

22 January 2021

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2021_3939/1 (Council Document 992594)
Your Ref: 20193349

Jason Dwyer Building & Construction
P O Box 1435
MOSSMAN QLD 4873

Email: jdwyerandconstruction@yahoo.com

Attention Mr Jason Dwyer

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 14/01/2021.

Summary of Exempt Development

Certificate of classification and associated works to convert a shed to a Dwelling House.

Location details

Street Address: 90-96 South Arm Drive, Wonga Beach

Real Property Description: Lot 8 on SP176447

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 22 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_ 3939/1 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.

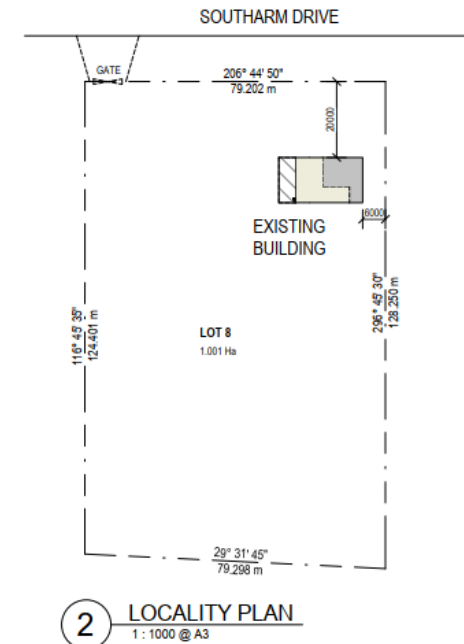
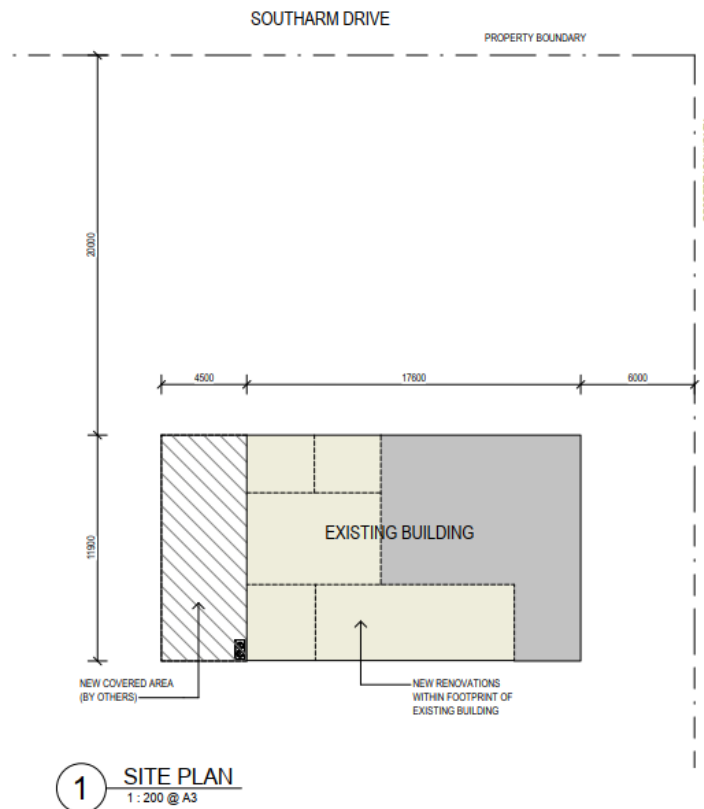
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

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

cc Emailed to Justin Ward jwardac@hotmail.com



the contractor and sub-contractors are to verify dimensions on site before commencing construction. the contractor is to bring to the notice of the builder any discrepancies which he may find contained in this drawing prior to commencing construction.

RENOVATIONS TO EXISTING SHED
90 SOUTHARM DRIVE, WONGA
JUSTIN WARD

Drawn by: JW
Scale: As indicated
Date: 01/07/19
Dwg No: SK00

LEGEND

- ⊙ SMOKE ALARM (REFER NOTE)
- ⊕ MECHANICAL VENTILATION SYSTEM TO COMPLY WITH AS 1668.2
- CONC CONCRETE
- exCOL EXISTING COLUMN
- EXTG EXISTING
- LDRY LDY
- F FRIDGE
- FC FIBRE CEMENT
- FW FLOOR WASTE
- MR MOISTURE RESISTANT
- PAN PANTRY
- PB PLASTERBOARD
- SGD SLIDING GLASS DOOR
- SHR SHOWER
- ST STOVE
- TUB TYPICAL TUB
- WC WATER CLOSET
- WIN WINDOW
- WIM WASHING MACHINE
- VB VANITY BASIN

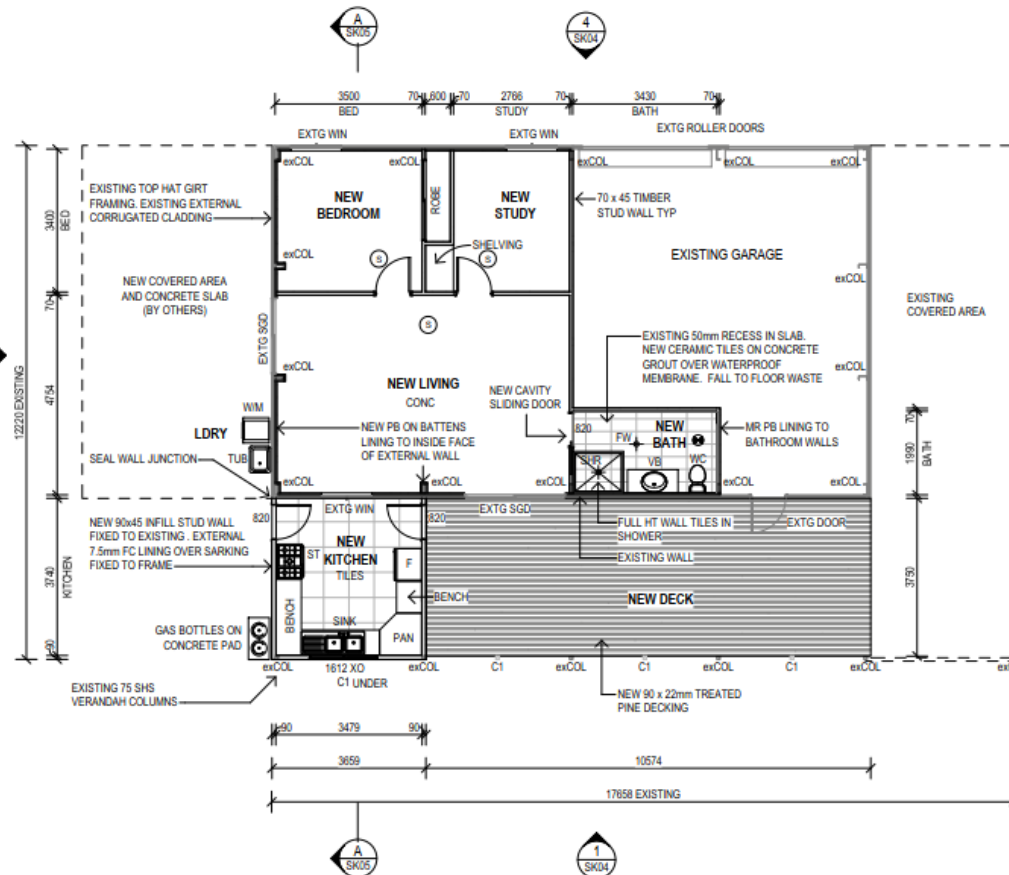
PLUMBING NOTE

CONNECT HOUSE SEWER PLUMBING TO EXISTING SEWER TREATMENT SYSTEM. FINAL ALIGNMENT WILL BE DETERMINED ON SITE BY THE REGISTERED PLUMBER. ALL PLUMBING & DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE AS 3500.



1 FLOOR PLAN 1: 100 @ A3

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TERMITE PROTECTION

THIS HOME IS TO BE PROTECTED AGAINST TERMITES BY HAVING THE PRIMARY BUILDING ELEMENTS AND ANY TIMBER SKIRTINGS, ARCHITRAVES, WINDOW REVEALS AND DOOR JAMBS BUILT OF MATERIALS CONSIDERED NOT TO BE SUSCEPTIBLE TO TERMITE ATTACK. THIS WILL BE ACHIEVED BY HAVING THE:-
(A) STRUCTURAL SLAB BUILT OF CONCRETE AND STEEL
(B) STRUCTURAL FLOOR FRAMING TO BE OF STEEL
(C) STRUCTURAL FLOORING AND DECKING WHICH HAVE BEEN GIVEN A PRESERVATIVE TREATMENT TO A MINIMUM AS 1604 HAZARD LEVEL H2.
(D) TIMBER WALLS BUILT OF TIMBER WHICH HAVE BEEN GIVEN A PRESERVATIVE TREATMENT TO A MINIMUM AS 1604 HAZARD LEVEL H2.
(E) ROOF BATTENS, RAFTERS, TRUSS PACKERS, POSTS, BEAMS AND CEILING BATTENS BUILT OF EITHER STEEL OR TIMBER WHICH HAS BEEN GIVEN PRESERVATIVE TREATMENT TO A MINIMUM AS 1604 HAZARD LEVEL H2.
(F) TIMBER SKIRTINGS, ARCHITRAVES, WINDOW REVEALS AND DOOR JAMBS WHICH HAVE BEEN GIVEN PRESERVATIVE TREATMENT TO A MINIMUM AS 1604 HAZARD LEVEL H2.
THIS METHOD OF PROTECTION IS DESIGNED TO PROTECT PRIMARY BUILDING ELEMENTS AND ANY TIMBER SKIRTINGS, ARCHITRAVES, WINDOW REVEALS AND DOOR JAMBS AND NOT OTHER ITEMS SUCH AS PLASTERBOARD, TIMBER DOORS AND CABINETWORK.

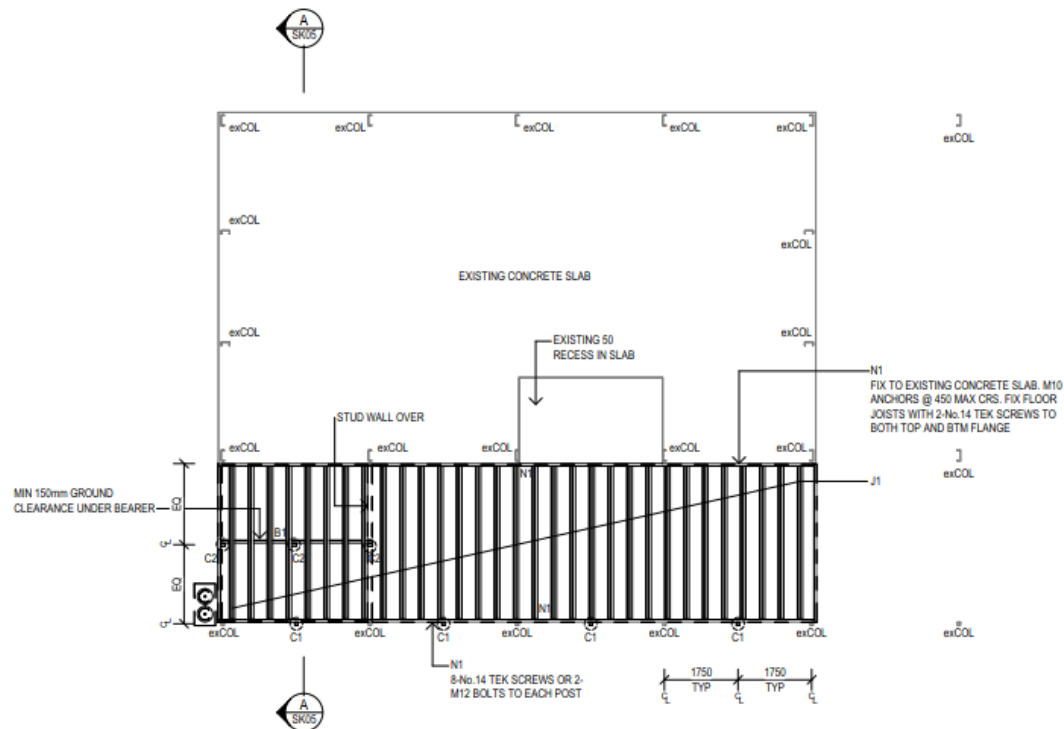
SMOKE ALARMS

SMOKE ALARMS IN A DWELLING MUST:
I) BE PHOTOELECTRIC (AS 3786:2014); AND
II) NOT ALSO CONTAIN AN IONISATION SENSOR; AND
III) BE HARDWIRED TO THE MAINS POWER SUPPLY WITH A SECONDARY POWER SOURCE (I.E. BATTERY); AND
IV) BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER
WHERE PRACTICABLE SMOKE ALARMS MUST BE PLACED ON THE CEILING. SMOKE ALARMS MUST NOT BE PLACED:
I) WITHIN 300MM OF A CORNER OF A CEILING AND A WALL;
II) WITHIN 300MM OF A LIGHT FITTING;
III) WITHIN 400MM OF AN AIR-CONDITIONING VENT;
IV) WITHIN 400MM OF THE BLADES OF A CEILING FAN

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2
02-07-19
C.M.G. CONSULTING ENGINEERS PTY LTD.
A.C.N. 011 065 375
208 BUCHAN ST. CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX. (07) 4051 9013

RENOVATIONS TO EXISTING SHED 90 SOUTHARM DRIVE, WONGA JUSTIN WARD

Drawn by: JW
Scale: As indicated
Date: 01/07/19
Dwg No.: SK01



MEMBER SCHEDULE

B1	C15024 GALV. BEARER
C1	75 x 4.0 GALV. SHS STUB POST CAST INTO 3000 x 600 DEEP CONCRETE FOOTING. CAP TOP OF POST
C2	125 x 75 GALV. RHS POST CAST INTO 3000 x 600 DEEP CONCRETE FOOTING
J1	Z15024 FLOOR JOIST @ 450 MAX CRS
J2	Z15019 CEILING JOIST @ 450 MAX CRS
N1	154 x 2.4 NESTING CHANNEL
exCOL	EXISTING COLUMN

1 FLOOR FRAMING PLAN

1 : 100 @ A3

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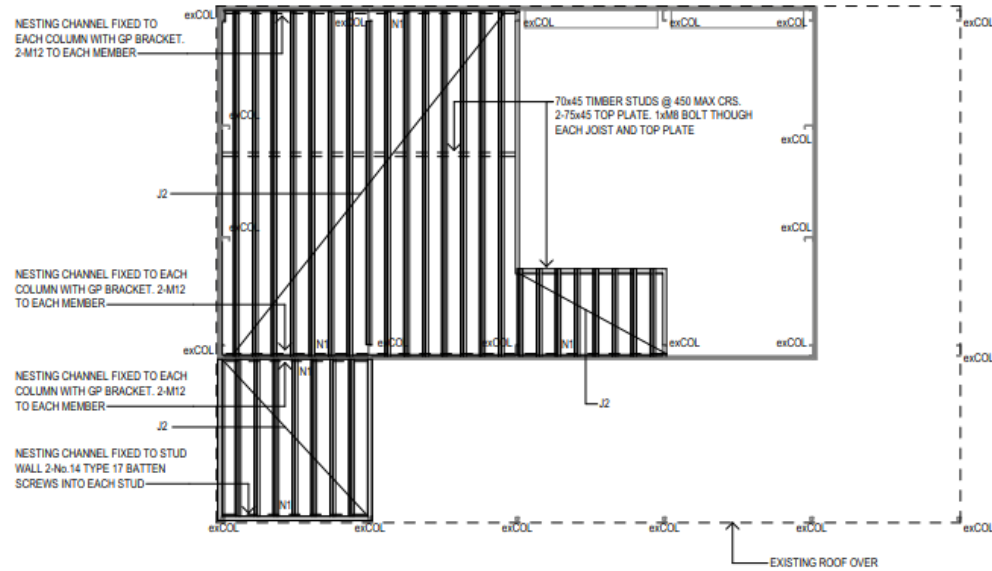
C. M. G. 02-07-19

C.M.G. CONSULTING 208 BUCHAN ST.
CAIRNS QLD. 4870
A.C.N. 011 065 375 PH. (07) 4031 2775
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RENOVATIONS TO EXISTING SHED
90 SOUTHARM DRIVE, WONGA
JUSTIN WARD

