

20 October 2021

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2021\_4429/1 (Doc )  
**Your Ref:** 20214478

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

Angel Construction Pty Ltd  
PO Box 303  
PORT DOUGLAS QLD 4877

Email: [admin@angelconstruction.com.au](mailto:admin@angelconstruction.com.au)

Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 15 October 2021.

#### Summary of Exempt Development

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Proposed alterations and additions to the existing dwelling house.

#### Location details

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Street Address: 35 Pecten Avenue Port Douglas  
Real Property Description: Lot 80 on RP729069  
Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 20 October 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: EXEM 2021\_ 4429/1 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

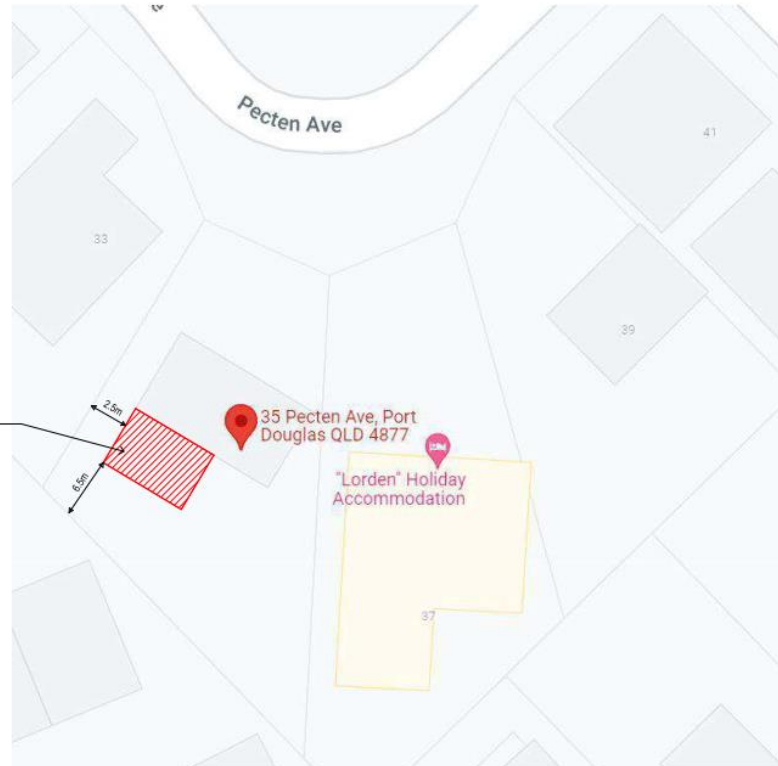


**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

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

cc Emailed to Dave Turner [dave\\_turner20011@hotmail.co.nz](mailto:dave_turner20011@hotmail.co.nz)

**Attachment 1**



PROPOSED  
NEW WORKS

Registered Professional Engineer 889704  
 Mr Sean F. Edwards  
 MIEAust CPEng (Civil/Structural)  
 RPQC No: 6138  
 NT-SPBCCE\_26306ES  
 RBP (99)EC37110  
 Signature: *[Signature]* Date: 27/9/21  
Registered Professional Engineer in the  
 State of Queensland - Civil / Structural



**NOTE**  
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. The drawing reflects a design by Angel Construction and is to be used only for work when authorised in writing by Angel Construction.  
 It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.  
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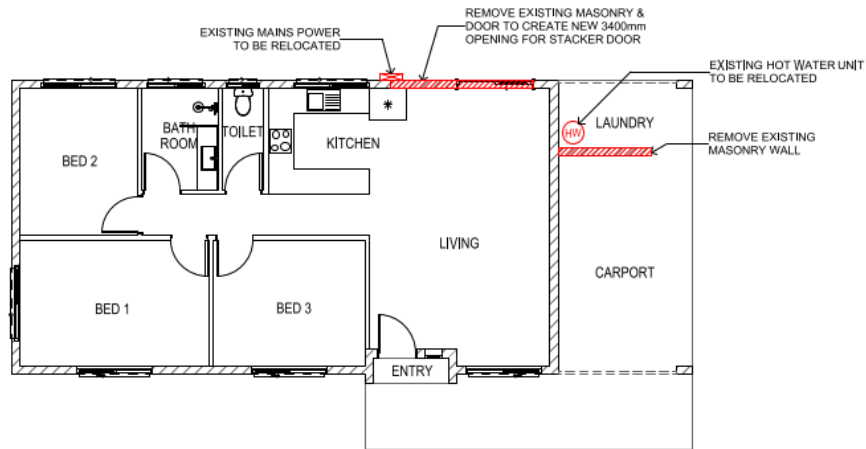
Drawn By: TG  
 Date: 27/09/2021  
 Project NO.: AC202107  
 Project Status: Construction  
 Scale:  
 Client: Dave Turner  
 Address: 35 Pecten Avenue Port Douglas 4877

