

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150
FAX: (07) 4098 5180

Lot 9 Unit 5
Craiglie Business Park
Owen Street
CRAIGLIE QLD 4877

POSTAL:
P.O. Box 831,
PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

5 April 2019

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN Q 4873

Attention: Development Assessment

Dear Sir,

**Re: Application for Building Work Made Assessable Development under the Planning Scheme
Lot 1 BUP101309 [no. 9] Andrews Close, Port Douglas**

GMA Certification Group has been engaged to assess an application for the construction of a patio roof on the abovementioned allotment. The subject site is located within a Low-Medium Density Residential Zone and the proposal does not comply with the prescribed side boundary setbacks in the Code. Further, the property is affected by the Flood and Storm Tide – Medium Hazard Overlay.

Accordingly, please find the application for Building Work Made Assessable Development under the Planning Scheme, which includes:

1. DA Form 2;
2. Assessment; &
3. Plans

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email adminpd@gmacert.com.au

Kind Regards,

Jeff Evans
GMA Certification Group

BUILDING APPROVALS & INSPECTIONS

Gold Coast
(07) 5578 1622

Sunshine Coast
(07) 5449 0383

Cloncurry
(07) 4742 2022

BUILDING CERTIFICATION

Chinchilla
(07) 4669 1166

FIRE SAFETY AUDITS

Atherton
(07) 4091 4196

Childers
(07) 4126 3069

DA Form 2 – Building work details

Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Johnson Constructions Nth Qld Pty Ltd
Contact name (only applicable for companies)	Steven Johnson
Postal address (PO Box or street address)	Unit 9, 5 Teamsters Close
Suburb	Craiglie
State	Qld
Postcode	4877
Country	Australia
Contact number	0419 709 892
Email address (non-mandatory)	Jconstruct01@gmail.com
Mobile number (non-mandatory)	0419 709 892
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Form Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), OR	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
1	9	Andrews Cl	Port Douglas
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	18	RP737553	DSC

2.2) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

5) Identify the assessment manager(s) who will be assessing this development application

--

6) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

7) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application
- I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

- Yes – provide details below or include details in a schedule to this development application
- No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- Yes – the yellow local government/private certifier’s copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- X Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
- X No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government’s **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (*if applicable*)

PART 5 – BUILDING WORK DETAILS

14) Owner’s details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (<i>individual or company full name</i>)	Robert Hart
Contact name (<i>applicable for companies</i>)	Bob

Postal address (P.O. Box or street address)	Unit 1, 9 Andrews Cl
Suburb	Port Douglas
State	Qld
Postcode	4877
Contact number	07 4098 5228
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	Johnson Constructions
Contact name (applicable for companies)	Steven Johnson
QBCC licence or owner – builder number	1133608
Postal address (P.O. Box or street address)	Unit 9, 5 Teamsters Close
Suburb	Craiglie
State	Qld
Postcode	4877
Contact number	0419 709 892
Email address (non-mandatory)	Jconstruct01@gmail.com
Mobile number (non-mandatory)	0419 709 892
Fax number (non-mandatory)	

16) Provide details about the proposed building work

a) What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

- Code assessment
 Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|--|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Pergola

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		

Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other
f) Existing building use/classification? (if applicable)			
10a			
g) New building use/classification? (if applicable)			
10a			
h) Relevant plans			
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>			
<input type="checkbox"/> Relevant plans of the proposed works are attached to the development application			

17) What is the monetary value of the proposed building work?	\$20000
---	----------------

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	X <input type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes X <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	X <input type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes X <input type="checkbox"/> Not applicable

20) Applicant declaration
X <input type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where:
<ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or

- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 7 –FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number
<i>Johnson Constructions (Nth Qld) Pty</i>	<i>1133608</i>	

Notification of engagement of alternate chosen assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



Unit 1/9 Andrews Close, Port Douglas

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

- (1) This code applies to assessing development in the Low-medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.7.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
 - (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots.



Unit 1/9 Andrews Close, Port Douglas

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (c) Development is designed to provide safe and walkable neighbourhoods.
 - (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (e) Development is reflective and responsive to the environmental constraints of the land.
 - (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	The proposal is for a single storey patio roof.



