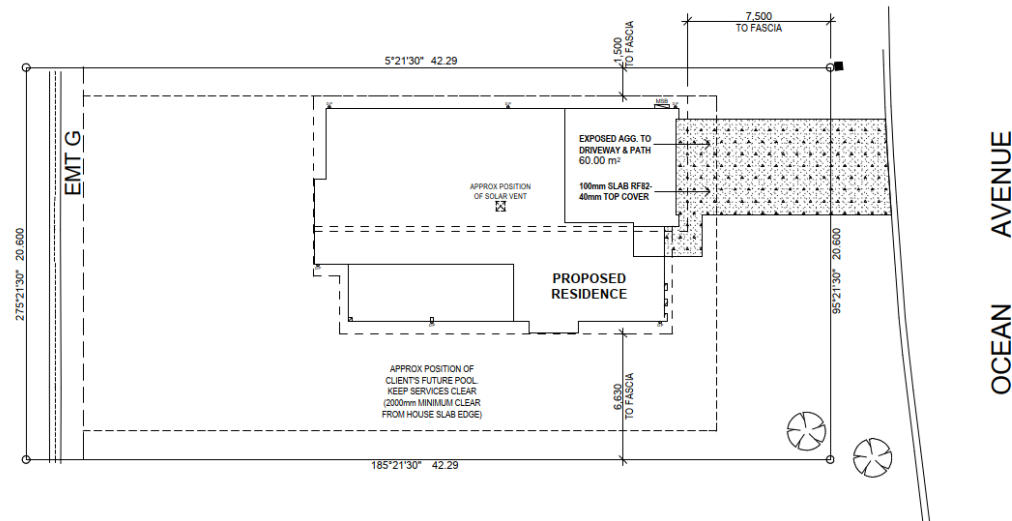
cc Emailed to GMA Certification Group Pty Ltd – [adminpd@gmcert.com.au](mailto:adminpd@gmcert.com.au)

cc Emailed to Elise Bellerio, [elise.bellerio@gmail.com](mailto:elise.bellerio@gmail.com)

