

24 November 2020

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2020_3841/1 (Doc 983596)
Your Ref: GMA 20204710

NQ Homes Tropical Living Pty Ltd
PO Box 863
PORT DOUGLAS QLD 4877

E: admin@nqhomes.com.au

Attention Ms Airlee Ernst

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 16 November 2020.

Summary of Exempt Development

Construct a dwelling house with a finished floor level to be approximately 3.67m AHD within the Flood and Storm Tide Inundation Overlay and mapped as Medium Storm Tide Overlay.

Location details

Street Address: 1 Jewel Close Port Douglas

Real Property Description: Lot 5 on RP746776

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 24 November 2020 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 2020_ 3841/1 in all subsequent correspondence relating to this request.

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

Yours faithfully

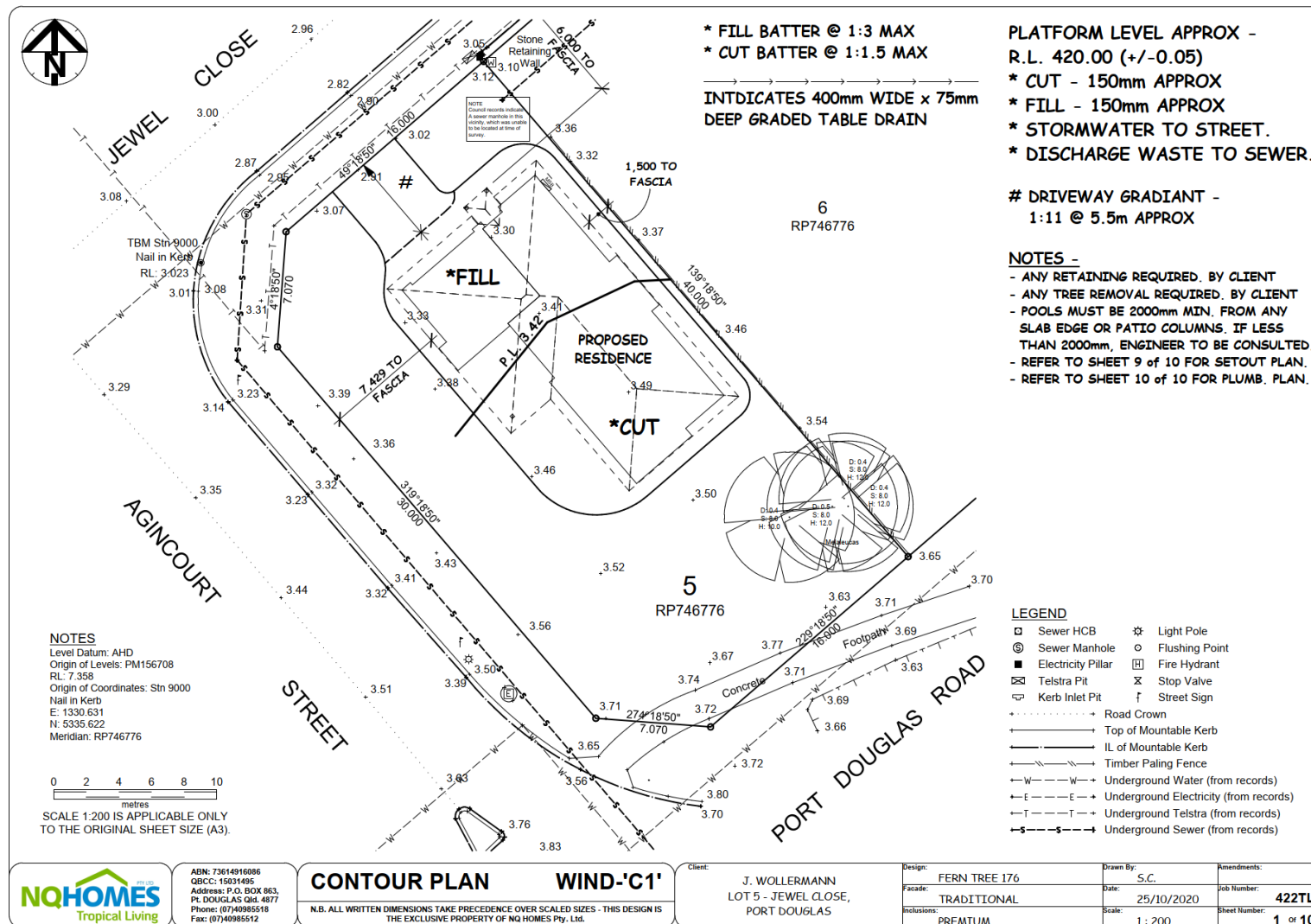


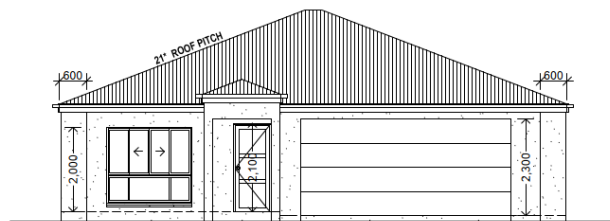
For
Paul Hoyer
Manager Environment & Planning

cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmcert.com.au

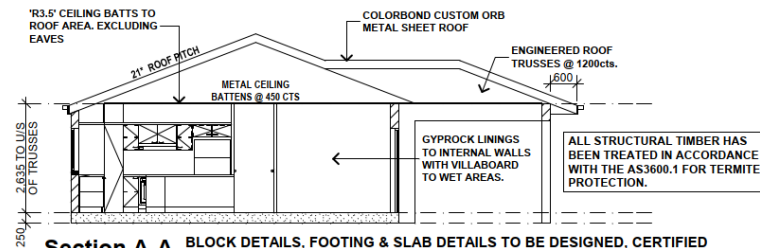
cc Emailed to James Wollermann jwollermann@hotmail.com

Attachment 1

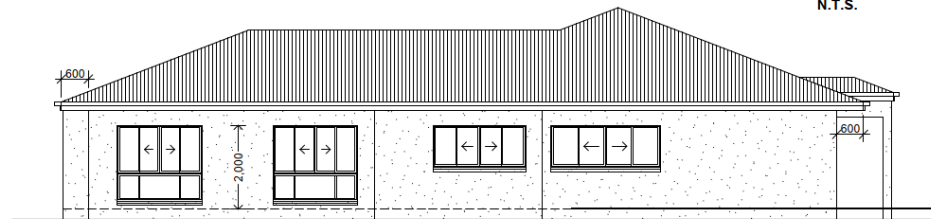




Elevation 1

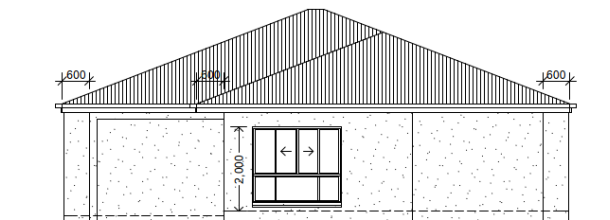


Section A-A BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-'C1' WIND RATING.
N.T.S.

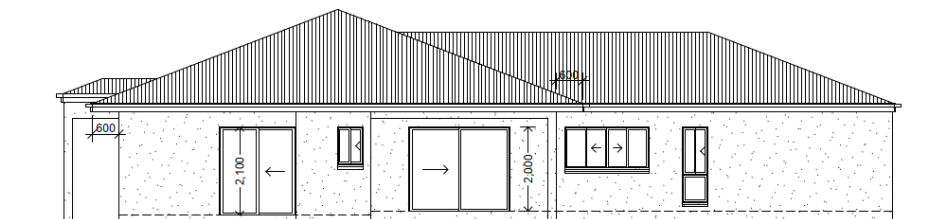


Elevation 2

FINISHED FLOOR LEVEL 3.67m AHD



Elevation 3



Elevation 4



ABN: 73614916086
QBCC: 15031495
Address: P.O. BOX 963,
PT. DOUGLAS Qld. 4877
Phone: (07)40985518
Fax: (07)40985512

ELEVATIONS

WIND-'C1'

