

17 December 2020

Enquiries: Rebecca Taranto
Our Ref: EXEM 2020_3877/1
Your Ref: 20204293

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

Richard and Sue Lyneham
3/3 Gertrude St
WINDSOR VIC 3181

suelyneham@iinet.net.au

Dear Sir / Madam

AMENDED EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 3 December 2020.

Summary of Exempt Development

New dwelling, garage and swimming pool.

Location details

Street Address: 9 Ti Tree Street PORT DOUGLAS
Real Property Description: Lot 24 on RP728667
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 17 December 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_ 3877/1 in all subsequent correspondence relating to this request.

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

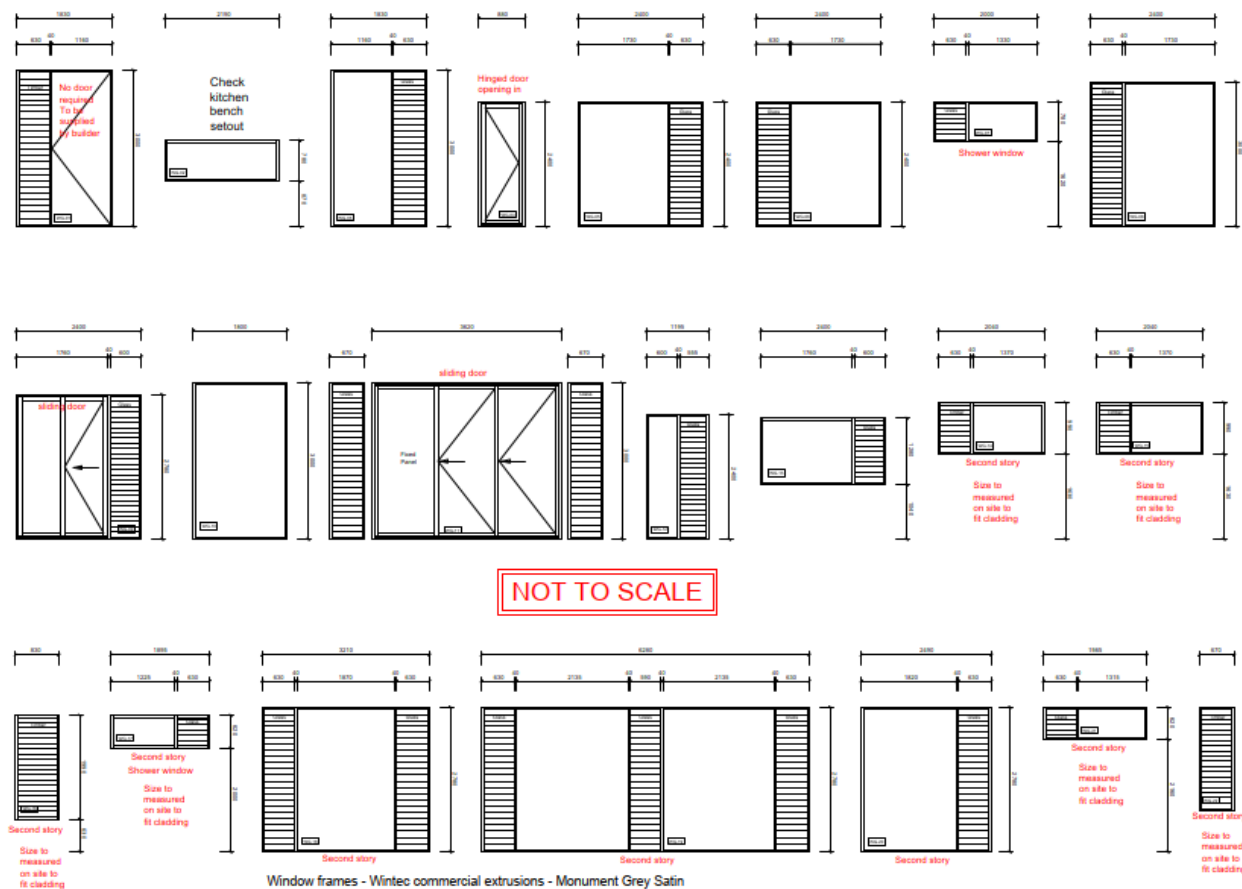
Yours faithfully

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

For
Paul Hoyer
Manager Environment & Planning

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

Attachment 1



WINDOW SCHEDULE


Window frames - Wintec commercial extrusions - Monument Grey Satin

Louvre Blades 5 - 8mm C2 safety glass tinted light grey- Average length 570mm - Quantity 367 approx - 209 lm

