

29 August 2023

Our Ref: 4829986  
File Ref: EXE2023/0009  
Enquiries: Jorja Feldt

Rapid Building Approvals  
Suite 2, Level 2  
82 Grafton Street  
**CAIRNS QLD 4870**

Sent via email: [approvals@rapidapprovals.com.au](mailto:approvals@rapidapprovals.com.au)

Dear Jacob,

**Exemption Certificate**  
(Given under Section 46 of the *Planning Act 2016*)

The assessment manager has considered your request for an exemption certificate for assessable development at the below mentioned property and has determined that an exemption certificate should be given for the reasons stated below;

**Applicant details**

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Applicant name: Rapid Building Approvals

**Location details**

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Street address: 30 Miner Street, Charters Towers City QLD 4820  
Real property description: Lot 252 on CT18236

**Development to which the exemption certificate relates**

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Approval sought:	Development Permit
Development type:	Building Works Assessable
Description of development:	Class 10a Shed
Categorising instrument:	Charters Towers Regional Town Plan Version 2
Reason for giving exemption certificate:	Section 46(3)(b)(i) the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.



Date: 29 August 2023  
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### Approved plans and documents

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Development stated in this exemption certificate must be generally in accordance with the below approved plans/documents:

Drawing title:	Prepared by:	Date:	Reference no:	Revision:
Site Plan for a new shed	-	-	-	-
Foundation Plan and Member Layout	Fairdinkum Sheds	15/8/2023	Sheet 1 of 7	-
Elevation	Fairdinkum Sheds	15/8/2023	Sheet 2 of 7	-

The approved plans and/or documents in relation to this approval are included as an attachment.

### When development must start or be completed

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Development stated in this exemption certificate must be completed by 29 August 2025.

### Advice

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This exemption certificate is attached to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises. To the extent development does not comply with a requirement stated above, the exemption certificate has no effect.

Should you wish to discuss this matter, please contact Jorja Feldt, Planner on (07) 4761 5300 or email [development@charters Towers.qld.gov.au](mailto:development@charters Towers.qld.gov.au).

Yours faithfully



Paul Want  
**Manager Planning & Development**

Enc. Approved Plans

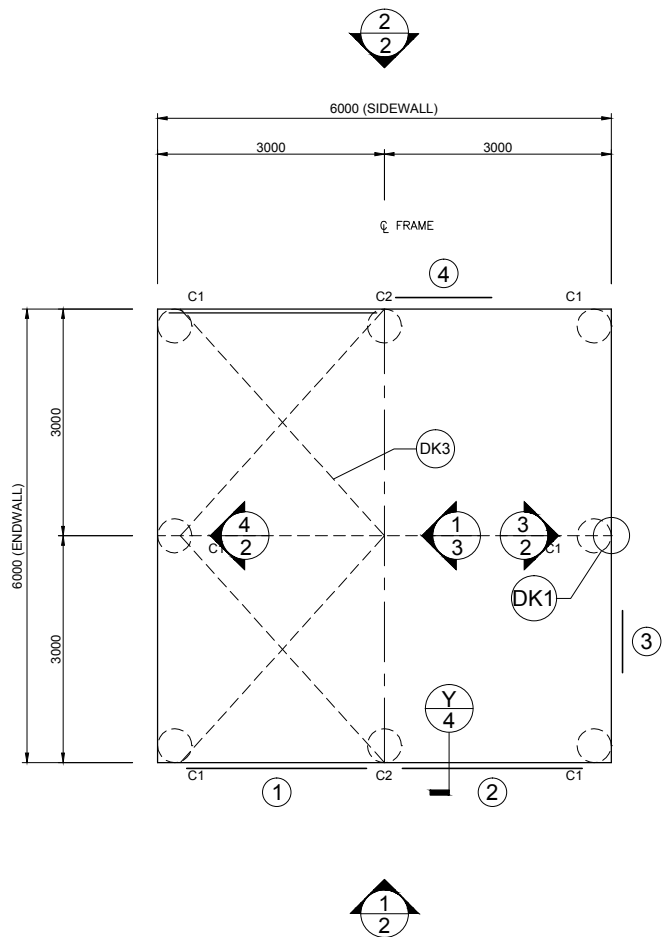


30 Miner Street - Site Plan for a new shed (shown in green).



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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100



ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION  
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

