

16 September 2019

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

Enquiries: Jenny Elphinstone
Our Ref: SITEX. 2019_3280/1(Doc ID 919466)
Your Ref:

NQ Homes Tropical Living Pty Ltd
Po Box 863
PORT DOUGLAS QLD 4877

CC: Jonpa Pty Ltd
29 Gibson Rd
WARRANWOOD VIC 3134

Attention Ms Airlie Ernst

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 10 September 2019.

Summary of Exempt Development

Construction of a Dwelling

Location details

Street Address: 52 Julaji Close Bonnie Doon

Real Property Description: Lot 102 on SP285536

Local Government Area: Douglas Shire Council

Council advises that an exemption certificate has been granted on 16 September 2019 for development as detailed in Attachment 1 against the Flood and Storm Water Inundation Hazard Overlay.

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 has effect for two years from the day after the day it is given.

Please quote Council's application number: SITEX 2019_ 3280/1 in all subsequent correspondence relating to this request.

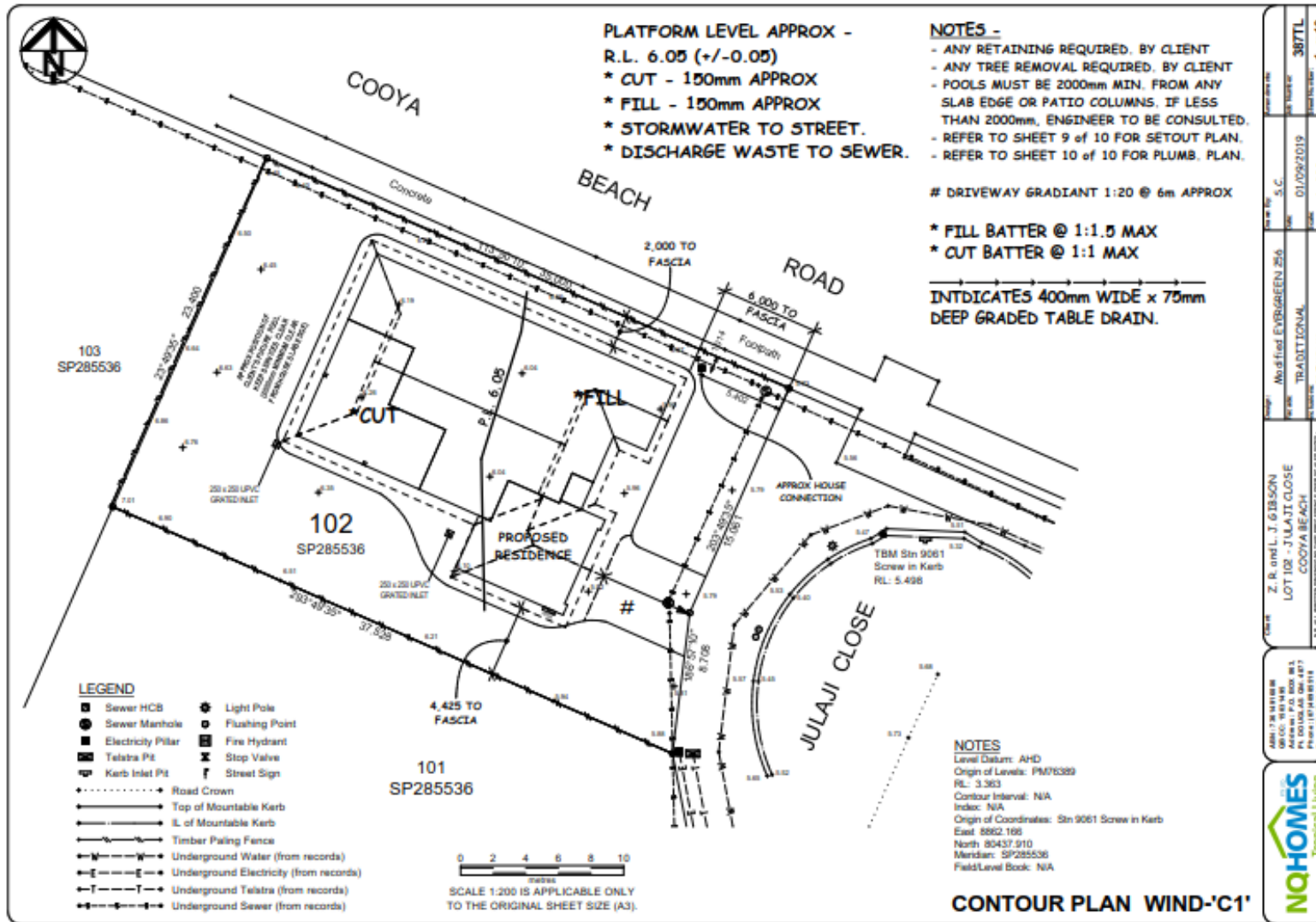
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482.

