

29 January 2021

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2021\_3952/1 (Doc 993467)  
**Your Ref:** 052ROY

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

Andrew Jobson and Michelle Anderson  
C/ GJ Gardner Homes Cairns  
1/255 Mulgrave Rd  
Bungalow QLD 4870

Attention Ms Brydie Bennett

Email [Cairns.admin@gjagrdner.com.au](mailto:Cairns.admin@gjagrdner.com.au)

Dear Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 25 January 2021 and as amended on 29 January 2021.

#### Summary of Exempt Development

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New dwelling house in the mapped area of the flood and storm tide inundation hazard overlay.

#### Location details

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Street Address: 8 Roy Close Wonga Beach

Real Property Description: Lot 52 on SP204467

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 29 January 2021 for development as detailed in Attachment 1 and provided the finished floor level is at least 3.7m AHD.

#### Referral agencies

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Not Applicable

#### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

**Other**

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Please quote Council's application number: EXEM 2021\_ 3952/1 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.

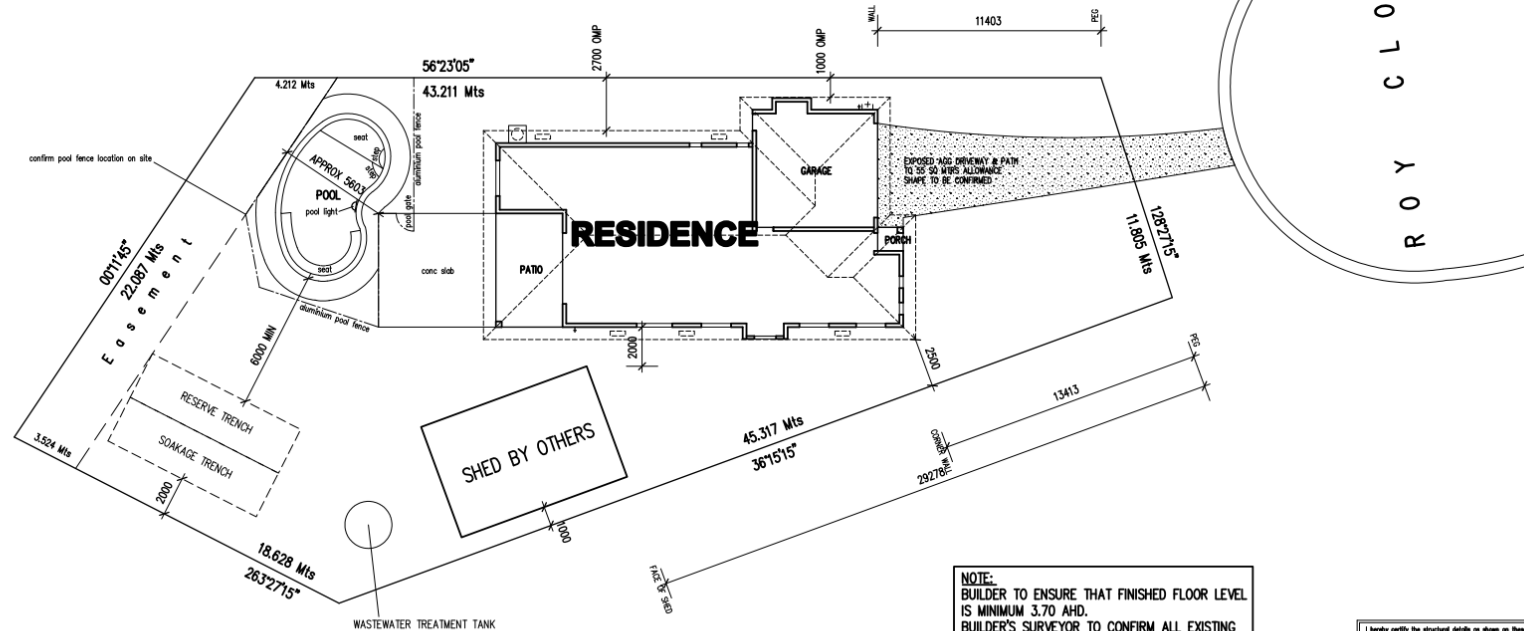
Yours faithfully

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

**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc Emailed to Andrew Jobson and Michelle Anderson [comms1974@gmail.com](mailto:comms1974@gmail.com)

LOT 52  
S.P 204467  
PARISH OF WHYANBEEL  
COUNTY OF SOLANDER  
1051 m2



**NOTE:**  
BUILDER TO ENSURE THAT FINISHED FLOOR LEVEL  
IS MINIMUM 3.70 AHD.  
BUILDER'S SURVEYOR TO CONFIRM ALL EXISTING  
GROUND LEVELS PRIOR TO COMMENCING WORKS.

**DO NOT SCALE DRAWINGS:**

1	EDGEWATER 203	TONY HALE - BUILDING DESIGNER	CLIENT:	PROJECT: PROPOSED NEW RESIDENCE	PAGE: 11	Rev: 11	SHEET SIZE: 11
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<b>G.I. Gardner. HOMES</b>	<b>EDGEWATER 203</b>	<b>TONY HALES - BUILDING DESIGNER</b> Suite 6 Mowday House 11111 111th Ave S, SE Bellevue, WA 98004-4111	<b>CLIENT:</b> <b>ANDREW JAMES JOHNSON &amp;</b>	<b>PROJECT: PROPOSED NEW RESIDENCE</b> 1.07.22	<b>PAGE:</b> WD01	<b>Rev:</b> D	<b>SHEET SIZE:</b> A3
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<p>Shop 1/255 Mulgrave Road, Cairns, 4870 Qld          Phone: +61 7 40316596 Fax: +61 7 40316543          Email: <a href="mailto:carl@sgjardner.com.au">carl@sgjardner.com.au</a> <a href="http://www.sgjardner.com.au">www.sgjardner.com.au</a>          OBOC Licence No. 1096103</p>		<p><b>CLASSIC STREETSCAPE</b>          150 Mulgrave Road, Cairns, Qld.          Ph: 08 358 84996 Fax: 08 358 84997          Email: <a href="mailto:phone@10101936.com">phone@10101936.com</a>          Mobile: 0407962415          OBOC Licence No. 59640          Email: <a href="mailto:31464080@10101936.com">31464080@10101936.com</a></p>		<p><b>MICHELLE LOUISE ANDERSON</b>  <b>LOT 52</b>  <b>ROY CLOSE,</b>  <b>WONGA BEACH.</b></p>		<p><b>JOB NUMBER: 052ROY</b></p>
<p><b>© COPYRIGHT EXCLUSIVE TO          GJ GARDNER HOMES</b></p>		<p><b>DRAWING TITLE:</b>  <b>SITE PLAN - 1:200</b></p>		<p><b>DRAWN:</b> TONY HALES</p>		
				<p><b>DATE:</b> 14/12/2020</p>		

**EDGEWATER 203**  
CLASSIC STREETSCAPE

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TO GJ GARDNER HOMES

**TONY HALES - BUILDING DESIGNER**  
Suite 6 Mowdsley House  
155 Mulgrave Road, Cairns. 4870. Qld.  
P.O. Box 306 Bungalow. 4870. Qld  
Phone (07) 40511936  
Email: a.j.hales@bigpond.net.au  
Mobile: 0407962415  
QBCC Licence No. 59640  
ABN: 32465908167

