

13 September 2022

**Enquiries:** Neil Beck  
**Our Ref:** EXEM 2022\_5055/1 (1109708 )  
**Your Ref:** 221626/01

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

A M Gard & K R Gard  
40 Andrews Street  
NEWELL QLD 4873

Dear Sir

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 08/09/2022.

### Summary of Exempt Development

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#### Location details

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Street Address: 40 Andrews Street NEWELL  
Real Property Description: LOT: 6 RP: 725763  
Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 13 September 2022 for the extension of a carport as detailed in Attachment 1.

#### Referral agencies

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Not Applicable

#### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

## **Other**

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Please quote Council's application number: EXEM 2022\_ 5055/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc Emailed to Patio World – karina@patioworld.com.au

# Attachment 1

**ELEVATION A**  
1:100

\*KEEP AS LOW AS POSSIBLE

**ELEVATION B**  
1:100

**PLAN VIEW**  
1:100

**SITE PLAN**  
1:500

**APOLLO ROOF** – 27.8 SQ. M. COVER.  
14 SHEETS @ 4325 MM.

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

**BR1:** A1344 BUILD-OVER-ROOF BRACKET +  
100x12 MM STEEL PLATE + ROOF RAFTER  
BRACKETS AS SHOWN ON PLAN VIEW.

**C1:** 70x70x5 AL. POST.  
HIGHEST POST LOAD: 15.2KN.  
CONC. FOOTING: #450x800 MM.

**GENERAL NOTE:**

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

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 10 MM CAMBER OR MORE. ANY BEAM  
DEFLECTION CAUSING GUTTER TO HOLD WATER SHOULD BE  
COMPENSATED FOR WITH FALL ON BEAM AND GUTTER TOWARDS  
DOWN PIPE.

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

10-16x16 WAFER HEAD TEK SCREW  
#4 RIVET  
GUTTER CLIPS @ 450 CRS.  
10-16x16 TEK SCREW @ 450MM 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 TESTED MARCH 2008 – REPORT  
TS689.

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.

**WARNING:**  
DO NOT WALK DIRECTLY ON ROOFING SHEETS. USE A TEMPORARY  
WALKWAY FOR MAINTENANCE ACCESS. USE A 250x38 MM PLANK  
BETWEEN ANY TWO ROOF PANEL SUPPORT MEMBERS. DO NOT  
LOCATE PLANK MORE THAN 1 METRE FROM A SUPPORT MEMBER.

**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.

**PATIO WORLD**

QBCC No: 56714

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Patio World Head Office:  
39 Cannon St,  
Calms, Qld 4870  
Ph (07) 40321166

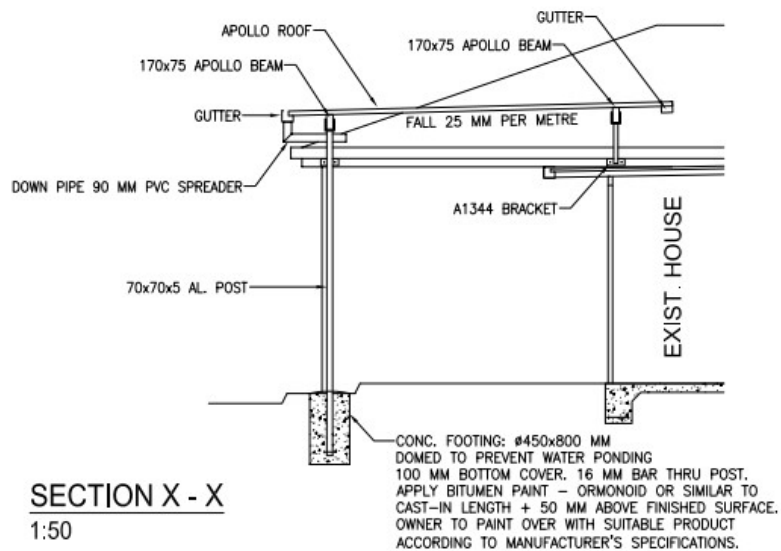
SCALE AT A3: 1:100  
(unless otherwise shown)

CONSULTANT: GL

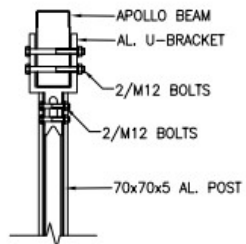
DRAWN BY: CR

SHEET: 1 of 2

<b>PROPOSED CARPORT FOR KEITH &amp; ANDREA GARD 40 ANDREWS STREET NEWELL BEACH QLD 4873</b>			
DESIGN WIND SPEED: C2			
LOT No. 6	DATE: 05-09-2022	JOB NO.:	REV.
PLAN NO: RP725763	REV. DATE: -	H5310	-

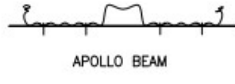


**SECTION X - X**  
1:50

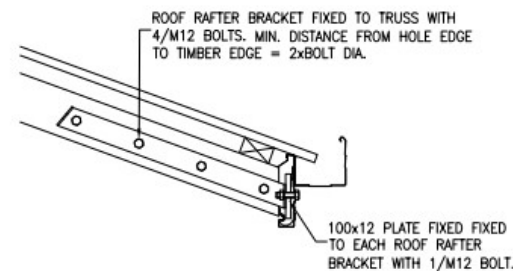


**C1: POST TO BEAM DETAIL**  
NTS

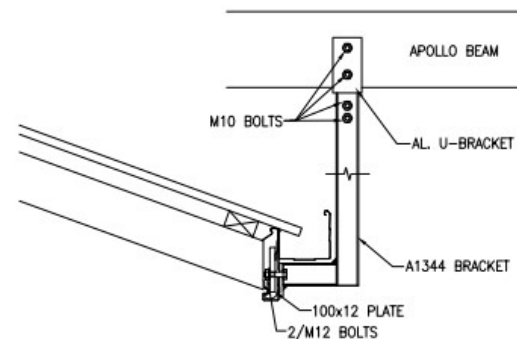
APOLLO ROOF PANEL  
0.42 G550 FIXED WITH 12-24x30 TEK  
SCREWS WITH NEO. CYCLONE WASHERS



**ROOF FIXING DETAIL**  
NTS



**BR1: FASCIA STRENGTHENING DETAIL**  
NTS



**BR1: BUILD-OVER-ROOF BRACKET**  
NTS



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(unless otherwise shown)

CONSULTANT: GL DESIGN WIND SPEED: C2

DRAWN BY: CR	LOT No. 6	DATE: 05-09-2022	JOB NO.: H5310	REV. -
SHEET: 2 of 2	PLAN NO: RP725763	REV. DATE: -		

PROPOSED CARPORT FOR  
KEITH & ANDREA GARD  
40 ANDREWS STREET  
NEWELL BEACH QLD 4873