Yours faithfully

Paul Hoyer
Manager Environment & Planning

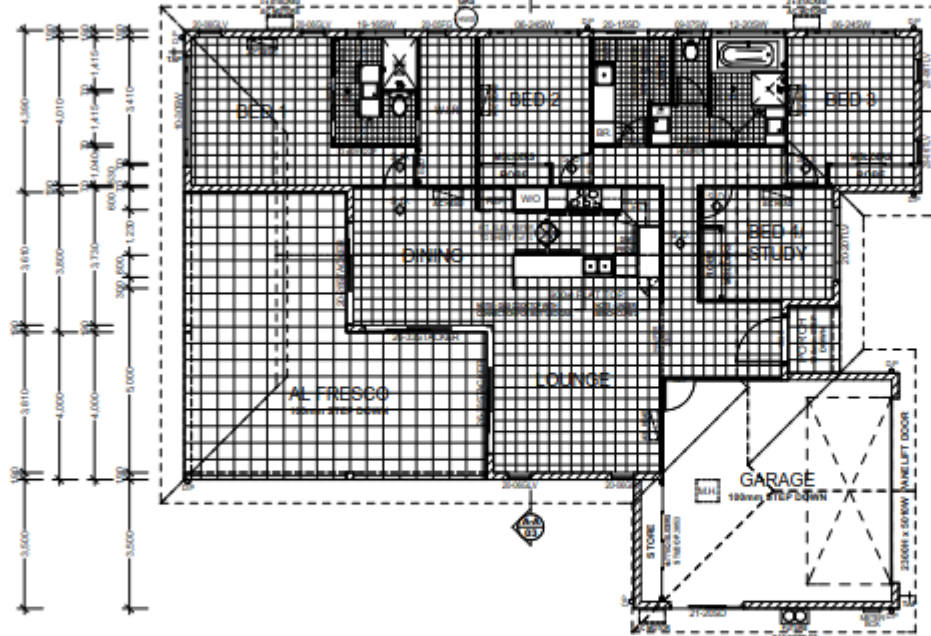
CC. – Land owner, Jonpa P/L

Cc Emailed to NQ Homes Tropical Living Pty Ltd adminpd@macert.com.au





ELEVATION KEY



FLOOR AREAS
 LIVING - 161.24
 GARAGE - 43.02
 AL FRESCO - 49.52
 PORTICO - 2.53
 TOTAL - 256.31m²
 27.58 SQUARES

NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

ENERGY EFFICIENCY NOTES:
 - ALL TAPWARE & SHOWERS TO BE 3 STAR min.
 - ALL TOILETS TO BE 4 STAR min.
 - GAS HOT WATER SYSTEM TO BE INSTALLED.



