

29 October 2018

Enquiries: Neil Beck
Our Ref: 52/ 2898/2018 (878294)

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

E M Bruin
188 South Arm Dr
WONGA BEACH QLD 4873

Copy:
GMA Certification Group Pty Ltd
PO Box 831
PORT DOUGLAS QLD 4877

Dear Sir

EXEMPTION CERTIFICATE

Thank you for your request for an exemption certificate for the following premises received on 22 October 2018.

Summary of Exempt Development

Dwelling Additions & Shed

1. Location details

Street address: 188-192 South Arm Drive WONGA BEACH

Real property description: LOT: 29 RP: 748225

I wish to advise that an exemption certificate has been granted on 29 October 2018 for development as detailed in Attachment 1.

2. Referral agencies

Not Applicable

3. 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.

4. When exemption certificate ceases to have effect

This exemption certificate does not lapse.

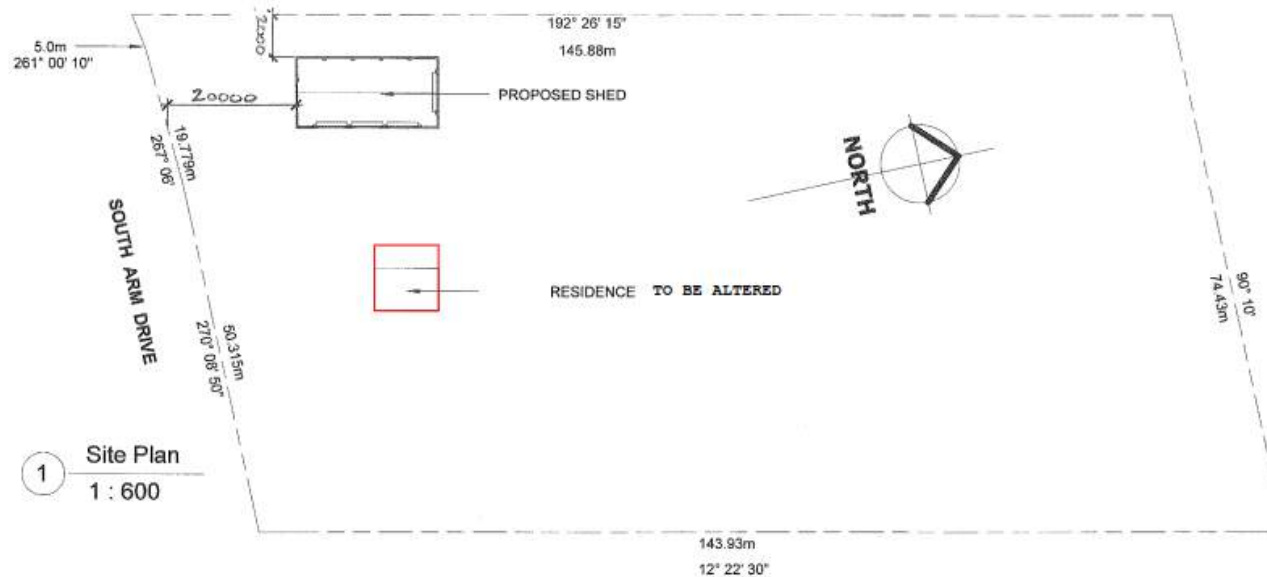
Please quote Council's application number: EXEM 2898/2018 in all subsequent correspondence relating to this request. Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

PAUL HOYE
Manager Sustainable Communities

Cc GMA Certification Group Pty Ltd

ATTACHMENT 1



GENERAL

All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.
 Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building.
 All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements.
 All dimensions must be checked by the Builder prior to commencing any work - written dimensions take precedence over scaled.
 Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work.
 This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;
 M10 - 38 x 38 x 2.0
 M12 - 50 x 50 x 3.0
 M16 - 65 x 65 x 5.0
 At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

FIXINGS

All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head.

TRUSS NAIL PLATES

At bolt fixings nominated as through truss nail plates, the bolt must pass through the nail plate within 20 mm clear of plate sides and top, and 40 mm of plate bottom. Use of cup-head bolts is assumed. If these clearances are not achieved, a 65 x 3 mm galv strap is to be fitted, tight over truss and fixing bracket (wedge if reqd.)

