

22 July 2021

Enquiries: Daniel Lamond
Our Ref: EXEM 2021_4218/1 (Doc)
Your Ref: 20212090

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

P B Love & S K Mason
13 Cadell St
DEEPWATER NSW 2371

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate.

Summary of Exempt Development

Development being made exempt from the 2018 Douglas Shire Planning Scheme for building work assessable against the scheme within the Conservation Zone consists of the replacement of an existing deck as detailed in the attached plans.

Location details

Street Address: 96 White Beech Road COW BAY

Real Property Description: LOT: 236 RP: 740658

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 21 July 2021 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: AAEX 2021_ 4218/1 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.

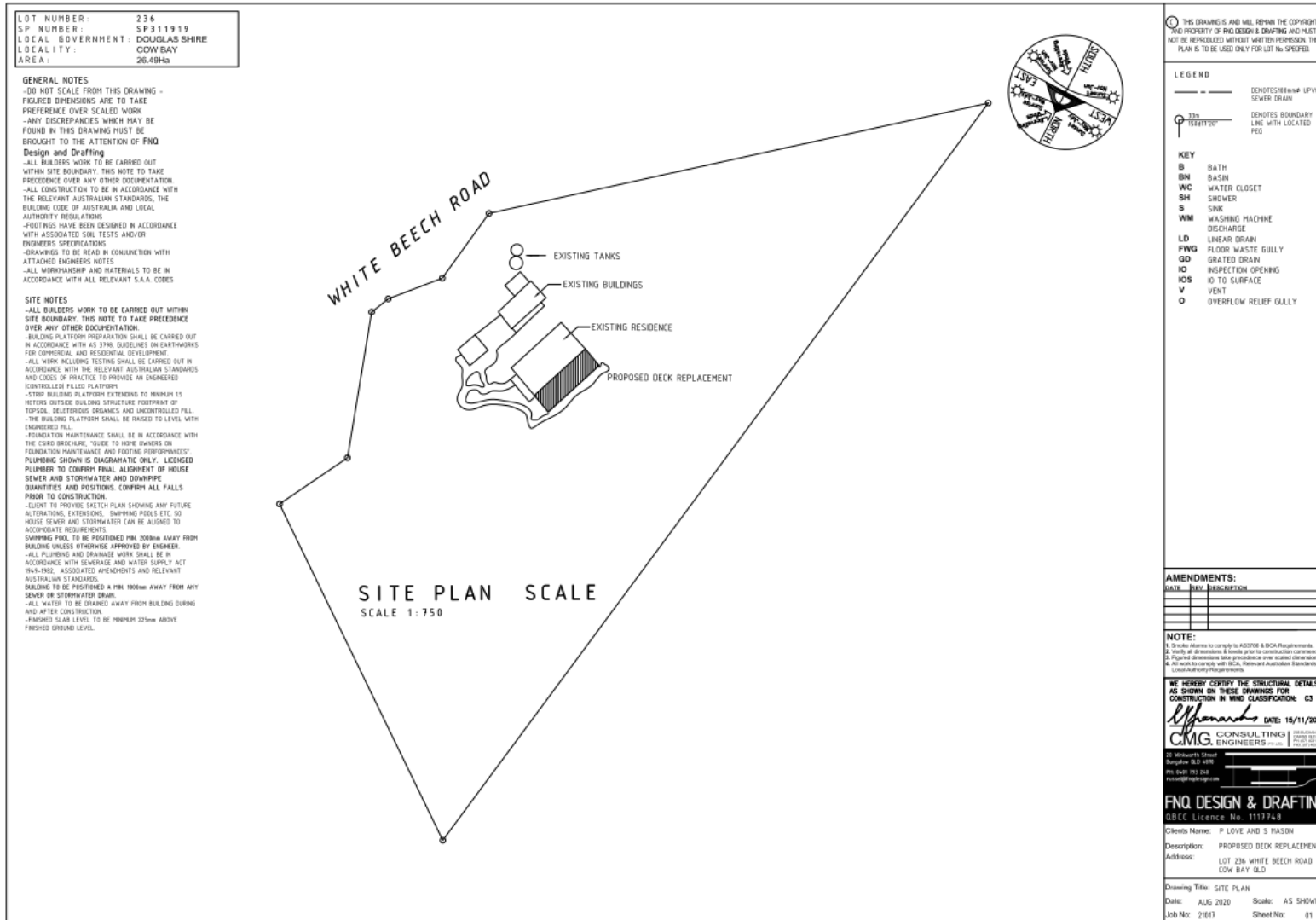
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

