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ABN: 23 439 388 197

12 August 2020

Your Reference
Our Reference: DA200158

Paul Holley
202A Kennedy Drive
TWEED HEADS NSW 2485

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
AUGUSTUS STREET, MOUNT 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 28 July 2020. 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: Paul Holley
Applicant contact details: 202A Kennedy Drive
TWEED HEADS NSW 2485
Email:
Phone:
Mobile:

Site details

Street address: AUGUSTUS STREET, MOUNT PERRY
Real property description: LOT 1 TSH BOWEN PSH MT PERRY SP212188

Application details

Application No: DA200158
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
Amenity and Aesthetics	Development Permit	Transportable Dwelling and Shipping Container

Attachment 1 – Conditions to be imposed by Concurrency 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.	A roofed verandah or carport is to be constructed and attached to the full length of at least one of the 12 metres length sides of the structure. The roof is to be pitched from the transportable dwelling side with a minimum angle of 10°.
3.	The approved transportable dwelling must be sited generally in accordance with the approved plans. A minimum of 17 metres from Augustus Street; 12 metres from south-eastern property boundary, and a minimum 6 metre setback from the William Street boundary with all setbacks measured from the outermost projection of the structure.
4.	The approved shipping container must be sited generally in accordance with the approved plans. A minimum 6 metres setback is required from the William Street boundary and the Augustus Street Boundary.
5.	Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, colour intensity, and reflectivity for example muted tones that are similar to the surrounding vegetation.. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on surrounding allotments.
Use	
6.	The approved transportable dwelling is to be used for private/domestic purposes only and must not be used for any industrial/business use unless valid development approvals are granted for such uses.
7.	The approved shipping container must not be used for habitable purposes as a separate domicile/dwelling or used for any industrial/business use unless valid development approvals are granted for such uses
8.	The use of any of the approved building/s associated with this approval must be ancillary and incidental to the predominant use of the site for a Dwelling Unit.
Landscaping	
9.	Provide landscaping to a standard adequate to screen the buildings from adjoining road way and allotments.
10.	Maintain the landscaping on the site for the life of the structures.
Removal/Resiting of a Dwelling or Other Structure	
11.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
12.	Replace or make good all exterior wall and roof material so as to be free of any visible or performance related defects.
13.	Complete all external wall and roof 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.

14.	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.
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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.



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.
- 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.
- The proposed transportable / donga dwelling does not complement the existing houses in the locality and surrounding pattern of development in terms of form and scale. Therefore by conditioning a roofed verandah or carport along one of the longer 12m lengths enables the dwelling to project a building form that is more consistent with the surrounding pattern of development.

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.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

SCHEDULE 1 APPEALS (section 229)

1. Appeal rights and parties to appeals

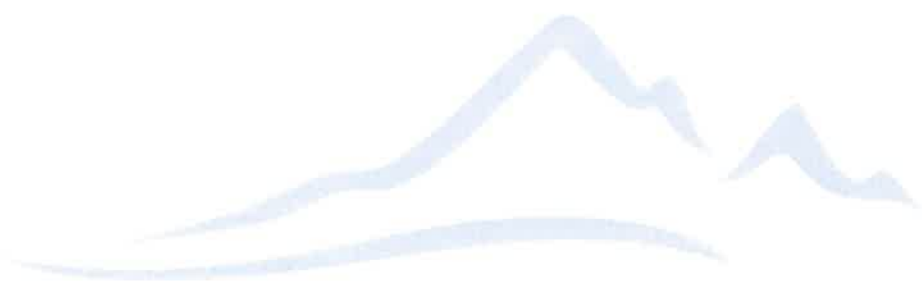
- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; 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 the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) 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**

<p>1. Development applications For a development application other than an excluded application, 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.</p>			
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	<ol style="list-style-type: none"> 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
<p>2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ol style="list-style-type: none"> 1. The applicant 2. If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice 	The responsible entity	If an affected entity starts the appeal—the applicant	<ol style="list-style-type: none"> 1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5. Any eligible submitter for the change application
<p>3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ol style="list-style-type: none"> 1 The applicant 2. For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application 	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager



**Table 3
Appeals to a tribunal only**

<p>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.</p>			
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	<p>1. A concurrence agency for the development application related to the approval.</p> <p>2. A private certifier for the development application related to the approval</p>
<p>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.</p>			
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.	—	—
<p>3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against—</p> <p>(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</p> <p>(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.</p>			
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	—	—
<p>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.</p>			
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	—	—

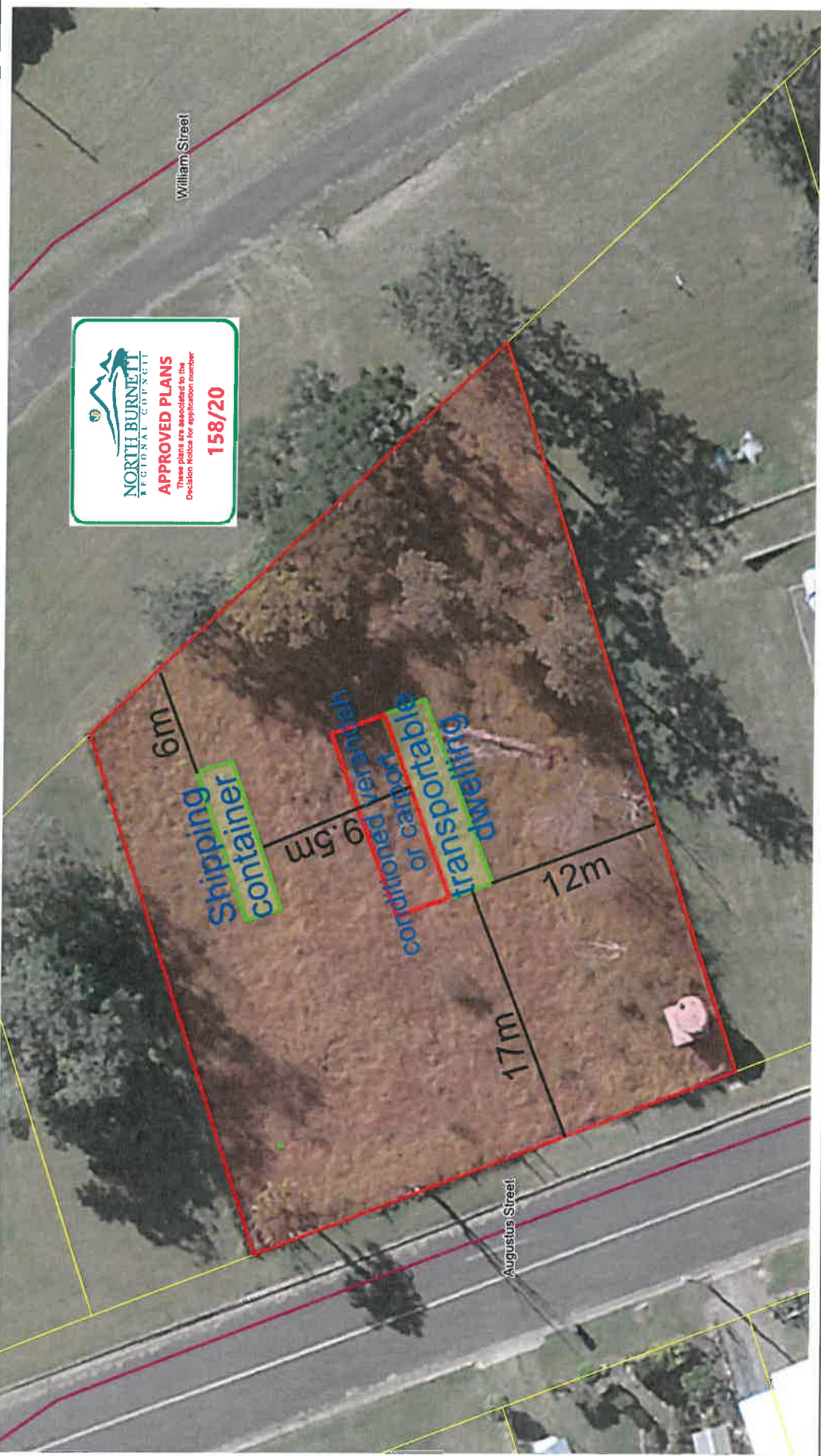


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Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

