

10 December 2020

**Enquiries:** Rebecca Taranto  
**Our Ref:** EXEM 2020\_3877/1 (Doc 986981)  
**Your Ref:** 20204293

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

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

[suelyneham@iinet.net.au](mailto:suelyneham@iinet.net.au)

Dear Sir / Madam

### EXEMPTION CERTIFICATE

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

#### Summary of Exempt Development

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Addition to existing dwelling house, new garage and swimming pool.

#### Location details

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

#### Decision

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Council advises that an exemption certificate has been granted on 10 December 2020 for development as detailed in Attachment 1.

#### Referral agencies

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Not Applicable

#### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

**Other**

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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 Rebecca Taranto on telephone 07 4099 9444.

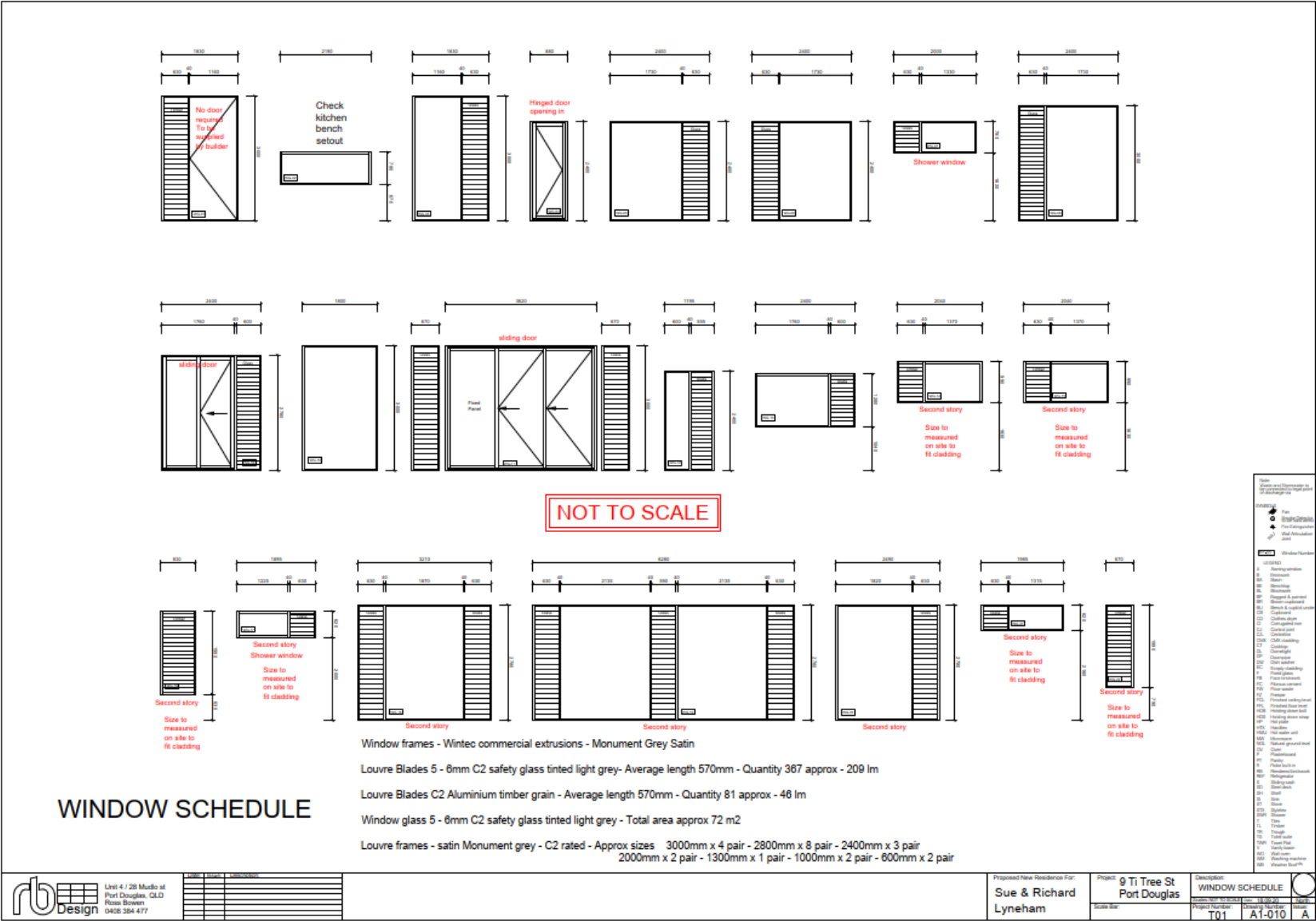
Yours faithfully

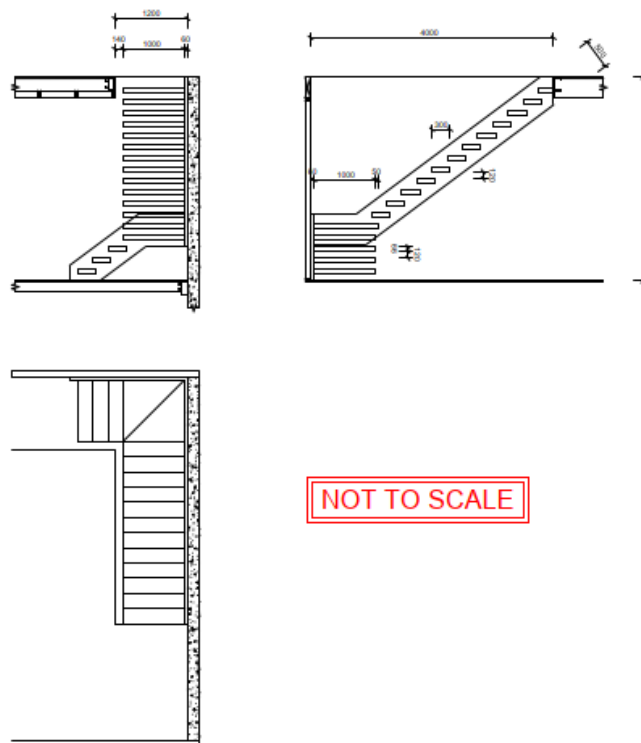
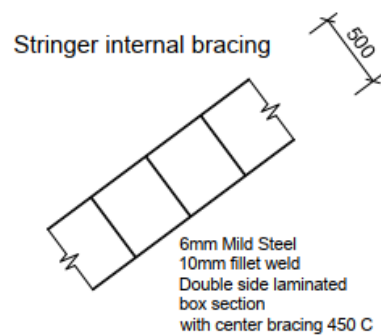


**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc Emailed GMA Certification Group - [adminpd@gmacer.com.au](mailto:adminpd@gmacer.com.au)

Attachment 1





NOT TO SCALE

## Internal Stair Detail

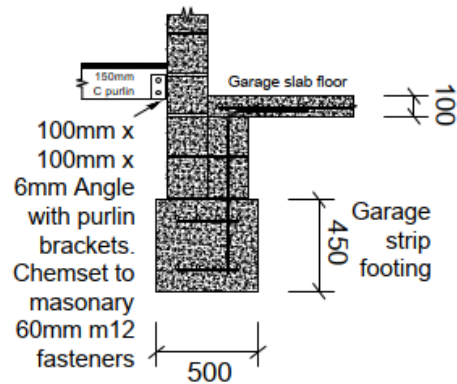
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Project:	9 Ti Tree St Port Douglas
Scale Bar:	

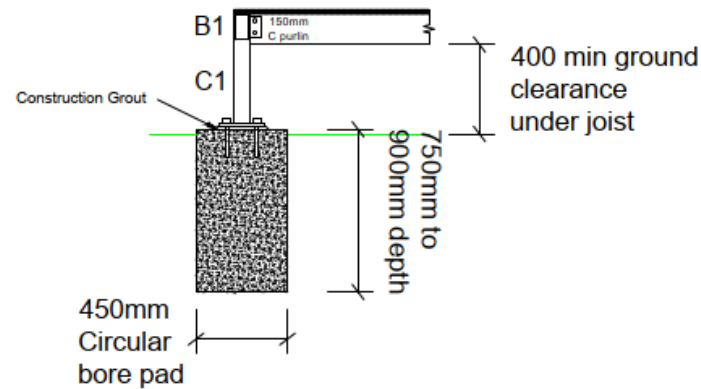
Description:	
Internal Stair Detail	
Project Number:	T01
Drawing Number:	A1-0

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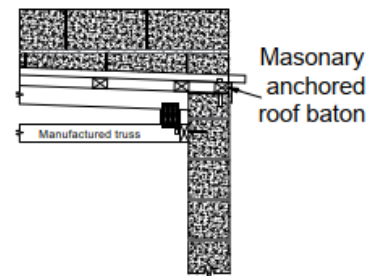
## Detail A



