

5.2. CHANGE DEVELOPMENT APPLICATION- 24 MUDLO STREET, PORT DOUGLAS

REPORT AUTHOR(S)	Daniel Lamond, Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Change Application
APPLICANT	N D Verri c/- Planning Plus Pty Ltd PO Box 8046 CAIRNS QLD 4870
LOCATION OF SITE	24 Mudlo Street, PORT DOUGLAS
PROPERTY	Lot 60 on PTD20911

LOCALITY PLAN



Figure 1- Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Tourist and Residential
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	None Applicable
NUMBER OF SUBMITTERS	There were no submitters for this request
STATUTORY ASSESSMENT DEADLINE	29 November 2017
APPLICATION DATE	1 November 2017

RECOMMENDATION

That Council approves the Change Application to the combined development application for reconfiguring a lot and material change of use for multi-unit housing, over land described as Lot 60 on PTD20911, located at 24 Mudlo Street PORT DOUGLAS, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Site	Sheet 1, Prepared by Nathan Verri.	19 July 2016
Site Plan-Proposed	Revision ISOA3, Sheet 00. Prepared by Nathan Verri Masters of Design and Building.	29 June 2017
Floor Plans	Sheet 2, Prepared by Nathan Verri.	19 July 2016
Floor Plans- Typical Villa Layout	Revision ISOA3, Sheet 03. Prepared by Nathan Verri Masters of Design and Building.	29 June 2017
Elevations	Sheet 3, Prepared by Nathan Verri.	19 July 2016
Elevations	Revision ISOA3, Sheet 04. Prepared by Nathan Verri Masters of Design and Building.	29 June 2017
Area Plan-General	Sheet 4, Prepared by Nathan Verri.	19 July 2016
Area Plan-Site Cover	Sheet 5, Prepared by Nathan Verri.	19 July 2016
Area Plan-Gross Floor Area	Sheet 6, Prepared by Nathan Verri.	19 July 2016
3D Views NE & NW	Sheet 7, Prepared by Nathan Verri.	19 July 2016
3D Views SE & SW	Sheet 8, Prepared by Nathan Verri.	19 July 2016
Pictorial NE & NW	Sheet 9, Prepared by Nathan Verri.	19 July 2016

Pictorial SE & SW	Sheet 10, Prepared by Nathan Verri.	19 July 2016
Tree Location Survey	Drawing No. 134551-2. Plan prepared by RPS Australia East Pty Ltd.	23 June 2017

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Air-conditioning Screen

3. Air-conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the Commencement of Use.

Damage to Council Infrastructure

4. In the event that any part of Council's existing sewer/water or road infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council.

Water Supply and Sewerage Works External

5. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - a. Augment existing water supply infrastructure to provide adequate water supply to the development. The extension of the water main must have regard to the ultimate configuration of the development;
 - b. Augment existing sewer main to ensure each proposed unit is adequately controlled by sewer;
 - c. Upgrade to the extent necessary water supply and sewer connections to cater for the demand of the development;

The external works outlined above constitute Operational Works. Approval for Operational Works must be obtained prior to the issue of a Development Permit for Building Work. Such works must be designed and constructed in accordance with the FNQROC Development Manual. All works must be completed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Vehicle Parking

6. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

Lighting

7. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

Protection of Significant Street Trees

8. Undertake a survey identifying the street trees at the Beryl Street verge. Indicate the diameter, canopy cover and root sprawl of the significant street trees. Detail how the proposed access to each dwelling relates to each of the significant street trees and how this may effect a consequent amendment to design.

An investigation to develop the most appropriate driveway access and to determine the least impact on the significant street trees within the road reserve of Beryl Street must be undertaken by an appropriately qualified arborist. Regard must be given to Australian Standard 4970-2009/Amdt 1-2010 (Protection of Trees on Development Sites). This investigation will be paramount in determining driveway access and footpath development. A plan detailing the above requirements must be submitted to Council for endorsement by the Chief Executive Officer prior to the issue of the development permit for building work.

External Works

9. Undertake the following works external to the land at no cost to Council:
 - a. Provide three vehicle crossovers and aprons to Beryl Street. The location and design of the access must not detrimentally impact on the significant street trees on the road verge of Beryl Street. The location and the design of vehicle access to the site will be in accordance with advice and recommendations of an appropriately qualified arborist to ensure the health of the trees as detailed in other conditions of the Development Permit;

- b. Undertake planting of a 600mm wide garden bed with appropriate species along the exterior edge of the perimeter fence on the Mudlo and Beryl Street road reserve.
- c. Construct a 1500mm wide concrete footpath across the Beryl Street frontage in accordance with the FNQROC Development Manual. The footpath must not detrimentally impact on the significant street trees on the road verge of the street.
- d. Repair any damage to existing roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.

Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size of the above works must be endorsed by the Chief Executive Officer. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Timing of Lot Reconfiguration

- ~~10. The development of the multi-unit housing component of the application must be complete prior to Council endorsement of survey plans.~~
10. Prior to Council endorsing the Plan of Survey;
 - a. The under slab must be completed for all three units of housing with the relevant building inspection undertaken. The slab must be deemed satisfactory with the relevant documentation submitted to Council.
 - b. Construction of the multi-unit housing component of the application must be commenced to the extent of three courses of blocks laid for each unit of housing.

Demolish Structures

11. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the subject land prior to Commencement of Use.

Stockpiling and Transportation of Fill Material

12. Soil excavated from the site is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.
Transportation of fill or spoil to and from the site must not occur within:
 - a. peak traffic times;
 - b. before 7:00 am or after 6:00 pm Monday to Friday;
 - c. before 7:00 am or after 1:00 pm Saturdays; or
 - d. on Sundays or Public Holidays.

Emissions

- 13. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.**

Storage of Machinery and Plant

- 14. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.**

Landscaping Plan

- 15. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must detail the following:**
 - a. Deep planting of setback areas and planter beds within the development;**
 - b. Landscaping of areas and treatments external to the development as detailed in conditions of approval;**
 - c. Include any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.**

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to the issue of a Certificate of Classification or Commencement of Use whichever occurs first. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Lawful Point of Discharge

- 16. All stormwater from the property must be directed to a lawful point of discharge being Mudlo Street or Beryl Street, such that it does not adversely affect surrounding properties or properties downstream from the development.**

Ponding and/or Concentration of Stormwater

- 17. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.**

Minimum Fill and Floor Level

- 18. All floor levels in all buildings must be located 300mm above the Q100 flood immunity level, plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.**

Sediment and Erosion Control

- 19. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in**

accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Refuse Storage Area

20. The refuse bin enclosure must be roofed, bunded, and connected to sewer with a bucket trap. A hose cock fitting must also be provided to the refuse facility.

Construction Signage

21. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:
- a. Developer;
 - b. Project Coordinator;
 - b. Architect/Building Designer;
 - c. Builder;
 - d. Civil Engineer;
 - e. Civil Contractor;
 - f. Landscape Architect.

Boundary Fence Height

22. Advice is to be sought by an RPEQ certified traffic engineer or equivalent pertaining to the perimeter fence height at the corner of Mudlo and Beryl Street. The advice is to determine whether the fence needs to be truncated or lowered.

Plan of Subdivision

23. A Plan illustrating the future reconfiguration of the lot must be submitted to Council for endorsement by the Chief Executive Officer prior to the issue of a development permit for building work.

Limitation of Approval

24. This approval does not include the configuration of the footpath or on street landscaping works as detailed on *Site Plan- Proposed* dated 29 June 2017, prepared by Nathan Verri Masters of Design and Building.

RECONFIGURATION OF A LOT

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Sub-division plan to be provided	TBA	TBA

ASSESSMENT MANAGER CONDITIONS

- 1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:**
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and**
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.**

Except where modified by these conditions of approval

Timing of Effect

- 2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.**

Fire Separation

- 3. The boundary placement between each dwelling must be in accordance with the National Construction Code and in particular, the building setbacks from the side boundaries must comply with the fire regulations within the code.**

Timing of Lot Reconfiguration

- ~~**4. The development of the Multi-Unit Housing component of the application must be complete prior to Council endorsement of survey plans.**~~

4. Prior to Council endorsing the Plan of Survey;

- a. The under slab must be completed for all three units of housing with the relevant building inspection undertaken. The slab must be deemed satisfactory with the relevant documentation submitted to Council.**
- b. Construction of the multi-unit housing component of the application must be commenced to the extent of three courses of blocks laid for each unit of housing.**

Water Supply and Sewerage Works External

- 5. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:**
 - a. Augment existing water supply infrastructure to provide adequate water supply to the development. The extension of the water main must have regard to the ultimate configuration of the development;**
 - b. Augment existing sewer main to ensure each proposed unit is adequately controlled by sewer;**
 - c. Upgrade to the extent necessary water supply and sewer connections to cater for the demand of the development;**

The external works outlined above constitute Operational Works. Approval for Operational Works must be obtained prior to the issue of a Development Permit for Building Work. Such works must be designed and constructed in accordance with the FNQROC Development Manual. All works must be completed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

Infrastructure Charges Notice

4. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.
The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.
Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. The Sustainable Planning Act 2009 confers rights to make representations and appeals in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately. The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development Assessment and Coordination at Council for review of the charge amount prior to payment.
The time when payment is due is contained in the Adopted Infrastructure Charges Notice.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

LAND USE DEFINITIONS*

In accordance with the *Douglas Shire Planning Scheme 2006*, the approved land use of Multi-Unit Housing is defined as:

Multi-Unit Housing

Means the use of premises comprising two or more dwelling units on one lot for residential purposes.

The use includes accommodation commonly described as:

- **duplexes;**
- **flats;**
- **home units;**
- **apartments;**
- **townhouses;**
- **villa houses; or**
- **a display unit which displays to the general public the type of construction or design offered by the builder/developer, for a maximum period of twelve (12) months and which is then demolished if a freestanding replica or converts to its intended use within the complex.**

***This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.**

EXECUTIVE SUMMARY

Council is in receipt of a Change Application to the combined approval for material change of use and reconfiguring a lot at 24 Mudlo Street, Port Douglas. The development approval was issued on 23 November 2016, and was for three units of multi-unit housing and reconfiguration of the lot into three individual allotments. A request for a permissible change was approved by Council at the 1 August 2017 Ordinary Council meeting to allow for the addition of undercover parking to the design.

A Change Application has been submitted to make a minor change to the conditions regulating the timing of the lot re-configuration. Upon negotiations with potential buyers the applicant has advised that the conditions imposed on the approval represent a significant constraint for the contracts to proceed on a cost effective basis.

The applicant proposes a change to the conditions of the approval to allow the survey plan to be sealed once the slab and base stage of the development has been completed.

The revised conditions on both the material change of use and reconfiguration of a lot components of the approval are deemed to satisfy the intent of the original conditions. The Change Application is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The conditions imposed on the approval of the combined application for material change of use and reconfiguration of a lot required completion of the building stage prior to Plan of Survey endorsement by Council. These conditions were imposed to bind the applicant to build the development as per the approved plans, before the lots could be sold off. If the lots were sold off prior to the construction taking place, there is a higher risk that the development would not be completed to the desired standard.

Proposal

It is proposed that conditions are amended to allow a minimum of the slab and base stage of the proposal to be completed prior to Council endorsing the Plan of Survey.

Condition 10 of the material change of use component and condition 4 of the reconfiguration of a lot component of the approval have been amended to require that the slab be developed and achieve a satisfactory building inspection, as well as a minimum of three courses of blocks laid for each unit of housing. It is considered that if the building work

achieves this stage then the risk of incompleteness as per the approved plans is significantly lowered.

Facilitating the applicant by way of a condition change to allow contractual matters to proceed on a smoother basis is common practice in development assessment across the State. It is considered that where Council can facilitate the construction process while protecting the amenity of the area then proposals of this nature should be supported.

State Planning Requirements

The change application triggers no State referral agencies.

Douglas Shire Planning Scheme Assessment

The change application is not assessed against the planning scheme and is considered to be of no consequence to the prior assessment of the application.

Compliance Issues

Referral Agency Requirements

The application did not trigger any referral agency assessment.

Public Notification / Submissions

The change application requires 'Code Assessment', under the Planning Act 2016, no public notification is required.

ADOPTED INFRASTRUCTURE CHARGES

The change application does not trigger Adopted Infrastructure Charges as these have been applied at the time of original approval.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

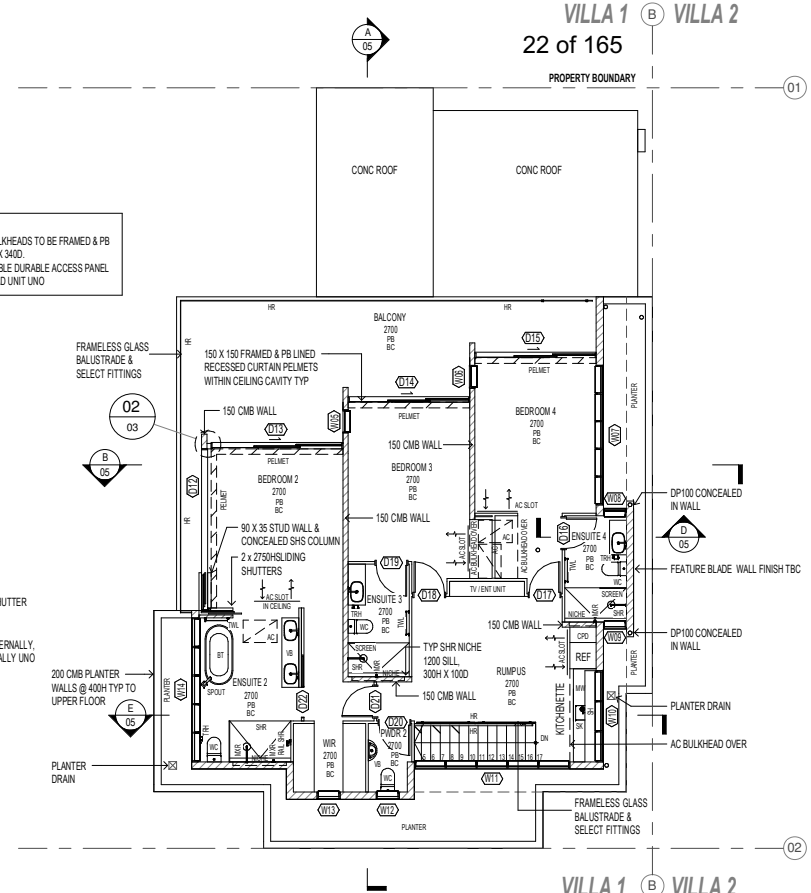
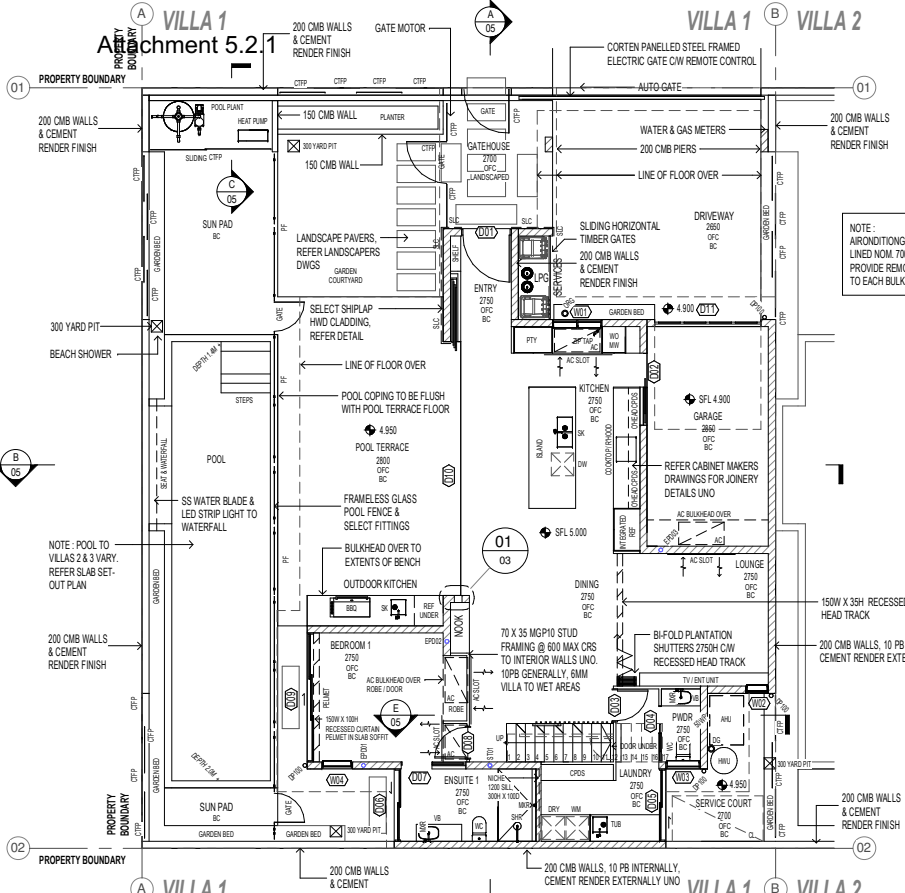
The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

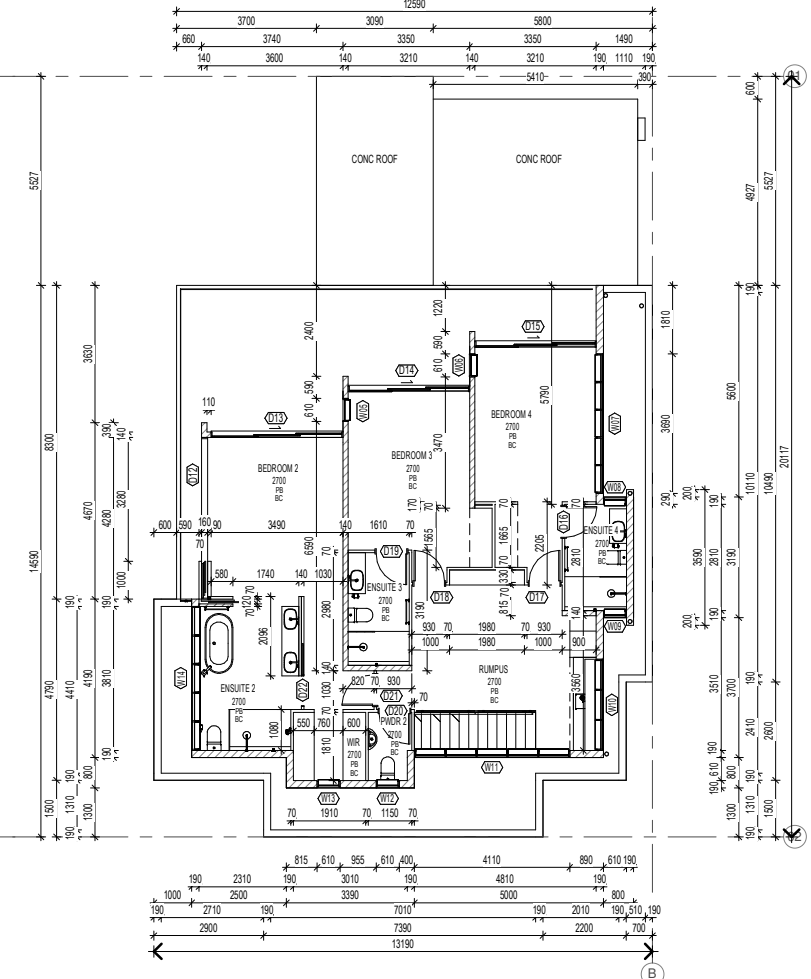
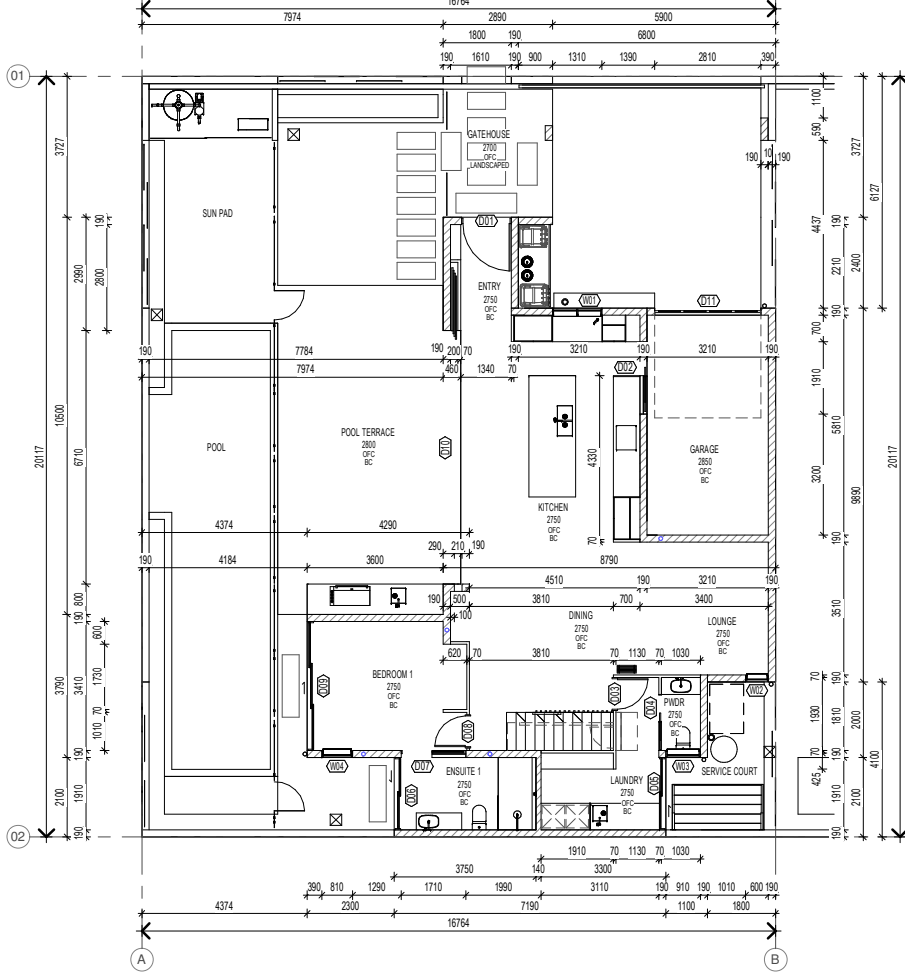
ATTACHMENTS

