

### 5.3. REQUEST FOR PERMISSIBLE CHANGE TO PLANNING APPROVAL 24 MUDLO STREET, PORT DOUGLAS

**REPORT AUTHOR(S)** Daniel Lamond, Planning Officer

**GENERAL MANAGER** Nicholas Wellwood, General Manager Operations

**DEPARTMENT** Development Assessment and Coordination

**PROPOSAL** Request for Permissible Change

**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 3 - Locality Plan

<b>LOCALITY</b>	Port Douglas and Environs
<b>PLANNING AREA</b>	Tourist and Residential
<b>PLANNING SCHEME</b>	Douglas Shire Planning Scheme 2006
<b>REFERRAL AGENCIES</b>	None Applicable
<b>NUMBER OF SUBMITTERS</b>	There were no submitters for this request
<b>STATUTORY ASSESSMENT DEADLINE</b>	21 June 2017
<b>APPLICATION DATE</b>	24 May 2017

**RECOMMENDATION**

That Council approves the Request for Permissible Change 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
<del>Site</del>	<del>Sheet 1, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
Site Plan-Proposed	Revision ISOA3, Sheet 00. Prepared by Nathan Verri Masters of Design and Building.	29 June 2017
<del>Floor Plans</del>	<del>Sheet 2, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
Floor Plans- Typical Villa Layout	Revision ISOA3, Sheet 03. Prepared by Nathan Verri Masters of Design and Building.	29 June 2017
<del>Elevations</del>	<del>Sheet 3, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
Elevations	Revision ISOA3, Sheet 04. Prepared by Nathan Verri Masters of Design and Building.	29 June 2017
<del>Area Plan General</del>	<del>Sheet 4, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
<del>Area Plan Site Cover</del>	<del>Sheet 5, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
<del>Area Plan Gross Floor Area</del>	<del>Sheet 6, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
<del>3D Views NE &amp; NW</del>	<del>Sheet 7, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>

Drawing or Document	Reference	Date
<del>3D Views SE &amp; SW</del>	<del>Sheet 8, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
<del>Pictorial NE &amp; NW</del>	<del>Sheet 9, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
<del>Pictorial SE &amp; SW</del>	<del>Sheet 10, Prepared by Nathan Verri.</del>	<del>19 July 2016</del>
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.
  - c. 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 Screens

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 effected 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.

#### **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 effect 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.**

### **Sediment and Erosion Control**

- 22. 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 effects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).**

### **Boundary Fence Height**

- 23. 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 truncated or lowered.**

### **Plan of Subdivision**

- 24. 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**

- 25. 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

**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](http://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](http://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.**

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## **EXECUTIVE SUMMARY**

Council is in receipt of a request for a permissible change to the code assessable 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.

Support for the original proposal was justified on the basis that it was able to achieve consistency with the performance criteria and purpose of the codes, and give a practical and aesthetic outcome.

This request for a permissible change is considered to achieve essentially the same outcomes as the approved application, and is recommended for approval, subject to conditions.

## **TOWN PLANNING CONSIDERATIONS**

### **Proposed Changes**

The revised site plan is included as Attachment 1. The proposed changes to the approved development include a concrete roof structure over the designated parking area of each unit of housing and include a concrete roofed gate house at the centre of each dwelling unit. A rendered view of the proposed changes can be seen below in figure 2.

Since receipt of the approval, the applicant has taken the project to the market. Feedback received, indicates a concern for lack of undercover car parking.

The current approval caters for one covered car space only. Consequently, the applicant is seeking a permissible change to the approval to develop a roof structure over the parking area of each unit of housing.



Figure 2 – Perspective view of proposal

### Proposed Changes

The proposed operations to be undertaken within the proposed development remain unchanged. However the following changes to the design of the building are proposed:

- Addition of a concrete roofed car port ;
- Addition of a concrete roofed gate house.

The changes are included in Attachment 1.

### Request for permissible change

Section 367 of the *Sustainable Planning Act (SPA)* 2009 outlines what constitutes a permissible change for a development approval.

A permissible change for a development approval is a change that would not:

- (a) *result in a substantially different development; or*
- (b) *if the application for the approval were remade including the change-*
  - (i) *require referral to additional concurrence agencies; or*
  - (ii) *for an approval of assessable development that previously did not require impact assessment – require impact assessment; or*
- (c) *for an approval for assessable development that previously required impact assessment – be likely, in the responsible entity’s opinion, to cause a person to make a properly made submission objecting to the proposed change, if circumstances allowed; or*

- (d) *cause a development to which the approval relates to include any prohibited development.*

Having regard to the above considerations:

- (a) Statutory Guideline 06/09 '*Substantially different development when changing applications and approvals*' provides guidelines to determine whether proposed changes result in a substantially different development. These include the following tests:

Does the proposed change:

- involve a new use with different or additional impacts?
- result in the application applying to a new parcel of land?
- dramatically change the built form in terms of scale, bulk and appearance?
- change the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment?
- remove a component that is integral to the operation of the development?
- significantly impact on traffic flow and the transport network, such as increasing traffic to the site?
- introduce new impacts or increases the severity of known impacts?
- removes an incentive or offset component that would have balanced a negative impact of development?
- impact on infrastructure provision, location or demand?

The proposed change does not result in any of the above tests being compromised and therefore, the proposed change does not result in a substantially different development.

- (b)(i) No additional concurrency agencies are triggered as a consequence of the proposed changes.
- (b)(ii) The proposed changes do not trigger impact assessment.
- (c) The proposal was code assessable and did not involve submissions.
- (d) The proposed development is not prohibited development under the *Sustainable Planning Act 2009*.

Having regard to the above, the proposed changes to the approved development do not constitute a substantially different development and can be considered a 'permissible change' in accordance with the Sustainable Planning Act 2009.

### **Compliance Issues**

**Building Setbacks-** The proposed gatehouse of each unit is to be sited up to the front boundary for a length of three (3) metres. The proposed car port of each unit is to be sited up to 600mm from the front boundary. This significantly encroaches on the acceptable solution of a 6 metre street frontage setback, however, given the high scale and pattern of three storey development surrounding the proposal; it is considered that the built form of the development does not result in contributing to a bulky and obtrusive streetscape. Further, the significant street trees at the sites frontage deliver a screened and softened effect on the proposed developments appearance.

