

6 April 2018

Enquiries: Paul Hoyer
Our Ref: EXEM2568/2018 (849184)

B A Jorgensen & R A Jenkin
PO Box 579
MOSSMAN QLD 4873

Copy:
GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

Dear Sir / Madam

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises.

Summary of Exempt Development

Exempted development consists of an ancillary shed to the use of the site as a house.

1. Location details

Street address: Thomson Low Drive SHANNONVALE

Real property description: LOT: 7 SP: 192599

Council wishes to advise that an exemption certificate has been granted on 6 April 2018 for development comprising:

Drawing Title	Reference	Date
Site Plan	Plan prepared by Galaxi Homes, Page 2 of 12.	1 November 2015
Elevations	Plan prepared by Steelx IP Pty Ltd	20 November 2017

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 shed cannot be seen from the road and is sited in an existing lawfully cleared area.
- The shed is not a habitable building and is not at a significant risk of flood inundation.

4. When exemption certificate ceases to have effect

This exemption certificate has effect for two years from the day after the day it is given.

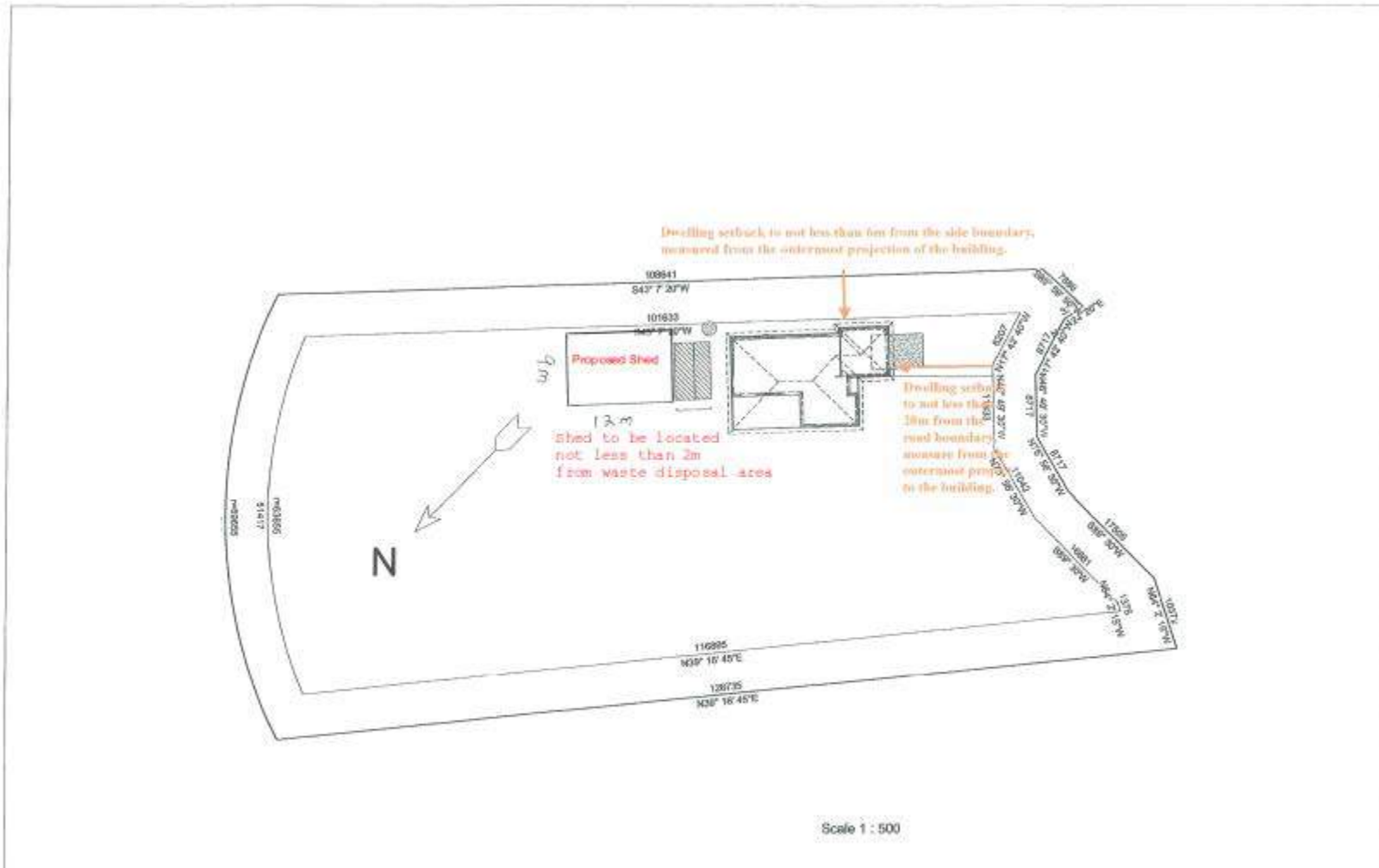
Please quote Council's application number: EXEM2568/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

