

17 February 2021

Enquiries: Rebecca Taranto
Our Ref: EXEM 2021_3978/1 (Doc ID: 997143)
Your Ref: 20210619 431TL

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

NQ Homes Tropical Living Pty Ltd
PO BOX 863
PORT DOUGLAS QLD 4877

Attention: Airlie Ernst

Email: admin@nqhomes.com.au

Dear Madam,

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 9 February 2021.

Summary of Exempt Development

Construction of Dwelling House and attached garage within the Flood and Storm Tide Inundation Assessment overlay.

Location details

Street Address: 3 Billfish Close Wonga Beach

Real Property Description: Lot 27 on RP903504

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 17 February 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: EXEM 2021_ 3978/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



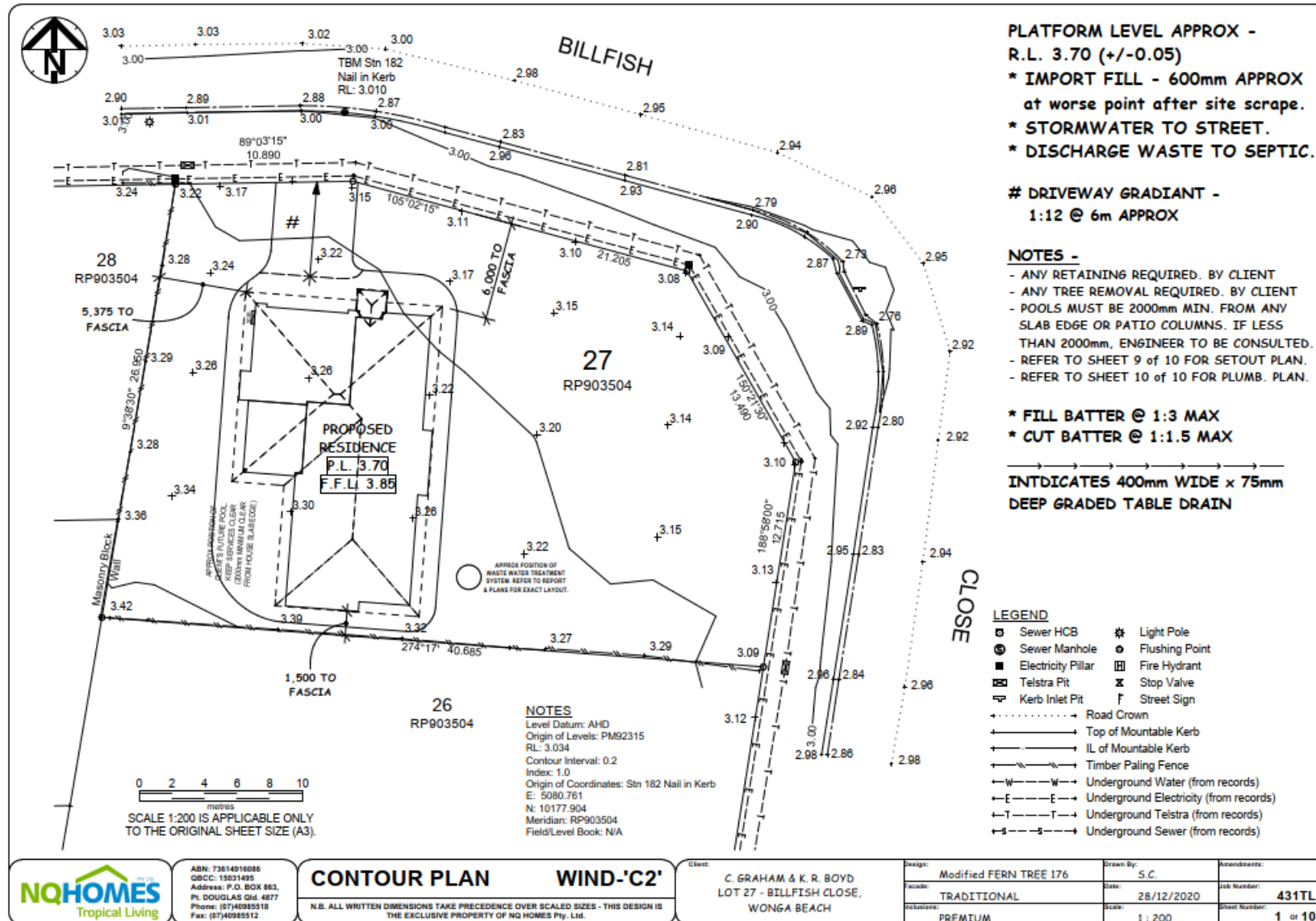
For
Paul Hoyer
Manager Environment & Planning

