

15 January 2026

Enquiries: Daniel Lamond
Our Ref: EXEM 2025_5876/2 (1343404)
Your Ref: 202512128

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

C M Cashin & K L Ford
79 Barrbal Drive
BONNIE DOON QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 17/12/2025.

Summary of Exempt Development

Development being made exempt from assessment against the flood and storm tide hazard overlay code of the 2018 Douglas Shire Planning Scheme consists of a dwelling house.

Location details

Street Address: 19 Kurrubal Close BONNIE DOON

Real Property Description: LOT: 220 SP: 354920

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 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 2025_ 5876/2 in all subsequent correspondence relating to this request.

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

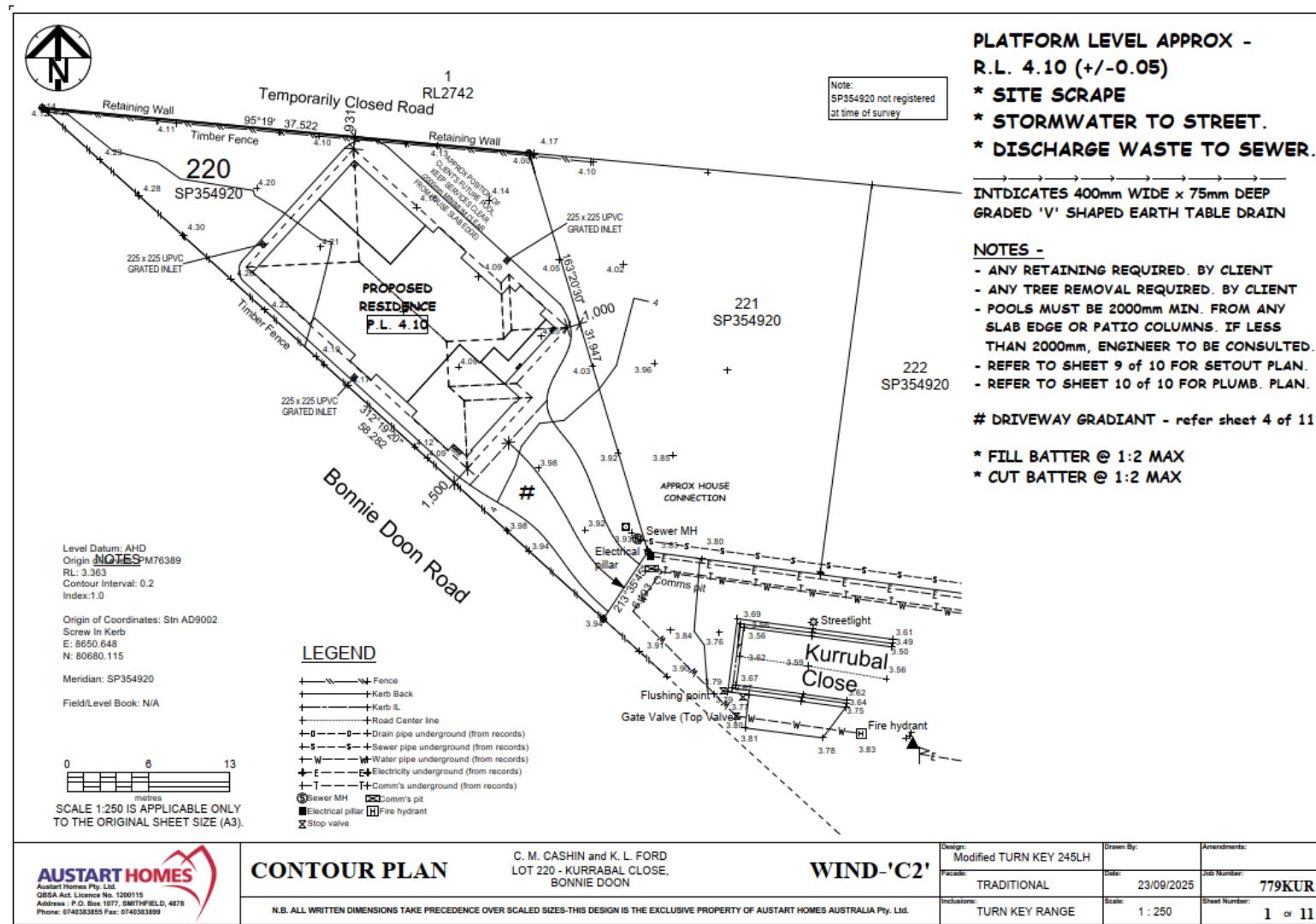
Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

