DOUGLAS SHIRE COUNCIL

PO Box 723 Mossman Qld 4873
www.douglas.qld.gov.au
enquiries@douglas.qld.gov.au
ABN 71 241 237 800

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

15 October 2026

Enquiries: Georgia Graham
Our Ref: EXEM 2026_6014/1 (Doc 1396356)
Your Ref: 20269891

Buildable Approvals Pty Ltd
PO Box 74
REDLYNCH QLD 4870

Email: cairns@buildable.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 2 October 2026.

Summary of Exempt Development

Development being made exempt from assessment against the Flood and Storm Tide Overlay Hazard code from the 2018 Douglas Shire Planning Scheme consists of a Dwelling House.

Location details

Street Address:	15 Kurrubal Close Bonnie Doon
Real Property Description:	Lot 222 on SP 354920
Local Government Area:	Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 15 October 2026 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

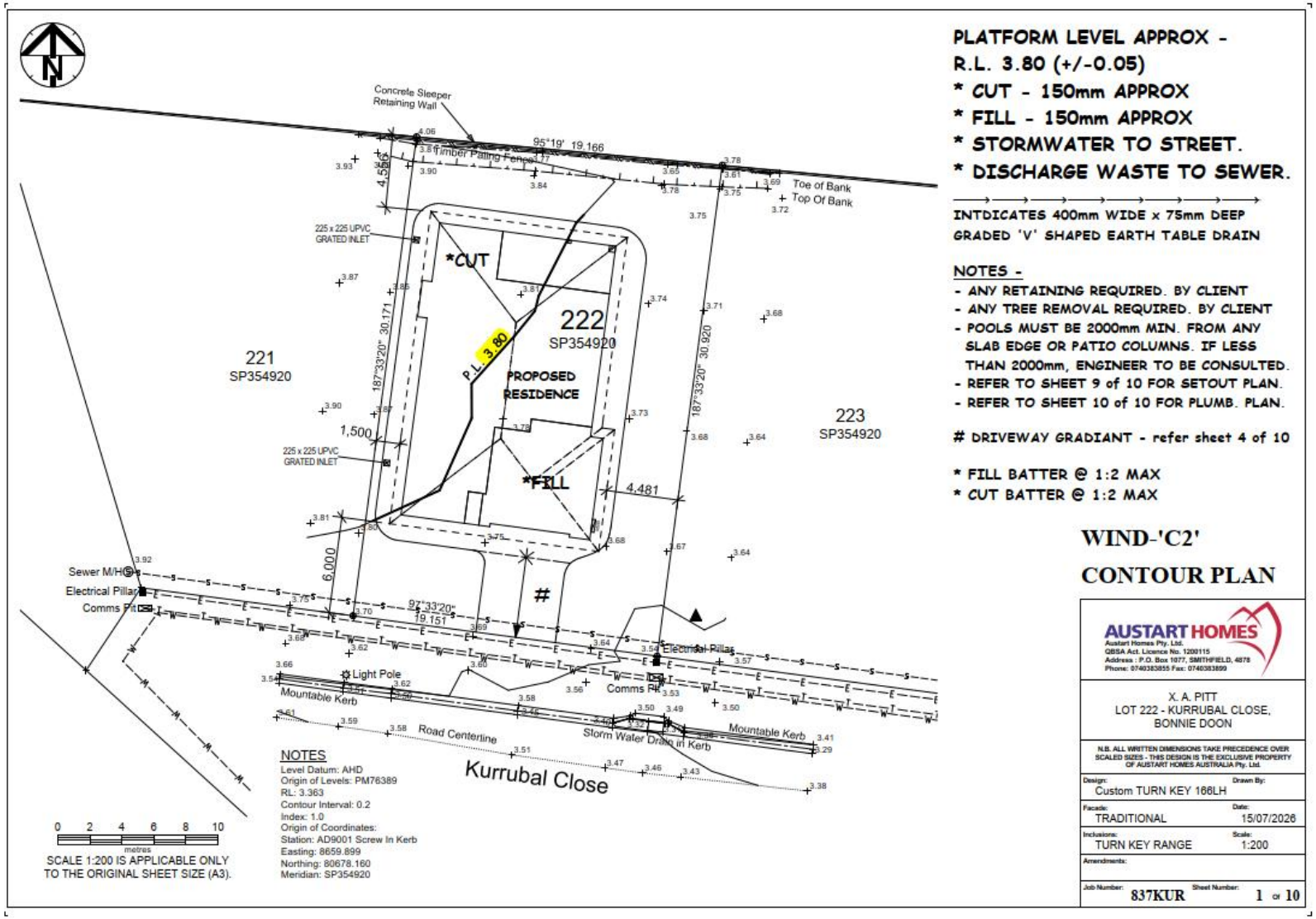
Please quote Council's application number: EXEM 2026_ 6014/1 in all subsequent correspondence relating to this request.

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

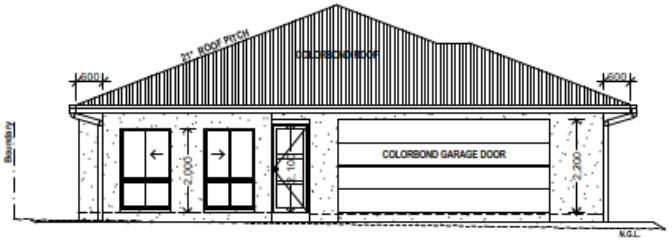
Yours faithfully



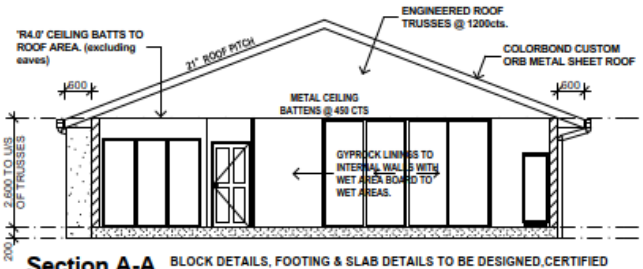
For
Leonard Vogel
Manager Environment & Planning



Attachment 1



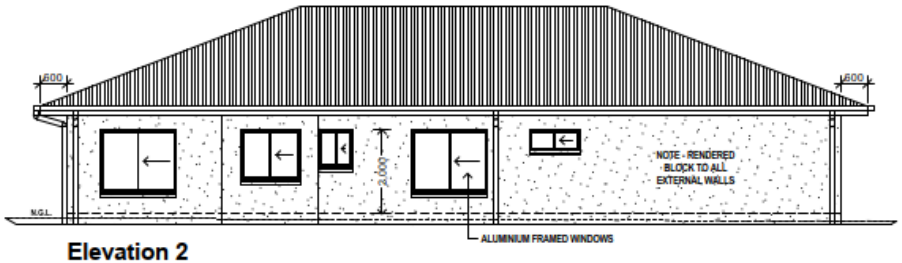
Elevation 1



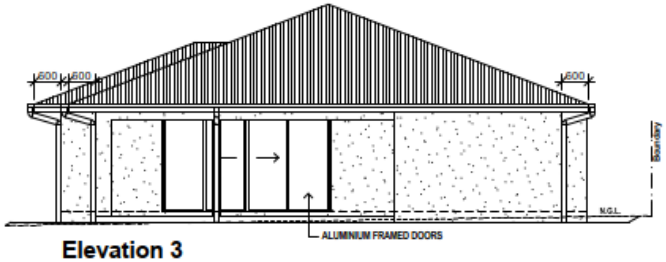
Section A-A
N.T.S.

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 ('M' slab) AND WIND-'C2' WIND RATING.

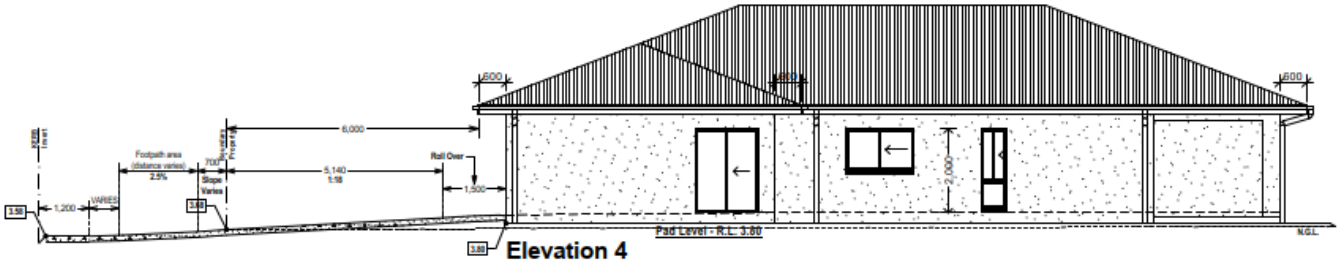
The requirements of the building code of Australia for the control of termites provides that if the primary building elements are of termite resistant materials then a barrier does not need to be installed, Austart Homes has elected to install the primary building elements of termite resistant materials plus provide a termite barrier at all penetrations through the concrete slab.



Elevation 2



Elevation 3



Elevation 4

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

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

ELEVATIONS

X. A. PITT
LOT 222 - KURRUBAL CLOSE,
BONNIE DOON

WIND-'C2'

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

Design: Custom TURN KEY 166LH	Drawn By:	Amendments:	
Facade: TRADITIONAL	Date: 15/07/2026	Job Number: 837KUR	
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: 4 of 10	