

10 December 2018

Enquiries: Neil Beck
Our Ref: EXEM 2953/2018 (884349)

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

A J Caltabiano & B E Caltabiano
PO Box 90
MOSSMAN QLD 4873

Copy:
A Jenkins
65 Morrish Rd
JULATTEN QLD 4871

Dear Sir

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 7 December 2018.

Summary of Exempt Development

Proposed extensions to existing dwelling made assessable due to being located within the floodplain as detailed in the Flood and Storm tide Inundation overlay.

1. Location details

Street address: Miallo Bamboo Creek Road BAMBOO

Real property description: LOT: 5 RP: 706299

I wish to advise that an exemption certificate has been granted on 10 December for the extensions as detailed in Attachment 1.

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 as the proposed extensions are for a deck which will have the same finished floor level as the existing building. The existing building is located on an elevated platform to assist with flood immunity from Saltwater Creek.

4. When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Please quote Council's application number: EXEM2953/2018 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

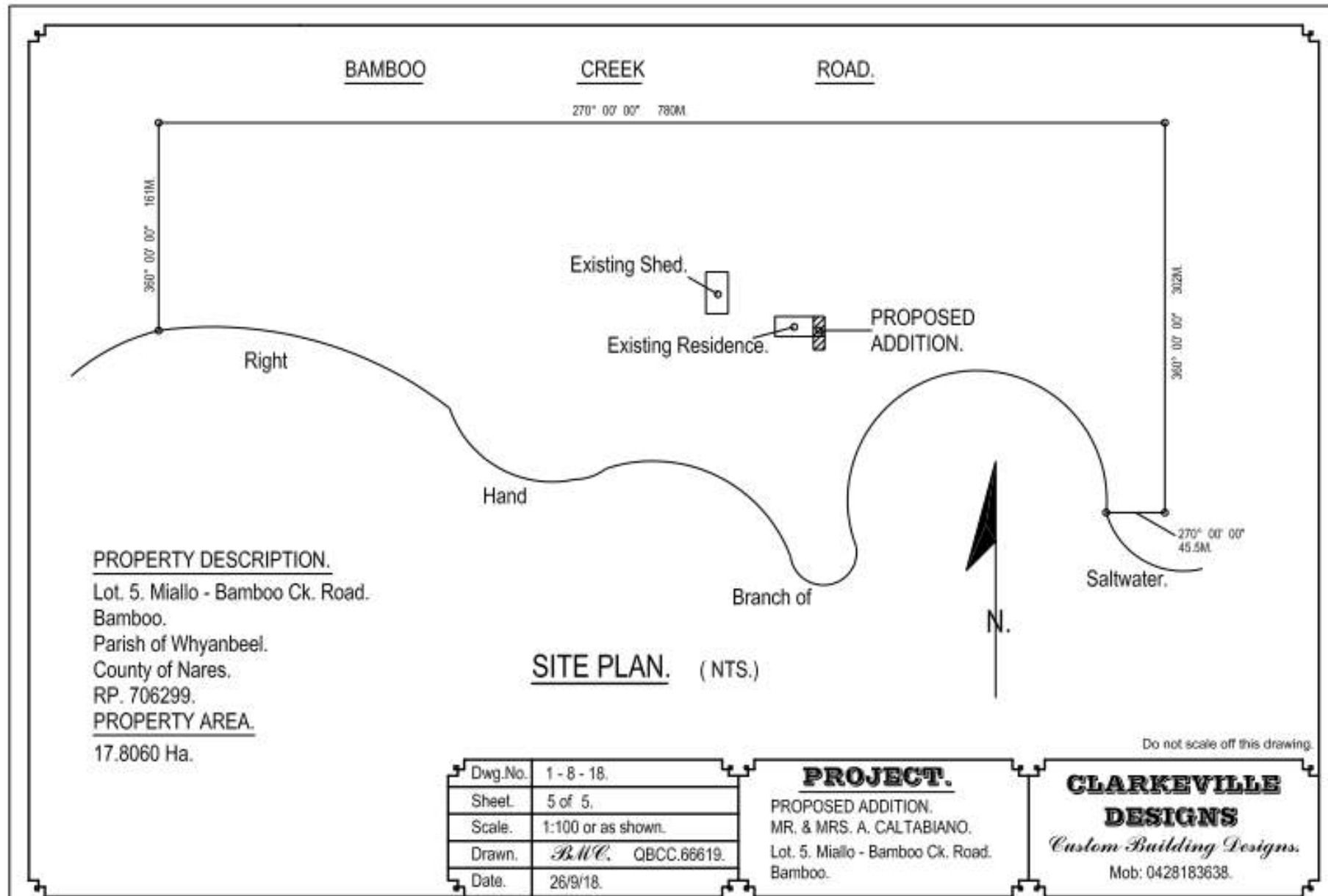
Yours faithfully

Neil Beck
A/Manager Sustainable Communities

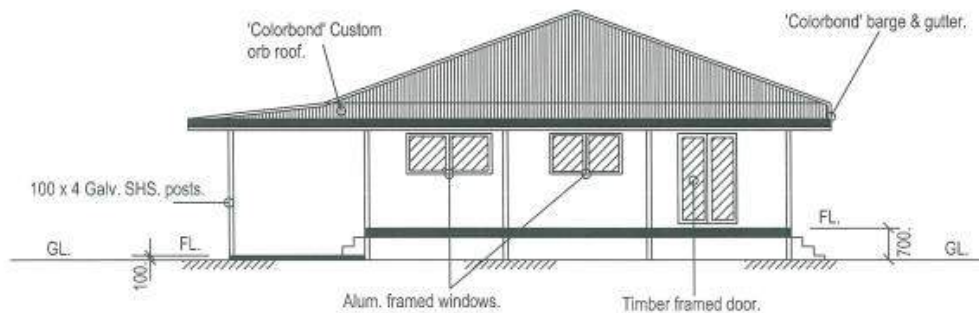
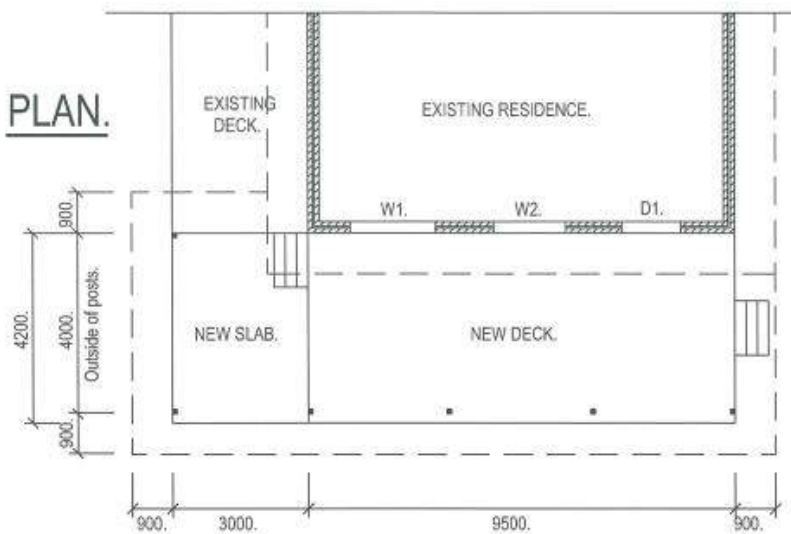
Cc A Jenkins

By Email: alcon@westnet.com.au

Attachment 1



PLAN.

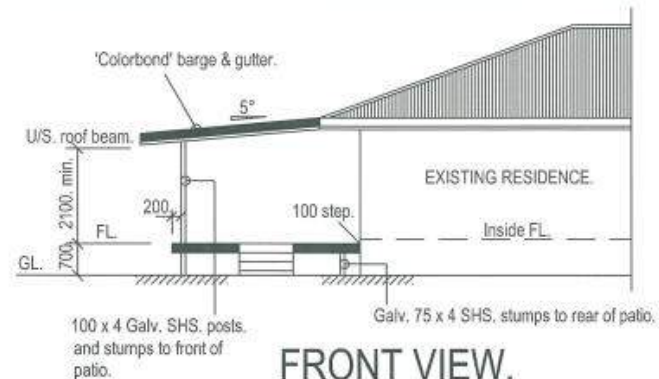


SIDE VIEW.

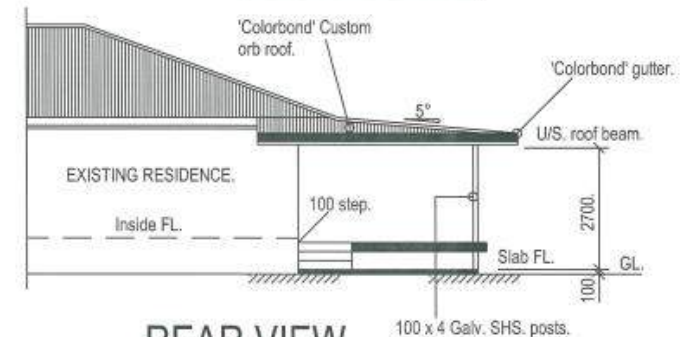
NOTE: ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

Do not scale off this drawing.

Dwg.No.	1 - 8 - 18.
Sheet.	1 of 5.
Scale.	1:100 or as shown.
Drawn.	B.W.C. QBCC.66619.
Date.	26/9/18.



FRONT VIEW.



REAR VIEW.

WINDOWS & DOORS.

W1. & W2. - Remove existing windows and replace with sliding glass and aluminium windows.
D1. - Remove existing window. Take out wall below to floor level. Replace with timber framed glass door.

PROJECT.

PROPOSED ADDITION.
MR. & MRS. A. CALTABIANO.
Lot. 5, Miallo - Bamboo Ck. Road.
Bamboo.

CLARKEVILLE DESIGNS

Custom Building Designs.

Mob: 0428183638.