

7 July 2022

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2022_4914/1 (Doc 1096736)
Your Ref: 1320/22

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

Rapid Building Approvals
Suite 2, Level 2
82 Grafton Street
Cairns City QLD 4870

Email: approvals@rapidapprovals.com.au

Attention Mr Ryan Bird

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 7 July 2022.

Summary of Exempt Development

Dwelling house and shed in the mapped Flood Overlay area.

Location details

Street Address: 67 South Arm Drive Wonga Beach
Real Property Description: Lot 1 on SP108617
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 7 July 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 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 2022_ 4914/1 in all subsequent correspondence relating to this request.

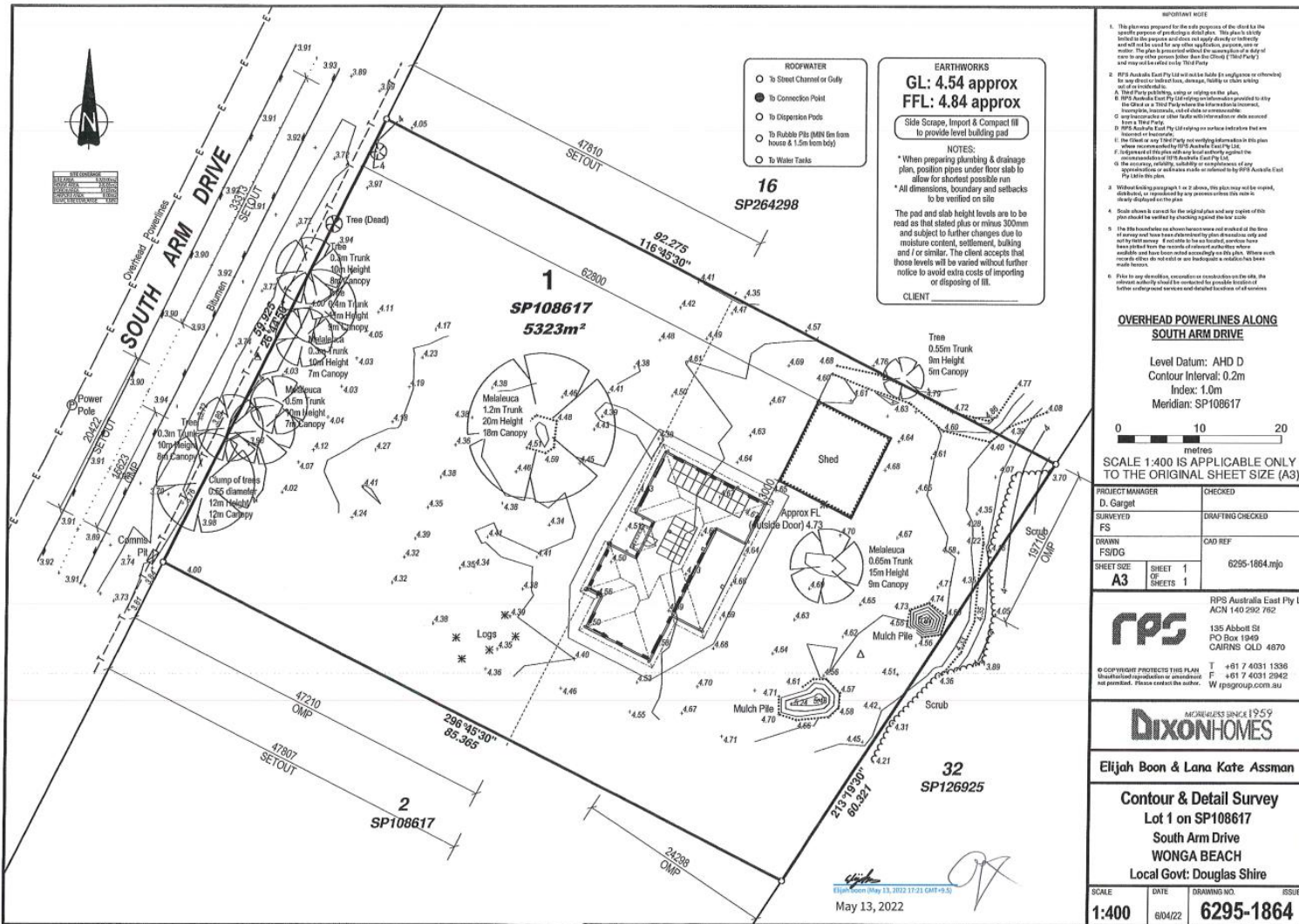
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

cc Mailed to L K Assman & E J Boon, PO Box 1050, Mossman Qld 4873



- ROOFWATER**
- To Street Channel or Gully
 - To Connection Point
 - To Disposition Pools
 - To Rubble Pits (MIN 5m from house & 1.5m from bay)
 - To Water Tanks

