

12 December 2025

Our Ref: SITEX 2025_5872/1 (Doc:1339304)
Your Ref: 6197/25

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

Lee Haereroa Eagleview Trust Pty Ltd
C/ Rapid Building Approvals
2-4 Stanton Road
SMITHFIELD QUEENSLAND 4878

Attention Mr Ryan Bird

Email: approvals@rapidapprovals.com.au

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 11 December 2025.

Summary of Exempt Development

Construction of a Dwelling-house within the Flood and Storm Tide Hazard overlay (Floodplain Assessment and Medium Storm Tide Hazard)

Location details

Street Address: 85A Mitre Street Craiglie
Real Property Description: Lot 1 on SP332666
Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 12 December 2025 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

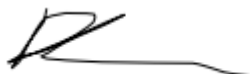
This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2025_ 5858/1 in all subsequent correspondence relating to this request.

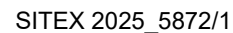
Should you require any clarification regarding this matter, please contact Daniel Lamond on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

Doc ID 1339304



3823

Unauthorised use of these
Dixon System's plans constitutes
a breach of the Copyright Act and
make you liable for significant
damages.

2750 CEILING HEIGHT
2800 PITCHING POINT

200MM SUSPENDED SLAB

Print Date: 24/02/2025
k3cm10b41e4

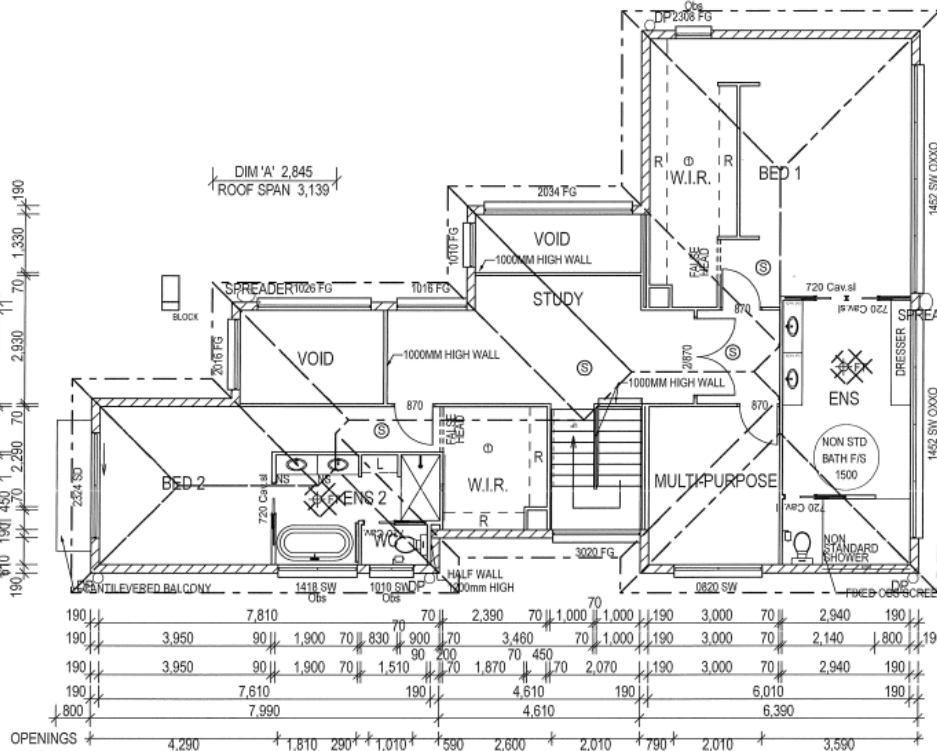
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235-cm10b23-k3cm10b41e4

ROOF PITCH 25° OVERHANG 450mm

390
750 2,410 790 200 1,610 800 1,010 1,390 OPENINGS

DIM 'A' 2,445
ROOF SPAN 2,698
500 2,990 500 2,200 2,200 4,000
190 3,610 190 2,010 190 2,010 190 3,810 190
190 2,510 190 2,130 190 2,130 190
190 920 800 1,030 70 2,130 190
190 810 1840 150 2,250 70 2,930 190
190 1,330 190



UPPER FLOOR PLAN

ELEVATIONS
4 3 2
1

Home to 70,000 Australians
WWW.DIXONHOMES.COM.AU
1300 10 10 10
Admired since 1959

LOWER FLOOR AREA 194.59 M2
UPPER FLOOR AREA 155.23 M2
PORCH/CARPORT AREA 40.43 M2
BALCONY AREA 2.39 M2
PATIO % OF FOOTPRINT 17.2%

SCALE 1:100
ROOF Metal 25°
EXT WALL 190 BLOCK
LOWER CEILING HT 2750
UPPER CEILING HT 2750
WIND RATING C2

LINTELS

THESE PLANS DO NOT COMPLY WITH ANY REQUIREMENTS FOR WHEELCHAIR OR DISABILITY ACCESS OR ACCESSIBLE LIVING
LINTELS INDICATED ON FLOOR PLANS ARE NOT TO BE QUOTED.
L17 85 x 8 FLAT BAR
MIN. 90mm END SUPPORT
L3 190 x 35 F17 KD L10 280 x 65 HYNE 17C
L4 220 x 35 F17 KD L11 330 x 65 HYNE 17C
L5 220 x 70 F17 KD L12 350 x 65 HYNE 21C
L6 240 x 70 F17 KD
L7 165 x 65 HYNE 17C
L8 230 x 65 HYNE 17C
L9 295 x 65 HYNE 17C
Beams and lintels may be substituted by the builder with suitable alternative product
L17 85 x 8 FLAT BAR
MIN. 90mm END SUPPORT
L18 100 x 100 x 8 ANGLE
L19 150 x 100 x 8 ANGLE
MIN. 150mm END SUPPORT
L20 100 x 100 x 10 EQUAL ANGLE
WITH 200 x 8 MS PLATE
STITCH WELDED TO BACK
MIN 150 END SUPPORT
Head height 200 series block
2100 UND

