

8 December 2020

**Enquiries:** Jenny Elphinstone  
**Our Ref:** SITEX 2020\_3868/1 (Doc 986474)  
**Your Ref:** 20205057

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

Barry Taylor  
PO Box 726  
MOSSMAN QLD 4873

Dear Sir

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 1 December 2020.

#### Summary of Exempt Development

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For a garage to be constructed in an area mapped as flood overlay.

#### Location details

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Street Address: 11 Kalu Close Bonnie Doon  
Real Property Description: Lot 51 on SP210324  
Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 9 December 2020 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: SITEX 2020\_ 3868/1 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.

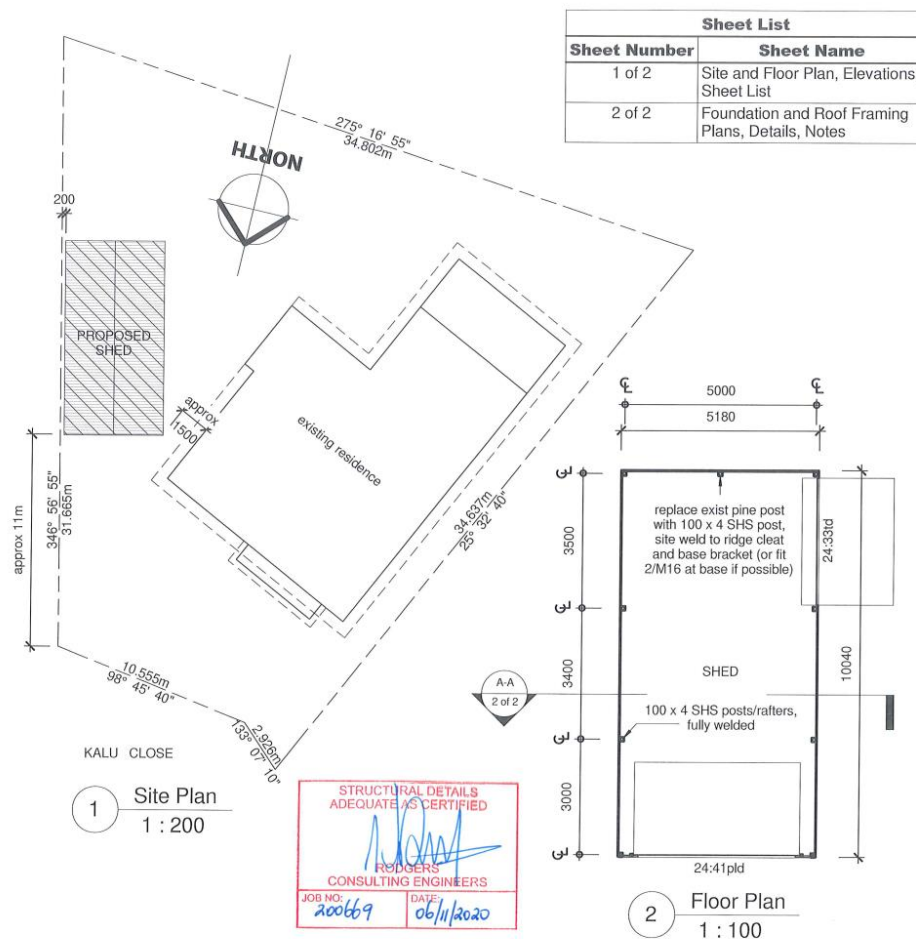
Yours faithfully



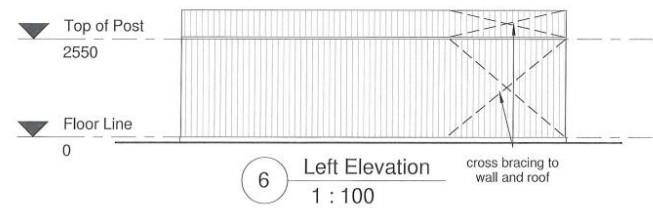
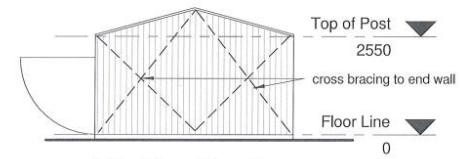
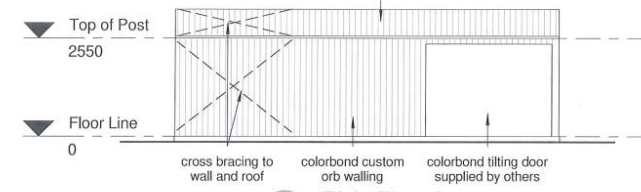
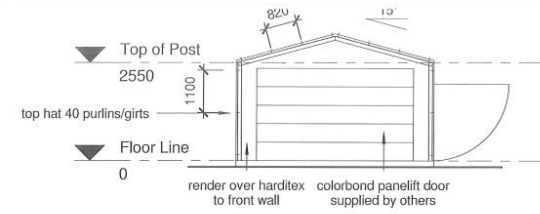
**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc Emailed to GMA Certification Group Pty Ltd – [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

cc Emailed: B J Taylor & D M Taylor - [aa.trans52@gmail.com](mailto:aa.trans52@gmail.com)



Sheet List	
Sheet Number	Sheet Name
1 of 2	Site and Floor Plan, Elevations, Sheet List
2 of 2	Foundation and Roof Framing Plans, Details, Notes

