

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PLANNING DIVISION

P: 0438 755 374 E: Patrick.c@gmacert.com.au

P.O. Box 2760, Nerang Qld 4211



Our Ref: 20190781

Date: 29 March 2019

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attn: Daniel Lamond

Via Email: Daniel.Lamond@douglas.qld.gov.au

Dear Daniel,

**RE: RESPONSE TO INFORMATION REQUEST -
APPLICATION FOR MATERIAL CHANGE OF USE (DUAL
OCCUPANCY) ON LAND LOCATED AT 58 MUDLO
STREET, PORT DOUGLAS (LOT 11 PTD20933)**

Reference is made to Councils Information Request pursuant to section 12.2 of the Development Assessment Rules, dated 28 March 2019, in respect of the abovementioned application.

Specifically, the following information was requested to complete the assessment of the application:

- Amendment to the proposed design to comply with the Planning Benchmarks contained in Performance Outcome 3 and Acceptable Outcome 3.1 of the Dual Occupancy Land Use Code. Specifically ensuring that the enclosed garages do not dominate the streetscape façade of the dual occupancy.

Performance Outcome PO3 and the associated Acceptable Outcome AO3.1 State:

PO3

www.gmacert.com.au

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

AO3.1

Car parking areas, including garages and other parking structures, are designed and located so that they do not occupy more than 30% of the lot frontage.

Street Scape Pattern

The streetscape pattern of Mudlo Street is considered to be best described as a mix of single residential and multiple residential developments of single storey to three storeys in height and with large driveways and with a prevalence of solid front boundary fencing.

Some properties have mature landscaping provided within the front setback area, whilst other properties are clear of landscaping.

Below are as series of photograph that illustrate the varied and differing nature of the Streetscape pattern and the prevalence of driveways.



4 Mudlo Street, Multi residential development.



6 Mudlo Street, Dual Occupancy Development



20 Mudlo Street, Multi residential.



30 Mudlo Street, Dwelling House



44 Mudlo Street – Multi-residential development



46 & 48 Mudlo Street



62 Mudlo Street, Dwelling House

It is considered that this variation in built form and development type does not result in a consistent streetscape pattern or streetscene that provides clear guidance in respect of the form of development facing the street. However, it is acknowledged that the Planning Scheme intent is to enhance the prevalence of front doors and windows to the street facing facades of buildings and to reduce the visual impact of garage doors and solid boundary fences at the street front boundary.

Proposed Amendments

In accordance with Councils request, the proposal plans have been amended to increase the dominance of the front doors to the dwellings on the street facing façade, reduce the extent of solid boundary fencing to the street, reduce the extent of driveway and vehicle manoeuvring area within the street facing setback and increase the quantity of landscaping.

Front doors

The original plans provided for the front doors to be setback inside an internal corridor and the entrance was flush with the main façade of the building. The revised plans have brought those front doors forward to the main building line and have included a front portico to further enhance the appearance of the front doors. In addition, the front boundary wall has been removed and a separate landscape pedestrian entrance from the street has been provided and the front entrances are now directly visible from Mudlo Street. The front doors and entry would represent 10% of the front façade of the building.

Front boundary fencing

The original plans proposed a central boundary wall and solid walls that extended from the side boundary. The revised plans proposed the removal of the central wall and the setback of the side walls to provide for landscaping to be planted within that setback area. The impact of this is to reduce the elements of built form on the boundary, increase landscaping and increase the dominance of the front door on the streetscene.

Vehicle driveway and manoeuvring area

The revised plans have reduced the footpath crossover to three metres per dwelling and to reduce the internal manoeuvring area to that which is necessary to provide access to the garages. This has resulted in the ability to provide a landscaped pedestrian pathway to the front doors and to increase the area of landscaping at the front boundary.

Windows

The windows associated with the amended plans have been significantly increased in size to improve the street facing articulation and to reduce the impact of the built form on the street. The total area of windows would be 10.08m² or 9.5% of the front façade of the building.

Garage Doors

The garage doors are at the minimum size to permit the operation of a double garage of 5.5 metres and are proposed to be finished with a hardwood timber cladding to soften their appearance and to blend in with the balance of the front façade. The front façade has a total surface area of 105.63m² and the garage doors would be 29.56m² in surface

area. this equates to a total of 27.56% of the total front façade. This is considered to be consistent with the Acceptable Outcome that no more than 30% of the street frontage is occupied by garage doors. In this instance no more than 30% of the street facing façade would be occupied by garage doors.

In accordance with section 13.2 of the Development Assessment Rules please find attached the following:

- Revised proposal plans that demonstrate that the proposed development would result in a front façade where the central feature is the landscaped front entrance to the dwellings with increase landscaping and windows and a reduced dominance of garages.

In giving this response I also advise that we wish Council to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending the applicant-response period.

We look forward to receiving your advice in respect of the proposal as soon as possible; should you have any queries regarding this matter please do not hesitate to contact the undersigned on 0438 755 374 or by email Patrick.c@gmacert.com.au

