
EXEMPTION CERTIFICATE

PLANNING ACT 2016
SECTION 46

We refer to your request 24 February 2021 requesting an exemption certificate. We have reviewed and advise that Council has granted an exemption certificate on 26 February 2021 for development comprising the following.

1. DETAILS OF EXEMPTION

Exemption Number: EXC001-2021

Address of Premises: 14 BANYULA CLOSE EMERALD QLD, 4720

Real Property Description: Lot 6 SP248549

Issuing Authority: Central Highlands Regional Council

Exempt Development: Material Change of Use for Dwelling House (Flood Hazard Overlay)

Description of Exempt Development: New Dwelling House

2. DESCRIPTION OF THE DEVELOPMENT TO WHICH THIS CERTIFICATE RELATES

The following development is exempt under this certificate:

Material Change of Use for Dwelling House (Flood Hazard Overlay)

The proposed works consist of the following aspects:-

The construction of a new dwelling house on the subject site.

As described above in accordance with the following plans:-

Title	Prepared by	Reference	Date
Locational Plan	ANJ DRAFTING & DESIGN	ANJ-1102 Sheet 1.00	Nov 2020
Site Plan	ANJ DRAFTING & DESIGN	ANJ-1102 Sheet 1.01	Nov 2020
Floor Plan	ANJ DRAFTING & DESIGN	ANJ-1102 Sheet 2.00	Nov 2020
Elevations	ANJ DRAFTING & DESIGN	ANJ-1102 Sheet 3.00 and 3.01	Nov 2020

3. REFERRAL AGENCIES

Nil

4. REASONS FOR GIVING EXEMPTION CERTIFICATE

The development is exempt under this certificate under section 46(3)(b)(ii) of the *Planning Act 2016* for the following reason:

- The development was categorised as assessable development only because of particular circumstances that no longer apply;.

Further;

- The development is only categorised as assessable development due to the Flood hazard overlay that affects the property.
- The Flood hazard overlay does not reflect the most up to date and accurate flood modelling for the area.
- The development will be located completely and wholly outside of Council's adopted Defined Flood Event and therefore if the hazard mapping for the overlay was updated would no longer trigger assessment.
- Updating the hazard mapping is underway through a major scheme amendment however the amendment process will not be concluded in a suitable timeframe to assist with this application.
- The development otherwise complies with all other aspects of the planning scheme and would be otherwise be Accepted development.

5. WHEN EXEMPTION CERTIFICATE CEASES TO HAVE EFFECT

This exemption certificate has effect for two years from the day after the day it is given, and the development must be completed within this time.

6. OTHER INFORMATION

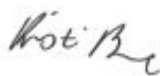
You are further advised that the truth and accuracy of the information provided in relation to the development is relied on when assessing and deciding to issue this exemption certificate. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Council's Development Assessment Unit on ☎ 1300 242 686.

Note: Please ensure you provide details of the application number and assessment manager when contacting council in relation to this application.

7. DELEGATED PERSON

Name: **Kirstin Byrne**
Manager Planning and Environment

Signature:



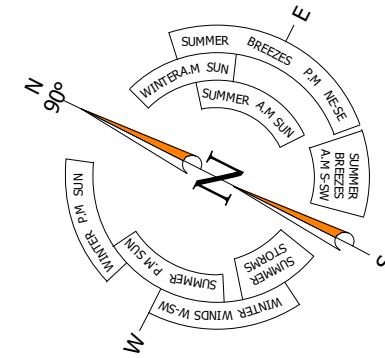
Date: 26 February 2021

Enc: Referenced Plans

Cc: Department of State Development, Infrastructure, Local Government and Planning, 65 Egerton Street, Emerald QLD 4720 T. 1300 242 686

centralhighlands.qld.gov.au Page 2 of 2

BANYULA CLOSE



EXISTING
GRAVEL DRIVEWAY

28000
TO WALL

(EXISTING)
METAL SHED
WITH AWNING

PROPOSED
NEW RESIDENCE

MAIN FLOOR
HOUSE PAD

RL: 10.900
RL: 10.000

DUCTED A/C
MOTOR

LOT 6 BANYULA CLOSE
SP 248549
LOT AREA : 5617m²

AS REFERENCED IN EXC001-2021
GRANTED BY CHRC 26.02.2021

1 Site Plan
1.01 1 : 200

Rev	Revision Description	Date
1	Issue for Review	22-11-2020
A	Issue For Construction	15.12.2020
B	House Re-Site	20.12.2020
C	Existing Shed Re-Located	05-01-2021

