

5 July 2023

**Enquiries:** Jenny Elphinstone  
**Our Ref:** SITEX 2023\_5459/1 (Doc 1168195)  
**Your Ref:** 20232159

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

GMA Certification Group Pty Ltd  
PO Box 831  
PORT DOUGLAS QLD 4877

Email: [adminpd@gmacer.com.au](mailto:adminpd@gmacer.com.au)  
[tim.c@gmacer.com.au](mailto:tim.c@gmacer.com.au)

Attention Mr Tim Crosbie

Dear Sir

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 29 June 2023.

#### Summary of Exempt Development

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Dwelling house with a pad level of 3.26m RL and a slab height of 250mm in consideration of the Planning Scheme Flood and Storm Tide Inundation Overlay.

#### Location details

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Street Address: 77 Mitre Street Craiglie  
Real Property Description: Lot 9 on SP144728  
Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 5 July 2023 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: SITEX 2023\_ 5459/1 in all subsequent correspondence relating to this request.

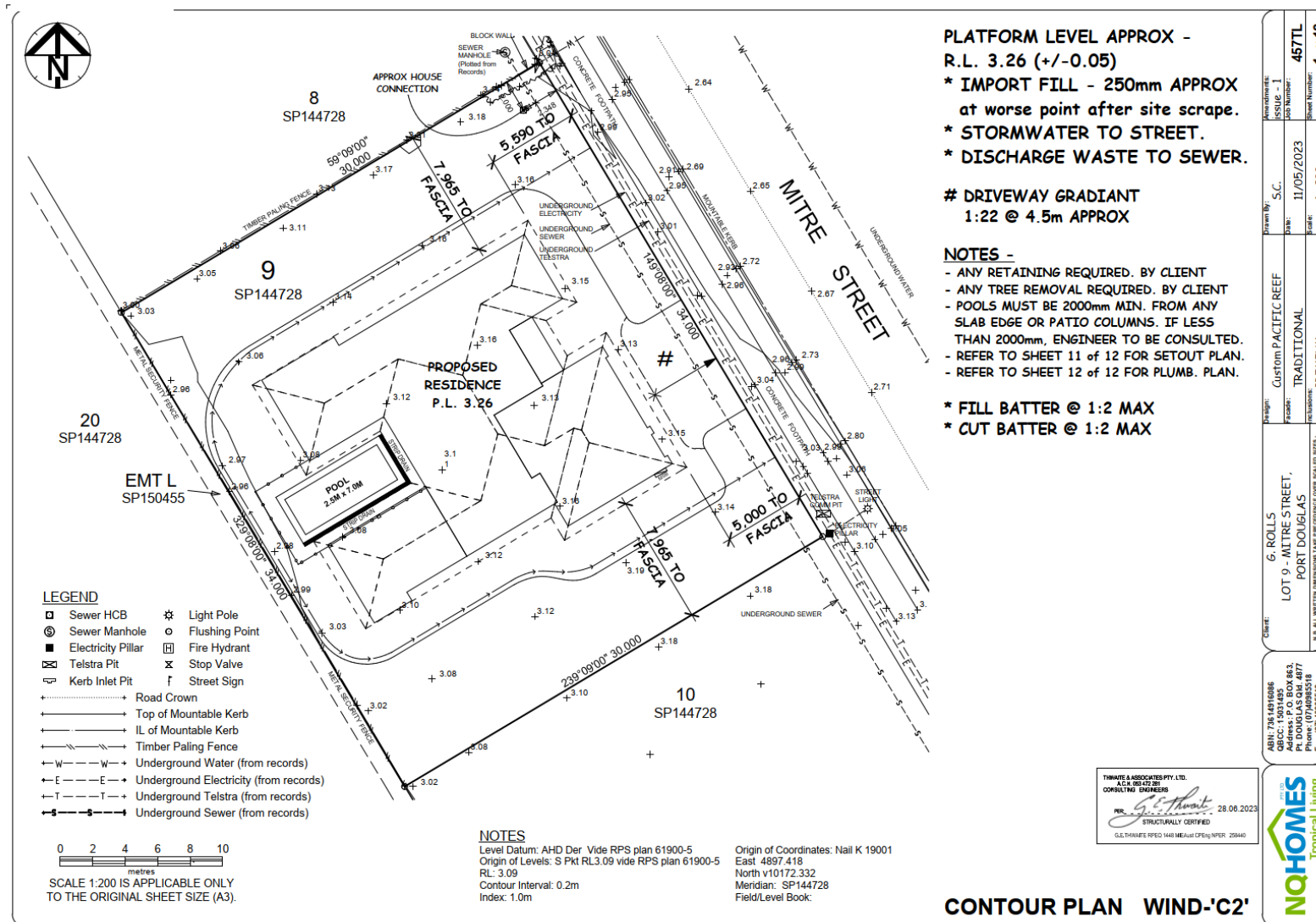
Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

