

3 August 2020

**Enquiries:** Daniel Lamond  
**Our Ref:** EXEM 2020\_3634/1  
**Your Ref:** A.01, A.06, A.07, A.08

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

E D Johnson & J L Chardon  
PO Box 140  
MOSSMAN QLD 4873

Dear Sir / Madam

### EXEMPTION CERTIFICATE

Council refers to your request for an exemption certificate for the following premises received on 15 July 2020.

#### Summary of Exempt Development

---

Development being made exempt from code assessment against the 2018 Douglas Shire Planning Scheme version 1 consists of a secondary dwelling to be sited within the Hillslopes overlay area. The secondary dwelling will replace a previously lawfully established secondary dwelling and will be sited on the existing levelled and benched pad.

#### Location details

---

Street Address: 143 Kahana Road WHYANBEEL  
Real Property Description: LOT: 44 RP: 750112  
Local Government Area: Douglas Shire Council

#### Decision

---

Council advises that an exemption certificate has been granted on 3 August 2020 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 2020\_ 3634/1 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.

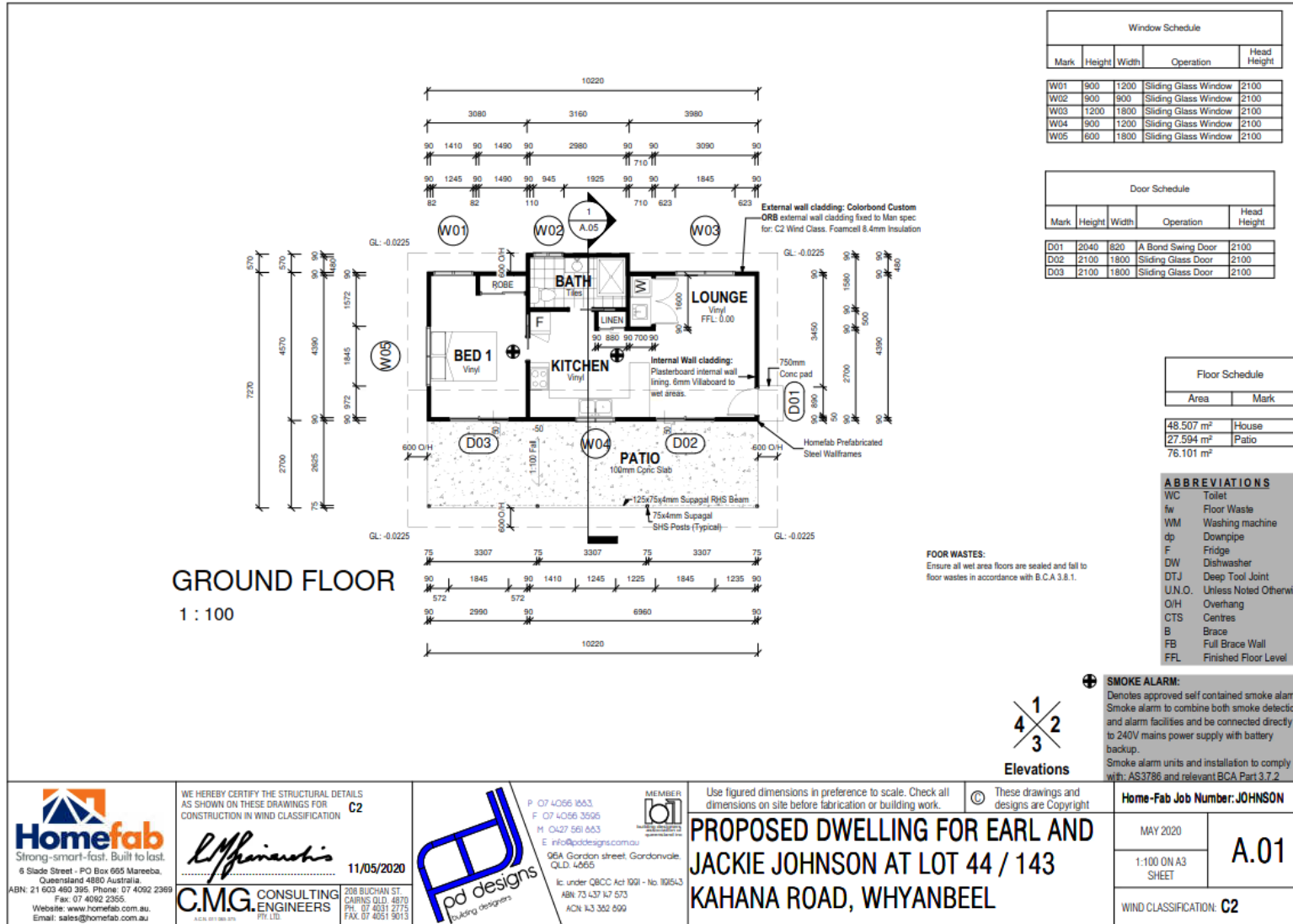
Yours faithfully



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

cc Emailed to Emergent Building Approvals – [carmel@emergentba.com.au](mailto:carmel@emergentba.com.au)

