

27/02/2026

File No: 20261851

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 219, 18 Kurrubal Close, Bonnie Doon QLD 4873 (219 SP 354920)**

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 219, 18 Kurrubal Close, Bonnie Doon QLD 4873 (219 SP 354920).

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
- Acceptable side and rear 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 proposal does not comply with Acceptable Solution A1 of QDC MP1.2. The required setback to the primary road frontage is 6.0m, whereas the dwelling is proposed at 3.36m to the outermost projection (OMP) of the porch and 4.36m to the OMP of the garage and Bedroom 1.*

*The proposal also does not comply with the required 3.0m setback to the secondary (rear) road frontage. A portion of the rear patio is proposed at 1.088m to the outermost projection.*

*The building is a single storey detached dwelling (Class 1).*

#### 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 dwelling is single storey and of a scale consistent with surrounding residential development. The reduced setback to the primary frontage relates partly to the porch, which is a lightweight entry feature, and to the garage and Bedroom 1, which present a standard residential façade. The rear encroachment is limited to a small corner of the patio due to the angled boundary alignment. Overall bulk is moderated by the building articulation and the single storey form.*

**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 dwelling is located on an irregular lot with road frontages to the primary frontage and rear boundary. As both non-compliant boundaries adjoin road reserves rather than neighbouring lots, there is substantial separation from other dwellings. The reduced setbacks are therefore consistent with an open streetscape setting and do not result in diminished spacing between buildings.*

**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 reduced primary frontage setback will not adversely impact views or outlook for neighbouring properties, as the boundary adjoins a road reserve. Similarly, the rear patio encroachment adjoins a main road, maintaining open space separation. There is no obstruction of significant views or outlook for adjoining residents.*

**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 dwelling maintains adequate clearance from the road boundaries to ensure pedestrian and vehicular safety. The encroachments do not project into the road reserve and will not create traffic hazards or visibility concerns. The development is residential in nature and will not generate unreasonable noise, glare or other nuisance to the public.*

*Accordingly, the proposal satisfies the Performance Criteria of QDC MP1.2 despite not complying with Acceptable Solution A1.*

## Form RAA 2 - Siting dispensation for side &/or rear boundary

What is the nature of the encroachment (i.e. what type of structure is encroaching into the boundary setback) and how far is the proposed structure to be constructed from the side and/or rear boundary? The measurement is from the outermost projections of the structure (i.e. edge of eaves and guttering).

*The proposed single storey detached dwelling (Class 1) does not comply with Acceptable Solution A2 of QDC MP1.2. The eastern side boundary setback is 0.578m to the outermost projection (OMP) of the eaves, in lieu of the required 1.5m setback. Due to the dwelling being angled relative to the eastern boundary, the non-compliance is limited to a small portion at the rear corner of the dwelling only. The encroachment is to eaves only and the dwelling is single storey in height.*