	Client: POLL	DRAWN BY: ANJ	SITE PLAN		
	Address: LOT 6 BANYULA CLOSE EMERALD QLD, 4720	SHEET # 1.01	DATE: NOV 2020	JOB #: ANJ-1102	REV #: C
	COPYRIGHT: THIS DESIGN IS THE PROPERTY OF ANJ DRAFTING & DESIGN AND SHALL NOT BE REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION.		SCALE: 1 : 200	5/01/2021 3:06:25 PM	

GENERAL NOTES

- DESIGNED IN ACCORDANCE WITH THE B.C.A. 2010 VOLUME 2 (HEREIN NOTED AS "B.C.A.") AND STANDARD BUILDING REGULATIONS 2010.
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE.
- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
- SITE PREPARATION SHALL BE IN ACCORDANCE WITH PART 3.1 OF THE B.C.A. AND AS 3798.
- TERMITE MANAGEMENT SHALL BE IN ACCORDANCE WITH PART 3.1.3 OF THE B.C.A. AND AS 3660.1.2000.
- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.2 OF THE B.C.A. AND AS 2870.
- MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 3.3 OF THE B.C.A. AND AS 3700.
- ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH PART 3.4 OF THE B.C.A. AND AS 1684.2.
- STEELWORK SHALL BE IN ACCORDANCE WITH PART 3.4.2 & 3.4.4 OF THE B.C.A. AND AS 4100, AS 1111, AS 1112.
- SLAB AND FOOTING ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT AND THE ENGINEER'S DETAILS.
- FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.
- POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING - PART 3.2.2.6 OF B.C.A.
- SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
- DAMP PROOF COURSE AND WEEP HOLES TO COMPLY WITH PART 3.3.4 OF THE B.C.A.
- SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE B.C.A.
- DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
- SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4.1 OF THE B.C.A.
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS 1288.
- FIRE SEPARATION TO COMPLY WITH PART 3.7.1. OF THE B.C.A.
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2. OF THE B.C.A.
- ALL WET AREAS TO COMPLY WITH PART 3.8.1 OF THE B.C.A.
- ROOM HEIGHTS TO COMPLY WITH PART 3.8.2 OF THE B.C.A.
- CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
- LIGHTING TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE B.C.A.
- ALL FABRICATED ROOF TRUSSES TO BE ENGINEERED, DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- COLUMN SUPPORT END BEARING TO LAMINATED BEAMS TO BE MINIMUM WIDTH OF MEMBER.

FLOOR PLAN LEGEND:

DH	DOUBLE HUNG	HP	HOT PLATES/COOKTOP
DP	DOWNPIPES	WM	WASHING MACHINE
SC	STEEL COLUMN	MH	MANHOLE 600x600(min)
SW	SLIDING WINDOW	MSD	MIRROR SLIDING DOOR
SGD	SLIDING GLASS DOOR	CSD	CAVITY SLIDING DOOR
SVD	SLIDING VINYL DOOR	WC	WATER CLOSET
SSD	SLIDING STACKA DOOR	VB	VANITY BASIN
RH	RANGEHOOD (DUCTED)	LOH	LIFT OF HINGE
OHC	OVER HEAD CUPBOARDS	UBO	UNDER BENCH OVEN
REF	REFRIGERATOR SPACE	TP	TIMBER POST
		SA	SMOKE ALARM
		HC	HOSE COCK
		HR	HANDRAIL



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1	Issue for Review	22-11-2020
A	Issue For Construction	15.12.2020
B	House Re-Site	20.12.2020
C	Existing Shed Re-Located	05-01-2021

TOTAL FLOOR AREA	
LIVING	191.55 m ²
PORCH	11.83 m ²
VERANDAH	66.67 m ²
Total	270.05 m ²

Client:
POLL

Address:
LOT 6 BANYULA CLOSE EMERALD QLD, 4720

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DRAWN BY:
ANJ

SHEET #
2.00

FLOOR PLAN

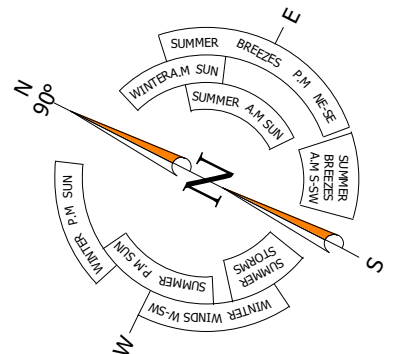
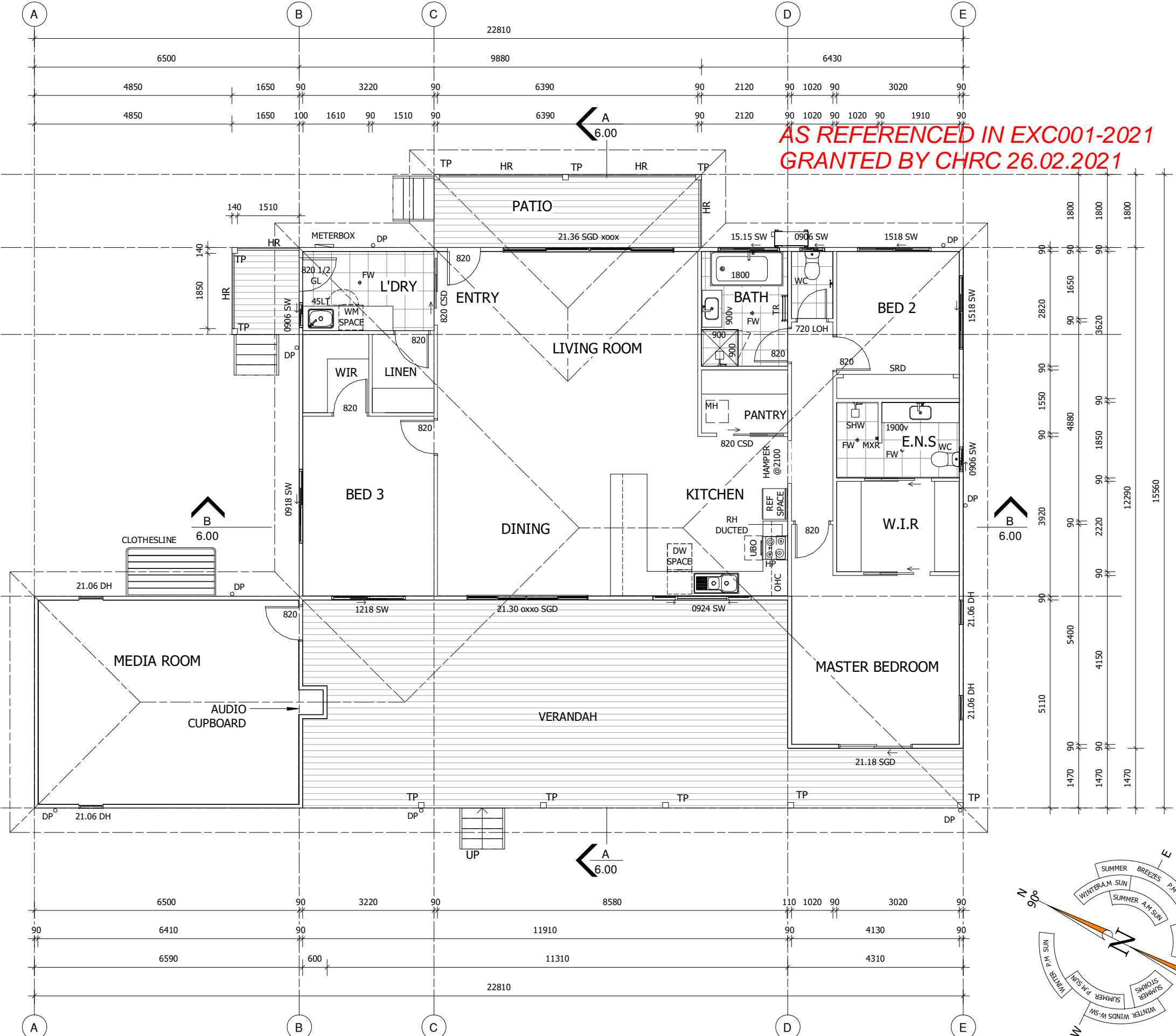
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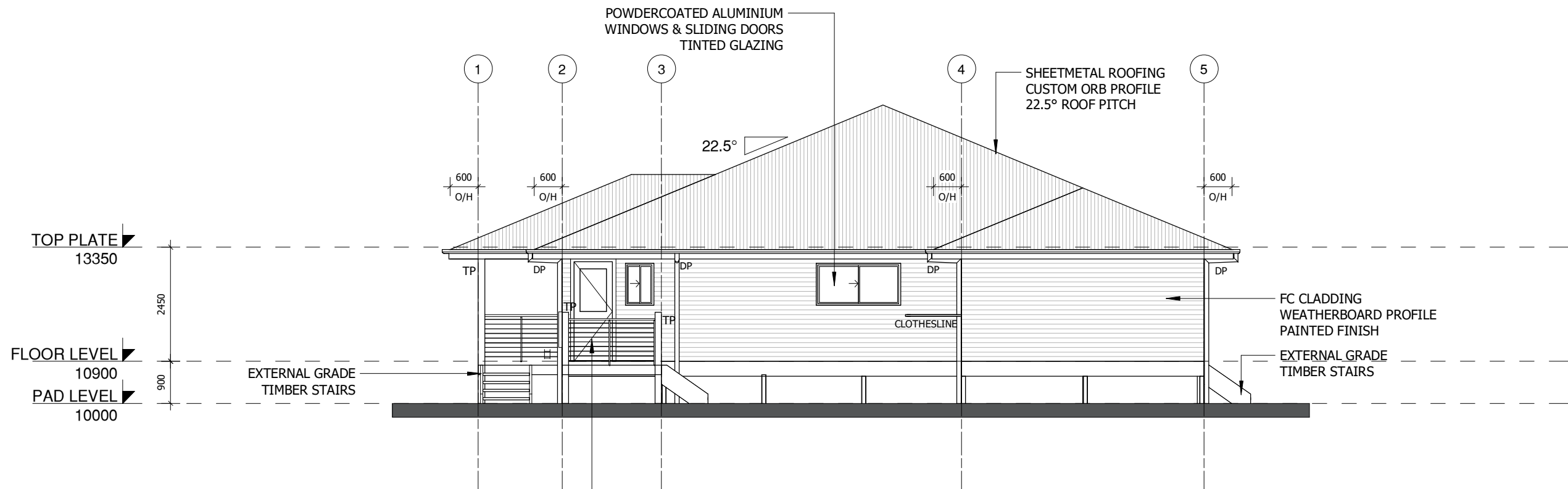
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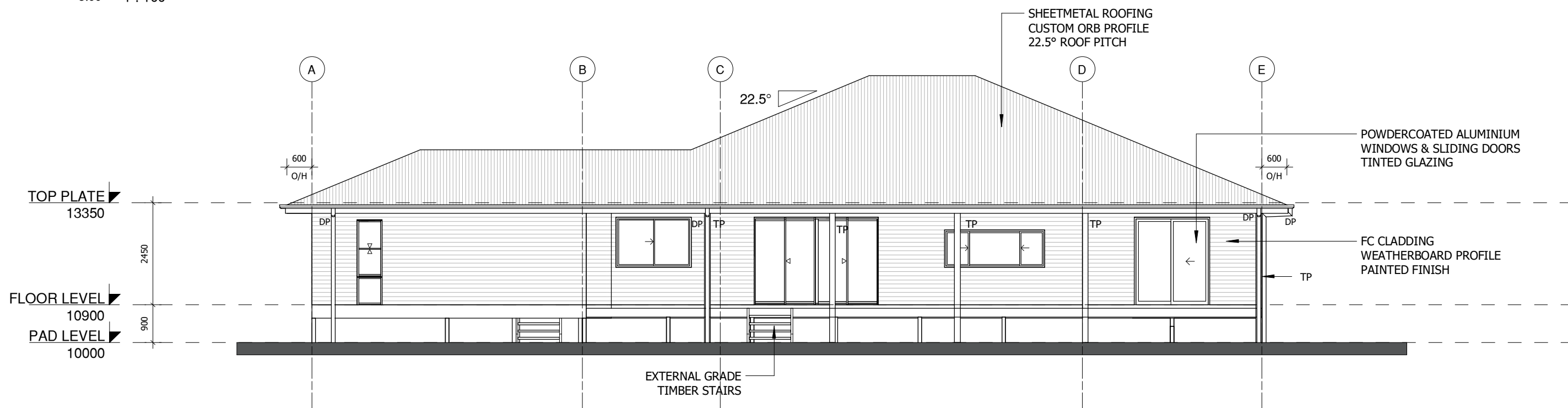