Unit 1/9 Andrews Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
Setbacks (other than for a dwelling house)		
<p>PO2</p> <p>Buildings are setback to:</p> <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	<p>AO2</p> <p>Buildings are setback:</p> <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater 	<p>The patio roof is to be constructed up to 5000mm from the road boundary and 160mm from the side boundary.</p> <p>There is sufficient vegetation to screen the roof from the street, such that the proposal will maintain the character of the neighbourhood.</p> <p>The patio roof will be approximately 3m from the wall of the adjacent dwelling, which provides sufficient separation with respect to daylight access and privacy.</p>
Site Coverage		
<p>PO3</p> <p>The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.</p>	<p>AO3</p> <p>The site coverage of any building is limited to 50%.</p>	<p>Site cover is less than 50%.</p>



Unit 1/9 Andrews Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
<p>PO4</p> <p>The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses</p>	<p>A04</p> <p>Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone.</p>	<p>Proposal complies.</p>
<p>PO5</p> <p>Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</p>	<p>A05</p> <p>No acceptable outcomes are prescribed.</p>	<p>N/A</p>
<p>PO6</p> <p>Development does not adversely affect the residential character and amenity of the area in</p>	<p>A06</p> <p>No acceptable outcomes are prescribed.</p>	<p>N/A</p>



Unit 1/9 Andrews Close, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.		
PO7 New lots contain a minimum area of 450m2	A07 No acceptable outcomes are prescribed.	N/A
PO8 New lots have a minimum road frontage of 15 metres	A08 No acceptable outcomes are prescribed.	N/A
PO9 New lots contain a 20 metre x 15 metre rectangle	A09 No acceptable outcomes are prescribed.	N/A