### PERFORMANCE CRITERIA AS STATED IN QUEENSLAND DEVELOPMENT CODE – MP 1.2

#### P2 – Building and structures –

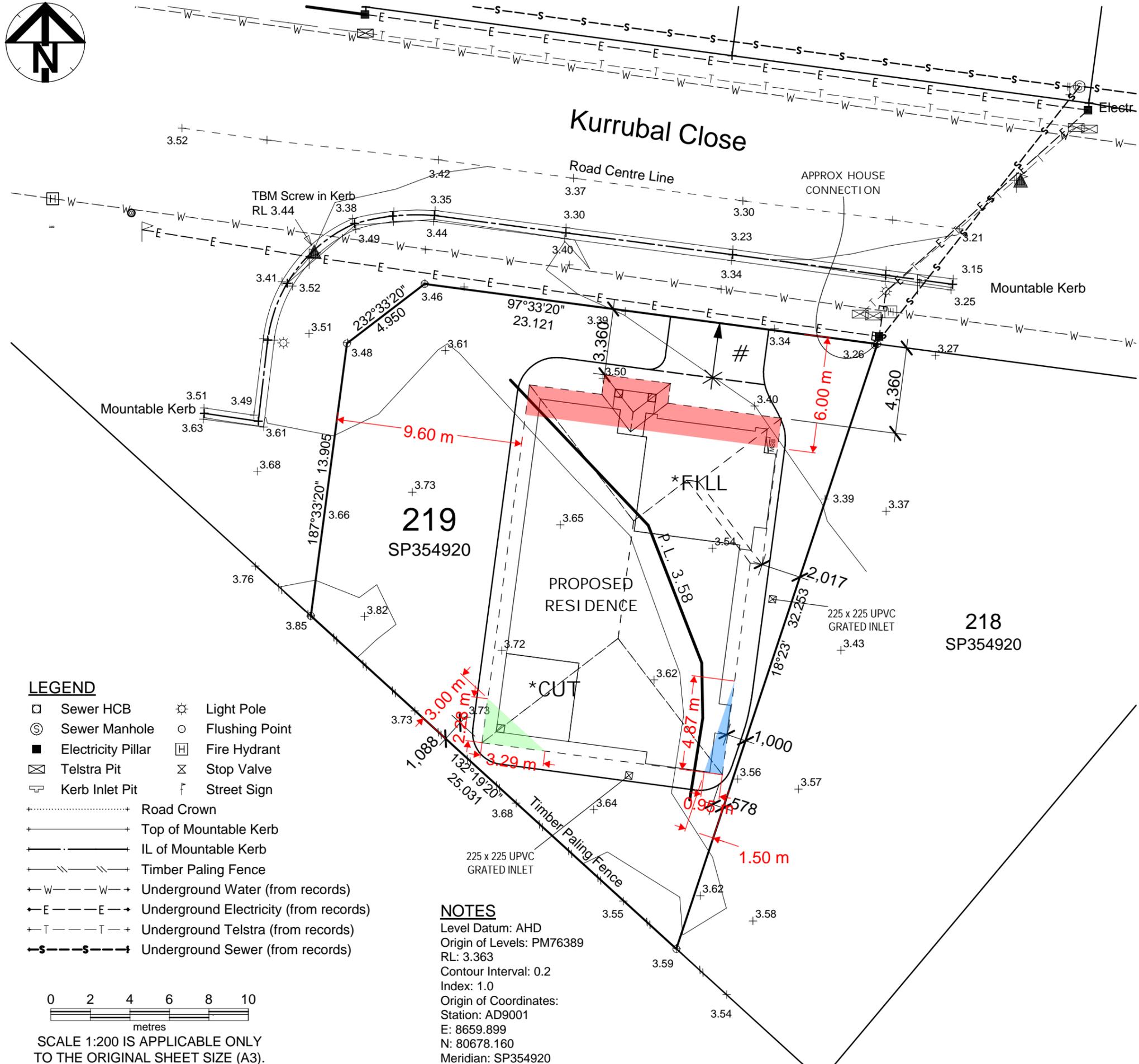
<b>a</b>	<p><b>Provide adequate daylight and ventilation to habitable rooms; and i.e. does the structure in the proposed location block the light and ventilation to habitable rooms on the allotment where the structure is being built?</b></p> <p><i>The dwelling is oriented to provide habitable room openings to the primary frontage, rear road frontage and western side boundary where greater setbacks are achieved. The minor eave encroachment at the rear corner does not affect the provision of daylight or ventilation to habitable rooms within the dwelling. The angled siting ensures the majority of the eastern wall maintains a compliant or greater separation.</i></p>
<b>b</b>	<p><b>Allow adequate light and ventilation to habitable rooms of buildings on adjoining lots. i.e. does the structure in the proposed location block the light and ventilation to habitable rooms on the neighbouring allotment?</b></p> <p><i>The non-compliance is confined to a small section of eaves at the rear of the dwelling only, with the wall itself set back further from the boundary. Given the limited extent of the encroachment and the single storey height, there is no significant overshadowing or restriction of airflow to habitable rooms on the adjoining lot. The angled building alignment increases separation along the majority of the boundary.</i></p>
<b>c</b>	<p><b>Do not adversely impact on the amenity and privacy of residents on adjoining lots. i.e. does the structure in the proposed location affect the amenity and privacy of the neighbouring properties?</b></p> <p><i>The encroachment is minor in extent and limited to eaves only, resulting in negligible additional bulk or enclosure at the boundary. The dwelling remains single storey and residential in scale. There are no openings within the encroaching portion that would result in overlooking. The proposal will not cause unreasonable overshadowing, loss of privacy, noise impacts or loss of usable outdoor space to the adjoining property.</i></p>

