

29 January 2021

**Enquiries:** Jenny Elphinstone  
**Our Ref:** SITEX 2021\_3946/1 (Doc 993306)  
**Your Ref:** 20210036

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

David Lee  
67 Milman Drive  
CRAIGLIE QLD 4877

Email: [davidusoplee@gmail.com](mailto:davidusoplee@gmail.com)

Dear Sir

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 19 January 2021.

#### Summary of Exempt Development

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Construct a patio to the existing dwelling in the mapped overlay hazard area for storm tide inundation.

#### Location details

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Street Address: 67 Milman Drive Craiglie  
Real Property Description: Lot 54 on SP257786  
Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 29 January 2021 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: SITEX 2021\_ 3946/1 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.

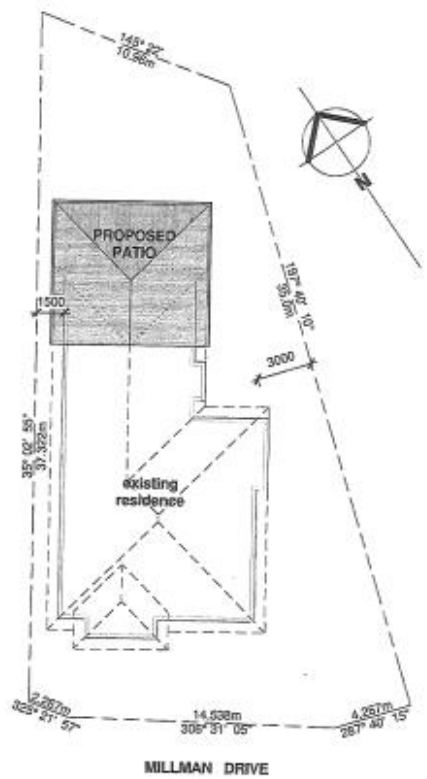
Yours faithfully



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

cc - Emailed to GMA Certification Group Pty Ltd – [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

cc – Emailed to KT Salpietro [krystalsalpietro@gmail.com](mailto:krystalsalpietro@gmail.com)



1 Site Plan  
1 : 200

Sheet List	
Sheet Number	Sheet Name
1 of 3	Site Plan, Sheet List, Notes
2 of 3	Part Floor Plan, Elevations
3 of 3	Foundation and Roof Framing Plans, Details, Notes

Site cover 203sqm  
36% site cover

**GENERAL**  
All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.  
Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building.  
All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements.  
All dimensions must be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled.  
Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work.  
This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

**TERMITE PROTECTION**  
This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites.  
Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

**FIXINGS**  
All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanized, monel, silicon bronze, or stainless steel.  
Unless noted otherwise, all bolts are to be hex-head

**WASHERS**  
Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension:  
M10 - 38 x 38 x 2.0  
M12 - 50 x 50 x 3.0  
M16 - 65 x 65 x 5.0  
At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

STRUCTURAL DETAILS  
ADEQUATE AS CERTIFIED

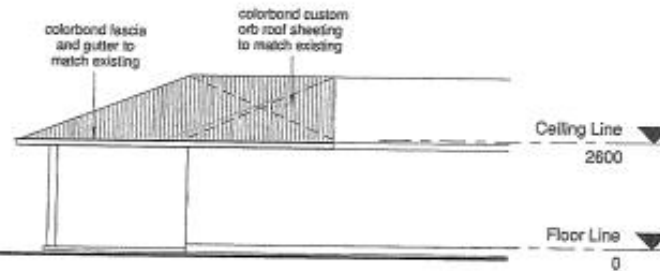
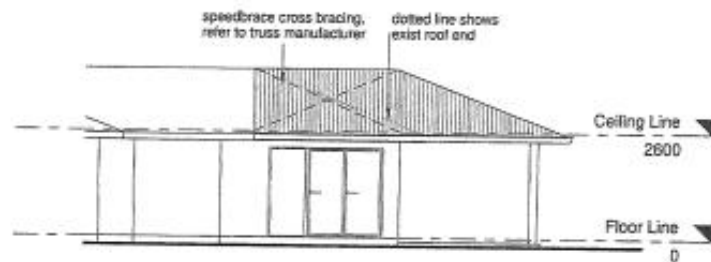
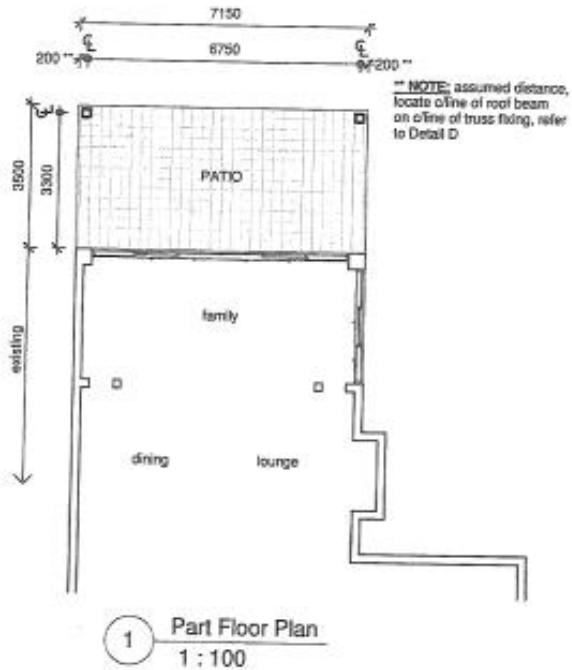


