

28 January 2021

Enquiries: Rebecca Taranto
Our Ref: EXEM 2021_3948/1
Your Ref: 20210276

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 4887

Attention: Airlie Ernst

Email: admin@nqhomes.com.au

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 20 January 2021.

Summary of Exempt Development

Construction of new Dwelling House and garage.

Location details

Street Address: 10 Julia Close Wonga Beach

Real Property Description: Lot 44 on SP204468

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 28 January 2021 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 2021_ 3948/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

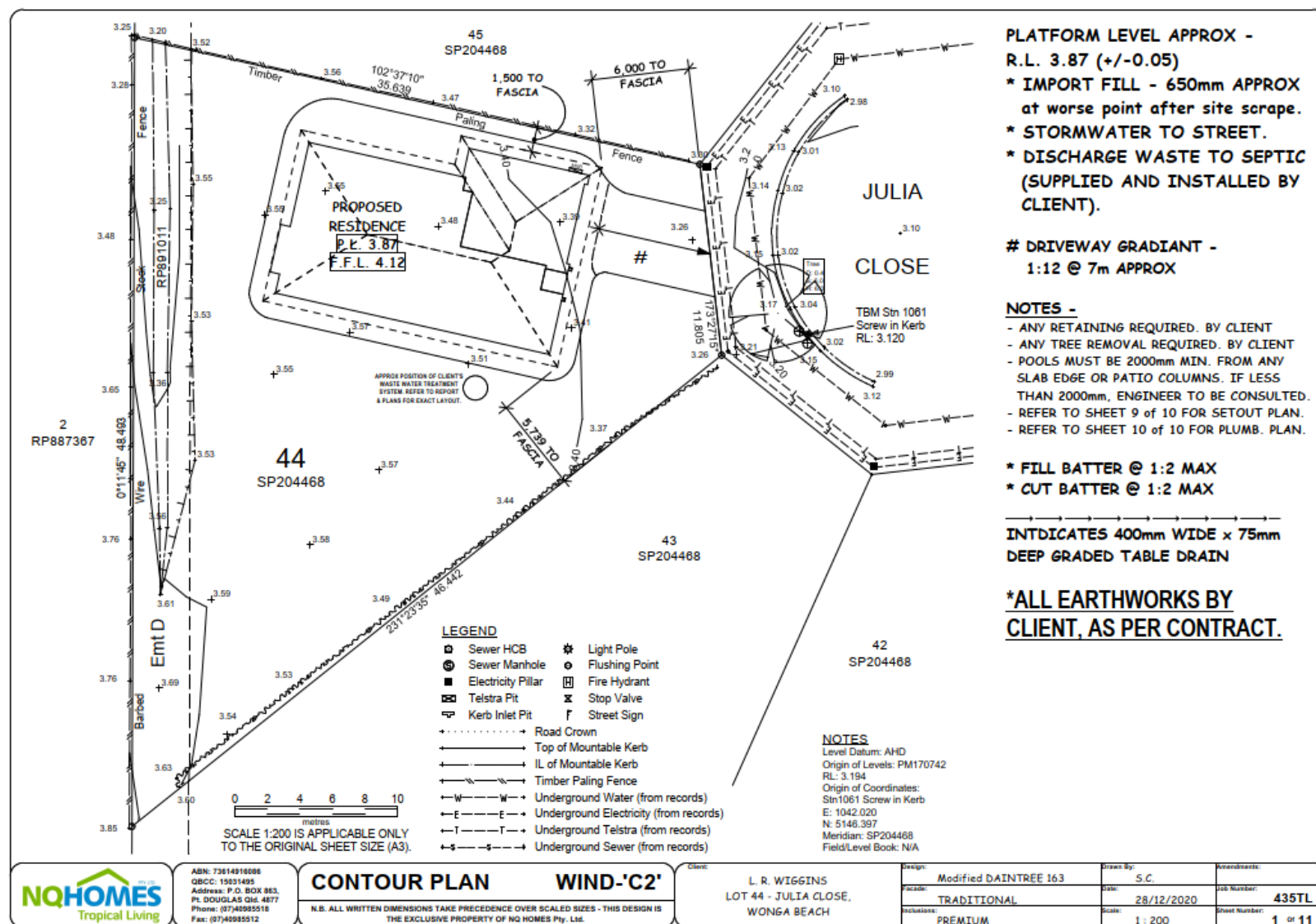


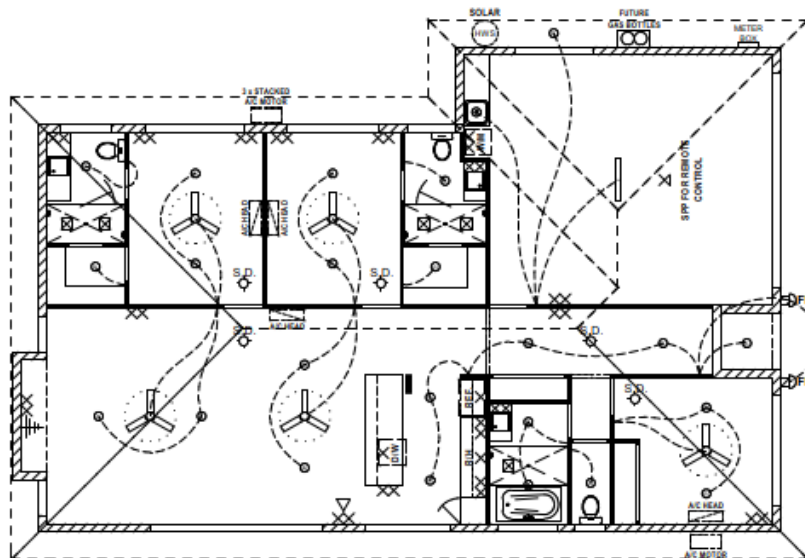
For
Paul Hoyer
Manager Environment & Planning

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

cc Emailed to Leigh Robert Wiggins- leiwig12@gmail.com

Attachment 1





