

6 March 2018

Enquiries: Daniel Lamond  
Our Ref: EXEM2526/2018 (846019)

Administration Office  
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P 07 4099 9444  
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A.C.N 158 167 027 Pty Ltd (Tte)  
PO Box 179  
MOSSMAN QLD 4873

Copy:  
Lanmac Constructions Pty Ltd  
PO Box 943  
MOSSMAN QLD 4873

Dear Sir / Madam

## EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 27 February 2018.

### ***Summary of Exempt Development***

Proposed is a new awning (3 x 18 metres approx.) extension to an existing shed. The proposal is triggered for code assessment as the area is within the Natural Areas overlay of the 2018 Douglas Shire Planning Scheme. However, the proposed awning is to be attached to an existing shed which is an existing cleared and level area. No further clearing or excavation is required to allow construction of the awning. Accordingly, the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

### ***1. Location details***

Street address: 50R Lower Cassowary Road CASSOWARY

Real property description: LOT: 1 RP: 718119

Council wishes to advise that an exemption certificate has been granted on 7 March 2018 for development comprising:

Drawing Number	Reference	Date
Not nominated	Proposed Site Plan for ACN158 167 027 Pty Ltd.	Submitted to Council 27 February 2018

### ***2. Referral agencies***

Not Applicable

### **3. 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.
- The development was categorised as assessable development because of an error, being excessive overlay mapping.

### **4. When exemption certificate ceases to have effect**

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

### **5. Stated periods that must be complied with**

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To the extent development does not comply with any of the following, the exemption certificate has no effect:

- The development must be completed within two years of the day after this exemption is given.

Please quote Council's application number: EXEM2526/2018 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 Lanmac Constructions Pty Ltd

# EXEMPTED PLAN OF DEVELOPMENT

