

3 May 2023

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2023_5350/1 (Doc)
Your Ref:

Administration Office
64 - 66 Front St Mossman
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Giuseppe & Bridgette Montagnese
PO Box 888
PORT DOUGLAS QLD 4877

Email: pep@montysplumbing.net.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 26 April 2023.

Summary of Exempt Development

Proposed shed to existing dwelling.

Location details

Street Address: 9 Baler Street Port Douglas

Real Property Description: Lot 5 PLN22514

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 3 May 2023 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

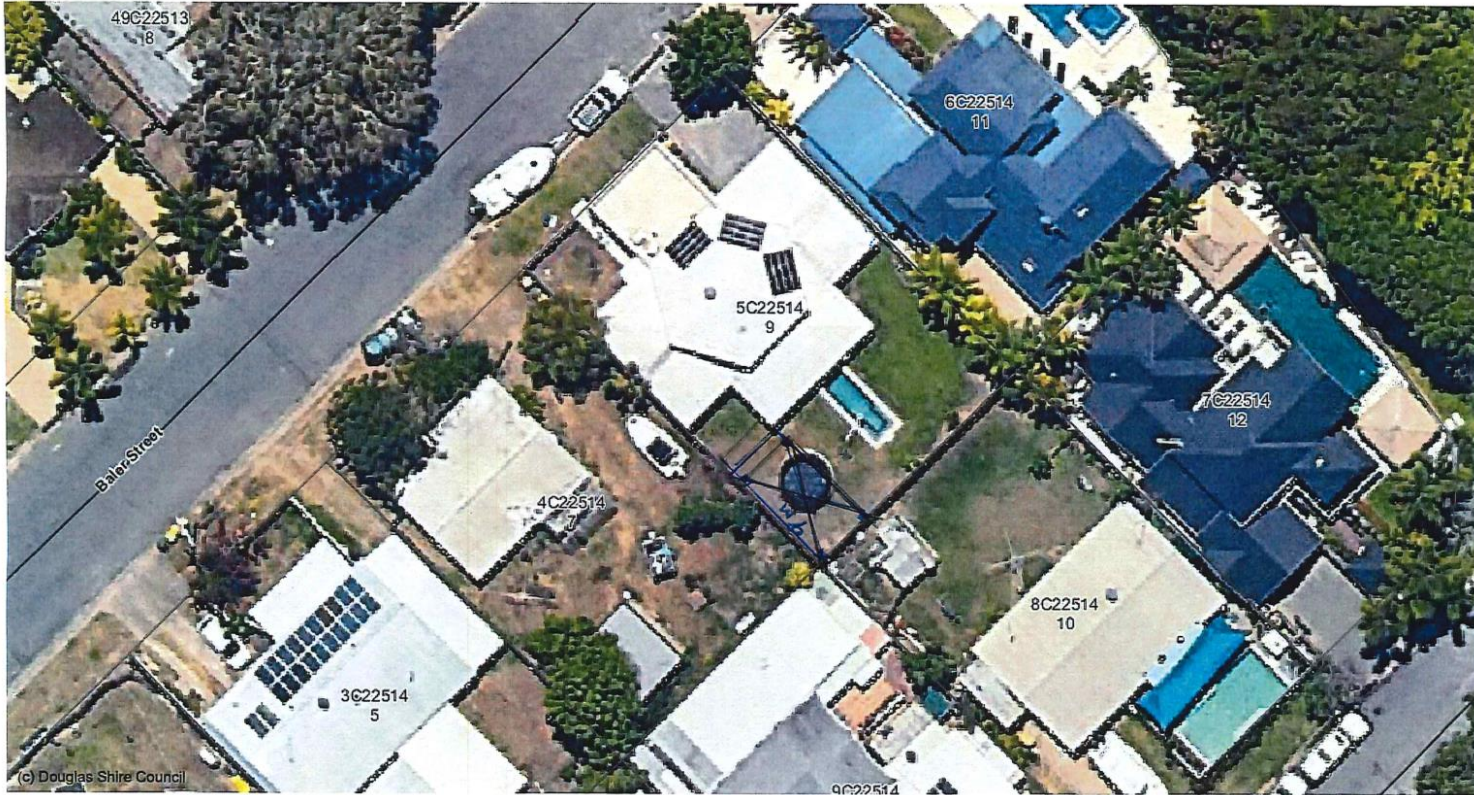
Please quote Council's application number: SITEX 2023_ 5350/1 in all subsequent correspondence relating to this request.