Attachment 4 – Approved Plans

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Refer to the next page for approved plans






APPROVED PLANS
 These plans are associated to the
 Decision Notice for application number
158/20



12/08/2020

1:406

Augustus Street
Mount Perry
1SP212188

While every care is taken to ensure the accuracy of this data, the North Burnett Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibilities and all liabilities (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you may incur as a result of the data being inaccurate or incomplete in anyway and for any reason.



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 PO Box 213, Mudgeeraba, QLD, 4213
 info@grame.com.au
 Ph: 61 7 5590 6214, fax: 61 7 5525 3774,
 ABN: 36151969783
 MIE Aust Cheng 5590 N: Practitioner 2674815
 QLD-REG: 4431 Vic: Civil Engineer EC30894

CLIENT

PAUL HOLLEY
 7 AUGUSTUS ST., MOUNT PERRY
 QLD 4671

ADDRESS

7 AUGUSTUS STREET
MOUNT PERRY
QLD 4671

PROPERTY DETAILS

LOT: 1
SP: 212188
County: BOWEN
Parish: MT PERRY
Council: NORTH BURNETT R.C.
Area: 1570 m²

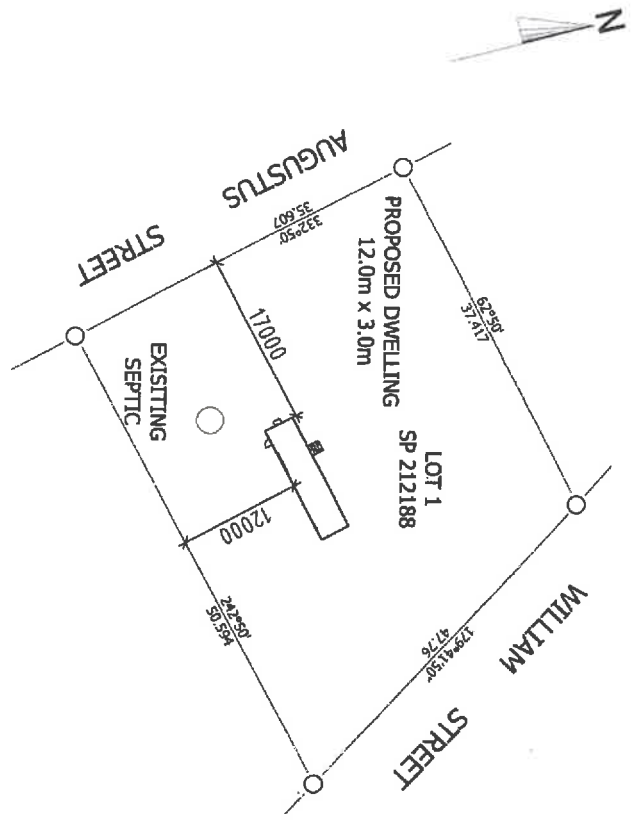
NOTES

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
 ALL ROOFING TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
 TREATMENT PROTECTION TO BE IN ACCORDANCE A.S.3600.1.2.83 AND THE B.C.A.
 ALL BUILDING WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE RELEVANT ACTS BY-LAWS, REGULATIONS AND CODES.
 TO BE DESIGNED AND BUILT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.) AND A.S.1584
 ALL TIMBER FRAMING TO COMPLY WITH AS.1584

SITE PLAN

20-0365

AS Shown @ A3



SITE PLAN
 SCALE 1:500

SITE CLASSIFICATION	: N3
REGION	: B
TERRAIN CATEGORY	: 2.5
SHEDDING	: 95
TOPOGRAPHIC CLASSIFICATION	: T1
SERVICEABILITY DESIGN	: 1000Pa
WIND PRESSURE	: 1500Pa
ULTIMATE LIMIT STATE	: 1500Pa
WATER PENETRATION	: 150Pa

BRACING TO COMPLY WITH AS: 4055 WIND LOADS



APPROVED PLANS
 These plans are associated to the
 Decision Notice for application number
158/20

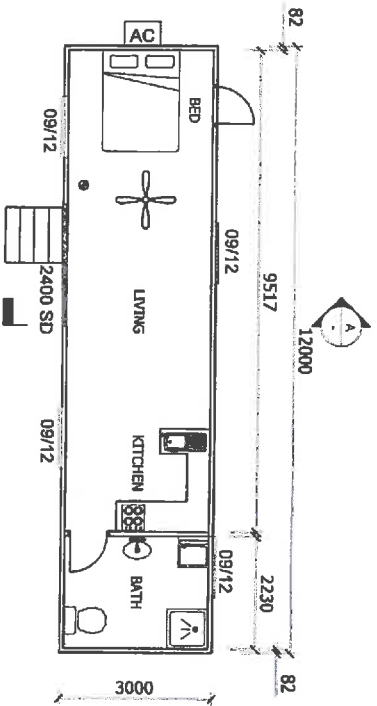
- SUSTAINABLE BUILDINGS**
 BUILDING TO COMPLY WITH QDC PART WP 4.1
- WATER SAVING SHOWER ROSES
 - AAA OR HIGHER RATING
 - 3 STAR OR HIGHER RATING
 - MAINS WATER PRESSURE LEVELS NOT TO EXCEED LEVELS SET OUT IN TOLERANCE
 - AS/NZS 3500.1:2003
 - TOLERANCE
 - DUAL FLUSH 6/4 LITRES
 - COMPATIBLE WITH SIZE OF THE TOILET BOWL
 - ALLOW PROPER FUNCTION OF TOILET
 - FLUORESCENT LIGHT OR COMPACT FLUORESCENT LIGHTS (CFLs) MUST BE THE ONLY FIXED ARTIFICIAL LIGHT SOURCE USED IN ROOMS THAT ACCOUNT FOR AT LEAST 40% OF THE TOTAL FLOOR AREA
 - HOT WATER IS SUPPLIED BY
 - A HEAT PUMP OR A SOLAR HOT WATER SYSTEM THAT IS ELIGIBLE TO RECEIVE
 - IN A BUILDING WITH 3 OR MORE BEDROOMS, AT LEAST 22 RENEWABLE ENERGY CERTIFICATES; OR
 - OTHERWISE, AT LEAST 14 RENEWABLE ENERGY CERTIFICATES; OR
 - A GAS HOT WATER SYSTEM WITH A 5 STAR ENERGY RATING.

GENERAL NOTES
 WORKS TO BE PERFORMED IN ACCORDANCE WITH THE WORKPLACE, HEALTH & SAFETY ACT, & THE CONDITIONS & BY-LAWS OF THE LOCAL AUTHORITY, - BUILDING CODE OF AUSTRALIA - BCA2005 Volume 2, Part 3.12 Energy Efficiency Queensland
 - BUILDING CODE OF AUSTRALIA - BCA2010 Volume 2 - AUSTRALIAN DOMESTIC CONSTRUCTION MANUAL - SAA H852-1994 "THE BATHROOM BOOK" - MET TIMBER MANUAL (PARTS 1 & 2)
 - BHP Building & Industrial Products - "Technical Data" - A.S.1584 2-1999 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MATERIALS & WORKMANSHIP SHALL BE NEW & IN GOOD ORDER & COMPLY WITH RELEVANT STATE & COUNCIL BUILDING REGULATIONS, ELECTRIC LIGHTING & POWER INSTALLATION SHALL BE CARRIED OUT BY A QUALIFIED LICENSED ELECTRICAL CONTRACTOR, PLUMBING CONNECTION & INSTALLATION SHALL BE CARRIED OUT BY A QUALIFIED LICENSED PLUMBER & DRAINER.

