

29 September 2022

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2022_5078/1 (Doc 1112831)
Your Ref: 00005837 Lot 54 / RP 748442 - 7 Yumba Close

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

Baker Building Certification
PO Box 1083
TOLGA QLD 4882

Email: aaron@bakerbuildingcert.com.au

Attention Mr Aaron Sweeney

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 26 September 2022.

Summary of Exempt Development

Development of a dwelling house on land affected by the Douglas Shire Council Planning Scheme Flood and Storm Tide Inundation Overlay, Bushfire Hazard Overlay and the Coastal Processes Overlay where the finished floor height will be a minimum 4m above natural ground level, in effect well above any designated flood level and the total building height of the dwelling house is no more than 8.5m in height above natural ground level (where the height is inclusive of roof height). Note - the future works on the ground level do not form part of this approval.

Location details

Street Address: 7 Yumba Close Wonga Beach
Real Property Description: Lot 54 on RP748442
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 29 September 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_ 5078/1 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



Paul Hoyer
Manager Environment & Planning

cc JJ Forsyth & CC Tucker – Unit 29, 6 Cannon Street, Manundah QLD 4870

Attachment 1

7 YUMBA CLOSE, WONGA



DRAWING LIST		
SHEET NO.	SHEET NAME	CURRENT REVISION
A00.00	LOCALITY PLAN	1
A00.01	SITE PLAN	1
A01.00	GROUND FLOOR PLAN - FUTURE WORKS	1
A01.02	FLOOR PLAN LEVEL 1	1
A04.01	ELEVATIONS 1	1
A04.02	ELEVATIONS 2	1



LOCALITY PLAN

LOT NO. 54/RP748442
ADDRESS: 7 YUMBA CLOSE, WONGA, QLD, 4873
LOCAL GOVERNMENT: DOUGLAS SHIRE
LOCALITY: WONGA BEACH



No.	Description	Date
1	Construction Issue	24/08/2022

ALL WORK SUBJECT TO CERTIFIERS CONSENT
ALL STRUCTURAL MEMBERS SUBJECT TO ENGINEERS APPRAISAL
DO NOT SCALE OFF THIS DRAWING