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

Client: J. WOLLERMANN
LOT 5 - JEWEL CLOSE,
PORT DOUGLAS

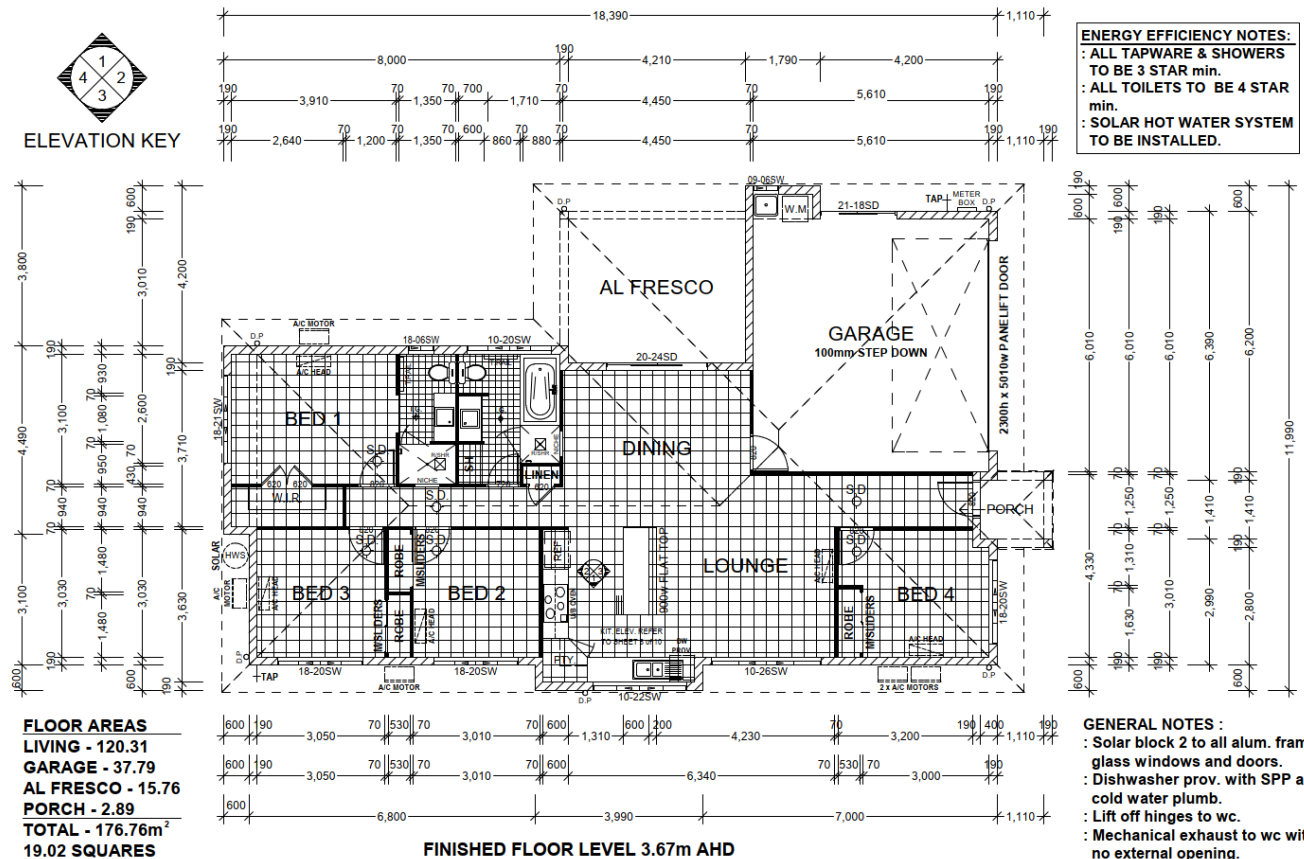
Design: FERN TREE 176
Facade: TRADITIONAL
Inclusions: PREMIUM

Drawn By: S.C.
Date: 25/10/2020
Scale: 1 : 100

Amendments:
Job Number: 422TL
Sheet Number: 3 of 10



ELEVATION KEY



ENERGY EFFICIENCY NOTES:
: ALL TAPWARE & SHOWERS
TO BE 3 STAR min.
: ALL TOILETS TO BE 4 STAR
min.
: SOLAR HOT WATER SYSTEM
TO BE INSTALLED.

FLOOR AREAS
LIVING - 120.31
GARAGE - 37.79
AL FRESCO - 15.76
PORCH - 2.89
TOTAL - 176.76m²
19.02 SQUARES

FINISHED FLOOR LEVEL 3.67m AHD

GENERAL NOTES :
: Solar block 2 to all alum. framed
glass windows and doors.
: Dishwasher prov. with SPP and
cold water plumb.
: Lift off hinges to wc.
: Mechanical exhaust to wc with
no external opening.
: Niches - 900H base with a 2100H
head U.N.O.
: Hampers and Openings - 2100H
head U.N.O.
: Bulkheads - 2100H U.N.O.

NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

	ABN: 73614916086 QBCC: 15031495 Address: P.O. BOX 863, PT. DOUGLAS Qld. 4877 Phone: (07)40985518 Fax: (07)40985512	FLOOR PLAN N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.	WIND-'C'	Client: J. WOLLERMANN LOT 5 - JEWEL CLOSE, PORT DOUGLAS	Design:	FERN TREE 176	Drawn By:	S.C.	Amendments:
					Facade:	TRADITIONAL	Date:	25/10/2020	Job Number:
					Inclusions:	PREMIUM	Scale:	1 : 100	Sheet Number:
									2 of 10

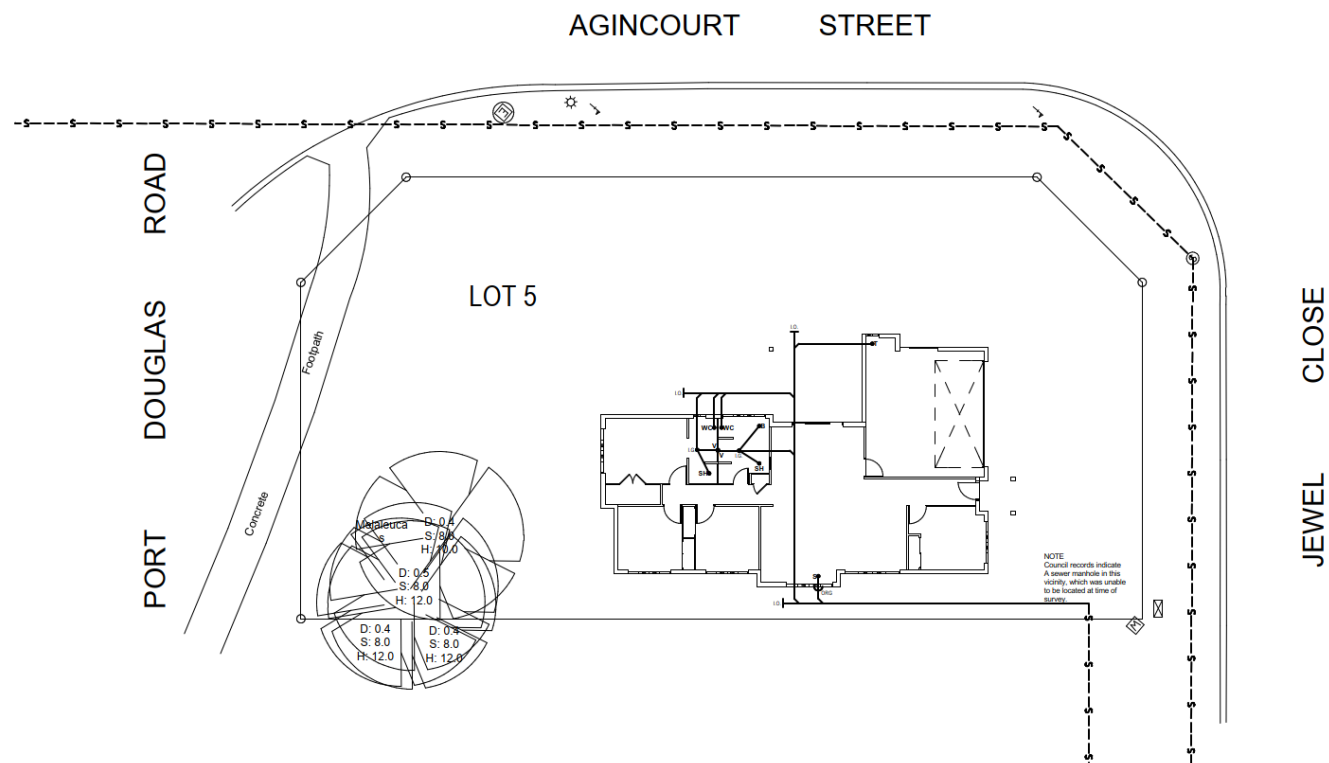
NOTES :

: THIS PLAN IS INDICATIVE ONLY AND WILL DIFFER ON SITE. PLUMBER TO SUBMIT AS CONSTRUCTED PLAN TO COUNCIL.

: INSPECTION OPENINGS AND VENTS ARE TO BE INSTALLED WHERE REQUIRED. ALL PLUMBING WORKS AS PER AUSTRALIAN STANDARDS.