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

Attachment 1



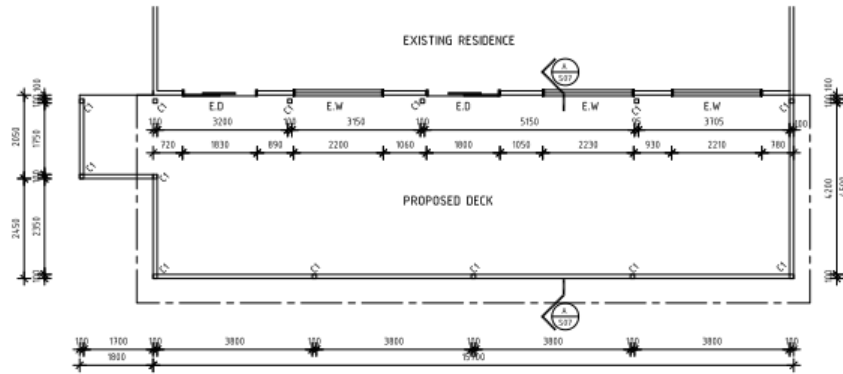
WIND CLASSIFICATION - C3

ROOF PITCH - 3°

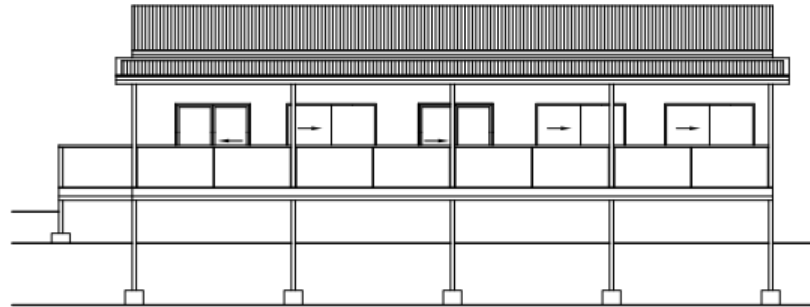
ROOF OVERHANG - 600

TERMITE PROTECTION
 -TERMITE TREATMENT TO BE AS REQUIRED BY AS 3601 -TERMITE PROTECTION GENERALLY SHALL BE BY ABOVE-GROUND FLOOR SLAB AS BARRIER AND EXPOSED EDGE OF SLAB AS VISUAL BARRIER
 -BRIEF-FLASH OR SIMILAR APPROVED COLLARS TO SLAB PENETRATING I.
 -DISPERSE RESISTANCE HAZARD LEVEL TO TERMITES FRAMING GENERALLY
 -BUILDER TO PROVIDE ACCESS FOR CLEAR VISUAL INSPECTIONS TO THE ENTIRE PERIMETER OF THE HOUSE AND THE EXPOSED EDGE OF CONCRETE SLABS
 -A DETAILED NOTE SHOWING FULL DETAILS OF TERMITE TREATMENT USED AND THE DATE PROVIDED TO BE POSTED INSIDE THE METER BOX OR SIMILAR APPROVED LOCATION
 -OWNER TO MAINTAIN ACCESS FOR CLEAR VISUAL INSPECTIONS AND MAKE PERIODIC INSPECTIONS

WATERPROOFING
 -ANY EXPOSED STRUCTURAL TIMBER WHICH HAS ANY AREA IN CONTACT WITH ANOTHER MATERIAL AND WHICH WILL BE ACCESSIBLE AFTER FINISH IS TO BE GIVEN A COAT OF PRIMER BEFORE FINISH.
 -NET AREA WATER PROOFING TO COMPLY WITH AS3602



