

24 March 2026

Enquiries: Georgia Graham
Our Ref: EXEM 2026_5898/1 (Doc 1354798)
Your Ref:

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

B Liddell & M K Newman
112 St Crispins Avenue
PORT DOUGLAS QLD 4877

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 20 February 2026.

Summary of Exempt Development

Development being made exempt from assessment against the Flood and Storm Tide Hazard Overlay Code from the 2019 Douglas Shire Planning Scheme consists of Dwelling additions (Bedroom, Ensuite and Deck)

Location details

Street Address: 112 St Crispins Avenue Port Douglas

Real Property Description: Lot 66 on RP 746144

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 24 March 2026 for development as detailed in Attachment 1.

Referral agencies

Not Applicable

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.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

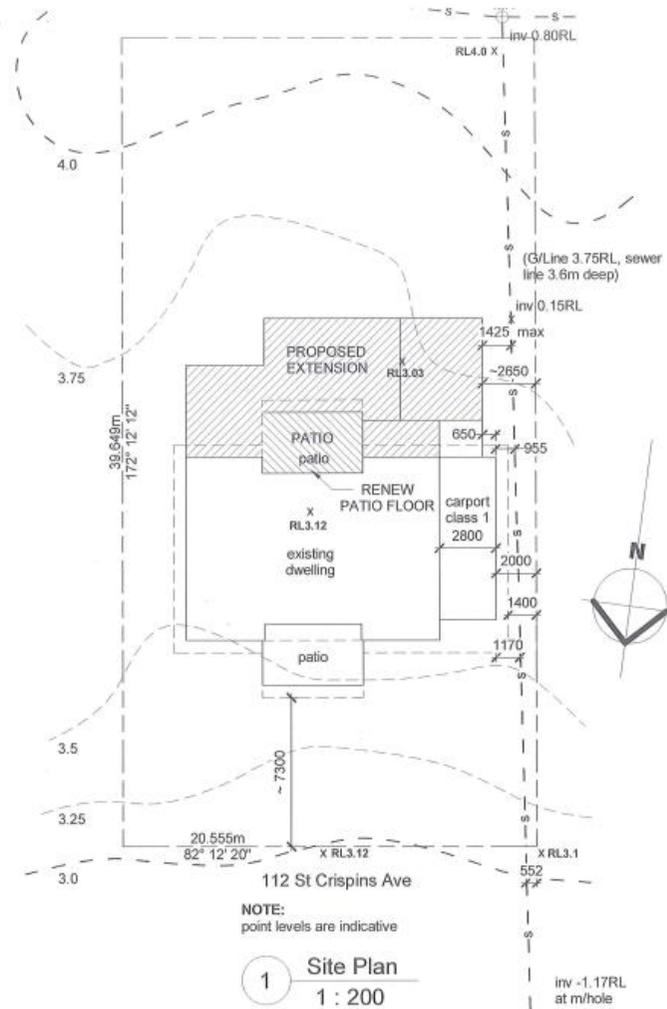
Please quote Council's application number: EXEM 2026_ 5898/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning



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. 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.

ROOF SHEETING & BATTEN FIXINGS

All roof sheeting and batten fixings are to be in accordance with the manufacturer's specification for the required wind speed. The fixing systems for metal roof assemblies supplied by the manufacturer, are to comply with the Low-High-Low Cyclic testing requirements of the 'Building Code of Australia' (Specification B1.2 Volume 1 for Class 2 to 9 buildings) or (Section 3.10.1 Volume 2 for Class 1 & 10 buildings). A 'Compliance Certificate' will be requested from the 'Manufacturer' & the 'Installer'.

DOCUMENTS

The following documents have been referenced to produce these plans and form part of these plans:

- AS 1684.3 - residential timber-framed construction
- AS 1720.1 - timber structures, design methods
- AS 2870 - residential slabs and footings, construction
- Australian Domestic Construction Manual
- Lysaght cyclonic area design manual
- Stramit Cyclonic areas technical supplement
- Timber Solutions design program
- CMAA - single leaf masonry design manual
- James Hardie technical manuals
- CSR technical manuals

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.

Sheet List	
Sheet Number	Sheet Name
1 of 8	Site Plan, Notes, Sheet List
2 of 8	Floor Plans
3 of 8	Elevations
4 of 8	Foundation Plan, Details
5 of 8	Roof Framing, Details
6 of 8	Sections
7 of 8	3D
8 of 8	Stud Wall Bracing Detail

STRUCTURAL DETAILS ADEQUATE AS CERTIFIED	
RODGERS CONSULTING ENGINEERS H P Rodgers RPEQ 7859	
JOB NO: 240171	DATE: 06/03/2025

GREG SKYRING
Design and DRAFTING Pty. Ltd.
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PROJECT
Proposed Extension to Residence,
Lot 66 RP746144,
112 St Crispins Ave.,
PORT DOUGLAS

CLIENT
B. & M. Liddell

WIND CLASS
C2

PLAN NUMBER
112-23

SHEET
1 of 8

SCALES
1 : 200

PLAN TITLE
Site Plan, Notes, Sheet List

DATE OF ISSUE
17.02.25

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Attachment 1