1 FRONT ELEVATION

3.00 1 : 100

AS REFERENCED IN EXC001-2021
GRANTED BY CHRC 26.02.2021



2 RIGHT ELEVATION

3.00 1 : 100

Rev	Revision Description	Date
1	Issue for Review	22-11-2020
A	Issue For Construction	15.12.2020
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PROPOSED ADDITION...

Client:
POLL

Address:
LOT 6 BANYULA CLOSE EMERALD QLD, 4720

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ANJ

SHEET #
3.00

ELEVATIONS

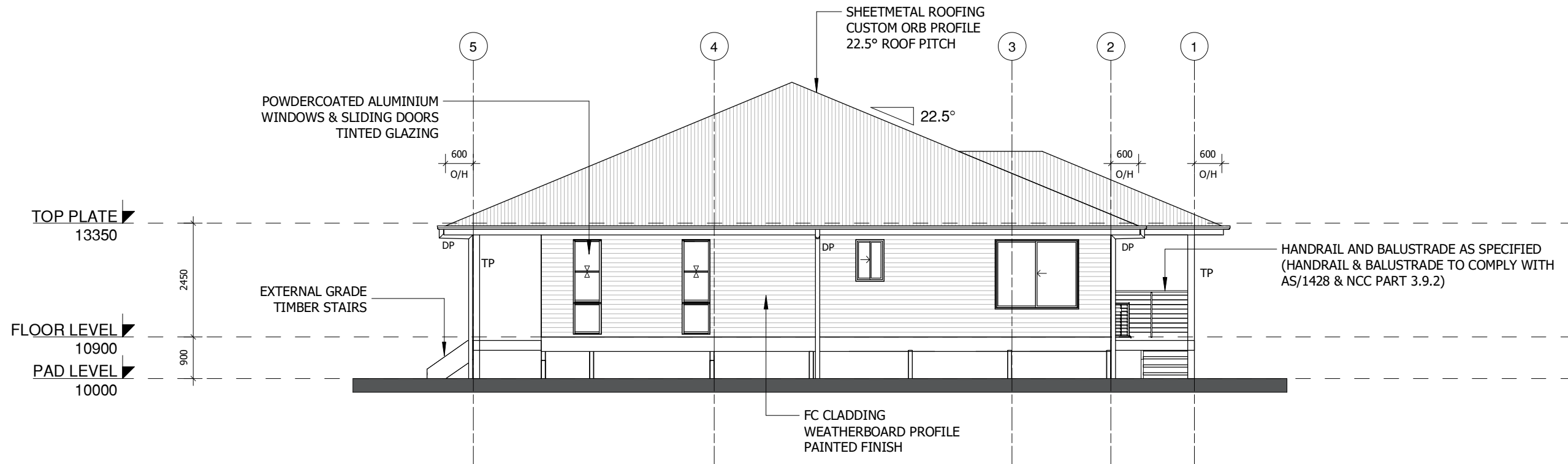
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ANJ-1102

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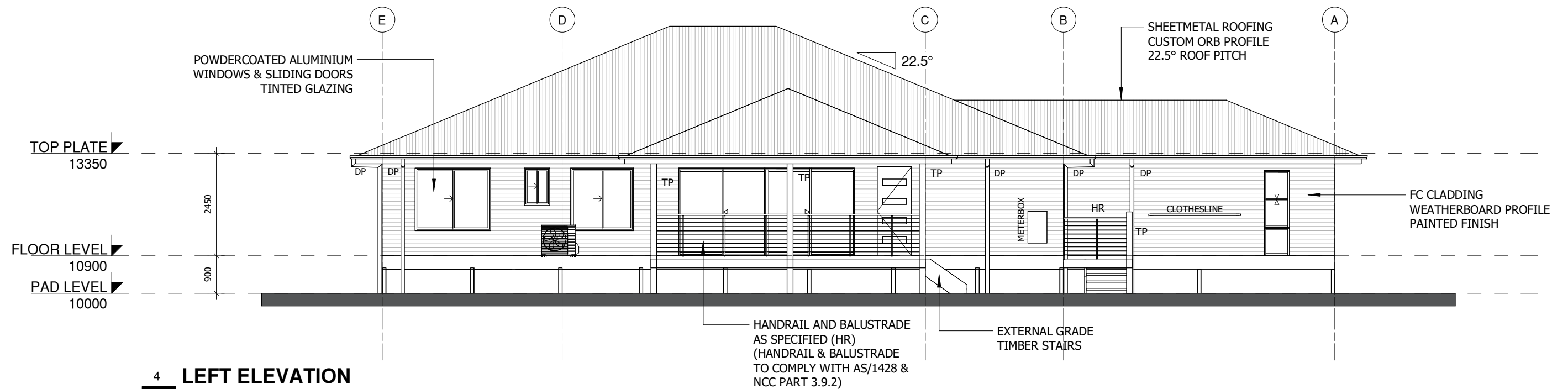
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3 REAR ELEVATION

3.01 1 : 100

**AS REFERENCED IN EXC001-2021
GRANTED BY CHRC 26.02.2021**



4 LEFT ELEVATION

3.01 1 : 100

Rev	Revision Description	Date
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PROPOSED ADDITION...

Client:
POLL

Address:
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ELEVATIONS

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NOV 2020

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