FLOOR PLAN SCALE 1:100



FRONT ELEVATION SCALE 1:100

FLOOR AREAS	
PROPOSED DECK	74.30m ²
TOTAL	74.30m ²

KEY	
	DEMOTES 19mm EXTERNAL CMU WALL
	DEMOTES 70mm THICK STUD WALL
	INTERNAL WALLS FULL HEIGHT
	DEMOTES 70mm THICK STUD WALL
	BRACING WALLS
	DEMOTES LOAD BEARING WALL
	DEMOTES SMOKE DETECTOR
	DEMOTES DOWN PIPE POSITION
	DEMOTES EXTERNAL TAP
	DEMOTES TOWEL RAIL POSITION
	DEMOTES TOILET ROLL HOLDER
	DEMOTES METER BOX POSITION
	DEMOTES TAP POSITIONS
	DEMOTES SHOWER HOSE/TAP POSITION
	DEMOTES CEILING MANHOLE
	DEMOTES FLOOR WASTE
	DEMOTES FRIDGE SPACE
	DEMOTES OVEN SPACE
	DEMOTES PARTY SPACE
	DEMOTES DISHWASHER SPACE
	DEMOTES MICROWAVE SPACE
	DEMOTES APPLIANCE CUPBOARD
	DEMOTES WASHING MACHINE SPACE
	DEMOTES SPLIT SYSTEM
	AIR-CONDITIONING UNIT

THIS DRAWING IS AND WILL REMAIN THE COPYRIGHT AND PROPERTY OF FNQ DESIGN & DRAFTING AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THIS PLAN IS TO BE USED ONLY FOR LOT NO. SPECIFIED.

SMOKE ALARMS

- ALL SMOKE ALARMS ARE:
 - TO BE PHOTOVOLTAIC
 - TO NOT CONTAIN IONIZATION SENSOR
 - TO BE HARD WIRED TO MAINS POWER WITH SECONDARY SOURCE
 - BE INTERCONNECTED WITH ALL SMOKE ALARMS IN DWELLING ALL ACTIVE TOGETHER

LOCATION OF ALARMS ARE INDICATIVE ONLY AND ARE TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS (AS 3786)

AMENDMENTS:

DATE	USER	DESCRIPTION

NOTE:

- Smoke Alarms to comply to AS3786 & BCA Requirements.
- Verify all dimensions & levels prior to construction commencing.
- Figured dimensions take precedence over scaled dimensions.
- All works to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION: C3

Alpharads
ALPHARADS CONSULTING ENGINEERS
 30 Moorworth Street
 Brisbane QLD 4000
 Ph: 0427 793 218
 Email: info@alpharads.com

FNQ DESIGN & DRAFTING
 QBCC Licence No. 1117748

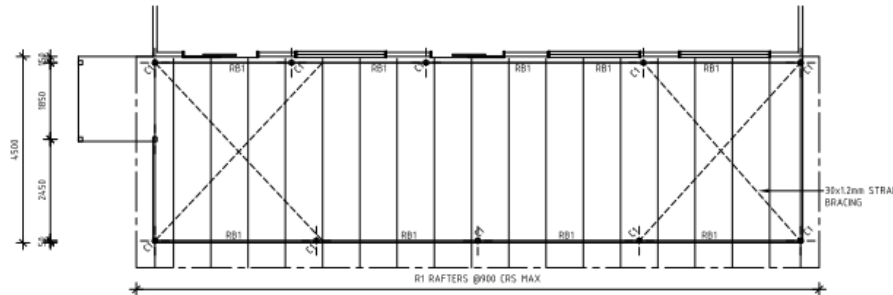
Clients Name: P LOVE AND S MASON
 Description: PROPOSED DECK EXTENSION
 Address: LOT 236 WHITE BEECH ROAD
 COW BAY QLD

Drawing Title: FLOOR PLAN
 Date: AUG 2020 Scale: 1:100@A3
 Job No: 21017 Sheet No: 02

