

7 September 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3704/1 (Doc 970365)
Your Ref: 20194222

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

Alan Jenkins
alcon@westnet.com.au

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 1 September 2020.

Summary of Exempt Development

Proposed additions to be constructed below the existing residence.

Location details

Street Address: 17 Orchid Avenue Rocky Point
Real Property Description: Lot: 9 on RP749727
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 7 September 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 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 2020_ 3704/1 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.

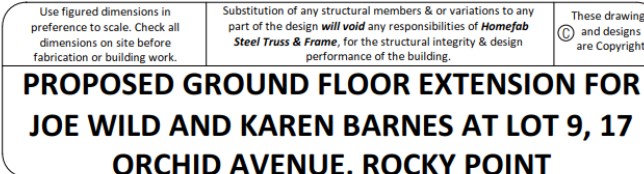
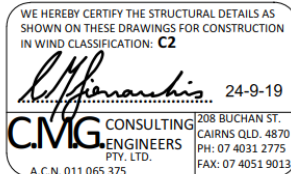
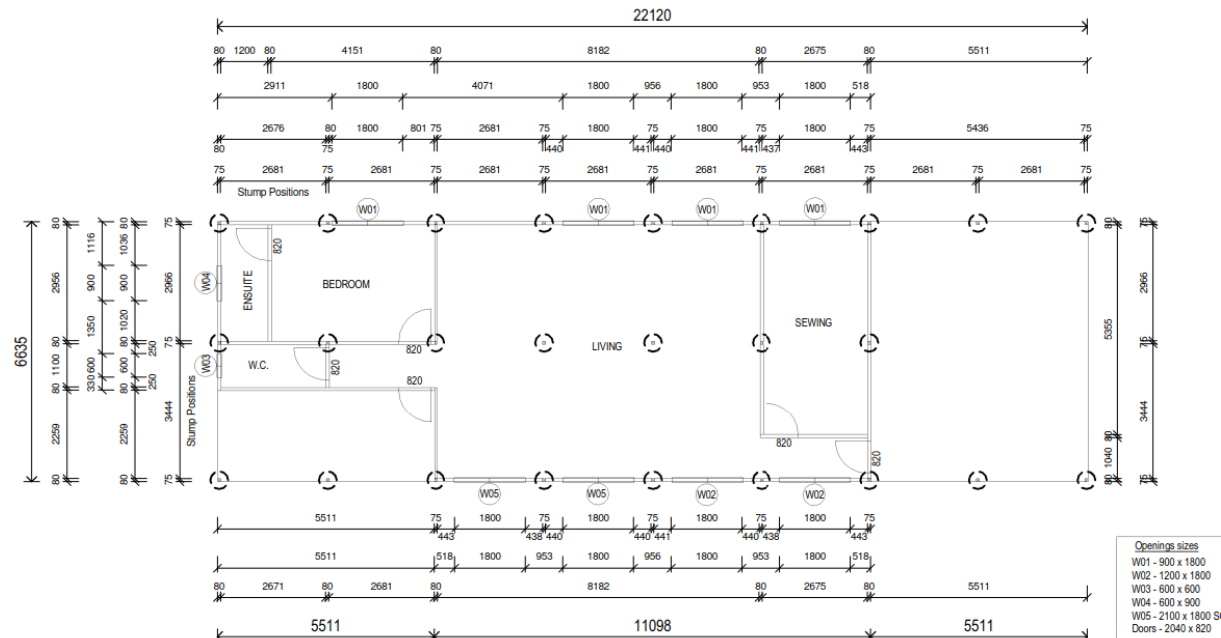
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

