

18 January 2021

Enquiries: Rebecca Taranto
Our Ref: EXEM 2021_3930/1
Your Ref: 20210161

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

V G Scomazzon
Lot 1 South Arm Dr
WONGA QLD 4873

Emailed: admin@nqhomes.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 13/01/2021.

Summary of Exempt Development

Construction of new dwelling house.

Location details

Street Address: 122-128 South Arm Drive WONGA BEACH

Real Property Description: Lot 20 on RP748224

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 18 January 2021 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 2021_ 3930/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

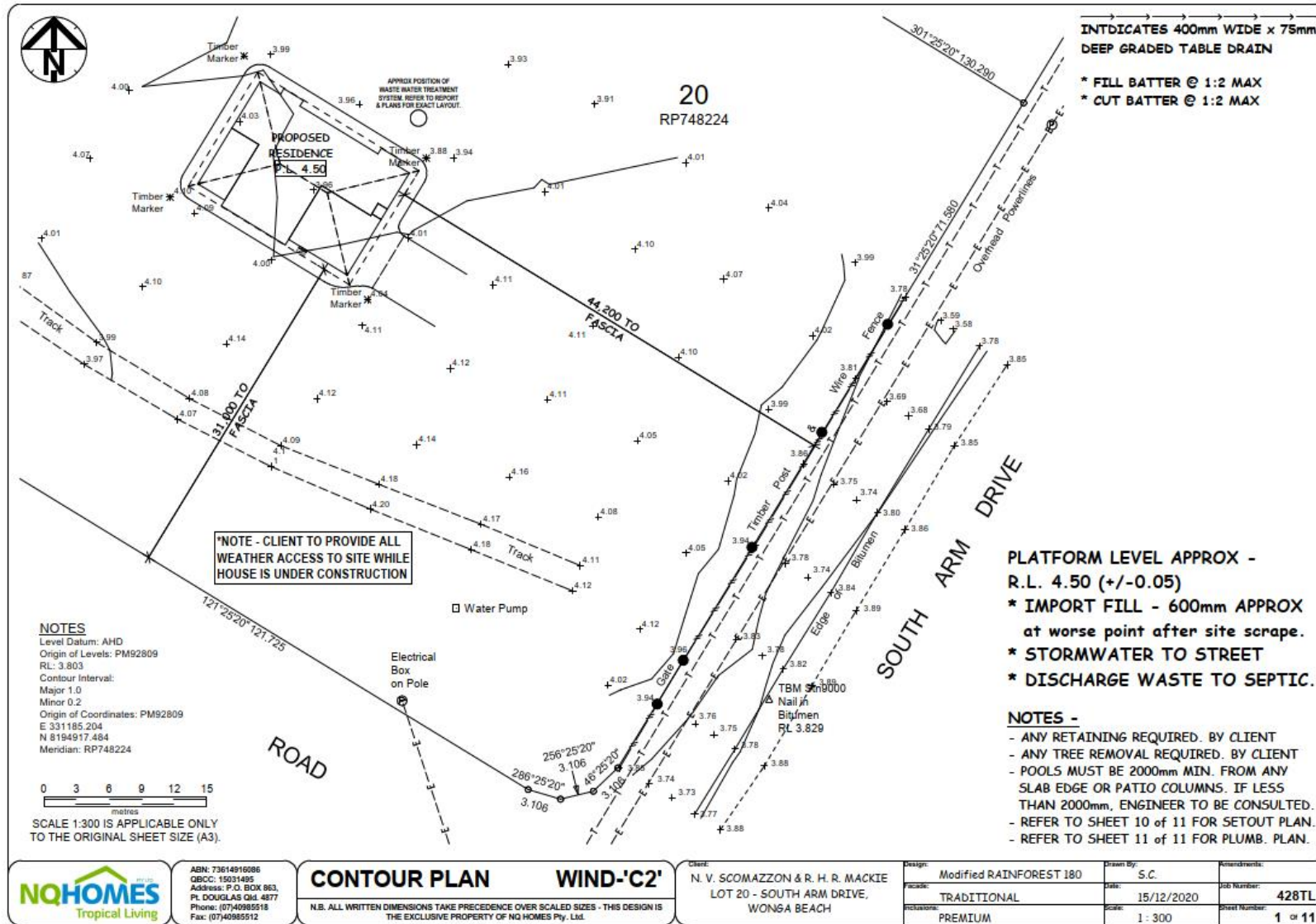


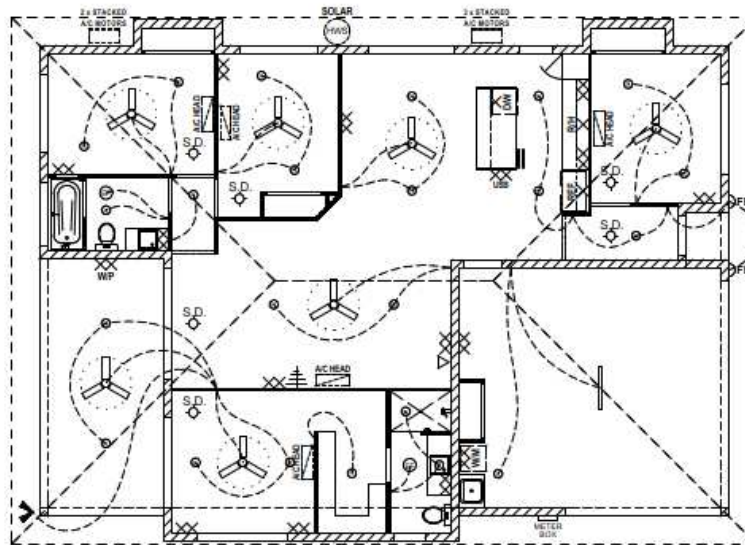
For
Paul Hoyer
Manager Environment & Planning

cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmacert.com.au

cc Emailed to rachmack3@gmail.com and 91nathanscomazzon@gmail.com

Attachment 1



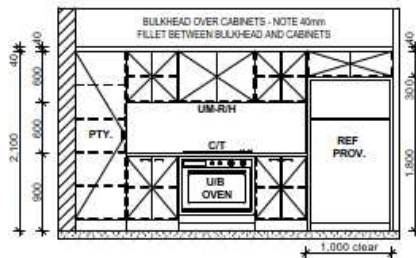


ELECTRICAL LEGEND	
SINGLE G.P.O. 300mm AFL	✕
SINGLE G.P.O. 1050mm AFL	✕
DOUBLE G.P.O. 300mm AFL	✕✕
