

21 June 2022

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2022_4793/1 (Doc 1093151)
Your Ref: 27561

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

Neater Constructions (Q) Pty Ltd
C/- All Construction Approvals
PO Box 331
EDMONTON QLD 4869

Email: info@acapprovals.com.au

Dear Sir/Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 3 May 2022.

Summary of Exempt Development

New dwelling house on land affected by the Flood and Storm Tide Inundation Overlay.

Location details

Street Address: 1/2-12 Reef Street Port Douglas
Real Property Description: Lot 1 on SP160319, excluding the area of the Easement F.
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 21 June 2022 for development as detailed in Attachment 1.

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 2022_ 4793/1 in all subsequent correspondence relating to this request.

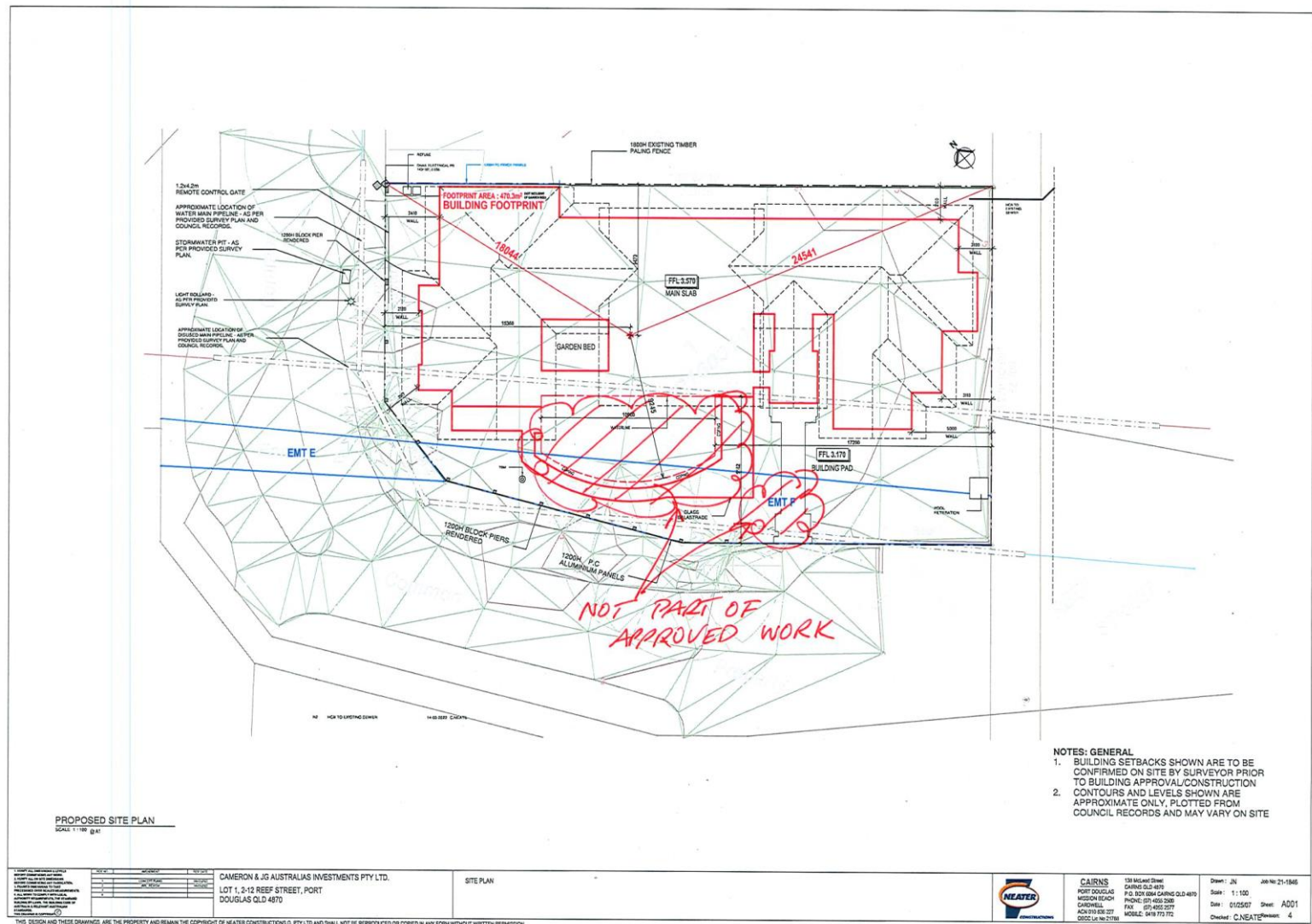
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

