

30 October 2019

Your Reference:
Our Reference: 187/19

Luke Neller
Project BA
PO Box 45
NOOSAVILLE QLD 4566

Dear Sir

CONCURRENCE AGENCY RESPONSE
12 PEARSON STREET, MT PERRY
(Given under section 56(4) of the *Planning Act 2016*)

Thank you for your concurrence agency referral for the following premises which was properly referred on 24 October 2019. The North Burnett Regional Council has assessed the referral against the relevant matters of its jurisdiction and has made a decision as follows:

Applicant details

Applicant name:	Project BA
Applicant contact details:	Luke Neller
Email:	info@projectba.com.au
Phone:	
Mobile:	0430 766 234

Site details

Street address:	12 Pearson Street, Mount Perry Qld 4671
Real property description:	Lot 5 on BON1498

Application details

Application No:	187/19
Proposed development:	Development Permit for Building Works

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Description of Proposal
Building Work	Development Permit	To move onsite a Class 1a Dwelling

Referral triggers

The development application was referred to the Council under the following provisions of the *Planning Regulation 2017*

Referral trigger

Schedule 9 – Building work assessable against the *Building Act* Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact.

Schedule 9 – Building work assessable against the *Building Act* Part 3 Division 2 Table 7 Building work for removal or rebuilding

Decision

Decision Details:

The North Burnett Regional Council advises the assessment manager that;

The development approval must be subject to stated development conditions set out in Attachment 1.

Conditions

This approval is subject to the conditions in Attachment 1.

The North Burnett Regional Council advises the assessment manager that the conditions must be attached to any development approval for the application in accordance with section 56 of the *Planning Act 2016* and that under section 62(b) of the *Planning Act 2016*. The assessment manager must attach this response to any approval for the development.

Reasons for decision to impose conditions

Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

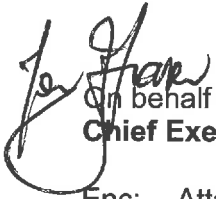
Drawing/Report Title	Prepared by	Date	Reference no	Version / Issue
Cover Sheet	EVOKE Architects	09.10.2019	A-01	A
Location Plan	EVOKE Architects	09.10.2019	A-02	A
Site Plan	EVOKE Architects	09.10.2019	A-03	A
Proposed Floor Plan	EVOKE Architects	09.10.2019	A-04	A
Proposed Roof Plan	EVOKE Architects	09.10.2019	A-05	A
Proposed Elevations 1	EVOKE Architects	09.10.2019	A-06	A
Proposed Elevations 2	EVOKE Architects	09.10.2019	A-07	A
3D	EVOKE Architects	09.10.2019	A-08	A
Existing Floor Plan	EVOKE Architects	09.10.2019	A-20	A
Existing Roof Plan	EVOKE Architects	09.10.2019	A-21	A
Existing Elevations	EVOKE Architects	09.10.2019	A-22	A
Existing Elevations	EVOKE Architects	09.10.2019	A-23	A
Existing Floor Structure	EVOKE Architects	09.10.2019	A-24	A
Photos 1 – 4				

Giving of the Notice

Under section 56(4) of the *Planning Act 2016*, this notice of referral agency response has been issued (where applicable) to the applicant and the assessment manager of the application.

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



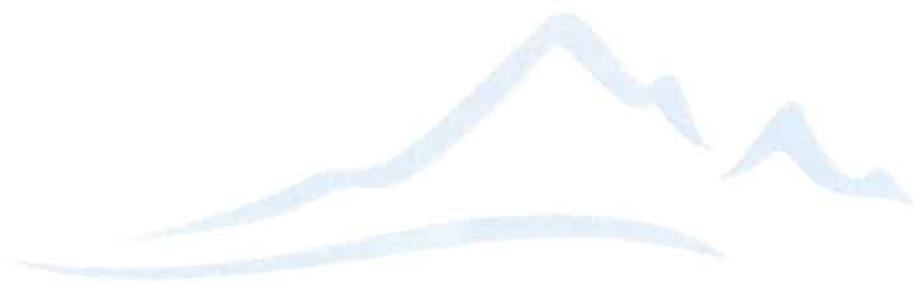
On behalf of Rachel Cooper
Chief Executive Officer

Enc: Attachment 1-conditions to be imposed
Attachment 2-reasons for decision to impose conditions
Attachment 3-appeal rights
Attachment 4-plans