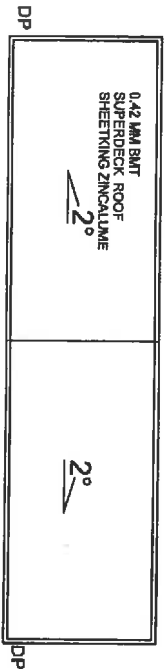
DOCUMENTATION
 PRIOR TO COMMENCEMENT OF THE WORKS, OBTAIN ALL RELEVANT STATUTORY AUTHORITY APPROVALS, A COPY OF ALL APPROVED DOCUMENTS KEPT ON SITE DURING CONSTRUCTION.
 ARRANGE ALL AUTHORITY INSPECTIONS REQUIRED FOR INTERIM AND FINAL APPROVAL.
 THESE DOCUMENTS ARE PREPARED PRINCIPALLY TO OBTAIN BUILDING APPROVALS AND TENDER PRICES. ALLOW FOR AND PREPARE SHOP DRAWINGS AS REQUIRED FOR FIXTURES AND FIT OUT AS SPECIFIED BY OWNER.

REGISTERED PROFESSIONAL ENGINEER
GRAEME C MOULSTON
 FIE Aust Eng 5590 RPE04431
 Signature: *[Signature]*
 Date: 25/5/2020

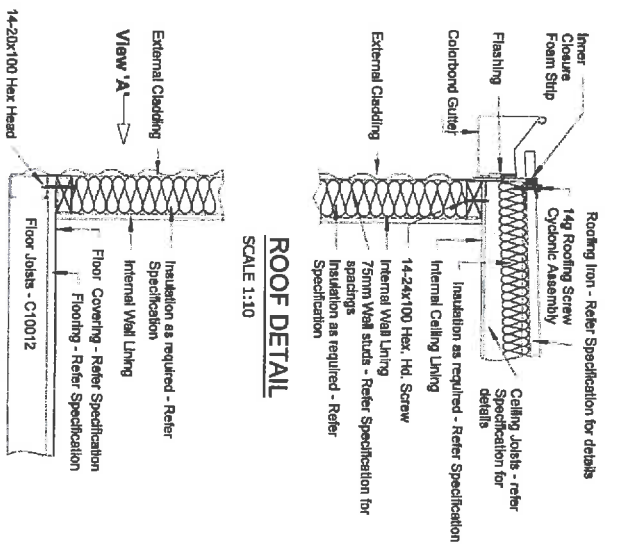
20-0365
AS Shown @ A3



FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



ROOF DETAIL
SCALE 1:10

FLOOR DETAIL
SCALE 1:10

☛ SMOKE ALARMS TO ALL BEDROOMS

- SMOKE DETECTORS** 2700
- * TO COMPLY WITH B.C.A. PART 3.7.2.3
 - * TO COMPLY WITH AS 3786-2014
 - * BE PHOTOELECTRIC
 - * HARD WIRED TO THE MAIN POWER SUPPLY WITH A SECONDARY POWER SUPPLY
 - * BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING
 - * A CERTIFICATE OF INSTALLATION FROM A LICENSED ELECTRICAL PERSON IS REQUIRED FOR FINAL INSPECTION.

Ref: **GRAEME MOULSTON**
Professional Engineer
Signature: *[Signature]*
Date: *[Date]*
STAMP: **SX20**



Graeme Moulston & Associates
Engineering Pty Ltd
Consulting Engineers Australia

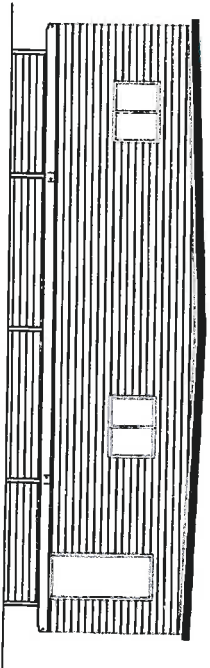
Office: 62 Penington Crescent, Mundubbera, QLD, 4210
PO Box 213 Mundubbera, QLD, 4213
info@gmna.com.au
Ph: 61 7 5520 6214, fax: 61 7 5525 3774,
ABN: 36151969783
M/E Aus CRNG 5590 N. Practitioner 2474855
QLD-HPQ 4431 V/C-Eng Engineer EC30894