LOT 8 ON SP178687  
OCEAN AVENUE,  
COOYA BEACH



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



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

## SETOUT PLAN

## WIND-'C2'

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

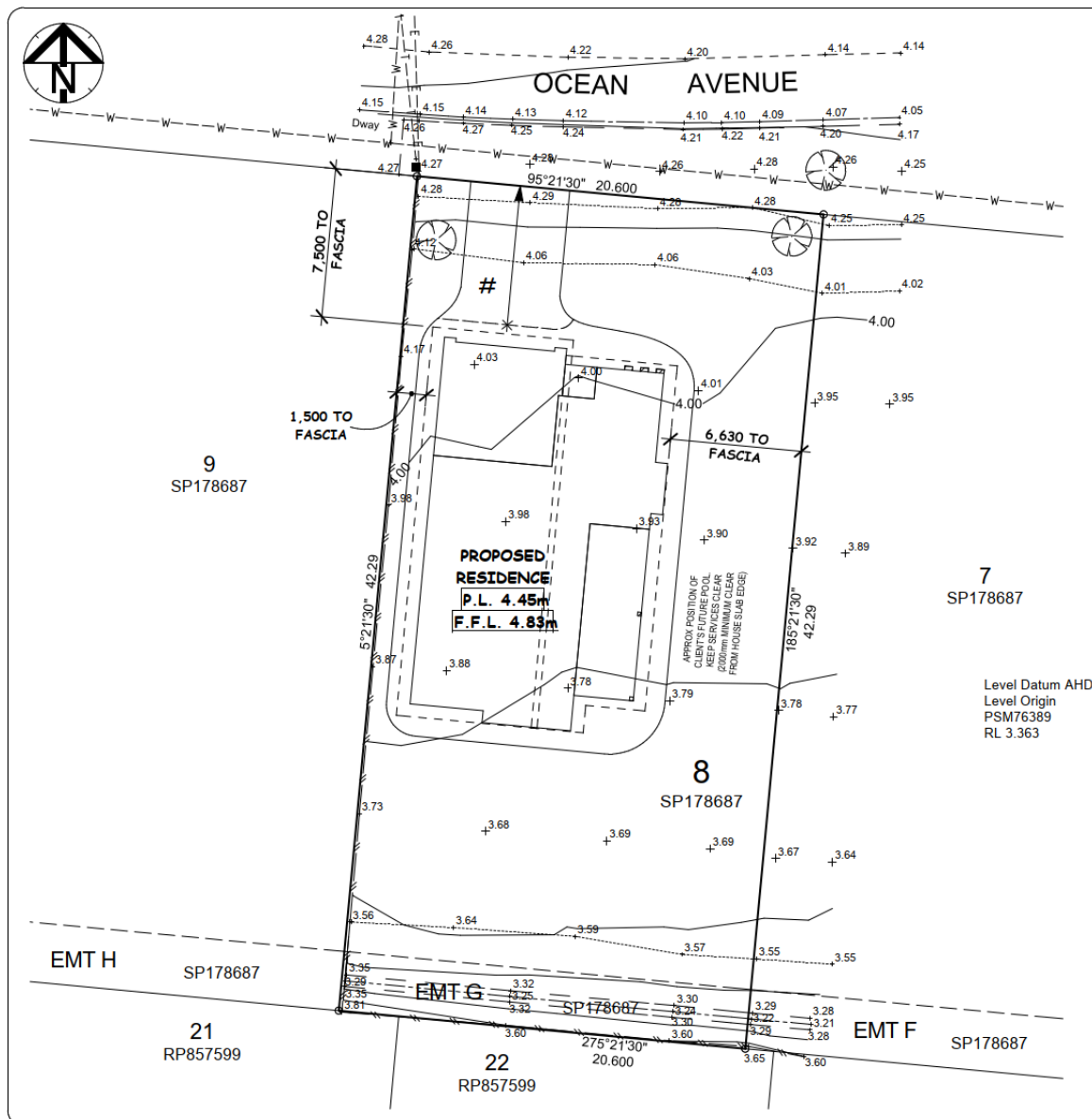
Client:  
E. S. BELLERO  
LOT 8 - OCEAN AVENUE,  
COOYA BEACH

Design:  
Modified ALEXANDER 203  
Facade:  
MODERN SKILLION  
Inclusions:  
PREMIUM

Drawn By:  
S.C.  
Date:  
08/11/2020  
Scale:  
1 : 200

Amendments:  
Job Number:  
425TL  
Sheet Number:  
10 of 11

Attachment 1



**PLATFORM LEVEL APPROX - 4.45m AHD**  
**\* IMPORT FILL, BY CLIENT.**  
**\* STORMWATER TO STREET**  
**\* DISCHARGE WASTE TO CLIENT'S SEPTIC SYSTEM.**

**# DRIVEWAY GRADIENT 'TBC'**

#### NOTES -

- ANY RETAINING REQUIRED. BY CLIENT
- ANY TREE REMOVAL REQUIRED. BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 of 11 FOR SETOUT PLAN.
- REFER TO SHEET 11 of 11 FOR PLUMB. PLAN.

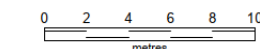
- \* FILL BATTER @ 1:2 MAX**
- \* CUT BATTER @ 1:2 MAX**

