

24 August 2026

Enquiries: Kieren Nyko
Our Ref: EXEM 2026_5990/1 (Doc ID: 1387222)
Your Ref: 20265356

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

Charlotte Elari & Jamie Elari
C/- Buildable Approvals Pty Ltd
Suite 2.7, 2 Chelsea Lane
REDLYNCH QLD 4870

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 20 August 2026.

Summary of Exempt Development

Dwelling house exempt from the Douglas Shire Planning Scheme flood plain assessment sub-category identified on the Flood and storm tide hazard overlay map in Schedule 2.

Location details

Street Address: Lot 86 Mowbray River Road, MOWBRAY
Real Property Description: Lot 86 SR584
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 24 August 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 has effect for two years from the day after the day it is given.

Other

Please quote Council's application number: EXEM 2026_ 5990/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'N. Beck', with a stylized flourish at the end.

Neil Beck
Team Leader Planning - Environment and Planning

20/08/2026

File No: 20265356

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Dear Sir/Madam,

Flood Exemption Application for a Single Storey Detached Dwelling and Garage located at Lot 86, Mowbray River Road, Mowbray QLD 4877 (86 SR584)

Please find attached information in support of a flood exemption application for the proposed single storey detached dwelling and garage at the above property.

The attached information includes the observed December 2023 flood marker, photographs of the flood extent, and the supplied floor levels for the proposed dwelling and the recently constructed secondary dwelling at 101 Mowbray River Road. The proposed finished floor level for Lot 86 is stated as 2,270 mm above the observed flood marker and 1,035 mm (1.035 m) above the stated finished floor level of the secondary dwelling at 101 Mowbray River Road.

An exemption certificate was previously granted for 101 Mowbray River Road. The proposed finished floor level for Lot 86 is higher than the stated finished floor level of the recently constructed secondary dwelling at that property.

On the basis of the attached information, we request that Council assess the material and determine whether an exemption from a development application can be granted.

If you have any queries or require any additional information, please do not hesitate to contact Ryan Wagemaker on 07 4222 9888.

Yours sincerely

A handwritten signature in black ink, appearing to read "Ryan Wagemaker", with a stylized flourish at the end.

Building Certifier: Ryan Wagemaker
QBCC Accreditation No: A15149682

Lot 86 SR584 Flood levels

The flood marker at 101 Mowbray River Road was marked at the peak of the floods after Cyclone Jasper December 2023.

Jackson Brown of Legacy Build Group surveyed the property and below are the levels that were documented.

Flood Marker (FM) Height = 0.00

101 Mowbray River Road

- Existing main dwelling Finished Floor Level (FFL) = FM + 935mm
- New secondary dwelling 101 Mowbray River Rd FFL = FM + 1235mm

Lot 86 Mowbray River Rd

- Natural ground level center of house pad = FM + 1470mm
- Proposed raised house pad 600mm + 200mm slab height = 800mm
- Finished floor level $1470 + 800 = 2270$ mm above Flood Marker
- Lot 86 FFL will be + 1035mm above the FFL of 101.

The finished floor level at 86 Mowbray River Road will be 2270mm above the maximum flood height observed in December 2023.

The recently built dwelling at 101 Mowbray River Road is 1235mm above the observed flood height.

The main residence FFL at 101 Mowbray River Road is 950mm above the observed flood height.

Below are photos of the current flood marker and photos taken at the peak of the floods.

I will attach some maps and explanations to make sense of the photos.



Top photo shows the tip of the fence post protruding from the flood water. Second photo has that fence post in the background with the flood marker at the small lime tree in the foreground. This tree was planted as a permanent marker by the property owners as the peak of the flood height and this is the Datum Point 0.00 that we referenced the finished floor levels from.