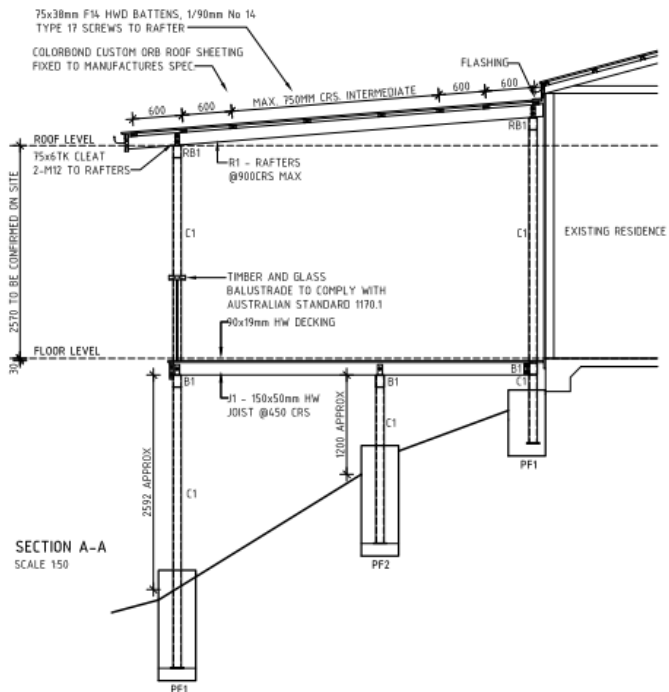
WIND CLASSIFICATION - C3 ROOF PITCH - 3° ROOF OVERHANG - 600

STEELWORK

-GENERALLY IN ACCORDANCE WITH AS 400, AS 1554.1 AND AS 1538
 -UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE USED:
 -HOT ROLLED SECTIONS GRADE C300 PLUS TO AS 3679.1
 -BI STEEL HOLLOW SECTIONS GRADE C350 TO AS 1163
 -COLD FORMED STEEL SECTIONS GRADE 450 TO AS 1397
 -DIBOLTS GRADE 4.6/5 TO AS 1111 GENERALLY AND GRADE 8.8/5 TO AS 1252
 -GALVANIZED BOLTS TO AS 1214
 -FUELWELDING TO COMPLY WITH AS 1554.1
 -UNLESS NOTED OTHERWISE USE:
 -A1 10mm THICK CLEATS, GUSSETS, FINIS AND END PLATES
 -B1 ALL BOLTS TO BE GALVANIZED TO AS 1214
 -C1 6mm CONTINUOUS FILLET WELDS TO AS 1554.1



ROOF FRAMING PLAN SCALE 1:100



SECTION A-A SCALE 1:50

- C1 100x4mm SHS COLUMN
- B1 150x100x4mm SHS COLUMN
- J1 125x50mm HW JOIST @450 CRS CONTINUOUS
- JT 170x38mm JOIST TRIMMER
- RB1 150x100x4mm RHS ROOF BEAM
- R1 200x50 F14 HW RAFTERS @ MAX 900 CRS

THIS DRAWING IS AND WILL REMAIN THE COPYRIGHT AND PROPERTY OF FNO DESIGN & DRAFTING AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THIS PLAN IS TO BE USED ONLY FOR LOT NO SPECIFIED.

AMENDMENTS:

DATE	BY	DESCRIPTION

NOTE:

1. Review drawings to comply to AS3700 & BCA Requirements.
2. Verify all dimensions & levels prior to construction commencing.
3. Engaged dimensions take precedence over scaled dimensions.
4. All work to comply with BCA, Relevant Australian Standards & Local Authority Requirements.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION: C3

Signature DATE: 15/11/2020
CMG CONSULTING ENGINEERS PTY LTD
 20 Midhurst Street
 Brighton QLD 4215
 Ph: 07 552 2424
 Email: info@cmge.com.au

FNO DESIGN & DRAFTING
 QBCC Licence No. 1117748

Clients Name: P LOVE AND S MASON
 Description: PROPOSED DECK EXTENSION
 Address: LOT 236 WHITE BEECH ROAD
 CDW BAY QLD

Drawing Title: SECTION AND DETAILS
 Date: AUG 2020 Scale: 1:100@A3
 Job No: 21017 Sheet No: 04