DRAWING TITLE:  
**Site Plan**  
 PROJECT NAME:  
**House Renovations**

REVISION NO.  
 DRAWING NO.  
**A101**

A3

Registered Professional Engineer 699704  
 Mr Sean F. Edwards  
 MIEAust CPEng (Civil/Structural)  
 RPEQ No 6138  
 NT-BPCE 2606IES  
 RBP (Voc) EC37119  
 Signature: *[Signature]* Date: 27/9/21  
Registered as a Structural Professional Engineer in the  
 www.education of Civil / Structural



**NOTES**

CONSTRUCTION AND MATERIALS SHALL COMPLY WITH CURRENT EDITIONS OF RELEVANT SAA CODES.

PLAN SET-OUT DIMENSIONS ARE NOMINAL ONLY. CONFIRM ON SITE. DIMENSIONS SHALL BE VERIFIED BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS.

THROUGHOUT CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

PROPRIETARY ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

WIND CLASSIFICATION TO AS4055 - C2

**REINFORCED CONCRETE MASONRY**

CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 15 MPa.

ALL WALLS SHALL BE FULLY BONDED OR TIED AT THEIR INTERSECTIONS UNLESS DETAILED OTHERWISE.

MORTAR SHALL BE MECHANICALLY MIXED AND TYPE M3 U.N.O CONSISTING OF 1 PART CEMENT, 1 PART HYDRATED LIME AND 6 PARTS OF WELLGRADED SAND, AND SHALL COMPLY WITH THE REQUIREMENTS OF AS 3700.

CORE FILLING CONCRETE SHALL BE MIXED USING MAX 5mm AGGREGATE. SHALL HAVE Fc 20 MPa, MAXIMUM SLUMP OF 230mm AND MINIMUM CEMENT CONTENT OF 300 kg/m<sup>3</sup>.



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 Date: 27/09/2021  
 Project NO.: AC202107  
 Project Status: Construction  
 Scale: 1:100  
 Client: Dave Turner  
 Address: 35 Pecten Avenue Port Douglas 4877

