

17 November 2021

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2021_4492/1 (Doc 1049513)
Your Ref: 20215244

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

Benck Marketing Services Pty Ltd
T/A Patio World
39 Cannon Street
MANUNDA QLD 4870

Email: cathy@patioworld.com.au

Attention Ms Cathy Heard

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises that accompanied a referral for a development application for Building Work that was properly referred on 15 November 2021.

Summary of Exempt Development

Patio to existing dwelling in respect to the Planning Scheme Flood Hazard Overlay.

Location details

Street Address: 26 Bayil Drive Bonnie Doon

Real Property Description: Lot 137 on SP199682

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 16 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: SITEX 2021_ 4492/1 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.

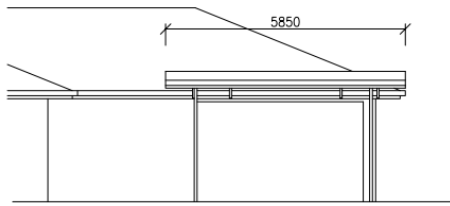
Yours faithfully



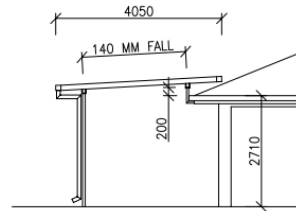
For
Paul Hoyer
Manager Environment & Planning

cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacert.com.au

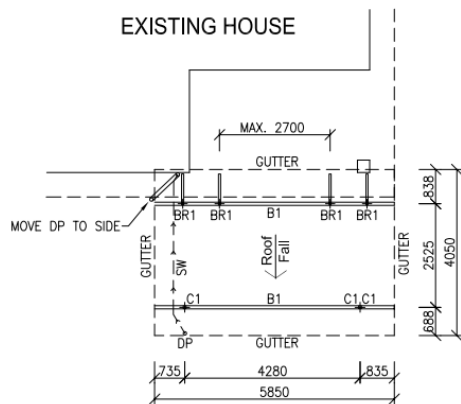
cc Emailed to Ben and Rebecca McMahon bjmcmahon1975@gmail.com



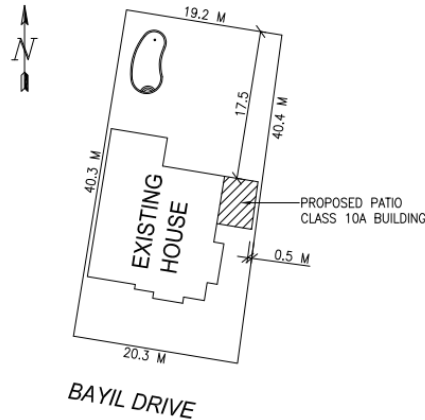
ELEVATION A
1:100



ELEVATION B
1:100



PLAN VIEW
1:100



SITE PLAN
1:500

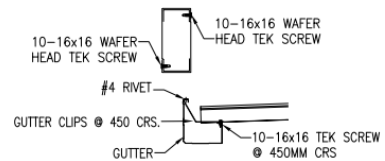
- APOLLO ROOF – 23.7 SQ. M. COVER
13 SHEETS @ 3975 MM.
- B1: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.18
- BR1: A1345 BUILD-OVER-ROOF BRACKET.
QUANTITY AND LOCATION INDICATIVE ONLY.
- C1: 70x70x5 AL. POST.
HIGHEST POST LOAD: 9.1KN.

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.

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.



QBCC No: 56714

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Patio World Head Office:
39 Cannon St.
Cairns, Qld 4870
Ph (07) 40321166

SCALE AT A3: 1:100
(unless otherwise shown)

CONSULTANT: GL

DRAWN BY: CR

SHEET: 1 of 2

**PROPOSED PATIO FOR
BEN & REBECCA MCMAHON
26 BAYIL DRIVE
BOONIE DOON QLD 4873**

DESIGN WIND SPEED: C2

LOT No. 137

PLAN NO: SP199682

DATE: 05-11-2021

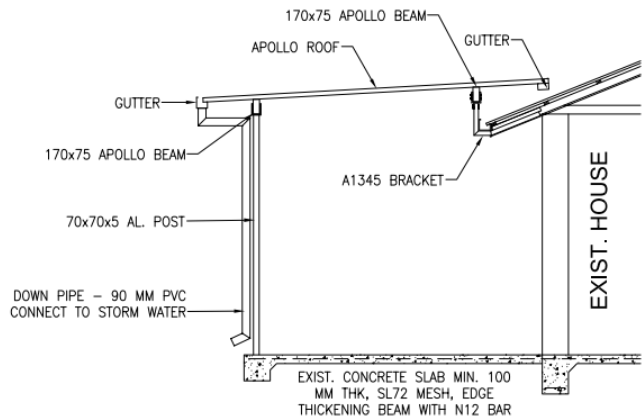
REV. DATE: -

JOB NO.:

G5193

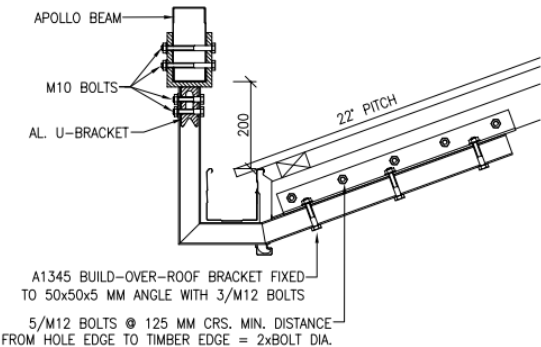
REV.

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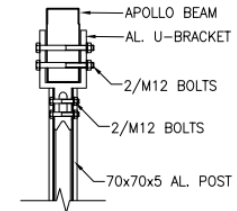
TYPICAL SECTION

1:50



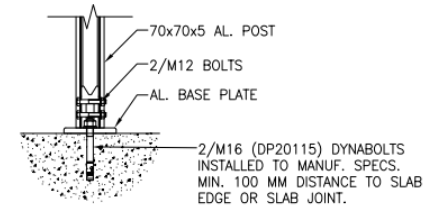
BR1: A1345 BRACKET DETAIL

NTS



C1: POST TO BEAM DETAIL

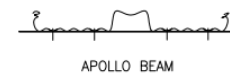
NTS



C1: BASE PLATE DETAIL

NTS

APOLLO ROOF PANEL
0.42 G550 FIXED WITH 12-24x30 TEK
SCREWS WITH NEO. CYCLONE WASHERS



ROOF FIXING DETAIL

NTS

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	SCALE AT A3: 1:100 (unless otherwise shown)		DESIGN WIND SPEED: C2		
CONSULTANT: GL	DRAWN BY: CR	LOT No. 137	DATE: 05-11-2021	JOB NO.:	REV.:
SHEET: 2 of 2	PLAN NO: SP199682	REV. DATE: -	G5193	-	-