

14 October 2025

Enquiries: Georgia Graham
Our Ref: EXEM 2025_5843/1 (Doc 1327292)
Your Ref: 20259315

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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K J Russell & Z K Osborne
261 Bamboo Creek Road
BAMBOO QLD 4873

Dear Sir / Madam

EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 2 October 2025.

Summary of Exempt Development

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

Location details

Street Address: 3 Roy Close WONGA BEACH

Real Property Description: Lot 56 on SP 204467

Local Government Area: Douglas Shire Council

Decision

Council advises that an exemption certificate has been granted on 13 October 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

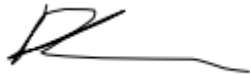
This exemption certificate does not lapse.

Other

Please quote Council's application number: EXEM 2025_ 5843/1 in all subsequent correspondence relating to this request.

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

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

