

8 March 2019

Enquiries: Daniel Lamond
Our Ref: EXEM3029/2019 (894136)

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W M Farraway & J R Farraway
PO Box 1263
MOSSMAN QLD 4873

Copy:
G R Skyring
11 Noli Cl
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Summary of Exempt Development

Development being made exempt from the Flood and Storm Tide Hazard Overlay Code of the 2018 Douglas Shire Planning Scheme consists of a renovation to the existing caravan park office, caretakers residence, dwelling units and ancillary facilities at 44 Marine Parade, Newell Beach.

1. Location details

Street address: 44 Marine Parade NEWELL

Real property description: LOT: 1 RP: 715803

Council wishes to advise that an exemption certificate has been granted on 8 March 2019 for development comprising:

Drawing Number	Reference	Date
Site Plan	Plan prepared by Greg Skyring Design and Drafting Pty Ltd, Plan number 111-18, Revision B, Sheet 2 of 6	23 January 2019
Ground Floor Plan	Plan prepared by Greg Skyring Design and Drafting Pty Ltd, Plan number 111-18, Revision B, Sheet 3 of 6	23 January 2019
First Floor Plan	Plan prepared by Greg Skyring Design and Drafting Pty Ltd, Plan number 111-18, Revision B, Sheet 4 of 6	23 January 2019

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.
- Council and the land owner have no record of the site flooding. The applicant proposes a slab height for the ground floor of between 225mm and 300mm above existing ground.

This exemption certificate has no lapse date.

Please quote Council's application number: EXEM3029/2019 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

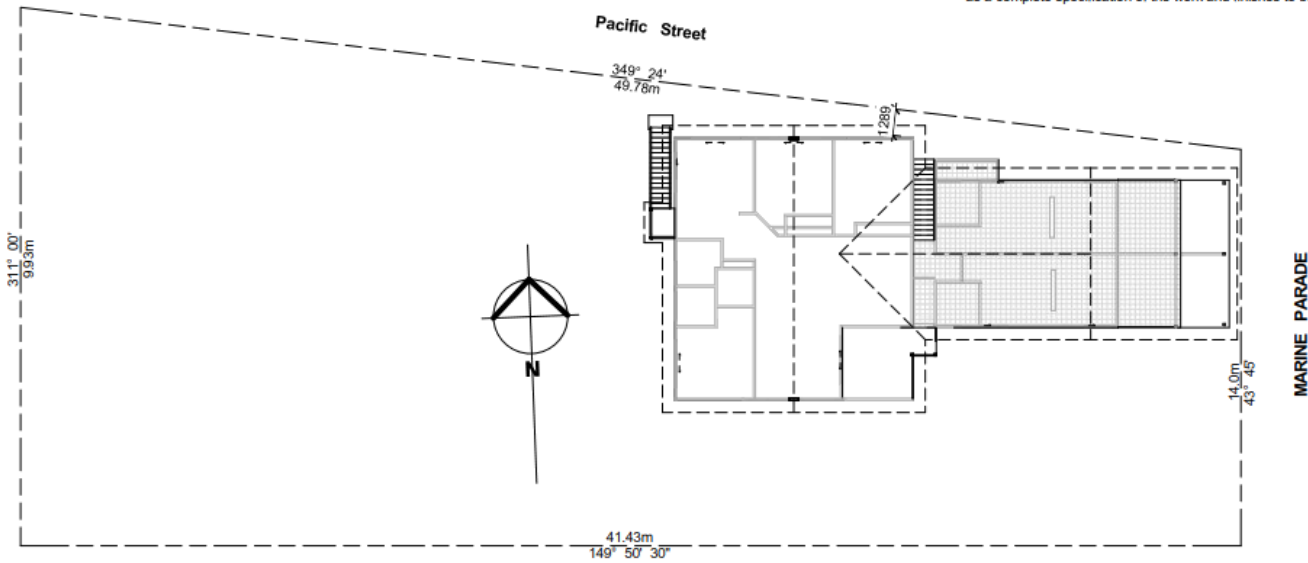
Paul Hoyer
Manager Environment and Planning

