

1 September 2026

Enquiries: Jenny Elphinstone
Our Ref: SITE 2026_5978/1 (Doc 1388912)
Your Ref: 00008548

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

T G Bellman & K L Bellman
C/ Baker Building Certification
PO Box 1083
TOLGA QLD 4883

Email: clayton@bakerbuildingcert.com.au
thomas@bakerbuildingcert.com.au

Attention Messrs Clayton Baker and Thomas Baker

Dear Sirs

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 31 July 2026.

Summary of Exempt Development

Construction of a shed to the existing dwelling house where the work is located in the mapped Floodplain of the Planning Scheme Flood Overlay.

Location details

Street Address: 41 Andrews Street, Newell
Real Property Description: Lot 14 on N7851
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 1 September 2026 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 has effect for two years from the day after the day it is given.

Other

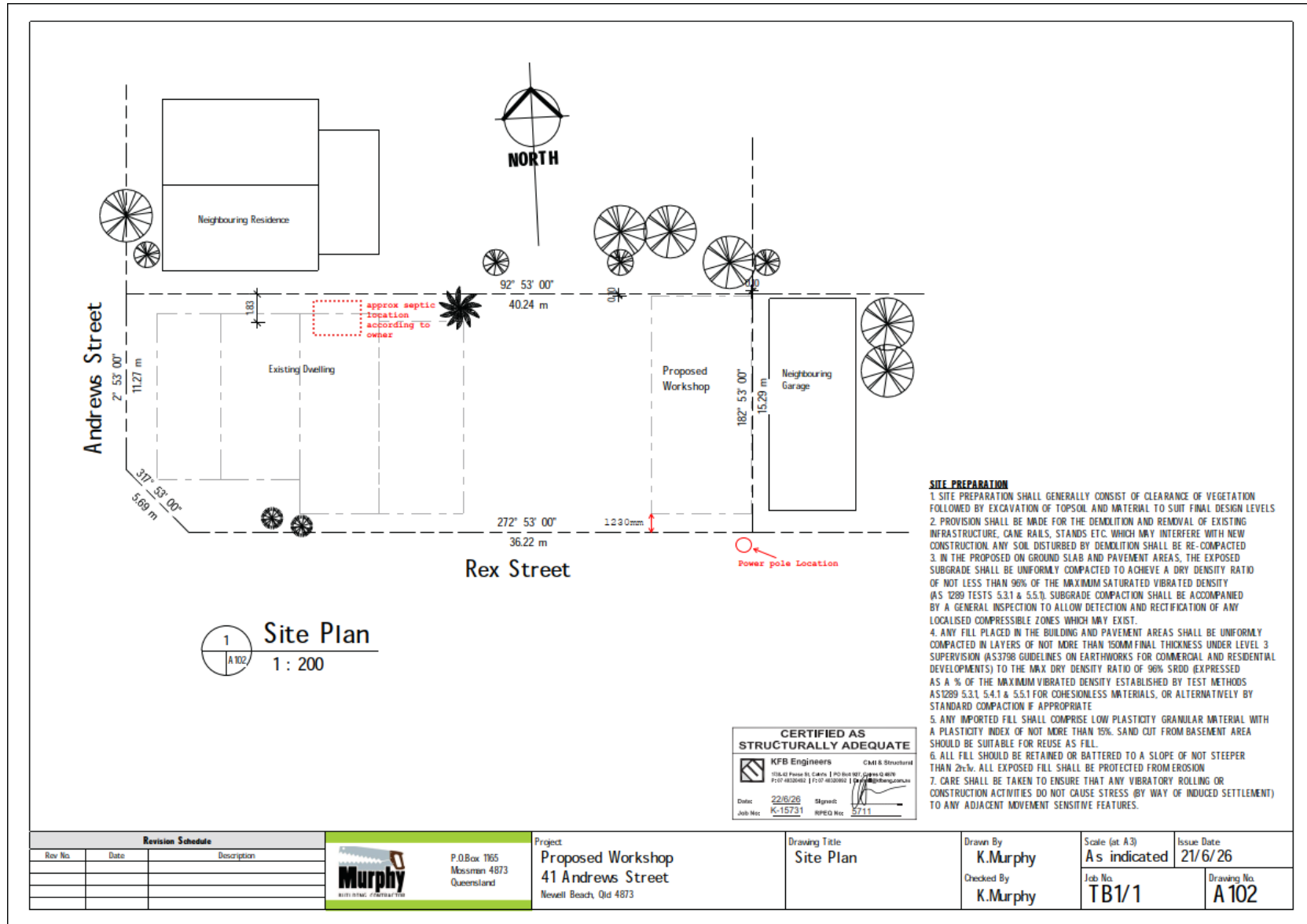
Please quote Council's application number: SITE 2026_ 5978/1 in all subsequent correspondence relating to this request.

