

23 September 2021

Enquiries: Jenny Elphinstone
Our Ref: SITE 2021_4361/1 (Doc 4138245)
Your Ref:

Trevor Simpson, Deborah Simpson
3 Coulthard Cl
NEWELL QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 21 September 2021.

Summary of Exempt Development

Proposed carport, to the existing dwelling house and shed, from the Flood and Storm tide Inundation Hazard Overlay

Location details

Street Address: 3 Coulthard Close Newell

Real Property Description: Lot 30 on RP890699

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 23 September 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: SITE 2021_ 4361/1 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 blue ink, appearing to read 'Paul Hoyer', is written over the typed name.

Paul Hoyer
Manager Environment & Planning

3 Coulthard Close, Newell Beach

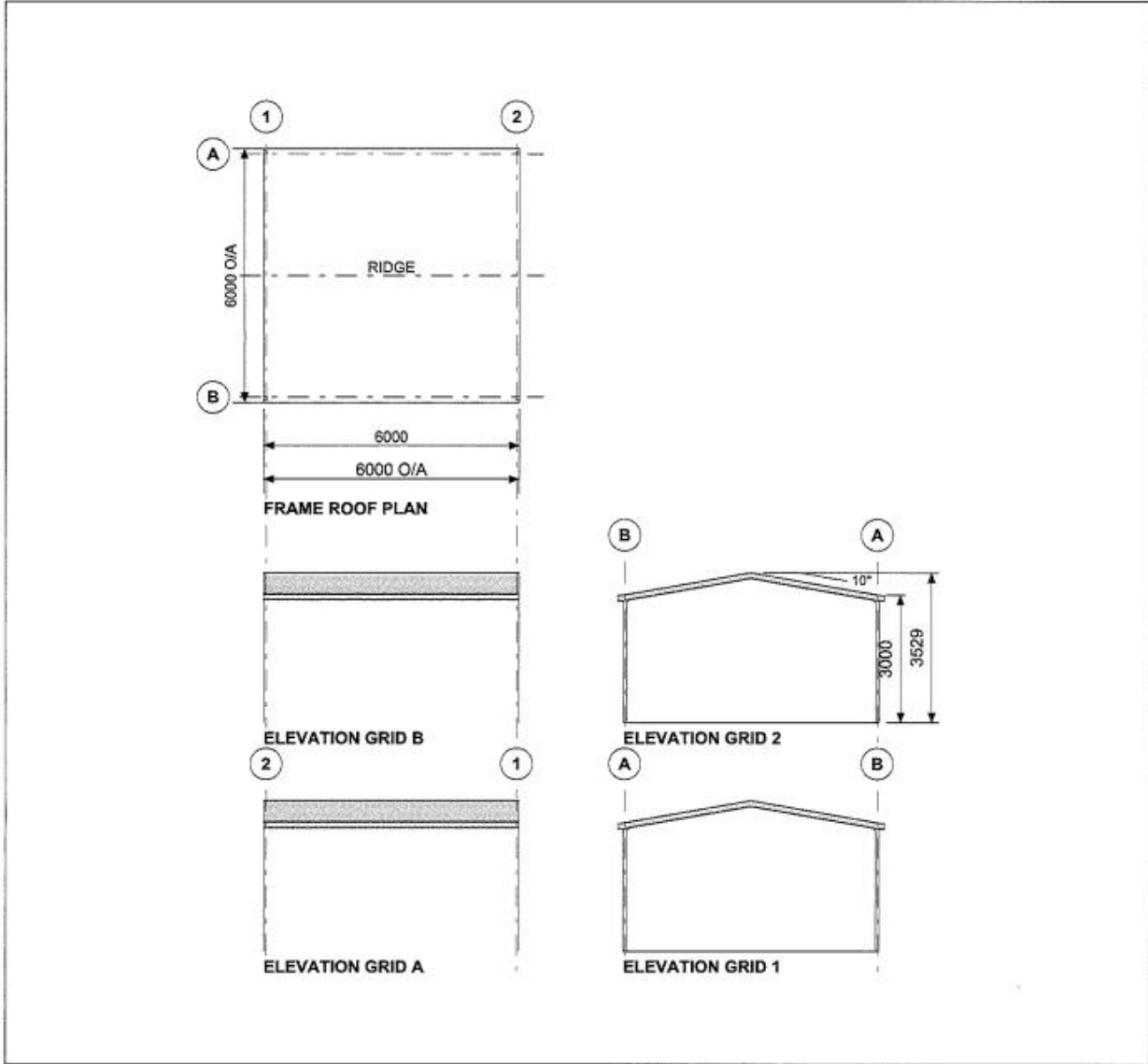


