

23 November 2021

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2021\_4502/1 (Doc 1051254)  
**Your Ref:** 20212989

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

GMA Certification Group Pty Ltd  
Po Box 831  
PORT DOUGLAS QLD 4877

Email: [admintsv@gmacert.com.au](mailto:admintsv@gmacert.com.au)

Dear Sir / Madam

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 18 November 2021.

### Summary of Exempt Development

---

Construction of shade shelters within the Flood Hazard Overlay.

### Location details

---

Street Address: Cape Tribulation Road Kimberley  
Real Property Description: Lot 82 on RP905261  
Local Government Area: Douglas Shire Council

### Decision

---

Council advises that an exemption certificate has been granted on 23 November 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: EXEM 2021\_ 4502/1 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

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a stylized flourish at the end.

**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc Mailed to M Li & H Y Li 1 Fisher Street Silverwater NSW 2128



#### GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

#### DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

The structure has been designed to allow for less than 50% of the cross-section exposed to the wind under the roof to be blocked by goods or materials in accordance with AS/NZS1170.2 2011. Blocking more than 50 % of the cross - section under the roof with goods or materials will change the loads on the structure which have not been allowed for.

#### ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- \*Provision of Soils Report for the site and in the building area on which the building is to be erected
- \*Site Plan and Drainage Plans
- \*Any other plans not covered by these engineering plans requested by the local Council or the authority

#### BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

#### TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

#### PIER DETAILS - GENERAL

\* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan.

\* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.\* Shed design has the columns embedded into the concrete 300mm.

\* This measurement is from the top of the desired finished level of the building.  
\* Footing design covers sites with a minimum of 100kPa safe bearing capacity soil classification A, S, M, H1 or H2 for a class 10 building.

\* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.

\* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.

\* Site conditions different to those specified require a modified design.

\* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.

\* Designs are in accordance with AS 3600:2018

\* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.

\* Piers should be cured for 7 days before commencing construction of the building.\* Second Pour Jointing (refer to construction manual):

1. Surface of first pour must be scabbled.
  2. All loose debris must be vacuumed from hole.
  3. Apply heavy coat of bondcrete or similar adhesive prior to second pour.
  4. Apply suitable protective coating to the embedded portion of the columns.
- \* Where columns or end wall mullions have been removed, piers are not required.  
\* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.

#### BRACING NOTES

\* Refer to Connection Details.

\* All Cross Bracing is achieved with 1.2mm Strap G450.

\* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.

\* All Columns and End Wall Mullions are fixed Column in Concrete.

\* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:

- C150 - maximum 1800mm spacing
- C200, C250 - maximum 2200mm spacing
- C300 - maximum 2800mm spacing
- C350 - maximum 2800mm spacing
- C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.

\* Open bays to have fly bracing fitted to every available girt supporting the header sheets.

\* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

#### BOLTS


\* Unless otherwise nominated, all bolts are grade 4.6

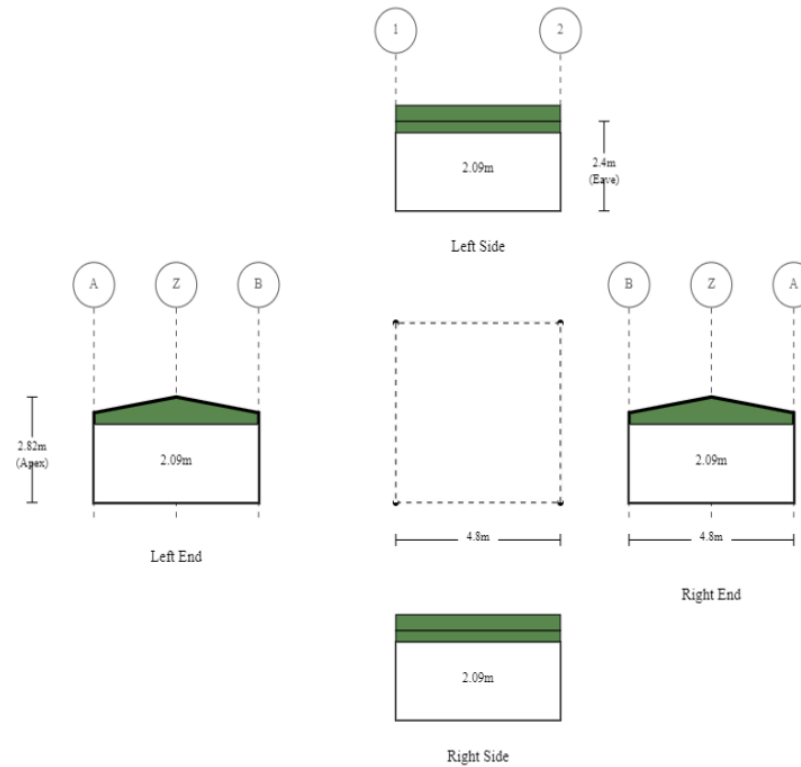
\* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

#### OTHER MATERIALS NOTES

\* All Sheeting, Flashing and framing screws are Climaseal 4.

\* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision	Date	Initial			General Notes NOT FOR CONSTRUCTION  Page 1 of 1 ©Copyright Steels IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Name: Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers  Signature:  John Ronaldson Date: 27/07/21
			Purchaser Name: Ming Li				
			Site Address: Cape Tribulation Rd Diwan QLD 4873 Australia				
			Drawing # WSS213297 - 2	Print Date: 27/07/2021			



Purchaser Name: Ming Li

Site Address: Cape Tribulation Rd Diwan QLD 4873 Australia

Drawing # VSS213297 - 3

Print Date: 27/07/21

**Layout**  
**NOT FOR CONSTRUCTION**  
 Not to Scale  
 © Copyright Steelix IP Pty Ltd

Seller: Wide Span Sheds Pty Ltd  
 Wide Span Sheds Pty Ltd  
 Phone: 07 5657 8888  
 Fax: 07 5657 8899  
 Email: admin@sheds.com.au

Apex Engineering Group PTY LTD  
 ACN 632 588 562  
 ME Aust. (Registered NER Structural) 5276680  
 QLD: RPEQ No. 24223; TAS: 185770492; VIC: PE0003848; N.T.: 303557ES;  
 Practising Professional Structural & Civil Engineers

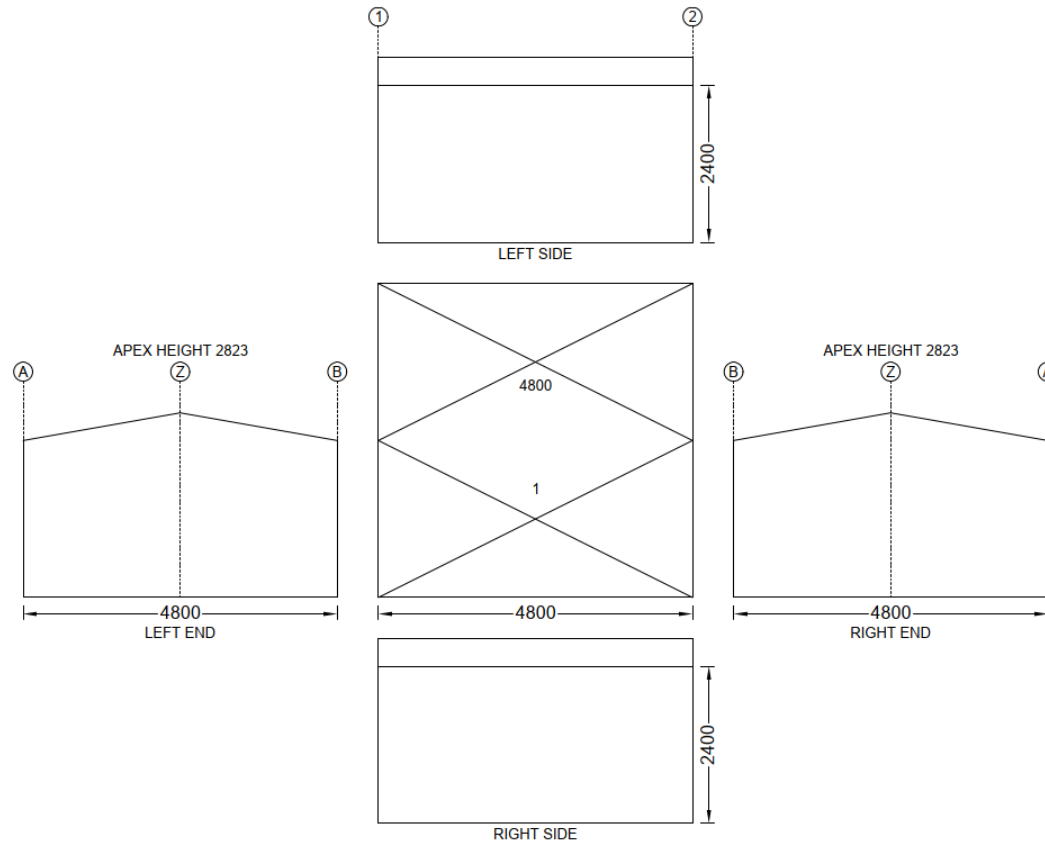
Signature:

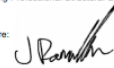
*John Ronaldson*

John Ronaldson

Date: 27/07/21

Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.



