

12 June 2023

Enquiries: Daniel Lamond
Our Ref: EXEM 2023_5426/1 (1162582)
Your Ref: 20231836

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

B R Parker
2585 Cape Tribulation Road
THORNTON BEACH QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 25 May 2023.

Summary of Exempt Development

The dwelling house plans attached are made exempt from assessment against the 2018 Douglas Shire Planning Scheme version 1.0 for building work assessable against the planning scheme within the Conservation zone. This is on the basis that a dwelling house land use has been lawfully established on the land since 1990. The use has never been abandoned therefore no additional material change of use development permit is required.

Location details

Street Address: 2585 Cape Tribulation Road THORNTON BEACH

Real Property Description: LOT: 5 TYP: T PLN: 9721

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 12 June 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_ 5426/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

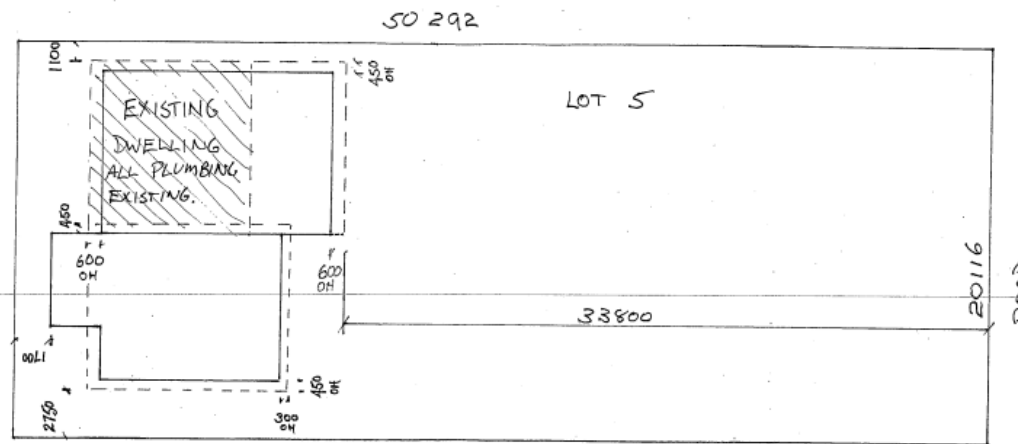


For
Paul Hoyer
Manager Environment & Planning

cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmcert.com.au

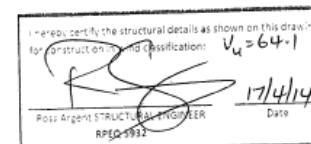
Attachment 1: House Plans

PAGE 1



SITE PLAN SCALE 1:200

DRAWN BY CES EDWARDS BSA 068082
PROPOSED CARPORT + PATIO EXTENSION
LOT 5 CAPE TRIBULATION RD
THORNTON BCH DATE MAR 14

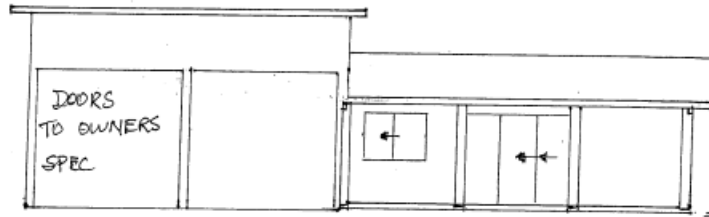


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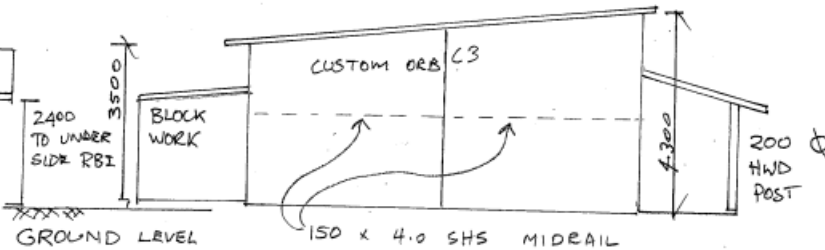
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PROPOSED CARPORT + PATIO EXTENSION
LOS CAPE TRIBULATION RD
THORNTON BCH DATE MAR 14

