

7 December 2021

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2021_4525/1 (Doc 1054626)
Your Ref: 20215714

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

GMA Certification Group Pty Ltd
PO Box 2760
NERANG QLD 4211

Email: admincns@gmcert.com.au

Attention Ms Rebekah Mulligan

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 3 December 2021.

Summary of Exempt Development

Construct a carport and patio to the existing dwelling house.

Location details

Street Address: 246 Forest Creek Road Forest Creek

Real Property Description: Lot 27 on RP738429

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 7 December 2021 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: EXEM 2021_ 4525/1 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

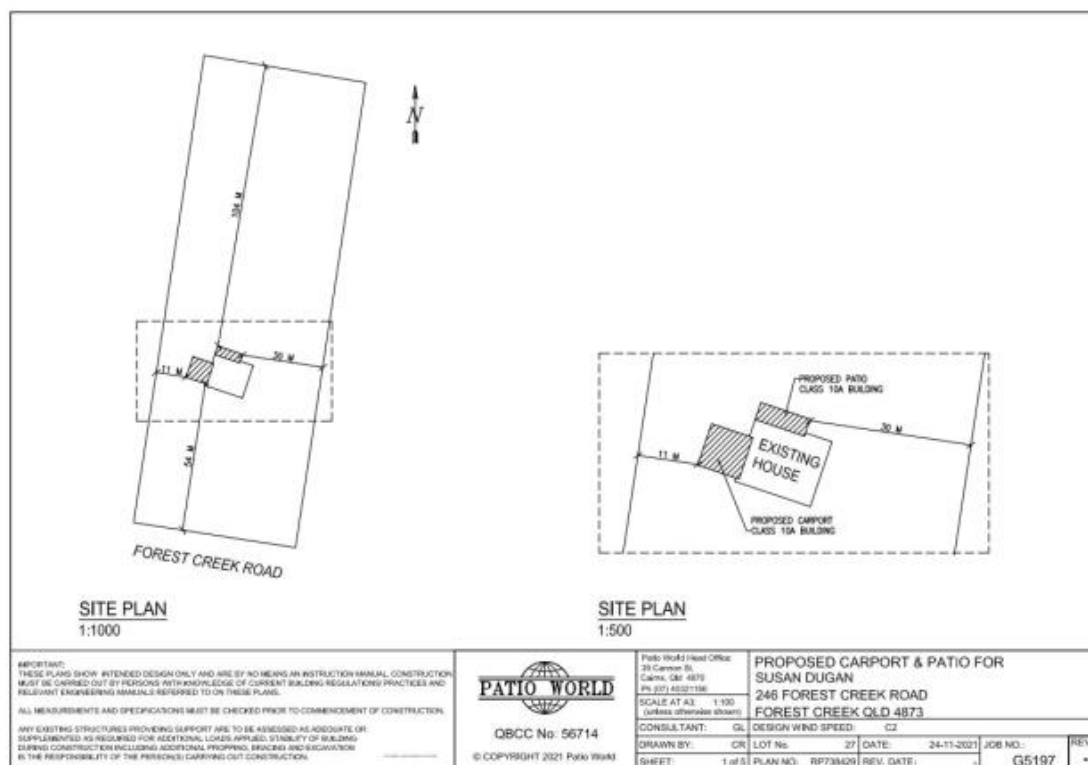
cc Emailed to SP Dugan – C/ susandugan1961@gmail.com