1. 24 Mudlo Approved Plans [5.2.1]



FLOOR PLAN - LOWER
1:200 @ A3
VILLA 1 (VILLAS 2 & 3 SIMILAR)

FLOOR PLAN - UPPER
1:200 @ A3
VILLA 1 (VILLAS 2 & 3 SIMILAR)



FLOOR PLAN - LOWER DIMENSIONS
1:200 @ A3

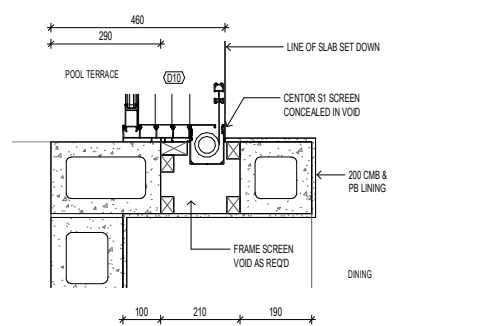
FLOOR PLAN - UPPER DIMENSIONS
1:200 @ A3

MARK	TYPE	HEIGHT	WIDTH	OTHER REQ'S
01	SINGLE LEAF ENTRY DOOR	2150	1310	SELECT FEATURE ENTRY DOOR
02	820 LEAF CAVITY SLIDER	2380	1860	920 X Z40 LEAF
03	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
04	720 LEAF CAVITY SLIDER	2340	1460	720 X Z40 LEAF
05	FX ALUMINIUM SLIDING DOOR	2410	1910	INSECT SCREENS
06	FX ALUMINIUM SLIDING DOOR	2410	1910	INSECT SCREENS
07	820 LEAF CAVITY SLIDER	2380	1860	820 X Z40 LEAF
08	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
09	FX ALUMINIUM SLIDING DOOR	2600	3410	INSECT SCREENS
10	FX ALUMINIUM SLIDING CAVITY DOOR	2750	6710	6710 OPENING / CENTER S1 SCREENS / FLUSH PULL HANDLES
11	PANEL LIFT GARAGE DOOR			REMOTE CONTROL
12	FX ALUMINIUM SLIDING CAVITY DOOR	2750	3280	3280 OPENING / CENTER S1 SCREEN / FLUSH PULL HANDLES
13	FX ALUMINIUM SLIDING DOOR	2710	3490	INSECT SCREENS
14	FX ALUMINIUM SLIDING DOOR	2720	3210	INSECT SCREENS
15	FX ALUMINIUM SLIDING DOOR	2710	3210	INSECT SCREENS
16	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
17	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
18	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
19	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
20	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
21	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
22	820 LEAF CAVITY SLIDER	2340	1860	820 X Z40 LEAF

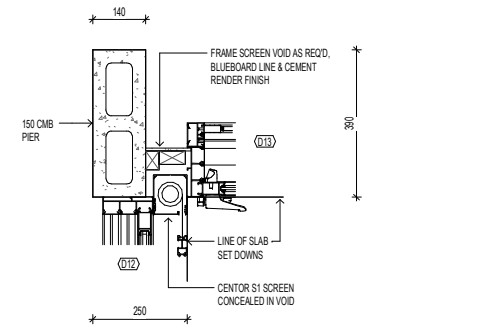
MARK	WINDOW TYPE	HEIGHT	WIDTH	OTHER REQ'S
01	2 X BAY ALUMINIUM LOUVER WINDOW	810	1310	
02	1 X BAY ALUMINIUM LOUVER WINDOW	1810	600	152MM CLEAR GLASS BLADES / CRIMS SAFE SCREEN
03	1 X BAY ALUMINIUM LOUVER WINDOW	1010	910	152MM CLEAR GLASS BLADES / CRIMS SAFE SCREEN
04	1 X BAY ALUMINIUM LOUVER WINDOW	2410	810	152MM CLEAR GLASS BLADES / CRIMS SAFE SCREEN
05	1 X BAY ALUMINIUM LOUVER WINDOW	2410	610	152MM CLEAR GLASS BLADES / INSECT SCREEN
06	1 X BAY ALUMINIUM LOUVER WINDOW	2410	610	152MM CLEAR GLASS BLADES / INSECT SCREEN
07	5 X BAY ALUMINIUM LOUVER WINDOW	610	3690	152MM CLEAR GLASS BLADES / INSECT SCREENS
08	1 X BAY ALUMINIUM LOUVER WINDOW	1210	610	152MM CLEAR GLASS BLADES / INSECT SCREEN
09	1 X BAY ALUMINIUM LOUVER WINDOW	1210	610	152MM CLEAR GLASS BLADES / INSECT SCREEN
10	3 X BAY ALUMINIUM LOUVER WINDOW	610	2410	152MM CLEAR GLASS BLADES / INSECT SCREENS
11	5 X BAY ALUMINIUM LOUVER WINDOW	1810	4110	152MM CLEAR GLASS BLADES / INSECT SCREENS
12	1 X BAY ALUMINIUM LOUVER WINDOW	1010	610	152MM CLEAR GLASS BLADES / INSECT SCREEN
13	1 X BAY ALUMINIUM LOUVER WINDOW	1010	610	152MM CLEAR GLASS BLADES / INSECT SCREEN
14	5 X BAY ALUMINIUM LOUVER WINDOW	1810	3810	152MM CLEAR GLASS BLADES / INSECT SCREENS

DOOR / WINDOW NOTES:

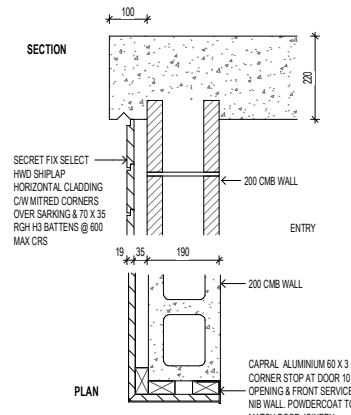
- REFER FLOOR PLAN FOR DOOR SWINGS
- DOOR HARDWARE, FURNITURE & FINISH AS SELECTED
- GLAZING TO BE SELECTED SOLAR REFLECTIVE OR SIMILAR
- ALUMINIUM FRAMES TO BE COLORBOND MONUMENT POWDERCOAT FINISH UNO
- ALL DIMENSIONS TO BE CONFIRMED ON SITE
- JOINERY TO ASSOCI-1999 FOR WATER PENETRATION & WIND LOAD REQUIREMENTS
- GLAZING TO AS1288-2006, CERTIFICATE TO BE SUPPLIED
- SEAL ALL ROUND FRAMES
- SECURITY SCREENS WHERE REQUIRED BY OWNER
- INTERNAL TIMBER DOORS TO BE AS PER SELECTION (2340 X 820 U.L.D.) HUNG ON 90 X 19 F.P. JAMBS
- POWDERCOAT REMOTE CONTROL PANELIFT DOOR TO GARAGE WITH 3 HANDSETS