It should be noted that outbuildings, inclusive of the proposed garage and gate house, do not contribute to the site coverage calculation under the planning scheme. The proposal is of no consequence to the overall site coverage.

### **ADOPTED INFRASTRUCTURE CHARGES**

The permissible change request 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**

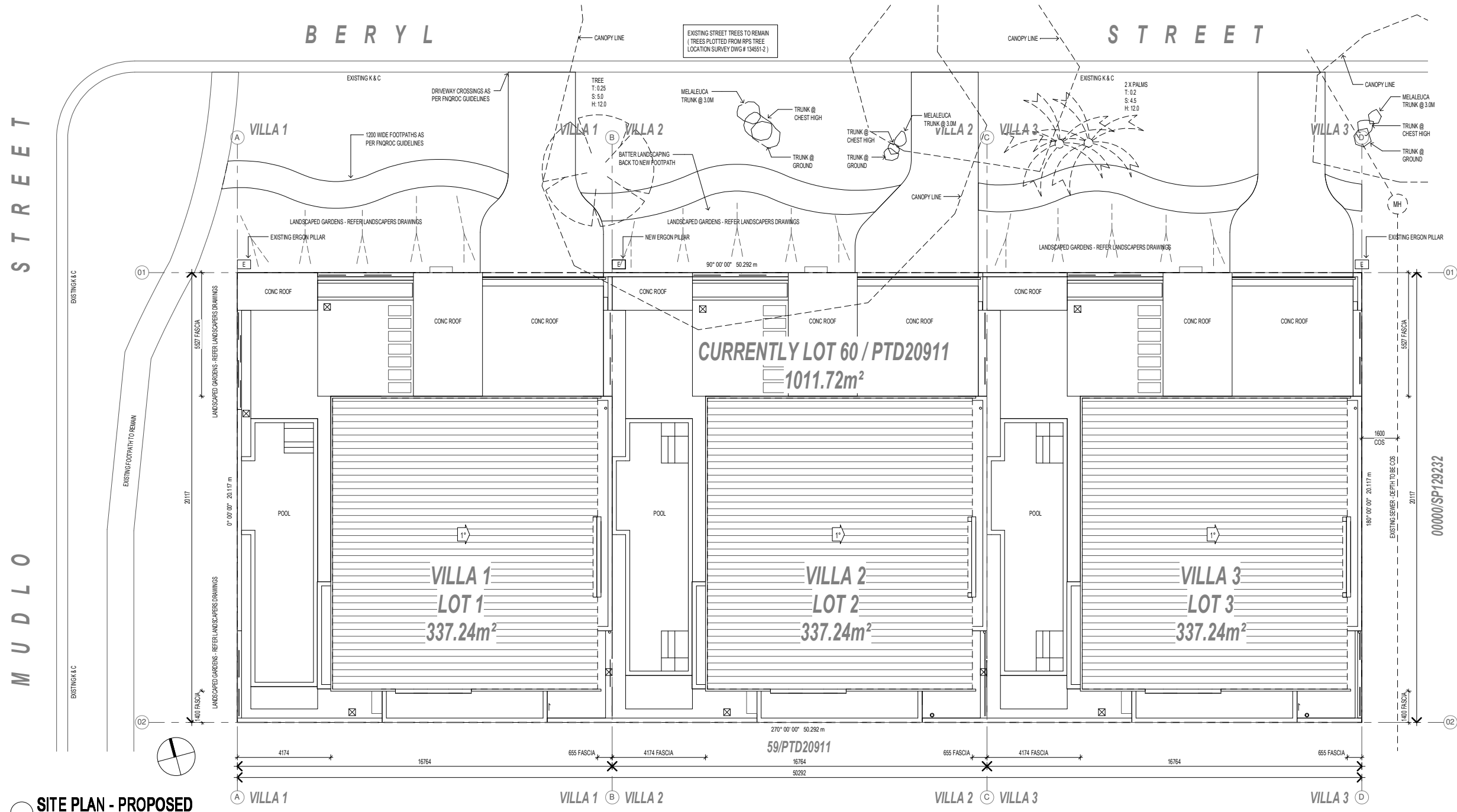
1. 24 Mudlo Approved Plans **[5.3.1]**

# MUDLO STREET VILLAS

Attachment 5.3.1

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LOT 60 / PTD20911 - 24 MUDLO STREET PORT DOUGLAS Q 4877



WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)	
	1.5h	1.0h	GREATER THAN 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS
C2	61	59	2.68	2.98
			-4.02	-1.23

