

14 November 2022

**Enquiries:** Neil Beck  
**Our Ref:** EXEM 2022\_5162/1 (1122111 )  
**Your Ref:** 00005939

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

S A Stephens  
10 Esplanade  
WONGA BEACH QLD 4873

Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 7 November 2022.

#### Summary of Exempt Development

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Construction of a shed.

#### Location details

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Street Address: 10 Esplanade WONGA BEACH

Real Property Description: LOT: 5 RP: 718217

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 14 November 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\_ 5162/1 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 Baker Building Certification – [admin@bakerbuildingcert.com.au](mailto:admin@bakerbuildingcert.com.au)

# Attachment 1

**Site Calculations**

SITE AREA	728.24m <sup>2</sup>
EXISTING FLOOR AREA	128.25m <sup>2</sup>
PROPOSED AREA	27.00m <sup>2</sup>

**Notes**

- 1 KO 4/11/22 12:28 pm  
Existing House
- 2 KO 4/11/22 12:29 pm  
Proposed 6.0m x 4.2m x 3m Shed

The diagram shows a site plan with an existing dwelling (hatched area) and a proposed shed (area 2). Dimensions are provided in meters:

- Site boundary: 40.18 m (top and bottom), 18.18 m (left), 18.19 m (right)
- Proposed shed: 6.0 m x 4.2 m x 3 m
- Other dimensions: 5.53 m, 1.00 m, 1.50 m, 12.92 m, 28.62 m

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Client Name: Scott Stephens    Client Email: scott@stephens@lvo.com.au    Client Phone: 0428 570 967

Signature: \_\_\_\_\_    Client Name: \_\_\_\_\_    Client Email: \_\_\_\_\_    Client Phone: \_\_\_\_\_    Signature: \_\_\_\_\_

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Generated by Keith Osborne keith@ozpatios.com.au	Sheet Name Site Plan	Sheet no. 1	Lic no. 1163345	Job no.
Property Details 10 Esplanade, Wonga Beach, QLD 4873, Australia Lot/Dp: 5/9P18217	Design 6m x 4.5m Skillion Shed	Scale 1:200 @A3		
1 <sup>st</sup> version date: 17/07/2023	Current version date: 04/11/2022	Version # 3		



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keith@ozpatrick.com.au

**Property Details**  
10 Esplanade, Wonga Beach, QLD 4873, Australia  
Lot/DP: 5/RP718217

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	3	1163345	

Design	Scale
6m x 4.5m Skillion Shed	1:100 @A3

1 <sup>st</sup> version date:	Current version date:	Version #
17/07/2023	04/11/2022	3