REFER TO ELEVATIONS FOR ALL CONSTRUCTION NOTES

COMPLIANCE INDEMNITY
The owner confirms that the land and the dwelling are not subject to Town Planning conditions and/or covenants which require the developer's and/or local authority approvals, and the owner indemnifies the builder and designer against any loss however sustained due to the owners failure to ensure compliance.
Owners: _____ Witness: _____ Date: ____/____/____

COVENANT APPROVAL
Developer/Agent: _____ Estate: _____
Signature: _____ Witness: _____ Date: ____/____/____

Only sign if 100% correct. If not correct please contact your consultant.

CLIENT: _____ DATE: 1/12/25
CLIENT: _____
BUILDER: _____ DATE: 1/12/25
NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY
AB THOMAS EAGLEVIEW P/L ATF
Lot 1 Mitre Street, PORT DOUGLAS
QLD, 4877
RP. SP 332666 MAP REF.

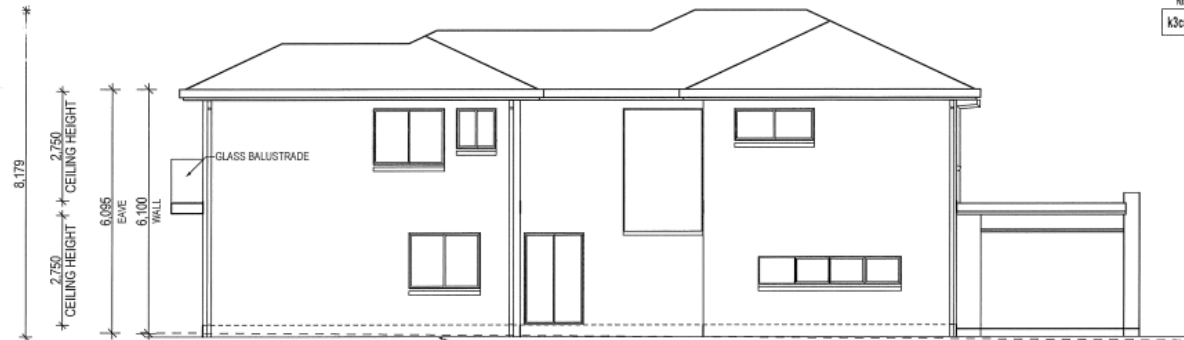
3823

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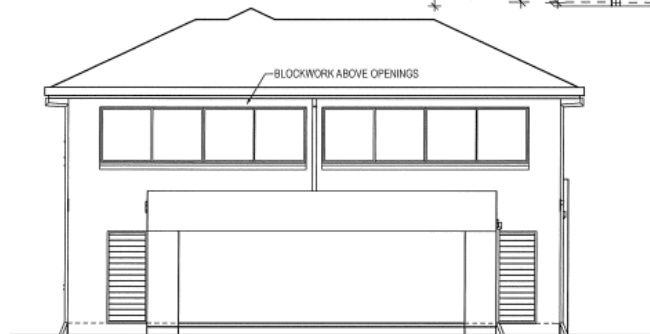
Rev 001/21/02/2025
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25/01/2025/30/04/2025



ELEVATION 1
EXISTING GROUND LINE
(NATURAL GROUND LEVEL)



ELEVATION 2



ELEVATION 4



ELEVATION 3

ARTICULATION JOINT SPACING: 5m

Only sign if 100% correct. If not correct please contact your consultant.
CLIENT: *[Signature]* DATE: 1/12/25
CLIENT: *[Signature]* DATE: 1/12/25
BUILDER: *[Signature]* DATE: 1/12/25

NOT TO BE MODIFIED WITHOUT WRITTEN AUTHORITY

AB THOMAS EAGLEVIEW P/L ATF

Lot 1 Mitre Street, PORT DOUGLAS

QLD, 4877

RP. SP 332666

MAP REF.

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UNIMARK LTD. LIC. 28373 (QLD) 7438 (NSW)
DRAWN BY: ddb 21/11/2025
Checked By: [Signature]
Drawing File: [File Name]

Home to 70,000 Australians
WWW.DIXONHOMES.COM.AU
DIXONHOMES
1300 10 10 10
Admired since 1959

LOWER FLOOR AREA 194.59 M2
UPPER FLOOR AREA 155.23 M2
PORCH/CARPORT AREA 40.43 M2
BALCONY AREA 2.39 M2
PATIO % OF FOOTPRINT 17.2%

SCALE 1:100
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EXT WALL 190 BLOCK
LOWER CEILING HT 2750
UPPER CEILING HT 2750
WIND RATING C7

NOTE: WINDOWS AND DOORS SHOWN
ARE STANDARD BLOCKS ONLY.
FOR DETAIL ON PANEL SIZE & POSITION
SEE CODES ON THE FLOOR PLAN.
WINDOW SIZE AND STYLE ARE INDICATIVE
ONLY AND MAY VARY DEPENDING ON SUPPLIER

Plan Dimensions/Errors and Omissions.
Where inadvertent changes to the originally specified
dimensions and/or spaces occur, the Owner(s) will only be
entitled to compensation for consequential financial loss on a
resale basis, as assessed by a registered valuer nominated
by the Queensland Institute of Valuers and a refund for
items charged for, but not incorporated in the Contract

JOB 3823

CUSTOM DESIGN