Attachment 1 – Conditions to be imposed by Concurrence Agency

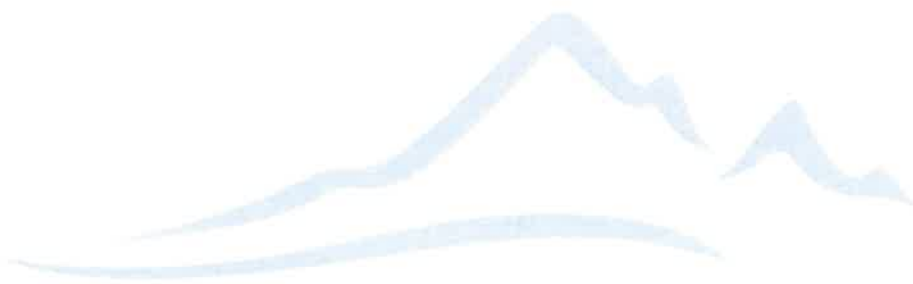
No.	Conditions
General	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the completion of building works, or issue of a final certificate, whichever is the sooner, unless otherwise agreed to in writing by the Concurrence Agency.
Design and Siting	
2.	The approved Class 1a dwelling must be sited generally in accordance with the approved plans with all setbacks measured from the outmost projection of the structure.
3.	The overall height of the approved dwelling must not exceed 8.5 metres measured from natural ground level. Any earthworks required for the development must be undertaken in such a way as to ensure that the height of the building complies with this condition.
4.	The removal of asbestos (ACM) prior to relocating into the North Burnett region.
Use	
5.	The approved dwelling is to be used for private/domestic purposes only. The approved structure must not be used for any industrial/business use unless valid development approvals are granted for such uses.
Removal/Resiting of a Dwelling or Other Structure	
6.	Complete all external works associated with the relocated dwelling within 12 months from the date of the development approval, or as otherwise approved in writing by the Concurrence Agency.
Security	
7.	Provide a security to the Concurrence Agency to the amount of \$12,000 in the form of a cash bond or an irrevocable bank guarantee that is to be maintained until such time as the Concurrence Agency provides written advice that the security (or part of the security) can be released. This security must be provided to the Concurrence Agency prior to the issue of the development approval for building works.
Works to be completed before Release of any bond	
8.	All conditions of the Amenity and Aesthetics approval are to be completed prior to the issue of a Form 21 - Final Certificate.
9.	Complete all external wall finishes so as to provide a surface that is free of flaking paint, stains or rust. Wall finishes are to be renewed or replaced so as to match the colour and finish of surrounding wall areas of the building or structure.
10.	Replace or make good all roof cladding materials so as to be free of any visible or performance related defects including rust, flaking paint or broken tiles.
11.	Replace existing gutters with new gutters and stormwater pipes.
11.	Provide a copy of Form 16 Certificate/s covering all building works carried out under the is approval to ensure that the dwelling is fully compliant with the <i>Building Act 1975</i> including, but not limited to the following works – a) Relocation and restumping of dwelling including all foundations; and

	<ul style="list-style-type: none"> b) Frame, bracing and tie down whether new or required for upgrade; and c) Any new works whether renovations, additions or other to bring the structure up to required NCC classification compliance.



Attachment 1B – Advice Notes

A.	This Concurrence Agency Response does not represent a development approval for building works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Prior to any alteration or modification of a building, it is recommended that an inspection be undertaken of the resite/removal dwelling by a qualified person/s to determine the existence of Asbestos Cement Material (ACM), Asbestos Cement Products (ACP) or any other material deemed as an acceptable construction material as defined in the Australian Standards or the Building Code of Australia.
D.	NOTE: The site is located in the Bushfire – impact buffer zone.



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- Under the *Planning Regulations 2017* Schedule 9, Division 2, Table 7, Council can set an amount for security of the works and the *Building Act 1975* s93 allows for the security to be released. The amount of this security bond has been set by the North Burnett Regional Council under Council resolution adopted on the 15 June, 2016.
- The currency period for a resited structure is legislated by the *Building Act 1975* s71 (3).
- The Amenity and Aesthetics policy, adopted by North Burnett Regional Council on the 4 November 2016, states that matters for consideration are to be the architectural style, building form, construction materials and physical condition of the proposed dwelling complements existing houses in the locality and surrounding pattern of development.
- To comply with the requirements of the North Burnett Regional Council Planning Scheme and Queensland Development Code.

Attachment 3 – Planning Act 2016 Extract Appeal Rights

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note — See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
- (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
- (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—
 - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—

- (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
- storey** see the Building Code, part A1.1.



Extract of Schedule 1 of the Planning Act 2016

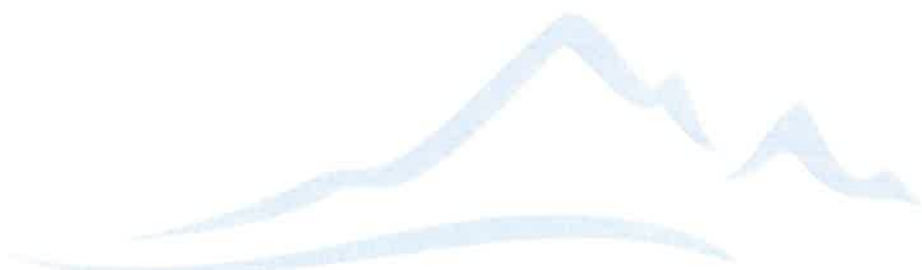
Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
1. Development applications An appeal may be made against— (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application

Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval. 2 A private certifier for the development application related to the approval
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision.	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)

A person who received, or was entitled to receive, an information notice about the decision.	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—



Attachment 4 – Approved Plans



GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF EVOKE ARCHITECTS PRIOR TO COMMENCEMENT OF WORK - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH NCC, PART 3.7.2.

- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2012 FOR WINDLOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/OR ENGINEERS SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT
- LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 3.8.3
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS
- WATER PROOFING TO WET AREAS TO COMPLY WITH NCC, PART 3.8.1
- SMOKE ALARMS TO BE INTER-CONNECTED

SUSTAINABILITY COMPLIANCE

1. TRIPLE 'A' RATED SHOWER ROSES.
2. DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3. 500kpa WATER PRESSURE-LIMITING DEVICES.
4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

TERMITE PROTECTION:

TO AS3660-2017 "TERMSPEC" TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS.

SLAB:

STEPDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE BCA. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION.