Drawn by: JW
Scale: 1 : 100
Date: 01/07/19
Dwg No : SK02



MEMBER SCHEDULE

B1	C15024 GALV. BEARER
C1	75 x 4.0 GALV. SHS STUB POST CAST INTO 3000 x 600 DEEP CONCRETE FOOTING. CAP TOP OF POST
C2	125 x 75 GALV. RHS POST CAST INTO 3000 x 600 DEEP CONCRETE FOOTING
J1	Z15024 FLOOR JOIST @ 450 MAX CRS
J2	Z15019 CEILING JOIST @ 450 MAX CRS
N1	154 x 2.4 NESTING CHANNEL
exCOL	EXISTING COLUMN

1 CEILING FRAMING PLAN

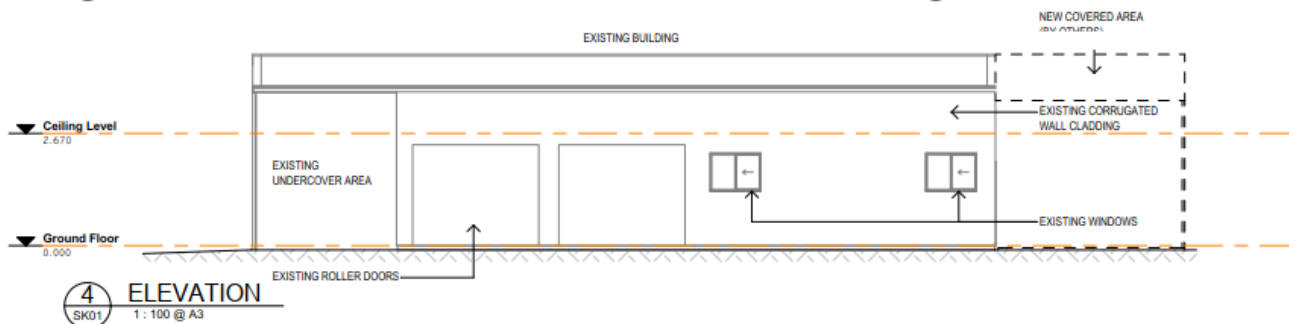
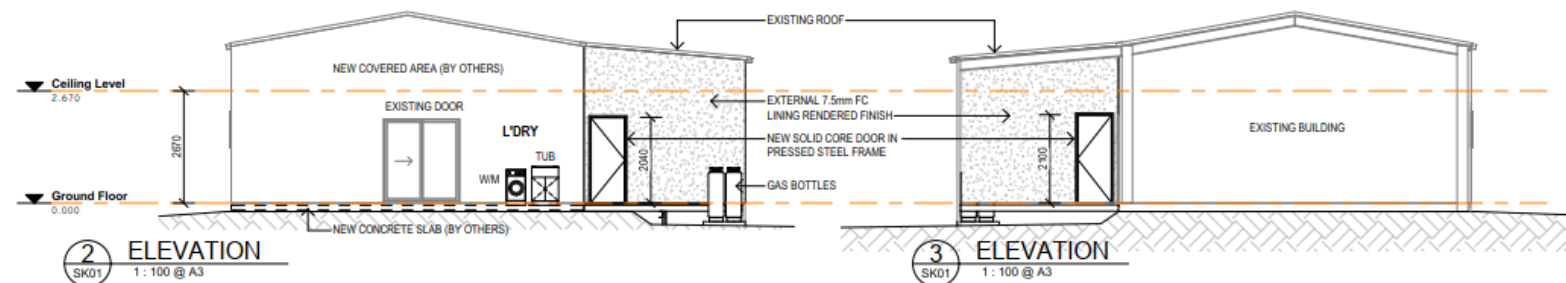
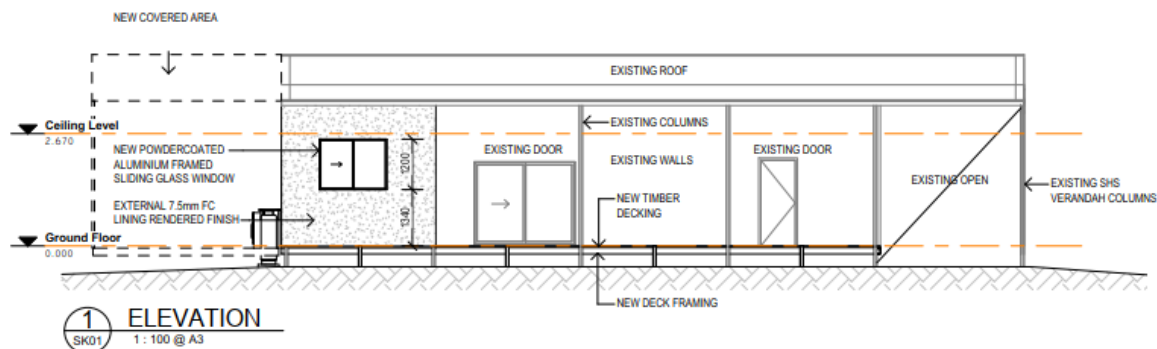
1 : 100 @ A3