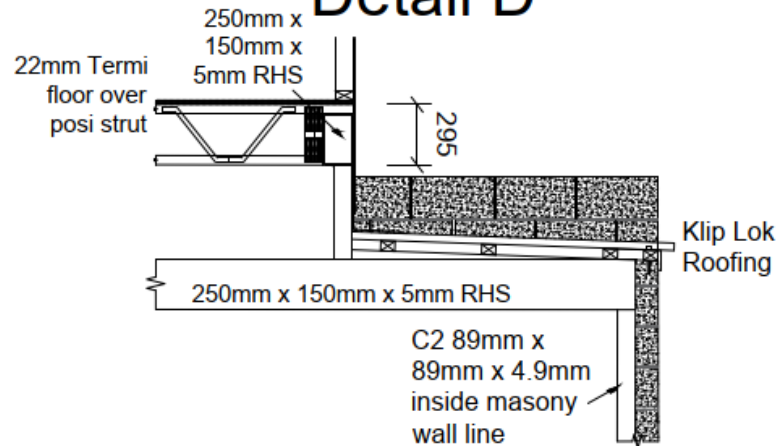
## Detail B



## Detail C



## Detail D



Window Number	Description
1	Window 1
2	Window 2
3	Window 3
4	Window 4
5	Window 5
6	Window 6
7	Window 7
8	Window 8
9	Window 9
10	Window 10
11	Window 11
12	Window 12
13	Window 13
14	Window 14
15	Window 15
16	Window 16
17	Window 17
18	Window 18
19	Window 19
20	Window 20
21	Window 21
22	Window 22
23	Window 23
24	Window 24
25	Window 25
26	Window 26
27	Window 27
28	Window 28
29	Window 29
30	Window 30
31	Window 31
32	Window 32
33	Window 33
34	Window 34
35	Window 35
36	Window 36
37	Window 37
38	Window 38
39	Window 39
40	Window 40
41	Window 41
42	Window 42
43	Window 43
44	Window 44
45	Window 45
46	Window 46
47	Window 47
48	Window 48
49	Window 49
50	Window 50

### Structural Sections

C1 - 75mm x 75mm x 4mm SHS Duragal  
 C2 - 89mm x 89mm x 4.9mm 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  
 Posi 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 Batons 75mm x 50mm Hardwood  
 Or 70mm x 45mm Pine MQP 10  
 Centers for Klip Lok Roofing 777mm  
 Core Fill Areas to Garage Masonry wall  
 Concrete Reinforcement requirements for  
 Garage strip footing and shear reinforcing for  
 Garage slab 100mm

## ENGINEERING DETAILS



Unit 4 / 28 Muello at  
 Port Douglas, QLD  
 Ross Brown  
 0408 384 477

Rev	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

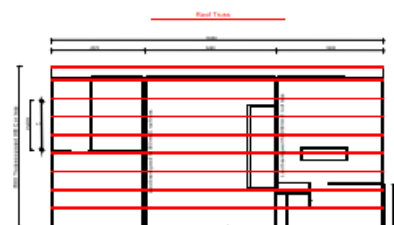
Proposed New Residence For:  
 Sue & Richard  
 Lyneham

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

Description:  
 ENGINEERING DETAILS  
 Project Number: T01  
 Drawing Number: A1-012  
 Sheet Number: 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
	Window Number



