DOUGLAS
SHIRE COUNCIL

ex

6 April 2018

Enquiries: Daniel Lamond
Our Ref: EXEM2561/2018 (849176)

M J Halliday & K S Annetts
PO Box 641
MOSSMAN QLD 4873

Copy:
GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 14 March 2018.

Summary of Exempt Development

Exempted development consists of additions to an existing dwelling. The additions include a ground floor store room and a laundry and bathroom.

1. Location details

Street address: 56 Marine Parade NEWELL BEACH

Real property description: LOT: 2 TYP: N PLN: 7852

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

Plan Number	Reference	Date
303-18, Sheet 1 of 2	Plan prepared by Greg Skyring Design and Drafting Pty Ltd	12 March 2018
303-18, Sheet 2 of 2	Plan prepared by Greg Skyring Design and Drafting Pty Ltd	12 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. The additions are not habitable rooms.

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.
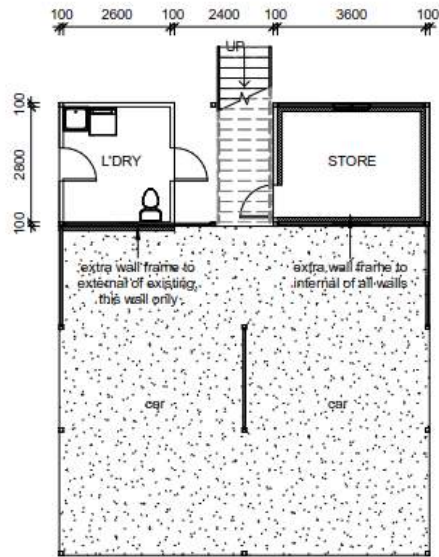
Please quote Council's application number: EXEM2561/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

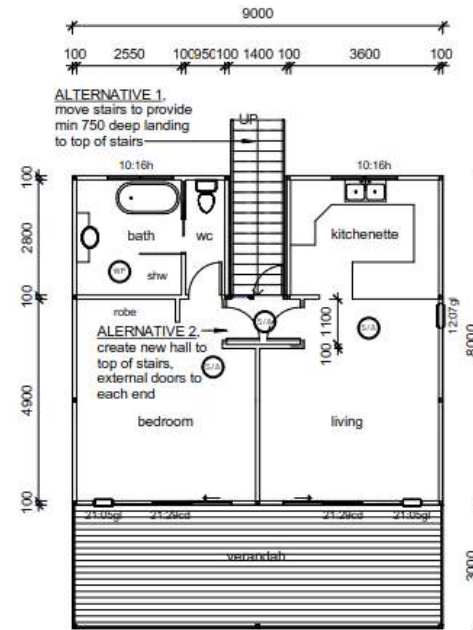Yours faithfully

PAUL HOYE
Manager Sustainable Communities
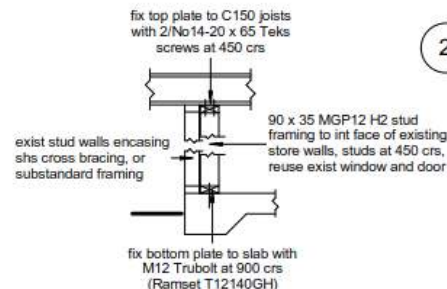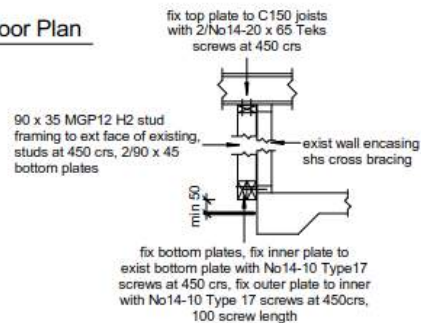
Cc GMA Certification Group Pty Ltd

Exempted Development

Ground Floor Plan (1)
1 : 100

L'DRY

STORE

extra wall frame to external of existing, this wall only

extra wall frame to internal of all walls

car

car

UP

LEGEND

exist stud framed external and internal walls, gyprock to int generally, villaboard to wet areas, colorbond walling to external generally, boards to front wall

new stud framed int walls to first floor, as option 2

new stud framed walls to ground floor, ext to l'dry, int to store, as new strutural walls

Waterproof wet area to AS3740.

