

6 July 2026

Enquiries: Georgia Graham
Our Ref: EXEM 2026_5963/1 (Doc 1377410)
Your Ref: 20260862

GMA Certification Group
PO Box 2760
NERANG QLD 4211

Email: adminpd@gmacert.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 24 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: 75 Snapper Island Drive Wonga Beach

Real Property Description: Lot 28 on SP 192589

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 3 July 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

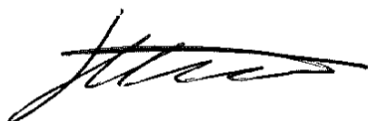
This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2026_ 5963/1 in all subsequent correspondence relating to this request.

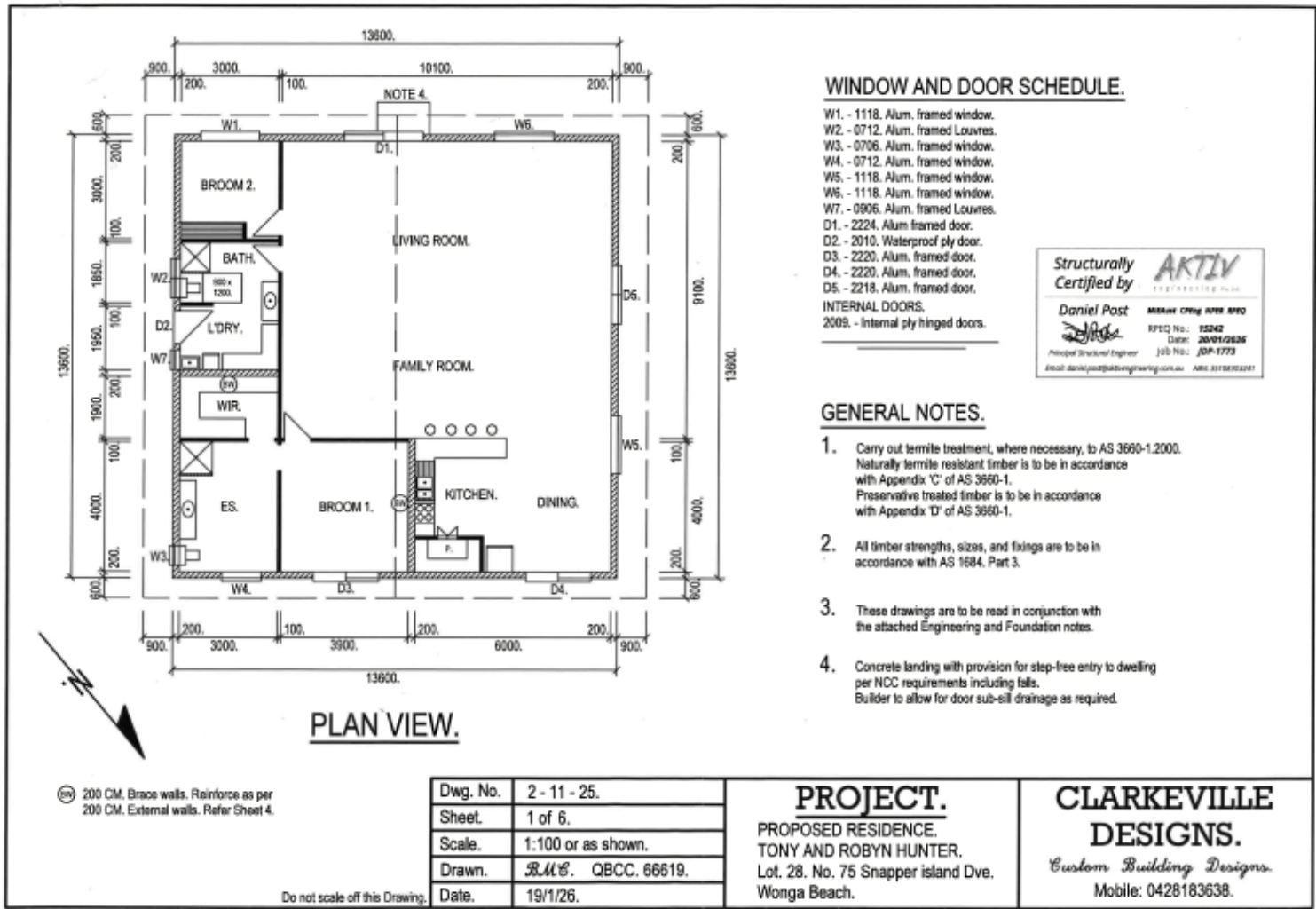
Should you require any clarification regarding this matter, please contact Georgia Graham on telephone 07 4099 9444.

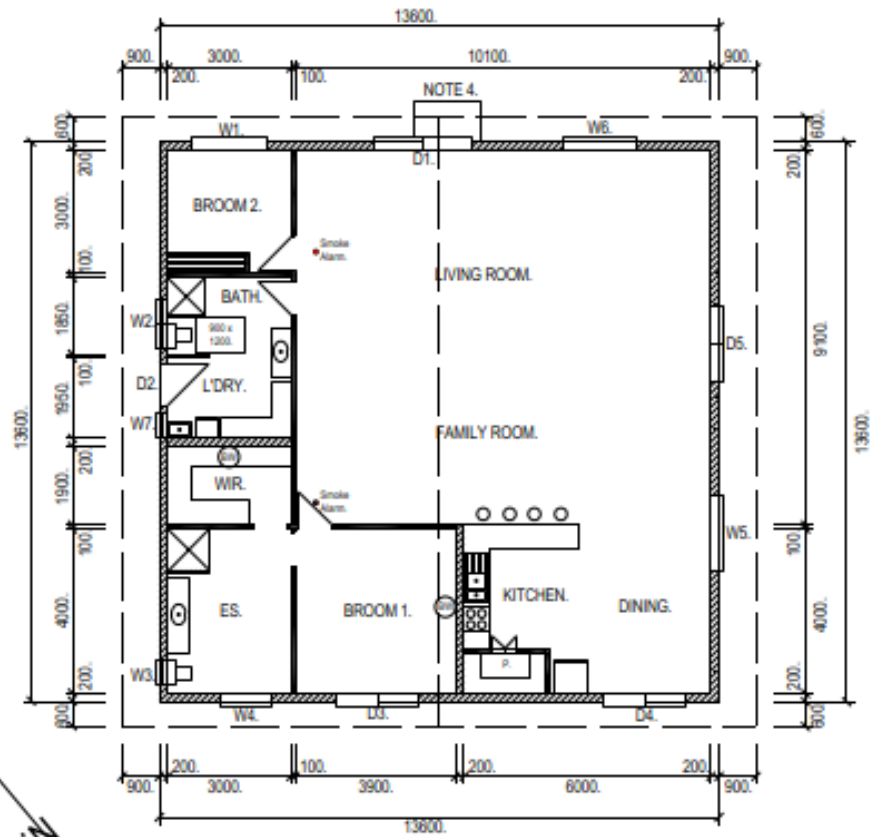
Yours faithfully



Jenny Elphinstone
Senior Planning Officer

Attachment 1





PLAN VIEW.

200 CM. Brace walls. Reinforce as per 200 CM. External walls. Refer Sheet 4.

Do not scale off this Drawing.

SMOKE ALARMS.

Smoke Alarm - Provide hard wired smoke alarms where shown to manufactureres specification and to AS. 3786 standards.

WINDOW AND DOOR SCHEDULE.

- W1. - 1118. Alum. framed window.
- W2. - 0712. Alum. framed Louvres.
- W3. - 0706. Alum. framed window.
- W4. - 0712. Alum. framed window.
- W5. - 1118. Alum. framed window.
- W6. - 1118. Alum. framed window.
- W7. - 0906. Alum. framed Louvres.
- D1. - 2224. Alum framed door.
- D2. - 2010. Waterproof ply door.
- D3. - 2220. Alum. framed door.
- D4. - 2220. Alum. framed door.
- D5. - 2218. Alum. framed door.

INTERNAL DOORS.

- 2009. - Internal ply hinged doors.

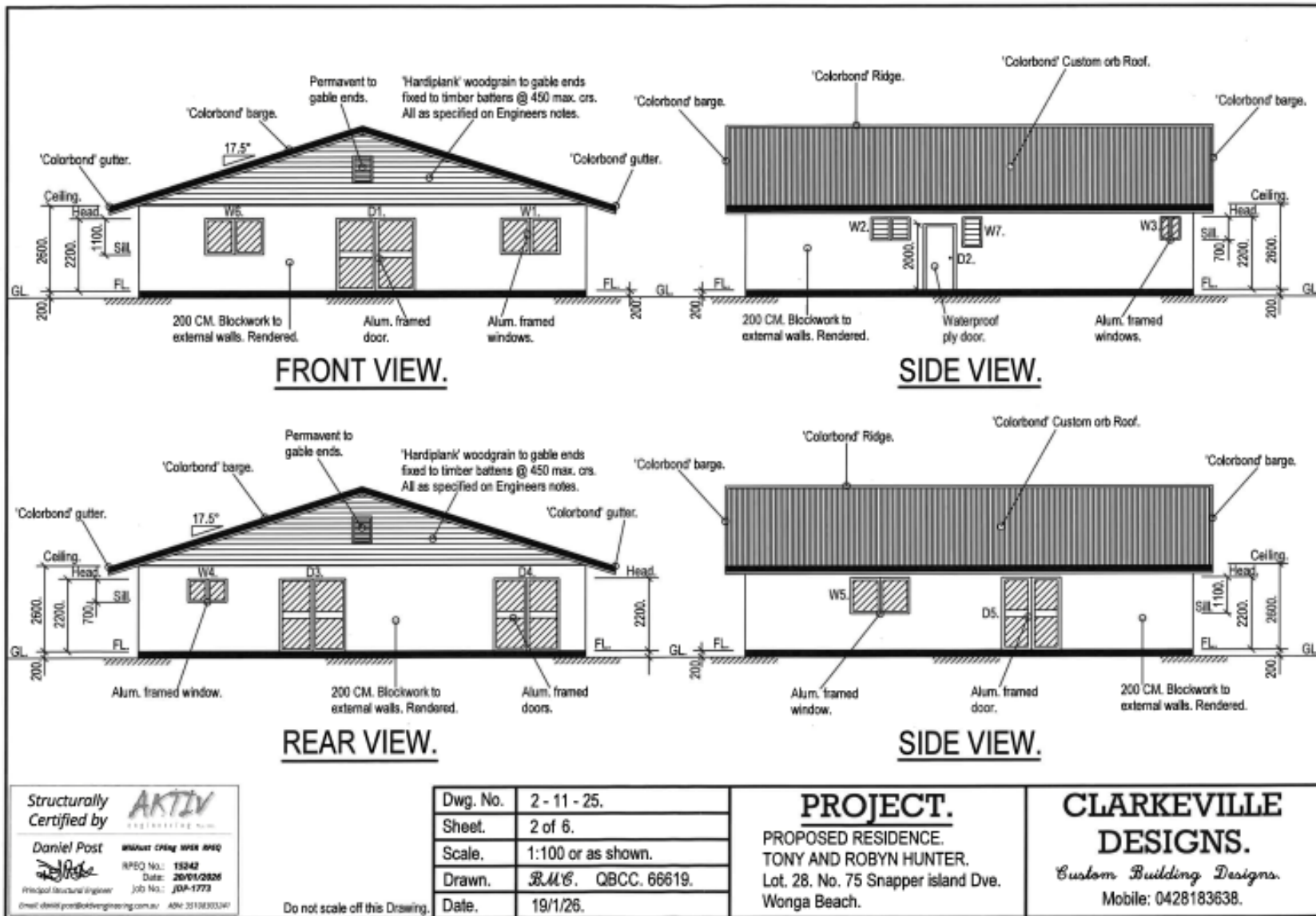
GENERAL NOTES.

1. Carry out termite treatment, where necessary, to AS 3660-1:2000. Naturally termite resistant timber is to be in accordance with Appendix 'C' of AS 3660-1. Preservative treated timber is to be in accordance with Appendix 'D' of AS 3660-1.
2. All timber strengths, sizes, and fixings are to be in accordance with AS 1684, Part 3.
3. These drawings are to be read in conjunction with the attached Engineering and Foundation notes.
4. Concrete landing with provision for step-free entry to dwelling per NCC requirements including falls. Builder to allow for door sub-sill drainage as required.

Dwg. No.	2 - 11 - 25.
Sheet.	1A. of 6.
Scale.	1:100 or as shown.
Drawn.	B.M.S. QBCC. 66619.
Date.	19/1/26.

PROJECT.
 PROPOSED RESIDENCE.
 TONY AND ROBYN HUNTER.
 Lot. 28. No. 75 Snapper Island Dve.
 Wonga Beach.

**CLARKEVILLE
 DESIGNS.**
Custom Building Designs.
 Mobile: 0428183638.



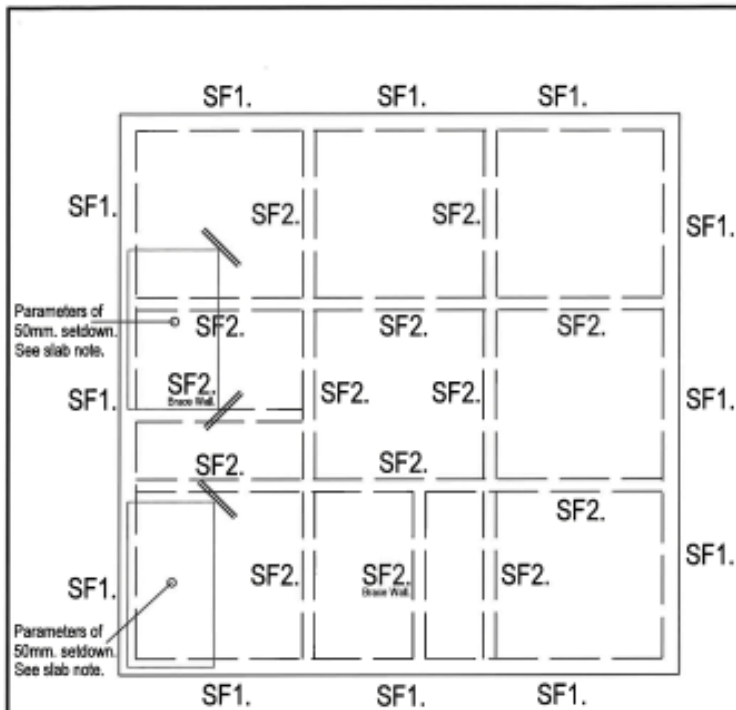
Structurally Certified by **AKTIV**
 Daniel Post
 RPEQ No. 13242
 Date: 20/01/2026
 Job No.: JDA-1773
 Email: daniel.post@aktivengineering.com.au ABN: 35118303349

Do not scale off this Drawing.

Dwg. No.	2 - 11 - 25.
Sheet	2 of 6.
Scale	1:100 or as shown.
Drawn	R.M.G. QBCC. 66619.
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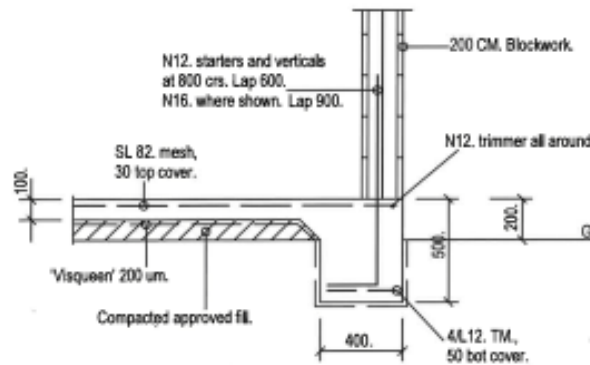


FOUNDATION PLAN.

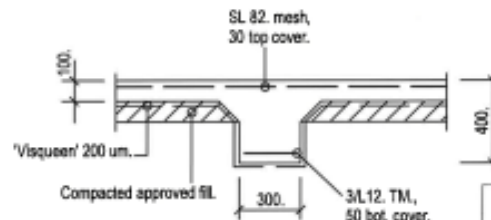
SLAB NOTE.

100mm. concrete slab. Reinforce with SL 82. mesh.
 30 top cover, N12 trimmer all around.
 *Visqueen 200 um. under.
 50mm. setback to wet areas to allow stepfree access to shower.
 1:50 to 1:80 falls to floor wastes, all per NCC requirements.
 2N12. x 1200 long trimmer bars set at 45° to each corner of the setback.

Do not scale off this Drawing.



FOOTING SF1. 1:20.



FOOTING SF2. 1:20.

FOOTING NOTES.

Remove all grass and topsoil containing roots from slab site. Compact approved imported fill in 150mm. max. layers to 98% SRDD.
 Concrete N25, 80mm. slump, 20mm. max. aggregate. Cure concrete 7 days before loading.
 Footings have been designed as per Site Investigation Report SI 130-22
 by Earth Test. Site classification 'P'.

Structurally Certified by **AKTIV** ENGINEERING PTY. LTD.

Daniel Past MEMBER CPENG MEMBER APEQ

[Signature] REGISTERED PROFESSIONAL ENGINEER

Principal Structural Engineer REG. NO. 15342 Date: **20/01/2025**

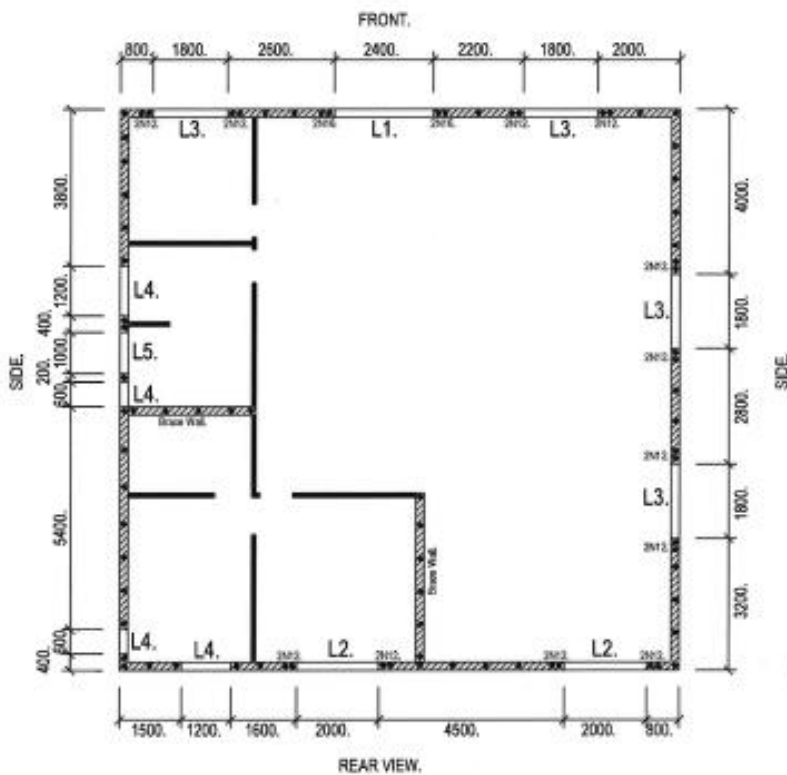
Job No: **JDP-1773**

Email: daniel.past@aktivengineering.com.au ABN: 35198363384

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Sheet	3 of 6.
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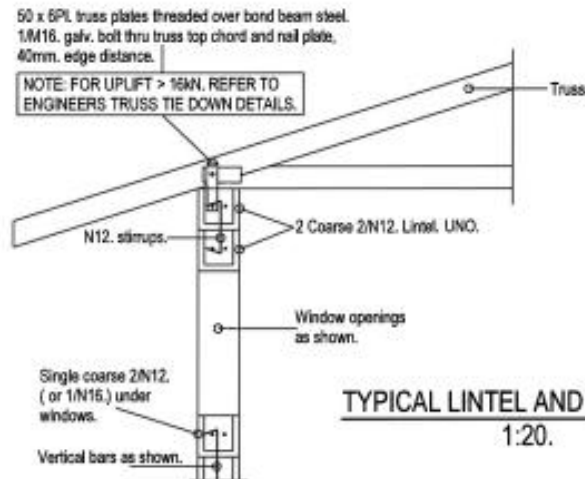
200 CM. BLOCKWORK LAYOUT.

200 CM. BLOCKWORK NOTES.

Provide N12. bars vertical at corners, wall intersections, beside openings, and at 800 crs. elsewhere. N16. bars where shown.
 2 Coarse 2N12. bond beam all around top UNO. N12. Ligs at truss locations.
 Single coarse 2N12. (or 1N16.) under all windows.
 Core fill all reinforced cores.
 LINTEL L1. - 400 deep, 2N12 top and bottom coases, and N12 stirrups at 200 crs.
 LINTEL L2. - 400 deep, 2N12. top and bottom coases, and N12 stirrups at 400 crs.
 LINTEL L3. - 400 deep, 2N12. top and bottom coases, and N12 stirrups at truss locations, and at 400 max. crs.
 LINTEL L4. - 400 deep, 2N12. top and bottom coases.
 LINTEL L5. - 600 deep, 2N12. top and bottom coases, N12. stirrups at truss locations.

INTERNAL 100 CM. BLOCKWORK NOTES.

All internal walls are to be 100 CM. Blockwork.
 Internal Brace Walls are to be 200 CM. Blockwork as shown, c/w single 2N12. or 1N16. bond beam to top coase.
 All masonry construction, including steel galv. lintel sizes are as per AS. 3700 & NCC requirements.



TYPICAL LINTEL AND SILL DETAIL.
1:20.

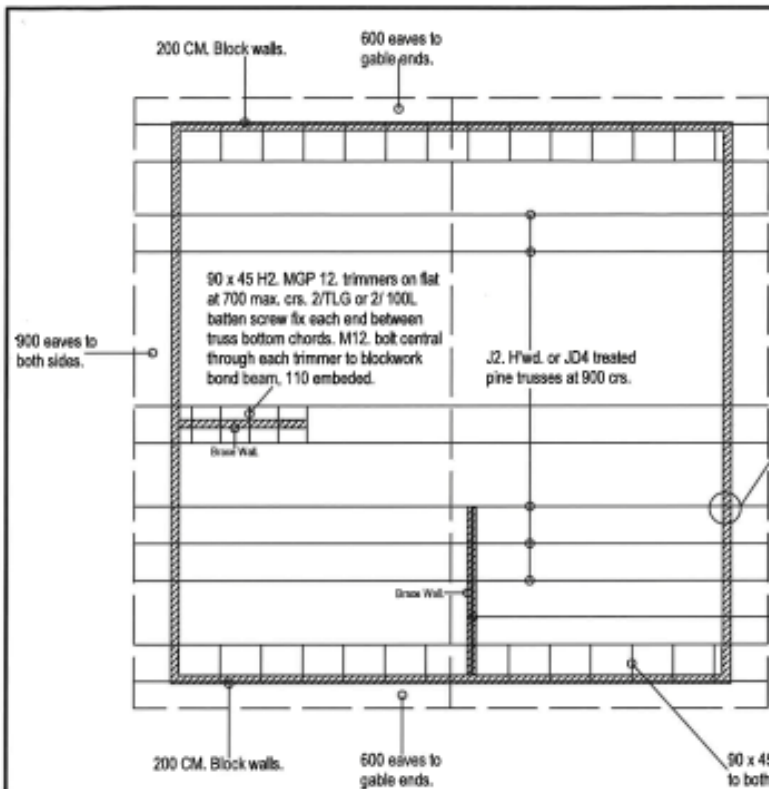
Structurally Certified by **AKTIV** ENGINEERING PTY LTD
 Daniel Past MBASur Orig 4752 8762
 RPEQ No.: 15247 Date: 20/01/2025
 Job No.: J08-1772
 Email: dan.past@aktivengineering.com.au ABN: 35118302041

Do not scale off this Drawing.

Dwg. No.	2 - 11 - 25.
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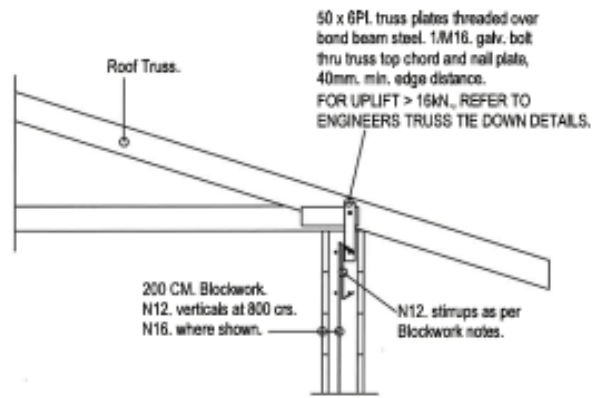


ROOF FRAMING PLAN.

DETAIL A.

Truss fixing to internal brace wall.
75 x 6 bent PL cleat, 1/M12 epoxy anchor 110 embedded to bond beam. 1/M12, central to truss bottom chord thru 40mm. vertical slot to cleat to allow free truss vertical movement.

90 x 45 H2. MGP 12 trimmers at 1000 max. c/s. to both gable ends, 2/TLG or 2/100L batten screw fix each end between truss bottom chords. M12, bolt central through each trimmer to bond beam via 50 x 6PL cleat threaded over bond beam reinforcing. Typical.



DETAIL A. 1:20.

BATTENS.

Provide 75 x 38 F14, H/wd. battens at 600 spacings at ridge and gutter and 900 spacings between. Fix with 1/75mm. No 14, Type 17, screw per connection. Strap joints and splits.
Or - Use metal 40 x 0.75 BMT Cyclone battens at 600 spacings and fix with 2/40mm. No 14, Type 17, screws per connection.

ROOF NOTE.

0.42 BMT 'Colorbond' Custom orb roof is to be screwed down in strict accordance with the code of recommendations for 'Cyclonic' conditions or to DTC M/142/1. Design wind gust speed $V_{zu} = 61\text{m/sec}$. Wind classification C2.

Structurally Certified by **AKTIV** Engineering Pty Ltd
 Daniel Post
 Principal Structural Engineer
 RPD No: 15242
 Date: 26/01/2026
 Job No: JDP-1773
 Email: daniel.post@aktivengineering.com.au

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