

Our Ref: 21-19/001136
DSC Ref: MCUC 2021_4248/1
Date: 29 September 2021

Attn: Ms Jenny Elphinstone
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Via email: jenny.elphinstone@douglas.qld.gov.au

Dear Jenny,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR MATERIAL CHANGE OF USE (EXTENSIONS TO THE EXISTING SHOPPING CENTRE, FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET (WITH NO DRIVE-THROUGH FACILITY) AND OFFICE) AT 147 – 149 PORT DOUGLAS ROAD, PORT DOUGLAS

Planning Plus QLD Pty Ltd acts on behalf of Port Douglas Constructions Pty Ltd (the 'applicant') in relation to the above-described matter.

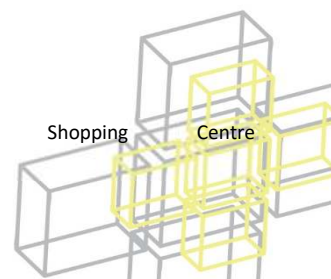
We hereby provide the following information in response to Council's Information Request dated 26 July 2021.

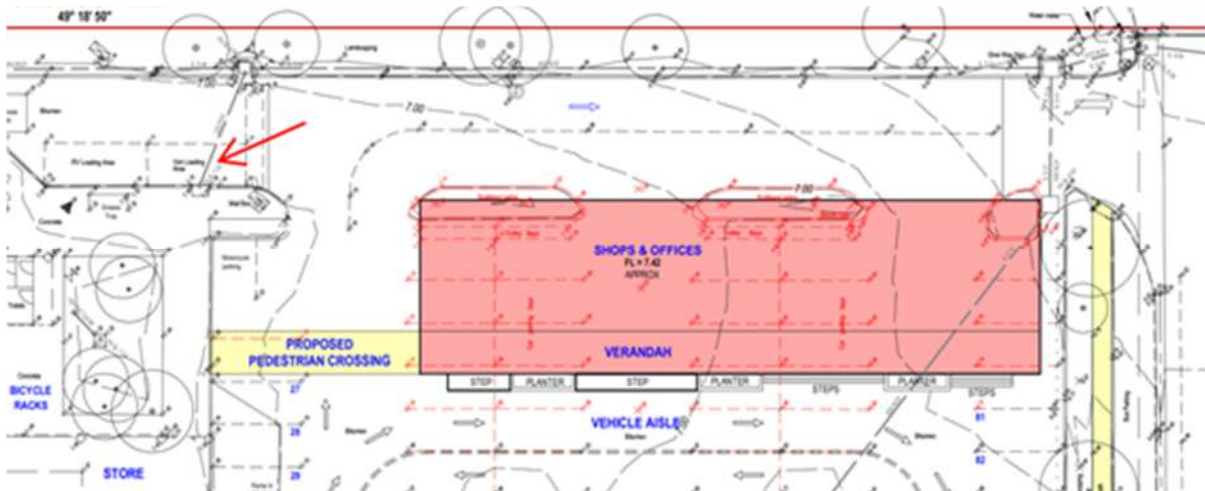
Loading Bay Vehicle Movements

1. Please provide an entire site plan that details the existing loading bay vehicle movements as well as the vehicle bays and associated movements for the proposed Material Change of Use. Where the loading bay movements do not utilise the path around and to the rear of the existing IGA Supermarket building, please provide swept path turning templates to demonstrate sufficient access complying with the Australian Standards.

The proposal has been revised with a reduced building footprint, down from five (5) tenancies and 355m² GFA to three (3) tenancies and 284m² GFA, and retains the existing ingress/egress arrangements. A revised drawing set is included as **Annexure 1**.

The relatively small tenancies being proposed will not require significant loading bay facilities and will just utilise the existing 'van loading' bay located nearby as shown below (marked with red arrow).





Car park and access arrangements

2. It is noted that the development seeks to change the existing car park and access / egress for customers whereby future access / egress will be limited to the southern connection to easement area. This current point is very tight for turning vehicles and the kerb alignment. Consideration should be given to whether an additional access or egress point is provided for customers, whether separate entry / exit points are more efficient and the ability for circular movement of vehicles in the car parking area.

a. Please provide a layout plan for the car parking area that includes the existing and future shops. The car parking should provide for recreational vehicles/ motor home (reasons for the dimensions of the recreational vehicle / motor home should be justified in the response) and bicycles.

b. Please provide swept path turning diagrams for a recreational vehicle entering and exiting the future customer access/egress point from the land into the easement road area. Where necessary provide advice on any variations required in the car park and access / egress design.

c. The updated design of the car park is to include pedestrian and cyclist access from the adjacent Port Douglas Road to ensure safe access and movements for these uses.

d. The revised car park layout should meet the needs for disabled drivers for the total of the new development.

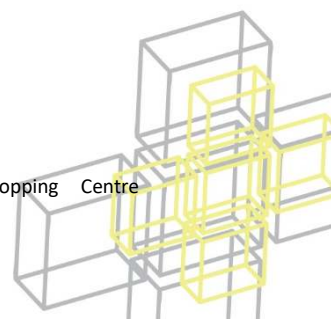
As noted above, the proposal has been revised to retain the existing ingress/egress arrangements. Slight amendments to the car park maintain sufficient aisle widths and a condition of approval requiring demonstration of compliance with Australian Standards is considered appropriate.

Food and Drink Outlet

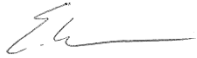
3. Please clarify areas outside the tenancies where outdoor dining and or display of goods may occur. Please note it is important to maintain a clearance of 2m width, adjacent to the tenancy store front for pedestrian access.

No such details exist at this stage however a condition of approval in relation to this matter is considered appropriate.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