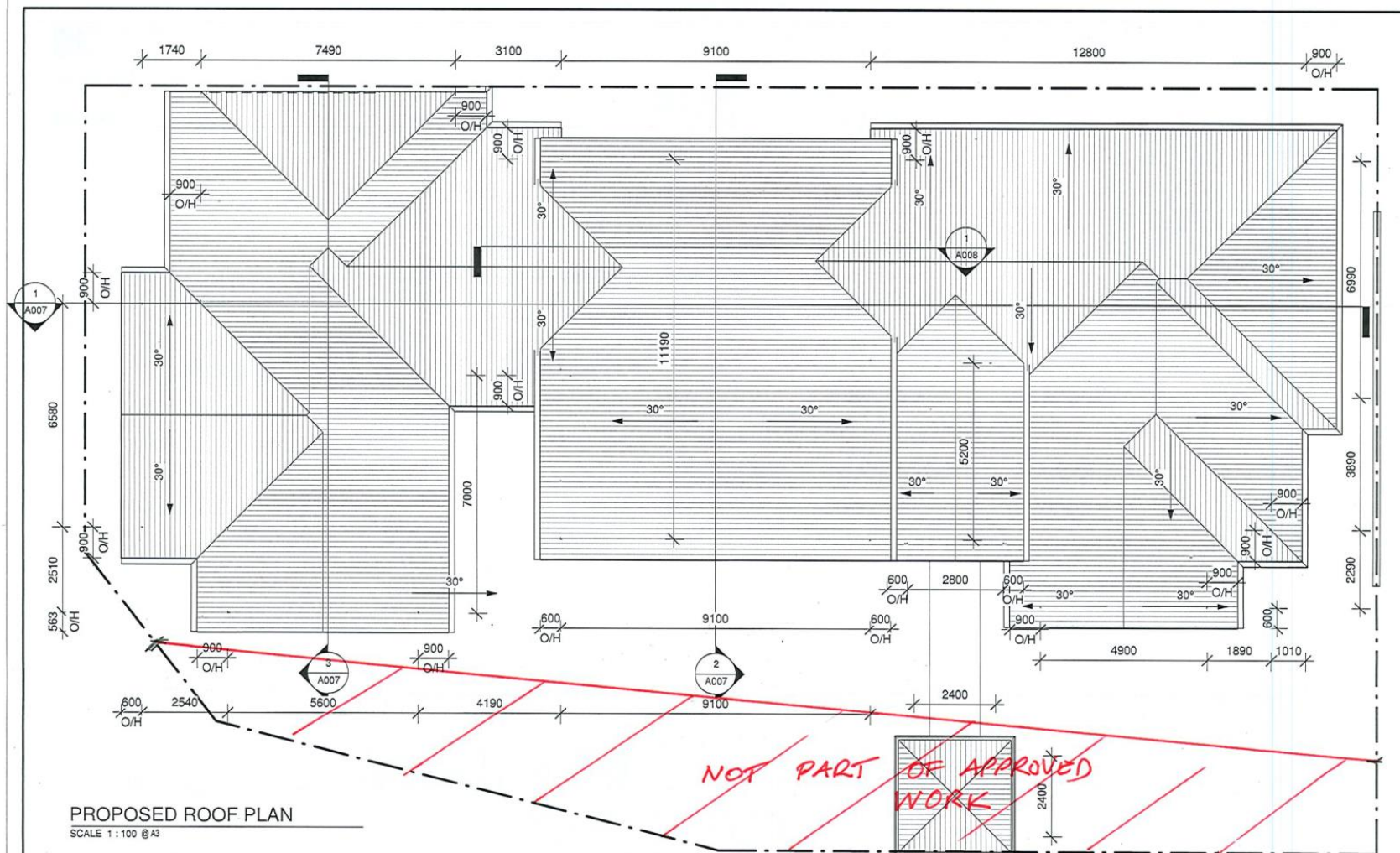
A handwritten signature in black ink, appearing to be 'P. Hoyer', with a stylized flourish at the end.