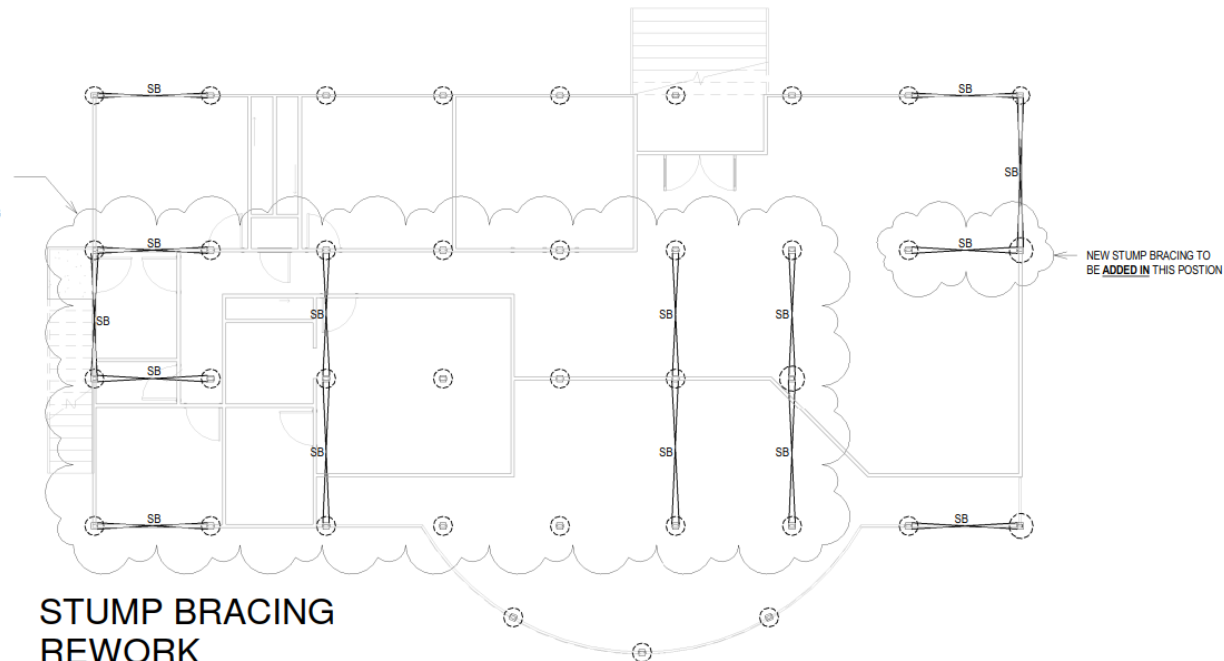
cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmcert.com.au

cc Emailed to Joe Wild & Karen Barnes - wildjoekaz@bigpond.com



Attachment 1

ALL EXISTING STUMP BRACING IN THIS AREA
TO BE REMOVED TO MAKE WAY FOR NEW
GROUND FLOOR ADDITION TO BUILDING.
STUMP BRACING VALUES WILL BE REPLACED
BY BRACING INCORPORATED WITHIN STEEL
WALL FRAMES FOR GROUND FLOOR BUILDING



STUMP BRACING REWORK 1 : 100

Homefab
Strong-smart-fast. Built to last.
HOMEFAB STEEL TRUSS AND FRAME
6 Slade Street - PO Box 665 Mareeba,
Queensland 4880 Australia.
ABN: 21 603 460 395. Phone: 07 4092 2369
Fax: 07 4092 2355.
Website: www.homefab.com.au.
Email: sales@homefab.com.au

building designers' association of queensland inc.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS
SHOWN ON THESE DRAWINGS FOR CONSTRUCTION
IN WIND CLASSIFICATION: **C2**

L. J. J. J. J. 24-9-19
C.M.G. CONSULTING ENGINEERS
PTY. LTD.
A.C.N. 011 065 375

208 BUCHAN ST.
CAIRNS QLD. 4870
PH: 07 4031 2775
FAX: 07 4051 9013

Use figured dimensions in
preference to scale. Check all
dimensions on site before
fabrication or building work.

Substitution of any structural members & or variations to any
part of the design **will void** any responsibilities of **Homefab
Steel Truss & Frame**, for the structural integrity & design
performance of the building.

These drawings
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are Copyright