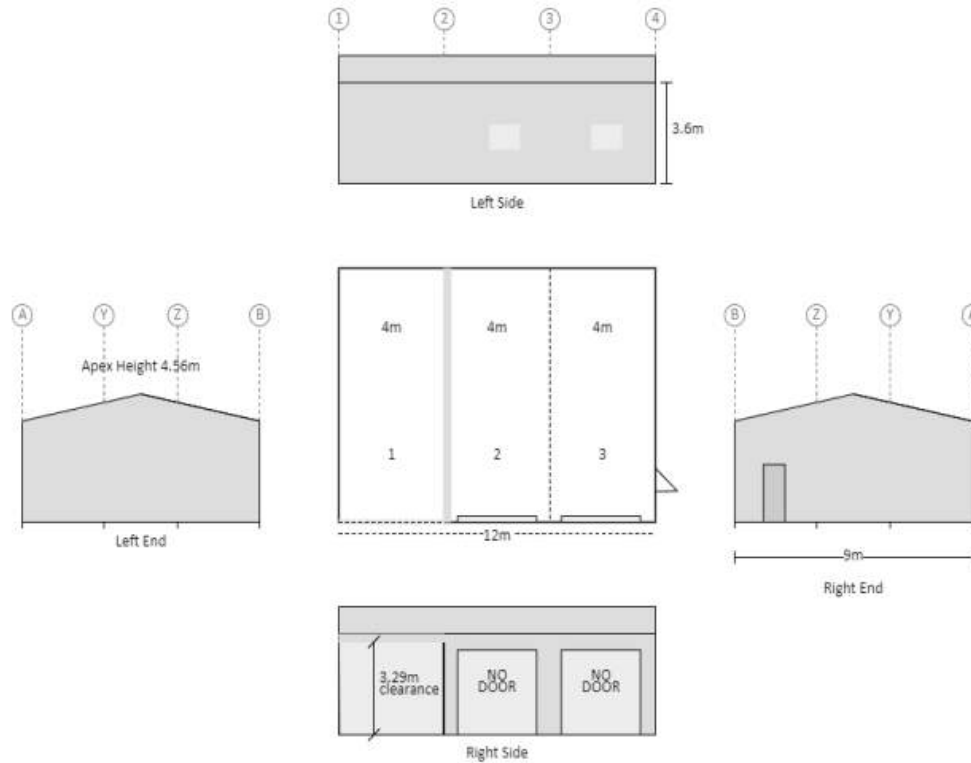
PAUL HOYE
Manager Sustainable Communities

Cc GMA Certification Group Pty Ltd

Exempted Development



GALAXI HOMES <small>© COPYRIGHT OF GALAXI HOMES PTY LTD</small>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Drawings issued</td> <td>1/12/2018</td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> </tr> </tbody> </table>	REVISIONS			A	Drawings issued	1/12/2018	B			C			D			E			Client Name : Raylene Jenkin & Bjorn Jorgensen Job Site: Lot 7 Thomson Low Drive, Shannonsvale	Page - 2 of 12	Sheet ISO A3 (297 x 420)
	REVISIONS																					
A	Drawings issued	1/12/2018																				
B																						
C																						
D																						
E																						
SITE PLAN																						



Purchaser Name: Lash's lawn and yard maintenance

Site Address: Lot 7 Thomson Low Drive SHANNONVALE QLD Australia 4873

Drawing # WSS173118 - 3

Print Date: 20/11/17

Layout
NOT FOR CONSTRUCTION
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Seller: Wide Span Sheds
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 Fax: 07 5657 8899
 Email: admin@sheds.com.au

TMC ENGINEERING PTY LTD
 ACN: 610 855 260
 ME Aust (Registered NER Structural & Civil) 2741240
 QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T. : 225521ES;
 Practising Professional Structural & Civil Engineer

Signature: *R. Nancarrow* R. Nancarrow Date: 20/11/17