Rachael Apperley

From:	Patrick Clifton <patrick.c@gmacert.com.au></patrick.c@gmacert.com.au>
Sent:	Thursday, 18 April 2019 4:00 PM
То:	Daniel Lamond
Subject:	20190781 - 58 Mudlo Street, Port Douglas, Dual Occupancy (Council Ref:MCUC3038/2019)
Attachments:	58MDLO - PLANNING REVIEW - 18 04 2019.pdf
Follow Up Flag: Flag Status:	Follow up Flagged

Dear Dan,

Thank you for taking the time to meet with Nathan and I to discuss the proposed duplex at Mudlo Street, Port Douglas.

As we understand it, Council Officers are of the view that the proposed garages are a dominant feature on the street front and consider the design contrary to the Acceptable Outcomes and Performance Outcomes associated with the Dual Occupancy Code. Specifically the following design issues increase the dominance of the garages and are of concern:

- The setback of the first floor from the garage façade, which results in the first floor not being seen from the street;
- The width of the garages visible form the street;
- The non-active first floor and limited opportunity for active frontage with the street;
- The lack of prominence of the entrance to the dual occupancies.

We have taken these comment on board and revised the design to create a development that provides a better urban design solution that improves the active frontage, improves the interface with the street, reduces the dominance of the garages and increases the prominence of the dwelling entrances. We are of the view that this provides a better design solution than that originally put forward and believe that the exercise of working with Council Officers has been beneficial.

Please find attached revised plans of the proposed dual occupancy that provide for the following:

- The first floor has been brought forward to align with the front façade of the ground floor and a balcony has been provided at this level to provide a dynamic street front and to improve natural surveillance and street front activity;
- The width of the ground floor containing the garages has been reduced with setbacks to the ground floor increased, which provided for the relocation of the wheelie bin storage and service areas and the increase of landscaping to the street front;
- The roof form for the first floor has reverted to an open gable with a pitched roof, reflective of the tropical vernacular;
- The front entrance portico has been increased in width and brought forward to clearly identify the entrance to the dwelling units and improve the dominance of this feature; and,
- The width of the garage doors has been reduced to the minimum capable of accommodating double garages.

The proposed revised design is considered to be consistent with the outcomes anticipated by Performance Outcome PO3 of the Dual Occupancy Code, which states:

PO3

Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.

The revised design caters for residential living by incorporating balconies/patios at the first floor level, overlooking the street, is consistent with the promotion of street front activity consistent with the amenity of the area and provides for a two storey built form that addresses the street consistent with the emerging streetscape pattern.

We trust that this is an accepted design outcome and is considered favourably by Council Officers; should you have any queries please do not hesitate to contact me.

Kind regards

Patrick Clifton Town Planning I Tel: 07 4098 515 Email: <u>Patrick.C(</u>	Manager 50 Mob: 0438 7 @gmacert.com.a	755 374 Fax:07 au Web: <u>www</u>	7 4098 5180 .gmacert.com.au	GMA Certifica Unit 5 "Craigli Centre" Owen Port Douglas QLD 4877	tion Group e Business Street	GMA
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FOWLER DUPLEX RESIDENCE - 58 MUDLO STREET PORT DOUGLAS

GENERAL NOTES

GENERAL

WALL CONSTRUCTION - FRAMING EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS :

MGP12 (H2) • 90 x 35 STUDS @ MAX. 450mm CRS. • 90 x 45 BOTTOM PLATES. 2 / 90 x 35 TOP PLATES. AS SHOWN ON PLAN

2 / 90 x 35 TOP PLATES. • 90 x 35 NOGS @ 1350 CRS GENERALLY M12 / M16 TIE-DOWN ROD POSITIONS AS SH • LINTELS AS PER SCHEDULE. • 2 STUDS BESIDE OPENINGS UP TO 1800mm • 3 STUDS BESIDE OPENINGS UP TO 5000mm • 4 STUDS BESIDE OPENINGS UP TO 5000mm

INTERNAL STUDWORK 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.

- 4mm STRUCTURAL PLY FIXED WITH 2.8 X 30 G 50mm CRS. TOP AND BOTTOM PLATE. 150mm CRS. TO VERTICAL EDGES. 300mm CRS. INTERMEDIATE STUDS. - ANCHOR ENDS OF WALLS TOP AND BOTTOM.

BRACING WALLS : - 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @ :

- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS. - FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED

- FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE ITH M-12 BOLTS AT MAX 900 CNS. WHERE WALL IS PARALLEL

90MM THICK WALLS :

- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS. - SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WILL VIDD VARIATION TO ANY PART OF THE DESIGN A ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

- 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 BUILTING PRODUCTS RESISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS BUILDER TO VERYY ALL DIMENSIONS AND LEVELS ON STEBEFORE COMMENCING, ANY STET WORKS OR WORKHOP BRAWINGS.

SITE PREPARATIO

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS. - STEP BULIONS STE OF ALL TOPSOL AND ORGANICS. - SULDING PATTERN MIN PAYLENET IN SPORT A REAS SHOLD BE UNFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMAIN DRY DENSITY PATTO OF 9% SROD. SKYT SAYOTS BILCOUNTED DURING COMPACTION MY DE TREATED BY THINING, DRYNG AND RECOMPACTION. - THE USE OF VIBRATORY ROLLERS FOR FARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GONDO VIBRATION MAY CAPELI SISTE CONTRACT, ON THE USE SIGNIFICANT GONDO VIBRATION AND CAPELI SISTE CONTRACT, ON THE VIB HEAVY STATE COMPACTION PLAT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING UNSERVING AND CAPELI SISTE CONTRACT, SIGNIFICATION - ALL PLIL MATERIAL TO BE OF LOW PLASTICITY (PH'SIG GANILLAR SELECT FLL) PLATEDINI LY MERGY MAN DEVING FOR MAY PLAY THE GANILLAR SELECT FLL)

10 JOBTS OR TRUSSES, RRVIEL OKX50 F14 HVD SOLD NOGONG AT REQUIRED ONS FIXED WITH 2100mm BATTEN SCREWS EACH END. WHERE WALLS PERPENDICULAR TO TRUSSES FIX WALL WITH 125X75X6 MS ANGLE WITH 14/12 BOLT THRU TOP PLATES AND 14/12 THRU - ALL FILL MILEMAL TO BE UP LOW PLASTICITY (FIS) GRANULAR SELECT FIL PLACED IN LAVERS SO TO MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF \$5% SROD. - BUILDER TO SURVEY SITE PROR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO TRUSS/PURLIN ALEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING STRAP WALL JUNCTIONS WITH 2,30X0.8 GAL STRAPS WITH

TO A SATISFACTORY DRAINAGE OUTLET. • BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE RIVIDING.

S PROVIDED TO THE BUILDING. BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE BULDEX SINUL EINSINE: TINNI SUITAGE SUILENJAMI BINNERU-VIIL.
 INSTALLED COUNTING INTEREA AND LOCAL AITHORITY REQUIREMENTS.
 REFER TO SOIL TEST CLASSFICATION CARRED OUT BY
 DIRT RIFGESSIONLES.REPORT No. 13914 DATE: 13.11.2017
 SITE TO BE RETESTED AFTER RICLER COURACTION FOLLOWED BY ENGIN
 CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

ALL INTERIOR TIMBER STUD WALLS SHALL BE 70X35 MGP10 WITH 10MM GYPROCK PLASTER BOARD EITHER SIDE. I OWED BY ENGINEER

PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND

BUILDINGS)

8-2 8X30 GAL FLAT HEAD NAILS EACH STRA

70MM INT STUD WALLS, NON LOAD REARING

- USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS

 HE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR
THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF 1.50 kPa INTERNAL SUSPENDED FLOORS 3.00 kPa EXTERNAL SUSPENDED FLOORS 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50m/s PERMISSIBLE, 61/m ULTIMATE LIMIT STATE

FOOTINGS & SLABS

SERVICE LOADS

FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 1000FA & CLASS P STIE CLASSIFICATION ACCORDING TO AS 2870 BULDER TO VERY STIE CONDITIONS MEROT TO CONSTICUTION I MITURA FOUNDATIONS TO BE GRUBBED OUT A FIRE OF ORCANIC MATTER & DEBISS A COMPACTED TO ANII MSI SPO AT 451 TO -29 OF OTIMUM MOISTURE CONTENT TO ANII MSI SPO AT 451 TO -29 OF OTIMUM MOISTURE CONTENT TO ANII MSI SPO AT 451 TO -29 OF OTIMUM

MORTON CONTENT CONTROL LED INNOT A CHART WELFART WELFORD AND CONFISIONESS SOLS. - FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN NUM ISJmm LVFRET TO SPS, SROD ON 7-5% TO -2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SROD FOR

COHESIONLESS SOILS. FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH INY SUFTENED MATERIAL REMOVED BASE OF FOOTING TO BE FOUNDED O TRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100KE

HIM MA UNAL ERCUME WITH MINIMUL SAFE BEARING CARACITY OF TURKPA. REMOVE GRASS TOPOLIC CUTATINIONE ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB. - PROVIDE JAMIN DUL YTHENE MUSTURE BARRER UNDER SLAB & FOOTINGS - OCORRETE TO SLAB A FOOTINGS TO BE AUX BININ SLAMP, ZIMM AGGREGATE - VIBRATE ALL CONCRETE, CURE SLAB 7 DAYS MINIMUM. WET AREA WALLS: VIDKALE ALL CONCRETE, CUME SLAB TO AVY SIMINUM. CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm (FS) CONDUITS& PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE

- LONDOITSE PIPES SINULINOT BE PUBLIED WITHIN COVERE CONVERTE - LAP SLAB MESH 2 CROSSWIRES MINIMULA LAPS UNLESS OTHERWISE MOTED-. N12 - 600mm, N16 - 600mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm, REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM, SLABS - 40mm TOP / 50mm BOTTOM - CAST-IN ITEMS SHALL BE HOT DIPPED GALVANISED STEELWORK:

CAST-IN TERUS SHALL BE HOT OPPED GALWANGED FORTINGS SHALL NOT BE LOCATED LOCKED TO THE NEAREST EDGE OF A SOMMARTERSIME TRENCH THAN THE DEPTH OT THE TRENCH.
 STET AREA TO BE GADED TO TEALUR THAND'S SURFACE WITTER & PROVENT PONDING AULGONT TO FOUNDATIONS & DRIVENUMY.
 DEGUTION & CONTENT LISTING OF BARNOWS AS ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH AS. 3788

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600

CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE ELEMENT CLASS & GRADE MAX. AGG. MAX. SLUMP GROUND SLAB N32 20mm 80mm FOOTINGS N20 20mm 80mm CORE FILL S20 10mm 230mm

- CONCRETE

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600. 20 GRADE CONCRETE TO ALL FOOTINGS REFER SLAB PLANS FOR FLOOR SLAB CONCRETE GRADES

LENGTH TO EXCLUDE THE THREAD FROM THE GHEAR PLANE A SUTTAE LEWSREE SHALL BE USED UNDER ALL NUTS UNLESS OTHERINGE SPECIFIED - THE FOLLOWING TO APPLY BEAM AND BEARS RELOE TO BE FPBW TO AS 1554.1 CLASS SP WELDING GAM CONTINUOUS FLLET WELD TO FULL PERIMETER AT CONTACT

AT CONTACT - CLEATS, BRACKETS, STIFFENERS ETC. TO BE 10mm PLATE UNO, SPL END PL TO ALL HOLLOW SECTIONS - BOLT HOLE CLEARANCE TO BE 2mm - HOLD DOWN BOLT CLEARANCE 2mm HOLD DOWN BULL ICLEARANDE 2mm - GROUT OF 2:1 CEMENTISAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES - CHEMSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES 800 OR EQUILVALENT AU OK EQUILVALENT ALL STEEL WORK NOT HOT DIPPED GAI VANISED SHALL BE BRASIVE CLEANED TO CLASS 2.5 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

CONCRETE MASONRY NOTES:

CONCIMINATION OF A CONTRACT OF A - 19) SERIES CONC UNACIMPT BLOCKS IN ACCORDANCE WITH AS 3700 & A5 2733. MORTAR 115 (-2): 2010 SERIOTE CITY VERY ANCIDAL BARS (UNA D) A TEORS, CORRERS, IN INTERSECTIONS, EACH SED & ALL, OPENINGS AND AT CRS NOTED ON FANS. LeV VERTICLA BARS SIMONI WITH IX 25 TARTER BARS COGEDE 2010 IN INTO FOOTING PROVIDE ADDITIONAL IN 21 VERTICAL BARS EACH SIDE OF OPENINGS "2400 WIDE - RAVOIDE COBLES CUDERS (UNA) CONTINUES SION BEAM TO TO OF 193 SERIES WALLS RERV. WITH 1NT 23 REACH COURSE - LAP 800mm MIN. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READY FOR READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET DIS E TURE READERING. - ALL DETROMU, GARSTIN DIS E FULSIONET READER DIS INTER MEDICARIA DES DURING MEDICARIA - ALL DETROMU, GARSTIN DIS E FULSIONET DIS E TURE READERING FULSIONET DIS E TURE READERING DURING THE READY FOR R