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

Yours faithfully



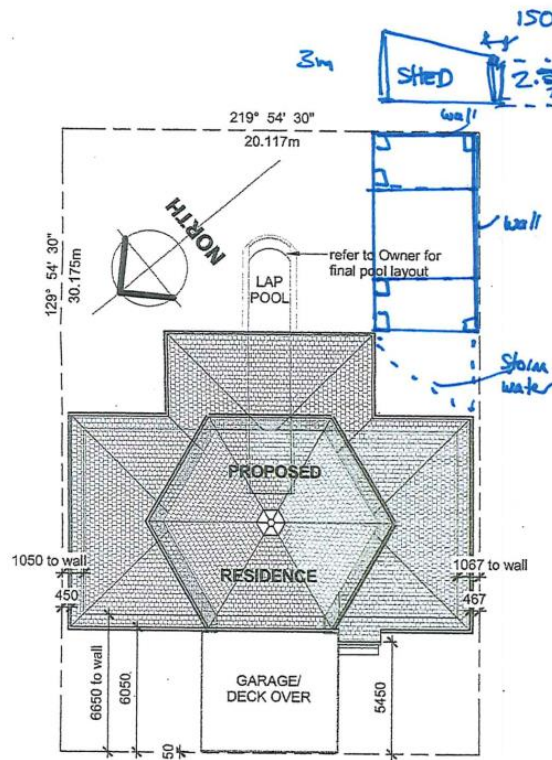
For
Paul Hoyer
Manager Environment & Planning




 10 m
 Scale = 1:378.000
 26-April-2023

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 In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Attachment 1



BALER STREET

1 Site Plan
1 : 200

Sheet List	
Sheet Number	Sheet Name
1 of 1	3D Views
1 of 14	Site Plan, Notes, Sheet List
2 of 14	Ground Floor plan
3 of 14	First Floor Plan
4 of 14	Elevations - sheet 1
5 of 14	Elevations - sheet 2
7 of 14	Foundation Details
8 of 14	F/F Floor Framing Plan
9 of 14	F/F Floor Framing Details
10 of 14	Wall Framing Details
11 of 14	Roof Framing Plan, Notes
12 of 14	Roof Framing Details
14 of 14	Section 2/3

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.

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;
M10 - 38 x 38 x 2.0
M12 - 50 x 50 x 3.0
M16 - 65 x 65 x 5.0

At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

EXTERNAL BRACING WALLS

WALL FIXING

- Fix top plates to floor frame with 1/M12 at bracing section ends and at 1200 max. crs.

SHEETING

- Line one side with 6mm F11 structural ply, s/steel nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7 m high walls).

INTERNAL BRACING WALLS

WALL FIXING

- Fix top plate to floor frame with 1/M12 at bracing section ends and at 1200 max. crs.

- Fix top plate to crossing or parallel truss framing at M12 wall reinf locations to comply with AS1684.3 Table 8.23 to achieve 7.6 kn.
- Fix end studs to external walls with 1/12Ø dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 crs.

SHEETING

- Line one side with 6mm F11 structural ply, s/steel nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7m high walls).

GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 04-19212652 Email: greg@skyringdesign.com.au	PROJECT Proposed Residence, L5 C.225.14, 9 Baler Street, PORT DOUGLAS	CLIENT	WIND CLASS	PLAN NUMBER	SHEET
		M. & S. Brown	C2	405-13	1 of 14
		SCALES	PLAN TITLE	DATE OF ISSUE	REV
		1 : 200	Site Plan, Notes, Sheet List	14.02.14	A