Table 6.2.7.3.b — Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex

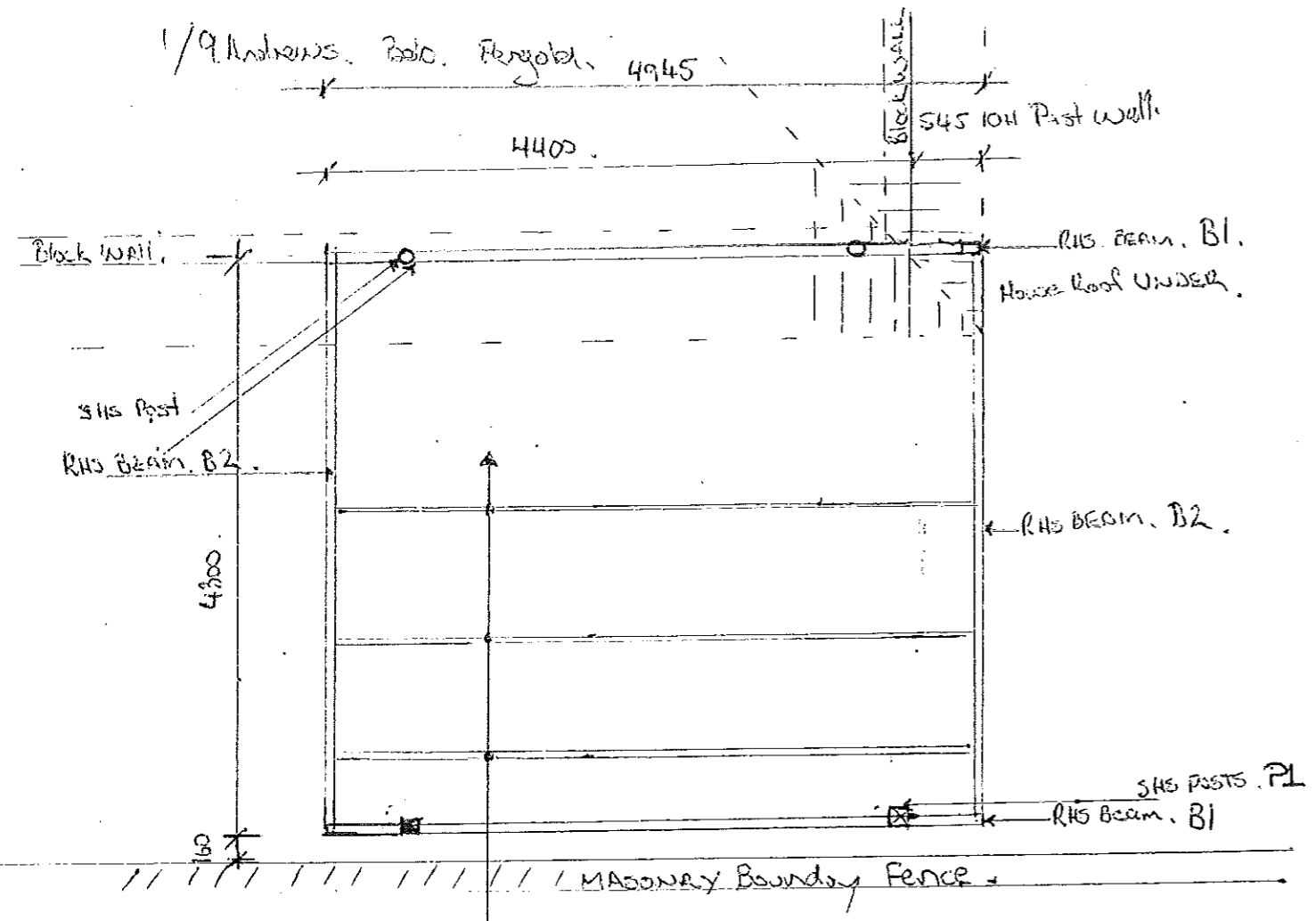


Unit 1/9 Andrews Close, Port Douglas

<ul style="list-style-type: none"> • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
