

1 May 2025

Enquiries: Rebecca Taranto
Our Ref: EXEM 2025_5728/1 (Doc:1293830)
Your Ref:

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

Indigenous Land and Sea Corporation
GPO Box 5212
BRISBANE QLD 4000

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 27/02/2025.

Summary of Exempt Development

Construction of an Amenities Building, 5m x 5m Open Sided BBQ and Seating Shelter, and a 10m x 10m Shelter with Centre Fire Pit within the Flood and Storm Tide Hazard overlay.

Location details

Street Address: 943 Forest Creek Road FOREST CREEK

Real Property Description: LOT: 3 RP: 702246

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 1 May 2025 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 2025_ 5728/1 in all subsequent correspondence relating to this request.

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

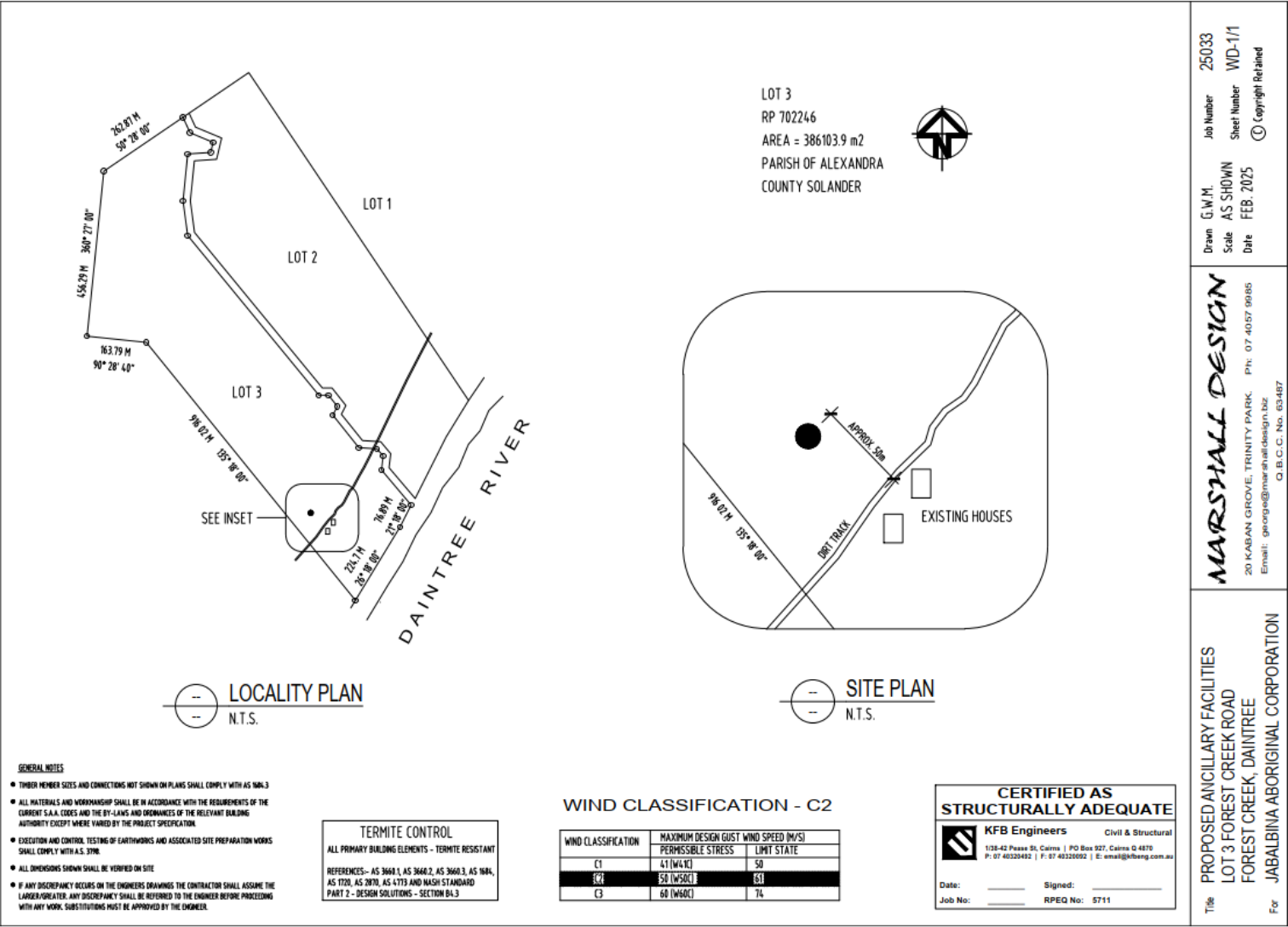
Yours faithfully

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

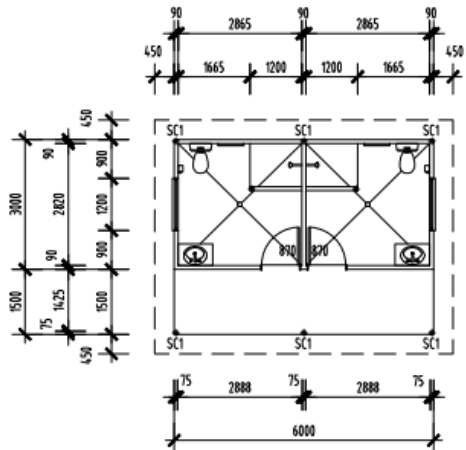
For
Paul Hoyer
Manager Environment & Planning

Emailed to Indigenous Land and Sea Corporation – accounts@mossmangorge.com.au

Attachment 1



WIND CLASSIFICATION - C2



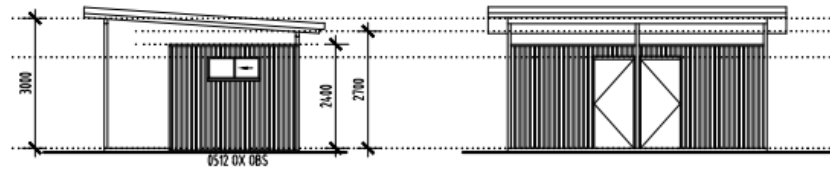
PROPOSED FLOOR PLAN
1:100 TOILET BLOCK



ELEVATION KEY

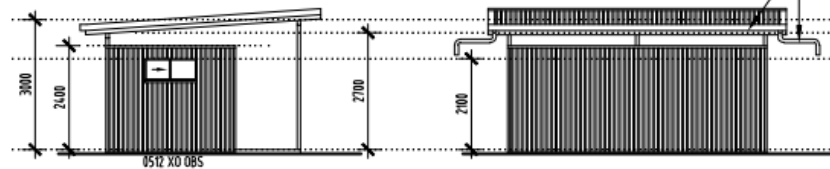
STRUCTURAL MEMBER LEGEND

FB1	200 x 75 F14 HWD FLOOR BEARER
J1	125 x 50 F14 HWD JOISTS AT 450 CRS.
R1	150 x 50 F14 HWD RAFTERS AT 900 CRS.
R2	? F14 HWD RAFTERS AT 900 CRS.
RB1	200 x 75 F14 HWD ROOF BEAM
RB2	125 x 75 x 4.0 RHS ROOF BEAM
SC1	75 x 4.0 SHS COLUMN



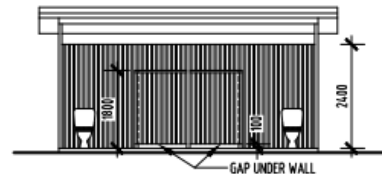
1 ELEVATION
1:100

2 ELEVATION
1:100



3 ELEVATION
1:100

4 ELEVATION
1:100



INTERIOR ELEVATION
1:100

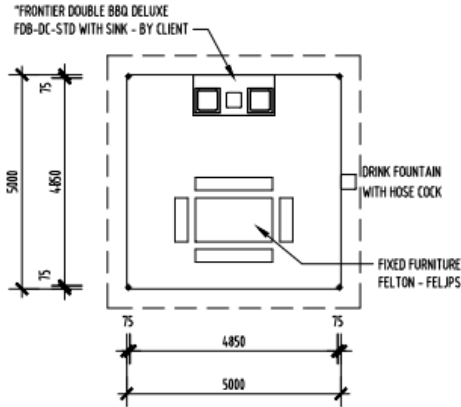
**CERTIFIED AS
STRUCTURALLY ADEQUATE**

KFB Engineers Civil & Structural
1/28-42 Peace St, Cairns | PO Box 927, Cairns Q 4879
P: 07 49320492 | F: 07 40320992 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: 5711

Drawn: G.W.M. Job Number: 25033
Scale: AS SHOWN Sheet Number: WD-1/2
Date: FEB. 2025 © Copyright Retained
Client: MARSHALL DESIGN
JABALBINA ABORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DANTRIE

WIND CLASSIFICATION - C2



PROPOSED FLOOR PLAN
1:100 BBQ SHELTER



ELEVATION KEY

STEELWORK

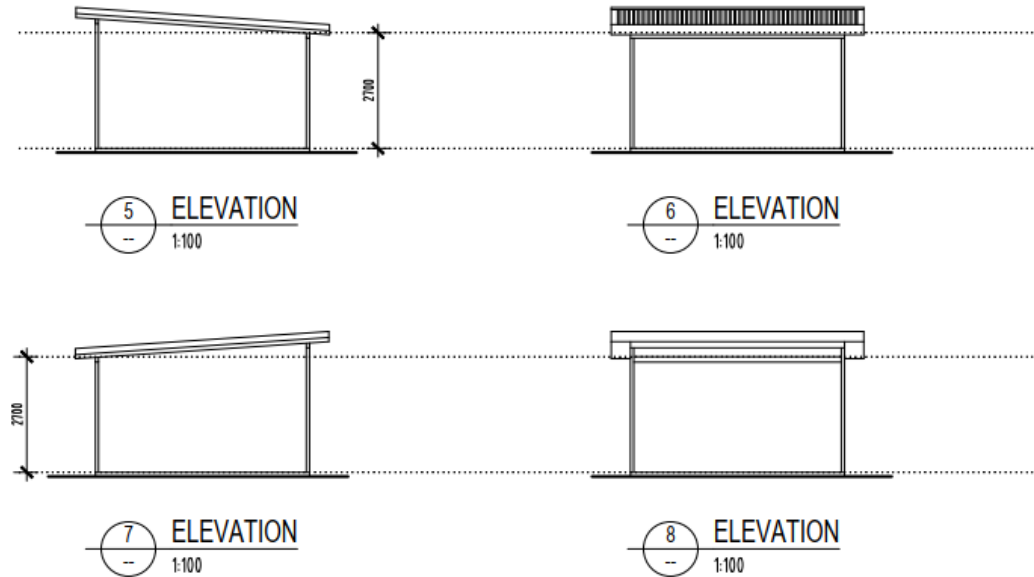
- ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS4100 STEEL STRUCTURES CODE, & AS/NZS 4600 COLD FORMED STEEL STRUCTURES.

STEEL SHALL BE:

- AS3679.1 GRADE 300 PLUS FOR HOT ROLLED SECTIONS.
- AS1163 GRADE 350 FOR HOLLOW SECTIONS.
- AS1397 G450 Z350 FOR C SECTIONS.
- BOLTS SHALL BE COMMERCIAL GRADE 4.6/S SNUG TIGHTENED GENERALLY UNO.
- BOLT SHALL BE GALVANISED AND OF SUFFICIENT LENGTH TO EXCLUDE THE THREAD FOR THE SHEAR PLANE.
- A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS.

UNLESS OTHERWISE SPECIFIED THE FOLLOWING SHALL APPLY:

- WELDING 6mm CONTINUOUS FILLET WELD TO FULL PERIMETER CONTACT.
- MEMBER SPLICES IF REQUIRED SHALL BE FULL PENETRATION BUTT WELDS.
- CLEATS, BRACKETS, STIFFENERS - EX. 10mm PLATE
- 5 PL END PL TO ALL HOLLOW SECTIONS.
- BOLT HOLE CLEARANCE 2mm
- HOLDDOWN BOLT HOLE CLEARANCE 4mm
- GROUT OF 2:1 CEMENT/SAND, MORTAR OF DAMP EARTH CONSISTANCY UNDER ALL BASE PLATES.
- CHEMSET ANCHORS TO BE RAMSET HAMMER CAPSULES or EQUIVALENT.
- ALL STEELWORK NOT HOT DIP GALVANISED SHALL BE ABRASIVE CLEANED TO CLASS 2.5 LEVEL AND PAINTED.
- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS.
- CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS.



STRUCTURAL MEMBER LEGEND

FB1	200 x 75 F14 HWD FLOOR BEARER
J1	125 x 50 F14 HWD JOISTS AT 450 CRS.
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R2	? F14 HWD RAFTERS AT 900 CRS.
RB1	200 x 75 F14 HWD ROOF BEAM
RB2	125 x 75 x 4.0 RHS ROOF BEAM
SC1	75 x 4.0 SHS COLUMN

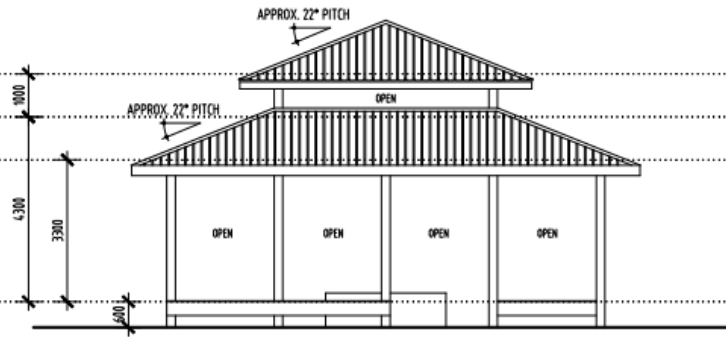
**CERTIFIED AS
STRUCTURALLY ADEQUATE**

KFB Engineers Civil & Structural
1/38-42 Pease St. Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320892 | E: email@kfbeng.com.au

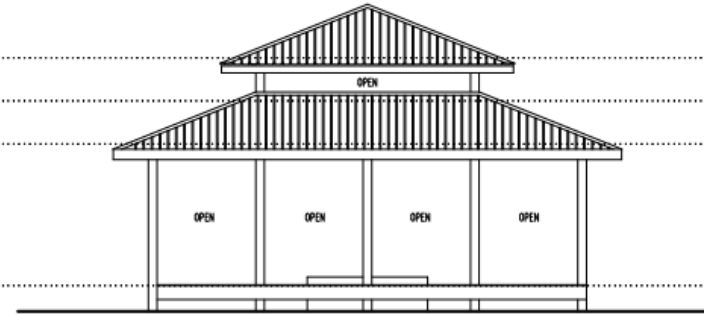
Date: _____ Signed: _____
Job No: _____ RPEQ No: 5711

Drawn G.W.M. Job Number 25036
Scale AS SHOWN Sheet Number WD-1/3
Date FEB. 2025 © Copyright Retained
Client:- **MARSHALL DESIGN**
0.9.C.C. No. 63487
JABALBINA ABOORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DAWNTREE

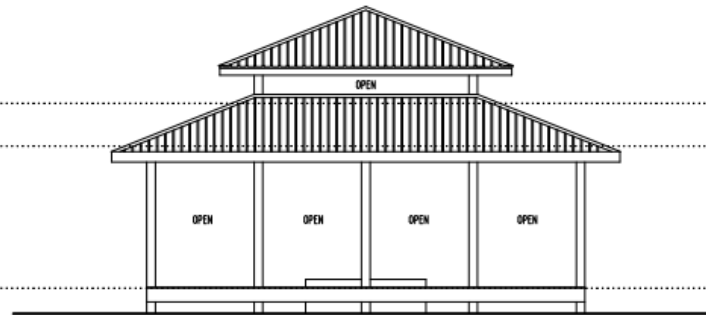
WIND CLASSIFICATION - C2



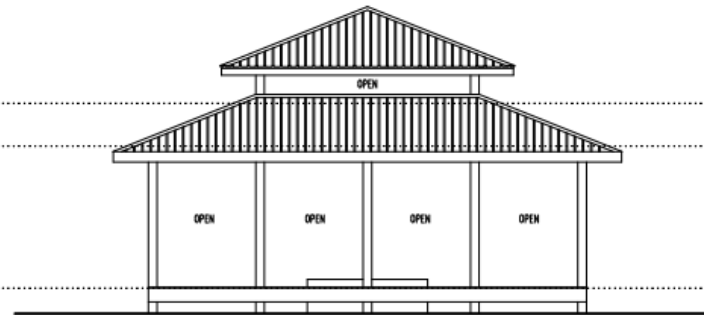
9 ELEVATION
1:100 COMMUNAL SHELTER



10 ELEVATION
1:100 COMMUNAL SHELTER



11 ELEVATION
1:100 COMMUNAL SHELTER



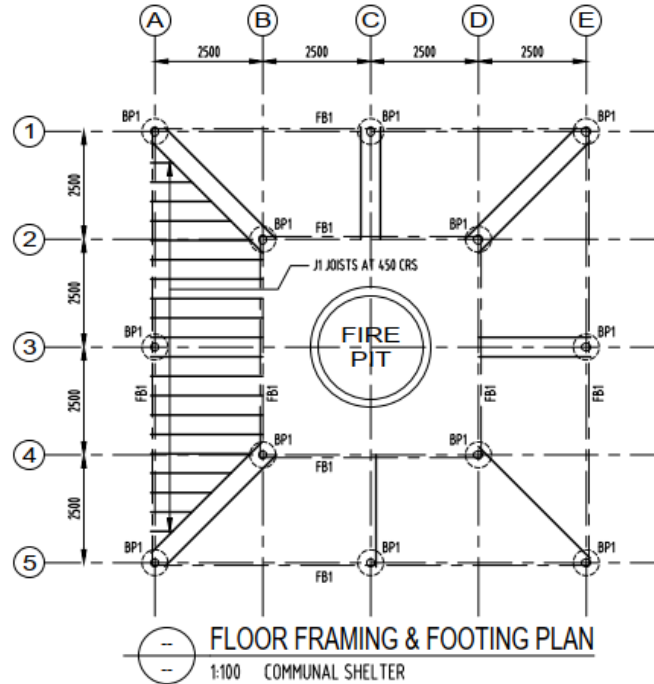
12 ELEVATION
1:100 COMMUNAL SHELTER



Drawn G.W.M. Job Number 25033
Scale AS SHOWN Sheet Number WD-1/5
Date FEB. 2025
Client: JABALINA ABORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DANTREE