@ ACCORD	AT	ACCORDING
AS	AS	AUSTRALIAN STANDARD CODES
NCC	NCC	NATIONAL CONSTRUCTION CODE
BC	BC	BURNISHED CONCRETE FINISH
CMB	CMB	CONCRETE MASONRY BLOCK
CONC	CONC	CONCRETE
COS	COS	CONFIRM ON SITE
CPS	CPS	CENTRES
CS	CS	CAVITY SLIDER
CSK	CSK	COUNTERSUNK
CT	CT	COOK TOP
CTFP	CTFP	CURTAIN FENCE PANEL
CW	CW	CONTINUOUS FILLET WELD
DIA	DIA	DIAMETER
DPC	DPC	DAMP PROOF COURSE
DW	DW	DISHWASHER
D.P	D.P	DOWN PIPE
EA	EA	EQUAL ANGLE
EJ	EJ	EXPANSION JOINT
FC	FC	FIBRE CEMENT
FFL	FFL	FINISHED FLOOR LEVEL
FH	FH	FLAT HEAD NAILS
G	G	GUAGE (BOLTS, SCREWS)
GAL	GAL	GALVANISING
HH	HH	HEAD HEIGHT
HEX	HEX	HEXAGONAL HEAD (BOLT)
HR	HR	SELECT GLASS BALUSTRADE & HANDRAIL
HT	HT	HEIGHT
HWD	HWD	HARDWOOD
HWS	HWS	HOT WATER SYSTEM
LOSP	LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE
MM	MM	MILLIMETRES
MANUF.	MANUF.	MANUFACTURER
MAX	MAX	MAXIMUM
MIN	MIN	MINIMUM
MCP	MCP	MACHINE GRADED PINE
MIC	MIC	MICROWAVE OVEN
MILD	MILD	MILD STEEL
NGL	NGL	NATURAL GROUND LEVEL
OFC	OFC	OFF-FORM CONCRETE FINISH
OSG	OSG	OSB/GYPSUM GLASS
PB	PB	PLASTERBOARD LINING
PF	PF	SELECT 1200H POOL FENCE
PL	PL	PLATE
PLC	PLC	POLYVINYL CHLORIDE
RENF	RENF	REINFORCED
RGH	RGH	ROUGHER HEADER H3 TREATED PINE
RHS	RHS	RECTANGULAR HOLLOW SECTION
SCJ	SCJ	SAW CUT JOINT
SFL	SFL	STRUCTURAL FLOOR LEVEL
SHS	SHS	SQUARE HOLLOW SECTION
SLS	SLS	SELECT HWD SHUPLAP CLADDING
SS	SS	STAINLESS STEEL
SPEC	SPEC	SPECIFICATION
SIS	SIS	SQUARE HOLLOW SECTION
TOW	TOW	TOP OF WALL
UA	UA	UNEQUAL ANGLE
UNO	UNO	UNLESS NOTED OTHERWISE
LINL	LINL	LINTEL NUMBER
DOOR	DOOR	DOOR NUMBER
WINDOW	WINDOW	WINDOW NUMBER
SECTION MARKER	SECTION MARKER	SECTION MARKER
ELEVATION KEY	ELEVATION KEY	ELEVATION KEY
DETAIL CALLOUT	DETAIL CALLOUT	DETAIL CALLOUT
ROOM NAME	ROOM NAME	ROOM NAME
CEILING HEIGHT	CEILING HEIGHT	CEILING HEIGHT
CEILING MATERIAL	CEILING MATERIAL	CEILING MATERIAL
FLOOR FINISH	FLOOR FINISH	FLOOR FINISH
REDUCED LEVEL	REDUCED LEVEL	REDUCED LEVEL
SLAB SETDOWN	SLAB SETDOWN	SLAB SETDOWN
SLAB FALL	SLAB FALL	SLAB FALL
SLAB THICKNESS	SLAB THICKNESS	SLAB THICKNESS
SPOT LEVEL	SPOT LEVEL	SPOT LEVEL

SHEET	TITLE	REV
00	PROPOSED SITE PLAN, GENERAL NOTES & LEGEND	
01	SITE PLAN - EXISTING / DEMOLITION	
02	PROPOSED SITE AMENITIES & TEMPORARY FENCING	
03	FLOOR PLANS - TYPICAL VILLA LAYOUT	
04	ELEVATIONS	
05	SECTIONS	
06	SITE FOOTINGS PLAN	
07	SITE SLAB SET-OUT	
08	LOWER SLAB / WALL REINFORCEMENT PLANS	
09	TYPICAL VILLA UPPER SLAB PLANS	
10	ROOF FRAMING / LINTEL PLANS & DETAILS	
11	INTERNAL LAYOUTS	
12	HYDRAULIC SERVICES - SITE PLAN & NOTES	
13	HYDRAULIC SERVICES - SANITARY DRAINAGE / STORMWATER & WATER PLANS	

**SITE PLAN - PROPOSED**  
1:200 @ A3

**GENERAL**

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS 1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.
- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS. ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.
- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WALL VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

**SITE PREPARATION:**

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SRD. SOFT SPOTS ENCOUNTERED DURING COMPACTION TO BE TREATED BY TYPING, DRYING AND RECOMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.
- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (IP<15) GRANULAR SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATIO OF 95% SRD.
- BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.
- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT NO. 18457 DATE: 16.12.2016
- SITE TO BE RE-TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT ON PERFORMANCE OF THE BUILDING.

**CONCRETE STRENGTH:**

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600.
- N20 GRADE CONCRETE TO ALL FOOTINGS
- N32 GRADE CONCRETE TO SLABS

**CONCRETE**

ELEMENT	CLASS & GRADE	MAX. AGG.	MAX. SLUMP
GROUND SLAB	N20	20mm	80mm
FOOTINGS	N20	20mm	80mm
CORE FILL	S20	10mm	230mm

**REINFORCEMENT NOTATION:**

- 'N' DENOTES GRADE 500MM HOT ROLLED REBAR TO AS4671.
- 'S' DENOTES GRADE 500MM HOT ROLLED REBAR TO AS4671.
- 'R' DENOTES GRADE 500MM COLD DRAWN RIBBED WIRE TO AS4671.
- 'W' DENOTES GRADE 500MM COLD DRAWN RIBBED WIRE TO AS4671.
- 'D' DENOTES GRADE 500MM COLD DRAWN RIBBED WIRE TO AS4671.
- 'RL' 'SL' 'L' 'TW' DENOTES FRAYED (SSD) DEFORMED WIRE MESHES TO AS4671.
- 'AD' DENOTES ADHESIVE TO BE USED WITHOUT THE SUPERINTENDENT'S APPROVAL.
- 'MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE.
- 'CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600.
- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES.
- DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENT'S APPROVAL.
- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE.
- FORMWORK SHALL GENERALLY COMPLY WITH AS3610
- STRIPPING OF FORMWORK SHALL COMPLY WITH SECTION 19 OF AS3600.

**FOOTINGS & SLABS:**

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100kPa & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. 2870
- BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION
- NATURAL FOUNDATIONS TO BE GROUTED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRD AT -5% TO -2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS
- FILL TO SLAB TO 4 FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED TO MIN 150mm LAYERS TO 95% SRD AT -5% TO -2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRD FOR COHESIONLESS SOILS
- FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED BASE OF FOOTING TO BE FOUNDED ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100kPa
- REMOVE GRASS & TOPSOIL, CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB
- PROVIDE 2mm POLYTHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS
- CONCRETE TO SLAB & FOOTINGS TO BE N20, 20mm SLUMP, 20mm AGGREGATE
- VIBRATE ALL CONCRETE, CURE SLAB 7 DAYS MINIMUM
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm CRS.
- CONDUITS & PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE
- LAP SLAB MESH 2 CROSSING'S MINIMUM LAPS UNLESS OTHERWISE NOTED - N12 - 600mm, N16 - 800mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm
- REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM, SLABS - 40mm TOP / 50mm BOTTOM
- CAST IN ITEMS SHALL BE HOT DIPPED GALVANIZED
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A SURFACER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH.