GREG SKYRING  
CONSULTING ENGINEERS

JOB NO:	DATE:
200629	23-10-2020

<b>GREG SKYRING</b> Design and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1940371 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 40882064 Mobile: 0419212632 Email: greg@skyringdesign.com.au	<b>PROJECT</b> Proposed Patio, 67 Millman Drive, L54 SP257786 CRAIGLIE	<b>CLIENT</b>	<b>WIND CLASS</b>	<b>PLAN NUMBER</b>	<b>SHEET</b>
		D. Lee and T. Salpietro	C2	510-20	1 of 3
		<b>SCALE</b>	<b>PLAN TITLE</b>	<b>DATE OF ISSUE</b>	<b>REV</b>
		1 : 200	Site Plan, Sheet List, Notes	23.10.20	

Attachment 1

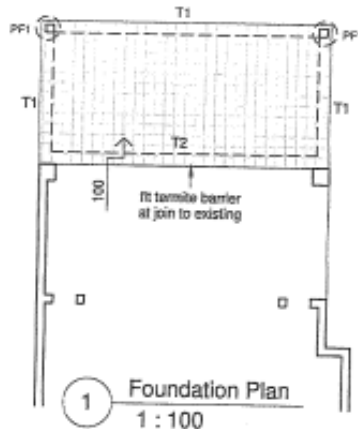


STRUCTURAL DETAILS  
ADEQUATE & S. CERTIFIED  
  
CONSULTING ENGINEERS  
JOB NO: 200629 DATE: 23-10-2020

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PROJECT  
Proposed Patio,  
67 Millman Drive,  
L54 SP257786  
CRAIGLIE

CLIENT	WIND CLASS	PLAN NUMBER	SHEET
D. Lee and T. Salpietro	C2	510-20	2 of 3
SCALES	PLAN TITLE	DATE OF ISSUE	REV
1:100	Part Floor Plan, Elevations	23.10.20	

