

12 May 2021

Enquiries: Rebecca Taranto
Our Ref: EXEM 2021_4096/1 (DocID:10009571)
Your Ref: 20211739

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

Airlie Ernst
NQ Homes Tropical Living Pty Ltd
PO Box 863
Port Douglas QLD 4877

Email: admin@nqhomes.com.au

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 15/04/2021.

Summary of Exempt Development

Construction of a new Dwelling House within a Medium Storm Tide Hazard overlay.

Location details

Street Address: 14 Ti Tree Street Port Douglas

Real Property Description: Lot 13 on SP309132

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 12 May 2021 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 2021_ 4906/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



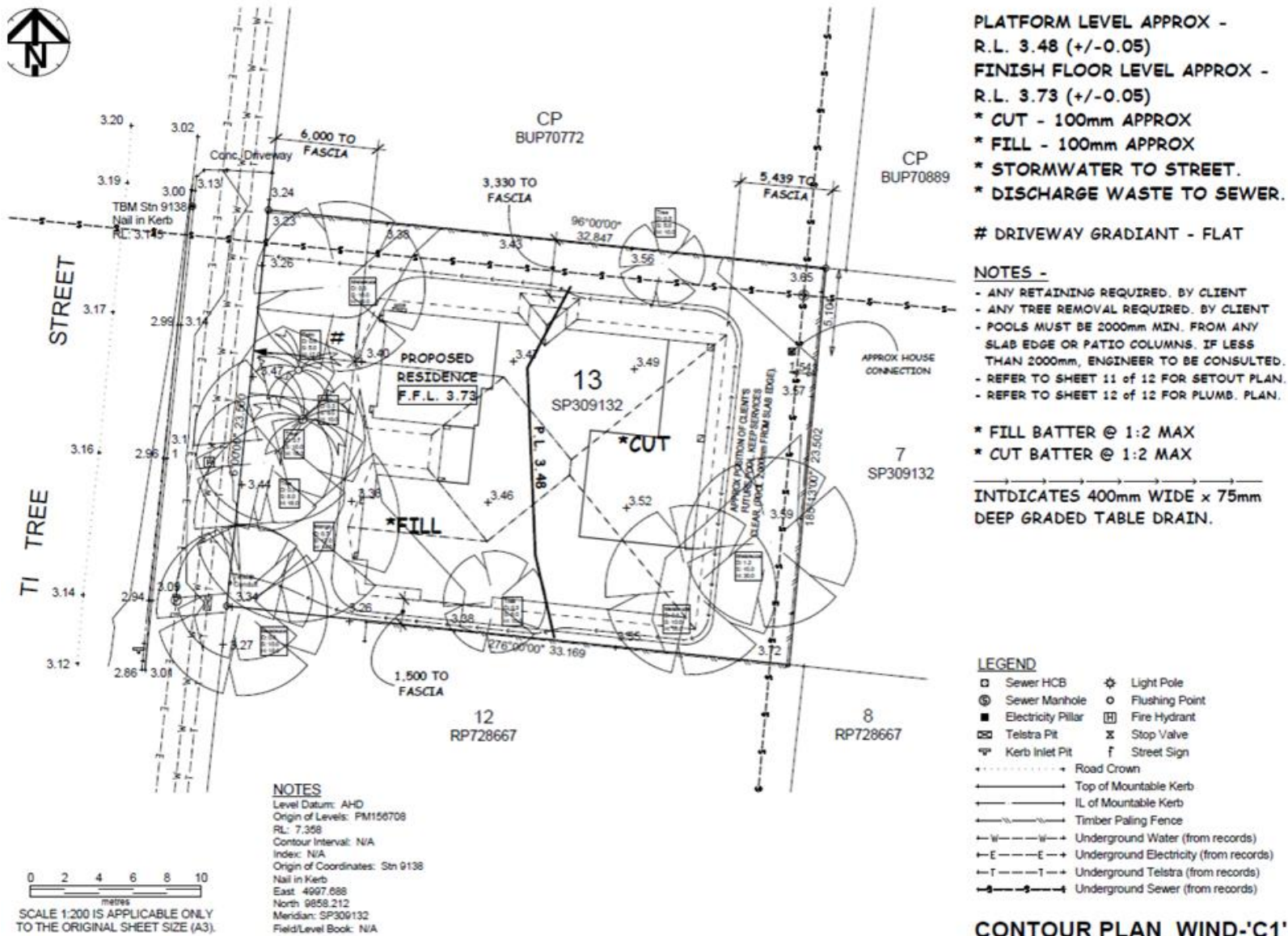
For
Paul Hoyer
Manager Environment & Planning

