

10 November 2020

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2020_3773/1 (Doc 979976)
Your Ref: ACA 00025856 NC 19-1614

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

Neater Construction Pty Ltd
C/O All Construction Approvals
PO Box 331
Edmonton Cairns QLD 4869

E patrick@acapprovals.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 15 October 2020.

Summary of Exempt Development

Construction of a new dwelling with a finished floor level of no less than 3.4m AHD in the Medium Storm Tide Hazard overlay mapped area outside the wave run-up area.

Location details

Street Address: 11/14-32 Barrier Street Port Douglas

Real Property Description: Lot 11 on SP155111

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 10 November 2020 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: SITEX 2020_ 3773/1 in all subsequent correspondence relating to this request.

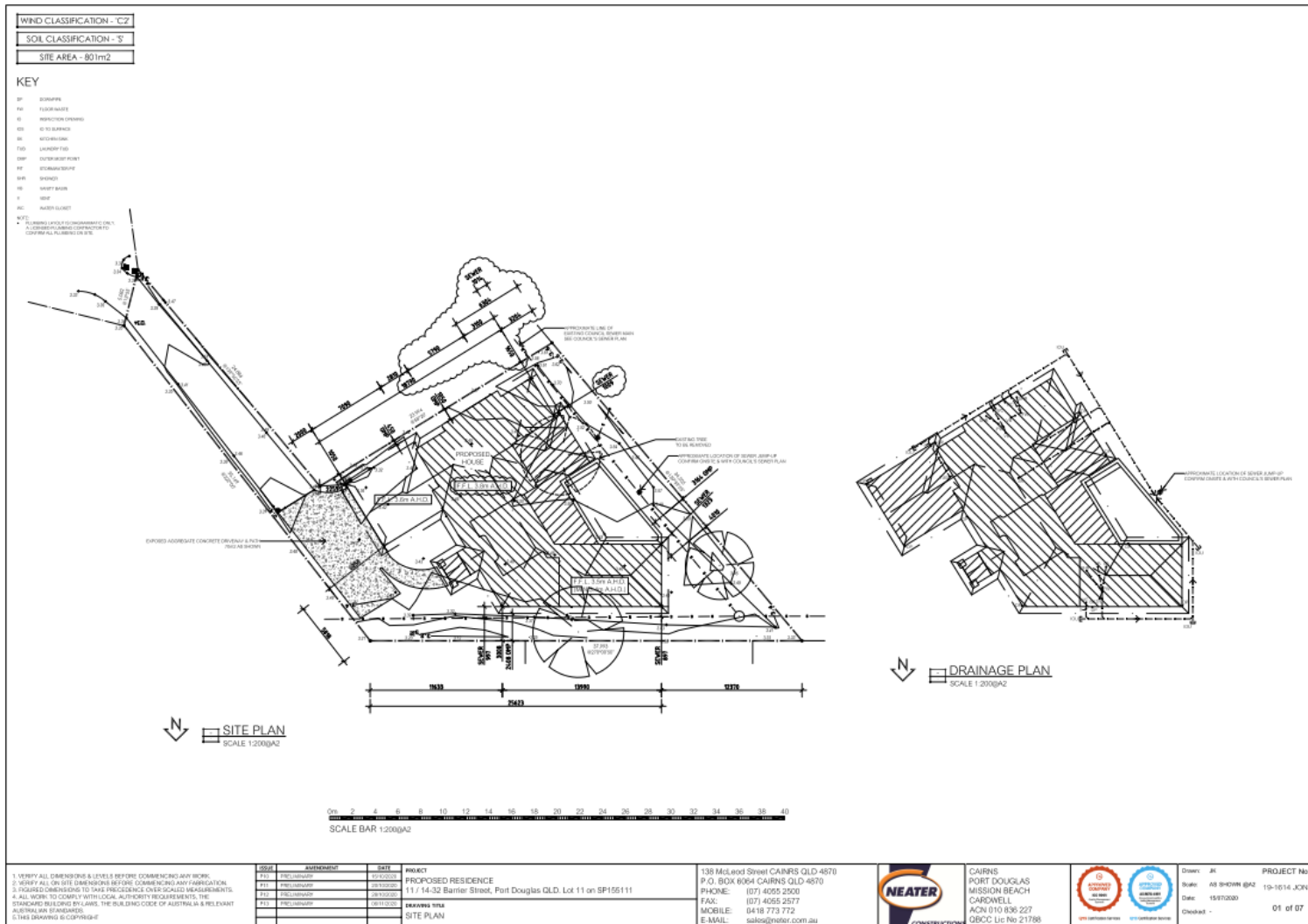
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