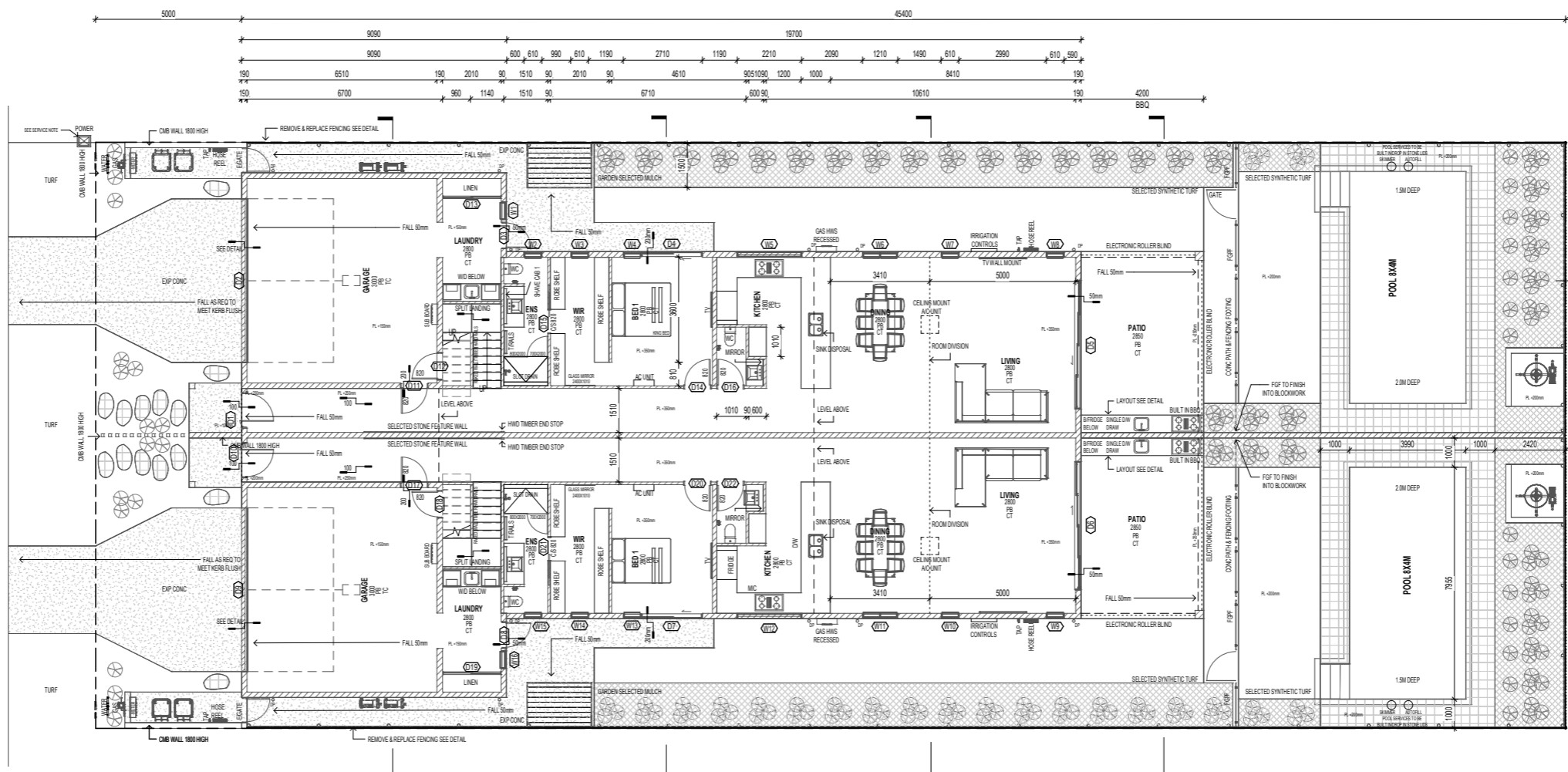
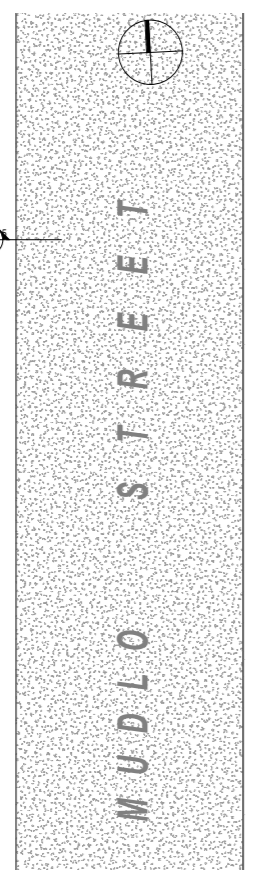
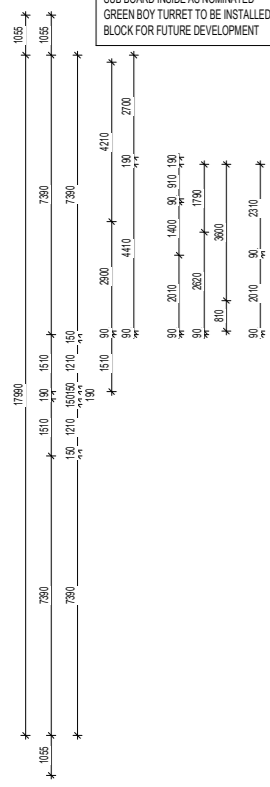
Kind Regards,

Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION GROUP

NOTES
 E-GATE - KEY PAD FOR PEDESTRIAN GATE
 PROVIDE IRRIGATION TO ALL GARDEN BEDS

SERVICE NOTE:
 MOVE EXISTING SERVICES TO NOMINATED SERVICE AREA. INSIDE BLOCK WORK IN GARDEN TO BE HIDDEN VIA PLANTING
 SUB BOARD INSIDE AS NOMINATED
 GREEN BOY TURRET TO BE INSTALLED BETWEEN BLOCK FOR FUTURE DEVELOPMENT