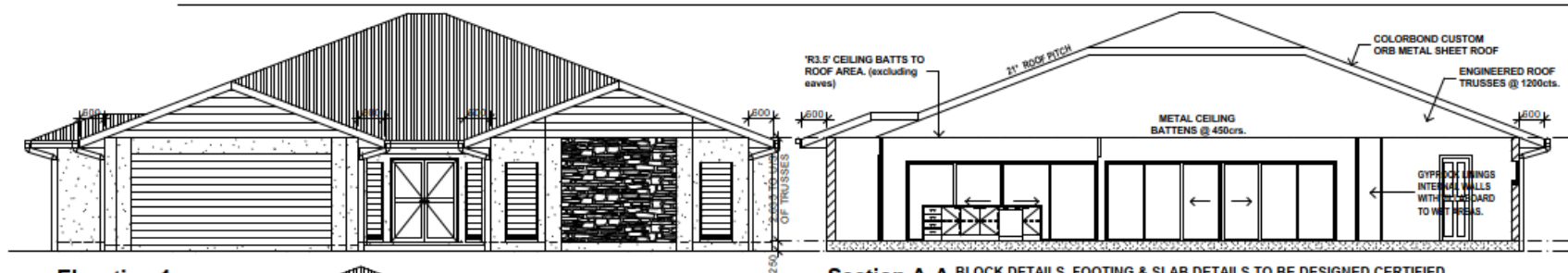
cc Emailed to GMA Certification Group Pty Ltd – adminpd@gmcert.com.au

cc Emailed to-Michael Ndubuisi Mbaogu -mmbaogu@hotmail.com

cc Emailed to Mojisola Comfort Fakiyesi- dr1@mountisamedical.com

Attachment 1

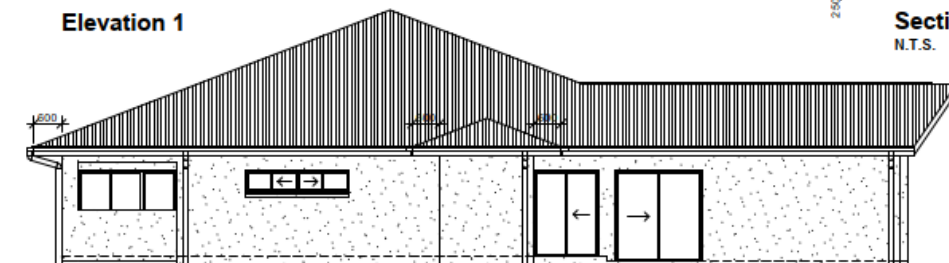




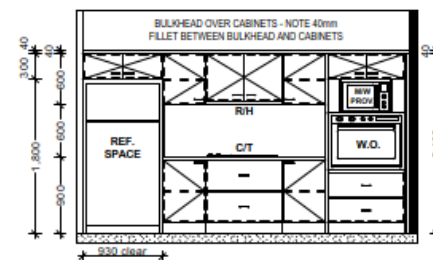
Elevation 1

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.

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

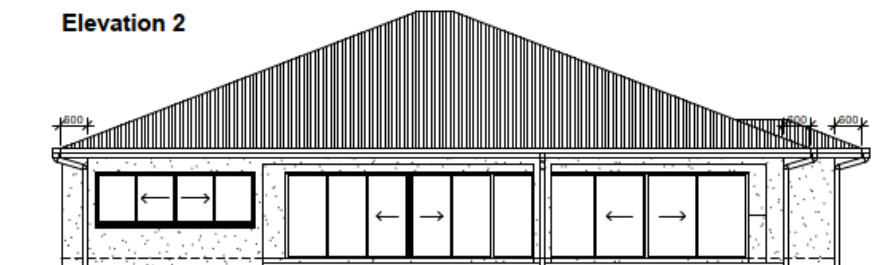


Elevation 2

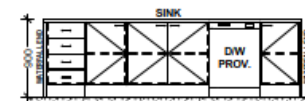


Kitchen Elevation 1

1 : 50



Elevation 3



Kitchen Elevation 2

1 : 50



Elevation 4



ABN: 73614910086
QBCC: 15031495
Address: P.O. BOX 963,
PT. DOUGLAS Qld. 4877
Phone: (07)40985518
Fax: (07)40985512