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13-August-2021

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Attachment 1



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CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	PB
WALLS	-		
CORNERS	-		
BARGE	-	CB	PB
GUTTER	EMLINE	CB	PB
DOWNPIPE	90x90	PV	WT

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	C	3	1.0

CLIENT
Trevor Simpson

SITE
**3 coultyard close, Newel Beach
MOSSMAN QLD 4873**

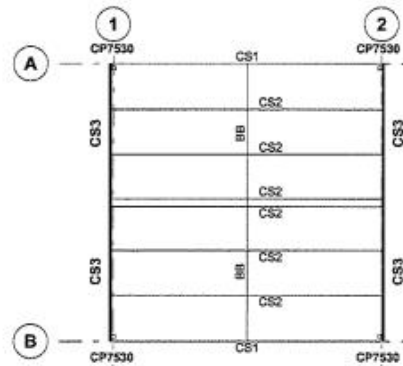
BUILDING
**GABLE CARPORT
6000 SPAN x 3000 EAVE x 6000 LONG**

TITLE
GENERAL ARRANGEMENT

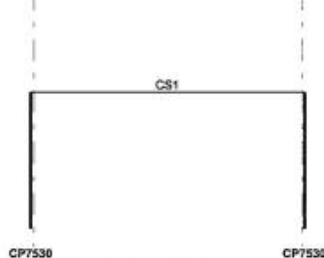
SCALE A4 SHEET 1:125	DRAWING NUMBER 408731-GA	REV A	PAGE 1/1
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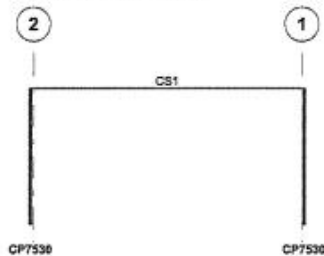
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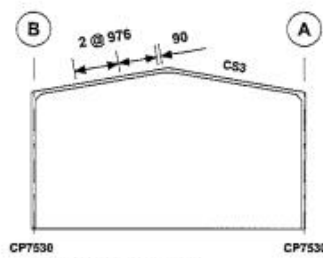
FRAME ROOF PLAN



