

22 August 2023

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2023_5504/1 (Doc 1178069)
Your Ref: 2177/23

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

Rapid Building Approvals
Suite 2, Level 2
82 Grafton Street
CAIRNS QLD 4870

Email: approvals@rapidapprovals.com.au

Attention Mr Scott Wheeler

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request on behalf of the landowner for an exemption certificate for the following premises received on 22 August 2023.

Summary of Exempt Development

Dwelling house with a minimum finished floor height of 3.75m AHD in respect to the Planning Scheme Flood and Storm Tide Inundation Overlay.

Location details

Street Address: 3 Ives Avenue Wonga Beach

Real Property Description: Lot 82 on RP851593

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 22 August 2023 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

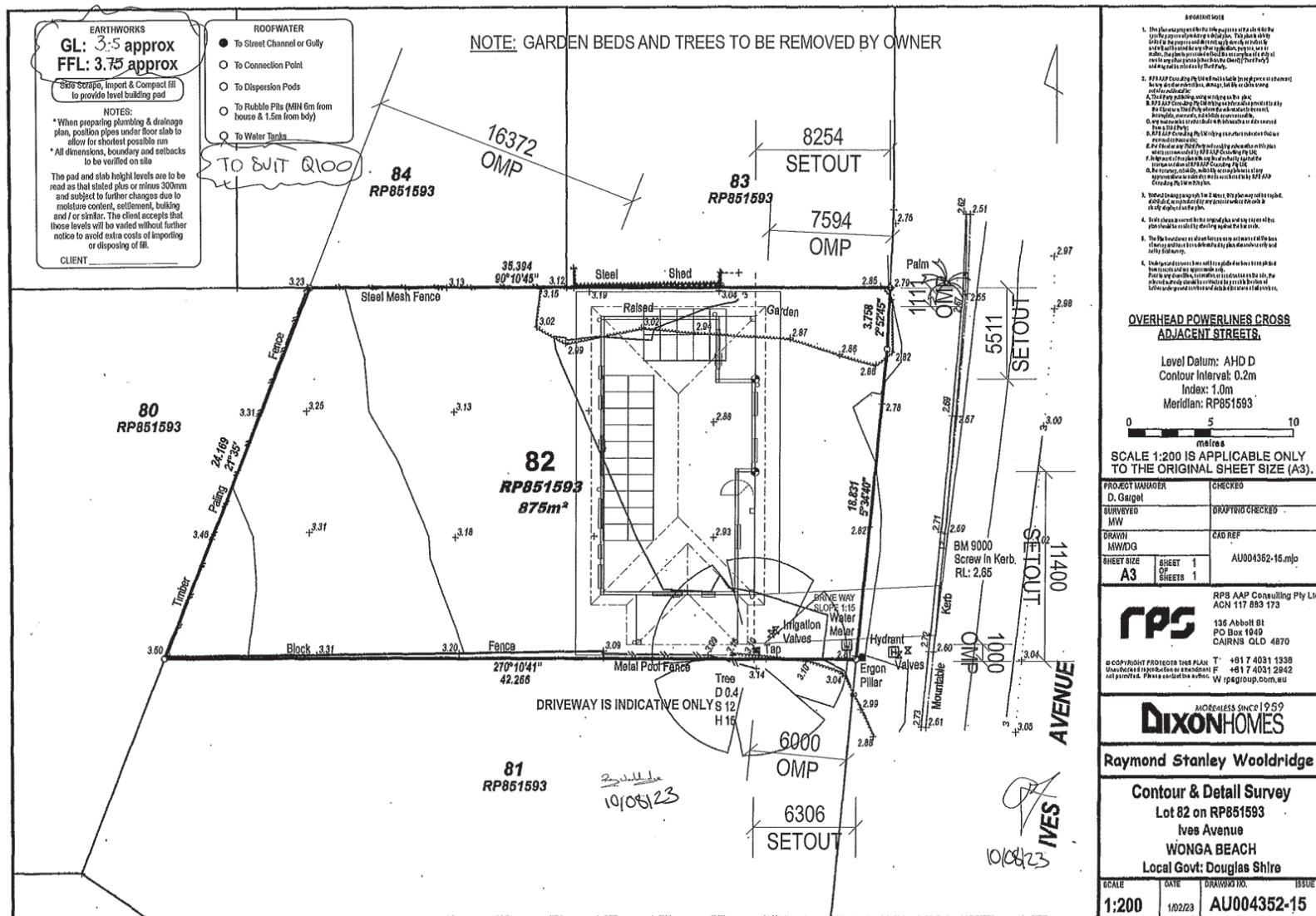
Please quote Council's application number: SITEX 2023_ 5504/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a small dot at the end.