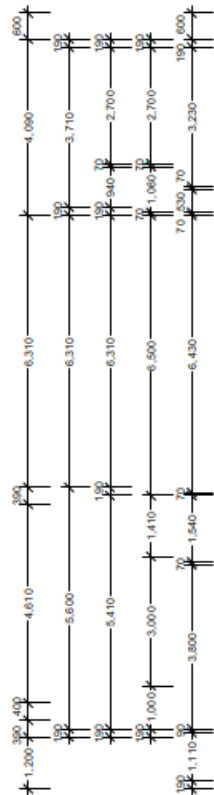
ELEVATIONS

WIND-'C1'

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

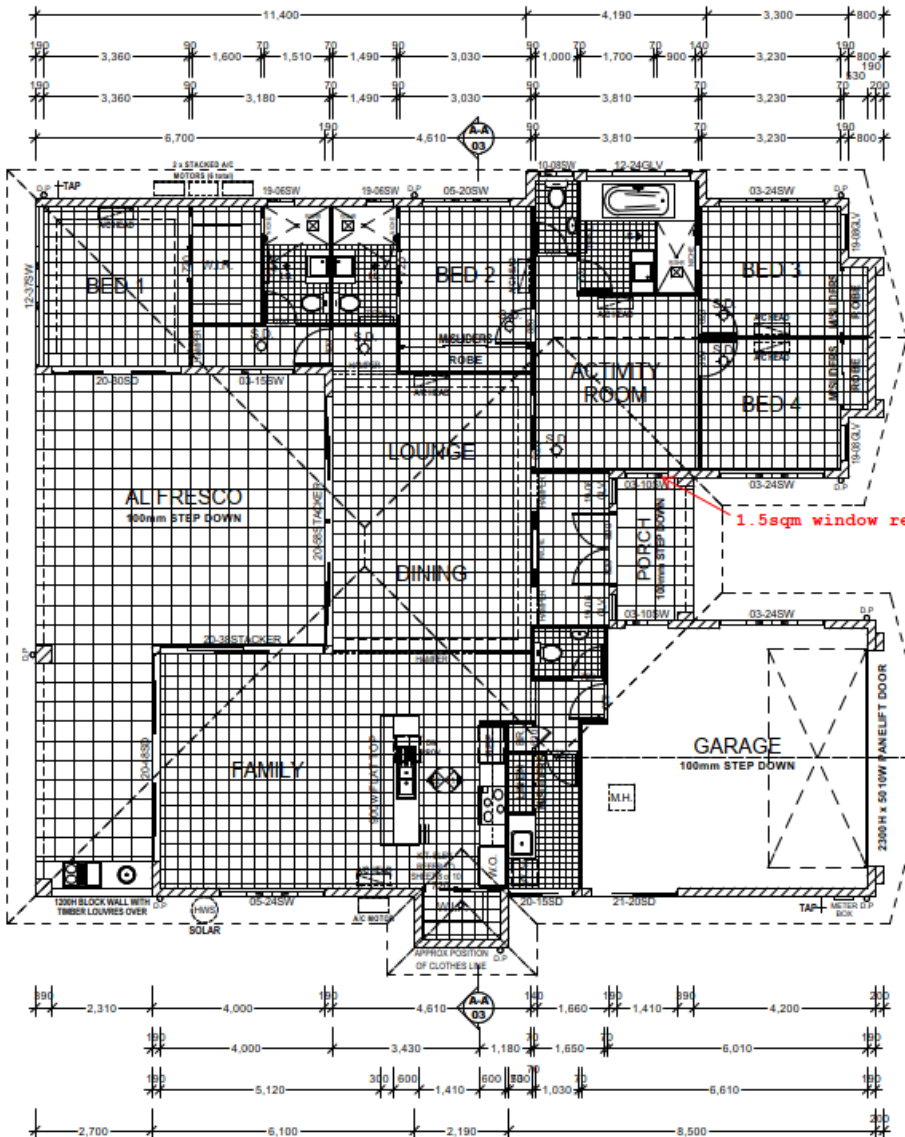
Client: M. N. MBAOGU & M. C. FAKIYESI
LOT 13 - TI TREE STREET,
PORT DOUGLAS

Design:	Modified HASTINGS 299	Drawn By:	S.C.	Amendments:
Facade:	TRADITIONAL	Date:	21/02/2021	Job Number: 434TL
Inclusions:	PREMIUM	Scale:	1 : 100	Sheet Number: 3 of 10

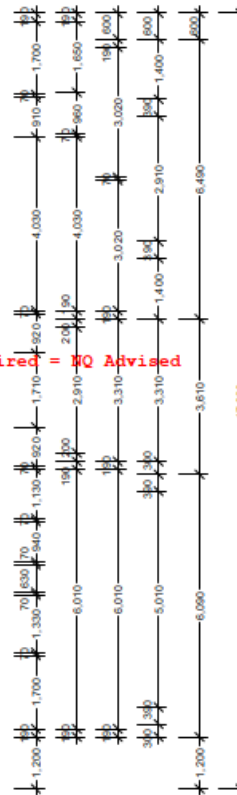


FLOOR AREAS
 LIVING - 199.42
 GARAGE - 42.13
 AL FRESCO - 57.91
 PORCH - 5.96
 TOTAL - 305.42m²
 32.86 SQUARES

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



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.



GENERAL NOTES :
 : Solar Block 1 to all aluminium 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.

WIND-'C1'

FLOOR PLAN

ABN: 78514916086 QBCC: 15031495 PL DOUGLAS Qld 4877 Phone: (07)4085518 Fax: (07)4085512	Client: M. N. MBAOGU & M. C. FAKIYESI LOT 13 - TI TREE STREET, PORT DOUGLAS	Designer: Modified HASTINGS 299 Date: 21/02/2021 Scale: 1:100	Architect: S.C. Date: 21/02/2021 Scale: 1:100	Wind Number: 434TLL Wind Number: 2 or 10



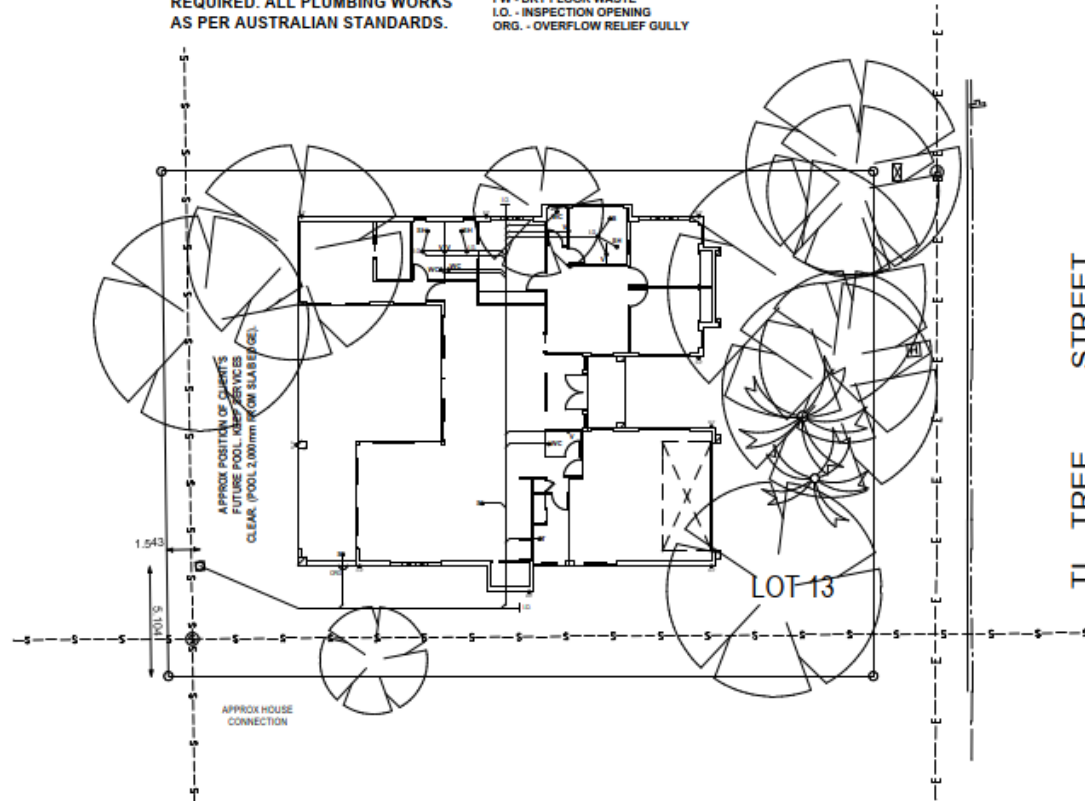
NOTES :

: 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: 15021495
Address: P.O. BOX 863,
PT. DOUGLAS QLD 4677
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.