PLUMBING:

PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:-
i) ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR BASE
ii) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE

- iii) FULLY GLAZED DOORS
- iv) SHOWER SCREENS
- v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
- vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

NOTE: GLAZING REQUIREMENTS MAY BE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING'

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

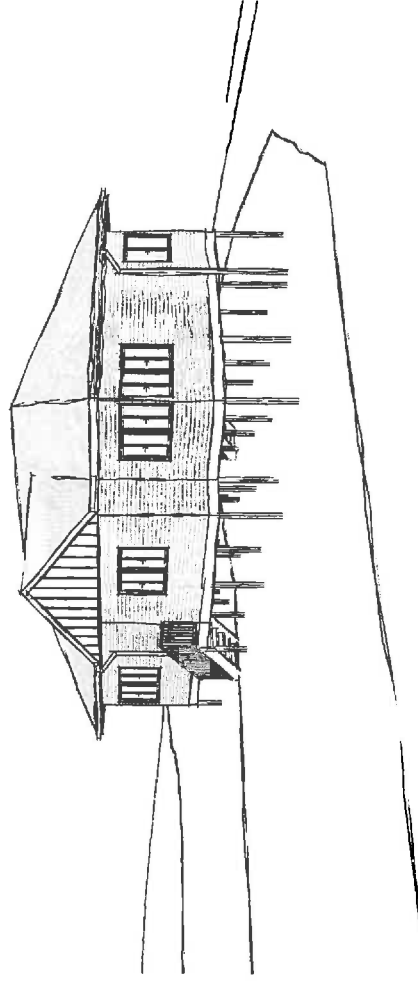
ALL WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TILES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

THERMAL INSULATION: INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY. BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.

RELEVANT AUSTRALIAN STANDARDS

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.
- TIMBER STRUCTURE STANDARD AS 1720.3- 2016
- TIMBER CONSTRUCTION AS1684 - 2010
- MASONRY STRUCTURES AS4773-2010
- CONCRETE STRUCTURES AS3600-2018
- CONCRETE ROOF TILES AS2049-2002
- RESIDENTIAL SLABS & FOOTINGS AS2870-2011
- WINDOW & GLASS INSTALLATION AS2047 AND AS1288.
- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1-2014.
- WIND LOADS FOR HOUSING AS4055-2012
- STEEL STRUCTURES AS4100-2018
- DAMP PROOF COURSE & FLASHINGS AS/NZS2904
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.



HOUSE RELOCATION TO:

12 PEARSON ST, MT PERRY.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. FULL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS AND ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF DIMENSIONS ARE NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A-01	REV A

CLIENT NAME: **ROBBIE MACKAY**

PROJECT ADDRESS:

12 PEARSON ST, MT PERRY, QLD, 4671.

SHEET NAME:

COVER SHEET

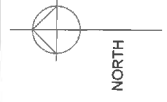
EVOKE ARCHITECTS

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Q13 REG-4772

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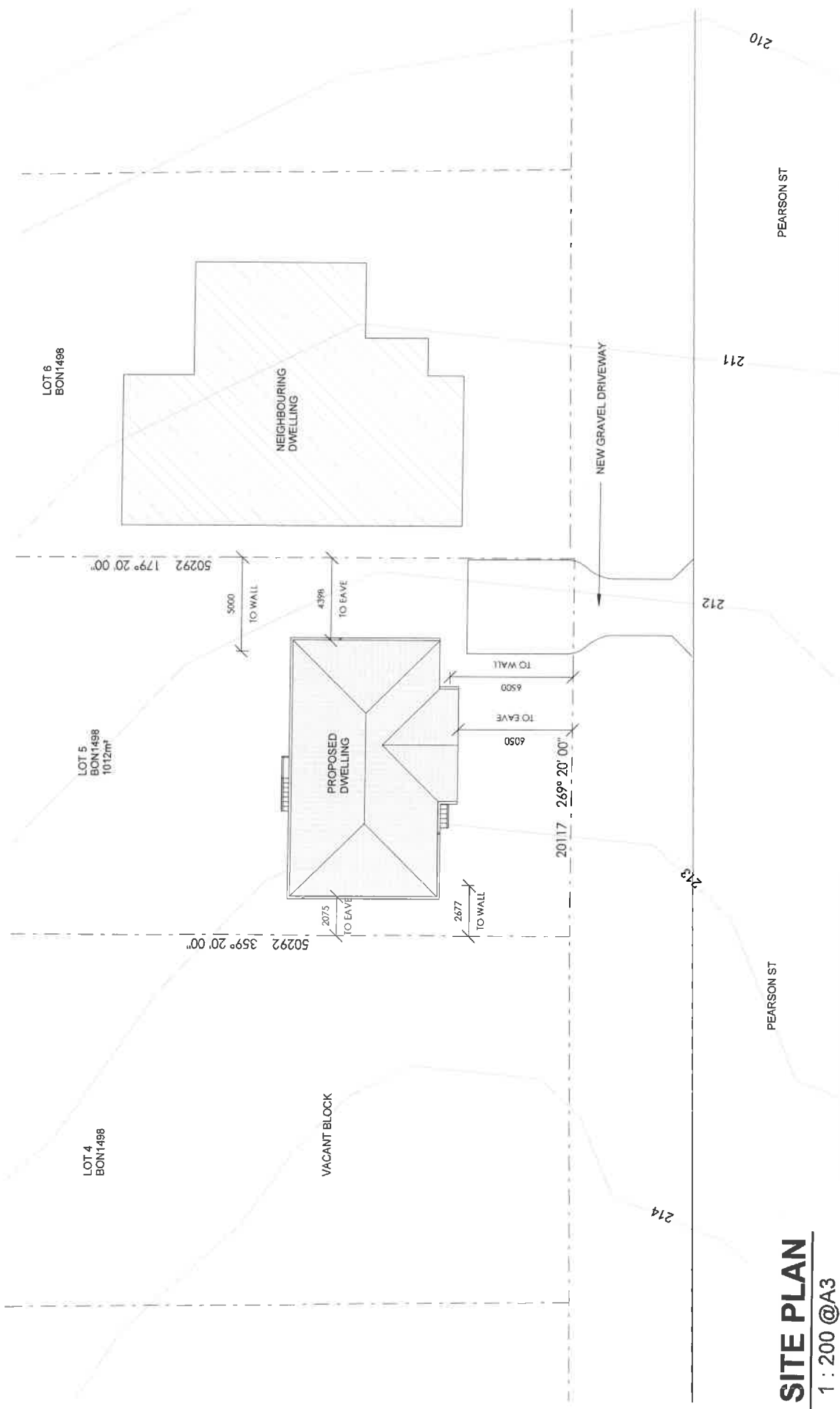


