

11 May 2021

**Enquiries:** Jenny Elphinstone  
**Our Ref:** EXEM 2021\_4115/1 (Doc 1011283)  
**Your Ref:** 12534406

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Attention Ms Erin Campbell

Dear Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 4 May 2021.

#### Summary of Exempt Development

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A dwelling house on each lot in respect to the following Planning scheme overlays:

- Bushfire hazard;
- Coastal environment (erosion prone area in the Coastal Management Zone);
- Flood & storm tide hazard; and
- Natural areas.

#### Location details

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Street Address: 20-30 Langley Road Port Douglas

Real Property Description: Lot 5 on RP804926 and the respective lots created through development approval ROL 2019\_3061, being Survey Plan SP320936.

Local Government Area: Douglas Shire Council

#### Decision

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Council advises that an exemption certificate has been granted on 11 May 2021 for a single dwelling house on each lot of SP320936.

#### 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 2021\_ 4115/1 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: KS5 Pty Ltd, C/- Seymour Group, PO Box 2487, Brisbane Qld 4001,  
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