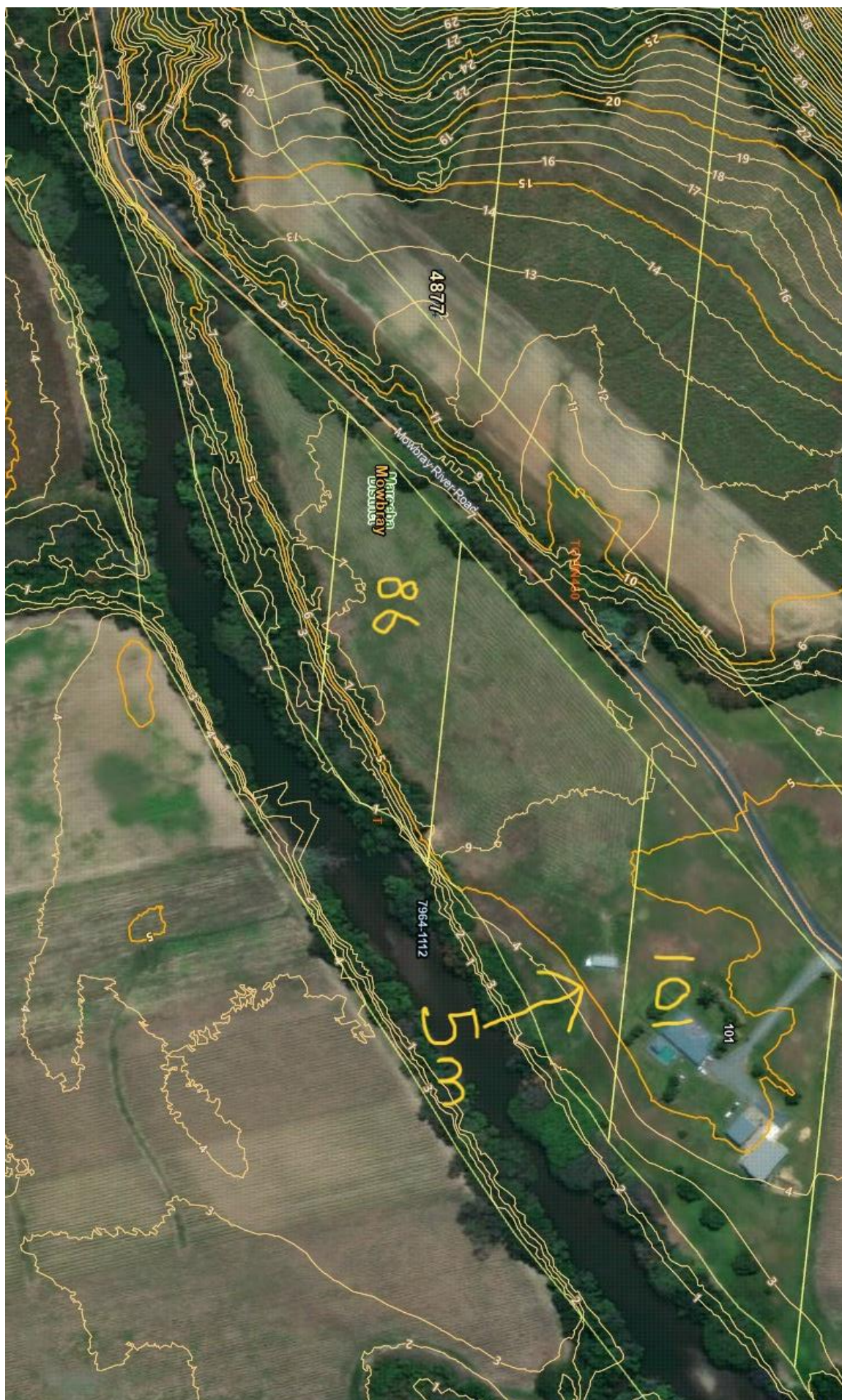
These two photos show the peak height of the flood. They are taken from the original main dwelling. As you can see, the main dwelling did not flood and as indicated on page 1, it is 950mm above the flood level.

The photo with the caravan shows the land parcel where the new secondary building is now located.