LOCATION PLAN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE MCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS, CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

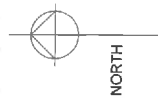
EVOKE
ARCHITECTS

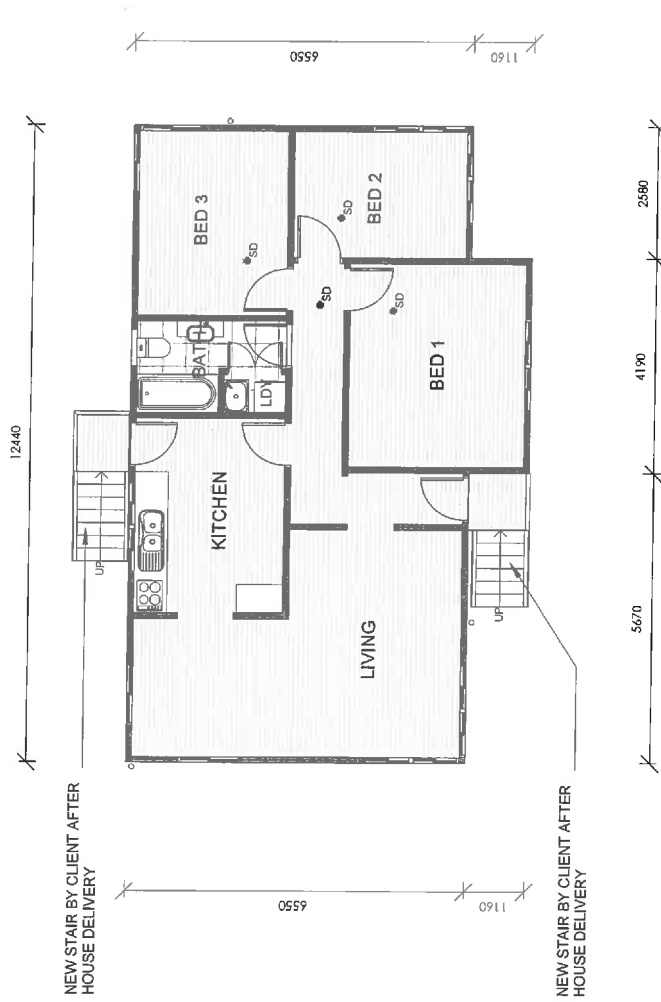
www.evokearchitects.com
Q10 ECV-1182



SITE PLAN

1:200 @A3

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1 PROPOSED FLOOR PLAN

1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR. EVOKE ARCHITECTS IS NOT CONTACTED FOR THE LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER	REV A

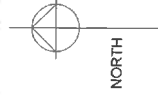
CLIENT NAME: **ROBBIE MACKAY**

PROJECT ADDRESS:

12 PEARSON ST, MT PERRY, QLD, 4671.

SHEET NAME:

PROPOSED FLOOR PLAN

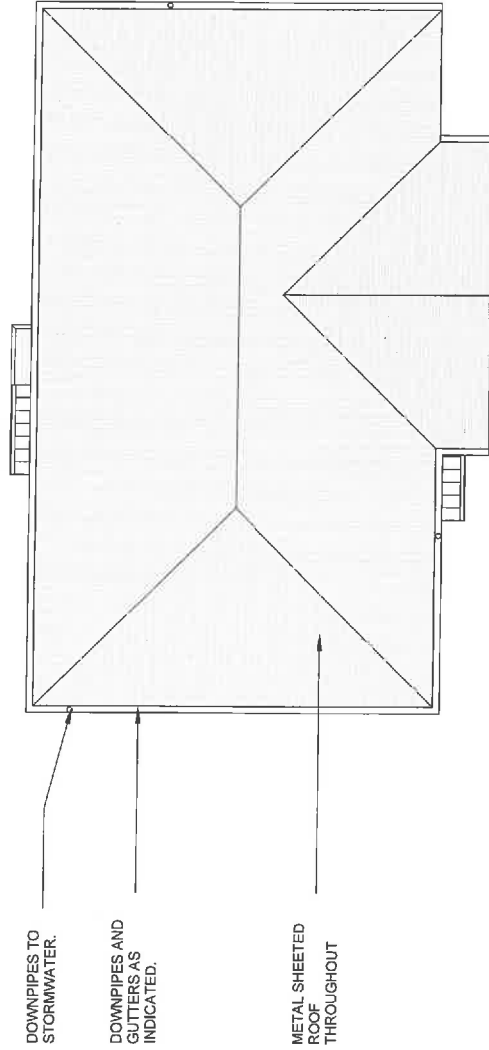


EVOKE
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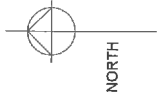
PROPOSED ROOF PLAN

