

23 July 2025

Enquiries: Jenny Elphinstone
Our Ref: EXEM 2025_5801/1 (Doc 1309277)
Your Ref: 20252109

GMA Certification Group
P.O. Box 2760,
NERANG Qld 4211

Attention Ms Rebekah Mulligan

Email: adminpd@gmcert.com.au

Dear Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 17 July 2025.

Summary of Exempt Development

New dwelling house and garage for flood and stormwater inundation overlay.

Location details

Street Address: 52 Endeavour Street Port Douglas

Real Property Description: Lot 1 on SP336211

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 23 July 2025 for development as detailed in Attachment 1.

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_ 5801/1 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.

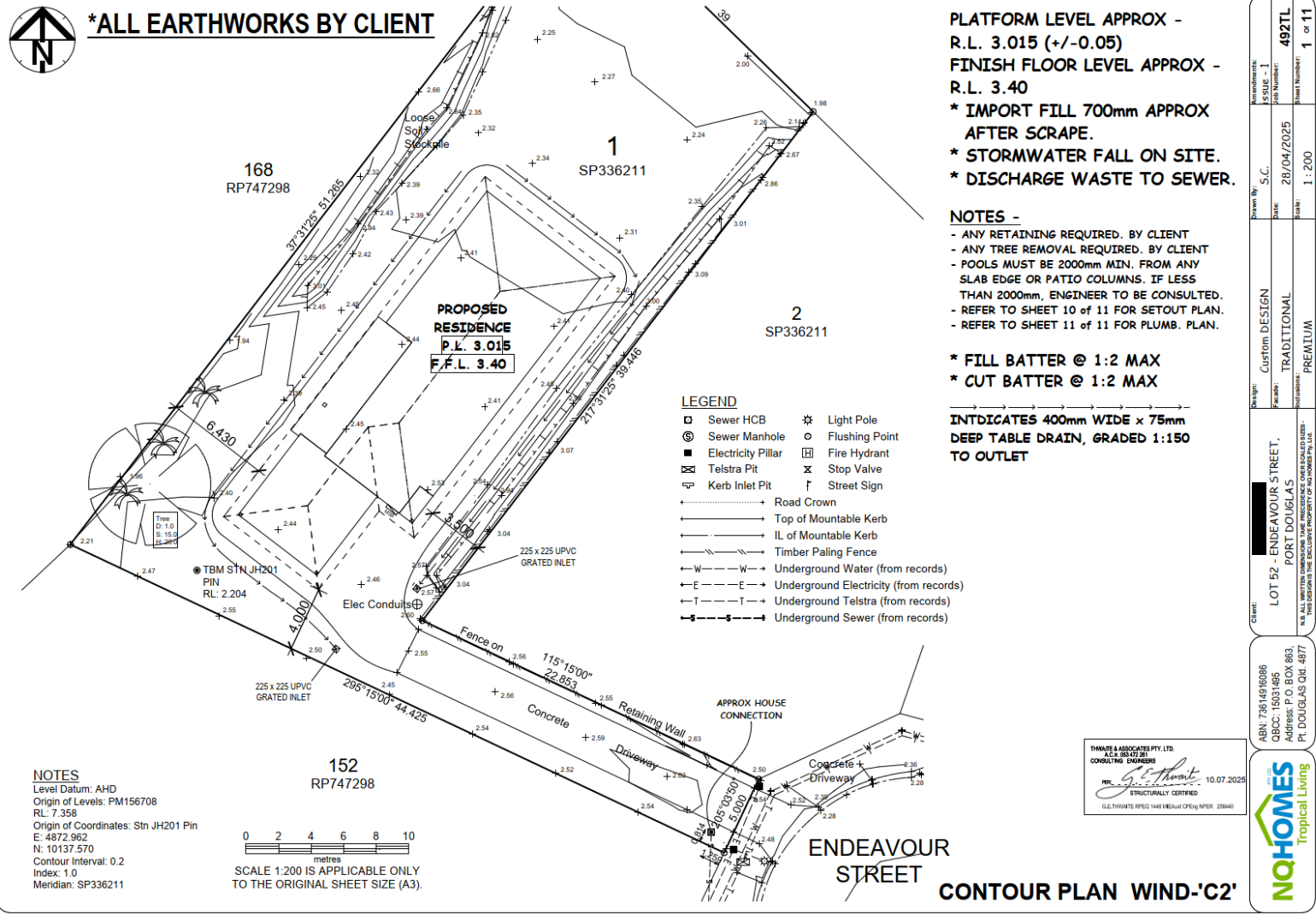
Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

