

20 January 2025

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2025\_5713/2 (Doc 1274630)  
**Your Ref:** 1 Solander Boulevard, Port Douglas

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

A & C Constructions NQ PTY LTD  
C/ Northern Building Approvals  
3B Margherita Close  
MAREEBA QLD 4880

**Email:** [kentonstella@bigpond.com](mailto:kentonstella@bigpond.com)

Attention Mr Kenton Byrne

Dear Sir

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 14 January 2025.

### Summary of Exempt Development

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Proposed alterations and additions to an existing Dwelling House in respect to the Planning Scheme Flood and Storm Tide Inundation Overlay.

### Location details

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Street Address: 1 Solander Boulevard Port Douglas  
Real Property Description: Lot 47 on RP729077  
Local Government Area: Douglas Shire Council

### Decision

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Council advises that an exemption certificate has been granted on 20 January 2025 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: EXEM 2025\_ 5713/2 in all subsequent correspondence relating to this request.

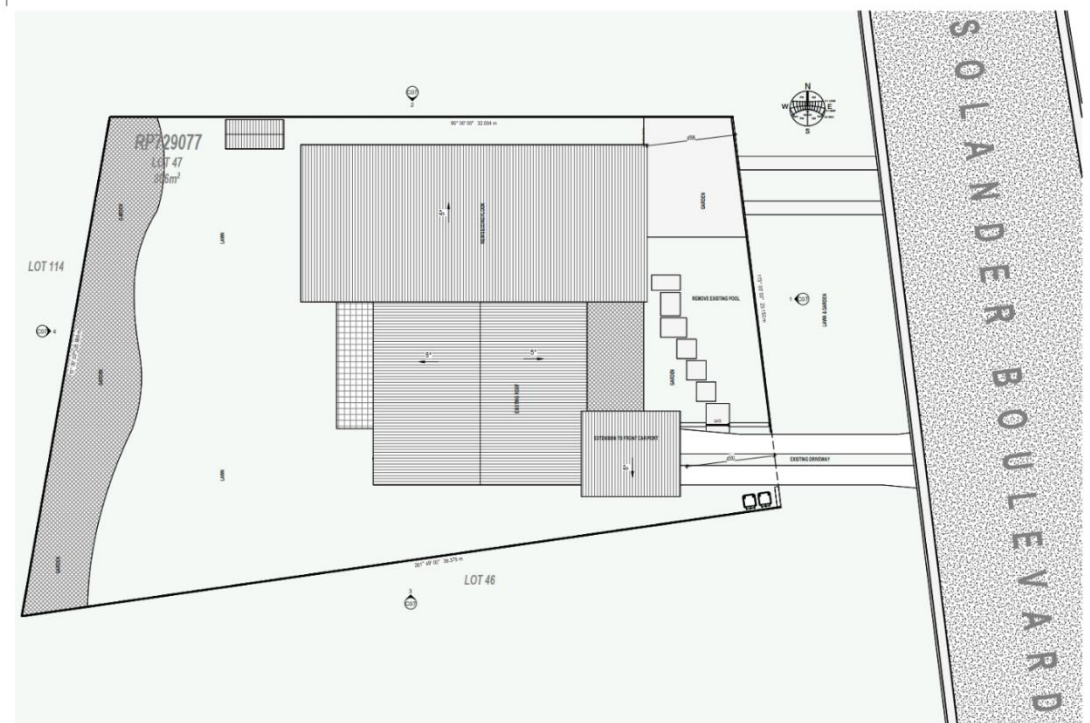
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

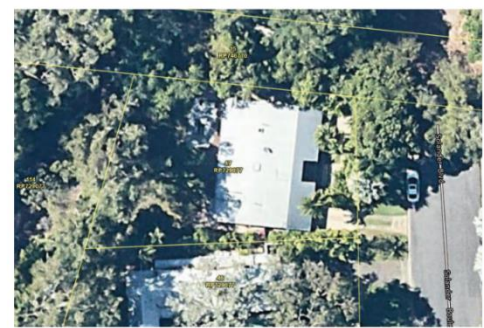
A handwritten signature in black ink, appearing to be 'N. Beck', with a stylized flourish at the end.

