

2 March 2020

Enquiries: Daniel Lamond
Our Ref: EXEM 2020_3470 (943151)
Your Ref: 20200308

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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M J Cowman & R A Cowman
PO Box 891
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 17 February 2020.

Summary of Exempt Development

Development being made exempt from the Flood and Storm Tide Hazard Overlay Code from the 2018 Douglas Shire Planning Scheme version 1.0 consists of a dwelling addition for an additional ensuite bedroom.

Location details

Street Address: 22-26 Palm Street COOYA BEACH
Real Property Description: LOT: 2 SP: 138578
Local Government Area: Douglas Shire Council

I wish to advise that an exemption certificate has been granted on 2 March 2019 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.

Please quote Council's application number: EXEM 2020_ 3470 in all subsequent correspondence relating to this request.

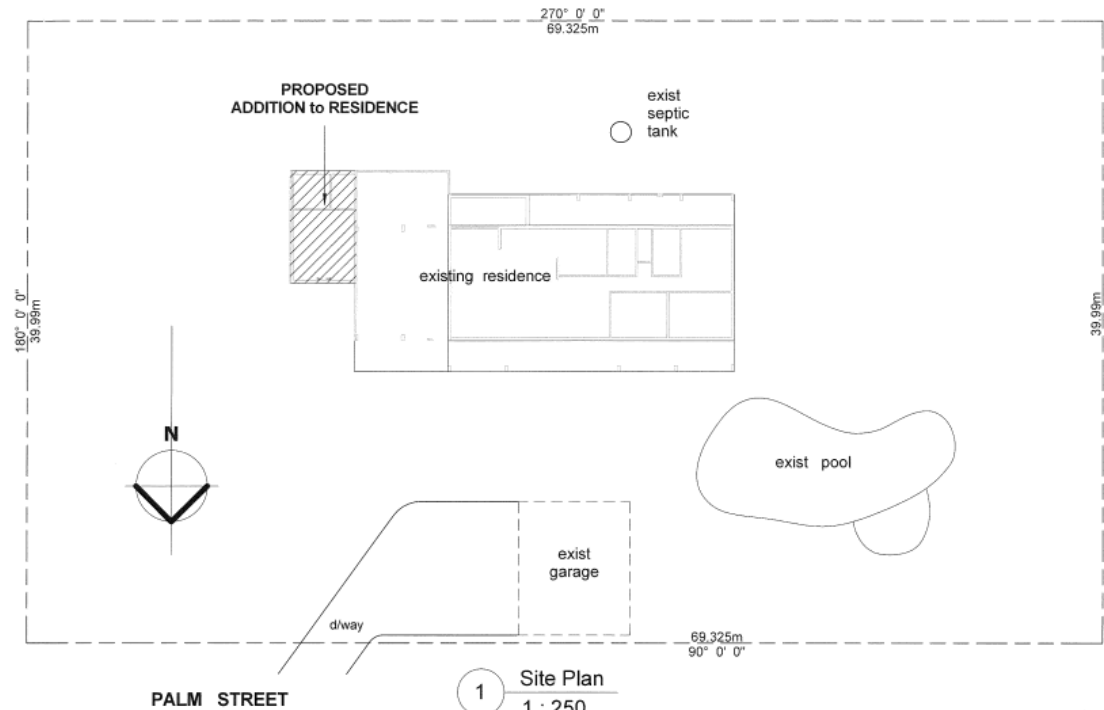
Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Environment & Planning

Cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacer.com.au or

Attachment 1



Sheet List	
Sheet Number	Sheet Name
1 of 4	Site Plan, Sheet List, Notes
2 of 4	Floor and Foundation Plans, Details
3 of 4	Elevations
4 of 4	Roof/Wall Framing Details, Section A-A

GENERAL

All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

INTERNAL BRACING WALLS

WALL FIXING

- Fix top plate to floor frame with 1/M12 at bracing section ends and at 1200 max. crs.
- Fix top plate to crossing or parallel truss framing at M12 wall reinf locations to comply with AS1684.3 Table 8.2.3 to achieve 7.6 kn.
- Fix end studs to external walls with 1/12Ø dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 crs.