Revision	Date	Initial	Purchaser Name: Ming Li		<div>Bracing</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 1 of 1</div> <div>©Copyright Steelx IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 27/07/21</div>
			Site Address: Cape Tribulation Rd Diwan QLD 4873 Australia				
			Drawing # WSS213297 - 5				
			Print Date: 27/07/2021				

#### GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

#### DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

The structure has been designed to allow for less than 50% of the cross-section exposed to the wind under the roof to be blocked by goods or materials in accordance with AS/NZS1170.2 2011. Blocking more than 50 % of the cross - section under the roof with goods or materials will change the loads on the structure which have not been allowed for.

#### ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- \*Provision of Soils Report for the site and in the building area on which the building is to be erected
- \*Site Plan and Drainage Plans
- \*Any other plans not covered by these engineering plans requested by the local Council or the authority

#### BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

#### TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

#### PIER DETAILS - GENERAL

\* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan.

\* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.\* Shed design has the columns embedded into the concrete 300mm.

\* This measurement is from the top of the desired finished level of the building.  
\* Footing design covers sites with a minimum of 100kPa safe bearing capacity soil classification A, S, M, H1 or H2 for a class 10 building.

\* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.

\* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.

\* Site conditions different to those specified require a modified design.

\* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.

\* Designs are in accordance with AS 3600:2018

\* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.

\* Piers should be cured for 7 days before commencing construction of the building.\* Second Pour Jointing (refer to construction manual):

1. Surface of first pour must be scabbled.

2. All loose debris must be vacuumed from hole.

3. Apply heavy coat of bondcrete or similar adhesive prior to second pour.

4. Apply suitable protective coating to the embedded portion of the columns.

\* Where columns or end wall mullions have been removed, piers are not required.

\* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.

#### BRACING NOTES

\* Refer to Connection Details.

\* All Cross Bracing is achieved with 1.2mm Strap G450.

\* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.

\* All Columns and End Wall Mullions are fixed Column in Concrete.

\* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:

- C150 - maximum 1800mm spacing
- C200, C250 - maximum 2200mm spacing
- C300 - maximum 2800mm spacing
- C350 - maximum 2800mm spacing
- C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.

\* Open bays to have fly bracing fitted to every available girt supporting the header sheets.

\* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

#### BOLTS


\* Unless otherwise nominated, all bolts are grade 4.6

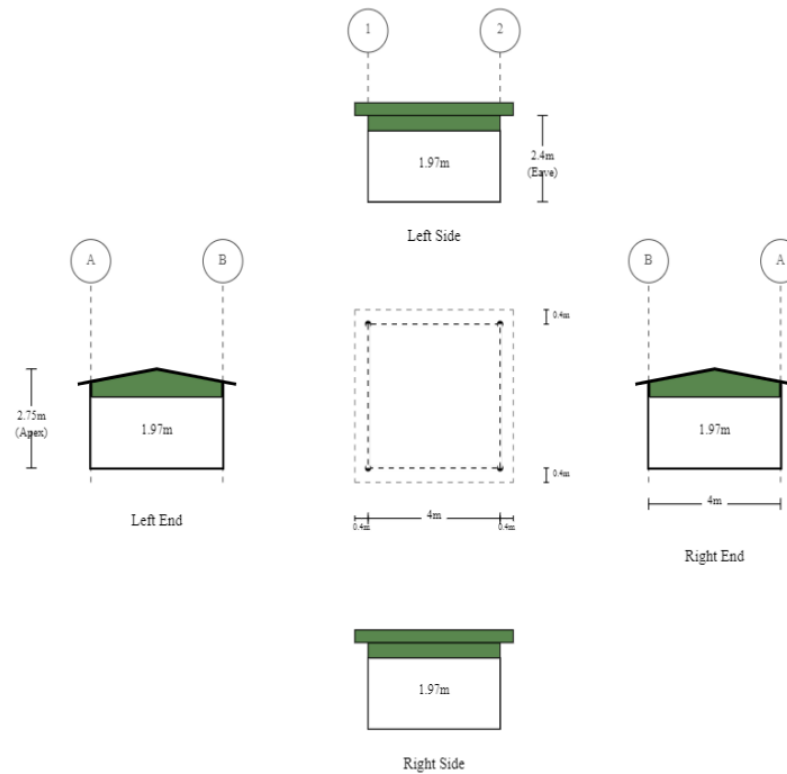
\* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

#### OTHER MATERIALS NOTES

\* All Sheetting, Flashing and framing screws are Climaseal 4.

\* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision	Date	Initial			<div>General Notes</div> <div>NOT FOR CONSTRUCTION</div> <div>Page 1 of 1</div> <div>©Copyright Steels IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 27/07/21</div>
			Purchaser Name: Ming Li				
			Site Address: Cape Tribulation Rd Diwan QLD 4873 Australia				
			Drawing # WSS213296 - 2	Print Date: 27/07/2021			



Purchaser Name: Ming Li

Site Address: Cape Tribulation Rd Diwan QLD 4873 Australia

Drawing # VSS213296 - 3

Print Date: 27/07/21

**Layout**  
**NOT FOR CONSTRUCTION**  
Not to Scale  
© Copyright Steelix IP Pty Ltd

Seller: Wide Span Sheds Pty Ltd  
Wide Span Sheds Pty Ltd  
Phone: 07 5657 8888  
Fax: 07 5657 8899  
Email: admin@sheds.com.au

Apex Engineering Group PTY LTD  
ACN 632 588 562  
ME Aust. (Registered NER Structural) 5276680  
QLD: RPEQ No. 24223; TAS: 185770492; VIC: PE0003848; N.T.: 303557ES;  
Practising Professional Structural & Civil Engineers

Signature:

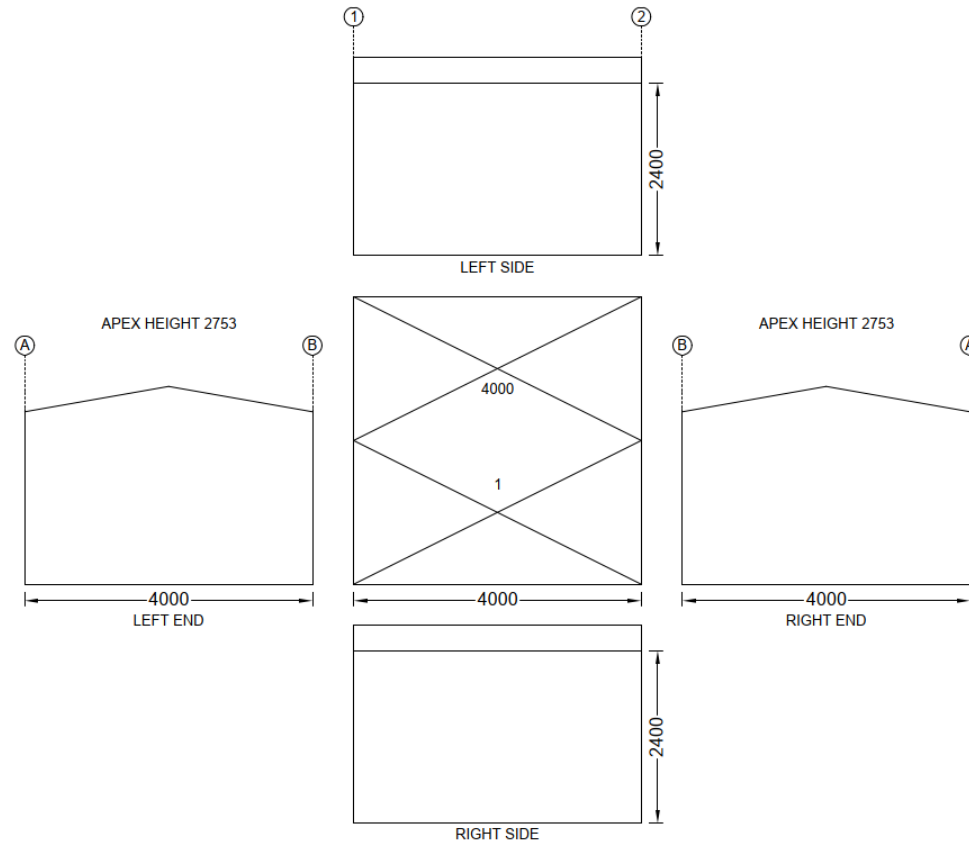
*John Ronaldson*

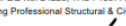
John Ronaldson

Date: 27/07/21



Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.



Revision	Date	Initial	Purchaser Name: Ming Li		<div>Bracing</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 1 of 1</div> <div>©Copyright Steelx IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 27/07/21</div>
			Site Address: Cape Tribulation Rd Diwan QLD 4873 Australia				
			Drawing #	WSS213296 - 5			
			Print Date: 27/07/2021				