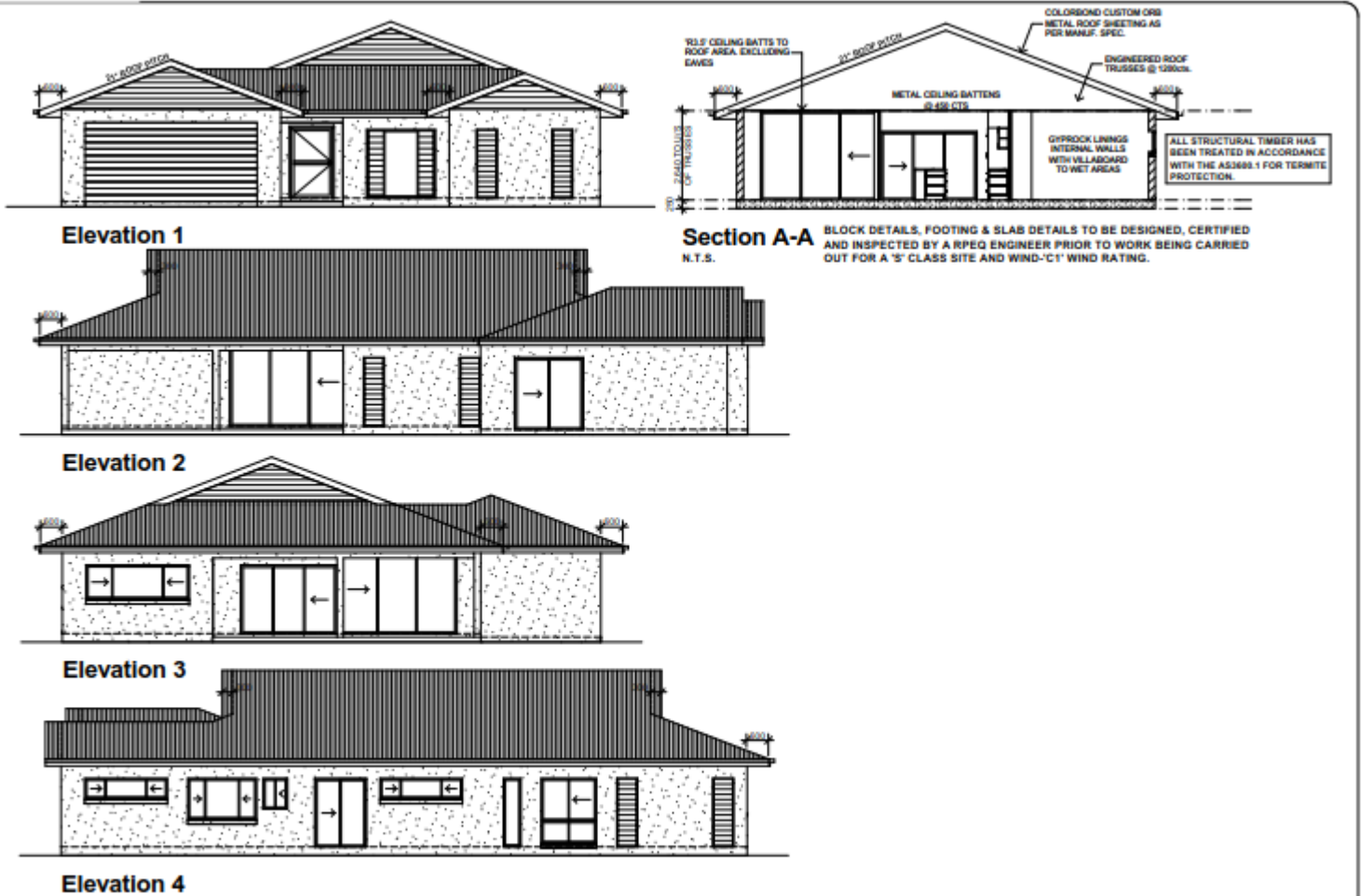
GENERAL NOTES :
 : Solar block 2 to all alum. framed glass doors and windows.
 : Dishwasher prov. with SPP and cold water plumbing.
 : Lift off hinges to wc.
 : Mechanical exhaust to wc with no external opening.
 : Niches-300H base with a 2100H head U.N.O.
 : Hangers and Openings - 2100H head U.N.O.
 : Bulkheads - 2100H U.N.O.