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

Attachment 1





ELEVATION KEY

FLOOR AREAS
LIVING - 167.87
GARAGE - 39.84
AL FRESCO - 29.60
PORCH - 8.07
TOTAL - 245.37m²
26.40 SQUARES

NOTE - ALL HOT and COLD WATER PIPING TO GO THROUGH CEILING DOWN TO STUD WALLS, OTHER

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 Livable Housing Design. Install wall reinforcement as per the Livable 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.

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

NOTE - "LIVABILITY NOGGINGS" TO ALL WET AREAS. REFER SHEET 3 of 10 FOR DETAILS.

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPROC



FLOOR PLAN

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

WIND-'C2'

Design: Modified TURN KEY 245LH	Drawn By:	Amendments:
Facade: TRADITIONAL	Date: 23/09/2025	Job Number: 779KUR
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: 2 of 11

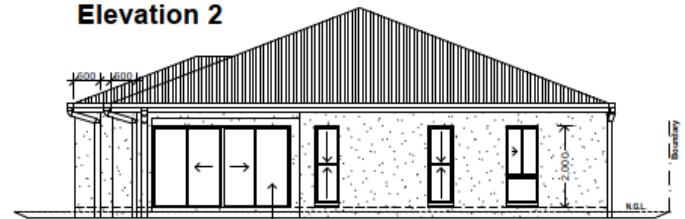


***Solar PV system required to Whole of Home Compliance.**

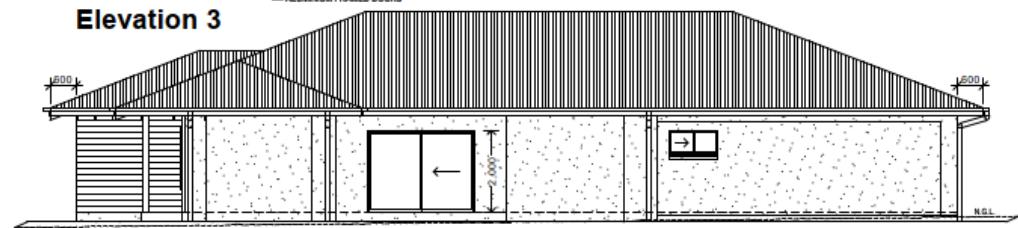
Elevation 1



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.

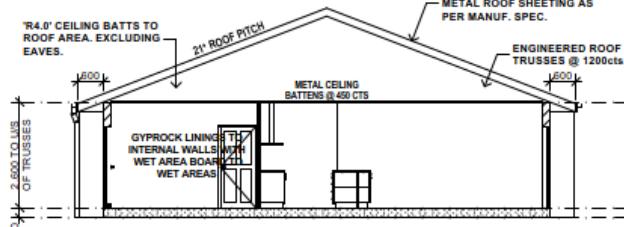


ELEVATIONS

C. M. CASHIN and K. L. FORD
LOT 220 - KURRALBAL CLOSE,
BONNIE DOON

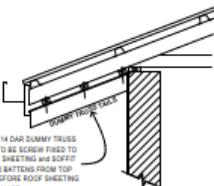
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WIND-'C2'



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.

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.



DUMMY RAFTER DETAIL
N.T.S.

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

Design:	Drawn By:	Amendments:
Modified TURN KEY 245LH		
TRADITIONAL	23/09/2025	779KUR
TURN KEY RANGE	1 : 100	4 or 11