

15 January 2019

Enquiries: Daniel Lamond
Our Ref: EXEM 2976/2019 (887622)

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

Summary of Exempt Development

Building work is being made exempt from assessment against the 2018 Douglas Shire Planning Scheme version 1.0. The works consists of replacement of an existing shed structure being build on an existing concrete slab at the Wonga Beach Caravan Park.

1. Location details

Street address: Esplanade WONGA BEACH

Real property description: LOT: 377 TYP: SR PLN: 534

I wish to advise that an exemption certificate has been granted on 15 January 2019 for development comprising:

Drawing	Reference	Date
Floor Plan	Plan prepared by RECS Consulting Engineers & Building Designers, Revision A	None nominated
Elevations	Plan prepared by RECS Consulting Engineers & Building Designers, Revision A	None nominated
Site Plan	Plan prepared by Property Services Unit Douglas Shire Council	None nominated

2. Referral agencies

Not Applicable

3. 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.
- The development proposed is building work to replace an existing structure part of an existing lawfully established land use.

4. When exemption certificate ceases to have effect

This exemption has no lapse date.

Please quote Council's application number: 52.2019.2976.1 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

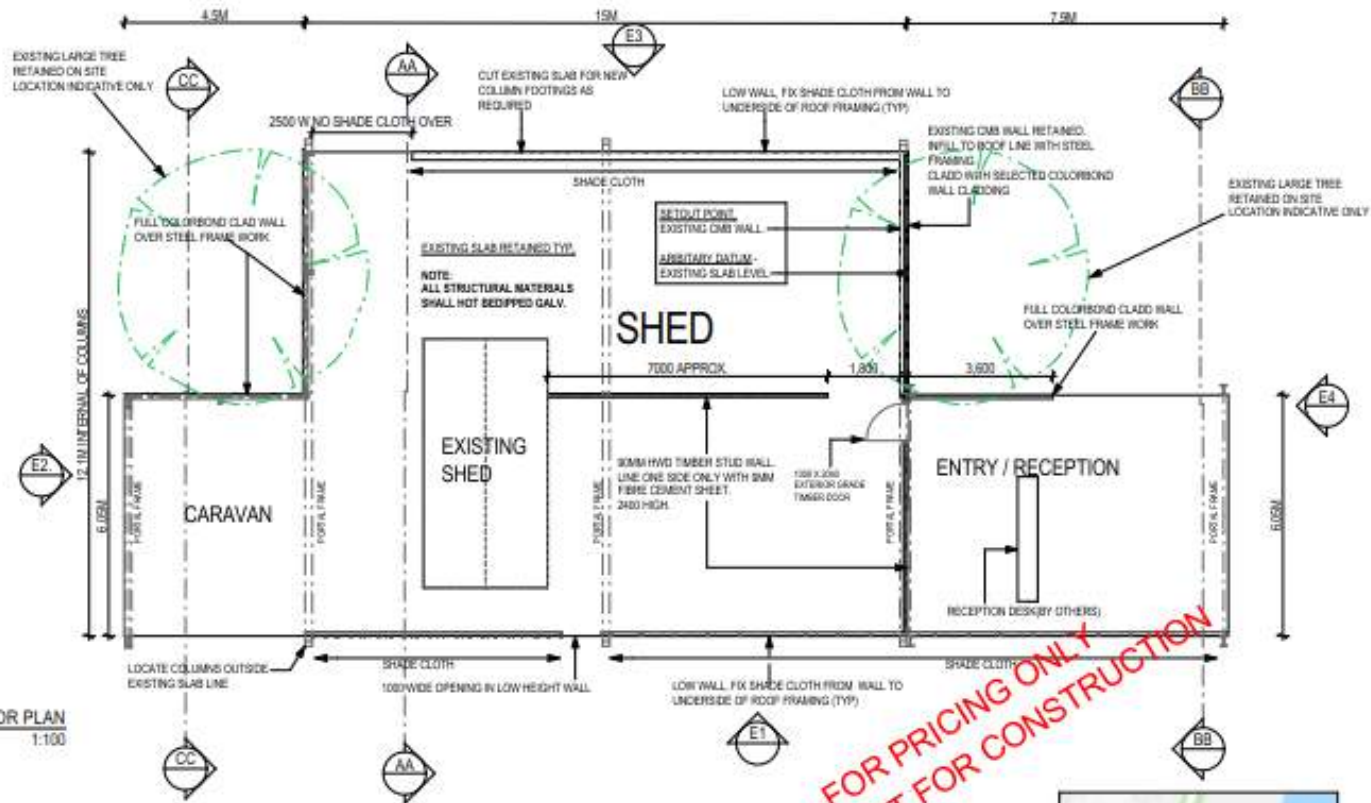
Yours faithfully

PAUL HOYE
Manager Sustainable Communities

Cc Douglas Shire Council

Exempted Plans

CODE NOTES:
