
EXEMPTION CERTIFICATE

PLANNING ACT 2016
SECTION 46

We refer to your request 19 May 2021 requesting an exemption certificate. We have reviewed and advise that Council has granted an exemption certificate on 27 May 2021 for development comprising the following.

1. DETAILS OF EXEMPTION

Exemption Number: EXC002-2021

Address of Premises: 795 Biloela-Duaringa Road DUARINGA QLD 4712

Real Property Description: Lot 52 SP251911

Issuing Authority: Central Highlands Regional Council

Exempt Development: Material Change of Use for Dwelling house (Flood hazard overlay)

Description of Exempt Development: New Dwelling house

2. DESCRIPTION OF THE DEVELOPMENT TO WHICH THIS CERTIFICATE RELATES

The following development is exempt under this certificate:

Material Change of Use for Dwelling house (Flood hazard overlay)

The proposed works consist of the following aspects:-

The construction of a new dwelling house on the subject site.

As described above in accordance with the following plans:-

Title	Prepared by	Reference	Date
Site Plan	Preston Construction	P511	17.03.21
Floor Plan	Preston Construction	P511	17.03.21
Elevations 1-2	Preston Construction	P511	17.03.21
Elevations 3-4	Preston Construction	P511	17.03.21

3. REFERRAL AGENCIES

Nil

4. REASONS FOR GIVING EXEMPTION CERTIFICATE

The development is exempt under this certificate under section 46(3)(b)(ii) of the *Planning Act 2016* for the following reason:

- The development was categorised as assessable development only because of particular circumstances that no longer apply;.

Further;

- The development is only categorised as assessable development due to the Flood hazard overlay that affects the property.
- The Flood hazard overlay does not reflect the most up to date and accurate flood modelling for the area.
- The development will be located outside of Council's adopted Defined Flood Event and therefore if the hazard mapping for the overlay was updated would no longer trigger assessment.
- Updating the hazard mapping is underway through a major scheme amendment however the amendment process will not be concluded in a suitable timeframe to assist with this application.
- The house plans include a pier and pole design.
- The development otherwise complies with all other aspects of the planning scheme and would be otherwise be Accepted development.

5. WHEN EXEMPTION CERTIFICATE CEASES TO HAVE EFFECT

This exemption certificate has effect for two years from the day after the day it is given, and the development must be completed within this time.


6. OTHER INFORMATION

You are further advised that the truth and accuracy of the information provided in relation to the development is relied on when assessing and deciding to issue this exemption certificate. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Council's Development Assessment Unit on ☎ 1300 242 686.

Note: Please ensure you provide details of the application number and assessment manager when contacting council in relation to this application.

7. DELEGATED PERSON

Name: **Kirstin Byrne**

Signature: 

