

18 March 2020

Enquiries: Neil Beck
Our Ref: EXEM 2020_3510/1(Doc ID)
Your Ref: 20201000

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

M W Nielsen
29 Panguna St
TRINITY BEACH QLD 4879

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 12/03/2020.

Summary of Exempt Development

Construction of a house as detailed at Attachment 1.

Location details

Street Address: 12 Barrbal Drive BONNIE DOON

Real Property Description: LOT: 259 SP: 274762

Local Government Area: Douglas Shire Council

Please be advised that an Exemption Certificate has been granted on 18 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 development was categorised as assessable development only because of particular circumstances that no longer apply.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Please quote Council's application number: EXEM 2020_ 3510/1 in all subsequent correspondence relating to this request.

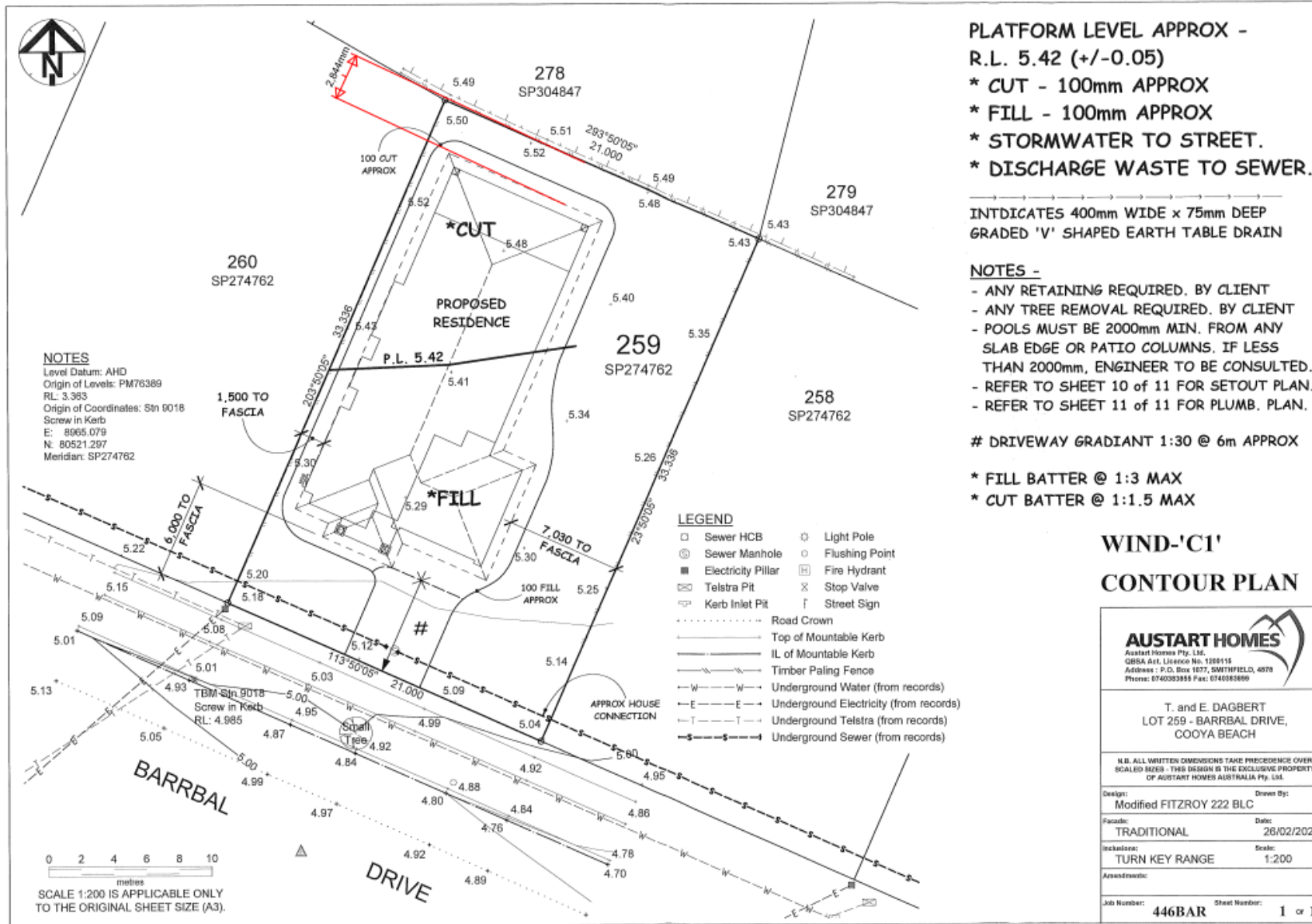
Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

Cc Emailed to GMA Certification Group Pty Ltd – emma.m@gcert.com.au



- PLATFORM LEVEL APPROX -
 R.L. 5.42 (+/-0.05)
 * CUT - 100mm APPROX
 * FILL - 100mm APPROX
 * STORMWATER TO STREET.
 * DISCHARGE WASTE TO SEWER.