 CONSTRUCTION SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2018 AND ALL SUBSEQUENT AMENDMENTS.
 ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS.
GENERAL NOTES:
 DO NOT SCALE FROM THIS DOCUMENTATION. FIGURED DIMENSIONS TAKE PRECEDENCE. COMPLETE THE WORKS EVEN IF NOT SPECIFICALLY INDICATED ON THE PLANS TO CONFORM WITH THE GENERAL INTENT AND SPIRIT OF THE PLANS. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTICE. THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND ALL SUB CONSULTANTS DOCUMENTATION IF ANY.
 ALL MATERIALS SHALL BE FERROUS RESISTANCE. ONLY DRAWINGS STAMPED 'CERTIFIED' OR 'FOR CONSTRUCTION' SHALL BE USED FOR CONSTRUCTION OF THIS PROJECT.



1 FLOOR PLAN
1:100

FOR PRICING ONLY
NOT FOR CONSTRUCTION

ESPLANADE ST

NOTE
 LOW HEIGHT WALLS (1000 HIGH)
 OPTION 1 -
 200 SERIES CMB CORE FILL CONSTRUCTION.
 N12-1108 LONG DOWELS @400CRS EPOXY SET 60MM EMBEDMENT INTO EXISTING SLAB
 N12 HORIZONTAL BARS @400CRS (2 X BARS TOP COURSE)
 SEE DETAIL SHEET.
 OPTION 2 -
 90MM HWD TIMBER STUD FRAMING
 CLADD WITH 9MM COMPRESSED SHEET. EXTERIOR AND TOP SIDES,
 FINISH WITH 3 COATS EXTERIOR GRADE PAINT
 ALL TIMBER FRAMING IN ACCORDANCE WITH AS 1843-2010
 RESIDENTIAL TIMBER FRAMED BUILDINGS (PART 3 CYCLONIC AREAS)
 SEE DETAIL SHEET.

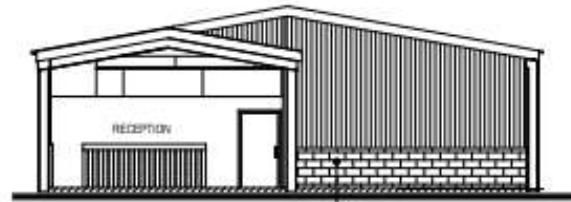
NOTE
 THE TENDER SHALL VISIT AND INSPECT THE SITE AND IT SURROUNDS AND SATISFY THEMSELVES OF ALL THE CONDITIONS AND FACILITIES RELATING TO THE PROPOSED CONTRACT BEFORE SUBMITTING A TENDER.
 THE TENDER SITE MEASURE TO CONFIRM ALL DIMENSIONS BEFORE SUBMITTING A TENDER.