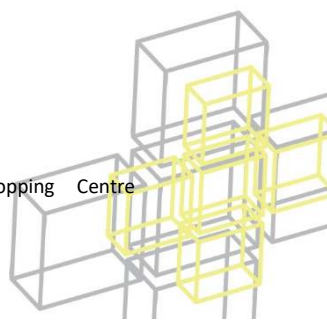


Yours Faithfully

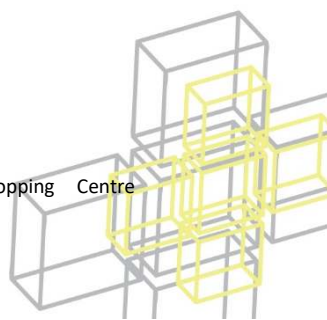


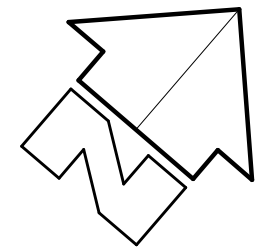
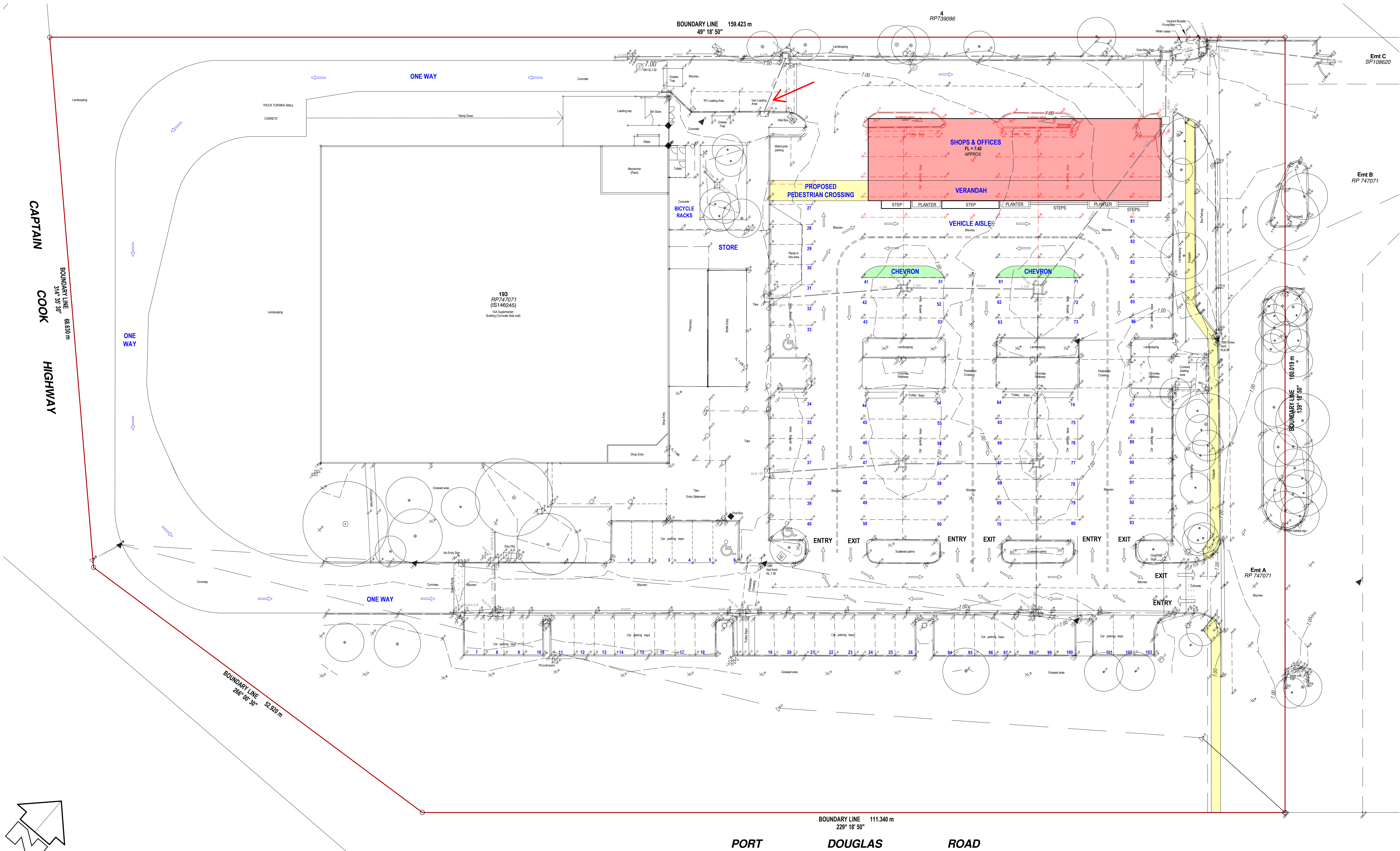
Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

encl. Annexure 1: Revised Drawing Set



Annexure 1: Revised Drawing Set





1
02 PROPOSED SITE PLAN

SCALE 1 : 250 ON A1

DRAWING SCHEDULE			
#	SHEET NAME	ISSUE	REV
01	SITE PLAN	28/08/21	E
02	FLOOR PLAN & ELEVATIONS	28/08/21	E
03	ROOF & CEILING PLANS / SECTION	28/08/21	E
04	FOUNDINGS & SLAB PLAN	28/08/21	E
05	UNTEL & WALL HEIGHT PLANS	28/08/21	E
06	ROOF FRAMING PLAN & DETAILS	28/08/21	E
07	STRUCTURAL NOTES		

PROPERTY INFORMATION	
LOT NUMBER	193
PLAN NUMBER	RP747071
LOCALITY	PORT DOUGLAS
SITE AREA	14,903 m ²

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

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

C.M.G. CONSULTING ENGINEERS 208 BUCHAN ST. CAIRNS QLD 4870 PH (07) 4031 2775 FAX (07) 4031 9013

WIND CLASS (CYCLONIC) c2

E	REMOVAL OF TWO TENNACIES	28/08/21
D	REMOVAL OF ONE TENNANY	16/08/21
C	RESPONSE TO COUNCIL RFI	28/07/21
B	DESIGN DEVELOPMENT DRAWINGS	25/05/21
A	DESIGN DRAWINGS	30/04/21

Issue	Revision Description	Date
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balay Vandyke
BUILDING DESIGN

208 Buchan Street CAIRNS
admin@balayvandyke.com.au

PHONE 40518228
QBCC LIC 15065698

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GENERAL NOTES

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 - THE QUEENSLAND DEVELOPMENT CODE (QDC)
 - BUILDING REGULATIONS
 - CURRENT ISSUES OF AUSTRALIAN STANDARDS
- MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.
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- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...

PORT DOUGLAS SHOPPING CENTRE

CNR CAPTAIN COOK HIGHWAY / PORT DOUGLAS RD

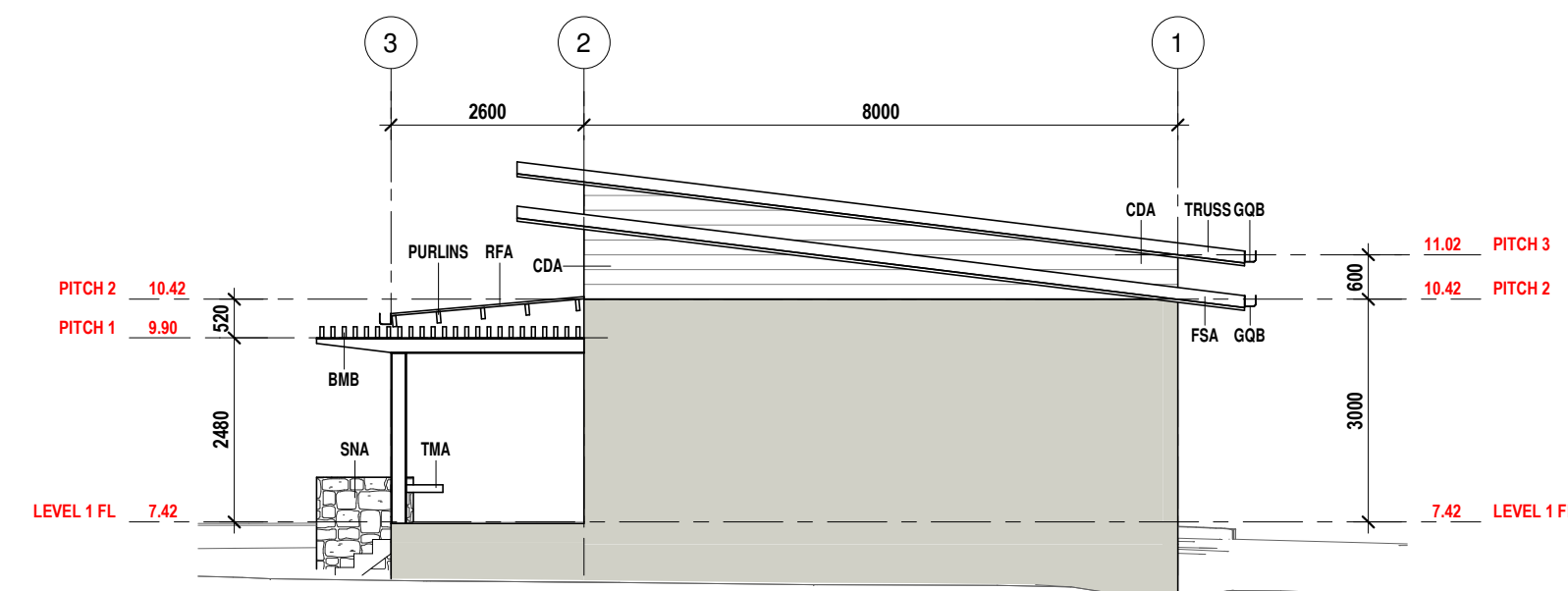
Drawing Title...