Cc G R Skyring

Exempted Plans

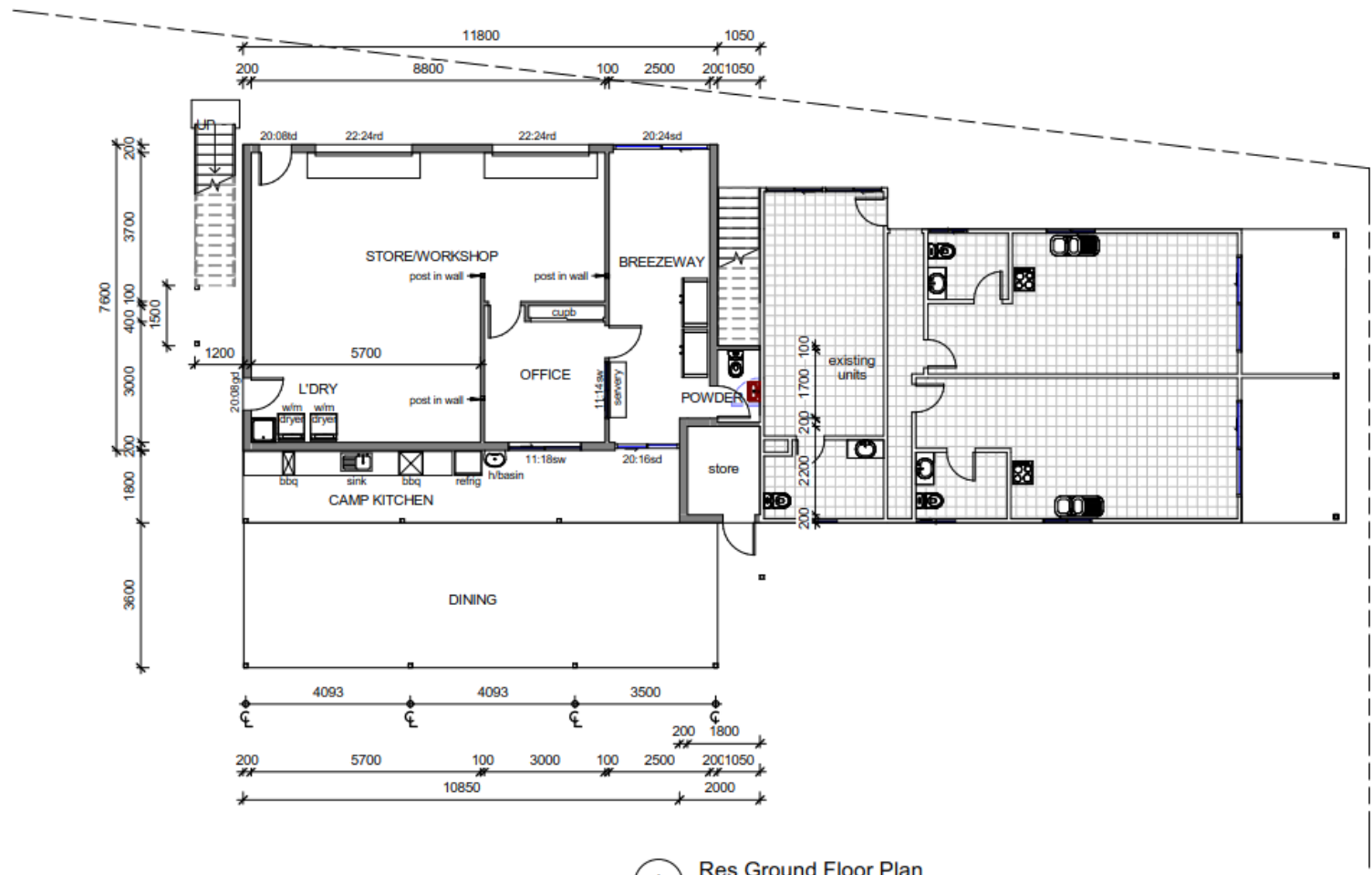
GENERAL

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.



1 Site Plan
1 : 200

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. <small>Lic Under QBSA Act 1991 - No 1040371</small> 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 04 19212652 Email: greg@skyringdesign.com.au	PROJECT Proposed Renovation of existing Dwelling, L1 RP715803, 44 Marine Parade (cnr Pacific St), NEWELL	CLIENT	W & J Farroway, Newell Beach Caravan Park and Holiday Units	WIND CLASS	C2	PLAN NUMBER	111-18	SHEET	2 of 6
		SCALES	1 : 200	PLAN TITLE	Site Plan, Sheet List, Notes	DATE OF ISSUE	23.01.19	REV	B