The map below shows the land parcels and has the topography lines. The darker yellow line is the 5m AHD height and lines up almost exactly with the flood heights in all the photos. This indicates the flood level reached was very close to 5m AHD and follows this contour line.

Lot 86 building envelope sits at 6.5m AHD and is raised 800mm so the finished floor level is estimated at 7.3m AHD





16°33'35"S 145°28'13"E

16°33'30"S 145°28'18"E



16°33'40"S 145°28'19"E

16°33'35"S 145°28'24"E

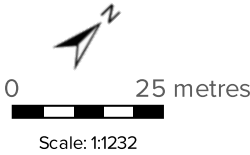
A product of

Legend located on next page



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Scale: 1:1232

Printed at: A4

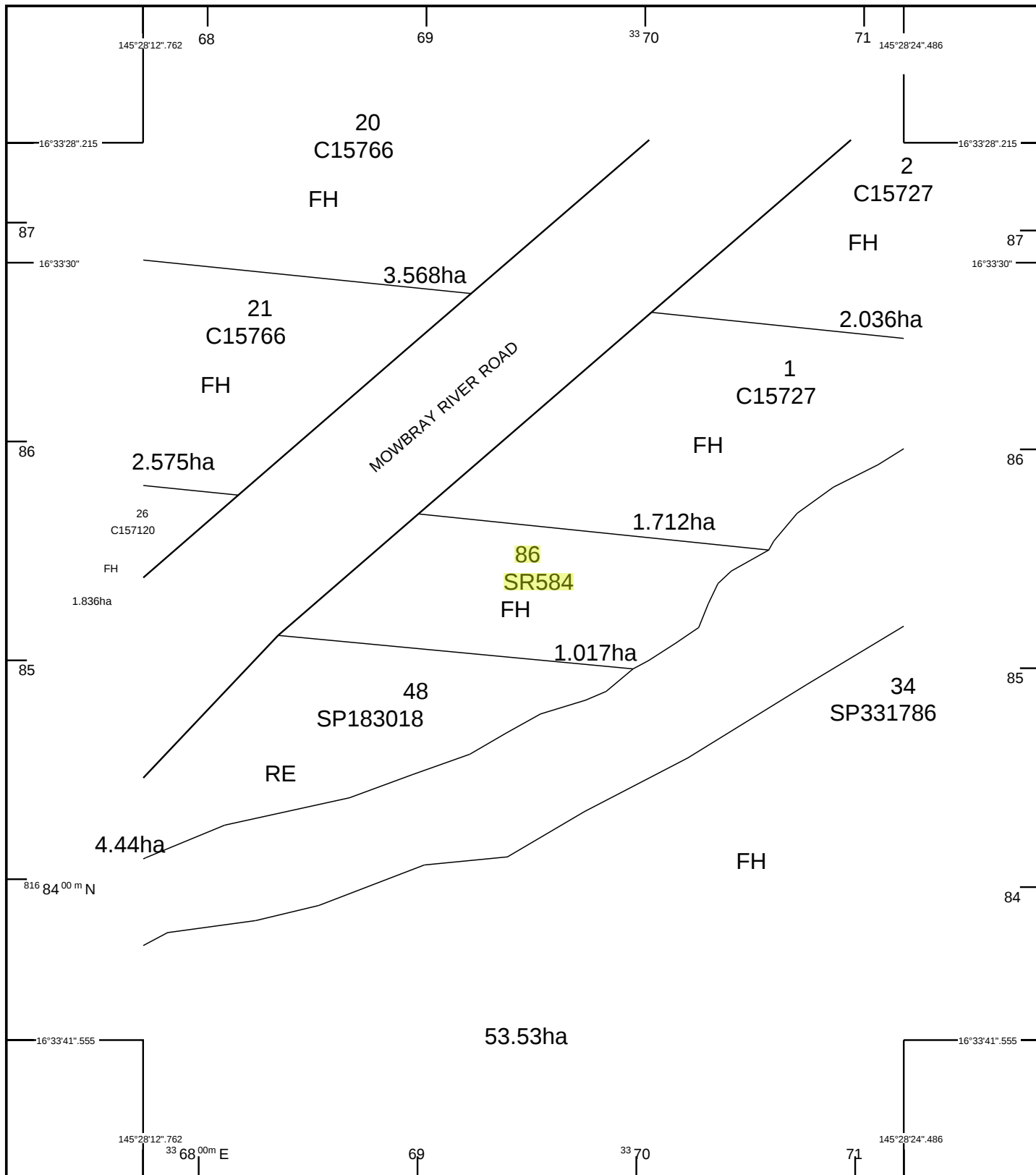
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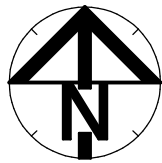
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development