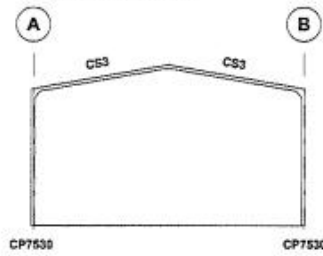
ELEVATION GRID B



ELEVATION GRID A



ELEVATION GRID 2



ELEVATION GRID 1

NOTES

CLIENT

Trevor Simpson

SITE

3 coultard close, Newel Beach
MOSSMAN QLD 4873

BUILDING

GABLE CARPORT
6000 SPAN x 3000 EAVE x 6000 LONG

TITLE

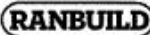
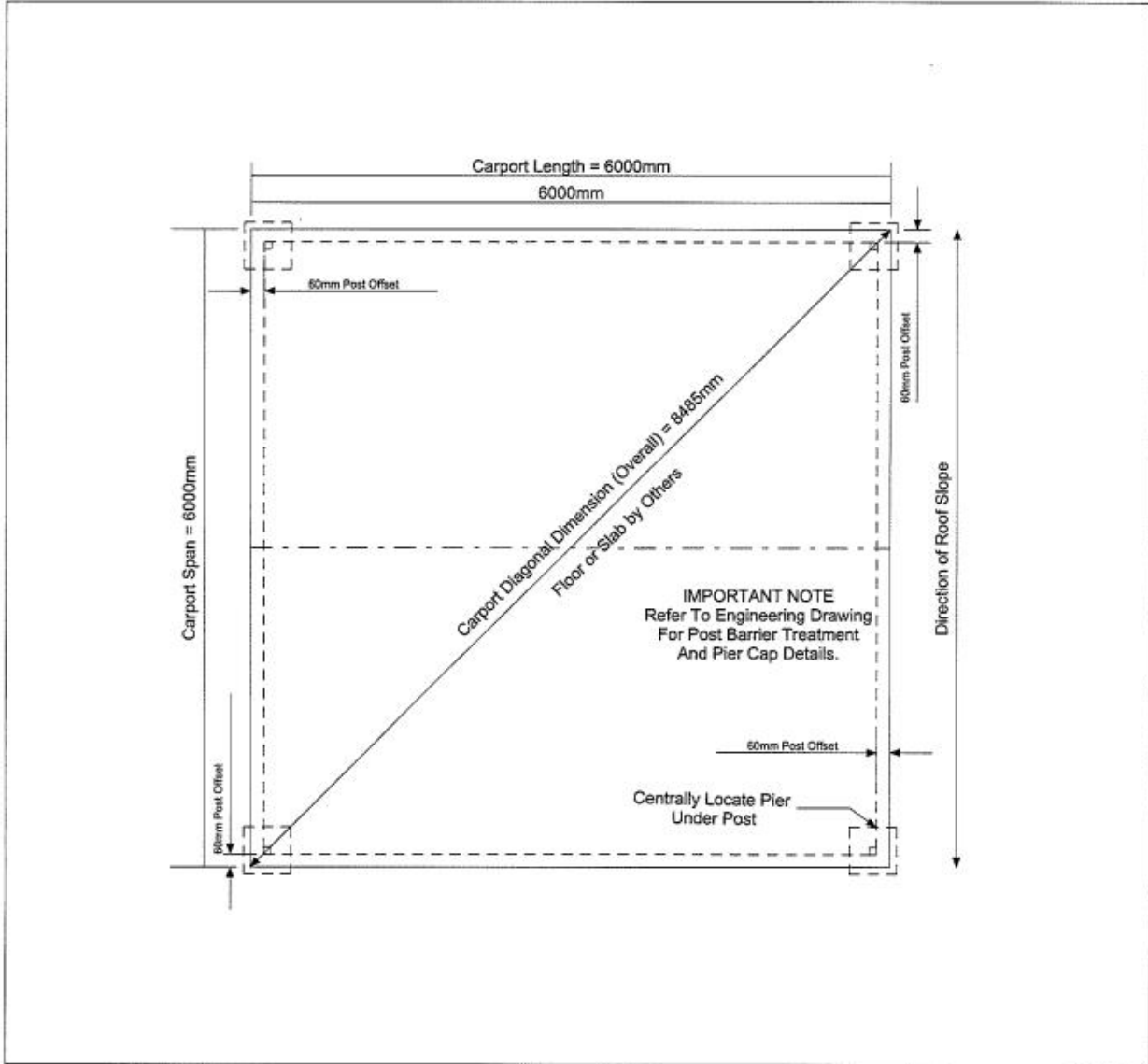
STEELWORK MARKING DIAGRAM

SCALE
A4 SHEET 1:125

DRAWING NUMBER
408731-SMP

REV
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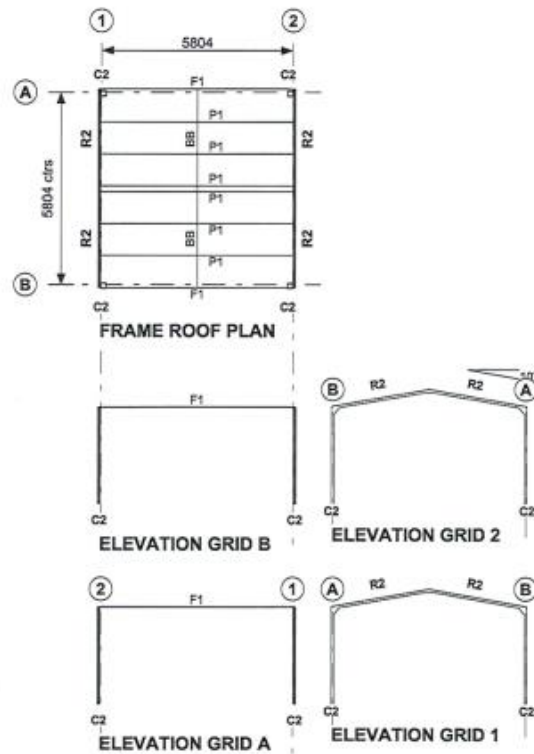
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1/1



