

7 January 2021

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3919/1 (Doc 990448)
Your Ref: 20205530

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

Sean & Simone Kearney
12 Sorrento Crescent
PORT DOUGLAS QLD 4877

seanthomaskearney@gmail.com

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 23 December 2020.

Summary of Exempt Development

Construction of alterations and additions to the existing Dwelling House

Location details

Street Address: 18 Sorrento Crescent Port Douglas

Real Property Description: Lot 58 on RP729079

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 7 January 2021 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_ 3919/1 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

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

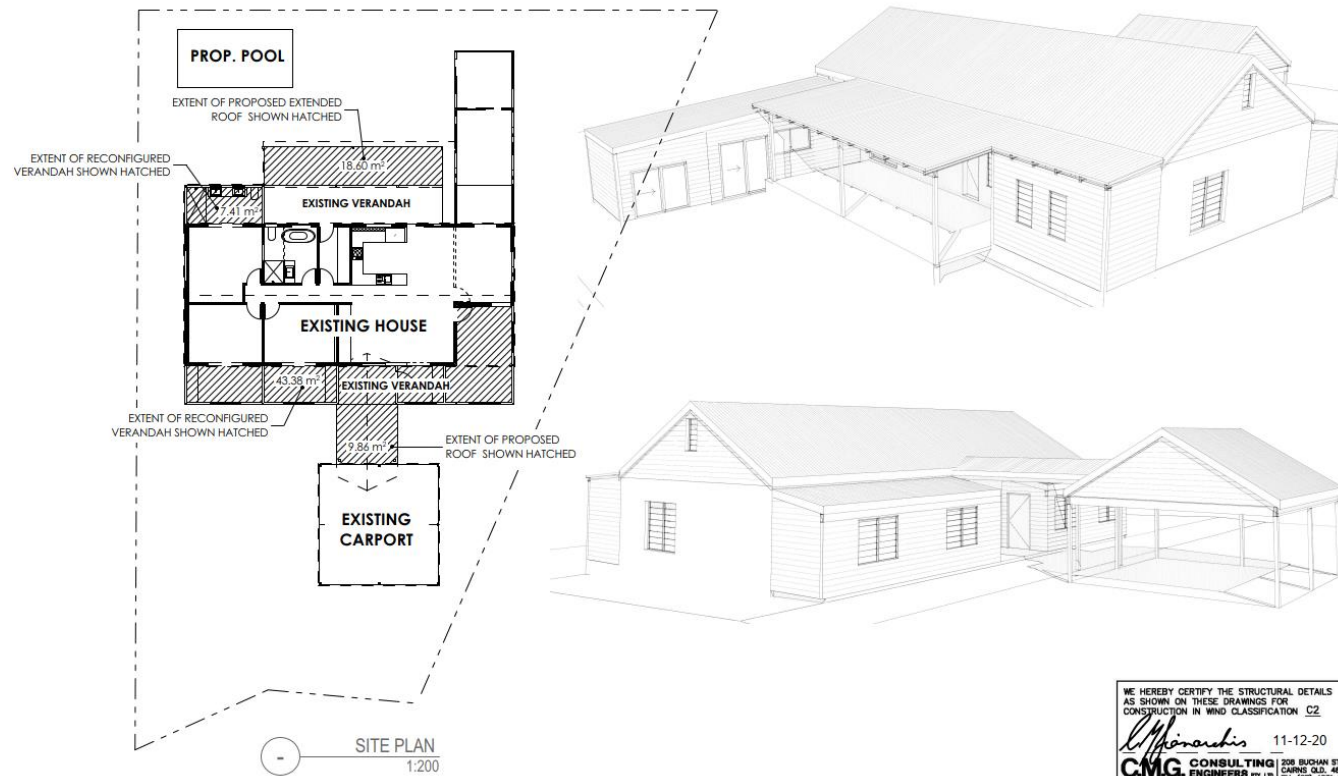
For
Paul Hoyer
Manager Environment & Planning