SITE ADDRESS
 WONGA BEACH CARAVAN PARK
 1 ESPLANADE, WONGA, QLD 4873

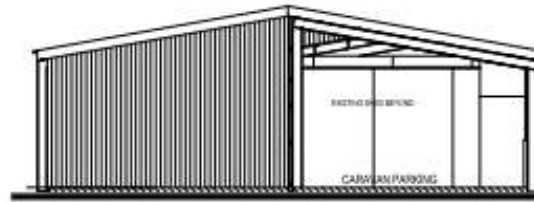
2 LOCATION PLAN
N.T.S.



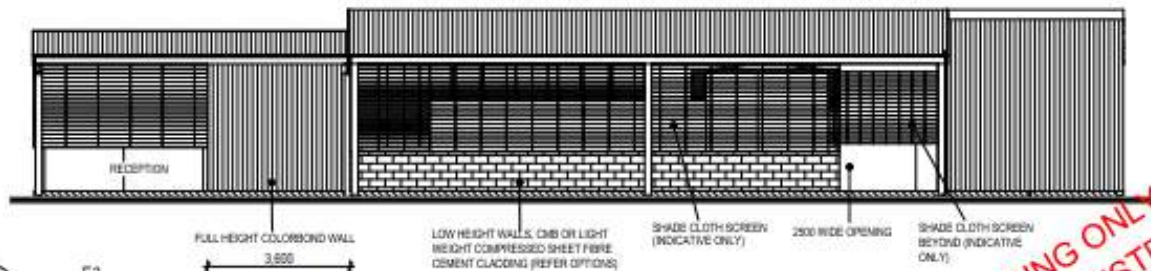
Project: WONGA BEACH SHED			SHEET T 1 REVISION A
Location: WONGA BEACH CARAVAN PARK, WONGA BEACH			
Client: DOUGLAS SHIRE COUNCIL	PROJECT NO: 21-267		