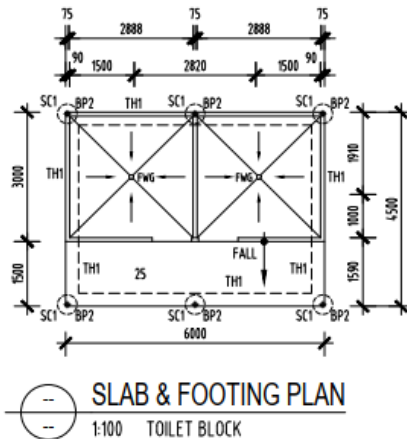
FOOTING AND SLAB NOTES

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100 kPa AND CLASS "S" SITE CLASSIFICATION ACCORDING TO A.S. 2870. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.
- NATURAL FOUNDATIONS TO BE GRUBBED OUT AND FREE FROM ORGANIC MATTER AND DEBRIS AND COMPACTED TO A MIN. 95% SDD AT -5% TO +2% OF OPTIMUM MOISTURE CONTENT, OR NOT LESS THAN 70% DENSITY INDEX FOR COHESIONLESS SOILS. FILL TO SLAB AND FOUNDATIONS SHALL BE AN APPROVED NON-PLASTIC MATERIAL, COMPACTED IN MAX. 150mm LAYERS, TO 95% SDD AT -5% TO +2% OF OPTIMUM MOISTURE CONTENT, OR NOT LESS THAN 70% DENSITY INDEX FOR COHESIONLESS SOILS.
- FOOTING TRENCHES SHALL BE CLEAN AND DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED. BASE OF FOOTINGS TO BE FOUND ON FIRM NATURAL GROUND WITH MIN. SAFE BEARING CAPACITY OF 100 kPa.
- REMOVE GRASS AND TOPSOIL CONTAINING ROOTS FROM SLAB SITE.
- PROVIDE COMPACTED SAND BEDDING UNDER SLAB.
- PROVIDE 0.2mm POLYTHENE MOISTURE BARRIER UNDER SLAB AND FOOTINGS.
- CONCRETE MUST COMPLY WITH THE FOLLOWING:
 - (a) CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600, AND
 - (b) HAVE A STRENGTH AT 28 DAYS OF NOT LESS THAN 20 MPa (FOOTED AS 100 GRADE); AND
 - (c) HAVE A 20mm MAXIMUM NOMINAL AGGREGATE SIZE; AND
 - (d) HAVE A NOMINAL 100mm SLUMP.
- (b) WATER MUST NOT BE ADDED TO THE MIX TO INCREASE THE SLUMP TO A VALUE IN EXCESS OF THAT SPECIFIED.
- (c) CONCRETE MUST BE PLACED, COMPACTED AND CURED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- VIBRATE ALL CONCRETE, CURE SLAB 7 DAYS MINIMUM.
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED CHAIRS SPACED AT APPROX. 750 CRS. CONDUITS AND PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE.
- LAPS SHALL BE: N12 - 450mm, N16 - 600mm, FABRIC - ONE COMPLETE MESH OVERLAP BETWEEN SHEETS.
- CAST IN ITEMS SHALL BE HOT-DIPPED GALVANISED.
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A STORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH.
- SITE AREA SHOULD BE GRADED TO READILY REMOVE SURFACE WATER AND PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY.

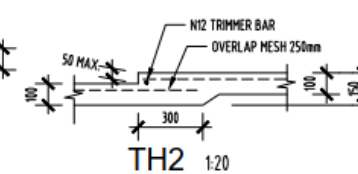
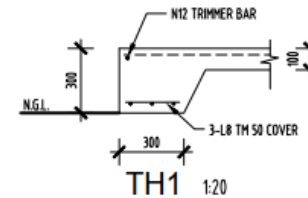
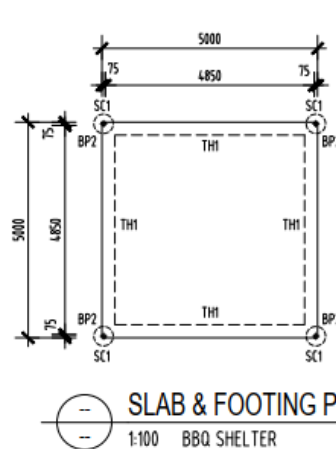


STRUCTURAL MEMBER LEGEND

FB1	200 x 75 F14 HWD FLOOR BEARER
J1	125 x 50 F14 HWD JOISTS AT 450 CRS.
R1	150 x 50 F14 HWD RAFTERS AT 900 CRS.
R2	? F14 HWD RAFTERS AT 900 CRS.
RB1	200 x 75 F14 HWD ROOF BEAM
RB2	125 x 75 x 4.0 RHS ROOF BEAM
SC1	75 x 4.0 SHS COLUMN



100mm THICK 100 GRADE CONCRETE SLAB
REINFORCED BY S102 MESH
TOP 30 COVER INTERNALLY
TOP 40 COVER EXTERNALLY
LAID ON 200mm VIBROQUEEN OVER
NON-PLASTIC FILL MATERIAL COMPACTED TO
MINIMUM 95% SDD or 70% DENSITY INDEX



CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
1/36-42 Peace St, Cairns | PO Box 927, Cairns Q4870
P: 07 45320482 | F: 07 45320992 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: 5711

Drawn: G.W.M. Job Number: 25036
Scale: AS SHOWN Sheet Number: WD-1/6
Date: FEB. 2025 © Copyright Retained
Client: JABALUNA ABORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DANTREE
MARSHALL DESIGN
S.B.C.C. No. 63487

