

19 January 2026

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2026_5884/1 (Doc 1343706)
Your Ref: 33 Rankin St - Awning

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

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

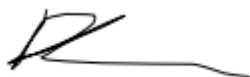
This exemption certificate does not lapse.

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



For
Leonard Vogel
Manager Environment & Planning

Doc ID 1343706



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

**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

RFID: 54912

STUDY

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SITE PLAN

Discussion

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	SHEET
	REVISION

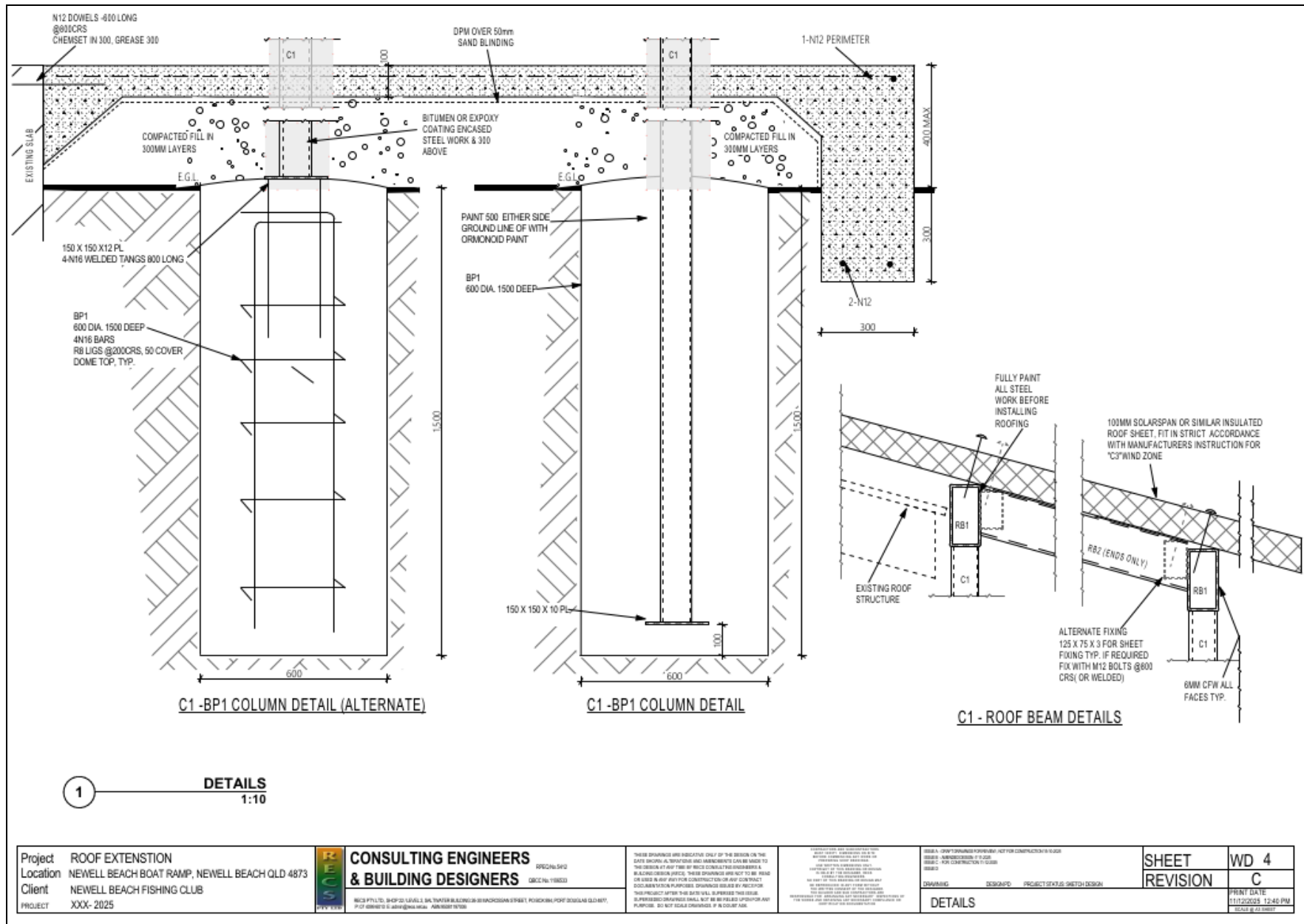
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PAGE 8 OF 10



G. General

- | SN | Site Notes |
|----|------------|
|----|------------|

- ## 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 AS3679.1
 - 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.

Concrete

- C.1 Concrete generally in accordance with AS3600.
- C.2 Concrete specification unless noted otherwise:
- | Element | Class & Grade | Max. Agg. | Max. Slump |
|-------------|---------------|-----------|------------|
| Footings | N25 | 20mm | 80mm |
| Groundslab | N25 | 20mm | 80mm |
| Susp. slabs | N32 | 20mm | 80mm |
| Core fill | S20 | 10mm | 230mm |
- C.3 Reinforcement notation:
- 'N' denotes Grade D500N hot rolled rebar to AS4671.
- 'S' denotes Grade D250N hot rolled rebar to AS4671.
- 'R' denotes Grade D250N hot rolled plain round to AS4671.
- 'L' denotes Grade 500L cold drawn round wire to AS4671.
- 'DW' denotes Grade 500L cold drawn ribbed wire to AS4671.
- 'RL', 'SL', 'LTM' denotes D500 deformed wire meshes to AS4671.
- Additives shall not be used without the Superintendent's approval.
- C.4 Mechanically vibrate concrete in the form to give maximum compaction without segregation of the cover concrete.
- C.6 Cure concrete as required by AS3600.
- C.7 Concrete sizes shown are minimum and do not include applied finishes. Do not reduce or hole concrete without Superintendent's approval.
- C.8 Do not place conduits, pipes and the like within the cover concrete.
- C.9 Formwork shall generally comply with AS3600.
- C.10 Stripping of formwork shall comply with Section 19 of AS3600.
- | Stripping times: | |
|------------------|---------|
| Removal of forms | 3 days |
| Removal of props | 14 days |