**CONCRETE MASONRY NOTES:**

- GENERAL WALLS U.N.O
- 190 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2703
- MORTAR 1:1:6 (C/S/L) DOTS DENOTE N12 VERTICAL BARS (U.N.O) AT CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS.
- LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING
- PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >1800 WIDE
- PROVIDE DOUBLE COURSE (U.N.O) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS. REINF WITH N12 BAR EACH COURSE - LAP 80mm MIN.
- ALL EXTERNAL JOINTS TO BE 'FLUSHED' LEFT READY FOR RENDERING.
- ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORNERS.

**WALL CONSTRUCTION - FRAMING:**

**INTERNAL STUDWALL WALLS**

**70MM THICK WALLS:**

- 70 x 35 STUDS @ MAX. 600MM CRS.
- 70 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS.

**90MM THICK WALLS:**

- 90 x 35 STUDS @ MAX. 450MM CRS.
- 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS.
- 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

**ROOF FRAMING:**

**TRUSSES**

- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS.
- EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3788

**ROOF BRACING**

- METAL STRAP BRACING TO TRUSS MANUFACTURERS DESIGN.
- ROOF SHEET & BATTEN FINISHES
- LYSAGHT SHEETING OVER LYSAGHT BATTENS
- ALL ROOF SHEETINGS AND BATTEN FINISHES ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED.
- THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS) OR SECTION 3.10.1 (VOLUME 2 FOR CLASS 1 & 10 BUILDINGS).
- A COMPLIANCE CERTIFICATE SHALL BE REQUESTED FROM THE MANUFACTURER & THE INSTALLER

**GENERAL:**

- LIPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

**WET AREA WALLS**

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS2548.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.6.1.2
- WALL/FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.
- SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS, PROVIDE APPROVED ADHESIVE TO ALL TILES.

**STEELWORK:**

- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS 4100 STEEL STRUCTURES CODE
- STEEL SHALL BE AS 3679 & 3678 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS
- AS 1163 GRADE 350 FOR HOLLOW SECTIONS
- BOLTS SHALL BE COMMERCIAL GRADE 4.8S SNUG TIGHTENED GENERALLY U.N.O.
- BOLTS SHALL BE GALVANIZED OR OF SUFFICIENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE
- A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED
- THE FOLLOWING TO APPLY
- BEAM AND BEARER SLAB TO BE FPBW TO AS 1554.1 CLASS SP WELDING 6MM CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT
- CLEATS, BRACKETES, STIFFENERS ETC. TO BE 10mm PLATE SPL END PL TO ALL HOLLOW SECTIONS
- BOLT HOLE CLEARANCE TO BE 2mm
- HOLD DOWN BOLT CLEARANCE 2mm
- GROUT OF 2:1 CEMENT:SAND MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES
- CHEMIST BRACKETES, STIFFENERS ETC. TO BE 10mm PLATE 800 OR EQUIVALENT
- ALL STEEL WORK NOT HOT DIPPED GALVANIZED SHALL BE ABRASIVE CLEANED TO CLASS 2.0 LEVEL & PAINTED
- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS
- ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.N.O

**TERMITE TREATMENT:**

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN AS3660.1- APPENDIX C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3660.1-APPENDIX D.
- LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED ABOVE GROUND, DRY WEATHER-PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.
- H2 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE, PICKETS & WALLS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS.
- ALL SUB PENETRATIONS TO HAVE TERMIMESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURERS QUALIFIED TECHNICIANS.

**AIR CONDITIONING:**

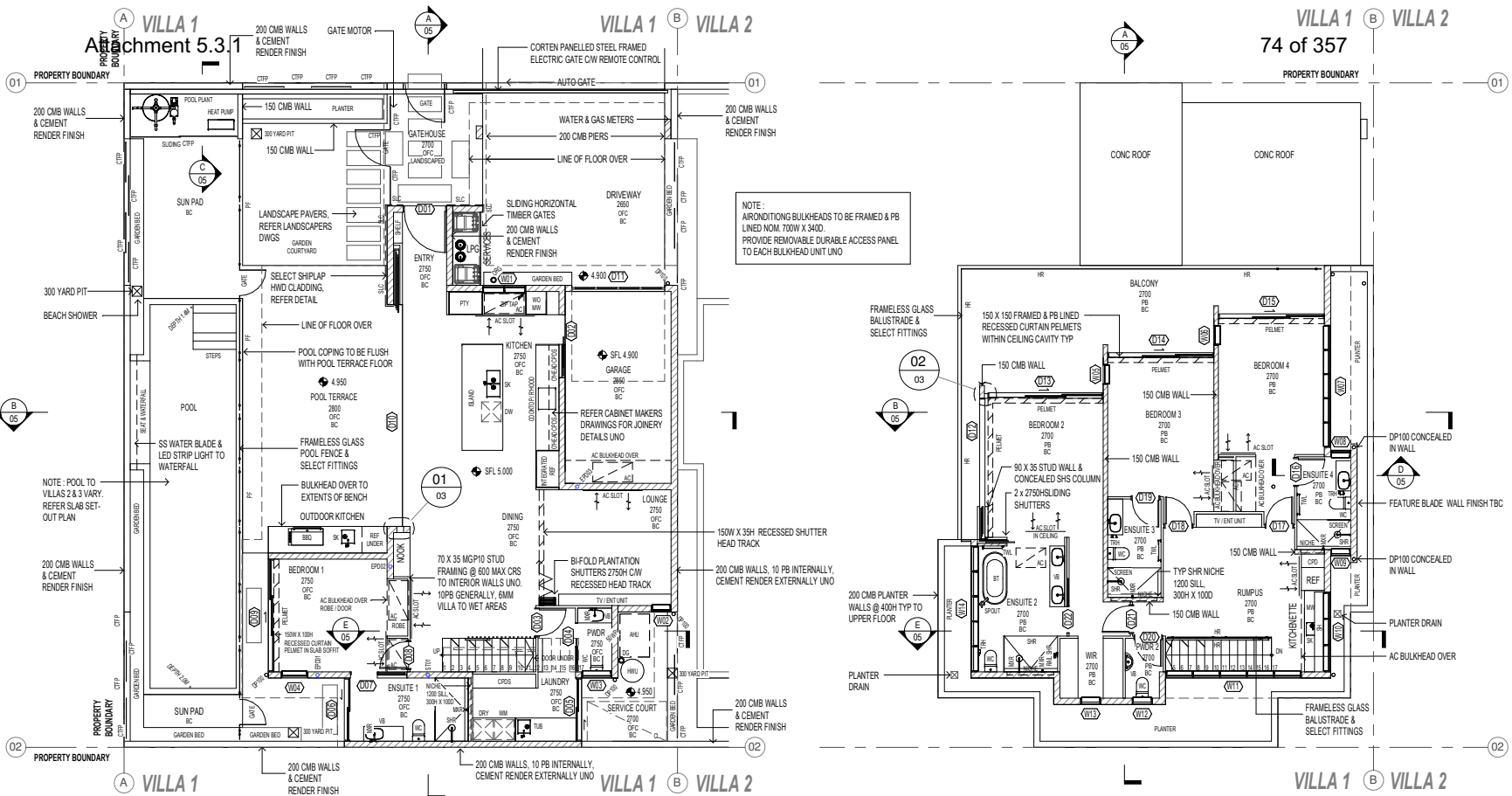
- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY - ALLOWANCE TO BE MADE FOR THE INSTALLATION OF GAS PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS
- ALL PIPES TO BE INSULATED AS REQUIRED
- INSTALLATION TO BE IN ACCORDANCE WITH REFER TO WASTEWATER CONSULTANTS - DISPOSAL ASSESSMENT REPORT WCC0947 DATE 12.03.2012