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

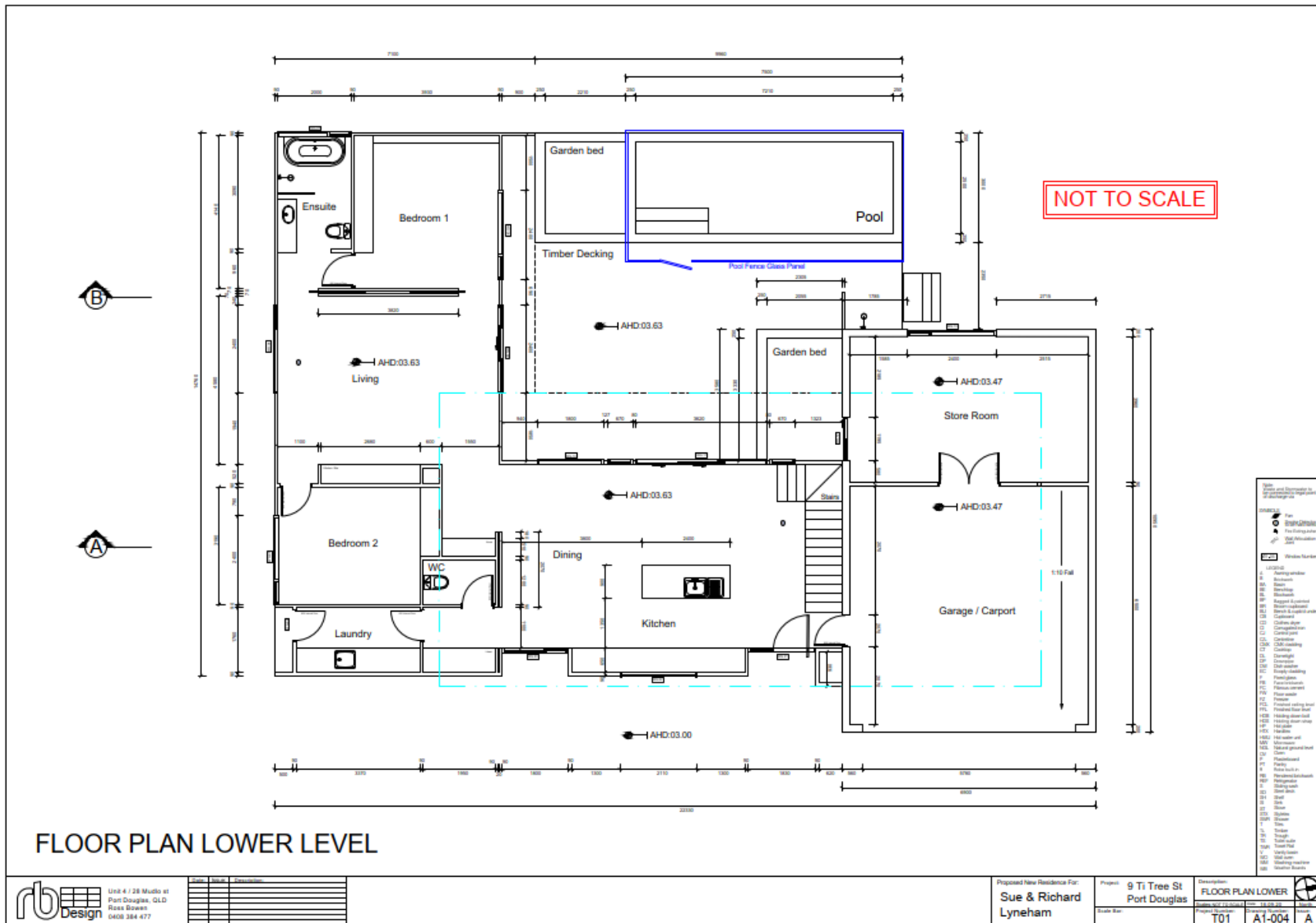
Date	Rev	Description

Proposed New Residence For  
Sue & Richard  
Lyneham

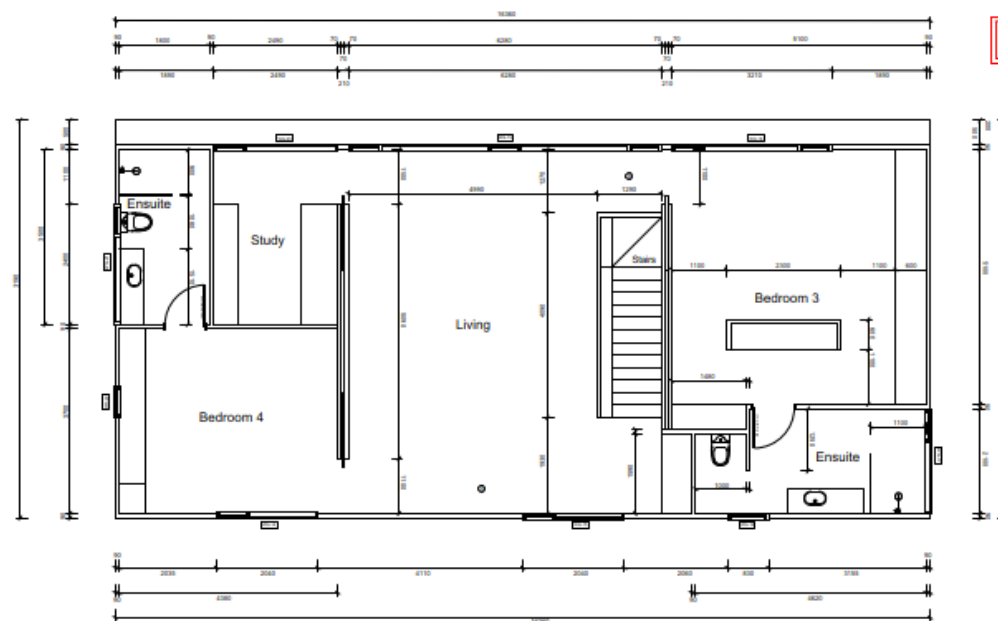
Project: 9 Ti Tree St  
Port Douglas

Revision	Description
T01	TRUSS & POSI STRUTS
A1-013	
A	









NOT TO SCALE

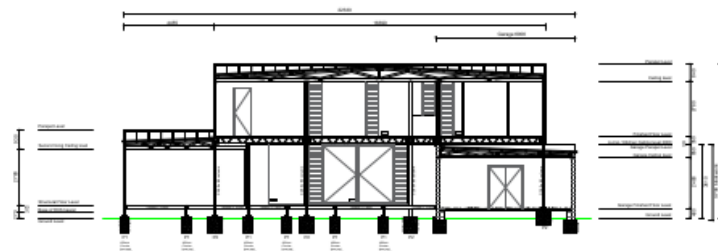
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1	Conversion
2	Building withdrawal
3	Building demolition
4	Building demolition
5	Building demolition
6	Building demolition
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100	Building demolition

LAN UPPER		
Date: 18.09.20		North
Drawing Number:		Sheet:
A1-005		A

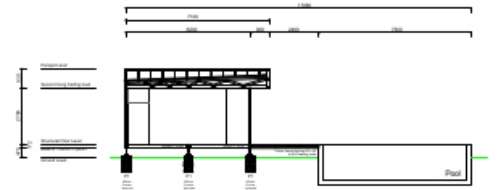








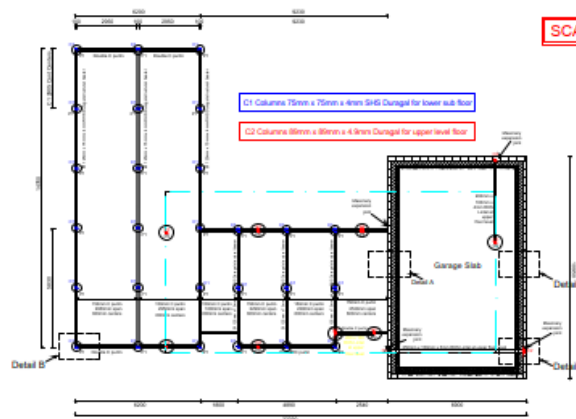
Section A



Section B

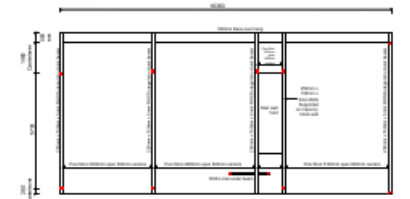
### Structural Sections

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 Roof Batten 75mm x 50mm Hardwood  
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 Centers for Klip Lok Roofing 77mm  
 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

SCALE 1:100



Upper floor Bearers and Joists

Symbol	Description
1	Foundation
2	Column
3	Beam
4	Roof truss
5	Roof batten
6	Roof purlin
7	Roof ridge
8	Roof valley
9	Roof gable
10	Roof hip
11	Roof dormer
12	Roof window
13	Roof door
14	Roof vent
15	Roof cap
16	Roof fin
17	Roof eave
18	Roof overhang
19	Roof overhang
20	Roof overhang
21	Roof overhang
22	Roof overhang
23	Roof overhang
24	Roof overhang
25	Roof overhang
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50	Roof overhang

## ENGINEERING STRUCTURAL SECTIONS

rb  
Design

Unit 4 / 28 Muddo St  
 Port Douglas, QLD  
 4008 384 477

Drawn	Checked	Reviewed

Proposed New Residence For  
 Sue & Richard  
 Lyneham

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

Description: STRUCTURAL SECTIONS  
 Project: T01  
 Date: 18-08-20

Sheet	Of
A1-009	A