

6 December 2019

Enquiries: Daniel Lamond
Our Ref: EXEM 2019_3397/1(931977)
Your Ref: 20195000

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

J Codling Investments Pty Ltd
115 Carrington St
ADELAIDE SA 5000

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 29 November 2019.

Summary of Exempt Development

Development being made exempt from the Flood and Storm Tide Hazard Overlay Code from the 2018 Douglas Shire Planning Scheme version 1.0 consists of dwelling house additions as detailed in Attachment 1.

Location details

Street Address: 9 Solina Close PORT DOUGLAS
Real Property Description: LOT: 40 RP: 729077
Local Government Area: Douglas Shire Council

Council wishes to advise that an exemption certificate has been granted on 6 December 2019 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

Please quote Council's application number: EXEM 2019_ 3397/1 in all subsequent correspondence relating to this request.

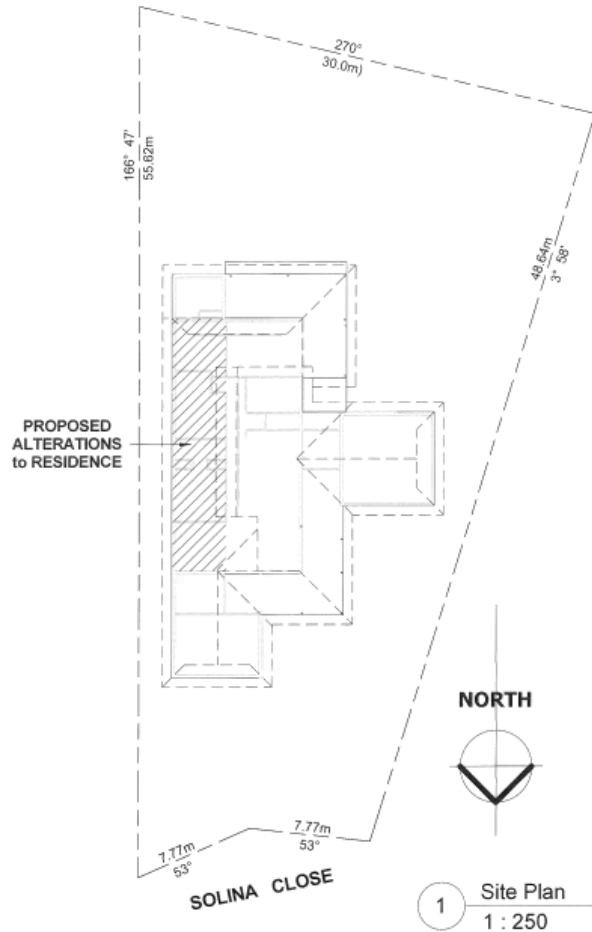
Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

Paul Hoye
Manager Environment & Planning

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

Attachment 1



REFER ALSO TO STRUCTURAL ENGINEER'S NOTES

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 to 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