**CLIENT:**  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**

**DRAWING TITLE:**  
**SITE PLAN - 1:200**

PROJECT: PROPOSED NEW RESIDENCE

**LOT 52  
ROY CLOSE,  
WONGA BEACH.**

PAGE:	Rev:	SHEET SIZE
WD01	D	A3

JOB NUMBER: 052ROY

**DRAWN:** TONY HALES

DATE: 14/12/2020

I hereby certify the structural details as shown on these drawings for construction in wind classification C2

14/12/2020

**Suite 6 Mowdley House** **Ph: 07 4061 8022**  
**155 Indragre Road** **Mob: 0417 280 000**  
**Bungalow, Cairns 4870** **Fax: 07 4061 8022**

WE HAVE CHECKED THE PLAN AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

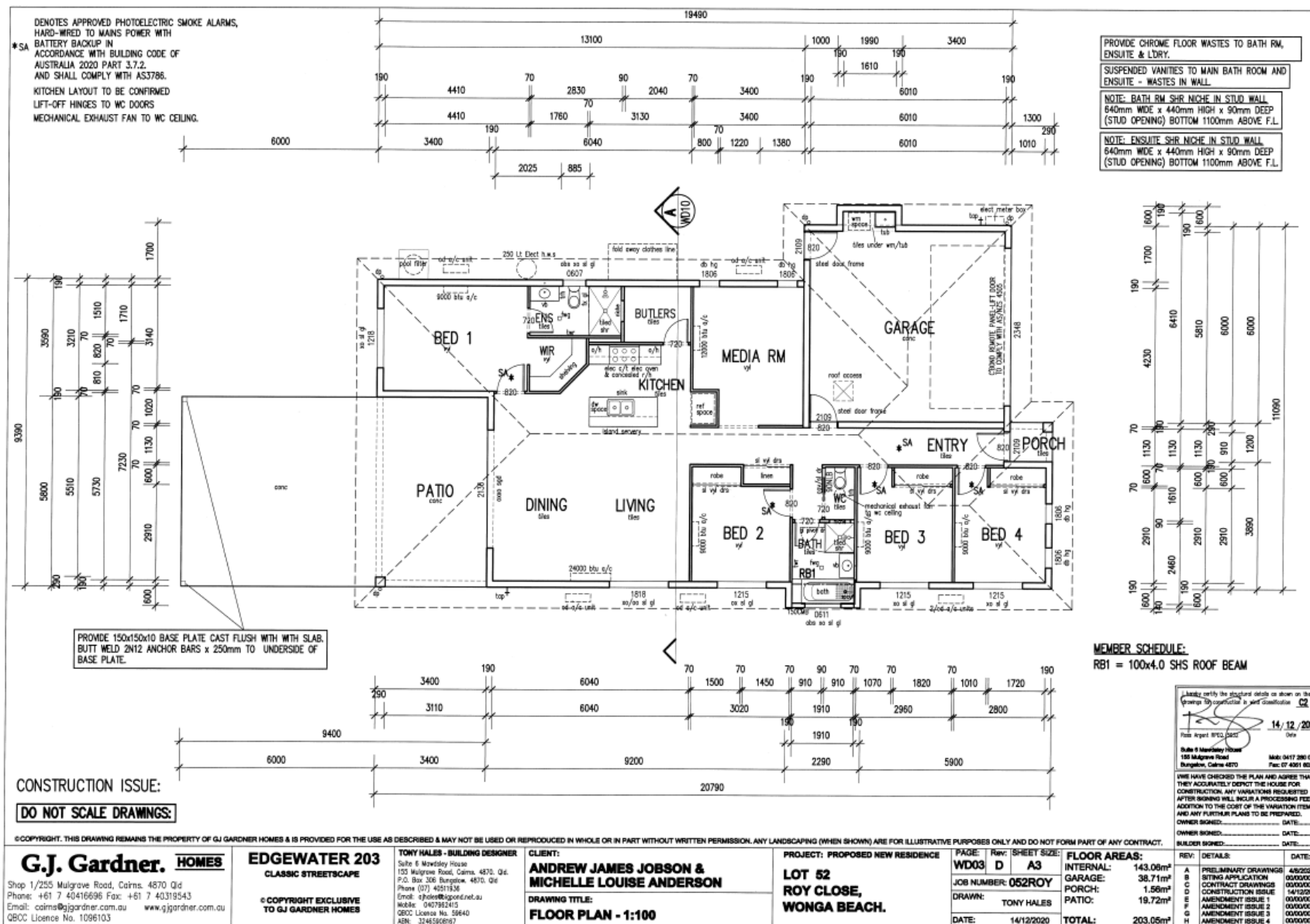
OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUILDER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

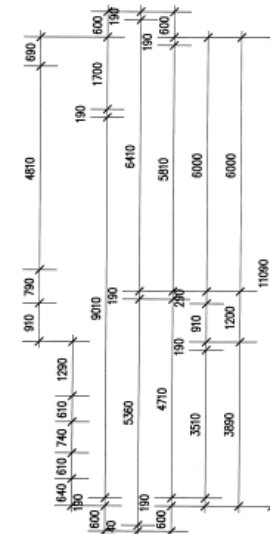
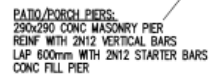
REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	4/6/2020

B	SITTING APPLICATION	00/00/0000
C	CONTRACT DRAWINGS	00/00/0000
D	CONSTRUCTION ISSUE	14/12/2020
E	AMENDMENT ISSUE 1	00/00/0000
F	AMENDMENT ISSUE 2	00/00/0000
G	AMENDMENT ISSUE 3	00/00/0000
H	AMENDMENT ISSUE 4	00/00/0000





- U.N.O. ALL WALLS ARE 2600 ABOVE MAIN F.L.
- DOTS DENOTES VERTICAL REINF. TO WALLS
- CONC FILL ABOVE ALL LINTELS
- GARAGE WALLS ARE 2700 ABOVE GARAGE FL
- GENERALLY JOINERY HEIGHT TO BE 2110
- ABOVE MAIN FLOOR LEVEL U.N.O.
- 1112 VERTICAL REINF. BAR OR LINTEL LG TO
- BE WITHIN 100mm OF RAFTER/TRUSS CLEAT
- OR HD BOLTS



RB1 = 100x4.0 SHS ROOF BEAM

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Email: [cairns@gjgardner.com.au](mailto:cairns@gjgardner.com.au) [www.gjgardner.com.au](http://www.gjgardner.com.au)  
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Phone (07) 40511936  
Email: ojhales@bigpond.net.au  
Mobile: 0407962415  
QBCC Licence No. 59840  
ABN: 32465903167