For
Paul Hoyer
Manager Environment & Planning

cc Mailed to M D Cameron & JG Australis Investments Pty Ltd, 3305/184 Forbes St,
Darlinghurst NSW 2010



Attachment 1



CAIRNS
PORT DOUGLAS
MISSION BEACH
CARDWELL

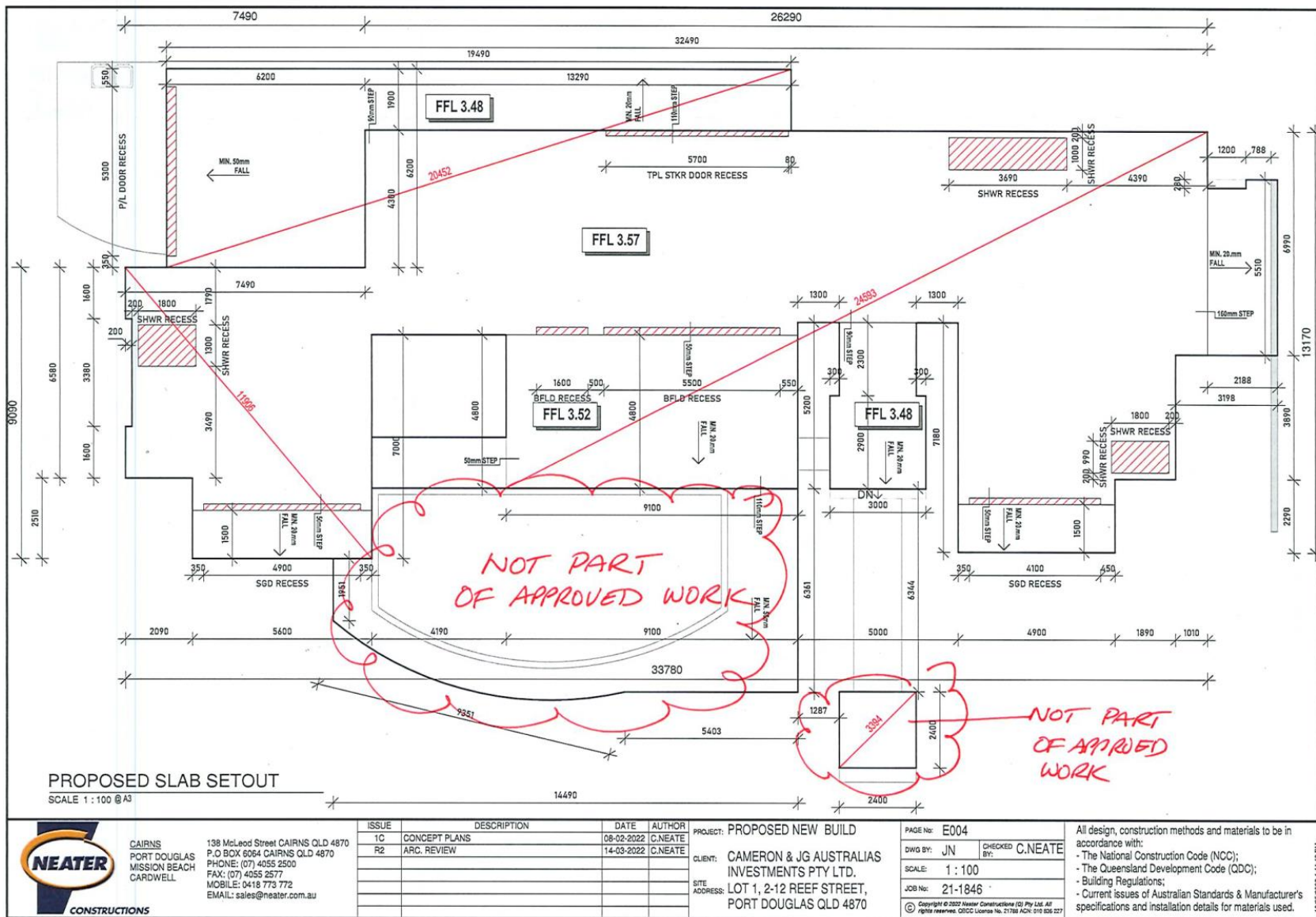
138 McLeod Street CAIRNS QLD 4870
P.O BOX 6064 CAIRNS QLD 4870
PHONE: (07) 4055 2500
FAX: (07) 4055 2577
MOBILE: 0418 773 772
EMAIL: sales@neater.com.au