Louvre Blades C2 Aluminium timber grain - Average length 570mm - Quantity 81 approx - 46 lm

Window glass 5 - 6mm C2 safety glass tinted light grey - Total area approx 72 m2

Louvre frames - satin Monument grey - C2 rated - Approx sizes 3000mm x 4 pair - 2800mm x 8 pair - 2400mm x 3 pair
2000mm x 2 pair - 1300mm x 1 pair - 1000mm x 2 pair - 600mm x 2 pair



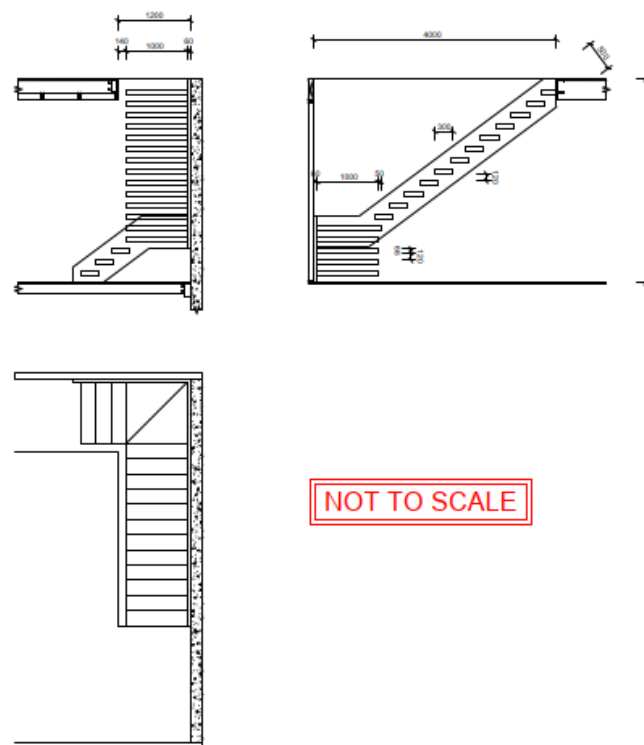
Unit 4 / 28 Mullie st
Port Douglas, QLD
Ross Bowen
0408 384 477

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Proposed New Residence For:
**Sue & Richard
Lyneham**

Project:	9 Ti Tree St Port Douglas
Scale 1:100:	

Description:		
WINDOW SCHEDULE		
Student ID# 10100000	Date: 10/26/20	
Project Number:	Growing Number:	
T04	A1010	



NOT TO SCALE

Internal Stair Detail



Unit 4 / 28 Medio St
Port Douglas, QLD
Ross Bowen
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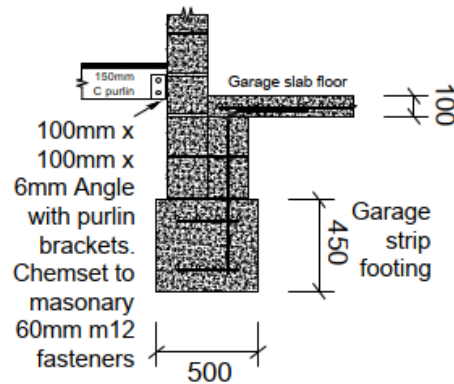
Proposed New Residence For:
**Sue & Richard
Lyneham**

Project:	9 Ti Tree St Port Douglas
Scale Bar:	

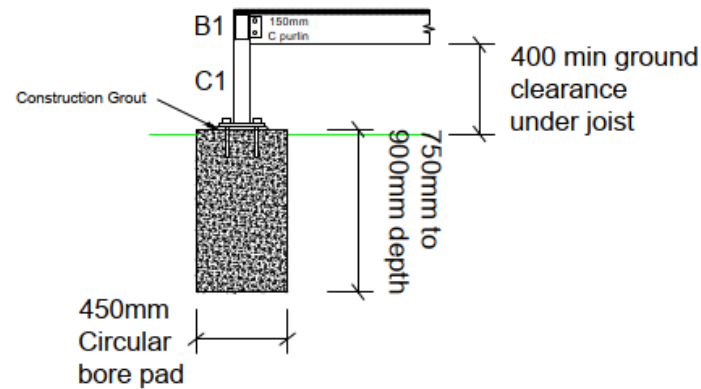
S	Description:	
	Internal Stair Detail	
	Study: 2012-10-01	Rev: 1.0
	Project Number:	Drawing Number:
	T01	A1-1