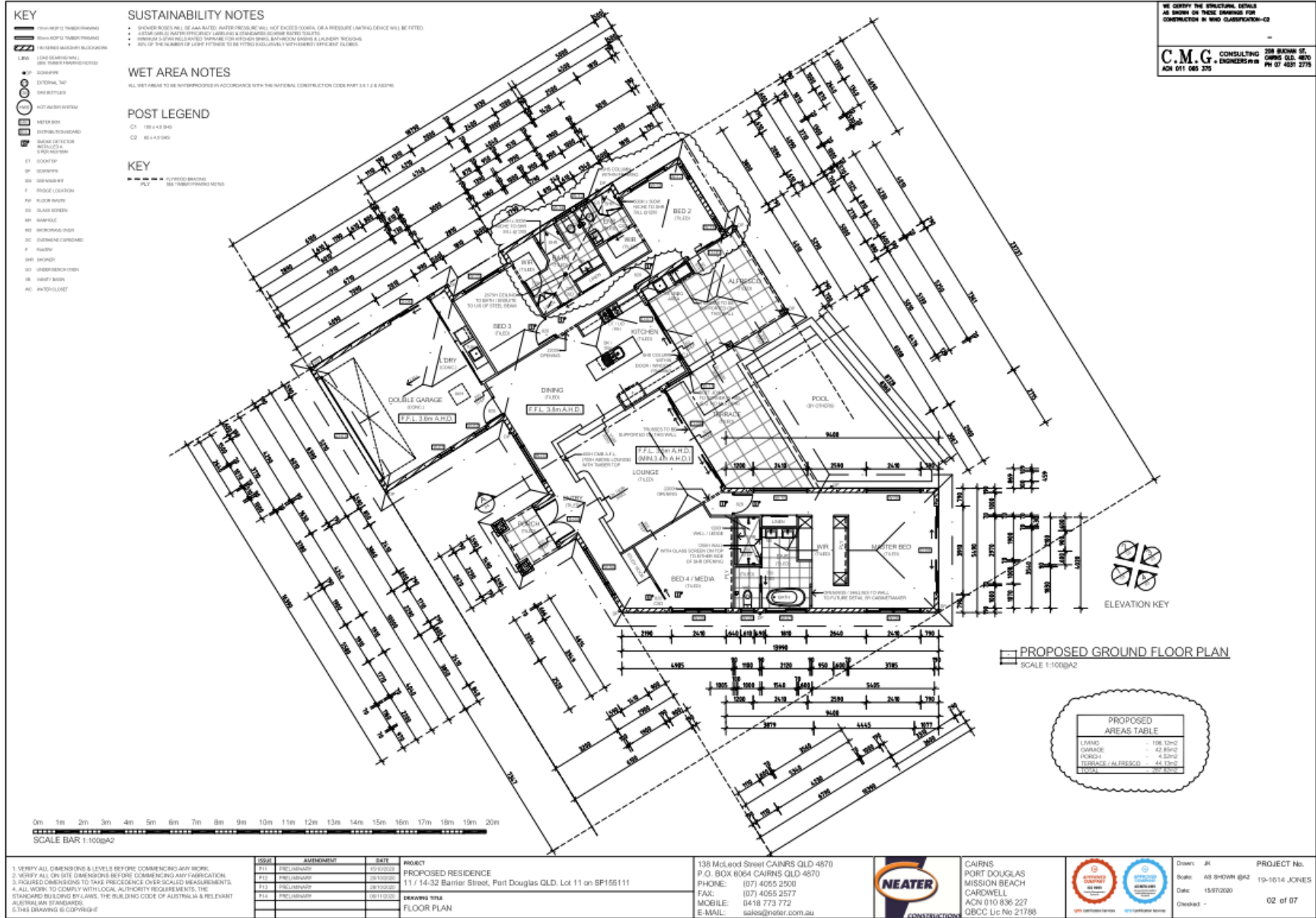


For
Paul Hoye
Manager Environment & Planning

CC Emailed to C Jones chris@jonespd.com



Attachment 1



1. VERIFY ALL DIMENSIONS & LEVELS BEFORE COMMENCING ANY WORK.
 2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION.
 3. REQUIRED CONSTRUCTION TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
 4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA & RELEVANT AUSTRALIAN STANDARDS.
 5. THIS DRAWING IS COPYRIGHT

DATE	BY/REVISION	DATE	PROJECT
P11	PRELIMINARY	15/05/2020	PROPOSED RESIDENCE
P12	PRELIMINARY	18/05/2020	11/14-32 Barrier Street, Port Douglas QLD. Lot 11 on SP155111
P13	PRELIMINARY	28/05/2020	
P14	PRELIMINARY	09/11/2020	

DRAWING TITLE: FLOOR PLAN

138 Midland Street CAIRNS QLD 4870
 P.O. BOX 6084 CAIRNS QLD 4870
 PHONE: (07) 4055 2500
 FAX: (07) 4055 2577
 MOBILE: 0418 773 772
 E-MAIL: sales@neater.com.au



CAIRNS
 PORT DOUGLAS
 MISSION BEACH
 CARDWELL
 ACN 010 836 227
 QBCC Lic No 21788



Drawn: JK
 Scale: AS SHOWN @A2
 Date: 15/07/2020
 Checked: -