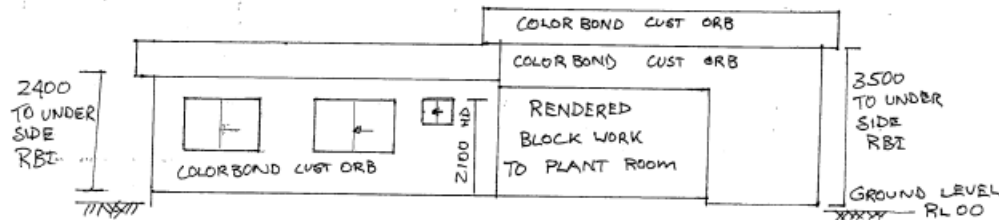
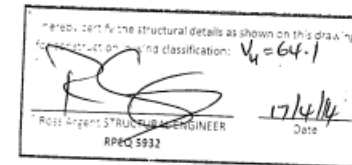
FLOOR PLAN
SCALE 1:50



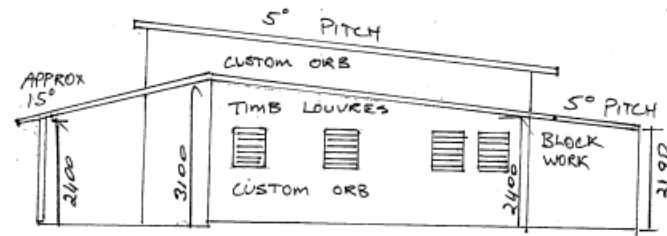
FRONT ELEVATION SCALE 1:100



SOUTH ELEVATION SCALE 1:100



REAR ELEVATION SCALE 1:100

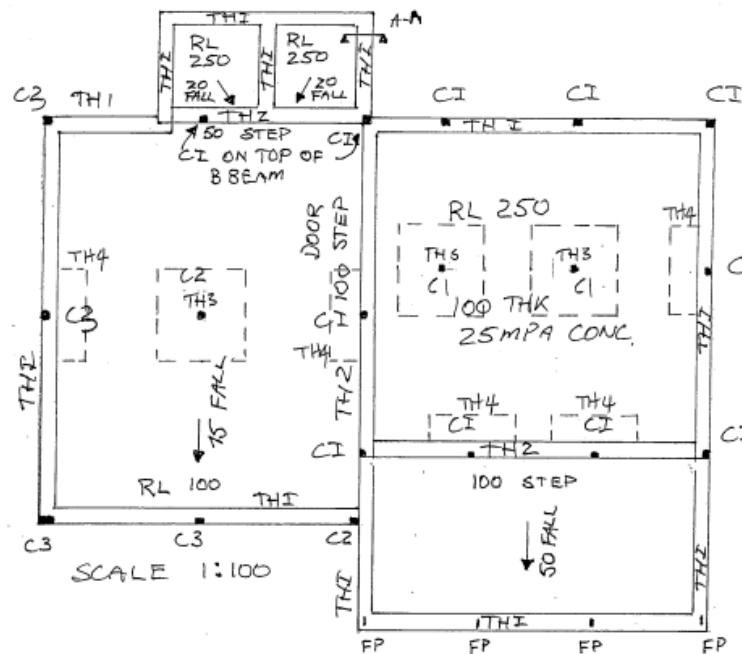


NORTH ELEVATION SCALE 1:100

CUSTOM ORB TO BE 0.48 BMT

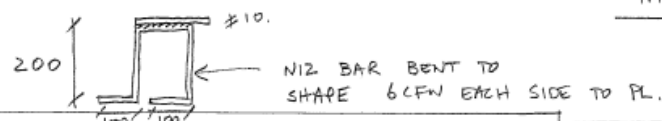
DRAWN BY CES EDWARDS BSA 068082
PROPOSED CARPORT & PATIO EXTENSION
LOT 5 CAPE TRIBULATION RD
THORNTON BCH DATE MAR 14

