

13/02/2026

File No: 20261355

Chief Executive Officer
Douglas Shire Council
PO Box 723
QLD 4873

Dear Sir/Madam,

Referral Agency Application for a Single Storey Detached Dwelling and Garage located at Lot 214, 6 Kurrabal Drive, Bonnie Doon QLD 4873 (214 SP 336777)

Please find our referral agency application and report which demonstrates compliance with the relevant performance requirements of the Local Council planning Scheme and the Queensland Development Code for a proposed Single Storey Detached Dwelling and Garage located at Lot 214, 6 Kurrabal Drive, Bonnie Doon QLD 4873 (214 SP 336777).

The subject property is located within the Low-Density Residential Zone under the Local Council planning Scheme. Within this zone, building work is self-assessable development, provided the development meets all the acceptable outcomes of the self-assessable criteria of the relevant Codes.

This referral agency application is in relation to the non-compliance issues with the QDC MP1.2:-

- Acceptable front boundary setbacks

Please find below our code assessment of the building work which demonstrates compliance with the applicable performance criteria.

If you have any queries or require any additional information, please do not hesitate to contact Ryan Wagemaker on 07 4222 9888.

Yours sincerely



Building Certifier: Ryan Wagemaker
QBCC Accreditation No: A15149682

Queensland Development Code

Form RAA 3 - Siting dispensation for front boundary

How far is the proposed structure to be constructed from the front boundary line of the allotment? Measurement is from the outermost projections of the structure (i.e. edge of eaves) to the front boundary line.

The portion of the proposed residence that requires approval under the Performance Criteria of the QDC MP1.2 is the section of the outermost projection located 3.0 m in lieu of the required 6m allowable front setback.

PERFORMANCE CRITERIA AS STATED IN QUEENSLAND DEVELOPMENT CODE – MP 1.2

P1 – The location of a building or structure facilitated an acceptable streetscape, appropriate for -

a **The bulk of the building or structure; and**
i.e. how much of the structure is encroaching into the front boundary setback, is it the majority of the structure or only a small portion?

The proposed dwelling has been designed to maintain an acceptable streetscape outcome, as the bulk of the building remains compliant with the 6.0m front setback. The dispensation relates only to a minor portion of the dwelling, being part of the open porch area and a portion of the master bedroom, which encroaches into the required front setback due to the curved/winding road alignment along the front boundary. As the remainder of the front building line is set back in accordance with the 6.0m standard, the development continues to present as appropriately sited and proportioned within the streetscape, with the encroachment being limited and not reflective of the overall dwelling bulk.

b **The road boundary set-backs of the neighbouring buildings or structure; and**
i.e. explain how the proposed encroachment will not be out of character with the neighbouring buildings or structures.
Note - the road boundary is the front boundary line of the allotment NOT the road.

The proposed siting will not be out of character with adjoining or nearby development, as the streetscape is influenced by the curvature of the road and the varied orientation of lot frontages, resulting in a range of perceived front building lines when viewed from the street. While a portion of the dwelling is closer to the front boundary, the encroachment is limited and occurs only at a localized point, with the majority of the dwelling maintaining the 6.0m setback. Accordingly, the dwelling will still read as consistent with the established streetscape pattern, and the design will not create an overly forward or dominant building presentation compared with neighbouring buildings and structures.

c **The outlook and views of neighbouring residents; and**
i.e. explain why the proposed encroachment will not affect the outlook and views on neighbouring allotments.

The proposed encroachment is not expected to adversely affect the outlook or views of neighbouring residents, as it relates to a small portion of the dwelling and does not introduce unreasonable building bulk or massing beyond what is typically anticipated for a dwelling in a residential zone. The dwelling remains sited predominantly in accordance with the standard front setback, and the encroaching portion is unlikely to materially change the visual outlook from neighbouring allotments, particularly given that front setback variations are already influenced by the curved road alignment. As such, the proposal is not anticipated to cause an unreasonable loss of outlook or views.