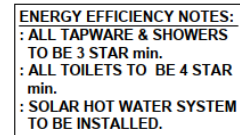
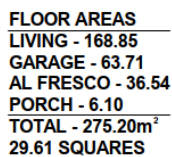


**For**  
**Paul Hoyer**  
**Manager Environment & Planning**

cc Mailed to G J Rolls, PO Box 1090, CAIRNS NORTH QLD 4870



Attachment 1



**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.

THANITE & ASSOCIATES PTY. LTD.  
A/CN 903.472.281  
CONSULTING ENGINEERS

DATE: *G.E. Thanite* 28.06.2023

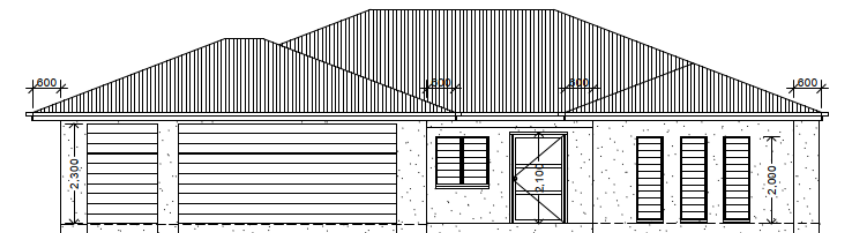
STRUCTURALLY CERTIFIED

## WIND-'C2'

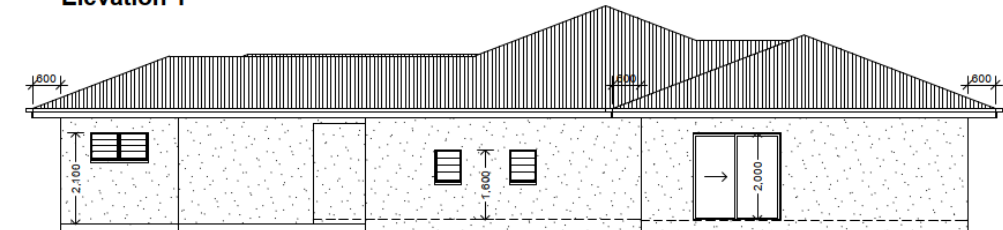
## FLOOR PLAN

ARB#: 75614916286 QBCC: 15011485 Address: P.O. BOX 863, PL DOUGLAS Qld 4817 PH: 08935518 FAX: 08935518	Client: 6. ROLLS LOT 9 - MITRE STREET, PORT DOUGLAS N.B. ALL WRITTEN AND/OR TAPED PRECEDENCE OVER SEALED BIDS.	Design: Custom PACIFIC REEF Finish: TRADITIONAL Ref: 10/2023	Drawn By: S.C. Date: 11/05/2023 Scale: 1:100	Amendments: ISSUE - 1 Job Number: 457TL 300442
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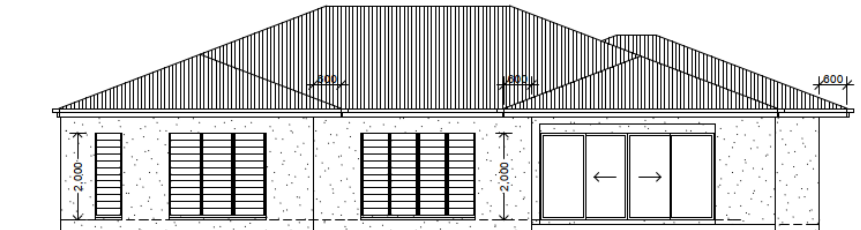




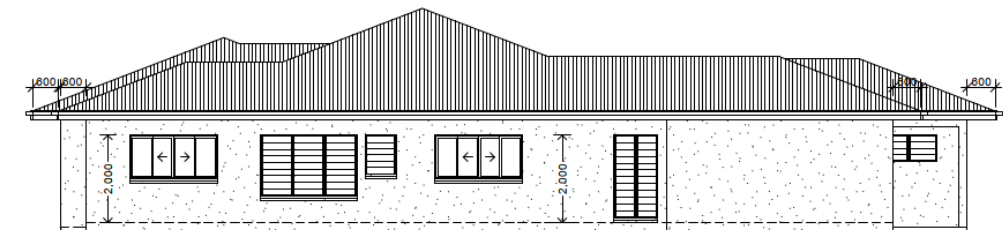
Elevation 1



Elevation 2



Elevation 3



Elevation 4

THIRWATE & ASSOCIATES PTY. LTD.  
A.C.N. 151 472 281  
CONSULTING ENGINEERS  
PER: *G. Thirwate* 28.06.2023  
STRUCTURALLY CERTIFIED  
G.L. THIRWATE RPED 1440 N.E.Aust CPENg NPER 259440



