

26 June 2026

Enquiries: Georgia Graham
Our Ref: EXEM 2026_5956/1 (Doc 1374168)
Your Ref: 00008472

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

P J Shuttlewood & I C Hay
19 Morgan Place
GOOGONG NSW 2620

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 16 June 2026.

Summary of Exempt Development

Development being made exempt from assessment against the Flood and Storm Tide Hazard Overlay Code from the 2018 Douglas Shire Planning Scheme consists of a new Dwelling house.

Location details

Street Address: 86 Snapper Island Drive WONGA BEACH

Real Property Description: Lot 1 on SP 304858

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 22 June 2026 for development as detailed in Attachment 1.

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.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2026_ 5956/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Georgia Graham on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

Attachment 1



QUALITY CHECK

Item	Date	Project Description	By	Check

AMENDMENTS

No.	Description	Drawn	Checked	Date
01	Issue for construction			

LEGEND



NOTES

Check all dimensions and annotations for accuracy and approval.
 Dimensions are to be used in construction with all other documents.
 Use figure dimensions only. Do not scale drawings.
 CCG Architects Pty Ltd is not responsible for accuracy of content or format for copies of drawings issued electronically.
 The completion of the work shall constitute an acknowledgment of satisfaction of the scope of this contract. The drawings shall not be used for construction if they involve the construction of any structure not shown on the drawings.
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 Registered Architect: Nathan Ross Registration No: 9273

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CLIENT

86 SNAPPER ISLAND DR.
 WONGA BEACH
 QLD 4873

PROJECT

86 SNAPPER ISLAND DR.
 WONGA BEACH
 QLD 4873

DESCRIPTION

GROUND FLOOR PLAN -
 DRAFT/WORK IN
 PROGRESS

PROJECT No.	DATE	BY
25-107	06/04/2025	

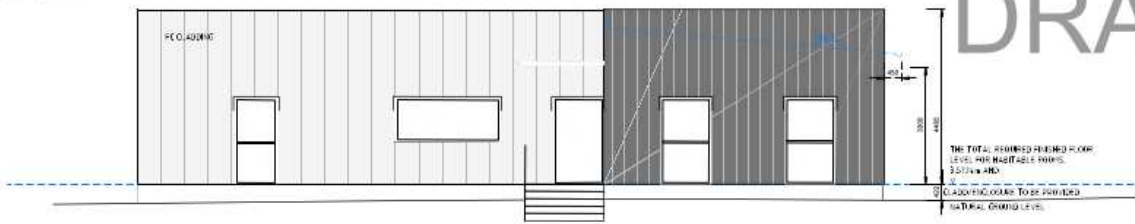
SCALE

SCALE: 1:100

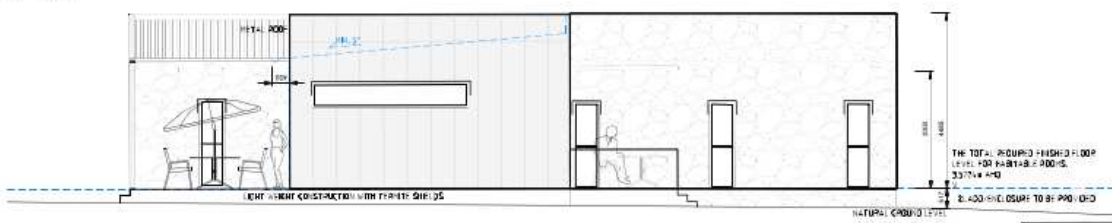
[WORK IN PROGRESS]



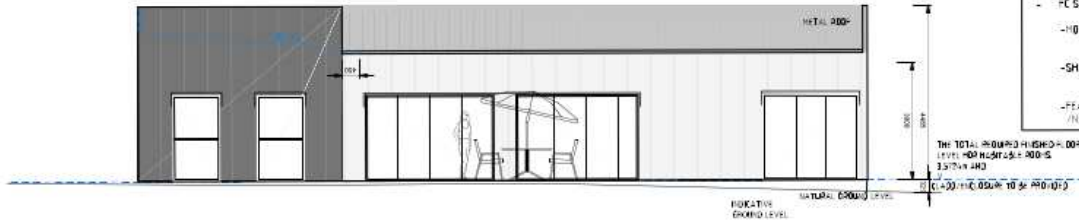
01 NORTH ELEVATION
1:100 @ A3



02 EAST / SNAPPER ISLAND DRIVE ELEVATION
1:100 @ A3



03 SOUTH ELEVATION
1:100 @ A3



04 WEST ELEVATION
1:100 @ A3

DRAFT

QUALITY CHECK

NO.	DATE	DESCRIPTION	STATUS

AMENDMENTS

NO.	DESCRIPTION	DATE	BY	STATUS

LEGEND

NOTES

Check all dimensions and levels on site and report any discrepancies prior to the commencement of works.
Use Imperial dimensions unless otherwise stated.
CCG Architects Pty Ltd reserves the right to amend the drawings without notice for reasons of safety or compliance with applicable laws and regulations.
The construction of the above described development requires a Certificate of Planning for the site. The drawings shall not be used for construction unless approved by the Council and any amendments to the drawings shall be made in accordance with the Council's requirements.
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SCHEDULE OF EXTERNAL COLOURS MATERIALS