LEGEND

S - SINK
V - VANITY BASIN
SH - SHOWER
B - BATH
SB - SPA BATH
WC - WATER CLOSET
T - TUB
I.G. - INSPECTION GULLY
FW - DRY FLOOR WASTE
I.O. - INSPECTION OPENING
ORG. - OVERFLOW RELIEF GULLY



ABN: 73614916086
QBCC: 15031495
Address: P.O. BOX 863,
PT. DOUGLAS Qld. 4877
Phone: (07)40985518
Fax: (07)40985512

PLUMBING PLAN

WIND-'C1'

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

Client:
J. WOLLERMANN
LOT 5 - JEWEL CLOSE,
PORT DOUGLAS

Design: FERN TREE 176
Facade: TRADITIONAL
Inclusions: PREMIUM

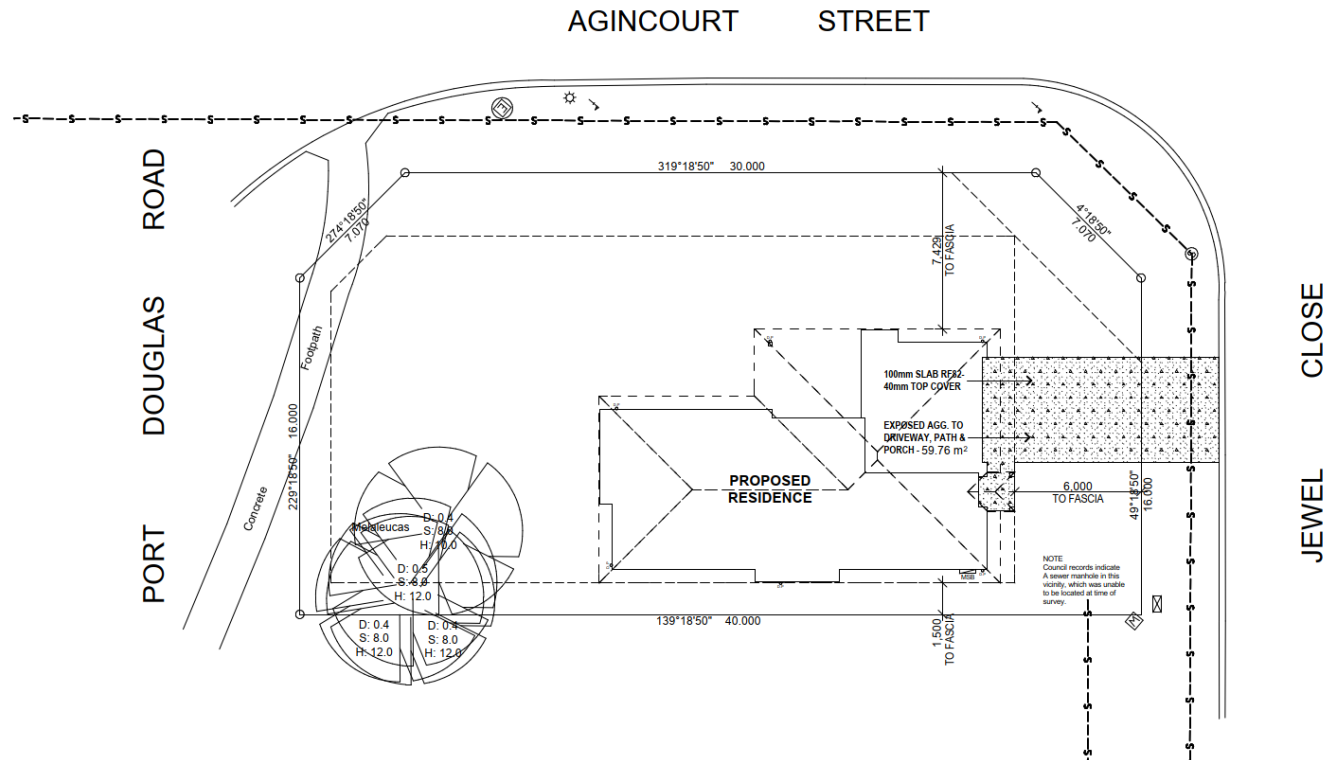
Drawn By: S.C.
Date: 25/10/2020
Scale: 1 : 200

Amendments:
Job Number: 422TL
Sheet Number: 10 of 10

LOT 5 ON RP749168
JEWEL CLOSE,
PORT DOUGLAS



SC - 35mm DEEP SAWCUT WITHIN
8 HOURS OF CONCRETE POUR
- CUTOUT EVERY 2nd MESH BAR
ACROSS JOINT



ABN: 73614916086
QBCC: 15031495
Address: P.O. BOX 863,
PT DOUGLAS Qld. 4877
Phone: (07)40985518
Fax: (07)40985512

SETOUT PLAN

WIND-'C1'

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

Client:
J. WOLLERMANN
LOT 5 - JEWEL CLOSE,
PORT DOUGLAS

Design:
FERN TREE 176
Facade:
TRADITIONAL
Inclusions:
PREMIUM

Drawn By:
S.C.
Date:
25/10/2020
Scale:
1 : 200

Amendments:
Job Number:
422TL
Sheet Number:
9 of 10