

10 September 2021

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

**Enquiries:** Neil Beck  
**Our Ref:** EXEM 2021\_4337/1 (1035729)  
**Your Ref:** 20214018 / PO22709

S N Buckeridge  
1 Poinciana St  
COOYA BEACH QLD 4873

Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 03/09/2021.

#### Summary of Exempt Development

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Construction of a patio.

#### Location details

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Street Address: 1 Poinciana Street COOYA BEACH

Real Property Description: LOT: 13 RP: 718489

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 10 September 2021 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 2021\_ 4337/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Neil Beck 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

**SITE PLAN**  
1:200

**GENERAL NOTE:**

ALL MEMBERS AND FIXINGS PROTECTED AGAINST CORROSION I.E. GALVANISED, COATED OR WRAPPED IN PLASTIC MEMBRANE IF CAST INTO CONCRETE UNLESS OTHERWISE SPECIFIED.

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR GREATER SHALL BE PROPPED UP IN THE CENTRE OF BEAM SPAN TO CREATE A MINIMUM OF A 10 MM CAMBER OR MORE. ANY BEAM DEFLECTION CAUSING GUTTER TO HOLD WATER SHOULD BE COMPENSATED FOR WITH FALL ON BEAM AND GUTTER TOWARDS DOWN PIPE.

APOLLO BEAMS TO BE STITCHED @ 400 CRS WITH 10-16x16 WAFFER HEAD TEK SCREWS.

BACK CHANNEL AS SIDE BARGE (IF APPLICABLE) FIXED TO ROOF SHEET @ 500 CRS. WITH 10-16x16 WAFFER HEAD TEK SCREWS.

FIX END CAP TO BEAM END WITH 2/10-16x16 WAFFER HEAD TEK SCREWS EACH SIDE

SHEETING, BEAMS AND FIXINGS IN ACCORDANCE WITH AS1170.2 & LOW-HIGH-LOW (LHL) REGIMEN TESTED MARCH 2008 - REPORT TS689.

TERMITE RISK MANAGEMENT:  
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS ARE USED OR EXISTING TERMITE BARRIERS ARE BREACHED NEW TERMITE BARRIER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3660.

STORM WATER IN ACCORDANCE WITH AS3500.3.

EXISTING FOOTINGS AND TIE-DOWN CONNECTIONS TO BE ASSESSED AND UPGRADED IF DEEMED INADEQUATE.

**WARNING:**  
DO NOT WALK DIRECTLY ON ROOFING SHEETS. USE A TEMPORARY WALKWAY FOR MAINTENANCE ACCESS. USE A 250x38 MM PLANK BETWEEN ANY TWO ROOF PANEL SUPPORT MEMBERS. DO NOT LOCATE PLANK MORE THAN 1 METRE FROM A SUPPORT MEMBER.

**COUNCIL DISPENSATION REQUIRED.**

EXISTING HOUSE	: 148	SQ.M.
EXISTING SHED	: 16	SQ.M.
PROPOSED PATIO 1	: 44.2	SQ.M.
PROPOSED PATIO 2	: 36.8	SQ.M.
<b>TOTAL</b>	<b>: 245</b>	<b>SQ.M.</b>
LAND AREA	: 676	SQ.M.
COVER PERCENTAGE	: <u>37%</u>	

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**IMPORTANT:**  
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

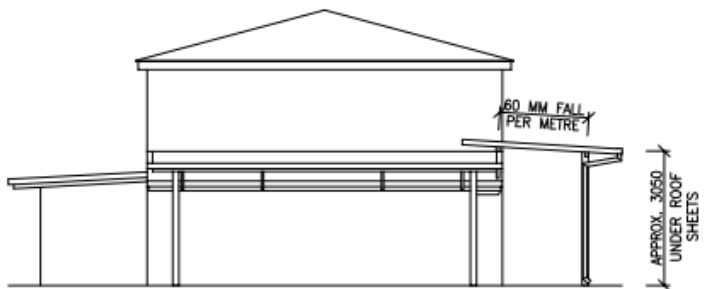
ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.