DOCUMENTS

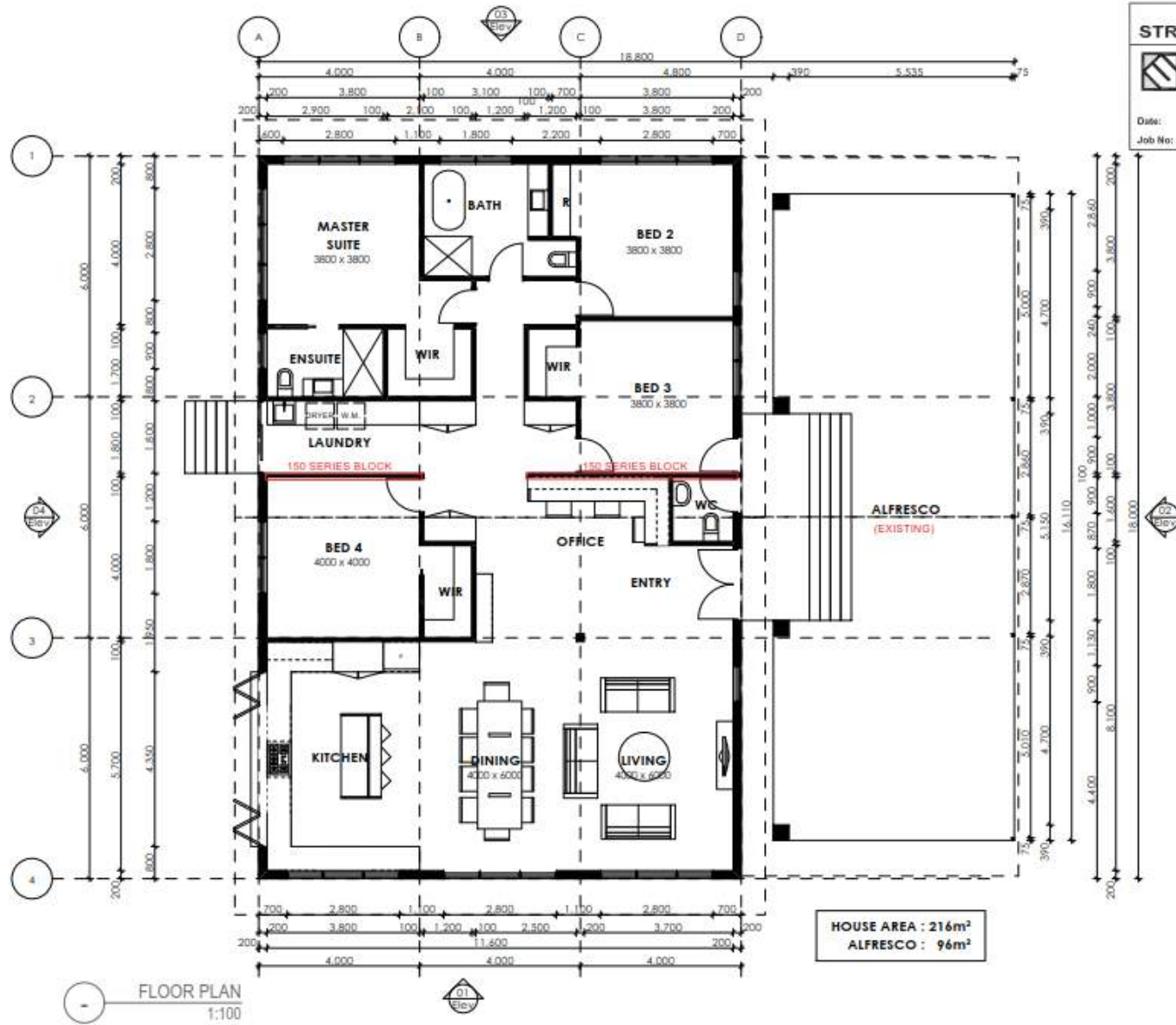
The following documents have been referenced to produce these plans and form part of these plans:

- AS 1684.3 - residential timber-framed construction
- AS 1720.1 - timber structures, design methods
- AS 2870 - residential slabs and footings, construction
- Australian Domestic Construction Manual
- Lysaght cyclonic area design manual
- Timber Solutions design program
- CMAA - single leaf masonry design manual
- PAA structural plywood wall bracing design manual
- James Hardie technical manuals
- CSR technical manuals

WALL CONTROL JOINT

- Stop blockwork at joint.
- Fit N/16 vertical reinforcing to core each side of joint.
- Discontinue bond beam at joint; fit 1/300 long R16 dowel bar across joint at each course, greased one common end.
- Fit filler and sealant to joint.

GREG SKYRING <i>Design and DRAFTING</i> Pty. Ltd. Lic: Under QBSA Act 1991 - No 1040371 11 Noll Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: skyringdesign@cyberworld.net.au	PROJECT PROPOSED SHED, 188 SOUTH ARM DRIVE, WONGA	CLIENT	WIND CLASS	PLAN NUMBER	SHEET
		A. SCHMIDT	C2	205-09	1 of 5
		SCALES	PLAN TITLE	DATE OF ISSUE	REV
		1 : 600	Site Plan, Notes	29.05.09	



**CERTIFIED AS
STRUCTURALLY ADEQUATE**

KFB Engineers Civil & Structural

138-42 Paise St Cairns | PO Box 937, Cairns Q 4870
P: 07 48320462 | F: 07 48320062 | E: enss@kfbeng.com.au

Date: 16/10/18 Signed:

Job No: K-5515 RPEQ No: 5711

FLOOR PLAN
1:100

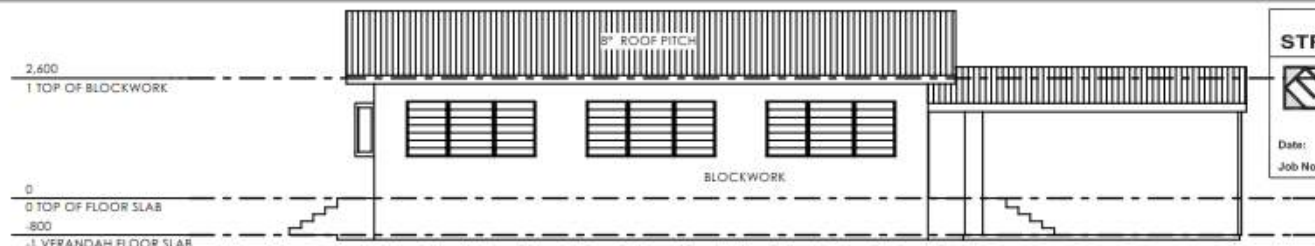
HOUSE AREA : 216m²
ALFRESCO : 96m²

P R O P O S E D B U I L D I N G
188 SOUTH ARM DRIVE WONGA BEACH
ANDY SCHMIDT

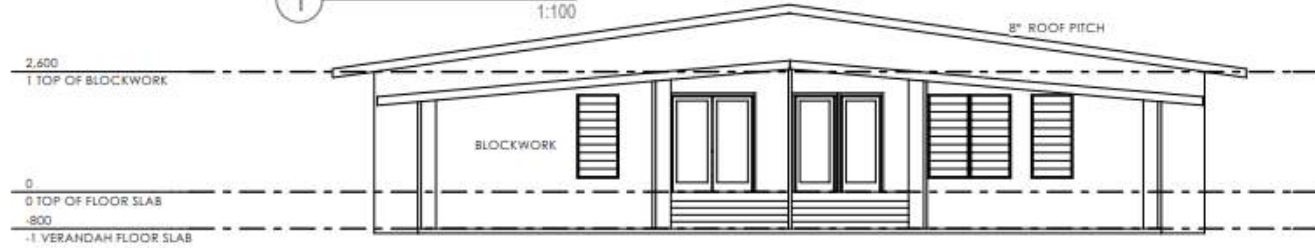
CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 108-42 Pease St Cairns | PO Box 927, Cairns Q 4870
 P: 67 48320492 | F: 67 48320692 | E: enq@kfbeng.com.au

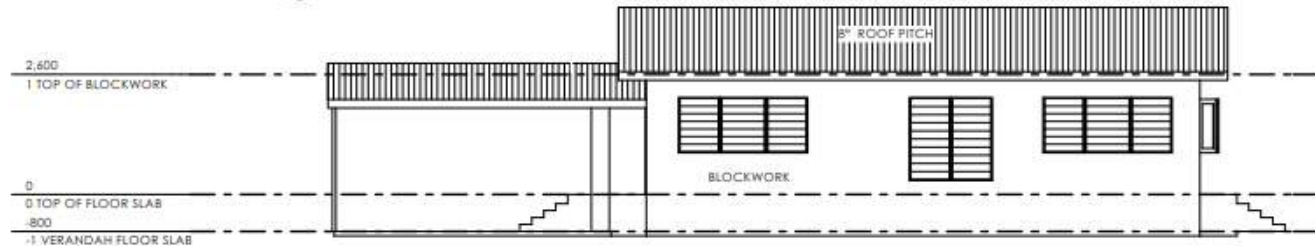
Date: 16/10/18 Signed: 
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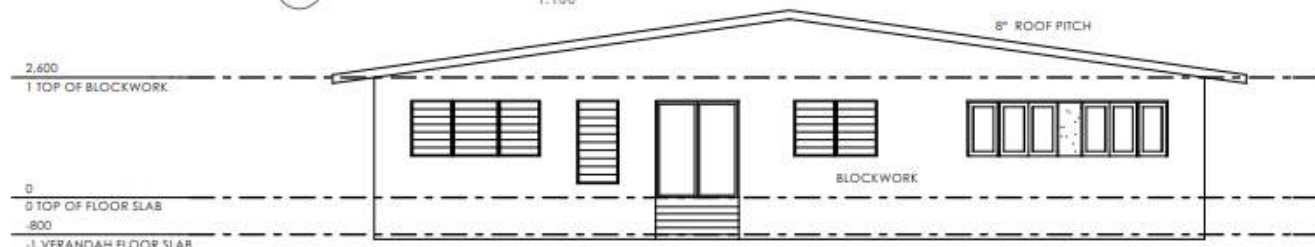
① ELEVATION 1
1:100



② ELEVATION 2
1:100



③ ELEVATION 3
1:100



④ ELEVATION 4
1:100

REV 01
16/09/2018

P R O P O S E D B U I L D I N G
 188 SOUTH ARM DRIVE WONGA BEACH
 ANDY SCHMIDT

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