EARTHWORKS
GL: 4.54 approx
FFL: 4.84 approx
 Side Scrape, Import & Compact fill
 to provide level building pad

NOTES:
 * When preparing planning & drainage plans, position pipes under floor slab to allow for shortest possible run
 * All dimensions, boundary and setbacks to be verified on site
 The pad and slab height levels are to be read as that stated plus or minus 300mm and subject to further changes due to moisture content, settlement, bulking and/or similar. The client accepts that those levels will be varied without further notice to avoid extra costs of importing or disposing of fill.
 CLIENT

- IMPORTANT NOTE**
1. This plan is prepared for the sole purpose of the site for the specific purpose of providing details. This plan is hereby limited to the purpose and does not apply directly or indirectly and shall not be used for any other application, purpose, use or matter. The plan is provided without the assumption of any duty of care to any other person other than the Client. The Client is to verify and accept the accuracy of the information provided.
 2. RPS Australia East Pty Ltd will not be held liable in negligence or otherwise for any error or omission, loss, damage, liability or claim arising out of or from this plan.
 3. Third Party policies, terms or conditions apply to this plan.
 4. RPS Australia East Pty Ltd requires the client to provide to RPS Australia East Pty Ltd all relevant information, including but not limited to, title deeds, easements, mortgages, encumbrances, and all other documents or information that may be relevant to the project.
 5. RPS Australia East Pty Ltd requires the client to provide to RPS Australia East Pty Ltd all relevant information, including but not limited to, title deeds, easements, mortgages, encumbrances, and all other documents or information that may be relevant to the project.
 6. The client is to ensure that the plan is not used for any other purpose without the written consent of RPS Australia East Pty Ltd.
 7. The accuracy, reliability, suitability or completeness of any information or advice is to be verified by the client.
 8. Where the client is to be responsible for any error or omission, loss, damage, liability or claim arising out of or from this plan, the client is to be responsible for any error or omission, loss, damage, liability or claim arising out of or from this plan.
 9. The client is to ensure that the plan is not used for any other purpose without the written consent of RPS Australia East Pty Ltd.
 10. The client is to ensure that the plan is not used for any other purpose without the written consent of RPS Australia East Pty Ltd.

OVERHEAD POWERLINES ALONG SOUTH ARM DRIVE
 Level Datum: AHD D
 Contour Interval: 0.2m
 Index: 1.0m
 Meridian: SP108617



SCALE 1:400 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

| | |
|-----------------|------------------|
| PROJECT MANAGER | CHECKED |
| D. Garget | |
| SURVEYED | DRAFTING CHECKED |
| FS | |
| DRAWN | CAD REF |
| FS/IDG | |
| SHEET SIZE | SHEET 1 |
| A3 | OF SHEETS 1 |
| | 6295-1864.mjo |

rps
 RPS Australia East Pty Ltd
 ACN 140 292 782
 135 Abbott St
 PO Box 1949
 CAIRNS QLD 4870
 T +61 7 4031 1336
 F +61 7 4031 2042
 W ipsgroup.com.au

DIXON-HOMES
 MCGREAVES SINCE 1959

Elijah Boon & Lana Kate Assman

Contour & Detail Survey
 Lot 1 on SP108617
 South Arm Drive
 WONGA BEACH
 Local Govt: Douglas Shire

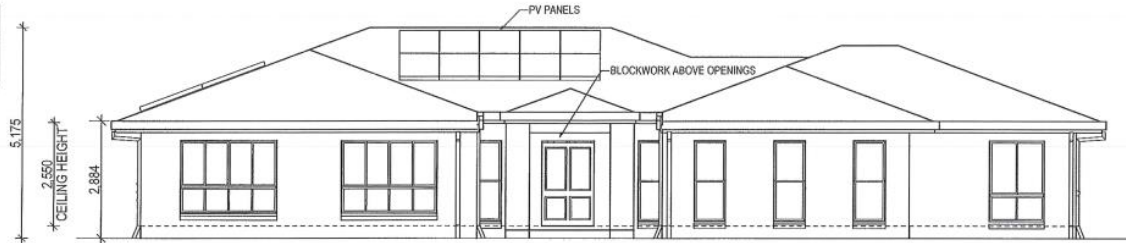
| | | | |
|-------|---------|-------------|-------|
| SCALE | DATE | DRAWING NO. | ISSUE |
| 1:400 | 6/04/22 | 6295-1864 | |

Attachment 1

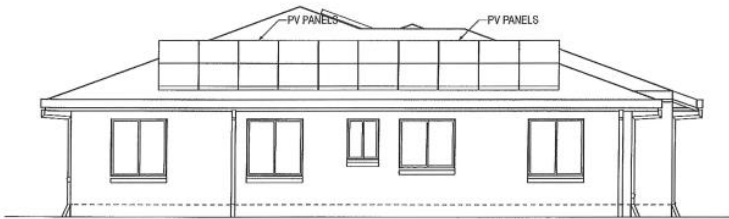
3491

Unauthorised use of these Dixon System's plans constitutes a breach of the Copyright Act and make you liable for significant damages.