DOUBLE G.P.O. 1050mm AFL	✕✕
CEILING LIGHT(BATTEN HOLD)	○
RECESSED DOWNLIGHTS	⊙
WALL MOUNTED LIGHT	◐
LED LIGHT	◦
FLUORESCENT LIGHT	—
TWIN SPOT or FLOODLIGHT	∨
EXHAUST FAN	⊙
CEILING FAN	⊙
SMOKE DETECTOR	S.D.
T.V. POINT 300mm AFL U.N.O.	⊕
PHONE POINT 300mm AFL U.N.O.	∇
HOT WATER SYSTEM	HWS
METER BOX	METER
SWITCH	—
DIMMER SWITCH	—

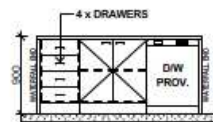
NOTE : THIS LAYOUT HAS BEEN DESIGNED TO SHOW 100% ENERGY EFFICIENT LIGHTING, (INTERNAL, INCLUDING GARAGE).

NOTE - TV ANTENNA TO BE INSTALLED. POSITION TO BE CONFIRMED ON SITE.

NOTE : A/C HEADS AND OUT DOOR UNIT POSITIONS TO BE CONFIRMED ON SITE BY AIR-CON INSTALLER.



Kitchen Elevation 1
1 : 50



Kitchen Elevation 2
1 : 50



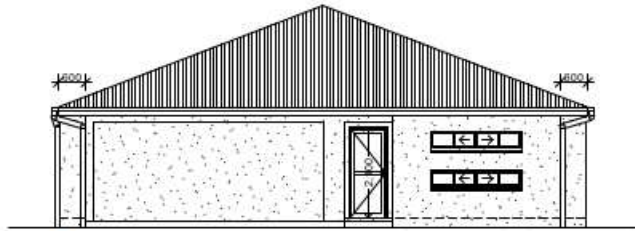
ABN: 73614916086
 QBCC: 15031495
 Address: P.O. BOX 863,
 Pt. DOUGLAS Qld. 4877
 Phone: (07)40985518
 Fax: (07)40985512

ELECTRICAL PLAN WIND-'C2'

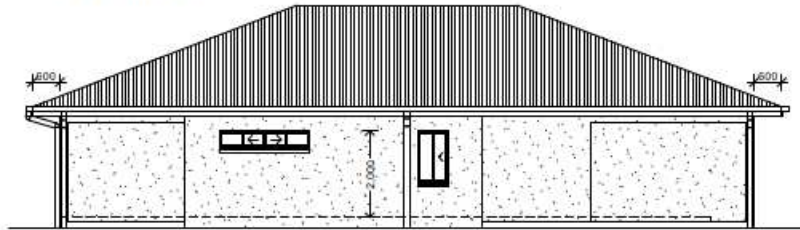
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: N. V. SCOMAZZON & R. H. R. MACKIE
 LOT 20 - SOUTH ARM DRIVE,
 WON6A BEACH