Date: 27 May 2021

Manager Planning and Environment

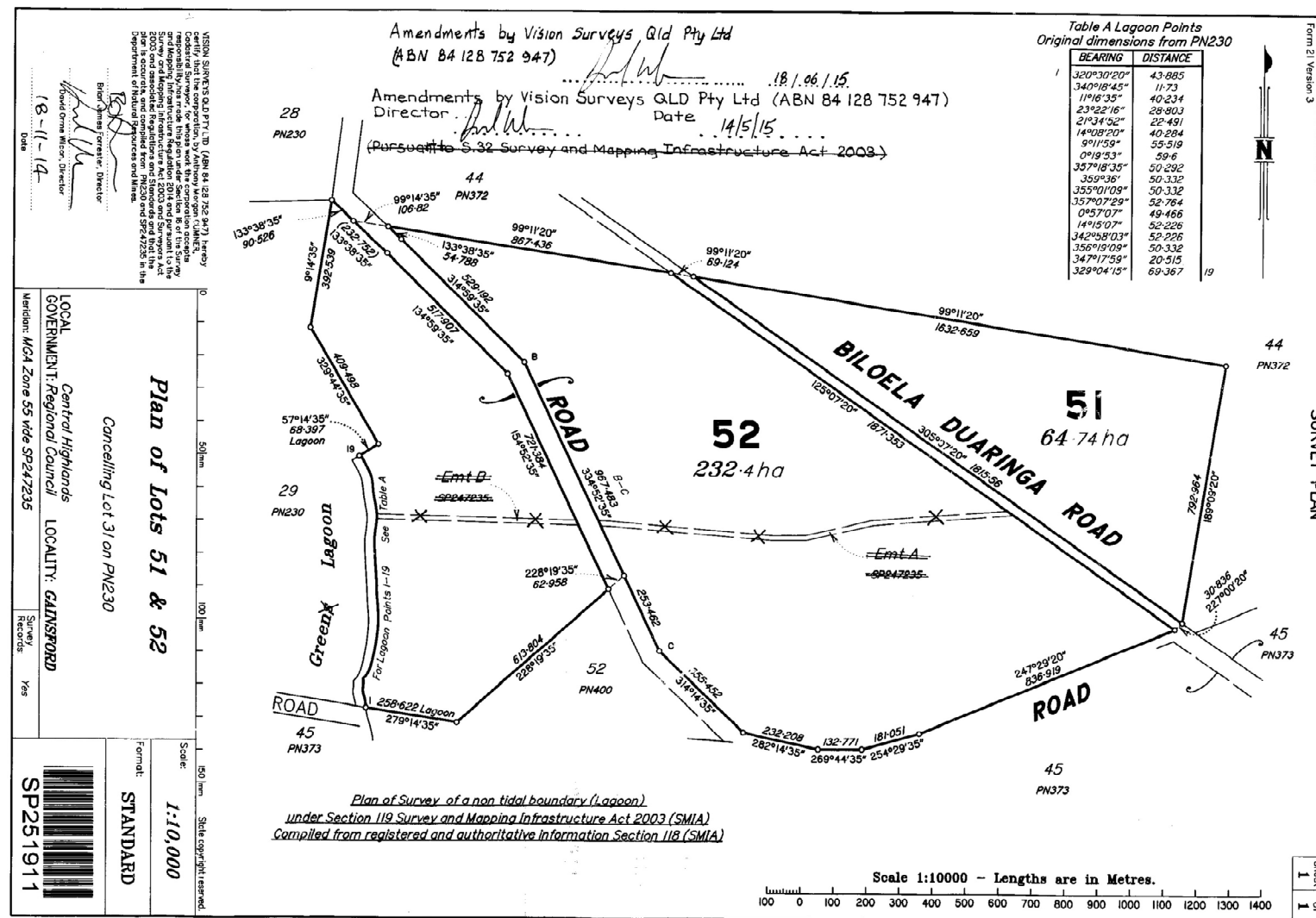
Enc: Referenced Plans

65 Egerton Street, Emerald QLD 4720 T. 1300 242 686

Cc: Department of State Development, Infrastructure, Local
Government and Planning

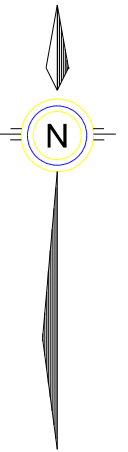
centralhighlands.qld.gov.au **Page 2 of 2**

Date:27.05.2021.....



SP251911 V2 REGISTERED Recorded Date 21/04/2015 15:45 Page 1 of 2 Not To Scale

Area: 232.4 ha



Proposed Building

Location

BILOELA DUARINGA ROAD

Lot 52
(Partial)

290 m

170 m

2 of 8

Rev	Date	Notes
1	09/03/21	SKETCH DRAWINGS
2	16/03/21	PRELIMINARY DRAWINGS
3	17/03/21	FOR CONSTRUCTION DRAWINGS

Revision Notes

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Areas		Roof Elevation Key	Cells: 2700 H
			Roof Pitch: 15°
			Soffit: 600mm
	New Habitable Floor area: 112.42 m ²		
	New non-habitable deck area: 245.6 m ²		
	Total: 358.02 m ²		


Local Authority:	
Central Highlands Regional Council	
Designed - Drawn - Checked By:	
MRP	MRP
Scale:	
1:100 unless otherwise shown	
Issue:	
Building Application	
Wind Rating:	Soil Classification:
N3	As Per Report




Client: Trisha Schwarz
35 Hewill Drv, Gracemere 4702

NAILING & ANCHORING ACCORDING
TO MANUFACTURERS SPECIFICATIONS.