**INDICATES 400mm WIDE x 75mm DEEP GRADED TABLE DRAIN**

**\*ALL EARTHWORKS BY CLIENT, AS PER CONTRACT.**

#### LEGEND

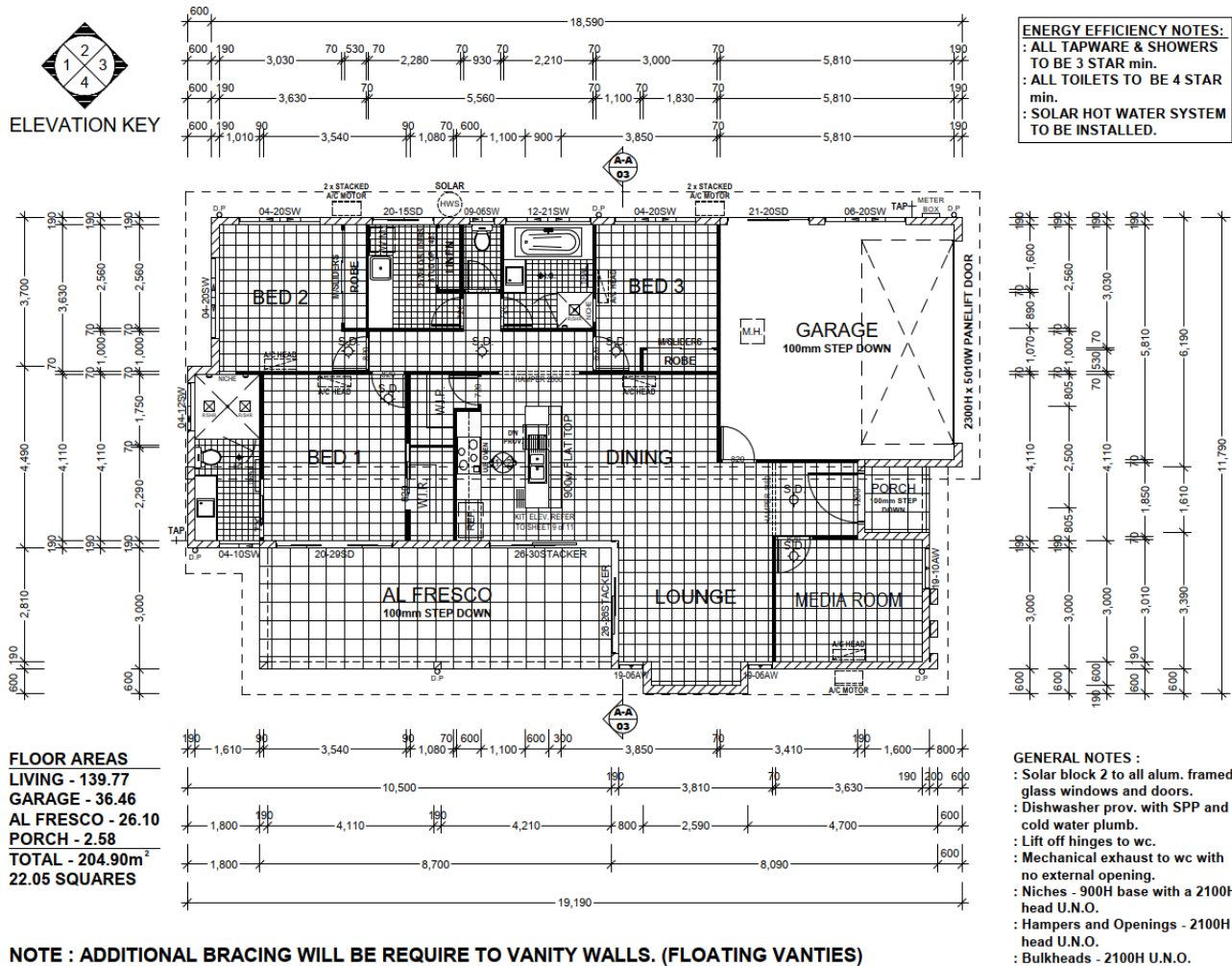
- Sewer HCB
- ⊙ Sewer Manhole
- Electricity Pillar
- ⊠ Telstra Pit
- ⊞ Kerb Inlet Pit
- ⊞ Road Crown
- ⊞ Top of Mountable Kerb
- ⊞ IL of Mountable Kerb
- ⊞ Timber Paling Fence
- ⊞ W --- W --- Underground Water (from records)
- ⊞ E --- E --- Underground Electricity (from records)
- ⊞ T --- T --- Underground Telstra (from records)
- ⊞ S --- S --- Underground Sewer (from records)
- ⊞ Light Pole
- ⊞ Flushing Point
- ⊞ Fire Hydrant
- ⊞ Stop Valve
- ⊞ Street Sign



SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

**CONTOUR PLAN WIND-'C2'**

Amendments:	Job Number:	425TL
Drawn By:	Date:	08/11/2020
Scale:	Sheet Number:	1:250 2 of 11
Design:	Modified ALEXANDER 203	
Phase:	MODERN SKILLION	
Inclusion:	PREMIUM	
Client:	E. S. BELLERO	
	LOT 8 - OCEAN AVENUE,	
	COOYA BEACH	
	N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.	
ABN: 78649416086	QBCC: 190314935	
Address: P.O. BOX 863,	Pl. DOUGLAS Qld. 4877	
Phone: (07) 4855512	Fax: (07) 4855512	



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## FLOOR PLAN

## WIND-'C2'

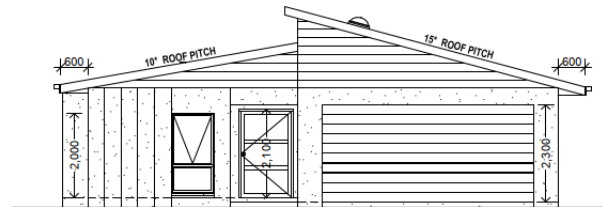
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Client:  
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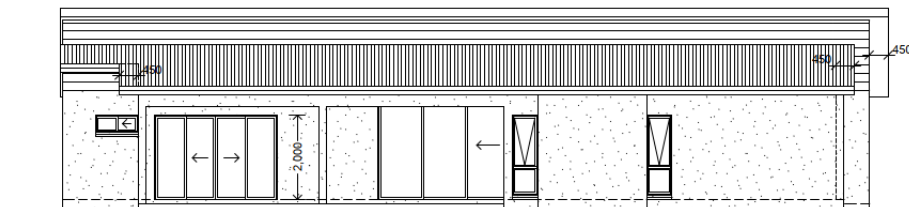
Design:  
Modified ALEXANDER 203  
Facade:  
MODERN SKILLION  
Inclusions:  
PREMIUM

Drawn By:  
S.C.  
Date:  
08/11/2020  
Scale:  
1 : 100

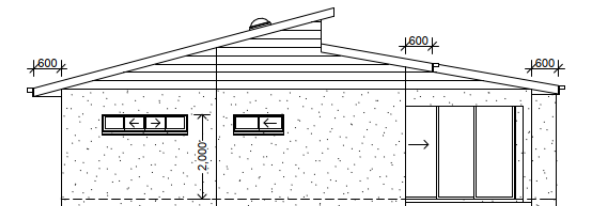
Amendments:  
Job Number:  
425TL  
Sheet Number:  
2 of 11



