

12 August 2019

Enquiries: Daniel Lamond
Our Ref: EXEM3226/2019 (914406)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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C S Ross & P J Gilmour
46 Milman Dr
CRAIGLIE QLD 4877

Copy:
Austart Homes Pty Ltd
PO Box 1077
SMITHFIELD QLD 4878

Dear Sir / Madam

EXEMPTION CERTIFICATE

Summary of Exempt Development

Development being made exempt from the 2018 Douglas Shire Planning Scheme version 1.0 Flood and Storm Tide Hazard Overlay Code consists of a new dwelling house.

1. Location details

Street address: 7 Bunjulu Close BONNIE DOON

Real property description: LOT: 111 SP: 285536

I wish to advise that an exemption certificate has been granted on 12 August 2019 for development comprising:

Drawing	Reference	Date
Setout Plan	Sheet 10 of 11 426BUN	16 July 2019
Elevations	Sheet 3 of 11 426BUN	16 July 2019

2. Referral agencies

Not Applicable

3. 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.
- The development is within a new subdivision with Q100 immune finished pad levels.

4. When exemption certificate ceases to have effect

This exemption certificate has no lapse date.

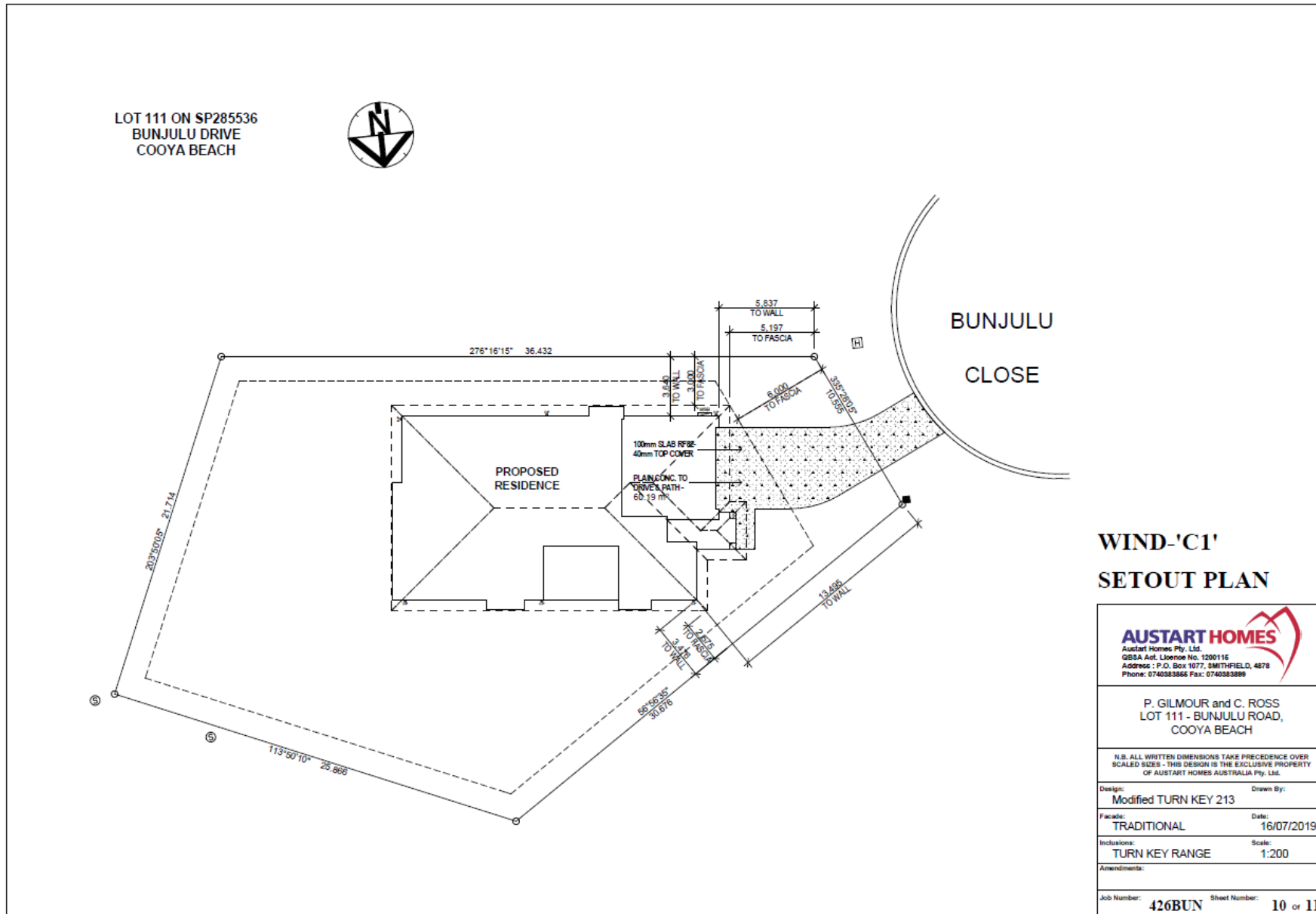
Please quote Council's application number: EXEM2019/3226 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9444.

