

24 January 2024

Our Ref: 4880520
File Ref: EXE2024/0002
Enquiries: Jorja Feldt

Anita Lee C/- Patio World
19 Parkside Drive
CONDON QLD 4815

Sent via email: lee4av64@hotmail.com

Dear Anita,

Exemption Certificate
(Given under Section 46 of the *Planning Act 2016*)

The assessment manager has considered your request for an exemption certificate for assessable development at the below mentioned property and has determined that an exemption certificate should be given for the reasons stated below.

Applicant details

Applicant name: Anita Lee c/- Patio World

Location details

Street address: 12 Plummer Street, Richmond Hill QLD 4820
Real property description: Lot 1 on MPH15868

Development to which the exemption certificate relates.

Approval sought:	Exemption Certificate
Development type:	Building Works Assessable
Description of development:	Class 10a Patio
Categorising instrument:	Charters Towers Regional Town Plan Version 2
Reason for giving exemption certificate:	Section 46(3)(b)(i) the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorized as assessable development.



Date: 24 January 2024
Our Ref: 4880520

Approved plans and documents

Development stated in this exemption certificate must be generally in accordance with the below approved plans/documents:

Drawing title:	Prepared by:	Date:	Reference no:	Revision:
Site plan	Patio world	29/11/2023	T3039	-
Plan View	Patio World	29/11/2023	T3039	-
Typical section	Patio World	29/11/2023	T3039	-

The approved plans and/or documents in relation to this approval are included as an attachment.

When development must start or be completed

Development stated in this exemption certificate must be completed by 24 January 2026.

Advice

This exemption certificate is attached to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises. To the extent development does not comply with a requirement stated above, the exemption certificate has no effect.

Should you wish to discuss this matter, please contact Jorja Feldt, planner (07) 4761 5300 or email development@charters Towers.qld.gov.au.