11	C
11	A

Detail A

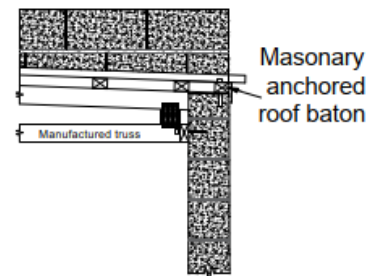


Detail B

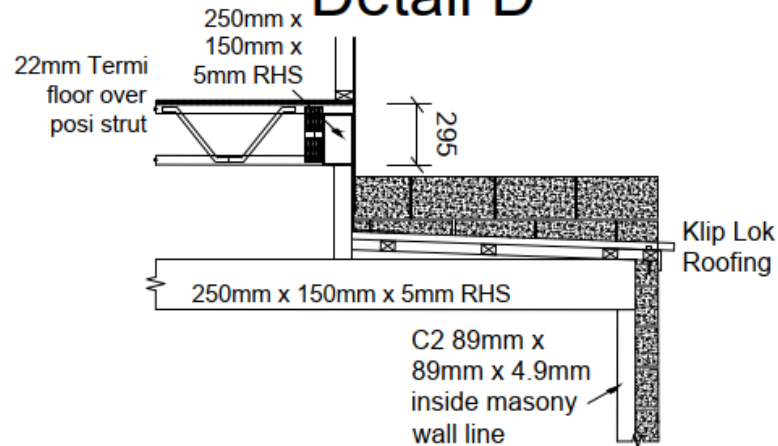


SCALE 1:10

Detail C



Detail D



ITEM	DESCRIPTION	QUANTITY	UNIT
1	Roofing under		
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100	Roofing		

ENGINEERING DETAILS



Unit 4 / 28 Muddo at
Port Douglas, QLD
Ross Bowen
0408 384 477

DATE	BY	REVISION

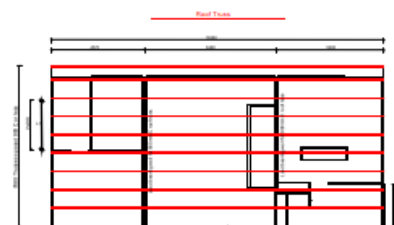
Proposed New Residence For:
Sue & Richard
Lyneham

Project: 9 Ti Tree St
Port Douglas
Scale: 1:10

DESCRIPTION	ENGINEERING DETAILS
Roofing	T01
Roofing	A1-012
Roofing	A



Lower level roof truss / Window lintel Setout



Upper level roof truss /
Window lintel Setout

SCALE 1:100



Upper floor Posi Strut Setout

ROOF TRUSS & POSI STRUT SETOUT

Symbol	Description
	Roof Truss
	Window Lintel
	Posi Strut
	Wall
	Floor Slab
	Ceiling Slab
	Foundation
	Column
	Beam
	Joist
	Staircase
	Lift Shaft
	Ventilation
	Skylight
	Window Sill
	Window Head
	Window Frame
	Window Glass
	Window Sealant
	Window Hardware
	Window Lintel Support
	Window Lintel Bracket
	Window Lintel Strap
	Window Lintel Bolt
	Window Lintel Nut
	Window Lintel Washer
	Window Lintel Gasket
	Window Lintel Sealant
	Window Lintel Hardware
	Window Lintel Support Bracket
	Window Lintel Support Strap
	Window Lintel Support Bolt
	Window Lintel Support Nut
	Window Lintel Support Washer
	Window Lintel Support Gasket
	Window Lintel Support Sealant
	Window Lintel Support Hardware
	Window Lintel Support Bracket Strap
	Window Lintel Support Bracket Bolt
	Window Lintel Support Bracket Nut
	Window Lintel Support Bracket Washer
	Window Lintel Support Bracket Gasket
	Window Lintel Support Bracket Sealant
	Window Lintel Support Bracket Hardware
	Window Lintel Support Bracket Strap Bolt
	Window Lintel Support Bracket Strap Nut
	Window Lintel Support Bracket Strap Washer
	Window Lintel Support Bracket Strap Gasket
	Window Lintel Support Bracket Strap Sealant
	Window Lintel Support Bracket Strap Hardware



