

Our Ref: LM:Imc D25/38636

24 October 2025

Cooktown RSL Memorial Club Inc.
c/- Ben Killeen Bau Design Architects
Lvl 1, 488 Mulgrave Rd
CAIRNS QLD 4870
Email: ben@baudesign.com.au

Dear Mr Killeen

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 Building Works for a Roof Extension on land located at 127 Charlotte Street, Cooktown QLD 4895, formally described as Lot 2 on SP342198.

Council has determined the effects of the development are minor or inconsequential considering the circumstances under which the development was categorised as assessable development.

Specifically:

- The effects of the development would be minor or inconsequential considering the circumstances under which the development was categorised as assessable development. The proposal is for a roof extension on an existing building, and the assessable trigger in the Planning Scheme relates to erosion prone land.
- 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 or Performance Outcomes.

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,



Heather Kelly
Acting Chief Executive Officer

Planning Act 2016

EXEMPTION CERTIFICATE

INTRODUCTION

This exemption certificate is given on 24 October 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.

APPLICANTS DETAILS

Applicant name: Cooktown RSL Memorial Club Inc. c/- Ben Killeen
Bau Design Architects
Applicant contact details: Lvl 1, 488 Mulgrave Rd CAIRNS QLD 4870

APPLICATION DETAILS

Application Reference Number: D25/28643
Application Made Date: 20 August 2025
Local Categorising Instrument: Cook Shire Council Planning Scheme 2017

SITE DETAILS

Street Address: 127 Charlotte Street, Cooktown QLD 4895
Real Property Description: Lot 2 on SP342198
Local Government Area: Cook Shire Council

DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Building Work for a Roof Extension.

As described above in accordance with the following plans/specifications.

Document No.	Issue	Title	Date
A00	C	Site Plan	18/08/2025
A02	C	Floor Plans	18/08/2025
A03	C	Roof Plans	18/08/2025
A06	B	Deck Extension Elevations	06/05/2025
A07	B	Deck Extension Sections & 3D View	06/05/2025
A08	C	Bar & Gaming Lounge Extension Elevations	18/08/2025

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

- Development is to be undertaken generally in accordance with the approved plans of Development Permit DA4788 and the approved plans of this Exemption Certificate.
- Site works must not adversely affect land identified as erosion prone land.
- A development permit is required for carrying out Building Work prior to construction of works associated with this development.

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.