

7 January 2020

Enquiries: Daniel Lamond
Our Ref: EXEM 2019_3396/1 (935095)
Your Ref:

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

J W Cox
25 Bushland Pl
MAUDSLAND QLD 4210

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 4 December 2019.

Summary of Exempt Development

Development being made exempt from the Flood and Storm Tide Hazard Overlay Code of the 2018 Douglas Shire Planning Scheme version 1.0 consists of a dwelling house as depicted in Attachment 1.

Location details

Street Address: 44 Ives Avenue WONGA BEACH
Real Property Description: LOT: 21 SP: 204468
Local Government Area: Douglas Shire Council

Council wishes to advise that an exemption certificate has been granted on 7 January 2020 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.

Please quote Council's application number: EXEM 2019_ 3396/1 in all subsequent correspondence relating to this request.

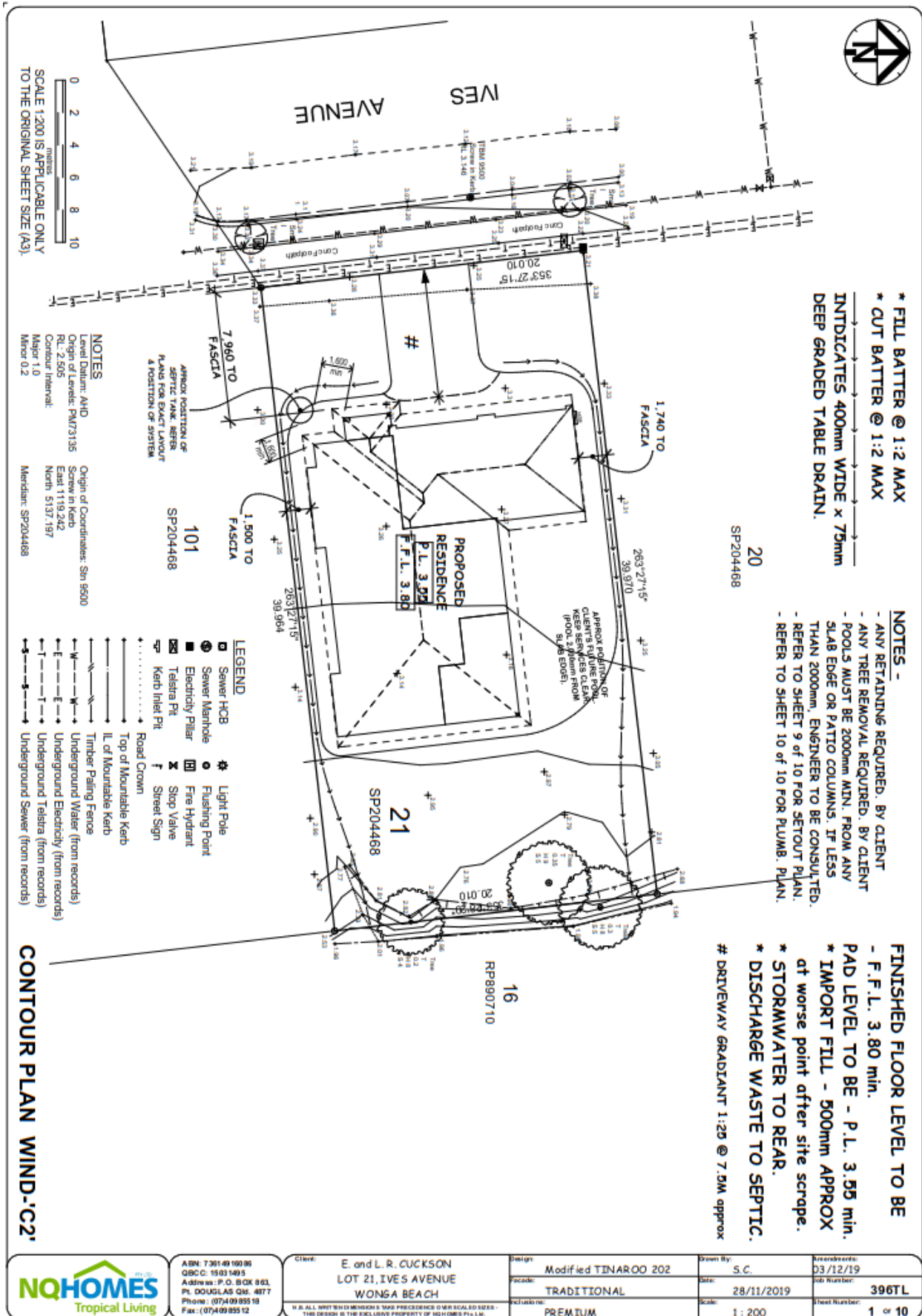
Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully

Paul Hoye
Manager Environment & Planning

Cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacert.com.au or

Attachment 1



- * FILL BATTER @ 1:2 MAX
- * CUT BATTER @ 1:2 MAX
- INDICATES 400mm WIDE x 75mm DEEP GRADED TABLE DRAIN.

- NOTES -**
- ANY RETAINING REQUIRED. BY CLIENT
 - ANY TREE REMOVAL REQUIRED. BY CLIENT
 - POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
 - REFER TO SHEET 9 of 10 FOR SETOUT PLAN.
 - REFER TO SHEET 10 of 10 FOR PLUMB. PLAN.

- FINISHED FLOOR LEVEL TO BE**
- F.F.L. 3.80 min.
 - PAD LEVEL TO BE - P.L. 3.55 min.
 - * IMPORT FILL - 500mm APPROX at worse point after site scrape.
 - * STORMWATER TO REAR.
 - * DISCHARGE WASTE TO SEPTIC.
 - # DRIVEWAY GRADIENT 1:25 @ 7.5M approx

SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3)

NOTES

Level Datum: AHD
 Origin of Levels: PM73135
 RL: 2.505
 Contour Interval: Major 1.0
 Minor 0.2

Origin of Coordinates: Sn 9500
 East 1119.242
 North 5137.197
 Meridian: SP204468

LEGEND

□ Sewer HCB	⊙ Light Pole
⊙ Sewer Manhole	⊙ Flushing Point
⊙ Electricity Pillar	⊙ Fire Hydrant
⊙ Telstra Pit	⊙ Stop Valve
⊙ Kerb Inlet Pit	⊙ Street Sign
⊙ Road Crown	
⊙ Top of Mountable Kerb	
⊙ IL of Mountable Kerb	
⊙ Timber Paling Fence	
⊙ Underground Water (from records)	
⊙ Underground Electricity (from records)	
⊙ Underground Telstra (from records)	
⊙ Underground Sewer (from records)	

CONTOUR PLAN WIND-C2

	A BN: 7 301 49 100 96 QBC: 15 03 49 9 A/SR as P.O. BOX 963, PL DOUGLAS QLD 4077 Phone: (07) 409 855 18 Fax: (07) 409 855 12	Client:	E. and L. R. CUCKSON LOT 21, IVES AVENUE WONGA BEACH	Design:	Modified TINAROO 202	Drawn By:	S.C.	Approved:	03/12/19
		N.B. ALL WRIT TECH DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES PTY. LTD.	Package:	TRADITIONAL	Date:	28/11/2019	Job Number:	396TL	Sheet Number:
				Excludes:	PREMIUM	Scale:	1:200		