

16 May 2018

Enquiries: Neil Beck
Our Ref: Sitex 2640/2018 (854542)

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

T Baetscher & B Baetscher-Tobler
24 Davidson St
PORT DOUGLAS QLD 4877

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

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 03/05/2018.

Summary of Exempt Development

Construction of a new dwelling

1. Location details

Street address: 22 Allamanda Street COOYA BEACH

Real property description: LOT: 12 RP: 865077

I wish to advise that an exemption certificate has been granted on 16 May 2018 for the purpose of constructing a new dwelling on the allotment as detailed on the plan attached.

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.

4. When exemption certificate ceases to have effect

This exemption certificate does not lapse.

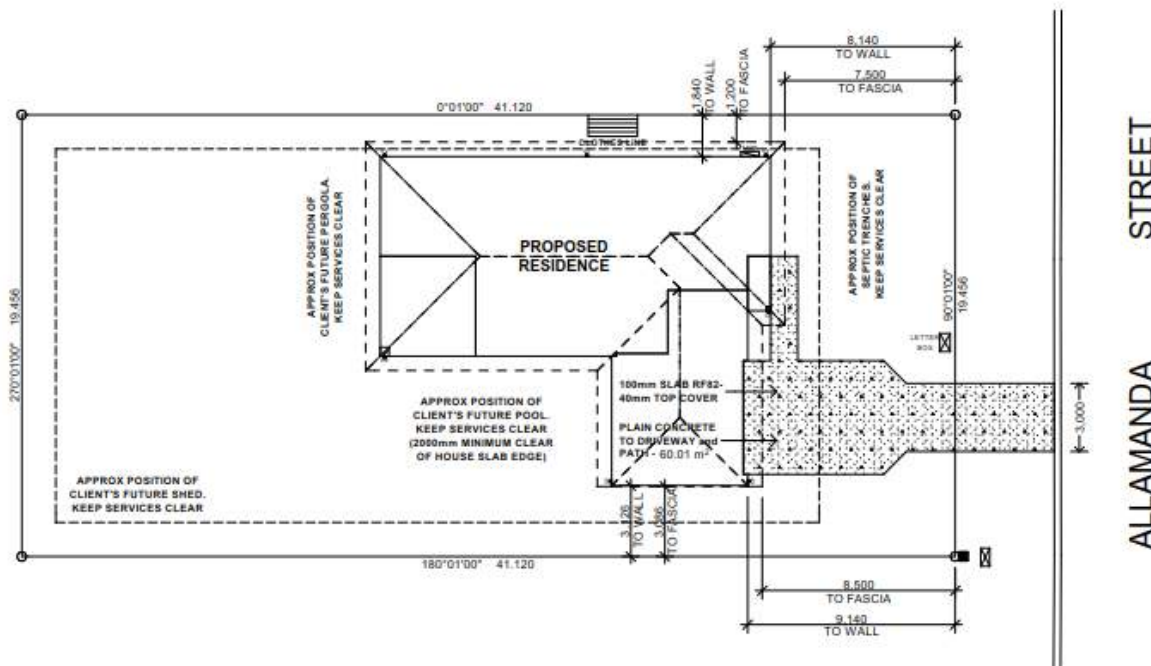
Please quote Council's application number Sitex 2640/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

Cc Austart Homes Pty Ltd

LOT 12 ON RP865077
ALLAMANDA STREET
COOYA BEACH



ALLAMANDA STREET

WIND-'C2' SETOUT PLAN



T. BAETSCHER & B. BAETSCHER-TOBLER
LOT 12, ALLAMANDA STREET
COOYA BEACH

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY
OF AUSTART HOMES AUSTRALIA Pty. Ltd.

Design: Modified TURN KEY 182	Drawn By:
Facade: TRADITIONAL	Date: 13/04/2018
Inclusions: TURN KEY RANGE	Scale: 1:200
Amendments: 18/04/18	
Job Number: 369ALL	Sheet Number: 9 of 10