

14 July 2022

Enquiries: Rebecca Taranto
Our Ref: EXEM 2022_4852/1 (Doc:1097688)
Your Ref: BA22000113

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

T A Fapani
PO Box 384
Mossman QLD 4873

Email: beau@emergentba.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 02/06/2022.

Summary of Exempt Development

Additions to an existing Dwelling House within the Flood and Storm Tide overlay (Floodplain Assessment overlay and Medium Storm Tide overlay).

Location details

Street Address: 163 Newell Road Newell
Real Property Description: Lot 25 on SP212664
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 14 July 2022 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 2022_ 4852/1 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.

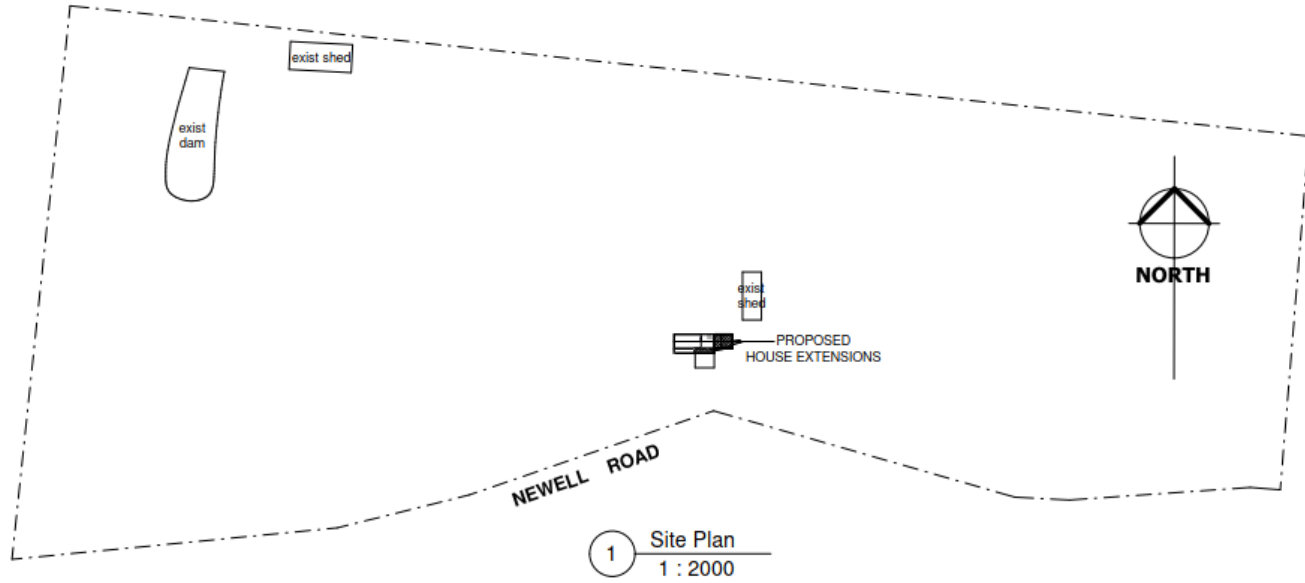
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

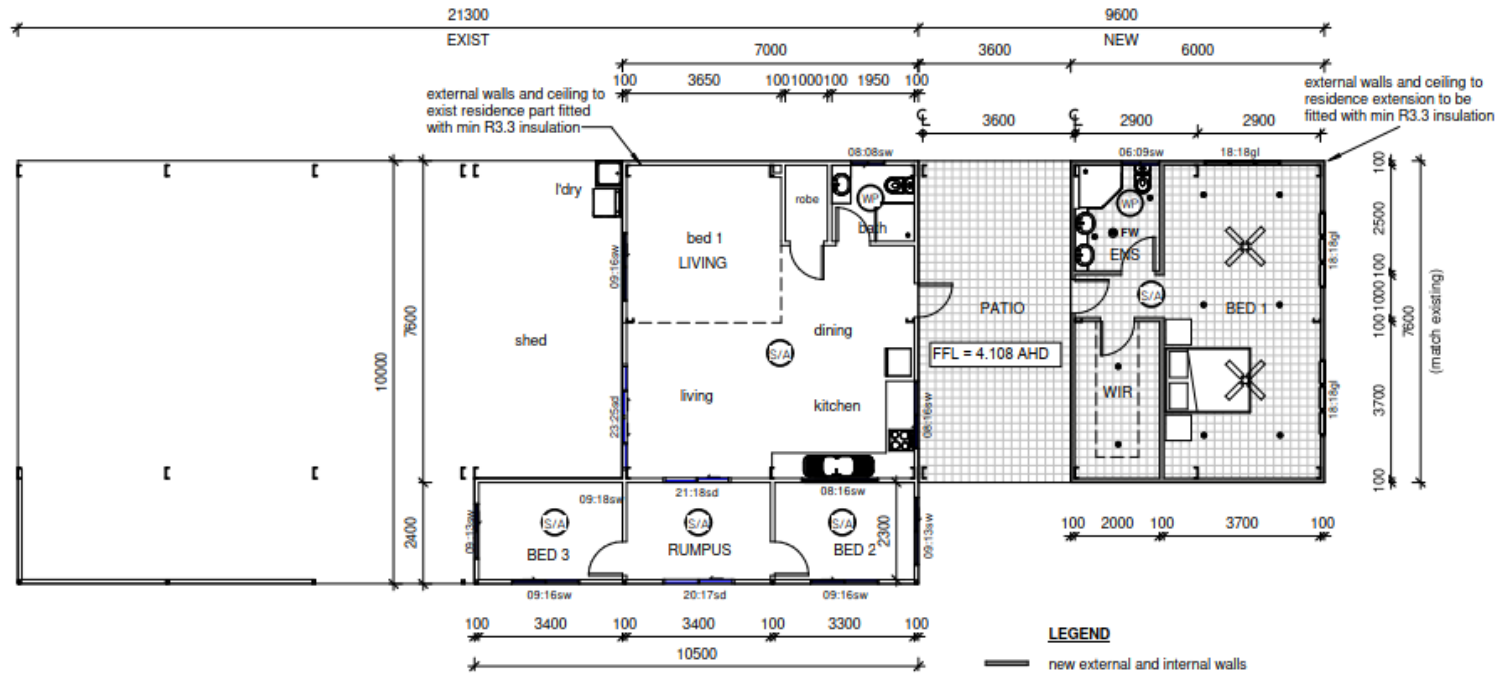
cc Emailed to Emergent Building Approvals – beau@emergentba.com.au

