

19 May 2022

**Enquiries:** Rebecca Taranto  
**Our Ref:** EXEM 2022\_4802/1 (Doc:1085257)

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Cooya Properties Pty Ltd  
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Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 05/05/2022.

#### Summary of Exempt Development

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Construction of a Dwelling House and Shed within the Flood and Storm Tide Hazard (Floodplain Assessment overlay).

#### Location details

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Street Address: Bonnie Doon Road Bonnie Doon

Real Property Description: Lot 2 on RP718188

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 13 May 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\_ 4802/1 in all subsequent correspondence relating to this request.

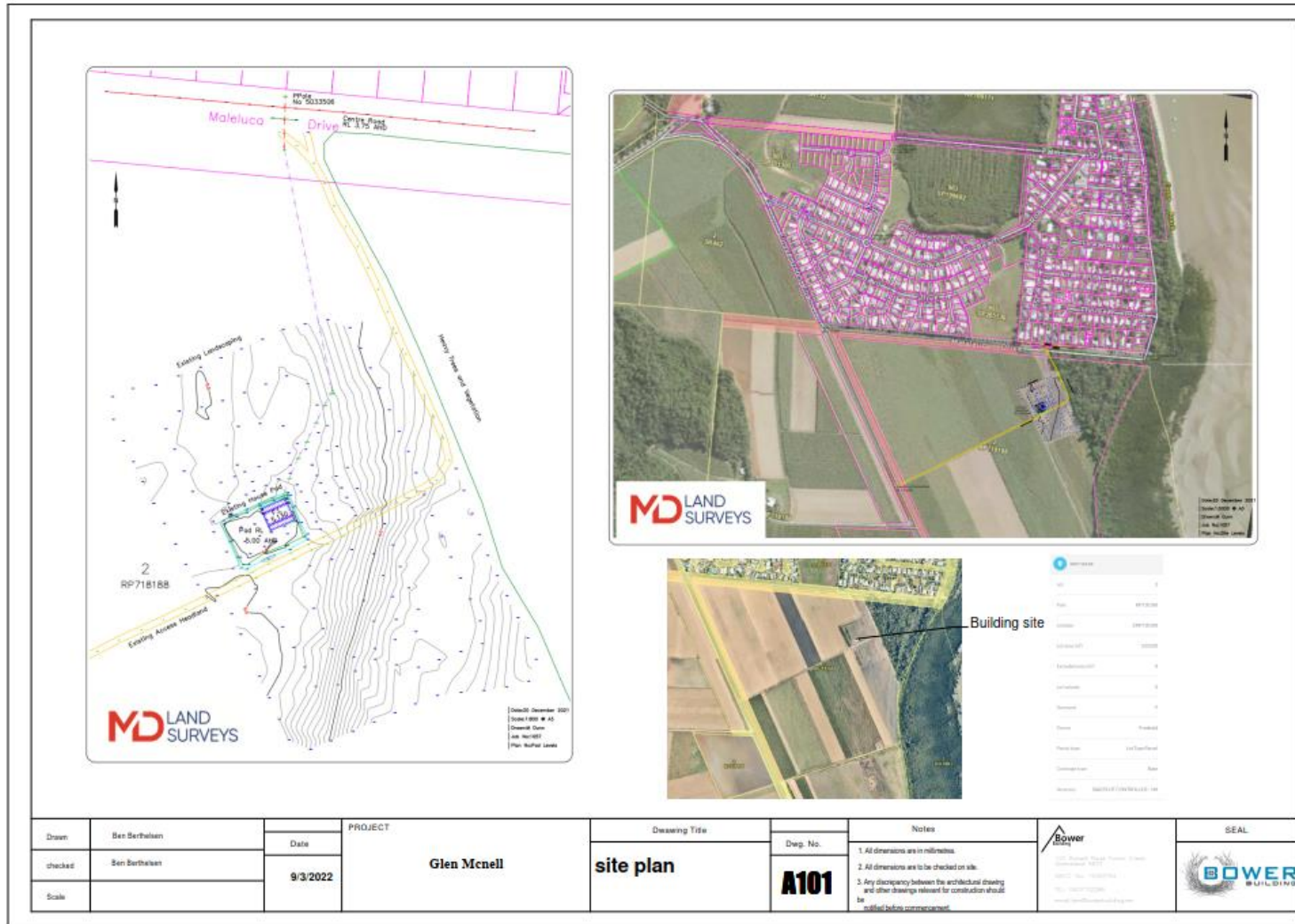
Should you require any clarification regarding this matter, please contact Rebecca Taranto on telephone 07 4099 9444.