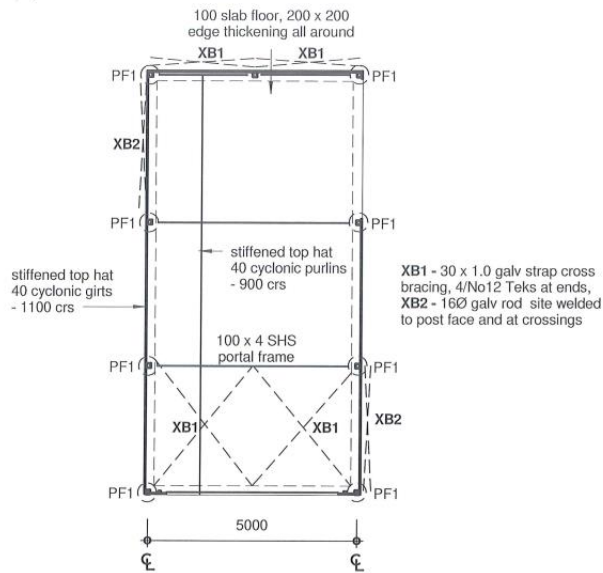


**GREG SKYRING Design** and DRAFTING Pty. Ltd.  
Lic Under QBSA Act 1991 - No 1040371  
11 Noli Close, Mossman Q. 4873  
Phone/Fax: (07) 40982061  
Mobile: 0419212652  
Email: skyringdesign@cyberworld.net.au

PROJECT  
Proposed Shed,  
11 Kalu Close,  
L52 SP210324,  
BONNIE DOON

CLIENT	B. & D. Taylor	WIND CLASS	C2	PLAN NUMBER	710-20	SHEET	1 of 2
SCALES	As indicated	PLAN TITLE	Site and Floor Plan, Elevations, Sheet List		DATE OF ISSUE	REV	
					06.11.20		

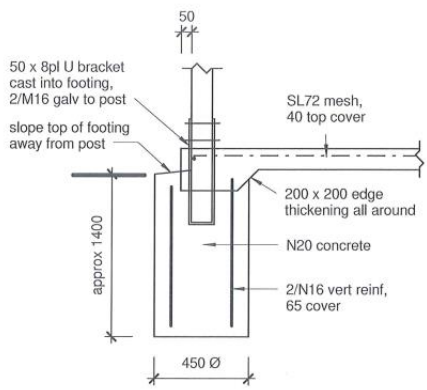
Attachment 1



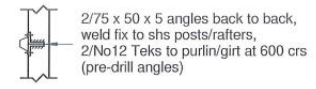
1 Foundation and Roof Framing Plan  
1 : 100

**FOOTING AND SLAB NOTES**

- Remove grass and topsoil (min 100 mm), from new slab locations.
- Clear site of all tree stumps and roots. Fill grub holes with approved fill of a low plastic cohesive soils, compacted in 150mm max deep layers to min 95% standard density, and for non-cohesive soils compacted in 200 min deep layers to 70% density index.
- Any localised loose or soft soil encountered in footing trenches shall be excavated to a depth where soil becomes firm.
- Compact sub-base to min 95% standard density.
- Compact approved non-plastic fill in max 200 mm deep layers and test to AS 3798.
- Provide adequate site drainage to ensure natural runoff is directed away from the building.
- Concrete to slab and footings to be N20, 80 mm slump, and 20 mm max aggregate.
- SL72 mesh reinforcing to slab, 30 top cover to internal areas, 40 top cover to external areas, lap all mesh by two cross wires.
- N12 trimmer all around to slab perimeters, 50 min edge cover, 500 laps.
- 200 um visqueen below slab, lap minimum 200 and tape.
- Minimum 100 mm deep sand bedding below slab, compacted to 70% density index.
- Vibrate all concrete, cure slabs for 14 days minimum.
- Use expansive glues below all floor tiles, min 3 months after slab pour.
- Footings have been designed to conform to a minimum Class 'M' site. Refer to plan Author or Engineer should site conditions vary.
- Materials and construction requirements to AS 3600.



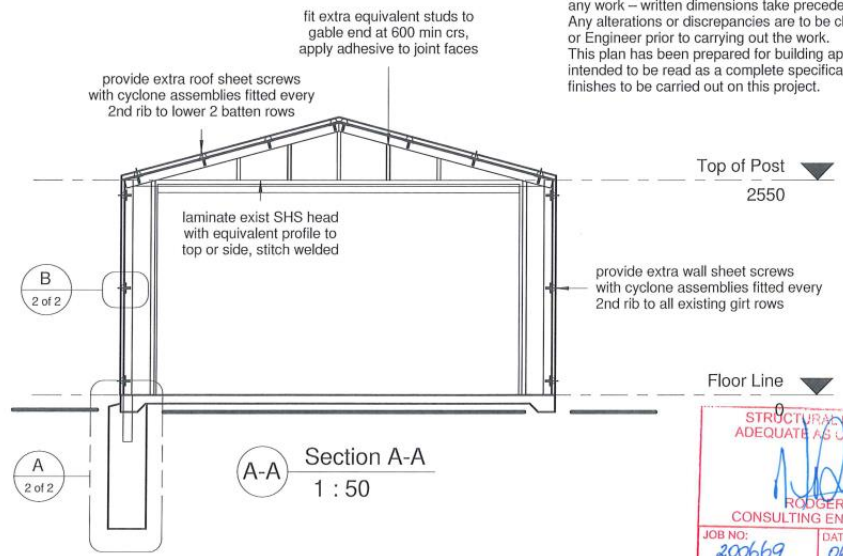
A PF1 Footing, Cast in U Bracket  
1 : 20



B Purlin/Girt Upgrade  
1 : 20

**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.



A-A Section A-A  
1 : 50



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Proposed Shed,  
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CLIENT	B. & D. Taylor	WIND CLASS	C2	PLAN NUMBER	710-20	SHEET	2 of 2
SCALES	As indicated	PLAN TITLE	Foundation and Roof Framing Plans, Details, Notes		DATE OF ISSUE	06.11.20	REV