SITE PLAN

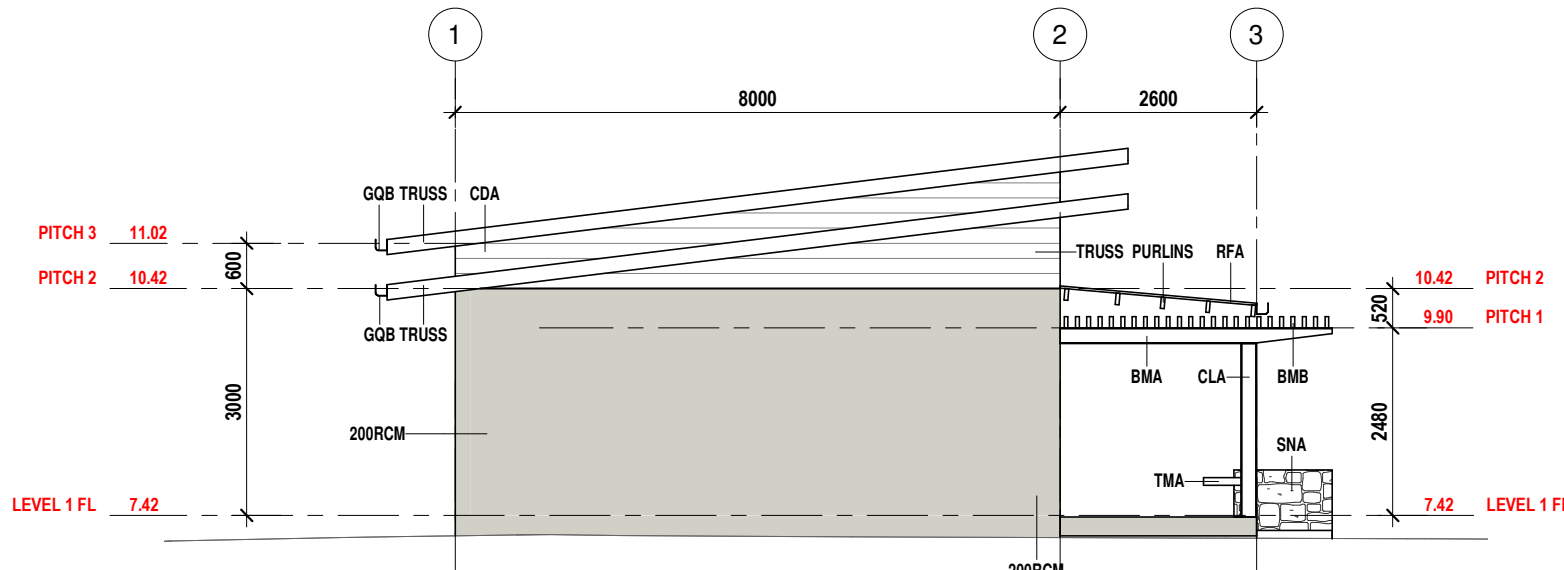
Designed by matt piromalli

Issue... E Job #... 201830

01

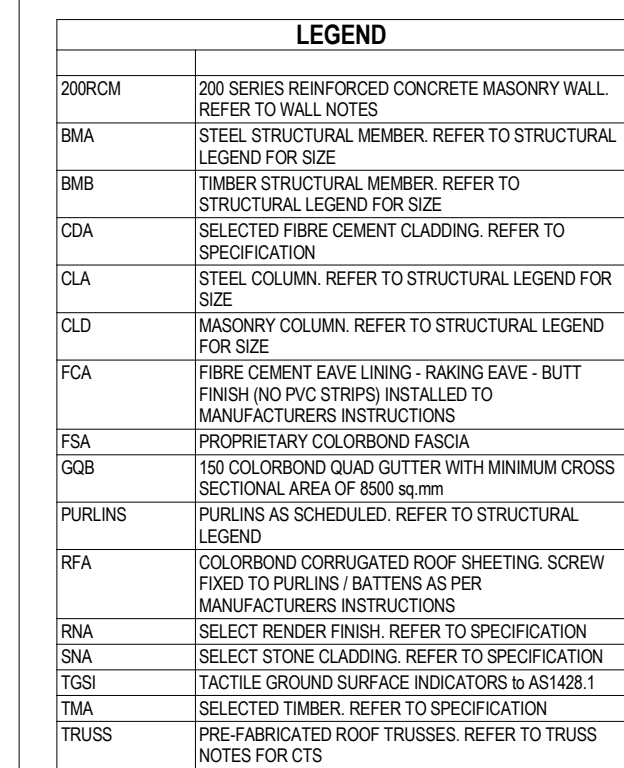


E
02 **ELEVATION 2**
SCALE 1 : 100 ON A





W
02

ELEVATION 4
SCALE 1 : 100 ON A



FLOOR FINISHES		
NAME	AREA	FINISH
SHOP 1	152 m ²	POLISHED CONCRETE
SHOP 2	66 m ²	POLISHED CONCRETE
SHOP 3	66 m ²	POLISHED CONCRETE
COVERED WALKWAY	98 m ²	HONED CONCRETE

WALL HATCH LEGEND

<p>CONCRETE MASONRY WALLS (REFER BLOCK WALL REINF NOTES)</p>	
<p>60 / 60 / 60 FIRE RATED MASONRY WALLS ALL CORES FILLED.</p>	