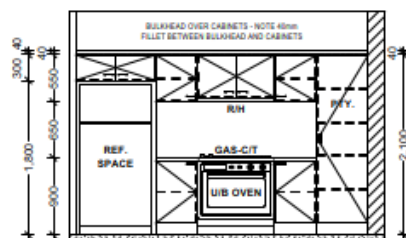
ELECTRICAL LEGEND

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	⋈

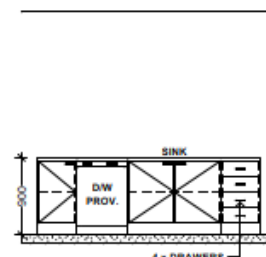
NOTE : THIS LAYOUT HAS BEEN DESIGNED TO SHOW 80% ENERGY EFFICIENT FLOURESCENT LIGHTING, (INTERNAL, INCLUDING GARAGE).

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



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

ELECTRICAL 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: L. R. WIGGINS
LOT 44 - JULIA CLOSE,
WONGA BEACH

Design: Modified DAINTREE 163
Facade: TRADITIONAL
Inclusions: PREMIUM

Drawn By: S.C.
Date: 28/12/2020
Scale: 1 : 100

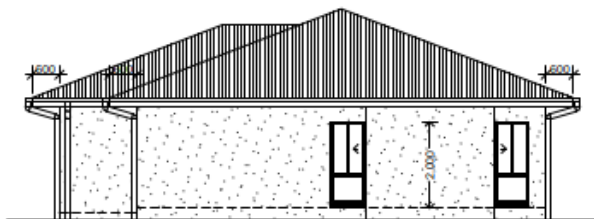
Amendments:
Job Number: 435TL
Sheet Number: 8 of 10



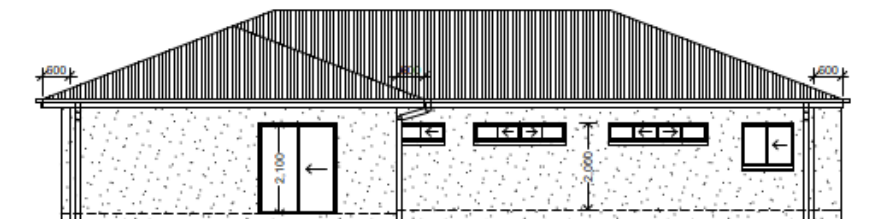
Elevation 1



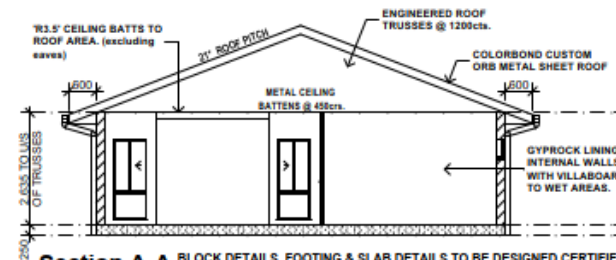
Elevation 2



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 'S' CLASS SITE AND WIND-'C2' WIND RATING.
N.T.S.