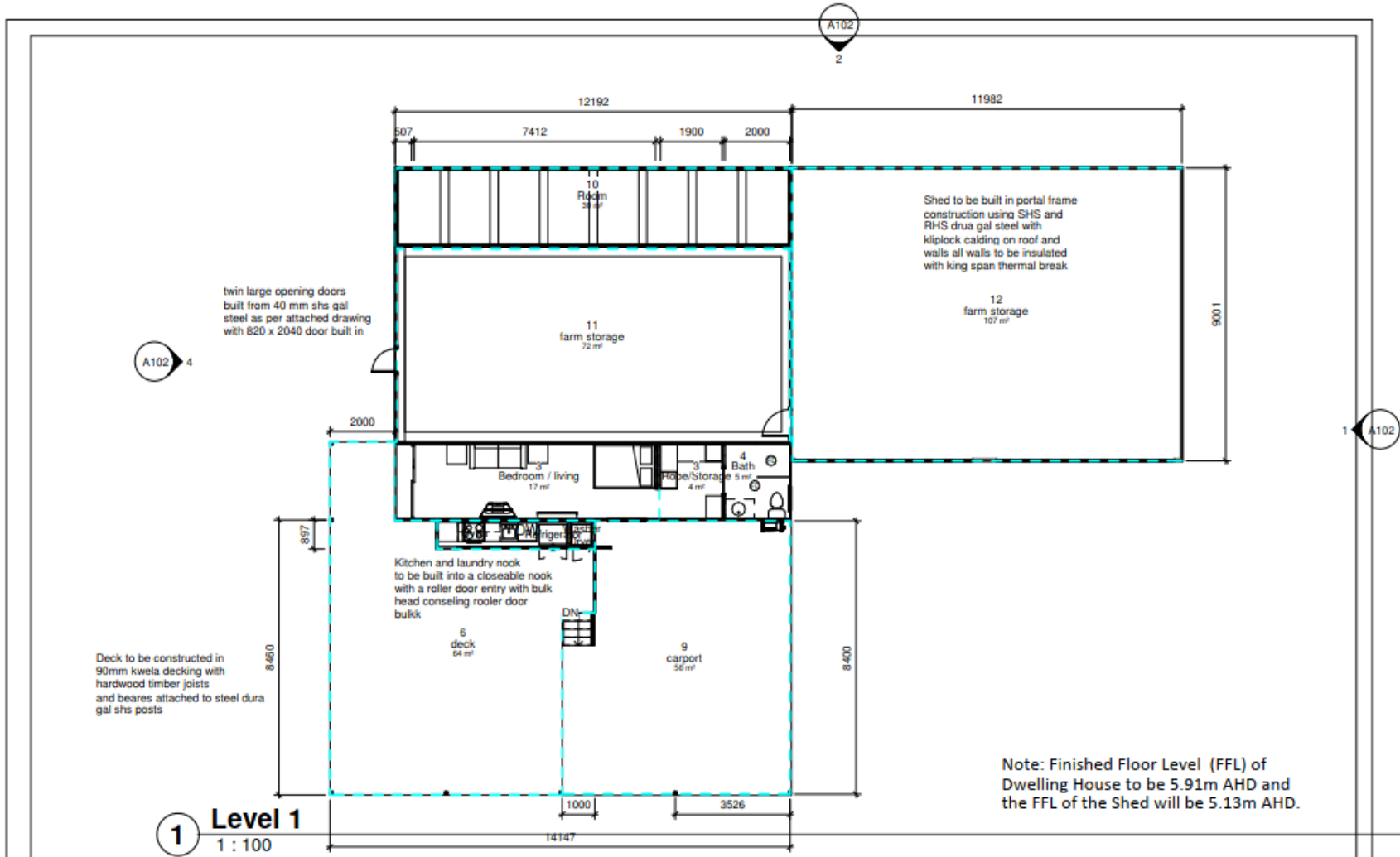
Yours faithfully



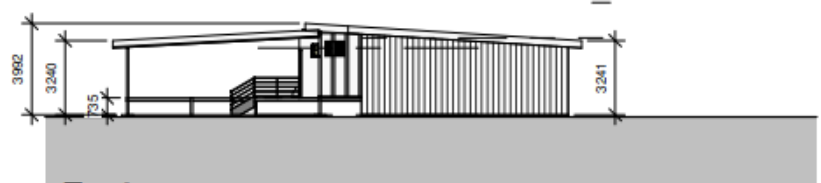
**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

Attachment 1





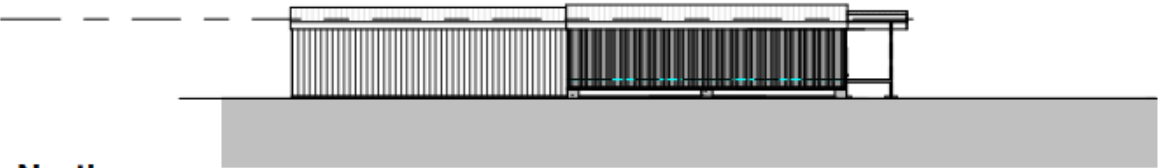
Drawn	Ben Berthelsen	Date		PROJECT		Drawing Title		Notes		SEAL
checked	Ben Berthelsen	9/3/2022		Glen Mcnell		floor plan		1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.		
Scale	1 : 100									



**1 East**  
1 : 175

the storm tide information nominates a FFL height 3.58m AHD.  
  
The existing pad is at 5.0m AHD – and the Floor Level of the existing shed is 5.13m AHD with the proposed AHD of the 1A building been 5.915

**2 North**  
1 : 175



**3 South**  
1 : 175



**4 West**  
1 : 175



Drawn	Ben Berthelsen	Date	PROJECT	Drawing Title	Dwg. No.	Notes	 120 Wood Road, Forest Creek, Queensland 4072 PHONE: 07 55227514 FAX: 0755227226 email: info@bowerbldg.com.au	SEAL
checked	Ben Berthelsen	9/3/2022	Glen Mcnell	Elevations	<b>A102</b>	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.		
Scale	1 : 175							



all external cladding and roller doors to be colour bond surfmist Kiplock sheeting with all remaining painted surfaces to be surfmist, window into the livable section of container will be white powder-coated aluminium louvers with crimsafe screens, deck to be finished with timber oil natural finish

**1** view south east



**2** view south west

Drawn	Ben Berthelsen	Date	<b>PROJECT</b> <b>Glen Menell</b>	Drawing Title <b>3Dviews</b>	Dwg. No. <b>A103</b>	Notes 1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	 <small>BOWER GROUP</small> <small>122 Merton Road, Tapanui, Otago</small> <small>03 578 8221</small> <small>100 The Terrace, Dunedin</small> <small>www.bowergroup.co.nz</small>	SEAL
checked	Ben Berthelsen	9/3/2022						
Scale								