**DRAWING TITLE:**

Existing Floor Plan

**PROJECT NAME:**

House Renovations

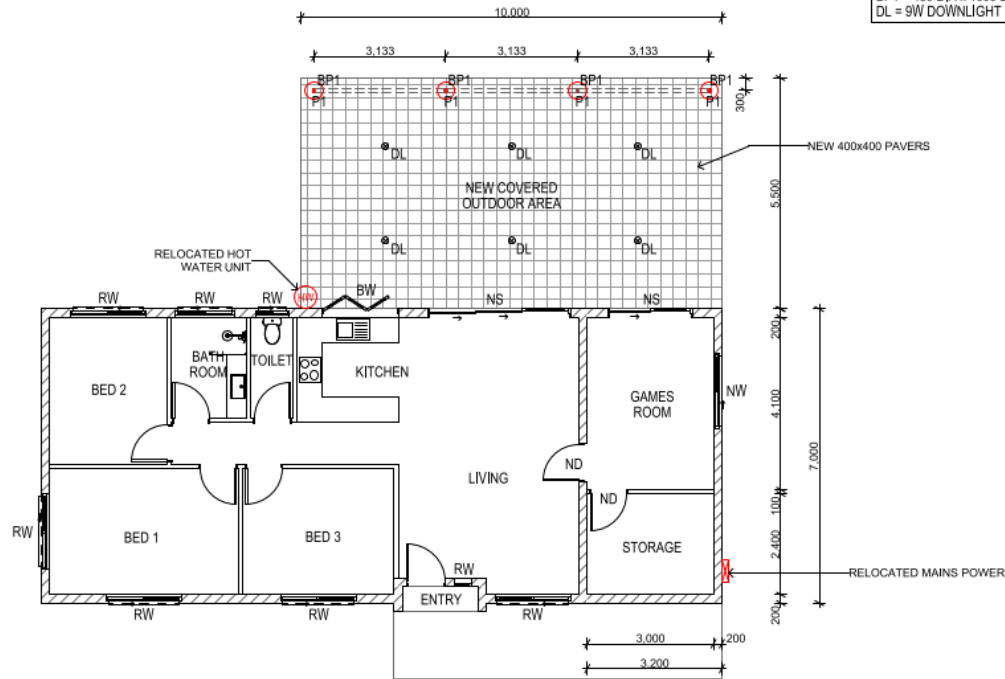
**REVISION NO.**

**DRAWING NO.**

A102

A3

RW = REPLACE EXISTING WINDOW WITH NEW ALUMINIUM WINDOW  
 NW = NEW ALUMINIUM WINDOW  
 BW = NEW ALUMINIUM BIFOLD WINDOW  
 NS = NEW ALUMINIUM SLIDING/STACKING DOOR  
 ND = NEW INTERNAL TIMBER DOOR  
 P1 = 75x3 SHS POST  
 BP1 = 450 DIA x 1000 DEEP. EMBED P1 800 MIN  
 DL = 9W DOWNLIGHT



Registered Professional Engineer 699704  
 Mr Sean F. Edwards  
 MIE Aust CP Eng (Civil/Structural)  
 RPEQ No 6138  
 NT-BP/CE 799065  
 RSP 01/02/2010  
 Signature: *[Signature]* Date: 27/9/21  
 Registered as a Structural Professional Engineer in the  
 www.angelfconstruction.com.au



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 Date: 27/09/2021  
 Project NO.: AC202107  
 Project Status: Construction  
 Scale: 1:100

Client: Dave Turner  
 Address: 35 Pecten Avenue Port Douglas 4877

DRAWING TITLE:

Proposed Floor Plan

PROJECT NAME:

House Renovations

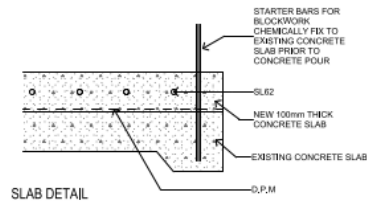
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DRAWING NO.