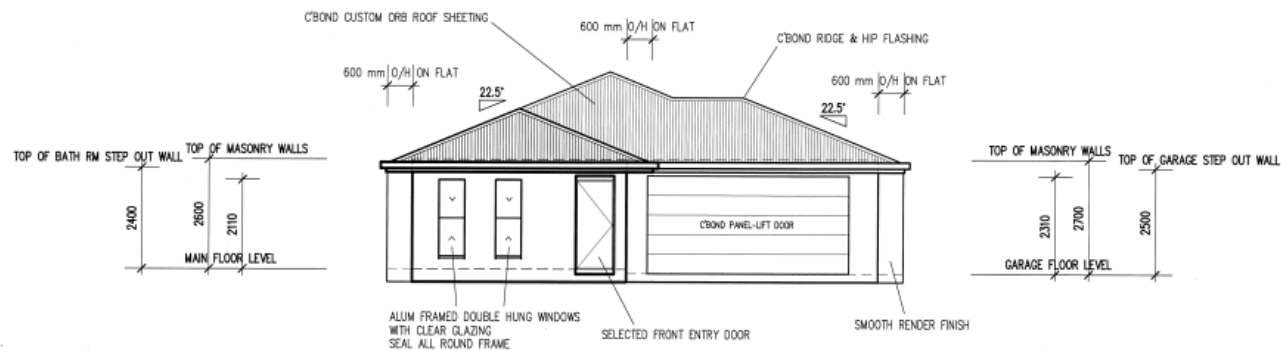
**CLIENT:**  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**

**DRAWING TITLE:**  
**BLOCK DIMENSIONING PLAN -**

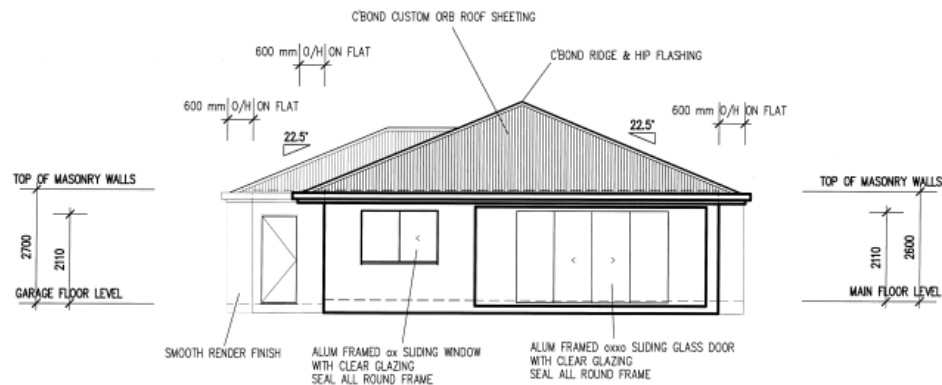
**LOT 52**  
**ROY CLOSE,**  
**WONGA BEACH.**

PAGE:	Rev:	SHEET SIZE:
WD04	D	A3
JOB NUMBER: 052ROY		
DRAWN: TONY HALES		
DATE: 14/12/2020		

[illegible]



## NORTH EAST ELEVATION



## SOUTH WEST ELEVATION

CONSTRUCTION ISSUE:

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**EDGEWATER 203**  
CLASSIC STREETSCAPE

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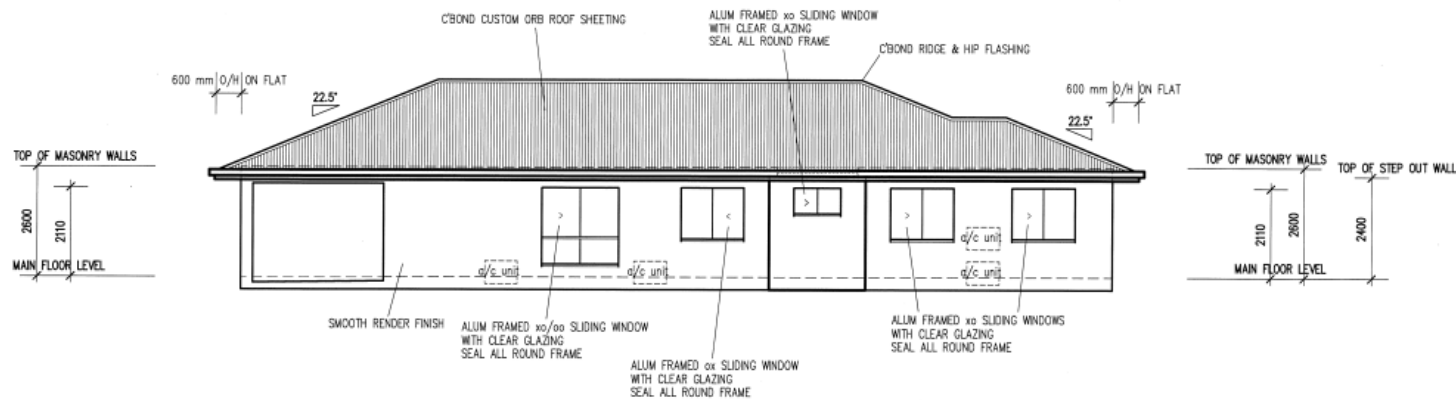
**TONY HALES - BUILDING DESIGNER**  
Suite 9 Woodley House  
155 Mulgrave Road, Cairns, 4870, Qld.  
P.O. Box 309 Bundamba, 4870, Qld.  
Phone (07) 46011026  
Email: t@tdesigns.net.au  
Mobile: 0407962413  
QBCC Licence No. 30640  
ABN: 32465903167

**CLIENT:**  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**  
**DRAWING TITLE:**  
**ELEVATIONS - 1:100**

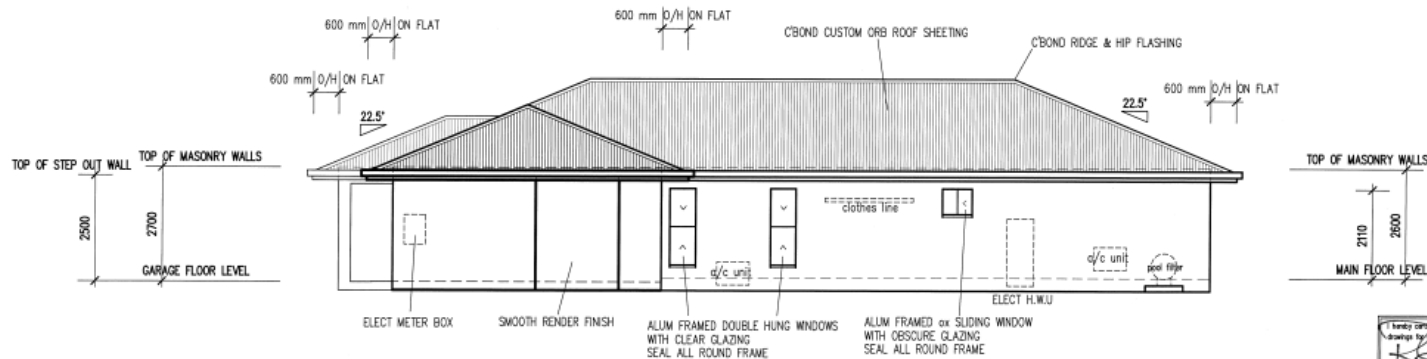
**PROJECT: PROPOSED NEW RESIDENCE**  
**LOT 52**  
**ROY CLOSE,**  
**WONGA BEACH.**

**PAGE:** W005  
**Rev:** D  
**SHEET SIZE:** A3  
**JOB NUMBER:** 052ROY  
**DRAWN:** TONY HALES  
**DATE:** 14/12/2020

I hereby certify that the design is shown on these drawings for construction to the satisfaction of the client.		14/12/2020
Place Agent (P/S) (S/S) DATE		
Suite 9 Woodley House P/O: 57 4081 8022		
155 Mulgrave Road Mails: 0417 288 900		
Bundamba, Cairns 4870 Fax: 07 4081 8022		
I/WE HAVE CHECKED THE PLAN AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.		
OWNER SIGNED:	DATE:	
BUILDER SIGNED:	DATE:	
REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	4/8/2020
B	SETTING APPLICATION	00/00/0000
C	CONTRACT DRAWINGS	00/00/0000
D	CONSTRUCTION ISSUE	14/12/2020
E	AMENDMENT ISSUE 1	00/00/0000
F	AMENDMENT ISSUE 2	00/00/0000
G	AMENDMENT ISSUE 3	00/00/0000
H	AMENDMENT ISSUE 4	00/00/0000



## SOUTH EAST ELEVATION



## NORTH WEST ELEVATION

CONSTRUCTION ISSUE:

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Email: tony@ghd.net.au  
Mobile: 0407062415  
QBCC Licence No. 39540  
ABN: 32465908167

**CLIENT:**  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**  
**DRAWING TITLE:**  
**ELEVATIONS - 1:100**

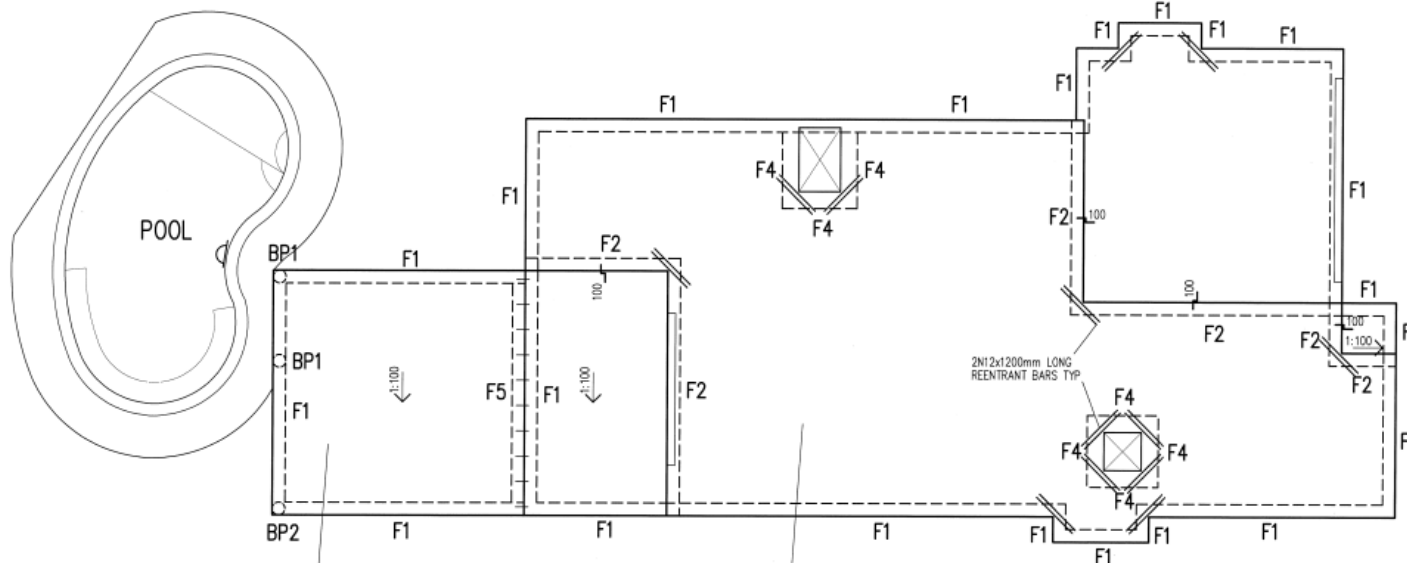
**PROJECT: PROPOSED NEW RESIDENCE**  
**LOT 52**  
**ROY CLOSE,**  
**WONGA BEACH.**

**PAGE:** Rev: **SHEET SIZE:**  
**WD06 D A3**  
**JOB NUMBER: 052ROY**  
**DRAWN:** TONY HALES  
**DATE:** 14/12/2020

Family Office Drawings for construction & final construction Final Project 0522 5433 Date 14/12/2020	
Suite 6 Woodley House 155 Mulgrave Road Cairns, Cairns 4870	P.O. Box 4081 8025 Mail 0417 200 000 Fax 07 4081 8025
WE HAVE CHECKED THE PLAN AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED. OWNER SIGNED: _____ DATE: _____ BUILDER SIGNED: _____ DATE: _____	
<b>REV:</b>	<b>DETAILS:</b>
<b>A</b>	<b>PRELIMINARY DRAWINGS</b>
<b>B</b>	<b>SITING APPLICATION</b>
<b>C</b>	<b>CONTRACT DRAWINGS</b>
<b>D</b>	<b>CONSTRUCTION ISSUE</b>
<b>E</b>	<b>AMENDMENT ISSUE 1</b>
<b>F</b>	<b>AMENDMENT ISSUE 2</b>
<b>G</b>	<b>AMENDMENT ISSUE 3</b>
<b>H</b>	<b>AMENDMENT ISSUE 4</b>



ENSURE NOMINATED FOOTING THICKNESS IS MAINTAINED AT STEP DOWNS



100 THICK CONC SLAB N20 GRADE CONCRETE  
SL82 MESH 40mm TOP COVER  
200um VISQUEEN MEMBRANE UNDER ALL CONCRETE  
50mm MIN SAND BED COMPACTED TO 98% SRDD  
VIBRATE CONCRETE  
LAP MESH 2 CROSSWRES MINIMUM

100 THICK CONC SLAB N20 GRADE CONCRETE  
SL82 MESH 30mm TOP COVER (40mm EXTERNALLY)  
200um VISQUEEN MEMBRANE UNDER ALL CONCRETE  
50mm MIN SAND BED COMPACTED TO 98% SRDD  
VIBRATE CONCRETE  
LAP MESH 2 CROSSWRES MINIMUM

2N12x1200mm LONG  
REINTEGRANT BARS TYP

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Email: cairns@gjgardner.com.au www.gjgardner.com.au  
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**EDGEWATER 203**  
CLASSIC STREETSCAPE

