

22 February 2021

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2021\_3987/1 (Doc 997664)  
**Your Ref:** 20210739 PO19271

Bernard & Samantha Nagan  
P O Box 715  
PORT DOUGLAS QLD 4877

Email: [bernie.nagan@gmail.com](mailto:bernie.nagan@gmail.com)

Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 15 February 2021 together with a siting dispensation referral that was properly made on 19 February 2021.

#### Summary of Exempt Development

---

The construction of additions comprising, a carport, patio, bedroom, retreat and office to an existing dwelling on land that is included in the mapped areas of the Flood and Storm Tide Inundation Hazard Areas.

#### Location details

---

Street Address: Bonnie Doon Road Killaloe

Real Property Description: Lot 54 on SP292874

Local Government Area: Douglas Shire Council

#### Decision

---

Council advises that an exemption certificate has been granted on 22 February 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 2021\_ 3987/1 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.

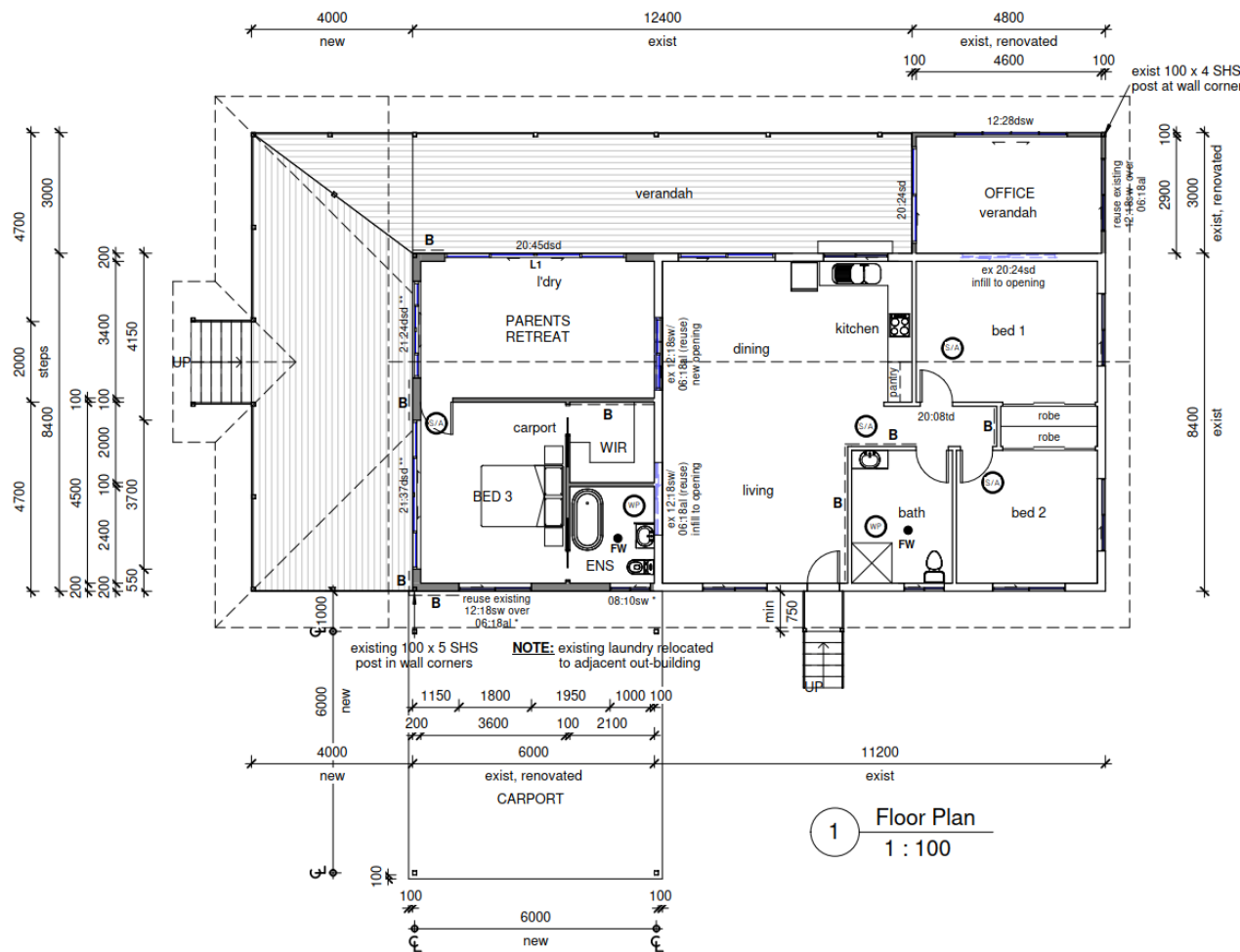
Yours faithfully



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

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





1 Floor Plan  
1 : 100

#### LEGEND

- exist 200 Concrete Masonry external walls, iron joint finished to external, and internal
- new 200 Concrete Masonry external walls, iron joint finished to external, and internal
- exist stud framed internal walls, gyprock line generally, villaboard to bathroom
- As above with 4mm F14 structural ply lining or equivalent sheeting extra to one face, nail fixed for bracing (see bracing notes).
- new timber stud framed internal walls, gyprock to internal generally, villaboard to wet areas

FW ● Floor Waste (optional)

WT Waterproof wet area to AS3740.

SA Smoke alarms to AS3786.

bed 1 existing area use, lower case

BED 3 new area use, upper case

#### WINDOW and DOOR LEGEND

sd sliding door  
td select timber doors, quality appropriate to location  
csd cavity sliding timber doors  
ftd select feature timber doors

sw single sliding window  
al aluminium louvre

\* denotes openings below windows, refer to elevations  
\*\* denotes part openings below doors, refer to elevations

NOTE: all windows and doors are colour coated aluminium framed uno, fitted with grey glass and flymesh

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.  
Lic Under OBSA Act 1991 - No 1040371  
11 Noli Close,  
Mossman Q. 4873  
Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

PROJECT  
Proposed Alterations and Addition  
to Existing Residence,  
Bonnie Doon Road,  
L54 SP292874,  
KILLALOE

CLIENT  
B. Nagan

WIND CLASS  
C2

PLAN NUMBER  
611-20

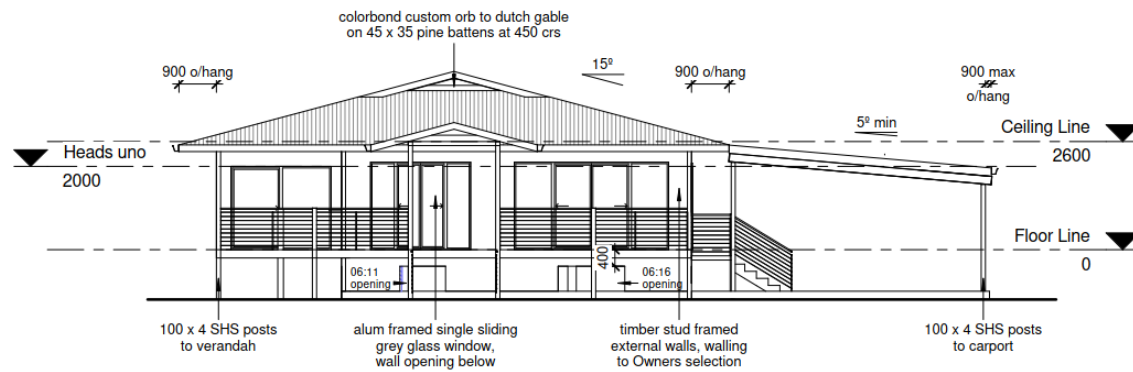
SHEET  
2 of 4

SCALES  
1 : 100

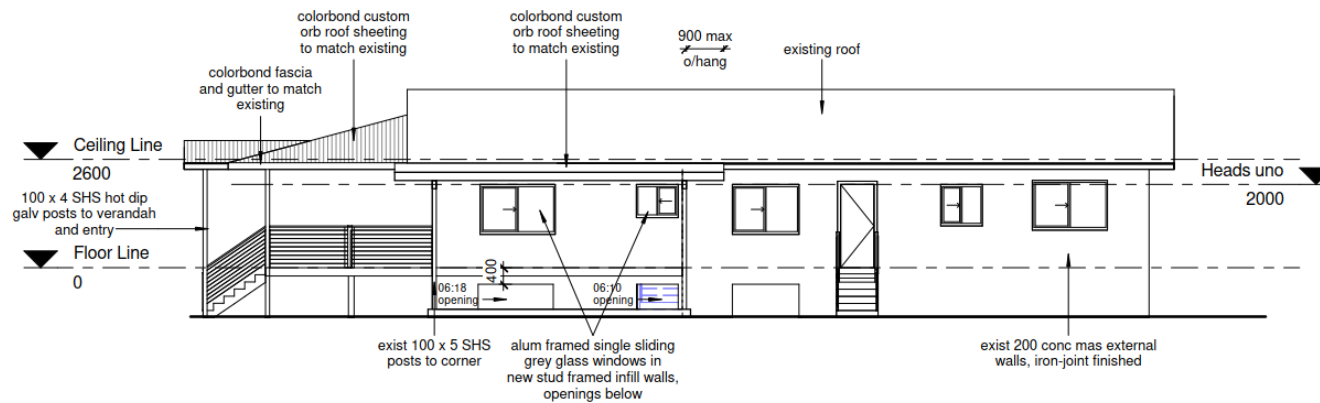
PLAN TITLE  
Floor Plan

DATE OF ISSUE  
prelim  
19.01.21

REV



1 Front Elevation  
1 : 100



2 Right Elevation  
1 : 100

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,  
Mossman Q. 4873

Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

PROJECT  
Proposed Alterations and Addition  
to Existing Residence,  
Bonnie Doon Road,  
L54 SP292874,  
KILLALOE

CLIENT  
B. Nagan

WIND CLASS  
C2

PLAN NUMBER  
611-20

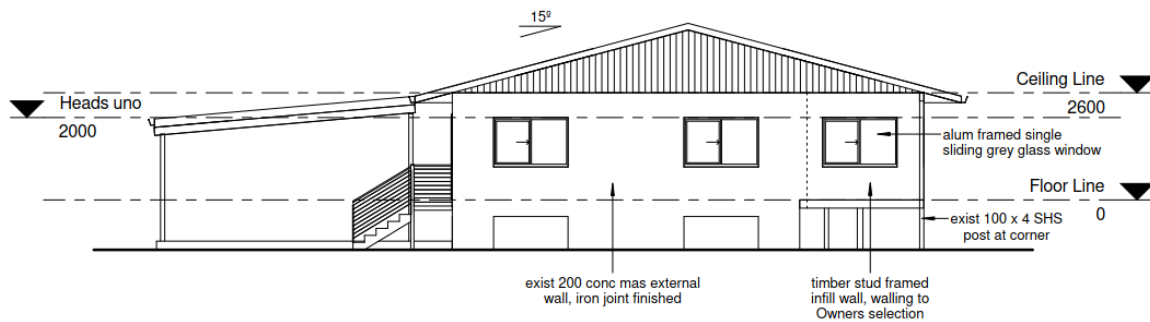
SHEET  
3 of 4

SCALES  
1 : 100

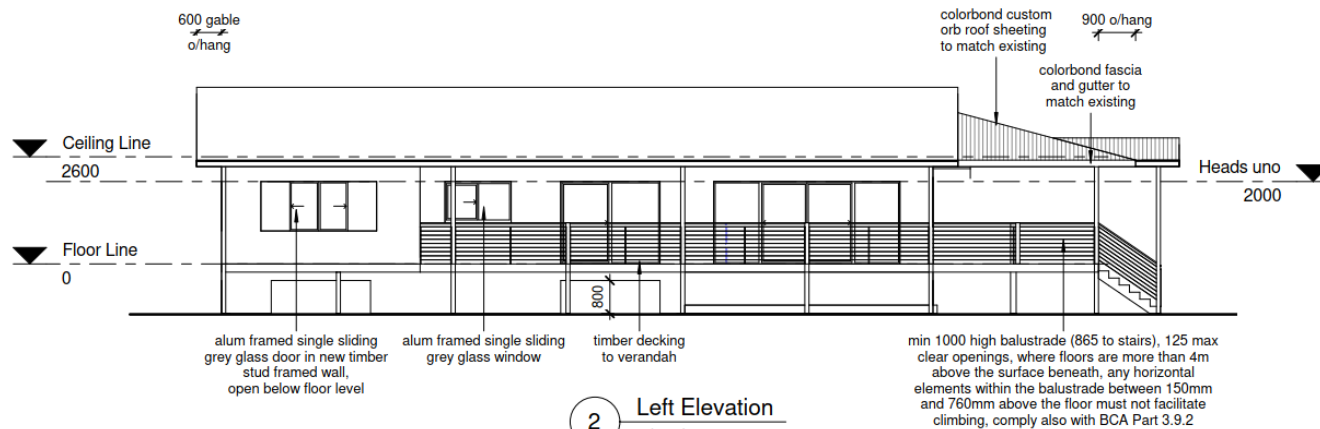
PLAN TITLE  
Elevations - Sheet 1

DATE OF ISSUE  
prelim  
19.01.21

REV



1 Rear Elevation  
1 : 100



2 Left Elevation  
1 : 100

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.  
Lic Under OBSA Act 1991 - No 1040371  
11 Noli Close,  
Mossman Q. 4873  
Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: greg@skyringdesign.com.au

PROJECT  
Proposed Alterations and Addition  
to Existing Residence,  
Bonnie Doon Road,  
L54 SP292874,  
KILLALOE

CLIENT  
B. Nagan

WIND CLASS  
C2

PLAN NUMBER  
611-20

SHEET  
4 of 4

SCALES  
1 : 100

PLAN TITLE  
Elevations - Sheet 2

DATE OF ISSUE  
prelim  
19.01.21

REV