

2 April 2025

Enquiries: Jenny Elphinstone
Our Ref: SITEX 2025_5748/2 (Doc 1288425)
Your Ref: 20252739

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

Buildable Approvals
C/- The Building Company
Suite T2.7
2 Chelsea Lane
REDLYNCH QLD 4870

Email: claire.byl@buildable.com.au

Attention Mr Ryan Wagemaker

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 31 March 2025.

Summary of Exempt Development

New Dwelling house construction in respect to the Planning Scheme Flood and Storm Tide Inundation Overlay.

Location details

Street Address: 24 Barrbal Drive, Bonnie Doon.
Real Property Description: Lot 265 on SP336777
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: SITEX 2025_ 5748/2 in all subsequent correspondence relating to this request.

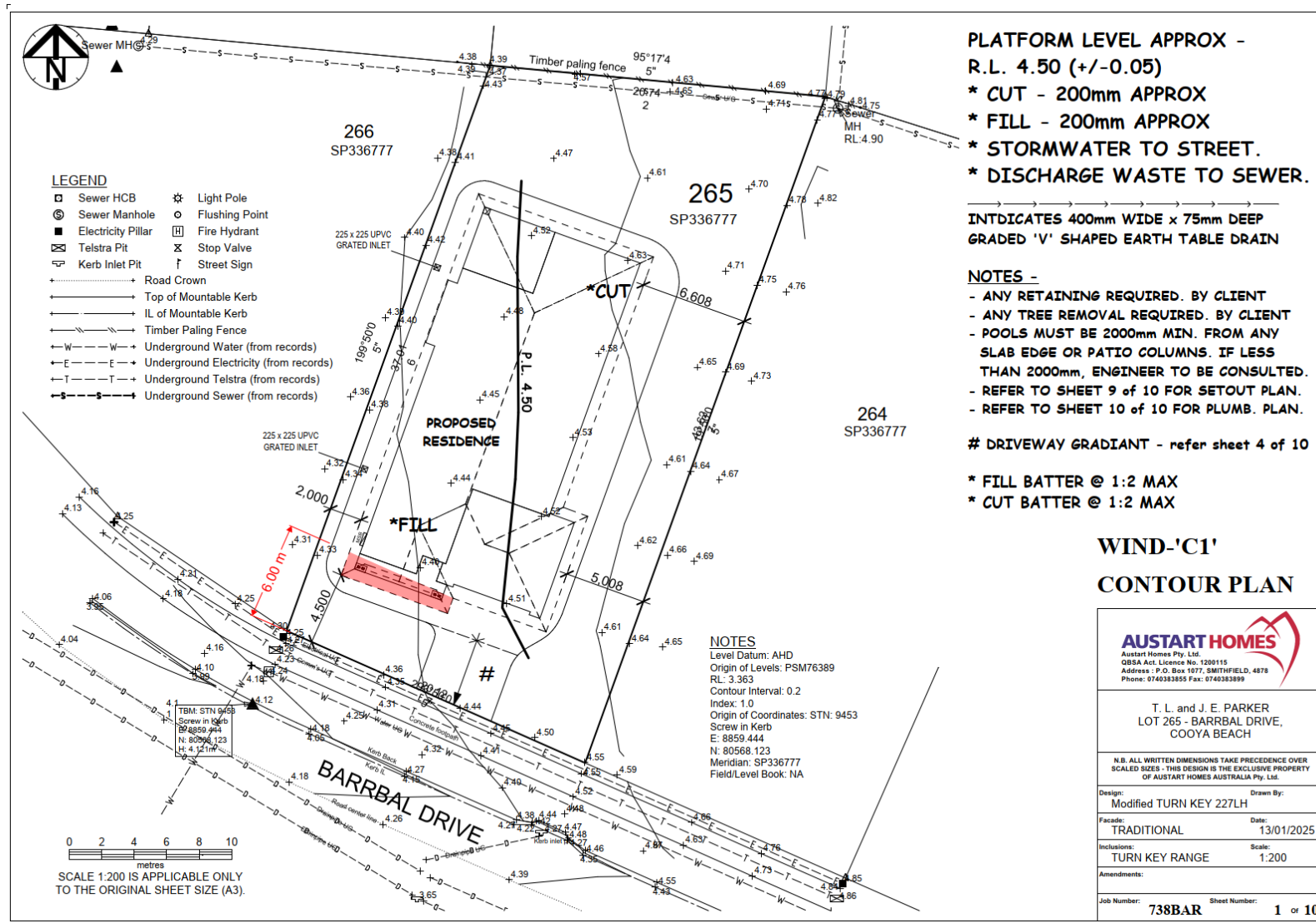
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