MEMBER LEGEND

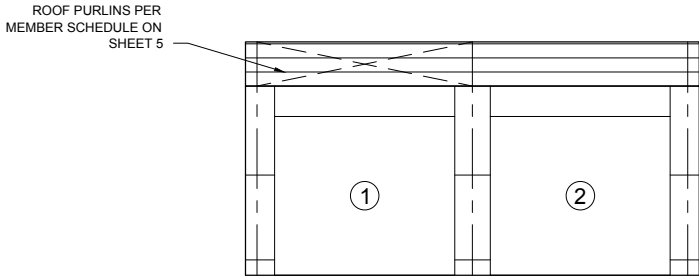
C1	C15012
C2	C15019

1 OF 7	SHEET	JOB NO. CHRT1238	DATE 15/8/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) <b>MOSSMAN HOMES</b> 0419 708861 <b>LYNN ALLDRIDGE</b> 30 MINER STREET CHARTERS TOWERS			Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature Date 15/8/2023 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
		NCC 2022								

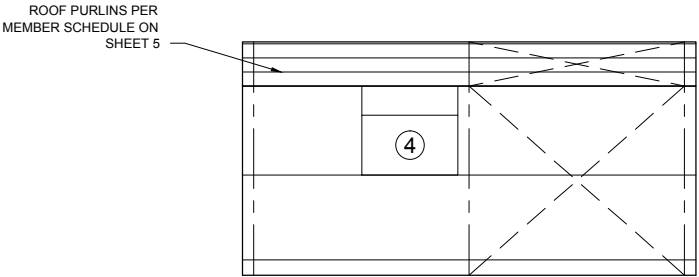
DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.



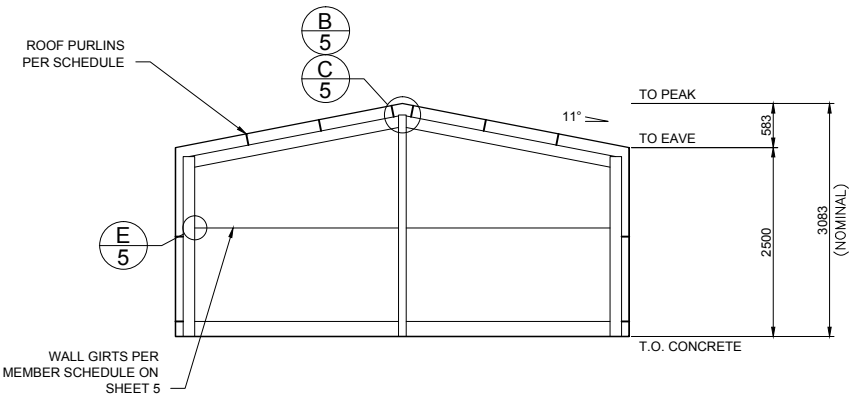
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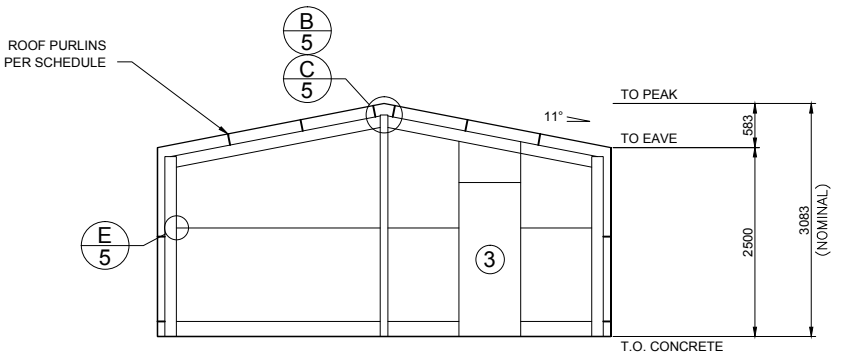
1  
2 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2  
2 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



4  
2 ENDWALL INTERIOR ELEVATION  
SCALE: 1 = 100



3  
2 ENDWALL INTERIOR ELEVATION  
SCALE: 1 = 100

X BRACING IS REQUIRED IN 1 SIDE BAY, 2 ROOF BAYS.  
SEE LAYOUT OR PLANS FOR PLACEMENT.

2 OF 7	SHEET	JOB NO. CHRT11238	DATE 15/8/2023	CHECKED TM	DRAWN FDS	STEEL BUILDING BY  FOR  AT	(CONTACT) <b>MOSSMAN HOMES</b> 0419 708861 <b>LYNN ALLDRIDGE</b> 30 MINER STREET CHARTERS TOWERS			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Mr Timothy Roy Messer BE MIEAust RPEQ Signature Date 15/8/2023 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
		NCC 2022										