

26 July 2021

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2021_4250/1 (Doc 1024484)
Your Ref: Baker ref: 00004872

Maxa Constructions
PO Box 747
Edge Hill QLD 4870

Email: info@maxa.com.au

Attention Mr Karl Maxa

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received together with the application for a siting dispensation that was properly made on 26 July 2021.

Summary of Exempt Development

Proposed house, garage and pool located in a mapped Storm Tide Inundation Overlay area.

Location details

Street Address: 10 Oak Street Oak Beach

Real Property Description: Lot 31 on OPLN9511

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 26 July 2021 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: SITEX 2021_ 4250/1 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.

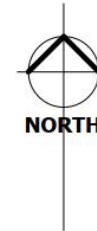
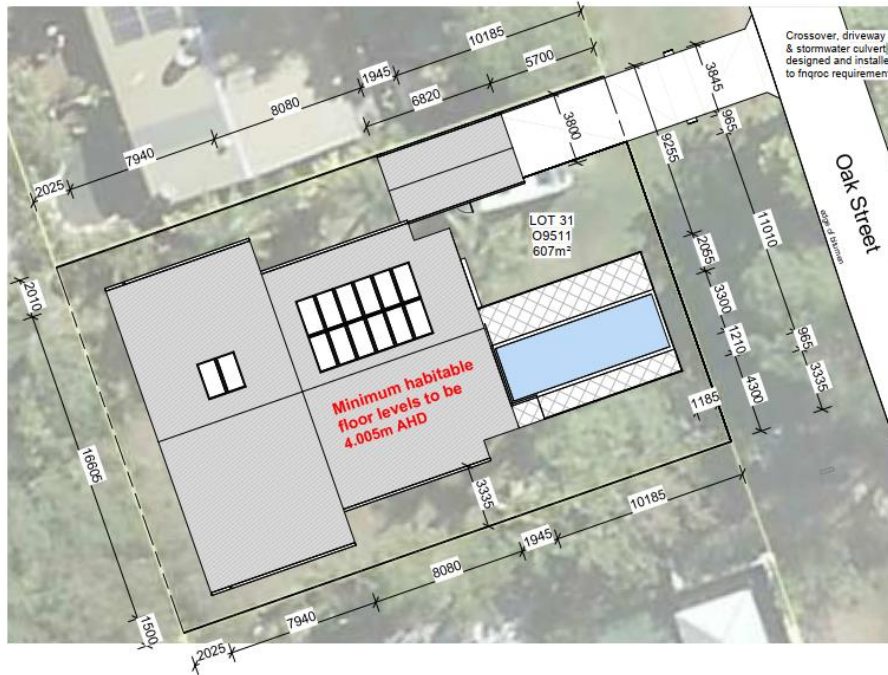
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

