

3 April 2018

Enquiries: Jenny Elphinstone T: 07 4099 9482
Our Ref: EXEM 2556/2018 (Doc ID848559)
Your Ref: 20180969

Administration Office
64 - 66 Front St Mossman
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GMA Certification Group,
PO Box 831
PORT DOUGLAS QLD 4877

Attention Mr Jeff Evans

adminpd@gmacert.com.au

Dear Sir

**EXEMPTION CERTIFICATE
ISSUED UNDER THE *PLANNING ACT 2016*
54 COOYA BEACH ROAD, COOYA BEACH**

Thank you for your request for an exemption certificate for the following premises received as properly made on 22 March 2018.

Summary of Exempt Development

Proposed is building work, including a carport, swimming pool and extensions to the existing dwelling. The Douglas Shire Planning Scheme 2010 requires that building work is self assessable in the Low Density Residential Zone and subject to overlays including the Flood Overlay.

1. Location details

Street address: 54 Cooya Beach Road, Cooya Beach

Real property description: Lot 151 on SP199682

2. Exemption

Council wishes to advise that an exemption certificate has been granted on 3 April 2018 for development comprising:

| Drawing or Document | Reference | Date |
|---------------------|---|---------------|
| Site Plan | As submitted to Council on 29 March 2018. (Council document ID: 848561) | 29 March 2018 |

Refer to attached Plan

2. Referral agencies

Not Applicable.

3. Reasons for giving exemption certificate

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.

4. When exemption certificate ceases to have effect

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

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 after the date of receipt of this exemption.

Please quote Council's application number: **EXEM 2556/2018** 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.

Yours faithfully



PAUL HOYE
Manager Sustainable Communities

cc – land owners: L B Swansson & K F Swansson, 54 Cooya Beach Road, Cooya Beach
QLD 4873