d **Nuisance and safety to the public.**

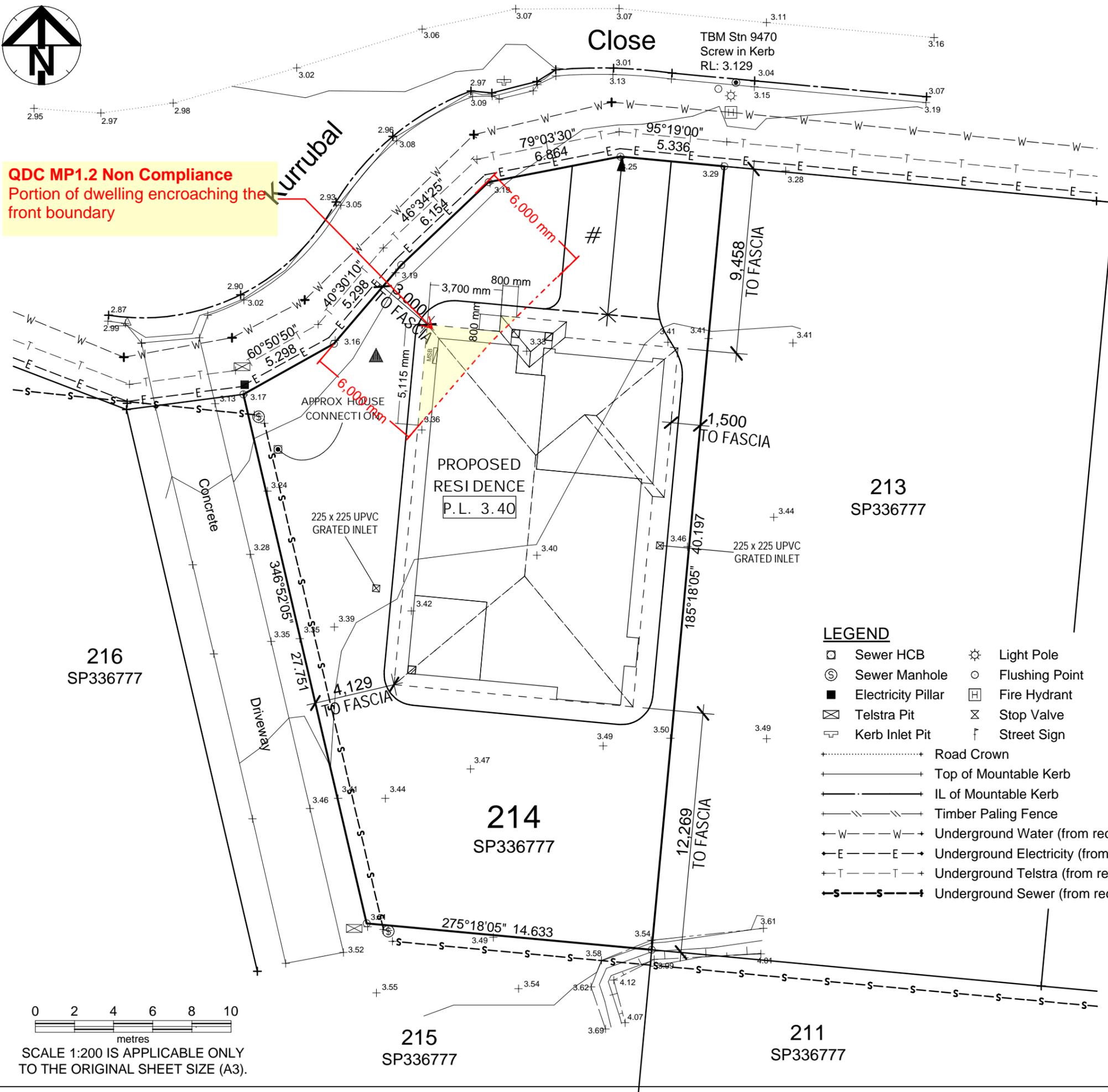
i.e. will the structure block or restrict the visibility of vehicles or pedestrians from those vehicles backing out of carports or garages?

The proposed siting will not create a nuisance or safety risk to the public. The encroachment does not obstruct driver sightlines along the road reserve and does not impede visibility of pedestrians for vehicles entering or exiting driveways. The affected portion comprises a small part of an open porch and a portion of the master bedroom, and it does not introduce fencing, solid walls, or other elements within the road verge that would restrict sightlines. Vehicle and pedestrian visibility will be maintained, and the proposal is not expected to adversely impact safe ingress/egress from neighbouring garages or carports.





QDC MP1.2 Non Compliance
 Portion of dwelling encroaching the front boundary



PLATFORM LEVEL APPROX -
 R.L. 3.40 (+/-0.05)
 * SITE SCRAPE
 * STORMWATER TO STREET.
 * DISCHARGE WASTE TO SEWER.

INDICATES 400mm WIDE x 75mm DEEP
 GRADED 'V' SHAPED EARTH TABLE DRAIN

- NOTES -**
- ANY RETAINING REQUIRED. BY CLIENT
 - ANY TREE REMOVAL REQUIRED. BY CLIENT
 - POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
 - REFER TO SHEET 9 of 10 FOR SETOUT PLAN.
 - REFER TO SHEET 10 of 10 FOR PLUMB. PLAN.
- # DRIVEWAY GRADIENT - refer sheet 4 of 10
- * FILL BATTER @ 1:2 MAX
 - * CUT BATTER @ 1:2 MAX

