

10 August 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3673/1 (doc: xx)
Your Ref: Austrat Homes: 463C00 GMA Ref: 20203048

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

Austart Homes Pty Ltd
admin@austarthomes.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 5 August 2020.

Summary of Exempt Development

New dwelling house and garage in a mapped flood hazard overlay area.

Location details

Street Address: 42 Cooya Beach Road, Bonnie Doon
Real Property Description: Lot 145 on SP199682
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 10 August 2020 for development as detailed in Attachment 1.

Referral agencies

Not Applicable

Reasons for giving exemption certificate

The development is exempt under this certificate under s46(3)(b) of the *Planning Act 2016* for the following reason(s):

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2020_ 3673/1 in all subsequent correspondence relating to this request.

Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

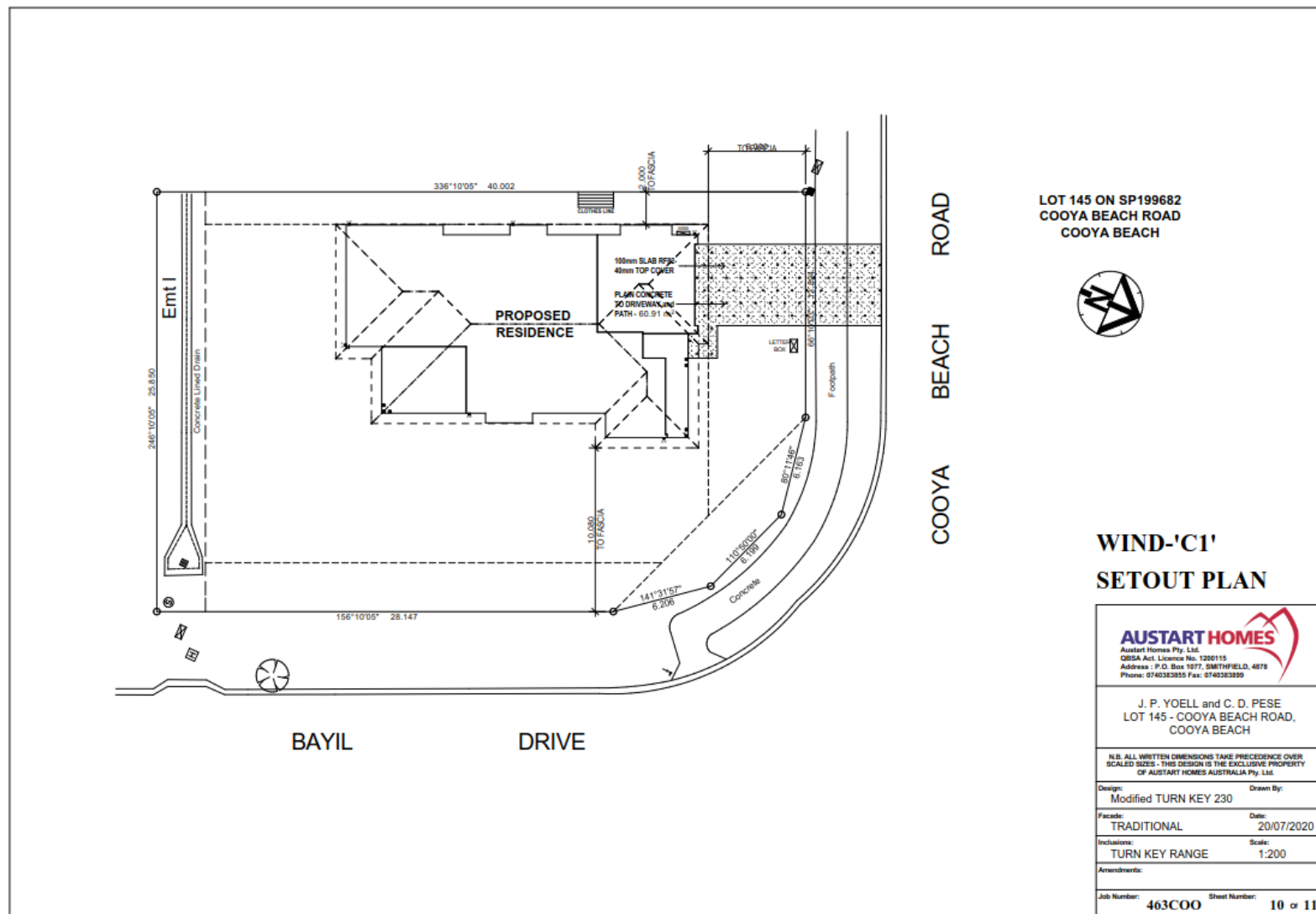


For
Paul Hoyer
Manager Environment & Planning

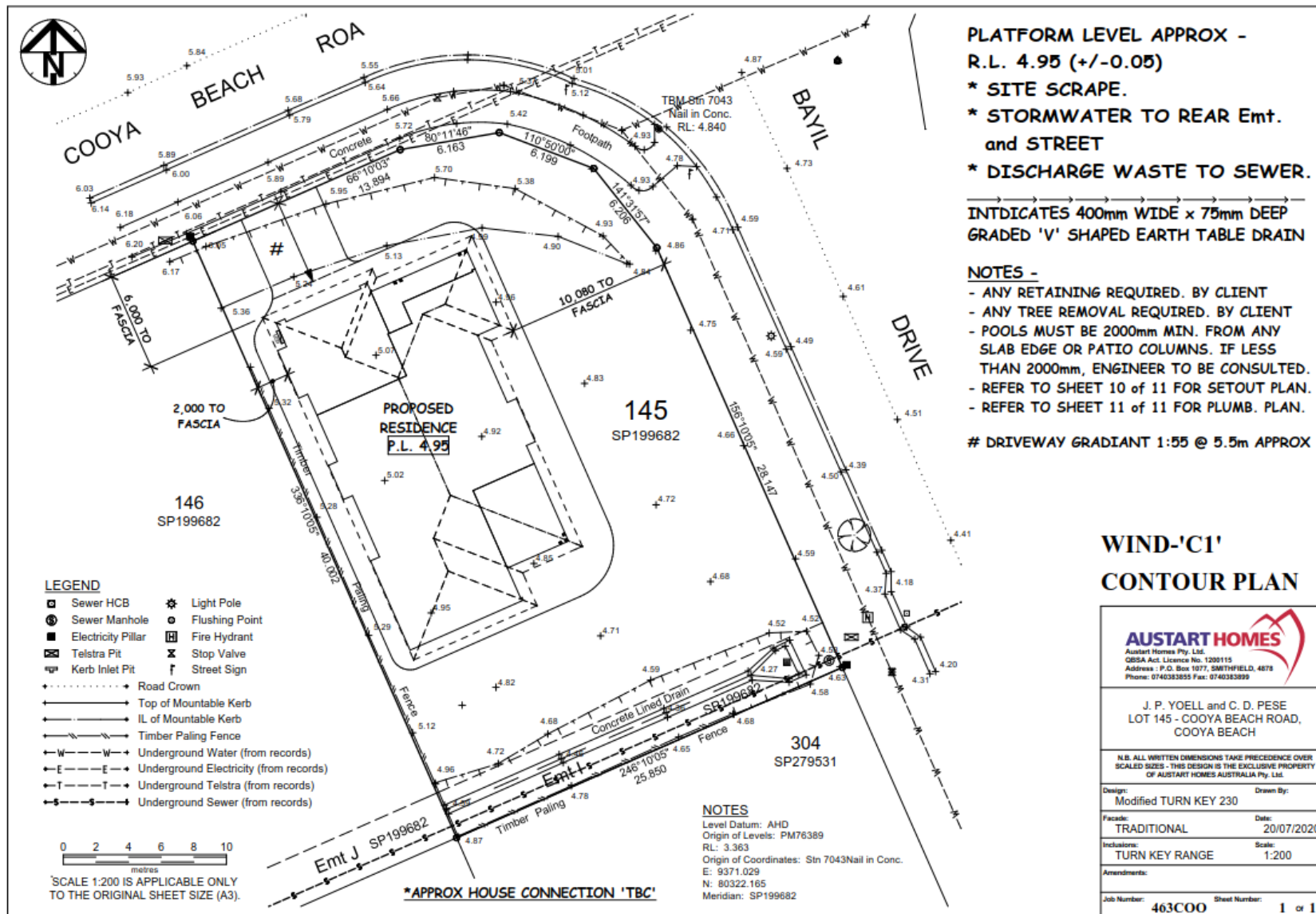
cc – Emailed John Yoel and Catherine Pese yoell@live.com.au

cc - J E Tobin, 7/25 Ballavista Dr, Avondale Heights VIC 3034 sent by email
joyet10@icloud.com

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

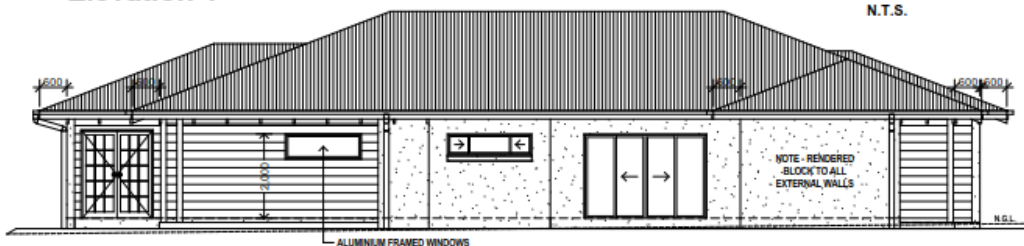


Attachment 1





Elevation 1



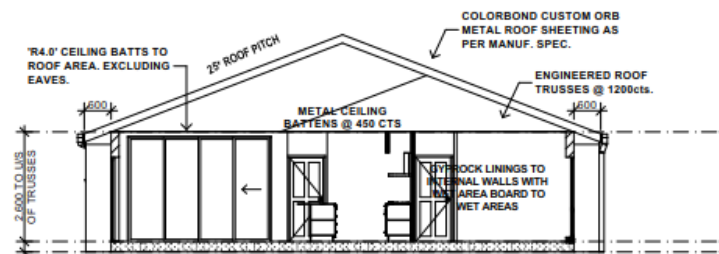
Elevation 2



Elevation 3



Elevation 4



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.

FLY SCREENS WITH GRILLS TO ALL OPENING WINDOWS AND SLIDING GLASS DOORS, (EXCLUDES GARAGE DOORS, FRONT DOOR AND BED 1 FRENCH DOORS).

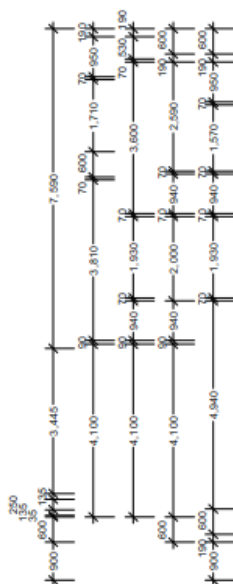
WIND-'C1' ELEVATIONS

AUSTART HOMES
Austart Homes Pty. Ltd.
QBISA Act, Licence No. 1200115
Address : P.O. Box 1077, SMITHFIELD, 4878
Phone: 0740383855 Fax: 0740383899

