

19 December 2023

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2023_5559/1 (Doc 1202052)
Your Ref: 1452

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

Lawrence and Mary Irvin
C/ MD Land Surveys
228 Draper Street
PARRAMATTA PARK QLD 4870

Email: erin@mdlandsurveys.com.au

Attention Ms Erin Berthelsen

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 5 December 2023.

Summary of Exempt Development

Removal of unapproved work and a Dwelling house including a carport and shed in respect to the Planning Scheme flood and Storm Tide Inundation Overlay.

Location details

Street Address: 13 Marlin Drive Wonga Beach

Real Property Description: Lot 6 on RP734963

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 19 December 2023 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

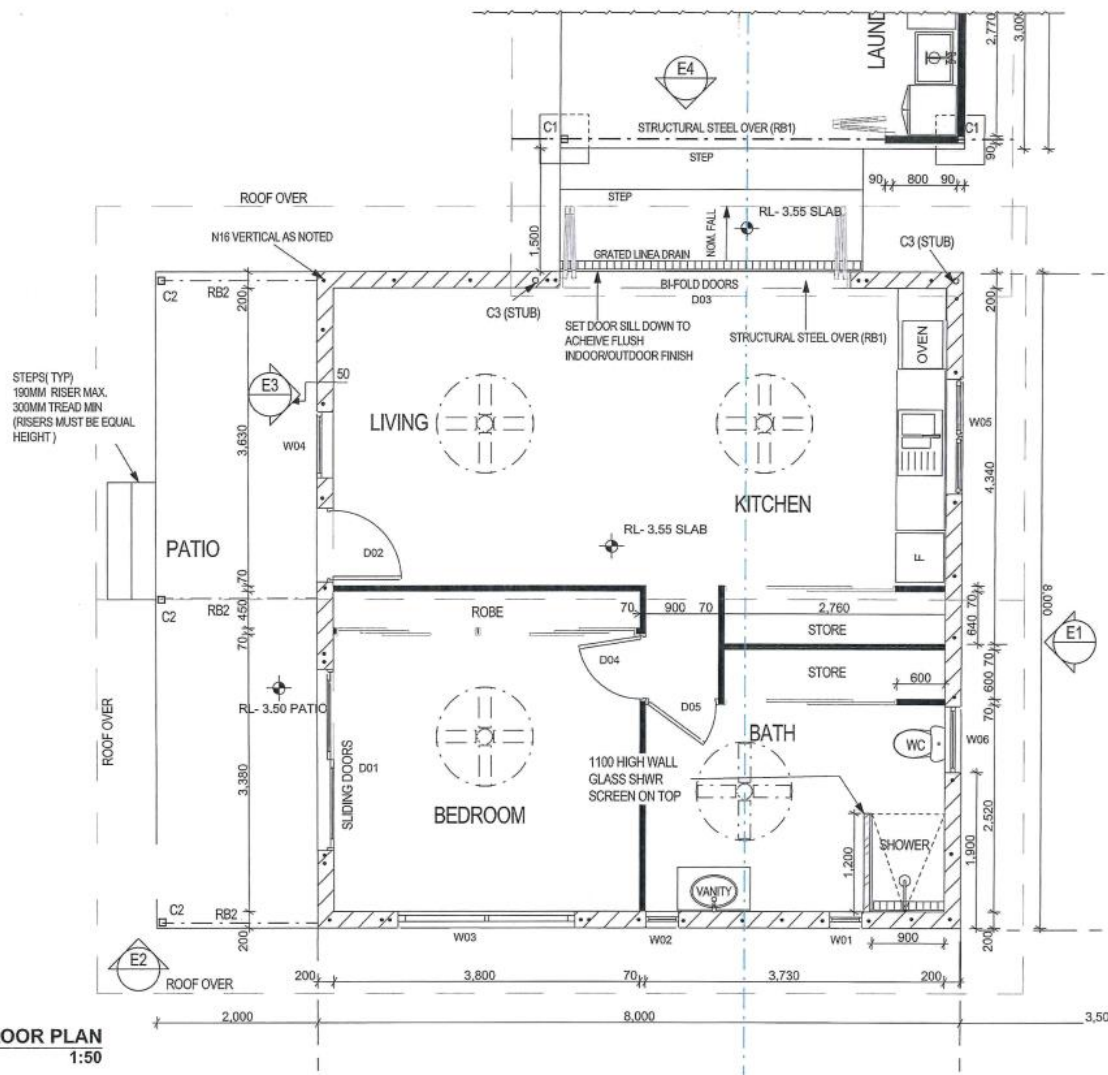
Please quote Council's application number: EXEM 2023_ 5559/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hoyer', with a stylized flourish at the end.