7 AUGUSTUS STREET
MOUNT PERRY
QLD 4671

FLOOR PLAN
AND DETAILS

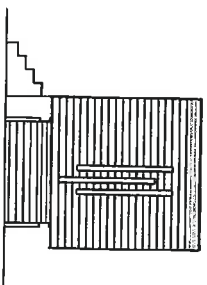
JOB NO.	20-0365	SCALE:	As Shown @ A3
DRAWING NO.	03	CHECKED	GM
DATE	05.05.2020		05.05.2020

0.42 MM BMT
SUPERDECK ROOF
SHEETKING ZINCALUME



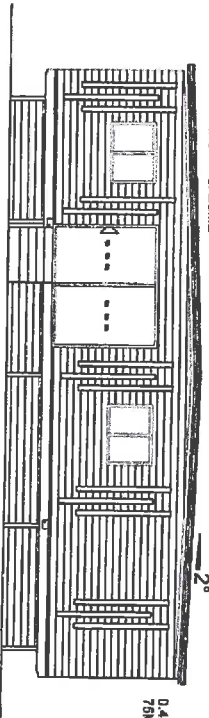
SOUTH ELEVATION
Scale 1:100

0.42 MM BMT
SUPERDECK ROOF
SHEETKING ZINCALUME



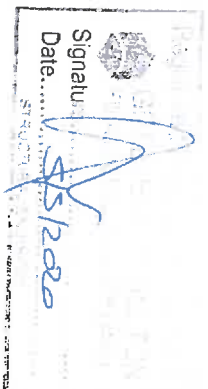
WEST ELEVATION
Scale 1:100

0.42 MM BMT
SUPERDECK ROOF
SHEETKING ZINCALUME

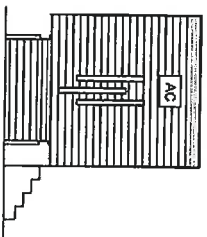


NORTH ELEVATION
Scale 1:100

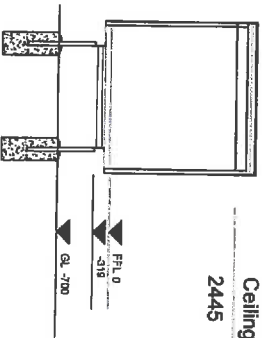
0.42 MM BMT
75MM INSULATED PANEL



TERMITE PROTECTION
PROTECTION OF STRUCTURAL ELEMENTS FROM SUBTERANEAN
TERMITES
THE BUILDER IS TO ADVISE THE LOCAL AUTHORITY & OWNER OF
THE PROPOSED METHOD OF PROTECTION
IN ACCORDANCE WITH A.S.3660.1 OR A L.A. ADOPTED OPTION.
IF NO ADVISE IS GIVEN THE SYSTEM OF PROTECTION SHALL BE
- A.S. 1694 "VISUAL BARRIERS"
AT LEAST TWO (2) DURABLE NOTICES GIVING SUCH ADVICE
& MAINTENANCE REQUIREMENTS MUST BE PERMANENTLY FIXED
TO THE BUILDING IN PROMINENT LOCATIONS,
SUCH AS INSIDE THE ELECTRICITY METER BOX
AND A KITCHEN CUPBOARD OR THE LINE.



EAST ELEVATION
Scale 1:100



SECTION A-A
Scale 1:100

Ceiling
2445

F.L. 0
-116
G.L. -120

ALL DIMENSIONS ARE FROM VISUAL
MEASUREMENTS OF EXISTING BUILDING
TO BE CHECKED ON SITE PRIOR TO
CONSTRUCTION.

Graeme Moulston & Associates
Engineering Pty Ltd
Consulting Engineers Australia

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ELEVATIONS
AND SECTION

JOB NO. **20-0365**
DRAWING NO. **04**
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