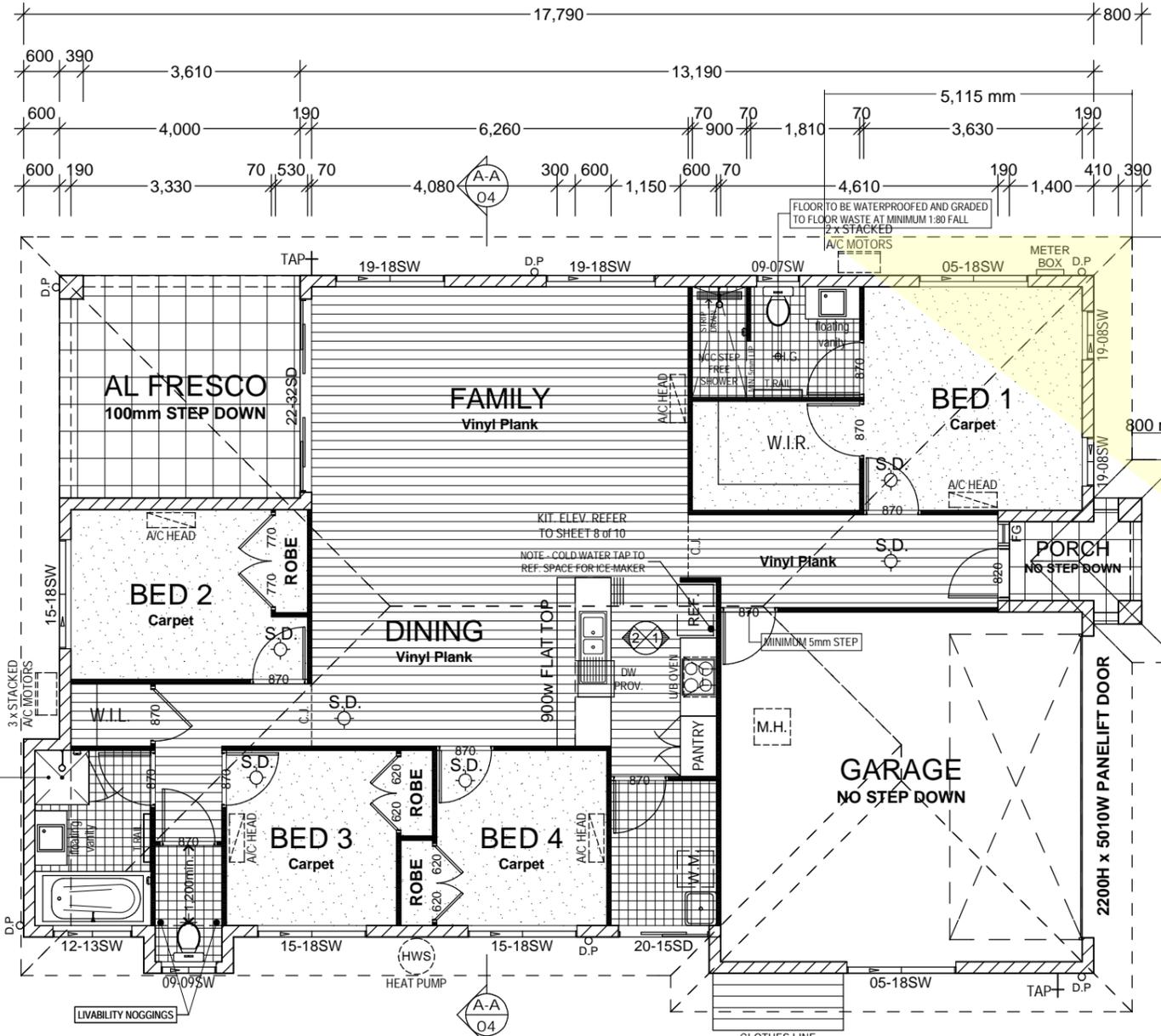
- LEGEND**
- Sewer HCB
 - ⊙ Sewer Manhole
 - Electricity Pillar
 - ⊠ Telstra Pit
 - ⊔ Kerb Inlet Pit
 - ⊕ Road Crown
 - ⊖ Top of Mountable Kerb
 - ⊗ IL of Mountable Kerb
 - ⊘ Timber Paling Fence
 - ⊙ Underground Water (from records)
 - ⊙ Underground Electricity (from records)
 - ⊙ Underground Telstra (from records)
 - ⊙ Underground Sewer (from records)
 - ⊙ Light Pole
 - ⊙ Flushing Point
 - ⊠ Fire Hydrant
 - ⊘ Stop Valve
 - ⊔ Street Sign

WIND-'C1'
CONTOUR PLAN

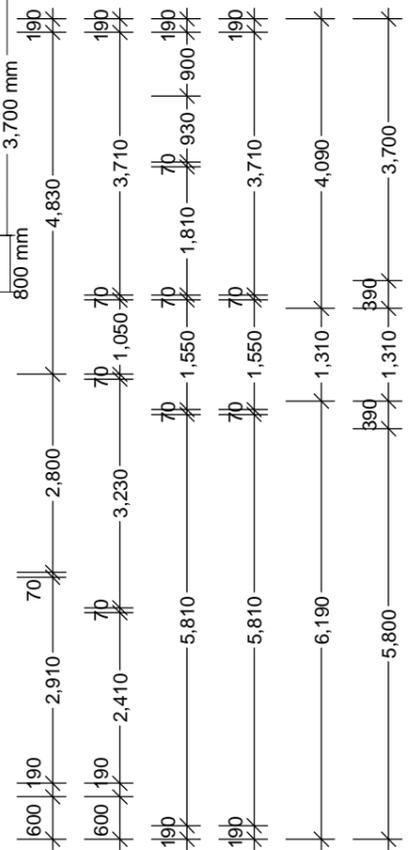
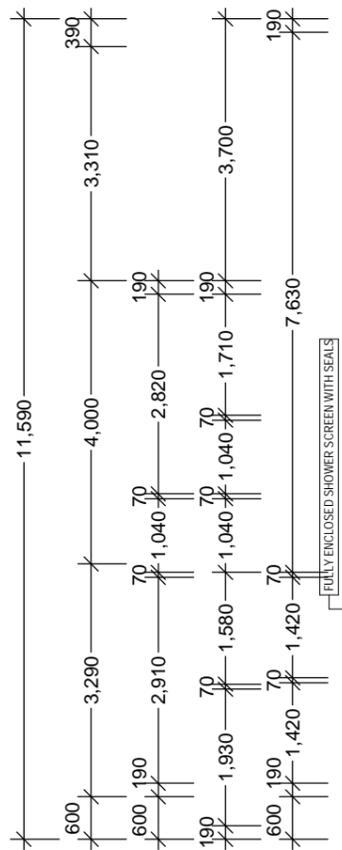
 AUSTART HOMES Austart Homes Pty. Ltd. QBSA Act. Licence No. 1200115 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 0740383855 Fax: 0740383899	
L. P. CARNIEL LOT 214 - KURRUBAL CLOSE, BONNIE DOON	
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.	
Design:	Drawn By:
Modified TURN KEY 194LH	
Facade:	Date:
TRADITIONAL	11/01/2026
Inclusions:	Scale:
TURN KEY RANGE	1:200
Amendments:	
Job Number:	Sheet Number:
802KUR	1 of 10