cc Emailed to Baker Building Certification – admin@bakerbuildingcert.com.au

cc Emailed W T Holloway & K M Holloway - wholloway@hollowayjenkins.com.au



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New Residence

A00 Site Plan

21026

10 Oak Street, Oak Beach, QLD 4877

1 : 200

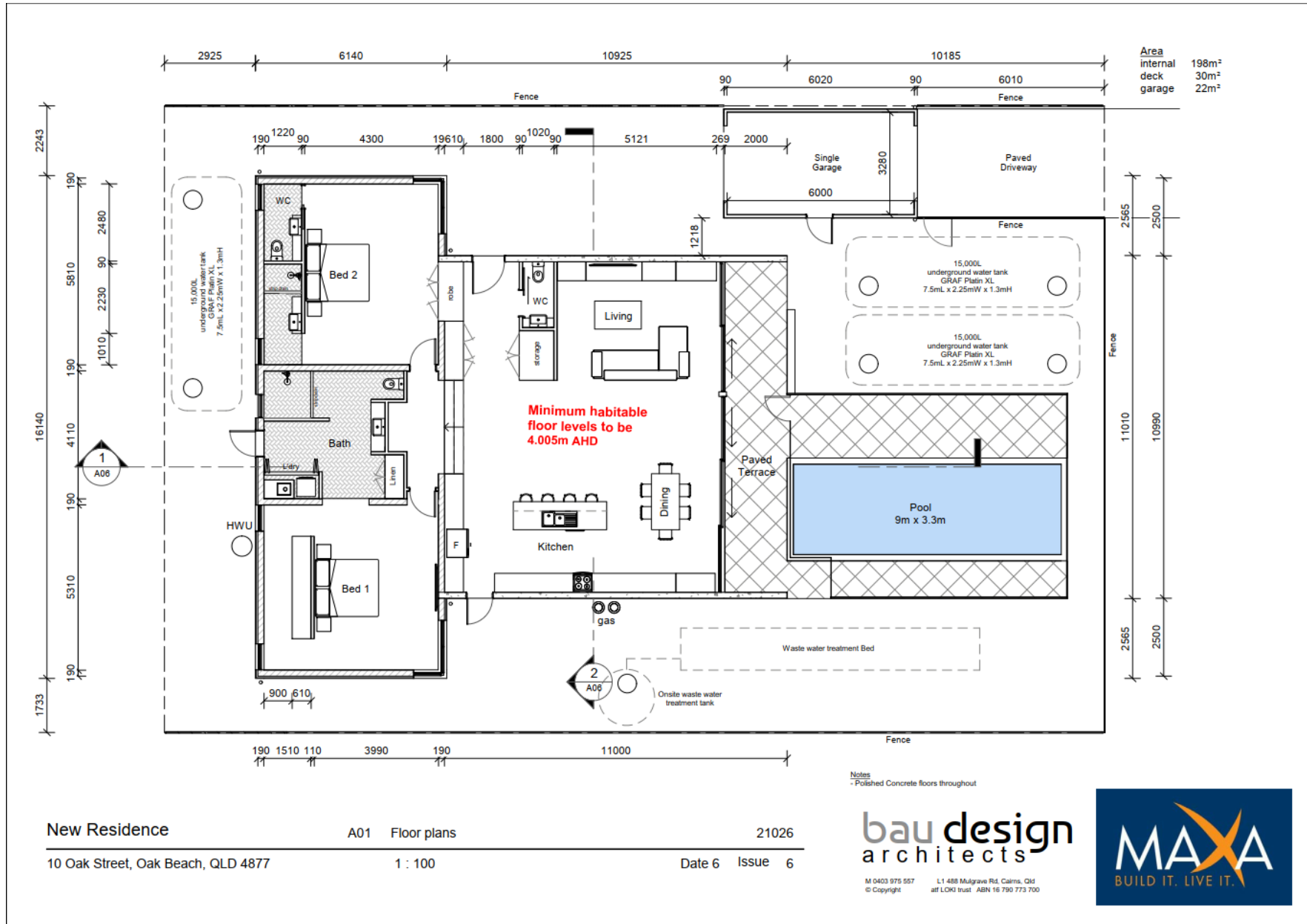
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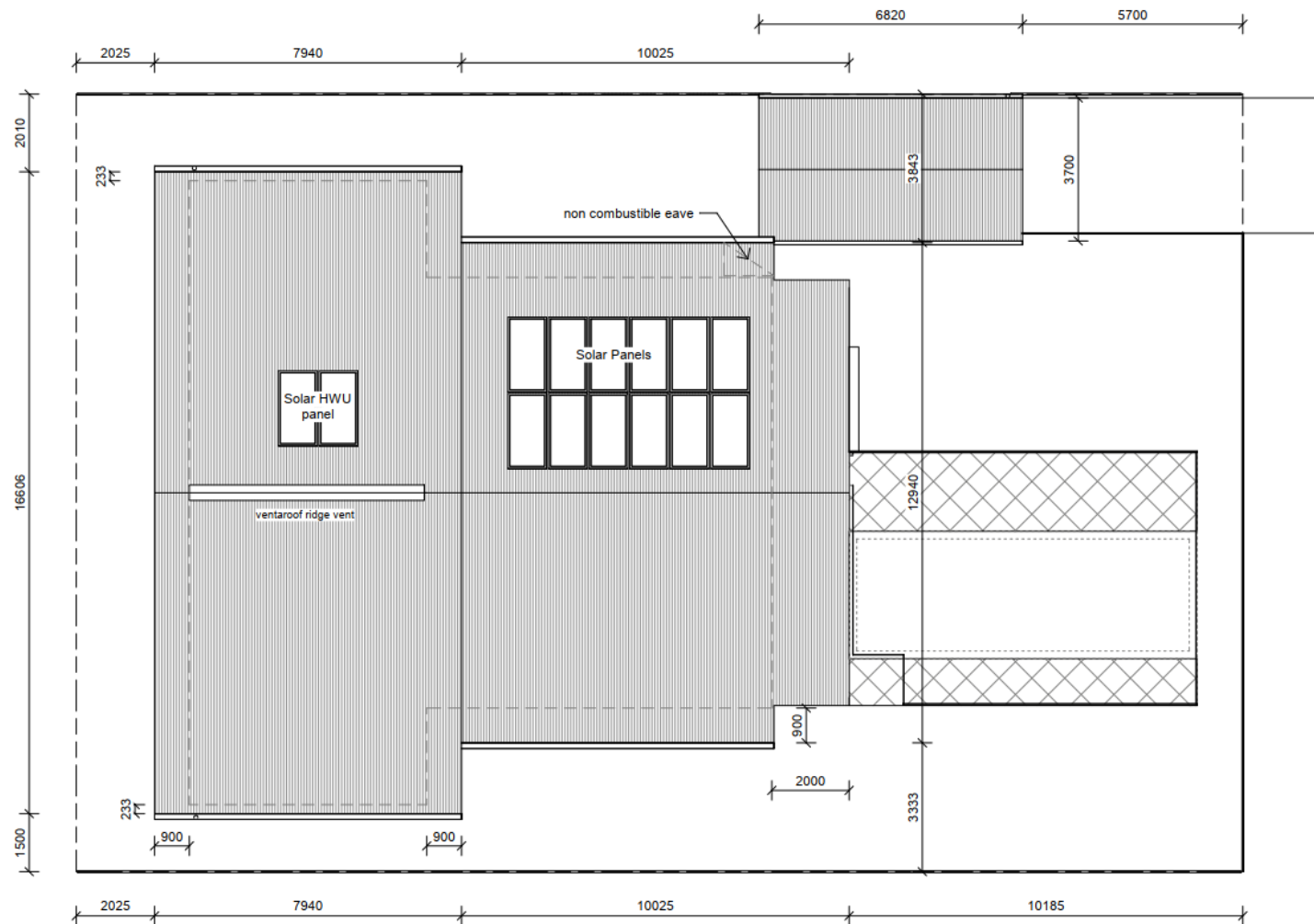
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Attachment 1





