

Our Ref: LM:tt D25/6695

13 February 2025

Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

Dear Sir/Madam

Exemption Certificate

Given under Section 46(3)(b) of the *Planning Act 2016*

I am writing to inform you that Cook Shire Council has decided to approve an exemption certificate for assessable development on land located at 25 Slaughter Yard Road, Cooktown and described as Lot 11 on SP241625.

The reason Council has decided to issue an exemption certificate is because the effects of the development are minor or inconsequential considering the circumstances under which the development was categorised as assessable development.

Specifically:

- A site survey indicates that the site will be located on the highest portion of the site and above the AHD level established for the 1% Annual Exceedance Probability (AEP) levels for Marton in accordance with Schedule 1 and Schedule 2 of the Flood and Other Coastal Hazards Code of the Planning Scheme.
- The proposed development *Maintains vegetation on coastal landforms and does not involve the construction of erosion control structures or reclamation.*
- The proposal is considered consistent with the purpose and overall outcomes of the *Flood and Other Coastal Hazards Overlay Code* and achieves compliance with either the prescribed Acceptable Outcomes (AO) or Performance Outcomes (PO) as summarised below.

If you find an inaccuracy in any of the information provided or have a query or seek clarification about any of these details, please contact Council's Manager Planning and Environment, Lisa Miller on (07) 40820500 or e-mail mail@cook.qld.gov.au .

Yours sincerely,



Brian Joiner
Chief Executive Officer



Planning Act 2016

EXEMPTION CERTIFICATE

INTRODUCTION

This exemption certificate is given on 13 February 2025 under *section 46 (3)(b)(i) of the Planning Act 2016* by Cook Shire Council acting as the local government that would be the assessment manager if the development, and no other development, were the subject of a development application.

APPLICATION DETAILS

Application Reference Number: D25/6695
Application Made Date: 4 February 2025
Local Categorising Instrument: *Cook Shire Council Planning Scheme 2017*

SITE DETAILS

Street Address: 25 Slaughter Yard Road, Cooktown QLD 4895
Real Property Description: Lot 11 on SP241625
Local Government Area: Cook Shire Council

DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Material Change of Use for a dwelling.

WHEN DEVELOPMENT MUST START OR BE COMPLETED

This exemption certificate has effect for two (2) years after the day this certificate was given, in accordance with *section 46 (8) of the Planning Act 2016*.

REQUIREMENTS

1. The development is to be connected to water supply and onsite waste water system.
2. The development is not to result in an environment nuisance relating to emission of light, noise, odour and particles (including dust).
3. No vegetation clearing can occur on the site unless required to construct buildings, infrastructure or to maintain safety from fire and tree fall.
4. Site works must not adversely affect flooding or drainage characteristics of adjoining and nearby properties.

ADVICE

This exemption certificate attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.

To the extent development does not comply with a requirement stated above, the exemption certificate has no effect.