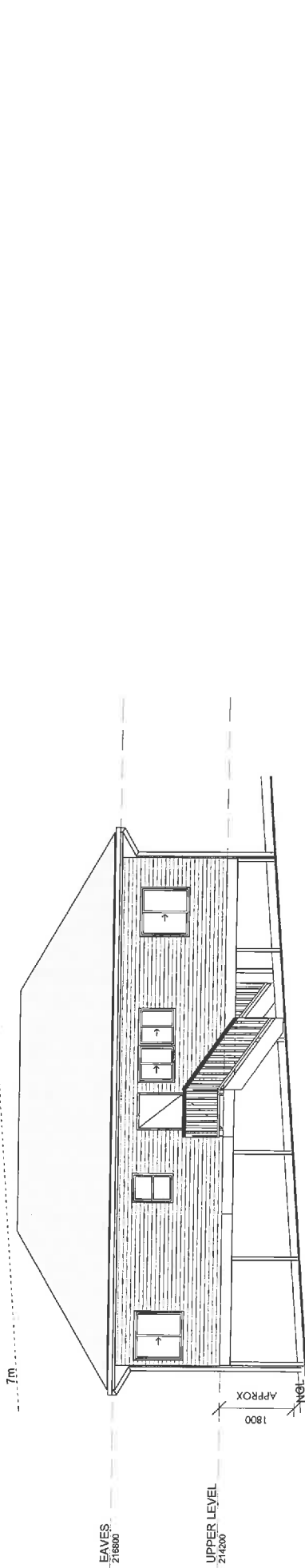
1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE MCC & RELEVANT STANDARDS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. FABRICATION, SETOUT OR WORKING DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. EVOKE ARCHITECTS IS NOT CONTACTED FOR ANY DIMENSIONAL DISCREPANCIES OR LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

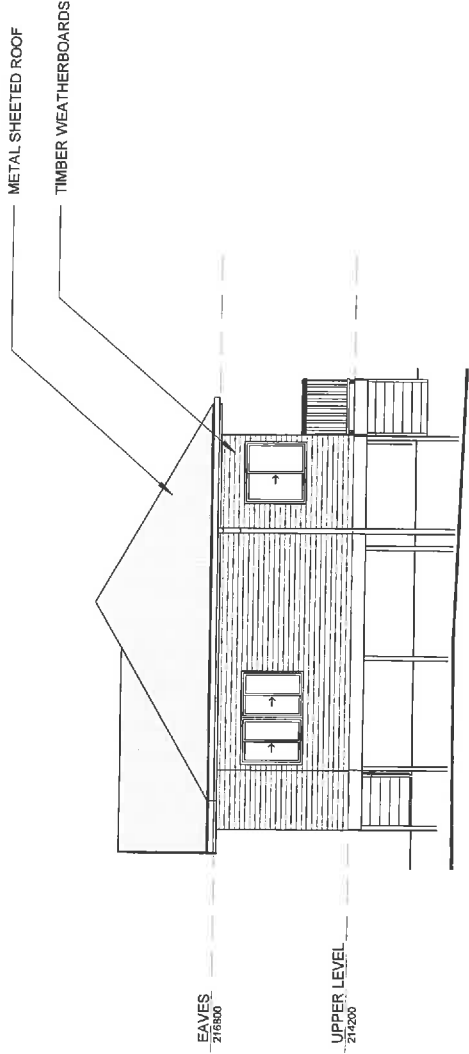
DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A - 05	REV A

CLIENT NAME: **ROBBIE MACKAY**
PROJECT ADDRESS: **12 PEARSON ST, MT PERRY, QLD, 4671.**
SHEET NAME: **PROPOSED ROOF PLAN**





1 01 NORTH ELEVATION
1 : 100 @A3



2 02 EAST ELEVATION
1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. NO 10% SCALE FROM DRAWINGS. CONFIRM ANY CHANGES TO THE DESIGN PRIOR TO COMMENCING ANY FABRICATION SET-OUT OR WORK. ANY COSTS ARISING FROM: INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF THE DIMENSIONS ARE NOT CHECKED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE
09.10.2019

DESCRIPTION
PRELIMINARY

REV
A

PRO
672

SHEET NUMBER
A - 06

REV
A

CLIENT NAME:
ROBBIE MACKAY

PROJECT ADDRESS:
12 PEARSON ST, MT PERRY, QLD, 4671.