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

cc Emailed to S E Ryan simone.ryan@belleproperty.com

Attachment 1

B U I L D I N G A P P R O V A L



WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2
Minardis 11-12-20
CMG CONSULTING 208 BUCHAN ST.
CAIRNS QLD. 4870
A/CN. 011 988 376 P/A. (07) 4031 2775
FAX. (07) 4031 9053

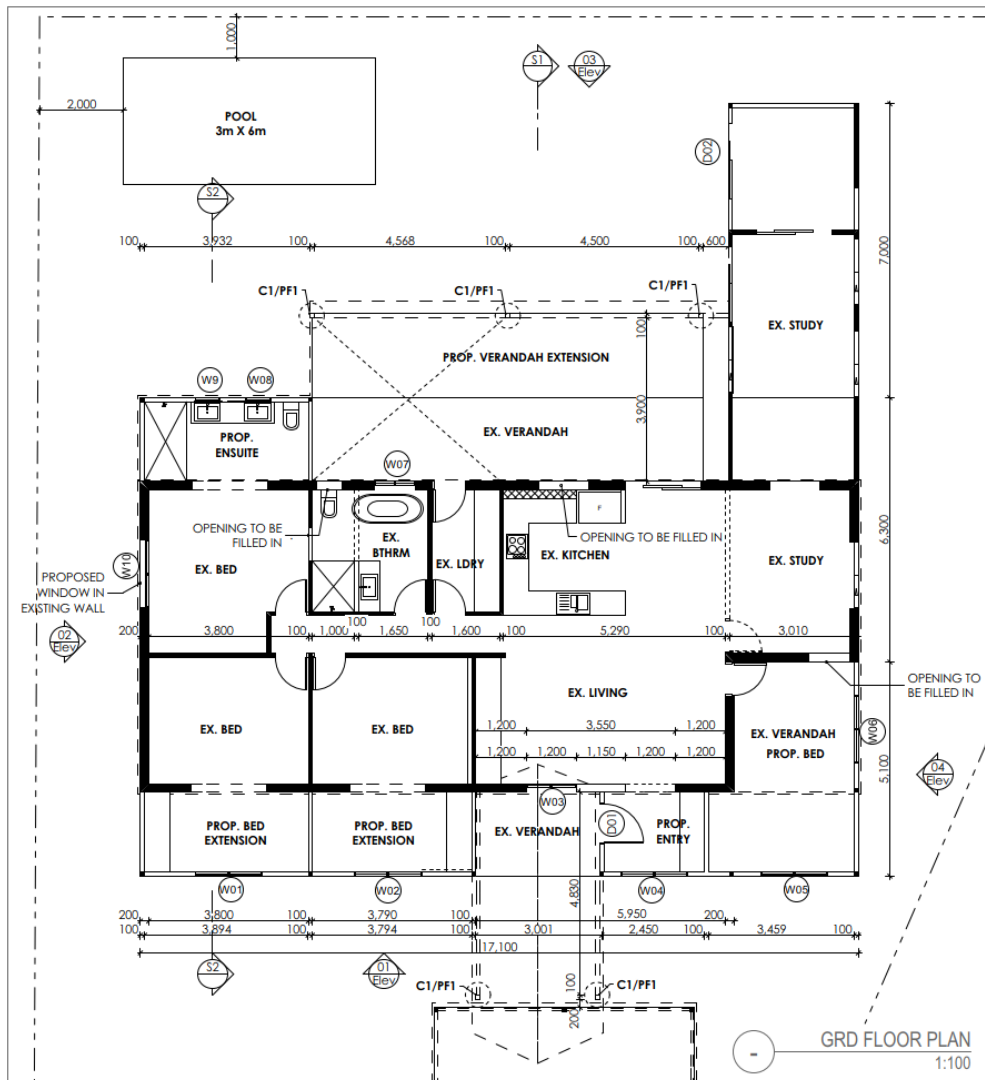
CMG Consulting Engineer PTY LTD
208 Buchanan Street, Westcourt QLD 4870
Phone: 07 4031 2775 Email: chas@cmgengineers.com.au