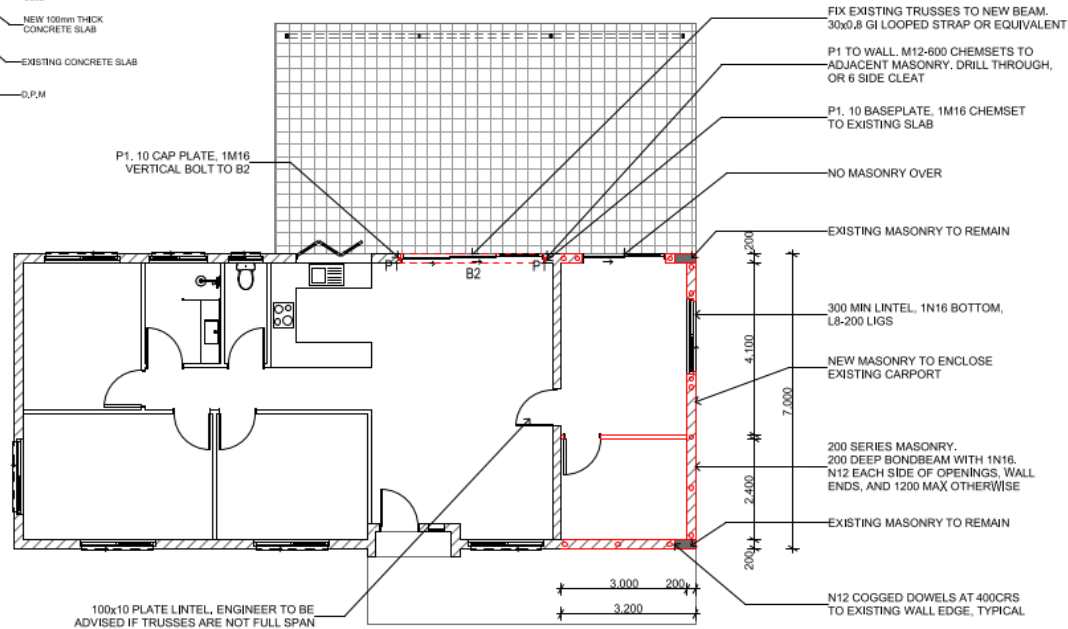
A103

A3





P1 = 75x3 SHS POST  
B2 = 300x63 LVL



Registered Professional Engineer 699704  
**Mr Sean F. Edwards**  
 MIE Aust CP Eng (Civil/Structural)  
 RPED No 6138  
 NT REFERENCE: 309065  
 RBP (Vic) EC37110  
 Signature: \_\_\_\_\_ Date: 27.9.21  
 Registered as a National Professional Engineers Register in the  
 area of practice of Civil / Structural



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 Date: 27/09/2021  
 Project NO.: AC202107  
 Project Status: Construction  
 Scale: 1:100

Client: Dave Turner  
 Address: 35 Pecten Avenue Port Douglas 4877

DRAWING TITLE:

**Wall Framing Plan**

PROJECT NAME:

**House Renovations**

REVISION NO.

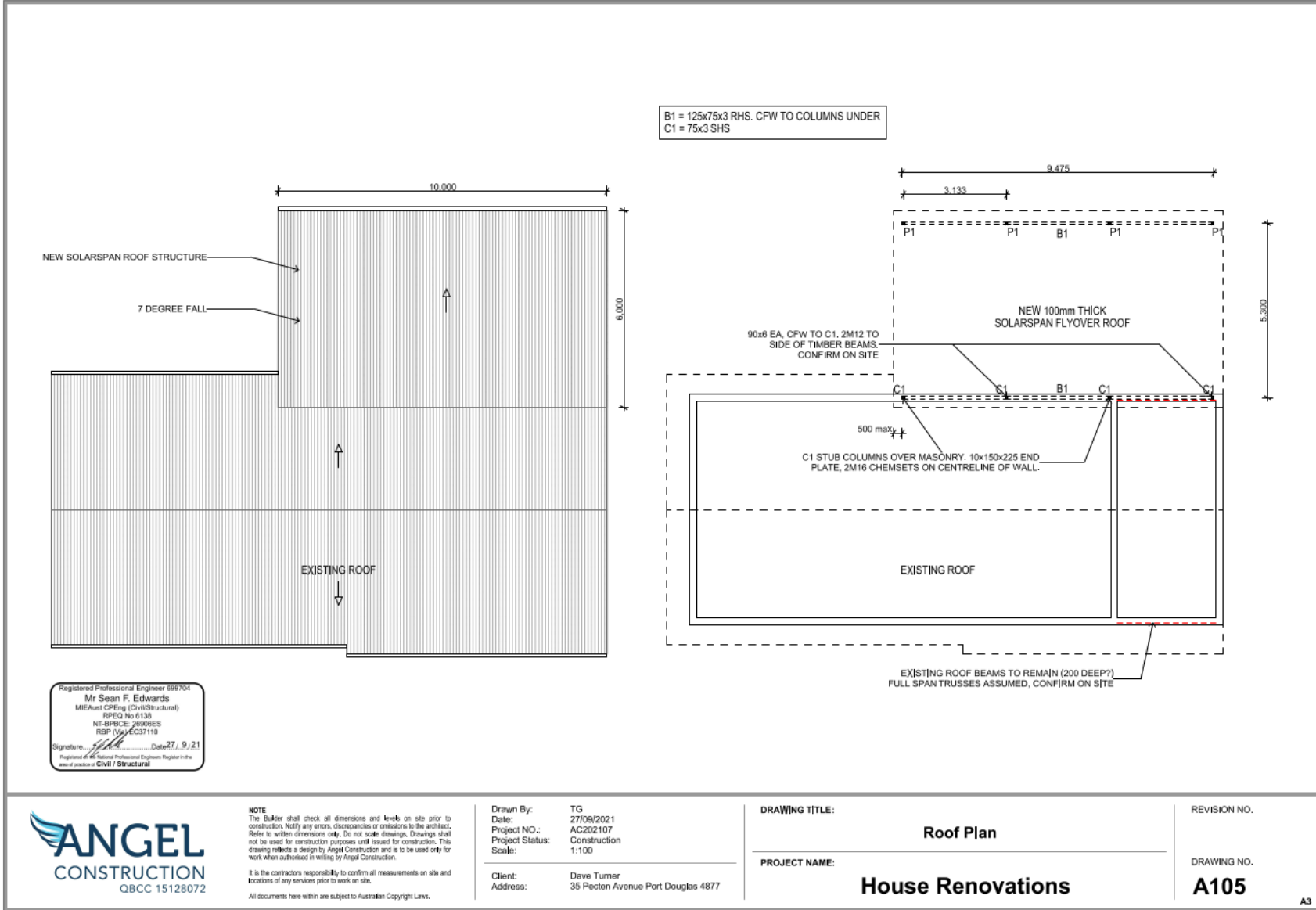
DRAWING NO.

