

28 March 2022

Enquiries: Neil Beck
Our Ref: EXEM 2022_4738/1 (1077081)
Your Ref: DA/22/0037

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

I G Little
PO Box 547
WEIPA QLD 4874

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 23/03/2022.

Summary of Exempt Development

Construction of a dwelling.

Location details

Street Address: 40 Ives Avenue WONGA BEACH

Real Property Description: LOT: 19 SP: 204468

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 28 March 2022 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 development will comply with storm-tide flood height levels to achieve immunity..

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2022_ 4738/1 in all subsequent correspondence relating to this request.

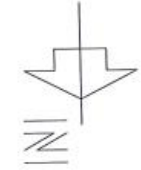
Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

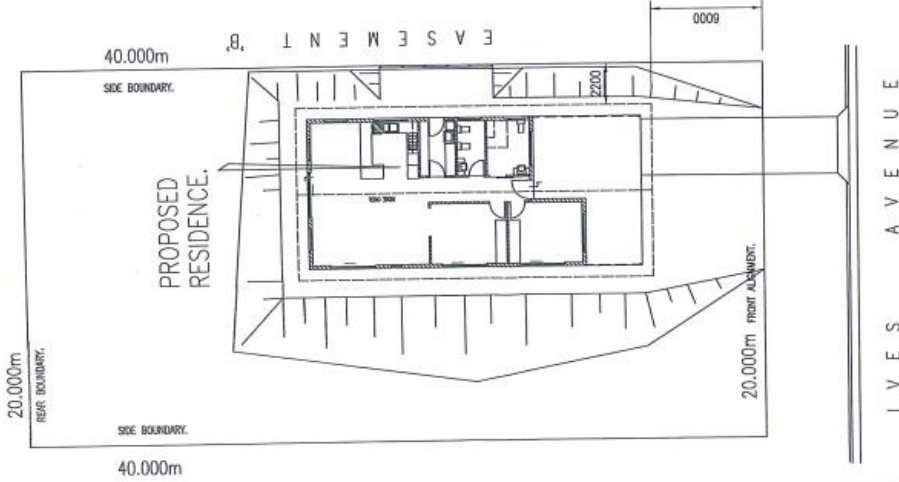
cc Emailed to Northern Building Approvals – kentonstella@bigpond.com



REAL PROPERTY DESCRIPTION.

LOT 19 ON SP 204468
 COUNTY OF SOLANDER
 PARISH OF WHYANBEEL
 AREA 800m²

- DRAWING SCHEDULE.**
- 1A OF 7 COVER SHEET, SITE PLAN, ENERGY EFFICIENCY BUILDING PLATFORM PREPARATION.
 - 2A OF 7 DRAINAGE PLAN.
 - 3A OF 7 FLOOR PLAN.
 - 4A OF 7 SLAB/FOOTING PLAN.
 - 5A OF 7 ROOF FRAMING PLAN.
 - 6A OF 7 ELEVATIONS.
 - 7A OF 7 1:50 SECTION & ELECTRICAL PLAN.
 - 3 X A3 JOHNSTONE ENGINEERS NOTES.
- WORKING DRAWINGS**



SITE PLAN. SCALE 1:200
 READ IN CONJUNCTION WITH SHEET 2.
PROPOSED RESIDENCE
IVES AVENUE, WONGA BEACH
FOR MR. & MRS. I. LITTLE.
 DRAWN— F.BURKE. BSA No. 19598 DATE DECEMBER 2021

FLOOR HEIGHT.
 FFL — AS PER DOUGLAS SHIRE COUNCIL REQUIREMENTS MODELLED FOR YEAR 2100, 1 IN 100 EVENT. (1% AEP)
 BUILDING PAD 225mm BELOW FLOOR LINE.

SUSTAINABLE HOUSING INFORMATION.