Attachment 1



1 Site Plan
1 : 2000

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic Under QBSA Act 1991 - No 1040371</small> 11 Noli Close, Mossman Q. 4873 <small>Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</small>	<small>PROJECT</small> Proposed Extension to Residence, 163 Newell Road, L25 SP212664, NEWELL	<small>CLIENT</small> T & T Fapani	<small>WIND CLASS</small> C2	<small>PLAN NUMBER</small> 204-22	<small>SHEET</small> 1 of 3
		<small>SCALES</small> 1 : 2000	<small>PLAN TITLE</small> Site Plan	<small>DATE OF ISSUE</small> 13.04.22	<small>REV</small>

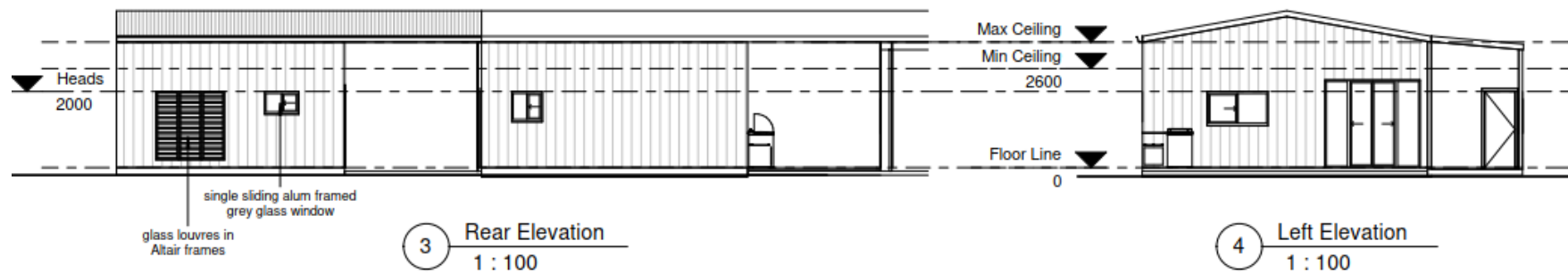
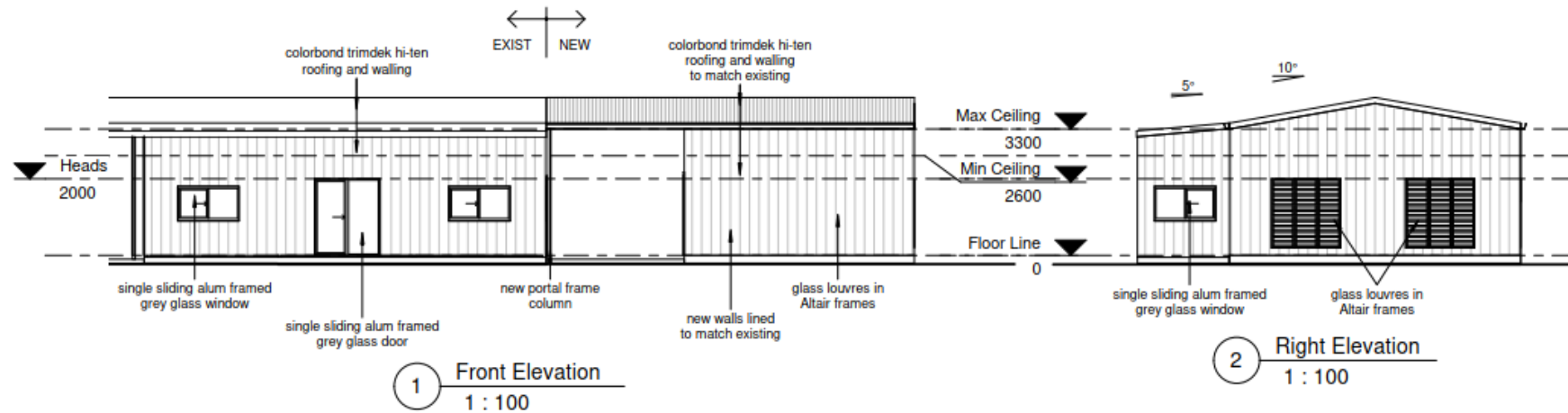


- LEGEND**
- ceiling fans (14000)
 - LED downlights

- LEGEND**
- new external and internal walls
 - bed 1 existing room use (lower case)
 - BED 1 new room use (upper case)
 - Floor Waste (optional)
 - Waterproof wet area to AS3740.
 - Smoke alarms to AS3786.

1 Floor Plan - Extension
1 : 100

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		SCALES	1 : 100	PLAN TITLE	Residence Extension Floor Plan	DATE OF ISSUE	14.04.22	REV	



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		SCALES 1 : 100	PLAN TITLE Residence Extension Elevations	DATE OF ISSUE 13.04.22	REV