FLOOR PLAN

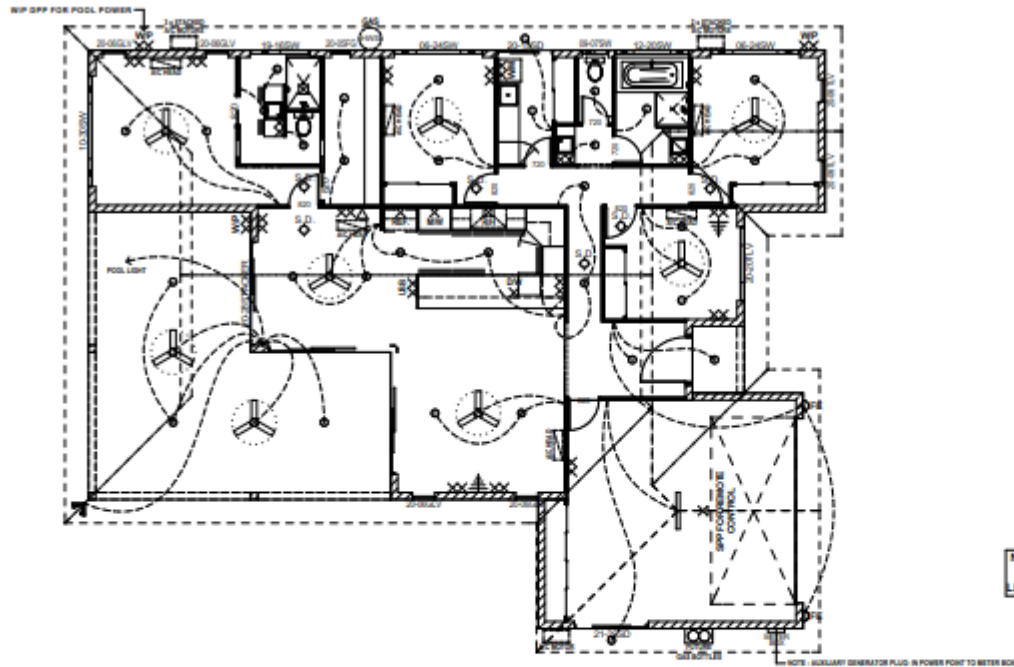


Client	Z. R and L. J. GIBSON LOT 102 - JULIAT GLOSE COOMA BEACH	Drawn By	5.C
Architect	TRADITIONAL	Date	01/09/2019
Scale	PREMIUM	Sheet No.	387/1
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<small>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</small>		Sheet No.	2 of 10

WIND-C1*



	ABN: 12614910006 QBCC: 19871486 Address: P.O. BOX 802, PL DOUGLASS QU, 4877 Phone: (07)49888918 Fax: (07)49888912	ELEVATIONS	WIND-'C1'	Client: Z. R. and L. J. GIBSON LOT 102 - JULAJI CLOSE COOYA BEACH	Design: Modified EVERGREEN 256 Profile: TRADITIONAL Construction: PREMIUM	Drawn By: S.C. Date: 01/09/2019 Scale: 1:100	Job Number: 387TL Sheet Number: 3 of 10
	N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.						

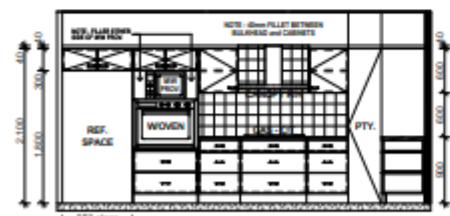


ELECTRICAL LEGEND	
SINGLE G.P.O. 300mm AFL	⊗
SINGLE G.P.O. 150mm AFL	⊗
DOUBLE G.P.O. 300mm AFL	⊗⊗
DOUBLE G.P.O. 150mm AFL	⊗⊗
CEILING LIGHT(BATTEN HOLD)	○
RECESSED DOWNLIGHTS	○
WALL MOUNTED LIGHT	⊙
LED LIGHTS	•
FLUORESCENT LIGHT	—
TWIN SPOT or FLOODLIGHT	⊕
EXHAUST FAN	⊖
CEILING FAN	⊗
SMOKE DETECTOR	⊗
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.

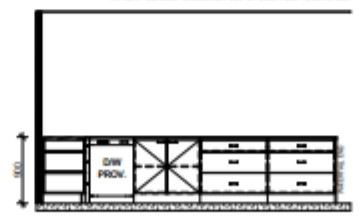
NOTE : A/C HEADS AND OUT DOOR UNIT POSITIONS TO BE CONFIRMED ON SITE BY AIR-CON INSTALLER.