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

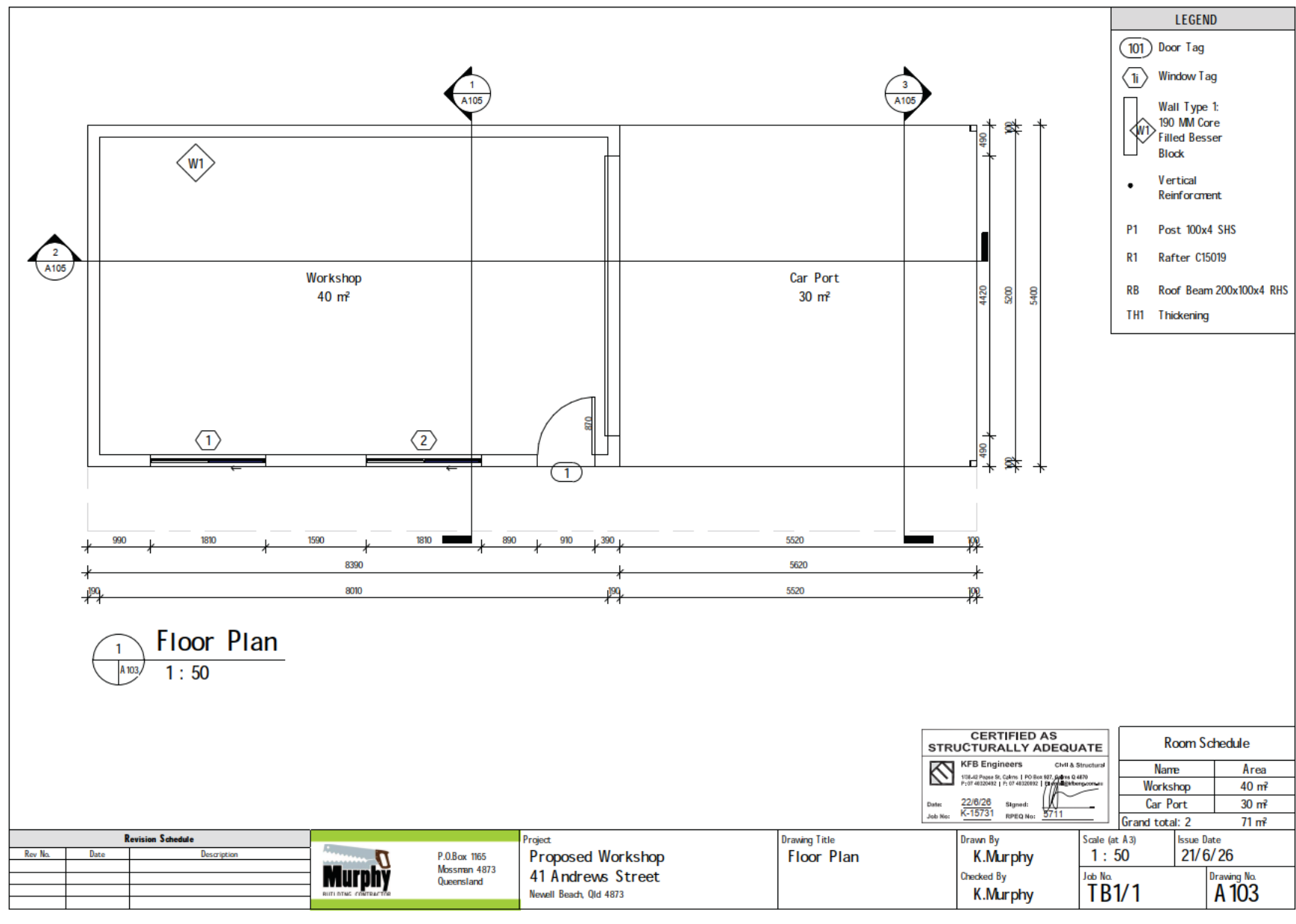
Yours faithfully

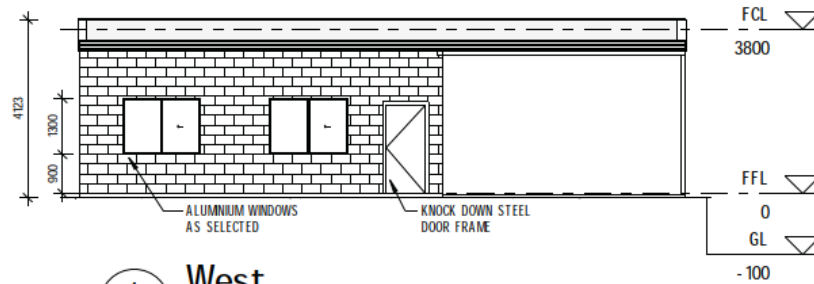
A handwritten signature in black ink, appearing to be 'Neil Beck', written in a cursive style.

Neil Beck
Team Leader Planning

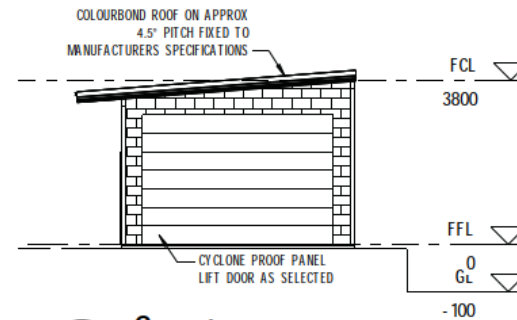


Attachment 1

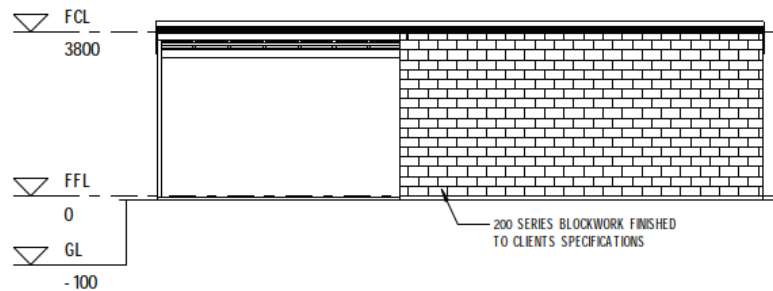




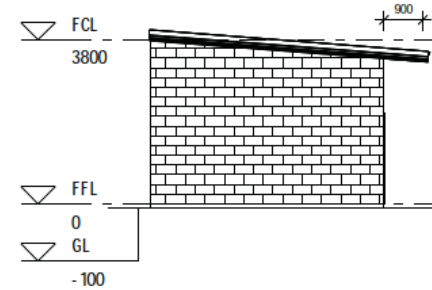
4
A 104
West
1 : 100



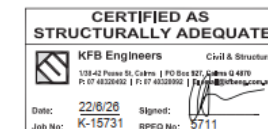
3
A 104
South
1 : 100



2
A 104
East
1 : 100



1
A 104
North
1 : 100



Revision Schedule			Project	Drawing Title	Drawn By	Scale (at A3)	Issue Date
Rev No.	Date	Description					
			Proposed Workshop 41 Andrews Street Newell Beach, Qld 4873		K.Murphy Checked By K.Murphy	1 : 100 TB1/1	21/6/26 A 104



