## 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 24 Mudlo Street, PORT DOUGLAS
PROPERTY	Lot 60 on PTD20911

## LOCALITY PLAN



Figure 1- Locality Plan

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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 <del>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
Floor Plans	Sheet 2, Prepared by Nathan <del>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
Elevations	Sheet 3, Prepared by Nathan Verri.	<del>19 July 2016</del>
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.	<del>19 July 2016</del>
Area Plan Site Cover	Sheet 5, Prepared by Nathan <del>Verri.</del>	1 <del>9 July 2016</del>
Area Plan Gross Floor Area	Sheet 6, Prepared by Nathan <del>Verri.</del>	<del>19 July 2016</del>
3D Views NE & NW	Sheet 7, Prepared by Nathan <del>Verri.</del>	<del>19 July 2016</del>
3D Views SE & SW	Sheet 8, Prepared by Nathan <del>Verri.</del>	<del>19 July 2016</del>
Pictorial NE & NW	Sheet 9, Prepared by Nathan Verri.	<del>19 July 2016</del>

Pictorial SE & SW	Sheet 10, Prepared by Nathan Verri.	<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.

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

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 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	ТВА	ТВА

### 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. <u>The under slab must be completed for all three units of housing with the</u> <u>relevant building inspection undertaken.</u> The slab must be deemed <u>satisfactory with the relevant documentation submitted to Council.</u>
  - 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

 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 <u>www.dilgp.qld.gov.au</u>. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to <u>www.douglas.qld.gov.au</u>.

#### 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 incompletion 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]

# Attachment 5.2.1 STREET VILLA 25 of 165 LOT 60/PTD20911 - 24 MUDLO STREET PORT DOUGLAS Q 4877



- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS1684.3-2010 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 WRITEN SPECIFICATIONS AND RECOMMENDATIONS BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.

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ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600.

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#### CONCRETE MASONRY NOTES:

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WALLS, REIMF, WITH FINTE BWE EVEN OUTHER - LWF BOUINT MIN. - ALL EXTERMINI JOINTS TO BE FLUISUED LET FRANY 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 CORES. WALL CONSTRUCTION - FRAMING: INTERNAL STUDWORK WALLS

#### 70MM THICK WALLS :

VMWH 1110-2 -WGP10 (H2) -70 x 35 STDDS @MAX. 600MM CRS. -70 x 35 STOP & BOTTOM PLATES - 1 ROW NOGGINS. 90MM THICK WALLS : MGP12 (H2) 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 BRACINE - LIFEL, STERP BRACINE TO TRUSS MAIN FACTURER'S DESIGN. ROOF SHEET & ANTENE KRIMSS - VSARCH SHEETING OPEN LYSANGE TO ATTENS - ALL ROOF SHEETING AND ARTEN FXINGS ARE TO BE IN ACCORDANCE WITH HE MUNIFACTURERS REPERFORMED THE REGULIRED MAIN STREED - THE RANGE SYSTEMS SPECIFICATION REP THE REGULIRED MAIN STREED - THE RANGE SYSTEMS FOR THE WHILE METAL ROOF ASSEMILY SUPPLIED THE MUNIFACTURERS ARE TO BE CONTAINED WITH THE LEGVINED MONES OF PT WE MUNIFACTIVE RAVE TO BE CONTAINED WITH THE CONTAINED AND TO REGULIRE ARE TO BE CONTAINED AND THE RESULTED AND THE INFORMATION OF THE MAIN STREED AND THE RESULTED AND THE AND THE MUNIFACTIVE VALUE AND THE RESULTED AND THE RESULTED AND THE AND THE AND THE AND THE RESULTED AND THE RESULTED AND THE AND THE AND THE AND THE RESULTED AND THE RESULTED AND THE AND THE AND THE AND THE RESULTED AND THE RESULTED AND THE A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE WANUFACTURER' & THE 'INSTALLER'

# GENERAL : -LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

WET AREA WALLS: THE ARCH TRALLS: - ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH ASINZS 4858. - WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 38.12

WALLIEL OOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL WALFLOOK COVENINGS. BUILDER TO CONSULT OWNER FOR FOLL
 EXTENT OF FLOOR COVERING REQUIREMENTS.
 SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS. PROVIDE
 APPROVED ADHESIVE TO ALL TILES.