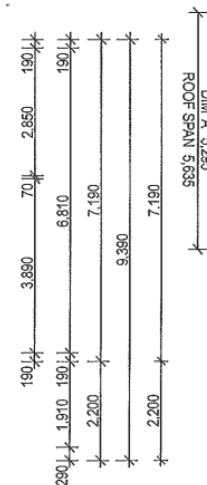
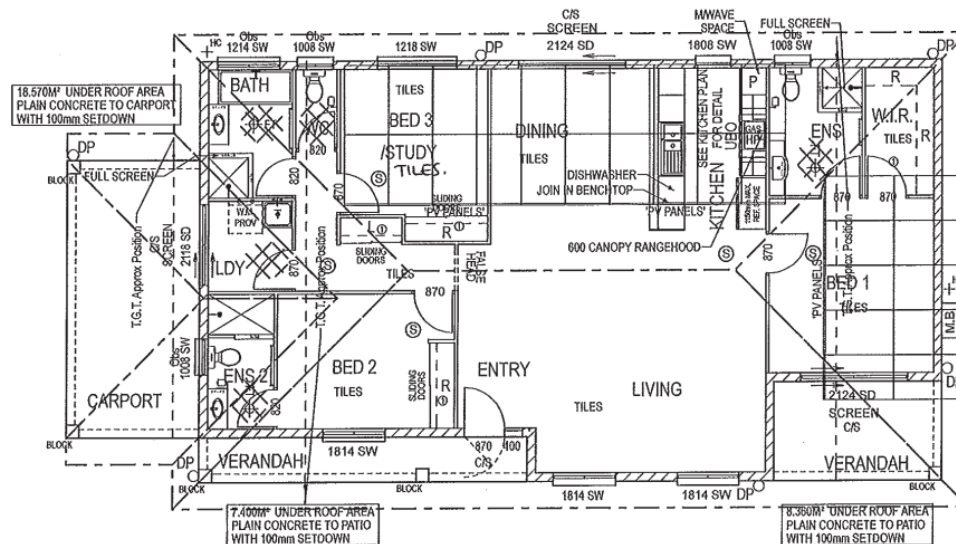
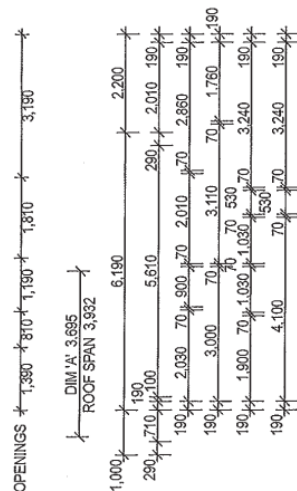
For
Paul Hoyer
Manager Environment & Planning



Attachment 1

2550 CEILING HEIGHT
2600 PITCHING POINT

OPENINGS 390 1,410 390 810 990 1,810 1,390 2,410 1,590 810 990 810 2,990
 3,000 16,790
 2,710 190 16,410 190
 190 1,900 70 930 70 3,350 70 6,220 70 2,100 70 1,560 190
 190 1,900 70 930 70 1,400 70 1,880 70 6,220 70 3,730 190
 190 1,900 70 3,600 70 6,970 70 3,730 190