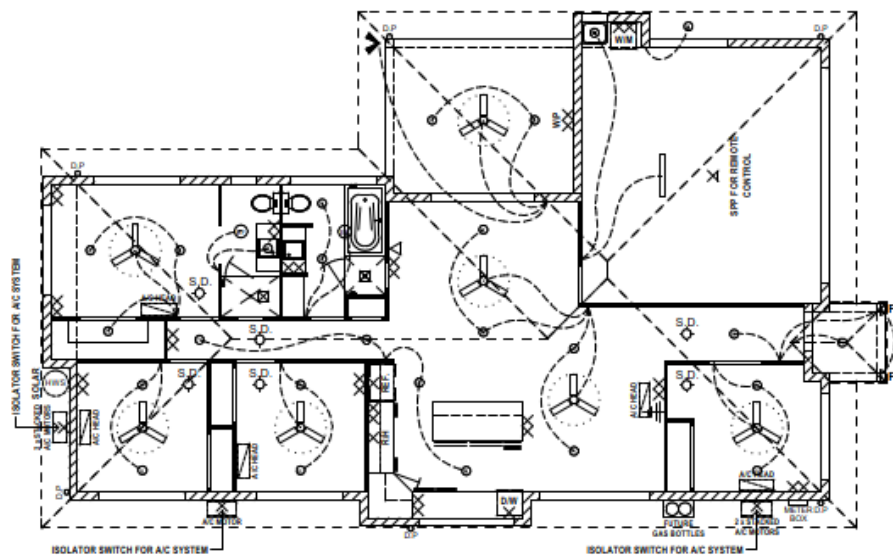
cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacer.com.au

cc Emailed to Cameron Graham - Grahamcam1@gmail.com

cc Emailed to Kirren Boyd - kizza01@yahoo.com

Attachment 1





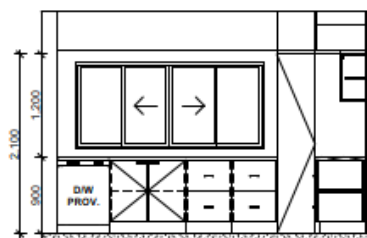
ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL	✕
SINGLE G.P.O. 1050mm AFL	✕
DOUBLE G.P.O. 300mm AFL	✕✕
DOUBLE G.P.O. 1050mm AFL	✕✕
CEILING LIGHT(BATTEN HOLD)	○
RECESSED DOWNLIGHTS	⊙
WALL MOUNTED LIGHT	◐
LED LIGHT	⦿
FLUORESCENT LIGHT	—
TWIN SPOT or FLOODLIGHT	⦿
EXHAUST FAN	⦿
CEILING FAN	⦿
SMOKE DETECTOR	⦿
T.V. POINT 300mm AFL U.N.O.	⦿
PHONE POINT 300mm AFL U.N.O.	⦿
HOT WATER SYSTEM	⦿
METER BOX	⦿
SWITCH	⦿
DIMMER SWITCH	⦿

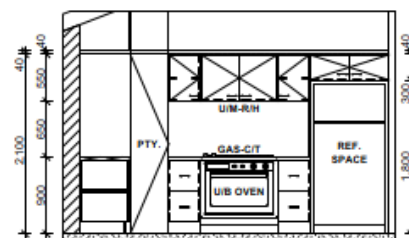
NOTE : THIS LAYOUT HAS BEEN DESIGNED TO SHOW 100% ENERGY EFFICIENT LIGHTING, (INTERNAL, INCLUDING GARAGE).

NOTE - TV ANTENNA TO BE INSTALLED. POSITION TO BE CONFIRMED ON SITE.

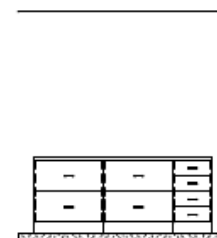
NOTE : A/C HEADS AND OUT DOOR UNIT POSITIONS TO BE CONFIRMED ON SITE BY AIR-CON INSTALLER.