ROOF FRAMING : TRUSSES - PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER

APAETABACKIED ROOT ROSSES DESIGNED OF THE ROSS INCLUDING ALL RECESSARY BRACING AND CONNECTIONS. J.2 JOINT GROUP FOR HWD TRUSSES. ROOF BRACING



e : info@nathanverri.com REVISION Mossman Q 4873 ISO A3 29-Jun-17 5:57:24 PM



STEELWORK: - ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS 4100 STEEL STRUCTURES CODE

BOLTS SHALL BE GALVANISED OR & OF SUFFICENT

STARUARDS 4100 STEELS 1KIULI DIRES COUDE - STEEL SHALL BE AS 3679 & 3678 GENERALLY GRADE 300 FLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 350 FOR HOLLOW SECTIONS - BOLTS SHALL BE COMMERCIAL GRADE 4.6/S SNUG TIGHTENED CENERALLY

- BOLTS SHALL BE GALVANISED OR & OF SUFFICIENT LENGTH TO EXCLUE THE THREAD PROVINT HIS SHEAR PLANE A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED - THE FOLLOWING TO APRV BEAM AND BEARER SPLICE TO BE FPRW TO AS 1554.1 CLASS SP WELDING GAMI CONTINUOUS FILLET WELD TO FULL PERMETER AT CONTACT - CLASTS, SIFACKETS, STFFENRER ETC. TO BE 10mm PLATE SPL ENDING THAT HOLD IN SECTION.

- CLEATS, BRACKETS, STIFFENERS ETC. TO BE TUMM PLATE SPLEND PLT OUL HOLLOW SECTIONS - BOLT HOLE CLEARANCE TO BE 2mm - HOLD DOWN BOLT CLEARANCE 2mm - HOLD DOWN BOLT CLEARANCE 2mm - CROUT OF 21 COMENTISAND. MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES

PRIMER & TWO FINISH COATS - ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.N.O

TERNITE TREATMENT: - ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN ASS&D.1-APPENDICK (OR CHARMCALLY TEALEDT INDERS IN ACCORDANCE WITH ASS&D.1-APPENDICX. - LOST TEALEDT EINBERT OB ETREATED TO ALLYSEL FOR ALL TIMBERS USED IN ADOVE SMOULD BRY MEATHER PROTECTED DEFL. DIVIDUAL TOMORES IN MULTIAMENT AD URD DO TO CON-

AREAS SUCH AS TRUSSES WALL FRAMING AND SUB-FLOOR

ANDENS, SUCH AS TRUSSES, WILL FRAMING AND SUB-FLOOR APPLICATIONS - H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAUE, PERCICALS, EXPOSED FLOOR, DIGITS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE BEARERS AND EXTERNAL WALL CADDINGS. DUE TO THE DYE PORIMENT COMMENDE IN LOSP FREATED TIMBERS, ALL INTERNAL ARCHTRAVES AND MOLLINGS TO BE ETHER MATURALLY RESISTANT TIMBERS OR HE LYEL LOSP TREATED TIMBERS. - ALL SLAB EPKETRATIONS TO HAVE TERMINESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURERS QUALIFED TECHNICIANS. MBENG.

