

15 June 2026

Enquiries: Neil Beck
Our Ref: EXEM 2026_5951/1 (1372534)
Your Ref: 20265411

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

A M Ross & R W Doble
Unit 2
83 Davidson Street
PORT DOUGLAS QLD 4877

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 02/06/2026.

Summary of Exempt Development

Location details

Street Address: 16 Kurrubal Close BONNIE DOON
Real Property Description: LOT: 218 SP: 354920
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 15 June 2026 for the construction of a dwelling 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 development was categorised as assessable development only because of particular circumstances that no longer apply.

When exemption certificate ceases to have effect

This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2026_ 5951/1 in all subsequent correspondence relating to this request.

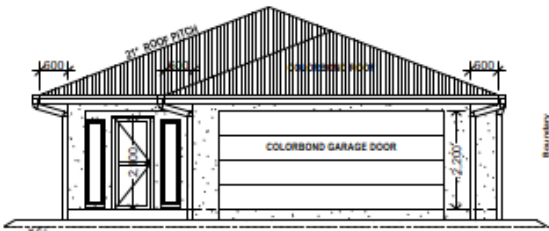
Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9444.

Yours faithfully

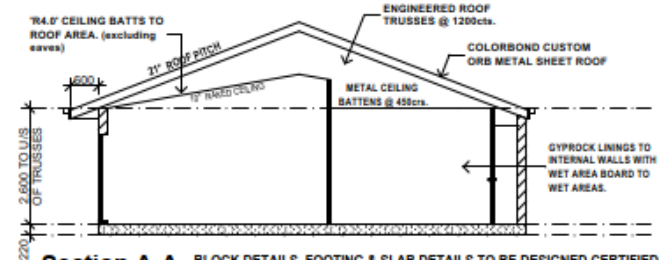


For
Leonard Vogel
Manager Environment & Planning

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

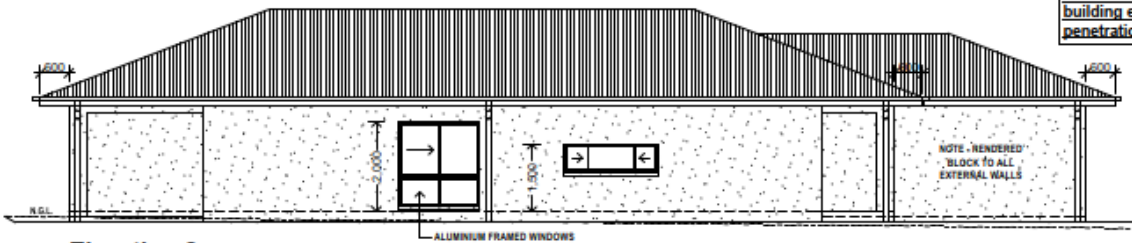


Elevation 1

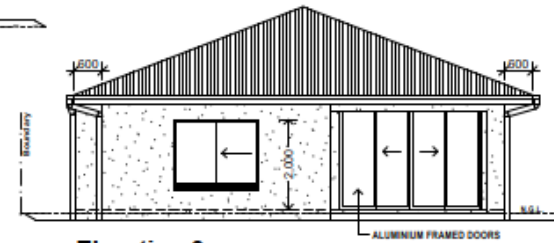


Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'P' CLASS SITE AND WIND-'C2' WIND RATING.

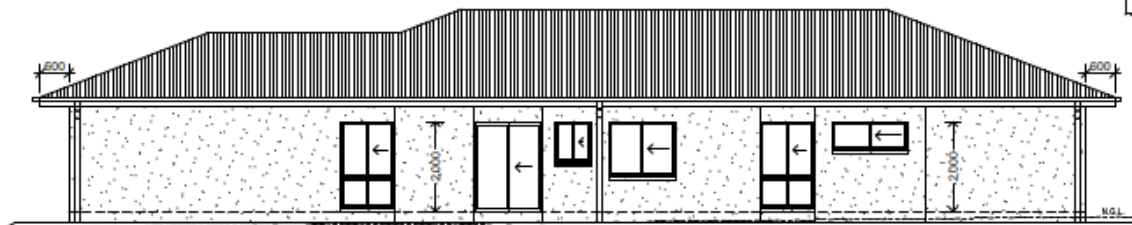
The requirements of the building code of Australia for the control of termites provides that if the primary building elements are of termite resistant materials then a barrier does not need to be installed, Austart Homes has elected to install the primary building elements of termite resistant materials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



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

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



ELEVATIONS

A. M. ROSS & R. W. J. DOBLE
LOT 218 - 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:	Modified TURN KEY 195LH	Drawn By:		Amendments:	
Facade:	TRADITIONAL	Date:	26/04/2026	Job Number:	818KUR
Inclusion:	TURN KEY RANGE	Scale:	1 : 100	Sheet Number:	4 of 10