New Residence

A02 Roof Plan

21026

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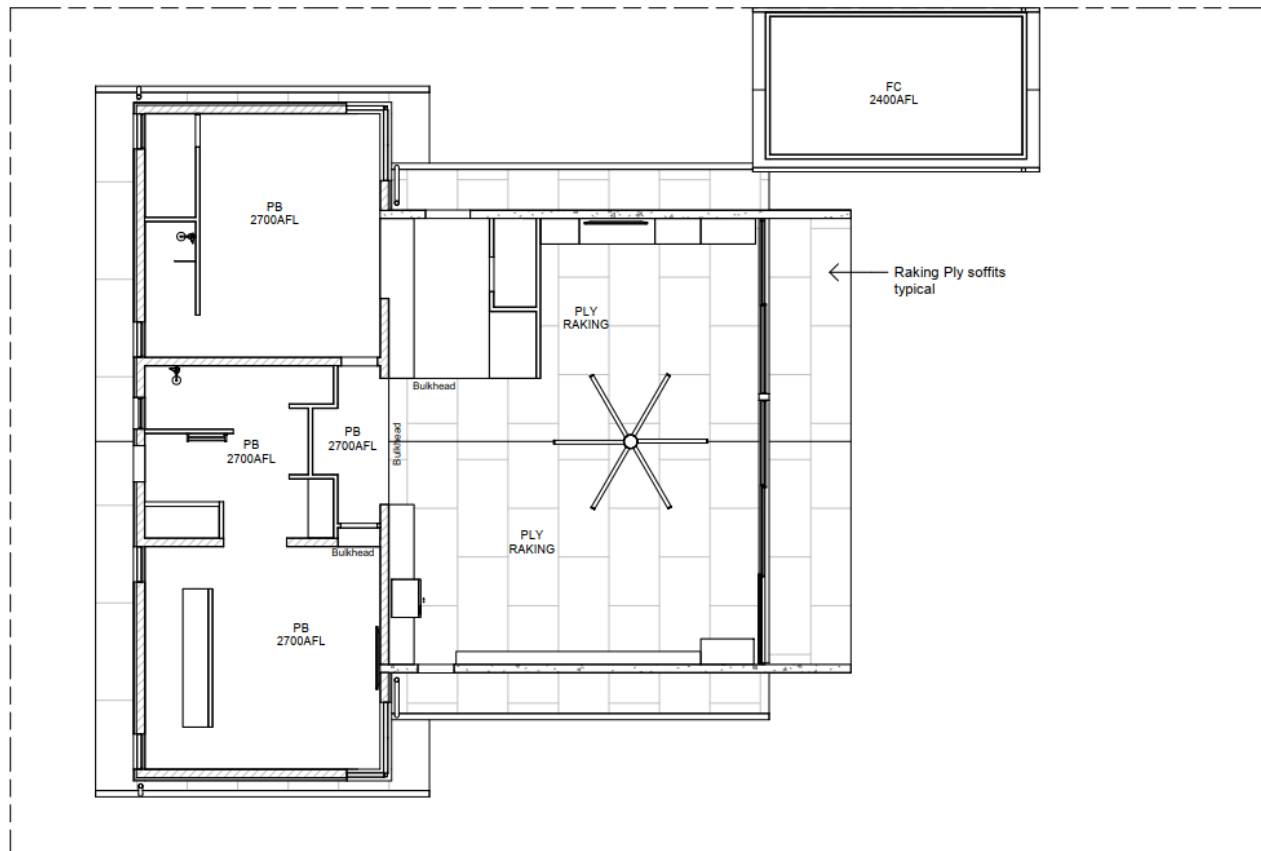
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New Residence

A03 Reflected Ceiling Plan

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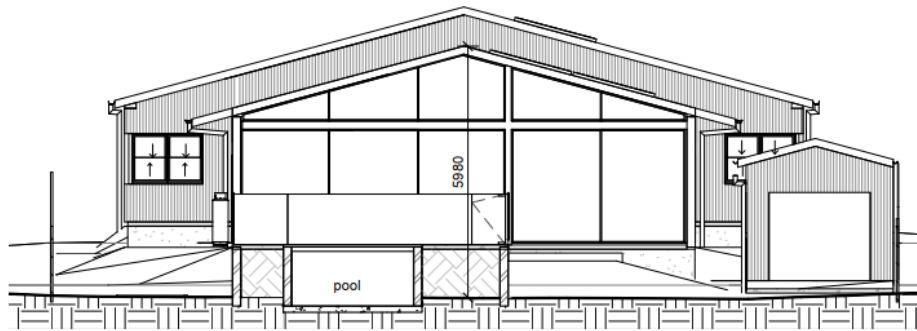
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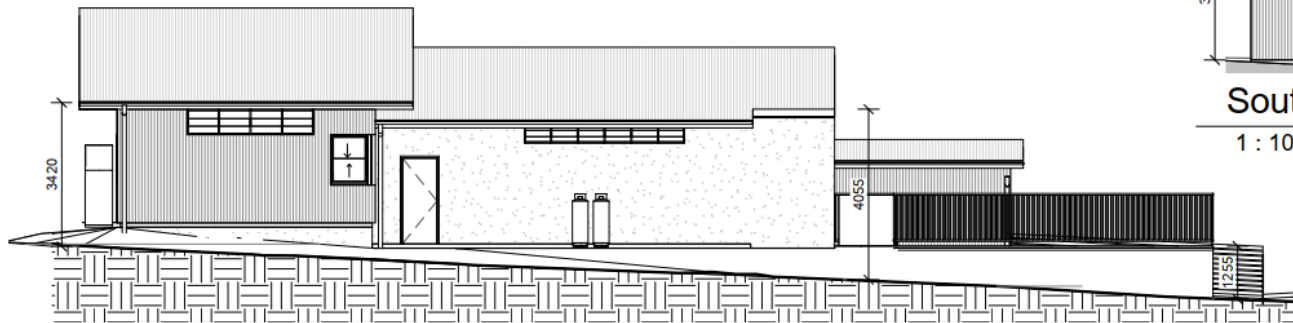




