

15 January 2025

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2025\_5709/1 (Doc 1274225)  
**Your Ref:** 20242860

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
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GMA Certification Group Pty Ltd  
PO Box 2760  
NERANG QLD 4211

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

Attention Mrs Daniel Cobain

Dear Sir

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 8 January 2025.

### Summary of Exempt Development

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Construction of a garage (Class 10a) building in respect to the Planning Scheme Floodplain Assessment Overlay and Medium Storm Tide Hazard Overlay.

### Location details

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Street Address: 1 Dineen Close Cooya Beach

Real Property Description: Lot 14 on RP865079

Local Government Area: Douglas Shire Council

### Decision

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Council advises that an exemption certificate has been granted on 15 January 2025 for development as detailed in Attachment 1.

### Referral agencies

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Not Applicable

### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

**Other**

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Please quote Council's application number: EXEM 2025\_ 5709/1 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.

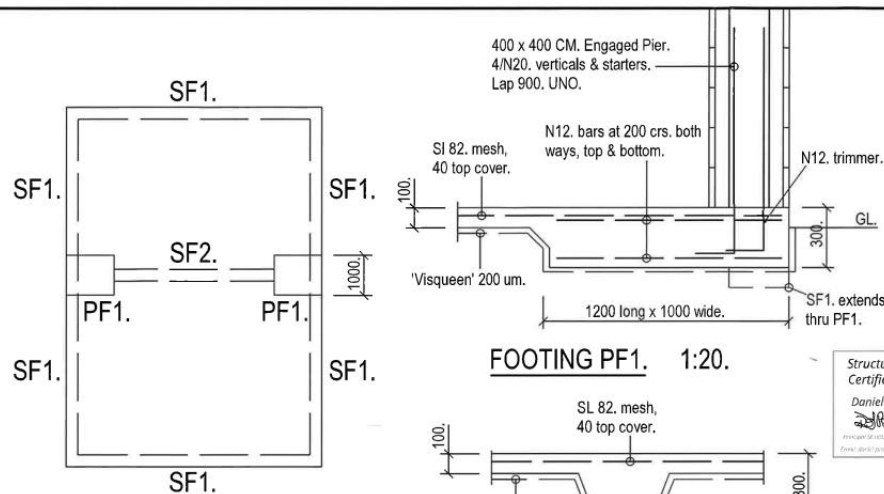
Yours faithfully

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

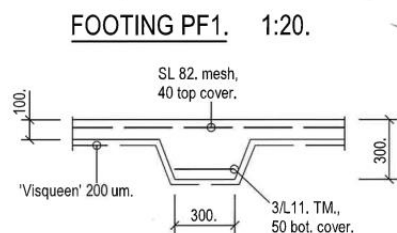
**Neil Beck**  
**A/ Manager Environment & Planning**

cc P R Burns, C/ GMA Certification Group Pty Ltd – [adminpd@gmacer.com.au](mailto:adminpd@gmacer.com.au)

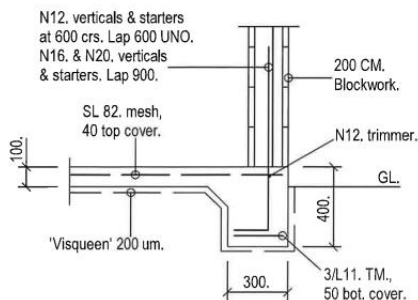




**FOUNDATION PLAN.**



**FOOTING PF1. 1:20.**



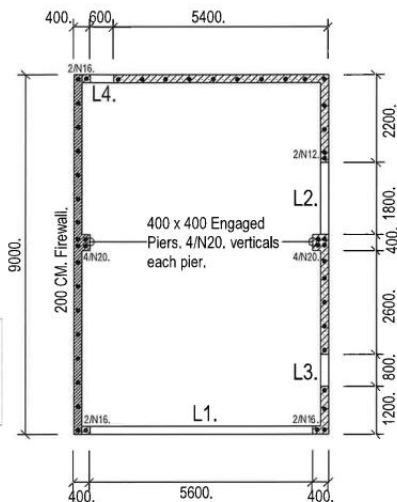
**FOOTING SF1. 1:20.**

**FOOTING NOTES.**

Remove all grass and topsoil containing roots from slab site. Compact approved imported fill, if necessary, in 150mm. max. layers to 98% SRDD. Concrete N20., 80mm. slump, 20mm. max. aggregate. Cure concrete 7 days before loading. Footings have been designed to match existing.

**SLAB NOTE.**

100mm. concrete slab. Reinforce with SL 82. mesh, 40 top cover. N12. trimmer all around. 'Visqueen' 200 um. under.



**200 CM. BLOCKWORK LAYOUT.**

**200 CM. BLOCKWORK NOTES.**

Provide N12. vertical bars and starter bars at corners, wall intersections, beside openings, and at 600 crs. between. UNO. N16. where shown. 2 Coarse 2/N12. bond beam all around top. Single coarse 2/N12. bond beam under all windows. Core fill all reinforced cores. FIREWALL. N12. verticals and starters at 600 crs. N16. bars at each end, 2 Coarse 2/N12. bond beam top. Single coarse 2/N12. bond beam across centre of wall. Core fill all cores.

**LINTELS.**

LINTEL L1. - 600 deep. 2/N16. top and bottom coarses and L8. stirrups at 200 crs. LINTEL L2. - 1600 deep. 2/N12. top and bottom coarses and L8. stirrups at 400 crs. LINTEL L3. - 1800 deep. 2/N12. top and bottom coarses. LINTEL L4. - 1600 deep. 2/N12. top and bottom coarses.

