

4 December 2019

Enquiries: Daniel Lamond
Our Ref: EXEM 2019_3400/1(931633)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Jonpa Pty Ltd
29 Gibson Road
WARRANWOOD VIC 3134

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council issues this exemption certificate for the development of dwelling houses and ancillary buildings and structures for new residential allotments within stages 6A and 6B of the Ocean Breeze Estate for the residential allotments detailed in Attachment 1 being Lots 232-236 on SP311505 and Lots 237-252 and 273-288 on SP304847.

Summary of Exempt Development

This certificate exempts the abovementioned development from the Flood and Storm Tide Hazard Overlay Code of the 2018 Douglas Shire Planning Scheme version 1.0.

Location details

Local Government Area: Douglas Shire Council

Referral agencies

Not Applicable

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

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

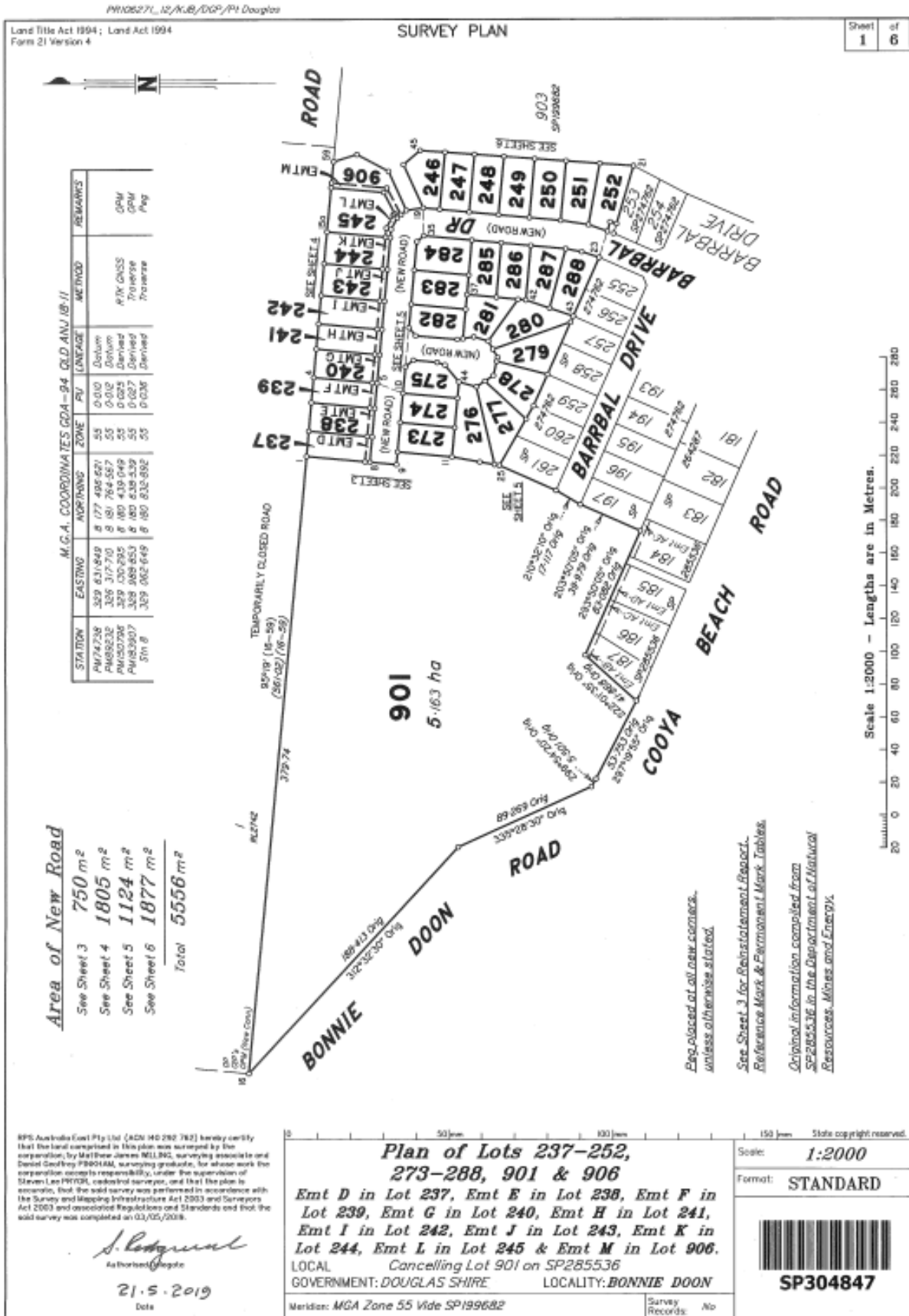
Please quote Council's application number: EXEM 2019_ 3400/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully

Paul Hoyer
Manager Environment & Planning

Attachment 1



Reinstatement Report

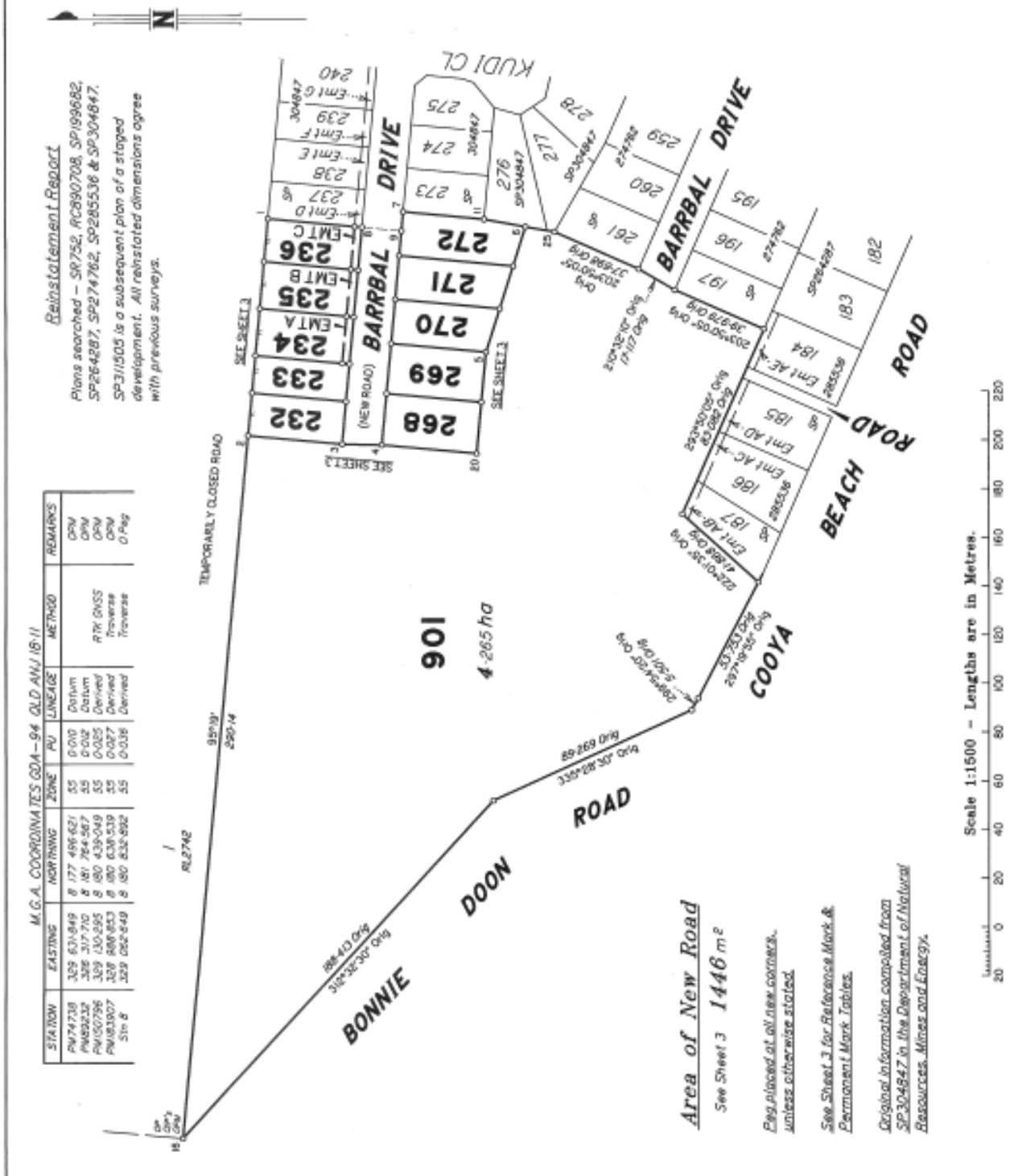
Plans searched - SR752, RC890708, SP199682, SP264287, SP274762, SP285536 & SP304847. SP311505 is a subsequent plan of a staged development. All reinstated dimensions agree with previous surveys.

STATION	EASTING	NORTHING	ZONE	PU	LINEAGE	METHOD	REMARKS
PA74739	329 631.949	8 177 496.621	55	0-010	Datum	GNSS	GNW
PA60232	328 317.710	8 181 784.567	55	0-002	Datum	GNSS	GNW
PA100756	329 100.995	8 180 439.049	55	0-025	Derived	RTK GNSS	GNW
PA100807	328 888.853	8 180 638.539	55	0-027	Derived	Traverse	GNW
Site B	329 052.649	8 180 832.892	55	0-036	Derived	Traverse	O-Peg

RPS Australia East Pty Ltd (ACN 140 292 760) hereby certify that the land depicted in this plan was surveyed by the corporation, by Melissa Jerome WB (LNC), surveying associate and Daniel Geoffrey PHILLIPS, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Steven Lee PRYOR, colonial surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping in Western Australia Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 07/05/2019.

S. Rodriguez
Authorized Delegate

24.5.2019
Date



Scale 1:1500 - Lengths are in Metres.

Area of New Road
See Sheet 3 1446 m²
Pegs placed at all new corners, unless otherwise stated.
See Sheet 3 for Reference Mark & Permanent Mark Tables.
Original information compiled from SP304847 in the Department of Natural Resources, Mines and Energy.

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S. Rodriguez
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Date

Plan of Lots 232-236, 268-272 & 901
Emt A in Lot 234, Emt B in Lot 235 & Emt C in Lot 236.
Cancelling Lot 901 on SP304847

LOCAL GOVERNMENT: DOUGLAS SHIRE LOCALITY: BONNIE DOON

Meridian: MGA Zone 55 Wide SP199682 Survey Records: No

Scale: 1:1500
Form: STANDARD

SP311505