

6 April 2018

Enquiries: Daniel Lamond
Our Ref: EXEM2570/2018 (849198)

D Pace & R S Pace
PO Box 377
PORT DOUGLAS QLD 4877

Copy:
Greg Skyring Design & Drafting Pty Ltd (Tte)
11 Noli Cl
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises.

Summary of Exempt Development

Exempted development consists of a minor dwelling addition to extend two bedrooms. The addition consists of a 3.8% increase in total floor area of the dwelling.

1. Location details

Street address: 118R Spring Creek Road MOWBRAY

Real property description: LOT: 8 RP: 736307

I wish to advise that an exemption certificate has been granted on 6 April 2018 for development comprising:

Plan Number	Reference	Date
103-18, Sheet 2 of 2	Plan prepared by Greg Skyring Design and Drafting Pty Ltd	Submitted to Council 26 March 2018

2. Referral agencies

Not Applicable

3. 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.
- No clearing is proposed and the extensions cannot be seen from any road or public area.

4. When exemption certificate ceases to have effect

This exemption certificate has effect for two years from the day after the day it is given.

Please quote Council's application number: EXEM2570/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

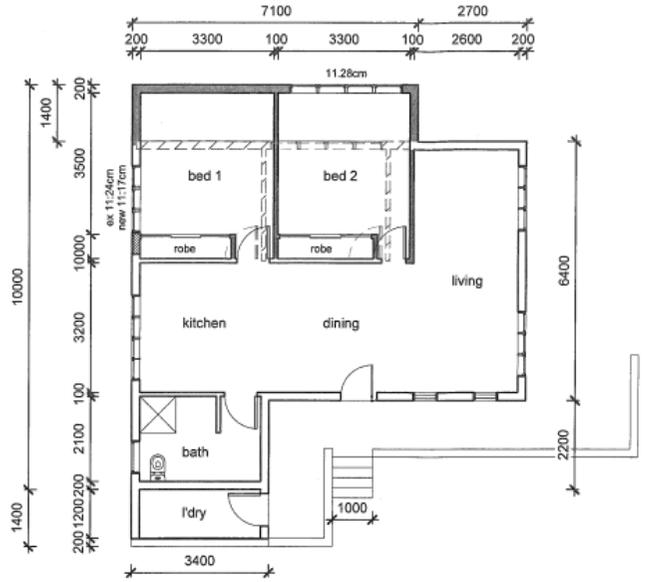
Yours faithfully

PAUL HOYE
Manager Sustainable Communities

Cc Greg Skyring Design & Drafting Pty Ltd

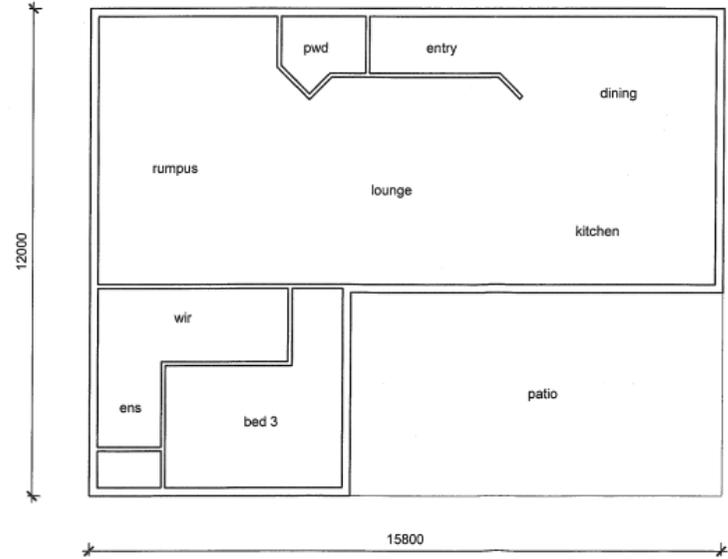
Exempted Development

- LEGEND**
-  Exist 200 Concrete Masonry external walls, render finished to external, gyprock to internal generally, villaboard to wet areas.
 -  Exist 200 Concrete Masonry external walls to be removed
 -  New 200 Concrete Masonry external walls, render finished to external, gyprock to internal generally, villaboard to wet areas.
 -  Exist stud framed internal walls, gyprock lined generally, villaboard to wet areas
 -  Exist stud framed internal walls to be removed
 -  New stud framed internal walls, line as above



EXIST TOTAL FLOOR AREA - 260m²
 NEW TOTAL FLOOR AREA - 270m²
 EXIST GROSS FLOOR AREA - 213m²
 NEW GROSS FLOOR AREA - 223m²
 EQUATES TO 3.8% FLOOR AREA AND
 4.7% GROSS FLOOR AREA INCREASE

1 Floor Plan
 1 : 100



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) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au			
PROJECT			
Proposed Alterations to exist dwelling, 118 Spring Creek Road, L8 RP736307, MOWBRAY			
PLAN TITLE			
Floor Plan			
CLIENT			
D. & R. Pace			
SCALES	WIND CLASS	PLAN NO	SHEET NO
1 : 100	C3	103-18	2 of 2
		REV.	