

27 June 2025

Enquiries: Jenny Elphinstone
Our Ref: SITE 2025_5792/1 (Doc 1304531)
Your Ref: 20255375

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

Ryan Wagemaker
Buildable Approvals
www.buildableapprovals.com.au

Dear Sir

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 23 June 2025.

Summary of Exempt Development

New building work for a secondary dwelling from the Planning Scheme Flood and Storm Tide Inundation Overlay and the Bushfire Overlay.

Location details

Street Address: 5 Jewel Close Port Douglas

Real Property Description: Lot 7 on RP746776

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 27 June 2025 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

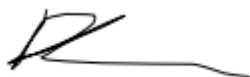
This exemption certificate does not lapse.

Other

Please quote Council's application number: SITE 2025_ 5792/1 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



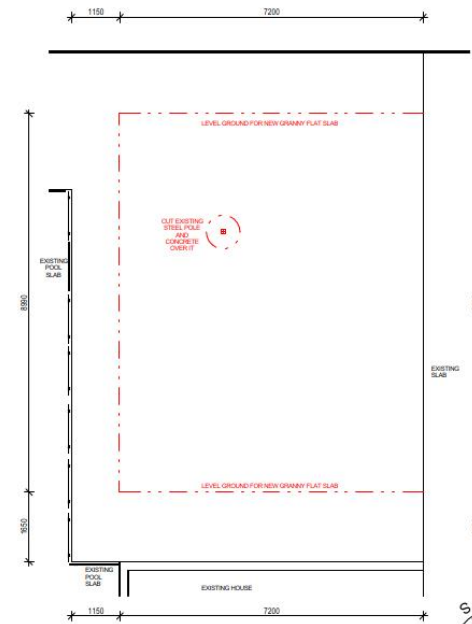
For
Leonard Vogel
Manager Environment & Planning



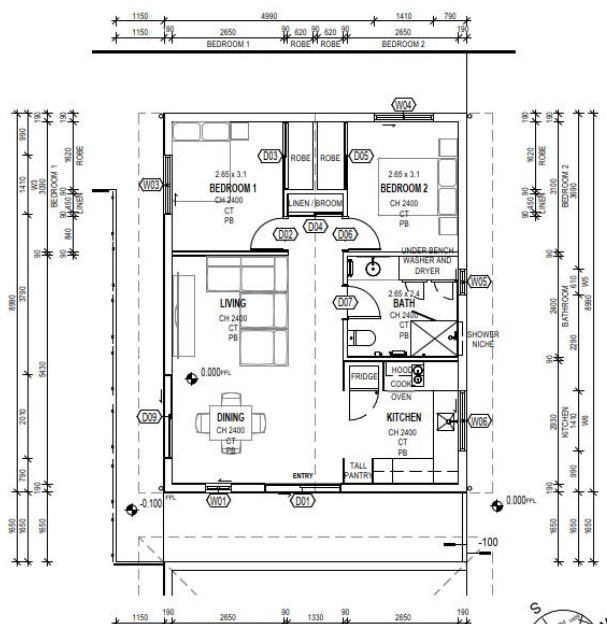
LEGEND - FLOOR PLAN		SUGGESTED MATERIALS & FINISHES
CH	CEILING HEIGHT	- FLOORS : CERAMIC TILES -
CT	CERAMIC TILE	
PB	PLASTERBOARD	- WALLS : EXTERNAL MASONRY WALLS - ACRATEX RENDER INTERNAL WALLS - 10MM PLASTERBOARD - WHITE PAINT FINISH
CHC	OVERHEAD CABINETS	
PNTRY	PANTRY	
HOOD	RANGEHOOD	
COOK	COOKTOP	- EXTERNAL WINDOWS & DOORS : POWDERCOATED ALUMINIUM - WHITE
SHWR	SHOWER	
BATH	BATHROOM	- INTERNAL DOORS : PAINT FINISH - WHITE
UNO	UNLESS NOTED OTHERWISE	
		- CEILINGS : FLAT 10MM PLASTERBOARD - WHITE PAINT FINISH

