

12 December 2018

Enquiries: Neil Beck  
Our Ref: EXEM2931/2018 (884786)

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

J R Garred & T J Garred  
PO Box 1428  
NHULUNBUY NT 0880

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

Dear Sir / Madam

## EXEMPTION CERTIFICATE

### ***Summary of Exempt Development***

Development of a dwelling house is being made exempt from assessment against the Flood and Storm Tide Hazard Overlay Code from the 2018 Douglas Shire Planning Scheme version 1.0.

#### ***1. Location details***

Street address: 61 Snapper Island Drive WONGA BEACH

Real property description: LOT: 15 SP: 192589

I wish to advise that an exemption certificate has been granted on 12 December 2018 for development comprising:

Drawing Number	Reference	Date
Contour Plan	Plan prepared by NQ Homes Pty Ltd, Job No. 375TL, Sheet 1 of 10.	28 October 2018
Setout Plan	Plan prepared by NQ Homes Pty Ltd, Job No. 375TL, Sheet 9 of 10.	28 October 2018
Elevations	Plan prepared by NQ Homes Pty Ltd, Job No. 375TL, Sheet 3 of 10.	28 October 2018

#### ***2. Referral agencies***

Not Applicable

### **3. Reasons for giving exemption certificate**

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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 finished floor level nominated on the exempted plans is expected to be immune from flood inundation.

### **4. When exemption certificate ceases to have effect**

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This exemption certificate has no lapse date.

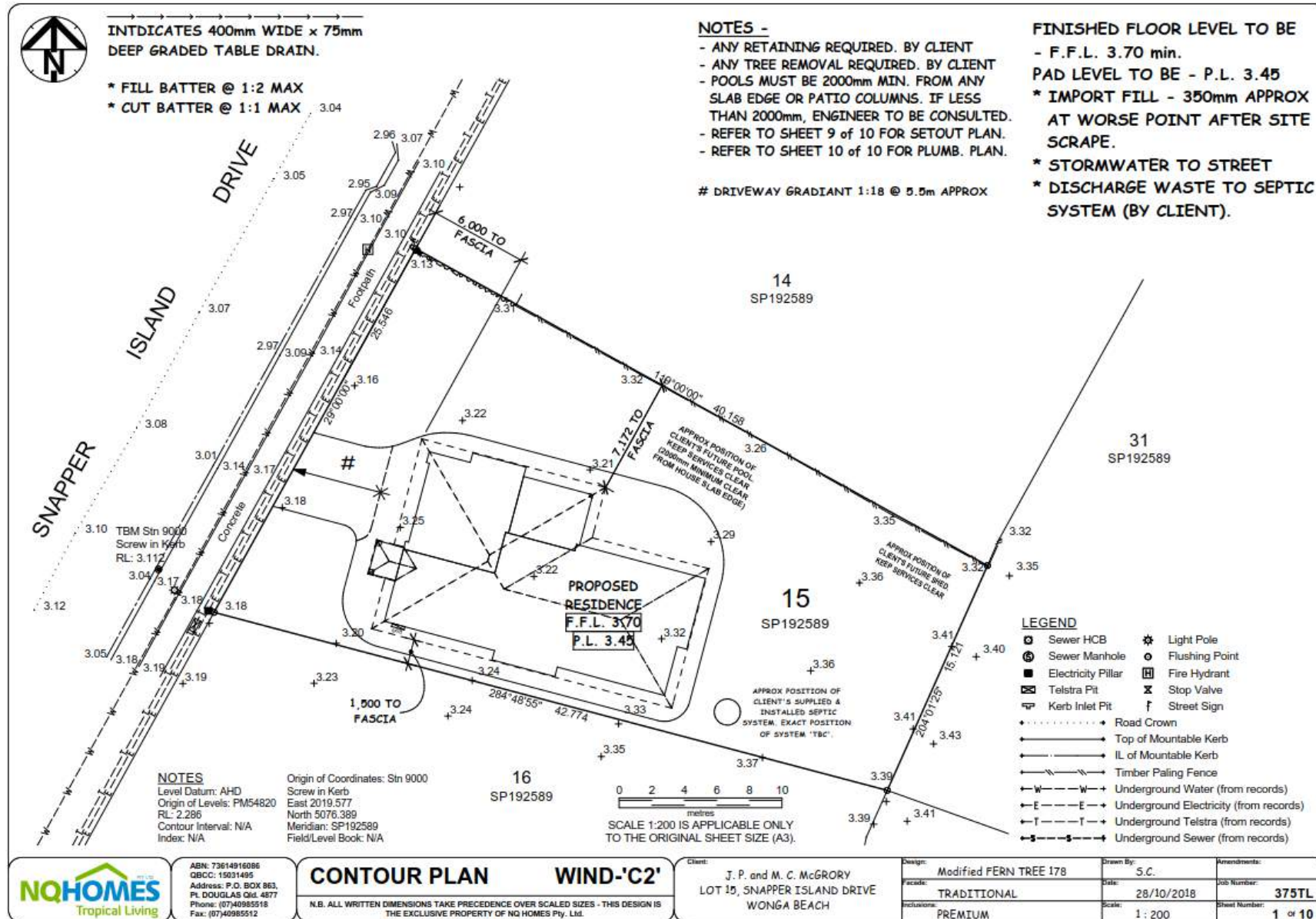
Please quote Council's application number: EXEM2931/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully

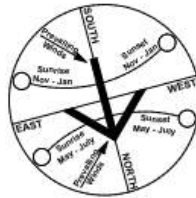
**Paul Hoyer**  
**Manager Sustainable Communities**

Cc GMA Certification Group Pty Ltd

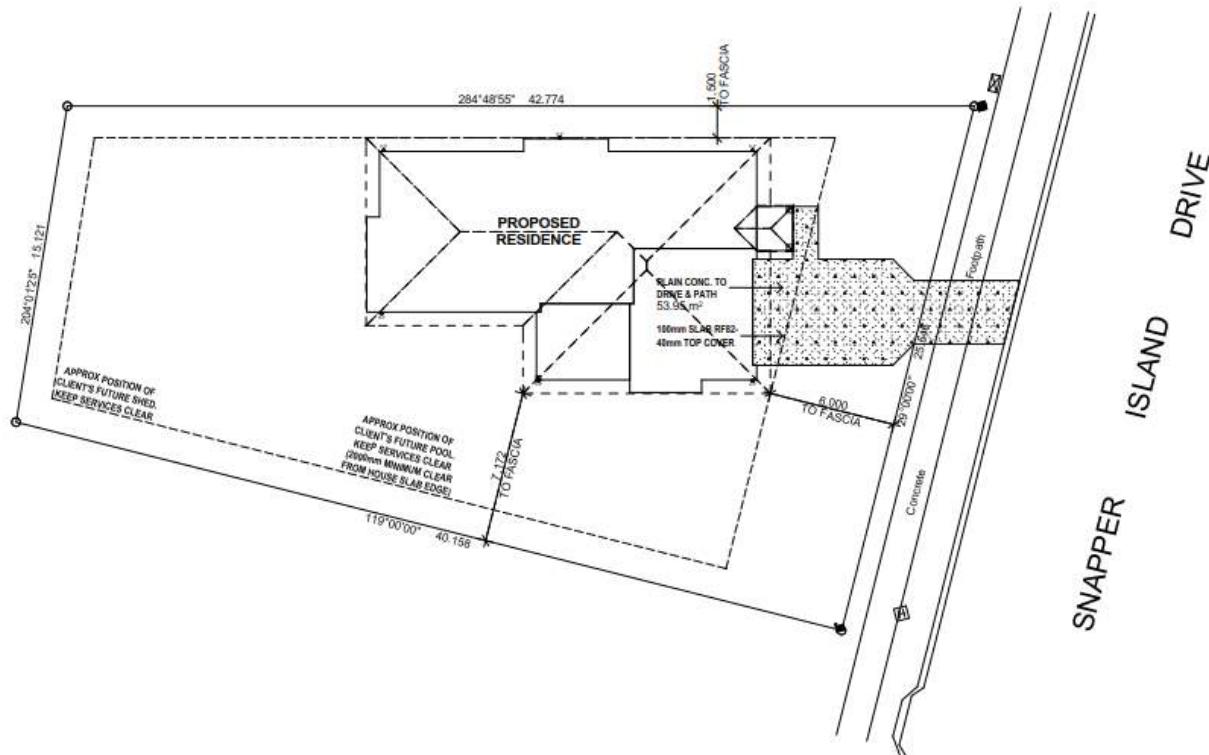
## Exempt Plans



LOT 15 ON SP192591  
SNAPPER ISLAND DRIVE  
WONGA BEACH



SC - 35mm DEEP SAWCUT WITHIN  
8 HOURS OF CONCRETE POUR  
- CUTOUT EVERY 2nd MESH BAR  
ACROSS JOINT



ABN: 73614916086  
QBCC: 15031495  
Address: P.O. BOX 863,  
PL DOUGLAS QLD 4877  
Phone: (07)40985518  
Fax: (07)40985512

## SETOUT PLAN

## WIND-'C2'

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS  
THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: J. P. and M. C. McGRORY  
LOT 15, SNAPPER ISLAND DRIVE  
WONGA BEACH

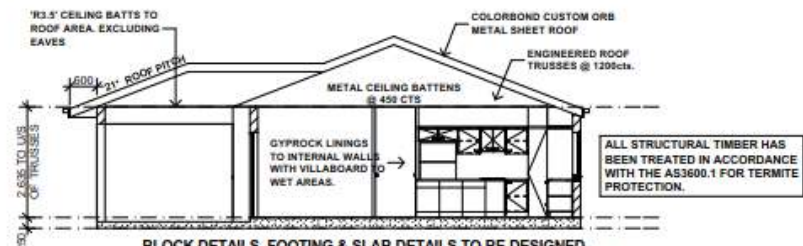
Design: Modified FERN TREE 178  
Facade: TRADITIONAL  
Inclusions: PREMIUM

Drawn By: S.C.  
Date: 28/10/2018  
Scale: 1 : 200

Amendments:  
Job Number: 375TL  
Sheet Number: 9 of 10

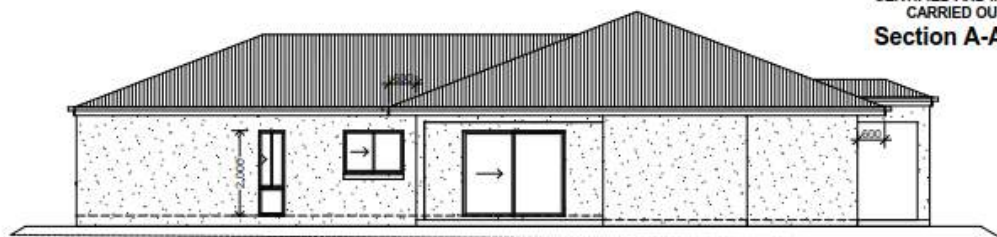


Elevation 1



BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-'C2' WIND RATING.

Section A-A N.T.S.



Elevation 2



Elevation 3



Elevation 4



ABN: 73614916086  
GBC: 15031495  
Address: P.O. BOX 863,  
Pt. DOUGLAS Qld. 4877  
Phone: (07)40985518  
Fax: (07)40985512

## ELEVATIONS

## WIND-'C2'

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Client: J. P. and M. C. McGRORY  
LOT 15, SNAPPER ISLAND DRIVE  
WONGA BEACH

Design: Modified FERN TREE 178  
Facade: TRADITIONAL  
Inclusions: PREMIUM

Drawn By: S.C.  
Date: 28/10/2018  
Scale: 1 : 100

Amendments:  
Job Number: 375TL  
Sheet Number: 3 of 10