01 DETAIL
1:10
DOOR 10 CLOSING JAMB - LOWER FLOOR

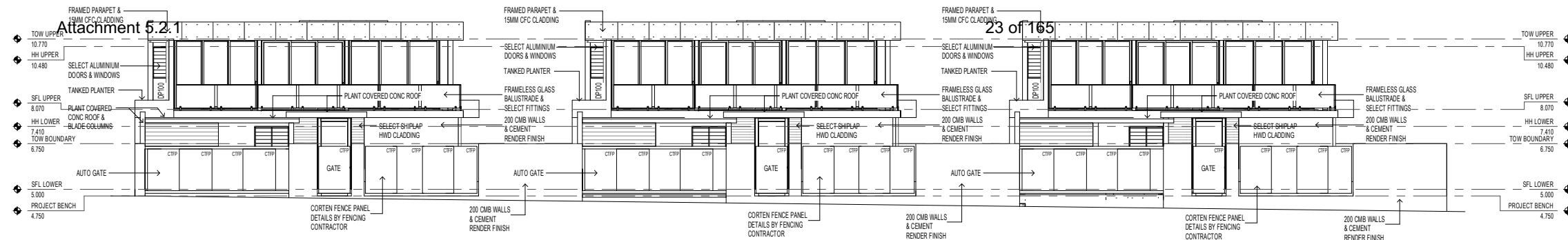


02 DETAIL
1:10
DOOR 12/13 CLOSING JAMB - UPPER FLOOR

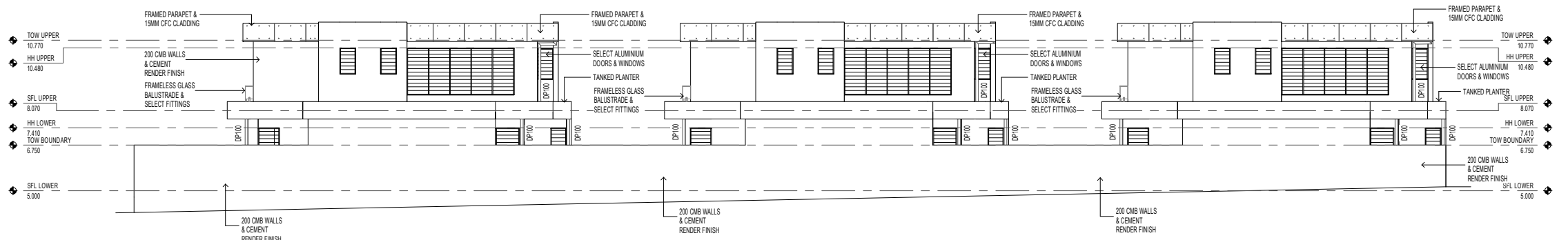


03 DETAIL
1:10
ENTRY WALL SHIPLAP CLADDING

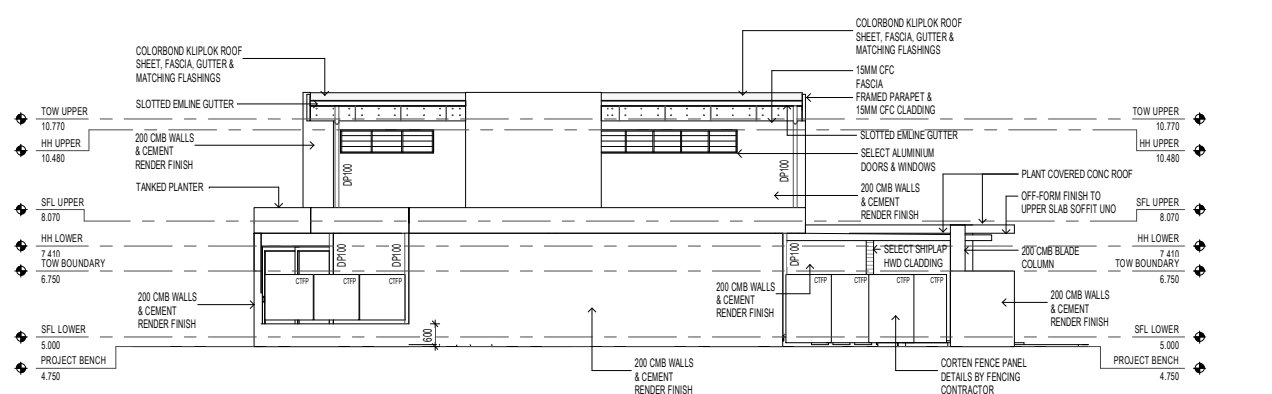
WIND CLASS	DESIGN GUST WIND SPEED (m/s)	DESIGN PRESSURES (kPa)				
		GREATER THAN 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS	
C2	61	39	22.68	20.88	-4.02	-1.23