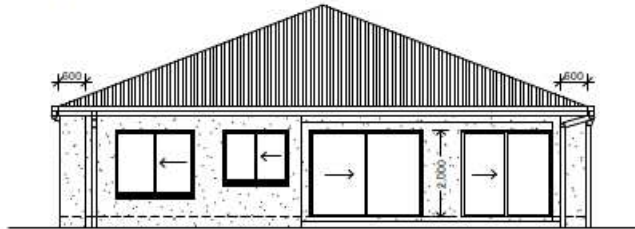
Design:	Drawn By:	Amendments:
Modified RAINFOREST 180	S.C.	
Facade:	Date:	Job Number:
TRADITIONAL	15/12/2020	428TL
Inclusions:	Scale:	Sheet Number:
PREMIUM	1 : 100	9 of 11



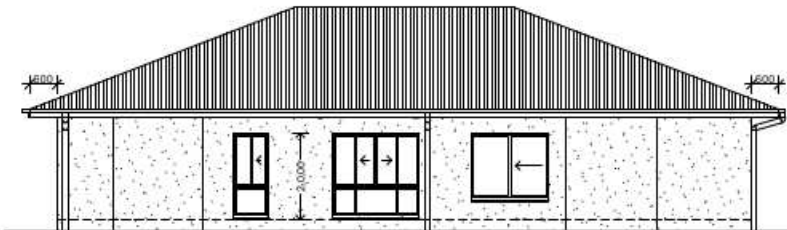
Elevation 1



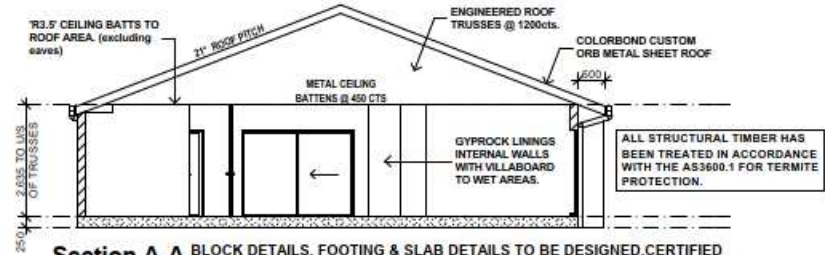
Elevation 2



Elevation 3



Elevation 4



Section A-A 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.
 N.T.S.

ALL STRUCTURAL TIMBER HAS BEEN TREATED IN ACCORDANCE WITH THE AS3600.1 FOR TERMITE PROTECTION.



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ELEVATIONS

WIND-'C2'

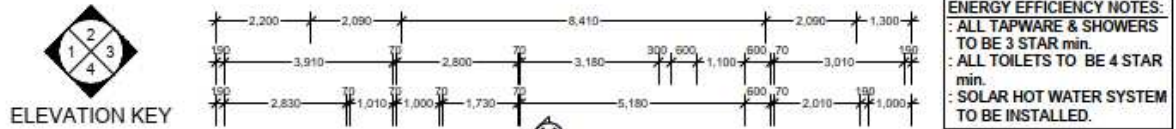
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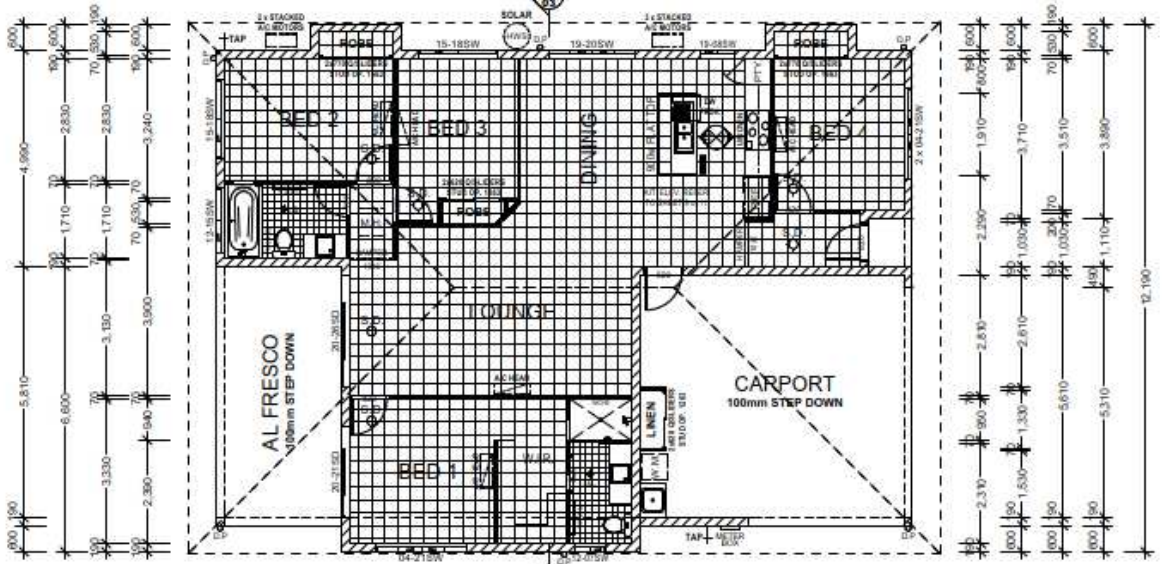
Design: Modified RAINFOREST 180
 Facade: TRADITIONAL
 Inclusions: PREMIUM