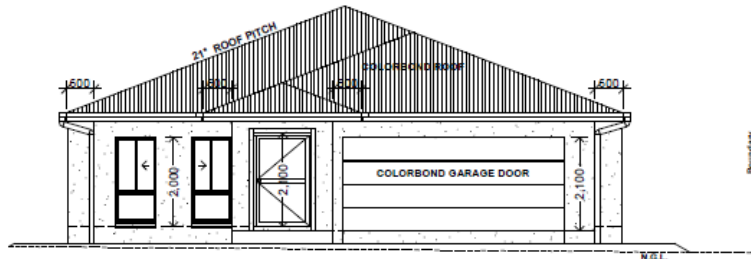
Yours faithfully

PAUL HOYE
Manager Environment and Planning

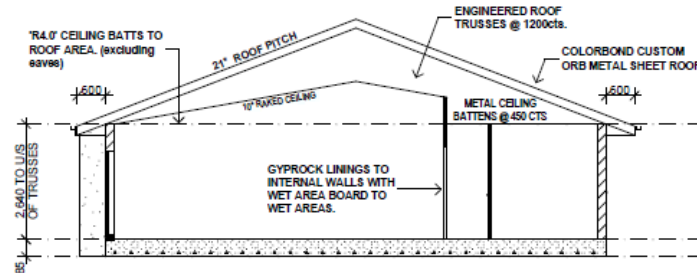
Cc Austart Homes Pty Ltd

Exempted Plans

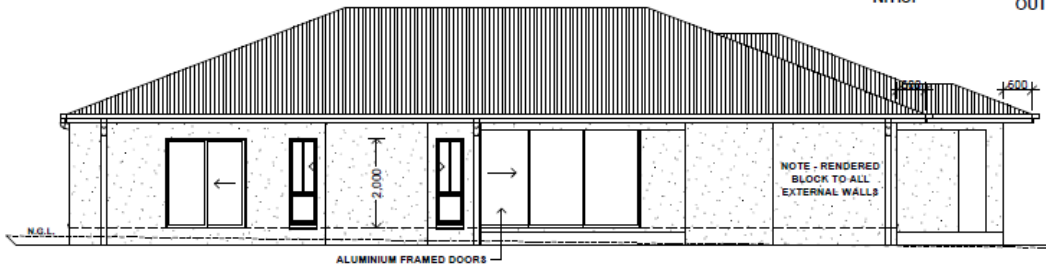




Elevation 1



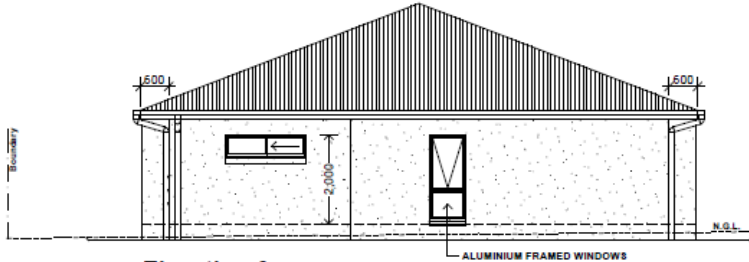
Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'P' CLASS SITE AND WIND-'C1' WIND RATING.
N.T.S.



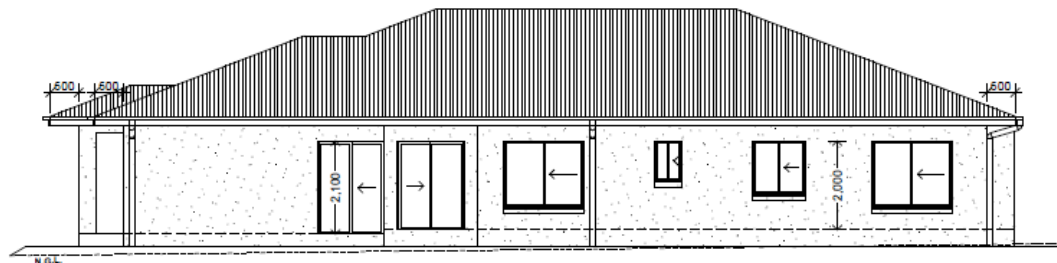
Elevation 2

FLY SCREENS ONLY TO ALL OPENING WINDOWS AND SLIDING GLASS DOORS, INCLUDING FRONT DOOR. (EXCLUDES GARAGE DOORS).


**WIND-'C1'
ELEVATIONS**



Elevation 3



Elevation 4

 <p>AUSTART HOMES Austart Homes Pty. Ltd. QBSA Act. License No. 1200116 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 0740383866 Fax: 0740383899</p>	
<p>P. GILMOUR and C. ROSS LOT 111 - BUNJULU ROAD, COOYA BEACH</p>	
<p><small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.</small></p>	
Design:	Drawn By:
Modified TURN KEY 213	
Facade:	Date:
TRADITIONAL	16/07/2019
Inclusions:	Scale:
TURN KEY RANGE	1:100
Amendments:	
Job Number:	Sheet Number:
426BUN	3 of 11