NOT FOR CONSTRUCTION

**WIND CLASS
(CYCLONIC)**

c2

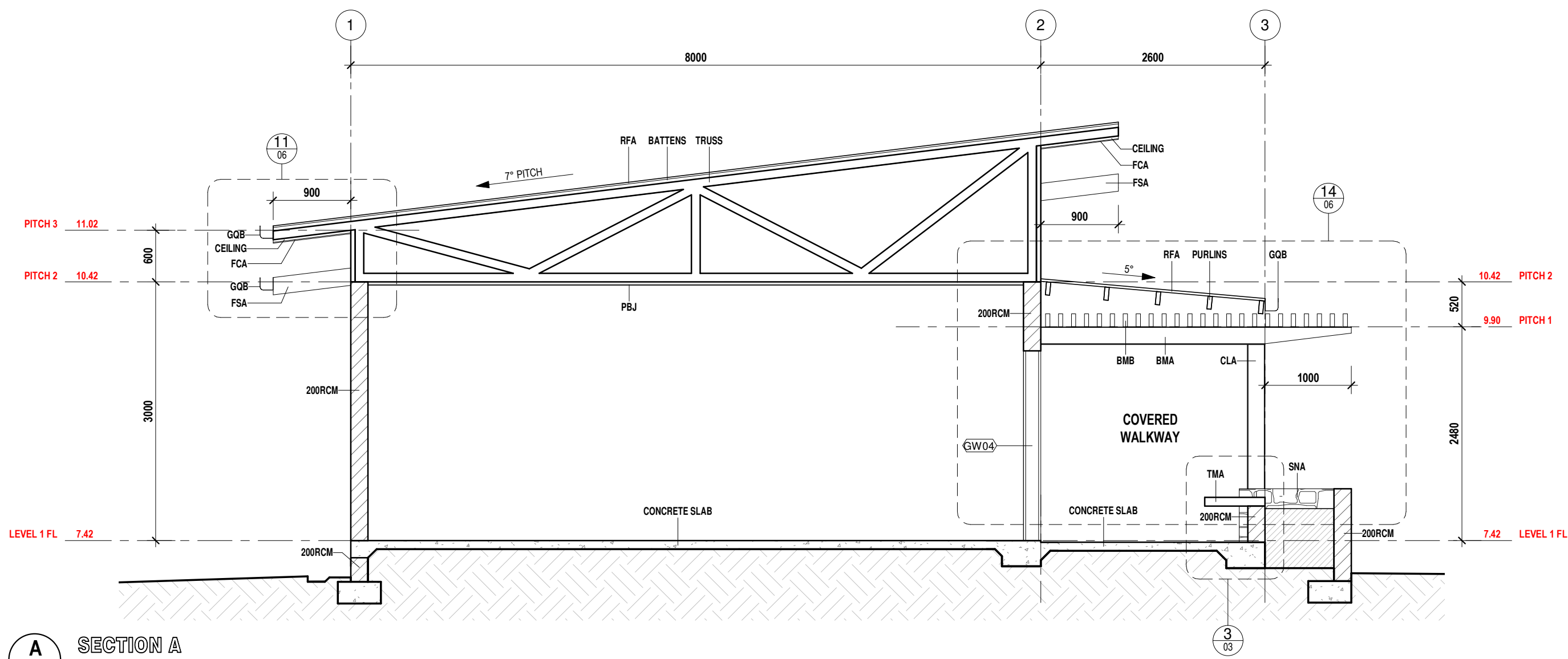
Issue	Revision Description	Date
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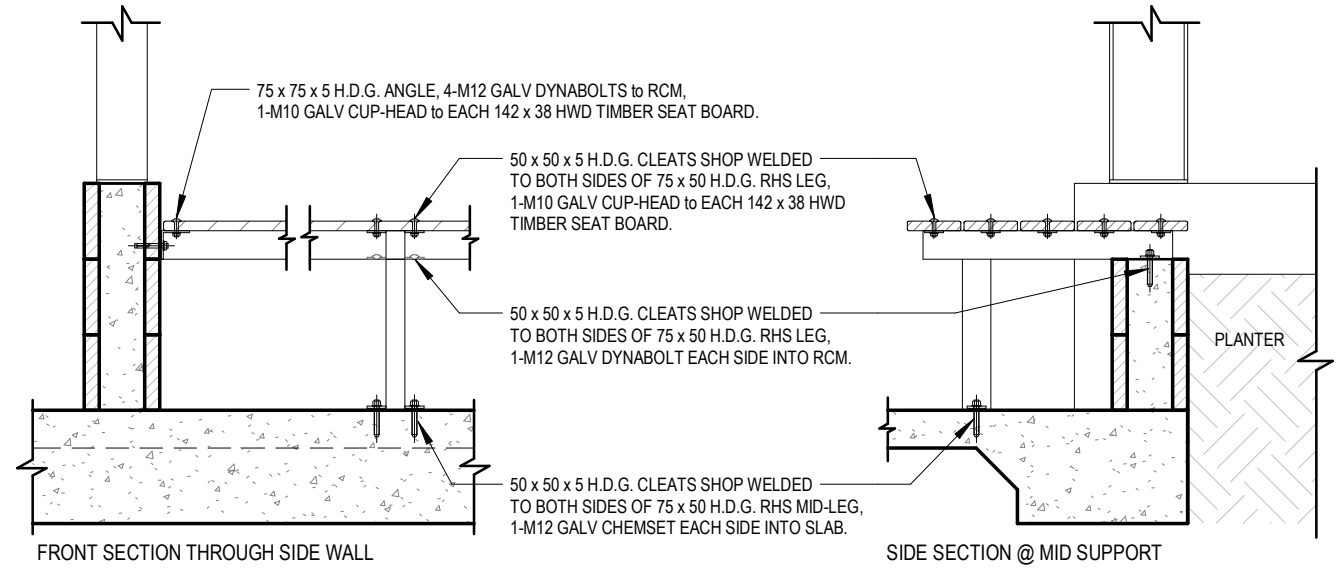
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 - * MANUFACTURERS' SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED
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3. **REFER TO BUILDERS SPECIFICATION WHERE A FINISH OR BUILDING COMPONENT HAS NOT BEEN SPECIFIED.**
4. **ALL DIMENSIONS ARE TO BE IN ACCORDANCE WITH THE CONSTRUCTION DETAILS OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER ISSUES NOTICATED IN BUILDERS SPECIFICATION.**
5. **ALL DIMENSIONS TO BE GIVEN IN METRIC UNITS. DIMENSIONS SHALL BE USED, ANY DISCREPANCIES MUST BE REFERRED TO THIS OFFICE. THEREFORE NO RESPONSIBILITY WILL BE TAKEN BY DALAY WARDING. IF IN DOUBT - JUST ASK.**
6. **ALL DIMENSIONS SHALL BE GIVEN IN METRIC UNITS. COMMENCING CONSTRUCTION**