**A104**

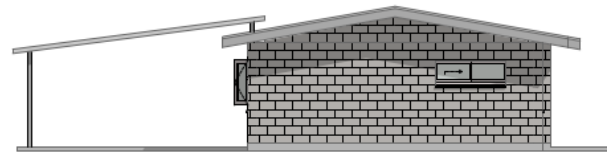
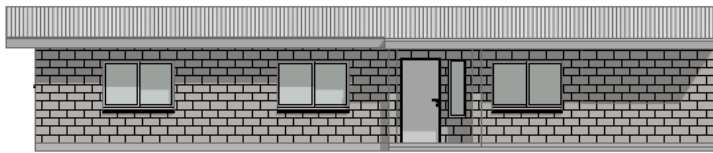
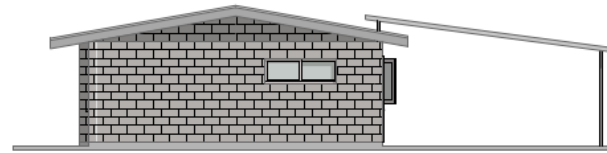
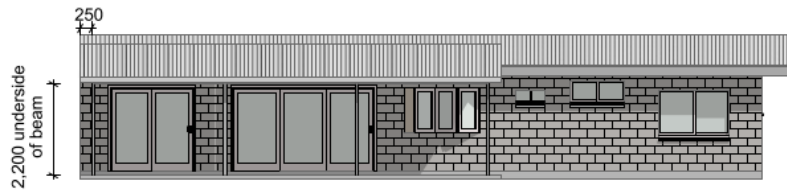
A3











Registered Professional Engineer 699704  
**Mr Sean F. Edwards**  
 MEE Aust CPEng (Civil/Structural)  
 RPEQ No 6138  
 NT-BPBCCE 26906ES  
 RBP 10/04/2017  
 Signature: *[Signature]* Date: 27/9/21  
Registered Professional Engineer Register in the  
 state of Queensland Civil / Structural



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 Date: 27/09/2021  
 Project NO.: AC202107  
 Project Status: Construction  
 Scale: 1:100  
 Client: Dave Turner  
 Address: 35 Pecten Avenue Port Douglas 4877

**DRAWING TITLE:**  
**Elevations**  
**PROJECT NAME:**  
**House Renovations**

**REVISION NO.**  
**DRAWING NO.**  
**A106**

A3