ABN: 73814910888
QBCC: 15031495
Address: P.O. BOX 863,
PT. DOUGLAS Qld. 4877
Phone: (07)40855518
Fax: (07)40855512

ELEVATIONS

WIND-'C2'

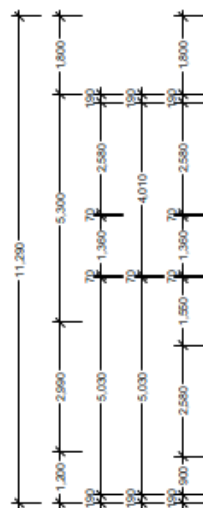
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L. R. WIGGINS
LOT 44 - JULIA CLOSE,
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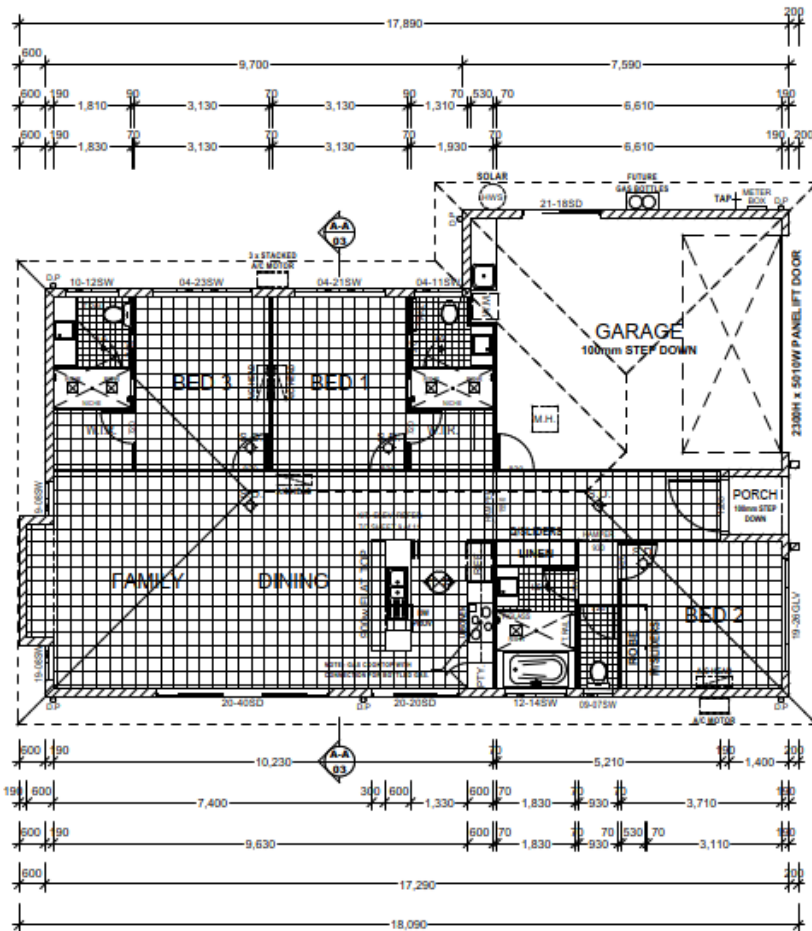
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Modified DAINTREE 163
Facade:
TRADITIONAL
Inclusions:
PREMIUM

Drawn By:
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Date:
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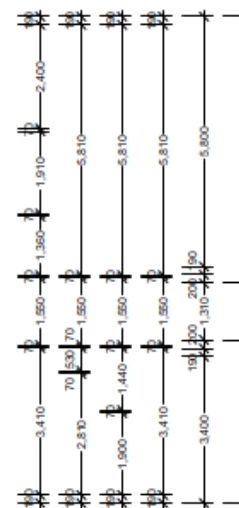
Job Number:
435TL
Sheet Number:
3 of 11



FLOOR AREAS
 LIVING - 134.78
 GARAGE - 43.00
 PORCH - 1.83
 TOTAL - 179.61m²
 19.33 SQUARES



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.

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



ABN: 73614916086
 QBCC: 15031485
 Address: P.O. BOX 863,
 Pt. DOUGLAS Qld. 4877
 Phone: (07)40985518
 Fax: (07)40985512

FLOOR PLAN

WIND-'C2'

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Amendments:
 Job Number: 435TL
 Sheet Number: 2 of 11