ACCOR	RD.	ACCORDING	
AS		AUSTRALIAN STANDARD CODES	
RC		NATIONAL CONSTRUCTION CODE HONED / REIPHISHED CONCRETE F	INICH
CMB		CONCRETE MASONRY BLOCK	INIGH
CONC		CONCRETE	
COS		CONFIRM ON SITE	
CRS		CENTRES CAVITY SUDER	
CSK		COUNTERSIINK	
CT		COOK TOP	
CTFP		CORTEN FENCE PANEL	
CFW		CONTINUOUS FILLET WELD	
DIA.		DIAMETER DAMP PROOF COURSE	
DPC		DISHWASTER	
D.P		DOWN PIPE	
EA		EQUAL ANGLE	
EJ		EXPANSION JOINT	
FC		FIBRE-GEMENT EINISHED ELOOP LEVEL	
FH		FLAT HEAD NAILS	
g		GUAGE (BOLTS, SCREWS)	
GAL		GALVANISING	
HH		HEAD HEIGHT	
HP.		SELECT CLASS BALLISTRADE & HAL	
HT		HEIGHT	
HWD		HARDWOOD	
HWS		HOT WATER SYSTEM	
LOSP		LIGHT ORGANIC SOLVENT PRESER	VATIVE
MANU		MANUFACTURER	
MAX.		MAXIMUM	
MIN.		MINIMUM	
MGP		MACHINE GRADED PINE	
MG		MICROWAVE OVEN	
NGI		NATURAL GROUND LEVEL	
OFC		OFF-FORM CONCRETE FINISH	
OG		OBSCURE GLASS	
PB		PLASTERBOARD LINING	
PI		PLATE	
PVC		POLYVINYL CHLORIDE	
REINF		REINFORCING	
RGH		ROUGHER HEADER H3 TREATED P	INE
SCI		SAW CITLIONT	
SFL		STRUCTURAL FLOOR LEVEL	
SHS		SQUARE HOLLOW SECTION	
SLC		SELECT HWD SHIPLAP CLADDING	
SS		STAINLESS STEEL	
SHS		SQUARE HOLLOW SECTION	
TOW		TOP OF WALL	
UA		UNEQUAL ANGLE	
UNU		UNLESS NOTED OTHERWISE	
LUI		LINTEL NUMBER	
(001)		DOOR NUMBER	
(W01)		WINDOW NUMBER	
A OH	SECTION REFERENCE	SECTION MARKER	
	N VIEW DIRECTION SHEET REFERENCE	ELEVATION KEY	
01 M	DETAIL REFERENCE SHEET REFERENCE	DETAIL CALLOUT	
LOUN	GE	ROOM NAME	
2800 PB		CEILING HEIGHT	
CT		FLOOR FINISH	
🗣 R	L 00.000	REDUCED LEVEL	
	100	SLAB SETDOWN	
FALL .	$\rightarrow$	SLAB FALL	
-100}	-	SLAB THICKNESS	
+ 00.0	00	SPOT LEVEL	
DRAWIN	G REGISTER		
SHEET	TITLE		REV
00	PROPOSED SITE PLAN,	GENERAL NOTES & LEGEND	
01	SITE PLAN - EXISTING /	DEMOLITION	
02	PROPOSED SITE AMEN	ITIES & TEMPORARY FENCING	
117	LUTIND DI ANC TUNIOA	I MILLA LAVOUT	

LEGEND

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

GREATER THAN 1.2m FROM CORNERS

DESIGN PRES (kPa)

-4.02 -1.23

WIND

DESIGN GUST WIND SPEED (m/s)

C2 61 39 ±2.68 ±0.88

RAWING REGISTER			
HEET	TITLE	REV	
0	PROPOSED SITE PLAN, GENERAL NOTES & LEGEND		
1	SITE PLAN - EXISTING / DEMOLITION		
2	PROPOSED SITE AMENITIES & TEMPORARY FENCING		
3	FLOOR PLANS - TYPICAL VILLA LAYOUT		
4	ELEVATIONS		
5	SECTIONS		
6	SITE FOOTINGS PLAN		
7	SITE SLAB SET-OUT		
8	LOWER SLAB / WALL REINFORCEMENT PLANS		
9	TYPICAL VILLA UPPER SLAB PLANS		
0	ROOF FRAMING / LINTEL PLANS & DETAILS		
1	ELECTRICAL LAYOUTS		
2	HYDRAULIC SERVICES - SITE PLAN & NOTES		
3	HYDRAULIC SERVICES - SANITARY DRAINAGE / STORMWATER & WATER PLANS		

- BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO INDICATE:

INDICATE: • METHOD OF PROTECTION. • DATE OF INSTALLATION OF THE SYSTEM USED.

 WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY
 AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL
 THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS THE INSTALLERS OF MANUFACTURERS RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
 THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDE SUCH SYSTEMIS CERTIFIED WITH

REATMENT SYSTEM PROVIDE SUCH SYSTEMIS CERTIFIED WITH HE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016

NGC 2016. - GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH NCC 2016 PART 3.1.3

#### AIR CONDITIONING:

AIR COMPITIONING: SULDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUEED BY OWNER OR AS PER PARA ONLY, AUCHINE TO BE MADE FOR THE INSTALLED WHEN GAS PRES AND CONDENSATION DRAINS AT TIME OF POLYNING SU ARA HOD FERDING WALLS. -ALL PPES TO BE INSULATED AS REQUIRED. - NATULATION TO EN IN ACORDANCE WITH MINUFACTURERS SPECIFICATION.

ELECTRICAL: - A MINIUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENRRYC FERICIENT LIGHTING AS DEFINED BY ODC PART MP 4.1 (MN. 27 LUMENS PER WATT). FA RACOMDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIUM A STAD LIMINUM ENERPEY DEFORMANCE 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO STANDARD (MEPS) KATING, ELECTICIDAN PROVIDE FORTI IG CRITICIDATE FOR ALL ABOVE ITEMS HAVE BEEN COMPLED WITH, PROVIDE ADDITIONAL DOCUMENTATION FR LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHEVE THE MINIMUM 27 LUMENS PER WATT.

#### PLUMBING:

PLUMBING: - ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH ASINZS 6400/2004: 4 STAR WATER EFFICENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL SCHEME RATED CSTEPRIS WILL BE INSTALLED TO ALL WATER CLOSES TREVIOLSY 3.53 RAVE WILLS RATED. - MINAMIN STAR WELS RATED DAP WARE WILL BE INSTALLED TO ALL KTOCHEN SINGE, BATHROOM BASINE AND LANDROY TROUGHS. - METER TO WASTERNATE FOR MISSIONE FORM 150-COMPUTING CERTIFICATE FOR ALL ABOVE TITEMS - REFER TO WASTERNATER VCBART VIET 12.03.2012

#### PROJECT MUDLO VILLAS

#### PROPOSED SITE PLAN, GENERAL NOTES & LEGEND

DRAWN GL SCALE AS SHOWN @ A1

PROJECT NUMBER 24MDLST

PROJECT ADDRESS LOT 60 / PTD20911 24 MUDLO STREET PORT DOUGLAS Q 4877

SHEET 00

REV







ENTRY WALL SHIPLAP CLADDING

PROJECT MUDLO VILLAS

AASTERS OF DESIGN & BU

#### DOOR / WINDOW NOTES:

- REFER FLOOR PLAN FOR DOOR SWINGS DOOR HARDWARE, FURNITURE & FINISH AS SELECTED GLAZING TO BE SELECT SOLAR REFLECTIVE OR SIMILAR ALUMINIUM FRAMES TO BE COLORBOND MONUMENT POWDERCOAT FINISH UND

- JUDINENCIAL TIMOTONO - ALL DIMENSIONS TO BE CONFIRMED ON SITE - JOINERY TO AS2047-1999 FOR WATER PENETRATION & WIND LOAD REQUIREMENTS

 GLAZING TO AS 1288-2006, CERTIFICATE TO BE SUPPLIED
 SEAL ALL ROUND FRAMES.
 SECURTY SCREENS WHERE REQUIRED BY OWNER.
 INTERNAL TIMBER DOORS TO BE AS PER SELECTION.
 (2340 X 820 U.N.C.) HUNG ON 90 X 19 FJP JAMBS - POWDERCOAT REMOTE CONTROL PANELIFT DOOR TO GARAGE WITH 3 HANDSETS.



