

14 December 2021

Enquiries: Daniel Lamond
Our Ref: EXEM 2021_4537/1 (1056268)
Your Ref:

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

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 11 December 2021.

Summary of Exempt Development

Development being made exempt from assessment against the 2018 Douglas Shire Planning Scheme version 1.0 consists of a caretakers accommodation building.

Location details

Street Address: 1 Esplanade WONGA BEACH
Real Property Description: LOT: 377 TYP: SR PLN: 534
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 14 December 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: EXEM 2021_ 4537/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9444.

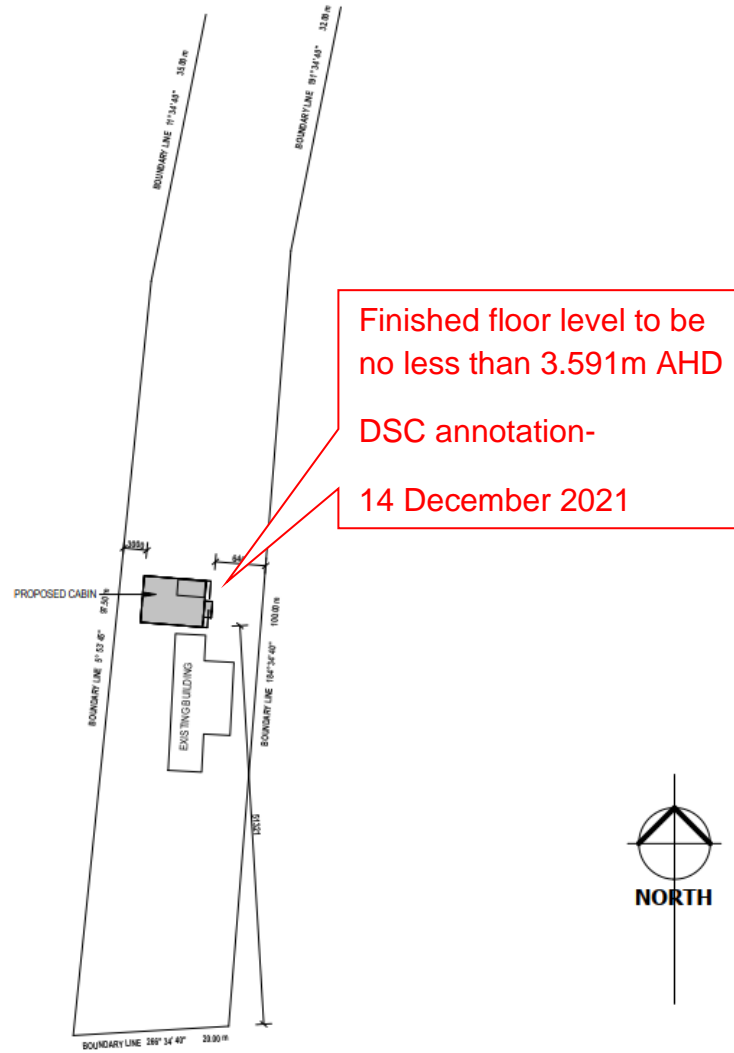
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

cc Emailed to Lanmac Constructions Pty Ltd – shereeandbill@bigpond.com

Attachment 1



CERTIFIED AS STRUCTURALLY ADEQUATE										
KFB Engineers Civil & Structural 138-62 Peace St, Cairns PO Box 927, Cairns Q 4870 P: 07 40329492 F: 07 40329490 E: ena@kfbeng.com.au										
Date: _____	Signed: _____									
Job No: _____	RPEQ No: _____									
DESIGN WIND SPEED: C3	SOIL CLASSIFICATION: S									
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>9/11/21</td> <td>CONSTRUCTION ISSUE</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION	A	9/11/21	CONSTRUCTION ISSUE			
No.	DATE	DESCRIPTION								
A	9/11/21	CONSTRUCTION ISSUE								
VARIATIONS INCLUDED IN THIS DRAWING										
DRAWING TITLE SITE PLAN										
SHEET NO: 02	PRINT TIME: 11/11/2021 9:08:57 AM									
PRELIMINARY: 28/09/21	CONSTRUCTION: 9/11/21									
A3 SCALE: 1:500 AT A3	ISSUE: A DRAWN BY: WE									
CONSTRUCTION ISSUE										
SHEET JOB NO: LAN377 DRAWING NO: -										
PROJECT PROPOSED CABIN Lot 377 on SR534 ESPLANDE WONGA BEACH										
CLIENT LANMAC CONSTRUCTIONS										
PD BOX 876 QBC. 1097802 ATHERTON QLD 4883 33-35 ALBRECHT ST TOLGA INDUSTRIAL ESTATE, QLD, 4882 PH: 07 4095 4008 EMAIL: info@sshmq.com.au WEB: www.superiorsteelhomesmq.com.au										
THIS DRAWING IS COPYRIGHT ©										

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

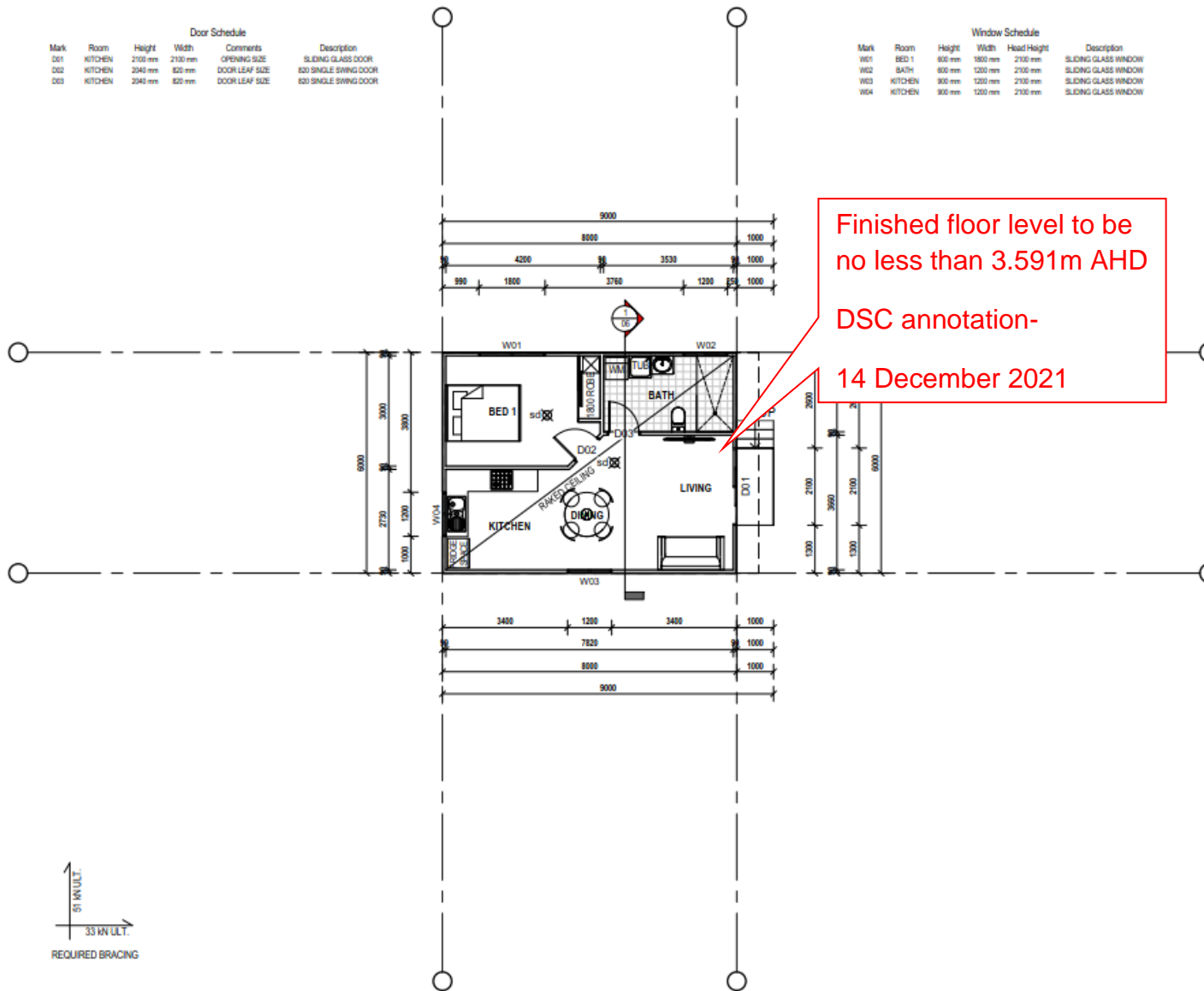
Door Schedule				
Mark	Room	Height	Width	Description
D01	KITCHEN	2100 mm	2100 mm	OPENING SIZE SLIDING GLASS DOOR
D02	KITCHEN	2040 mm	820 mm	DOOR LEAF SIZE 820 SINGLE SWING DOOR
D03	KITCHEN	2040 mm	820 mm	DOOR LEAF SIZE 820 SINGLE SWING DOOR

Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W01	BED 1	800 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W02	BATH	800 mm	1200 mm	2100 mm	SLIDING GLASS WINDOW
W03	KITCHEN	800 mm	1200 mm	2100 mm	SLIDING GLASS WINDOW
W04	KITCHEN	800 mm	1200 mm	2100 mm	SLIDING GLASS WINDOW



ELEVATION KEY

FLOOR AREAS LEGEND	
LIVING	48.00 m ²
LANDING	2.10 m ²
	50.10 m ²

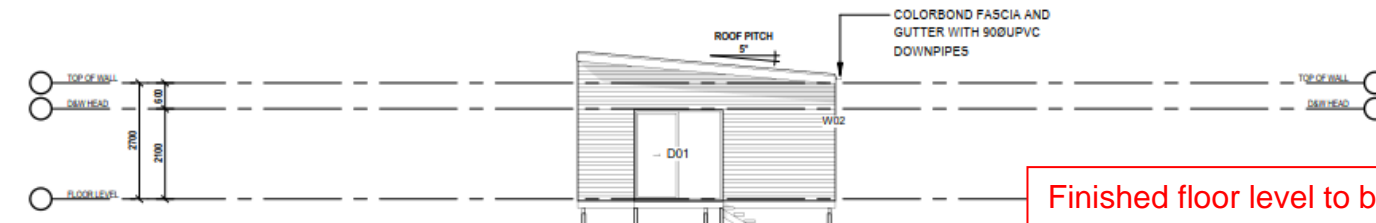


Finished floor level to be no less than 3.591m AHD
DSC annotation-
14 December 2021



CERTIFIED AS STRUCTURALLY ADEQUATE	
KFB Engineers Civil & Structural 108-45 Peace St, Cairns PO Box 807, Cairns Q 4870 P: 07 4032683 F: 07 4032682 E: enq@kfbeng.com.au	
Date: _____	Signed: _____
Job No: _____	RPEQ No: _____
DESIGN WIND SPEED - C3	SOIL CLASSIFICATION - S
A 9/11/21 CONSTRUCTION ISSUE	
No.	DATE
DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING	
DRAWING TITLE	
FLOOR PLAN	
SHEET NO: 03	PRINT TIME: 11/11/2021 9:08:58 AM
PRELIMINARY: 28/09/21	CONSTRUCTION: 9/11/21
A3 SCALE: 1:100 AT A3	ISSUE: A
DRAWN BY: WE	
CONSTRUCTION ISSUE	
ISSUING JOB NO: LAN377	DRAWING NO: -
PROJECT	
PROPOSED CABIN Lot 377 on SR534 ESPLANDE WONGA BEACH	
CLIENT	
LANMAC CONSTRUCTIONS	
PO BOX 876	QBCC: 1097802
ATHERTON QLD 4883	
33-35 ALBRECHT ST	
TOLGA INDUSTRIAL ESTATE, QLD, 4882	
PH: 07 4095 4008	
EMAIL: info@sshq.com.au	
WEB: www.superiorsteelhomesq.com.au	
THIS DRAWING IS COPYRIGHT ©	

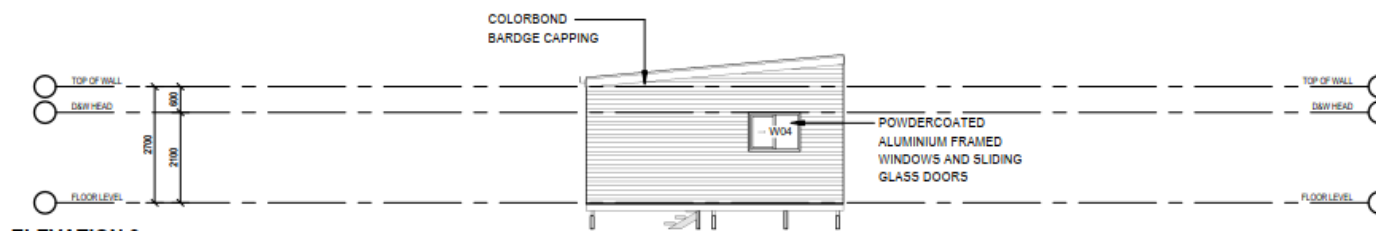
NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

Finished floor level to be no less than 3.591m AHD
 DSC annotation-
 14 December 2021

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 138-45 Pines St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 4052862 | F: 07 4052862 | E: enq@kfbeng.com.au

File: _____ Signed: _____
 Job No: _____ RPEQ No: _____
 DESIGN WIND SPEED - C3 SOIL CLASSIFICATION - S5

No.	DATE	DESCRIPTION
A	9/11/21	CONSTRUCTION ISSUE

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE
ELEVATIONS

SHEET NO: 04 PRINT TIME: 11/11/2021 9:09:00 AM
 PRELIMINARY: 28/09/21 CONSTRUCTION: 9/11/21

A3 SCALE: 1:100 AT A3 ISSUE: A DRAWN BY: WE

CONSTRUCTION ISSUE

ISSUED JOB NO: LAN377 DRAWING NO: -

PROJECT
 PROPOSED CABIN
 Lot 377 on SR534
 ESPLANDE
 WONGA BEACH

CLIENT
 LANMAC CONSTRUCTIONS

superiorsteel
homes_{sq}

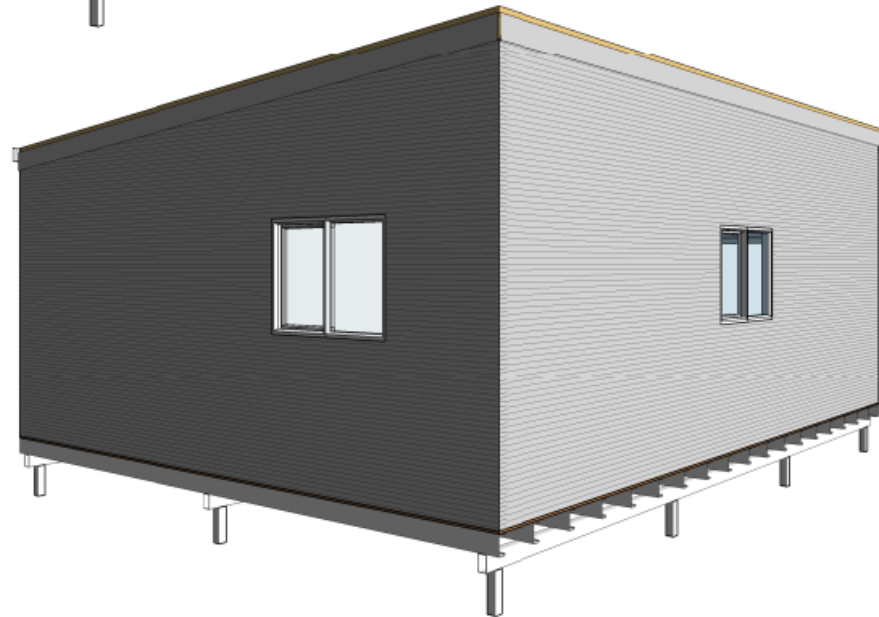
PO BOX 876 QBCC: 1097802
 ATHERTON QLD 4883
 33-35 ALBRECHT ST
 TOLGA INDUSTRIAL ESTATE, QLD, 4882
 PH: 07 4095 4008
 EMAIL: info@sshng.com.au
 WEB: www.superiorsteelhomesng.com.au

THIS DRAWING IS COPYRIGHT ©

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



Finished floor level to be no less than 3.591m AHD
 DSC annotation-
 14 December 2021



CERTIFIED AS STRUCTURALLY ADEQUATE		
KFB Engineers Civil & Structural <small>138-42 Peace St. Cairns PO Box 927, Cairns Q 4870 P: 07 46320492 F: 07 46320892 E: email@kfbeng.com.au</small>		
Date: _____	Signed: _____	
Job No: _____	RPEQ No: _____	
DESIGN WIND SPEED - C3	SOIL CLASSIFICATION - S	
A	9/11/21	CONSTRUCTION ISSUE
No.	DATE	DESCRIPTION
VARIATIONS INCLUDED IN THIS DRAWING		
DRAWING TITLE		
3D VIEWS		
SHEET NO: 05	PRINT TIME: 11/11/2021 9:09:02 AM	
PRELIMINARY: 28/09/21	CONSTRUCTION: 9/11/21	
A3	SCALE: NTS AT A3	ISSUE: A
		DRAWN BY: WE
CONSTRUCTION ISSUE		
SHEDD JOB NO: LAN377	DRAWING NO: -	
PROJECT		
PROPOSED CABIN		
Lot 377 on SR534		
ESPLANDE		
WONGA BEACH		
CLIENT		
LANMAC CONSTRUCTIONS		
PO BOX 876	QBCC. 1097802	
ATHERTON QLD 4883		
33-35 ALBRECHT ST		
TOLGA INDUSTRIAL ESTATE, QLD, 4882		
PH: 07 4095 4008		
EMAIL: info@sshng.com.au		
WEB: www.superiorsteelhomesq.com.au		
THIS DRAWING IS COPYRIGHT ©		

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING