

18 March 2022

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2022\_4711/1 (Doc 1075451)  
**Your Ref:** Lot 18 Whyanbeel Rd, Whyanbeel

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

B P Jonsson & K M Jonsson  
C/ Emergent Building Approvals  
Shop 7  
203-215 Byrnes Street  
MAREEBA QLD 4880

Email: [glenn@emergentba.com.au](mailto:glenn@emergentba.com.au)

Attention Mr Glen Chambers

Dear Sir

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 1 March 2022.

#### Summary of Exempt Development

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Proposed shed as per attached plans.

#### Location details

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Street Address: Whyanbeel Road Whyanbeel

Real Property Description: Lot 18 on SP282737

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 18 March 2022 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 2022\_ 4711/1 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**



GDA10201.aif.dwg  
 plot: 1738026  
 layer: MS\_21016

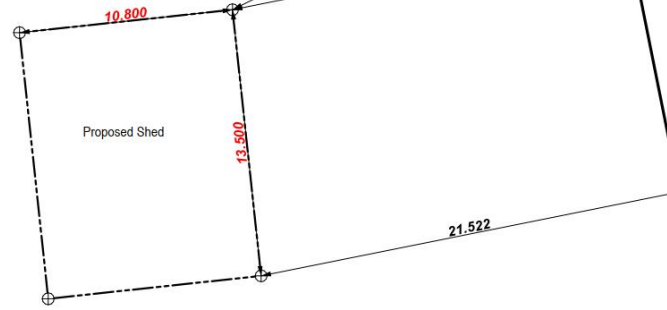


<b>Address-</b> Whyanbeel Road, Whyanbeel	<b>Site Plan</b>	<b>Project:</b> New Shed
<b>Property Description-</b> Lot 18 on SP282737	<b>DWG No:</b> S005	<b>Drawn By:</b> Michael Fuller QBCC Lic: 1268102

Attachment 1



**Lot 18**  
**SP282737**



**Whyanbeel Road**

**IMPORTANT NOTE**

- This plan was prepared for the sole purposes of the client for the specific purpose of providing a detail plan. This plan is strictly limited to the purpose and does not imply accuracy or reliability and will not be used for any other application, purpose, use or matter. The plan is provided without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
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  - any inaccuracies or other faults with information or data sourced from a Third Party.
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- The accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.
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- Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
- The site boundaries as shown herein were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been located from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate in location they have been made hereon.
- Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

**NOTES**

Level Datum: NA  
Origin of Levels: RL  
Contour Interval: Index

Origin of Coordinates: GDA 2020 PM91737  
East  
North  
Meridian: MGA  
Field/Level Book:

metres  
**SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).**

AMENDMENTS	PROJECT MANAGER D Pinkham
	SURVEYED MW 16/11/21
	DRAWN DGP
CHECKED	CAD REF DWG .CCX
DRAFTING CHECKED	SHEET 1 OF SHEETS 1 SHEET SIZE A3

**Baron Jonsson**

**Shed setout  
Lot 18 Whyanbeel Road  
Whyanbeel**

**RPS** RPS Australia East Pty Ltd  
ACN 140 262 762  
5654 Captain Cook Hwy  
Craiglie Q 4877

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SCALE 1:200	DATE 19/11/21	DRAWING NO. <b>PR151049-1</b>	ISSUE
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CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM CRB 0.42 BMT	CB	BY
WALLS	CUSTOM CRB 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	BY
GUTTER	EMLINE	CB	BY

0.35bmt=0.40lct, 0.42bmt=0.47lct, 0.48bmt=0.53lct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
3	KWN1	AMI - Reg C, 795x1274 CLR + FG Fly Screen, Window Kit (BDSP)
1	KWN2	AMI - Reg C, 790x816 CLR + FG Fly Screen, Window Kit (BDSP)
2	KFO1	2100H x 1800W Framed Opening, Door must be fitted
1	KWN3	AMI - Reg C, 790x1505 CLR + FG Fly Screen, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	C	2.5	1.0