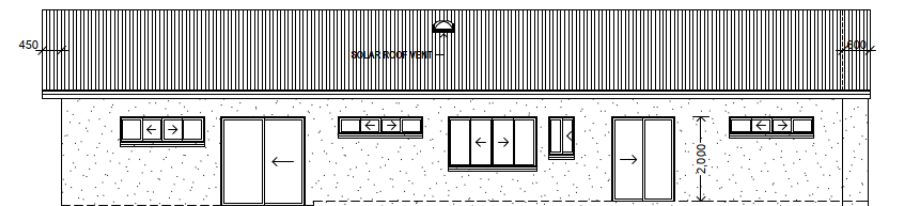
**Elevation 1**



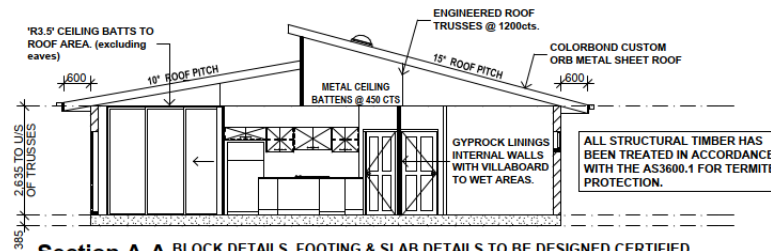
**Elevation 2**



**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.



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## ELEVATIONS

## WIND 'C2'

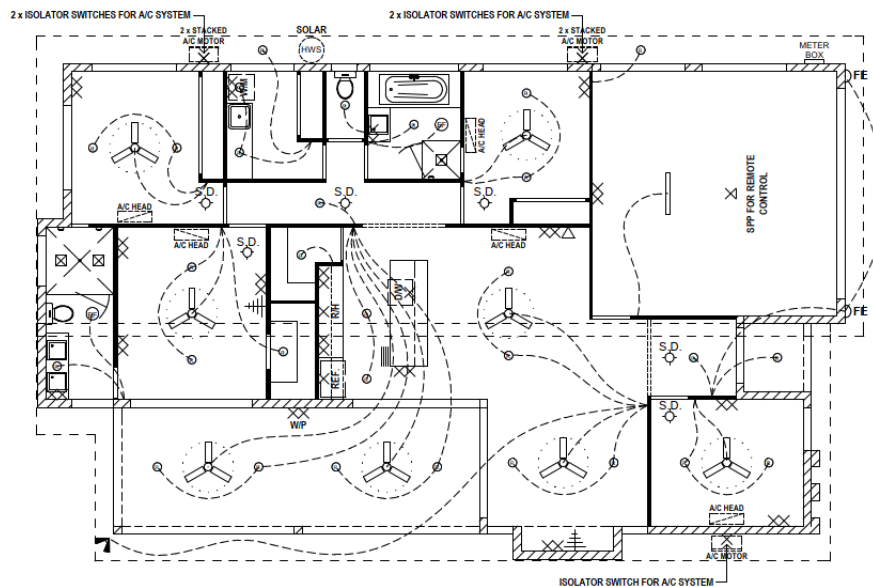
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COOYA BEACH

Design: Modified ALEXANDER 203  
Facade: MODERN SKILLION  
Inclusions: PREMIUM

Drawn By: S.C.  
Date: 08/11/2020  
Scale: 1 : 100

Amendments:  
Job Number: 425TL  
Sheet Number: 3 of 11



### ELECTRICAL LEGEND

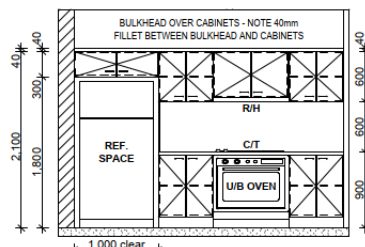
SINGLE G.P.O. 300mm AFL	×
SINGLE G.P.O. 1050mm AFL	×
DOUBLE G.P.O. 300mm AFL	×
DOUBLE G.P.O. 1050mm AFL	×
CEILING LIGHT(BATTEN HOLD)	○
RECESSED DOWNLIGHTS	⊙
WALL MOUNTED LIGHT	△
LED LIGHT	●
FLUORESCENT LIGHT	—
TWIN SPOT or FLOODLIGHT	▽
EXHAUST FAN	⊙
CEILING FAN	⊙
SMOKE DETECTOR	⊙
T.V. POINT 300mm AFL U.N.O.	⊙
PHONE POINT 300mm AFL U.N.O.	▽
HOT WATER SYSTEM	⊙
METER BOX	⊙
SWITCH	—
DIMMER SWITCH	—