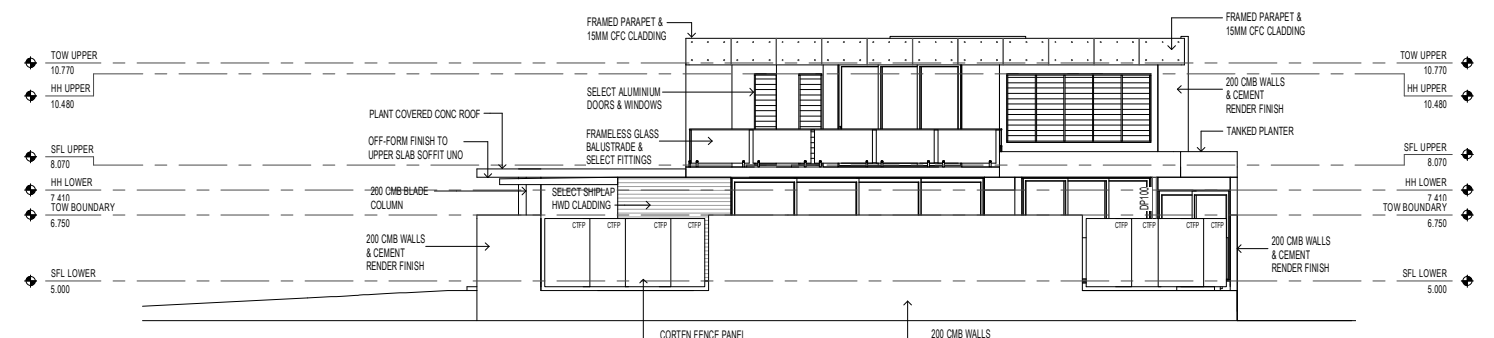
ELEVATION - NORTH
1:200 @ A3



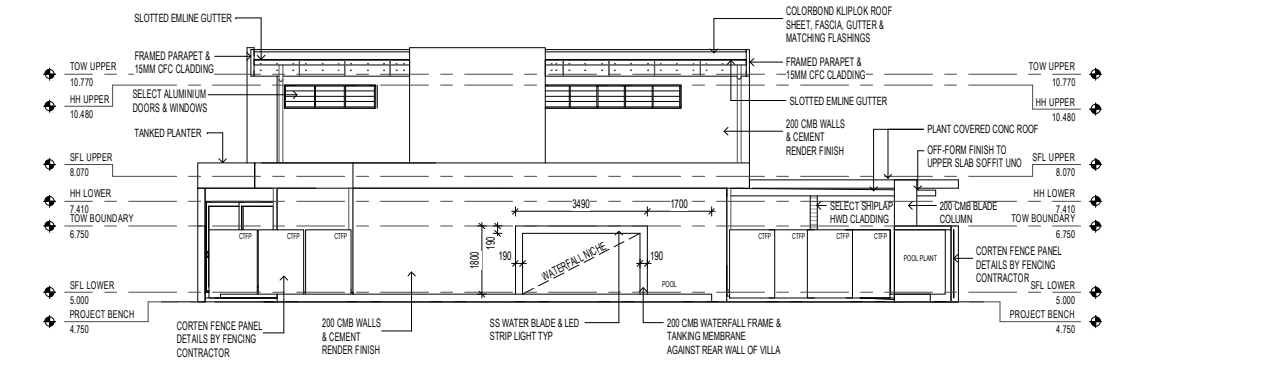
ELEVATION - SOUTH
1:200 @ A3



ELEVATION - EAST
1:200 @ A3



ELEVATION - WEST
1:200 @ A3



ELEVATION - TYPICAL VILLA 2 & 3 / POOL WATERFALL
1:200 @ A3

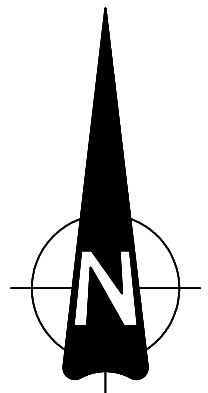
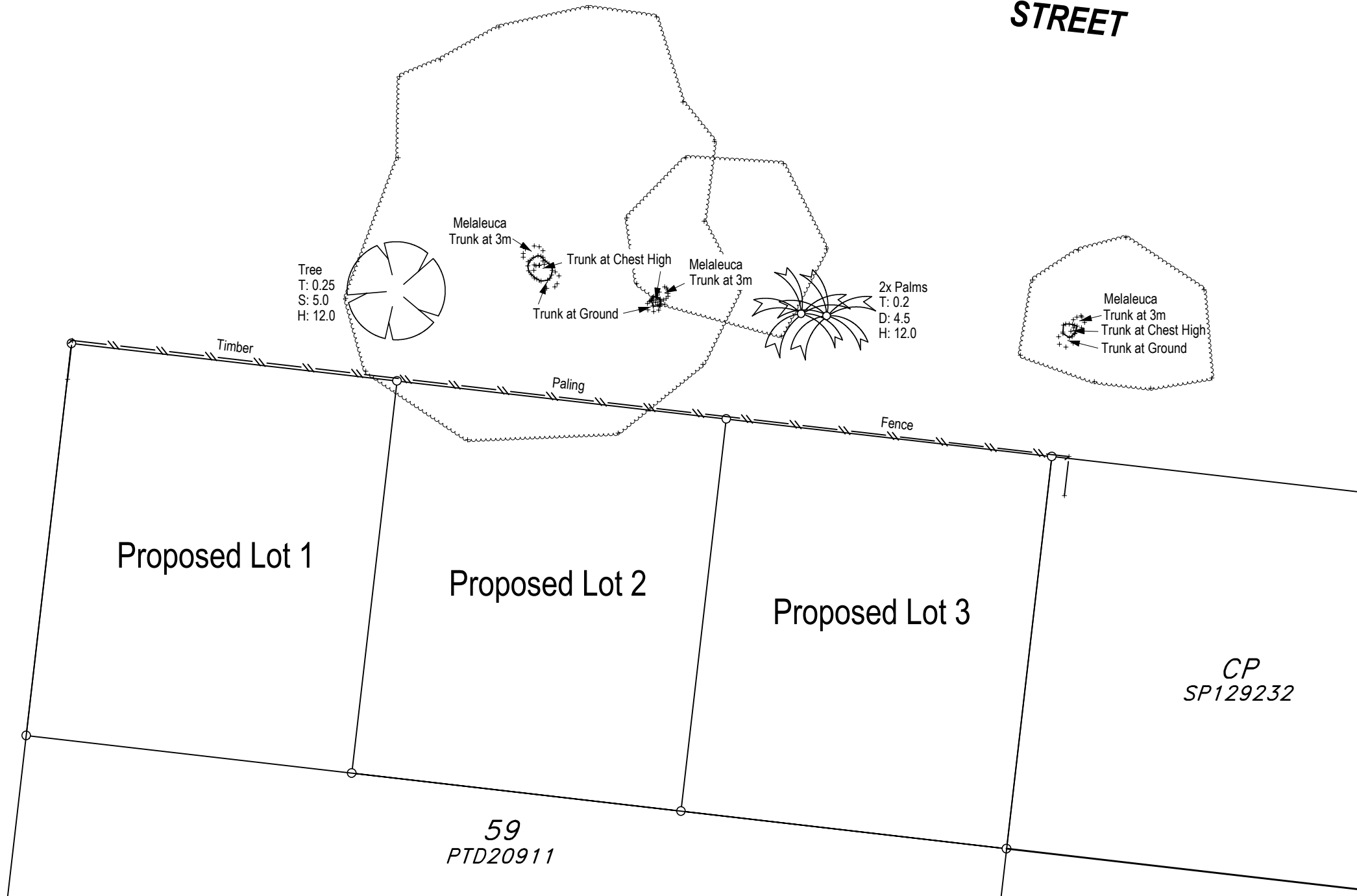
ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
	V ₁₀	V ₃	GREATER THAN 1.5m FROM CORNERS		UP TO 1.5m FROM CORNERS	
	U.S.	S.S.	U.S.	S.S.	U.S.	S.S.
C2	61	39	+2.68	+0.88	-4.02	-1.23

MUDLO STREET

BERYL STREET

STREET

MUDLO STREET



IMPORTANT NOTE

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5. The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Proposed Lot 1

Proposed Lot 2

Proposed Lot 3

CP
SP129232

59
PTD20911

NOTES

Meridian: IS243001



SCALE 1:250 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

AMENDMENTS	PROJECT MANAGER	
	DGP	
	SURVEYED	
	MJW	23/06/17
	DRAWN	
	MJW	
CHECKED	CAD REF	SHEET 1 OF SHEETS 1
	134551-1.ccx	SHEET SIZE
DRAFTING CHECKED		A3

NATHAN VERRI

Tree Location Survey
Adjacent Lot60 on PTD20911
Beryl and Mudlo Streets
Port Douglas
Queensland

RPS Australia East Pty Ltd
ACN 140 292 762

RPS

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SCALE	DATE	DRAWING NO.	ISSUE
1:250	23/06/17	134551-2	