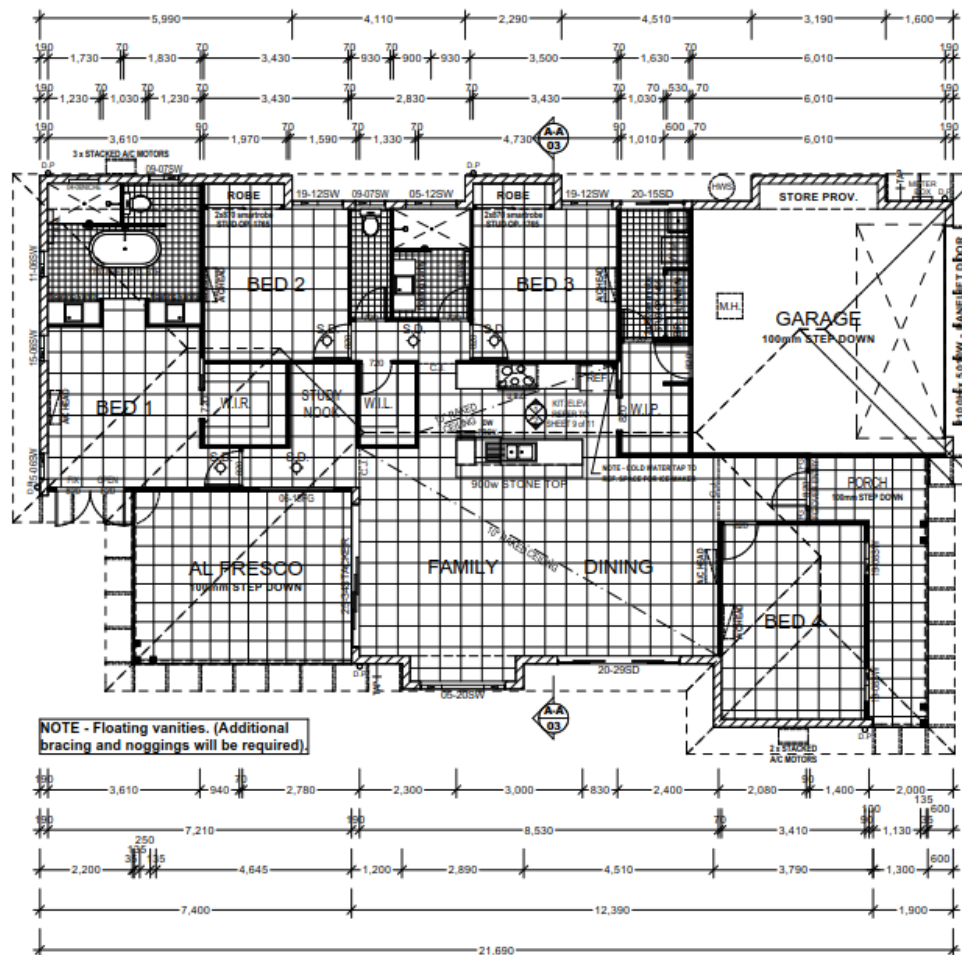
J. P. YOELL and C. D. PESE
LOT 145 - COOYA BEACH ROAD,
COOYA BEACH

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 230	
Facade:	Date:
TRADITIONAL	20/07/2020
Inclusions:	Scale:
TURN KEY RANGE	1:100
Amendments:	
Job Number:	Sheet Number:
463COO	3 of 11



FLOOR AREAS
 LIVING - 170.89
 GARAGE - 39.42
 AL FRESCO - 21.32
 PORCH - 11.06
 TOTAL - 242.68m²
 26.11 SQUARES



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

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.

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPROCK

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

GENERAL NOTES :
 : Tinted glass to all alum. framed glass windows and doors.
 : Dishwasher prov. with SPP and cold water plumb.
 : Lift off hinges to wc.
 : 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 - 2100H U.N.O.



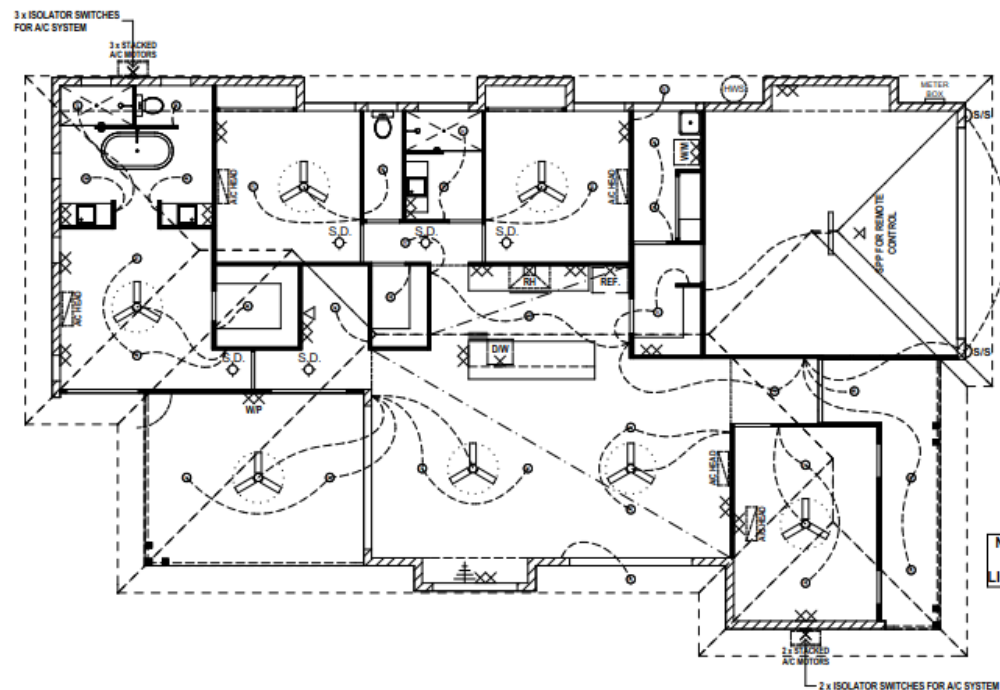
FLOOR PLAN

J. P. YOELL and C. D. PESE
 LOT 145 - COOYA BEACH ROAD,
 COOYA BEACH

WIND-'C1'

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Design:	Modified TURN KEY 230	Drawn By:		Amendments:	
Facade:	TRADITIONAL	Date:	20/07/2020	Job Number:	463COO
Inclusions:	TURN KEY RANGE	Scale:	1 : 100	Sheet Number:	2 of 11



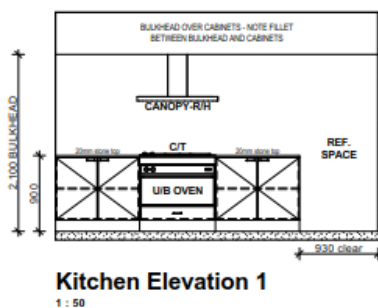
S/S - UP & DOWN BLACK LIGHTS

NOTE : THIS LAYOUT HAS BEEN DESIGNED TO SHOW 100% ENERGY EFFICIENT LED LIGHTING, (INTERNAL, EXCLUDING GARAGE).

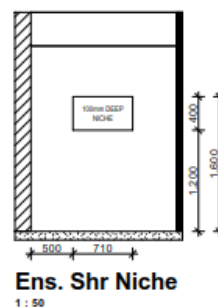
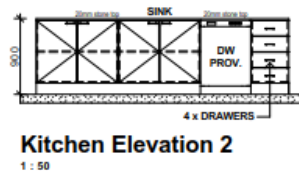
NOTE : A/C HEADS AND OUT DOOR UNIT POSITIONS TO BE CONFIRMED ON SITE BY AIR-CON INSTALLER.

ELECTRICAL LEGEND	
SINGLE G.P.O. 300mm AFL	X
SINGLE G.P.O. 1050mm AFL	X
DOUBLE G.P.O. 300mm AFL	XX
DOUBLE G.P.O. 1050mm AFL	XX
CEILING LIGHT(BATTEN HOLD)	○
RECESSED DOWNLIGHTS	⊙
WALL MOUNTED LIGHT	◐
RECESSED LED LIGHTS	⊙
FLUORESCENT LIGHT	—
TWIN SPOT or FLOODLIGHT	▼
EXHAUST FAN	⊙
CEILING FAN	⊙
SMOKE DETECTOR	S.D.
T.V. POINT 300mm AFL U.N.O.	⊙
PHONE POINT 300mm AFL U.N.O.	⊙
HOT WATER SYSTEM	⊙
METER BOX	METER BOX
SWITCH	—
DIMMER SWITCH	—

WIND-'C1' ELECTRICAL PLAN



* NOTE - ALL KITCHEN ELEVATIONS ARE INDICATIVE ONLY



J. P. YOELL and C. D. PESE
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COOYA BEACH

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Facade:	TRADITIONAL	Date:	20/07/2020
Inclusions:	TURN KEY RANGE	Scale:	1:100
Amendments:			
Job Number:	463COO	Sheet Number:	9 of 11