Kitchen Elevation 1
1 : 50



Kitchen Elevation 2
1 : 50



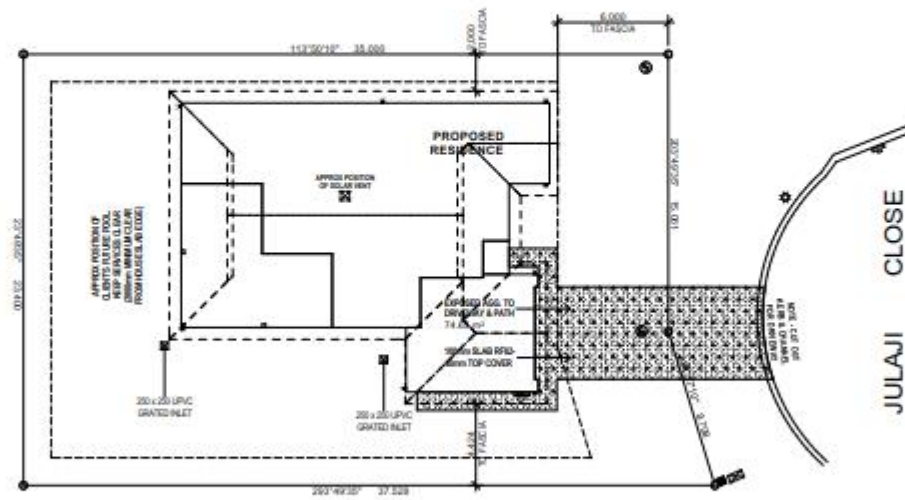
Kitchen Elevation 3
1 : 50

	ABN: 1561491006 QBCC: 19871495 Address: P.O. BOX 862, PL DOUGLASS QM, 4877 Phone: (07)49888818 Fax: (07)49888812	ELECTRICAL PLAN WIND-'C1' <small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.</small>	Z. R. and L. J. GIBSON LOT 102 - JULAJI CLOSE COOYA BEACH	Design: Modified EVERGREEN 256	Drawn By: S.C.	Date: 01/09/2019 Scale: 1 : 100	Job Number: 387TL Sheet Number: 8 of 10
				Project: TRADITIONAL	Style: PREMIUM		

LOT 102 ON SP285536
JULAJI CLOSE
COOYA BEACH



SC - 35mm DEEP SAWCUT WITHIN
8 HOURS OF CONCRETE POUR
- CUTOUT EVERY 2nd MESH BAR
ACROSS JOINT



ABN: 1361491988
QBCC: 1931486
Address: P.O. BOX 861
PL DOUGLASS QU. 8777
Phone: (07)49888418
Fax: (07)49888812

SETOUT PLAN

WIND-'C1'

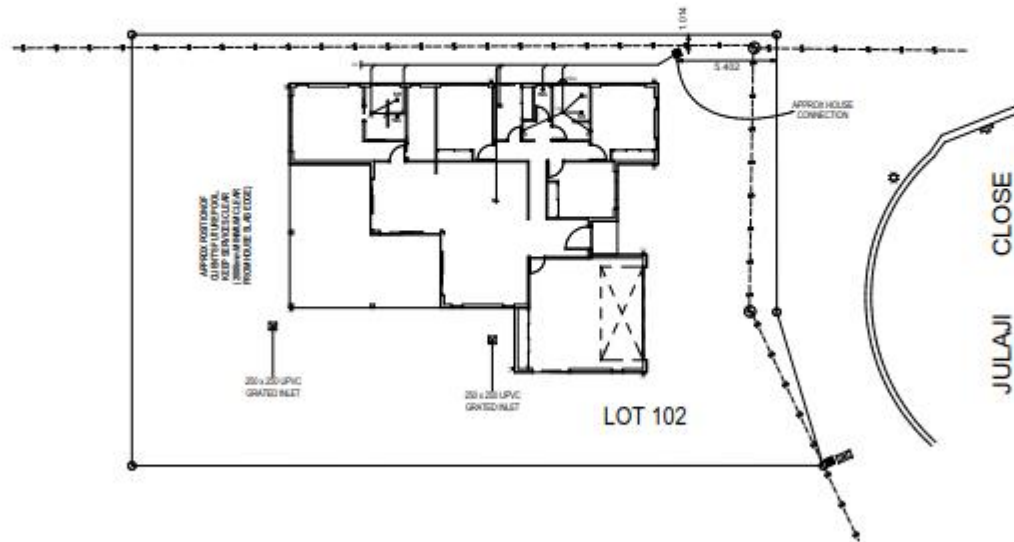
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Z. R. and L. J. GIBSON
LOT 102 - JULAJI CLOSE
COOYA BEACH

Design:	Modified EVERGREEN 256	Drawn By:	S.C.
Style:	TRADITIONAL	Date:	01/09/2019
Material:	PREMIUM	Scale:	1 : 200
Lot Number:	387TL	Sheet Number:	9 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



	ABN: 1561491888 QBCC: 18821485 Address: P.O. BOX 861 PL DOUGLAS QM, 4877 Phone: (07)4988818 Fax: (07)4988812	PLUMBING PLAN WIND-C1' <small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.</small>	Client: Z. R. and L. J. GIBSON LOT 102 - JULAJI CLOSE COOYA BEACH	Design: Modified EVERGREEN 256 Tradition: TRADITIONAL Premium: PREMIUM	Designer: S.C. Date: 08/09/2019 Scale: 1 : 200	Lot Number: 387TL Sheet Number: 10 of 10