 PROJECT No: 19-1014_JONES
 02 of 07

WE CARRY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION-C2

C.M.G. CONSULTING ENGINEERS
 109 BURNIE ST. CAIRNS QLD 4870
 ACN 011 085 375 PH 07 4021 2775

KEY

FRONT OF TYPED DRAWING
 REAR OF TYPED DRAWING
 EXCESSIVE MASSIVE BLOCKWORK

LEAK DRAINING WALL
 SEE TYPED DRAWINGS FOR DETAILS

SCAFFOLD
 EXTERNAL TAP
 GAS BOTTLES

HOT WATER SYSTEM
 WATER BOX
 DISTRICT TOWNSEWER
 BATH OFFICIN
 WHEELCHAIR
 STAIR ACCESSION

ET SCOOTER
 WF ZOOMER
 WS WASHBASIN
 W FROUSE LOCATION
 PF FLOOR FINISH
 DS SLAB DEPTH
 WJ WINDOW
 WD WINDWARD SIDE
 DC OVERWIND SIDE
 F FASBY
 SWS SKIRTS
 SWS WINDOW
 SWS WINDOW
 SWS WINDOW

SUSTAINABILITY NOTES

- DRIVERS SHOULD BE ASKED TO TEST WINDSPEED WILL NOT EXCEED 100km/h OR A PRESSURE LIFTING DEVICE WILL BE FITTED.
- SEAM WELDS AFTER EFFICIENT LABELING & STANDARDIZATION DATES TOULTS.
- WINDING SUPERHEATED WINDING FOR STANDARD WINDING BEHAVIOR BEFORE & A LADDER WINDING.
- SEAL OF THE NUMBER OF LIGHT FITTINGS TO BE FITTED ACCORDINGLY WITH ENERGY EFFICIENT LABELING.

