DOUGLAS SHIRE COUNCIL

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ABN 71 241 237 800

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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13 November 2026

Enquiries: Neil Beck
Our Ref: EXEM 2026_6026/1 (1404271)
Your Ref: 202611097

D Spriggs & W G Spriggs
Unit 230
55-57 Clifton Road
CLIFTON BEACH QLD 4879

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 05/11/2026.

Summary of Exempt Development

Construction of a dwelling.

Location details

Street Address:	26 Barrbal Drive BONNIE DOON
Real Property Description:	LOT: 266 SP: 336777
Local Government Area:	Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted 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_ 6026/1 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.

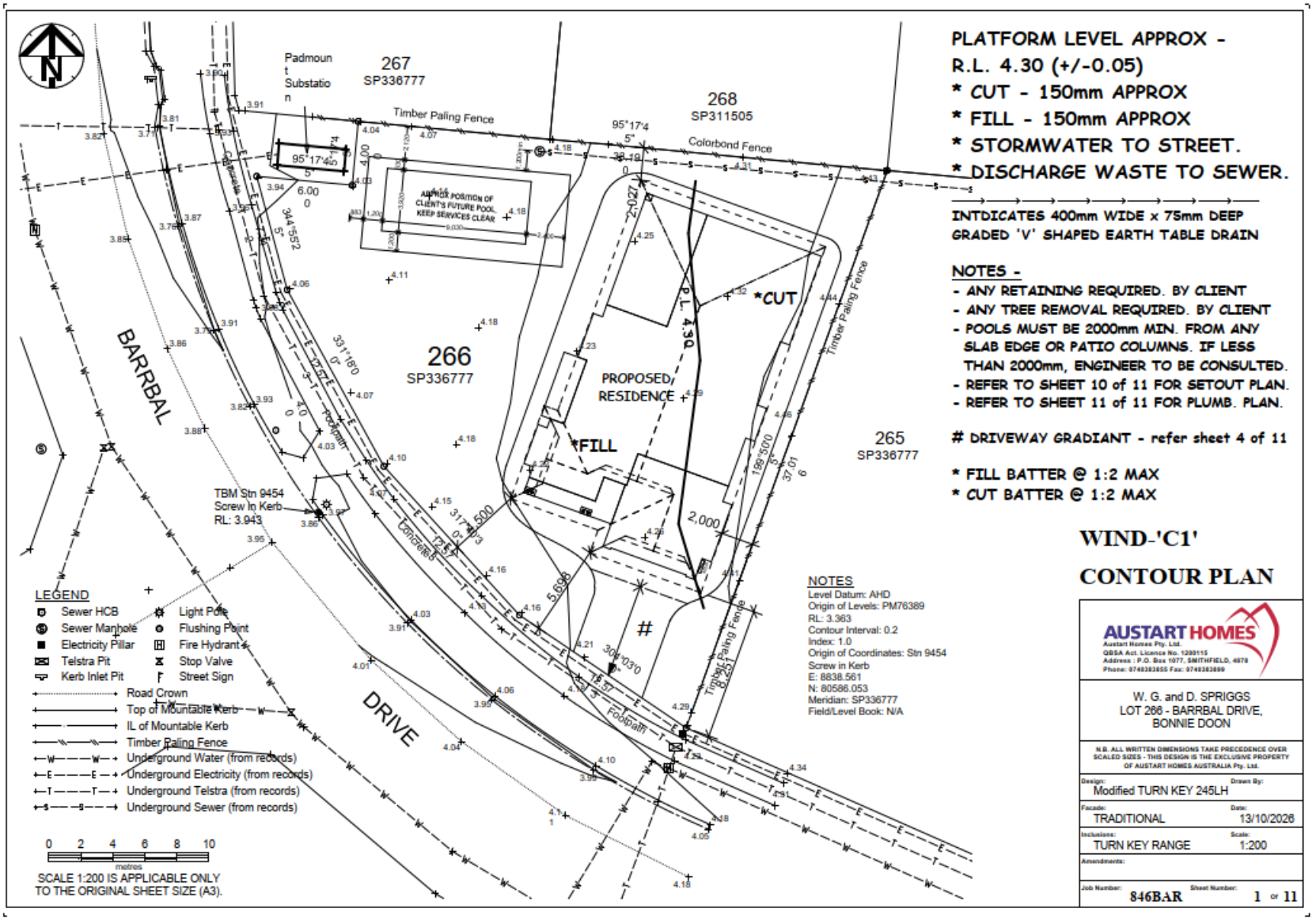
Yours faithfully

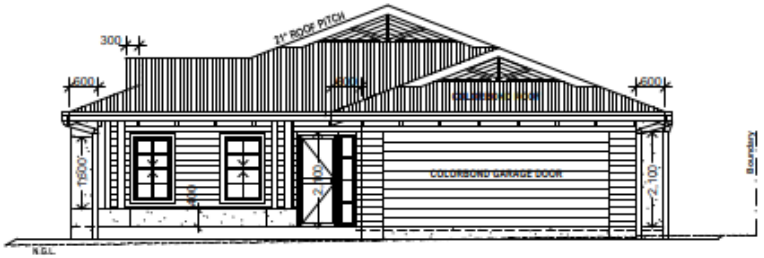


Neil Beck
Team Leader - Planning

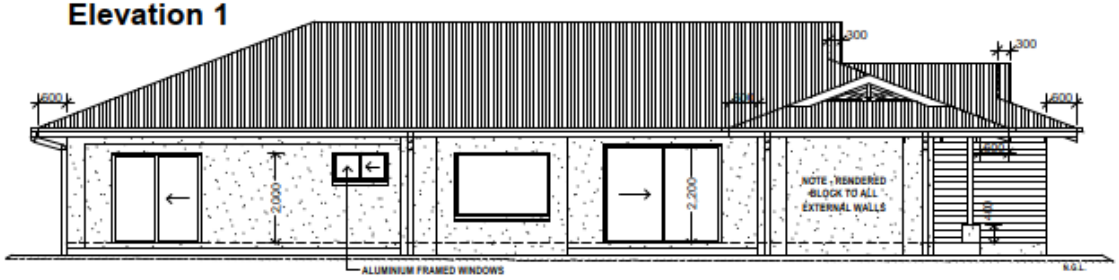
cc Emailed to Buildable Approvals Pty Ltd – admin@buildable.com.au

Attachment 1

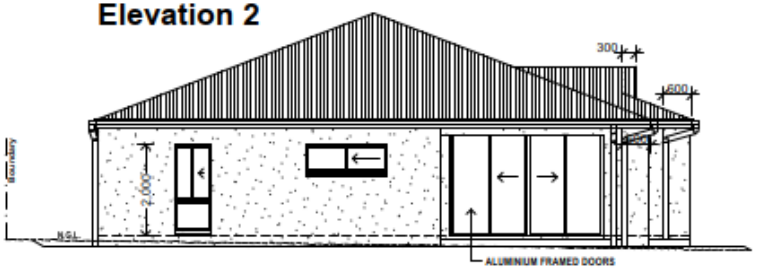




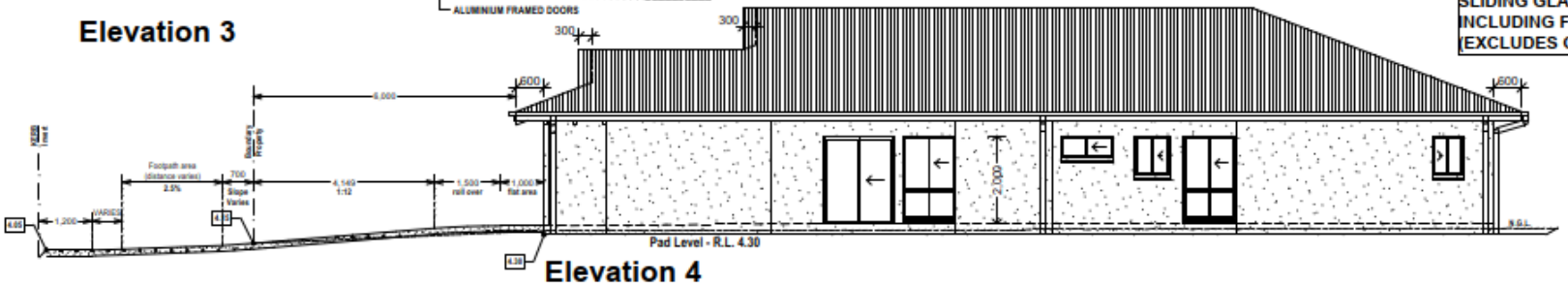
Elevation 1



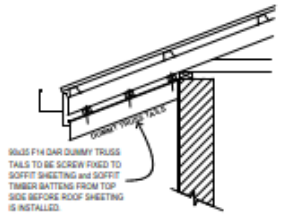
Elevation 2



Elevation 3



Elevation 4



DUMMY RAFTER DETAIL
N.T.S.

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-1

W. G. and D. SPRIGGS
LOT 266 - BARRBAL DRIVE,
BONNIE DOON

WIND-'C1'

Design: Modified TURN KEY 245LH	Drawn By:	Amendments:	
Facade: TRADITIONAL	Date: 13/10/2026	Job Number: 846BAR	
Inclusions: TURN KEY RANGE	Scale: 1 : 100	Sheet Number: 4 of 11	

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