

16 April 2024

Enquiries: Rebecca Taranto
Our Ref: EXEM 2024_5590/1 (Doc:1222299)
Your Ref: 20240421

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

Jonpa Pty Ltd
29 Gibson Road
Warranwood VIC 3134

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 11/04/2024.

Summary of Exempt Development

Construction of a Dwelling House within the Flood and Storm Tide Hazard overlay (Floodplain Assessment Overlay).

Location details

Street Address: 21 Barrbal Drive Bonnie Doon

Real Property Description: Lot 198 on SP336777

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 16 April 2024 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 2024_ 5590/1 in all subsequent correspondence relating to this request.

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

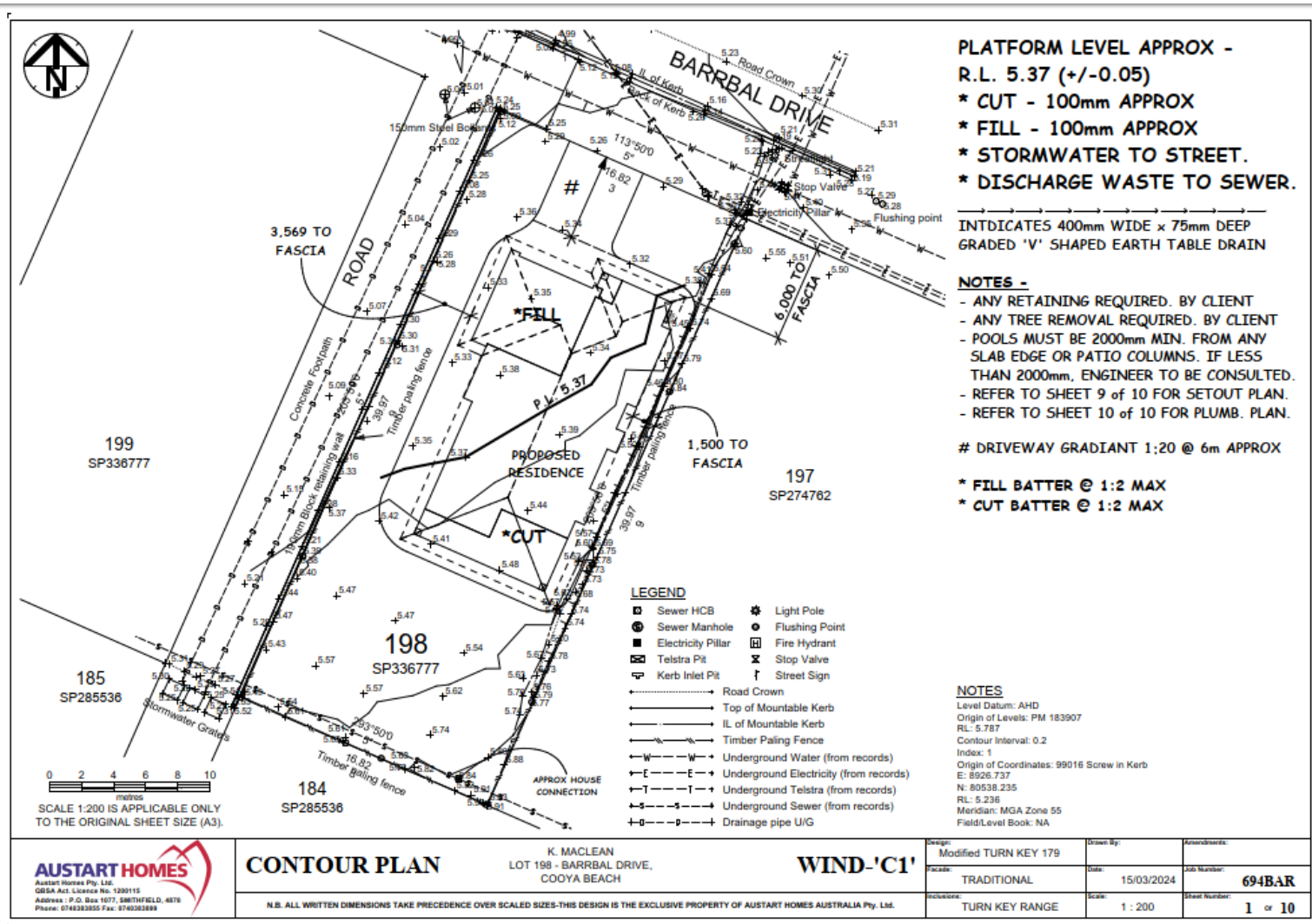
Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

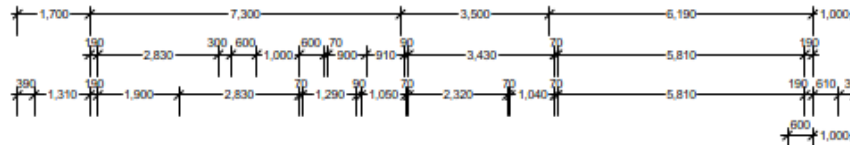
cc Emailed to Buildable Approvals Pty Ltd – anne.gray@buildable.com.au

Attachment 1



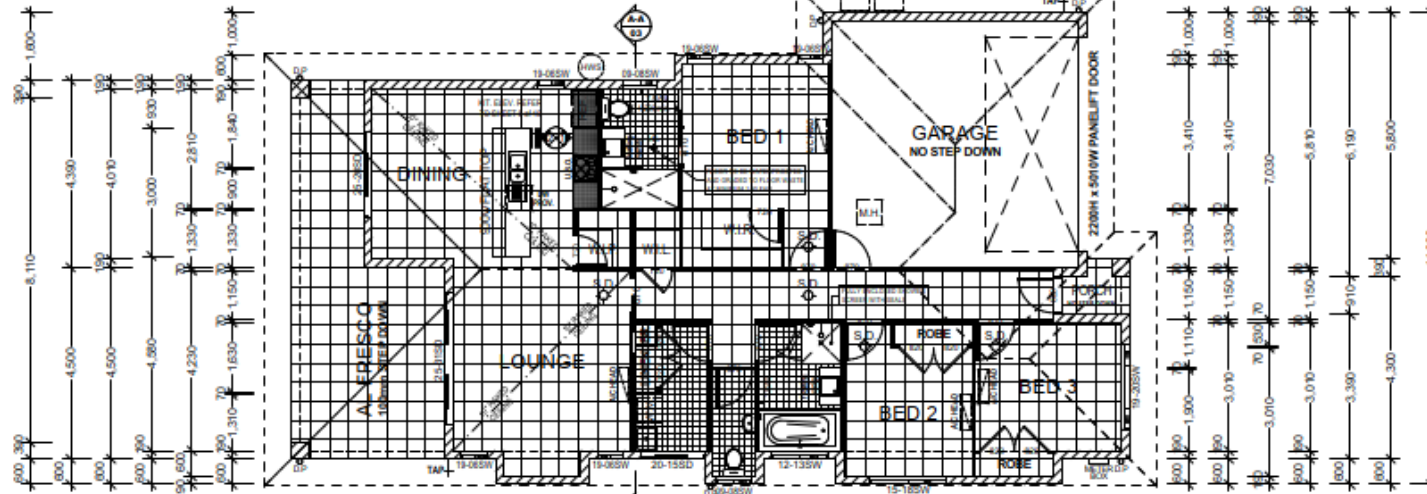


ELEVATION KEY



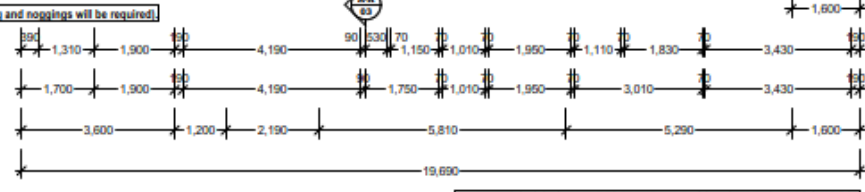
ENERGY EFFICIENCY NOTES:
 : ALL TAPWARE & SHOWERS TO BE 3 STAR min.
 : ALL TOILETS TO BE 4 STAR min.
 : ELECTRIC HOT WATER SYSTEM TO BE INSTALLED.

NOTE - "LIVABILITY NOGGINGS" TO ALL WET AREAS. REFER SHEET 3 of 12 FOR DETAILS



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

FLOOR AREAS
 LIVING - 126.36
 GARAGE - 36.30
 AL FRESCO - 23.66
 PORCH - 1.85
 TOTAL - 188.17m²
 20.25 SQUARES



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.

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.

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

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPROC



FLOOR PLAN

K. MACLEAN
 LOT 198 - BARRRAL DRIVE,
 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.

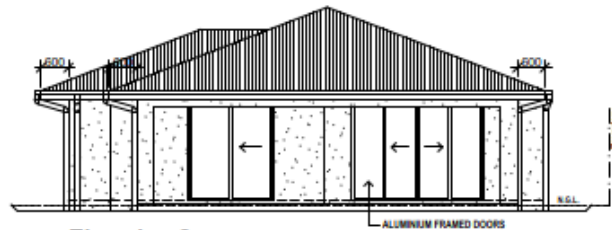
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Facade:	TRADITIONAL	Date:	15/03/2024	Job Number:	694BAR
Inclusions:	TURN KEY RANGE	Scale:	1 : 100	Sheet Number:	2 of 10



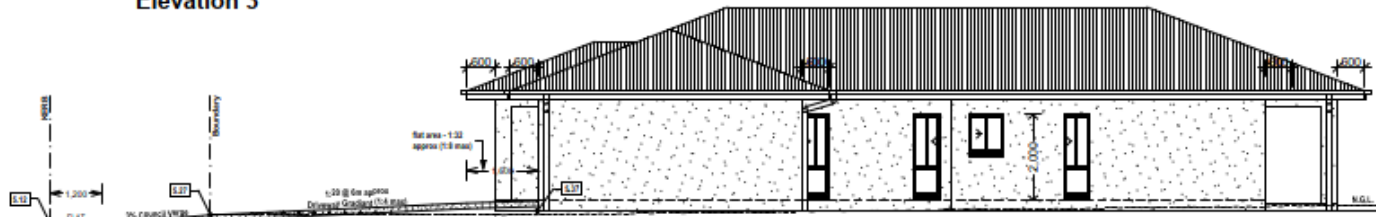
Elevation 1



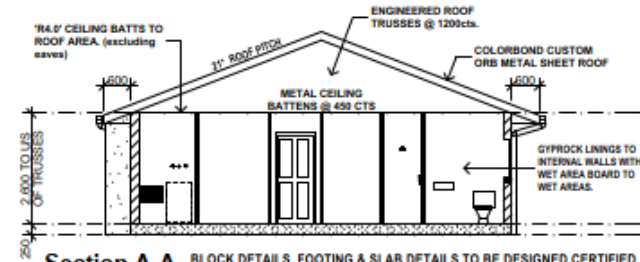
Elevation 2



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 'S' 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.

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

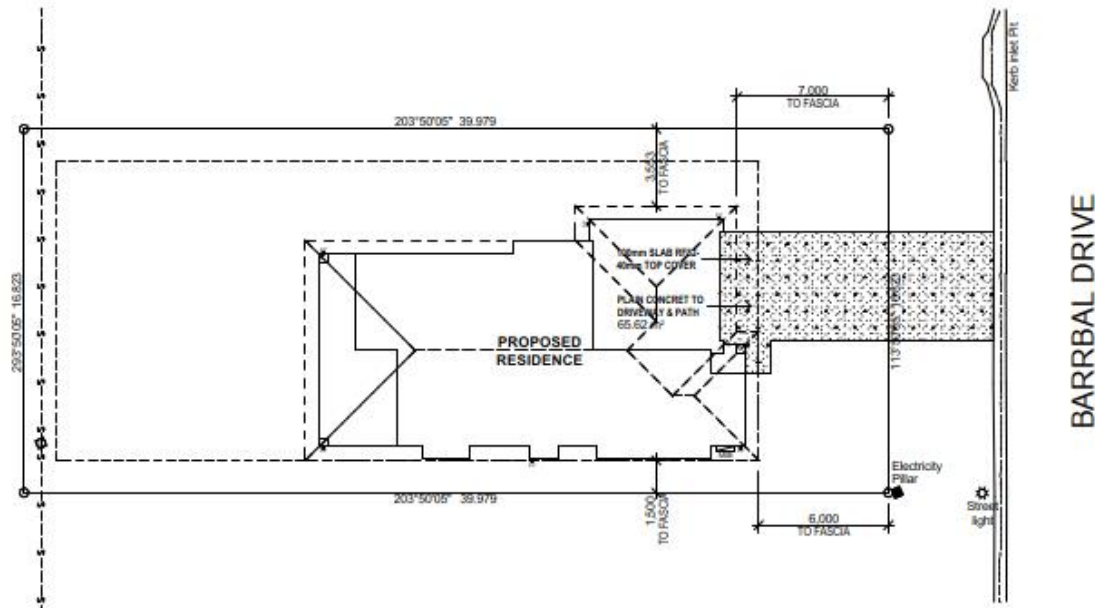
K. MACLEAN
LOT 198 - BARRBAL DRIVE,
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WIND-'C1'

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Design:	Modified TURN KEY 179	Drawn By:		Amendments:	
Facade:	TRADITIONAL	Date:	15/03/2024	Job Number:	694BAR
Inclusions:	TURN KEY RANGE	Scale:	1 : 100	Sheet Number:	4 of 10

LOT 198 ON SP336777
BARRBAL DRIVE,
COOYA BEACH



BARRBAL DRIVE



SETOUT PLAN

K. MACLEAN
LOT 198 - BARRBAL DRIVE,
COOYA BEACH

WIND-'C1'

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Inclusions:	TURN KEY RANGE	Scale:	1 : 200	Sheet Number:	9 of 10