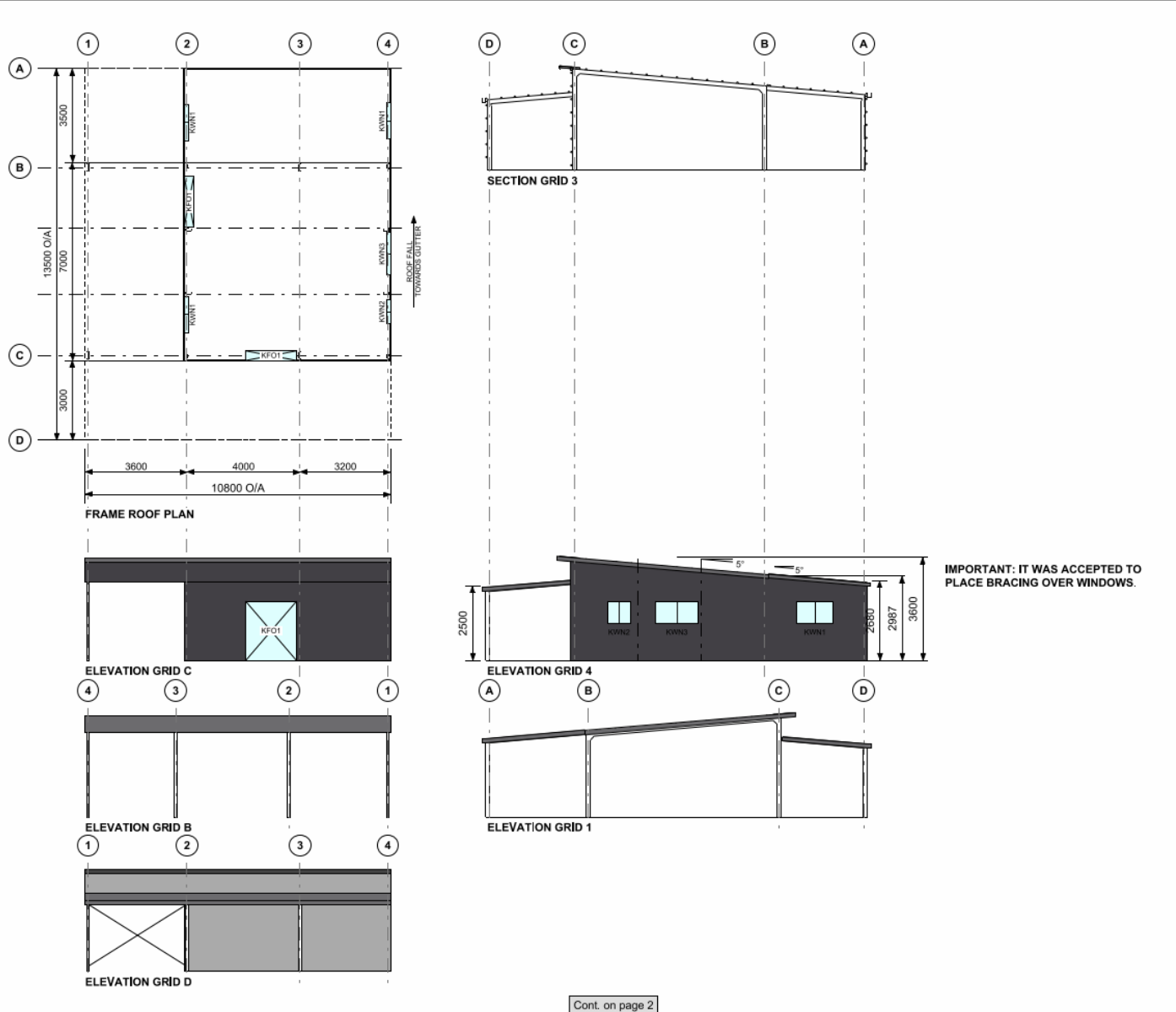
CLIENT  
Baron and Karen Jonsson

SITE  
Lot 18 Whyanbeel Road  
WHYANBEEL QLD 4873

BUILDING  
SUNDOWN DELUXE SKILLION  
7000 SPAN x 2987/3600 EAVE x 10800 LONG  
PLUS 3500 ANNEXE AND 3000 ANNEXE

TITLE  
GENERAL ARRANGEMENT

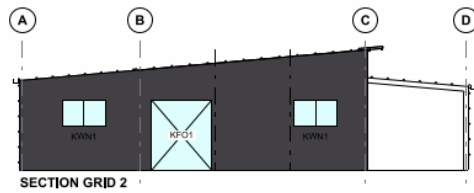
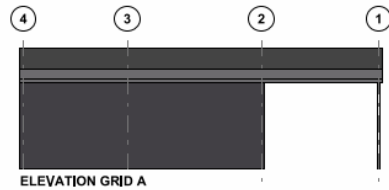
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