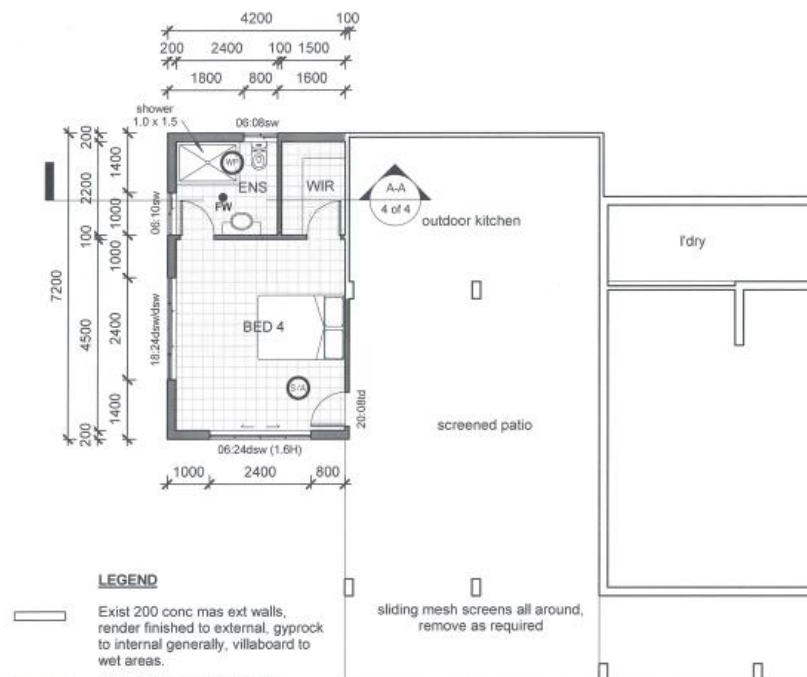
SHEETING

- Line one side with 4mm F22 structural ply, nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7m high walls)
- Nail fix to stud framing with 30 x 2.8Ø galv flathead nails or equiv, at 50 crs all around sheets and at sheet joins, 300 crs to internal fixings.

GREG SKYRING
Design and DRAFTING Pty. Ltd.
Lic: Under QBSA Act 1991 - No 1040371
11 Noli Close,
Mossman Q. 4873
Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT
Proposed Additions to existing Residence,
L2 SP138578,
22-26 Palm Street,
COOYA BEACH

CLIENT M. Cowman		WIND CLASS C2	PLAN NUMBER 411-19	SHEET 1 of 4
SCALES 1 : 250	PLAN TITLE Site Plan, Sheet List, Notes		DATE OF ISSUE 17.12.19	REV A

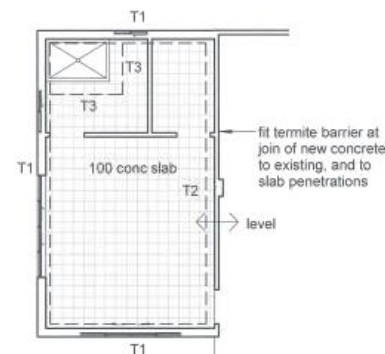


1 Floor Plan
1 : 100

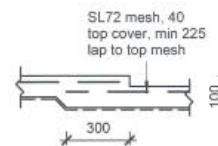
WINDOW and DOOR LEGEND

td	timber door, suitable for location
sw	single sliding window
dsw	double sliding window
dsw/dsw	double sliding window over double sliding window

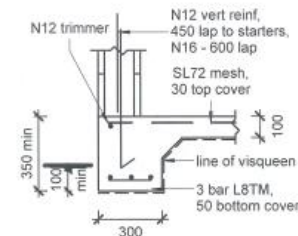
NOTE: all windows and doors are colour coated aluminium framed uno, fitted with grey glass and flymesh



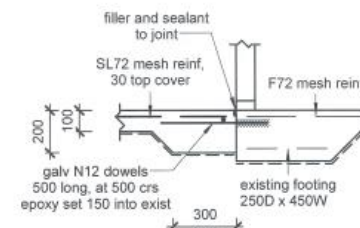
2 Foundation Plan
1 : 100



C T3 Footing - Shw Recess
1 : 20



A T1 Footing
1 : 20



B T2 Footing
1 : 20

REFER ALSO TO ENGINEERING NOTES

FOOTING AND SLAB NOTES

- Remove grass and topsoil (min. 100 mm), from new slab locations.
- Clear site of all tree stumps and roots. Fill grub holes with approved fill of a low plastic cohesive soils, compacted in 150 mm max deep layers to min 95% standard density, and for non-cohesive soils compacted in 200 mm deep layers to 70% density index.
- Any localised loose or soft soil encountered in footing trenches shall be excavated to a depth where soil becomes firm.
- Compact sub-base to min 95% standard density.
- Compact approved non-plastic fill in max 200 mm deep layers and test to AS 3798.
- Provide adequate site drainage to ensure natural runoff is directed away from the building.
- Concrete to slab and footings to be N20, 80 mm slump, and 20 mm max aggregate.
- SL72 mesh reinforcing to slab, 30 top cover to internal areas, 40 top cover to external areas, lap all mesh by two cross wires.
- N12 trimmer all around to slab perimeters, 50 min edge cover, 500 laps.
- 200 um visqueen below slab, lap minimum 200 and tape.
- Minimum 100 mm deep sand bedding below slab, compacted to 70% density index.
- Vibrate all concrete, cure slabs for 14 days minimum.
- Use expansive glues below all floor tiles, min 3 months after slab pour.
- Footings have been designed to conform to a minimum Class 'S' site (Earth Test Report SI 498-19). Refer to plan Author or Engineer should site conditions vary.
- Materials and construction requirements to AS 3600.

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COOYA BEACH

CLIENT

M. Cowman

WIND CLASS

C2

PLAN NUMBER

411-19

SHEET

2 of 4

SCALES

As indicated

PLAN TITLE

Floor and Foundation Plans,
Details

DATE OF ISSUE

17.12.19

REV

A