

5 September 2018

Enquiries: Jenny Elphinstone T: 07 4099 9482  
Our Ref: SITEX 2835/2018 (Doc ID 871544)  
Your Ref: 20183676 L91 No 30 Julaji Cl, Bonnie Doon

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Attention Mr Scott Dillon

[cc\\_admincns@gmacert.com.au](mailto:cc_admincns@gmacert.com.au)

Dear Sir

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

Council refers to your request for an exemption certificate for the following premises received as properly made on 3 September 2018.

***Summary of Exempt Development***

Building work as lodged with Council on 3 September 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: 30 Julaji Close, Bonnie Doon  
Real property description: Lot 91 on SP 253578

***2. Exemption***

Council wishes to advise that an exemption certificate has been granted on 7 September 2018 for development as shown on Austart Homes Drawing 393JUL, sheets 1 of 10, 2 of 10, 23 of 10, 8 of 10 9 of 10 and 10 of 10, all dated 5 August 2018 and submitted to Council on 13 September 2018 (Council document ID: 870634) 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**

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Not Applicable

### **4. Reasons for giving exemption certificate**

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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**

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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 2835/2018 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](mailto:enquiries@douglas.qld.gov.au).

Yours faithfully



**NEIL BECK**  
**A/Manager Sustainable Communities**

Attachment 2 – Approved Drawing(s) and/or Document(s)

Attachment 3 – FNQROC Development Manual Drawings S1015 and S1110