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NOTES
ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED
PRIOR TO COMMENCEMENT OF ANY WORKS.
SEE ERECTION INSTRUCTIONS AND ENGINEERING FOR
SECTION & SLAB DETAILS

CLIENT Trevor Simpson			
SITE 3 coultard close, Newel Beach MOSSMAN QLD 4873			
BUILDING GABLE CARPORT 6000 SPAN x 3000 EAVE x 6000 LONG			
TITLE CARPORT POST LOCATION PLAN			
SCALE NTS	DRAWING NUMBER 408731-RSP	REV A	PAGE 1/1



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REFERENCE DRAWINGS
STEEL FRAME DIAGRAM
STEEL FRAME SCHEDULE
FRAME CONNECTIONS
ISOLATED BORED PIER

ENG1-6840
ENG2-6840
ENG3-6840
ENG4-6840

CLIENT
Trevor Simpson

SITE
3 coultard close, Newel Beach
MOSSMAN QLD 4873

BUILDING TYPE
Gable Carport
BUILDING DIMENSION
6000S x 3000E x 6000L

TITLE
STEEL FRAME DIAGRAMS

APPROVED
29/07/2021

[Signature]
MIRAJI, CPEng, NPER 1296608

DRAWN RDS	REV A	SCALE 1:175	DRAWING NUMBER ENG1/1-1150-006840
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STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C2	COLUMN - END	75x75x3.0 SHS		KN1	
R2	RAFTER - END	C15012		KN1	CA1
BB	BRIDGING BATTEN	TopSpan/2242	BR2		
F1	FASCIA	C15012	CF1		
P1	PURLINS	C15012 @ 1250	PC2		

GENERAL

- THIS IS A STANDARDISED DESIGN SUITABLE FOR LIGHT INDUSTRIAL, COMMERCIAL & RURAL BUILDINGS TO STANDARDS & REQUIREMENTS PROVIDED BY RANBUILD.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RANBUILD ASSEMBLY GUIDE.
- ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH RELEVANT & CURRENT SAA CODES & WITH BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VAUED BY THE PROJECT SPECIFICATION.
- ALL DIMENSIONS SHOWN SHOULD BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATIONS STABLE AT ALL TIMES.
- UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES.
- THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES & NORMAL ENGINEERING PRACTICE.
- ARCHITECTURAL ELEMENTS TO HAVE A MINIMUM OF 25mm CLEARANCE OF THE STRUCTURE & ARE TO BE ARTICULATED.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN FROM (SUNBURN) AND OF HEARING (FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARISE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

STRUCTURAL STEEL SPECIFICATION

- ALL STRUCTURAL STEELWORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SAA CODES & SPECIFICATIONS.
 - AS4100 STEEL STRUCTURES CODE
 - AS/NZS 4680 COLD FORMED STEEL STRUCTURES CODE.
 - AS1511 HIGH STRENGTH STRUCTURAL BOLTING.
 - AS1111 COMMERCIAL BOLTS & SCREWS.
 - AS2987 FARM STRUCTURES (WHERE APPLICABLE).
- PROPRIETARY PRODUCTS ARE TO BE IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS INSTRUCTIONS.

FRAME ASSEMBLY

- CORRECT FRAME ASSEMBLY IS IMPORTANT TO ACHIEVE OPTIMUM PERFORMANCE OF THE STRUCTURE
- FULLY TENSION BOLTS AT KNEE & APEX JOINTS AS SPECIFIED BEFORE STANDING FRAMES.
- FULLY TENSION BOLTS AT BASE CONNECTIONS AS SPECIFIED IMMEDIATELY AFTER STANDING THE FRAME.
- ROOF & WALL BRACING PROVIDE STRUCTURAL STABILITY WHERE SPECIFIED & MUST BE INSTALLED BEFORE THE CLADDING.