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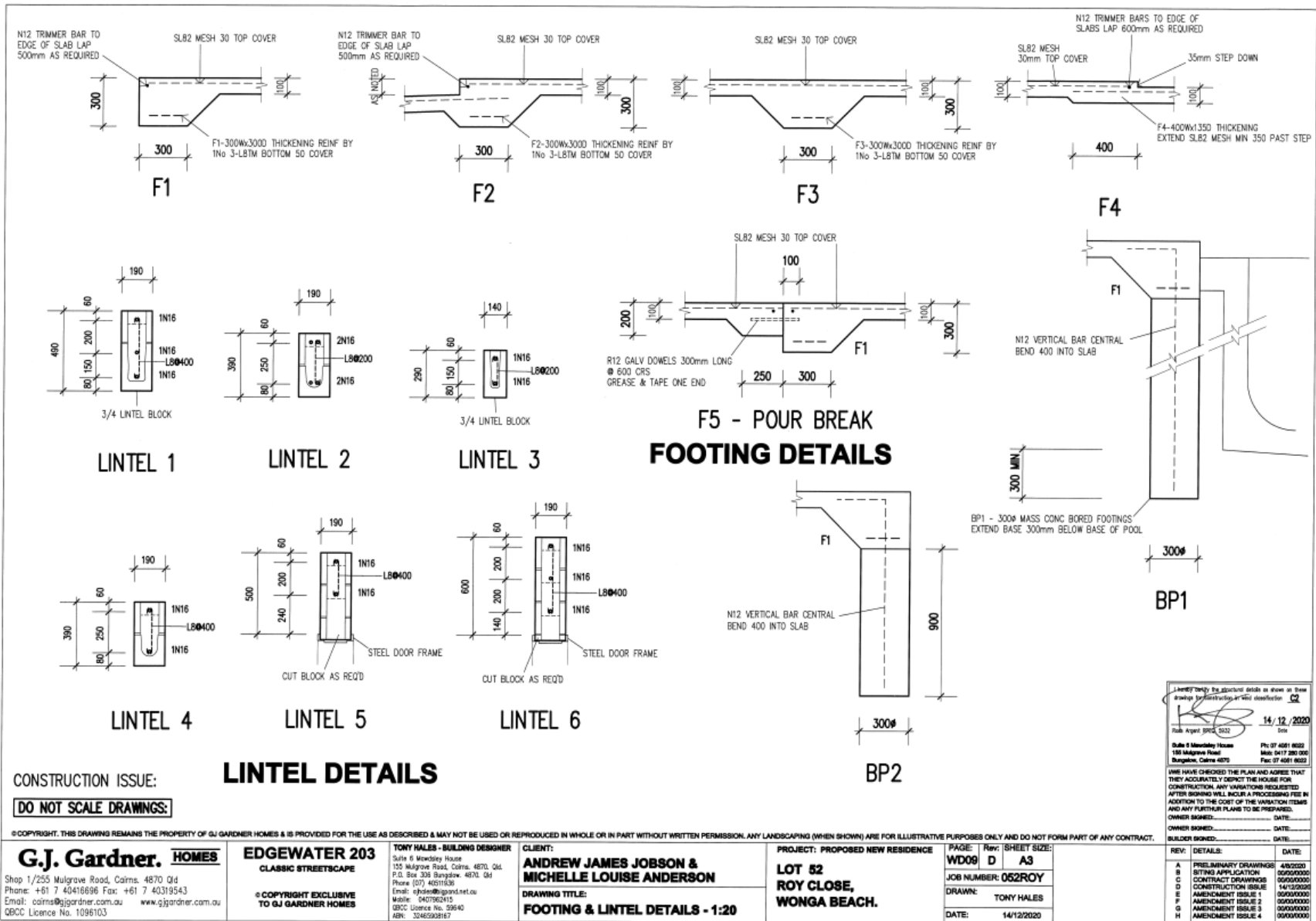
TONY HALES - BUILDING DESIGNER  
Suite 6 Mowbray House  
155 Mulgrave Road, Cairns, 4870, Qld.  
P.O. Box 308 Burgholm, 4870, Qld.  
Phone: (07) 40511138  
Email: t.ahales@gjgardner.net.au  
Mobile: 9407962413  
QBCC Licence No. 126640  
ABN: 32445508197

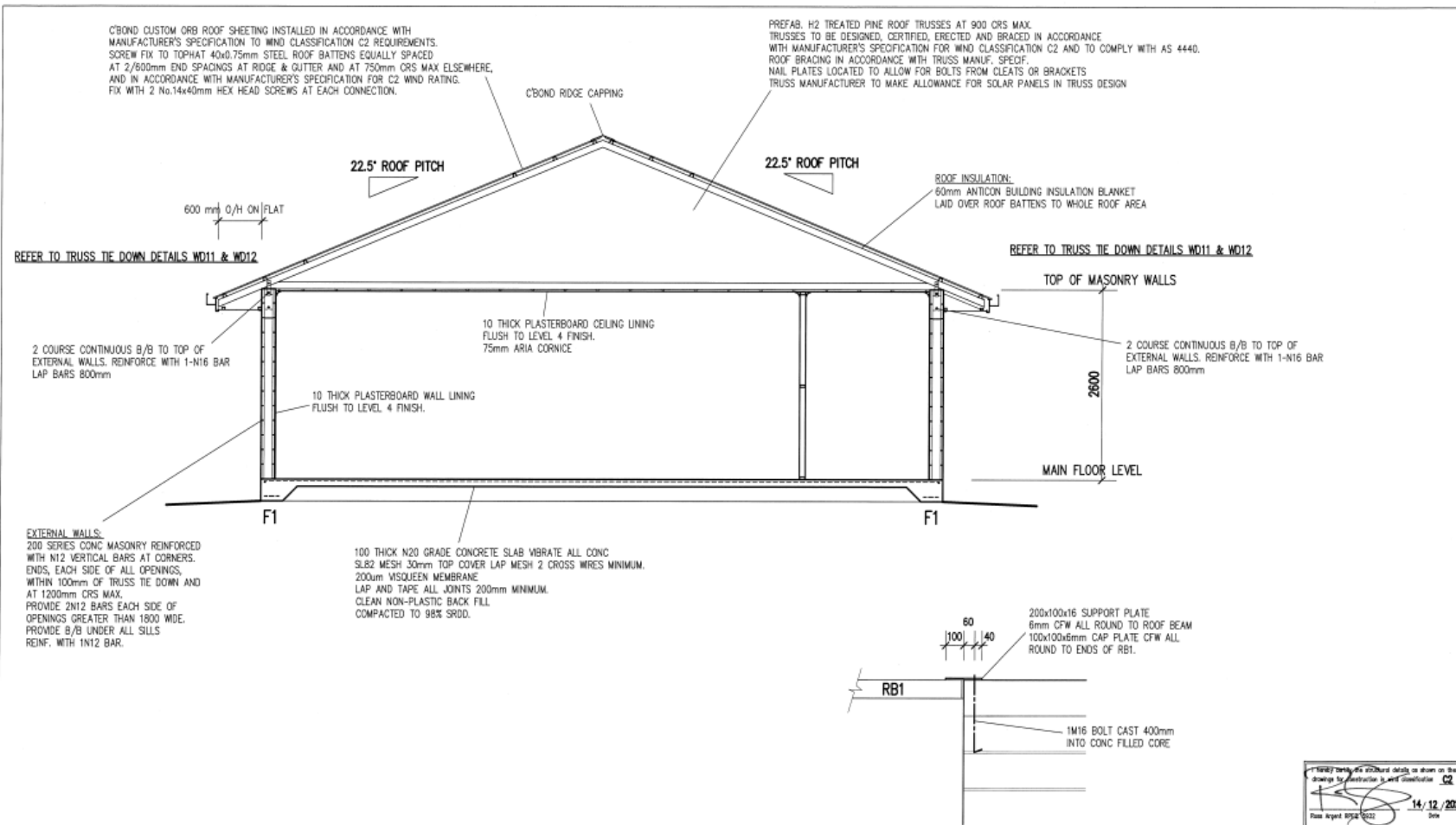
CLIENT:  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**  
DRAWING TITLE:  
**FOUNDATION PLAN - 1:100**