CC

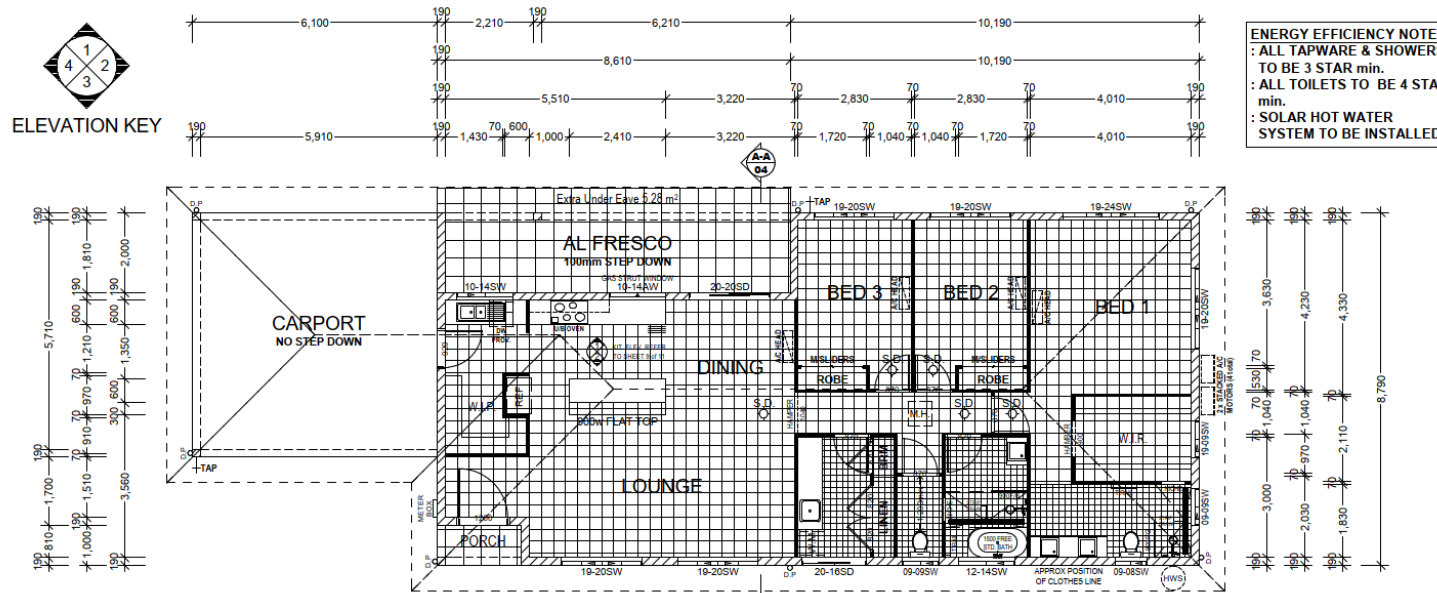
[Redacted]



Attachment 1



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 - 147.22
 CARPORT - 37.53
 AL FRESCO - 22.50
 PORCH - 2.10
 TOTAL - 209.35m²
 22.53 SQUARES

NOTE - "LIVABILITY NOGGINGS" TO ALL WET AREAS. REFER SHEET 3 of 11 FOR DETAILS

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

GENERAL NOTES :
 : Solar block 2 to all alum. framed glass doors
 and windows.
 : Dishwasher prov. with SPP and cold water
 plumbing.
 : 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.