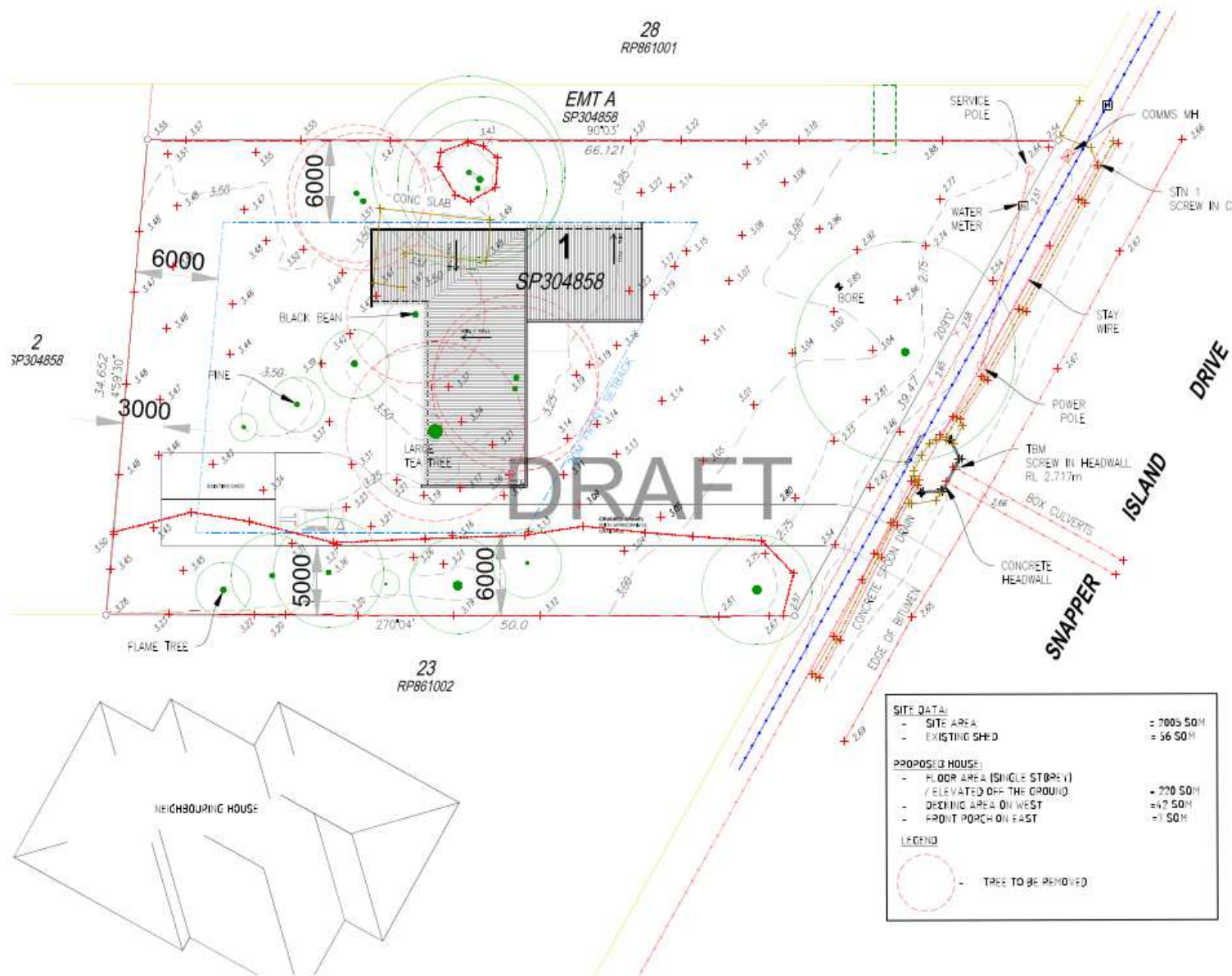
METAL ROOF	COLORBOND WINDGRAY
RAIN WATER GOODS	COLORBOND STEEL
FC SHEET CLADDING	SCYON MATRIX FC SHEET
FRONT/REAR CURB	SHALE EPXY
SHALE EPXY	SHALE EPXY
FEATURE CURB WALL	NATURAL STONE LOOK

PROJECT
86 SNAPPER ISLAND DR.
WONGA BEACH
QLD 4873

ELEVATIONS

PROJECT NO.	ORIGINAL DATE	REV.
25-107	NOV 2024	1

WORK IN PROGRESS



QUALITY CHECK

Drawn	Checked	Reviewed	Date

AMENDMENTS

No.	Description	Date	By	Check
01	Client provided final landscape plan	01/10/2024		



NOTES

1. All dimensions are in meters unless otherwise stated.

2. All dimensions are to be used in conjunction with all contract documents.

3. Use figure dimensions only. Do not scale from drawings.

4. CCG Architects Pty Ltd cannot guarantee the accuracy, correctness or fitness for purpose of drawings without liability. The creation of the same shall be deemed to be a contract between the parties to the drawings. It is hereby agreed that no liability shall be accepted by CCG Architects Pty Ltd for any errors or omissions in the drawings.

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SITE DATA

- SITE AREA = 2005.50M
- EXISTING SHED = 36.50M

PROPOSED HOUSE

- FLOOR AREA (SINGLE STOREY) / ELEVATED OFF THE GROUND = 700.50M
- DECKING AREA ON WEST = 47.50M
- FRONT PORCH ON EAST = 1.50M

LEGEND

- TREE TO BE REMOVED

PROJECT
 86 SNAPPER ISLAND DR.
 WONGA BEACH
 QLD 4873

DESIGNED BY
SITE PLAN & ROOF PLAN

PROJECT NO.	DATE	BY
25-107	01/10/2024	

WORK IN PROGRESS