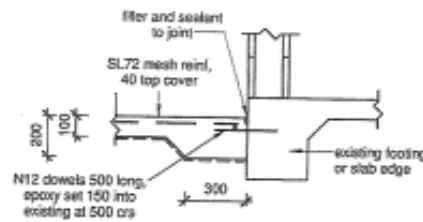


**A T1 Footing - Edge Thick**  
1 : 20

REFER ALSO TO RODGERS CONSULTING ENGINEERS NOTES

**FOOTING AND SLAB NOTES**

- Remove grass and topsoil (min. 100 mm), from new slab locations.
- Clear site of all tree stumps and roots. Fill grub holes with approved fill of a low plastic cohesive soils, compacted in 150mm max deep layers to min 95% standard density, and for non-cohesive soils compacted in 200 mm deep layers to 70% density index.
- Any localised loose or soft soil encountered in footing trenches shall be excavated to a depth where soil becomes firm.
- Compact sub-base to min 95% standard density.
- Compact approved non-plastic fill in max 200 mm deep layers and test to AS 3798.
- Provide adequate site drainage to ensure natural runoff is directed away from the building.
- Concrete to slab and footings to be N25, 80 mm slump, and 20 mm max aggregate.
- SL82 mesh reinforcing to slab, 30 top cover to internal areas, 40 top cover to external areas, lap all mesh by two cross wires.
- N12 trimmer all around to slab perimeters, 50 min edge cover, 500 laps.
- 200 um visqueen below slab, lap minimum 200 and tape.
- Minimum 100 mm deep sand bedding below slab, compacted to 70% density index.
- Vibrate all concrete, cure slabs for 14 days minimum.
- Use expansive grout below all floor tiles, min 3 months after slab pour.
- Footings have been designed to conform to a minimum Class 'M' site. Refer to plan Author or Engineer should site conditions vary.
- Materials and construction requirements to AS 3600.

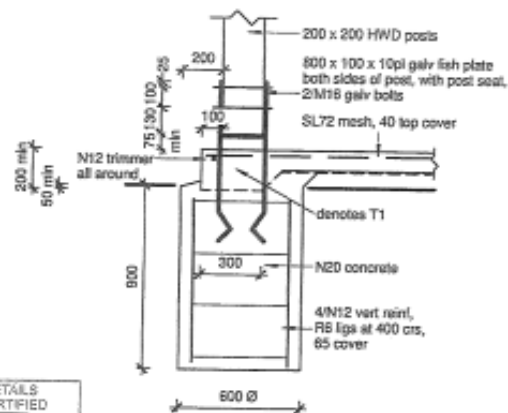


**B T2 Footing - Control Joint**  
1 : 20

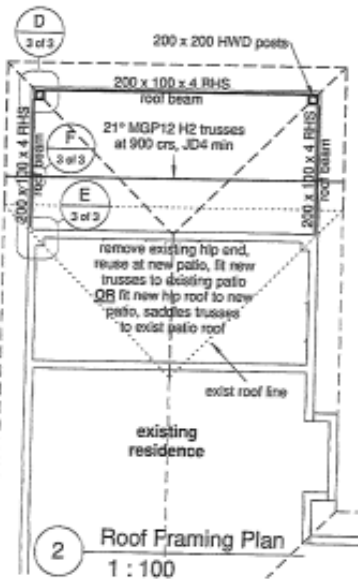
STRUCTURAL DETAILS  
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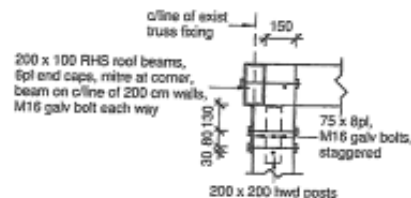
JOB NO: 200629 DATE: 23-10-2020



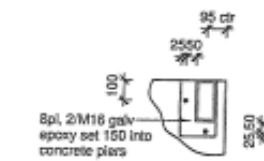
**C PF1 Footing - Post Over**  
1 : 20



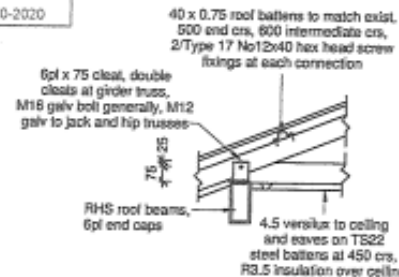
**D RHS Roof Beam to 200 Post**  
1 : 20



**E RHS Roof Beam to CM Column**  
1 : 20



**F Truss Heel to RHS Beam**  
1 : 20



**ROOF SHEETING & BATTEN FIXINGS**

All roof sheeting and batten fixings are to be in accordance with the manufacturer's specification for the required wind speed. The fixing systems for metal roof assemblies supplied by the manufacturer, are to comply with the Low-High-Low Cyclic testing requirements of the 'Building Code of Australia' (Specification B1.2 Volume 1 for Class 2 to 9 buildings) or (Section 3.10.1 Volume 2 for Class 1 & 10 buildings). A 'Compliance Certificate' will be requested from the Manufacturer & the Installer.

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PROJECT  
Proposed Patio,  
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CLIENT	D. Lee and T. Salpietro	WIND CLASS	C2	PLAN NUMBER	510-20	SHEET	3 of 3
SCALES	As indicated	PLAN TITLE	Foundation and Roof Framing Plans, Details, Notes		DATE OF ISSUE	23.10.20	REV