--	---	--

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

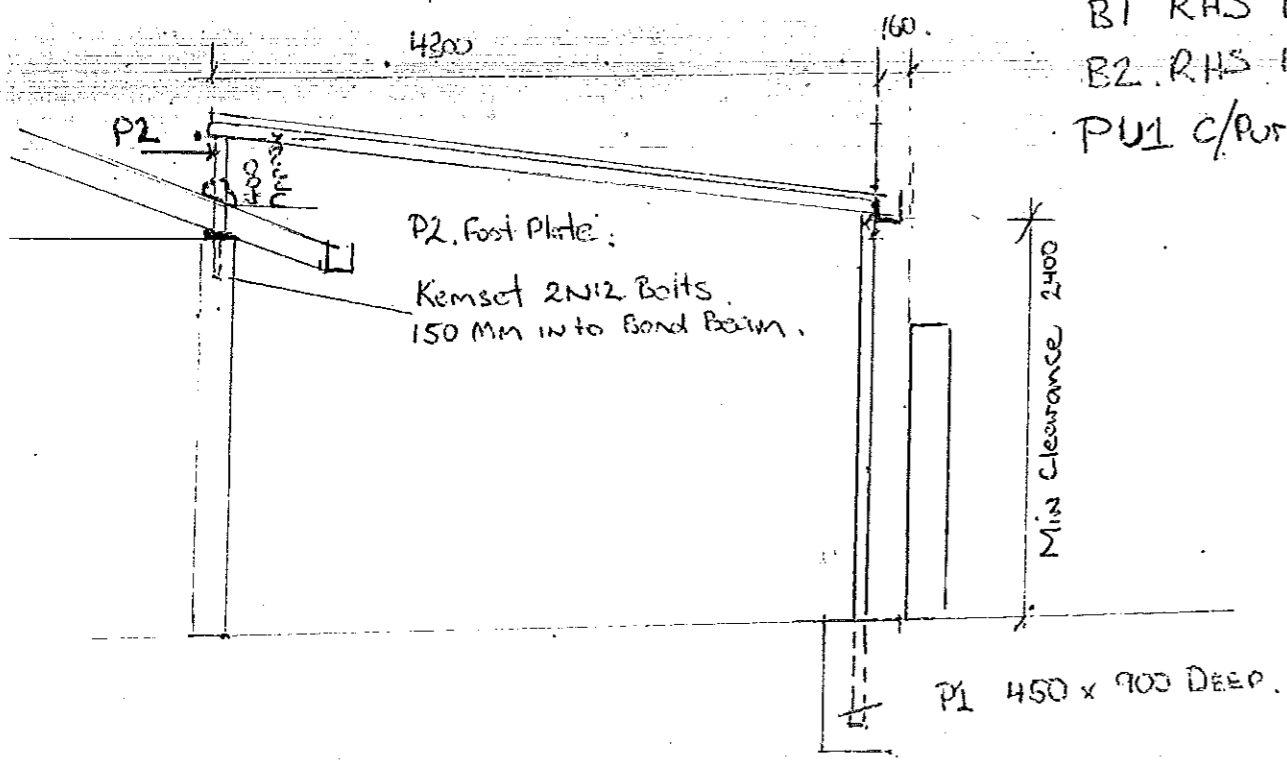
1/9 Andrews, 7000, Fitzgerald, 4945



P1 C Purlins 600 in from Edge + 900 Centers.