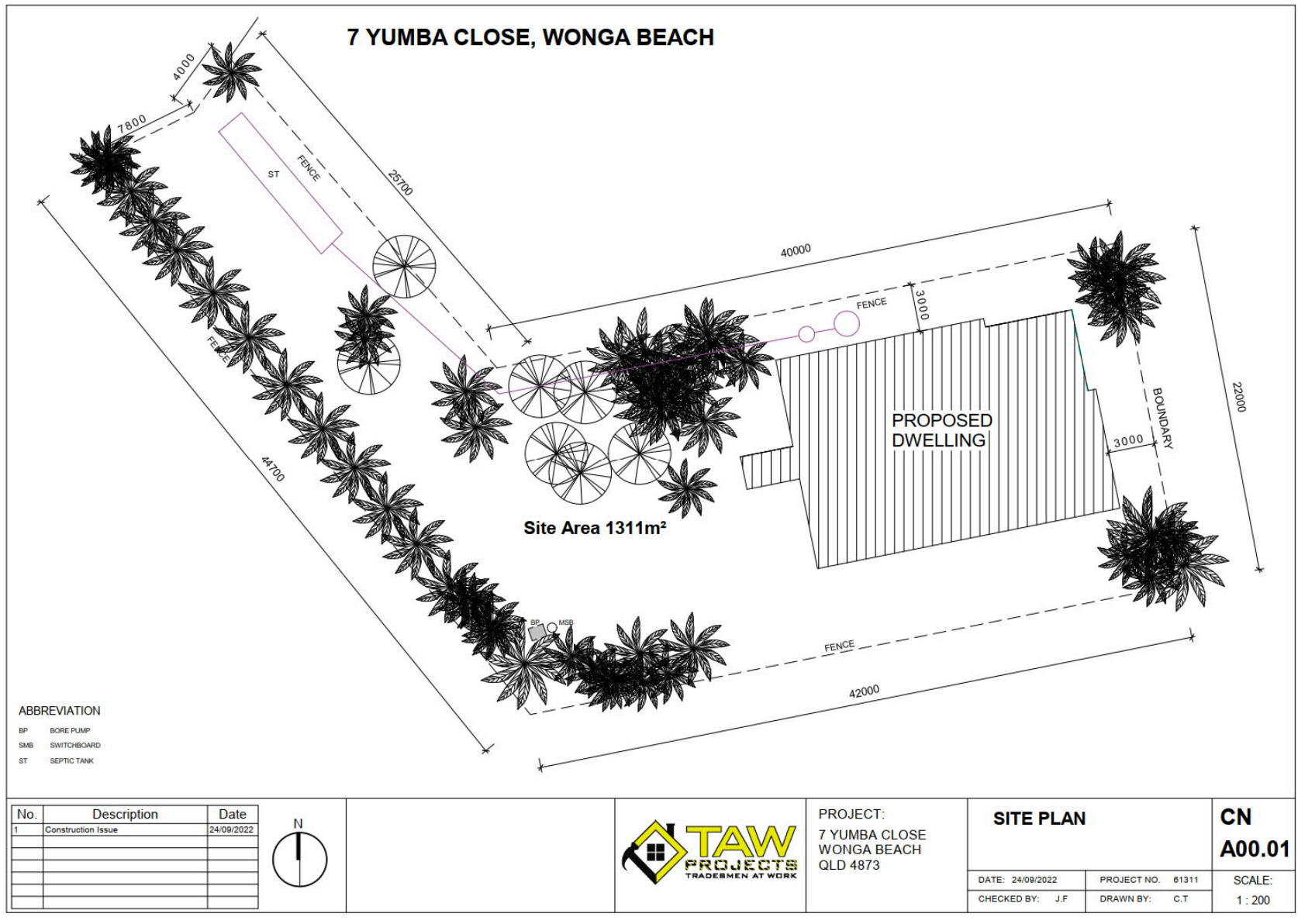


PROJECT:
7 YUMBA CLOSE
WONGA
QLD
4873

LOCALITY PLAN

A0.00

DATE: 11/09/2022	PROJECT NO. 61311	SCALE:
CHECKED BY: J.F	DRAWN BY: C.T	NTS



TAG	ROOM	TYPE	DIMENSION	GLAZING
V01	KITCHEN	SIDING DR	8'X10' & 8'X10'00	CLEAR
V02	PANTRY	SIDING DR	6'X6' & 8'X10'	CLEAR
V03	BATH	ALUMINUM DOOR	6'X6' & 8'X10'	CLEAR
V04	BATH	FURD	8'X10' & 8'X10'00	ONE WAY
V05	BATH	FURD	8'X10' & 8'X10'00	ONE WAY
V06	LAVATORY	ALUMINUM DOOR	6'X6' & 8'X10'	N/A
V07	HALLWAY	ALUMINUM DOOR	6'X6' & 8'X10'	N/A
V08	BED #2	ALUMINUM DOOR	8'X10' & 8'X10'	N/A
V09	LIVING	ALUMINUM DOOR	8'X10' & 8'X10'00	N/A
V10	LIVING	ALUMINUM DOOR	8'X10' & 8'X10'00	N/A
V11	LIVING	FURD	8'X10' & 8'X10'00	CLEAR

MARK	ROOM NAME	TYPE	OPERATION	QUANTITY
D01	KITCHEN	2800	SLIDING GLASS DOOR	1
D02	MASTER	2600	SLIDING GLASS DOOR	1
D03	MILD ROOM	2400	SLIDING GLASS DOOR	1
D04	SCULLERY	2 X 820	DOUBLE GLASS SLIDING DOOR	1
D05	BATH	820	SINGLE TIMBER DOOR	1
D06	WIC	820	SINGLE TIMBER DOOR	1
D07	MASTER	820	SINGLE GLASS SLIDING DOOR	1
D08	MASTER	820	SINGLE TIMBER DOOR	1
D09	BED 2	820	SINGLE TIMBER DOOR	1

ABBREVIATION

AC AIR CONDITIONER
BAL BALUSTRADE
BR BROOK
CK COCKPOT
CL CUL
DP DOWNPIPES
DR DRYER
DW DISHWASHER
REF REFRIGERATOR
SGD SLIDING GLASS DOORS
VSD VERTICAL SLIDING DOORS
WMO WASHING MACHINE
WO WALK OVEN TOWER

