

9 August 2022

Enquiries: Neil Beck
Our Ref: SITEX 2022_4961/1 (1101936)
Your Ref: 20222705

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

A M Ernst & R L Ernst
PO Box 144
PORT DOUGLAS QLD 4877

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 27/07/2022.

Summary of Exempt Development

Construction of an outbuilding as shown in Attachment 1.

Location details

Street Address: 2 Thooleer Close COOYA BEACH

Real Property Description: LOT: 2 RP: 850456

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 9 August 2022 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 has effect for two years from the day after the day it is given.

Other

Please quote Council's application number: EXEM 2022_ 4961/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

External Bracing walls

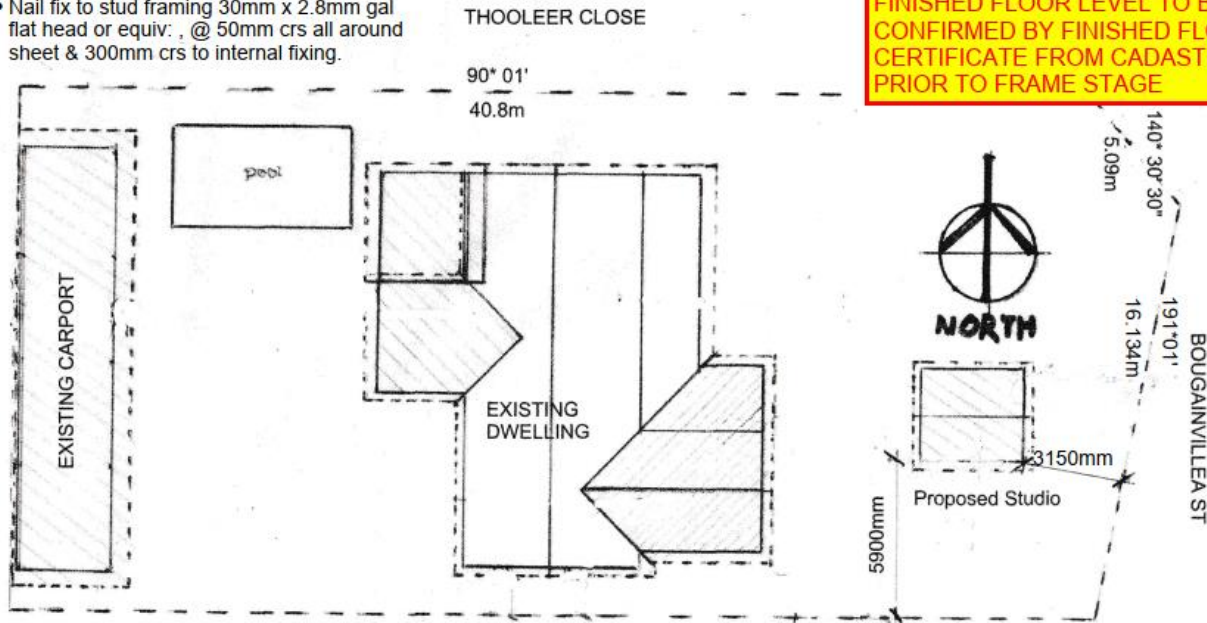
Wall Fixing

- Fix top plates to floor frame with 1/M12 at bracing section ends & 1200mm max crs.
- 12mm structural plywood all around to achieve 6.4kn nominal
- Nail fix to stud framing 30mm x 2.8mm gal flat head or equiv. @ 50mm crs all around sheet & 300mm crs to internal fixing.

General Notes

- Wind class C2
- All construction is to comply with AS1684
- Termite Protection is to comply with AS 3660
- Wall bracing is to comply with AS1684 to achieve 5.98kn

**FINISHED FLOOR LEVEL TO BE 3.58m AHD
 CONFIRMED BY FINISHED FLOOR
 CERTIFICATE FROM CADASTRAL SURVEYOR
 PRIOR TO FRAME STAGE**



Site Plan 1:200

ASHWORTH M. ERNST	PROPOSED STUDIO ADDITION 2 THOOLEER CLOSE L2 RP850456 COXA B&KH	JAZZ MORZISS STUDIO	Wind class C2	1
		1:200 SITE PLAN		18.03.22

Attachment 1