SHEET NAME:
PROPOSED ELEVATIONS 1

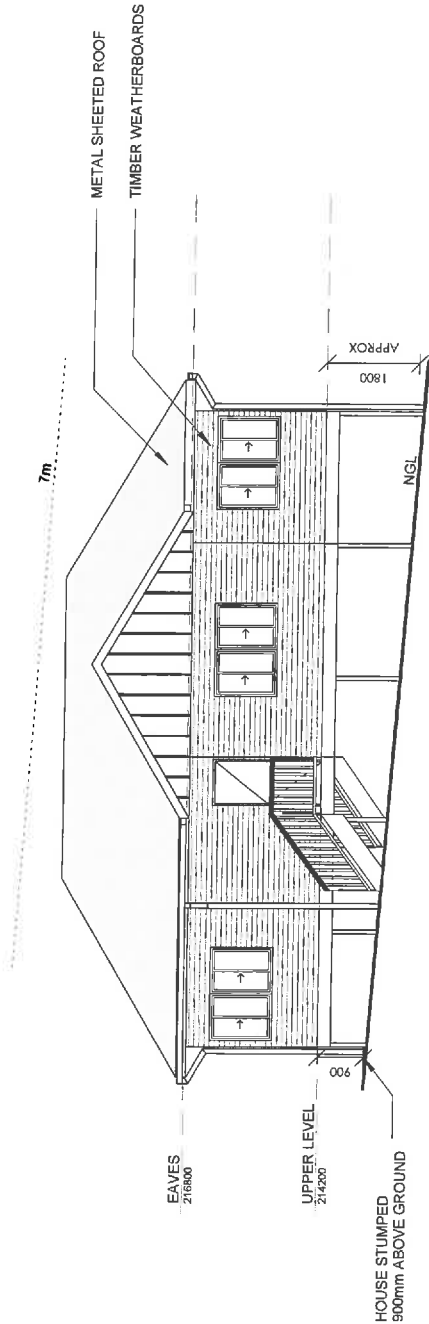
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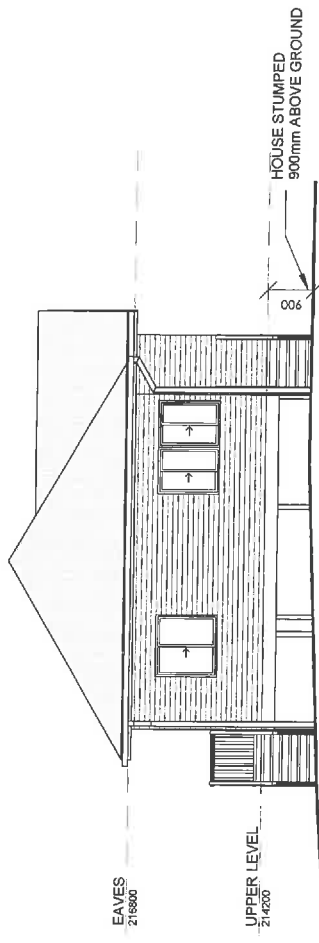
0421 159 555

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1 03 SOUTH ELEVATION
1 : 100 @A3

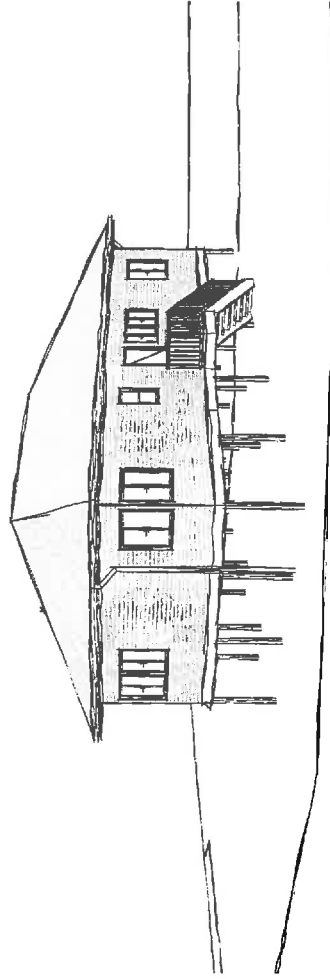
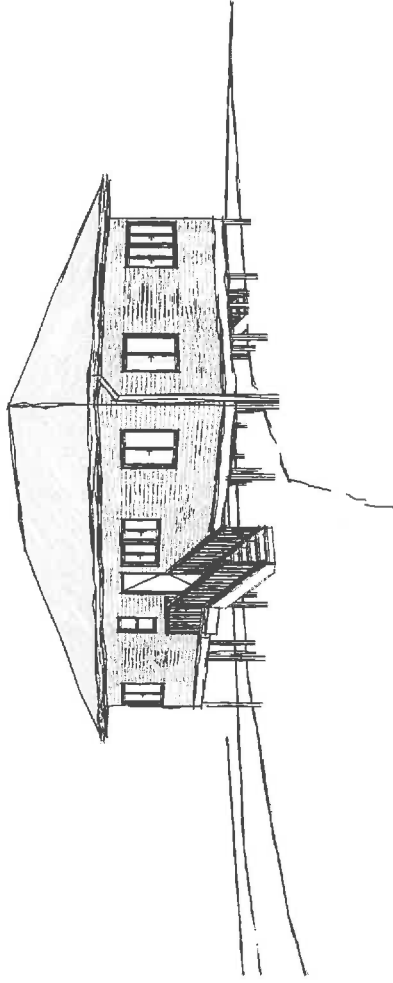
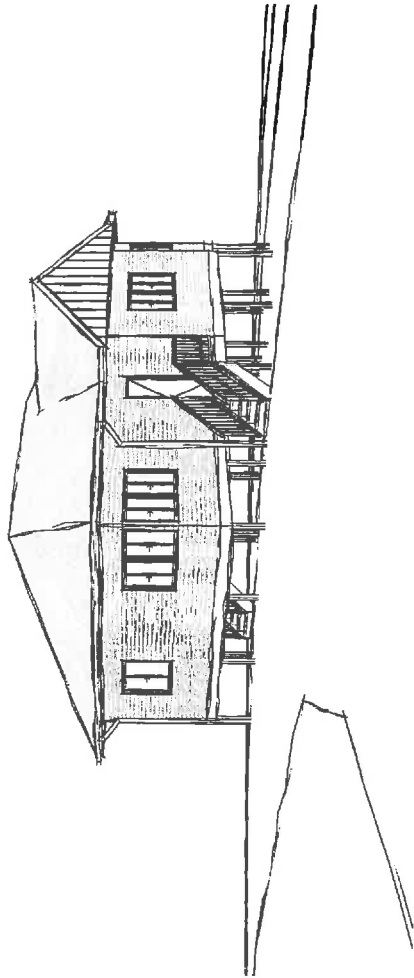