**Performance Criteria - Queensland Development Code - MP 1.1 or 1.2**

**Form RAA5 - Dispensation for Site Coverage Provisions**

Describe in conjunction with plans the extent of non-compliance with Acceptable solution A3 (MP1.1 & MP1.2).

<b>P3</b>	<b>Adequate open space is provided for recreation, service facilities and landscaping -</b>



- PLATFORM LEVEL APPROX -  
R.L. 3.58 (+/-0.05)
- \* CUT - 100mm APPROX
  - \* FILL - 100mm APPROX
  - \* STORMWATER TO STREET.
  - \* DISCHARGE WASTE TO SEWER.

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

**NOTES -**

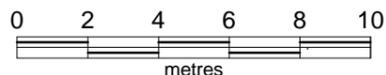
- ANY RETAINING REQUIRED. BY CLIENT
- ANY TREE REMOVAL REQUIRED. BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 9 of 10 FOR SETOUT PLAN.
- REFER TO SHEET 10 of 10 FOR PLUMB. PLAN.

# DRIVEWAY GRADIENT - refer sheet 4 of 10

- \* FILL BATTER @ 1:2 MAX
- \* CUT BATTER @ 1:2 MAX

**LEGEND**

- |  |                  |
|--|------------------|
| ☐ Sewer HCB  | ☼ Light Pole     |
| ⊙ Sewer Manhole                                      | ○ Flushing Point |
| ■ Electricity Pillar                                 | ⊠ Fire Hydrant   |
| ⊠ Telstra Pit  | ⊗ Stop Valve     |
| ⊠ Kerb Inlet Pit                                     | ⊠ Street Sign    |
| +-----+ Road Crown                                   |                  |
| +-----+ Top of Mountable Kerb                        |                  |
| +-----+ IL of Mountable Kerb                         |                  |
| +-----+ Timber Paling Fence                          |                  |
| +---W---W---+ Underground Water (from records)       |                  |
| +---E---E---+ Underground Electricity (from records) |                  |
| +---T---T---+ Underground Telstra (from records)     |                  |
| +---S---S---+ Underground Sewer (from records)       |                  |



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

**NOTES**

Level Datum: AHD  
Origin of Levels: PM76389  
RL: 3.363  
Contour Interval: 0.2  
Index: 1.0  
Origin of Coordinates:  
Station: AD9001  
E: 8659.899  
N: 80678.160  
Meridian: SP354920