**ELECTRICAL:**

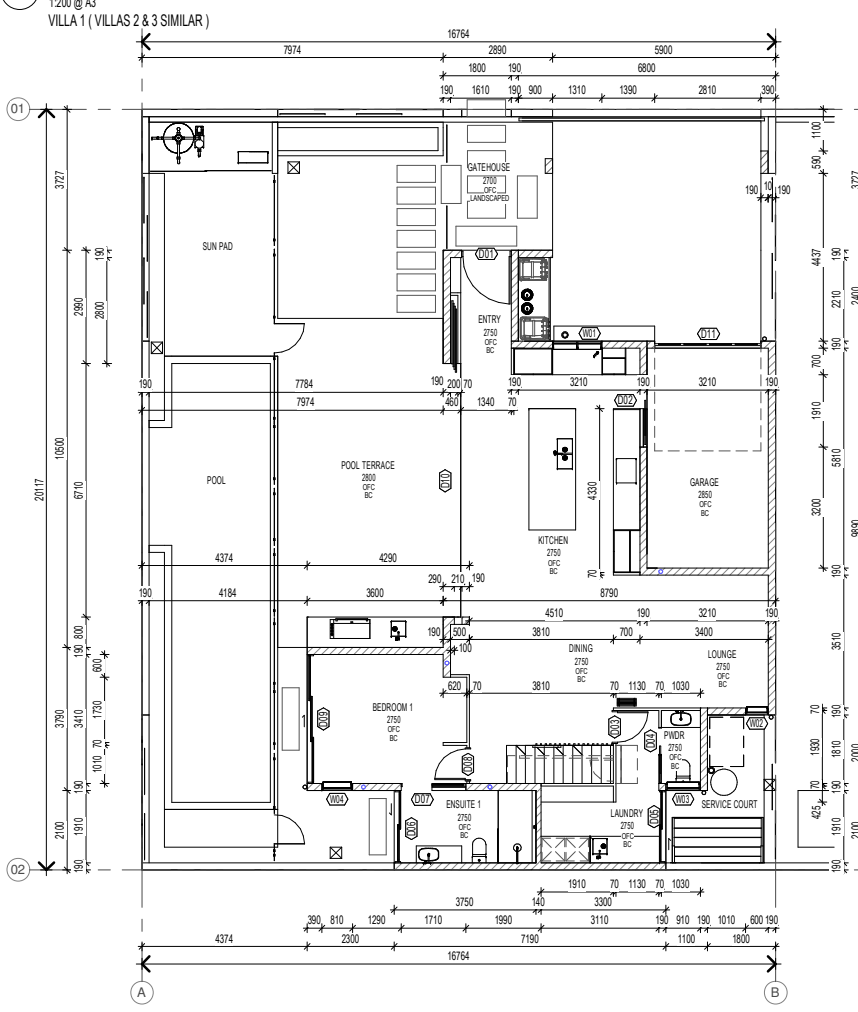
- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED, WITH EXTERNAL LIGHTING AS DEFINED BY QCD PART M4.1 (MIN. 27 LUMENS PER WATT) IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4 STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS HAVE BEEN COMPLETED WITH PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

**PLUMBING:**

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS2548.400.2004 - 4 STAR WATER EFFICIENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED.
- MINIMUM 3 STAR WELS RATED TAPWARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS.
- PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS
- REFER TO WASTEWATER CONSULTANTS - DISPOSAL ASSESSMENT REPORT WCC0947 DATE 12.03.2012



