

21 June 2018

Enquiries: Jenny Elphinstone T: 07 4099 9482
Our Ref: SITEX 2688/2018 (Doc ID860807)
Your Ref: 2743/18

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

Fluid Building Approvals
PO Box 6193
CAIRNS QLD 4870

Copy To: P M Wilson & Y Wilson
PO Box 606
PORT DOUGLAS QLD 4877

ryan@fluidapprovals.com.au

Attention Mr Ryan Bird

Dear Sir

**EXEMPTION CERTIFICATE
ISSUED UNDER THE PLANNING ACT 2016
38 JULAJI CLOSE BONNIE DOON**

Council refers to your request for an exemption certificate for the following premises received as properly made on 14 June 2018.

Summary of Exempt Development

Building work as lodged with Council on 14 June 2018 being a material change of use for a Dwelling House and Building Work made assessable under the Planning Scheme, against the Flood and Storm Tide Hazard Overlay Code..

1. Location details

Street address: 38 Julaji Close, Bonnie Doon
Real property description: Lot 95 on SP285536

2. Exemption

Council wishes to advise that an exemption certificate has been granted on 21 June 2018 for development as shown on RPS Drawing 6295-1561, dated 4 April 2018 as amended and submitted to Council on 14 June 2018 (Council document ID: 859792) is exempt under this certificate for:

- A material change of use for a dwelling house, made assessable development against the Overlay Code for Flood and Storm Tide Hazard, Schedule 8, Table 2, Item 1(b)(i); and
- Building work made assessable development under the Planning Scheme, against the Overlay Code for Flood and Storm Tide Hazard, Schedule 8 Table 1A, Item 2 of the *Planning Regulation 2017*.

3. Referral agencies

Not Applicable

4. Reasons for giving exemption certificate

The development is exempt under this certificate under Section 46(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.

5. When exemption certificate ceases to have effect

This exemption certificate has effect for two years from the day after the day it is given. To the extent development does not comply with any of the following, the exemption certificate has no effect.

Other

Please quote Council's application number: SITEX 2688/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482 or by email enquiries@douglas.qld.gov.au.

Yours faithfully



PAUL HOYE
Manager Sustainable Communities