

20 August 2021

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2021_4311/1 (Doc 1031623)
Your Ref: 85 Ronald Road, Forest Creek

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

The Land Owners
C/ The Building Approval Company
PO Box 74
REDLYNCH QLD 4870

Email ryan@tbac.com.au

Attention Mr Ryan Wagemaker

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 18 August 2021.

Summary of Exempt Development

Proposed shed to be located on land that is mapped by Planning Scheme Overlays for Flood Hazard, Natural Areas and Bushfire Hazard.

Location details

Street Address: 85 Ronald Road Forest Creek

Real Property Description: Lot 42 on RP735854

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 20 August 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_ 4311/1 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

Attachment 1



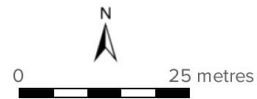
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 Queensland Globe

Legend located on next page



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Scale: 1:811

Printed at: A4

Print date: 16/8/2021

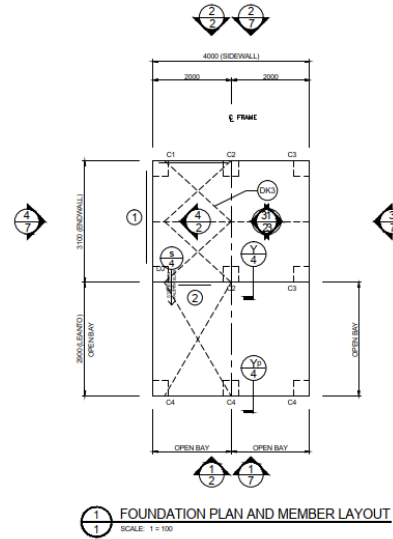
Datum: Geocentric Datum of Australia 1994
 Projection: Web Mercator EPSG 102100

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT
 SCALE: 1:100

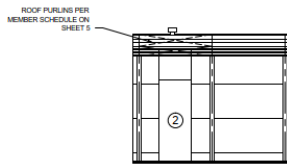
| MEMBER LEGEND | |
|---------------|----------|
| C1 | C15019 |
| C2 | 2C15012 |
| C3 | C15012 |
| C4 | SHS07540 |

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
 DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

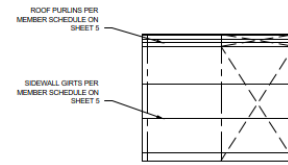
DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

| | | | | | | |
|-----------------------|----------------------------------|---|--|---|---|--|
| 1 OF 8 SHEET | JOB NO. NCC EDWI19249 2019 | DATE 13/8/2021 CHECKED TM DRAWN FDS | STEEL BUILDING BY (CONTACT) CARDINAL ROOFING AND SHEDS 07 42319896 TEGAN KOSTER 42 RONALD RD FOREST CREEK |  | Civil & Structural Engineers 50 Punari Street Curraiong, Qld 4812 Fax: 07 4725 9850 Email: design@ncceng.com.au ABN 541 005 173 55 | Mr Timothy Roy Messer BE MIEAust RPEQ Signature  Date 13/8/2021 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register |
|-----------------------|----------------------------------|---|--|---|---|--|

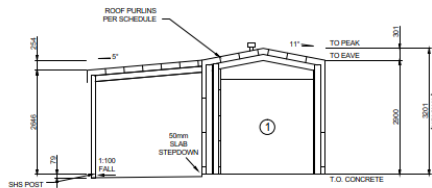
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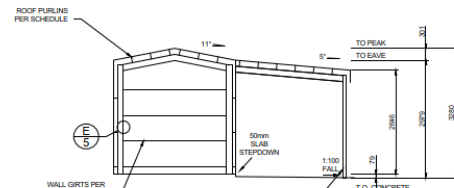
1
2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 : 100



2
2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 : 100



4
2 ENDWALL INTERIOR ELEVATION
SCALE: 1 : 100

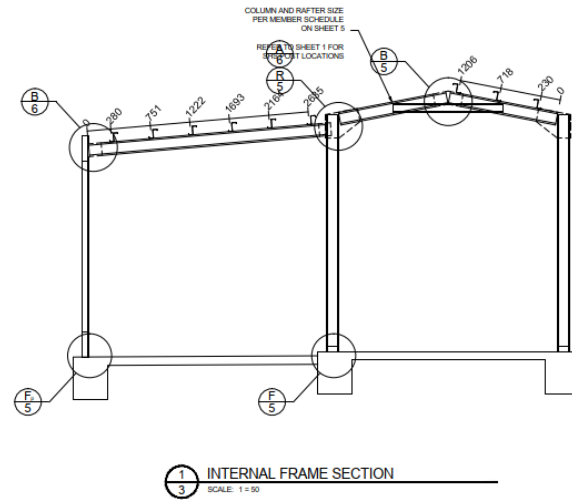


3
2 ENDWALL INTERIOR ELEVATION
SCALE: 1 : 100

X BRACING IS REQUIRED IN 1 SIDE BAY(S) AND 1 ROOF BAY(S) (BOTH SIDES). FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLINE AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

| | | | | | | | | |
|---------------------|----------------------|-------------------|----------------|--------------|---|--|---|---|
| 2 OF 8 SHEETS | JOB NO. CDM118249 | DATE 13/8/2021 | CHECKED TJA | DRAWN FDS | STEEL BUILDING BY (CONTACT) CARDINAL ROOFING AND SHEDS 07 42319696 TEGAN KOSTER 42 RONALD RD FOREST CREEK | | Civil & Structural Engineers 50 Funari Street Currumbin, QLD 4512 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 34 1 008 173 56 | Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 13/8/2021 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register |
| | SHEET 2019 | NCC | | | | | Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS Regn. No. 2535597 Regn. No. 9985 Regn. No. 1937365 Regn. No. EC35992 Regn. No. CC3648M | |

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Refer to Sheet #4 for concrete specification.

| | | | | | | | | | |
|-----------------------|----------------------|-------------------|---------------|--------------|---|--|---|---|---|
| 3 of 8 SHEET | JOB NO. EDMT18249 | DATE 13/8/2021 | CHECKED TM | DRAWN FDS | STEEL BUILDING BY (CONTACT) CARDINAL ROOFING AND SHEDS 07 42319696 TEGAN KOSTER 42 RONALD RD FOREST CREEK | | | Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceeng.com.au ABN 341 008 173 56 | Mr Timothy Roy Messer BE MIEAust RPEQ Date 13/8/2021 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register |
| | NCC 2019 | | | | | | Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS | Regn. No. 2556980 Regn. No. 9985 Regn. No. 116373EB Regn. No. EC365692 Regn. No. CC2648M | |