Attachment 1



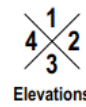
GROUND FLOOR  
1 : 100

Window Schedule				
Mark	Height	Width	Operation	Head Height
W01	900	1200	Sliding Glass Window	2100
W02	900	900	Sliding Glass Window	2100
W03	1200	1800	Sliding Glass Window	2100
W04	900	1200	Sliding Glass Window	2100
W05	600	1800	Sliding Glass Window	2100

Door Schedule				
Mark	Height	Width	Operation	Head Height
D01	2040	620	A Bond Swing Door	2100
D02	2100	1800	Sliding Glass Door	2100
D03	2100	1800	Sliding Glass Door	2100

Floor Schedule	
Area	Mark
48.507 m <sup>2</sup>	House
27.594 m <sup>2</sup>	Patio
76.101 m <sup>2</sup>	

ABBREVIATIONS	
WC	Toilet
fw	Floor Waste
WM	Washing machine
dp	Downpipe
F	Fridge
DW	Dishwasher
DTJ	Deep Tool Joint
U.N.O.	Unless Noted Otherwise
O/H	Overhang
CTS	Centres
B	Brace
FB	Full Brace Wall
FFL	Finished Floor Level



**SMOKE ALARM:**  
Denotes approved self contained smoke alarm. Smoke alarm to combine both smoke detection and alarm facilities and be connected directly to 240V mains power supply with battery backup. Smoke alarm units and installation to comply with: AS3786 and relevant BCA Part 3.7.2

**Homefab**  
Strong-smart-fast. Built to last.  
6 Stude Street - PO Box 685 Mareeba, Queensland 4880 Australia.  
ABN: 21 603 460 395. Phone: 07 4092 2369  
Fax: 07 4092 2365  
Website: www.homefab.com.au  
Email: sales@homefab.com.au

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

*L. M. Perinawati*  
11/05/2020

**C.M.G. CONSULTING ENGINEERS**  
PTY. LTD.  
ACN 101 988 078  
208 BUCHANAN ST  
CARINS QLD 4870  
TEL: 07 4033 2775  
FAX: 07 4051 9013

**pd designs**  
building designers

P: 07 4056 1663  
F: 07 4056 3595  
M: 0427 561 663  
E: info@pd designs.com.au  
96A Gordon street, Gordonvale, QLD 4065  
Lic under QBCC Act 1991 - No 102643  
ABN: 73 437 147 573  
ACN: 143 302 400

Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

MEMBER **ba**

These drawings and designs are Copyright

**PROPOSED DWELLING FOR EARL AND JACKIE JOHNSON AT LOT 44 / 143 KAHANA ROAD, WHYANBEEL**

Home-Fab Job Number: **JOHNSON**

MAY 2020

1:100 ON A3 SHEET

**A.01**

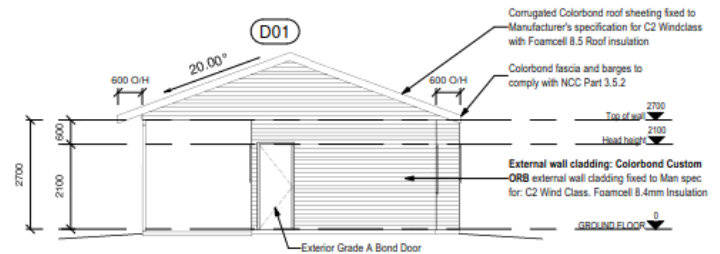
WIND CLASSIFICATION: **C2**



**Elevation 1**  
1 : 100

Window Schedule				
Mark	Height	Width	Operation	Head Height
W01	900	1200	Sliding Glass Window	2100
W02	900	900	Sliding Glass Window	2100
W03	1200	1800	Sliding Glass Window	2100
W04	900	1200	Sliding Glass Window	2100
W05	600	1800	Sliding Glass Window	2100

Door Schedule				
Mark	Height	Width	Operation	Head Height
D01	2040	820	A Bond Swing Door	2100
D02	2100	1800	Sliding Glass Door	2100
D03	2100	1800	Sliding Glass Door	2100



**Elevation 2**  
1 : 100

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

*L. M. M. M.* 11/05/2020

**C.M.G. CONSULTING ENGINEERS**  
PT. LTD.

208 BUCHAN ST. CAIRNS QLD. 4870  
PH. 07 4031 2775  
FAX. 07 4051 9013

P: 07 4066 1553  
F: 07 4056 3506  
M: 0427 561 663  
E: info@pd designs.com.au  
96A Gordon street, Gordonvale, QLD. 4865  
Lic under QBCC Act 1991 - No. 191543  
ABN: 73 437 147 573  
ACN: 143 382 600

Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

© These drawings and designs are Copyright

**PROPOSED DWELLING FOR EARL AND JACKIE JOHNSON AT LOT 44 / 143 KAHANA ROAD, WHYANBEEL**

Home-Fab Job Number: **JOHNSON**

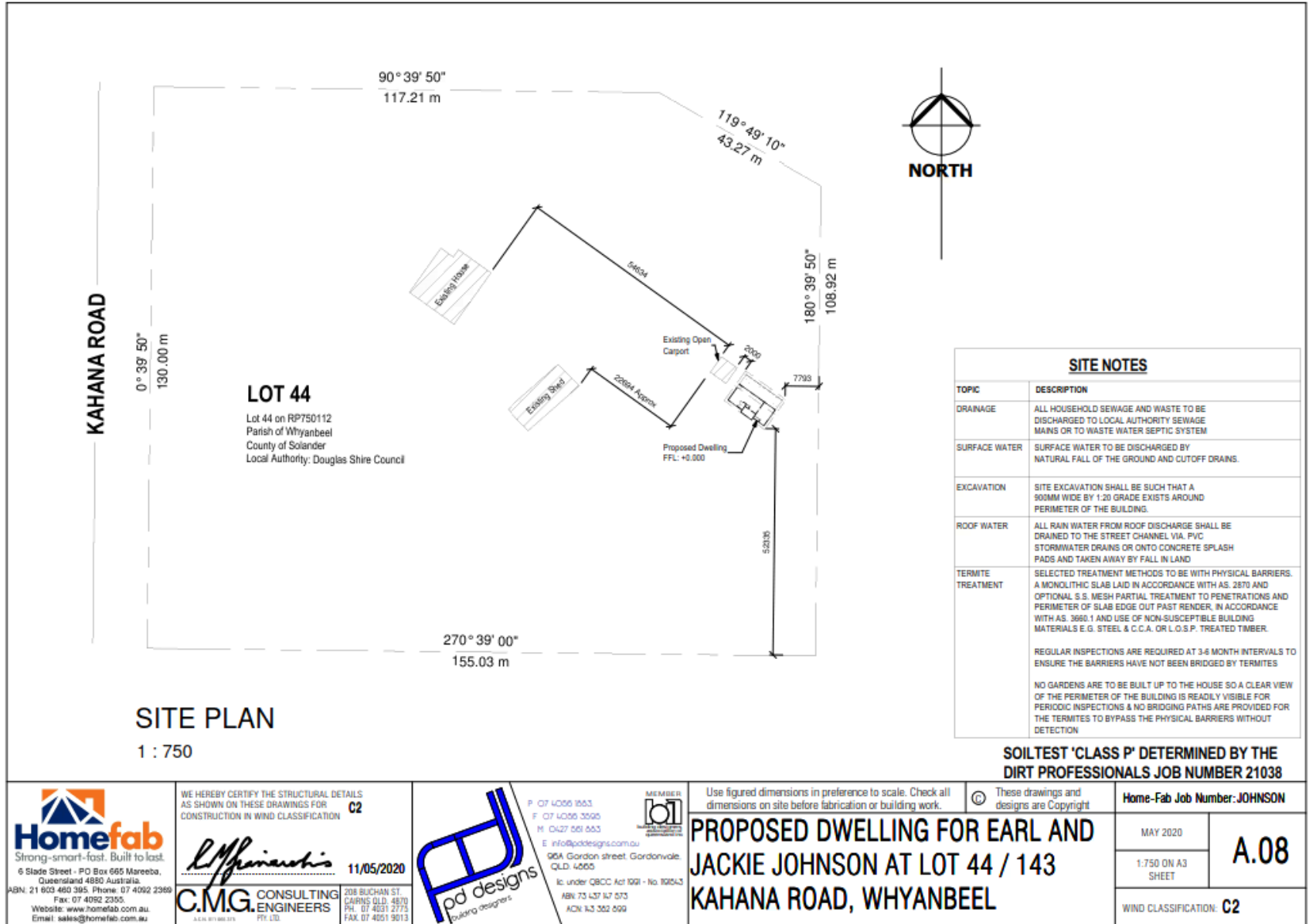
MAY 2020

1:100 UN A3 SHEET

**A.06**

WIND CLASSIFICATION: **C2**





**Homefab**  
 Strong-smart-fast. Built to last.  
 6 Slade Street - PO Box 866 Mareeba,  
 Queensland 4850 Australia  
 ABN: 21 603 480 395 Phone: 07 4092 2369  
 Fax: 07 4092 2355  
 Website: www.homefab.com.au  
 Email: sales@homefab.com.au

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

*L. M. M. M. M.* 11/05/2020

**C.M.G. CONSULTING ENGINEERS**  
 208 BUCHAN ST. CAIRNS QLD. 4870  
 PH. 07 4031 2775 FAX. 07 4031 9813

**pod designs**  
 building designers

P: 07 4066 1063  
 F: 07 4036 3090  
 M: 0427 561 553  
 E: info@poddesigns.com.au  
 92A Gordon street, Gordonvale, QLD. 4855  
 Lic. under QBCC Act 1991 - No. 192643  
 ABN: 73 437 87 573  
 ACN: 63 362 599

Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

© These drawings and designs are Copyright

**PROPOSED DWELLING FOR EARL AND JACKIE JOHNSON AT LOT 44 / 143 KAHANA ROAD, WHYANBEE**

Home-Fab Job Number: **JOHNSON**

MAY 2020

1:750 ON A3 SHEET

**A.08**

WIND CLASSIFICATION: **C2**