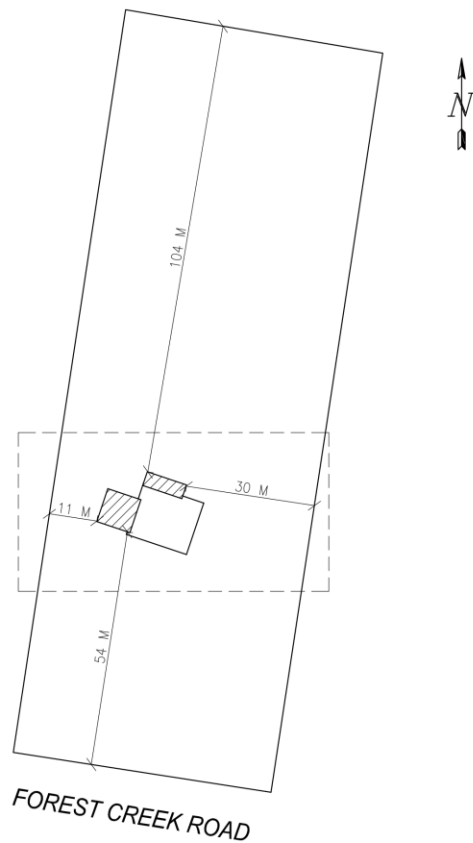
GMA Certification Group

Figure 1: Ariel view

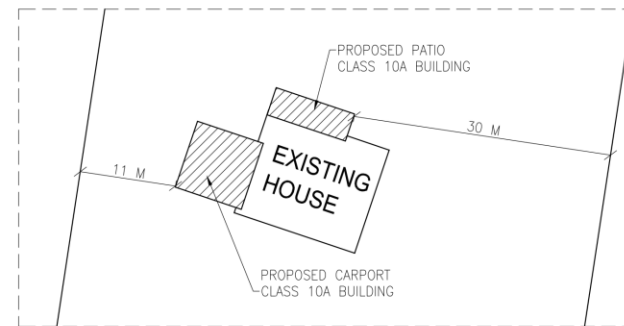


Figure 2: Site Plan





SITE PLAN
1:1000



SITE PLAN
1:500

IMPORTANT:
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.



QBCC No: 56714

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39 Cannon St.
Cairns, Qld 4870
Ph (07) 40321166

SCALE AT A3: 1:100
(unless otherwise shown)

CONSULTANT: GL

DRAWN BY: CR

SHEET: 1 of 5

**PROPOSED CARPORT & PATIO FOR
SUSAN DUGAN
246 FOREST CREEK ROAD
FOREST CREEK QLD 4873**

DESIGN WIND SPEED: C2

LOT No. 27

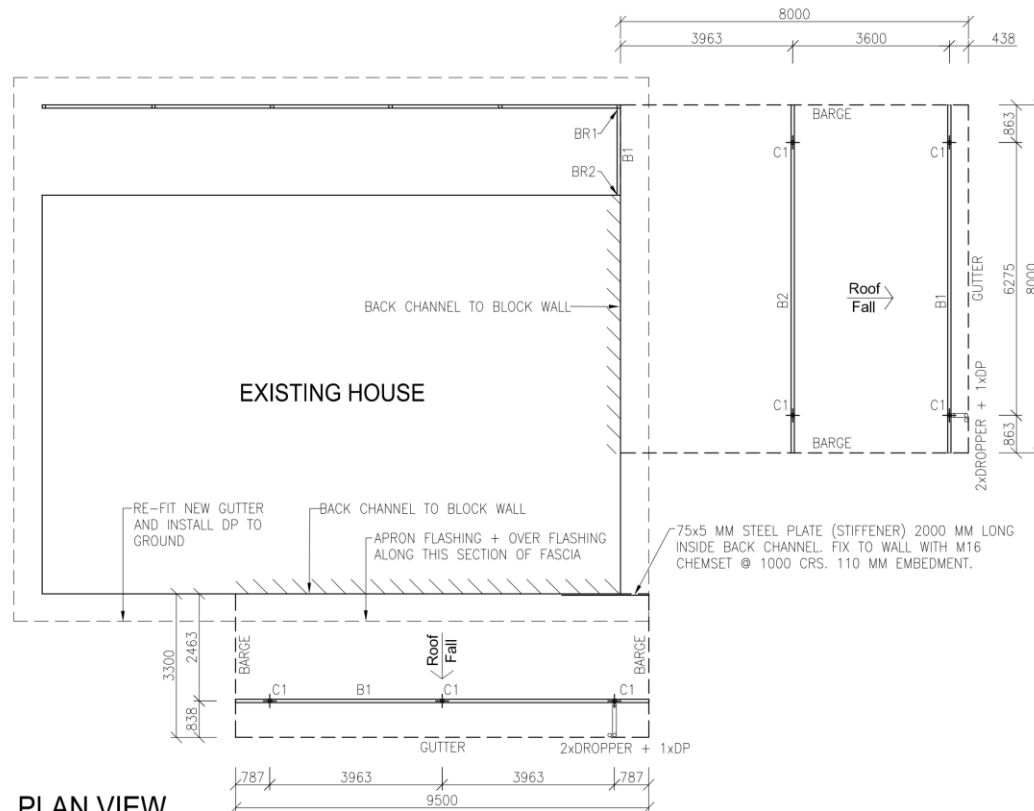
PLAN NO: RP738429

DATE: 24-11-2021

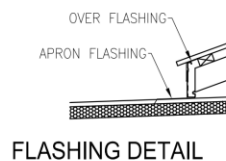
REV. DATE: -

JOB NO.: G5197

REV. -



PLAN VIEW
1:100



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SHEET: 2 of 5

**PROPOSED CARPORT & PATIO FOR
SUSAN DUGAN**
246 FOREST CREEK ROAD
FOREST CREEK QLD 4873

DESIGN WIND SPEED: C2

LOT No. 27

PLAN NO: RP738429

DATE: 24-11-2021

REV. DATE: -

JOB NO.: G5197

REV. -

CARPORT ROOF: 64 SQ. M. COVER
8 SHEETS @ 7925 MM.

PATIO ROOF: 31.4 SQ. M. COVER
10 SHEETS @ 3225 MM.

B1: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.18

B2: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.24

BR1: A723 BEAM SUPPORT BRACKET.

BR2: A723 BEAM SUPPORT BRACKET.

C1: 75x75x3 STRUCTURAL AL. (SAL) POST.
HIGHEST POST LOAD: 23.6KN.

GENERAL NOTE:

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES
OR GREATER SHALL BE PROPPED UP IN THE
CENTRE OF BEAM SPAN TO CREATE A MINIMUM
OF A 10MM CAMBER

ALL MEMBERS AND FIXINGS PROTECTED AGAINST
CORROSION I.E. GALVANISED, COATED OR
WRAPPED IN PLASTIC MEMBRANE IF CAST INTO
CONCRETE UNLESS OTHERWISE SPECIFIED.

APOLLO BEAMS TO BE STITCHED @ 400 CRS
WITH 10-16x16 WAFER HEAD TEK SCREWS.



GUTTER CLIPS (IF APPLICABLE) @ 450 CRS.

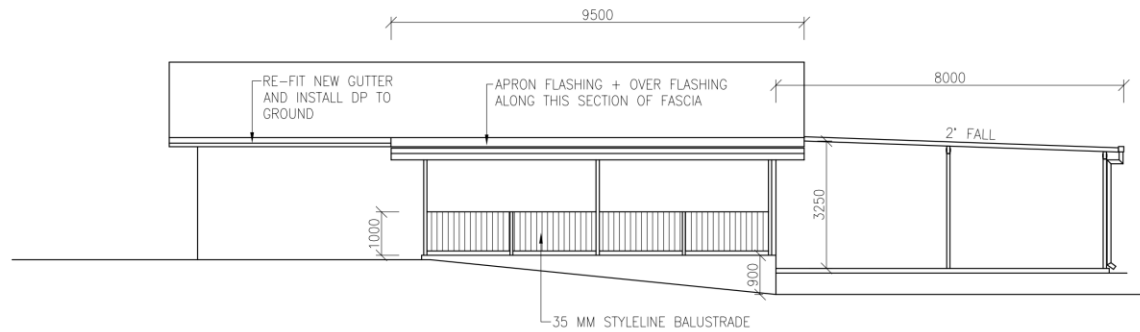
FIX END CAP TO BEAM END WITH
2/10-16x16 WAFER HEAD TEK SCREWS EACH
SIDE.