Smoke alarms to AS3786.

First Floor Plan (2)
1 : 100

9000

100 2550 100 950 100 1400 100 3600 100

ALTERNATIVE 1.
move stairs to provide min 750 deep landing to top of stairs

10:16h   10:16h

UP

bath   wc   kitchenette

shw

robe

ALERNATIVE 2.
create new hall to top of stairs, external doors to each end

bedroom   living

21:05gl   21:29cd   21:29cd   21:05gl

verandah

8000

3000

Ext Wall Detail (A)
1 : 20

fix top plate to C150 joists with 2/No14-20 x 65 Teks screws at 450 crs

90 x 35 MGP12 H2 stud framing to ext face of existing, studs at 450 crs, 2/90 x 45 bottom plates

exist wall encasing shs cross bracing

min 50

fix bottom plates, fix inner plate to exist bottom plate with No14-10 Type17 screws at 450 crs, fix outer plate to inner with No14-10 Type 17 screws at 450crs, 100 screw length

Int Wall Detail (B)
1 : 20

fix top plate to C150 joists with 2/No14-20 x 65 Teks screws at 450 crs

exist stud walls encasing shs cross bracing, or substandard framing

90 x 35 MGP12 H2 stud framing to int face of existing store walls, studs at 450 crs, reuse exist window and door

fix bottom plate to slab with M12 Trubolt at 900 crs (Ramset T12140GH)

GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,
Mossman Q. 4873

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

PROJECT	CLIENT	WIND CLASS	PLAN NUMBER	SHEET
Proposed Alterations and Additions to Residence, 56 Marine Parade, L2 N NEWELL	K. Annetts	C2	303-18	1 of 2

SCALES	PLAN TITLE	DATE OF ISSUE	REV
As indicated	Floor Plans, Details	12.03.18	

colorbond barge and mould

Max Ceiling Line
▼
6750

Min Ceiling Line ▼
5850

stud framed external
walls, colorbond custom
orb walling

Min Ceiling Line ▼
5850

U/Joists ▼
3000

First Floor Line ▼
3150

U/Joists ▼
3000

Ground Floor Line ▼
0

Ground Floor Line ▼
0

hardflex sheeting
to new ext wall,
paint to match exist

custom orb walling
to store room walls

timber treads on galv stringers, 190 max
riser, 240 min tread, max 125 clear
vertical opening between treads,
remove exist handrail and fit min
865 high balustrades to stairs,
125 max clear openings