SUGGESTED MATERIALS & FINISHES

 FLOORS: CONCRETE SLAB LOWER WITH SELECTED TILES: TIMBER FRAME ON UPPER LEVEL WITH SCYON BOARD AND SELECTED TILES. STD GREY MIX / GARAGE, TO HAVE PLAIN STIPPLE FINISH

 WALLS :
 FXTFRNAL MASONRY WALLS : "QUICK WALL" QUICK SAND EXTERNAL IMSORY WALLS: 'OUICK WALL'OUICK SAND CEMENT REDUCE PANTO COLOUR SURFMIST. SELECT STONE CLADDING TO FEATURE WALLS INT. GARLE WALLS AND CLADDING SYOON LINEAR I INTERNAL WALLS: PLASTERDARD GENERALLY UND PANN FINSH WALL COLOUR 'RESENP' 14 STRENGTH THORNTO CREMA LLOW SHELW. WASHAGE AND INCLD INIBITOR

• EXTERNAL WINDOWS & DOORS :

SPOTTED GUM HARDWOOD / CLEAR SEALED

"RESENE" 1/8 THORNTON CREAM (WASHABLE AND MOLD INHIBITOR

ROOFING

POOL COPING : 19MM BULL NOSE 450X450 CHARCOAL

-POOL TILE: WATER LINE 150MM BELOW COPING (3X50MM MOSIAC TILE) ROYAL BLUE WHITE GROUT



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PROJECT DATUMS APD = 4142 HB/mm (4.34m) @ SEMER WAXIHOLE USE SEMER MAXHOLE FOR PROJECT DATUM OF Dam

1012m²

W DENDES GARDE REXIL CLO DRAWN ROUND WEE TO ASAF1. DU DENDES GARDE GOND CALL DRAWN ROUND WEE TO ASAF1. RV: SL: 1, 11 CRUNCES FRANCE DORD DEFONMED WIE MESHES TO ASAF1. - ADDITIES SHALL NOTE SLESS MITCHINT DE SUPERITIENDENTS APPROVAL - MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE - CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUE APPLIED FINISHES. - DO NOT REQUECT DE SIZES INTO HOF ASS800. - DO NOT REQUECT DEHILG SUPERIOR SHOWN AND DO NOT INCLUE CAPLED FINISHES. - DO NOT REQUECT GENERAL COMPACTION THAL SUPERIORING APPROVAL - DO NOT REQUECT GENERAL COMPACTIVITY HAS 3010 - STRIPPING OF FORMWORK SHOWN WITH ASS100.

GENERAL WALLS UN O

PROJECT FOW

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274° 35' 00" 50.400 r

DRIVEWAY & PATHWAYS : OYSTER GREY EXPOSED CONCRETE

- INTERNAL DOORS : PAINT FINISH "RESENE" 1/4 STRENGTH THORNTON CREAM SATINSEMI GLOSS

- EXPOSED STRUCTURAL TIMBER :

- CEILINGS : FI AT PLASTERBOARD CEILINGS, PAINT FINISH

- SOFFITS : FC SHEET & PAINT FINISH WOODLAND GREY WASHABLE AND MOLD INHIBITOR

CUSTOM ORB ROOF SHEET - COLOUR COLORBOND NOODLAND GREY

- FASCIAS : STANDARD COLORBOND -COLOUR WOODLAND GREY

GUTTERS: COLORBOND FLAT BACK HALF ROUND-COLOUR WOODI AND GREY

TIMBER FENCING AND RENDERED BLOCK FENCING

POOL PEBBLE : BLUE GLASS PEBBLE COMPANY - FIJIAN SEAS

WALLS :

TERMITE TREATMENT:

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ALTACK (KS. LISTED NAS3860.1-APPENDIK C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH ASSB60.1-APPENDIK D. - LOSP TREATED TIMBER TO BE TREATED TO AL2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTEL AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS PPLICATIONS. H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE,

IN SEVERAP FOLKING TO BE POINT ONCOUNT, OUT AND EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNA PIGNENI CONTAINED IN LOSP THEATED TIMBEKS, ALL NI EH ARCHITRAVES AND MOULDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR HIS LEVEL LOSP THEATED TIMBERS, - ALL SLAB PENETRATIONS TO HAVE TERMINESH MARINE GR STEEL COLLARS FITTED BY MANUFACTURERS QUALIFIED

STEEL COLLARS FIT TED BY MANUFACTURERS QUALIFIED TECHNICIANS. BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METTER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO

ME LER GUX AND A KILCHEN CUMBORAD. HE MOTICE TO MICIATE: - METRICO OF PROTECTION. - ONTE OF INSTALLATION OF THE SYSTEM USED. - ONTE OF INSTALLATION OF THE SYSTEM USED. - ONTE OF INSTALLATION OF THE SYSTEM USED. - THE INSTALLESS OF MANAGINE CURRENT VARIE. - THE INSTALLESS OF MANAGINE CURRENT VARIES - FOR THE SOUTH OF THE ONLINE OF THIS OF THE ONTE - THE BUSILLESS OF MANAGINE CURRENT VARIES - THE INSTALLESS OF MANAGINAL VARIES - THE INSTALLESS OF MANAGINE CURR

NCC 2016. • GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH

NCC 2016 PART 3.1.3 FLECTIRCAL:

- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (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 FC

PLUMBING

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH ASINZS 64002004: 4 STAR WATER EFFICENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER AN ED CASTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED. - MINIMUM 3-STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASIN AND LAUNDRY TROUGHS. PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

- 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 DRAIN INSTALLATION OF GAS PIPES AND CONDENSATION I AT TIME OF POURING SLAB AND ERECTING WALLS. - ALL PIPES TO BE INSULATED AS REQUIRED. - INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

	LEGEND	
	0	AT
	ACCORD.	ACCORDING
	B	BENCHTOP
	BFC	BROOM FINISH CONCRETE CONCRETE MASONRY BLOCK
	CONC	CONCRETE
)	COS	CONFIRM ON SITE
	CPD	CUPBOARD
	CRS	CENTRES
	CS	CAVITY SLIDER COUNTERSUNK
	CT	SELECT CERAMIC TILE
L	CKT	COOKTOP CONTINUOUS FILLET WELD
	DIA.	DIAMETER
E	DPC	DAMP PROOF COURSE
	D.P	DOWN PIPE
	EA	EQUAL ANGLE
	EJ FC	FIBRE-CEMENT
	FFL	FINISHED FLOOR LEVEL
	FH a	FLAT HEAD NAILS GUAGE (BOLTS, SCREWS)
,	GAL	GALVANISING
	GB	SELECT GLASS BALUSTRADE
5	HEX.	HEXAGONAL HEAD (BOLT)
JR	HR	SELECT SS HANDRAIL
	HI	HEIGHT
H	HWS	HOT WATER SYSTEM
-	LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE
	MANUF.	MANUFACTURER
	MAX.	MAXIMUM
	MIN. MGP	MINIMUM MACHINE GRADED PINE
	MIC	MICROWAVE OVEN
	MS	MILD STEEL
	NGL	NATIONAL CONSTRUCTION CODE NATURAL GROUND LEVEL
	OFC	OFF-FORM CONCRETE FINISH
	OG OHC	OBSCURE GLASS OVERHEAD CUPBOARD
	PB	PLASTERBOARD LINING
AL	PC	POLISHED CONCRETE
	PL	PLATE
	PVC	POLYVINYL CHLORIDE
	REINF	REINFORCING DOLICHER HEADER H3 TREATED DINE
	RHS	RECTANGULAR HOLLOW SECTION
	SCJ	SAW CUT JOINT
	SHS	SQUARE HOLLOW SECTION
	SLC	SELECT HWD SHIPLAP CLADDING
	SPEC	STAINLESS STEEL SPECIFICATION
	SHS	SQUARE HOLLOW SECTION
	TBR	SELECT TIMBER LAMINATE FLOORING
	UA	UNEQUAL ANGLE
	UNO	UNLESS NOTED OTHERWISE
	L01	LINTEL NUMBER
	(001)	DOOR NUMBER
	(WDT)	WINDOW NUMBER
	A	
	A SECTION REFERENCE	SECTION MARKER
		ELEVATION KEY
	SHEET REFERENCE	
	DETAIL	
	M SHEET	DETAIL CALLOUT
	REFERENCE	
	LOUNGE	ROOM NAME
	2800 PR	CEILING MATERIAL
	CT	FLOOR FINISH
		PEDLICED LEVEL
	🜩 RL 00.000	NEODOLD LEVEL
		SLAB SETDOWN
	FALL	SLAB FALL
	$\xrightarrow{\cdots}$	
	-100-	SLAB THICKNESS
	+ 00.000	SPOT LEVEL



VIF	RR	FSI	DEN	CF
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SHEET SITE PLAN, GENERAL NOTES & LEGEND

PROJECT ADDRESS L58 / SP/RP TBC

PORT DOUGLAS 4877

NLL ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONA DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE FIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

