

7 February 2019

Enquiries: Neil Beck  
Our Ref: 52/ 3000/2019 (890475)

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

R G Reid & S Nocher  
PO Box 862  
MOSSMAN QLD 4873

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

Dear Sir

## EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 31/01/2019.

### ***Summary of Exempt Development***

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Construction of a patio as detailed in Attachment 1.

#### ***1. Location details***

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Street address: 5 Jacaranda Close COOYA BEACH

Real property description: LOT: 12 RP: 740921

I wish to advise that an exemption certificate has been granted on 7 February 2019 for the construction of a patio as detailed in Attachment 1.

#### ***2. Referral agencies***

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Not Applicable

#### ***3. 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 patio attaches to an existing residences with the same floor levels being proposed and therefore the construction of the patio as proposed is minor and inconsequential.

#### ***4. When exemption certificate ceases to have effect***

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This exemption certificate does not lapse.

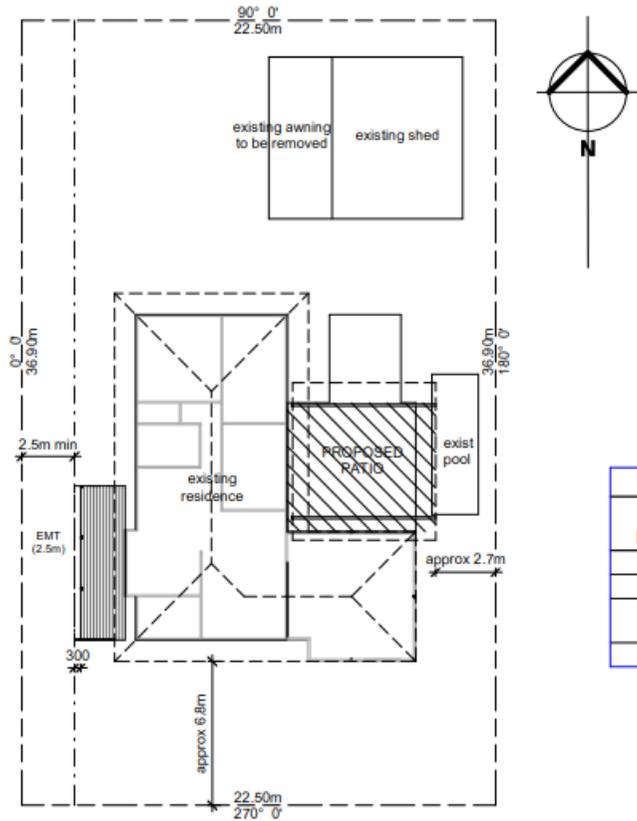
Please quote Council's application number: EXEM3000/2019 in all subsequent correspondence relating to this request. Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

**PAUL HOYE**  
**Manager Environment & Planning**

Cc GMA Certification Group Pty Ltd

# Attachment 1



| Sheet List   |  |
|--------------|--|
| Sheet Number | Sheet Name   |
| 1 of 3       | Site Plan, Sheet List, Notes                                 |
| 2 of 3       | Floor Plan, Elevations                                       |
| 3 of 3       | Foundation and Roof Framing Plans, Section 1, Details, Notes |
| 3 of 4       | Elevations   |

**GENERAL**  
 All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

**WASHERS**  
 Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;  
 M10 - 38 x 38 x 2.0  
 M12 - 50 x 50 x 3.0  
 M16 - 65 x 65 x 5.0  
 At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

**TERMITE PROTECTION**  
 This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

**FIXINGS**  
 All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head

JACARANDA CLOSE

1 Site Plan  
 1 : 200

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.  
 Lic: Under QBSA Act 1991 - No 1040371  
 11 Noll Close,  
 Mossman Q. 4873  
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PROJECT  
 Proposed new Patio,  
 5 Jacaranda Close  
 L12 RP740921,  
 COOYA