7° Fall over. 4300 = 527 mm.

- P1 SHS 75x75x4
- P2 CHS 76x76x3.2
- B1 RHS 150x50x4
- B2 RHS 125x75x4
- P1 C/Purlin 150x12



P2 Post Plate:
Kenset 2N12 Bolts
150 mm into Bond Beam.

Min Clearance 2400

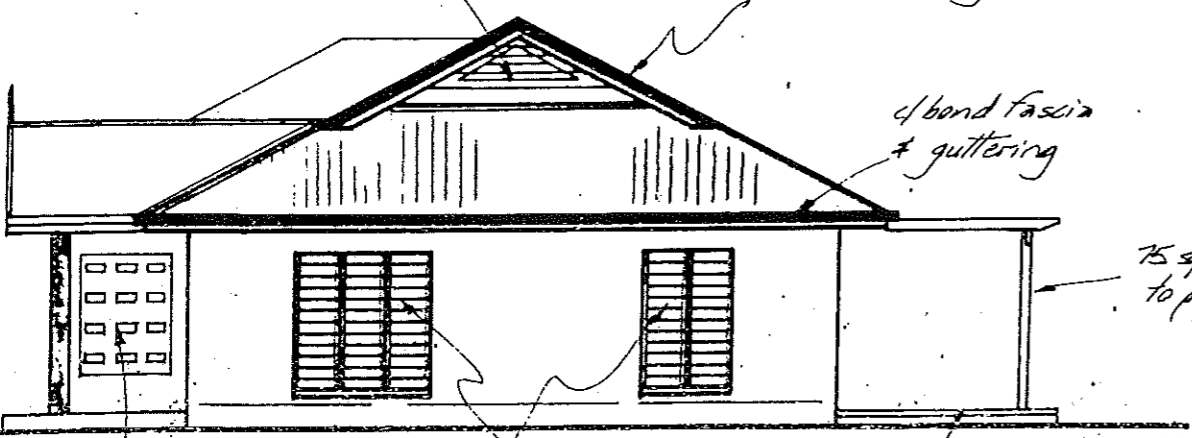
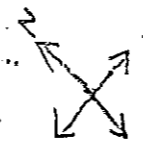
P1 450 x 900 DEEP.

hardiplank to dutch gables
w/ louvred vent fitted.

27 1/2° pitch to F14 pre-fab
roof truss framing

d/bond fascia
& guttering

75 sq F8 posts
to pergola



louvred blades to garage
wall section

d/bond steel louvre sets

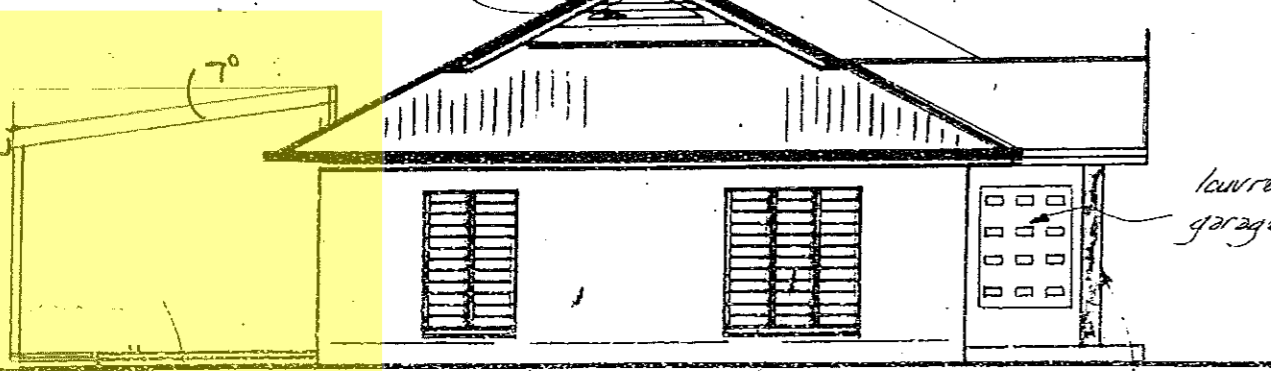
covers to pergola

RIGHT ELEVATION 1:100

PERGOLA REPLACEMENT UNIT 1

hardiplank to dutch gables, over 50 x 38
pine battens @ 450 c/s screw fixed to
gable truss - provide louvred
vent w/ flymesh behind

hip end over
garage



louvred blades to
garage wall section

300 series CM ext walls
with bulb nose to corners
& reveals - render finish
internal & external.