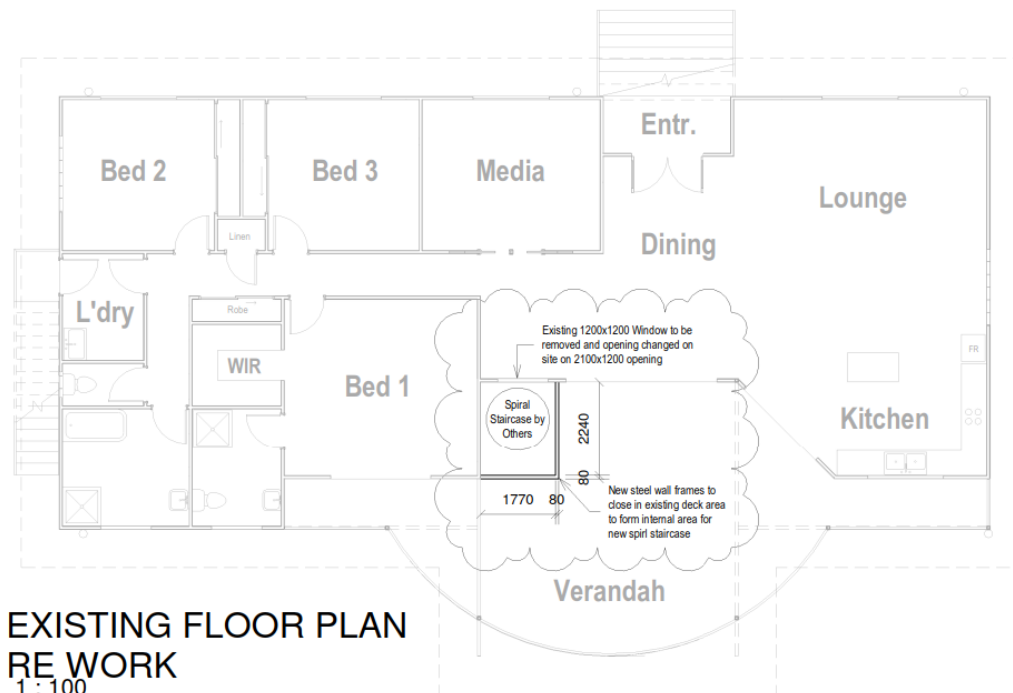
**PROPOSED GROUND FLOOR EXTENSION FOR
JOE WILD AND KAREN BARNES AT LOT 9, 17
ORCHID AVENUE, ROCKY POINT**

HomeFab Job: WILDJ

AUGUST 2019
1:100 ON A3
SHEET

A.02

WIND CLASSIFICATION: **C2**



EXISTING FLOOR PLAN
RE WORK
1:100

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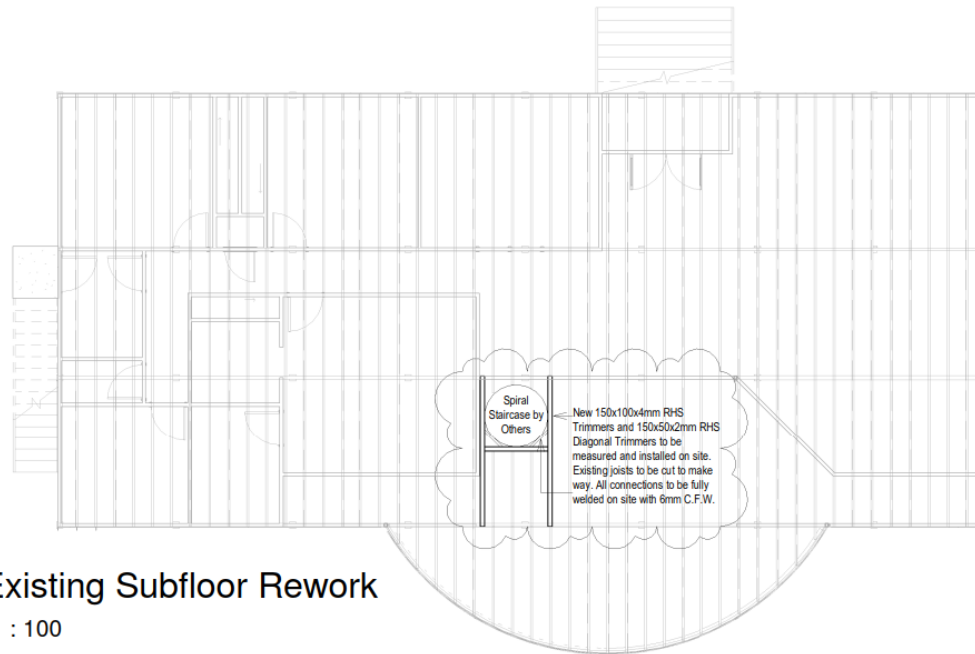
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AUGUST 2019

A.04

WIND CLASSIFICATION: **C2**



Existing Subfloor Rework

1 : 100

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A.05

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