SK 14040-03



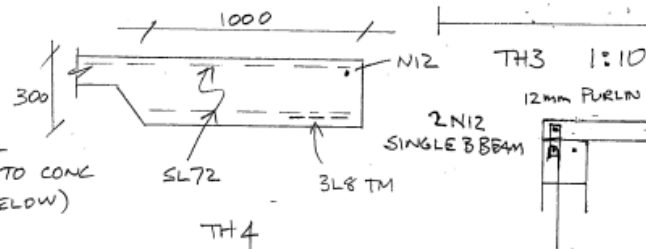
LEGEND

C1 75 x 4 SHS SUPAGAL
 C2 100 x 4 SHS SUPAGAL
 C3 150 x 4 SHS SUPAGAL
 FP 600 x 75 x 10 GAL FISHPLATE
 BASE PLATE 10 THK 150 SQ 2 N12 250 INTO CONC
 HOT DIPPED GAL (SEE BELOW)

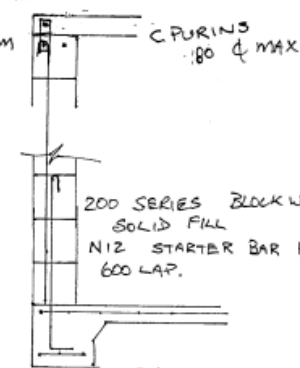
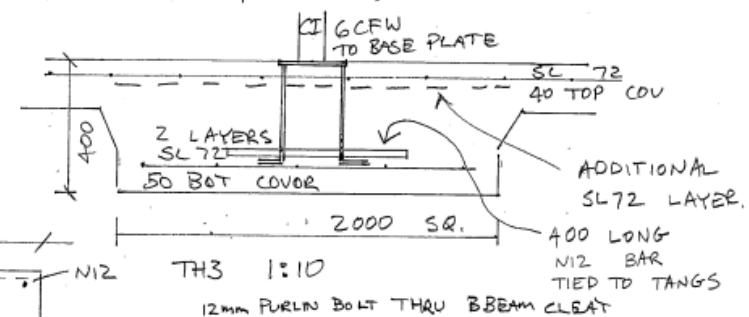
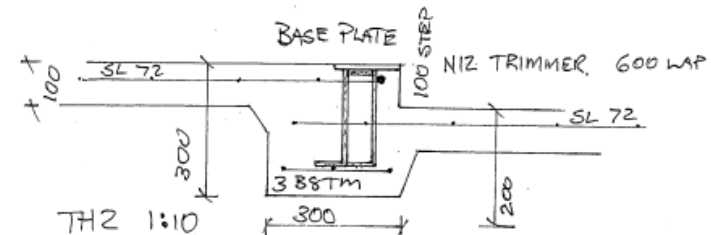
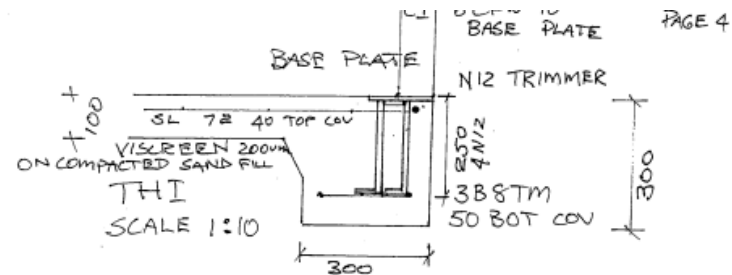


DRAWN BY CES EDWARDS BSA 068082
 PROPOSED CARPORT + PATIO EXTENSION
 LOT 5 CAPE TRIBULATION RD
 THORNTON BCH DATE MAR 14

2.0M TYP FOR TH4



I hereby certify the structural details as shown on this drawing
 for construction and classification: $V_u = 64.1$
 17/4/14
 Date
 Post Agent STRUCTURAL ENGINEER
 BPEO 5992



TH2 SECTION A-A

STRUCTURAL STEELWORK

1. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS4100, AS 1554, AS 1163, AS 3679 AND AS 4600.

2. UNLESS NOTED OTHERWISE, STEEL GRADES AND QUALITY SHALL BE AS FOLLOWS:

STEEL PLATES AND ROLLED SECTIONS	AS 3679 GRADE 300
RECTANGULAR HOLLOW SECTIONS	AS 1163 GRADE 350LO
CIRCULAR HOLLOW SECTIONS	AS 1163 GRADE 350LO (D>139 MM) AS 1163 GRADE 350LO (D<115 MM)
SQUARE HOLLOW SECTIONS	AS 1163 GRADE 350LO

3. ALL COLD FORMED STEEL SECTIONS SHALL BE ROLL-FORMED FROM ZINC COATED HIGH STRENGTH STEEL STRIP, MINIMUM YIELD STRESS 450 MPa AND 350 g/m² COATING MASS.

