

9 May 2023

Enquiries: Neil Beck
Our Ref: EXEM 2023_5349/1 (1155671)
Your Ref:

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

D C Hall
PO Box 213
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 24/04/2023.

Summary of Exempt Development

Location details

Street Address: 23 Shalom Close COOYA BEACH
Real Property Description: LOT: 52 RP: 865077
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 9 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: EXEM 2023_ 5349/1 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.

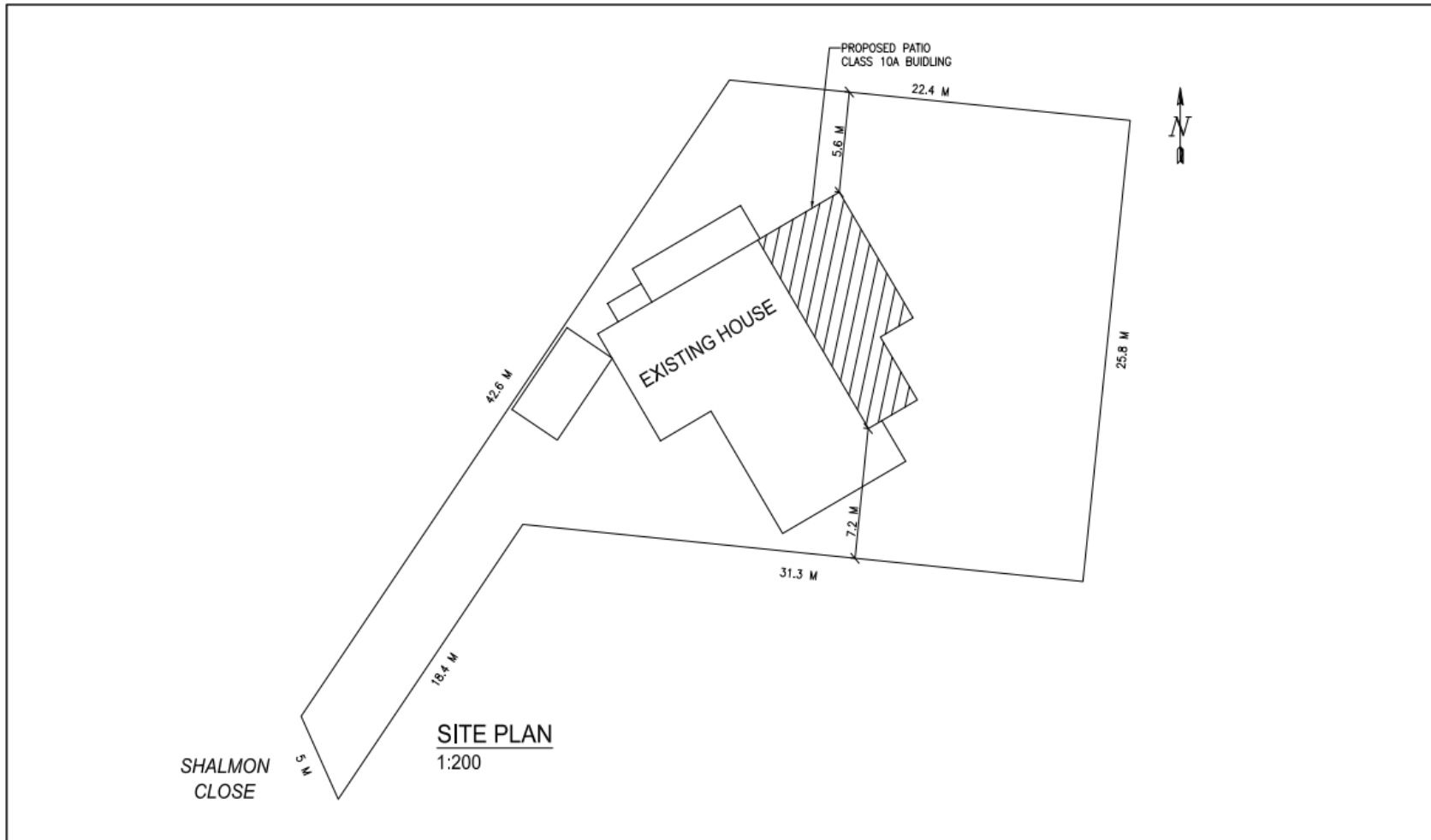
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

cc Emailed to The Building Approval Company – info@tbac.com.au

Attachment 1



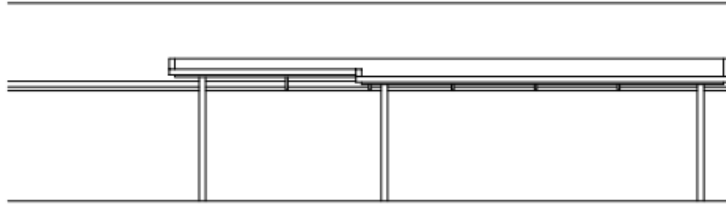
IMPORTANT:
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