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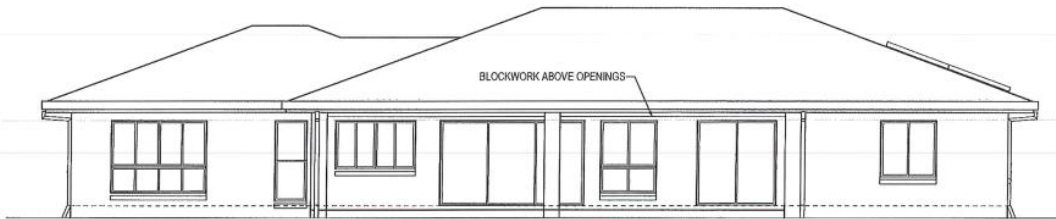
ELEVATION 1



ELEVATION 4



ELEVATION 2



ELEVATION 3

255003491.rvt

ARTICULATION JOINT SPACING: 5m

Only sign if 100% complete. If not correct please contact your consultant.
CLIENT: *EA* DATE: *17/5/22*
CLIENT: *17/5/22*
BUILDER: *EA* DATE: *17/5/22*

NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY
E. BOON & L. ASSMAN
Lot 1 (67) South Arm Drive, WONGA BEACH
QLD, 4873
RP. SP 108617 MAP REF.

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HAARWOOD D.L.C. 30761 (2017) (NSW)
DRAWN BY: dab 12/04/2022
Checked by: [Signature]
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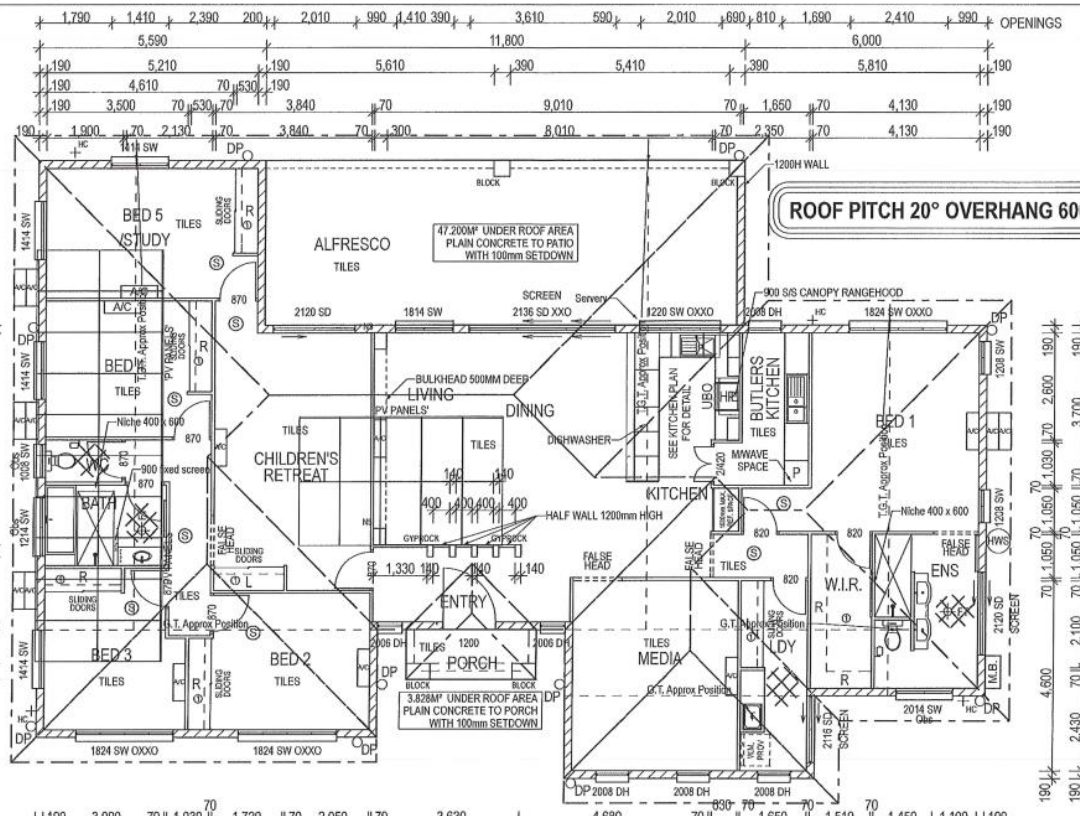
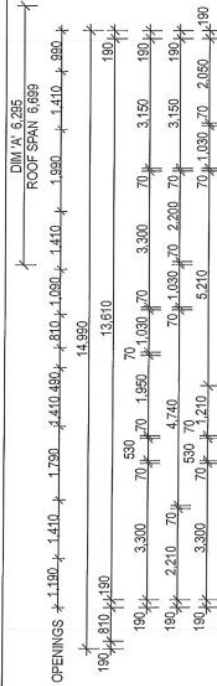
| | | | |
|----------------------|-----------|-------------|-------------|
| FLOOR AREA | 246.03 M2 | SCALE | 1:100 |
| PORCH/CARPORT AREA | 51.03 M2 | ROOF | Metal 20.1° |
| PATIO % OF FOOTPRINT | 17.2% | EXT WALL | 190 BLOCK |
| | | CEILING HT | 2550C/2600S |
| | | WIND RATING | C2 |