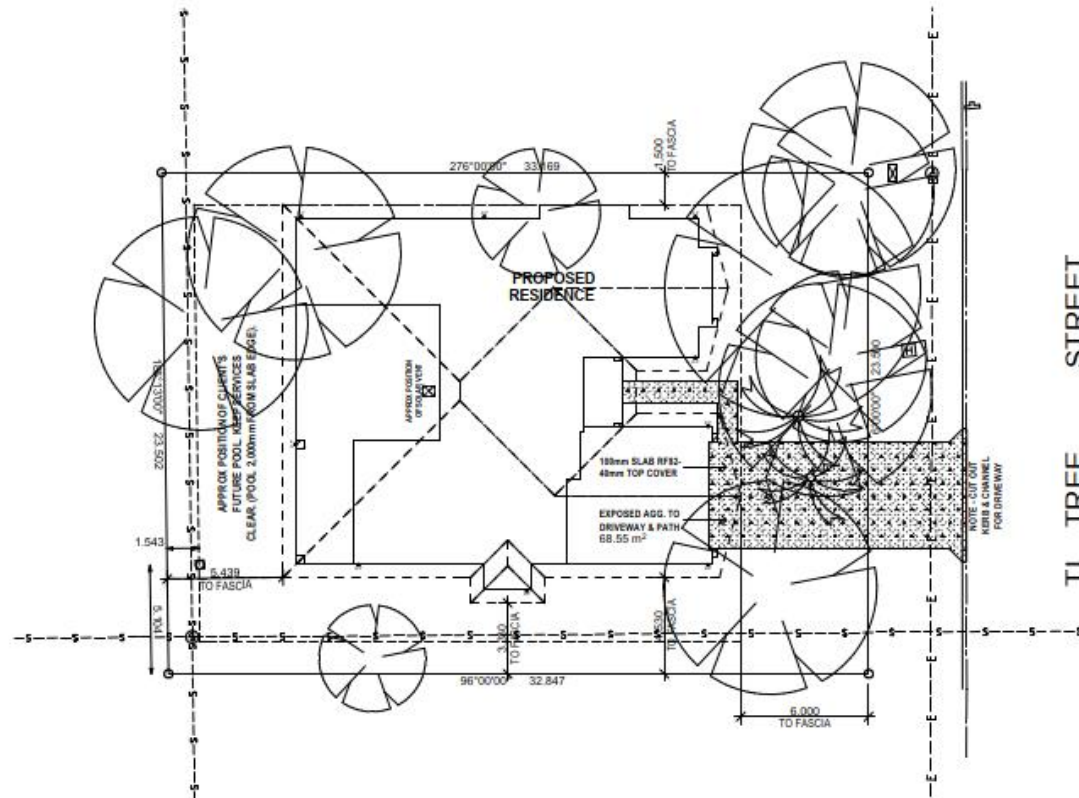
Client:
M. N. MBAOGU & M. C. FAKIYESI
LOT 13 - TI TREE STREET,
PORT DOUGLAS

Design:	Modified HASTINGS 299	Drawn By:	S.C.	Amendments:
Facade:	TRADITIONAL	Date:	21/02/2021	Job Number:
Inclusions:	PREMIUM	Scale:	1 : 200	Sheet Number:
				434TL
				10 of 10

LOT 13 ON SP309132
TI TREE STREET
PORT DOUGLAS



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



TI TREE STREET



ABN: 73614916086
QBCC: 15631495
Address: P.O. BOX 863,
Pt. DOUGLAS Qld. 4877
Phone: (07)46985518
Fax: (07)46985512

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: M. N. MBAOGU & M. C. FAKIYESI
LOT 13 - TI TREE STREET,
PORT DOUGLAS

Design: Modified HASTINGS 299
Facade: TRADITIONAL
Elevation: PREMIUM

Drawn By: S.C.
Date: 21/02/2021
Scale: 1 : 200

Amendments:
Job Number: 434TL
Sheet Number: 9 of 10