SELF DRILLING SCREWS

- QUALITY AND MECHANICAL PROPERTIES OF STRUCTURAL SCREWS MUST COMPLY WITH AS3698-1.
- THE MINIMUM DISTANCE OF EDGE/END SCREWS MUST HAVE AN EDGE DISTANCE OF 1.5 X SCREW DIAMETER FROM THE EDGE.
- THE MINIMUM DISTANCE OF SCREW TO SCREW BRACING MUST NOT BE LESS THAN 3 X SCREW DIAMETER BETWEEN ANY SCREWS.

CLADDING

- ALL ROOF AND WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562.1 AND THE MANUFACTURER'S INSTRUCTIONS.
- ROOF AND WALL CLADDING ARE STRUCTURAL DIAPHRAGM BRACINGS. UNDER NO CIRCUMSTANCES SHOULD THE CLADDING BE REMOVED WITHOUT WRITTEN APPROVAL FROM A PRACTISING STRUCTURAL ENGINEER.

CONCRETE

- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH AS3600.
- FOOTING / SLAB STRENGTH F_c 20MPa MINIMUM.
- SHRINKAGE LIMITED TYPE (SL CEMENT).
- MAXIMUM AGGREGATE SIZE 20mm.
- SLUMP 80mm.
- SLAB DESIGN INCLUDING REINFORCEMENT AND THICKNESS BY OTHERS

SITE DESCRIPTION

- BORED PIER FOOTINGS ARE SUITABLE FOR ALL AS2870 SITE CLASSIFICATIONS EXCEPT CLASS P.
- IF CLASS 9 CONDITIONS ARE ENCOUNTERED THE CLIENT SHALL OBTAIN ADVICE FROM A PRACTISING STRUCTURAL ENGINEER.

DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS COMPLYING WITH AS/NZS 1170.6, 1.2:-

ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	(1.0k+0.12) BUT NOT LESS THAN 0.25kPa AND 1 kN
WIND LOAD REGION	C
TERRAIN CATEGORY	2
IMPORTANCE LEVEL	R
Ms	1.0
RE	1.0
NET PRESSURE COEFFICIENTS	C _{pe} = -0.4 or 0.4
SITE CLASS	A to M

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CERTIFICATION

I CERTIFY THAT THE DESIGN OF THIS STEEL FRAMED BUILDING IS STRUCTURALLY ADEQUATE, MEETS SERVICABILITY REQUIREMENTS AND COMPLIES WITH THE RELEVANT REGULATIONS WITH ALL AMENDMENTS CURRENT TO DATE. I FURTHER CERTIFY THE PROPOSED STEEL FRAMED BUILDING WILL BE STRUCTURALLY ADEQUATE WHEN CONSTRUCTED TO GOOD BUILDING PRACTISES, IN ACCORDANCE TO RANBUILD ASSEMBLY GUIDE AND THESE DRAWINGS.

Alexander Flory
MEMBER, CPENG, NPER 1299606 (Structural), RPSEQ 0034, CCA410P, PE 0033374
LYSAGHT BUILDING SOLUTIONS Date: 29/07/2021



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REFERENCE DRAWINGS
STEEL FRAME DIAGRAM
STEEL FRAME SCHEDULE
FRAME CONNECTIONS
ISOLATED BORED PIER

ENG1-6840
ENG2-6840
ENG3-6840
ENG4-6840

CLIENT

Trevor Simpson

SITE

3 coultaud close, Newel Beach
MOSSMAN QLD 4873

BUILDING TYPE

Gable Carport

BUILDING DIMENSION

6000S x 3000E x 6000L

TITLE

STEEL FRAME SCHEDULE AND
NOTES

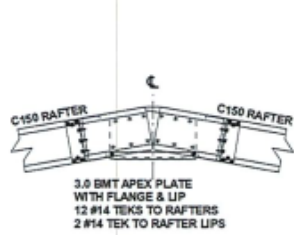
APPROVED
29/07/2021

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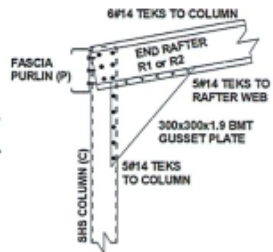
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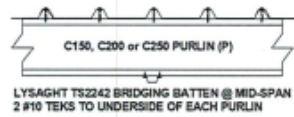
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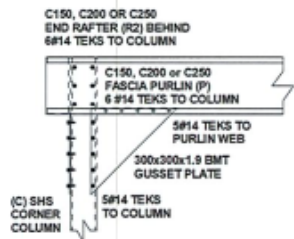
APEX CONNECTION - CA1