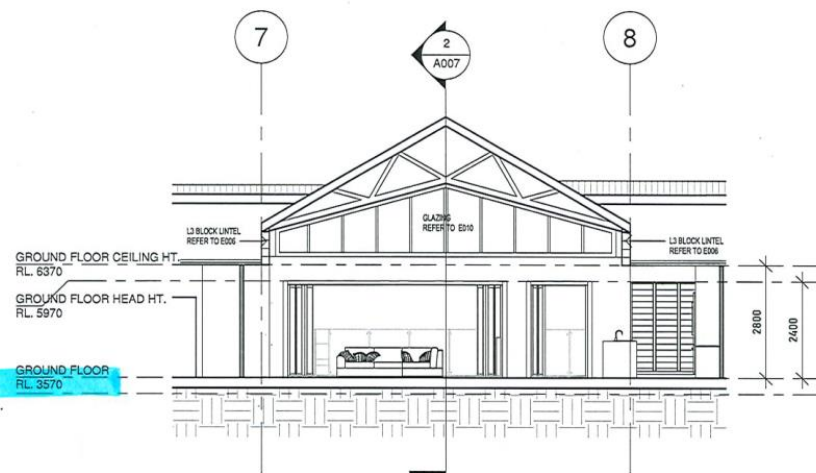
ISSUE	DESCRIPTION	DATE	AUTHOR
1C	CONCEPT PLANS	08-02-2022	C.NEATE
R2	ARC. REVIEW	14-03-2022	C.NEATE

PROJECT: PROPOSED NEW BUILD
CLIENT: CAMERON & JG AUSTRALIAS INVESTMENTS PTY LTD.
SITE ADDRESS: LOT 1, 2-12 REEF STREET, PORT DOUGLAS QLD 4870

PAGE No: A004
DWG BY: JN CHECKED BY: C.NEATE
SCALE: 1 : 100
JOB No: 21-1846
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All design, construction methods and materials to be in accordance with:
- The National Construction Code (NCC);
- The Queensland Development Code (QDC);
- Building Regulations;
- Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.





