

24 April 2026

**Enquiries:** Kieren Nyko  
**Our Ref:** SITE 2026\_5927/1 (Doc ID 1362732)  
**Your Ref:** 20261532

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
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GMA Certification Group Pty Ltd  
C/- NQ Homes Tropical Living Pty Ltd  
PO Box 863  
PORT DOUGLAS QLD 4877

Dear Sir / Madam

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 21 April 2026.

### Summary of Exempt Development

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New Building Work for a Dwelling house from the Planning Scheme Flood and Storm Tide Inundation Overlay.

### Location details

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Street Address: 49 Pecten Avenue, Port Douglas

Real Property Description: Lot 62 on RP726589

Local Government Area: Douglas Shire Council

### Decision

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Council advises that an exemption certificate has been granted on 29 April 2026 for development as detailed in Attachment 1.

### Referral agencies

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Not Applicable

### Reasons for giving exemption certificate

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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**

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This exemption certificate does not lapse.

**Other**

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Please quote Council's application number: SITE 2026\_ 5927/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



**For**  
**Leonard Vogel**  
**Manager Environment & Planning**

cc Emailed to NQ Homes Tropical Living Pty Ltd – [cindy@nghomes.com.au](mailto:cindy@nghomes.com.au)

cc Emailed to land owners - [El-jeffrey@outlook.com](mailto:El-jeffrey@outlook.com); [maxpetrack@hotmail.com](mailto:maxpetrack@hotmail.com)

Attachment 1