# 01 **DETAIL** 03 1:10

DOOR 10 CLOSING JAMB - LOWER FLOOR



DOOR 12 / 13 CLOSING JAMB - UPPER FLOOR

### ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

CLASS	WIND (r	SPEED 1/s)	(kPi		a)	
	V h,u	V h,s	GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS	
	ULS	SLS	ULS	SLS	ULS	SLS
C2	61	39	±2.68	±0.88	-4.02	-1.23

PROJECT ADDRESS LOT 60 / PTD20911 24 MUDLO STREET PORT DOUGLAS Q 4877



CORTEN FENCE PANEL\_\_\_\_ DETAILS BY FENCING CONTRACTOR

E ELEVATION - EAST

HH UPPER
 SELECT ALUMINIUM
 DOORS & WINDOWS

SLOTTED EMLINE GUTTER -

TANKED PLANTER

200 CMB WALLS & CEMENT RENDER FINISH

ELEVATION - TYPICAL VILLA 2 & 3 / POOL WATERFALL

1:200 @ A3

SFL UPPER 

PROJECT BENCH
 4.750



FRAMED PARAPET & --15MM CFC CLADDING

DESIGNER NV

+H UPPER 10.480 SELECT ALUMINIUM DOORS & WINDOWS PLANT COVERED CONC ROOM FRAMELESS GLASS BALUSTRADE & SELECT FITTINGS OFF-FORM FINISH TO -UPPER SLAB SOFFIT UNO 200 CMB BLADE SELECT SHIPLAP 7 410 TOW BOUNDAF
 6.750 COLUMN 200 CMB WALLS\_ & CEMENT RENDER FINISH SFL LOWER CORTEN FENCE PANEL DETAILS BY FENCING CONTRACTOR W ELEVATION - WEST 1:200 @ A3

• TOW UPPER

Ordinary Council Meeting - 21 November 2017

1:200 @ A3



-1700 ----

— 200 CMB WATERFALL FRAME & TANKING MEMBRANE AGAINST REAR WALL OF VILLA

-3490-

TERFALLNICHE

<u></u>≣‡

190

SS WATER BLADE & LED -STRIP LIGHT TYP

COLORBOND KLIPLOK ROOF

SHEET, FASCIA, GUTTER & MATCHING FLASHINGS

15MM CFC CLADDII

200 CMB WALLS & CEMENT RENDER FINISH

- SLOTTED EMLINE GUTTER

TOW UPPER 4

HH UPPER 4

LANT COVERED CONC ROOF

HH LOWER HHD CLADING TOW BOUNDARY TOW BOUNDARY TOW BOUNDARY COLUMN TOW BOUNDARY 6.750

- OFF-FORM FINISH TO UPPER SLAB SOFFIT UND SFL UPPER 8.070

CORTEN FENCE PANEL DETAILS BY FENCING CONTRACTOR SFL LOWER 5.000

PROJECT BENCH 4.750



## 1:200 @ A3



ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
WIND CLASS	DESIG WIND (m	N GUST SPEED I/s)	DESIGN PRESSURES (kPa)			
	V h,u	V h,s	GREATER THAN 1.2m FROM CORNERS		UP 1.2m FROM	TO I CORNERS
	ULS	SLS	ULS	SLS	ULS	SLS
C2	61	39	±2.68	±0.88	-4.02	-1.23



PROJECT MUDLO VILLAS

PROJECT NUMBER 24MDLST

PROJECT ADDRESS LOT 60 / PTD20911 24 MUDLO STREET PORT DOUGLAS Q 4877



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scale 1:250 DATE RAWING NO 134551-2 23/06/17