SFL1
 1:100

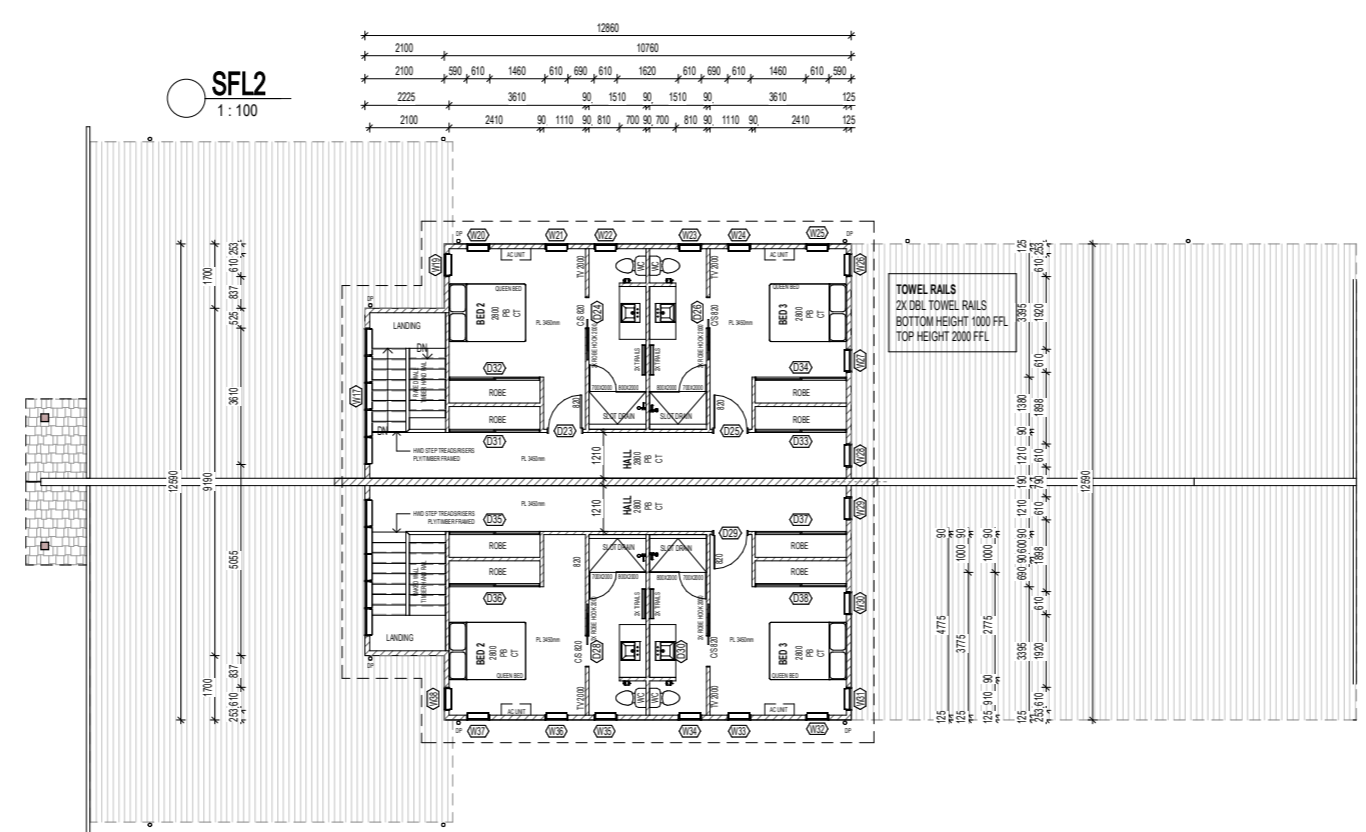


FENCING
 1800mm HIGH BLOCK FENCING TO FRONT STREET END
 2000MM HIGH BLOCK FENCING TO DIVIDING FENCE AT REAR
 2000MM HIGH CCA TREATED TIMBER FENCING TO ALL SIDE BOUNDARIES UNDO

PLUMBING NOTES:
 PROVIDE WATER POINT FOR FRIDGE
 PROVIDE WATER POINTS FOR 2X DISH WASHERS
 (1 AT KITCHEN 1 AT OUTDOOR BBQ AREA)
 PROVIDE INSTALL OF SINK DISPOSAL & AIR SWITCH IN KITCHEN
 PROVIDE WATER POINTS FOR WASHER IN LAUNDRY
 PROVIDE WATER POINTS AT ALL SINK/SHOWER/TUBS/WCs LOCATIONS AS MARKED ON PLAN
 PROVIDE WATER AUTO TO TOP UP FOR POOLS
 PROVIDE OUTDOOR TAPS AS MARKED
 MOVE WATER METERS AS NOMINATED
 MOVE GAS AND SPLIT LINE FOR 2 METERS
 (ABOVE IS PER UNIT)

MARK	WINDOW TYPE	SPECIAL REQUIREMENTS	HEIGHT	WIDTH	FRAME COLOUR	GLAZING TYPE
1	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	CLEAR GLASS
2	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
3	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
4	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
5	SINGLE FIXED LITE ALUMINIUM WINDOW	N/A	710	2210	PEARL WHITE	CLEAR GLASS
6	2 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	1210	PEARL WHITE	CLEAR GLASS
7	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
8	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
9	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
10	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	CLEAR GLASS
11	2 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	1210	PEARL WHITE	CLEAR GLASS
12	SINGLE FIXED LITE ALUMINIUM WINDOW	N/A	710	2210	PEARL WHITE	CLEAR GLASS
13	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
14	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
15	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	600	PEARL WHITE	OPAQUE
16	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	CLEAR GLASS
17	5 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1210	3610	PEARL WHITE	CLEAR GLASS
18	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
19	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
20	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
21	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
22	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
23	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
24	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
25	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
26	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
27	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
28	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	CLEAR GLASS
29	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	CLEAR GLASS
30	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
31	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
32	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
33	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
34	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
35	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	OPAQUE
36	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
37	1 X BAY ALUMINIUM LOUVRE WINDOW	N/A	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
38	1 X BAY LOUVRE WINDOW	N/A	1210	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
42	5 X BAY ALUMINIUM LOUVRE WINDOW	N/A	1210	3610	PEARL WHITE	CLEAR GLASS