Dwg. No.	1 - 6 - 24.
Sheet.	2 of 4.
Scale.	1:100 or as shown.
Drawn.	B.M.C. QBCC. 66619.
Date.	30/10/24.

**PROJECT.**

PROPOSED SHED.  
MR. P. BURNS.  
Cnr. Cooya Beach Rd. & Dineen Cl.  
Cooya Beach.

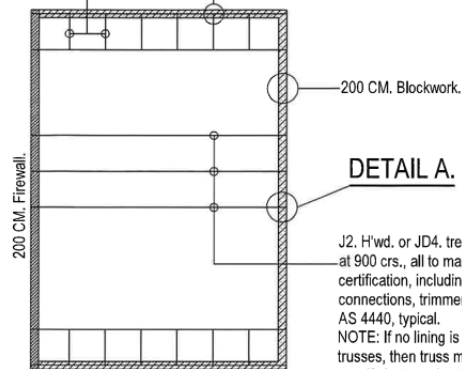
**CLARKEVILLE DESIGNS.**

Custom Building Designs.  
Mobile: 0428183638.

Do not scale off this Drawing.

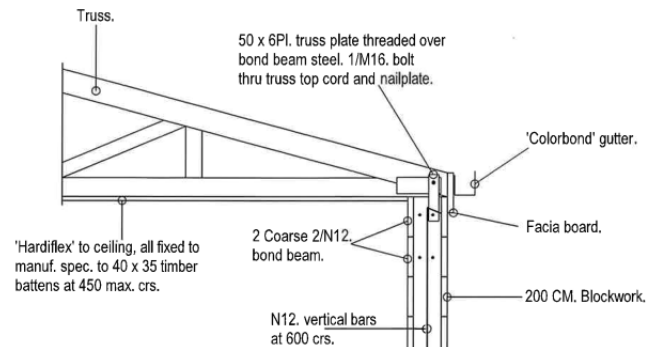
90 x 45 MGP 12, H2, trimmers on edge at 900 max. crs., fixed between truss bottom chords with 2/TLG. or 2/No. 14, Type 17, screws each end.

Fix trimmer to bond beam/intel via 50 x 6Pl. cleats threaded over bond beam steel and 1/M12, to each trimmer, typical. ( Similar to Detail A.)



**DETAIL A.**

J2, H'wd. or JD4, treated pine trusses at 900 crs., all to manf. design and certification, including truss to truss connections, trimmers, and bracing to AS 4440, typical.  
NOTE: If no lining is installed to U/S of trusses, then truss manufacturer to specify bottom chord tie beams.



**DETAIL A. 1:20.**

## ROOF FRAMING PLAN.

### BATTENS.

Provide 75 x 38 F14, h'wd, battens at 600 spacings at ridge and gutter, and 900 spacings between. Fix with 1/75mm. No 14, Type 17, screw per connection. Strap joints and splits.

OR - Use metal Cyclone battens at 600 spacings and fix with 2/40mm. No 14, Type 17, screws per connection.

### ROOF NOTE.

'Colorbond' Custom orb roof is to be screwed down in strict accordance with the code of recommendations for 'Cyclonic' conditions.  
Design wind gust speed  $V_{zu} = 61\text{m/sec}$ . Strength Limit State.  
Wind classification C2.



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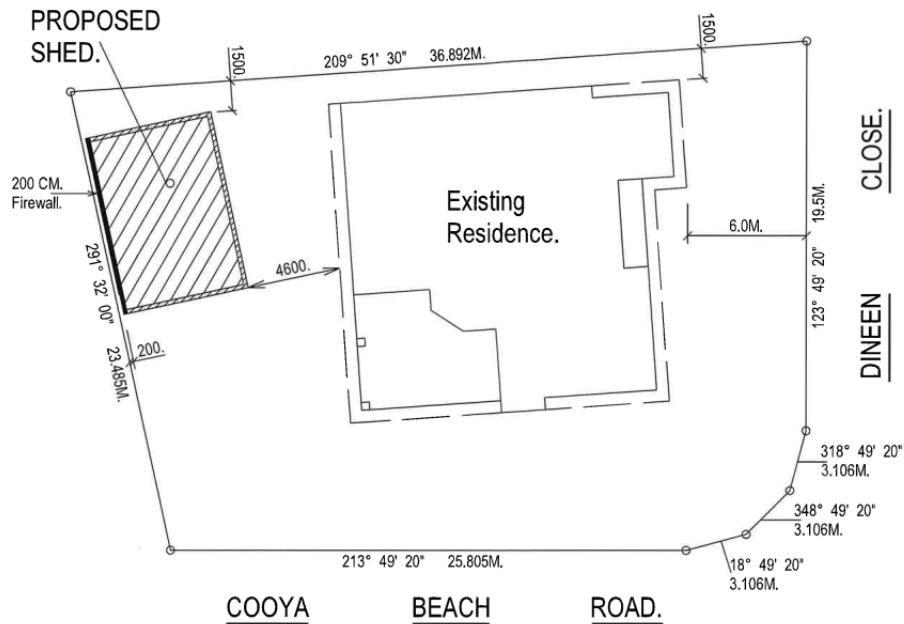
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Mobile: 0428183638.



**SITE PLAN.** 1:200.

**PROPERTY DESCRIPTION.**

Lot. 14. Cnr. Cooya Beach Rd. & Dineen Close.  
Cooya Beach.  
Parish of Victory.  
County of Solander.  
RP. 865079.

**PROPERTY AREA.**

825 sq. mtrs.



Dwg. No.	1 - 6 - 24.
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