VOS
Architect
m 0415 300 748

P R O P O S E D R E N O V A T I O N
SEAN & SIMONE KEARNEY
18 SORRENTO CRES, PORT DOUGLAS

REV C
A3 SHEET
11/12/2020

1.0



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Signature 11-12-20

CMG CONSULTING ENGINEERS 208 BUCHAN ST. CAIRNS QLD. 4870
 P/L (07) 4031 2775 FAX (07) 4051 9013
 A&A: 011 908 378

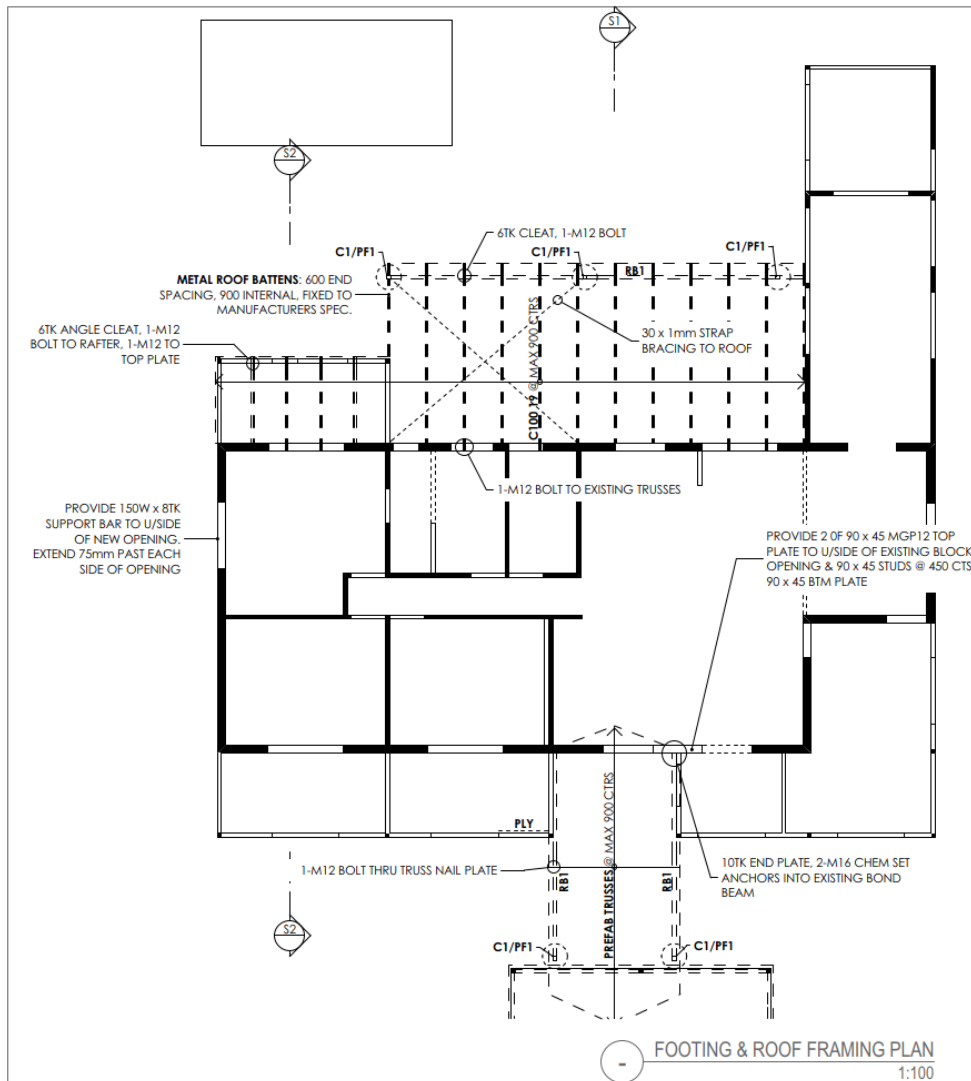
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 Phone: 07 4031 2775 Email: chas@cmgengineers.com.au