SFL2
 1:100

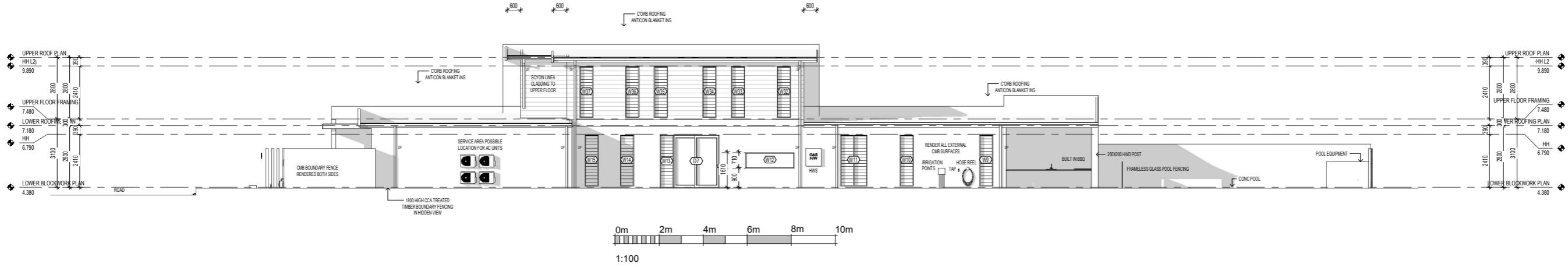


MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
3	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
6	FX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
7	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
8	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
10	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT

MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610	N/A	N/A	SURMIST	SPECIAL
9	PANEL LIFT GARAGE DOOR	N/A	N/A	N/A	SURMIST	SPECIAL
39	CORTEN YARD GATE	1800	865	N/A	N/A	SPECIAL
40	CORTEN YARD GATE	1800	865	N/A	N/A	SPECIAL

FLOOR AREAS PER UNIT		BUILDING/LAND RATIO		ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES						
INTERNAL HOUSE LOWER	146m ²	LAND PLOT SIZE	1013m ²	WIND CLASS	DESIGN GUST WIND SPEED (m/s)	DESIGN PRESSURES (kPa)				
INTERNAL HOUSE UPPER	75m ²	LOWER FLOORS INCLOUSED	398m ²	V _{h,s}	V _{h,s}	GREATER THAN 1.2m FROM CORNERS	UP TO		US	SLS
INTERNAL GARAGE	46m ²	PATIOS-PORCHES/NOT INCLOUSED	96m ²				US	SLS		
EXTERNAL UNDER COVER	34m ²	GFA INCLOUSED	398m ²	US	SLS	US	SLS	US	SLS	
GFA	301m ²	UPPER FLOOR INCLOUSED	155m ²	LOWER COVERAGE %						
POOL	33m ²	UPPER COVERAGE %	15.30%	C2 61 39 42.68 49.88 -4.62 -1.23						