FLOOR PLAN & ELEVATIONS

02

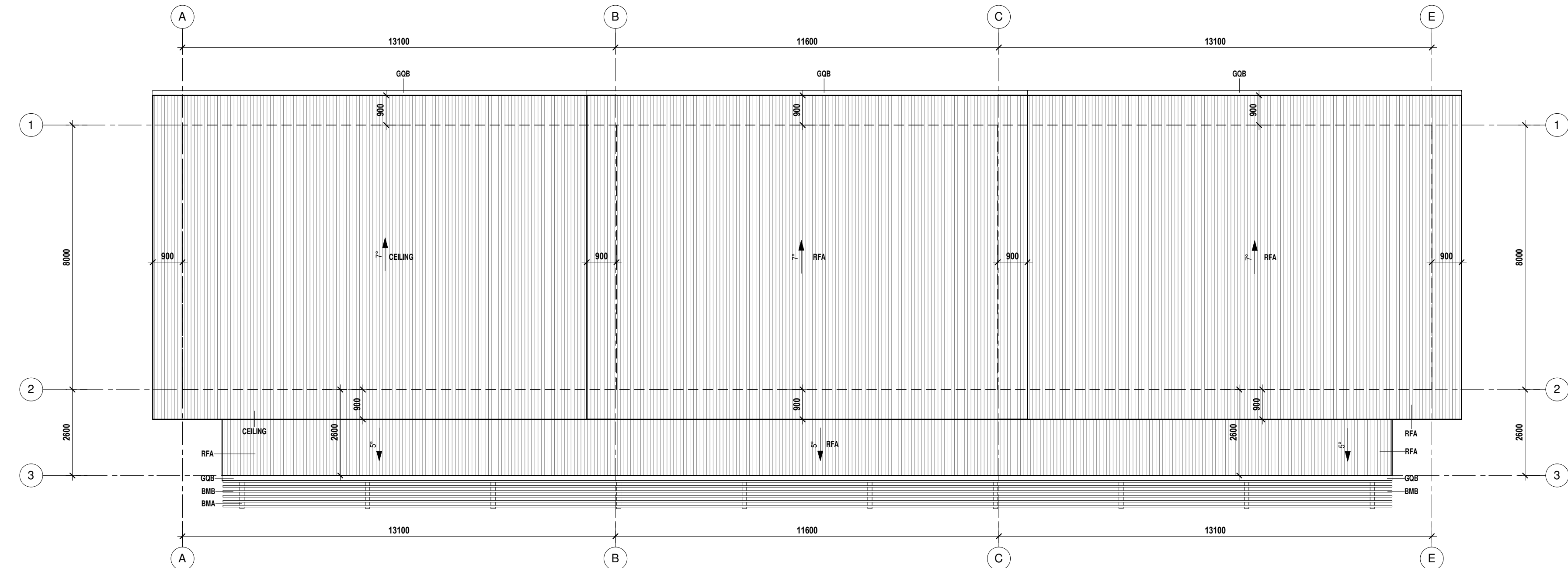


A
02 SECTION A
SCALE 1 : 50 ON A1

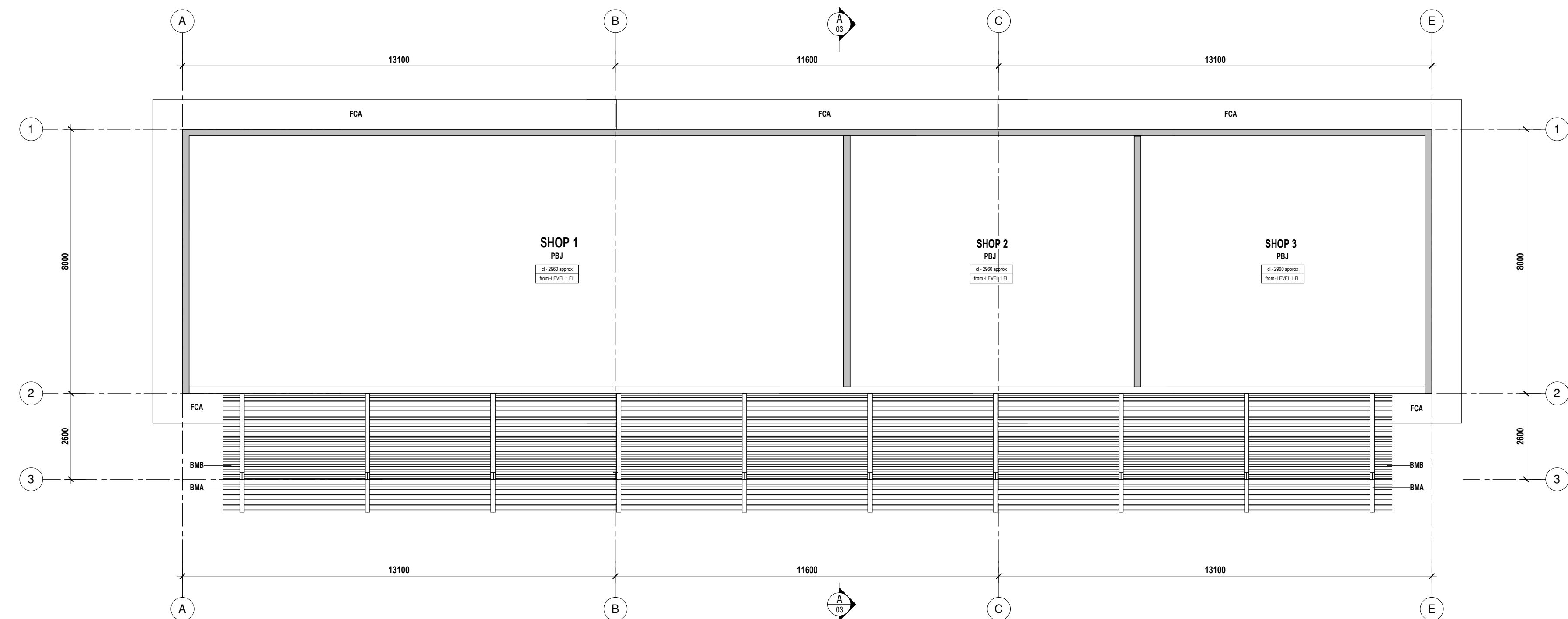


3
03 TIMBER SEAT DETAILS
SCALE 1 : 20 ON A1

SHOP FRONT WINDOW & DOOR SCHEDULE							
#	DESCRIPTION	TYPE	LOCATION	REFERENCE	FRAME MATERIAL	GLAZING / FINISH	SCREENING
GW	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 3	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE
GW	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 3	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE
GW4	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 3	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE
GW5	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 4	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE



4
02 ROOF PLAN
SCALE 1 : 100 ON A1



5
02 REFLECTED CEILING PLAN
SCALE 1 : 100 ON A1

LEGEND	
200RCM	200 SERIES REINFORCED CONCRETE MASONRY WALL. REFER TO WALL NOTES
BATTENS	ROOF BATTENS. REFER TO ROOF BATTEN NOTES FOR SIZE AND CTS
BMA	STEEL STRUCTURAL MEMBER. REFER TO STRUCTURAL LEGEND FOR SIZE
BMB	TIMBER STRUCTURAL MEMBER. REFER TO STRUCTURAL LEGEND FOR SIZE
CEILING	CEILING BATTENS AS SCHEDULED. REFER TO NOTES FOR SIZE & CTS
CLA	STEEL COLUMN. REFER TO STRUCTURAL LEGEND FOR SIZE
CONCRETE SLAB	REINFORCED CONCRETE SLAB. REFER TO FOOTINGS PLAN & DETAILS
FCA	FIBRE CEMENT EAVE LINING - RAKING EAVE - BUTT FINISH (NO PVC STRIPS) INSTALLED TO MANUFACTURERS INSTRUCTIONS
FSA	PROPRIETARY COLORBOND FASCIA
GQB	150 COLORBOND QUAD CLUTTER WITH MINIMUM CROSS SECTIONAL AREA OF 8500 sq mm
PBJ	FINISH FINISHED FIRE CHECK PLASTERBOARD INSTALLED TO MANUFACTURERS INSTRUCTIONS. REFER TO SPECIFICATION
PURLINS	PURLINS AS SCHEDULED. REFER TO STRUCTURAL LEGEND
RFA	COLORBOND CORRUGATED ROOF SHEETING. SCREW FIXED TO PURLINS / BATTENS AS PER MANUFACTURERS INSTRUCTIONS
SNA	SELECT STONE CLADDING. REFER TO SPECIFICATION
TMA	SELECTED TIMBER. REFER TO SPECIFICATION
TRUSS	PRE-FABRICATED ROOF TRUSSES. REFER TO TRUSS NOTES FOR CTS

WINDOW & DOOR NOTES

WINDOW & DOOR SIZES ARE NOMINAL ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION. ALL HEAD & SILL HEIGHTS ARE TAKEN FROM THE REFERENCE LEVEL PROVIDED. PROVIDE DOOR SEALS TO ALL EXTERNAL DOORS & INTERNAL DOORS INTO ROOMS WITH AIR CONDITIONING. GLAZING TO AS1288-1994. CERTIFICATE TO BE SUPPLIED. APPLY 3 COATS TO ALL DOORS & WINDOWS WITH PAINT NOMINATED AS FINISH. FLASHSCREENS TO ALL OPENING SASHES, INCLUDING COUVERS

WIND CLASS C2

SERVICABILITY WIND PRESSURE	ULTIMATE WIND PRESSURE
0.96 kPa - GENERAL NOTES	2.23 kPa - GENERAL NOTES
1.27 kPa - a	2.23 kPa - a
1.59 kPa - a / 2	3.68 kPa - a / 2
a = 2.8m	

CEILING BATTENS

- PLASTERBOARD	22mm METAL CEILING BATTENS INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- FC LINING	42 x 35mm TIMBER CEILING BATTENS INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- TIMBER LINING	
- US OF SLAB	42 x 35mm TIMBER CEILING BATTENS & DROPPERS INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- BOXED EAVES	
- BULKHEADS	

INSULATION / SISALATION

UNLESS NOTED OTHERWISE WITHIN ENERGY RATING REPORT: ROOFS GENERALLY, 60mm BONDED BLANKET INSULATION OVER ROOF BATTENS OR PURLINS. WALLS GENERALLY, SISALATION TO EXTERNAL STUD WALLS.

