

19 January 2026

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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Enquiries: Jenny Elphinstone
Our Ref: EXEM 2026_5884/1 (Doc 1343706)
Your Ref: 33 Rankin St - Awning

Mossman Boat & Fishing Club Inc
C/ Aspire Town Planning and Project Services
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Attention Mr Daniel Favier

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 19 January 2026.

Summary of Exempt Development

Building work for side awning to existing clubhouse.

Location details

Street Address: 33 Rankin Street Newell

Real Property Description: Lot 382 on Part A on SR864

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 19 January 2026 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 2026_ 5884/1 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

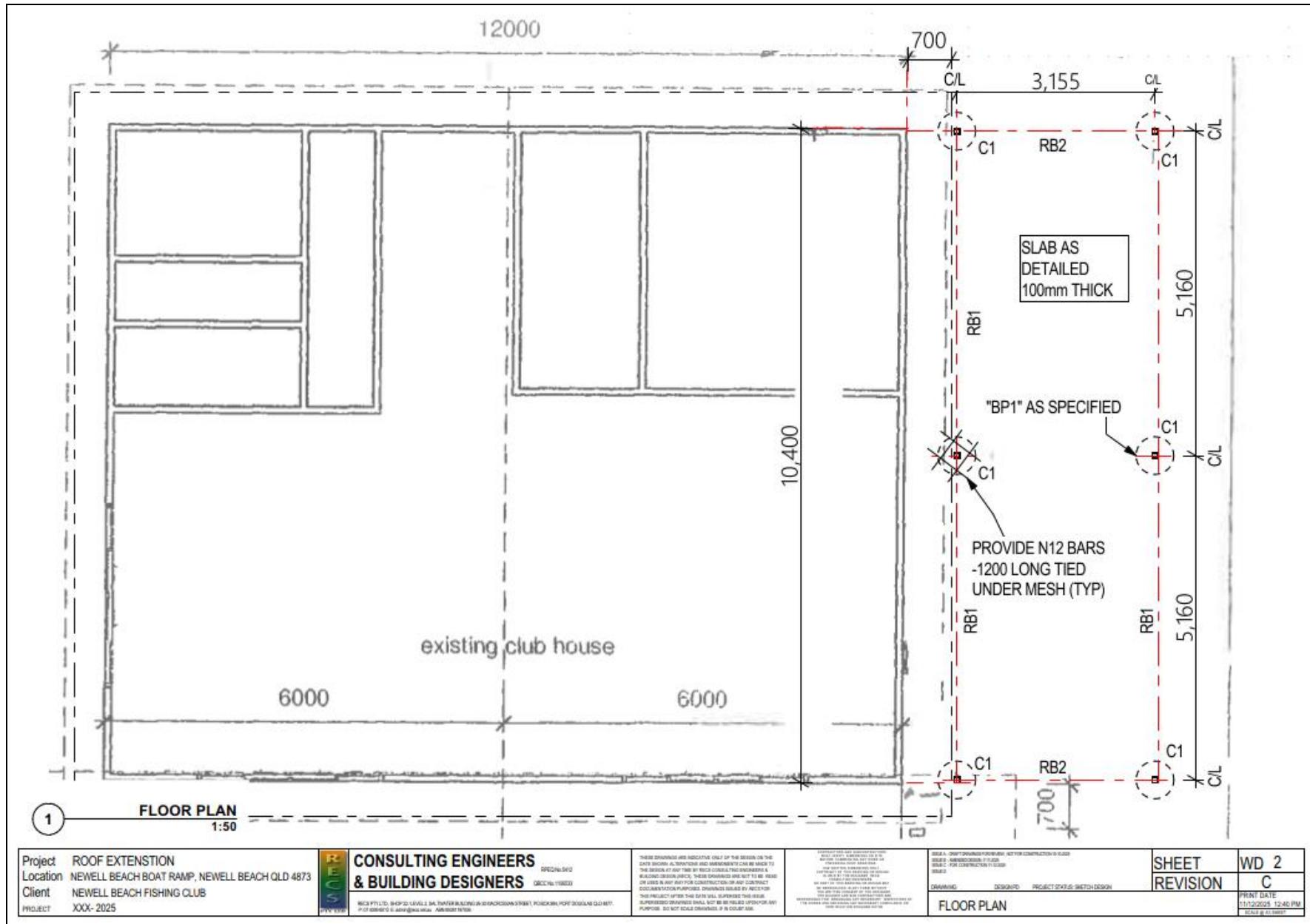


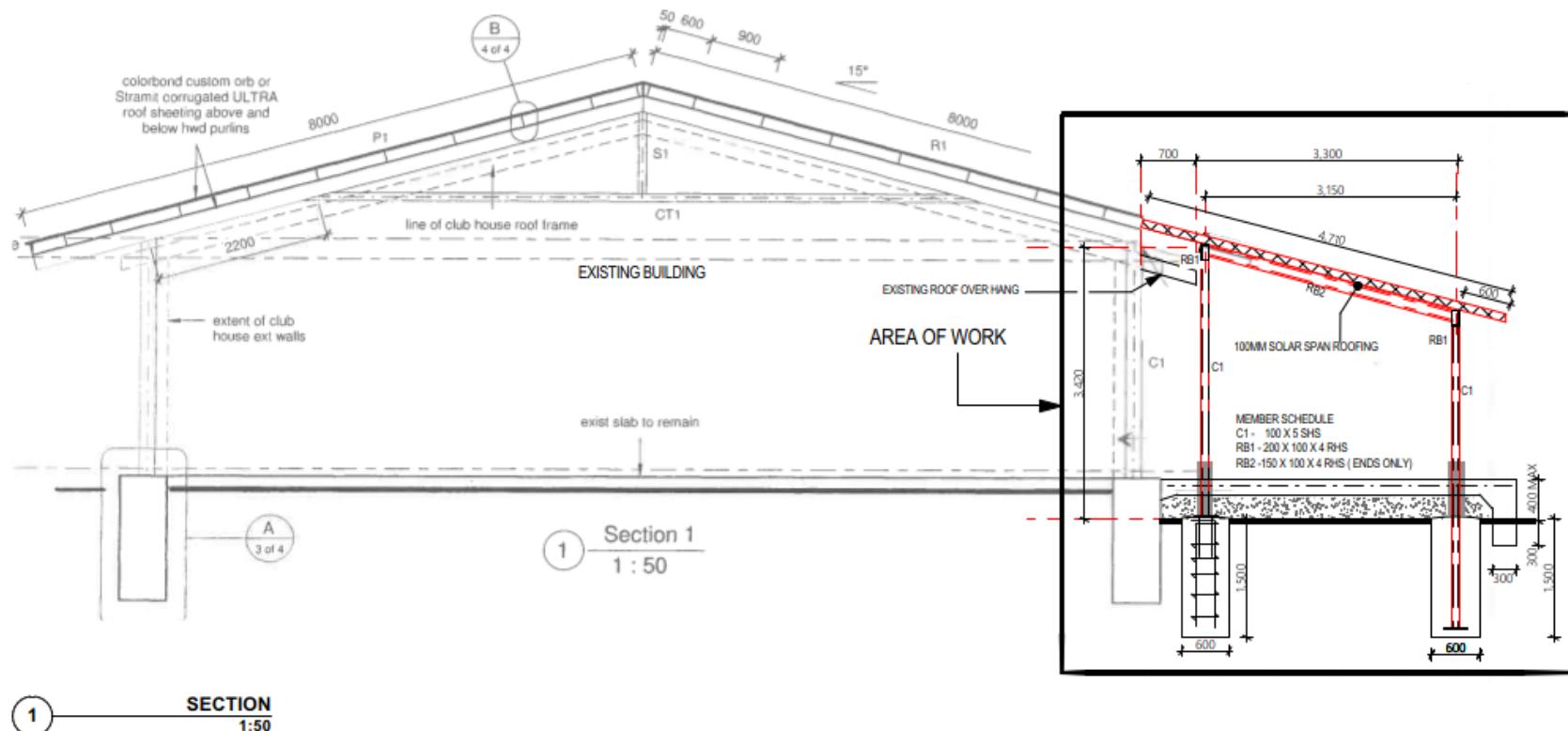
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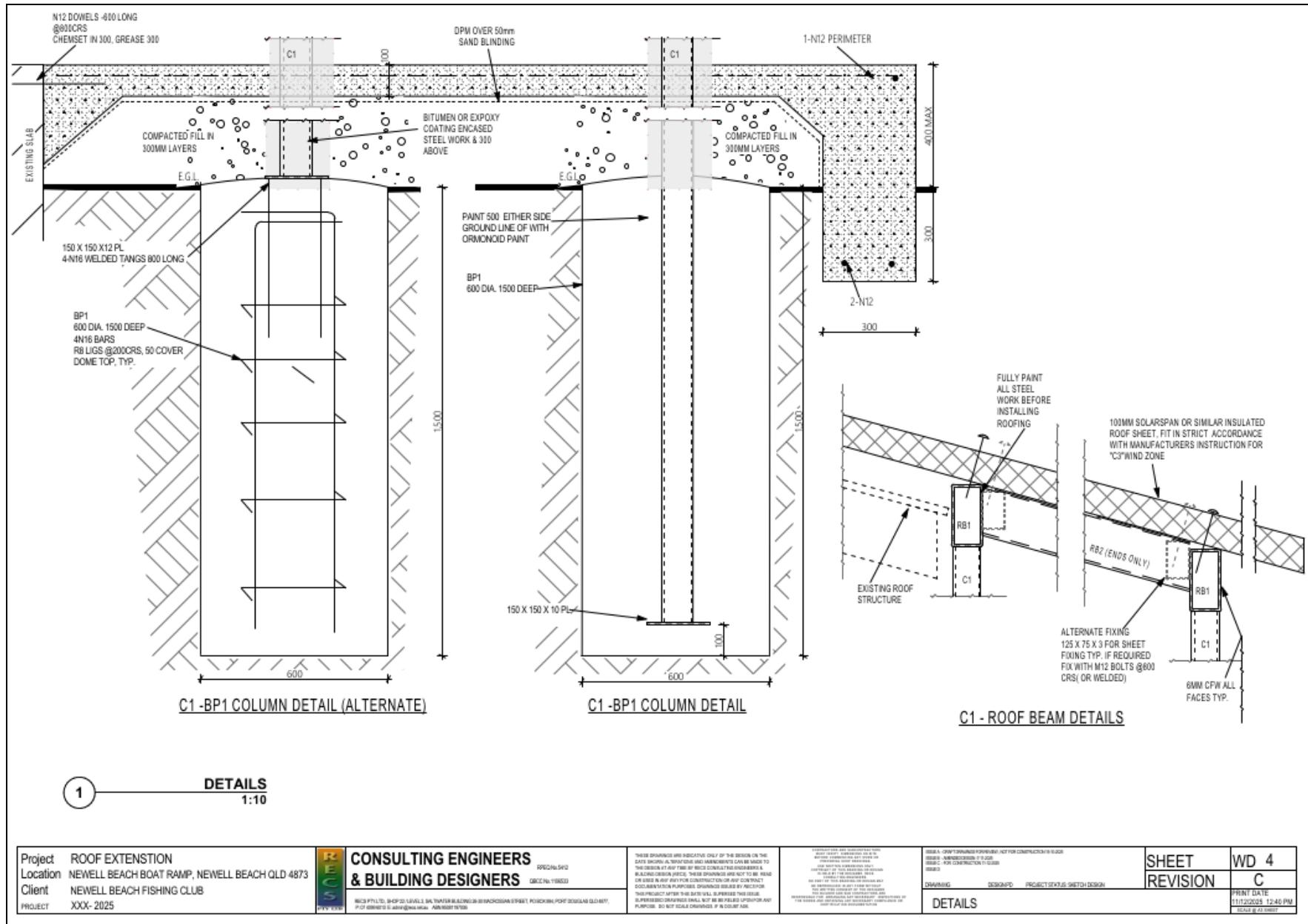
Leonard Vogel
Manager Environment & Planning