Yours faithfully,

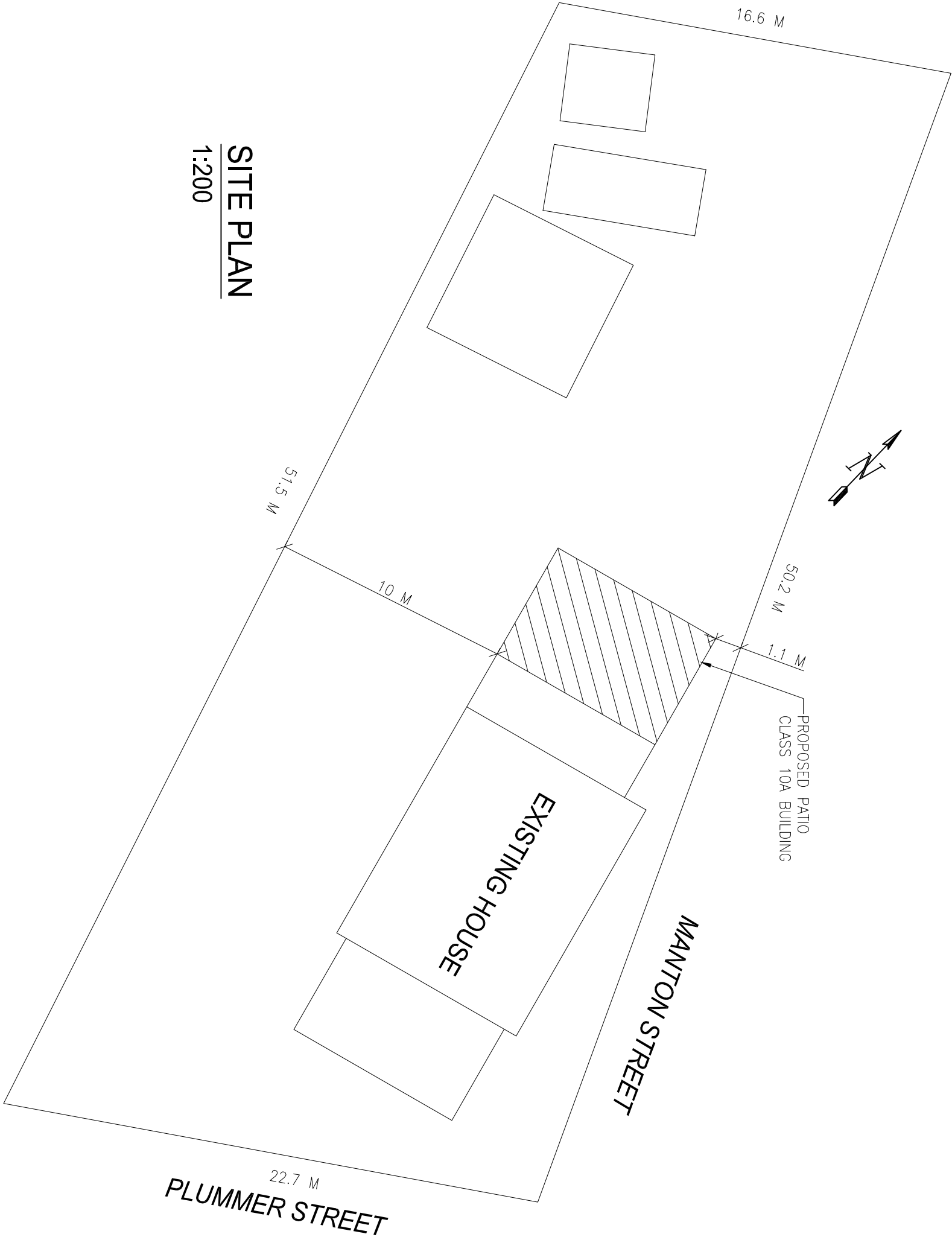


Paul Want
Manager Planning and Development

Enc. Approved Plans

CC. Patio World Townsville
townsville@patioworld.com.au



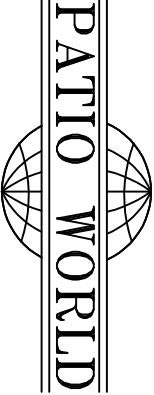


SITE PLAN
1:200

COUNCIL DISPENSATION REQUIRED.			
EXISTING HOUSE	:	145	SQ.M.
EXISTING SHED	:	70	SQ.M.
PROPOSED PATIO	:	38.8	SQ.M.
TOTAL	:	253.8	SQ.M.
LAND AREA	:	936	SQ.M.
SITE COVER PERCENTAGE	:	27.2%	

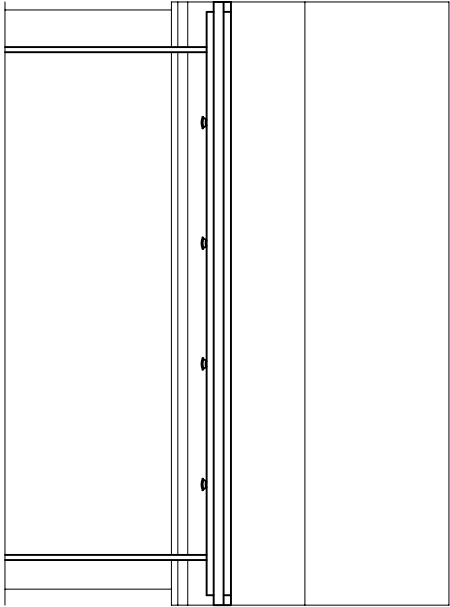
IMPORTANT:
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

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.



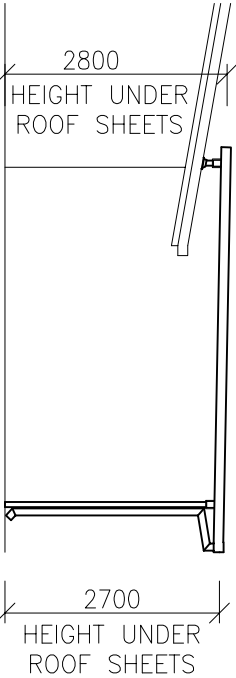
QBCC No: 56714
© COPYRIGHT 2023 Patio World