CROSS SECTIONS

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. SPACINGS OF COMPONENTS SHOWN ON THESE SECTIONS ARE INDICATIVE ONLY. THESE INCLUDE BUT ARE NOT LIMITED TO: BATTENS, PURLINS, TRUSSES, FLOOR JOISTS, BLOCKWORK COURSES, CEILING AND ROOF BATTENS, ETC.

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION	WIND CLASS (CYCLONIC)
DATE	c2
C.M.G. CONSULTING ENGINEERS ACN 011 065 375	208 BUCHAN ST, CAIRNS QLD 4870 PH (07) 4031 2775 FAX (07) 4031 9013

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A	DESIGN DRAWINGS	30/04/21

Issue	Revision Description	Date
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bá lay Vandyke
BUILDING DESIGN

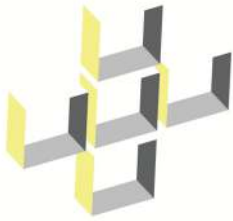
208 Buchan Street CAIRNS
admin@balayvandyke.com.au
PHONE 40518228
QBCC LIC 15065698

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5. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...
PORT DOUGLAS SHOPPING CENTRE
CNR CAPTAIN COOK HIGHWAY / PORT DOUGLAS RD
Drawing Title...

ROOF & CEILING PLANS / SECTION		
Designed by	matt piromalli	03
Issue...	E Job #... 201830	



Our Ref: 21-19/001136
SARA Ref: 2107-23868 SRA
Date: 29 September 2021

Attn: Mr Tony Croke
State Assessment and Referral Agency

Via: MYDAS2

Dear Sir,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR MATERIAL CHANGE OF USE (EXTENSIONS TO THE EXISTING SHOPPING CENTRE, FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET (WITH NO DRIVE-THROUGH FACILITY) AND OFFICE) AT 147 – 149 PORT DOUGLAS ROAD, PORT DOUGLAS

Planning Plus QLD Pty Ltd acts on behalf of Port Douglas Constructions Pty Ltd (the 'applicant') in relation to the above-described matter.

We hereby provide the following information in response to SARA's Information Request dated 7 September 2021.

State-controlled road

1. Issue:

The annual average daily traffic (AADT) volume along Port Douglas Road is 11,511 (2019) vehicles per day (vpd) with 254 heavy vehicles.

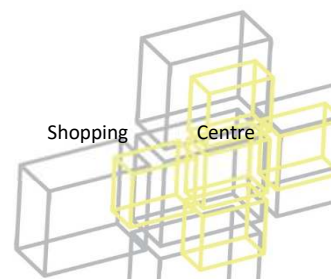
The development application material has not demonstrated that the proposed development (extensions to an existing shopping centre including a food and drink outlet (with no drivethrough facility) and office) will not:

- ❑ create a safety hazard for road users at the shared all movement intersection, or***
- ❑ result in a worsening of operating conditions on Port Douglas Road, a state-controlled road due to increased traffic generation from the proposed extensions to an existing shopping centre.***

Action:

Provide a traffic impact assessment report in accordance with the Guide to Traffic Impact Assessment (GTIA).

The traffic impact assessment is to be prepared by a qualified professional and should demonstrate the proposed extensions to an existing shopping centre, including a food and drink outlet (with no drive-through facility) and office, will not compromise PO16 and PO20 of State code 1: Development in a state-controlled road environment of the SDAP.



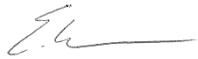
Increased traffic generation from proposed development must not result in a worsening of operating conditions of the shared all movement intersection or result in a worsening of the safety conditions of Port Douglas Road, a state-controlled road.

The proposal has been revised with a reduced building footprint, down from five (5) tenancies and 355m² GFA to three (3) tenancies and 284m² GFA, and retains the existing ingress/egress arrangements. A revised drawing set is included as **Annexure 1**.

Given the reduced floorspace and retention of the rear ingress/egress via Ribbon Avenue, the applicant contends that any traffic impacts at the Port Douglas Road intersection would be minimal and that a traffic impact assessment is therefore unwarranted.

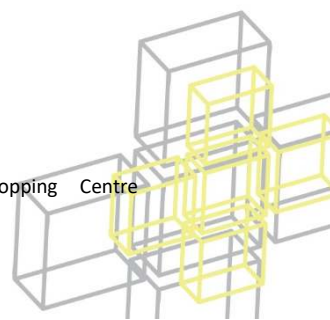
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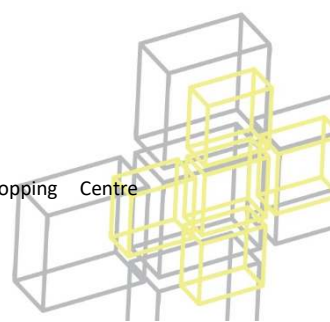


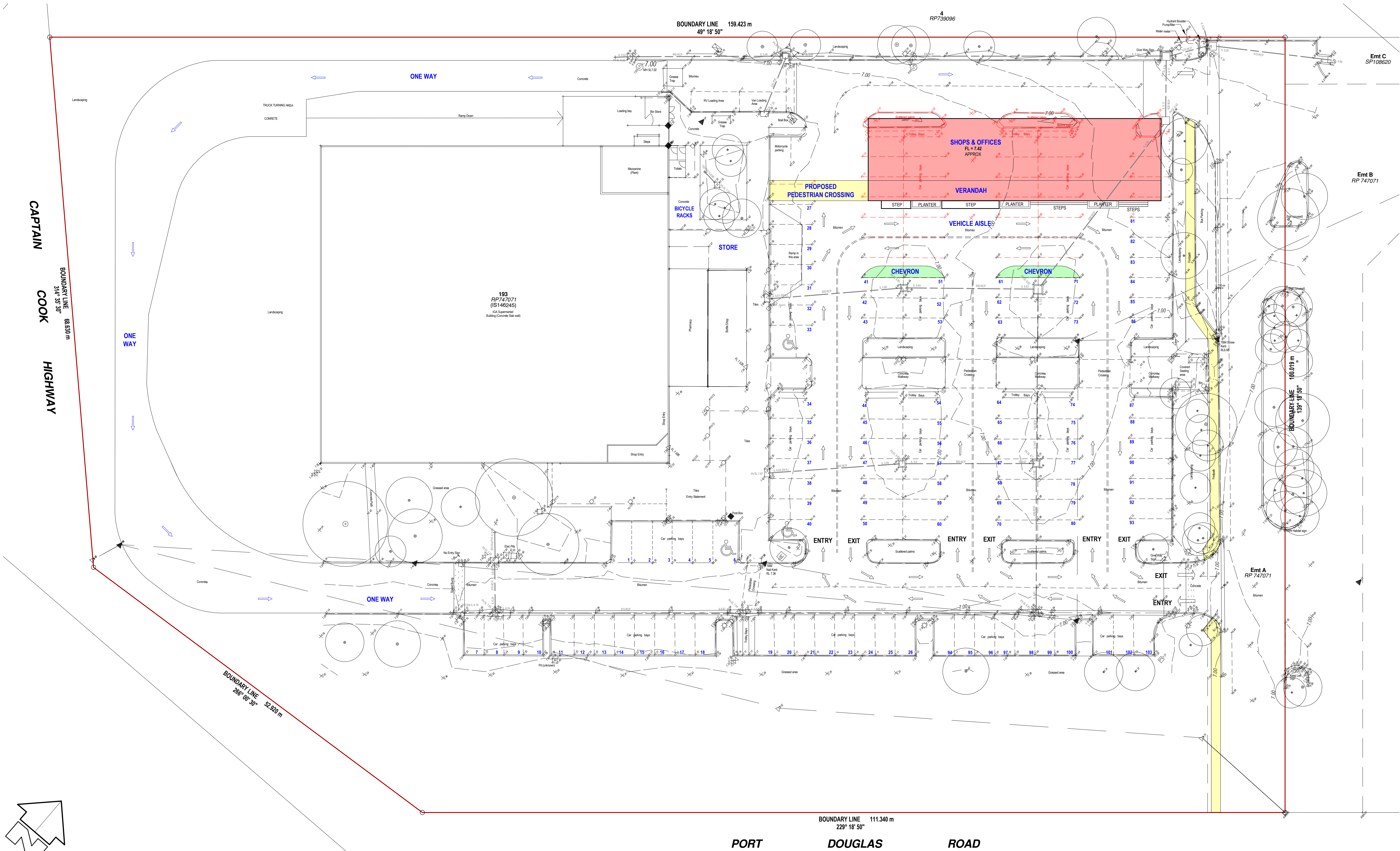
Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

