

26 June 2023

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2023_5445/1 (Doc 1166227)
Your Ref: 231215/01

Austart Homes Pty Ltd
C/- The Building Approval Company
PO Box 74
REDLYNCH QLD 4870

Attention Mr Scott Dillon

Email: sdillon@tbac.com.au

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 23 June 2023.

Summary of Exempt Development

Dwelling house and garage in respect to the Planning scheme Flood and Storm Tide Overlay.

Location details

Street Address: 3 Danbal Close Bonnie Doon

Real Property Description: Lot 209 on SP336777

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 26 June 2023 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: SITEX 2023_ 5445/1 in all subsequent correspondence relating to this request.

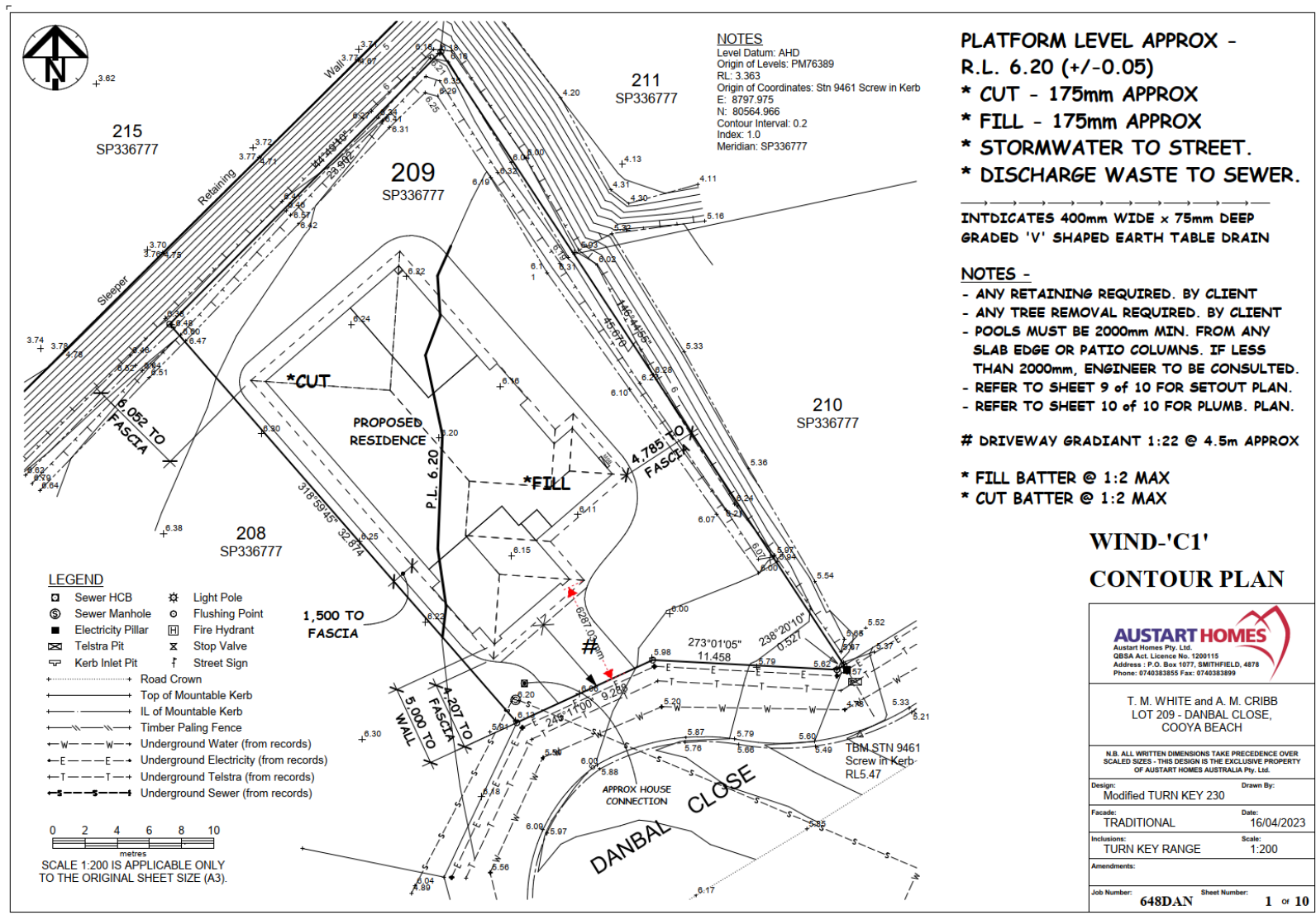
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

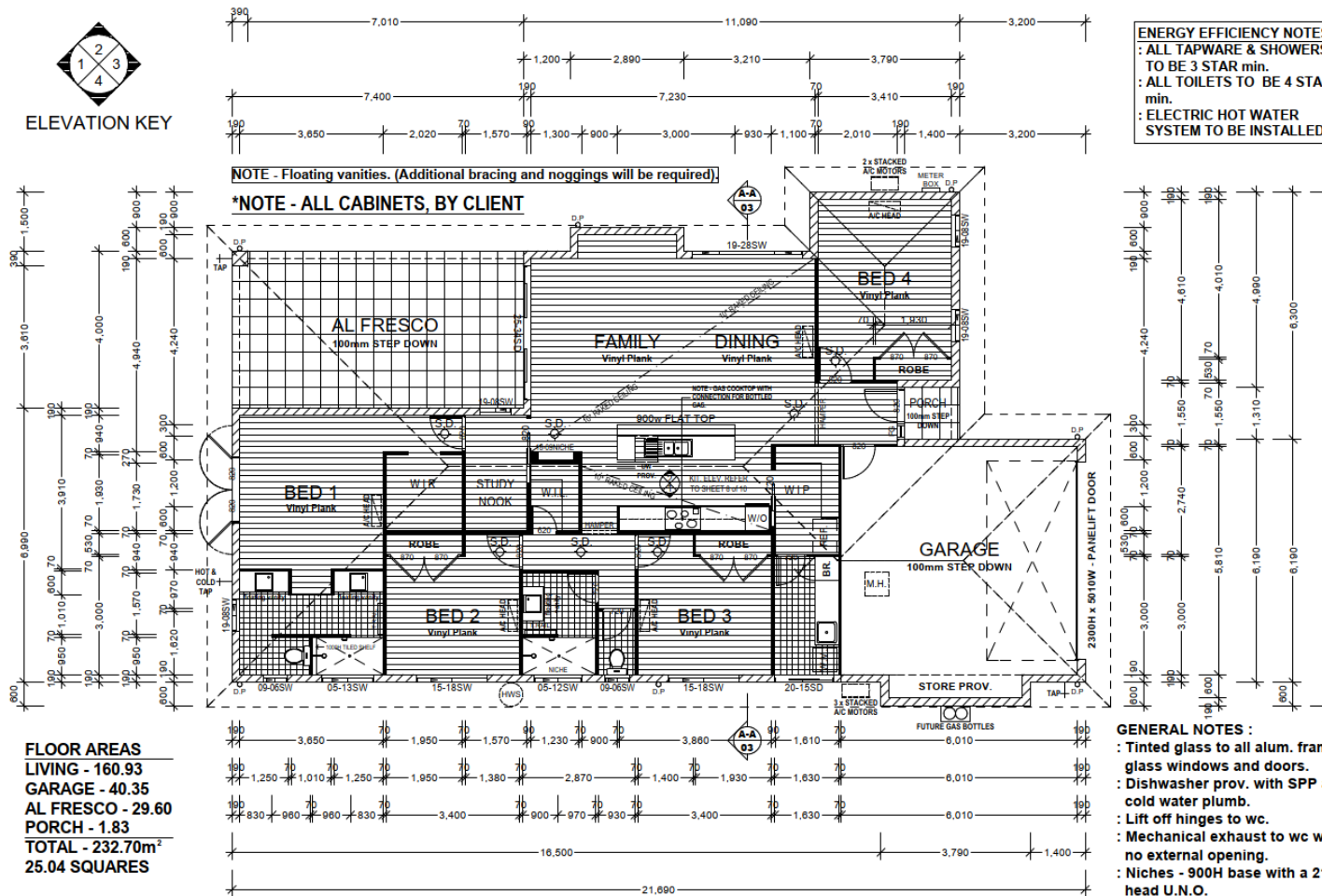
A handwritten signature in black ink, appearing to be 'P. Hoyer', with a stylized flourish at the end.

For
Paul Hoyer
Manager Environment & Planning

cc Mailed to Jonpa Pty Ltd, 29 Gibson Road, Warranwood VIC 3134



Attachment 1



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 - 2200H U.N.O.



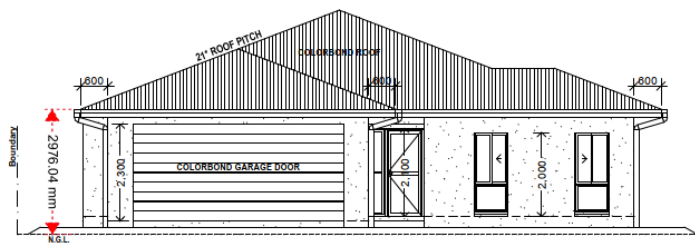
FLOOR PLAN

T. M. WHITE and A. M. CRIBB
 LOT 209 - DANBAL CLOSE,
 COOYA BEACH

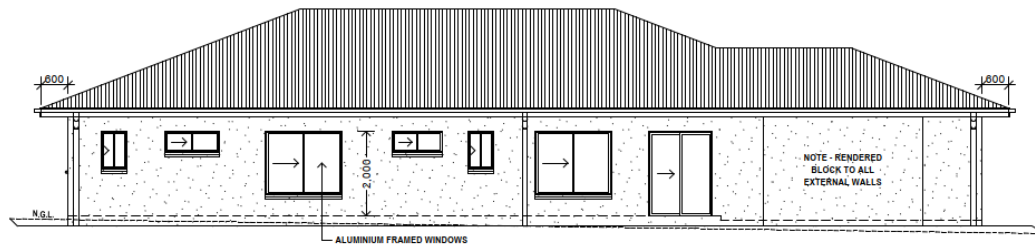
WIND-'C1'

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

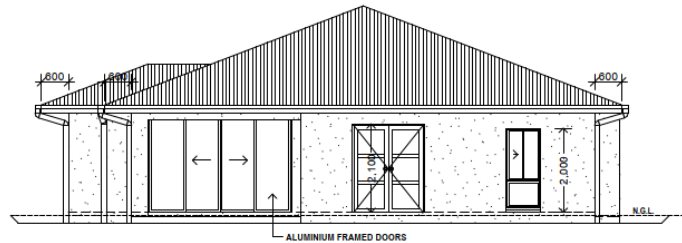
Design:	Modified TURN KEY 230	Drawn By:		Amendments:	
Facade:	TRADITIONAL	Date:	16/04/2023	Job Number:	648DAN
Inclusions:	TURN KEY RANGE	Scale:	1 : 100	Sheet Number:	2 of 10



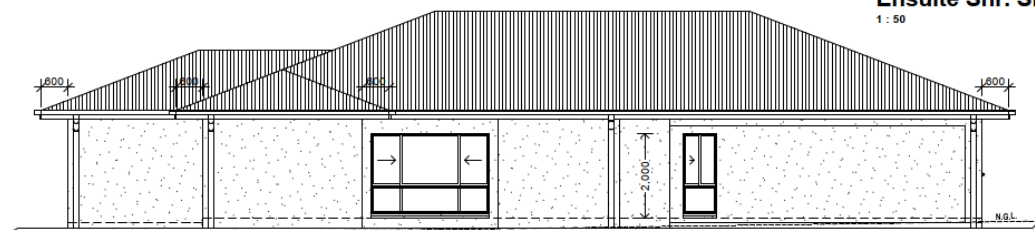
Elevation 1



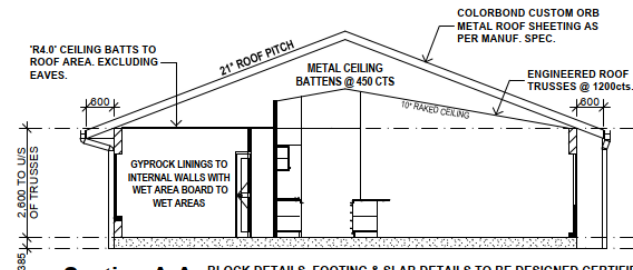
Elevation 2



Elevation 3

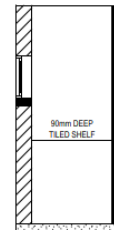


Elevation 4

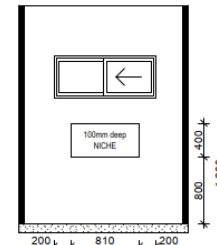


Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'P' CLASS SITE AND WIND-'C1' WIND RATING.

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.



Ensuite Shr. Shelf
1 : 50



Bth. Shr. Niche
1 : 50

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

WIND-'C1' ELEVATIONS

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

T. M. WHITE and A. M. CRIBB
LOT 209 - DANBAL CLOSE,
COOYA BEACH

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Design: Modified TURN KEY 230
Facade: TRADITIONAL
Inclusions: TURN KEY RANGE
Date: 16/04/2023
Scale: 1:100

Amendments:
Job Number: 648DAN
Sheet Number: 3 of 10

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