Section 4
SCALE 1 : 100



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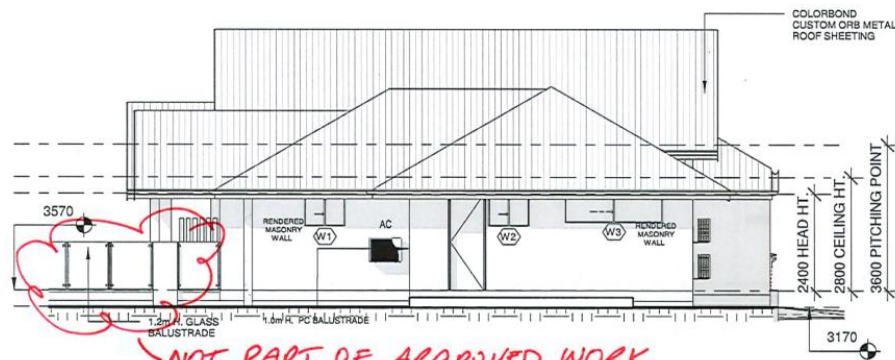
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14.05.2022 4.43.01A



REAR ELEVATION
SCALE 1:100 @ A3



RIGHT-SIDE ELEVATION
SCALE 1:100

- COMPLIANCE NOTES:**
1. Stairs are to comply with NCC V2 Part 3.9.1
 2. Handrails/Balustrades to comply with NCC V2 Part 3.9.2
 3. WC Doors to comply with NCC V2 QLD 3.8.3
 4. All wet areas to comply with NCC V2 Part 3.8.1
 5. Lighting to comply with NCC V2 Part 3.8.4
 6. Ventilation to comply with NCC V2 Part 3.8.5
 7. Termite protection to comply with NCC V2 Part 3.1.3
 8. Masonry Construction to comply with NCC V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 NCC Housing Provision and AS 1288/1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet zwing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of NCC Housing Provision



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PAGE No: A006

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SCALE: 1:100

JOB No: 21-1846

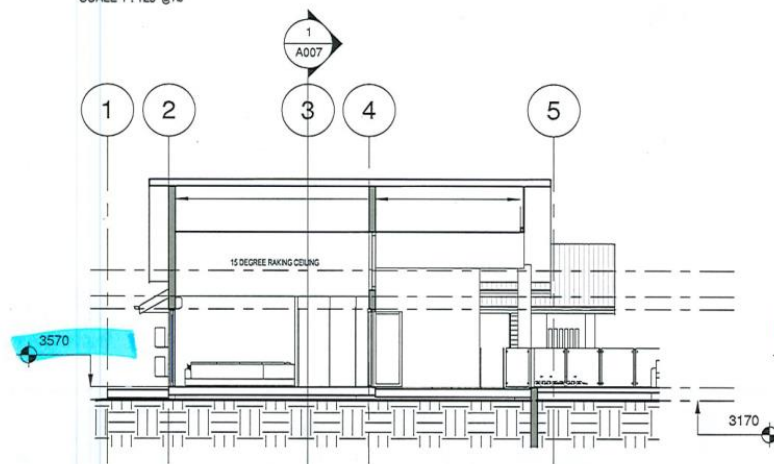
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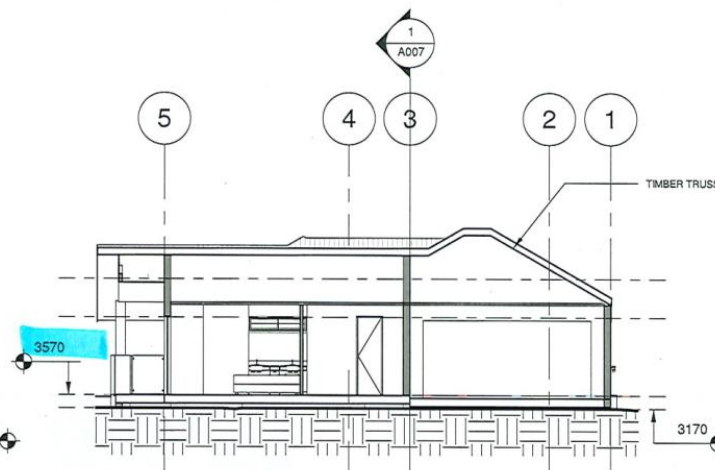
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Section 1
SCALE 1 : 125 @ A3