SHEETING, BEAMS AND FIXINGS IN ACCORDANCE
WITH AS1170.2 & LOW-HIGH-LOW (LHL)
REGIMEN.

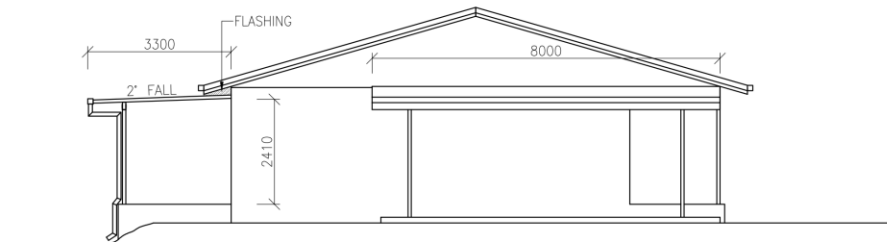
TERMITE RISK MANAGEMENT:
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS
ARE USED OR EXISTING TERMITE BARRIERS ARE
BREACHED NEW TERMITE BARRIER SYSTEM MUST
BE INSTALLED IN ACCORDANCE WITH AS3660.

STORM WATER IN ACCORDANCE WITH AS3500.3.

EXISTING FOOTINGS AND TIE-DOWN CONNECTIONS
TO BE ASSESSED AND UPGRADED IF DEEMED
INADEQUATE.



ELEVATION A
1:100



ELEVATION B
1:100



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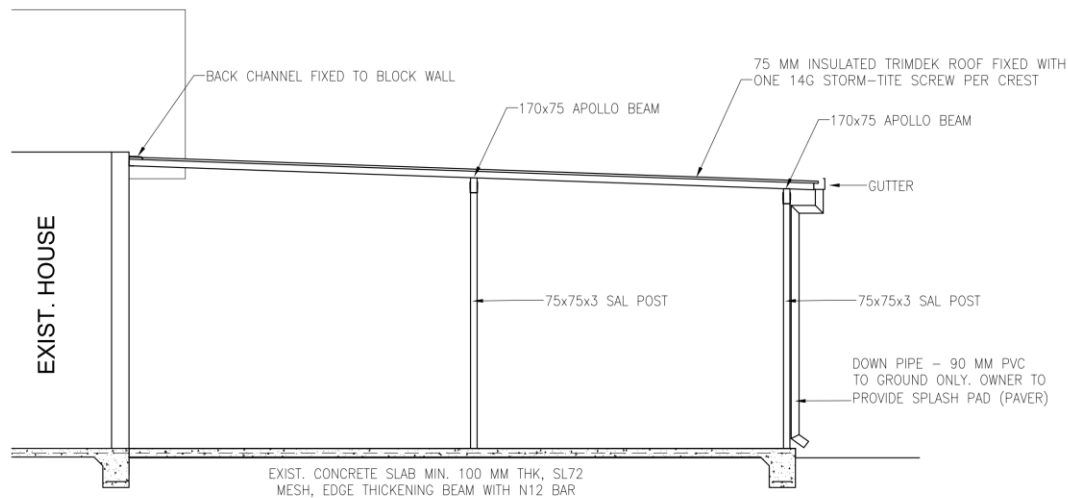
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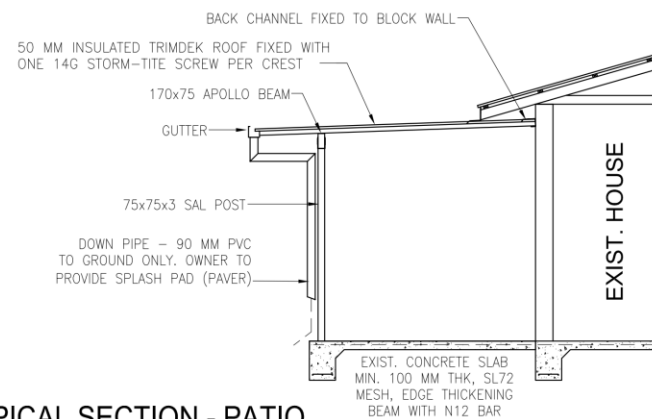
**PROPOSED CARPORT & PATIO FOR
SUSAN DUGAN
246 FOREST CREEK ROAD
FOREST CREEK QLD 4873**