Kitchen Elevation 1
1 : 50



Kitchen Elevation 2
1 : 50



Kitchen Elevation 3
1 : 50



ABN: 73614916086
QSCC: 15031495
Address: P.O. BOX 863,
PL DOUGLAS Gld. 4877
Phone: (07)40985518
Fax: (07)40985512

ELECTRICAL PLAN WIND-'C2'
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: C. GRAHAM & K. R. BOYD
LOT 27 - BILLFISH CLOSE,
WONGA BEACH

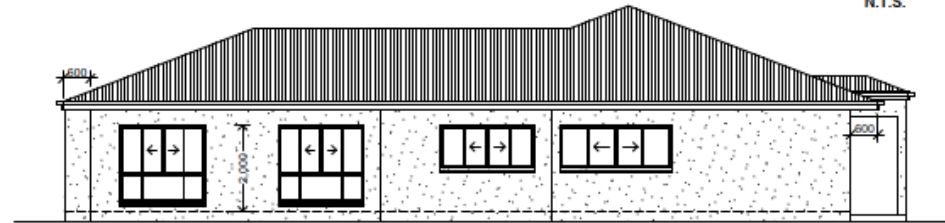
Design: Modified FERN TREE 176
Facade: TRADITIONAL
Inclusions: PREMIUM

Drawn By: S.C.
Date: 22/12/2020
Scale: 1 : 100

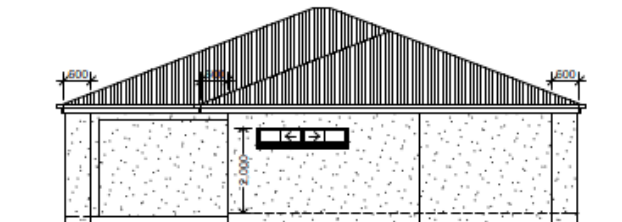
Amendments:
Job Number: 431TL
Sheet Number: 8 of 10



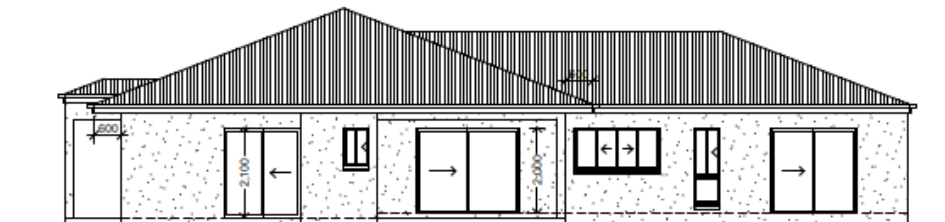
Elevation 1



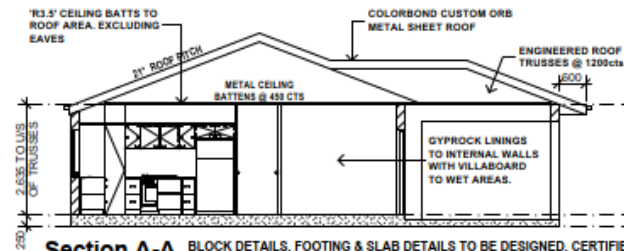
Elevation 2



Elevation 3



Elevation 4



Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-'C2' WIND RATING.
N.T.S.

ALL STRUCTURAL TIMBER HAS BEEN TREATED IN ACCORDANCE WITH THE AS3600.1 FOR TERMITE PROTECTION.



