

17 August 2018

Enquiries: Jenny Elphinstone T: 07 4099 9482
Our Ref: SITEX 2787/2018 (Doc ID868730)
Your Ref: 20 Dewal Close, Wonga Beach

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Astute Building Certification
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NORTH CAIRNS QLD 4870

Copy To: Shannon Brady
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rwagemaker@astutecertification.com.au

Attention Mr Ryan Wagemaker

Dear Sir

**EXEMPTION CERTIFICATE
ISSUED UNDER THE PLANNING ACT 2016
20 DEWAL CLOSE WONGA BEACH**

Council refers to your request for an exemption certificate for the following premises received as properly made on 2 August 2018.

Summary of Exempt Development

Building work as lodged with Council on 31 July 2018 being a material change of use for a Dwelling House and Building Work made assessable under the Planning Scheme, against the Flood and Storm Tide Hazard Overlay Code.

1. Location details

Street address: 20 Dewal Close, Wonga Beach
Real property description: Lot 10 on SP212662

2. Exemption

Council wishes to advise that an exemption certificate has been granted on 17 August 2018 for development as shown on shown on Cougar Homes Project CH-517, Drawings: 2 of 10; 3 of 10; 4 of 10; 5 of 10; and 11 of 10, dated July 2018 and submitted to Council on 31 July 2018 (Council document ID 866264) is exempt under this certificate for:

- A material change of use for a dwelling house, made assessable development against the Overlay Code for Flood and Storm Tide Hazard, Schedule 8, Table 2, Item 1(b)(i) of the *Planning Regulation 2017*, and
- Building work made assessable development under the Planning Scheme, against the Overlay Code for Flood and Storm Tide Hazard, Schedule 8 Table 1A, Item 2 of the *Planning Regulation 2017*.

3. Referral agencies

Not Applicable

4. Reasons for giving exemption certificate

The development is exempt under this certificate under Section 46(3)(b) of the Planning Act 2016 for the following reason(s).

For the storm tide hazard overlay:

- Section 46, (3)(b)(i) of the Planning Act 2016 the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

For the flood overlay:

- Section 46, (3)(b)(ii) of the Planning Act 2016 - the development was categorised as assessable development only because of particular circumstances that no longer apply.

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. To the extent development does not comply with any of the following, the exemption certificate has no effect:

- The development must be completed by two years from the day after the day it is given.

Other

Please quote Council's application number: SITEX 2787/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9482 or by email enquiries@douglas.qld.gov.au.

Yours faithfully



PAUL HOYE
Manager Sustainable Communities