

18 October 2021

Enquiries: Neil Beck
Our Ref: EXEM 2021_4420/1 (Doc 1042723)
Your Ref: 546MIA GMA: 20214630

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

Austart Homes Pty Ltd
PO Box 1077
SMITHFIELD QLD 4877

Email: admin@austarthomes.com.au

Attention Ms Charmaine Matthews

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 14 October 2021.

Summary of Exempt Development

Dwelling house in a Planning Scheme Flood Overlay Hazard mapped area.

Location details

Street Address: Bamboo Creek Road Bamboo

Real Property Description: Lot 32 SP200257

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 18 October 2021 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 2021_ 4420/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

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

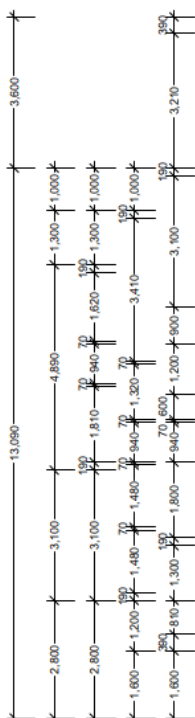
cc Nienke Marije Waldman And Scott Hinde Nienke.waldman@gmail.com

Attachment 1

Site Plan



SITE PLAN - PROPOSED
DWELLING AT LOT 32
SP200257 MIALLO BAMBOO
CREEK ROAD MIALLO



ENERGY EFFICIENCY NOTES:

- ALL TAPWARE & SHOWERS TO BE 3 STAR min.
- ALL TOILETS TO BE 4 STAR min.
- ELECTRIC HOT WATER SYSTEM

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

THIMMATE & ASSOCIATES PVT. LTD.
A/CN 083 472 81
CONSULTING ENGINEERS

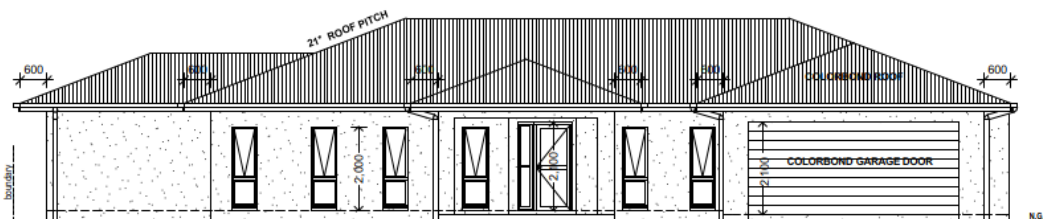
PER. *Geopoint* 27.09.2021

STRUCTURALLY CERTIFIED

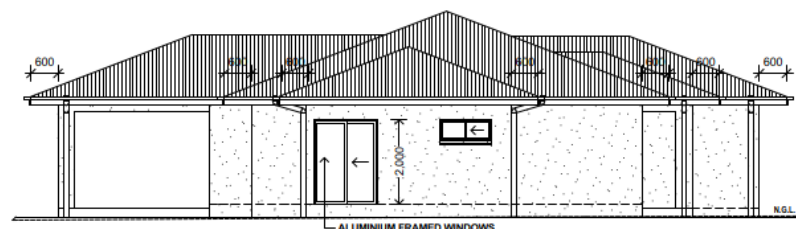
D.S. RAJASEKHAR, 2002-03-01, 2003-01-01, 2004-01-01, 2005-01-01, 2006-01-01, 2007-01-01, 2008-01-01, 2009-01-01, 2010-01-01, 2011-01-01, 2012-01-01, 2013-01-01, 2014-01-01, 2015-01-01, 2016-01-01, 2017-01-01, 2018-01-01, 2019-01-01, 2020-01-01, 2021-01-01

WIND-'C2'

AUSTART HOMES
Austart Homes Pty. Ltd.
OBISA Act Licence No. 1200115
Address: P.O. Box 107, SMITHFIELD, 4878



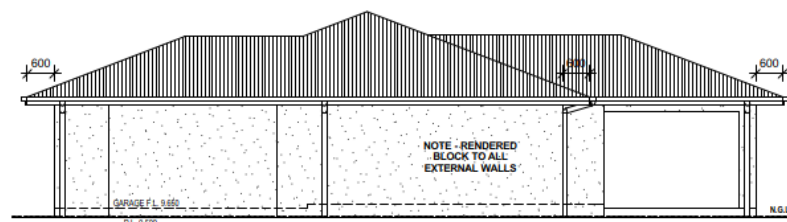
Elevation 1



Elevation 2



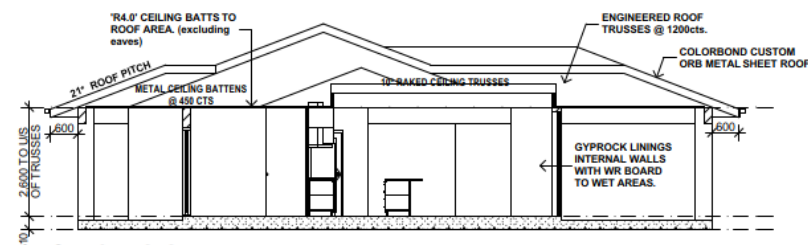
Elevation 3



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.

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.



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 'M' CLASS SITE AND WIND-'C2' WIND RATING.

NOTE:
FLYSCREENS ONLY TO ALL OPENING WINDOWS AND SLIDING GLASS DOORS, INCLUDES FRONT DOOR.
(EXCLUDES GARAGE INTERNAL DOOR)

WIND-'C2' ELEVATIONS

AUSTART HOMES

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QBSA Act. Licence No. 1200115
Address: P.O. Box 1077, SMITHFIELD, 4878
Phone: 07 4038 3855 Fax: 07 4038 3899

NIENKE WALDMAN & SCOTT HINDE
LOT 32 MIALLO BAMBOO CREEK ROAD,
MIALLO

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

Design:	TURNKEY 241 BLC	Drawn By:	D.H.
Facade:	TRADITIONAL	Date:	07/08/21
Inclusions:	TURN KEY RANGE	Scale:	1:100
Amendments:	25/09/21		
Job Number:	546MIA	Sheet Number:	3 of 10

THINITE & ASSOCIATES PTY. LTD.
A.E.N. 65472/01
CONSULTING ENGINEERS
N.E. 27.09.2021
STRUCTURALLY CERTIFIED
G.E. THINITE RPEQ 1448 MIA Aust CP Eng N.E.R. 258640