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

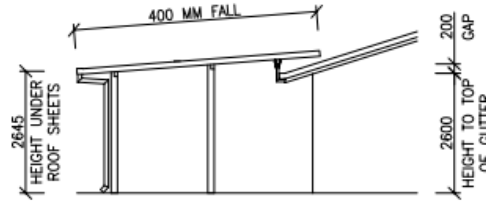
ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.


PATIO WORLD
 QBCC No: 56714
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Patio World Head Office: 39 Cannon St, Cairns, Qld 4870 Ph (07) 40321166		PROPOSED PATIO FOR DAVID AND LIBBIE HALL 23 SHALOM CLOSE COOYA BEACH QLD 4873	
SCALE AT A3: 1:100 (unless otherwise shown)		DESIGN WIND SPEED: C2	
CONSULTANT:	GL	LOT No.	52
DRAWN BY:	EP	DATE:	14/04/2023
SHEET:	1 of 3	JOB NO.:	15381
		REV. DATE:	-
		REV.	-



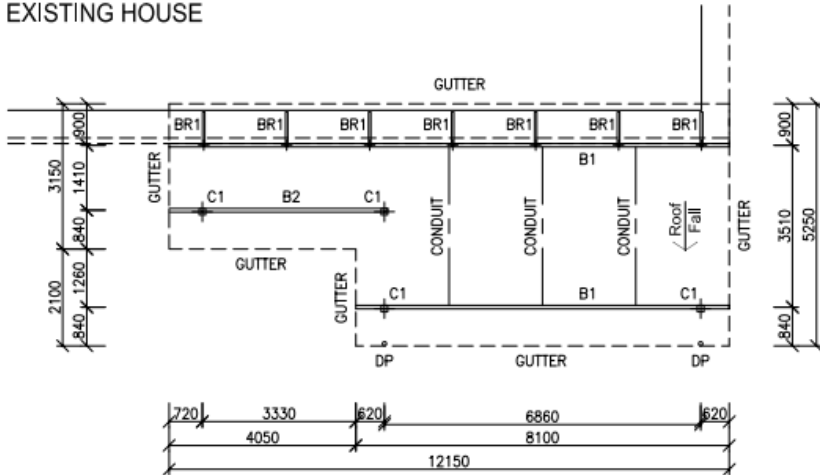
ELEVATION - A
1:100



ELEVATION - B
1:100

- APOLLO ROOF: 55.3 SQ. M. COVER.
18 SHEETS @ 5175 MM LENGTH.
9 SHEETS @ 3075 MM LENGTH.
- C1: 140x140x3 AL. POST.
HIGHEST POST LOAD: 16.4 KN.
- B1: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.18
- B2: 170x75 APOLLO CENTRAL BEAM
REFER APOLLO MANUAL PG.24
- BR1: A1345 BUILD-OVER-ROOF RAFTER BRACKETS
@ EVERY SECOND TRUSS.
LOCATION AND QUANTITY SHOWN AS INDICATIVE ONLY.

EXISTING HOUSE



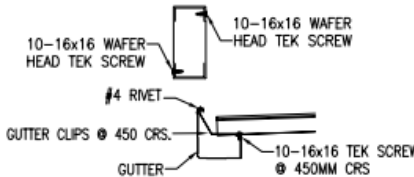
PLAN VIEW
1:100

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 @ 200 CRS OFFSET WITH 10-16x16 WAFER HEAD TEK SCREWS.



BACK CHANNEL AS SIDE BARGE (IF APPLICABLE) FIXED TO ROOF SHEET @ 500 CRS. WITH 10-16x16 WAFER HEAD TEK SCREWS.

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.



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Calms, Qld 4870
Ph (07) 40321166

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

CONSULTANT: GL

DRAWN BY: EP

SHEET: 2 of 3

**PROPOSED PATIO FOR
DAVID AND LIBBIE HALL
23 SHALOM CLOSE
COOYA BEACH QLD 4873**

DESIGN WIND SPEED: C2

LOT No. 52

PLAN NO: RP86077

DATE: 14/04/2023

REV. DATE: -

JOB NO.:

15381

REV.:

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