CLIENT  
 S. Nocher

SCALES  
 1 : 200

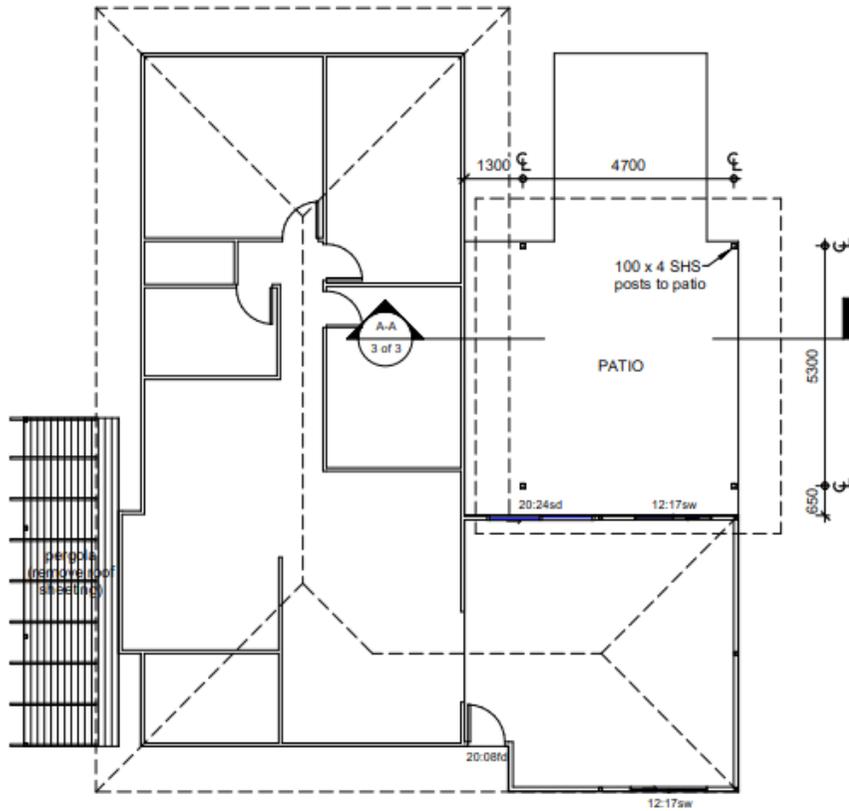
WIND CLASS  
 C2

PLAN NUMBER  
 508-18

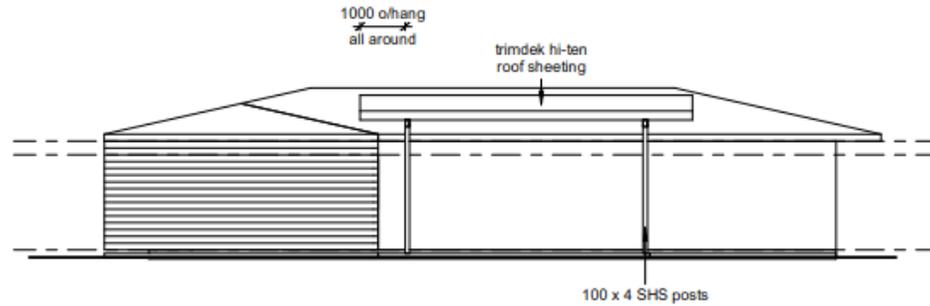
DATE OF ISSUE  
 08.10.18

SHEET  
 1 of 3

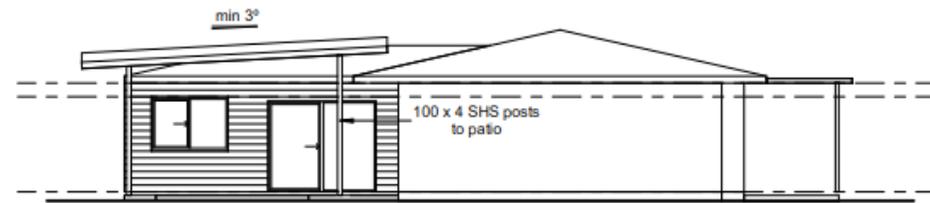
REV



1 Floor Plan  
1 : 100



2 Right Elevation  
1 : 100



3 Rear Elevation  
1 : 100

|  |  |                            |   |                         |                                  |                        |
|--|--|----------------------------|---|-------------------------|----------------------------------|------------------------|
| <b>GREG SKYRING</b><br><i>Design</i> and DRAFTING Pty. Ltd.<br><small>Lic Under QBSA Act 1991 - No 1040371</small><br><b>11 Noll Close,</b><br><b>Mossman Q. 4873</b><br><small>Phone/Fax: (07) 40982061<br/>         Mobile: 0419212652<br/>         Email: greg@skyringdesign.com.au</small> | <b>PROJECT</b><br>Proposed new Patio,<br>5 Jacaranda Close<br>L12 RP740921,<br>COOYA | <b>CLIENT</b><br>S. Nocher |   | <b>WIND CLASS</b><br>C2 | <b>PLAN NUMBER</b><br>508-18     | <b>SHEET</b><br>2 of 3 |
|  |  | <b>SCALES</b><br>1 : 100   | <b>PLAN TITLE</b><br>Floor Plan, Elevations |                         | <b>DATE OF ISSUE</b><br>08.10.18 | <b>REV</b>             |