

21 October 2021

**Enquiries:** Neil Beck  
**Our Ref:** EXEM 2021\_4434/1 (1043921)  
**Your Ref:** 20213446

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

M P Albert & F Albert  
PO Box 333  
MOSSMAN QLD 4873

Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 30/08/2021.

#### Summary of Exempt Development

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Construction of a single storey Dwelling & Shed.

#### Location details

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Street Address: 4-6 Lifu Close WONGA BEACH

Real Property Description: LOT: 43 RP: 736631

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 21 October 2021 for development as detailed in Attachment 1.

#### Referral agencies

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Not Applicable

#### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

**Other**

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Please quote Council's application number: EXEM 2021\_ 4434/1 in all subsequent correspondence relating to this request.

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

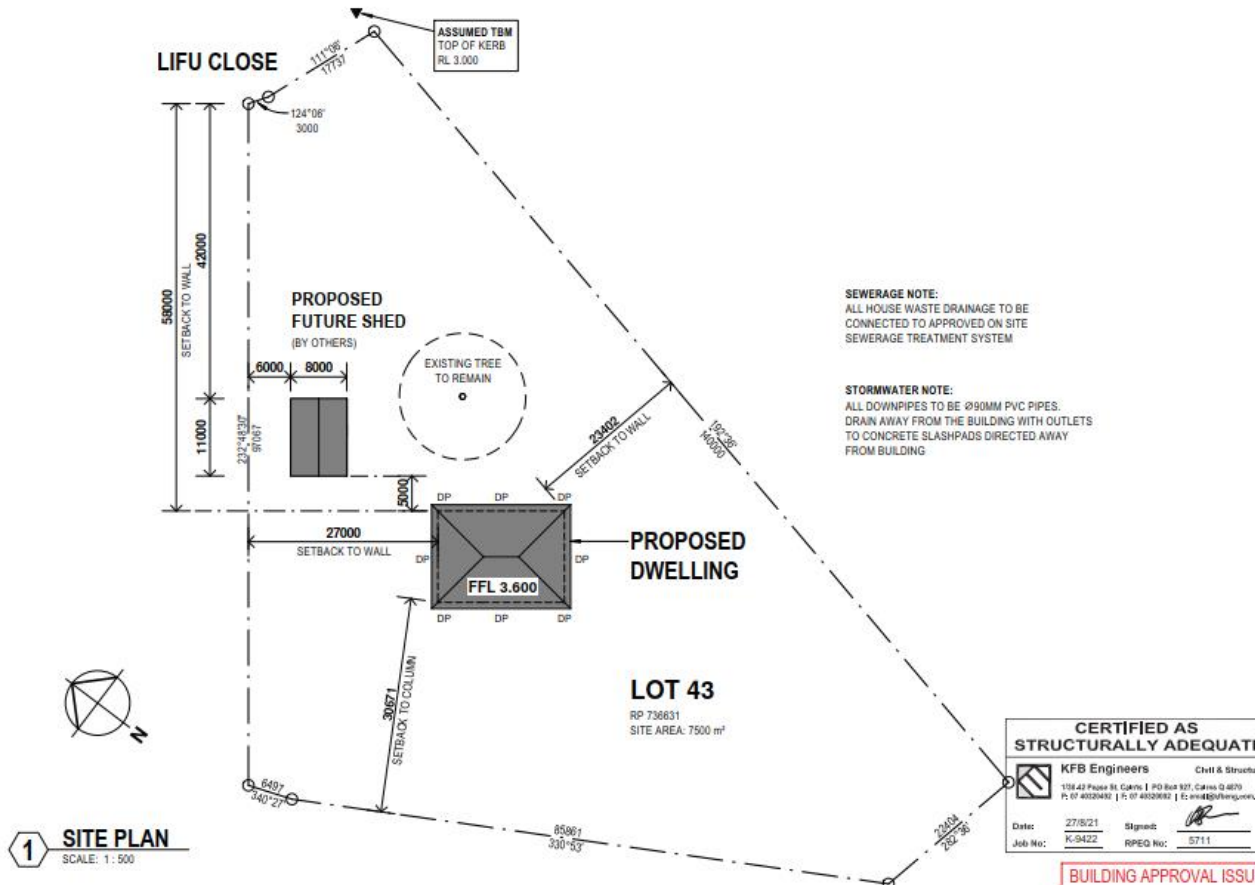
Yours faithfully



**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

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

Attachment 1



1 SITE PLAN  
SCALE: 1 : 500



a. 25 Goodsell Dr, Bentley Park QLD  
t. 0408 754 997  
e. studio@elstondesign.com.au  
www.elstondesign.com.au  
ABN 20 414 315 631 QBC 1010571

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FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS

PROJECT:  
**PROPOSED DWELLING**

CLIENT:  
**M & F ALBERT**

LOCATION:  
**LOT 43  
LIFU CLOSE  
WONGA BEACH QLD**

DESCRIPTION:  
**SITE PLAN**

SCALE:	1 : 500 @ A3
DATE:	AUGUST 2021
PROJ. NO.:	21-123
ISSUE:	A
SHEET NO.:	A-02

**LEGEND**

- CG COLORBOND GUTTER ON COLORBOND FASCIA
- CR COLORBOND CUSTOM ORB ROOF SHEETING
- DP Ø90MM PVC DOWNPIPE
- RB RENDERED BLOCKWORK
- WN POWDERCOATED ALUM. WINDOW/DOOR JOINERY

<b>CERTIFIED AS STRUCTURALLY ADEQUATE</b>	
<b>KFB Engineers</b>	Civil & Structural
135-42 Peace St, Cairns   PO Box 927, Cairns Q 4870 P: 07 40320492   F: 07 40320892   E: email@kfbeng.com.au	
Date: 27/8/21	Signed:
Job No: K-9422	RPEQ No: 5711



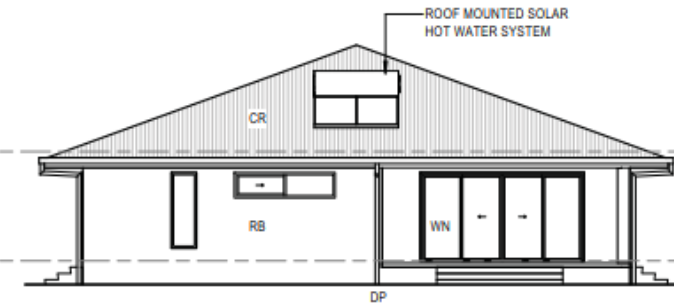
**3 WEST ELEVATION**  
SCALE: 1 : 100



**4 SOUTH ELEVATION**  
SCALE: 1 : 100



**1 EAST ELEVATION**  
SCALE: 1 : 100



**2 NORTH ELEVATION**  
SCALE: 1 : 100

BUILDING APPROVAL ISSUE



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PROJECT: PROPOSED DWELLING

CLIENT: M & F ALBERT

LOCATION: LOT 43 LIFU CLOSE WONGA BEACH QLD

DESCRIPTION: ELEVATIONS

SCALE: 1 : 100 @ A3	
DATE: AUGUST 2021	
PROJ. NO: 21-123	
ISSUE: A	SHEET NO: A-04