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<i>[Signature]</i>	02-07-19
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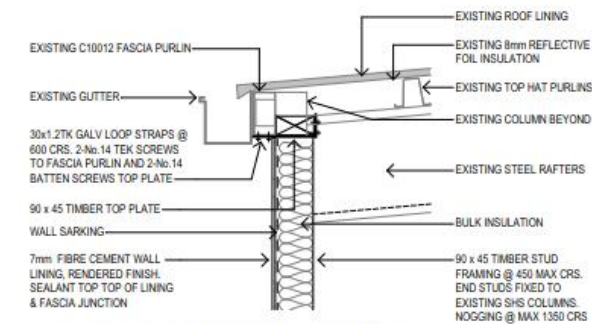
Drawn by: JW
Scale: 1 : 100
Date: 01/07/19
Dwg No : SK03



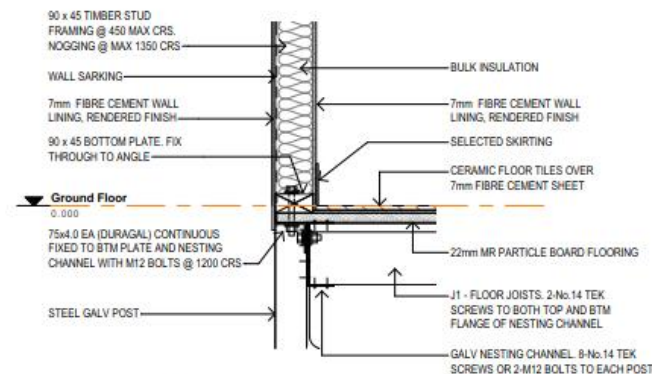
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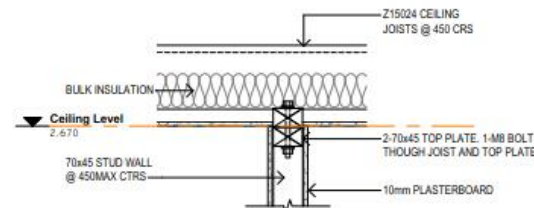
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Date: 01/07/19
Dwg No: SK04



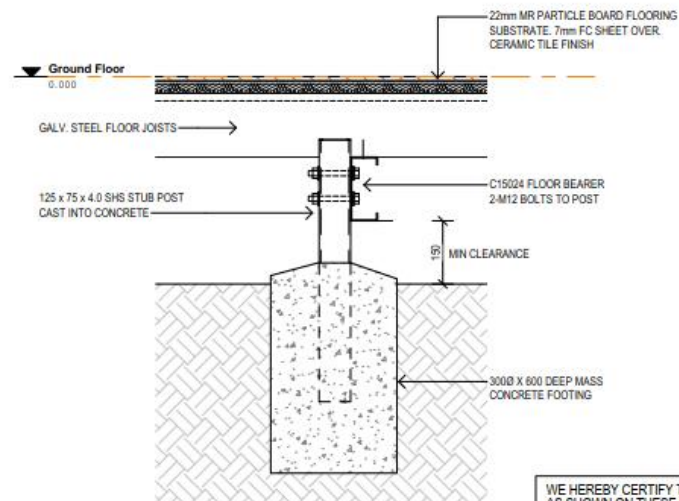
01 KITCHEN WALL TOP DETAIL
1 : 10 @ A3



02 KITCHEN WALL BTM DETAIL
1 : 10 @ A3



03 INTERNAL WALL CEILING JUNCTION
1 : 10 @ A3



04 KITCHEN FLOOR SUPPORT
1 : 10 @ A3

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RENOVATIONS TO EXISTING SHED
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Drawn by: JW
Scale: 1 : 10
Date: 01/07/19
Dwg No : SK06