WALL NOTES

EXTERNAL

- 7.5MM HARDIE PLANK - FIBRE CEMENT WEATHERBOARD

INTERNAL

- 30MM TIMBER WALL FRAME WITH 10MM GYPSOCK SHEETING
- 202A AREA - 6MM VALUABLE SHEETING

No.	Description	Date
1	Construction Issue	24/09/2022

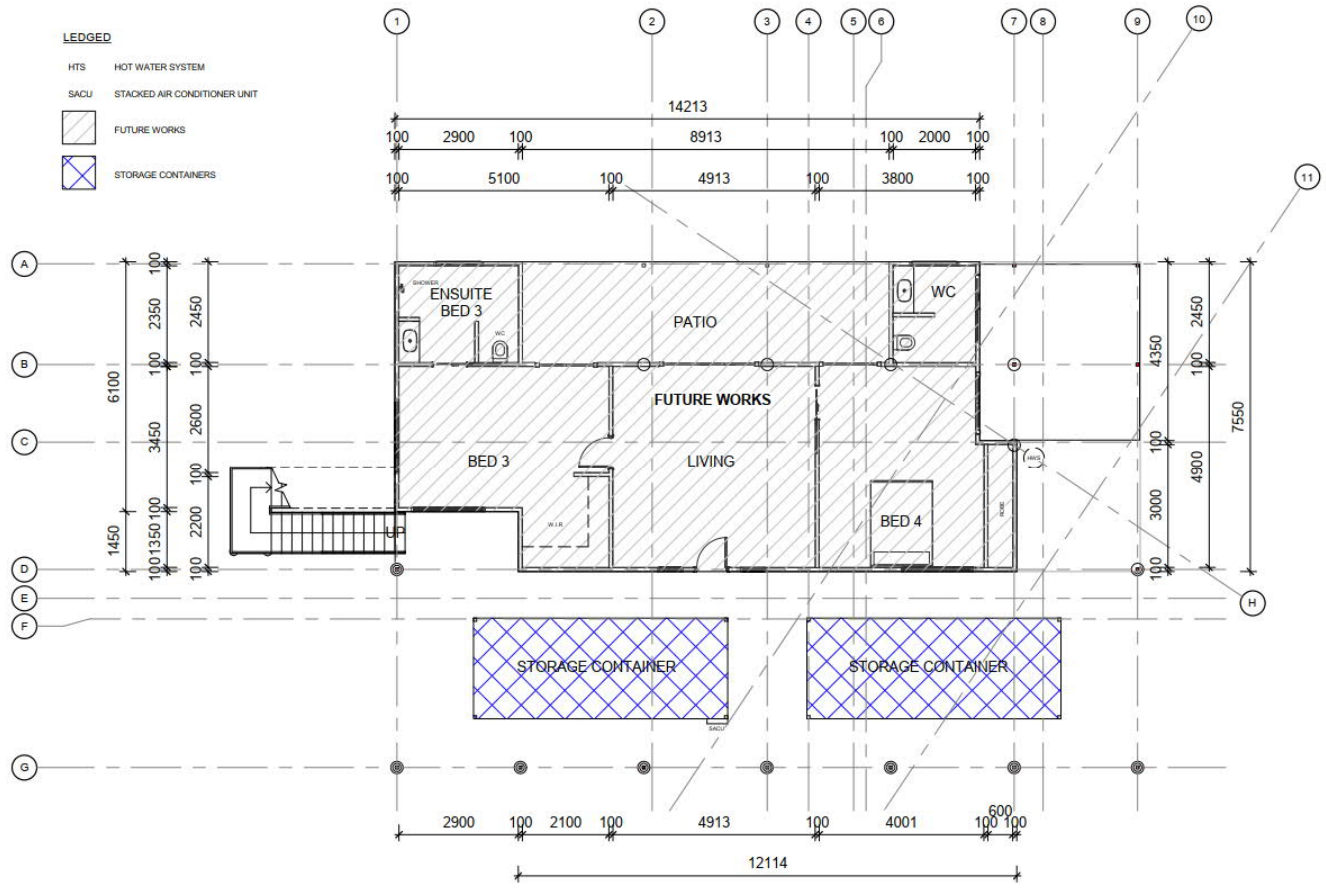


PROJECT:
7 YUMBA CLOSE
WONGA BEACH
QLD 4873

FLOOR PLAN LEVEL 1

CN
A01.01

DATE: 24/09/2022	PROJECT NO. 61311	SCALE: 1 : 100
CHECKED BY: J.F	DRAWN BY: C.T	



No.	Description	Date
1	Construction Issue	24/09/2022



PROJECT:
7 YUMBA CLOSE
WONGA BEACH
QLD 4873

GROUND FLOOR PLAN - FUTURE		CN A01.00
DATE: 24/09/2022	PROJECT NO. 61311	SCALE:
CHECKED BY: J.F.	DRAWN BY: C.T.	1 : 100