Patio World Head Office: 39 Cannon St, Cairns, Qld 4870 Ph (07) 40321166		PROPOSED PATIO FOR ANITA LEE 12 PLUMMER STREET RICHMOND HILL QLD 4820							
SCALE AT A3: 1:100 (unless otherwise shown)									
CONSULTANT:	SM	DESIGN WIND SPEED:	C1						
DRAWN BY:	EP	LOT No.	1	DATE:	29/11/2023	JOB NO.:		REV.	
SHEET:	1 of 3	PLAN NO:	MPH15868	REV. DATE:	-	T3039		-	



ELEVATION - A

1:100



ELEVATION - D

1:100

APOLLO ROOF: 38.8 SQ. M. COVER.
17 SHEETS @ 5025 MM LENGTH.

C1: 65x65x2.5 AL. POST.
HIGHEST POST LOAD: 11 KN.

B1: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.21

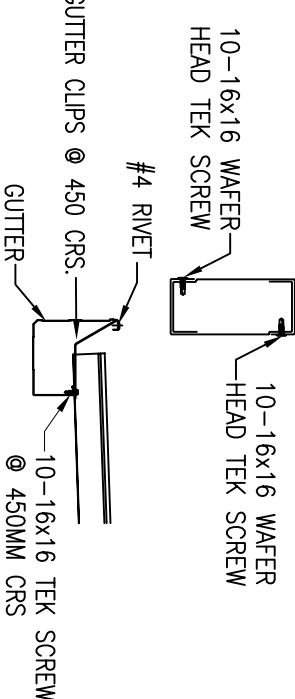
RP1: A1345 BUILD-OVER-ROOF RAFTER BRACKET @ EVERY SECOND TRUSS.
LOCATION AND QUANTITY SHOWN AS INDICATIVE ONLY + DEK-TITE FLASHING

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 @ 200 CRS OFFSET WITH
10-16x16 WAFER HEAD TEK SCREWS.



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

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

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

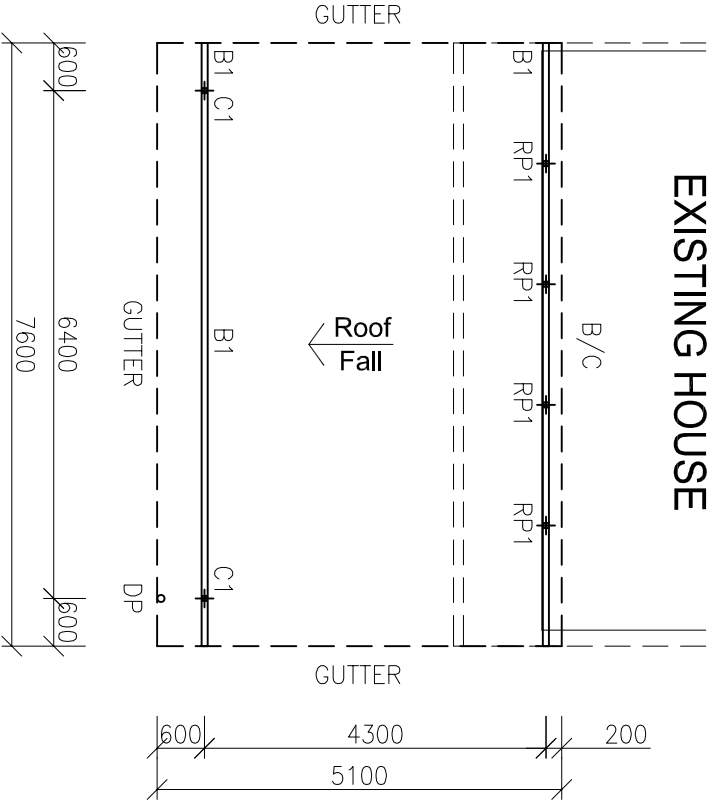
TERMITE RISK MANAGEMENT:
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS ARE USED OR
EXISTING TERMITE BARRIERS ARE BREACHED NEW TERMITE BARRIER
SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3660.

STORM WATER IN ACCORDANCE WITH AS3500.3.

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

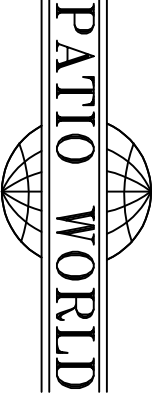
WARNING:

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.



PLAN VIEW

1:100



QBCC No: 56714

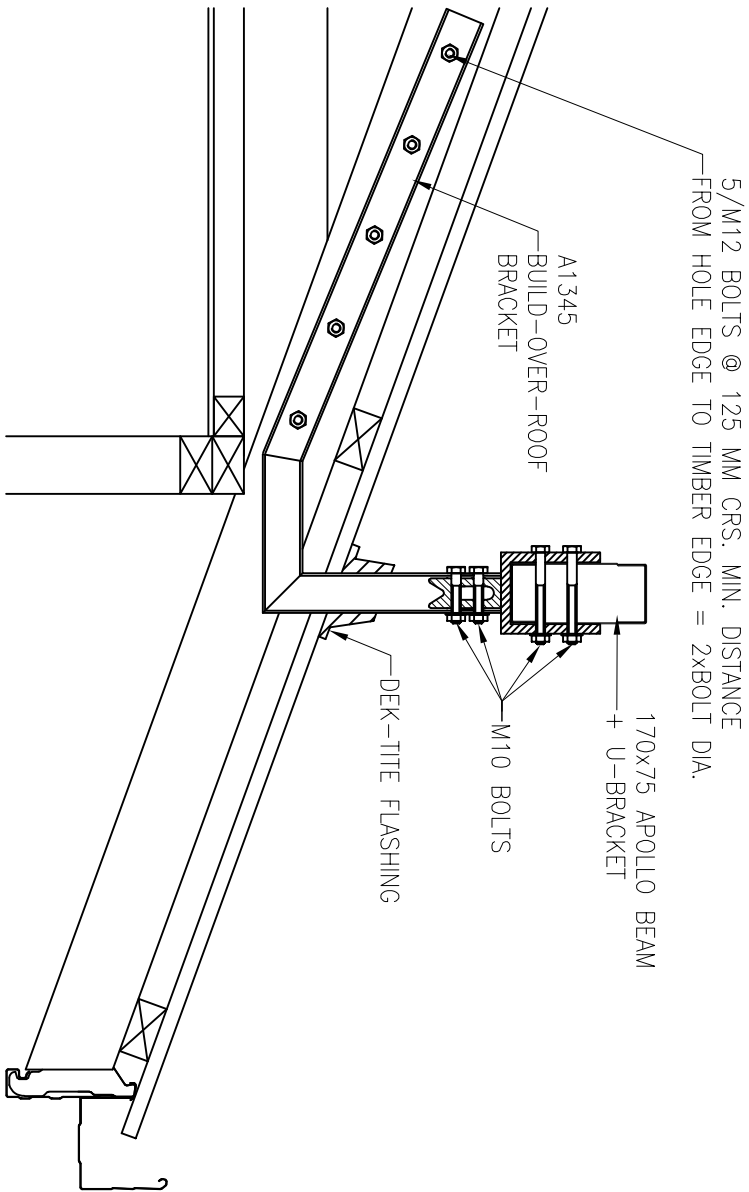
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PROPOSED PATIO FOR
ANITA LEE

12 PLUMMER STREET
RICHMOND HILL QLD 4820

Patio World Head Office: 39 Cannon St, Cairns, Qld 4870 Ph (07) 40321166			
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CONSULTANT:	SM	DESIGN WIND SPEED: C1	
DRAWN BY:	EP	LOT No. 1	DATE: 29/11/2023
SHEET:	2 of 3	PLAN NO: MPH15868	REV. DATE: -
JOB NO.:			REV.
T3039			-