ABN: 73614316086  
QBCC: 15031495  
Address: P.O. BOX 863,  
Pt. DOUGLAS Qld. 4877  
Phone: (07)40985518  
Fax: (07)40985512

## ELEVATIONS-1

## WIND-'C2'

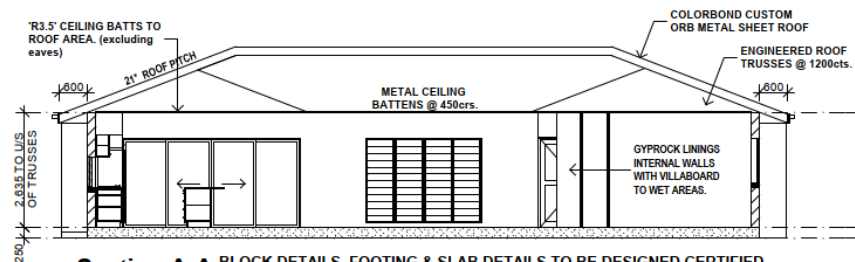
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: G. ROLLS  
LOT 9 - MITRE STREET,  
PORT DOUGLAS

Design: Custom PACIFIC REEF  
Facade: TRADITIONAL  
Inclusions: PREMIUM

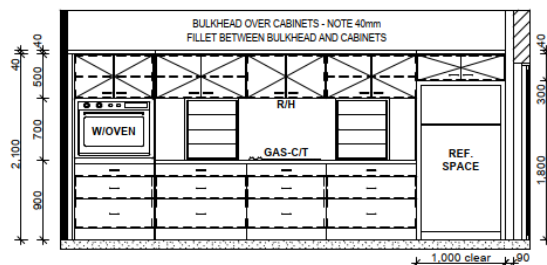
Drawn By: S.C.  
Date: 11/05/2023  
Scale: 1 : 100

Amendments:  
Issue - 1  
Job Number: 457TL  
Sheet Number: 4 of 12



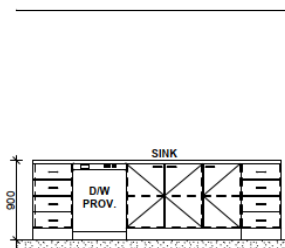
**Section A-A** BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'S' CLASS SITE AND WIND-'C2' WIND RATING.

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



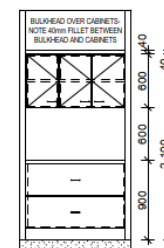
**Kitchen Elevation 1**

1 : 50



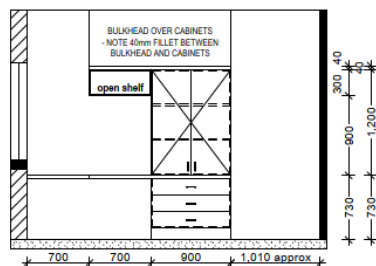
**Kitchen Elevation 2**

1 : 50



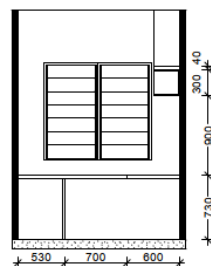
**Kitchen Elevation 3**

1 : 50



**Study Elevation 1**

1 : 50



**Study Elevation 2**

1 : 50

THIRWATE & ASSOCIATES PTY. LTD.  
ALC 161 472 201  
CONSULTING ENGINEERS  
PER: *G. E. Thirwate* 28.08.2023  
STRUCTURALLY CERTIFIED  
G.E. THIRWATE RPEQ 1448 MBE Aust CP/Eng NPER 258440



ABN: 73614916086  
QBCC: 15031495  
Address: P.O. BOX 863,  
PT. DOUGLAS Qld. 4877  
Phone: (07)40985518  
Fax: (07)40985512

## ELEVATIONS-2

## WIND-'C2'

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

Client:

G. ROLLS  
LOT 9 - MITRE STREET,  
PORT DOUGLAS

Design:

Custom PACIFIC REEF

Facade:

TRADITIONAL

Inclusions:

PREMIUM

Drawn By:

S.C.