d/bond steel louvres

250 Ø PUL enclosed,
reinf. concrete columns

UNIT 1 LEFT ELEVATION 1:100

NOTE: All windows to be white powder coated aluminium
framed fitted with grey glass (obscure where eyes
& furnish screens

See Disposition Note
at Plan

PLSLB

RECEIPT NUMBER - L 020847

AMOUNT - \$ 767

PLACE - MOSSMAN

DOUGLAS SHIRE COUNCIL

CONDITIONS APPLICABLE TO BUILDING PERMIT

NO 5530

The building permit issued in connection with this application.

- (i) Does not relieve the owner of responsibility to ensure that the work is carried out in conformity with the approved plans and specifications.
- (ii) Does not impose an obligation upon the Council to undertake detailed supervision of the builder nor shall it be implied that the Council warrants the stability of the structure for which the designer and the builder are entirely responsible.
- (iii) It is given on the understanding that all works be carried out strictly in accordance with the approved plans and specifications, the by-laws of the Douglas Shire Council and any other requirements as may be imposed.
- (iv) Does not give permission for the installation of a septic system nor for the connection of water. Separate applications must be submitted for each of these items.

APPROVED

(Building Surveyor)

8-2-94

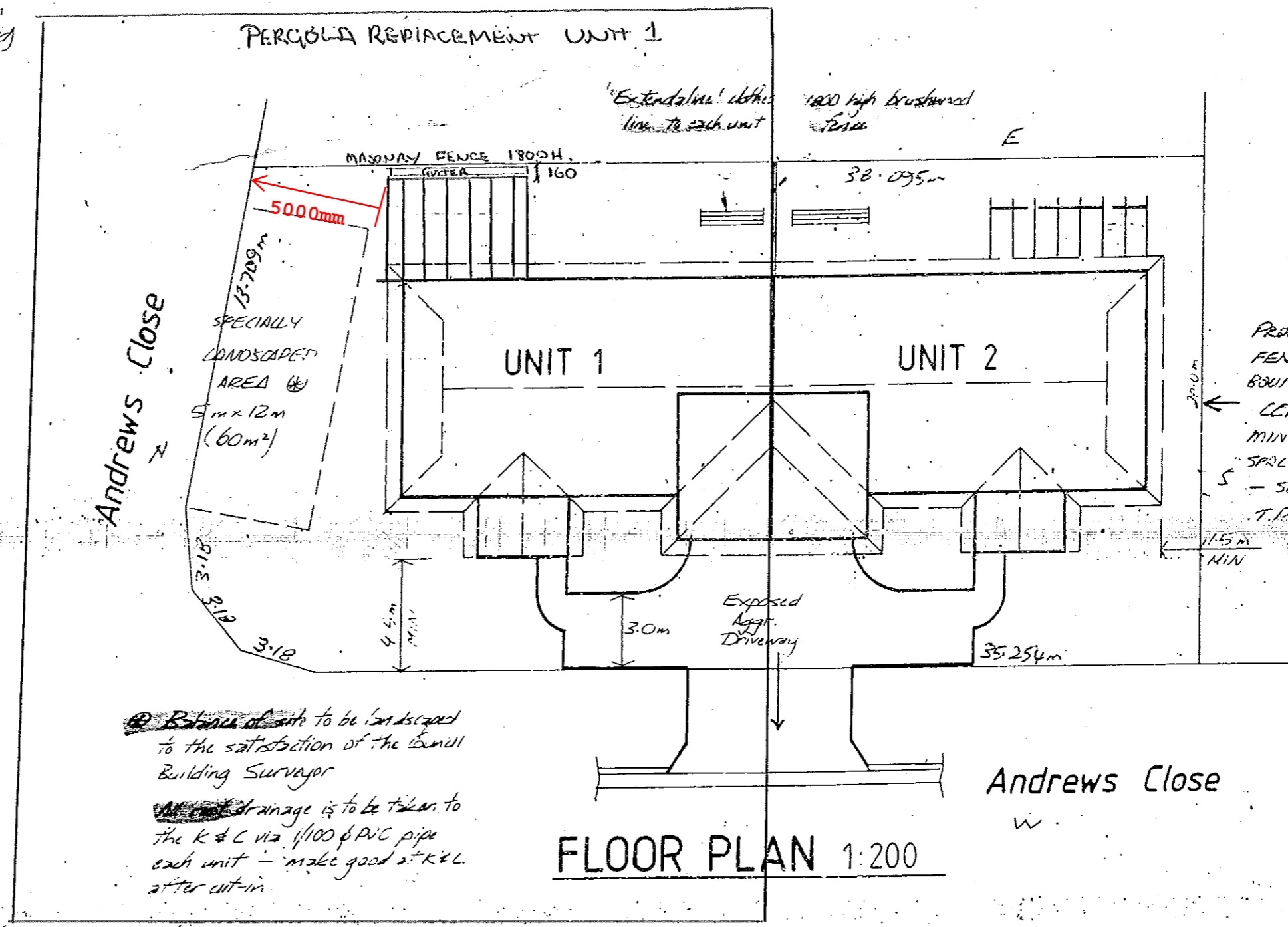
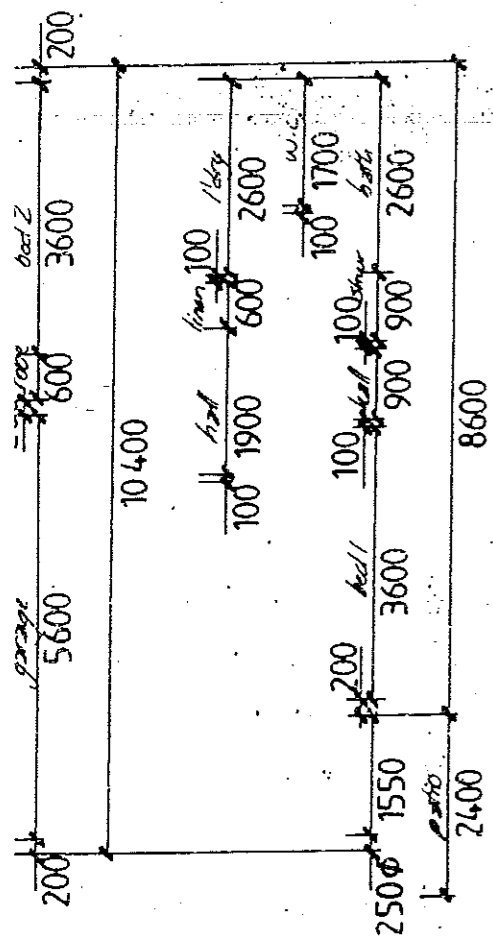
(Date)

