

13 April 2022

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2022_4769/1 (Doc 1079722)
Your Ref: 20220389

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

F J Davies
C/ GMA Certification Group Pty Ltd
P.O. Box 2760
Nerang Qld 4211

Email: nqadmin@gmcert.com.au

Attention Ms Rebekah Mulligan

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 4 April 2022.

Summary of Exempt Development

Construction of a non-habitable class 10a shed on the allotment where no existing Class 1a dwelling exists.

Location details

Street Address: 9 Splendour Road Mossman

Real Property Description: Lot 9 on RP907340

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 13 April 2022 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

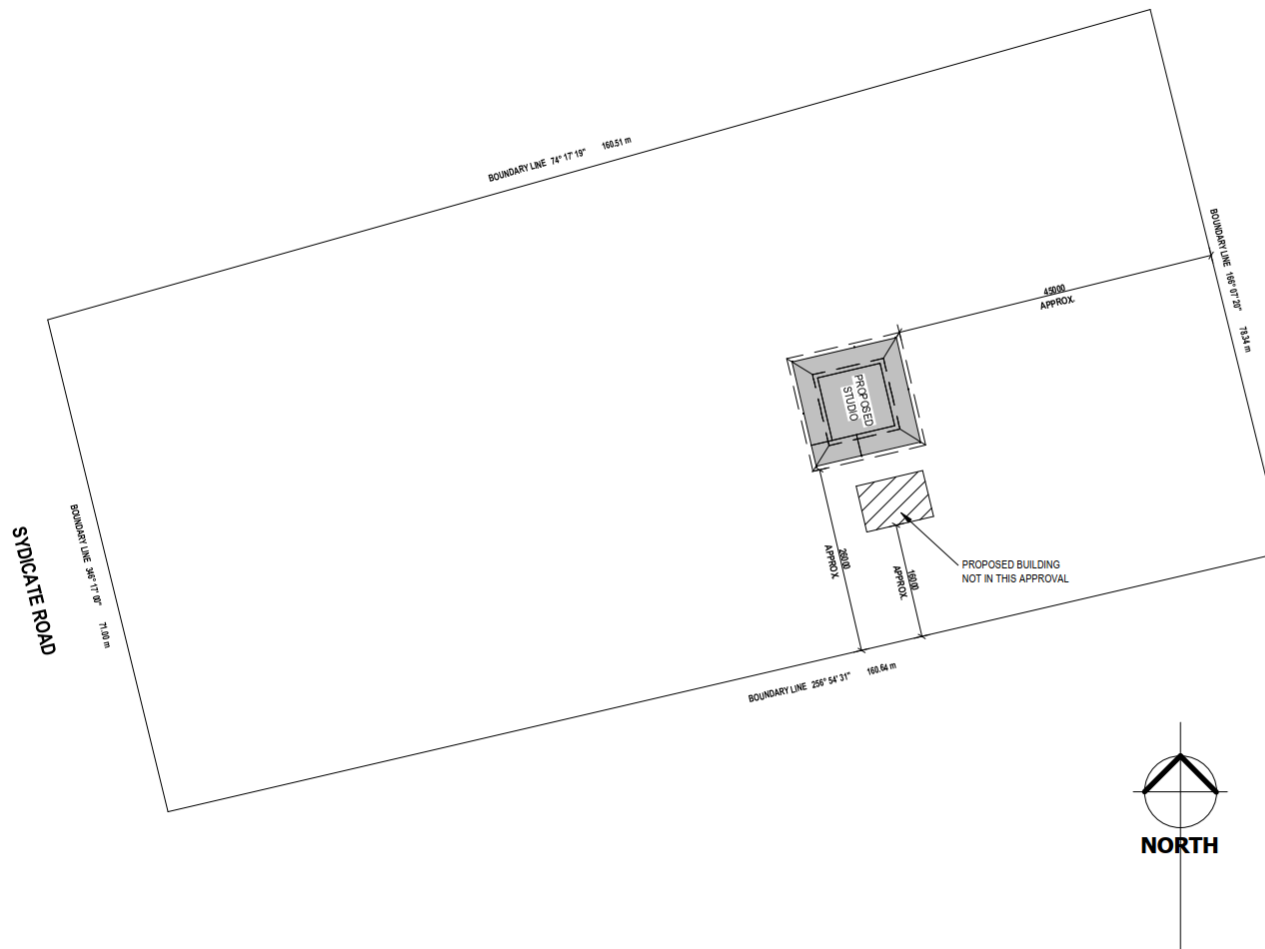
Please quote Council's application number: EXEM 2022_ 4769/1 in all subsequent correspondence relating to this request.

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



Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a stylized flourish at the end.

For
Paul Hoyer
Manager Environment & Planning

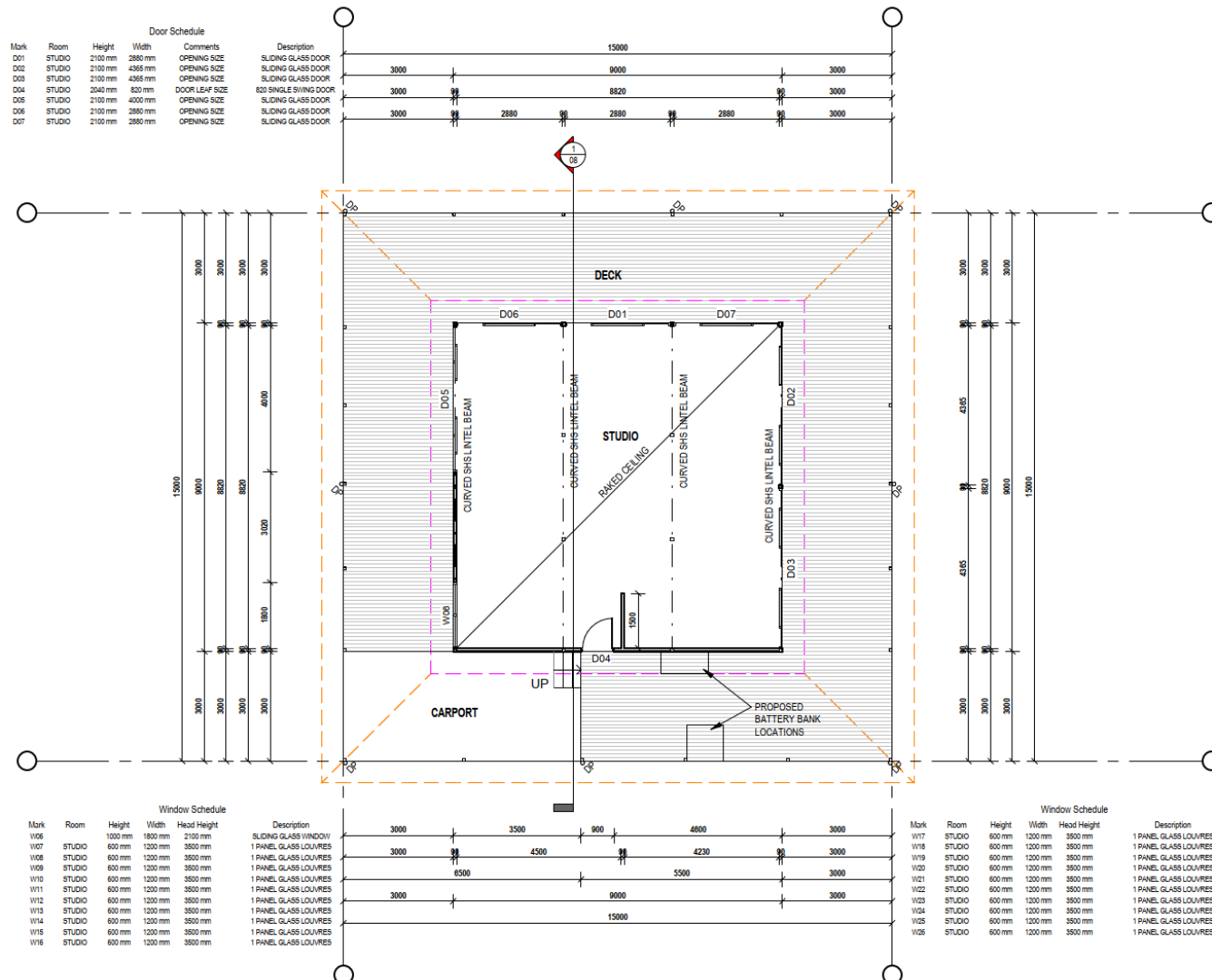


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CERTIFIED AS STRUCTURALLY ADEQUATE			
		KFB Engineers Civil & Structural	
139-43 Peace St, Cairns PO Box 927, Cairns Q 4870 P: 07 40320482 F: 07 40320692 E: email@kfbeng.com.au			
Date:	Signed:		
Job No:	RPEQ No:		
DESIGN WIND SPEED:	C2	SOIL CLASSIFICATION:	S
A	6/10/21	CONSTRUCTION ISSUE	
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		DRAWN BY:	MB
CONSTRUCTION ISSUE			
SSING JOB NO:	DAV09	DRAWING NO:	21092701
PROJECT PROPOSED STUDIO Lot 9 on RP907340 9 SPLENDOUR ROAD MOSSMAN			
CLIENT FRAN DAVIES			
 PO BOX 876 QBC. 1097802 ATHERTON QLD 4883 33-35 ALBRECHT ST TOLGA INDUSTRIAL ESTATE, QLD, 4882 PH: 07 4095 4008 EMAIL: info@sshng.com.au WEB: www.superiorsteelhomesnq.com.au			
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Attachment 1

Door Schedule					Description
Mark	Room	Height	Width	Comments	
D01	STUDIO	2100 mm	2880 mm	OPENING SIZE	SLIDING GLASS DOOR
D02	STUDIO	2100 mm	4368 mm	OPENING SIZE	SLIDING GLASS DOOR
D03	STUDIO	2100 mm	4368 mm	OPENING SIZE	SLIDING GLASS DOOR
D04	STUDIO	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR
D05	STUDIO	2100 mm	4200 mm	OPENING SIZE	SLIDING GLASS DOOR
D06	STUDIO	2100 mm	2880 mm	OPENING SIZE	SLIDING GLASS DOOR
D07	STUDIO	2100 mm	2880 mm	OPENING SIZE	SLIDING GLASS DOOR



Window Schedule					Description
Mark	Room	Height	Width	Head Height	
W08	STUDIO	1000 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W07	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W09	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W10	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W11	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W12	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W13	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W14	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W15	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W16	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES

Window Schedule					Description
Mark	Room	Height	Width	Head Height	
W17	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W18	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W19	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W20	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W21	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W22	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W23	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W24	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W25	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES
W26	STUDIO	600 mm	1200 mm	3500 mm	1 PANEL GLASS LOUVRES

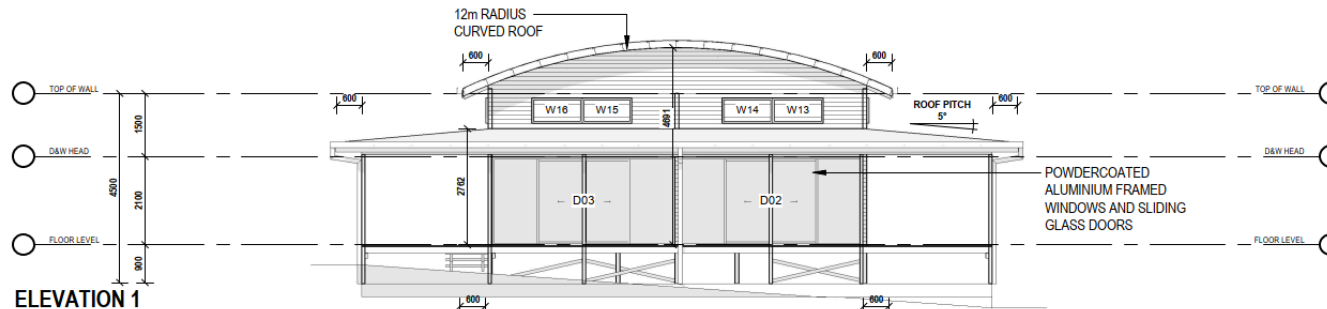


ELEVATION KEY

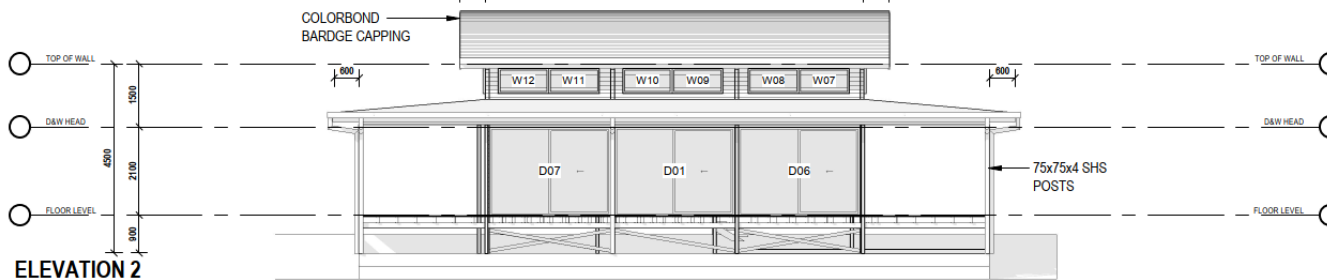
FLOOR AREAS LEGEND	
DECKING	124.50 m²
LIVING	81.00 m²
CARPORT	19.50 m²
	225.00 m²

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Job No: _____	RPEQ No: _____
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	DRAWN BY: MB
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SHPING JOB No: DAV09	DRAWING No: 21092701
PROJECT PROPOSED STUDIO Lot 9 on RP907340 9 SPLENDOR ROAD MOSSMAN	
CLIENT FRAN DAVIES	
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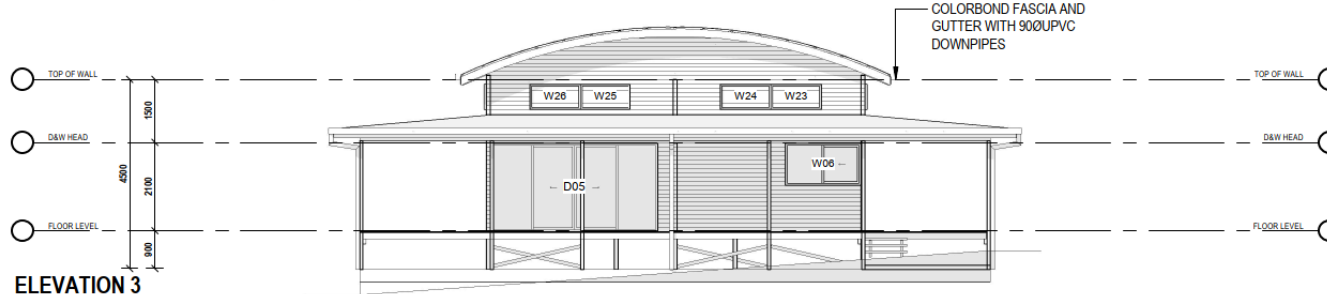
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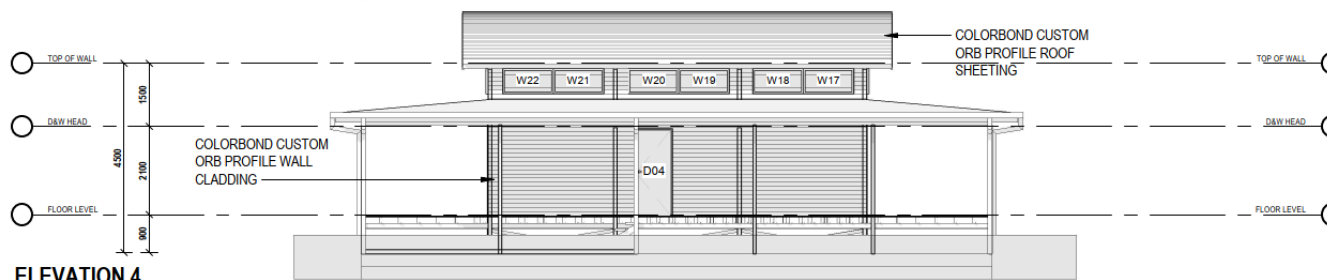
ELEVATION 1



ELEVATION 2




ELEVATION 3





ELEVATION 4

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Job No:	RPEQ No:	
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SHED JOB No:	DAV09	DRAWING No: 21092701
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PROJECT			
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Lot 9 on RP907340			
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MOSSMAN			
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