

27 May 2021

**Enquiries:** Rebecca Taranto  
**Our Ref:** EXEM 2021\_4139/1 (Doc:1014625)  
**Your Ref:** 20212279

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

C/- Adrian Whittaker  
Angel Construction Pty Ltd  
PO Box 303  
Port Douglas QLD 4877

Email: [info@angleconstruction.com.au](mailto:info@angleconstruction.com.au)

Dear Sir

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 20/05/2021.

### Summary of Exempt Development

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Construction of a roofed deck attached to an existing Dwelling House within a Flood and Storm Tide Inundation [Medium Hazard] overlay.

### Location details

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Street Address: 57 Reef Street PORT DOUGLAS  
Real Property Description: Lot 9 on RP726590  
Local Government Area: Douglas Shire Council

### Decision

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Council advises that an exemption certificate has been granted on 27 May 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\_ 4139/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



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

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

cc Emailed to Amanda Stone and Natalie Haise- mandystone5@bigpond.com

**NOTES**

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

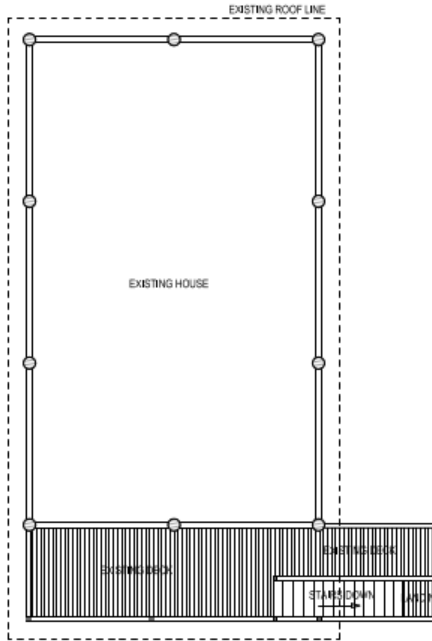
PLAN SET-OUT DIMENSIONS ARE NOMINAL ONLY. CONFIRM ON SITE. DIMENSIONS SHALL BE VERIFIED BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS.

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 AS1170.2 - Valt = 67m/s

GEOTECH CLASSIFICATION TO AS2870 - S ADOPTED FOR EXTENSION.



EXISTING DECK PLAN

Registered Professional Engineer 699704  
 Mr Sean F. Edwards  
 MIEAust CPENG (Civil/Structural)  
 RPECC No 6138  
 NT-018302 2500065  
 RBP (M) EC37110  
 Signature: *[Signature]* Date: 13/05/21  
Registered as a National Professional Engineers Register in the  
 Special Practice of Civil / Structural



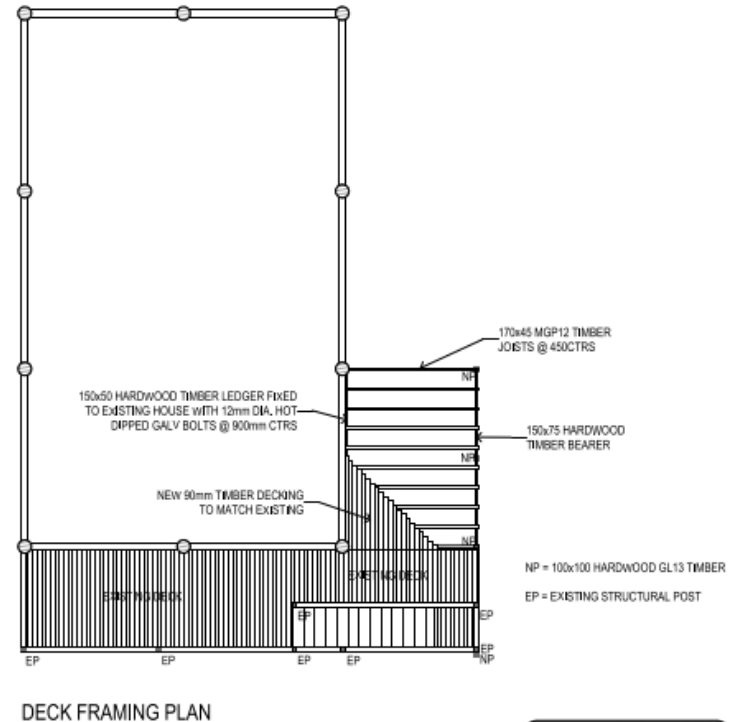
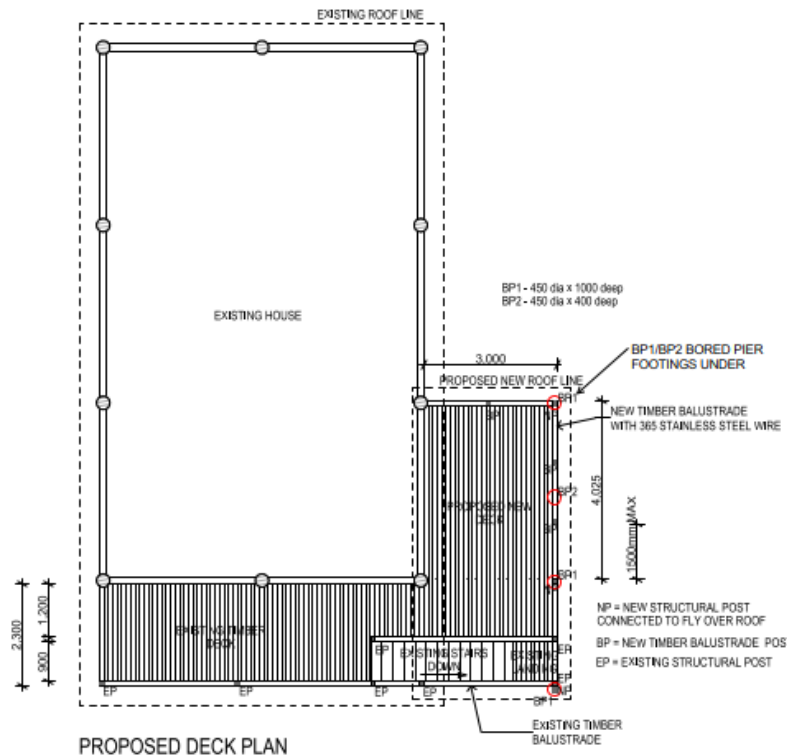
**NOTE**  
 The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing indicates a design by Angel Construction and is to be used only for work when authorized 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.  
 All documents here within are subject to Australian Copyright Laws.

Drawn By: TG  
 Date: 13/05/2021  
 Project NO.: AC22021  
 Scale: 1:100  
 Client: Mandy Stone  
 Address: 57 Reef Street, Port Douglas QLD 4877

**DRAWING TITLE:**  
 EXISTING PLAN  
**PROJECT NAME:**  
 PROPOSED NEW DECK & ROOF

**REVISION NO.**  
  
**DRAWING NO.**  
 A101

Attachment 1



Registered Professional Engineer 669704  
Mr Seam F. Edwards  
MIEAust CPEng (Civil/Structural)  
RPEQ No 6138  
NT-BP/CE 26905ES  
NSP (NSW) EC3110  
Signature: \_\_\_\_\_ Date: 13. 01. 21  
Registration of Professional Engineers Program is the result of practice of Civil / Structural



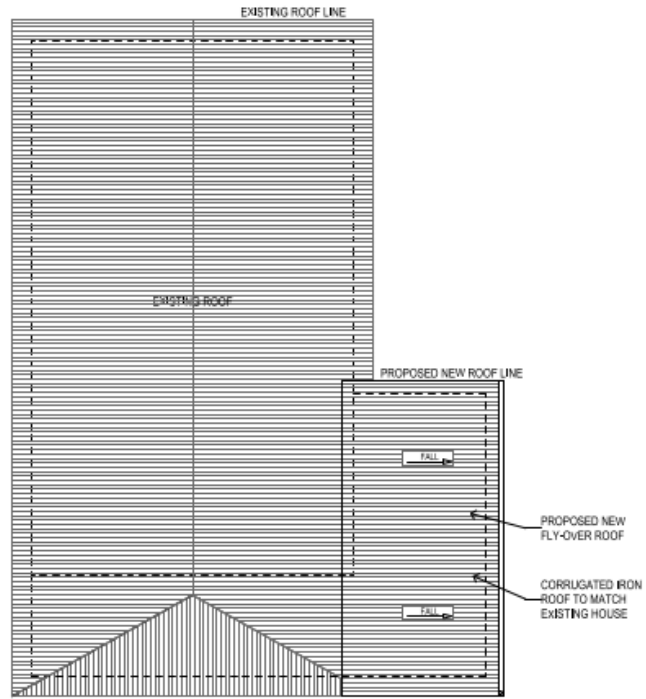
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Drawn By: TG  
Date: 13/05/2021  
Project NO.: AC22021  
Scale: 1:100  
Client: Mandy Stone  
Address: 57 Reef Street, Port Douglas QLD 4877

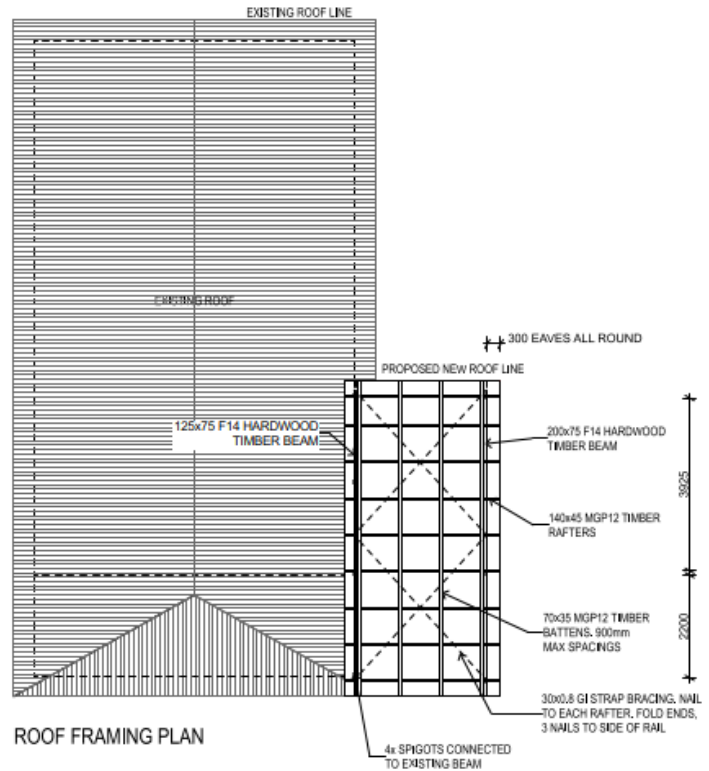
**DRAWING TITLE:**  
**DECK PLANS**  
**PROJECT NAME:**  
**PROPOSED NEW DECK & ROOF**

**REVISION NO.**  
**DRAWING NO.**  
**A102**

Registered Professional Engineer 699704  
**Mr Sean F. Edwards**  
 MIEAust CPEng (Civil/Structural)  
 BPCC No 4138  
 NT-BPBCE 26008ES  
 RBP 1599EC37110  
 Signature: *[Signature]* Date: 13/05/21  
Registration of all National Professional Engineers Register in the  
 name of providers of CEM / Structural



FLY-OVER ROOF PLAN



ROOF FRAMING PLAN

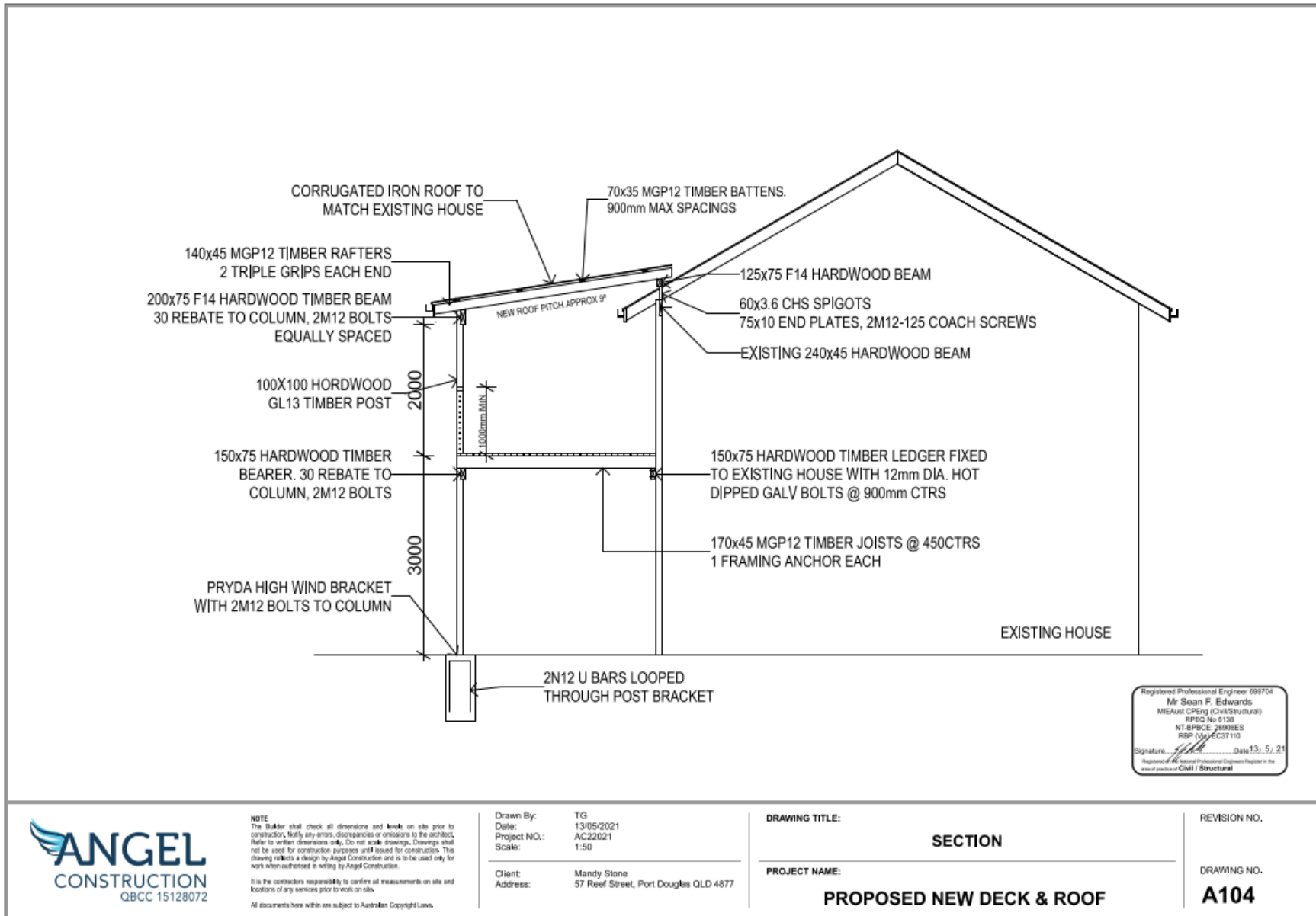


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Drawn By: TG  
 Date: 13/05/2021  
 Project NO.: AC22021  
 Scale: 1:100  
 Client: Mandy Stone  
 Address: 57 Reef Street, Port Douglas QLD 4877

DRAWING TITLE:  
**ROOF PLANS**  
 PROJECT NAME:  
**PROPOSED NEW DECK & ROOF**

REVISION NO.  
 DRAWING NO.  
**A103**



Registered Professional Engineer 699704  
 Mr Sean F. Edwards  
 MIEAust CPENG (Civil/Structural)  
 RPEQ No 6130  
 NT-BRIDGE 2009IES  
 RSP 09/04/2011  
 Signature: \_\_\_\_\_ Date: 13/ 5/ 21  
Registration of National Professional Engineers Register in the  
 area of practice of Civil / Structural