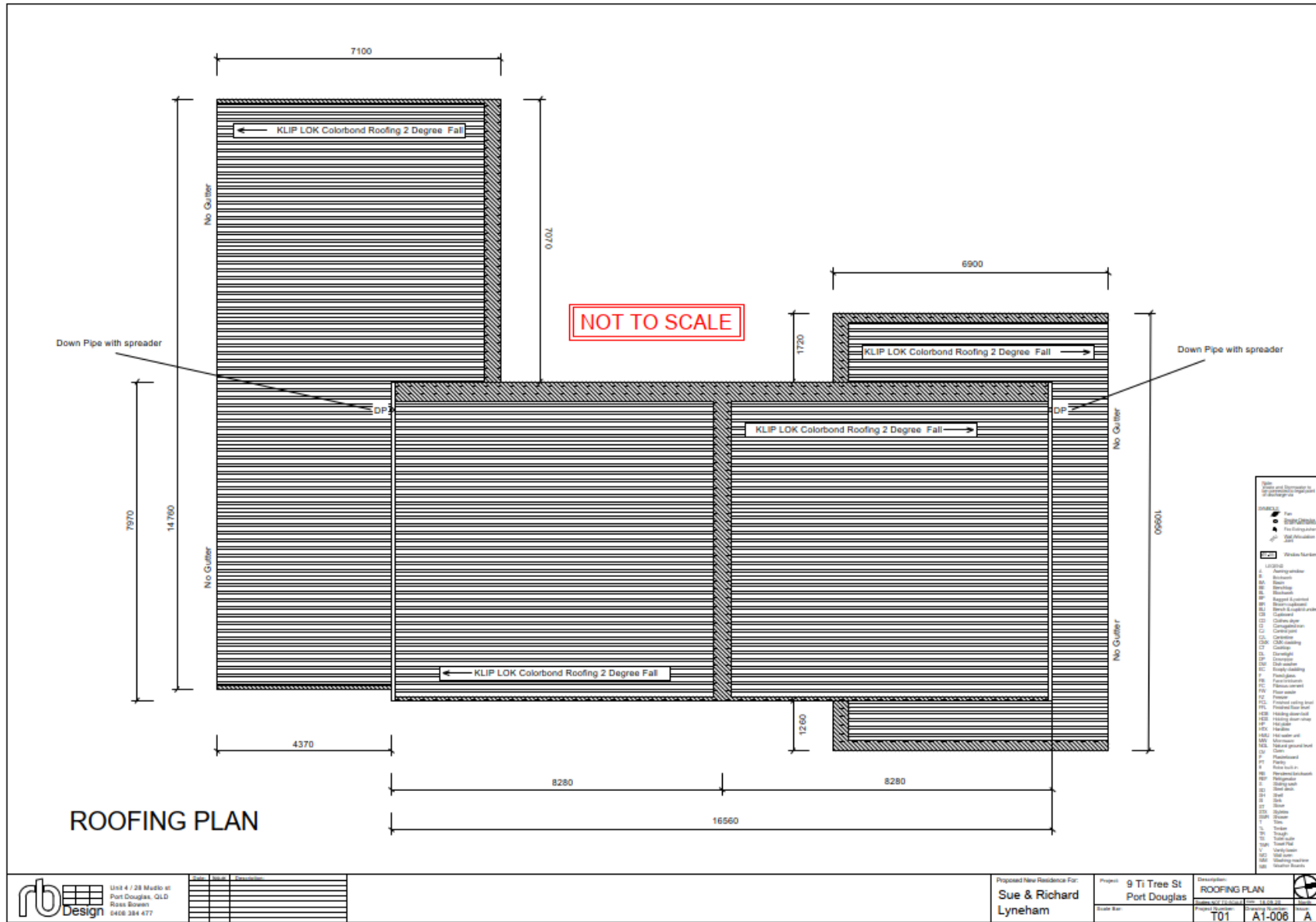
Unit 4 / 28 Mudlo at
Port Douglas, QLD
Rosa Brown
0408 384 477