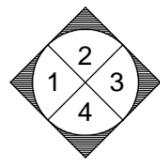
**WIND-'C2'  
CONTOUR PLAN**



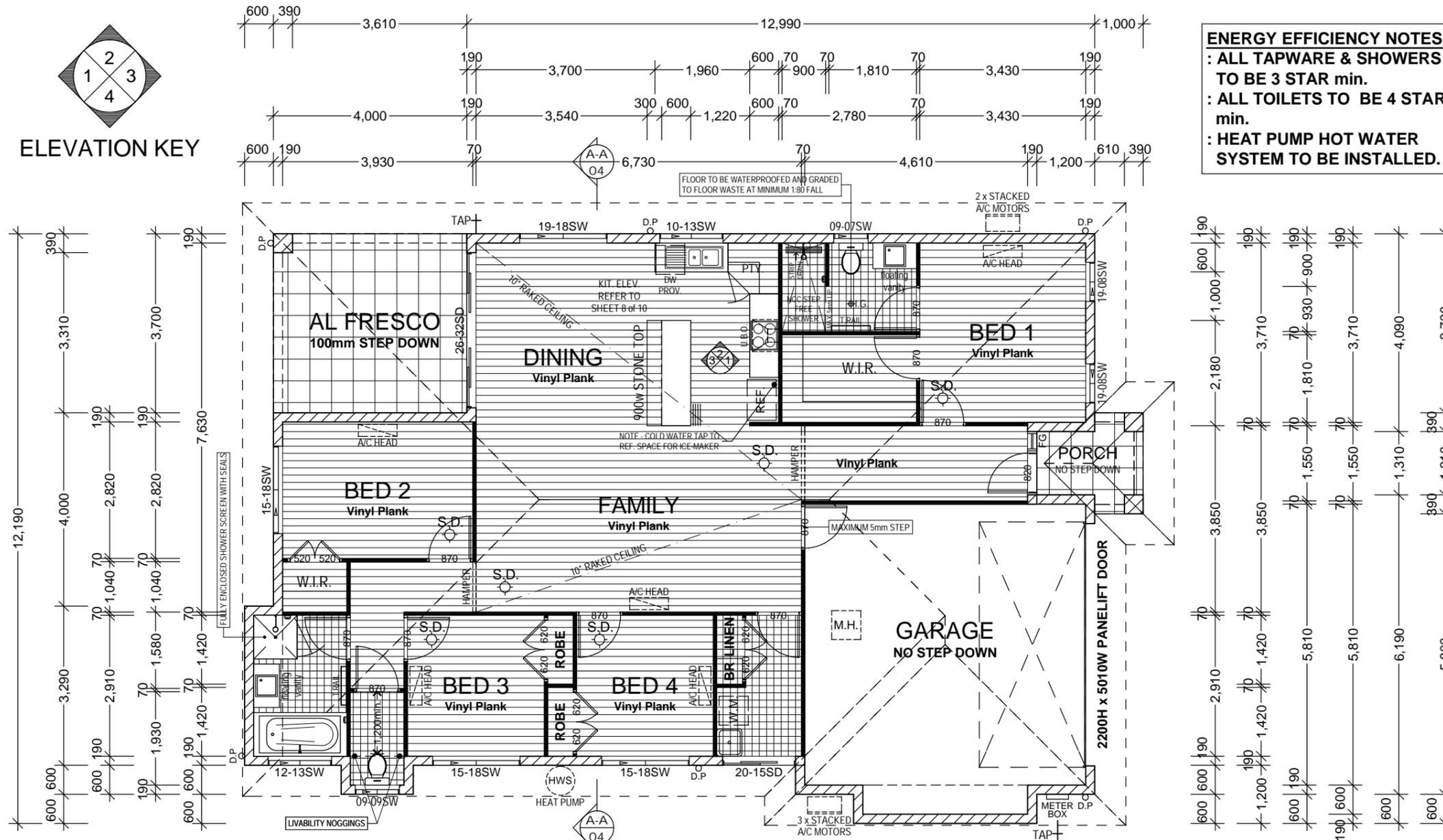
D. J. COLLYER  
LOT 219 - KURRUBAL CLOSE,  
BONNIE DOON

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER  
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY  
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Design: Modified TURN KEY 194LH	Drawn By:
Facade: TRADITIONAL	Date: 03/02/2026
Inclusions: TURN KEY RANGE	Scale: 1:200
Amendments:	
Job Number: <b>808KUR</b>	Sheet Number: <b>1 of 10</b>



ELEVATION KEY



**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 - 140.59  
 GARAGE - 38.62  
 AL FRESCO - 14.80  
 PORCH - 3.66  
**TOTAL - 197.67m<sup>2</sup>**  
**21.27 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 windows.  
 : 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 12 FOR DETAILS

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPROCK



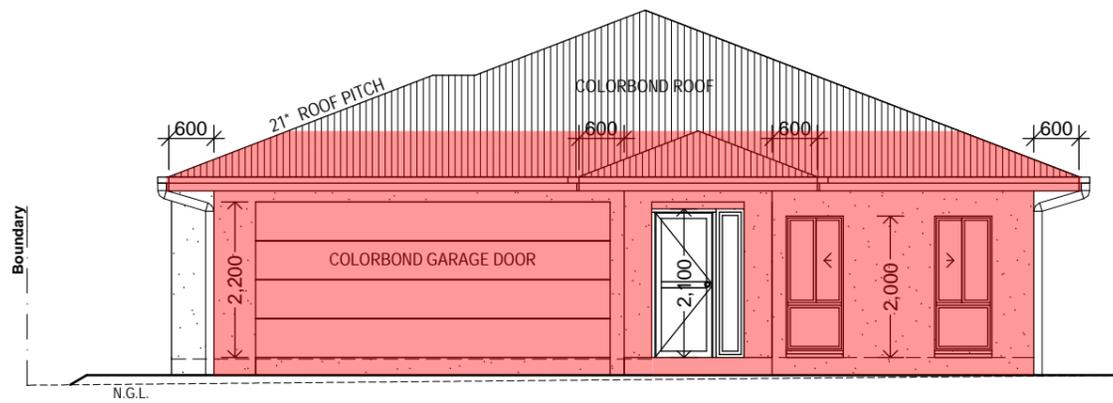
**FLOOR PLAN**

D. J. COLLYER  
 LOT 219 - KURRUBAL CLOSE,  
 BONNIE DOON

**WIND-'C2'**

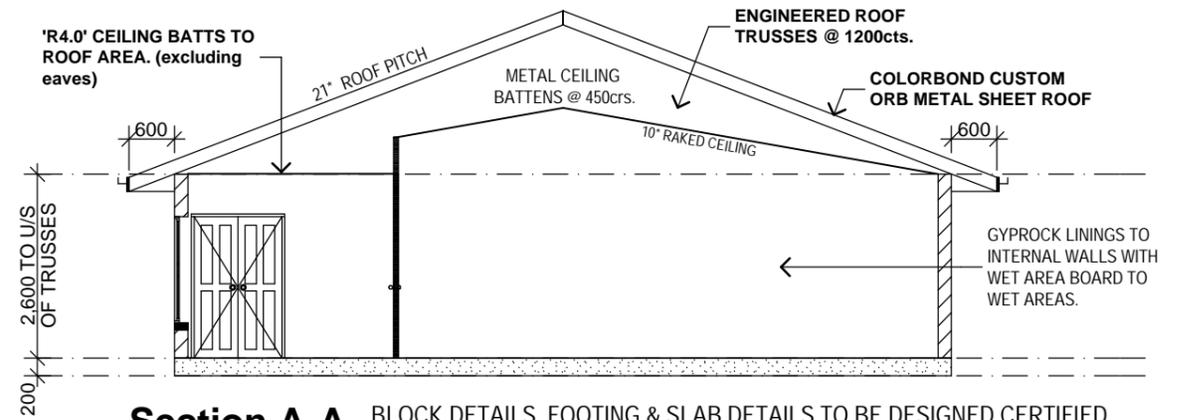
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES-THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.

Design: Modified TURN KEY 194LH	Drawn By:	Amendments:
Facade: TRADITIONAL	Date: 03/02/2026	Job Number: <b>808KUR</b>
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: <b>2 of 10</b>



**Elevation 1**

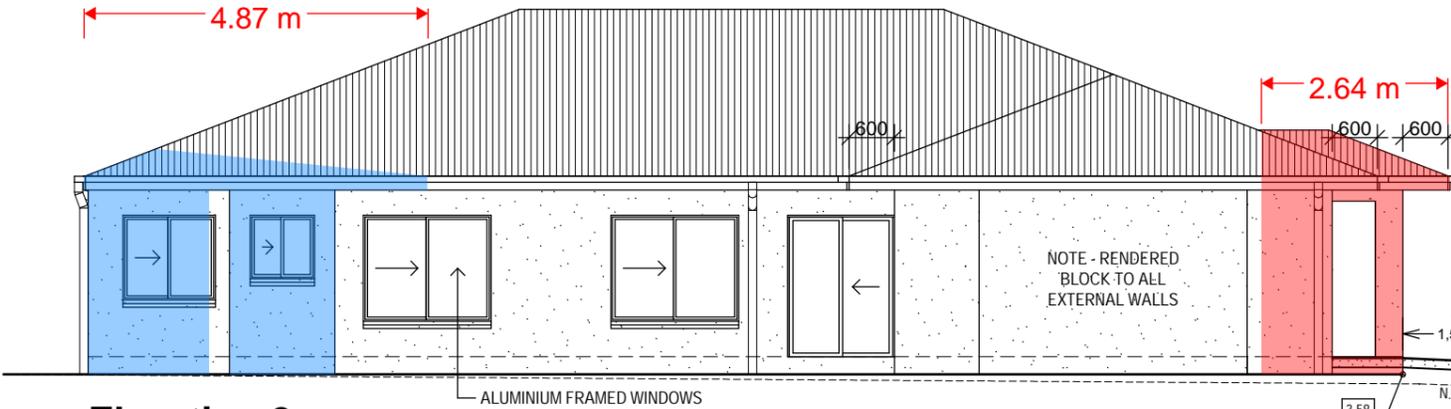
4.87 m



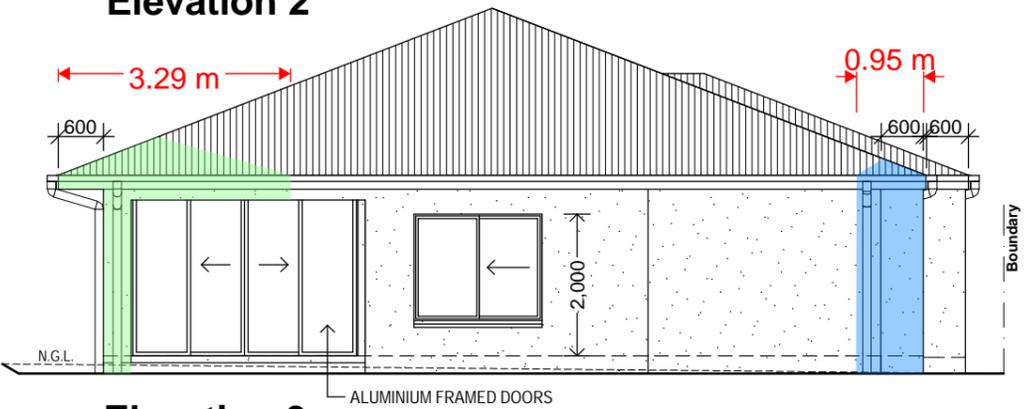
**Section A-A**  
N.T.S.

BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'M' CLASS SITE AND WIND-'C2' WIND RATING.

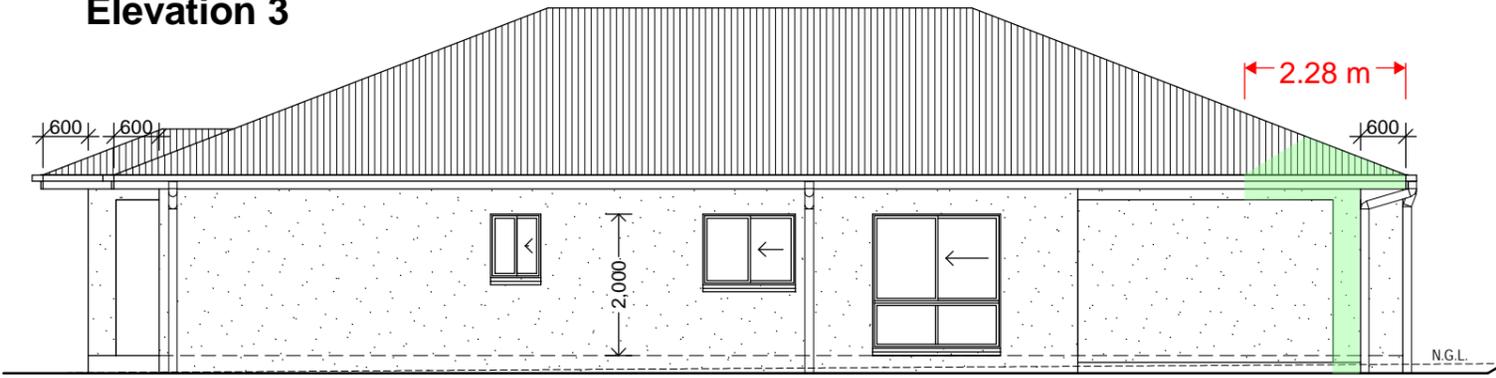
The requirements of the building code of Australia for the control of termites provides that if the primary building elements are of termite resistant materials then a barrier does not need to be installed, Austart Homes has elected to install the primary building elements of termite resistant materials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



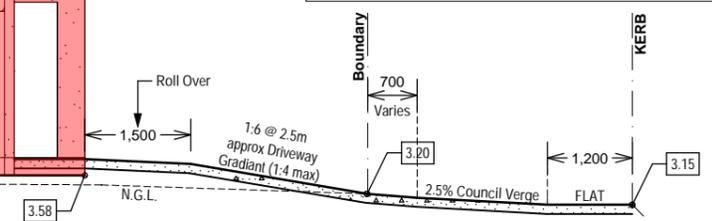
**Elevation 2**



**Elevation 3**



**Elevation 4**



\* 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

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



**ELEVATIONS**

D. J. COLLYER  
LOT 219 - KURRUBAL CLOSE,  
BONNIE DOON

**WIND-'C2'**

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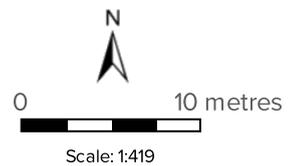
Design: Modified TURN KEY 194LH	Drawn By:	Amendments:
Facade: TRADITIONAL	Date: 03/02/2026	Job Number: <b>808KUR</b>
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: <b>4</b> of <b>10</b>



A product of



Legend located on next page



Printed at: A4  
Print date: 26/2/2026

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

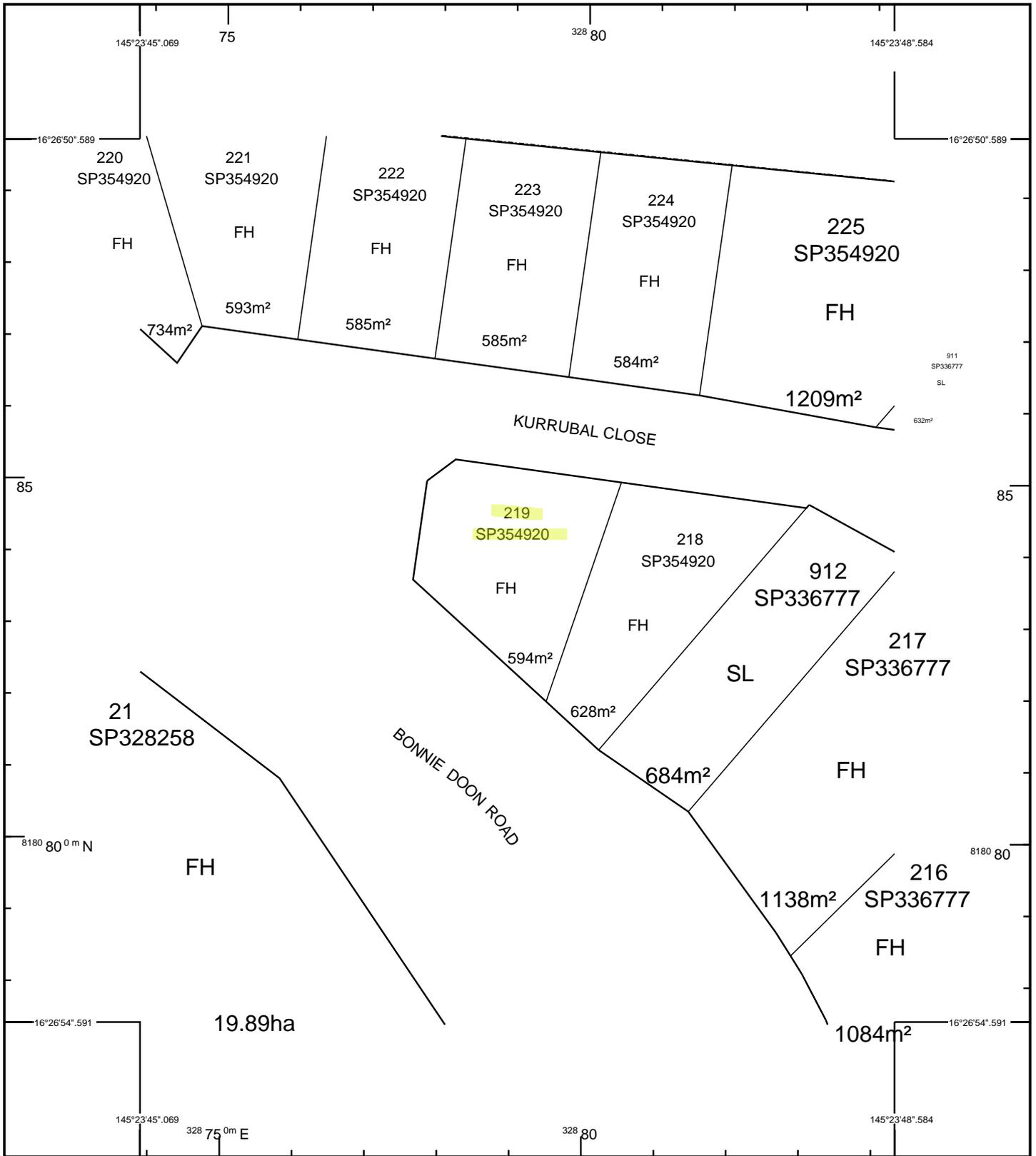
For more information, visit  
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