NOTE: WINDOWS AND DOORS SHOWN ARE STANDARD BLOCKS ONLY. FOR DETAIL ON PANEL SIZE & POSITION SEE CODES ON THE FLOOR PLAN. WINDOW SIZE AND STYLE ARE INDICATIVE ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions. Where inadvertent changes to the originally specified dimensions and/or spaces occur, the Owner(s) will only be entitled to compensation for consequential financial loss on a resale basis, as assessed by a registered valuer nominated by the Queensland Institute of Valuers and a refund for items covered for, but not incorporated in the Contract

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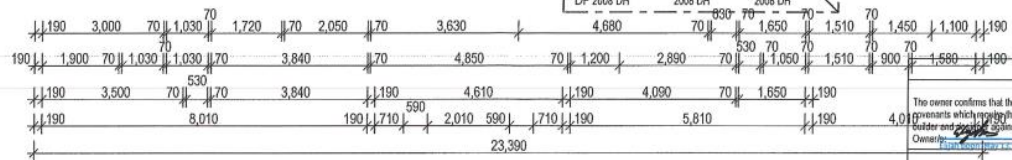
Unauthorised use of these Dixon System's plans constitutes a breach of the Copyright Act and make you liable for significant damages.



2550 CEILING HEIGHT
2600 PITCHING POINT

ROOF PITCH 20° OVERHANG 600mm

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REFER TO ELEVATIONS FOR ALL CONSTRUCTION NOTES

FLOOR PLAN

| | |
|----------------------|-----------------------|
| FLOOR AREA | 246.03 M ² |
| PORCH/CARPORT AREA | 51.03 M ² |
| PATIO % OF FOOTPRINT | 17.2% |
| SCALE | 1:100 |
| ROOF | Metal 20.1° |
| EXT WALL | 190 BLOCK |
| CEILING HT | 2550C/2600S |
| WIND RATING | C2 |

- THESE PLANS DO NOT COMPLY WITH ANY REQUIREMENTS FOR WHEELCHAIR OR DISABILITY ACCESS OR ACCESSIBLE LIVING as per Part 3.8.12 of the BCA Vol. 2
- Building elements in wet areas must be waterproof or water resistant
 - Waterproofing membranes to comply with Part 3.8.1.3 of the BCA Vol. 2
 - All building elements must be Termite resistant as Part 3.1 of the BCA Vol. 2
 - Smoke alarms must comply with Part 3.7.2.2 and Part 3.7.2.3 of the BCA Vol. 2
 - Downpipes must comply with Part 3.5.2.5 of the BCA Vol. 2

COMPLIANCE INDEMNITY
The owner confirms that the land and the dwelling are not subject to Town Planning conditions and/or covenants which require the developer's and/or local authority approvals, and the owner indemnifies the Builder and the Builder's subcontractors against any losses or liabilities due to the owner's failure to ensure compliance.
Owner: [Signature] Witness: [Signature] Date: 17/5/22

COVENANT APPROVAL
Developer/Agent: _____ Estate: _____
Signature: _____ Witness: _____ Date: _____

CLIENT: [Signature] DATE: 17/5/22

CLIENT: _____ DATE: _____
BUILDER: [Signature] DATE: _____
NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY
E. BOON & L. ASSMAN
Lot 1 (67) South Arm Drive, WONGA BEACH
QLD, 4873
RP: SP 108617 MAP REF.

3
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