VOS
 danny
 Architect
 m 0415 300 748

PROPOSED RENOVATION
 SEAN & SIMONE KEARNEY
 18 SORRENTO CRES, PORT DOUGLAS

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2.0



LEGEND

RB1 150 x 100 x 4 RHS

C1 100 x 4 SHS

PF1 600 DIA. x 900 DEEP FOOTING, CAST POST 700 INTO FOOTING WITH N12 x 300 LONG ANCHOR BAR WELDED TO BTM OF POST

EXISTING WALLS

PROPOSED TIMBER STUD WALLS

WALLS TO BE DEMOLISHED

EXTERNAL WALL FRAMING NOTES

1. FOR INFIL WALLS UNDER EXISTING ROOF BEAM & RAFTERS TO FRONT & REAR OF RESIDENCE

- STUDS - 90x35 MGP12 AT 450 CTS, 1 ROW OF NOGGING
- TOP PL - 1/35x90 MGP12, FIX TO EXISTING ROOF BEAMS AND/OR RAFTERS WITH No 14 TYPE 17 BATTEN SCREWS @ 450 CTS
- BTM PL - 35x90 MGP12 FIX TO CONCRETE SLAB WITH M12 BOLTS @ 1200 CTS MAX

2. FOR NEW LOAD BEARING WALLS TO REAR OF RESIDENCE

- STUDS - 90x35 MGP12 AT 450 CTS, FOR HT < 3000 90x35 MGP12 AT 300 CTS, FOR 3000 < HT < 3300 NOGGING AT 1350 CTS MAX.
- TOP PL - 2/35x90 MGP12
- BTM PL - 35x90 MGP12 ON CONCRETE FLOOR
- BTM PL - 45x90 MGP12 ON TIMBER FLOOR
- PROVIDE M12 GALV. CYCLONE RODS AT ENDS, CORNERS, EACH SIDE OF OPENINGS AND 1200 CTS MAX BETWEEN, PROVIDE 2-M12 CYCLONE RODS AT GIRDER TRUSS

3. STUDS EACH SIDE OF OPENINGS -

OPENING WIDTH	No. STUDS EACH SIDE OF OPENING
900	1
1200 - 2100	2
2400 - 3000	3
3300 - 4000	4
4300 - 4800	5

4. LINTELS UNLESS NOTED OTHERWISE LINTEL SIZES TO BE -

SPAN	SIZE (E14)	SPAN	SIZE (E14)
900 - 95x58	900 - 75x75		
1200 - 295x42	1200 - 100x75		
1500 - 2130x42	1500 - 125x75		
1800 - 2150x42	1800 - 150x75		
2100 - 170x42	2100 - 175x75		
2400 - 200x42	2400 - 200x75		
2700 - 240x42	2700 - 225x75		
3000 - 240x58	3000 - 250x75		
3300 - 240x58	3300 - 250x75		
3600 - 240x58	3600 - 275x75		
4000 - 300x58	4000 - 300x75		

5. BRACING

- PLY - DENOTES STRUCTURAL PLYWOOD BRACING WALLS. THICKNESS AND FIXINGS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND AS 1684.3 FOR 6.4kN/m RACKING RESISTANCE.