Section 3
SCALE 1 : 125



Section 2
SCALE 1 : 125



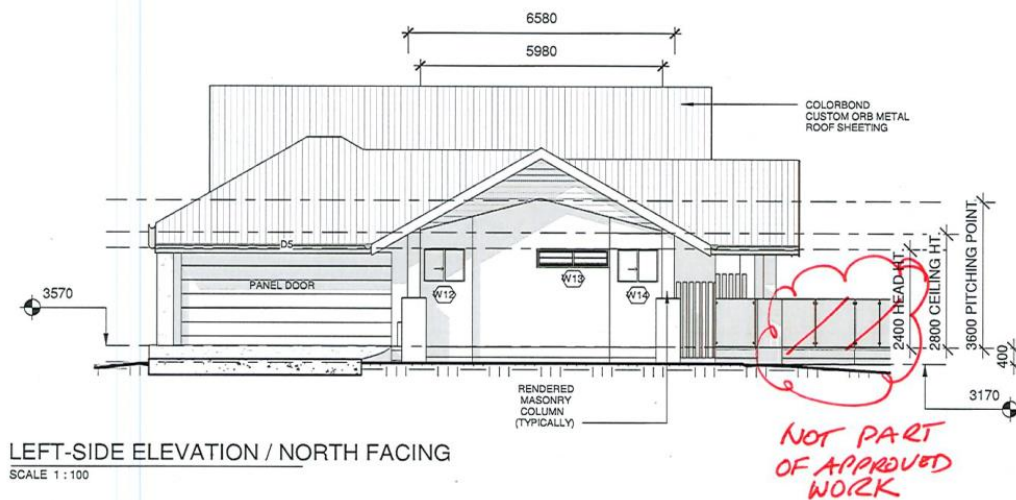
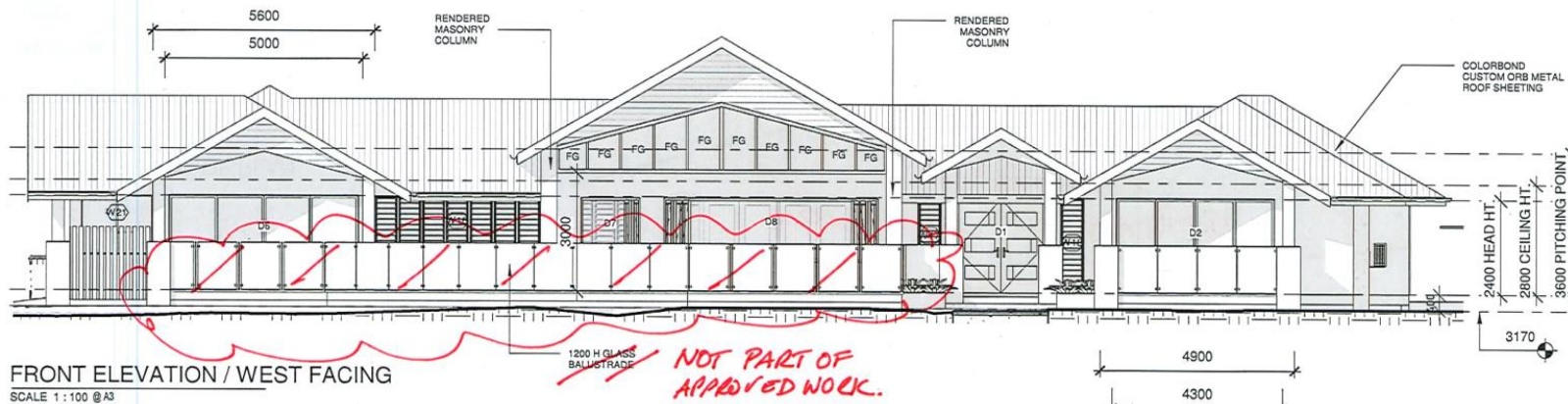
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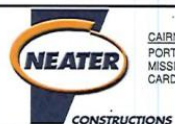
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