Footings and Slab Notes

- F.1 Footings have been designed for a Class 'S' Site Classification. Builder to verify site conditions prior to construction.
- F.2 Natural foundations to be grubbed out and free of organic matter and debris and compacted to min. 98% standard compaction at -5% to +2% of optimum moisture content or not less than 70% density index for cohesionless soils.
- F.3 Fill to slab and foundations shall be an approved non-plastic material compacted in max. 200mm layers to min. 98% standard compaction at -5% to +2% of optimum moisture content or not less than 70% density index for cohesionless soils.
- F.4 Footing trenches to be clean and dry at the time of casting with any softened material removed. The base of all footings to be founded on firm natural ground with min. safe bearing capacity of 100 kPa.
- F.5 Pour slab on 0.2mm damp proof membrane laid on min. 50mm compacted sand.
- F.6 Vibrate concrete during placement and cure slab for min. 7 days. Concrete cover to be maintained by the use of approved chairs spaced at approx. 750mm c/s. Conduits and pipes shall not be placed within the cover concrete.

CODE NOTES:

CONSTRUCTION SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2022 AND ALL SUBSEQUENCE AMENDMENTS, ALL RELEVANT AUSTRALIAN STANDARDS, AND LOCAL AUTHORITY REGULATIONS INCLUDING RELEVANT DEVELOPMENT APPROVALS.

GENERAL NOTES:

DO NOT SCALE FROM THIS DOCUMENTATION.
FIGURED DIMENSIONS TAKE PRECEDENCE.
COMPLETE THE WORKS EVEN IF NOT SPECIFICALLY
INDICATED ON THE PLANS TO CONFORM WITH
THE GENERAL INTENT AND SPIRIT OF THE PLANS.
ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD
TRADE PRACTICE. THESE PLANS MUST BE READ
IN CONJUNCTION WITH THE ANY CONTRACT OR MANUFACTURERS
SPECIFICATIONS, GUIDES OR INSTRUCTIONS AND ALL SUB
CONSULTANTS DOCUMENTATION.
ALL MATERIALS MUST BE TERMITE RESISTANCE.
ONLY DRAWINGS STAMPED "CERTIFIED" OR "FOR CONSTRUCTION"
MUST BE USED FOR CONSTRUCTION OF THIS PROJECT.
WATER PROOFING MUST COMPLY WITH AS 3740-2021 "WATER
PROTECTIVE DWELLINGS" AND ALL WORK MUST COMPLY WITH
THE "LIVABLE HOUSING DESIGN STANDARD 2022" OR SUBSEQUENT
AMENDMENTS
WIND ZONE: 5-C3

NON-CONFORMING & NON-COMPLYING PRODUCTS

NON-CONFORMING AND NON-COMPLYING BUILDING PRODUCTS MUST NOT BE USED IN ANY CONSTRUCTION. ANY AND ALL BUILDING PRODUCTS MUST ONLY BE USED IF ACCOMPANIED WITH DOCUMENTATION FOR DESIGN AND ITS INTENDED USE. ALL PERSONS WITHIN THE CHAIN OF RESPONSIBILITY MUST ENSURE AS REASONABLY PRACTICABLE THAT ALL DESIGN COMPLIANCE AND INTENDED USE DOCUMENTATION IS CONVEYED TO THE SUBSEQUENT CONSUMER BEFORE THE TIME OF USE.

MINIMUM PRODUCT ASSESSMENT PERFORMANCE AND COMPLIANCE CRITERIA SHALL BE AN ASSESSED AGAINST APPLICABLE STANDARDS AND LEGISLATION FOR THAT PRODUCT.

THE CONTRACTOR MUST ASCERTAIN COMPLIANCE OF THE PRODUCT BEFORE USE.

AMENDMENTS

ANY AMENDMENTS TO THE DESIGN OR PRODUCT SUBSTITUTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE APPROVED IN WRITING BY THE OWNER/ CLIENT

REPORTS

THE CONTRACTOR MUST READ THE FULL ENERGY EFFICIENCY REPORT ATTACHED TO THE BUILDING APPROVAL APPLICATION BEFORE ANY BUILDING WORK COMMENCES.

THE CONTRACTOR MUST SUPPLY THE FULL ENERGY EFFICIENCY REPORT TO ALL TRADES, SUBCONSULTANTS OR SUPPLIERS WHERE THE CONTENTS OF THE REPORT AFFECTS THEIR WORK OUTCOME

INSPECTIONS

THE CONTRACTOR MUST ARRANGE AND PAY FOR ALL INSPECTIONS REQUIRED TO OBTAIN CERTIFICATION OF THE WORKS.
THE CONTRACTOR MUST GIVE THE INSPECTOR ADEQUATE TIME TO ARRANGE TRAVEL TO THE SITE FOR THE INSPECTION.
WORKS MUST NOT PROGRESS UNTIL THE REQUIRED INSPECTION HAS TAKEN PLACE AND ANY RECTIFICATION WORKS IN ANY ARE COMPLETED.
ANY WORK REQUIRED TO BE INSPECTED AND NOT INSPECTED WILL BE NON-COMPLIANT AND CERTIFICATION WITHHELD.

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