- o ALL AIR CONDITIONERS MUST HAVE AN EER OF AT LEAST 2.30
- o SHOWER ROSES MUST BE 4/4 BRED.
- o WATER PRESSURE WILL NOT EXCEED 300 kPa, OR A PRESSURE LIMITING DEVICE WILL BE FITTED.
- o 4-STAR WATER EFFICIENCY LABELLING AND 3-STAR (NICS) SINKS, BATHS, TOILETS, SHOWER ROSES AND WASHERS MUST BE INSTALLED. WATER EFFICIENCY REQUIREMENTS ALSO APPLY FOR REPAIRS TO EXISTING FIXTURES IN HOMES WHERE THE HOUSEHOLD RENOVATIONS INCLUDE BOTH A BUILDING AND A PLUMBING APPROVAL.
- o MINIMUM 3-STAR WELS RATED TAP WARE FOR KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TUBS (NEW)
- o WATER EFFICIENT IRRIGATION SYSTEM (IF AN OUTDOOR IRRIGATION SYSTEM IS INSTALLED) WITH A MAXIMUM FLOW RATE OF ONE LITRES PER MINUTE.
- o 5-STAR RATED GAS HOT WATER SYSTEM TO BE INSTALLED IF GAS SYSTEM TO BE USED.
- o SIZE OF THE NUMBER OF LIGHT FITTINGS TO BE FITTED EXCLUSIVELY WITH ENERGY EFFICIENT GLOBES.
- o A CERTIFICATE WILL BE PROVIDED BY THE PLUMBER TO CERTIFY THAT THE ABOVE ITEMS HAVE BEEN COMPLIED WITH.
- o MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STAR-RATED (MEPS) RATED AIR CONDITIONERS (WHERE NEW AND REPLACEMENT SYSTEMS ARE INSTALLED).
- o A CERTIFICATE FROM THE BUILDER CONFIRMING THAT THE ABOVE ITEMS HAVE BEEN COMPLIED WITH.
- o A CERTIFICATE WILL BE PROVIDED BY THE ELECTRICIAN TO CERTIFY THAT SIZE OF THE TOTAL ENCLOSED FLOOR AREA IS FITTED WITH FLUORESCENT LIGHTING OR BETTER.

THE STRUCTURAL ELEMENTS OF THIS DRAWING HAVE BEEN CHECKED BY AN ENGINEER AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 1975 AND THE BUILDING REGULATIONS 1983. THE STRUCTURAL ELEMENTS HAVE BEEN CHECKED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 1975 AND THE BUILDING REGULATIONS 1983. THE ENGINEER'S SIGNATURE AND SEAL ARE ATTACHED TO THIS DRAWING TO THE BEST OF HIS KNOWLEDGE AND BELIEF AT THE DATE OF SIGNATURE AND SEALING OF THIS DRAWING. DATE: _____ No. 00334
 REGISTERED PROFESSIONAL ENGINEER, Queensland.

AMENDED 21-1-22
 SHEET 1A OF 7.

WORKING DRAWINGS

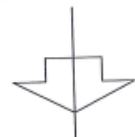
SEWAGE TRENCHES, NUMBER, SIZE AND LOCATION TO BE DETERMINED ON SITE BY LICENSED PLUMBER. PLUMBER TO CONFIRM WITH COUNCIL.

3.000

3.000

2.750

2.750



APPROX. BOTTOM OF BATTER.

APPROX. BOTTOM OF BATTER.

EXTENT OF BUILDING PLATFORM

3.4854 AHD

FINISHED FLOOR LEVEL
3.7104 AHD

NOTE:-
DRY FLOOR WASTE TO DISCHARGE ON TO GROUND THROUGH FREGG FLAP.

THE PRELIMINARY ESTIMATE OF THE WORKING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF STRUCTURAL MEASURES AND REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS. THE STRUCTURAL ELEMENTS AND DIMENSIONS SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS.

DATE: _____

CHRISTOPHER JOHNSTONE
Registered Professional Engineer, Queensland, No. 05394

2.750

2.750

3.000

TOP OF BUILDING PLATFORM

3.250

SIDE BOUNDARY.

DRAINAGE PLAN, SCALE 1:100

- INDICATES STORMWATER DRAINAGE LINES.
- INDICATES SANITARY DRAINAGE LINES.
- DRAINAGE LINE ARE DIAGRAMATIC.
- LICENSED PLUMBER TO CONFIRM ALL DRAINAGE ON SITE PRIOR TO COMMENCING WORKS.
- FLOOR HEIGHT.
- FTL - AS PER DOUGLAS SHIRE COUNCIL REQUIREMENTS MODELLED FOR YEAR 2100, 1 IN 100 EVENT. (1% AEP)
- BUILDING PAD 225mm BELOW FLOOR LINE.



E A S E M E N T ' B ' SIDE BOUNDARY.

APPROX. BOTTOM OF BATTER.

APPROX. BOTTOM OF BATTER.

3-100mm PVC STORMWATER LINES TO STREET KERB & CHANNEL.

HOSECOCK.
DRAINWAY.
CROSSOVER SUB.