4. AT LEAST 2 WEEKS PRIOR TO THE COMMENCEMENT OF FABRICATION SUBMIT 2 COPIES OF THE SHOP DETAIL DRAWINGS FOR EXAMINATION BY THE ENGINEER. NO STEELWORK SHALL BE FABRICATED UNTIL FINAL APPROVAL HAS BEEN GIVEN.

5. THE ENDS OF ALL HOLLOW SECTIONS SHALL BE SEALED WITH MINIMUM 3MM PLATE AND A VENT HOLE FOR GALVANISED ELEMENTS.

6. WELDED CONNECTIONS BETWEEN STRUCTURAL MEMBERS SHALL HAVE 6MM CONTINUOUS FILLET WELDS FROM E41XX ELECTRODES UNO. ALL WELDING SHALL BE IN ACCORDANCE WITH AS 1554 CATEGORY STRUCTURAL PURPOSE (SP), USING ELECTRODE TYPES E41 OR W40 MINIMUM.

7. UNO ALL GUSSET PLATES AND END PLATES SHALL BE 8MM THICK AND ALL BOLTED CONNECTIONS SHALL BE 2 M16 8.8/S.

8. BOLT TYPES AND DESIGNATIONS WHERE USED SHALL BE AS FOLLOWS:

4.6/5 COMMERCIAL BOLTS TO AS 1111 SNUG TIGHTENED.

8.8/5 HIGH STRENGTH STRUCTURAL BOLTS, NUTS AND HARDENED WASHERS TO AS 1252, SNUG TIGHTENED ONLY.

8.8/TB HIGH STRENGTH STRUCTURAL BOLTS, NUTS AND HARDENED WASHERS TO AS 1252, FULLY TENSIONED TO AS 4100 IN A BEARING TYPE JOINT.

8.8/TF HIGH STRENGTH STRUCTURAL BOLTS, NUTS AND HARDENED WASHERS TO AS 1252, FULLY TENSIONED TO AS 4100 IN A FRICTION TYPE JOINT WITH FACING SURFACES LEFT UNCOATED.

9. ALL HOLDING DOWN BOLTS SHALL BE GALVANISED AND EITHER COMMERCIAL BOLTS OR BARS MADE FROM GRADE 250 STEEL UNO.

10. M12 AND SMALLER BOLTS TO BE COMMERCIAL GRADE 4.6/5 UNO.

11. M16 AND LARGER BOLTS SHALL BE HIGH STRENGTH 8.8/S UNO.

12. CEILING SYSTEMS AND DUCTWORK ETC... SHALL BE SUSPENDED FROM THE PURLIN WEB IF REQUIRED. THE FLANGES OF THE PURLIN OR GIRT SHALL NOT BE USED AS A SUPPORT.

13. ALL BUTT WELDS SHALL BE SUBJECTED TO 100 % TESTING BY ULTRASONIC OR OTHER APPROPRIATE METHODS AT THE CONTRACTORS COST.

14. ALL FASTENERS TO BE GALVANISED TO AS 1214.

15. THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND HOLES WHETHER OR NOT SHOWN FOR FIXING NON-STRUCTURAL ELEMENTS TO STEELWORK.

16. INTERNAL STRUCTURAL STEELWORK SHALL BE SANDBLASTED TO CLASS 2.5 SURFACE PREPARATION AND COATED WITH A SINGLE COAT OF INORGANIC ZINC SILICATE.

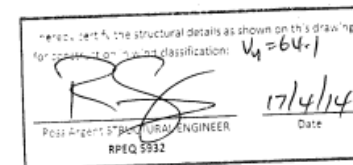
17. EXTERNAL STRUCTURAL STEELWORK SHALL BE HOT DIPPED GALVANISED.