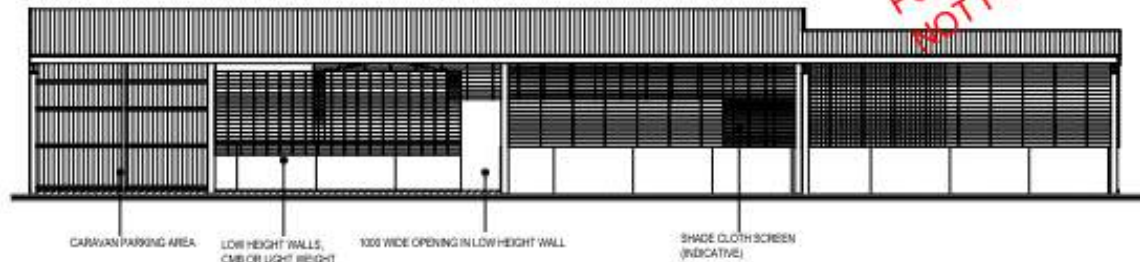
1 E4
1:100



2 E2
1:100



3 E3
1:100



4 E1
1:100

FOR PRICING ONLY
NOT FOR CONSTRUCTION

Project WONGA BEACH SHED
Location WONGA BEACH CARAVAN PARK, WONGA BEACH
Client DOUGLAS SHIRE COUNCIL
PROJECT 24-2617



**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

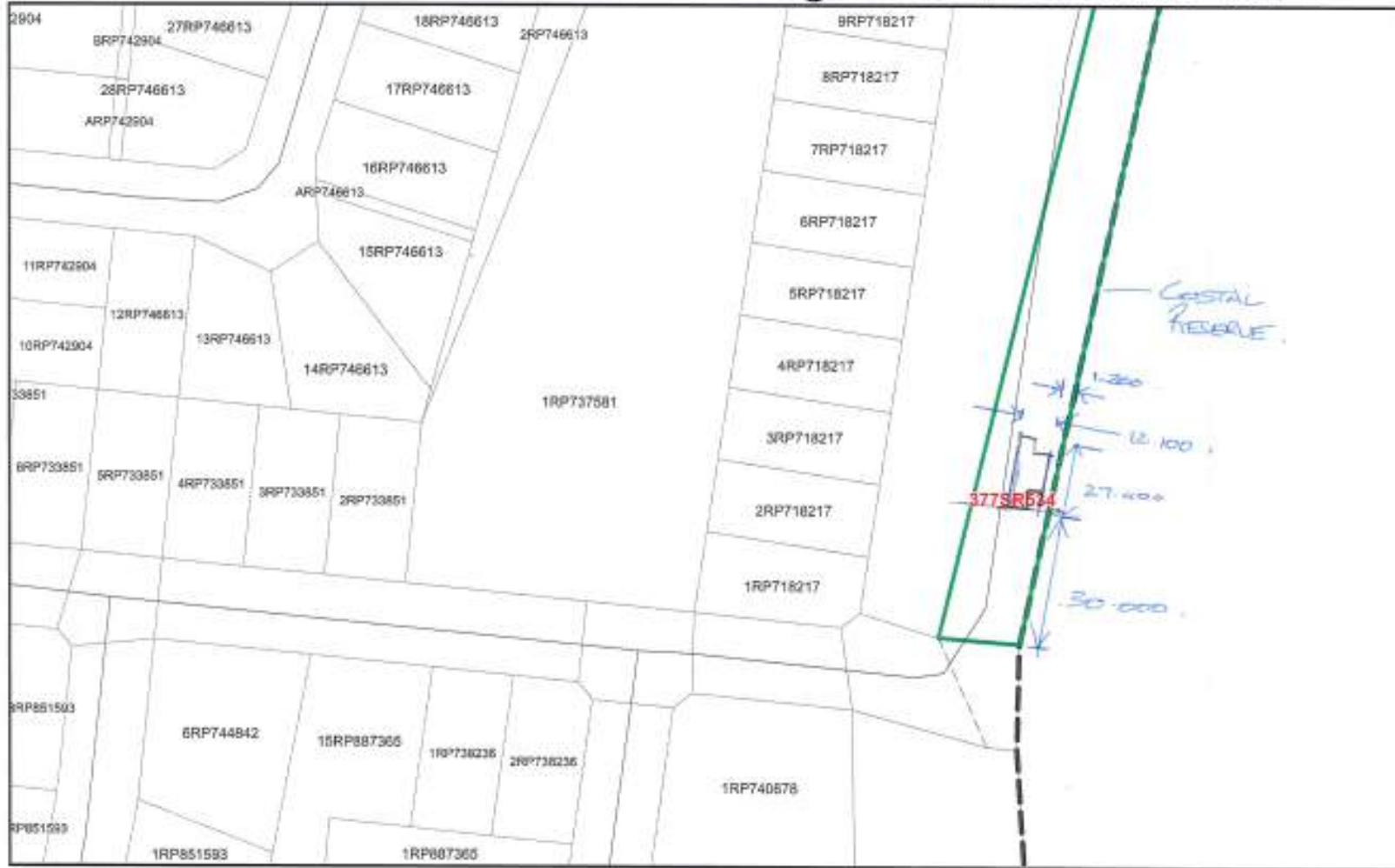
RECEPTION SHED 2, 384 PARKSIDE DRIVE, WONGA BEACH, VIC 3920
PH: 0838 22 33 33, 17 ST ANNES ST, ST IVO, VIC 3845
WWW.DOUGLASSHIRECOUNCIL.VIC.GOV.AU

PROJECT NO: 24-2617
SHEET NO: 2
DATE: 10/10/2019
DRAWN BY: J. SMITH
CHECKED BY: M. SMITH
SCALE: AS SHOWN
PROJECT: WONGA BEACH SHED
SHEET: 2 OF 5
ELEVATIONS

SHEET	T 2
REVISION	A

ELEVATIONS

Part of Lot 377 SR534 Wonga Beach Caravan Park



DOUGLAS
SHIRE COUNCIL

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Scale 1cm = (???? m or km) at A4
Map Grid of Australia Zone 55 (GDAB94)