ALL FIXINGS , TIE DOWNS & BRACING
IN ACCORDANCE WITH THE BUILDING
CODE OF AUSTRALIA & AS 1684.2-2010
RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

 **SA** Indicates the position of hard wired SMOKE DETECTOR

 **DP** Indicates Location of Stormwater DOWN PIPES

P1 - 90 x 90 Merbau Post
VB1 - 150 X 45 LGL+ H2 Cont. Span

PROPOSED FLOOR PLAN - 1:100

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1	09/03/21	SKETCH DRAWINGS
2	16/03/21	PRELIMINARY DRAWINGS
3	17/03/21	FOR CONSTRUCTION DRAWINGS

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Areas		Roof Elevation Key	Ceilings: 2700 H
			Roof Pitch: 15°
			Soffit: 600mm
	New Habitable Floor area: 112.42 m²		
	New non-habitable deck area: 245.6 m²		
	Total: 358.02 m²		

Local Authority: **Central Highlands Regional Council**

Designed - Drawn - Checked By: **MRP MRP MRP**

Scale: **1:100 unless otherwise shown**

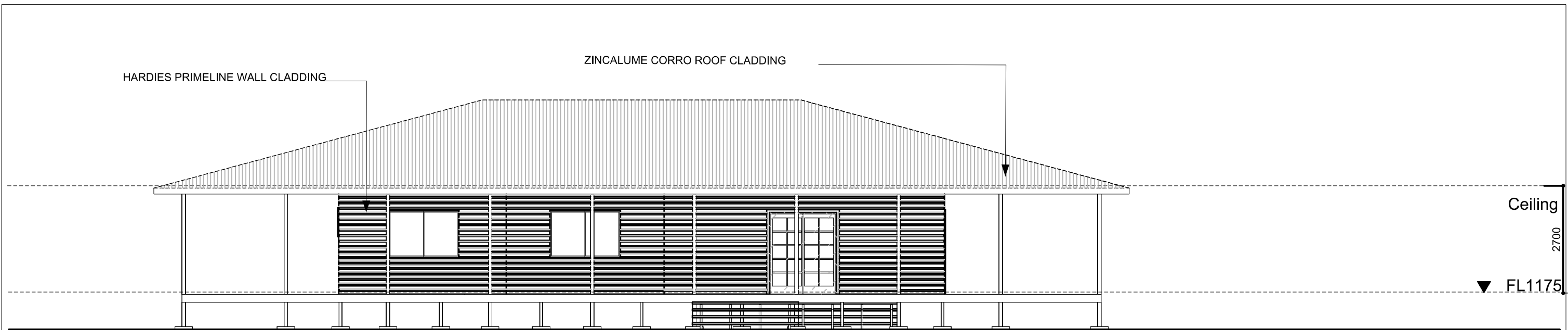
Issue: **Building Application**

Wind Rating: **N3** | Soil Classification: **As Per Report**

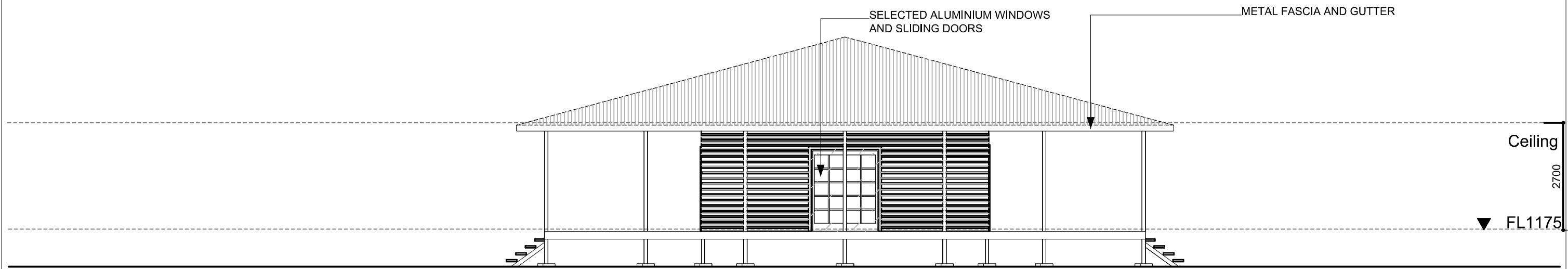


Project: P511
Proposed New Dwelling at:
Lot 52, SP251911
Biloela Duaringa Road,
Duaringa QLD 4702