CONSULTANT:	GL	DESIGN WIND SPEED:	C2		
DRAWN BY:	CR	LOT No.	27	DATE:	24-11-2021
SHEET:	3 of 5	PLAN NO:	RP738429	REV. DATE:	-
				JOB NO.:	G5197
				REV.	-



TYPICAL SECTION - CARPORT

1:50



TYPICAL SECTION - PATIO

1:50



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CONSULTANT: GL

DRAWN BY: CR

SHEET: 4 of 5

**PROPOSED CARPORT & PATIO FOR
SUSAN DUGAN
246 FOREST CREEK ROAD
FOREST CREEK QLD 4873**

DESIGN WIND SPEED: C2

LOT No. 27

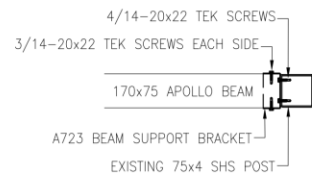
PLAN NO: RP738429

DATE: 24-11-2021

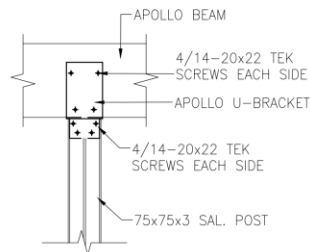
REV. DATE: -

JOB NO.: G5197

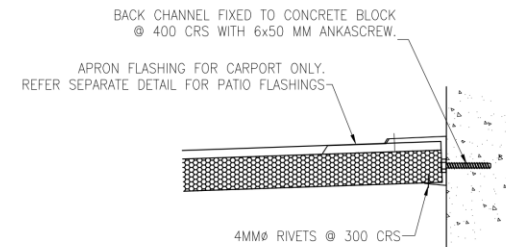
REV. -



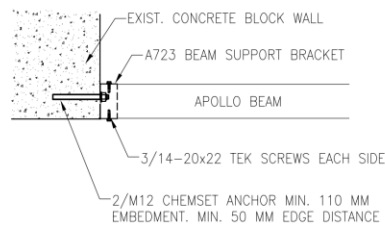
BR1: A723 BRACKET DETAIL
NTS



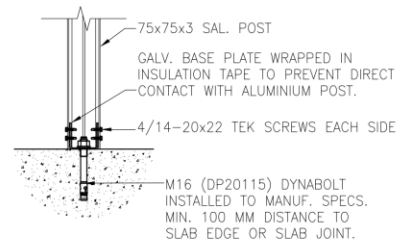
C1: POST TO BEAM DETAIL
NTS



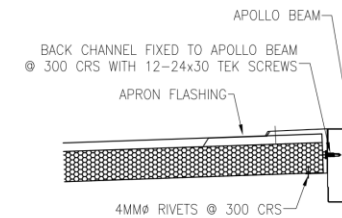
BACK CHANNEL TO WALL DETAIL
NTS



BR2: A723 BRACKET DETAIL
NTS



C1: POST TO CONCRETE DETAIL
NTS



BACK CHANNEL TO BEAM DETAIL
NTS



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SHEET: 5 of 5

**PROPOSED CARPORT & PATIO FOR
SUSAN DUGAN**

**246 FOREST CREEK ROAD
FOREST CREEK QLD 4873**

DESIGN WIND SPEED: C2

LOT No. 27

PLAN NO: RP738429

DATE: 24-11-2021

REV. DATE: -

JOB NO.:

G5197

REV.

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