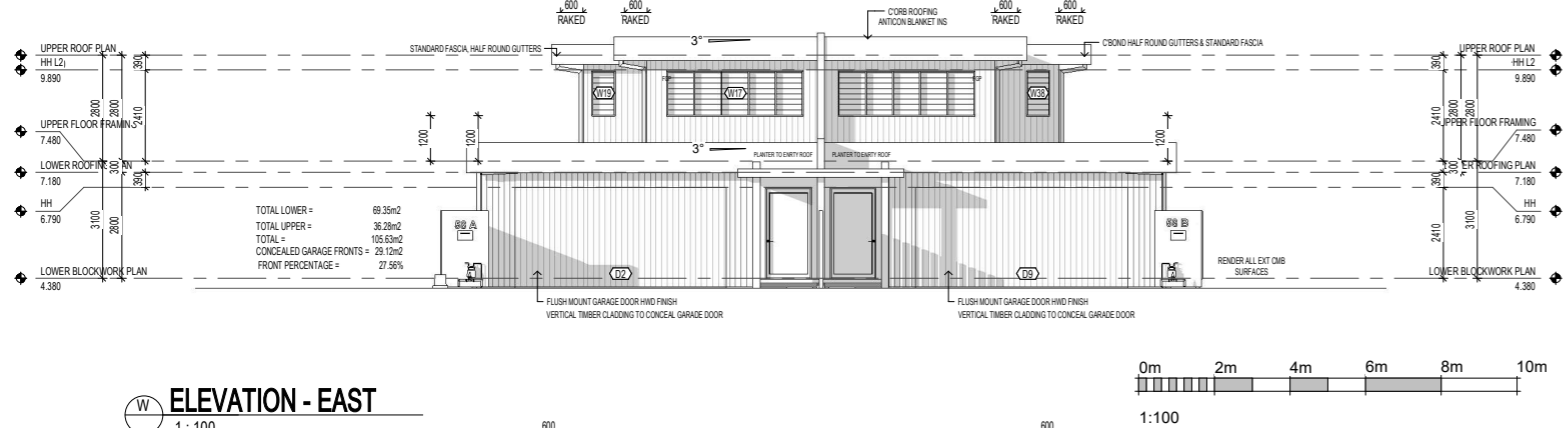
ELEVATION - SOUTH
1:100



ELEVATION - NORTH
1:100



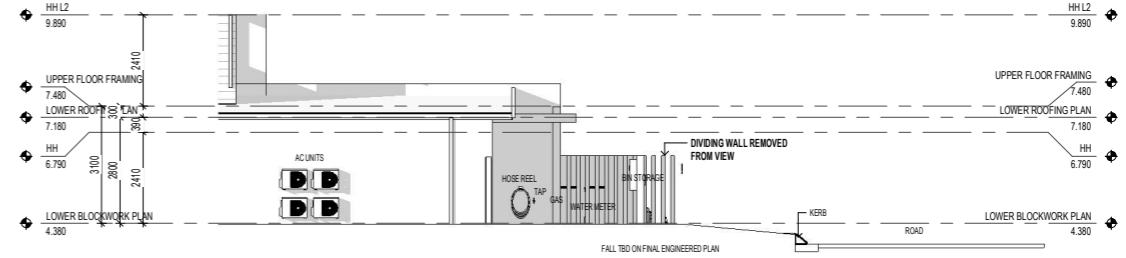
ELEVATION - WEST
1:100



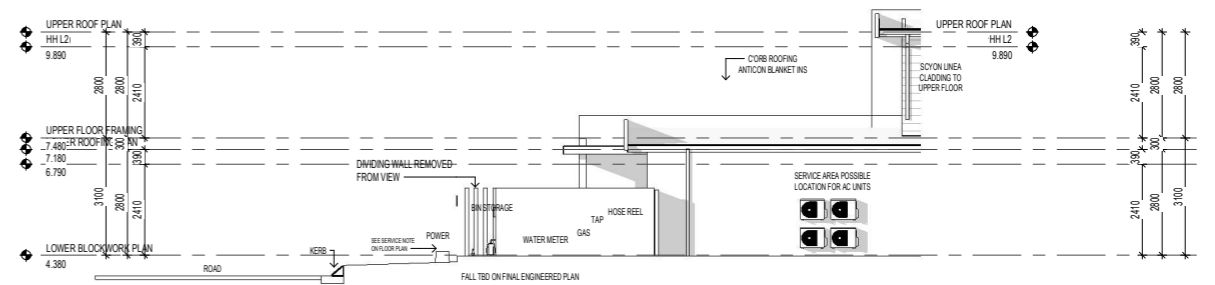
ELEVATION - EAST
1:100



NORTH A
1:100

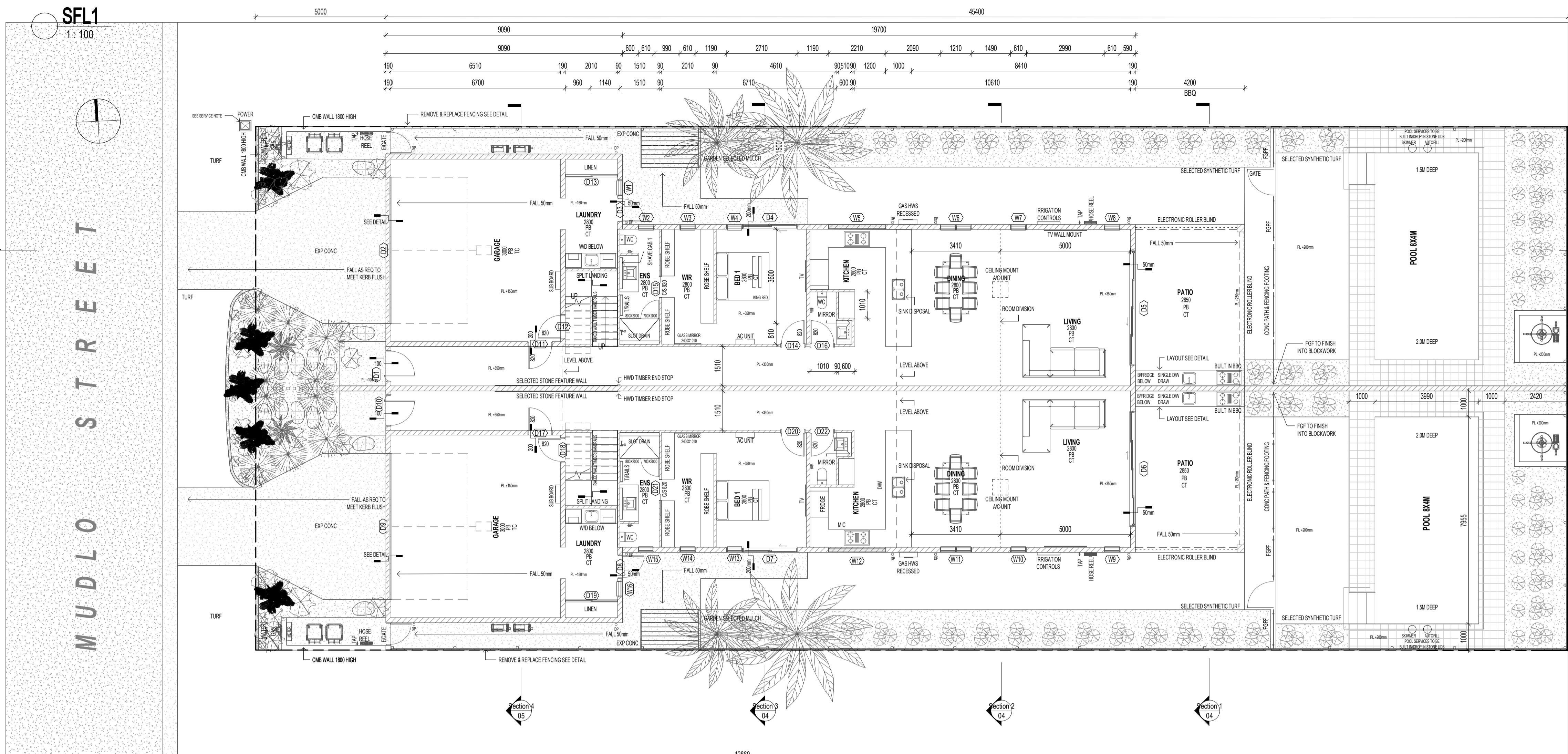
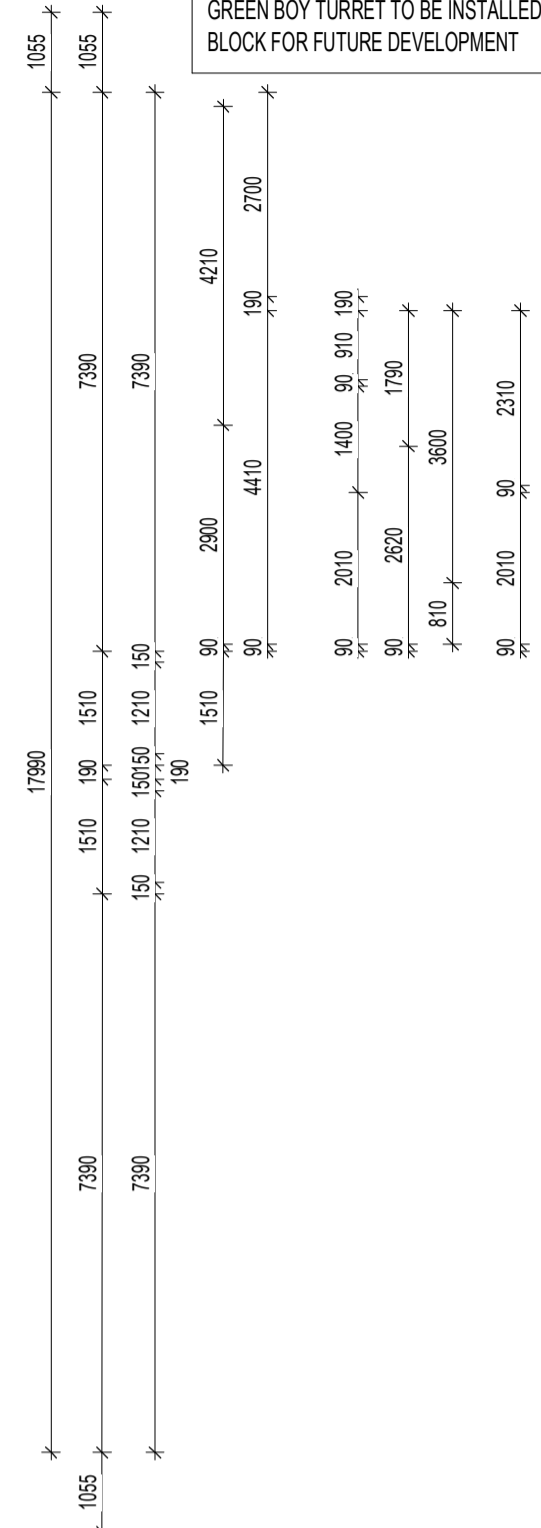