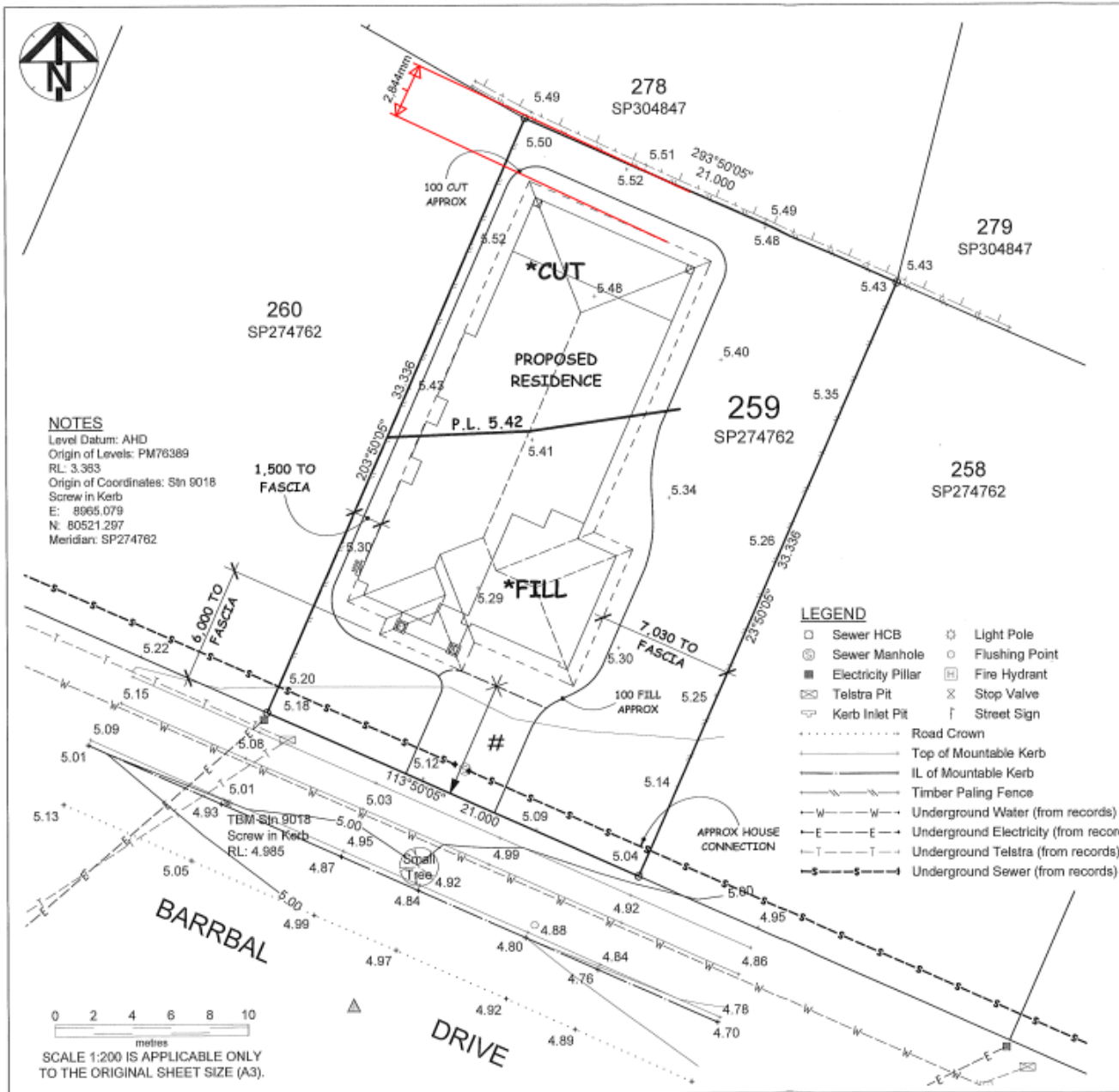
INDICATES 400mm WIDE x 75mm DEEP
 GRADED 'V' SHAPED EARTH TABLE DRAIN

- 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 10 of 11 FOR SETOUT PLAN.
 - REFER TO SHEET 11 of 11 FOR PLUMB. PLAN.

- # DRIVEWAY GRADIENT 1:30 @ 6m APPROX
 * FILL BATTER @ 1:3 MAX
 * CUT BATTER @ 1:1.5 MAX

WIND-'CI'
 CONTOUR PLAN

<p>AUSTART HOMES Austart Homes Pty. Ltd. QBSSA Reg. Licence No. 1309115 Address : P.O. Box 1877, SMITHFIELD, 4078 Phone: 0740393855 Fax: 0740382869</p>	
T. and E. DAGBERT LOT 259 - BARRBAL DRIVE, COOYA BEACH	
<small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.</small>	
Design:	Drawn By:
Modified FITZROY 222 BLC	
Facade:	Date:
TRADITIONAL 26/02/2020	
Inclusions:	Scale:
TURN KEY RANGE 1:200	
Approved:	
Job Number:	Sheet Number:
446BAR	1 of 11



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WIND-'C1' CONTOUR PLAN

 AUSTART HOMES <small>Austart Homes Pty. Ltd. QBSA Act, Licence No. 1289115 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 0740393955 Fax: 0740382899</small>	
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Design:	Drawn By:
Modified FITZROY 222 BLC	
Facade:	Date:
TRADITIONAL	28/02/2020
Inclusions:	Scale:
TURN KEY RANGE	1:200
Amendments:	
Job Number:	Sheet Number:
446BAR	1 of 11