

7 March 2018

Enquiries: Daniel Lamond
Our Ref: 52/ 2534/2018 (846046)

C J McLaughlin & C A McLaughlin
Lot 134 Buchanan Ck Rd
COWBAY QLD 4873

Copy:
Skull's Concrete Pools
PO Box 788
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 28 February 2018.

Summary of Exempt Development

Proposed is a swimming pool to be ancillary development to the use of the site as a house. The pool is sited in an existing clearing and is not visible from any public areas or neighbouring residences. The Douglas Shire Planning Scheme 2010 requires that building work is code assessable in the Conservation zone. Given the circumstances code assessment is of no consequence as the proposal already complies with the relevant codes.

1. Location details

Street address: 10R Buchanan Creek Road COW BAY

Real property description: LOT: 134 RP: 737400

Council wishes to advise that an exemption certificate has been granted on 7 March 2018 for development comprising:

Drawing Number	Reference	Date
WD-001	Peddle Thorp Architects- Issue B	August 2007

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 has effect for two years from the day after the day it is given.

5. *Stated periods that must be complied with*

To the extent development does not comply with any of the following, the exemption certificate has no effect:

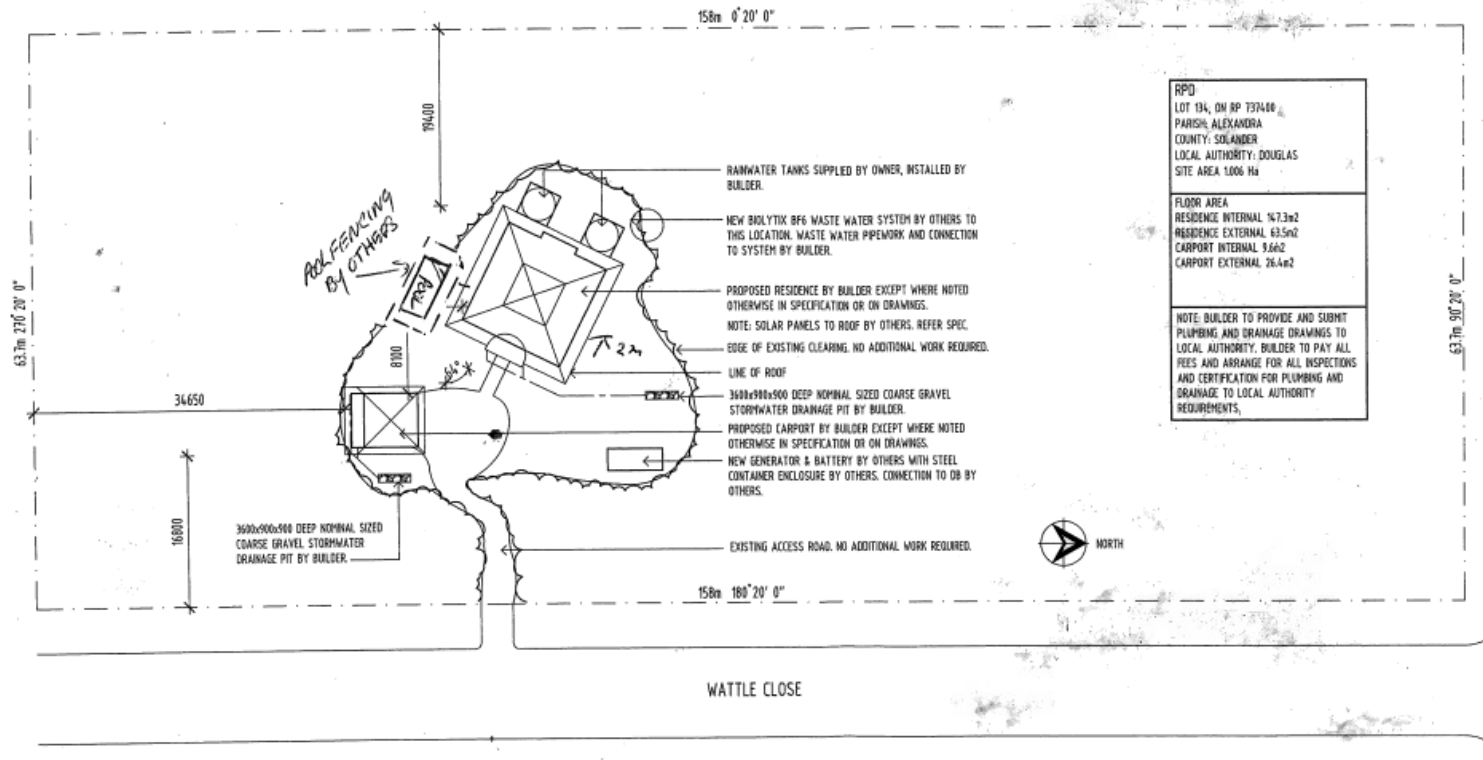
- The development must be completed within two years after the date of receipt of this exemption.

Please quote Council's application number: EXEM2534/2018 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 9456.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

PLAN OF EXEMPT DEVELOPMENT



RPD LOT 134, ON SP 737400 PARISH, ALEXANDRA COUNTY, SOULANDER LOCAL AUTHORITY, DOUGLAS SITE AREA 1006 H4
FLOOR AREA RESIDENCE INTERNAL 147.3m ² RESIDENCE EXTERNAL 63.5m ² CARPORT INTERNAL 1.66m ² CARPORT EXTERNAL 26.4m ²
NOTE: BUILDER TO PROVIDE AND SUBMIT PLUMBING AND DRAINAGE DRAWINGS TO LOCAL AUTHORITY. BUILDER TO PAY ALL FEES AND ARRANGE FOR ALL INSPECTIONS AND CERTIFICATION FOR PLUMBING AND DRAINAGE TO LOCAL AUTHORITY REQUIREMENTS.

01 SITE PLAN
 001 PROPOSED RESIDENCE 1:500

THIS IS A PRELIMINARY DRAWING
 AND IS NOT TO BE USED FOR
 CONSTRUCTION OR FOR ANY OTHER
 PURPOSE WITHOUT THE WRITTEN
 AUTHORIZATION OF PEDDLETHORP ARCHITECTS
 PTY LTD.

AMENDMENTS
 8- FOR CERTIFICATION

ISSUE DATE AMENDMENT

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 Cairns
 Gold Coast

PROJECT Ron Cook
 Cow Bay Residence

TITLE SITE PLAN

SCALE 1:500

DRAWN EB **CHECKED** MB

PROJECT NO. 076004 **DATE** Aug 07

DRAWING NO. WD-001 **ISSUE** B