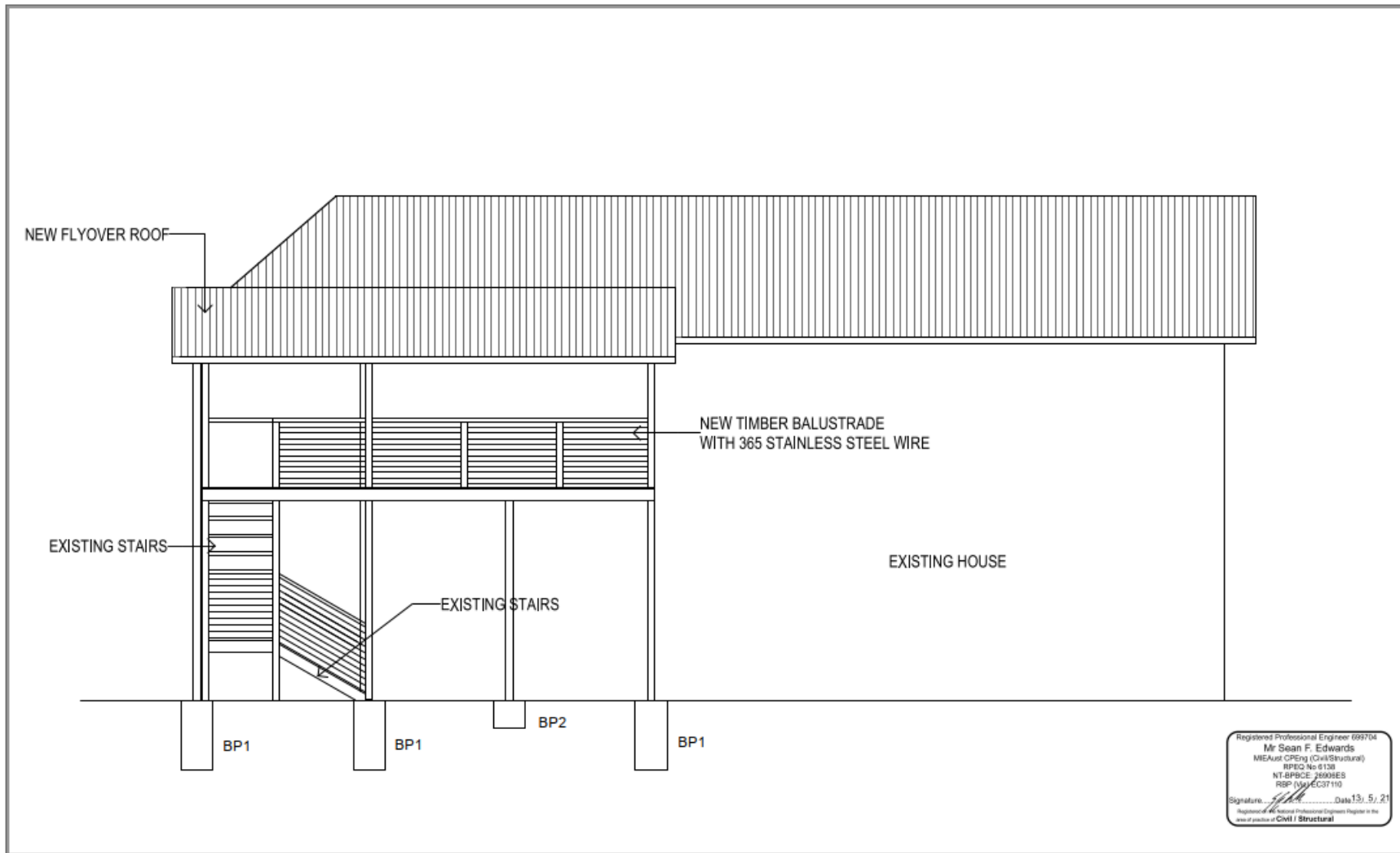


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Drawn By: TG  
 Date: 13/05/2021  
 Project NO.: AC22021  
 Scale: 1:50  
 Client: Mandy Stone  
 Address: 57 Reef Street, Port Douglas QLD 4877

DRAWING TITLE:  
**SECTION**  
 PROJECT NAME:  
**PROPOSED NEW DECK & ROOF**

REVISION NO.  
 DRAWING NO.  
**A104**



Registered Professional Engineer 699704  
**Mr Sean F. Edwards**  
 MEAust CPENG (Civil/Structural)  
 RPREG No. 6138  
 NT-BPCE: 26908ES  
 RBP (V) EC37110  
 Signature: \_\_\_\_\_ Date: 13/05/21  
Registration of the National Professional Engineers Register in the  
 area of practice of Civil / Structural



**NOTE**  
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Drawn By: TG  
 Date: 13/05/2021  
 Project NO.: AC22021  
 Scale: 1:50  
 Client: Mandy Stone  
 Address: 57 Reef Street, Port Douglas QLD 4877

**DRAWING TITLE:**  
**ELEVATION**  
**PROJECT NAME:**  
**PROPOSED NEW DECK & ROOF**

**REVISION NO.**  
**DRAWING NO.**  
**A105**



57 REEF STREET, PORT DOUGLAS QLD 4877