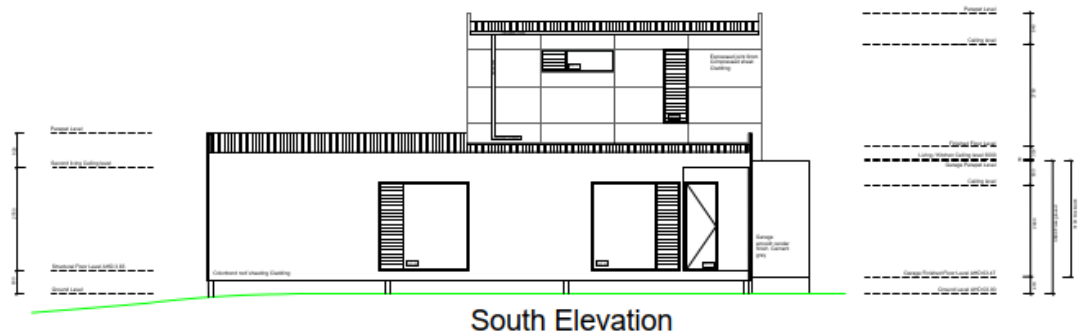
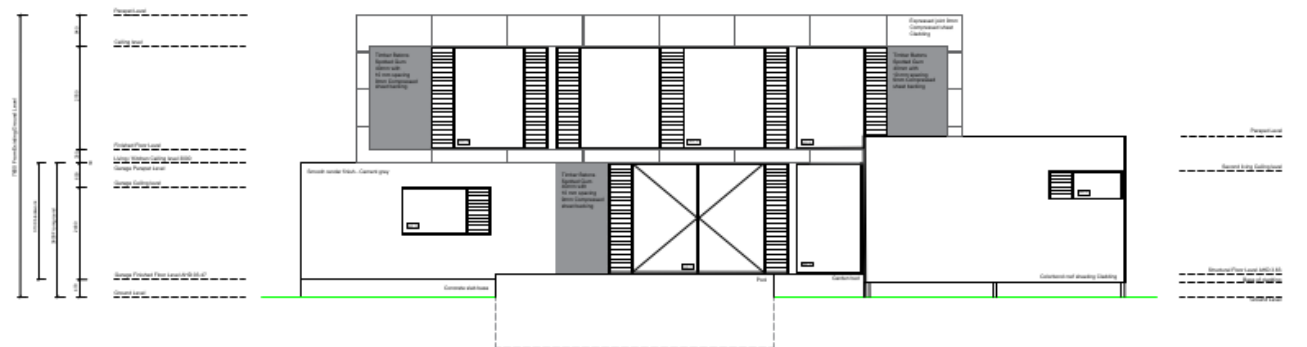
Date	Mark	Description

Proposed New Residence For:
**Sue & Richard
Lyneham**

Project: **9 Ti Tree St
Port Douglas**
Scale Bar:

Revision:
TRUSS & POSI STRUTS
Project Number: **T01**
Drawing Number: **A1-013**
Sheet: **A**

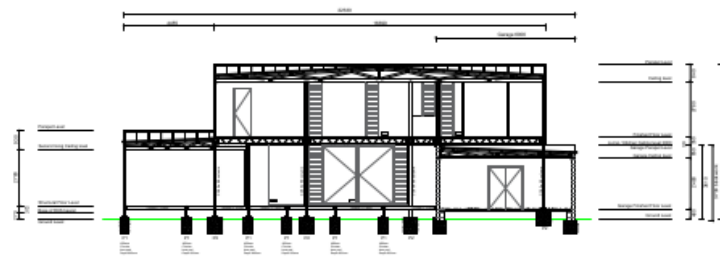




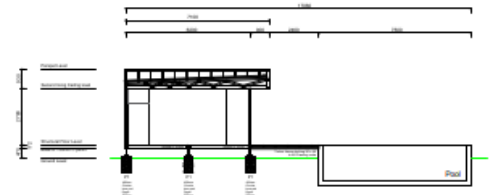
ELEVATIONS WEST & SOUTH

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Drawing Number: A1-008		Date: 10/09/20
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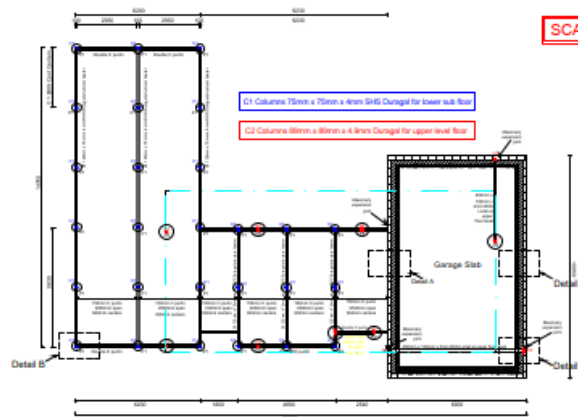
Section A