PROJECT: PROPOSED NEW RESIDENCE  
**LOT 52  
ROY CLOSE,  
WONGA BEACH.**

PAGE: 1 R/W: SHEET SIZE:  
**WD08 D A3**  
JOB NUMBER: **052ROY**  
DRAWN: TONY HALES  
DATE: 14/12/2020

I, the undersigned, being a duly qualified building practitioner, certify that I am the author of the above drawings and that I am a member of the Queensland Building Practitioners Board. Date: 14/12/2020 Tony Hales, BDES, BDES		
We have checked the plan and agree that they accurately depict the house for construction. Any variations requested after signing will incur a processing fee in addition to the cost of the variation items and any further plans to be prepared. OWNER SIGNED: _____ DATE: _____ BUILDER SIGNED: _____ DATE: _____		
REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	4/8/2020
B	SITING APPLICATION	05/05/2020
C	CONTRACT DRAWINGS	05/05/2020
D	CONSTRUCTION ISSUE	14/12/2020
E	AMENDMENT ISSUE 1	05/05/2020
F	AMENDMENT ISSUE 2	05/05/2020
G	AMENDMENT ISSUE 3	05/05/2020
H	AMENDMENT ISSUE 4	05/05/2020





## RB1 FIXING TO CMB WALL

CONSTRUCTION ISSUE:

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1:1000 Detail. All structural details as shown on these drawings for construction & use. Classification C2

14/12/2020

File: Argus 1054 1052

Date:

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**G.J. Gardner. HOMES**

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**EDGEWATER 203**  
CLASSIC STREETSCAPE

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Phone (07) 40511056  
Email: t@haledesign.com.au  
Mobile: 0407062415  
QBCC Licence No. 159840  
ABN: 32465903167

**CLIENT:**  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**

**DRAWING TITLE:**  
**SECTION A-A - 1:50**

**PROJECT: PROPOSED NEW RESIDENCE**  
**LOT 52**  
**ROY CLOSE,**  
**WONGA BEACH.**

**PAGE:** Rev: **SHEET SIZE:**  
**WD10 D A3**  
**JOB NUMBER: 052ROY**  
**DRAWN:** TONY HALES  
**DATE:** 14/12/2020

**REV: DETAILS:** **DATE:**

A	PRELIMINARY DRAWINGS	4/8/2020
B	SETTING APPLICATION	05/09/2020
C	CONTRACT DRAWINGS	05/09/2020
D	CONSTRUCTION ISSUE	14/12/2020
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G	AMENDMENT ISSUE 3	05/09/2020
H	AMENDMENT ISSUE 4	05/09/2020

**TD1**

**TD2**

**TD3**

**TD4**

**TD5**

**TD6**

**TD7**

**TYPICAL ANGLE SECTION - GR300**

**NOTE: UPLIFT RESISTANCE SAME AS TD1 - TD7 CONFIGURATION WITH ANGLES REPLACED BY CLEAT PLATES**

**CONSTRUCTION ISSUE:**  
**DO NOT SCALE DRAWINGS:**

**TRUSS MANUFACTURER'S NOTE:**  
 NOTE: MANUFACTURER IS TO SUBMIT TRUSS LAYOUT & REACTIONS REPORT TO THE ENGINEER FOR CONFIRMATION OF SIZES OF LINTELS AND THAT THE TIE DOWNS ARE ADEQUATE BEFORE INSTALLATION.

**UPLIFT RESISTANCE kN (Ultimate Limit State)**

	JOINT GROUP	
	4.6/S BOLTS	
TYPE	J1	JD4
TD1	17	16
TD2	27	27
TD3	32	23
TD4	54	54
TD5	17	16
TD6	32	23
TD7	68	46

### TERMITE TREATMENT:

ALL PRIMARY BUILDING ELEMENTS ARE CONSTRUCTED OF MATERIALS WHICH ARE NOT SUBJECT TO ATTACK BY SUBTERRANEAN TERMITES IN ACCORDANCE WITH NEW DEFINITION IN BCA 2020. ALL TIMBERS ARE TO BE PRESERVATIVE TREATED IN ACCORDANCE WITH APPENDIX B OF AS3660.1. BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD, THE NOTICE TO INDICATE:

- METHOD OF PROTECTION & DATE OF INSTALLATION OF THE SYSTEM USED.
- WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL.
- THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.

THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDED SUCH SYSTEM IS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE BUILDING CODE OF AUSTRALIA 2020.

GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH AS3660.1 & BCA-2020 PART 3.1.3.

### CONCRETE MASONRY NOTES:

- 200/150 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700.  
MORTAR 1:1:6 (C:L:S)  
DOTS DENOTE N12 (u.n.o.) VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT 1200mm CRS MAX. BETWEEN.  
N12 BARS AT 800 CRS TO 150CMB WALLS  
LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING
- PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >1800 WIDE.
- PROVIDE 2 COURSE CONTINUOUS BOND BEAM TO TOP OF ALL 150/200 SERIES WALLS.  
REIN. WITH 1-N16 BAR. LAP 800mm MIN. N16 800/800 1" BARS AT ALL CORNERS.
- PROVIDE 1 COURSE BOND BEAM UNDER ALL SILLS - REINFORCE WITH 1-N12 BAR.  
COG BAR 150mm INTO CORES EACH SIDE OF OPENING. EXTEND BAR 200mm PAST OPENING.
- REFER TO LINTEL SCHEDULE.
- ALL EXTERNAL JOINTS TO BE 'FLUSHED', 2 COAT SMOOTH RENDER FINISH TO EXTERNAL SURFACES.  
PLASTERBOARD LINING TO INTERNAL FACE OF MASONRY WALL EXCEPT WHERE NOTED.
- S20 GROUT FILL TO ALL CORES ABOVE ALL LINTELS, BOND BEAMS AND ALL VERTICAL REINFORCED CORES.
- INTERNAL JOINTS AND PERPENDS TO GARAGE TO BE 'POINTED'.
- PROVIDE 200/150/100 SERIES INTERNAL PARTITIONS WHERE NOTED ON FLOOR PLAN.  
MASONRY WALLS NOTED - 200/150/100 C.M.
- ALL C.M. WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORES.

### BRACE WALL NOTES:

(P/B) DENOTES 4.0 THICK F27 STRUCTURAL PLY ONE SIDE.