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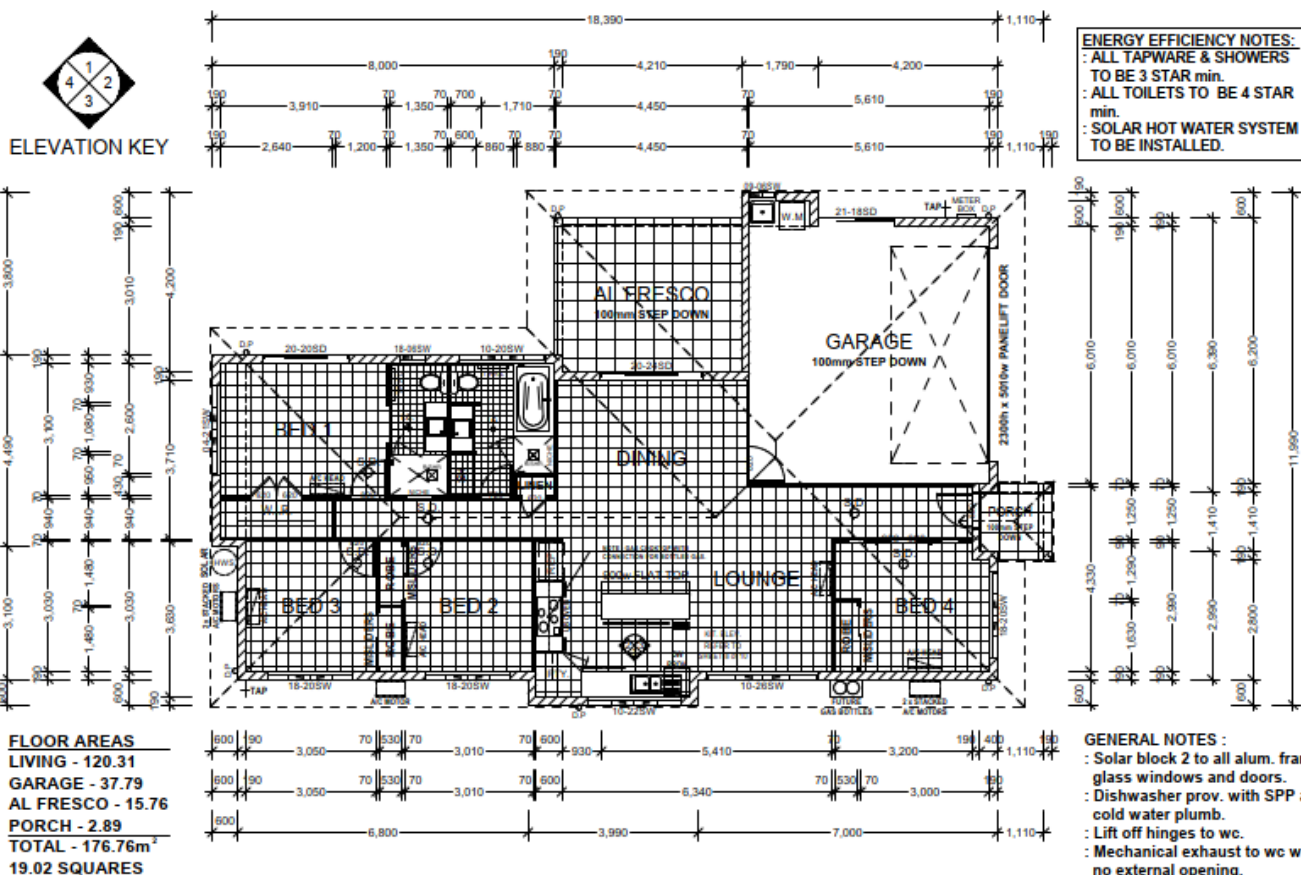
ELEVATIONS

WIND-'C2'

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client:
C. GRAHAM & K. R. BOYD
LOT 27 - BILLFISH CLOSE,
WONGA BEACH

Design:	Modified FERN TREE 176	Drawn By:	S.C.	Revised:	
Facade:	TRADITIONAL	Date:	28/12/2020	Job Number:	4311TL
Inclusions:	PREMIUM	Scale:	1 : 100	Sheet Number:	3 of 10



ABN: 73614916086
QBCC: 15031495
Address: P.O. BOX 863,
Pt. DOUGLAS Qld. 4877
Phone: (07)40985518
Fax: (07)40985512

FLOOR PLAN

WIND-'C2'