**\* NOTE - ALL ELECTRICAL SUPPLIED & INSTALLED BY CLIENT, AS PER CONTRACT**

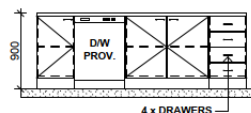
**NOTE : THIS LAYOUT HAS BEEN DESIGNED TO SHOW 80% ENERGY EFFICIENT FLOURESCENT LIGHTING, (INTERNAL, INCLUDING GARAGE).**

**NOTE - TV ANTENNA TO BE INSTALLED. POSITION TO BE CONFIRMED ON SITE.**

**NOTE : A/C HEADS AND OUT DOOR UNIT POSITIONS TO BE CONFIRMED ON SITE BY AIR-CON INSTALLER.**



**Kitchen Elevation 1**  
1 : 50



**Kitchen Elevation 2**  
1 : 50



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## ELECTRICAL PLAN WIND-'C2'

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LOT 8 - OCEAN AVENUE,  
COOYA BEACH

Design: Modified ALEXANDER 203  
Facade: MODERN SKILLION  
Inclusions: PREMIUM

Drawn By: S.C.  
Date: 08/11/2020  
Scale: 1 : 100

Amendments:  
Job Number: 425TL  
Sheet Number: 9 of 11

**NOTES :**

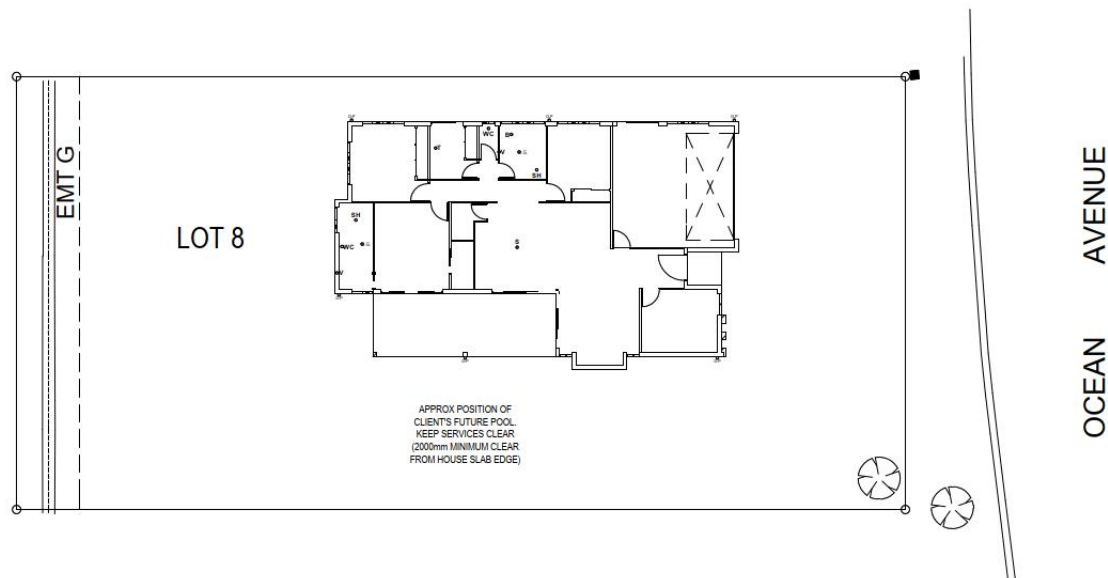
: THIS PLAN IS INDICATIVE ONLY AND WILL DIFFER ON SITE. PLUMBER TO SUBMIT AS CONSTRUCTED PLAN TO COUNCIL.

: 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

**\*NOTE - SEPTIC SUPPLIED & INSTALLED BY CLIENT, AS PER CONTRACT. POSITION 'TBC'**



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**PLUMBING PLAN**

**WIND-'C2'**

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Job Number: 425TL  
Sheet Number: 11 of 11