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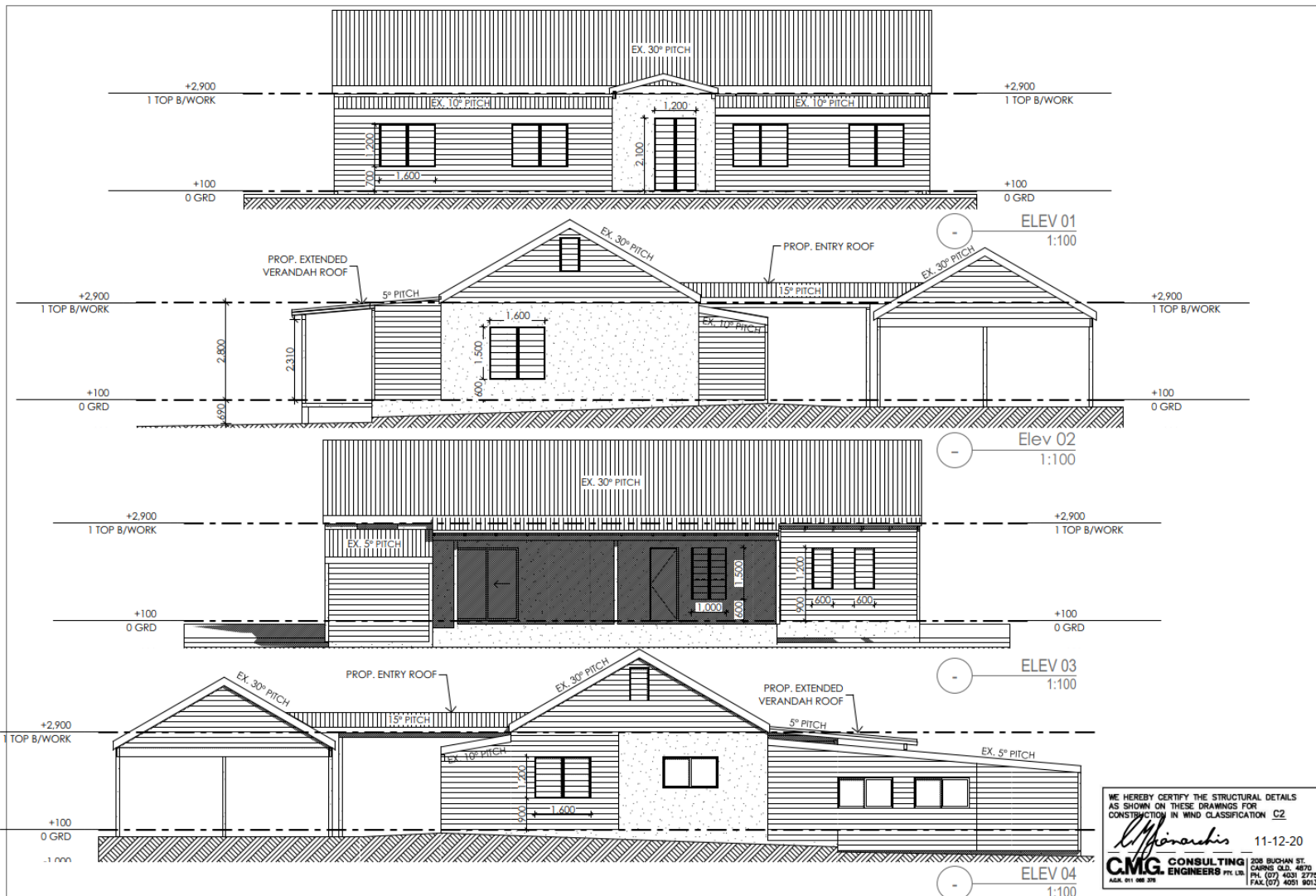
VOS
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P R O P O S E D R E N O V A T I O N
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m 0415 300 748

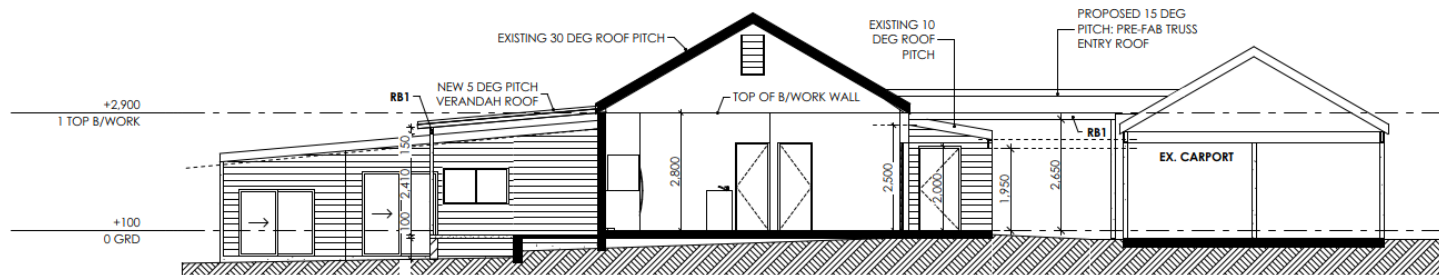
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SECTION 01
1:100

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[Signature] 11-12-20
CMG CONSULTING ENGINEERS 208 BUCHAN ST.
CARISBROOK QLD 4870
Ph: (07) 4031 2775 Fax: (07) 4051 8013
A&A 011 008 378

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