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

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STANDARD MAP NUMBER  
7965-22341

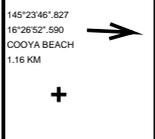


**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	219/SP354920
Lot/Plan	594m <sup>2</sup>
Area/Volume	FREEHOLD
Tenure	DOUGLAS SHIRE
Local Government	BONNIE DOON
Locality	8738/315
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED 26/02/2026

DCDB 25/02/2026

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**Queensland  
Government**

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Development) 2026.



# 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

# 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)	20261851

## 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
	18	Kurrubal Close	Bonnie Doon

Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	219	SP 354920	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)	QLLeave levy number (A, B or E)
\$1,853.00	26/02/2026	S-0040074

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](http://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)	Dylan Collyer
Contact name (applicable for companies)	Dylan Collyer
Postal Address (P.O. Box or street Address)	15 Lake Street
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0475292040
Email Address (non-mandatory)	collyerdylan@gmail.com
Mobile number (non-mandatory)	
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>	2/2 Mount Milman Drive
Suburb	Smithfield
State	QLD
Postcode	4878
Contact number	07 4038 3855
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?

\$354,524.00

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below

No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$2,938.15	26/02/2026	015099396

## 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 <a href="#">DA Forms Guide: Relevant plans</a>.</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	015099396

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-0040074	
Amount paid (\$)	\$1,853.00	Date paid (dd/mm/yy)	26/02/2026
Date receipted form sighted by assessment manager		26/02/2026	
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 <sup>2</sup> )	594	Floor area (m <sup>2</sup> )	197.67

27/02/2026

File No: 20261851

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 26/02/2026.

<b>Applicant Name</b>	Charmaine Matthews Austart Homes Pty Ltd
<b>Applicant Contact</b>	
<b>Our Reference</b>	20261851
<b>Description of Works</b>	Single Storey Detached Dwelling and Garage
<b>Address</b>	Lot 219, 18 Kurrubal Close, Bonnie Doon QLD 4873
<b>Lot and Plan</b>	219 SP 354920

#### 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 - QDC MP1.2:-

- Acceptable front boundary setbacks
- Acceptable side and rear boundary setbacks



**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