18. COLD ROLLED PURLINS /GIRTS SHALL AND NOMINATED SHEETING/CLADDING SHALL BE ERECTED AND FIXED IN STRICT ACCORDANCE WITH THE SUPPLIERS AND MANUFACTURERS SPECIFICATIONS.

19. THE NUMBER OF PURLINS SHOWN ON THE DRAWINGS IS INDICATIVE ONLY. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THE CORRECT NUMBER OF PURLINS/GIRTS ARE USED TO SATISFY THE SPACING REQUIREMENTS.

20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

21. ANY DAMAGE TO THE PROTECTIVE COATING OF THE STEEL SHALL BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT AND REPAIRED IN ACCORDANCE WITH THE ENGINEERS INSTRUCTION.



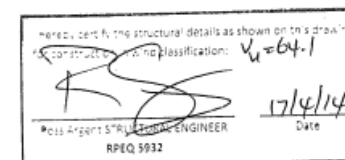
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BLOCKWORK NOTES

1. ALL BLOCKWORK SHALL COMPLY WITH AS 3700 AND AS 2733.
2. ALL BLOCKS SHALL HAVE AN UNCONFINED COMPRESSION STRENGTH OF 15 MPa.
3. MORTAR PROPORTIONS FOR BLOCKWORK SHALL BE 1 PART CEMENT, 1 PART LIME, AND 6 PARTS CLEAN SAND.
4. ALL REINFORCED CORES SHALL BE CONCRETE FILLED AND SHALL HAVE CLEAN OUT BLOCKS AT THE BASE COURSE.
5. ALL MORTAR DAGS SHALL BE REMOVED BEFORE FILLING CORES.
6. REINFORCEMENT OF THE BLOCKWORK SHALL BE:
 - N12 AT 1200 CENTRES, BESIDE OPENINGS AND AT CORNERS
7. REINFORCEMENT SHALL BE PLACED CENTRALLY WITHIN THE CORE UNO.
8. FACE SHELLS AND CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR.
9. ALL CORES CONTAINING REINFORCING SHALL BE CORE FILLED WITH S20 GRADE CONCRETE, 10MM MAXIMUM AGGREGATE, AND 250MM SLUMP.
10. PROVIDE A TWO COURSE (N16) BOND BEAM AT THE TOP OF ALL WALLS IN ACCORDANCE WITH THE DRAWINGS.
11. PROVIDE REINFORCED CORES BESIDE ALL OPENINGS, AND A N16 BOND BEAM UNDER ALL WINDOWS.
12. ALL FORMWORK AND PROPS UNDER SUSPENDED CONCRETE WORKS SHALL BE REMOVED BEFORE ANY BRICKWORK OR BLOCKWORK IS BUILT ABOVE **UNLESS SPECIFICALLY STATED ON THE DRAWINGS.**
13. NO CHASES OR HOLES SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
14. ONLY LOAD BEARING MASONRY IS INDICATED ON THE DRAWINGS. REFER TO THE ARCHITECT FOR NON LOAD BEARING BLOCKWALL LOCATIONS.
15. PROVIDE VERTICAL CONTROL JOINTS AT A MAXIMUM OF 8 METRE SPACINGS.