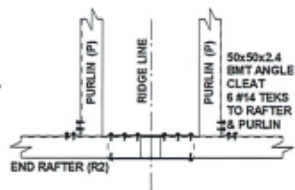
KNEE CONNECTION - KN1



BRIDGING BATTEN - BR2



COLUMN TO FASCIA - CF1



PURLIN CONNECTION - PC2



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REFERENCE DRAWINGS
STEEL FRAME DIAGRAMS
STEEL FRAME SCHEDULE
FRAME CONNECTIONS
ISOLATED BORED PIER

ENG1-6840
ENG2-6840
ENG3-6840
ENG4-6840

CLIENT
Trevor Simpson

SITE
**3 coultyard close, Newel Beach
MOSSMAN QLD 4873**

BUILDING TYPE
Gable Carport
BUILDING DIMENSION
6000S x 3000E x 6000L
TITLE
CONNECTION DETAILS

APPROVED
29/07/2021

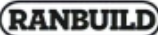

[Signature]
MIEGEL, CPEng, NPER 1296608

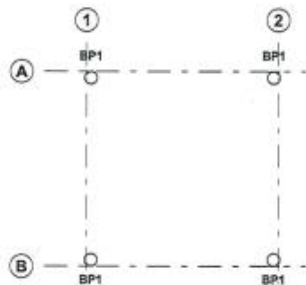
DRAWN RDS	REV A	SCALE 1:20	DRAWING NUMBER ENG3/1-1150-006840
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SELF DRILLING SELF TAPPING SCREW WITH HEX WASHER HEAD & EPDM SEAL & SHANK PROTECTION
 NORMAL 0.35 BMT HIGH PROFILE #13-14x25 TEK'S
 CYCLONIC 0.45 BMT HIGH PROFILE #14-15x50 TEK'S

**ROOF CLADDING
 SHEAR DIAPHRAGM - RC3**

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		SITE 3 coultard close, Newel Beach MOSSMAN QLD 4873	BUILDING DIMENSION 6000S x 3000E x 6000L	MIEAGAL CP Eng, NPER 1296608		
		TITLE CONNECTION DETAILS	DRAWN RDS	REV A	SCALE 1:20	DRAWING NUMBER ENG3/2-1150-006840



ISOLATED BORED PIERS SCHEDULE

	D	E
BP1	750	300 MIN

ISOLATED BORED PIERS

ISOLATED BORED PIERS ARE ECONOMICALLY SUITED FOR SHEETS ON CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE FOR ISOLATED PIERS WITH AN EARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKEN THROUGH ANY FILL MATERIAL AND FOUNDED IN STIFF CLAY WITH A MINIMUM SAFE BEARING CAPACITY OF 100 kPa AND A SHAFT ADHESION OF 20 kPa.
- PROVIDE REINFORCEMENT AS SPECIFIED AND LOCATE COLUMN BASE CONNECTORS ACCURATELY AS SHOWN.



ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.

THIS DRAWING FOR ISOLATED PAD FOOTINGS IS INSUFFICIENT WHEN SLIDING DOORS ARE SPECIFIED. ADDITIONAL STRIP FOOTING UNDER SLIDING DOOR SHALL BE DESIGNED.

SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES.

REFERENCE

- REFER TO THE FOLLOWING NOTES:-
- SITE FOUNDATION CLASSIFICATION NOTES
 - MINIMUM SITE PREPARATION NOTES
 - CONCRETE SPECIFICATION NOTES
 - CONCRETE REINFORCEMENT NOTES

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		<p>SITE 3 coultaud close, Newel Beach MOSSMAN QLD 4873</p>	<p>BUILDING DIMENSION 6000S x 3000E x 6000L</p>	<p>MEDIA/CAD/CP/eng, NPER 1296508</p>		
		<p>TITLE ISOLATED BORED PIER DETAILS</p>	<p>DRAWN RDS</p>	<p>REV A</p>	<p>SCALE 1:20, 1:175</p>	<p>DRAWING NUMBER ENG471-1150-006640</p>

