

2 March 2026

Enquiries: Georgia Graham
Our Ref: EXEM 2026_5893/1 (Doc 1351489)
Your Ref: 20261355

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

Jonpa Pty Ltd
29 Gibson Road
WARRANWOOD VIC 3134

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 13 February 2026.

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: 6 Kurrubal Close BONNIE DOON

Real Property Description: Lot 214 on SP 336777

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 26 February 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_ 5893/1 in all subsequent correspondence relating to this request.

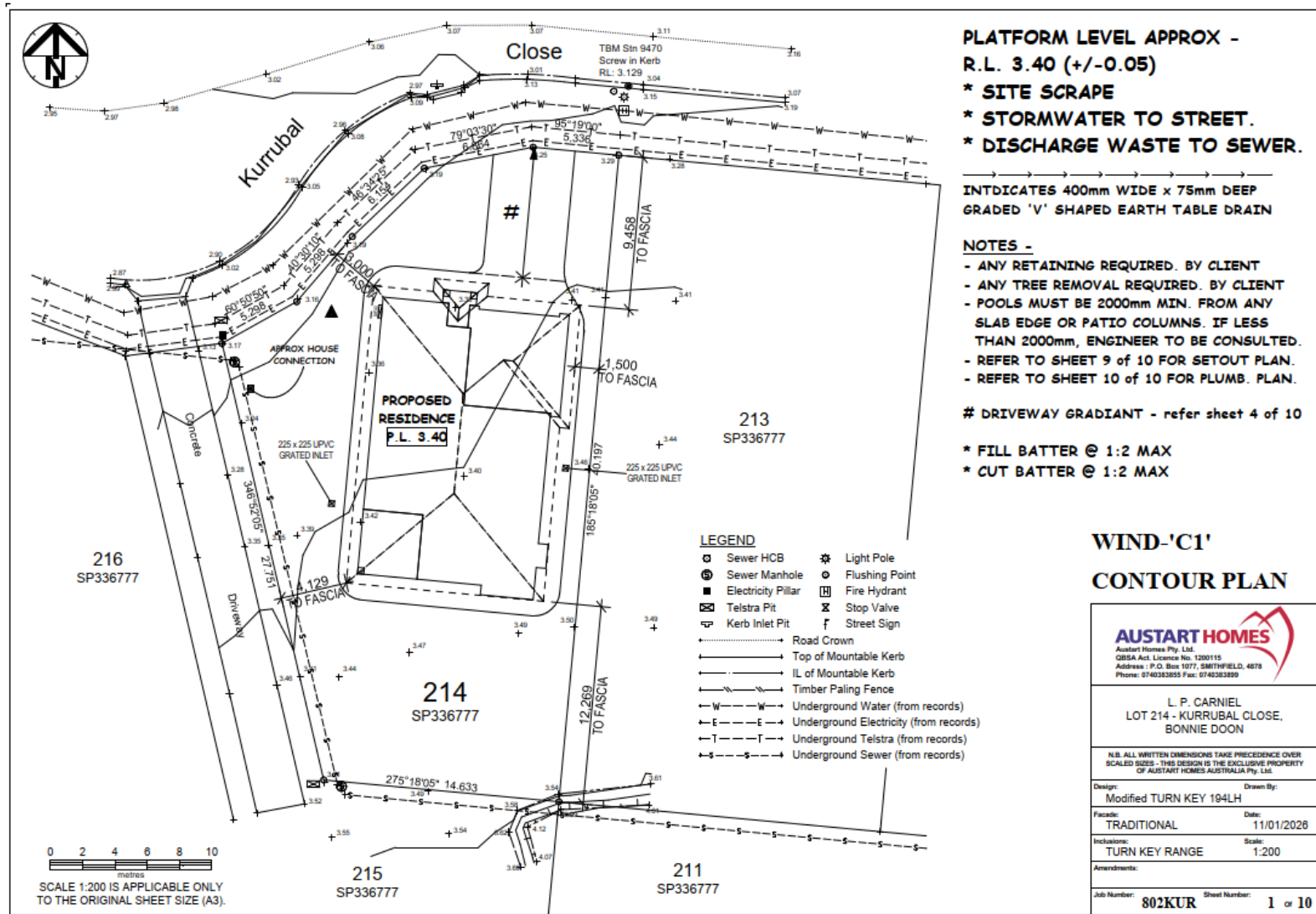
Should you require any clarification regarding this matter, please contact Georgia Graham on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

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



PLATFORM LEVEL APPROX - R.L. 3.40 (+/-0.05)
*** SITE SCRAPE**
*** STORMWATER TO STREET.**
*** DISCHARGE WASTE TO SEWER.**

INDICATES 400mm WIDE x 75mm DEEP GRADED 'V' SHAPED EARTH TABLE DRAIN

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 9 of 10 FOR SETOUT PLAN.
 - REFER TO SHEET 10 of 10 FOR PLUMB. PLAN.

DRIVEWAY GRADIANT - refer sheet 4 of 10
 * FILL BATTER @ 1:2 MAX
 * CUT BATTER @ 1:2 MAX

WIND-'C1'
CONTOUR PLAN

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

L. P. CARNIEL
 LOT 214 - KURRUBAL CLOSE,
 BONNIE DOON

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

Design: Modified TURN KEY 194LH
 Drawn By:
 Facade: TRADITIONAL
 Date: 11/01/2026
 Inclusions: TURN KEY RANGE
 Scale: 1:200
 Amendments:
 Job Number: 802KUR Sheet Number: 1 of 10

Attachment 1