*ALL EARTHWORKS BY CLIENT

89°54'00" 137.130

NOTES

Level Datum: AHD
Origin of Levels: PM183915
RL: 3.403
Contour Interval: 0.2
Index: 1.0
Origin of Coordinates: Stn 9000 Pin
E: 4887.145
N: 9878.595
Meridian: IS336336
Field/Level Book: N/A

LEGEND

- Transformer Pole
- Timber Stake by Client
- Road Crown
- Edge of Bitumen
- Change of Grade
- Fence
- Underground Telstra (from records)
- Underground Water (from records)

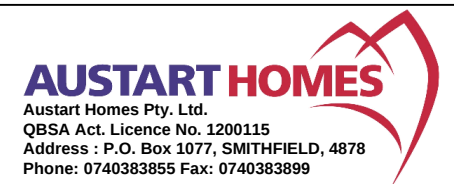
PLATFORM LEVEL APPROX

- 'TBC' (+/- 0.05)
- * IMPORT FILL - 'TBC'
- * STORMWATER FALL ON SITE.
- * DISCHARGE WASTE TO SEPTIC.

NOTES -

- ANY RETAINING REQUIRED. BY CLIENT
- ANY TREE REMOVAL REQUIRED. BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 of 11 FOR SETOUT PLAN.
- REFER TO SHEET 11 of 11 FOR PLUMBING PLAN.