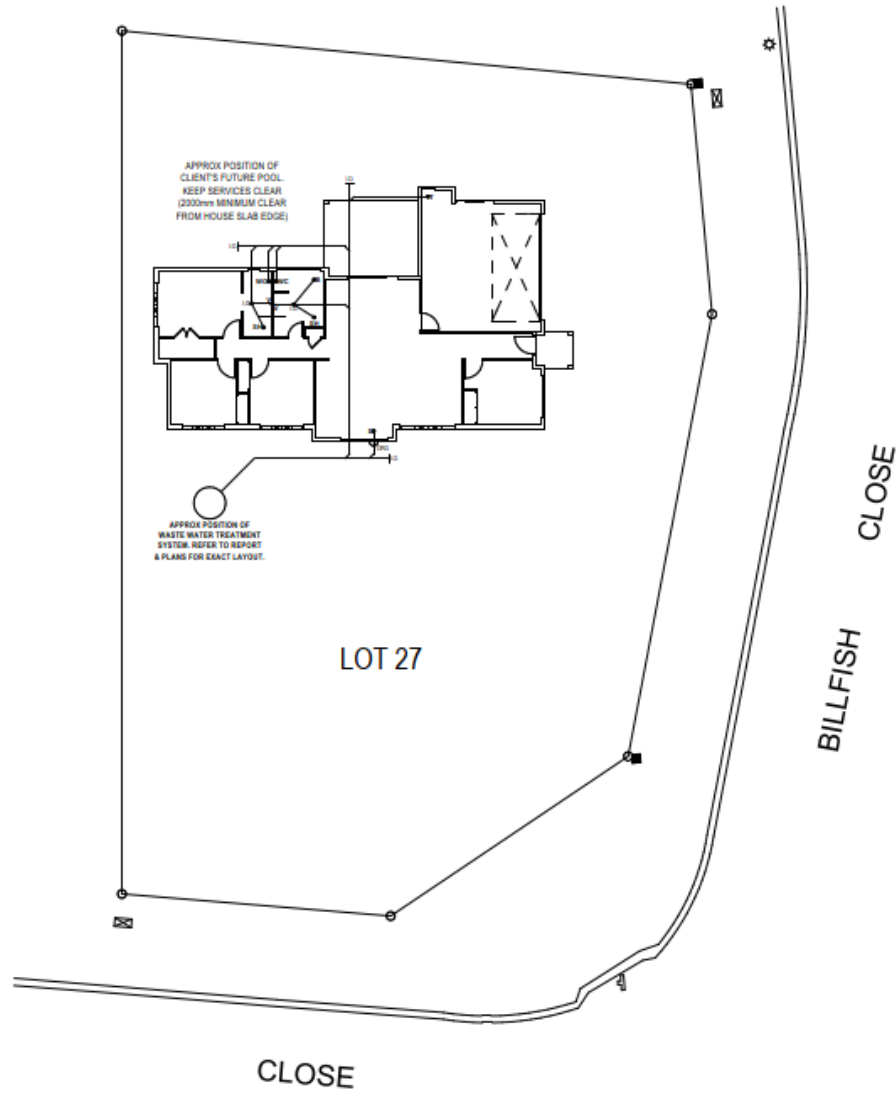
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: C. GRAHAM & K. R. BOYD
LOT 27 - BILLFISH CLOSE,
WONGA BEACH

Design: Modified FERN TREE 176
Facade: TRADITIONAL
Inclusions: PREMIUM

Drawn By: S.C.
Date: 22/12/2020
Scale: 1 : 100

Amendments:
Job Number: 431TL
Sheet Number: 2 of 10



NOTES :
 : THIS PLAN IS INDICATIVE ONLY AND
 WILL DIFFER ON SITE. PLUMBER TO
 SUBMIT AS CONSTRUCTED PLAN TO
 COUNCIL.
 : INSPECTION OPENINGS AND VENTS
 ARE TO BE INSTALLED WHERE
 REQUIRED. ALL PLUMBING WORKS
 AS PER AUSTRALIAN STANDARDS.

LEGEND

S - SINK
 V - VANITY BASIN
 SH - SHOWER
 B - BATH
 SB - SPA BATH
 WC - WATER CLOSET
 T - TUB
 I.G. - INSPECTION GULLY
 FW - DRY FLOOR WASTE
 I.O. - INSPECTION OPENING
 ORG. - OVERFLOW RELIEF GULLY

PLUMBING PLAN

WIND - 'C2'

ABN: 7581491408
 GBC: 15031495
 Address: P.O. BOX 892,
 PT DOUGLAS QLD 4877
 Phone: (07) 40885935
 Fax: (07) 40885932



Client: C. GRAHAM & K. BOYD
 LOT 27 - BILLFISH CLOSE,
 WONGA BEACH
 Design: Modified FERN TREE 176
 From: TRADITIONAL
 To: PREMIUM
 We warrant our drawings and specifications to be accurate and complete.
 THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NQ HOMES PTY. LTD.

Drawn by: S.C.
 Date: 28/12/2020
 Scale: 1 : 200
 Job Number: 431TL
 Sheet Number: 10 of 10