encl. Annexure 1: Revised Drawing Set



Annexure 1: Revised Drawing Set





1 02 PROPOSED SITE PLAN
SCALE 1 : 250 ON A1

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07	STRUCTURAL NOTES		

PROPERTY INFORMATION

LOT NUMBER 193
PLAN NUMBER RP747071
LOCALITY PORT DOUGLAS
SITE AREA 14,903 m²

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WIND CLASS (CYCLONIC)

DATE

C.M.G. CONSULTING ENGINEERS

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

c2

E REMOVAL OF TWO TENNACIES
D REMOVAL OF ONE TENNANY
C RESPONSE TO COUNCIL RFI
B DESIGN DEVELOPMENT DRAWINGS
A DESIGN DRAWINGS

28/08/21
16/08/21
28/07/21
25/02/21
30/04/21

Issue Revision Description Date

bálay Vandyke
BUILDING DESIGN

208 Buchan Street CAIRNS
admin@balayvandyke.com.au
PHONE 40518228
QBCC LIC 15065698

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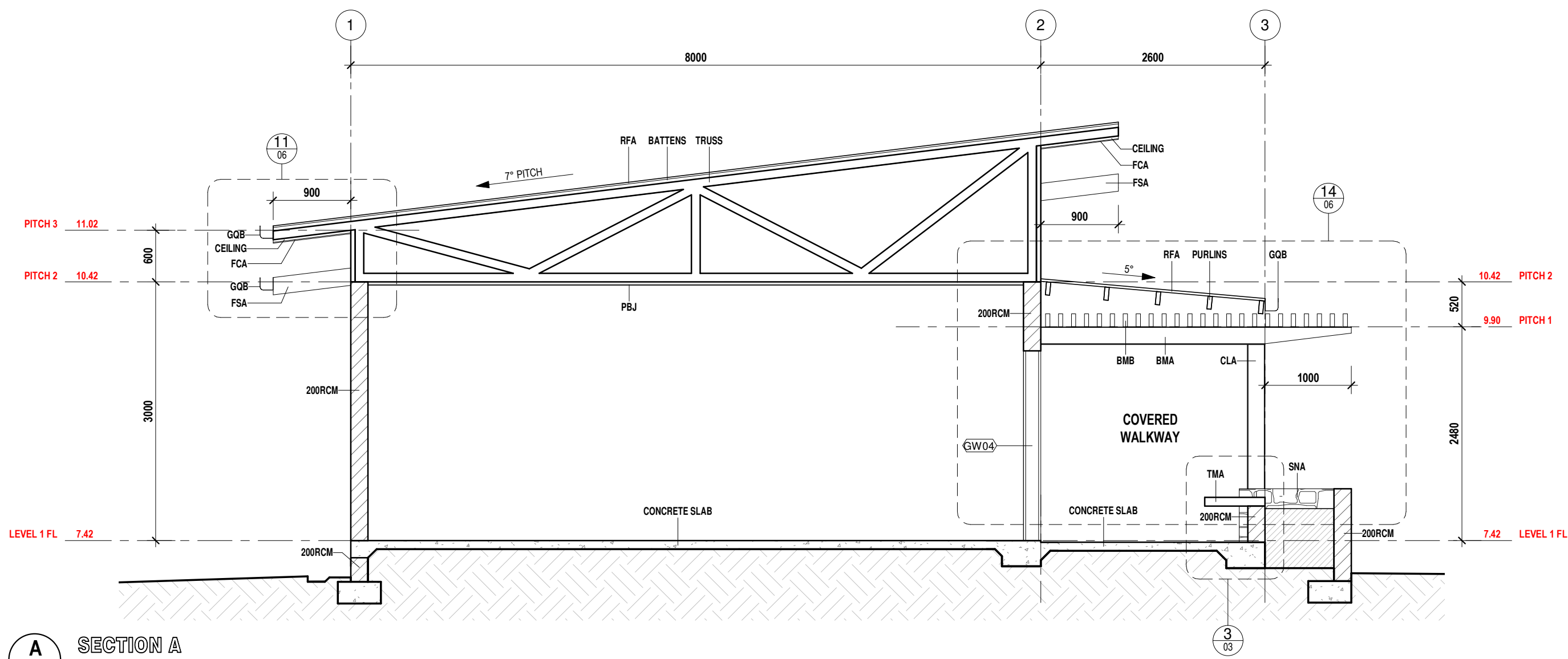
Drawing Title...