SOUTH A
1:100



NOTES
 E/GATE= KEY PAD FOR PEDESTRIAN GATE
 PROVIDE IRRIGATION TO ALL GARDEN BEDS

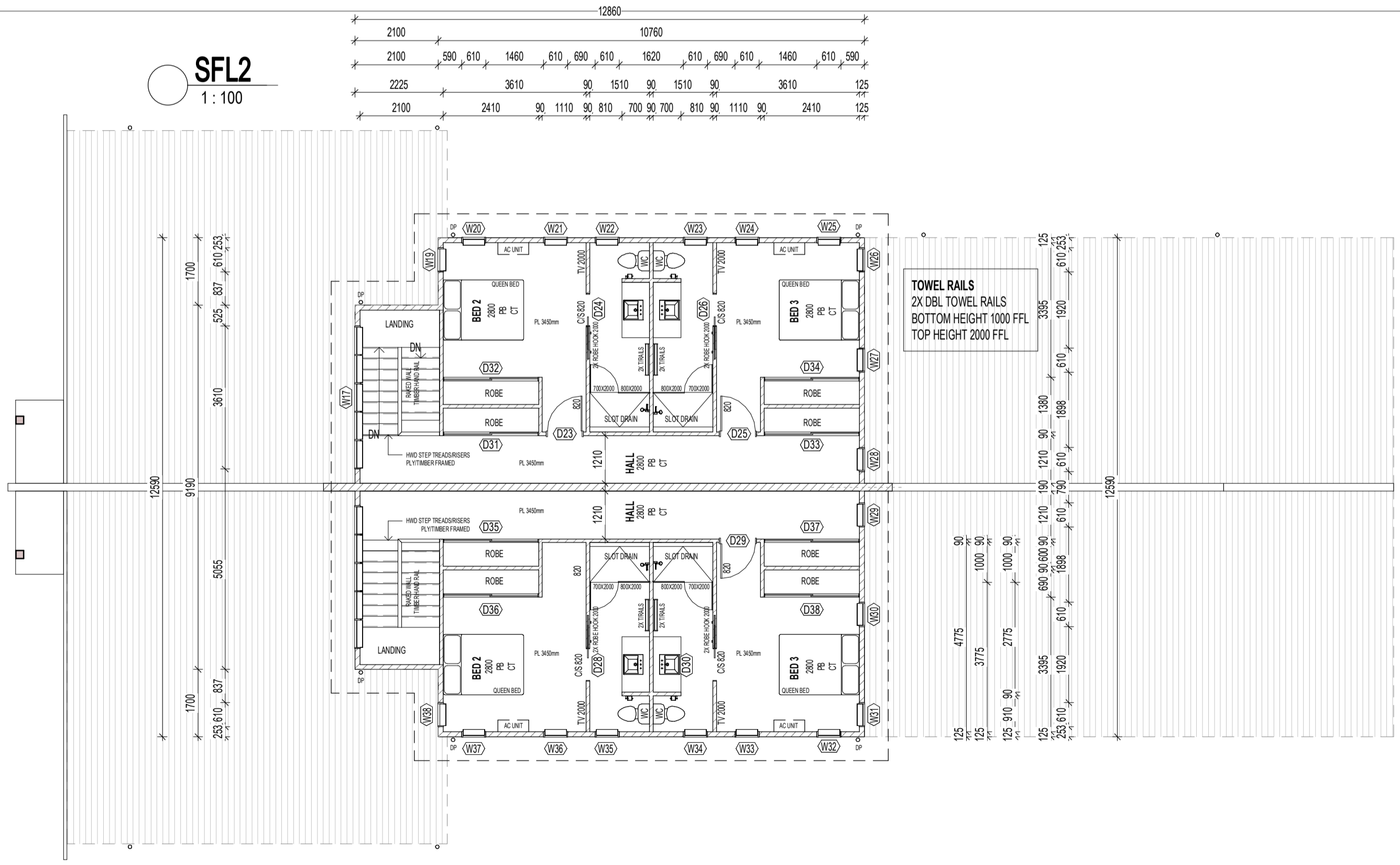
SERVICE NOTE:
 MOVE EXISTING SERVICES TO NOMINATED SERVICE AREA. INSIDE BLOCK WORK IN GARDEN TO BE HIDDEN VIA PLANTING
 SUB BOARD INSIDE AS NOMINATED
 GREEN BOY TURRET TO BE INSTALLED BETWEEN BLOCK FOR FUTURE DEVELOPMENT



