

25 November 2022

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2022_5187/1 (Doc 1125047)
Your Ref:

Mr Danny Cobb
PO Box 40
MOSSMAN QLD 4873

Email: cobbjp57@gmail.com

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 24 November 2022.

Summary of Exempt Development

Dwelling house in the Planning Scheme mapped Flood Overlay area.

Location details

Street Address: 241 Bamboo Creek Road Bamboo

Real Property Description: Lot 31 on SP200257

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 25 November 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_ 5187/1 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 J P Cobb & D J Cobb –

Reference Marks

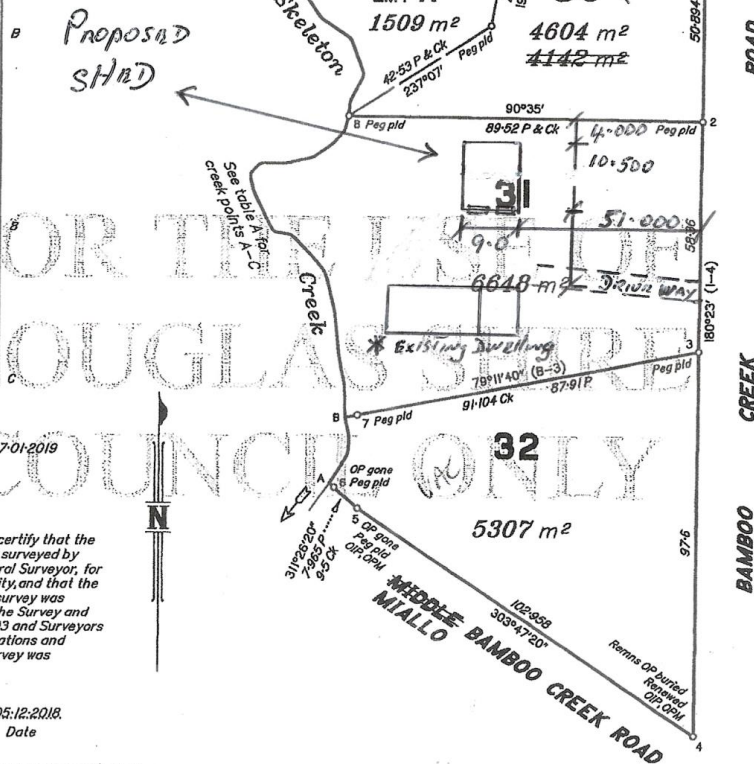
Sl'n	To	Origin	Bearing	Dist
1	OIP	RP747675	270°23'40"	1.44
2	Spike in edge west side of bitumen		99°05'50"	6.302
3	Pin		90°35'10"	0.57
4	Pin		79°11'40"	2.525
4	OIP	RP747675	117°54'	1.12
4	Pin		100°39'20"	2.742
4	GI Nail in silt west face large stump with chiselled wings and letter T		316°32'	8.214
5	OIP	RP747675	311°26'20"	0.97
5	Spike in edge north side of bitumen		205°01'20"	6.204
7	Pin		79°11'40"	2.35
8	Pin		90°35'	1.61
9	OIP	RP747675	186°06'20"	1.17
9	Pin		39°21'30"	1.233

Permanent Marks

PM	Origin	Bearing	Dist	Nº	Type	
1-OPM	SP262067	6°04'	184.44	150794	Standard	New conn
4-OPM	RP865065	180°17'20"	21.857	40310	Star pkt	New conn
5-OPM	RP176843	204°46'30"	28.051	155685	Mini mark	New conn

Table A
Creek Points

Bearing	Dist
32°25'	8.674
3°39'	4.846
348°55'	4.959
358°35'10"	8.386
348°49'40"	7.413
353°52'20"	11.048
346°06'	10.604
317°21'20"	12.51
278°02'	4.97
333°08'	11.297
346°37'	4.472
42°38'	3.942
92°22'40"	5.839
77°52'30"	7.86
54°48'10"	6.113
41°23'50"	4.491
141°17'30"	3.553
5°00'30"	3.966
27°52'	7.387
340°44'40"	9.811
303°28'30"	9.421
325°12'	7.549
35°29'	5.253
70°01'	3.147
120°12'	5.386
44°21'40"	6.733
39°26'30"	5.717
16°51'30"	5.466



Amendments made by me on 17-01-2019

[Signature]
Cadastral Surveyor

I, Garry Ernest Hopkins, hereby certify that the land comprised in this plan was surveyed by Terence James Stewart, Cadastral Surveyor, for whose work I accept responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27-07-2018.

[Signature] 05.12.2018
Cadastral Surveyor Date

See sheet 3 for survey report and physical feature boundary report.

I, Garry Ernest Hopkins, hereby certify that the land comprised in this plan was surveyed by Terence James Stewart, Cadastral Surveyor, for whose work I accept responsibility,

~~I, Terence James Stewart, hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27-07-2018.~~

[Signature] 05.12.2018
Cadastral Surveyor Date

First New Plan of Survey
Under Section 108
of the SMI Act 2003

Plan of Lots 30-32 & Easement A in Lot 30

Cancelling Lot 3 on RP747675

(P 58111)

LOCAL Douglas
GOVERNMENT: Shire Council LOCALITY: Bamboo
Meridian: Of RP747675

Scale: 1:1000

Format: STANDARD



SP200257

Survey Records No