THINATE & ASSOCIATES PTY LTD.
 A.C.N. 983 472 281
 CONSULTING ENGINEERS
 PER: *G.E. Thwait* 10.07.2025
 STRUCTURALLY CERTIFIED
 G.E. THWAITE RPED 1446 MEASUR CPENG NPER 28840



ABN: 73614916086
 QBCC: 15031495
 Address: P.O. BOX 863,
 Pt. DOUGLAS Qld. 4877

FLOOR PLAN

WIND-'C2'

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

Client: [REDACTED]
 LOT 52 - ENDEAVOUR STREET,
 PORT DOUGLAS

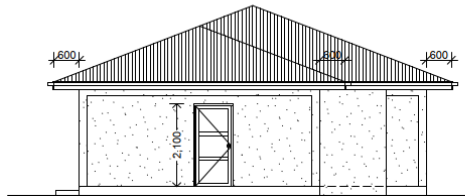
Design: Custom DESIGN
 Facade: TRADITIONAL
 Inclusions: PREMIUM

Drawn By: S.C.
 Date: 28/04/2025
 Scale: 1 : 100

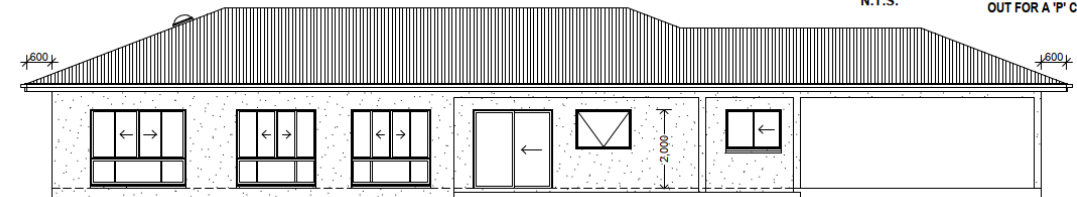
Amendments:
 ISSUE - 1
 Job Number: 492TL
 Sheet Number: 2 of 11



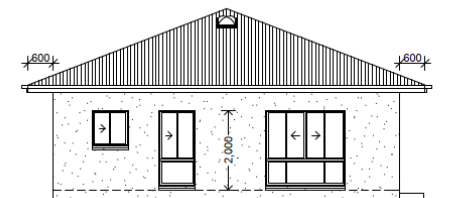
Elevation 1



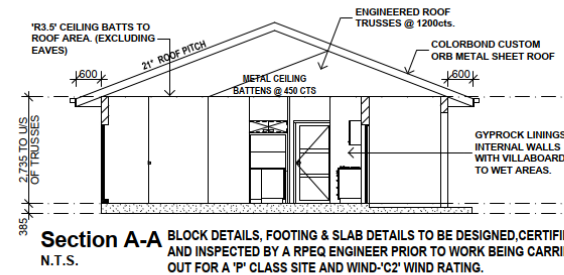
Elevation 2



Elevation 3



Elevation 4



ALL STRUCTURAL TIMBER HAS BEEN TREATED IN ACCORDANCE WITH THE AS3600.1 FOR TERMITE PROTECTION.



ABN: 73614916086
QBCC: 15031495
Address: P.O. BOX 863,
Pt. DOUGLAS Qld. 4877

ELEVATIONS

WIND-'C2'

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

Client: [REDACTED]
LOT 52 - ENDEAVOUR STREET,
PORT DOUGLAS

Design: Custom DESIGN
Facade: TRADITIONAL
Inclusions: PREMIUM

Drawn By: S.C.
Date: 28/04/2025
Scale: 1 : 100

Amendments:
Issue - 1
Job Number: 492TL
Sheet Number: 4 of 11

THINWITE & ASSOCIATES PTY. LTD.
A.C.N. 861 472 381
CONSULTING ENGINEERS
10.07.2025
STRUCTURALLY CERTIFIED
G.E.THINWITE RPEQ 1440 INC Lic No: 258440