Attachment 1









PROTECTIVE
COATINGS

EXPOSURE	AS/NZS 2312.1:2014 Category C4 (high corrosivity)
SUBSTRATE	Galvanised Steel
ITEM	External Exposed Galvanised Structural Steel
SCOPE	In-shop surface preparation and application of Dulux Protective Coatings system

Surface Preparation

PREFERRED PREPARATION FOR GALVANISED STEEL: Remove grease, oil and all other contaminants in accordance with AS1627.1 with Gamlen CA 1 (a free-rinsing, alkaline detergent) according to the manufacturer's written instructions and all safety warnings. Dry abrasive sweep (brush) blast clean with non metallic media to remove oxides and surface contamination and to lightly profile the surface taking care not to damage the galvanising layer in accordance with the guidelines in AS2312.2:2014 Section 7.5.3.2. The brush blasted surface should appear uniformly dull with a surface profile suitable for coating adhesion.

Remove all spent abrasive and residual dust by dry compressed air, vacuum or sweeping with a clean brush. Avoid handling brush blasted galvanised steel with bare hands. Inspect the surface prior to application to ensure a clean and defect-free surface, otherwise rectification is required before any coating is applied. Apply initial coating within 4 hours and before any surface deterioration occurs. All edges, bolts, nuts and difficult to coat areas require extra brushing-in & stripe coating to achieve adequate coating thicknesses.

