

1 November 2019

Enquiries: Neil Beck
Our Ref: EXEM 2019_3349/1(Doc ID)
Your Ref: 20194565

Administration Office
64 - 66 Front St Mossman
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C J Dunne & E R Riley
PO Box 1234
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 25/10/2019.

Summary of Exempt Development

Construction of a swimming pool as detailed in Attachment 1.

Location details

Street Address: 290 Bamboo Creek Road BAMBOO
Real Property Description: LOT: 13 SP: 204463
Local Government Area: Douglas Shire Council

I wish to advise that an exemption certificate has been granted on 1 November 2019 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.

Please quote Council's application number: EXEM 2019_ 3349/1 in all subsequent correspondence relating to this request.

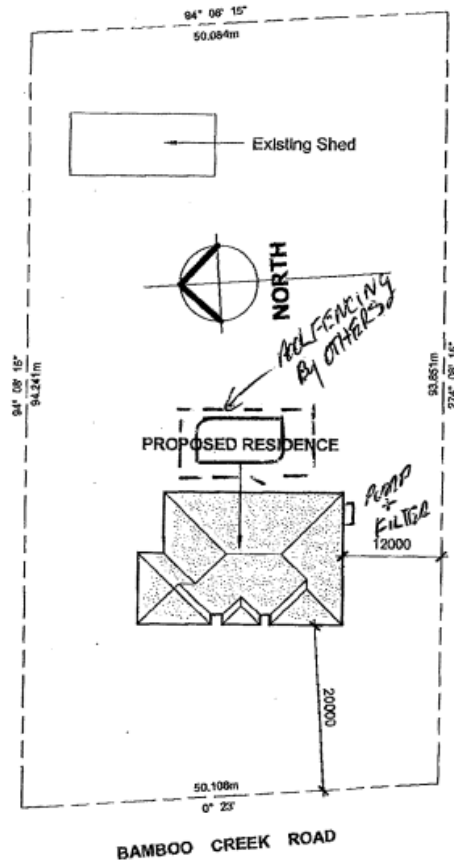
Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

Paul Hoyer
Manager Environment & Planning

Cc GMA Certification Group Pty Ltd – adminpd@gmacer.com.au or

Attachment



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.

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.

WALL CONTROL JOINT

- Stop blockwork at joint.
- Fit N°16 vertical reinforcing to core each side of joint.
- Discontinue bond beam at joint; fit 1/300 long R16 dowel bar across joint at each course, greased one common end.
- Fit filler and sealant to joint.

Sheet List	
Sheet Number	Sheet Name
1 of 10	3D Views
2 of 10	Site Plan, Sheet List, Notes
3 of 10	Floor Plan
4 of 10	Elevations - Sheet 1
5 of 10	Elevations - Sheet 2

FIXINGS

All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head.

TRUSS NAIL PLATES

At bolt fixings nominated as through truss nail plates, the bolt must pass through the nail plate within 20 mm clear of plate sides and top, and 40 mm of plate bottom. Use of cup-head bolts is not allowed. If these clearances are not achieved, a 65 x 3 mm galv strap is to be fitted, tight over truss and fixing bracket (wedge if reqd.)

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 - see Detail
- Fix end studs to external walls with 1/120 dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 crs.

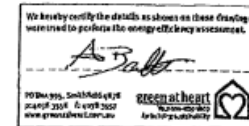
SHEETING

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

DOCUMENTS

The following documents have been referenced to produce these plans and form part of these plans:

- AS 1684.3 - residential timber-framed construction
- AS 1720.1 - timber structures, design methods
- AS 2870 - residential slabs and footings, construction
- Australian Domestic Construction Manual
- Lysaght cyclonic area design manual
- Stramil cyclonic area technical supplement
- Timber Solutions design program
- CMAA - single leaf masonry design manual
- PAA structural plywood wall bracing design manual
- James Hardie technical manuals
- CSR technical manuals



GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

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Mossman Q. 4873

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PROJECT

Proposed Residence,
L13 SP204463,
Bamboo Creek Road,
BAMBOO

CLIENT

C. & E. Dunne

SCALES

1 : 500

PLAN TITLE

Site Plan, Sheet List, Notes

WIND CLASS

C2

PLAN NUMBER

102-15

SHEET

2 of 10

DATE OF ISSUE

prelim

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