Queensland Building Services Authority	
Impressed Contract Schedule Received and Premium Paid	
Date	Receipt No.
4/2/94	74032
Insurance Notification Receipt Sighted	
Date	Receipt No.
1/1	
Owner/Builder Permit	
Number.....	

WORKPLACE HEALTH AND SAFETY ACT 1989

Owners are reminded that under this Act they have full responsibility for safety on this project unless they appoint a Principal Contractor prescribed. Contact your nearest office of the Division of Accident Prevention for information. Phone (07) 227 4898

All windows to be white powder coated aluminium framed fitted with grey glass (obscure where req'd) & finished screens
 windows to be covered with blinds or roller glass as req'd, with internal flymesh screens



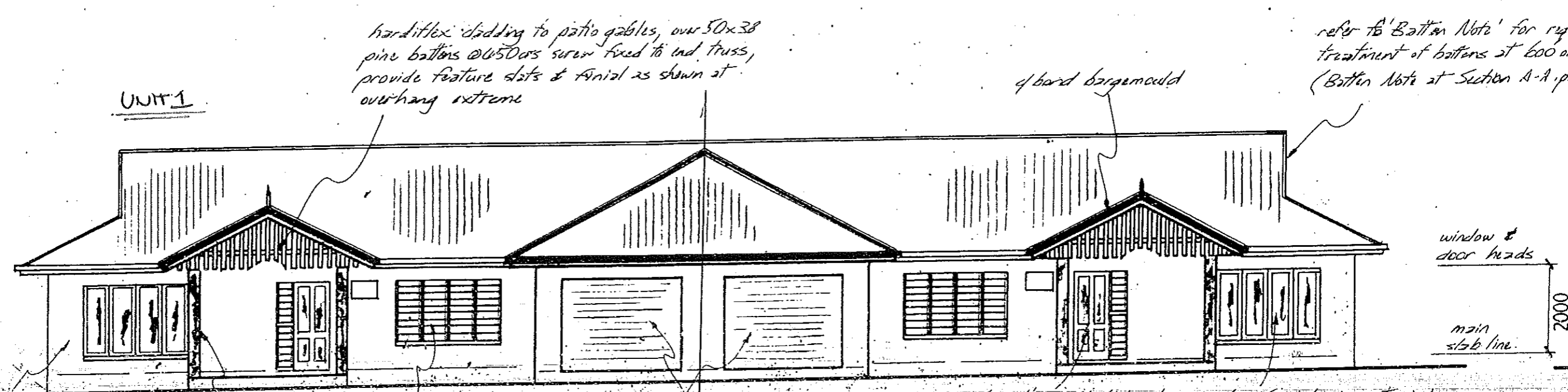
Balance of site to be landscaped to the satisfaction of the Council Building Surveyor
 All roof drainage is to be taken to the K & C via 1/100 Ø PVC pipe each unit - make good at K&C after cut-in

Provide 1800 High FENCE TO THIS BOUNDARY -
 CCA POST & RAIL, MINIMAL BOARD SPRINGS (eg 5mm) - SEE DNO. 13 OF T.P.C. 72B

FLOOR PLAN 1:200

- 200 series C.M. int walls, render finish to interior & exterior - bullnose to all corners & reveals.
- 100 series C.M. int walls & render finished.
- 250 Ø PVC encased reinforced concrete filled patio columns.
- * lift-off hinges to w.c.

<p>* PROPOSED RENOVATION TO UNIT 1 LOT 18 ANDREWS CLOSE</p>	
<p>PLAN NUMBER 301-94 1 OF 2</p>	<p>PROPOSED DUPLEX on Lot 18 RP 737553, Andrews Close, PORT DOUGLAS for DEAN WHITESTONE PTY. LTD.</p>
<p>DESIGN WIND SPEED 50 m/s</p>	
<p>SCALES</p>	<p>SIGNED</p>



200 series CM external walls, business to all corners & reveals - render finish to internal & external

250 Ø PVC encased reinf concrete columns to entry patios

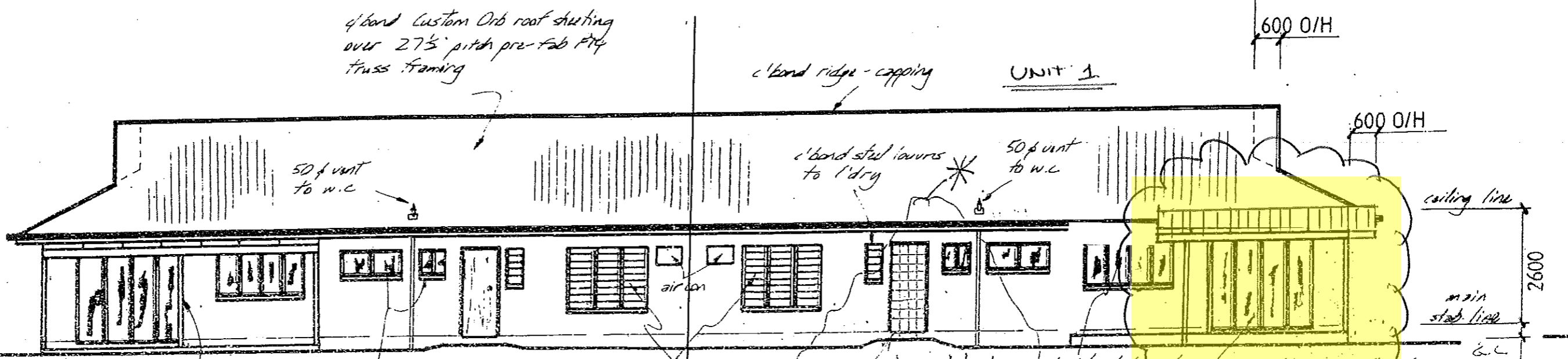
provide 1.4 m² glass louvers to Bed 1 - d'band steel to balance of louvers

B & D Statesman panel-lift garage doors, remote controlled

Corinthian Cl 46 entry feature door, w/ d'band steel louvered sidelight, timber framed

slim framed casement windows to living room

FRONT ELEVATION 1:100 (longest frontage)