PROFILE: Minimum 10 microns; Maximum 20 microns

Coating System

	Material	Product	Catalyst	Data Sheet	Thinner	Application	% Vol Solids [#] Spread Rate	Film Build	WFT**	DFT*
1 st Coat	DUREBILD STE QUICK TURN	775-LINE	976-H0248	PC237	EPOXY THINNER	B, R, CS or AS	84% 5.6 m ² /l @ 150μm	MIN (REC)	178μm	150μm
					920-08925		Min recoat time = 4.5 HOURS	Max recoat time = 7 DAYS		
2 nd Coat	DUREBILD STE QUICK TURN	775-LINE	976-H0248	PC237	EPOXY THINNER	B, R, CS or AS	84% 5.6 m ² /l @ 150μm	MIN (REC)	178μm	150μm
					920-08925		Min recoat time = 4.5 HOURS	Max recoat time = 7 DAYS		
3 rd Coat	WEATHERMAX HBR	770-Line	976-84593	PC 405	DUTHIN 040	B, R, CS or AS	70% 965 42166	MIN (REC)	142μm	100μm
							7.0 m ² /l @ 100μm			
							Min recoat time = 10 HOURS	Max recoat time = EXTENDED		

AS = Air Assisted Spray, AS = Airless Spray, B = Brush, CS = Conventional Spray, HVLP = High Volume, Low Pressure Spray, R = Roller, T = Trowel

* If application is by brush or roller, further coats may be necessary to achieve the recommended DFT and full opacity.

** WFT is thickness of wet paint required to achieve the specified 'Dry Film Thickness' assuming no thinner is added. # %Vol Solids is of untinted White or Light Base

Dry times apply to a single coat at 25°C and 50% Relative Humidity. Dry times are longer at lower temperatures and/or higher humidity.

Specific Recommendations and Comments

The Applicator shall maintain records in accordance with AS3894 Parts 10, 11, 12, 13 & 14 or as required by the Project Manager. These records shall be made available for inspection at any time by the Project Manager or authorised Representative and submitted to the Principal Contractor upon completion of work.

The DFT of galvanising will vary depending on the gauge of steel, therefore DFT readings must be taken and recorded prior to application of coating in order to obtain accurate measurements of the individual coats and total paint system applied.

All products must be applied strictly in accordance with this specification and relevant Product Data Sheets and SDS (available from www.duluxprotectivecoatings.com.au) by experienced applicators. The applicator must ensure that all colours supplied match the approved standard prior to commencement. Specification details (such as hardener choice) depend on climatic conditions at application time and should be reviewed with your Dulux Representative prior to application. The asset manager is responsible for verifying the presence of lead and determining whether to remove or encapsulate; if lead is present, a customised specification must be obtained from Dulux Australia, and the work done in strict accordance with AS 4381 Parts 1 and 2 and Worksafe Australia guidelines.

NOTE:

ALL STEEL WORK ENCASED OR EMBEDDED IN CONCRETE SHALL BE FINISHED WITH APPROVED PROTECTION SYSTEM. APPLICATION OF THE STEEL PROTECTION SYSTEM SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND MEET THE CONDITIONS FOR STEEL PROTECTION IN THE "NCC 2022 PART 6.3.9", AS/NZS 5131 - 2016 & AS/NZS 2312

TREAT ALL STEE WORK TO SUIT THE RELEVANT SEA SPRAY ZONE, THE CONTRACTOR MUST REFER TO THE CURRENT NCC AND BLUESCOPE TECHNICAL BULLETIN TB-35 MAY 2019 TO ENSURE STEEL PROTECTION COMPLIES WITH THE RELEVANT REGULATIONS

S. Steelwork

S.1 Steelwork generally in accordance with AS4100, AS1554.1 and AS1538.

S.2 Unless noted otherwise, the following materials shall be used:

- a) hot rolled sections Grade C300 plus to AS3879.1
- b) steel hollow sections Grade C350 to AS1163
- c) cold formed steel sections Grade 450 to AS1397
- d) bolts Grade 4.8/S to AS1111 generally and Grade 8.8/S to AS1252

e) galvanised bolts to AS1214

f) welding to comply with AS1554.1

S.3 Unless noted otherwise use:

- a) 10mm thick cleats, gussets, fins and end plates
- b) all bolts to be galvanised to AS1214
- c) 6mm continuous fillet welds to AS1554.1
- d) all steelwork to be galvanised or system painted to equivalent protection.

R. Roofing

R.1 Roofing generally in accordance with C3 wind zone classification.

R.2 Roof battens - @ 600 crs typical

- a) Fix in accordance with roof sheeting suppliers instructions

R.3 Roof batten fixings into other materials to be in accordance with manufacturer's specifications for the appropriate wind classification.

R.4 Roof sheeting to be fixed in accordance with the manufacturer's specification for the appropriate wind classification.

Project ROOF EXTENSION
Location NEWELL BEACH BOAT RAMP, NEWELL BEACH QLD 4873
Client NEWELL BEACH FISHING CLUB
PROJECT XXX-2025

CONSULTING ENGINEERS
& BUILDING DESIGNERS

ARCHITECTURE

STRUCTURE

INTERIOR

LANDSCAPE

PROJECT MANAGEMENT

MANUFACTURING

MANUFACTURING