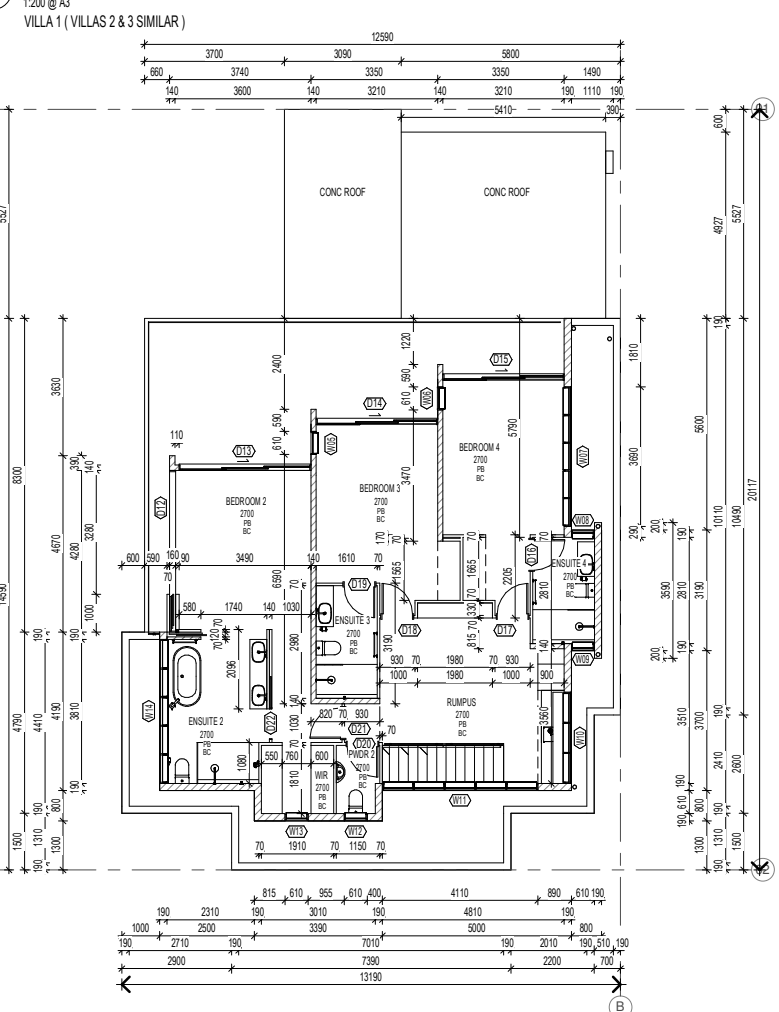
**FLOOR PLAN - LOWER**



**FLOOR PLAN - LOWER DIMENSIONS**

1:200 @ A3

**FLOOR PLAN - UPPER**



**FLOOR PLAN - UPPER DIMENSIONS**

1:200 @ A3

**SCHEDULE - DOORS**

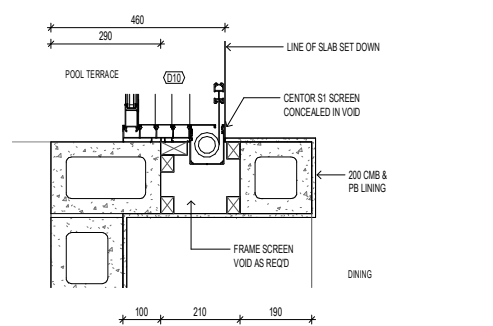
MARK	TYPE	HEIGHT	WIDTH	OTHER REQ'S
01	SINGLE LEAF ENTRY DOOR	2150	1310	SELECT FEATURE ENTRY DOOR
02	820 LEAF CAVITY SLIDER	2380	1860	920 X Z40 LEAF
03	SINGLE LEAF INTERNAL DOOR	2380	870	820 X Z40 LEAF
04	720 LEAF CAVITY SLIDER	2340	1460	720 X Z40 LEAF
05	FX ALUMINIUM SLIDING DOOR	2410	1910	INSECT SCREENS
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

**SCHEDULE - WINDOWS**

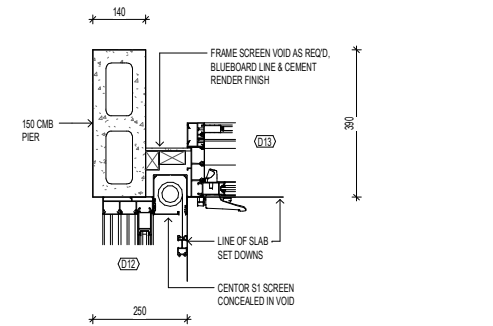
MARK	WINDOW TYPE	HEIGHT	WIDTH	OTHER REQ'S
01	2 X BAY ALUMINIUM LOUVER WINDOW	810	1310	
02	1 X BAY ALUMINIUM LOUVER WINDOW	1810	600	152MM CLEAR GLASS BLADES / CRIMS SAFE SCREEN
03	1 X BAY ALUMINIUM LOUVER WINDOW	1010	910	152MM CLEAR GLASS BLADES / CRIMS SAFE SCREEN
04	1 X BAY ALUMINIUM LOUVER WINDOW	2410	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	3890	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:**

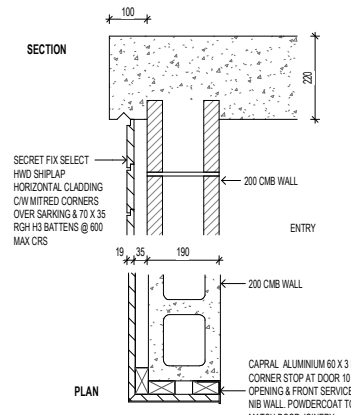
- REFER FLOOR PLAN FOR DOOR SWINGS
- DOOR HARDWARE, FURNITURE & FINISH AS SELECTED
- GLAZING TO BE SELECTED SOLAR REFLECTIVE OR SIMILAR
- ALUMINIUM FRAMES TO BE COLORBOND MONUMENT POWDERCOAT FINISH UNO
- ALL DIMENSIONS TO BE CONFIRMED ON SITE
- JOINERY TO ASSOCI-1999 FOR WATER PENETRATION & WIND LOAD 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.D.) HUNG ON 90 X 19 F.P. JAMBS
- POWDERCOAT REMOTE CONTROL PANELIFT DOOR TO GARAGE WITH 3 HANDSETS



**01 03 DETAIL**  
1:10  
DOOR 10 CLOSING JAMB - LOWER FLOOR



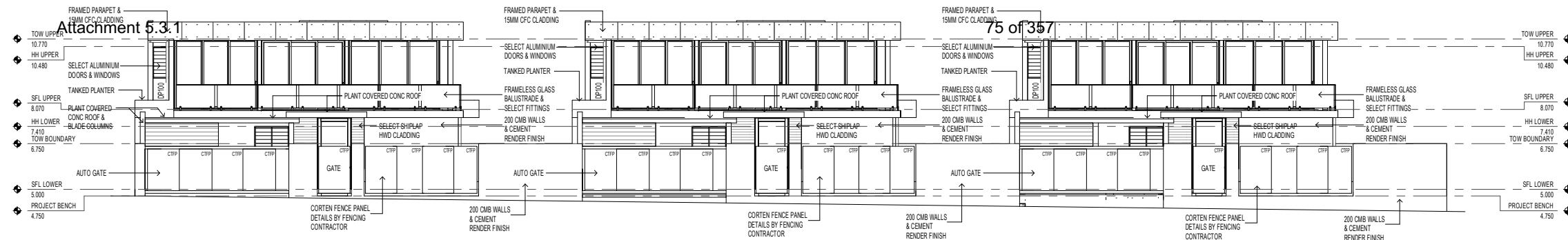
**02 03 DETAIL**  
1:10  
DOOR 12/13 CLOSING JAMB - UPPER FLOOR