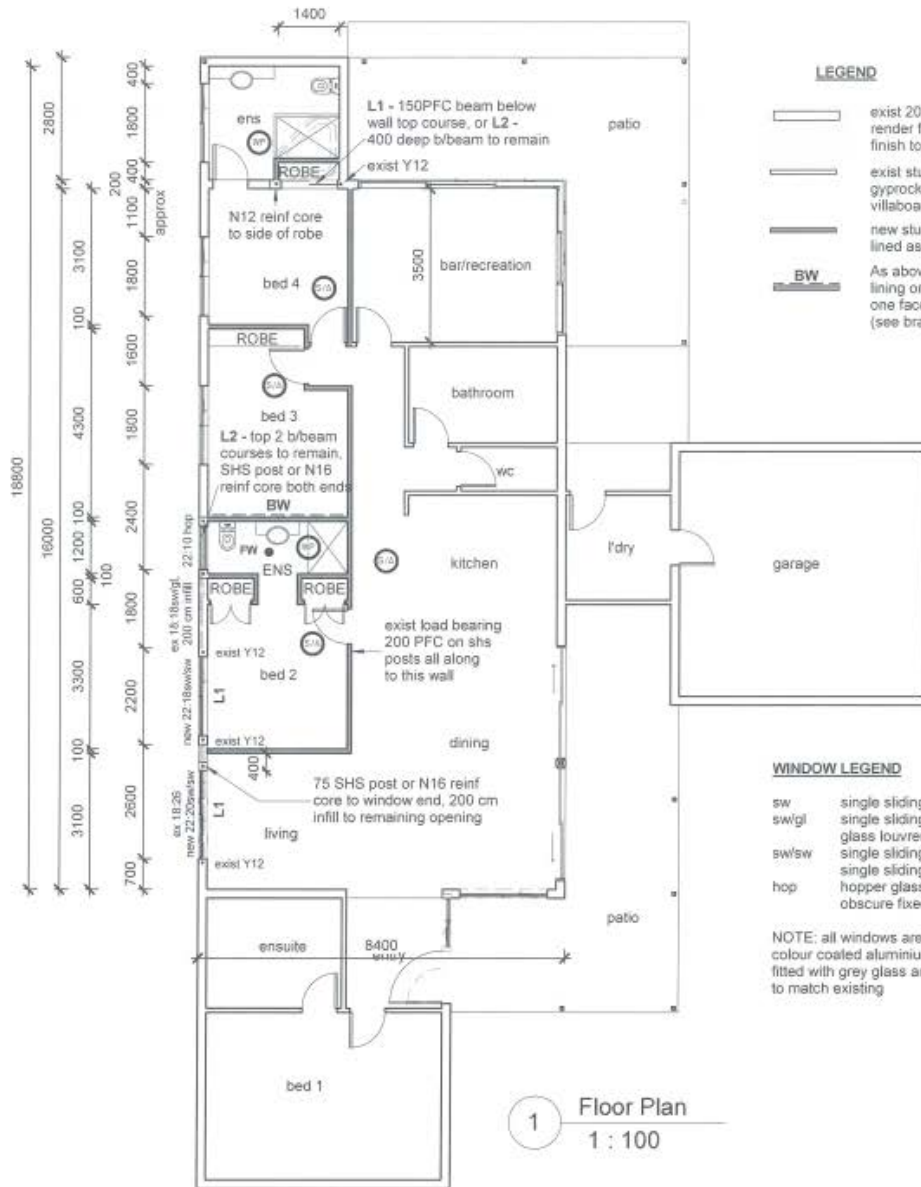
This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every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

Sheet List	
Sheet Number	Sheet Name
1 of 3	Site Plan, Sheet List, Notes
2 of 3	Floor Plan
3 of 3	Elevation, Wall Details

GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic Under CESA Act 1991 - No 1040371
11 Noli Close,
Mossman Q. 4873
Phone/Fax: (07) 40982061
Mobile: 0419212552
Email: greg@skyringdesign.com.au

PROJECT
Proposed Alterations to Residence,
9 Solina Close,
L40 RP729077,
PORT DOUGLAS

CLIENT	WIND CLASS	PLAN NUMBER	SHEET
C. Codling	C2	511-19	1 of 3
SCALES	PLAN TITLE	DATE OF ISSUE	REV
1 : 250	Site Plan, Sheet List, Notes	20.11.19	



LEGEND

- exist 200 conc mas external walls, render finished to external, gyprock finish to internal.
- exist stud framed internal walls, gyprock lined generally, villoboard to wet areas.
- new stud framed internal walls, lined as above.
- BW** As above with 6mm F14 structural ply lining or equivalent sheeting extra to one face, nail fixed for bracing (see bracing notes).

- FW** Floor Waste (optional)
- Waterproof wet area to AS3740.
- Smoke alarms to AS3786.
- Lift-off hinges to WC
- 75 x 4 SHS posts in wall
- L1, L2** Special Lintels, see Details

WINDOW LEGEND

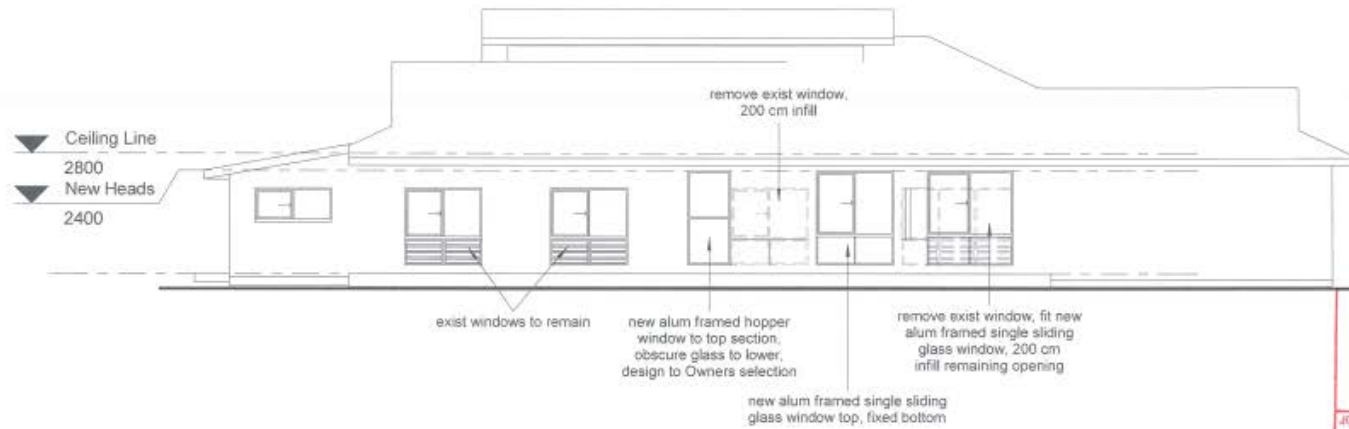
- sw single sliding window
- sw/gl single sliding window over glass louvres
- sw/sw single sliding window over single sliding window
- hop hopper glass window to top obscure fixed glass below

NOTE: all windows are to be colour coated aluminium framed uno, fitted with grey glass and flymesh to match existing



REV	DATE	DESCRIPTION
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371		
11 Noli Close, Mossman Q. 4873		Phone/Fax: (07) 40962061 Mobile: 0415212652 Email: greg@skyringdesign.com.au
PROJECT Proposed Alterations to Residence, 9 Solina Close, L40 RP729077, PORT DOUGLAS		
PLAN TITLE Floor Plan		
CLIENT C. Codling		
SCALES 1 : 100	WIND CLASS C2	PLAN NO 511-19 SHEET NO 2 of 3 REV.

1 Floor Plan
1 : 100



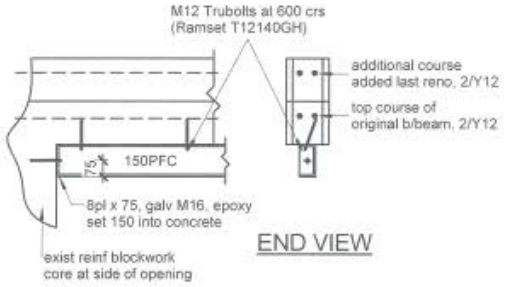
STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

[Signature]

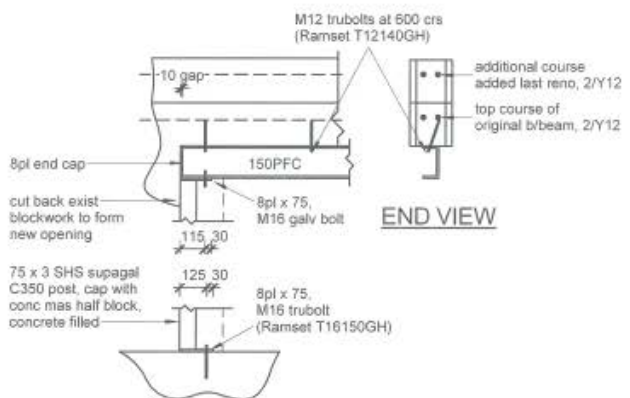
ROBBERS
CONSULTING ENGINEERS

JOB NO: 190587 DATE: 21/11/19

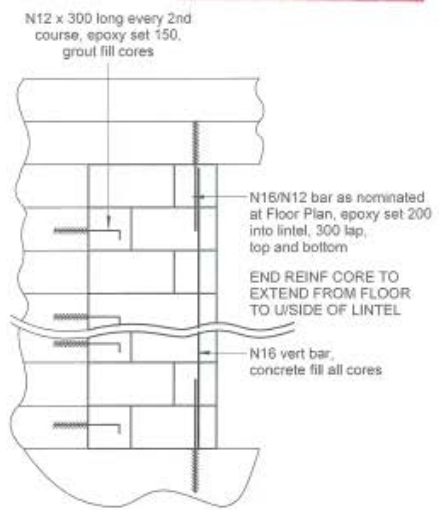
1 Left Elevation
1 : 100



A 150 PFC Lintel
1 : 20



B 150 PFC Lintel with Post
1 : 20



C Typical Wall Infill
1 : 20

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PROJECT
Proposed Alterations to Residence,
9 Solina Close,
L40 RP729077,
PORT DOUGLAS

CLIENT
C. Codling

SCALES
As indicated

PLAN TITLE
Elevation, Wall Details

WIND CLASS C2	PLAN NUMBER 511-19	SHEET 3 of 3
DATE OF ISSUE 20.11.19	REV	