FENCING
 1800mm HIGH BLOCK FENCING TO FRONT STREET END
 2000mm HIGH BLOCK FENCING TO DIVIDING FENCE AT REAR
 2000MM HIGH CCA TREATED TIMBER FENCING TO ALL SIDE BOUNDARIES UNO

PLUMBING NOTES:
 PROVIDE WATER POINT FOR FRIDGE
 PROVIDE WATER POINTS FOR 2X DISH WASHERS (1 AT KITCHEN 1 AT OUTDOOR BBQ AREA)
 PROVIDE INSTALL OF SINK DISPOSAL & AIR SWITCH IN KITCHEN
 PROVIDE WATER POINTS FOR WASHER IN LAUNDRY
 PROVIDE WATER POINTS AT ALL SINK/SHOWER/TUBS/WCs LOCATIONS AS MARKED ON PLAN
 PROVIDE WATER AUTO TOP UP FOR POOLS
 PROVIDE OUTDOOR TAPS AS MARKED
 MOVE WATER METERS AS NOMINATED
 MOVE GAS AND SPLIT LINE FOR 2 METERS (ABOVE IS PER UNIT)

MARK	WINDOW TYPE	SPECIAL REQUIREMENTS	HEIGHT	WIDTH	FRAME COLOUR	GLAZING TYPE
1	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	CLEAR GLASS
2	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
3	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
4	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
5	SINGLE FIXED LITE ALUMINIUM WINDOW	NA	710	2210	PEARL WHITE	CLEAR GLASS
6	2 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	1210	PEARL WHITE	CLEAR GLASS
7	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
8	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
9	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
10	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
11	2 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	1210	PEARL WHITE	CLEAR GLASS
12	SINGLE FIXED LITE ALUMINIUM WINDOW	NA	710	2210	PEARL WHITE	CLEAR GLASS
13	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
14	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
15	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	600	PEARL WHITE	OPAQUE
16	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	CLEAR GLASS
17	5 X BAY ALUMINIUM LOUVRE WINDOW	NA	1210	3610	PEARL WHITE	CLEAR GLASS
19	1 X BAY LOUVRE WINDOW	NA	1210	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
20	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
21	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
22	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
23	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
24	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
25	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
26	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
27	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
28	1 X BAY LOUVRE WINDOW	NA	1210	610	PEARL WHITE	CLEAR GLASS
29	1 X BAY LOUVRE WINDOW	NA	1210	610	PEARL WHITE	CLEAR GLASS
30	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
31	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	1610	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
32	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
33	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
34	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
35	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
36	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
37	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	PEARL WHITE ALUMINIUM
38	1 X BAY LOUVRE WINDOW	NA	1210	610	PEARL WHITE	TIMBER LOOK ALUMINIUM
42	5 X BAY ALUMINIUM LOUVRE WINDOW	NA	1210	3610	PEARL WHITE	CLEAR GLASS



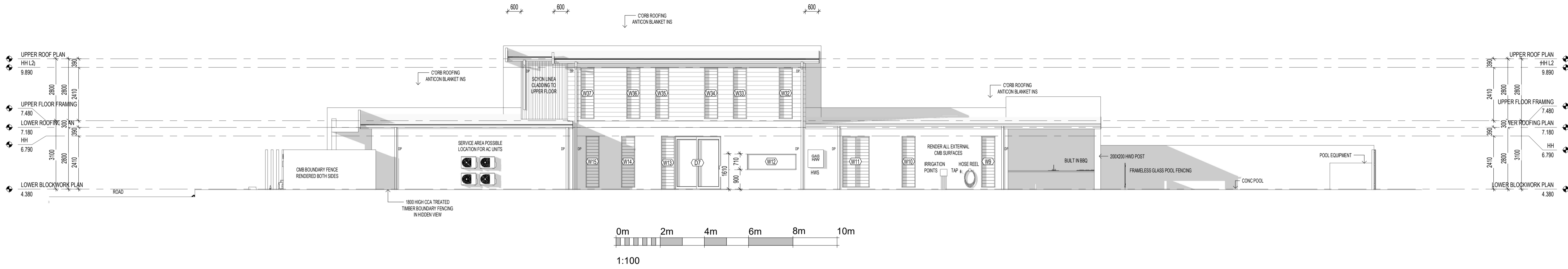
MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
3	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
6	FX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
7	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
8	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
10	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT

MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610	NA	NA	SURFMIST	SPECIAL
9	PANEL LIFT GARAGE DOOR	NA	NA	NA	SURFMIST	SPECIAL
39	CORTEN YARD GATE	1800	865	NA	NA	SPECIAL
40	CORTEN YARD GATE	1800	865	NA	NA	SPECIAL