MANUFACTURES INCLUSIONS CONNECTIONS - JL JOINT GROUP FOR HIND TRUSSES. - JL JOINT GROUP FOR PINE TRUSSES. ROOF BRACING - INFINE STRUP BRACING TO TRUSS MANUFACTURERS DESIGN. ROOF SHEET & BATTEN FUNNIS - LYSHORT SHEETING OVER LYSHORT BATTENS - LYSHORT SHEETING OVER LYSHORT BATTENS

-LYSAGHT SHEETING OVER LYSAGHT BATTENS
 -LYSAGHT SHEETING OVER LYSAGHT BATTENS
 -LALROOF SHEETING AND BATTEN FORMS ARE TO BE IN
 ACCORDINCE WITH THE MANUFACTURER, RES SPECIFICATION FOR THE
 RECURRE WIND SPECIFIC
 -THE FORMS SYSTELBS FOR THE WINDLE METAL ROOF ASSEMBLY
 SPHLED BY THE MANUFACTURER, RES OVER DE COMPLIANT WITH THE
 LOW-HIGH LOW CYCLE, TESTING REQUIREMENTS OF THE BUILDING
 CODE OF AUSTRALL, BEFORCHTON IS TO UNUME 1FOR CLASS 2 TO
 SPULDINGS) OR (SECTION 310.1 VOLUME 2 FOR CLASS 1 & 10
 NUMENT

BUILDINGS). - A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE 'MANUFACTURER' & THE 'INSTALLER' GENERAL: - LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

- 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 WEI AREAS 10 be WHITER TRUGG DURING TO CONSULT OWNER NOC 2016 PARTI 38.12
 WALL FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS. SELECTED WALL THES TO WHITE REAS AND SPLASHBACKS. PROVIDE APPROVED ADHESIVE TO ALL TILES.

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

STARGARDUS FILO STEEL STRUCTURES CODE - STEEL SHALL BE AS 3678 & 60 ENERALLY GRADE 330 PLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 330 FOR HOLLOW SECTIONS - BOLTS SHALL BE COMMERCIAL GRADE 4.65 SNUG TIGHTENED - GENERALLY O

-BULIS STALL DE COMMENSEE DE SOME GENERALLY UN O. - BOLTS SHALL BE GALVANISED OR & OF SUFFICENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLE



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SHEET FLOOR PLANS

UUIILL						
MARK	TYPE	HEIGHT	WIDTH	GLAZING T YPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FXXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
48	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
60	FX ALUMINIUM SLIDING DOOR	2410	1510	CLEAR	PEARL WHITE	EXT
62	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
63	FXXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
65	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
74	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
\$CHED	UEE ALDOORS ISPECIAL DOORS AND GATES	2410	1510	CLEAR	PEARL WHITE	EXT
MARK	TYPE	HEIGHT	WIDTH	GLAZING T YPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610		N/A	SURFMIST	SPECIAL
39	CORTEN YARD GATE	1800	865			SPECIAL
70	PANEL LIFT GARAGE DOOR	2610		NA	SURFMIST	SPECIAL
71	CORTEN YARD GATE	1800	865			SPECIAL

FLOOR AREAS PER UNIT		BUILDING/LAND RATIO ULTI			JLTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
INTERNAL HOUSE LOWER INTERNAL HOUSE UPPER	146m² 75m²	LANDIPLOT SIZE LOWER FLOORS INCLOSED	1013m² 398m²	WIND CLASS	DESIGN GUST WIND SPEED (mis)		DESIGN PRESSURES (kPa)				
INTERNAL GARAGE EXTERNAL UNDER COVER	46m² 34m²	PATIOS-PORCHINOT INCLOSED GFA INCLOSED	66m² 398m²		Vh,u	V h,s	GREATE 1.2m FROM	ER THAN I CORNERS	UP 1.2m FRON	TO I CORNERS	
GFA	301m ²	UPPER FLOOR INCLOSED	155m ²		ULS	SLS	ULS	SLS	ULS	SLS	
POOL	33m²	LOWER COVERAGE %	39.28%	C2	61	39	±2.68	±0.88	-4.02	-1.23	
		UPPER COVERAGE %	15.30%		-						

PROJECT FOWLER RESIDENCE

PROJECT ADDRESS L58 / SP/RP TBC PORT DOUGLAS 4877













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DRAWN RF SCALE AS SHOWN (2)