Drawn By: S.C.
 Date: 15/12/2020
 Scale: 1 : 100

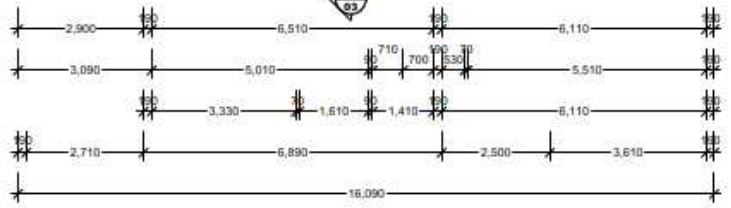
Drawings:
 Job Number: 428TL
 Sheet Number: 3 of 11



ENERGY EFFICIENCY NOTES:
 : ALL TAPWARE & SHOWERS TO BE 3 STAR min.
 : ALL TOILETS TO BE 4 STAR min.
 : SOLAR HOT WATER SYSTEM TO BE INSTALLED.



FLOOR AREAS
 LIVING - 128.23
 CARPORT - 36.73
 AL FRESCO - 17.40
 PORCH - 1.11
 TOTAL - 183.23m²
 19.74 SQUARES



GENERAL NOTES :
 : Solar block 2 to all alum. framed glass windows and doors.
 : Dishwasher prov. with SPP and cold water plumb.
 : Lift off hinges to wc.
 : Mechanical exhaust to wc with no external opening.
 : Niches - 900H base with a 2100H head U.N.O.
 : Hampers and Openings - 2100H head U.N.O.
 : Bulkheads - 2100H U.N.O.

NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

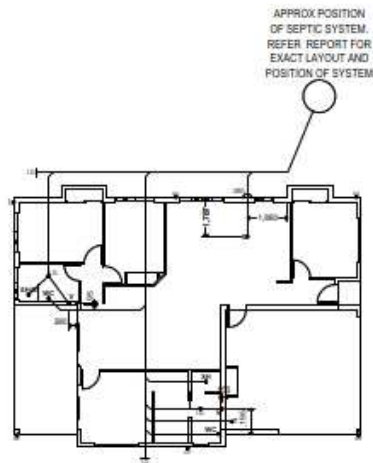


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 Phone: (07)40985518
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FLOOR PLAN WIND-'C2'
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Design: Modified RAINFOREST 180	Drawn By: S.C.	Amendments:
Facade: TRADITIONAL	Date: 15/12/2020	Job Number: 428TL
Reference: PREMIUM	Scale: 1 : 100	Sheet Number: 2 of 11



LOT 20

NOTES :

- : THIS PLAN IS INDICATIVE ONLY AND WILL DIFFER ON SITE. PLUMBER TO SUBMIT AS CONSTRUCTED PLAN TO COUNCIL.
- : INSPECTION OPENINGS AND VENTS ARE TO BE INSTALLED WHERE REQUIRED. ALL PLUMBING WORKS AS PER AUSTRALIAN STANDARDS.

LEGEND

- S - SINK
- V - VANITY BASIN
- SH - SHOWER
- B - BATH
- SB - SPA BATH
- WC - WATER CLOSET
- T - TUB
- I.G. - INSPECTION GULLY
- FW - DRY FLOOR WASTE
- I.O. - INSPECTION OPENING
- ORG. - OVERFLOW RELIEF GULLY



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PLUMBING PLAN WIND-'C2'

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Design: Modified RAINFOREST 180
 Facade: TRADITIONAL
 Inclusions: PREMIUM

Drawn By: S.C.
 Date: 15/12/2020
 Scale: 1 : 200

Drawings:
 Job Number: 428TL
 Sheet Number: 11 of 11