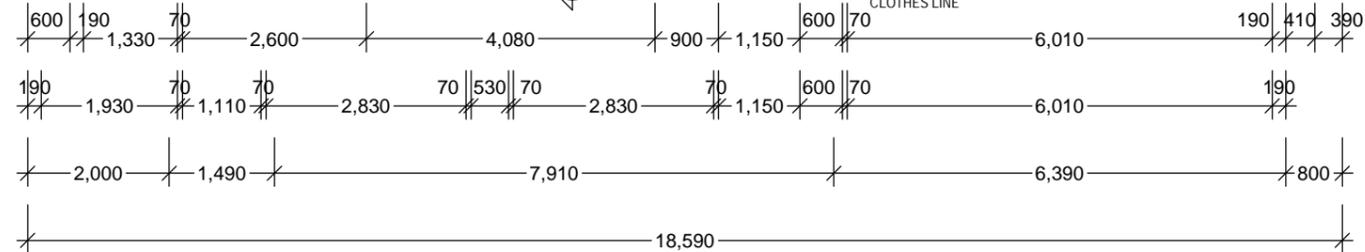
SCALE 1:200 IS APPLICABLE ONLY
 TO THE ORIGINAL SHEET SIZE (A3).



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



FLOOR AREAS
 LIVING - 141.41
 GARAGE - 37.58
 AL FRESCO - 14.80
 PORCH - 3.51
TOTAL - 197.29m²
21.23 SQUARES



NOTE - ALL HOT and COLD WATER PIPING TO GO THROUGH CEILING DOWN TO STUD WALLS, OTHER THAN PIPING FOR ISLAND BENCH. ALSO GAS PIPING (IF APPLICABLE) TO RUN THROUGH CEILING and STUD WALLS.

Step free access to the entry level and circulation spaces (ie. 1M clear width to hallways and 820mm clear openings widths to doors) through the dwellings must be provided in accordance with the NCC Standard for Liveable Housing Design. Install wall reinforcement as per the Liveable Housing Design

1. WATERPROOFING WET AREAS - Wet areas within the building must be waterproof or water resistant in accordance with NCC Vol. 2 Section H specifically ABCB Housing Provisions Standard 2022 Part 10.2 or AS3740-2021 and installed by a QBCC licensed installer.

GENERAL NOTES :
 : Tinted glass to all alum. framed glass doors and doors.
 : Dishwasher prov. with SPP and cold water plumbing.
 : 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 - 2200H U.N.O.

NOTE - Floating vanities. (Additional bracing and noggings will be required)