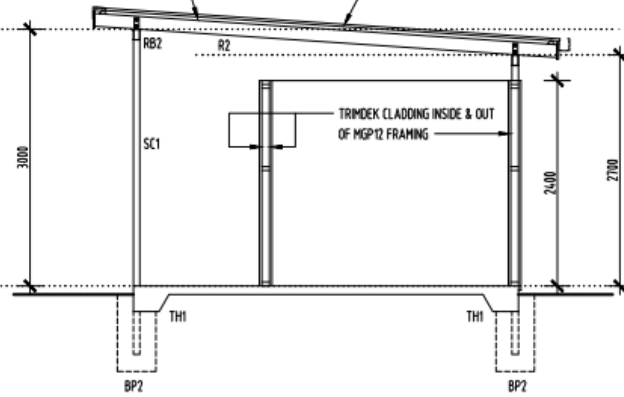
WIND CLASSIFICATION - C2

38 x 75 F14 USHW TIMBER BATTENS AT 750mm CRS.
FIXED WITH 75mm No.14 TYPE 17 SCREWS TO TRUSS
or 40 x 75mm STEEL TOPHAT BATTENS FIXED WITH
2 - No.12 - 14 SCREWS TO TRUSS

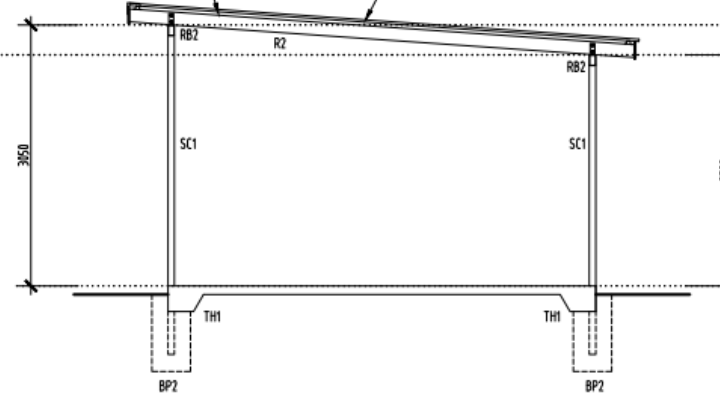
SELECTED 0.42 BMT COLORBOND TRIMDEK
ROOF SHEETING, FIXED TO MANUF. SPECS. FOR
WIND CLASSIFICATION C2 AND COMPLY WITH
AS 1562.1 AND Fig. 2.2.3 SECTION 2 OF THE
ABCB HOUSING PROVISIONS (CYCLONIC AREAS).

38 x 75 F14 USHW TIMBER BATTENS AT 750mm CRS.
FIXED WITH 75mm No.14 TYPE 17 SCREWS TO TRUSS
or 40 x 75mm STEEL TOPHAT BATTENS FIXED WITH
2 - No.12 - 14 SCREWS TO TRUSS

SELECTED 0.42 BMT COLORBOND TRIMDEK
ROOF SHEETING, FIXED TO MANUF. SPECS. FOR
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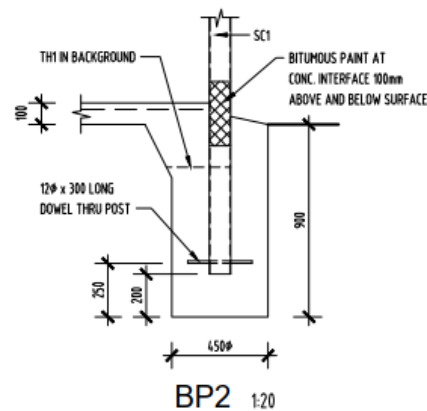
SECTION
1:50 TOILET BLOCK



SECTION
1:50 BBQ SHELTER

Structural Timber

- Timber generally to AS 1684 and AS 1720.
- Min stress grade F14 unless noted otherwise.
- Min bolt size M12 unless noted otherwise.
- Timber framing (external / loadbearing):
 - 90x35 MGP-12 (H2) framing
 - studs @ 450 crs, 1 row nogging
 - single bottom plate, double top plate
 - M12 cyclone rods at ends, corners, beside openings and otherwise at max 900mm crs
 - lintels 150x75 F14 hwd unless noted otherwise
- Timber framing (internal / nonloadbearing):
 - 70x35 MGP-10 (H2) framing
 - studs @ 600 crs, 1 row nogging
 - single bottom & top plate
 - lintels 150x75 F14 hwd unless noted otherwise
- Wall bracing (where nominated): 4mm F27 structural ply fixed with 2.80x30 gal flathead nails @ 100 crs at top & bottom plate, @ 150 crs at vertical edges and @ 300 crs at intermediate studs. Fix top and bottom of wall with M12 bolts @ 900 crs.



STRUCTURAL MEMBER LEGEND

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J1	125 x 50 F14 HWD JOISTS AT 450 CRS.
R1	150 x 50 F14 HWD RAFTERS AT 900 CRS.
R2	? F14 HWD RAFTERS AT 900 CRS.
RB1	200 x 75 F14 HWD ROOF BEAM
RB2	125 x 75 x 4.0 RHS ROOF BEAM
SC1	75 x 4.0 SHS COLUMN

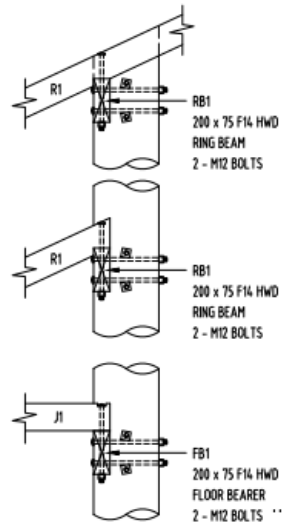
CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
1/35-42 Peace St, Cairns | PO Box 527, Cairns Q 4870
P: 07 40329482 | F: 07 40329502 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: 5711

Drawn G.W.M. Job Number 25036
Scale AS SHOWN Sheet Number WD-1/7
Date FEB. 2025
Client:- JABALBINA ABORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DANTREE

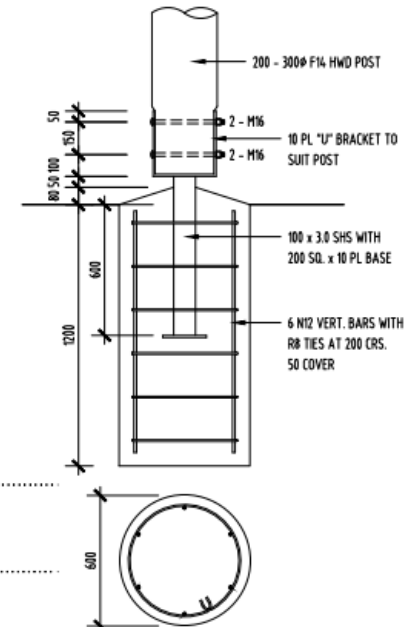
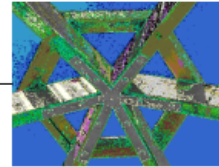
WIND CLASSIFICATION - C2



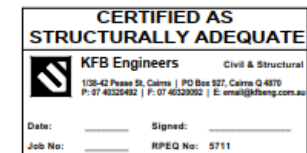
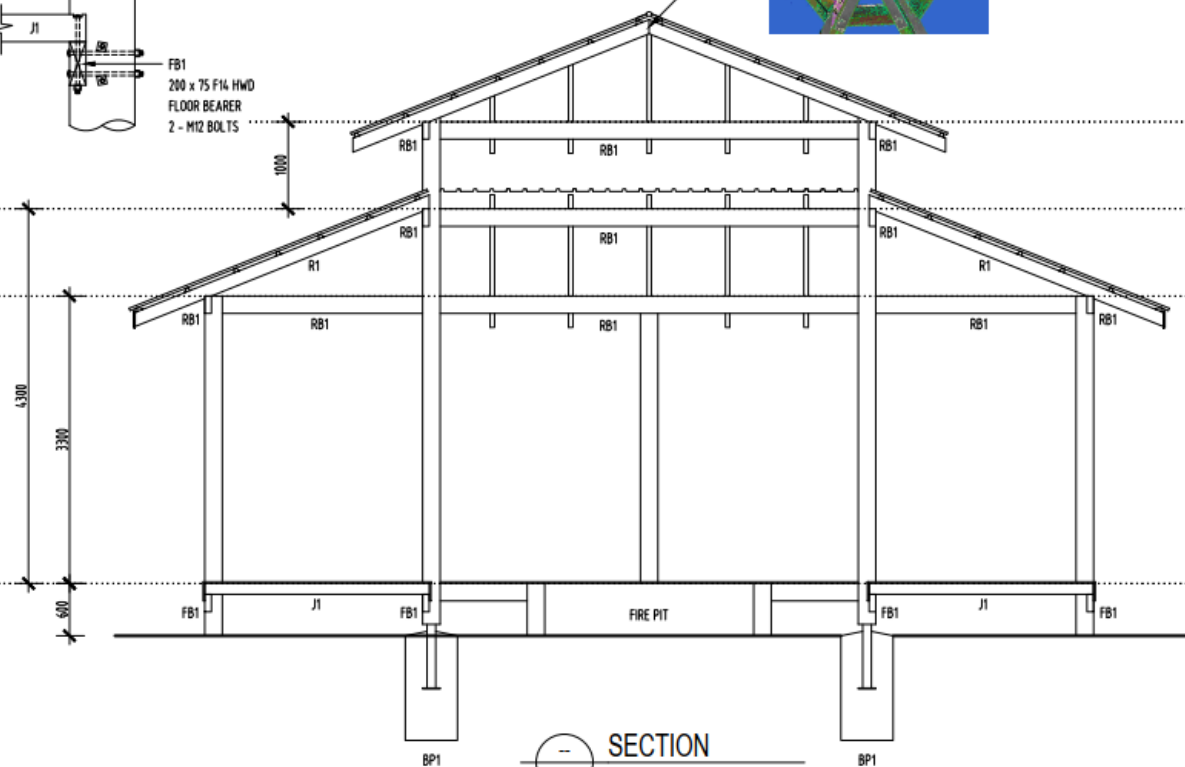
STRUCTURAL MEMBER LEGEND

FB1	200 x 75 F14 HWD FLOOR BEARER
J1	125 x 50 F14 HWD JOISTS AT 450 CRS.
R1	150 x 50 F14 HWD RAFTERS AT 900 CRS.
R2	7 F14 HWD RAFTERS AT 900 CRS.
RB1	200 x 75 F14 HWD ROOF BEAM
RB2	125 x 75 x 4.0 RHS ROOF BEAM
SC1	75 x 4.0 SHS COLUMN

DEMAK - GAZEBO RAFTER BRACKET GALV.



BP1 FOOTING DETAIL
1:20



Drawn G.W.M. Job Number 25036
Scale AS SHOWN Sheet Number WD-1/8
Date FEB. 2025 © Copyright Retained
Client:- MARSHALL DESIGN
JABALBINA ABORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DANTRIE

PLUMBING NOTES

- WATER PRESSURE WILL NOT EXCEED 500KPA, OR A PRESSURE LIMITING DEVICE WILL BE FITTED.
- SHOWER ROSES HAVE A MINIMUM 3 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING.
- DUAL FLUSH CISTERNS HAVE A MINIMUM 4 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING. BE COMPATIBLE WITH THE SIZE OF BOWL TO ALLOW PROPER FUNCTIONING OF THE TOILET.
- TAPWARE TO LAUNDRY TUBS, KITCHEN SINKS AND BASINS TO HAVE A MINIMUM 3 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING.
- ENSURE THAT NO DOOR OPENINGS WITHIN 1500mm OF THE SHOWER ROSE IF THERE ARE NO SCREENS PRESENT.
- A CERTIFICATE WILL BE PROVIDED BY THE PLUMBER TO CERTIFY THAT THE ABOVE ITEMS HAVE BEEN COMPLIED WITH

LEGEND

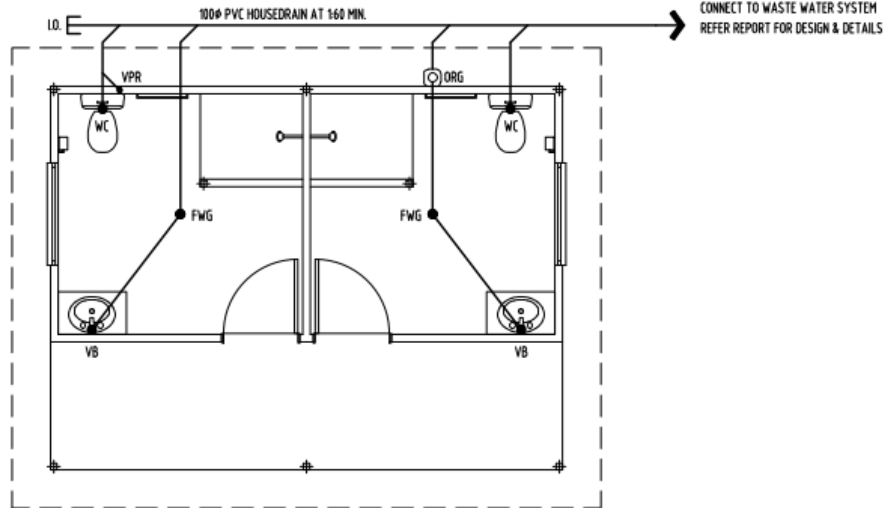
DRAINAGE	SK	SINK
FIXTURES	LT	LAUNDRY TUB
	VB	VANITY BASIN
	HB	HAND BASIN
	SHR	SHOWER
	WC	WATER CLOSET
	FWG	FLOOR WASTE GULLY
	DFW	DRY FLOOR WASTE FITTED WITH PROG FLAP
	VPR	VENT PIPE RISER
	ORG	OVERFLOW RELIEF GULLY
	I.O.	INSPECTION OPENING
	DP	DOWNPIPE
	WSA	WATER-STOP ANGLE

DRAINAGE LAYOUT SHOWN IS
DIAGRAMMATIC ONLY & WILL BE
CONFIRMED ON SITE BY PLUMBER.

SPECIAL NOTE

ALL WORK CARRIED OUT BY LICENSED
PLUMBER ARE TO BE TO RELEVANT CODES,
STANDARDS AND BY-LAWS THAT HAVE
BEEN AMENDED AS OF JUNE 1998. PLUMBER
IS TO ENSURE THAT ALL WORKS ARE
COMPLIANT WITH THESE CHANGES AND
CONFIRMED BEFORE COMMENCEMENT WITH
LOCAL AUTHORITY PLUMBING INSPECTOR.

A WATERPROOFING MEMBRANE AND WATER-STOP ANGLE AT
DOORS ARE TO BE INSTALLED IN WET AREAS IN ACCORDANCE
WITH B.C.A. TABLE F17 AND COMPLY WITH A.S. 3740.



 **DRAINAGE PLAN**
1:50

Drawn	G.W.M.	Job Number	25036
Scale	AS SHOWN	Sheet Number	WD-1/9
Date	FEB. 2025	Copyright Reserved	MARSHALL DESIGN
Client:-	JABALINA ABORIGINAL CORP. - LOT 3 FOREST CREEK ROAD, DANTRIE	G.B.C.C. No. 43147	