LEGEND - MATERIAL PALETTE

FLOOR TILE BATHROOM WALL TILE BATHROOM FEATURE TILE KITCHEN SPLASHBACK



EXISTING
1 : 100

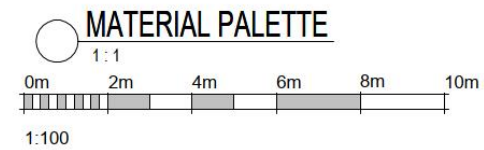



NEW
1 : 100

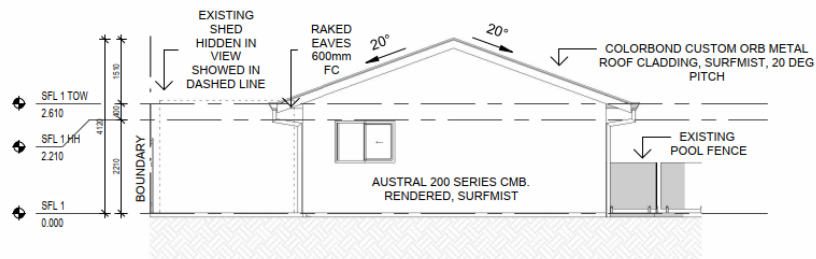
GROUT UNO

COLORBOND

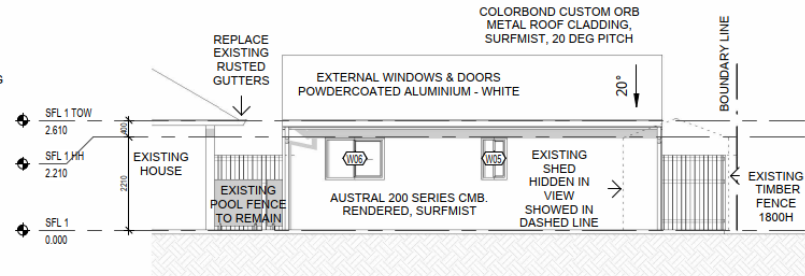
RENDER



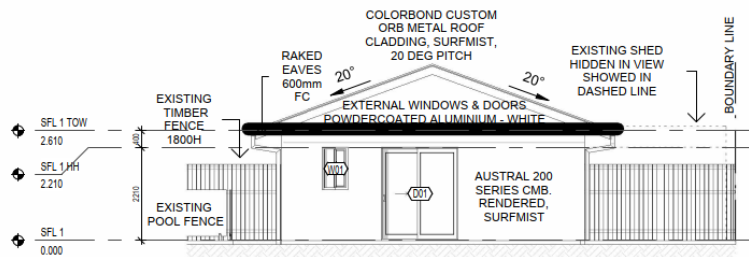
Angel Construction PO Box 303 Port Douglas 4877 Qld Australia Ph: 07 4099 4516 www.angelconstruction.com.au designs@angelconstruction.com.au Over 25 years of Construction Experience. © All designs are protected by copyright Act 1968 Angel Construction QBCC LIC NO. 15128072 licensed builders		TO BE CERTIFIED AS STRUCTURALLY ADEQUATE	TO BE CERTIFIED BY THE BUILDING APPROVAL COMPANY	PLAN ISSUE: 13/06/2025 12:54:46 PM	PROJECT: NGUYEN GRANNY FLAT PROJECT ADDRESS: 5 Jewel Close, Port Douglas
				CONCEPT DESIGN NOT FOR CONSTRUCTION	SHEET: FLOOR PLAN SCALE: AS SHOWN @ A3 DESIGNED BY: ANGEL CONSTRUCTION DRAWN BY: JAYDEN CHADWICK PROJECT NUMBER: 140425 SHEET: A02 REV: A



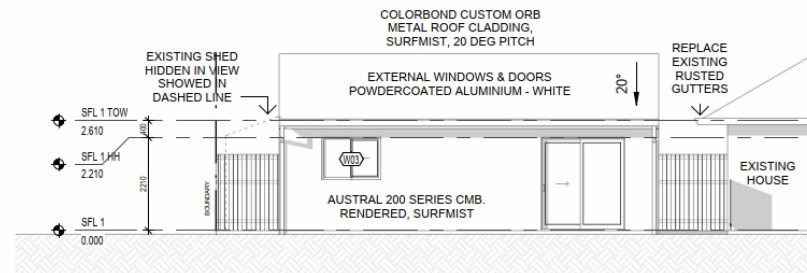
NORTH ELEVATION
1:100



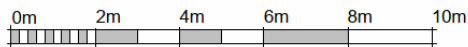
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



1:100

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TO BE CERTIFIED AS
STRUCTURALLY ADEQUATE

TO BE CERTIFIED BY THE
BUILDING APPROVAL
COMPANY

PLAN ISSUE:

13/06/2025 12:54:48 PM

CONCEPT DESIGN
NOT FOR CONSTRUCTION

PROJECT: NGUYEN GRANNY FLAT
PROJECT ADDRESS: 5 Jewel Close, Port Douglas

SHEET: ELEVATIONS
DESIGNED BY: ANGEL CONSTRUCTION
DRAWN BY: JAYDEN CHADWICK
PROJECT NUMBER: 140425

SCALE: AS SHOWN @ A3
SHEET: A03 REV: A