NOTE - "LIVABILITY NOGGINGS" TO ALL WET AREAS. REFER SHEET 3 of 10 FOR DETAILS

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPROCK



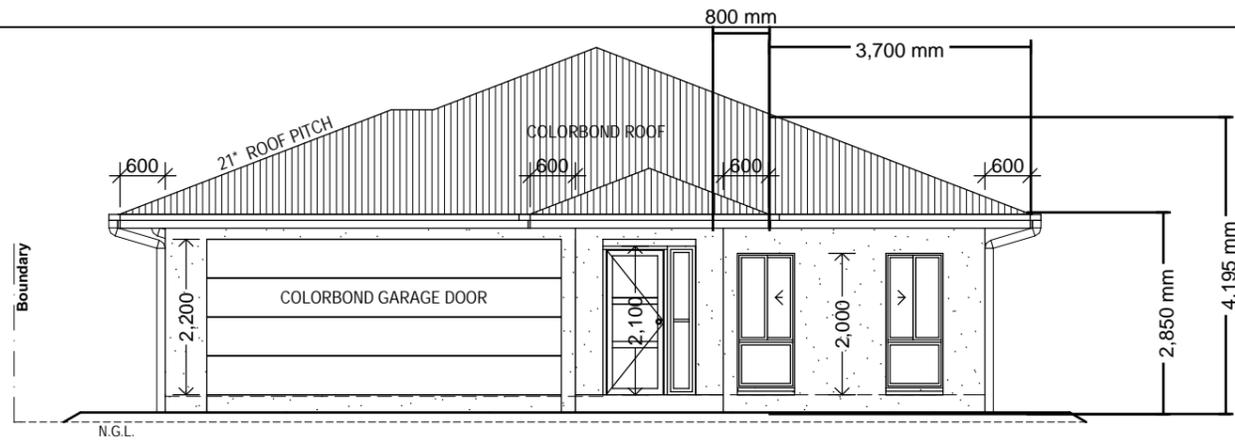
FLOOR PLAN

L. P. CARNIEL
 LOT 214 - KURRUBAL CLOSE,
 BONNIE DOON

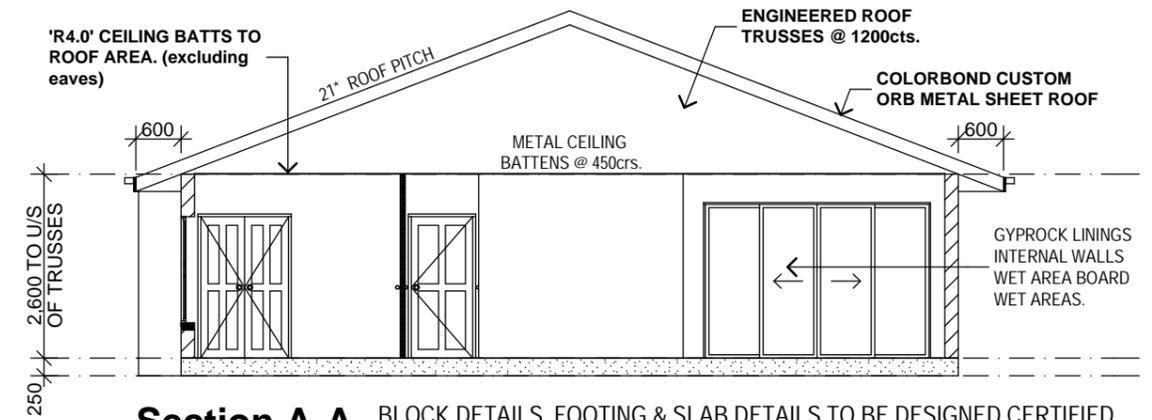
WIND-'C1'

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Design: Modified TURN KEY 194LH	Drawn By:	Amendments:
Facade: TRADITIONAL	Date: 11/01/2026	Job Number: 802KUR
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: 2 of 10