For
Paul Hoyer
Manager Environment & Planning



MEMBER SCHEDULE	
C1	90 X 5 SHS
C2	75 X 5 SHS
C3	75 X 4.5 CHS STUB
RB1	150 X 100 X 4 RHS
P1	150/24 Z PURLINS @700CRS

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4878
 P: 07 40320492 | F: 07 40320552 | E: info@kfbeng.com.au

Date: 15/3/23 Signed: [Signature]
 Job No: K-11020 RPEQ No: 5711

1 DWELLING FLOOR PLAN
1:50

Project NEW DWELLING AND CARPORT
 Location 13 MARLIN DRIVE, WONGA BEACH, QLD 4873
 Client L. IRVIN
 PROJECT 38-2022



**CONSULTING ENGINEERS
& BUILDING DESIGNERS**

RPEQ No.5412
 QCCC No.110603

RECPT LTD, SHOP 2/1 LING & SALWAYER BLVD 5/5 BOKORONG ST, PORT GARDNER QLD 4877,
 P: 07 40320492 E: info@kfbeng.com.au 40320552

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SCALE - FOR CONSTRUCTION - 1:50
 DATE - 15/03/2023
 DRAWING NO. DESIGNER PROJECT STATUS WORKING DRAWINGS
FLOOR PLAN

SHEET	WD 3
REVISION	B
PRINT DATE	15/03/2023 11:22 AM

Ultimate and Serviceability Limit State Design Wind Pressures for Glazing

Wind Classification	Design Gust Wind Speed (m/s)		Design pressures for windows (kPa)			
	V _{h,u}	V _{h,s}	Greater than 1.2m from corners	SLS	Up to 1.2m from corners	SLS
C3	24	47	+7.0/9.4	+7.1/10	-5.0/1	-1.7/9

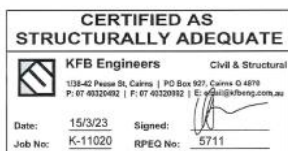
NOTE:
WIND ZONE RATING C3

ALL ALUMINIUM WINDOWS AND DOORS
POWDER COATING FROM STANDARD COLOUR RANGE.
PAINT FINISH REVEALS & JAMBS - RADIATA.
ALL FLASHINGS SHALL BE CONSTRUCTED OF COLORBOND ULTRA SHEET MATERIAL WITH MATCHING QUALITY FIXINGS.

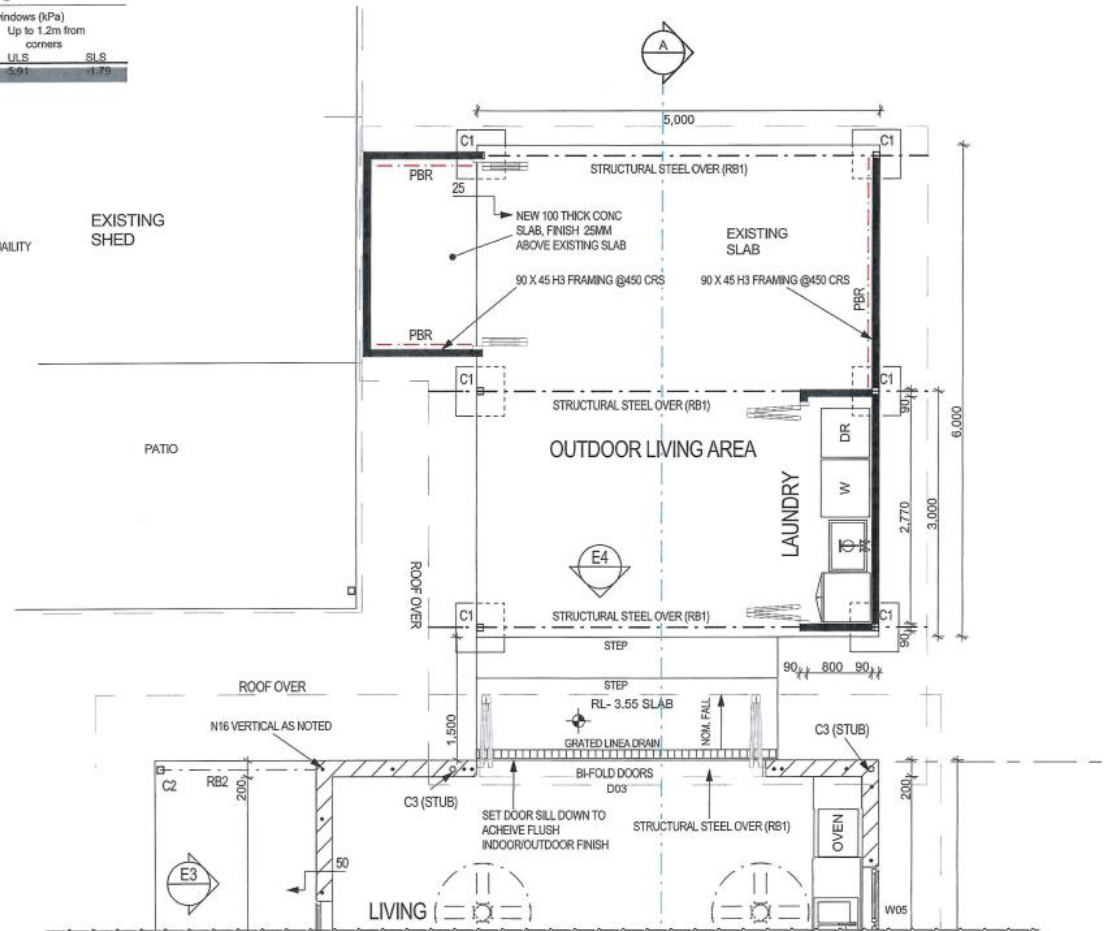
INSECT SCREENS
ALL WINDOWS FITTED WITH INSECT SCREENS (TO BE CONFIRMED BY CLIENT)

WALL FRAMING:
90 X 35 MGP12 (H3)
SINGLE BOTTOM PLATE
SINGLE TOP PLATE
STUDS @450CRS MAX (PR AS REQUIRED FOR SPECIFICATION OF WALL SHEETING)
NOGGINGS @1350CRS MAX.
FIX TO SLAB WITH M12 SCREW BOLTS @900CRS MAX.
FIX TO STEEL FRAMING WITH 12-24 X 50 SERIES 500TEKS @450 CRS MAX.

4MM STRUCTURAL PLY FIXED WITH 2.8 X 30 GAL FLAT HEAD NAILS.
@50 CRS TO TOP AND BOTTOMS PLATES
@150 CRS TO VERTICAL SHEET EDGES
@300 TO INTERMEDIATE STUDS.



1 OUTDOOR LIVING PLAN
1:50



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CONSULTING ENGINEERS
& BUILDING DESIGNERS

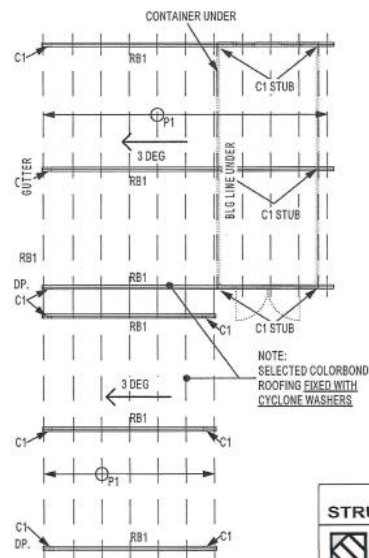
RPEQ No. 5472
QBCC No. 110803

3023 PTY LTD, SHOP 20, LEVEL 2, SUTHERLAND BUILDING, 26-28 LINDSEY STREET, PORT DOUGLAS QLD 4877.
P: 07 4036050 E: info@sebd.com.au AKA000018078

DESIGNED AND DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 15/3/23
PROJECT STATUS: WORKING DRAWINGS

OUTDOOR LIVING AREA PLAN
SHEET 4 OF 4
REVISION B
PRINT DATE 15/03/2023 11:22 AM

SHEET 4 OF 4
REVISION B
PRINT DATE 15/03/2023 11:22 AM



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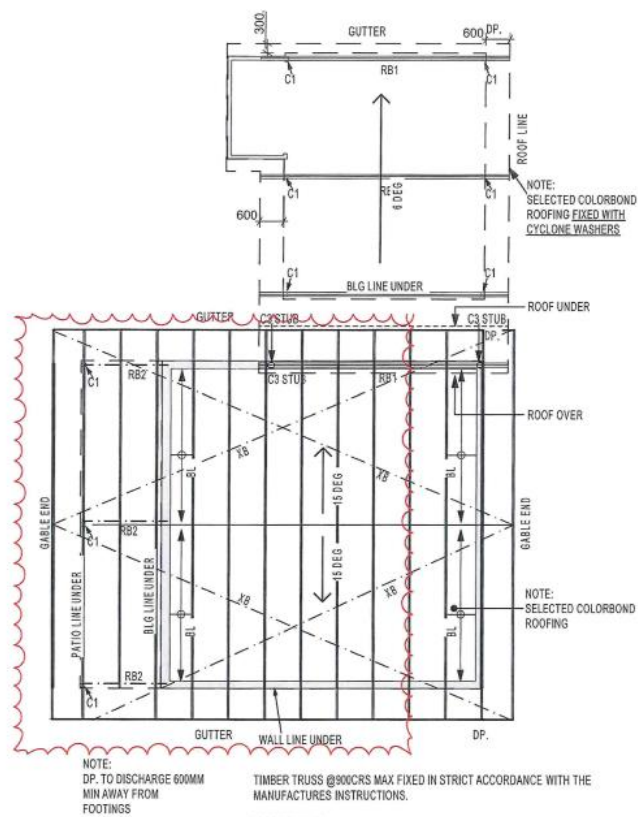
KFB Engineers Civil & Structural
 1/36-42 Pines St, Cairns | PO Box 527, Cairns Q 4870
 P: 07 43320482 | F: 07 43320692 | E: info@kfbeng.com.au

Date: 15/3/23 Signed: [Signature]
 Job No: K-11020 RPEQ No: 5711

MEMBER SCHEDULE

C1 - 90 X 5 SHS
 C3 - 76 X 4.5 CHS STUB
 RB1 200 X 100 X 4 RHHS
 RB2 150 X 100 X 4 RHHS
 P1 150/15 Z PURLINS @700CRS

1 CARPORT ROOF FRAMING PLAN
1:100



TIMBER TRUSS @900CRS MAX FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS.

ROOF BATTEN
 75 X 38 HWD OR 70 X 35 MGP12(H3) 2 SPACES @600 CRS AT RIDGE AND EAVES, OTHERWISE @900 CRS. FIX WITH 1/100 BATTEN SCREW. HALF SPACE BATENS AND GABLE ENDS EXTENDING BACK 1 TRUSS.

ROOF BRACING
 XB 30 X 1.2 GALV. STRAP BRACING
 4 X 12G SCREWS EACH END
 1 X SCREW EACH PURLIN CROSSING

DWELLING - ROOF SHEETING 0.24 BMT CUSTOM ORB FIXED WITH CYCLONE WASHERS

BL - 35 X 90 MGP12(H2) TRUSS BOTTOM CORD BLOCKING.
 @800CRS ALONG GABLE ENDS, 2/100MM BATTEN SCREWS EACH END AND 1-M12 CHEMSET INTO BOND BEAM