WET AREA NOTES

ALL WET AREAS TO BE IMPROVED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE PART 3.1.2 & AS/NZS

POST LEGEND

C1 100 x 4.0 300
 C2 80 x 4.0 300

KEY

--- COVERED BRACKS
 - - - - - SEE TYPED DRAWINGS FOR DETAILS

PROPOSED GROUND FLOOR PLAN
 SCALE 1:100 @A2

PROPOSED AREAS TABLE

LIVING	158.00m ²
GARAGE	42.80m ²
PORCH	4.53m ²
LOBBY / ALFRESCO	40.80m ²
POOL	

ELEVATION KEY

SCALE BAR 1:100 @A2

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C.M.G. CONSULTING
 CIVIL ENGINEERING
 228 BOWEN ST. CAIRNS QLD. 4870
 ACN 011 085 375 PH 07 4251 2775



ELEVATION 1
SCALE 1:100@A2



ELEVATION 2
SCALE 1:100@A2



ELEVATION 3
SCALE 1:100@A2



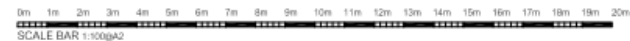
ELEVATION 4
SCALE 1:100@A2

DOOR SCHEDULE			
NO.	SIZE		TYPE
	HEIGHT	WIDTH	
D-01	2300	5300	PANEL LIFT DOOR
D-02	REMOVED		
D-03	2540	2180	DOUBLE SWING ENTRY DOORS IN TIMBER FRAME FIN 2300H x 1750W BLOCKWORK
D-04	2590	2000	NO SLIDING GLASS DOOR
D-05	REMOVED		
D-06	2190	1850	NO SLIDING GLASS DOOR
D-07	2190	2700	NO SLIDING GLASS DOOR
D-08	2490	9000	GLASS XRD SLIDING GLASS DOOR
D-09	2490	3900	GLASS XRD SLIDING GLASS DOOR

NOTES (UNLESS NOTED OTHERWISE):
 • POWDERCOATED ALUMINUM FRAMES
 • CLEAR GLASS
 • INTERNAL SWING DOOR & CAVITY SLIDING DOORS TO BE 200H-HIGH x WIDTH SHOWN ON PLAN
 • GARAGE / ROLLER DOORS TO BE COMPLIANT WITH AS 4555

WINDOW SCHEDULE			
NO.	SIZE		TYPE
	HEIGHT	WIDTH	
W-01	1800	900	FIXED GLASS WINDOW
W-02	1800	900	FIXED GLASS WINDOW
W-03	2190	2400	GLASS LOUVER / FIXED GLASS WINDOW
W-04	2190	2400	FIXED GLASS WINDOW / GLASS LOUVER
W-05	1200	2400	DIPOD SLIDING GLASS WINDOW
W-06	700	900	GLASS LOUVER - OBSCURE
W-07	1700	1800	DR SLIDING GLASS WINDOW - OBSCURE
W-08	1600	2400	DIPOD SLIDING GLASS WINDOW
W-09	2190	2400	FIXED GLASS WINDOW
W-10	2190	2400	FIXED GLASS WINDOW
W-11	1200	1200 + 900	FIXED GLASS CORNER WINDOW (SUIT JOINT GLASS AND MULLION TO CORNER)
W-12	1200	1800	DR SLIDING GLASS WINDOW LAMINATED GLASS AS PER MANUFACTURERS SPECS
W-13	700	900	GLASS LOUVER - OBSCURE
W-14	700	900	GLASS LOUVER - OBSCURE
W-15	1200	1800	DR SLIDING GLASS WINDOW LAMINATED GLASS AS PER MANUFACTURERS SPECS
W-16	REMOVED		
W-17	1000	900	GLASS LOUVER WINDOW
W-18	1200	900	GLASS LOUVER WINDOW

NOTES (UNLESS NOTED OTHERWISE):
 • POWDERCOATED ALUMINUM FRAMES
 • CLEAR GLASS



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15/07/2020	PRELIMINARY	1:100@A2	
15/07/2020	PRELIMINARY	1:100@A2	

DRAWING TITLE
ELEVATIONS 1, 2, 3 & 4, WINDOW / DOOR SCHEDULES

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