P.O.Box 1165
Mossman 4873
Queensland

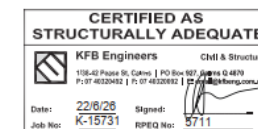
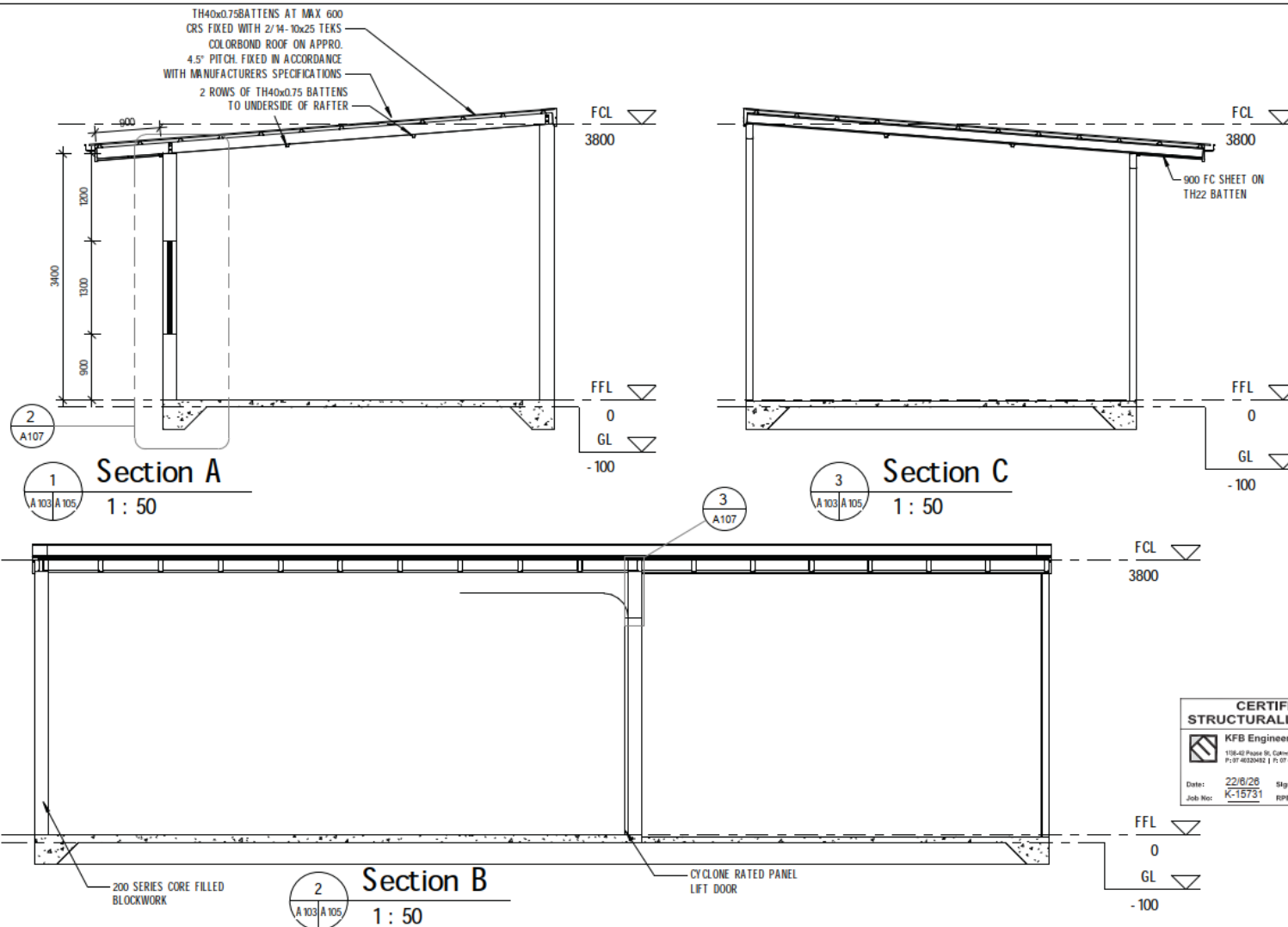
Project
Proposed Workshop
41 Andrews Street
Newell Beach, Qld 4873

Drawing Title
Elevations

Drawn By
K.Murphy
Checked By
K.Murphy

Scale (at A3)
1 : 100
TB1/1

Issue Date
21/6/26
Drawing No.
A 104



Revision Schedule			Project	Drawing Title	Drawn By	Scale (at A3)	Issue Date
Rev No.	Date	Description					
			Proposed Workshop 41 Andrews Street Newell Beach, Qld 4873	Sections	Drawn By K. Murphy Checked By K. Murphy	1 : 50 TB1/1	21/6/26 A 105

Murphy
MULTI-DISC CONSTRUCTION

P.O. Box 1165
Mossman 4873
Queensland