1 DWELLING ROOF FRAMING PLAN
1:100

Project NEW DWELLING AND CARPORT
 Location 13 MARLIN DRIVE, WONGA BEACH, QLD 4873
 Client L. IRVIN
 PROJECT 38-2022



CONSULTING ENGINEERS & BUILDING DESIGNERS

REGISTERED, SHOP 12, LEVEL 2, BULWATER BUILDING 28/30 POKORNA STREET, POKORNA, PORT DOUGLAS QLD 4877.
 P: 07 48888333 E: info@cebd.com.au AHD 000110700

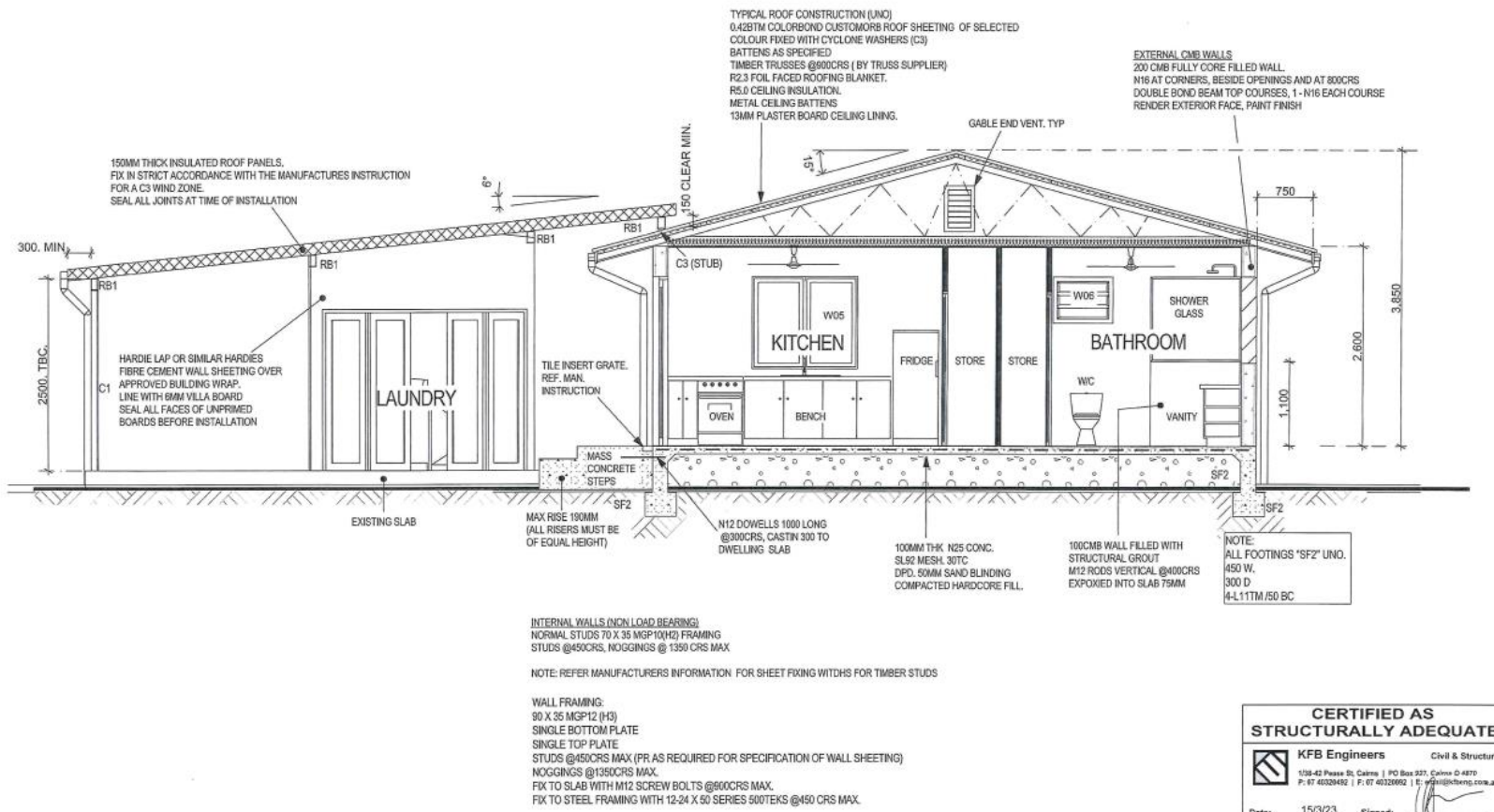
RPEQ No 5412
 CRCC No 1100033

PROFESSIONAL SEAL
 I, the undersigned, being a duly qualified and registered professional engineer, hereby certify that the design and construction of the above structure is in accordance with the provisions of the Building Act 1975 and the Building Regulation 2006.

SCALE - FOR CONSTRUCTION 1:100
 SHEET - DWELLING ROOF FRAMING PLANS
 DRAWING NO. DESCRIPTION PROJECT STATUS WORKING DRAWINGS

SHEET	WD 5
REVISION	B
PRINT DATE	15/03/2023 11:22 AM

ROOF FRAMING PLANS



1 A-A
1:50


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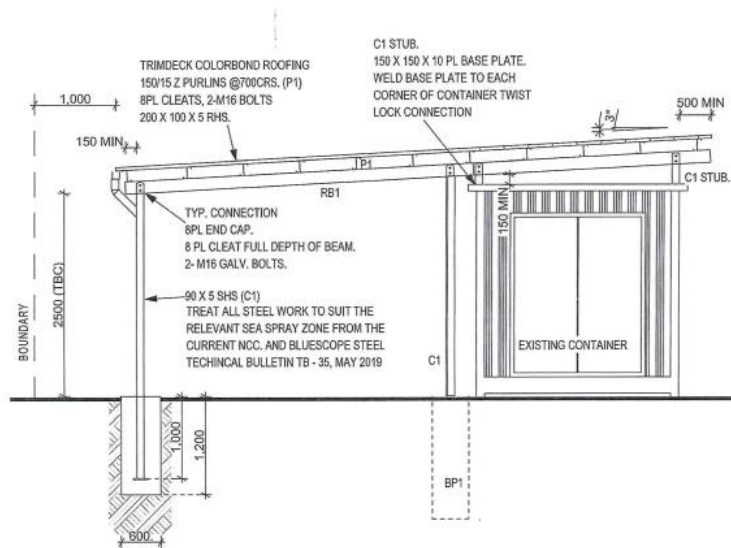
KFB Engineers Civil & Structural

150-42 Peace St, Cairns | PO Box 227, Cairns Q 4870
 P: 07 40329452 | F: 07 40329952 | E: info@kfbeng.com.au

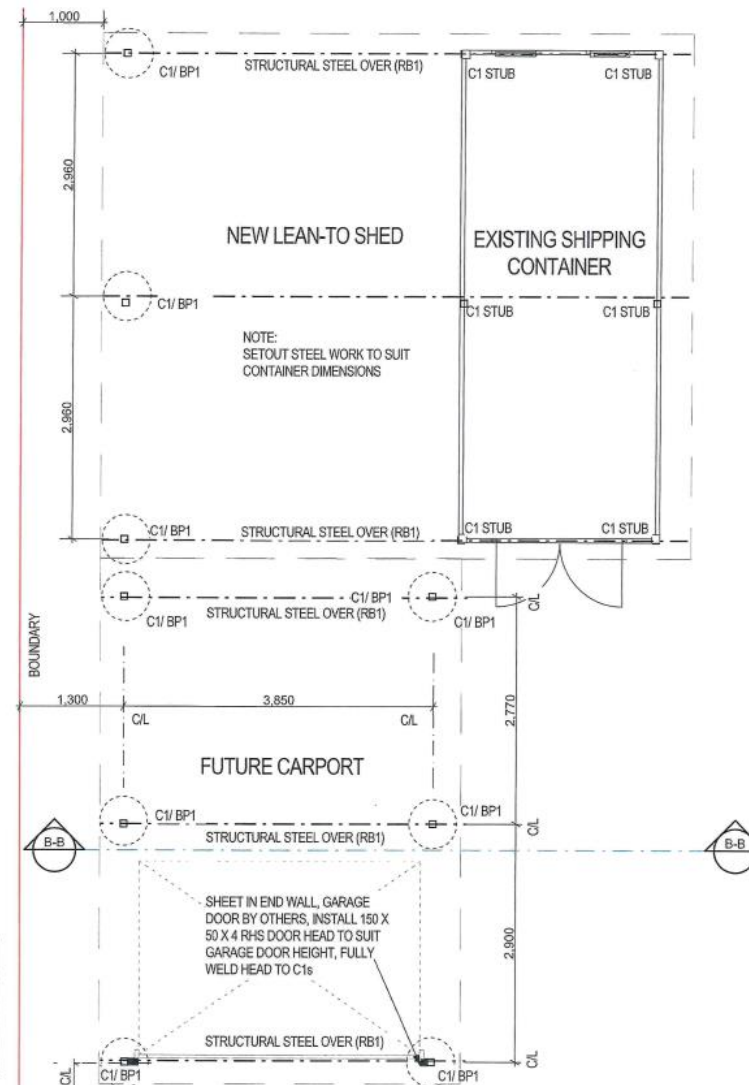
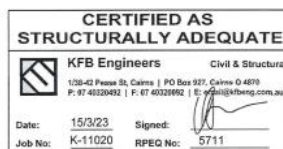
Date: 15/3/23 Signed: [Signature]
 Job No: K-11020 RPEQ No: 5711