Neil Beck
A/Manager Environment & Planning

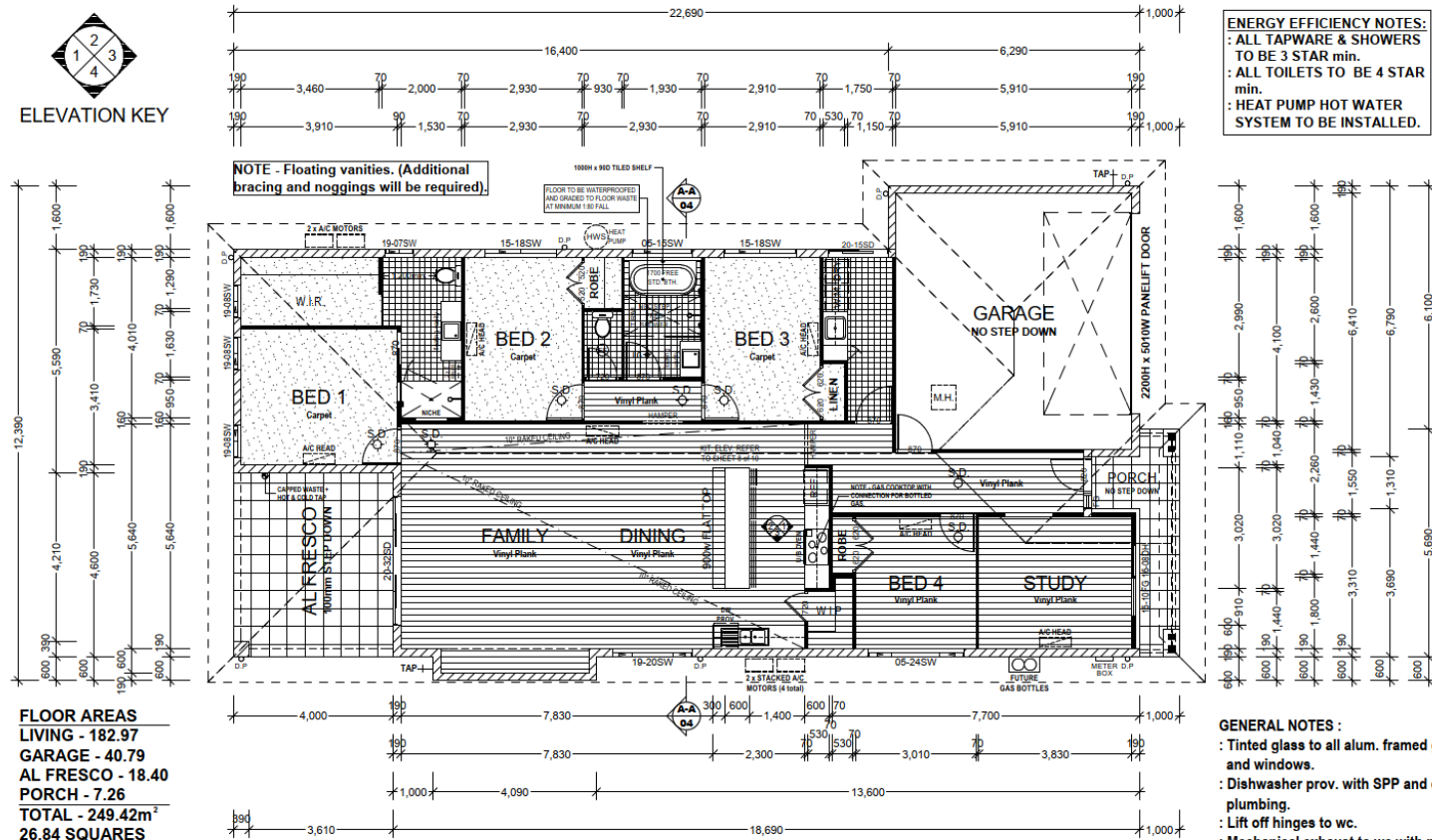
cc Emailed to J E Parker & T L Parker, C/ Buildable Approvals



Attachment 1



ELEVATION KEY



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

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

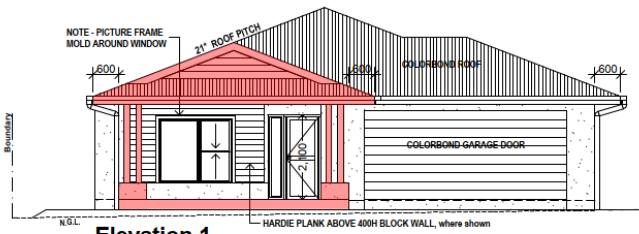
1. WATERPROOFING WET AREAS - Wet areas within the building must be waterproof or water resistant in accordance with NCC Vol. 2 Section H specifically ABCB Housing Provisions Standard 2022 Part 10.2 or AS3740-2021 and installed by a QBCC licensed installer.

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

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPCROK

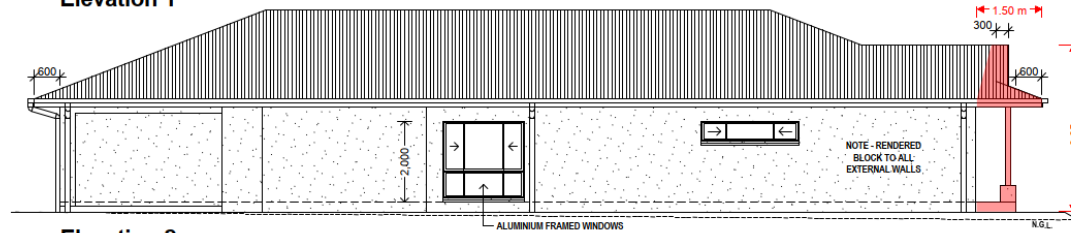
NOTE - Floating vanities. (Additional bracing and noggings will be required)

<p>AUSTART HOMES Austart Homes Pty. Ltd. QB5A Act. Licence No. 1200115 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 0740383855 Fax: 0740383899</p>	<p>FLOOR PLAN</p> <p>T. L. and J. E. PARKER LOT 265 - BARRBAL DRIVE, COOYA BEACH</p> <p>WIND-'C1'</p> <p>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES-THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.</p>	Design: Modified TURN KEY 227LH	Drawn By:	Amendments:
		Facade: TRADITIONAL	Date: 13/01/2025	Job Number: 738BAR
		Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: 2 of 10

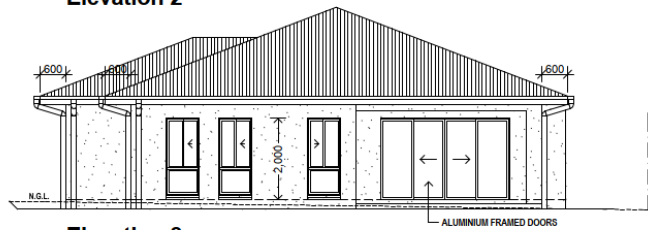


Elevation 1

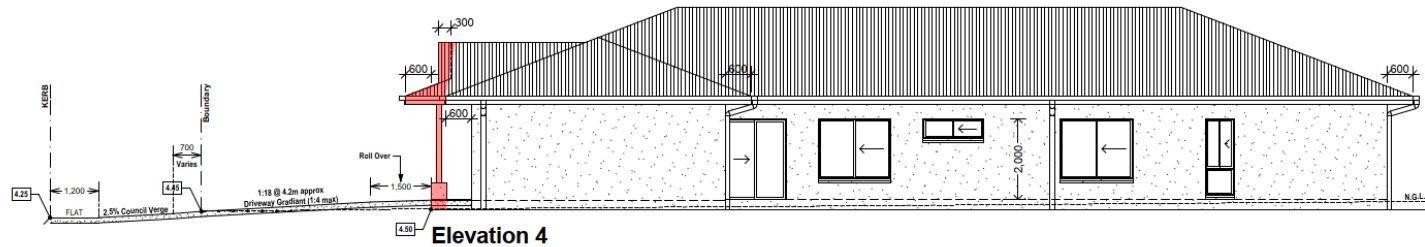
FLY SCREENS ONLY TO ALL OPENING WINDOWS AND SLIDING GLASS DOORS, INCLUDING FRONT DOOR. (EXCLUDES GARAGE DOORS).



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-1

T. L. and J. E. PARKER
LOT 265 - BARRBAL DRIVE,
COOYA BEACH

WIND-'C1'

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