

15 August 2024

**Enquiries:** Daniel Lamond  
**Our Ref:** 2024\_5631/1 (1244835)  
**Your Ref:** 24000166

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

E J Callander & L O Wearmouth  
7 Limpet Avenue  
PORT DOUGLAS QLD 4877

Dear Sir / Madam

## EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on Monday 12 August 2024.

### Summary of Exempt Development

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Development consisting of a Dwelling house is being made exempt from assessment against the 2018 Douglas Shire Planning Scheme Flood and Storm Tide Hazard Overlay Code.

### Location details

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Street Address: 11 Bowman Close WONGA BEACH

Real Property Description: LOT: 2 SP: 336207

Local Government Area: Douglas Shire Council

### Decision

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Council advises that an exemption certificate has been granted on 15 August 2024 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: 2024\_ 5631/1 in all subsequent correspondence relating to this request.

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

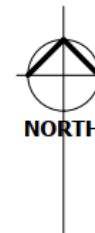
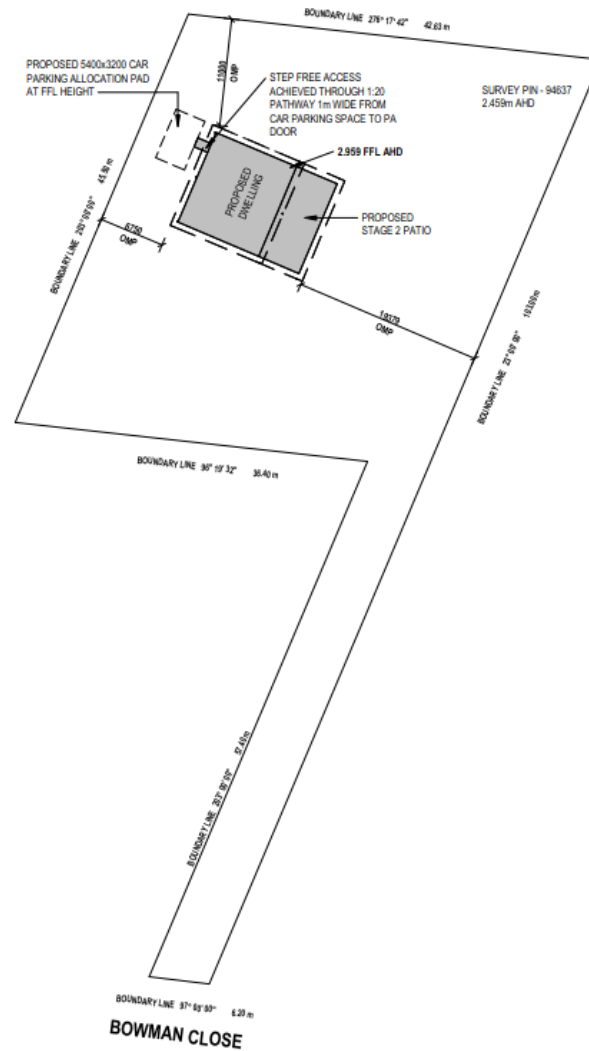
Yours faithfully


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

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

cc Emailed to N J Gordon & A J Jenkins – [alcon@westnet.com.au](mailto:alcon@westnet.com.au)

## Attachment 1



<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p style="margin: 0;"><b>CERTIFIED AS</b></p> <p style="margin: 0;"><b>STRUCTURALLY ADEQUATE</b></p> </div> <div style="width: 20%; text-align: center;"> <p style="margin: 0;"><b>KFB Engineers</b></p> <p style="margin: 0; font-size: 0.8em;">130-42 Peace St, Cairns   PO Box 927, Cairns Q 4870 P: 07 40320462   F: 07 40320094   E: email@kfbeng.com.au</p> </div> <div style="width: 40%; text-align: right;"> <p style="margin: 0;"><b>Civil &amp; Structural</b></p> </div> </div>			
<p>Date: _____</p> <p>No: _____</p>	<p>Signed: _____</p> <p>RPEQ No: _____</p>		
<p>DESIGN WIND SPEED: <span style="border: 1px solid black; padding: 2px;">C</span></p>	<p>SOIL CLASSIFICATION: _____</p>		
A	24/05/24	CONSTRUCTION ISSUE	
No.	DATE	DESCRIPTION	
<p><b>VARIATIONS INCLUDED IN THIS DRAWING</b></p>			
<p><b>DRAWING TITLE</b></p> <p style="font-size: 1.5em; margin-top: 10px;"><b>SITE PLAN</b></p>			
<p>SHEET NO: <b>02</b></p>	<p>PRINT TIME: 12/08/2024 3:32:19 PM</p>		
<p>PRELIMINARY: <b>15/02/24</b></p>	<p>CONSTRUCTION: <b>24/05/24</b></p>		
<p style="font-size: 1.5em; font-weight: bold;">A3</p>	<p>SCALE:</p> <p style="text-align: center;">1:400 AT A3</p>	<p>ISSUE:</p>	<p>DRAWN BY: M</p>
<p style="font-size: 1.2em; color: red; font-weight: bold;">CONSTRUCTION ISSUE</p>			
<p>ENGINEER: JEN682      DRAWING NO: _____</p>			
<p><b>PROJECT</b></p> <p>PROPOSED RESIDENCE</p> <p>LOT 2 on SP336207</p> <p>LOT 2 BOWMAN CLOSE</p> <p>WONGA BEACH</p>			
<p><b>CLIENT</b></p> <p>ALAN JENKINS- LOUIS WEARMOUTH</p>			
			
<p>PO BOX 876</p> <p>ATHERTON QLD 4883</p> <p>33-35 ALBRECHT ST</p> <p>TOLGA INDUSTRIAL ESTATE, QLD, 4882</p> <p>PH: 07 4095 4008</p> <p>EMAIL: info@shsinq.com.au</p> <p>WEB: www.superiorsteelhomesinq.com.au</p>		<p>QBCC: 1097802</p>	

**NOTE:** (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING