

5 April 2023

Enquiries: Neil Beck
Our Ref: EXEM 2023_5329/1 (1150165)
Your Ref: 20222420

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

FDB Holdings Pty Ltd (Tte)
PO Box 3131
AUBURN VIC 3123

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 30/03/2023.

Summary of Exempt Development

Location details

Street Address: 1-3 Wharf Street PORT DOUGLAS
Real Property Description: LOT: 101 RP: 724188
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 5 April 2023 for the construction of a pool fence 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 2023_ 5329/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

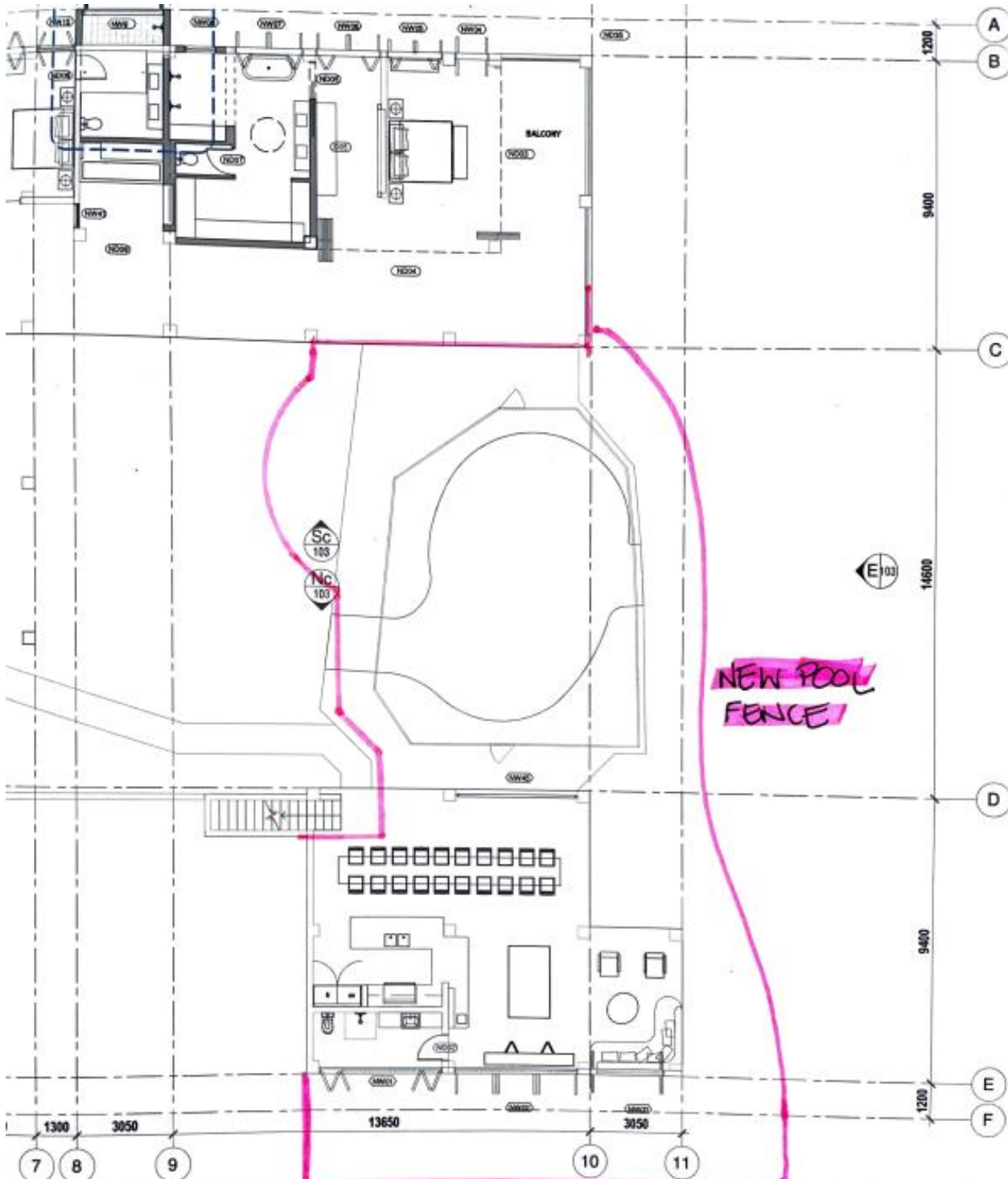
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

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

Attachment 1



<p>1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), THE QUEENSLAND DEVELOPMENT CODE (QDC), BUILDING REGULATIONS (CURRENT EDITION) OF AUSTRALIAN STANDARDS MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.</p> <p>2. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES PROVIDED IN THIS SET OF DRAWINGS.</p> <p>3. REFER TO BUILDER'S SPECIFICATION WHERE A FINISH OR BUILDING COMPONENT HAS NOT BEEN NOMINATED WITHIN THE DOCUMENTATION PREPARED BY THIS OFFICE. THIS SET OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER INCLUDING NOMINATED IN BUILDER'S SPEC.</p>	<p>4. DO NOT SCALE FROM DRAWINGS. ONLY DIMENSIONED DIMENSIONS SHALL BE USED. ANY DISCREPANCIES MUST BE REFERRED TO THIS OFFICE OTHERWISE NO RESPONSIBILITY WILL BE TAKEN BY Bailey VanDyke & Co. IN DOUBT - JUST ASK.</p> <p>5. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>6. THIS DRAWING AND THE MANUFACTURER OF ITS CONTENTS IS THE PROPERTY OF Bailey VanDyke AND IS COPYRIGHT ©. THIS DESIGN REMAINS THE COPYRIGHT OF Bailey VanDyke & Co. & SHALL NOT BE REPRODUCED, REPRODUCED OR TRANSMITTED WITHOUT WRITTEN PERMISSION & AUTHORITY FROM THE OWNERS.</p>	#	DATE	DESCRIPTION	<p>UPPER FLOOR</p> <p>1 WHARF STREET</p> <p>PORT DOUGLAS</p> <p>BROWN RESIDENCE</p>
		A	16/04/21	AS-BUILT DRAWINGS	
		B	05/11/21	PRELIMINARY WORKING DRAWINGS	
		C	12/11/21	STRUCTURAL AMENDMENTS	
		D	17/11/21	STAIR CHANGE	
E	06/12/21	CONSTRUCTION DRAWINGS			
FILE PATH		D:\bailey\VanDyke\Bailey\VanDyke\11843-MWharc Drawings & Specifications\1 Drawings - Comm\11843-1.rvt			