East Elevation

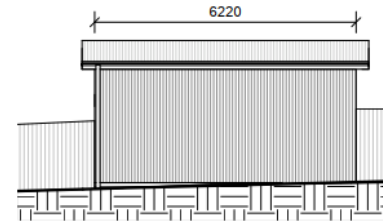
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Minimum habitable
floor levels to be
4.005m AHD



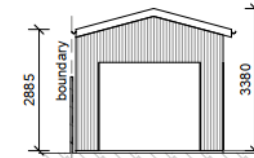
South Elevation

1 : 100



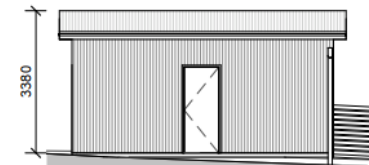
North Ele. Garage

1 : 100



West Ele. Garage

1 : 100



South Ele. Garage

1 : 100

New Residence

A04 Elevations

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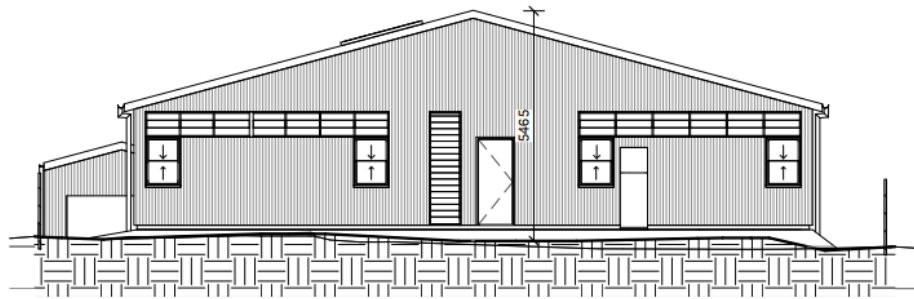
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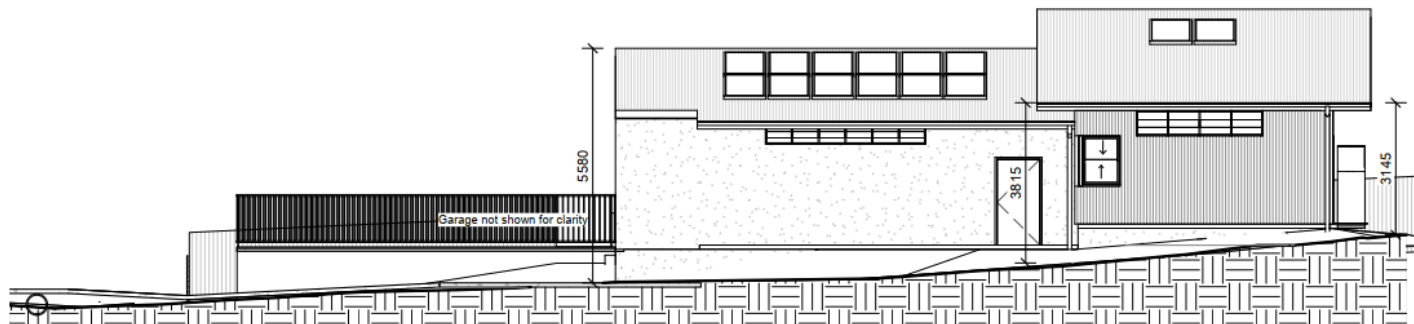