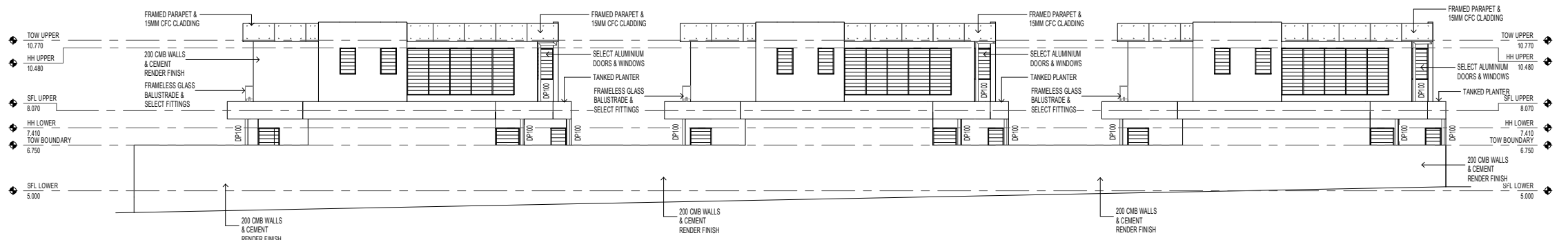
**03 DETAIL**  
1:10  
ENTRY WALL SHIPLAP CLADDING

**ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES**

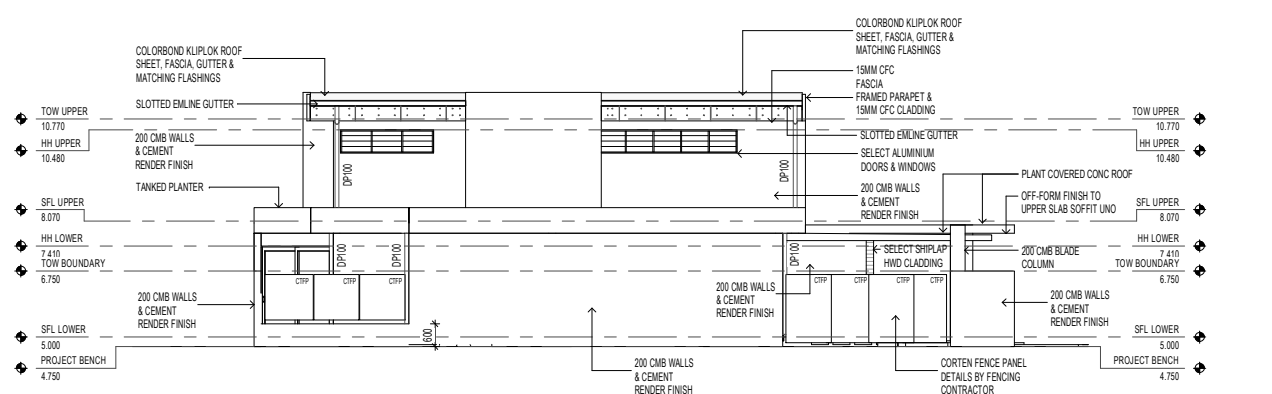
WIND CLASS	DESIGN GUST WIND SPEED (m/s)	DESIGN PRESSURES (kPa)				
		GREATER THAN 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS	UP TO 1.2m FROM CORNERS	
U.S.	S.S.	U.S.	S.S.	U.S.	S.S.	
C2	61	39	22.68	20.88	-4.02	-1.23