190 | 600 | 1,900 | 70 | 4,000 | 70 | 6,970 | 70 | 3,730 | 190 |
 190 | 1,500 | 70 | 3,400 | 70 | 530 | 70 | 6,970 | 190 |
 190 | 7,210 | 190 | 5,210 | 190 | 3,610 | 190 |
 290 | 4,610 | 290 | 2,210 | 190 | 5,210 | 190 | 3,510 | 290 |
 7,400 | 5,590 | 3,800 |
 OPENINGS | 2,790 | 1,410 | 1,790 | 1,310 | 100 | 590 | 1,410 | 1,390 | 1,410 | 790 | 600 | 2,410 | 790 |

ELEVATIONS
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FLOOR AREA	141.00 M2
PORCH/CARPORT AREA	34.33 M2
PATIO % OF FOOTPRINT	19.5%
JOB 3575	

SCALE	1:100
ROOF	Metal 20.1°
EXT WALL	190 BLOCK
CEILING HT	2550C/2600S
WIND RATING	C2
SR3404	

THESE PLAYS DO NOT COMPLY WITH ANY REQUIREMENTS FOR WHEELCHAIR OR DISABILITY ACCESS OR ACCESSIBLE LIVING		
LIFELINES	LIFELINES INDICATED ON FLOOR PLANS ARE NOT TO BE DOUBLED	<p>L17 65 x 6 FLAT BR</p> <p>Min. 90mm end SUPPORT</p> <p>L18 100 x 100 6 ANGLE</p> <p>L19 100 x 100 9 ANGLE</p> <p>Min. 150mm end SUPPORT</p> <p>L20 100 x 100 x 10 EQUAL ANGLE</p> <p>WITH 200 x 6 MS PLATE</p> <p>STITCH WELDED TO BACK MIN 90mm end SUPPORT</p>
	L17 65 x 6 FLAT BR	Beams and Lifelines may be substituted by the builder with available alternative product.
	L18 100 x 100 6 ANGLE	
	L19 100 x 100 9 ANGLE	
	Min. 150mm end SUPPORT	
	L20 100 x 100 x 10 EQUAL ANGLE	
	WITH 200 x 6 MS PLATE	
	STITCH WELDED TO BACK	
	MIN 90mm end SUPPORT	
		<p>* WINDOWS:</p> <p>PV-Paneling</p> <p>SGC - Obscure Safety Glass</p> <p>SGC - Safety Glass</p> <p>X-Movable Panel</p> <p>O-Fixed Panel</p> <p>CB - Colonial Bars</p> <p>ET-Fixture Panel, Not for use in wheelchair</p>

REFER TO ELEVATIONS FOR ALL CONSTRUCTION NOTES

COMPLIANCE INDEMNITY

The owner confirms that the land and the dwelling are not subject to Town Planning conditions and/or covenants which require the developer's and/or local authority approvals, and the owner indemnifies the builder and ~~the owner~~ against any loss hereon sustained by the owners failure to ensure compliance.

Owner's: [Signature] Witness: [Signature] Date: 08/08/23

COVENANT APPROVAL

Developer/Agent: _____ Estate: _____
Signatur: _____ Witness: _____ Date: 1 / 1

Only sign if 100% correct. If not correct please consult your consultant.

CLIENT: [Signature] DATE: 10/06/23

CLIENT: _____ DATE: _____

BUILDER: [Signature] DATE: 01/08/23

NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY

R. WOOLDRIDGE
Lot 82 (3) Ives Avenue, WONGA BEACH
QLD, 4873
RP. R851593 MAP REF. [] 3576

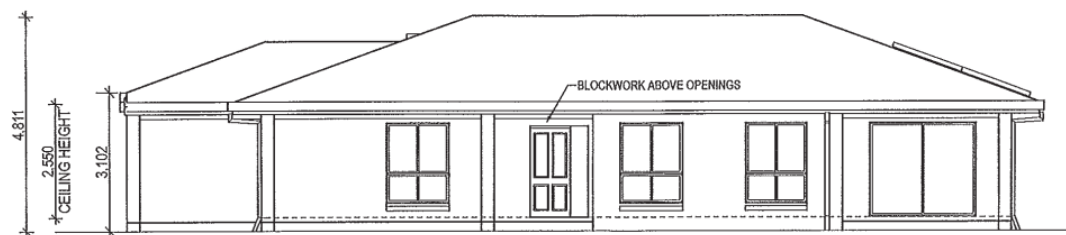
3575

Unauthorised use of these
Dixon System's plans constitutes
a breach of the Copyright Act and
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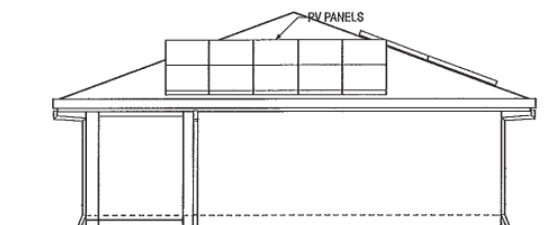
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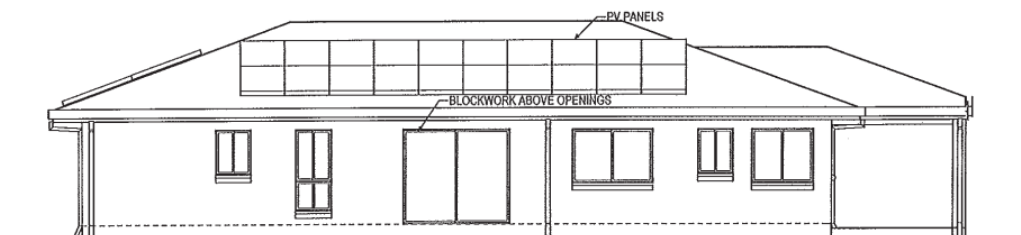
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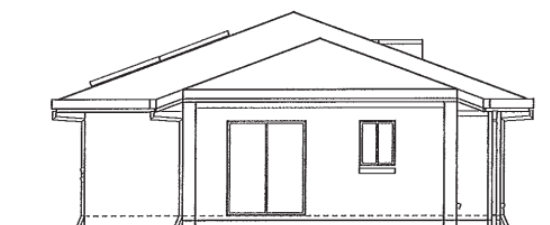
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

ARTICULATION JOINT SPACING: 5m

Only sign if 100% correct. If not correct please contact your consultant.

CLIENT: R. Wooldridge DATE: 10/08/23CLIENT: R. Wooldridge DATE: 10/08/23BUILDER: R. Wooldridge DATE: 10/08/23

NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY

R. WOOLDRIDGE
Lot 82 (3) Ives Avenue, WONGA BEACH
QLD, 4873
RP RP 851593 MAP RFF

STANWOOD LTD. 28/07/23 (CLD) 1/23/23 (NSW)
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FLOOR AREA 141.90 M2
PORCH/CARPORT AREA 34.33 M2
PATIO % OF FOOTPRINT 19.5%

SCALE 1:100
ROOF Metal 20.1°
EXT WALL 190 BLOCK
CEILING HT 2550C/2600S
WIND RATING C2

NOTE: WINDOWS AND DOORS SHOWN
ARE STANDARD BLOCKS ONLY.
FOR DETAIL ON PANEL SIZE & POSITION
SEE CODES ON THE FLOOR PLAN.
WINDOW SIZE AND STYLE ARE INDICATIVE
ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions.
Where inadvertent changes to the originally specified
dimensions and/or spaces occur, the Owner(s) will only be
entitled to compensation for consequential financial loss on a
resale basis, as assessed by a registered valuer nominated
by the Queensland Institute of Valuers and a refund for
items charged for, but not incorporated in the Contract

IND 3575

SP2100

3575