TIMBER FRAMING

1. ALL STRUCTURAL TIMBER USED IN EXTERNAL AND EXPOSED SITUATIONS SHALL HAVE CLASS 1 OR 2 HEARTWOOD DURABILITY AND CLASS H3 SAPWOOD TREATMENT. ALL TIMBER SET INTO THE GROUND SHALL HAVE CLASS 1 HEARTWOOD DURABILITY AND CLASS H5 SAPWOOD TREATMENT.
2. ALL STEELWORK, BOLTS, NUTS, WASHERS AND OTHER FITMENTS INCLUDING NAILING PLATES, STEEL STRAPPING AND FRAMING PLATES SHALL BE HOT DIPPED GALVANISED OR MANUFACTURED FROM GALVANISED STEEL SHEET IN THE CASE OF PLATES AND STRAPPING.
3. ALL FRAMING MEMBER SIZES, TIE-DOWN BRACING, AND FIXING DETAILS SHALL COMPLY WITH AUSTRALIAN STANDARD RESIDENTIAL TIMBER FRAMED CONSTRUCTION CODES AS 1684-1 DESIGN CRITERIA AND AS 1684.3 CYCLONIC AREAS FOR WIND CLASSIFICATION 'N2'.
4. ROOF SHEETING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR WIND CLASSIFICATION $V_u = 64.1$ and $V_s = 43.7$.
5. TIMBER WALL FRAMING SHALL BE: AS NOTED ON DRAWINGS.
6. ALL TIE DOWN SYSTEMS SHALL ENSURE CONTINUITY FROM TOP PLATE TO BOTTOM PLATE AND SUB FLOOR FOR THE FULL HEIGHT OF THE STRUCTURE. ALL FRAMING ANCHORS AND STEEL STRAPS SHALL BE FIXED WITH 4/2.8 DIAMETER NAILS EACH END UNO.
7. SPECIFIC TIE DOWN FOR TIMBER FRAMING ELEMENTS SHALL BE: AS NOTED ON DRAWINGS.
8. ALL BRACING WALLS ARE TO BE CONNECTED TO THE ROOF, FLOOR AND SUB FLOOR FRAME TO ACHIEVE THE REQUIRED DESIGN RESISTANCE AS PER AS 1684.2.
9. BRACING WALLS LESS THAN 900mm LONG ARE TO HAVE FULL HEIGHT M12 HD RODS.



SK 14040-07

CONCRETE AND REINFORCEMENT

1. ALL CONCRETE, WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS 3600 AND ALL FORMWORK TO BE IN ACCORDANCE AS 3610.

2. UNLESS NOTED OTHERWISE, THE CHARACTERISTIC CONCRETE STENGTH AND CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE:

ELEMENT	CONCRETE GRADE (MPa)	COVER TO REINFORCEMENT (mm)		
		TOP	BTM	SIDE
FOOTINGS	N25	50	50	50
SLAB ON GROUND (INTERNAL)	N25	30	50	50
SLAB ON GROUND (INTERNAL)	N25	40	50	50

6. CONCRETE CURING AND STRIPPING SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD. ALL CONCRETE SURFACES ARE TO BE CURED FOR SEVEN DAYS AFTER CASTING USING A CURING COMPOUND THAT CONFORMS TO THE RELEVANT AUSTRALIAN STANDARDS AND IS COMPATIBLE WITH THE SPECIFIED FINISHES.

7. THE MINIMUM CLEAR SPACING BETWEEN CONDUITS, CABLES, PIPES AND BARS TO BE AS SPECIFIED BY AS 3600 BUT NOT LESS THAN THREE DIAMETERS. CONDUITS IN SLABS TO BE PLACED ABOVE THE BOTTOM REINFORCEMENT AND BELOW THE TOP REINFORCEMENT.

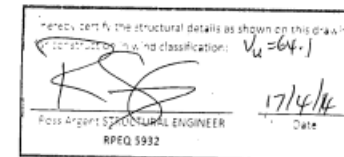
8. UNLESS NOTED OTHERWISE, ALL RE-ENTRANT CORNERS AND SERVICE HOLES ARE TO HAVE TRIMMER BARS PLACED DIAGONALLY AT CORNERS USING TWO BARS (2 X THE DEVELOPMENT LENGTH OF THE TRIMMER BAR). ONE TIED TO THE UNDERSIDE OF THE TOP REINFORCEMENT AND THE OTHER TIED TO THE TOP OF THE BOTTOM REINFORCEMENT.

9. FORMWORK FOR ALL FORMED EDGES AND CORNERS OF CONCRETE MEMBERS SHALL HAVE 20mm CHAMFERS.

11. REINFORCEMENT IS TO BE IN ACCORDANCE WITH AS1302, AS 1304 & AS 4671. THE SYMBOLS USED ARE 'S' STRUCTURAL GRADE DEFORMED BAR GRADE 230, 'R' PLAIN ROUND BAR GRADE 230, 'L' LOW DUCTILITY WELDED WIRE FABRIC GRADE 500, 'N' NORMAL DUCTILITY DEFORMED BAR GRADE 500.

12. THE LAP LENGTH OF REINFORCEMENT UNO SHALL BE:

BAR DIAMETER (mm)	LAP LENGTH (mm)
12	600
16	800



SK 14040-08