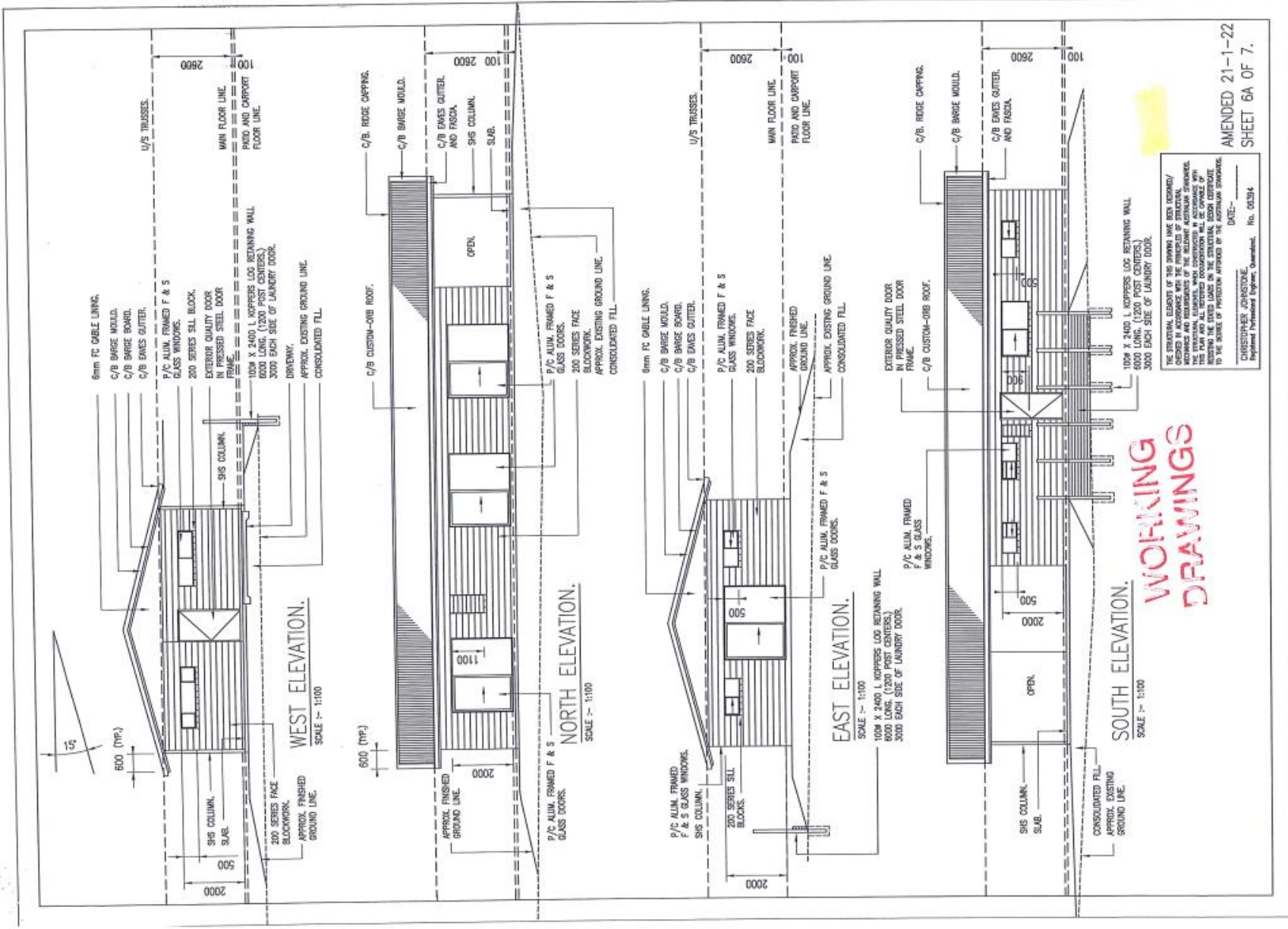
FRONT ALIGNED.

FOOTPATH.

KERB & CHANNEL.

I V E S A V E N U E

AMENDED 21-1-22
SHEET 2A OF 7.



WORKING DRAWINGS

THE STRUCTURAL INTEGRITY OF THIS DRAWING HAS BEEN REVIEWED/REVIEWED AND RECOMMENDATIONS OF THE RELEVANT AUTHORITY APPROVED. THIS DRAWING IS VALID FOR CONSTRUCTION IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS AND STANDARDS. THE RELEVANT AUTHORITY'S APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE RELEVANT AUTHORITY'S APPROVAL IS LIMITED TO THE SCOPE OF PERMISSION APPROVED BY THE AUSTRALIAN GOVERNMENT.

DATE: _____
 CHRISTOPHER JOHNSTONE, Registered Professional Engineer, Queensland, No. 05394

AMENDED 21-1-22
 SHEET 6A OF 7.