

25 June 2018

Enquiries: Daniel Lamond
Our Ref: EXEM2712/2018 (861204)

Administration Office
64 - 66 Front St Mossman
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Laidlaw Holdings Pty Ltd
PO Box 2272
IVANHOE EAST VIC 3079

Copy:
GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

Dear Sir / Madam

EXEMPTION CERTIFICATE

Summary of Exempt Development

Exempted development consists of a new house within the storm tide hazard area of the Flood and Storm Tide Inundation Overlay of the 2018 Douglas Shire Planning Scheme Version 1.0.

1. Location details

Street address: 12 Dewal Close WONGA BEACH

Real property description: LOT: 6 SP: 212662

Council wishes to advise that an exemption certificate has been granted on 25 June 2018 for development comprising:

Drawing	Reference	Date
Contour Plan	Plan prepared by NQ Homes Pty Ltd, Job No. 352TL. Sheet 1 of 10.	10 May 2018

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 plan of development shows a building pad level of 3.965m AHD with the finished habitable floor levels of the house to be 4.35m AHD. This exemption binds the applicant and owner to the

exempted plan. Council's storm tide inundation study identifies the 1% AEP storm tide level projected for the year 2100 for the relevant area at Wonga Beach to be 4.04m AHD. The Flood and Storm Tide Inundation Overlay Code of the 2018 Douglas Shire Planning Scheme version 1.0 requires that habitable floor levels are 300mm above the 1% AEP storm tide level. The proposal is considered to achieve this and therefore does not require code assessment as it is demonstrated that the floor levels comply with the benchmarks set out in the overlay code.

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.

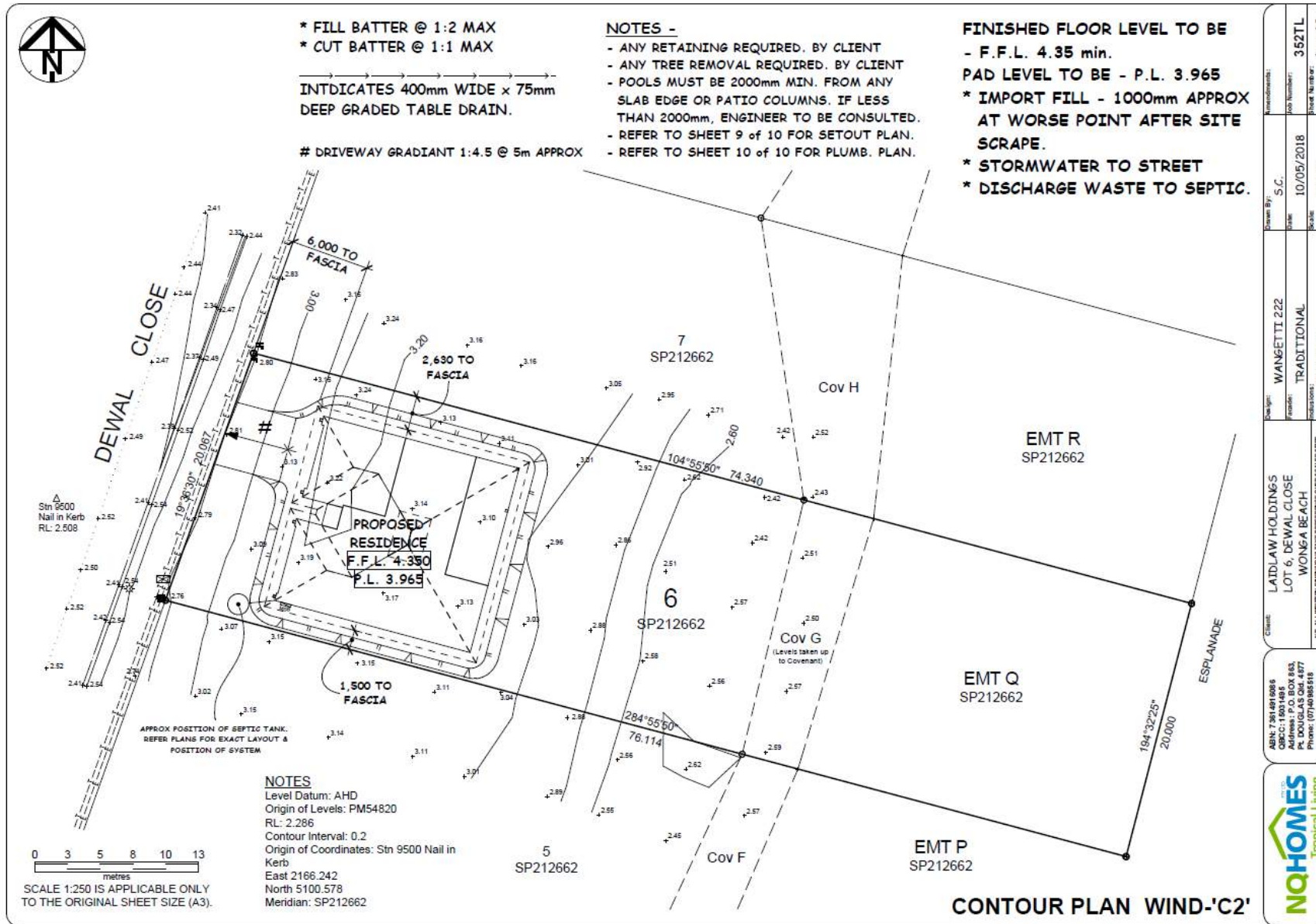
Please quote Council's application number: EXEM2712/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully

NEIL BECK
A/Manager Sustainable Communities

Cc GMA Certification Group Pty Ltd

Exempted Plan



Drawn By: S.C.	Job Number: 352TL
Date: 10/05/2018	Sheet Number: 1 of 10
Scale: 1:250	
Design: WANGETTI 222	
Project: TRADITIONAL	
Product: PREMIUM	
Client: LAIDLAW HOLDINGS LOT 6, DEWAL CLOSE WONGA BEACH	
<small>MR. A.L. WRIGHT, MEMBERSHIP AND PRESIDENCE OVERSIGHTS 100 WINDYBUSH DRIVE, WINDYBUSH VIC 3208 PH: 07 40988512</small>	
<small>MRN: 724 424 588 ORCC: 1 800 1485 Address: P.O. BOX 885, PL DOUGLAS Cld. 497 WINDYBUSH VIC 3208 PH: 07 40988512</small>	