FB framing to pergolas, see part Section B-B

obscur's glass to Bath & W.C. windows

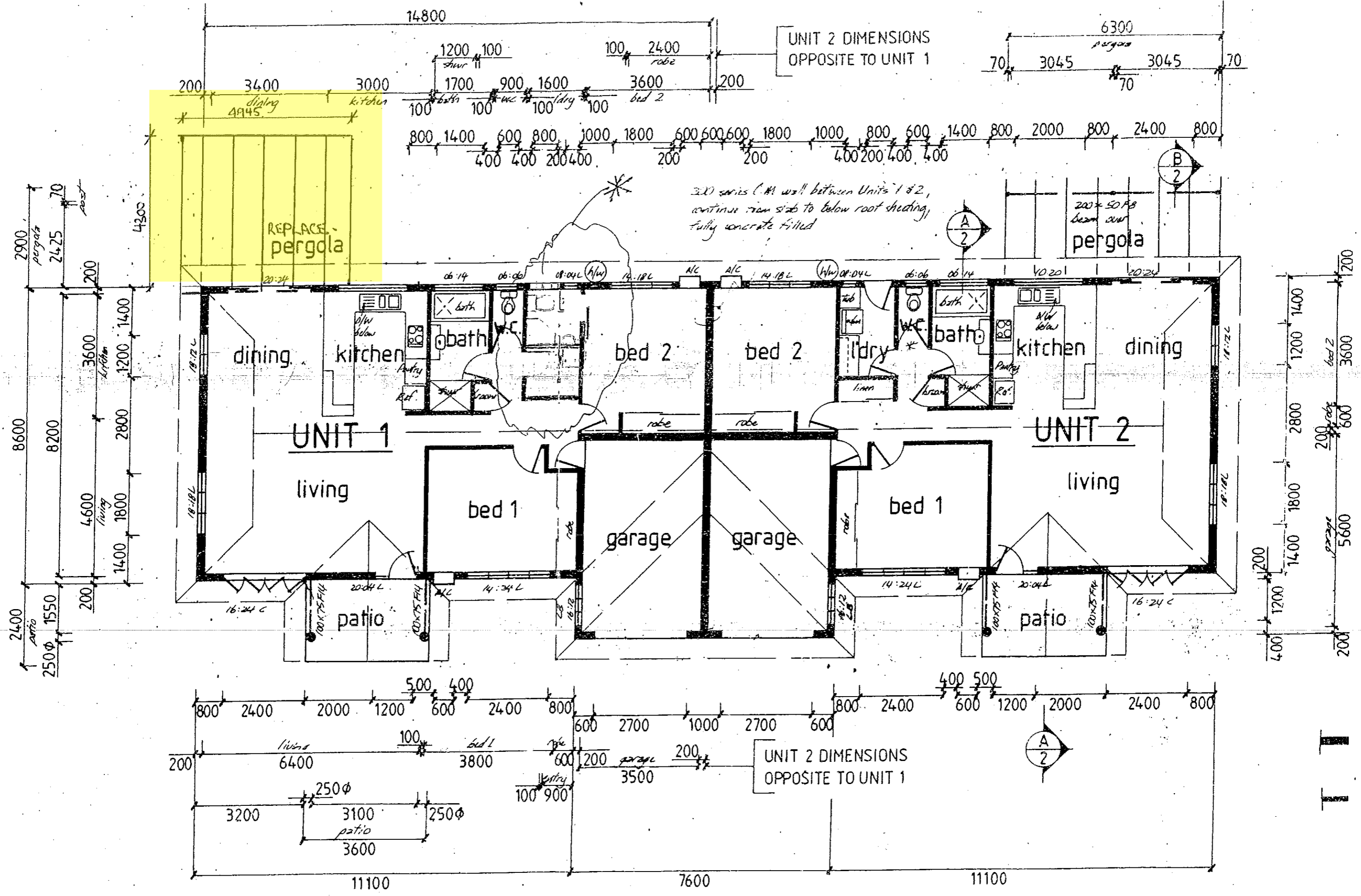
provide 1.3 m² glass louvers to Bed 2 - c'band steel to balance

New glass blocks to existing doorway

double sliding aluminium framed glass window

double sliding aluminium framed glass door set

REAR ELEVATION 1:100



FLOOR PLAN 1:100

Unit area - 104.9m² int. each
 Total floor area - 287.2 m² (excl. pergola)