

2 March 2020

Enquiries: Neil Beck
Our Ref: EXEM 2020_3461 (943114)
Your Ref: 20200536

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

D M Price
47R Mahogany Rd
Via Mossman
DIWAN QLD 4873

Dear Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 13 February 2020.

Summary of Exempt Development

Development being made exempt from the 2018 Douglas Shire Planning Scheme version 1.0 consists of an attached carport as detailed in attachment 1.

Location details

Street Address: 47 Mahogany Road, Diwan
Real Property Description: LOT: 2 on RP: 738674
Local Government Area: Douglas Shire Council

I wish to advise that an exemption certificate has been granted on 2 March 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 this exemption certificate has no lapse date.

Please quote Council's application number: EXEM 2020_ 3461 in all subsequent correspondence relating to this request.

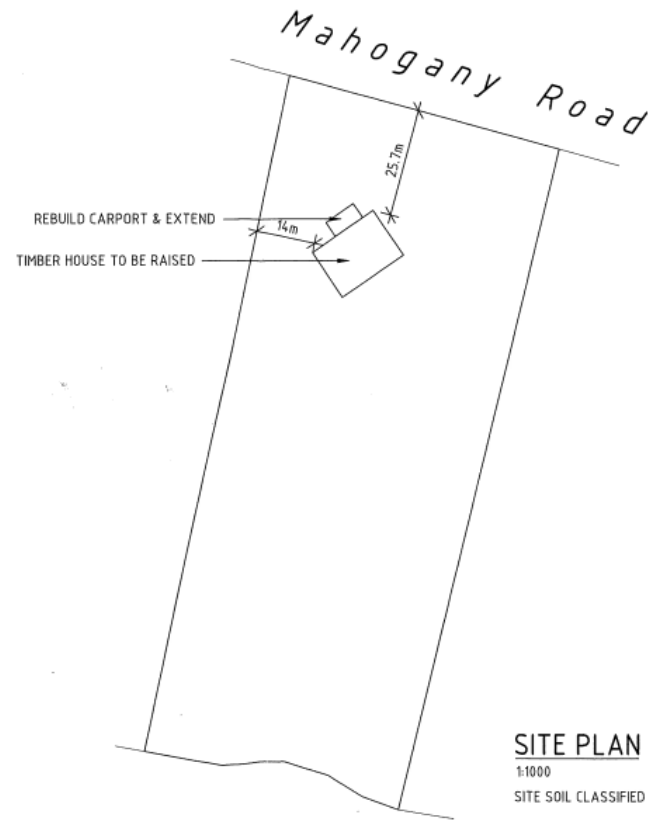
Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Environment & Planning

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

Attachment 1



SITE PLAN

1:1000

SITE SOIL CLASSIFIED CLASS M ASSUMED

D. PRICE
 47 Mahogany Road
 Diwan Lot 2 RP738674

**House Raise & Carport
 Site Plan**

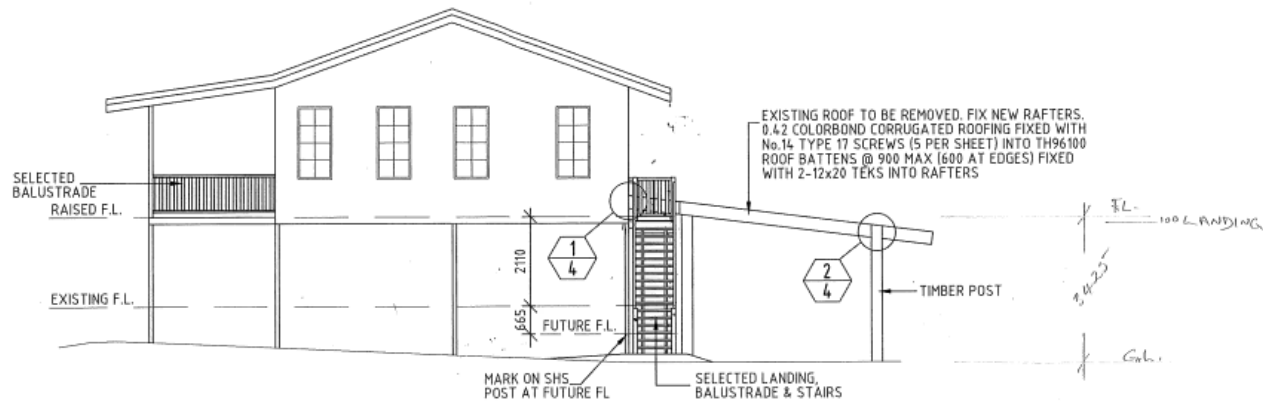
**HOME
 IMPROVEMENT
 DESIGNERS**
 A.B.N. 29 093 275 737

DESIGN WIND SPEED (C2) 61m/s Ultimate Limit State

DRAWN: <i>K.B.</i>	JOB No: 945
DATE: 25.7.16	SHEET: 1
DRAWING SIZE: A3	SCALE: AS SHOWN

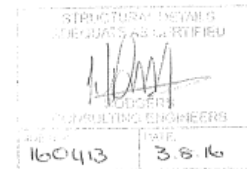
P.O. Box 1062 Malanda 4885
 Phone: 0438 559 747
 email: kenb@hidedesigners.com.au
 QBCC Licence No. 1152637

shows 18 risers



NORTH EAST ELEVATION

1:100
 FUTURE LOWER FLOOR TO CEILING HEIGHT 2600 WITH CEILING FIXED DIRECT TO UNDERSIDE OF EXISTING JOISTS
 REFER EXISTING BUILDING PLANS FOR OTHER, EXISTING ELEVATIONS
 COMPLIANT BALUSTRADE TO ALL OPEN SIDES OF EXISTING DECK. BEDROOM WINDOWS TO HAVE SECURITY SCREENING IN ACCORDANCE WITH BCA



DESIGN WIND SPEED (C2) 61m/s Ultimate Limit State

D. PRICE
 47 Mahogany Road
 Diwan Lot 2 RP738674

**House Raise & Carport
 Elevation**

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P.O. Box 1062 Malanda 4885
 Phone: 0438 559 747
 email: kenb@hidesigners.com.au
 QBCC Licence No. 1152837

DRAWN: <i>K.B.</i>	JOB No: 945
DATE: 25.7.16	SHEET: 3
DRAWING SIZE: A3	SCALE: AS SHOWN

D:\mp\Ach\Ach_17016\945 Price.dwg Jul 26, 2016 - 11:47am

THIS DRAWING IS UNLAWFUL IF REPRODUCED AT A SIZE OTHER THAN AS SHOWN