Date:

11/05/2023

Scale:

1 : 100

Amendments:

Issue - 1

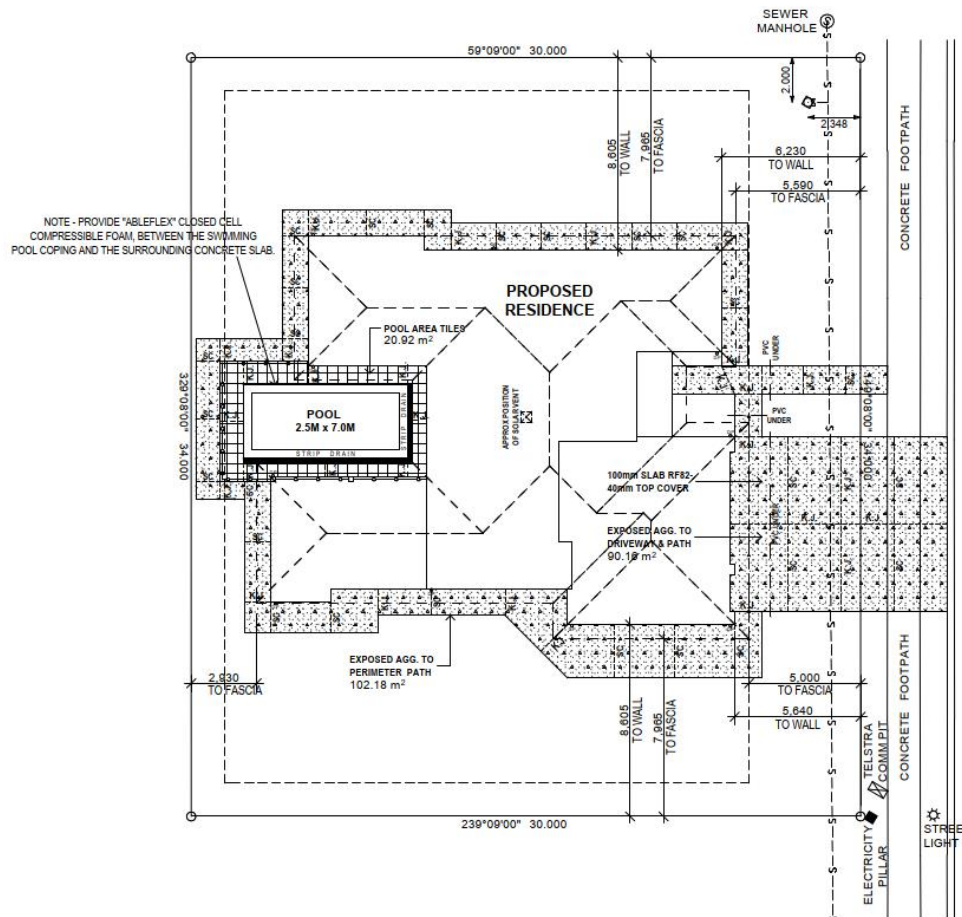
Job Number:

457TL

Sheet Number:

5 of 12

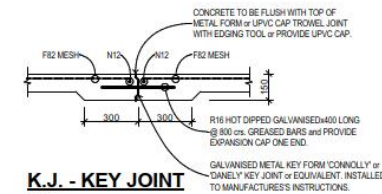




**LOT 9 ON SP144728  
MITRE STREET,  
PORT DOUGLAS**



SC - 35mm DEEP SAWCUT WITHIN 8 HOURS OF CONCRETE POUR  
- CUTOUT EVERY 2nd MESH BAR ACROSS JOINT  
NOTE - CONCRETE SURFACE CRACKS MAY NOT FOLLOW 'SC' LINE.



### K.J. - KEY JOINT

N.T.S.

\*NOTE - PROVIDE "ABLEFLEX" CLOSED CELL COMPRESSIBLE FOAM OR EQUAL, WHERE THE DRIVEWAY SLAB AND THE PATHWAY SLABS BUTT THE BUILDING'S SLAB, BUTT THE STREET KERB, AROUND THE BUILDING'S COLUMNS AND AROUND STORMWATER DOWNPIPES.

\*NOTE - PROVIDE "ABLEFLEX" CLOSED CELL COMPRESSIBLE FOAM, BETWEEN THE SWIMMING POOL COPING AND THE SURROUNDING CONCRETE SLAB.

THWITE & ASSOCIATES PTY. LTD.  
A/CN 10/17/201  
CONSULTING ENGINEERS  
PER: *G. E. Thwait* 28.06.2023  
STRUCTURALLY CERTIFIED  
G.E. THWITE RPEQ 1440 NRE/AM CPEng NPER 25940



ABN: 73614916886  
QBCC: 15031495  
Address: P.O. BOX 863,  
Pt. DOUGLAS Qld. 4877  
Phone: (07)40985518  
Fax: (07)40985512

## SETOUT 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:

G. ROLLS  
LOT 9 - MITRE STREET,  
PORT DOUGLAS

Design:

Custom PACIFIC REEF

Facade:

TRADITIONAL

Inclusions:

PREMIUM

Drawn By:

S.C.

Date:

11/05/2023

Scale:

1 : 200

Amendments:

Issue - 1

Job Number:

457TL

Sheet Number:

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