2 04 WEST ELEVATION
1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE MCC & RELEVANT STRUCTURAL CERTIFICATIONS IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY CORRECTION OR WORK INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A - 07	REV A

CLIENT NAME: ROBBIE MACKAY
PROJECT ADDRESS: 12 PEARSON ST, MT PERRY, QLD, 4671.
SHEET NAME: PROPOSED ELEVATIONS 2



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A - 08	REV A

CLIENT NAME: ROBBIE MACKAY

PROJECT ADDRESS:

12 PEARSON ST, MT PERRY, QLD, 4671.

SHEET NAME: 3D



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- FINAL FLOOR RL TO BE CHECKED AND CONFIRMED ON SITE BY CLIENT

EXISTING HOUSE LOCATED
CHARLES, MACKAY AND SONS
HOLDING YARD, 9-11 CERIUM ST,
NARANGBA, QLD, 4504.



EXISTING FLOOR PLAN

1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL COMPLIANCE WITH ALL RELEVANT REGULATIONS. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL SITE CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A - 20	REV A

CLIENT NAME:
ROBBIE MACKAY

PROJECT ADDRESS:

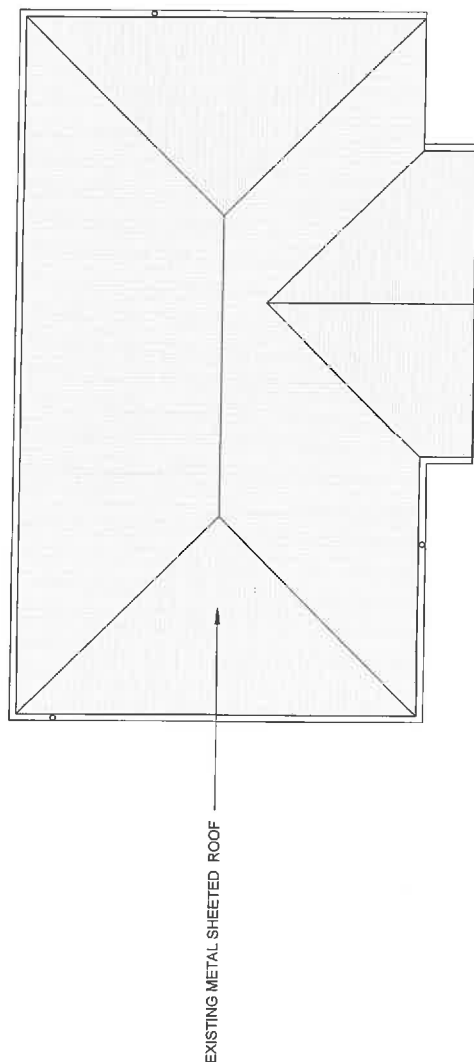
12 PEARSON ST, MT PERRY, QLD, 4671.

SHEET NAME:
EXISTING FLOOR PLAN

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- FINAL FLOOR RL TO BE CHECKED AND CONFIRMED ON SITE BY CLIENT



EXISTING ROOF PLAN

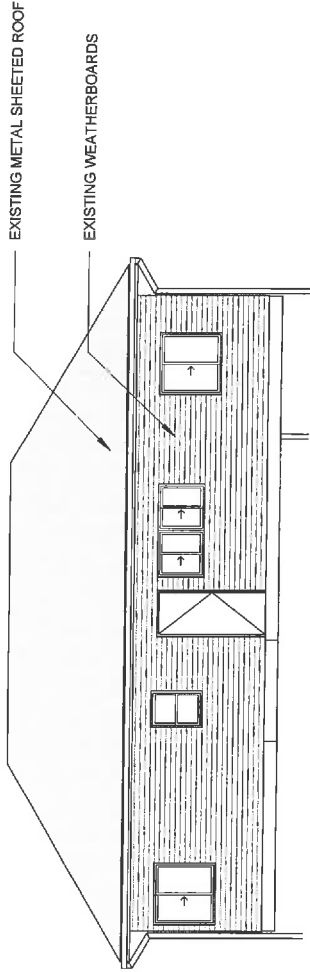
1 : 100 @A3

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A

CLIENT NAME: **ROBBIE MACKAY**
PROJECT ADDRESS: **12 PEARSON ST, MT PERRY, QLD, 4671.**
SHEET NAME: **EXISTING ROOF PLAN**