SITE PLAN

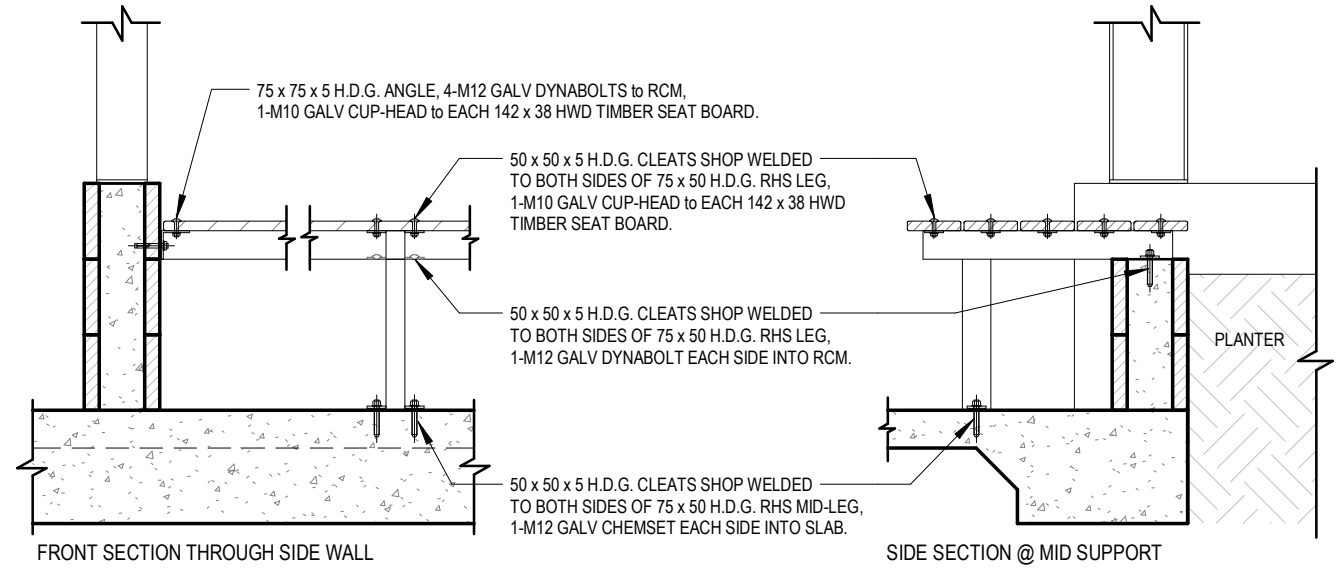
Designed by matt piromalli

Issue... E Job #... 201830

01



A
02 SECTION A
SCALE 1 : 50 ON A1



3
03 TIMBER SEAT DETAILS
SCALE 1 : 20 ON A1

SHOP FRONT WINDOW & DOOR SCHEDULE							
#	DESCRIPTION	TYPE	LOCATION	REFERENCE	FRAME MATERIAL	GLAZING / FINISH	SCREENING
GW	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 3	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE
GW	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 3	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE
GW4	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 3	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE
GW5	SLIDING DOOR & FIXED WINDOW COMBINATION	GW	SHOP 4	LEVEL 1 FL	POWDERCOAT ALUMINIUM	GREY GLASS	NONE

LEGEND	
200RCM	200 SERIES REINFORCED CONCRETE MASONRY WALL. REFER TO WALL NOTES
BATTENS	ROOF BATTENS. REFER TO ROOF BATTEN NOTES FOR SIZE AND CTS
BMA	STEEL STRUCTURAL MEMBER. REFER TO STRUCTURAL LEGEND FOR SIZE
BMB	TIMBER STRUCTURAL MEMBER. REFER TO STRUCTURAL LEGEND FOR SIZE
CEILING	CEILING BATTENS AS SCHEDULED. REFER TO NOTES FOR SIZE & CTS
CLA	STEEL COLUMN. REFER TO STRUCTURAL LEGEND FOR SIZE
CONCRETE SLAB	REINFORCED CONCRETE SLAB. REFER TO FOOTINGS PLAN & DETAILS
FCA	FIBRE CEMENT EAVE LINING - RAKING EAVE - BUTT FINISH (NO PVC STRIPS) INSTALLED TO MANUFACTURERS INSTRUCTIONS
FSA	PROPRIETARY COLORBOND FASCIA
GQB	150 COLORBOND QUAD CLUTTER WITH MINIMUM CROSS SECTIONAL AREA OF 8500 sq mm
PBJ	FLUSH FINISHED FIRE CHECK PLASTERBOARD INSTALLED TO MANUFACTURERS INSTRUCTIONS. REFER TO SPECIFICATION
PURLINS	PURLINS AS SCHEDULED. REFER TO STRUCTURAL LEGEND
RFA	COLORBOND CORRUGATED ROOF SHEETING. SCREW FIXED TO PURLINS / BATTENS AS PER MANUFACTURERS INSTRUCTIONS
SNA	SELECT STONE CLADDING. REFER TO SPECIFICATION
TMA	SELECTED TIMBER. REFER TO SPECIFICATION
TRUSS	PRE-FABRICATED ROOF TRUSSES. REFER TO TRUSS NOTES FOR CTS

WINDOW & DOOR NOTES

WINDOW & DOOR SIZES ARE NOMINAL ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION. ALL HEAD & SILL HEIGHTS ARE TAKEN FROM THE REFERENCE LEVEL PROVIDED. PROVIDE DOOR SEALS TO ALL EXTERNAL DOORS & INTERNAL DOORS INTO ROOMS WITH AIR CONDITIONING. GLAZING TO AS1288-1994. CERTIFICATE TO BE SUPPLIED. APPLY 3 COATS TO ALL DOORS & WINDOWS WITH PAINT NOMINATED AS FINISH. FLASHSCREENS TO ALL OPENING SASHES, INCLUDING COVERS

WIND CLASS C2

SERVICABILITY WIND PRESSURE	ULTIMATE WIND PRESSURE
0.96 kPa - GENERAL NOTES	2.23 kPa - GENERAL NOTES
1.27 kPa - a	2.23 kPa - a
1.59 kPa - a / 2	3.68 kPa - a / 2
a = 2.8m	

CEILING BATTENS

- PLASTERBOARD	22mm METAL CEILING BATTENS INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- FC LINING	42 x 35mm TIMBER CEILING BATTENS INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- TIMBER LINING	
- U/S OF SLAB	42 x 35mm TIMBER CEILING BATTENS & DROPPERS INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- BOXED EAVES	
- BULKHEADS	

INSULATION / SISALATION

UNLESS NOTED OTHERWISE WITHIN ENERGY RATING REPORT: ROOFS GENERALLY, 60mm BONDED BLANKET INSULATION OVER ROOF BATTENS OR PURLINS. WALLS GENERALLY, SISALATION TO EXTERNAL STUD WALLS.

CROSS SECTIONS

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. SPACINGS OF COMPONENTS SHOWN ON THESE SECTIONS ARE INDICATIVE ONLY. THESE INCLUDE BUT ARE NOT LIMITED TO: BATTENS, PURLINS, TRUSSES, FLOOR JOISTS, BLOCKWORK COURSES, CEILING AND ROOF BATTENS, ETC.

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION	WIND CLASS (CYCLONIC)
DATE	c2
C.M.G. CONSULTING ENGINEERS ACN 011 065 375	208 BUCHAN ST. CAIRNS QLD 4870 PH (07) 4031 2775 FAX (07) 4031 9013

E	REMOVAL OF TWO TENNACIES	28/08/21
D	REMOVAL OF ONE TENNANY	16/08/21
C	RESPONSE TO COUNCIL RFI	28/07/21
B	DESIGN DEVELOPMENT DRAWINGS	25/05/21
A	DESIGN DRAWINGS	30/04/21

Issue	Revision Description	Date
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bá lay Vandyke
BUILDING DESIGN

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GENERAL NOTES
1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
* THE BUILDING CODE OF AUSTRALIA (BCA)
* THE QUEENSLAND DEVELOPMENT CODE (QDC)
* BUILDING REGULATIONS
* CURRENT ISSUES OF AUSTRALIAN STANDARDS
* MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS FOR MATERIALS USED.
2. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES PROVIDED IN THIS SET OF DRAWINGS.
3. REFER TO BUILDERS SPECIFICATION WHERE A FINISH OR BUILDING COMPONENT HAS NOT BEEN NOMINATED WITHIN THE DOCUMENTATION PREPARED BY THIS OFFICE. THIS SET OF DRAWINGS AND ALL ACCOMPANYING DOCUMENTATION TO TAKE PRECEDENCE OVER INCLUSIONS NOMINATED IN BUILDERS SPECIFICATION.
4. DO NOT SCALE FROM DRAWINGS. ONLY FIGURED DIMENSIONS SHALL BE USED. ANY DISCREPANCIES MUST BE REFERRED TO THIS OFFICE OTHERWISE NO RESPONSIBILITY WILL BE TAKEN BY BALAY VANDYKE. IF IN DOUBT - JUST ASK.
5. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

Project Name...

PORT DOUGLAS SHOPPING CENTRE

CNR CAPTAIN COOK HIGHWAY / PORT DOUGLAS RD

Drawing Title...

ROOF & CEILING PLANS / SECTION

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03