BRACE WALLS TO BE 4.0 THICK F27 PLY LINING FIXED WITH 2.8x30mm GALV. FLATHEAD NAILS

- 50 CRS AT TOP AND BOTTOM PLATES
- 150 CRS AT VERTICAL EDGES
- 300 CRS AT INTERMEDIATE STUDS

FIX BOTTOM PLATES TO SLAB WITH M12 CHEMSET BOLTS @ 900 CRS.  
FIX BRACE WALLS TO ROOF TRUSSES IN ACCORDANCE WITH AS 1684.3 FOR 6.4 kN/m RACKING RESISTANCE.  
REFER TO AS 1648.3 TABLE 8.23 (a) USING No. 14 TYPE 17 SCREWS IN LIEU OF NAILS.  
FIX END OF BRACE WALLS TO EXTERNAL MASONRY WALL WITH M12 CHEMSET BOLTS

### CONCRETE STRENGTH:

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600.  
N20 GRADE CONCRETE TO ALL FOOTINGS AND GROUND FLOOR SLABS.  
N32 GRADE CONCRETE TO SUSPENDED SLABS. VIBRATE ALL CONCRETE 20mm AGGREGATE WITH 80mm SLUMP.  
S20 GRADE BLOCK FILL CONCRETE TO REINFORCED CORES, LINTELS AND B/B's.  
10mm AGGREGATE WITH 230mm SLUMP. 300 kg/m<sup>3</sup> MINIMUM CEMENTITIOUS MATERIAL.  
LAP SLAB MESH 2 CROSSWIRES MINIMUM  
LAPS UNLESS OTHERWISE NOTED:-  
N12 - 600mm, N16 - 800mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm.  
REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM  
SLABS - 30mm TOP INTERNALLY, 40mm TOP EXTERNALLY.

### CONSTRUCTION ISSUE:

#### DO NOT SCALE DRAWINGS:

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### EDGEWATER 203

CLASSIC STREETSCAPE

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TO G.J. GARDNER HOMES

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AKN: 32465938167

#### CLIENT:

ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON

#### DRAWING TITLE:

GENERAL NOTES

### WINDOW SCHEDULE:

POWDERCOAT ALUM. FRAMES TO ALL WINDOW OPENINGS WITH CLEAR GLAZING (U.N.O.)  
OBSCURE GLASS TO WINDOWS AS NOTED. REFER TO FLOOR PLAN AND ELEVATIONS.  
REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATION OF ALL WINDOWS.  
POWDERCOAT ALUM DIAMOND GRILL SECURITY SCREENS TO ALL WINDOW OPENINGS.  
REFER TO BUILDERS INCLUSIONS LIST.

### DOOR SCHEDULE:

POWDERCOAT ALUM. FRAMES TO ALL SLIDING GLASS DOOR OPENINGS WITH CLEAR GLAZING (U.N.O.)  
ALL INTERNAL TIMBER DOORS TO BE 2040 HIGH (U.N.O.) SELECTED DOORS.  
WITH TREATED TIMBER FRAMES AND JAMBS. SIZES AS NOTED ON FLOOR PLAN.  
DOOR STOPS TO ALL DOORS.  
REMOVABLE HINGES FITTED TO WC DOORS.  
50mm CAVITY SLIDING DOORS WHERE NOTED ON FLOOR PLAN.  
SELECTED 2040x1200x40 HUMES XN6 FRONT ENTRY DOOR - PAINT GRADE  
POWDERCOAT ALUM DIAMOND GRILL SECURITY SCREENS TO ALL SLIDING DOOR OPENINGS.  
REFER TO BUILDERS INCLUSIONS LIST.  
C'BOND REMOTE CONTROL PANEL-LIFT GARAGE DOOR.

### INTERNAL PARTITIONS: (NON LOAD BEARING)

70x35 MGP10 H2 STUDS @ 450 CRS.  
35x70 MGP10 H2 TOP & BOTTOM PLATES.  
35x70 MGP10 H2 NOGGING AT 1350 CRS.  
10 THICK PLASTERBOARD LINING TO ALL INTERNAL SURFACES U.N.O.  
6 THICK EZ-GRO TILEBACKER TO BATH RM, ENSUITE & LDRY WALLS WHERE TILED.  
6 THICK VILABOARD LINING TO OTHER WET AREA WALLS NOT TILED.  
PROVIDE 90x35 MGP10 H2 STUDS @ 450 CRS TO WALLS NOTED 90xLB  
90x35 MGP10 H2 TOP & BOTTOM PLATES AND 1 ROW NOGGINGS  
200/150 CM DENOTES 200/150 SERIES MASONRY BLOCK WALLS WHERE NOTED

### EXTERNAL PARTITIONS: (LOAD BEARING - 90LB)

DENOTED ON FLOOR PLAN AS 90LB  
90x35 MGP12 H2 STUDS AT 450mm CRS MAX.  
2/35x90 (U.N.O.) MGP12 REBBON TOP PLATES  
35x90 MGP12 BOTTOM PLATES  
35x90 MGP12 NOGGING AT 1350mm CRS  
PROVIDE M12 TIE RODS AT TRUSS/Rafter LOCATIONS WITH DIRECT TIE DOWN THRU TOP PLATES, NOGGINGS AND BOTTOM PLATE. EPOXY ANCHOR BOLTS 150mm INTO CONC.  
REFER TO DRAWINGS FOR Lintel SIZES.

### SITE PREPARATION NOTES:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SROD. SOFT SPOTS ENCOUNTERED DURING COMPACTION TO BE TREATED BY TYING, DRYING AND RECOMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.
- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (P<15) GRANULAR SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 95% SROD.
- BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.
- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS REPORT No. 22615 DATE: 13/8/2020  
SITE CLASSIFICATION 'CLASS S'.

### WET AREA WALLS:

ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4858.  
WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA 2020 PART 3.8.1.2.

### WALL/FLOOR COVERINGS:

FLOOR TILES/CARPETS TO ROOMS AS DENOTED ON FLOOR PLAN.  
GARAGE TO HAVE BROOM FINISH TO CONCRETE SLAB.  
SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS.  
OWNER AND BUILDER TO LIASE FOR FULL EXTENT OF TILING CONTRACT.  
PROVIDE RUBBER BASED ADHESIVE TO ALL FLOOR TILES.  
TILED FLOOR CONTROL JOINTS TO COMPLY WITH AS 3589.

### NOTES:

ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA 2020 AND AMENDMENTS, AS1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.  
ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS, ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.

DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.

BE WARNED: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY VARIATION TO ANY PART OF THE DESIGN **WILL VOID** ANY RESPONSIBILITIES OF TONY HALES BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

### AIR CONDITIONING:

SPLIT AIR CONDITIONING UNITS WHERE NOTED ON FLOOR PLAN

### SERVICE LOADS:

THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE:

ROOF	0.25 kPa
INTERNAL SUSPENDED FLOORS	- kPa
EXTERNAL SUSPENDED FLOORS	- kPa
GROUND FLOORS	1.50 kPa

LIVE LOADS TO AS 1170 PART 1

### Ultimate and Serviceability Limit State Design Wind Pressures for Glazing

Wind classification	Distance from corner				a = 2.5m	
	within a/2		between a and a/2		further than a	
	ULS	SLS	ULS	SLS	ULS	SLS
C1	3.00	0.80	3.85	0.88	3.85	0.88
C2	4.46	1.87	3.79	1.28	3.79	1.28
C3	6.67	4.00	6.60	4.70	6.60	4.70

AAA SHOWER ROSE FITTED TO EACH SHOWER RECESS  
IN ACCORDANCE WITH AS/NZS 6400:2004:

WATER PRESSURE LIMITING DEVICES TO BE INSTALLED IF REQUIRED SO THAT MAXIMUM OPERATING PRESSURE AT OUTLET < 500kPa. IN ACCORDANCE WITH AS/NZS 3500.1:2003;  
ALL TOILET CISTERNS TO BE DUAL FLUSH WITH MAXIMUM CAPACITY OF 6 LITRES ON FULL FLUSH AND 3 LITRES ON HALF FLUSH.

FLUORESCENT LIGHTS TO BE USED IN 80% OF THE TOTAL AREA OF ALL ROOMS.

PROVIDE 5 STAR RATED SELECTED GAS HOT WATER UNIT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION WHERE SHOWN ON FLOOR PLAN.

GAS CYLINDERS LOCATION WHERE NOTED ON FLOOR PLAN.  
PROVIDE SELECTED MINIMUM 4 STAR ENERGY PERFORMANCE STANDARD (MEPS) RATED AIR-CONDITIONERS, WHERE SHOWN ON FLOOR PLAN.

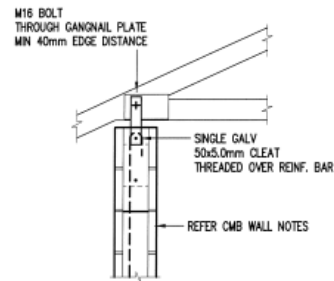
14/12/2020  
Date  
14/12/2020  
Date

155 Mulgrave Road  
Cairns, Cairns 4870  
Ph: 07 4041 6696  
Mob: 0417 280 590  
Fax: 07 4041 6692

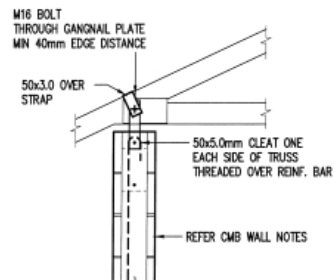
WE HAVE CHECKED THE PLAN AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.  
OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUILDER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

REV: \_\_\_\_\_ DATE: \_\_\_\_\_

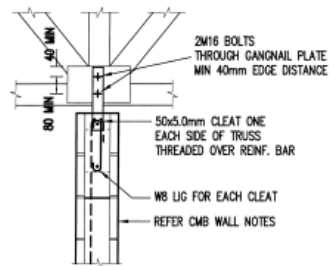
REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	4/6/2020
B	BIDDING APPLICATION	00/00/0000
C	CONTRACT DRAWINGS	00/00/0000
D	CONSTRUCTION ISSUE	14/12/2020
E	AMENDMENT ISSUE 1	00/00/0000
F	AMENDMENT ISSUE 2	00/00/0000
G	AMENDMENT ISSUE 3	00/00/0000
H	AMENDMENT ISSUE 4	00/00/0000



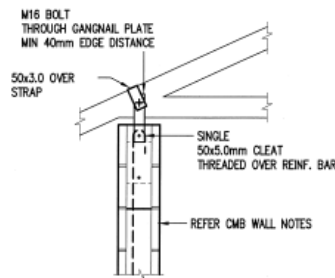
TD1



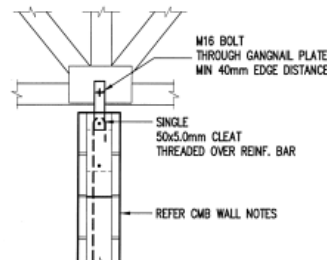
TD4



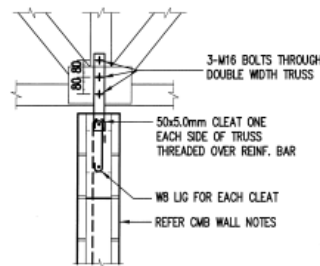
TD7



TD2



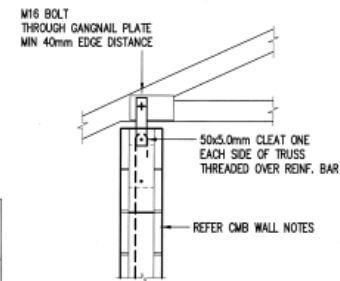
TD5



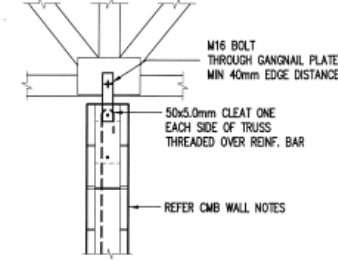
TD8

UPLIFT RESISTANCE kN (Ultimate Limit State)				
TYPE	JOINT GROUP			
	4.6/S BOLTS		8.8/S BOLTS	
	J1	JD4	J1	JD4
TD1	29	16	30	16
TD2	40	40	66	49
TD3	35	23	35	23
TD4	57	57	92	73
TD5	29	16	30	16
TD6	35	23	35	23
TD7	70	46	70	46
TD8	105	92	105	92

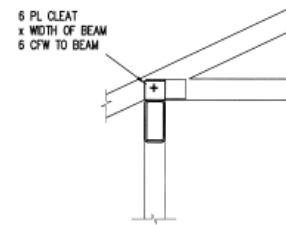
NOTE: PROVIDE 2-N12 (min) VERTICAL REINF. BARS ADJACENT TO CLEATS WITH TIE-DOWNS LOADS GREATER THAN 50KN



TD3



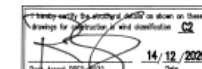
TD6



NOTE: UPLIFT RESISTANCE SAME AS TD1 - TD8 CONFIGURATION WITH ANGLES REPLACED BY CLEAT PLATES

**TRUSS MANUFACTURER'S NOTE:**

NOTE: MANUFACTURER IS TO SUBMIT TRUSS LAYOUT & REACTIONS REPORT TO THE ENGINEER FOR CONFIRMATION OF SIZES OF LINTELS AND THAT THE TIE DOWNS ARE ADEQUATE BEFORE INSTALLATION.



14/12/2020

WE HAVE CHECKED THE PLAN AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUILDER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

REV:	DETAILS:	DATE:
A	PRELIMINARY DRAWINGS	4/8/2020
B	SITING APPLICATION	05/05/2020
C	CONTRACT DRAWINGS	05/05/2020
D	CONSTRUCTION ISSUE	14/12/2020
E	AMENDMENT ISSUE 1	05/05/2020
F	AMENDMENT ISSUE 2	05/05/2020
G	AMENDMENT ISSUE 3	05/05/2020
H	AMENDMENT ISSUE 4	05/05/2020

CONSTRUCTION ISSUE:

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A/N: 3246580897

**CLIENT:**  
**ANDREW JAMES JOBSON &  
MICHELLE LOUISE ANDERSON**  
**DRAWING TITLE:**  
**TRUSS TIE DOWN DETAILS**

**PROJECT: PROPOSED NEW RESIDENCE**  
**LOT 52**  
**ROY CLOSE,**  
**WONGA BEACH.**

**PAGE:**  
**WD12**  
**Rev: D**  
**SHEET SIZE:**  
**A3**  
**JOB NUMBER: 052ROY**  
**DRAWN:**  
**TONY HALES**  
**DATE:**  
**14/12/2020**