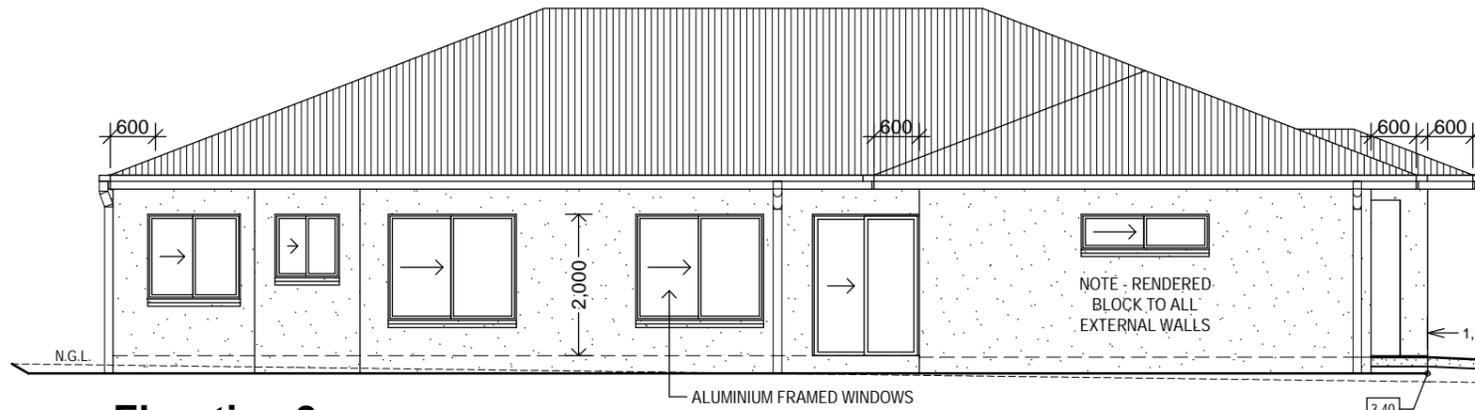


Elevation 1

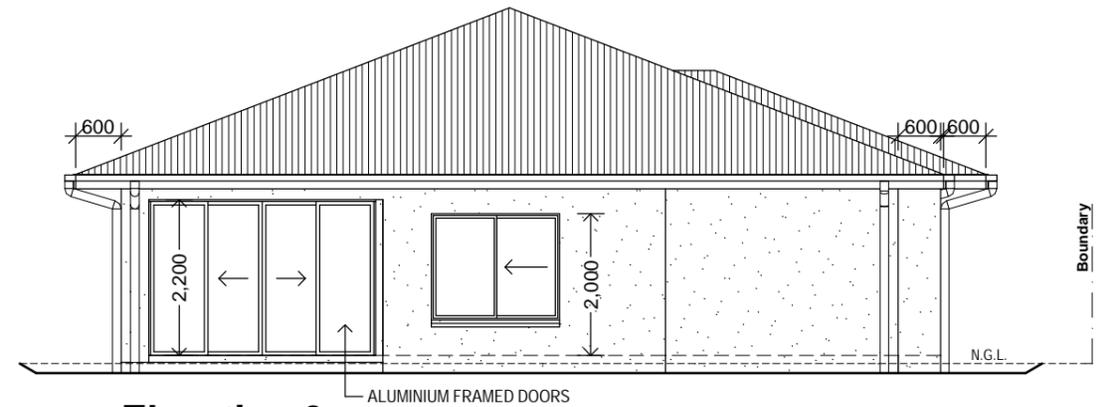
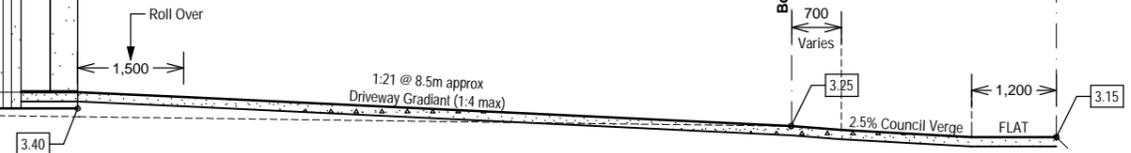


Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-'C1' WIND RATING.
N.T.S.

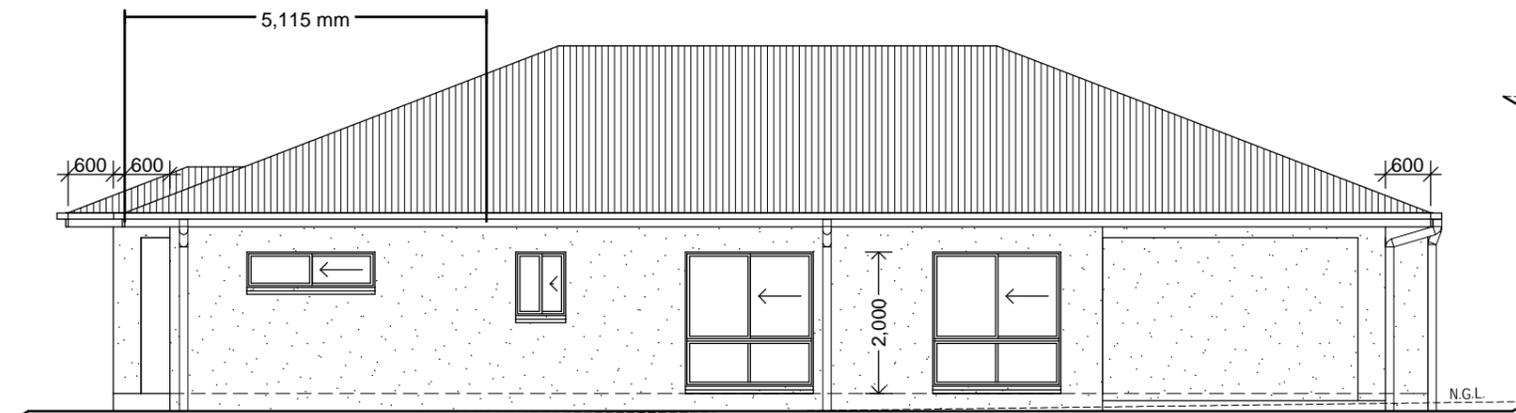
The requirements of the building code of Australia for the control of termites provides that if the primary building elements are of termite resistant materials then a barrier does not need to be installed, Austart Homes has elected to install the primary building elements of termite resistant materials plus provide a termite barrier at all penetrations through the concrete slab.



Elevation 2



Elevation 3



Elevation 4

FLY SCREENS ONLY TO ALL OPENING WINDOWS AND SLIDING GLASS DOORS, INCLUDING FRONT DOOR. (EXCLUDES GARAGE DOORS).

* GRADE SITE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD or UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES



ELEVATIONS

L. P. CARNIEL
LOT 214 - KURRUBAL CLOSE,
BONNIE DOON

WIND-'C1'

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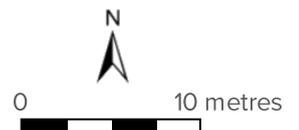
Design: Modified TURN KEY 194LH	Drawn By:	Amendments:
Facade: TRADITIONAL	Date: 11/01/2026	Job Number: 802KUR
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: 4 of 10