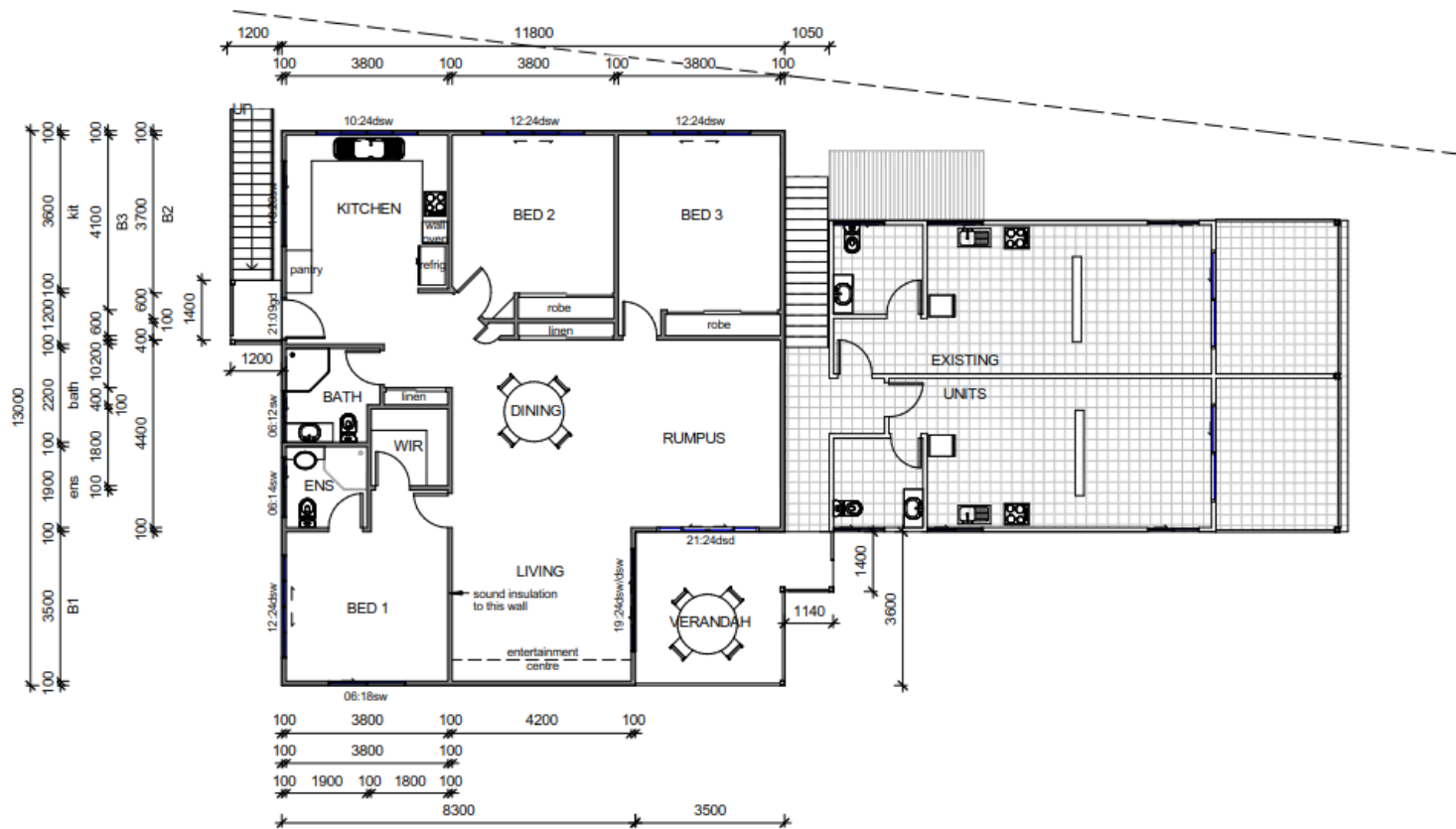
1 Res Ground Floor Plan
1 : 100

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PROJECT
Proposed Renovation of existing Dwelling,
L1 RP715803,
44 Marine Parade (cnr Pacific St),
NEWELL

CLIENT
W & J Farroway, Newell Beach Caravan
Park and Holiday Units
SCALES
1 : 100
PLAN TITLE
Ground Floor Plan

WIND CLASS C2	PLAN NUMBER 111-18	SHEET 3 of 6
DATE OF ISSUE 23.01.19	REV B	



1 Res First Floor Plan
1 : 100

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		SCALES	1 : 100	PLAN TITLE	First Floor Plan	DATE OF ISSUE	23.01.19	REV	B