(1) **Front Elevation**
1 : 100

(2) **Right Elevation**
1 : 100

colorbond custom orb
roof sheeting

stud framed external
walls, colorbond
custom orb walling

Max Ceiling Line ▼
6750

Min Ceiling Line ▼
5850

Min Ceiling Line ▼
5850

U/Joists ▼
3000

First Floor Line ▼
3150

U/Joists ▼
3000

100 SHS hot dip galv
posts to ground floor

Ground Floor Line ▼
0

Ground Floor Line ▼
0

render over harditex
to laundry

(3) **Rear Elevation**
1 : 100

(4) **Left Elevation**
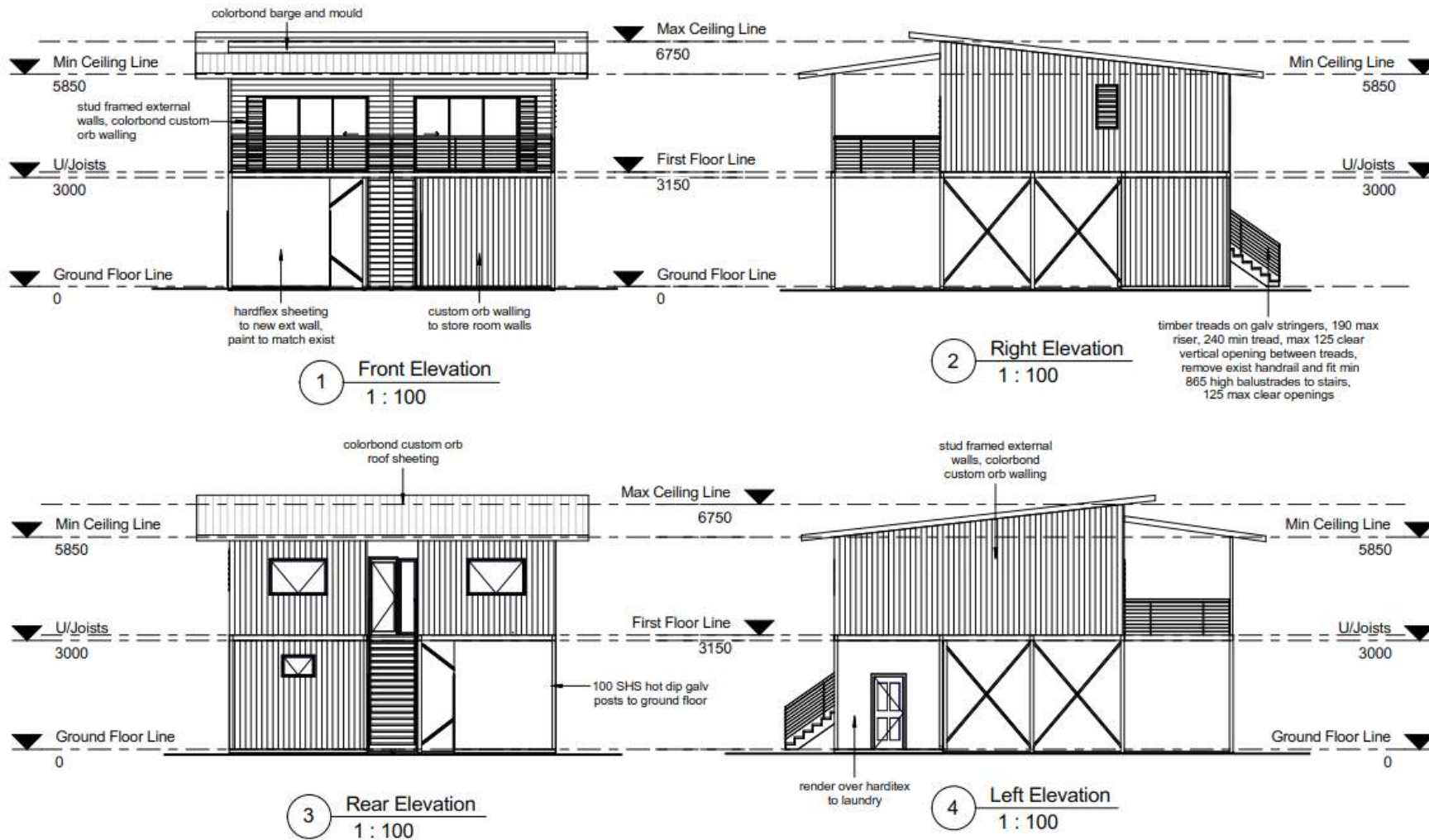1 : 100

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PROJECT	CLIENT	WIND CLASS	PLAN NUMBER	SHEET
Proposed Alterations and Additions to Residence, 56 Marine Parade, L2 N NEWELL	K. Annetts	C2	303-18	2 of 2

SCALES	PLAN TITLE	DATE OF ISSUE	REV
1 : 100	Elevations	12.03.18	