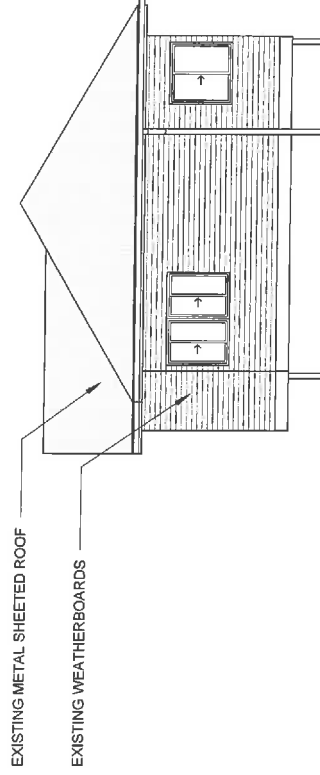


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1 EXISTING NORTH ELEVATION

1 : 100 @A3



2 EXISTING EAST ELEVATION

1 : 100 @A3

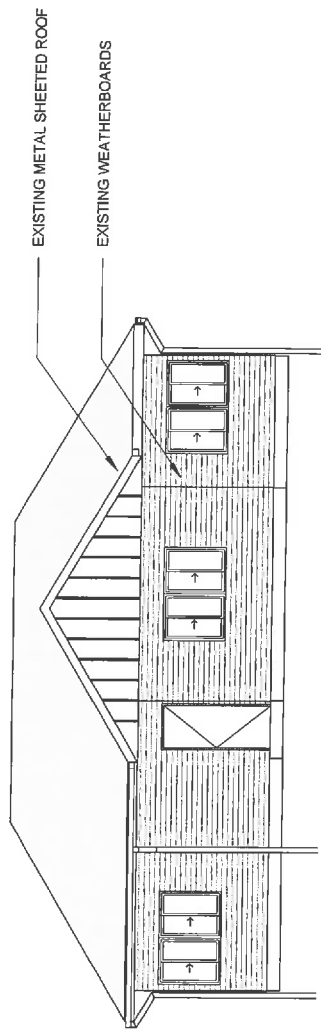
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A - 22	REV A

CLIENT NAME: ROBBIE MACKAY
PROJECT ADDRESS: 12 PEARSON ST, MT PERRY, QLD, 4671.
SHEET NAME: EXISTING ELEVATIONS

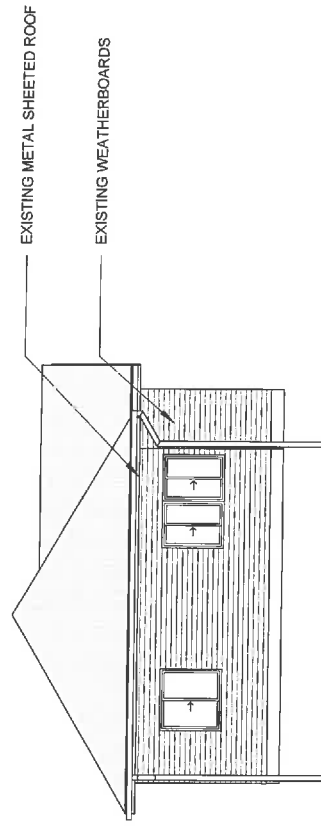
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EXISTING SOUTH ELEVATION

1 : 100 @A3



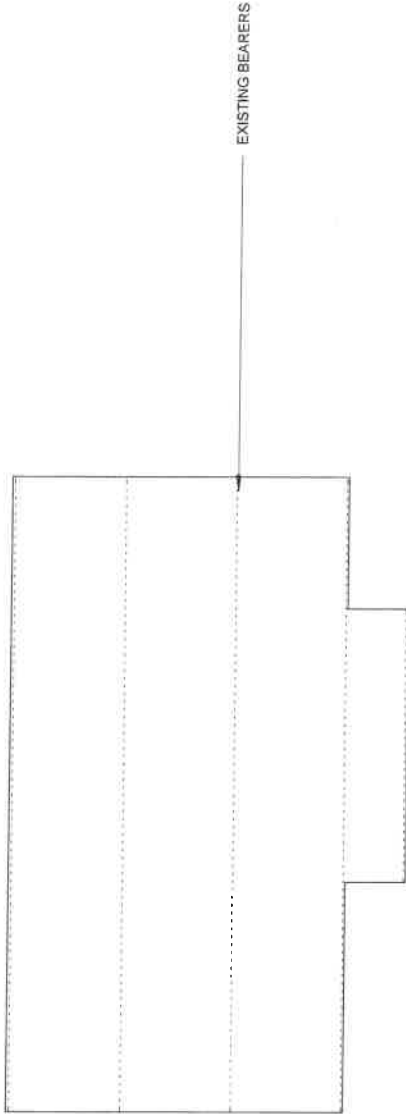
EXISTING WEST ELEVATION

1:100 @A3

ALL CONSTRUCTION TO BE IN AUSTRALIAN STANDARDS FULL RELEVANT STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS, CONFIRM DIMENSIONS WITH SUPPLIER COMMENCING ANY FABRICATION, SETOUT OR WORK, ANY COSTS ARISING FROM MISMEASUREMENT OR DIMENSIONING IS THE RESPONSIBILITY OF THE ARCHITECT.	DATE	DESCRIPTION	REV
	09.10.2019	PRELIMINARY	A
PRIOR TO CONSTRUCTION, VERIFY CONNECTIONS AND DETAILING PRIOR TO COMMENCEMENT OF WORK.	PRO 672	SHEET NUMBER A - 23	REV A

NOTES:

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- FINAL FLOOR RL TO BE CHECKED AND CONFIRMED ON SITE BY CLIENT



1 EXISTING FLOOR STRUCTURE

1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT APPROVED STANDARDS. A PROFESSIONAL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT DIMENSIONING IN THE FIELD. EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
09.10.2019	PRELIMINARY	A
PRO 672	SHEET NUMBER A - 24	REV A

CLIENT NAME: ROBBIE MACKAY

PROJECT ADDRESS:

12 PEARSON ST, MT PERRY, QLD, 4671.

SHEET NAME: EXISTING FLOOR STRUCTURE



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