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 RELIED UPON FOR ANY PURPOSE.

Project	NEW DWELLING AND CARPORT		CONSULTING ENGINEERS & BUILDING DESIGNERS	RECSD PTY LTD 130/22 LEVEL 1, 5/40 WYVERN BUILDING 2228 HOPKINS STREET, PORT DOUGLAS, QLD 4877. P: 07 40329452 E: info@recs.com.au ABN: 601001070108	<small>PROFESSIONAL SEAL REQUIREMENTS ALL DRAWINGS MUST BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE SEAL MUST BE PLACED ON THE DRAWING IN THE MANNER SHOWN. THE SEAL MUST BE PLACED ON THE DRAWING IN THE MANNER SHOWN. THE SEAL MUST BE PLACED ON THE DRAWING IN THE MANNER SHOWN.</small>	<small>RECS - NON-REGISTERED IN QLD RECS - NON-REGISTERED IN QLD RECS - NON-REGISTERED IN QLD RECS - NON-REGISTERED IN QLD</small>	SHEET	WD 9				
Location	13 MARLIN DRIVE, WONGA BEACH, QLD 4873											
Client	L. IRVIN											
PROJECT	38-2022											
					RECSD PTY LTD, SHOP 20 LEVEL 1, 5/40 WYVERN BUILDING 2228 HOPKINS STREET, PORT DOUGLAS, QLD 4877. P: 07 40329452 E: info@recs.com.au ABN: 601001070108	RECS - NON-REGISTERED IN QLD RECS - NON-REGISTERED IN QLD RECS - NON-REGISTERED IN QLD RECS - NON-REGISTERED IN QLD	SECTION A-A	PROJECT STATUS: WORKING DRAWINGS	REVISION	B	PRINT DATE	15/03/2023 11:22 AM



1 SECTION B-B
1:50



Project NEW DWELLING AND CARPORT
Location 13 MARLIN DRIVE , WONGA BEACH, QLD 4873
Client L. IRVIN
PROJECT 38-2022



CONSULTING ENGINEERS
& BUILDING DESIGNERS

RPEQ No: 5412
QEC No: 130033

REGD PTY LTD SHOP 21 LEVEL 1, 5/1 WATERBURY DRIVE, 5/1 WATERBURY STREET, PORT DOUGLAS QLD 4877.
P: 07 49916011 E: info@cebd.com.au A/S: 0551 10703

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DESIGNER: KFB ENGINEERS
CHECKED: JACQUES/DOUGLAS/IRVIN
DATE: 15/03/2023
DRAWN BY: DOUGLAS/IRVIN PROJECT STATUS: WORKING DRAWINGS
CARPORT PLAN & SECTION

SHEET	WD 10
REVISION	B
PRINT DATE	15/03/2023 11:22 AM