**PATTO WORLD**

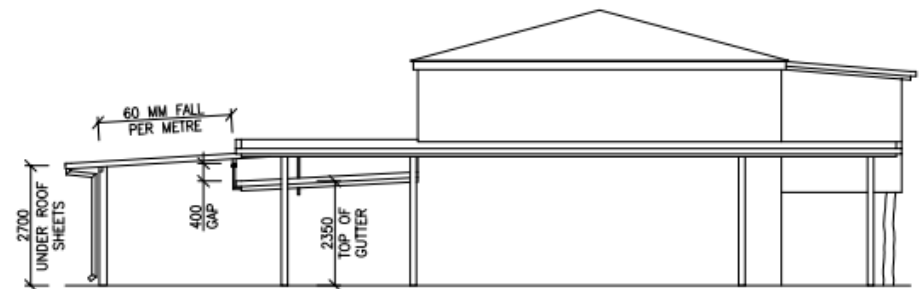
QBCC No: 56714

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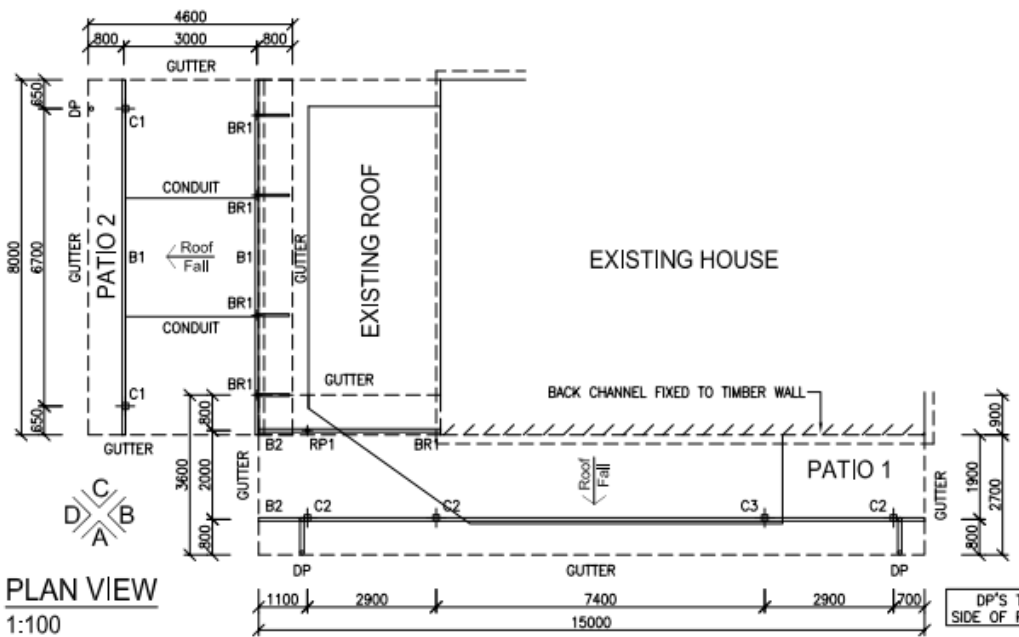
Patto World Head Office: 39 Cannon St, Cairns, Qld 4870 Ph (07) 40321166		<b>PROPOSED PATIO 1 &amp; PATIO 2 FOR SIMON BUCKERIDGE 1 POINCIANA STREET COOYA BEACH QLD 4873</b>	
SCALE AT A3: 1:100 (unless otherwise shown)			
CONSULTANT:	GL	DESIGN WIND SPEED:	C2
DRAWN BY:	EP	LOT No.	13
SHEET:	1 of 4	DATE:	30/08/2021
		REV. DATE:	31/08/2021
		JOB NO.:	G5155
		REV.	A



**ELEVATION D**  
1:100  
OWNER TO FIT GUTTER AS HIGH AS POSSIBLE PRIOR TO NEW ROOF



**ELEVATION A**  
1:100  
PATIO 1 ROOF TO BE CONSTRUCTED FIRST TO DETERMINE THE BACK CHANNEL HEIGHT OF PATIO 2



**PLAN VIEW**  
1:100

- APOLLO PATIO 1: 44.2 SQ. M. COVER.  
9 SHEETS @ 3525 MM LENGTH  
24 SHEETS @ 2625 MM LENGTH
- APOLLO PATIO 2: 36.8 SQ. M. COVER.  
18 SHEETS @ 4525 MM LENGTH
- C1: 140x140x3 AL. POST.  
HIGHEST POST LOAD: 14.3 KN.  
FOOTING: Ø450x700 MM.
- C2: 140x140x3 AL. POST.  
HIGHEST POST LOAD: 14 KN.
- C3: 140x140x3 AL. POST.  
HIGHEST POST LOAD: 14 KN.
- B1: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.18
- B2: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.18
- B3: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.18
- BR1: A1345 BUILD-OVER-ROOF RAFTER BRACKETS  
@ EVERY SECOND TRUSS.  
LOCATION AND QUANTITY SHOWN AND INDICATIVE ONLY.
- BR2: A723 BEAM SUPPORT BRACKET.
- RP1: 65x65x2.5 AL. ROOF PENETRATION  
+ DEK-TITE FLASHING.



**BEAM SPLICE**  
1:100

 <b>QBCC No: 56714</b> © COPYRIGHT 2021 Patlo World	Patlo World Head Office: 39 Cannon St, Calms, Qld 4870 Ph (07) 40321166		<b>PROPOSED PATIO 1 &amp; PATIO 2 FOR          SIMON BUCKERIDGE          1 POINCIANA STREET          COOYA BEACH QLD 4873</b>	
	SCALE AT A3: 1:100 (unless otherwise shown)		DESIGN WIND SPEED: C2	
CONSULTANT: GL	DRAWN BY: EP	SHEET: 2 of 4	LOT No. 13 PLAN NO: RP718489	DATE: 30/08/2021 REV. DATE: 31/08/2021
			JOB NO.: G5155	REV. A