**Neil Beck**  
**A/ Manager Environment & Planning**

cc E M D Smith & S L Ryan



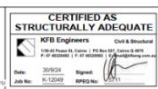
○ SITE PLAN PROPOSED  
1:100



AREA KEY - SITE COVERAGE	
SITE AREA	288m²
INTERNAL ROADS	78m²
EXTERNAL UNDER COVER	78m²
INTERNAL GARAGE	78m²
SPA	78m²
COVERED S	78m²



PLAN ISSUE:  
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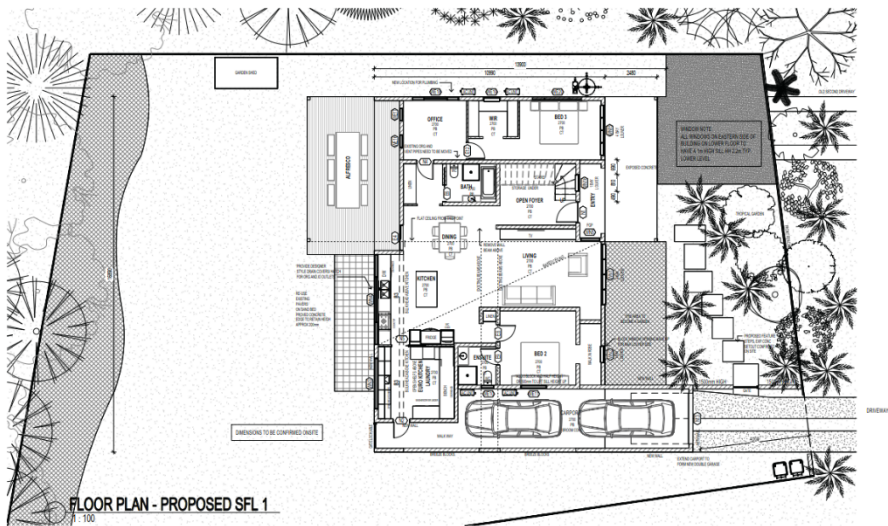


PROJECT: MATTHEW SMITH & STEPHANIE RYAN  
PROJECT ADDRESS:  
1 SOLANDER BLVD  
PORT DOUGLAS 4877 QLD

SHEET	SITE PLAN NEW	PROJECT NUMBER	1504LVOP0
DESIGNED	RYAN FUGALA	DRAWN	RYAN FUGALA
SCALE	AS SHOWN	SHEET	03
REV			

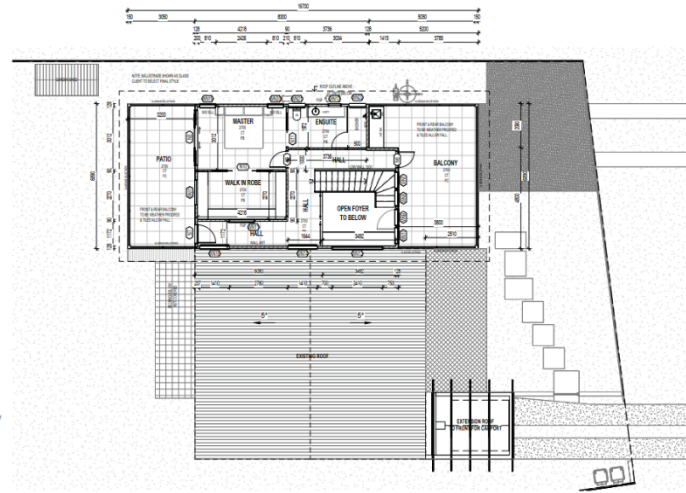
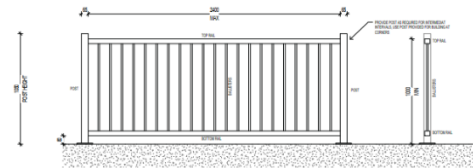
WIND CLASSIFICATION			
WIND SPEED (km/h)		WIND DIRECTION	
WIND SPEED (km/h)	WIND DIRECTION	WIND SPEED (km/h)	WIND DIRECTION
10	10	10	10
20	20	20	20
30	30	30	30
40	40	40	40
50	50	50	50
60	60	60	60
70	70	70	70
80	80	80	80
90	90	90	90
100	100	100	100
110	110	110	110
120	120	120	120
130	130	130	130
140	140	140	140
150	150	150	150
160	160	160	160
170	170	170	170
180	180	180	180
190	190	190	190
200	200	200	200

Attachment 1



**PROPOSED MATERIALS**

ITEM	DESCRIPTION
1	CONCRETE FLOOR SLAB (100mm)
2	CONCRETE FLOOR SLAB (150mm)
3	CONCRETE FLOOR SLAB (200mm)
4	CONCRETE FLOOR SLAB (250mm)
5	CONCRETE FLOOR SLAB (300mm)



**SCHEDULE - DOORS NEW**

NO.	NAME	WIDTH	HEIGHT	SCREENS	GLASS	GLASS TYPE	GLASS COLOUR
N1	ENTRY DOOR	120	210	NA	GLASS	GLASS	GLASS
N2	INTERIOR WALKING DOOR	80	210	NA	GLASS	GLASS	GLASS
N3	INTERIOR WALKING DOOR	80	210	NA	GLASS	GLASS	GLASS
N4	ENTRY DOOR	80	210	NA	GLASS	GLASS	GLASS
N5	INTERIOR WALKING DOOR ALUMINUM	80	210	SCREENED	GLASS	GLASS	GLASS
N6	INTERIOR WALKING DOOR ALUMINUM	80	210	SCREENED	GLASS	GLASS	GLASS
N7	INTERIOR WALKING DOOR ALUMINUM	80	210	SCREENED	GLASS	GLASS	GLASS
N8	INTERIOR WALKING DOOR ALUMINUM	80	210	SCREENED	GLASS	GLASS	GLASS
N9	INTERIOR WALKING DOOR	80	210	NA	GLASS	GLASS	GLASS
N10	ENTRY DOOR	80	210	NA	GLASS	GLASS	GLASS
N11	ENTRY DOOR	80	210	NA	GLASS	GLASS	GLASS

**SCHEDULE - WINDOWS NEW**

NO.	WINDOW NAME	HEIGHT	WIDTH	GLASS TYPE	SCREENS	FRAME COLOUR
N1	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N2	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N3	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N4	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N5	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N6	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N7	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N8	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N9	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N10	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N11	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N12	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N13	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N14	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N15	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N16	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N17	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N18	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N19	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N20	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N21	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE
N22	GLASS JAWB	120	80	GLASS	SCREENED	GLASS COAT WHITE

Success By Design Architectural Building Designers  
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info@successbydesign.com.au  
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30/06/2024 12:02:53 PM

**CERTIFIED AS STRUCTURALLY ADEQUATE**  
KFB Engineers  
200 Bay Street, Suite 100, Port Douglas QLD 4877  
Ph: 07 4888 8888  
www.kfbengineers.com.au  
info@kfbengineers.com.au  
Designing your world to be great again!

Date: 30/06/24  
Job No: P-12045  
Signed: [Signature]  
SPCC No: 12045

PROJECT: MATTHEW SMITH & STEPHANIE RYAN  
PROJECT ADDRESS:  
1 SOLANDER BLVD  
PORT DOUGLAS 4877 QLD.

SHEET: FLOOR PLANS PROPOSED  
PROJECT NUMBER: 1504BLVPO  
DESIGNER: RYAN FIDOLA  
DRAWN: RYAN FIDOLA  
SCALE: AS SHOWN @ A1  
SHEET: C05 REV