3 of 8



1 ELEVATION 1



2 ELEVATION 2

APPROVED PLAN
 Central Highlands Regional Council
 Development and Planning
 Reference:*EXC002-2021*.....
 Date:*27.05.2021*.....

ELEVATION 1 & 2 - 1:100

Rev	Date	Notes
1	09/03/21	SKETCH DRAWINGS
2	16/03/21	PRELIMINARY DRAWINGS
3	17/03/21	FOR CONSTRUCTION DRAWINGS

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Roof:	Ceilings: 2700 H
	Roof Pitch: 15°
	Soffit: 600mm
Areas:	<div> <div>3</div> <div>2</div> <div>1</div> <div>4</div> </div>
New Habitable Floor area:	112.42 m ²
New non-habitable deck area:	245.6 m ²
Total:	358.02 m ²

Local Authority:	Central Highlands Regional Council
Designed - Drawn - Checked By:	MRP MRP MRP
Scale:	1:100 unless otherwise shown
Issue:	Building Application
Wind Rating:	N3
Soil Classification:	As Per Report

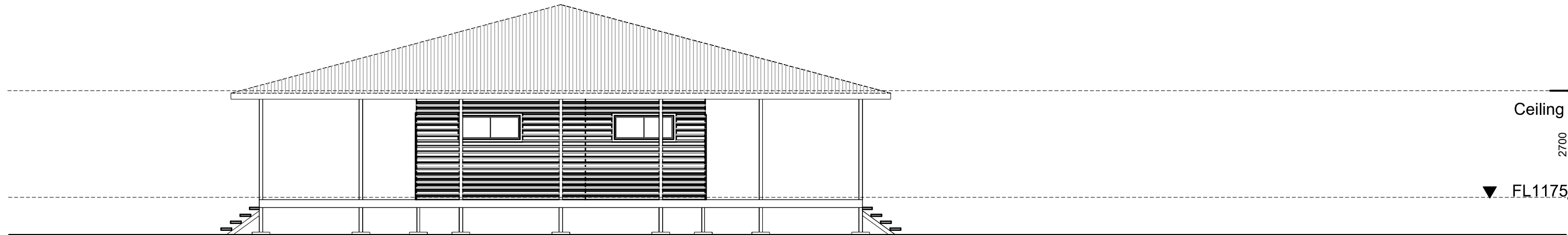
PRESTON
CONSTRUCTION GROUP

24 Gum Tree Ave Bouldercombe Q 4702
 Phone 0408789796 Email: mike@prestonco.com.au
 QBCC Lic No. 1066859 ABN 27236295565

Client:	Trisha Schwarz 35 Hewill Drv, Gracemere 4702
Project:	P511
Proposed New Dwelling at:	Lot 52, SP251911 Biloela Duaringa Road, Duaringa QLD 4702
Sheet Number:	4 of 8



3 ELEVATION 3



4 ELEVATION 4

APPROVED PLAN
 Central Highlands Regional Council
 Development and Planning
 Reference:EXC002-2021.....
 Date:27.05.2021.....

ELEVATION 3 & 4 - 1:100

Rev	Date	Notes
1	09/03/21	SKETCH DRAWINGS
2	16/03/21	PRELIMINARY DRAWINGS
3	17/03/21	FOR CONSTRUCTION DRAWINGS

Roof: Ceilings: 2700 H
 Roof Pitch: 15°
 Soffit: 600mm

Areas: Total: 358.02 m²

Elevation Key:

Local Authority: Central Highlands Regional Council
 Designed - Drawn - Checked By: MRP MRP MRP
 Scale: 1:100 unless otherwise shown
 Issue: Building Application
 Wind Rating: N3 Soil Classification: As Per Report

PRESTON
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