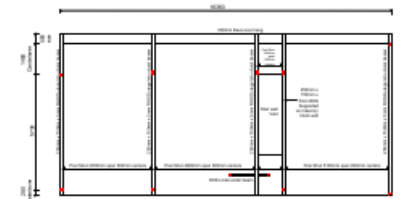
Section B

Structural Sections

- C1 - 75mm x 75mm x 4mm SHS Duragal
- C2 - 89mm x 89mm x 4.5mm SHS Duragal
- B1 - 125mm x 75mm x 4mm RHS Duragal
- B2 - 250mm x 150mm x 5mm RHS Duragal
- 150mm C Purlin Lower Level Floor joist
- Post-Strut Manufactured Second Level Floor
- Roof Trusses Manufactured / Engineered
- P1 - Concrete Pad 450mm Circular 800mm Depth
- P2 - Concrete Pad 777mm Circular 777mm Depth
- L1 - Window Lintel Span 2400 - 2700mm 777mm x 77mm. Material 7777
- L2 - Window Lintel Span 900 - 1000mm 777mm x 77mm. Material 7777
- L3 - Window Lintel Span 2100 - 2200mm 777mm x 77mm. Material 7777
- Garage Strip footing size - 777mm Width 777mm Depth
- Roof Batten 75mm x 50mm Hardwood Or 70mm x 45mm Pine MQP 10 Centers for Klop Lok Roofing 777mm
- Core Fill Areas to Garage Masonry wall
- Concrete Reinforcement requirements for Garage strip footing and sheet reinforcing for Garage slab 100mm



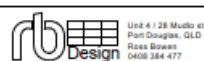
Lower subfloor Columns, Bearers, Joists



Upper floor Bearers and Joists

Section Number	Description
1	Foundation
2	Ground Floor
3	First Floor
4	Roof
5	Garage
6	Staircase
7	Attic
8	Basement
9	Roof Trusses
10	Roof Batten
11	Roof Sheet
12	Roof Ridge
13	Roof Gable
14	Roof Eave
15	Roof Fascia
16	Roof Soffit
17	Roof Vent
18	Roof Flashing
19	Roof Sealant
20	Roof Insulation
21	Roof Vapor Barrier
22	Roof Drainage
23	Roof Gutter
24	Roof Downspout
25	Roof Siding
26	Roof Shingle
27	Roof Tile
28	Roof Slate
29	Roof Metal
30	Roof Copper
31	Roof Zinc
32	Roof Aluminum
33	Roof Steel
34	Roof Concrete
35	Roof Brick
36	Roof Masonry
37	Roof Foundation
38	Roof Footing
39	Roof Pier
40	Roof Wall
41	Roof Ceiling
42	Roof Floor
43	Roof Deck
44	Roof Joist
45	Roof Bearer
46	Roof Truss
47	Roof Strut
48	Roof Tie
49	Roof Bracing
50	Roof Diaphragm
51	Roof Shear Wall
52	Roof Core Wall
53	Roof Staircase
54	Roof Elevator
55	Roof Lift
56	Roof Ramp
57	Roof Bridge
58	Roof Tunnel
59	Roof Pier
60	Roof Arch
61	Roof Vault
62	Roof Dome
63	Roof Cupola
64	Roof Lantern
65	Roof Cupola
66	Roof Lantern
67	Roof Cupola
68	Roof Lantern
69	Roof Cupola
70	Roof Lantern

ENGINEERING STRUCTURAL SECTIONS



Unit 4 / 28 Muddo at
Port Douglas, QLD
Rossa Brown
0408 384 477

Date	Author	Description

Proposed New Residence For
Sue & Richard
Lyneham

Project: 9 Ti Tree St
Port Douglas
Scale: 1:100

Structural Sections
T01 A1-009 A