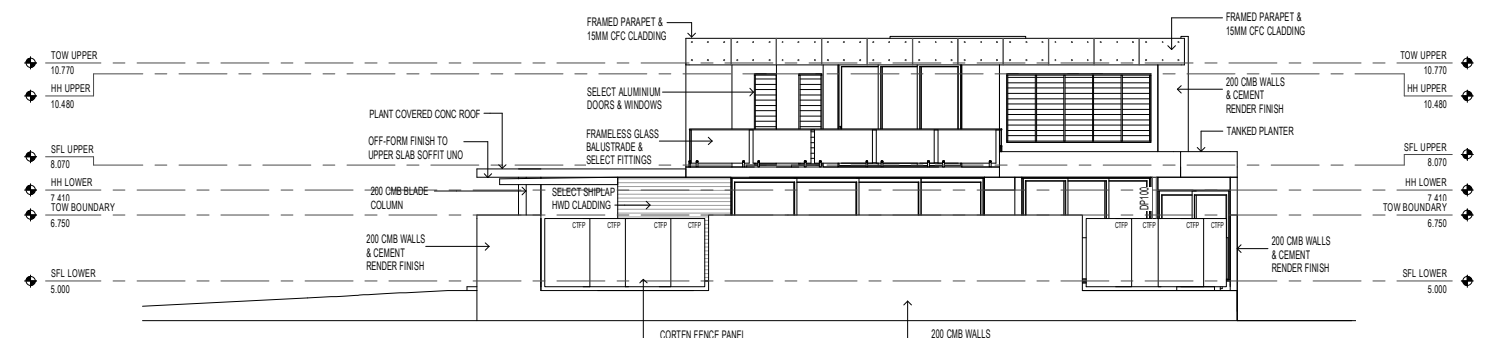
**ELEVATION - NORTH**  
1:200 @ A3



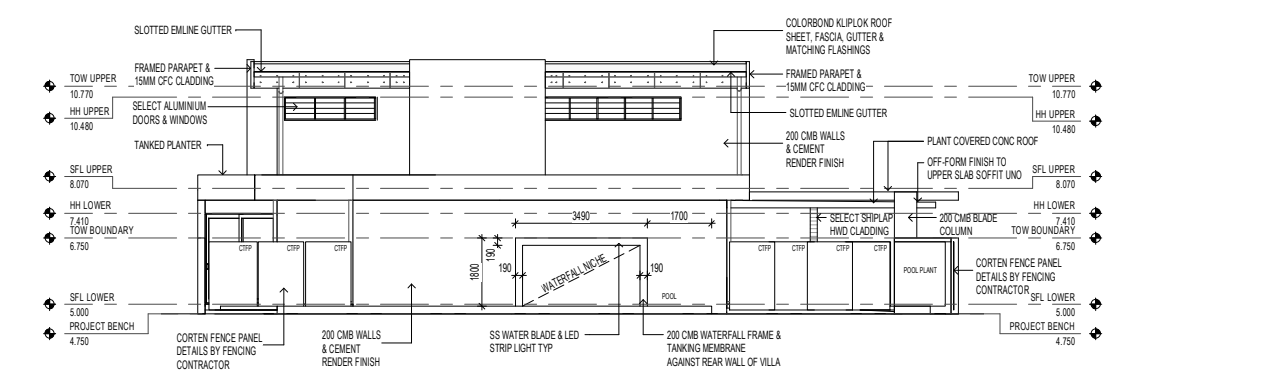
**ELEVATION - SOUTH**  
1:200 @ A3



**ELEVATION - EAST**  
1:200 @ A3



**ELEVATION - WEST**  
1:200 @ A3



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

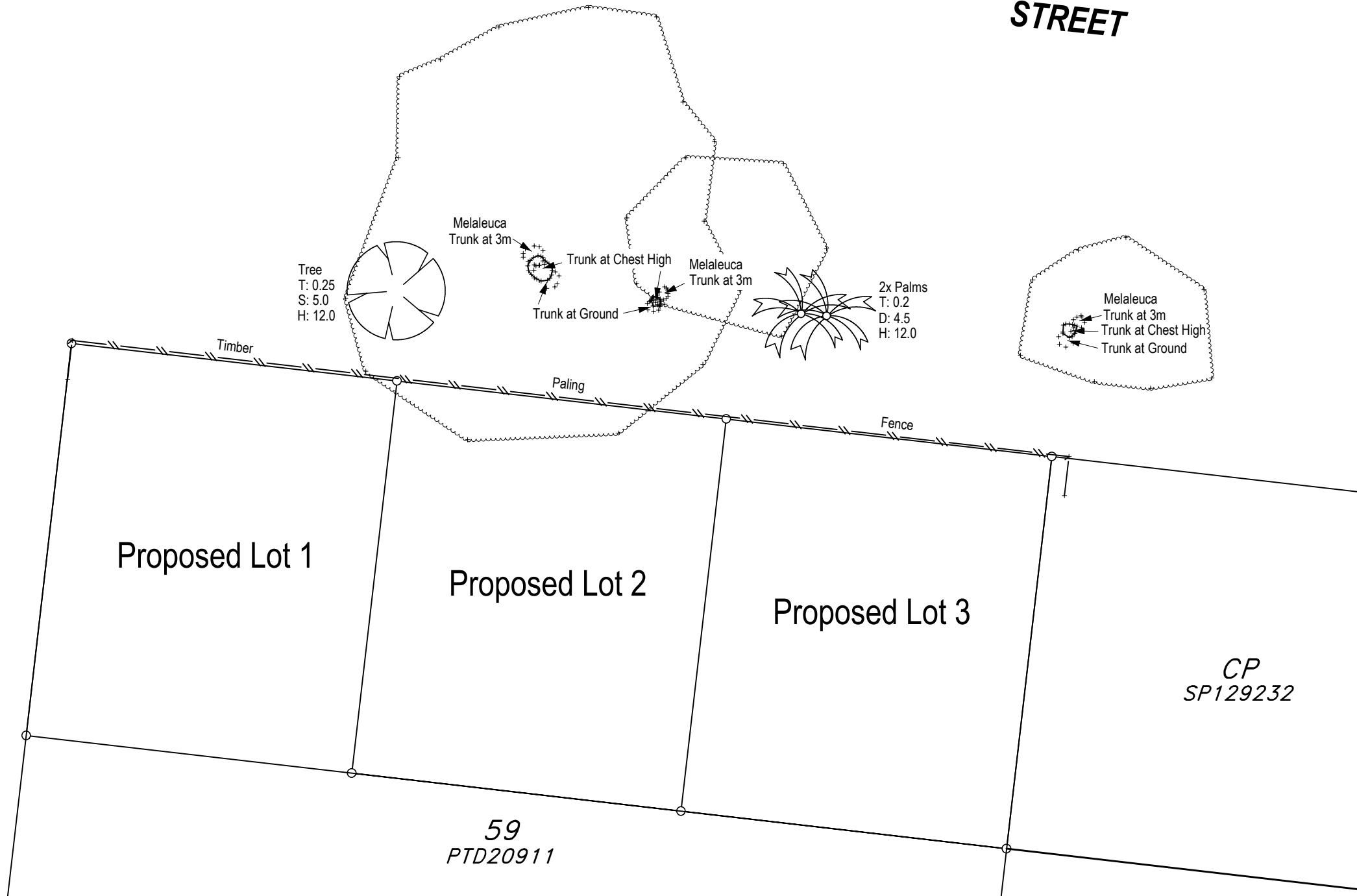
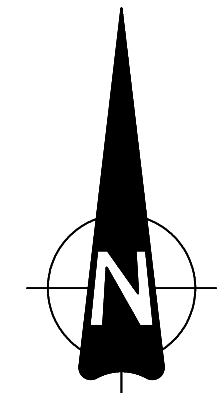
ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIGN WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
	V <sub>10</sub>	V <sub>3</sub>	GREATER THAN 1.5m FROM CORNERS		UP TO 1.5m FROM CORNERS	
	U.S.	S.S.	U.S.	S.S.	U.S.	S.S.
C2	61	39	+2.68	+0.88	-4.02	-1.23



MUDLO STREET

BERYL STREET

STREET

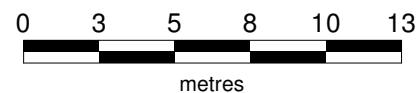


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- The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities 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.
- 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.

**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**

10/9 Pioneer Close  
 Craiglie Qld 4877  
 PO Box 355  
 Mossman QLD 4873

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