A product of



Legend located on next page



Scale: 1:419

Printed at: A4

Print date: 12/2/2026

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

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Watercourse parcel



Road parcel



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access

Bikeway



Walkway



Restricted Access

Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Railway stations



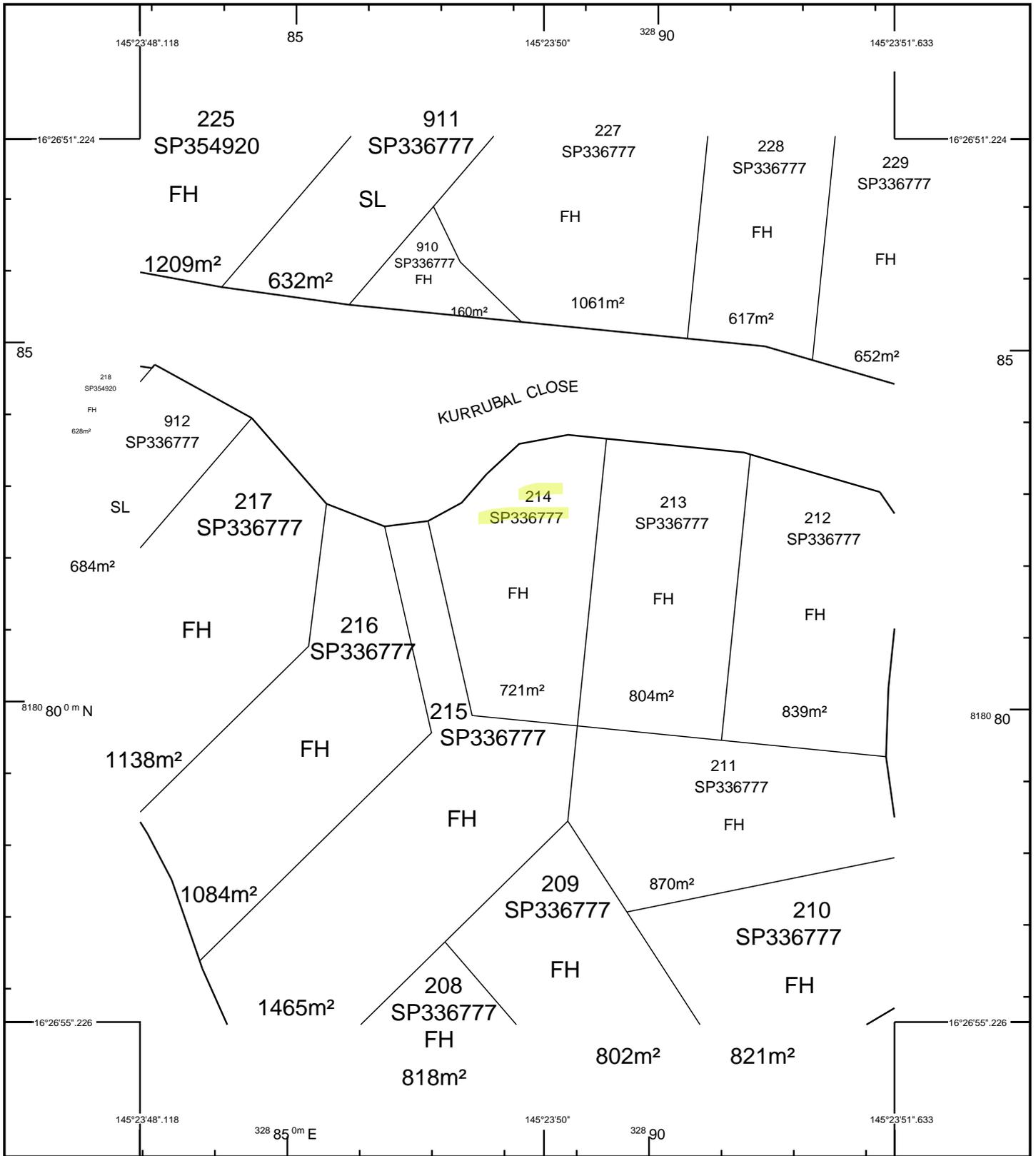
Railways



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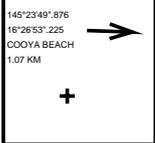
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STANDARD MAP NUMBER
7965-22341



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	214/SP336777
Area/Volume	721m²
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	BONNIE DOON
Segment/Parcel	8738/279

CLIENT SERVICE STANDARDS

PRINTED	12/02/2026
DCDB	11/02/2026
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Digital Cadastral Data Base



**Queensland
Government**

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Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

Note: All terms used within the forms have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

1) Referral requirements relevant to any building work identified on *DA Form 2 – Building work details*

Note: The *Planning Regulation 2017* will determine if referral is required for a development application.

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

- Premises seaward of coastal building line
- Declared fish habitat area
- State transport corridor
- Future State transport corridor
- Queensland heritage place
- Koala habitat in SEQ region

Matters requiring referral to the **local government**:

- Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- Particular buildings for residential purposes
- Design and siting
- Fire safety in particular budget accommodation buildings
- Higher risk personal appearance services
- Building work for residential services
- Building work for removal or rebuilding
- Building work for particular class 1 buildings relating to material change of use
- Temporary accommodation buildings
- Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- Building work for class 1 building on premises with on-site wastewater management system
- Flood hazard area
- Local heritage place

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- Fire safety systems – special fire services required or alternative solution proposed
- Fire safety systems – budget accommodation building
- Fire safety systems – residential care building
- Water-based fire safety installations
- Fire safety for farm buildings

Matters requiring referral to **Safe Food Production QLD**:

- Retail meat premises

Matters requiring referral to the **Chief Health Officer under the *Hospital and Health Boards Act 2011***:

- Private health facilities

Matters requiring referral to the **Chief Executive of the *Pastoral Workers' Accommodation Act 1980***:

- Pastoral workers' accommodation

Matters requiring referral to the **relevant service provider**:

- Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4



**Queensland
Government**

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or Company full name)	Charmaine Matthews Austart Homes Pty Ltd C/- Buildable Approvals Pty Ltd
Contact name (only applicable for companies)	Ryan Wagemaker
Postal Address (PO Box or street Address)	Suite 2.7, 2 Chelsea Lane
Suburb	Redlynch
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4222 9888
Email Address (non-mandatory)	cairns@buildable.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20261355

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

2.1) Street Address and lot on plan

Street Address **AND** lot on plan (all lots must be listed), **or**

Street Address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.	Street No.	Street Name and Type	Suburb
	6	Kurrabal Drive	Bonnie Doon

Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	214	SP 336777	Douglas Shire Council

2.2) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

Yes – All easement locations, types and dimensions are included in plans submitted with this development application
 No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

Yes – proceed to 8)
 No

5) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

6) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application
 The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
 No

7) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application	Reference	Date	Assessment manager
Approval Development application			

9) Has the portable long service leave levy been paid?

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$1,683.00	12/02/2026	S-0038177

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached
 No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

Yes – the *Referral checklist for building work* is attached to this development application
 No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application
 No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or Company full name)	Leighton Carniel
Contact name (applicable for companies)	Leighton Carniel
Postal Address (P.O. Box or street Address)	14 Cabarita Street
Suburb	Kewarra Beach
State	QLD
Postcode	4879
Country	Australia
Contact number	
Email Address (non-mandatory)	leightonc92@hotmail.com
Mobile number (non-mandatory)	0421 458 111
Fax number (non-mandatory)	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or Company full name)</i>	Austart Homes Pty Ltd
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	1200115
Postal Address <i>(P.O. Box or street Address)</i>	PO Box 1077
Suburb	Smithfield
State	QLD
Postcode	4878
Contact number	
Email Address <i>(non-mandatory)</i>	admin@austarthomes.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

Development permit
Preliminary approval

b) What is the level of assessment?

Code assessment
Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

New building or structure	Repairs, alterations or additions
Change of Building Classification <i>(involving building work)</i>	Relocation or removal
Demolition	Swimming Pool and/ or pool fence

d) Provide a description of the work below or in an attached schedule.

Single Storey Detached Dwelling and Garage

e) Proposed construction materials

External walls	Double Brick Brick Veneer Stone/concrete	Steel Timber Fibre cement	Curtain glass Aluminium Other
Frame	Timber Other	Steel	Aluminium
Floor	Concrete	Timber	Other
Roof covering	Slate/Concrete Aluminium	Tiles Steel	Fibre cement Other

f) Existing building use/classification? *(if applicable)*

Vacant Lot

g) New building use/classification? *(if applicable)*

1a, 10a

h) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?

\$321,974.00

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below

No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$2,436.60	12/02/2026	015090065

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

The relevant parts of <i>Form 2 – Building work details</i> have been completed	Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	Yes Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 9</i>)	Yes Not applicable

20) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an Email Address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

1a, 10a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
Ryan Wagemaker	A15149682	015090065

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	Double Brick Brick Veneer Stone/concrete	Steel Timber Fibre cement	Curtain glass Aluminium Other
Frame	Timber Other	Steel	Aluminium
Floor	Concrete	Timber	Other
Roof covering	Slate/concrete Aluminium	Tiles Steel	Fibre cement Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		Single Storey Detached Dwelling and Garage	
QLeave project number		S-0038177	
Amount paid (\$)	\$1,683.00	Date paid (dd/mm/yy)	12/02/2026
Date receipted form sighted by assessment manager		12/02/2026	
Name of officer who sighted the form		Ryan Wagemaker	

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)		Vacant Lot	
New building use/classification?		1a, 10a	
Site area (m ²)	721	Floor area (m ²)	197.29

13/02/2026

File No: 20261355

Charmaine Matthews, Austart Homes Pty Ltd
2/2 Mount Milman Drive
Smithfield QLD 4878

Confirmation Notice

To Whom it May Concern:

(Given under section 2 of the Development Assessment Rules)

The development application described below was properly made to Buildable Approvals Pty Ltd on 12/02/2026.

Applicant Name	Charmaine Matthews Austart Homes Pty Ltd
Applicant Contact	
Our Reference	20261355
Description of Works	Single Storey Detached Dwelling and Garage
Address	Lot 214, 6 Kurrabal Drive, Bonnie Doon QLD 4873
Lot and Plan	214 SP 336777

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral Agencies

Part 2 of the Development Assessment Rules is applicable to the development application. The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies if applicable:

Douglas Shire Council



Information Request

The assessment manager does intend to make an information request, and if you need further clarification please contact Buildable Approvals on 07 4222 9888 who will be happy to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be "Ryan Wagemaker", written over a horizontal line.

Building Certifier: Ryan Wagemaker
QBCC Accreditation No: A15149682