West Elevation

1 : 100

Minimum habitable
floor levels to be
4.005m AHD



North Elevation

1 : 100

New Residence

A05 Elevations

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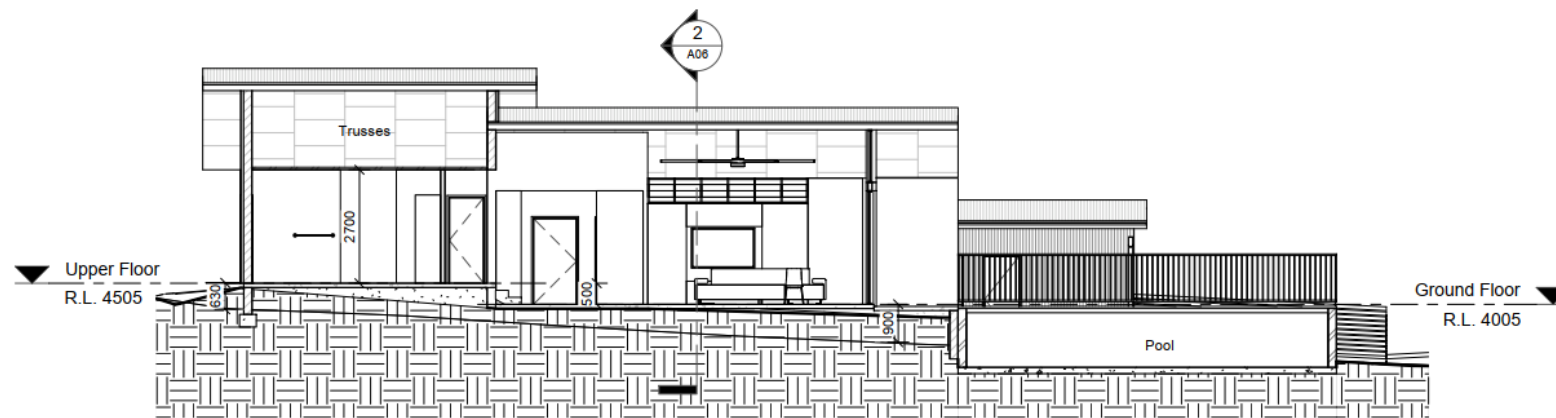
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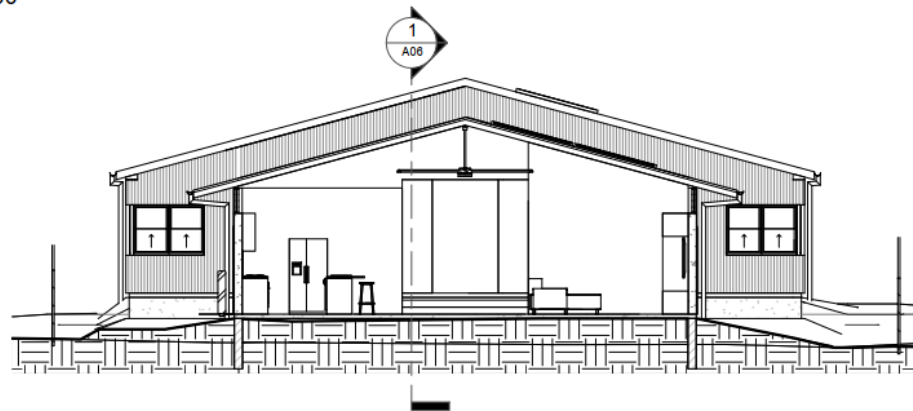




Section 1

1 : 100

Minimum habitable
floor levels to be
4.005m AHD



Section 2

1 : 100

New Residence

A06 Sections

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New Residence

A09 3D View

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