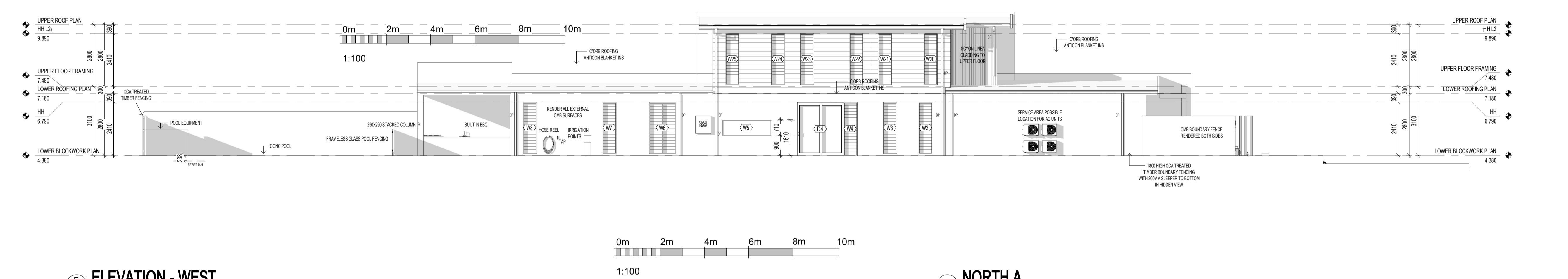
MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
3	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
6	FX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
7	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
8	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
10	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT

MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610	NA	NA	SURFMIST	SPECIAL
9	PANEL LIFT GARAGE DOOR	NA	NA	NA	SURFMIST	SPECIAL
39	CORTEN YARD GATE	1800	865	NA	NA	SPECIAL
40	CORTEN YARD GATE	1800	865	NA	NA	SPECIAL

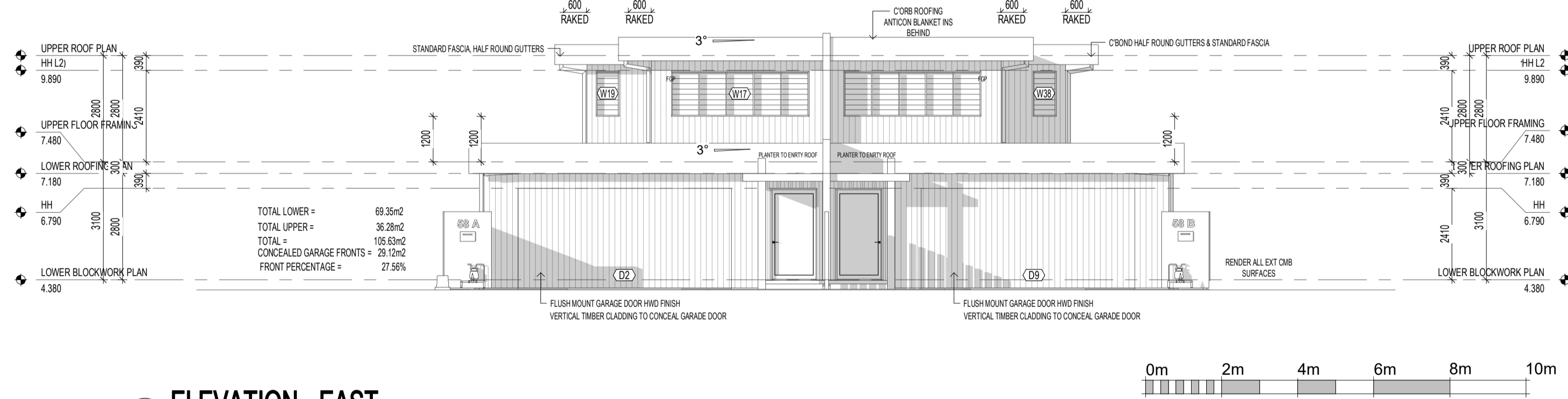
ELEVATION - SOUTH
1:100



ELEVATION - NORTH
1:100



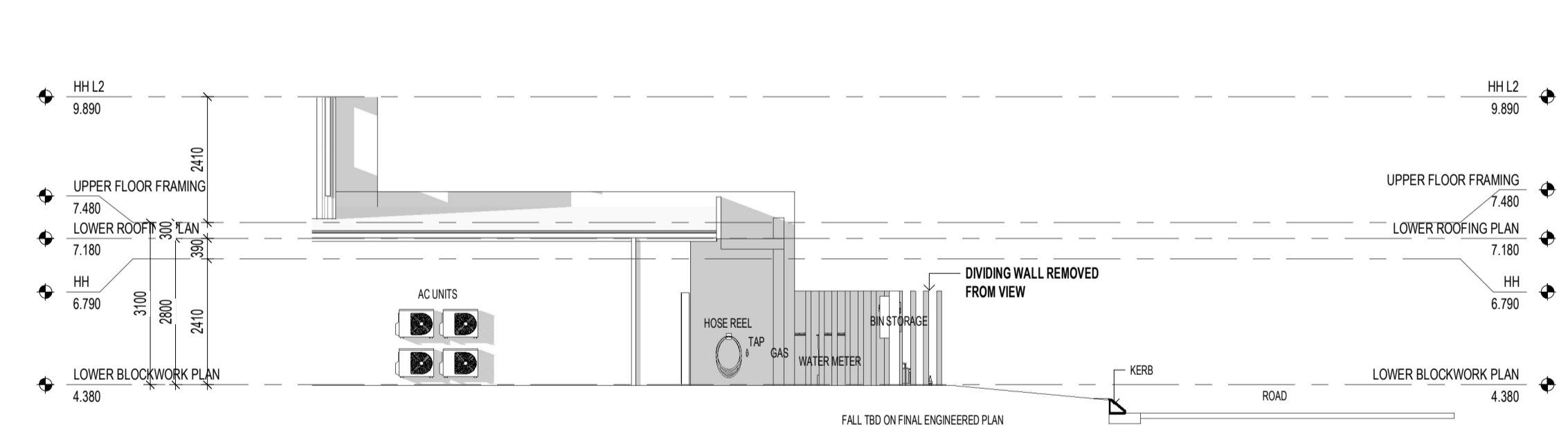
ELEVATION - WEST
1:100



ELEVATION - EAST
1:100



NORTH A
1:100



SOUTH A
1:100