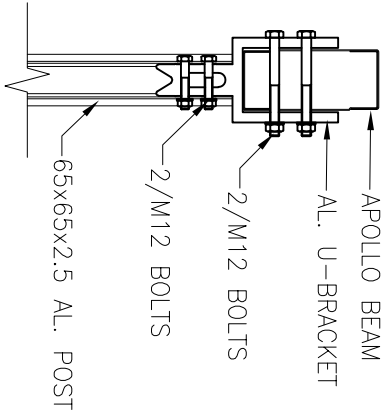


APOLLO ROOF PANEL
0.42 G550 FIXED WITH 12-24x30 TEK
SCREWS WITH NEO. CYCLONE WASHERS

APOLLO BEAM

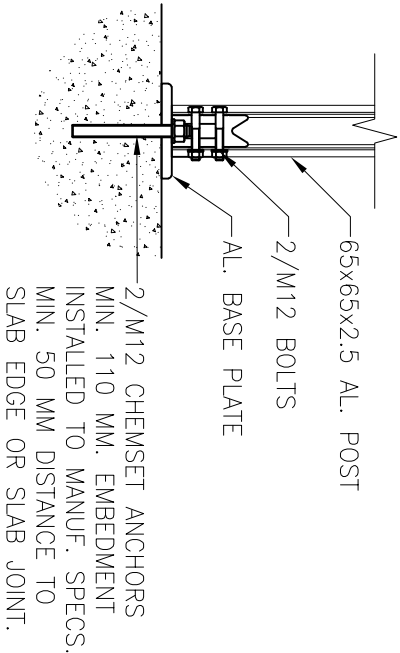
ROOF FIXING DETAIL

NTS



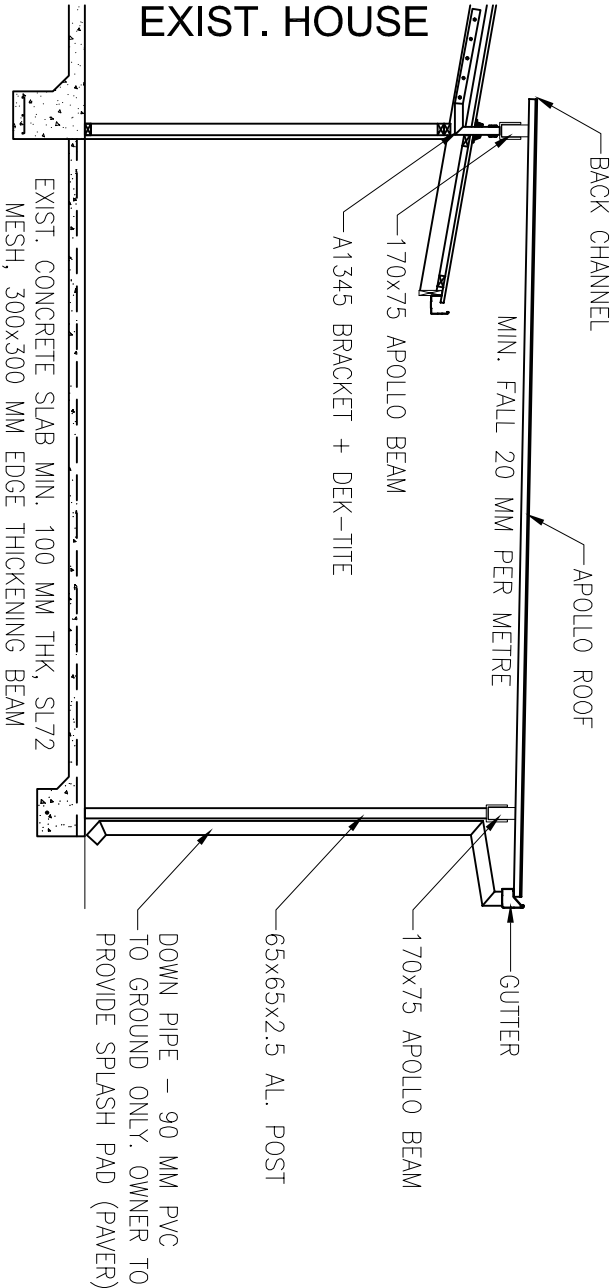
C1: POST TO BEAM DETAIL

NTS



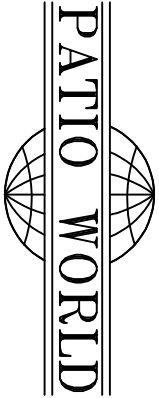
C1: BASE PLATE DETAIL

NTS



TYPICAL SECTION

1:50



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