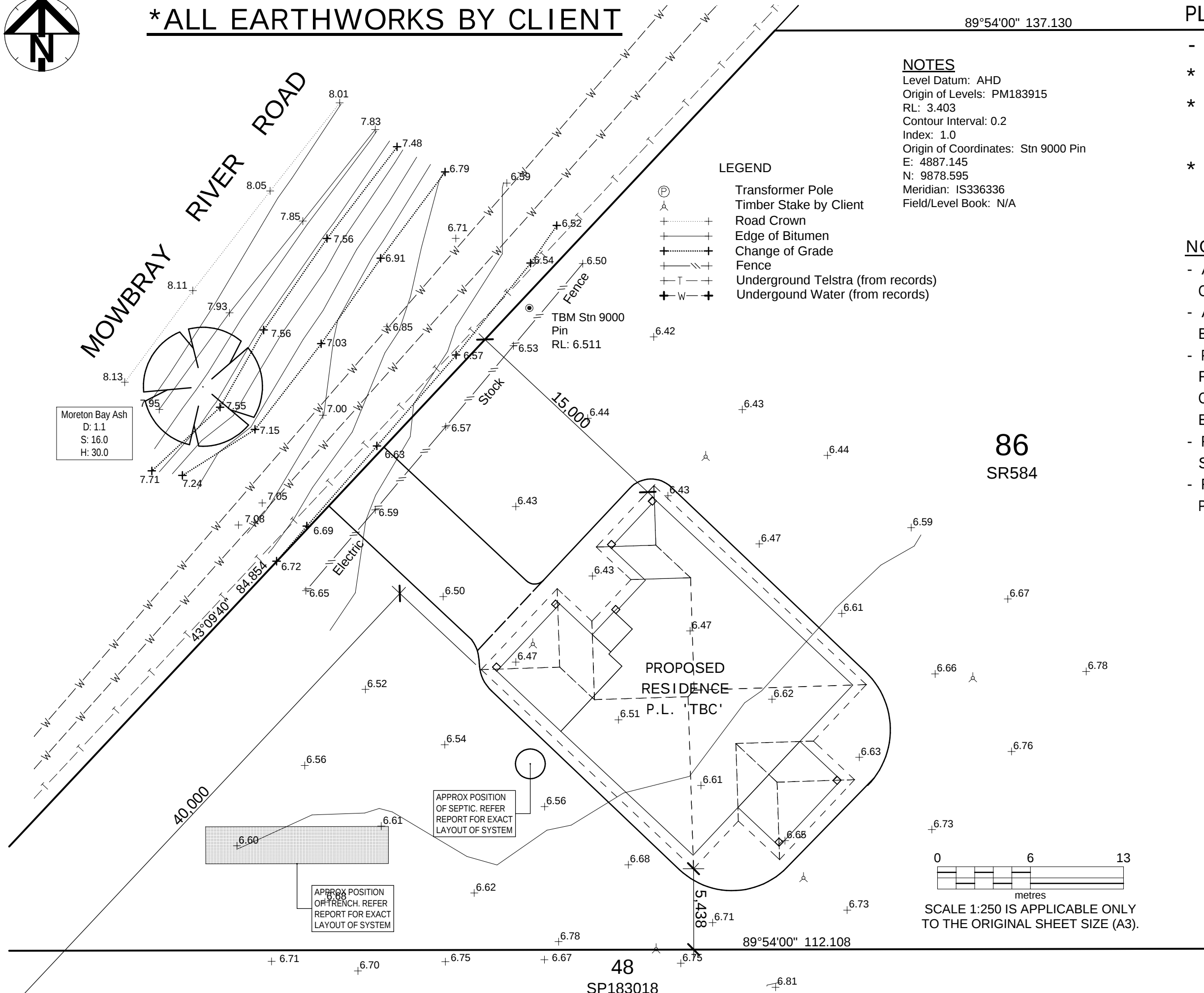
WIND-'C2' CONTOUR PLAN

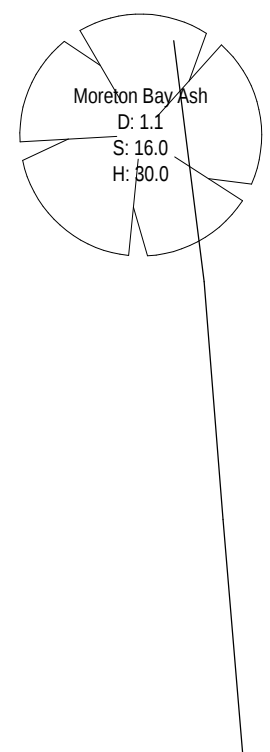
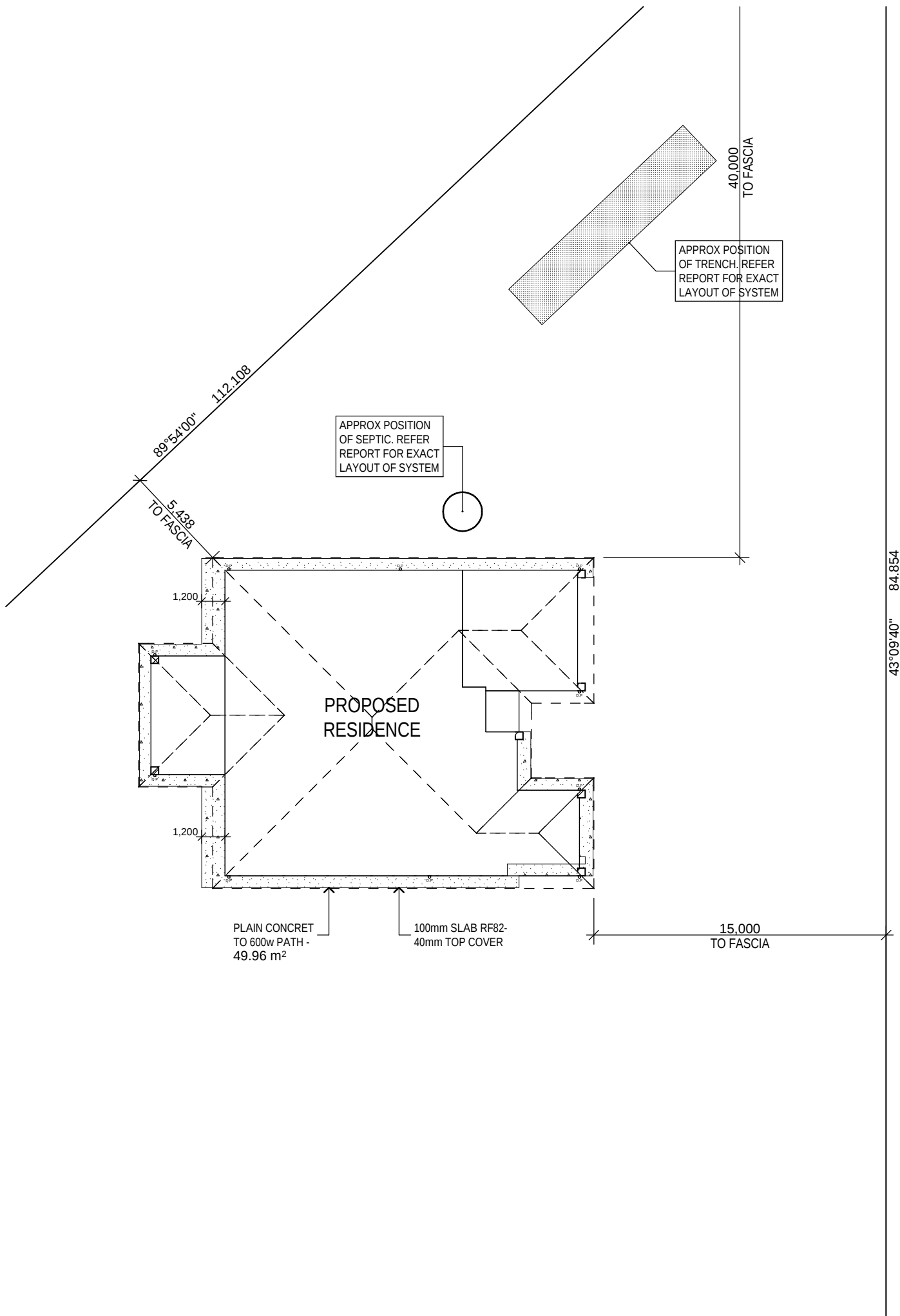


J. F. and C. J. ELARI
LOT 86 - MOWBRAY RIVER ROAD,
MOWBRAY

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY
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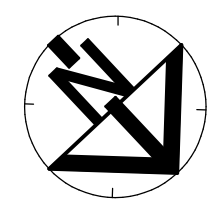
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Facade:	Date:
CONTEMPORARY	10/03/2026
Inclusions:	Scale:
PREMIER PLUS	1:250
Amendments:	
Job Number:	Sheet Number:
801MOW	1 of 11





MOWBRAY RIVER ROAD

LOT 86 ON SR584
MOWBRAY RIVER ROAD,
MOWBRAY



WIND-'C2' SETOUT PLAN

AUSTART HOMES Austart Homes Pty. Ltd. QBSA Act. Licence No. 1200115 Address : P.O. Box 1077, SMITHFIELD, 4878 Phone: 0740383855 Fax: 0740383899	
J. F. and C. J. ELARI LOT 86 - MOWBRAY RIVER ROAD, MOWBRAY	
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Design: Modified REGENT 291LH	Drawn By:
Facade: CONTEMPORARY	Date: 10/03/2026
Inclusions: PREMIER PLUS	Scale: 1:250
Amendments:	
Job Number: 801MOW	Sheet Number: 10 of 11