

14 May 2018

Your Reference:
Our Reference: #869928

John John Romanous
191 Walters Road
BLACKTOWN NSW 2148

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
OLD NANANGO ROAD, GAYNDAH Q 4625
(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 20 April 2018. 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:	John John Romanous
Applicant contact details:	
Email:	johnjohnconstruction@hotmail.com
Phone:	
Mobile:	0416 034 129

Site details

Street address:	Old Nanango Road, Gayndah
Real property description:	Lot 321 MZ1159

Application details

Application No:	85/18
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 <i>Building Act</i> 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 <i>Building Act</i> Part 3 Division 2 Table 7 Building work for removal or rebuilding
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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 <u>Attachment 1</u> .
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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

Document No./ Reference	Title (prepared by)	Date
200101-03 A101	Photos of Existing Dwelling By Dowse & Co	17.04.2018
200101-03 A103	Site Plan by Dowse & Co	17.04.2018
200101-03 A100	Cover Page by Dowse & Co	17.04.2018
200101-03 A105	Upper Floor Plan by Dowse & Co	17.04.2018
200101-03 A106	Elevations North South by Dowse & Co	17.04.2018
200101-03 A107	Elevations East West by Dowse & Co	17.04.2018

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



MJP Pitt

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 dwelling must be sited as per the submitted plans with all setbacks measured from the outermost projection of the structure.
6.	The habitable rooms floor level must be 300mm above the defined flood level in the North Burnett Regional Council Planning Scheme.
7.	The height of the approved dwelling must not exceed 8.5m in height above natural ground shown on the endorsed plan. 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.
Use	
9.	The approved dwelling is to be used for private/domestic purposes only. The approved structure must not be used as a separate domicile/dwelling or used for any industrial/business use unless valid development approvals are granted for such uses. To this end, 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
Removal/Resiting of a Dwelling or Other Structure	
15.	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	
18.	Provide a security to the Concurrence Agency to the amount of \$12,000.00 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	
19.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
20.	Replace or make good all exterior wall cladding material so as to be free of any visible or performance related defects.
21.	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.
22.	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.
23.	Provide a copy of Form 21 Final Certificate/s covering all building works carried out under this approval to ensure that the dwelling is fully compliant with the <i>Building Act 1975</i> including, but not limited to the following works:

	<ul style="list-style-type: none"> a. Relocation and restumping of dwelling including all foundations; and 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.
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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.
C.	Prior to any alteration or modification of a building, it is recommended that an inspection be undertaken of the resite/removal dwelling or building by a qualified person/s to determine the existence of Asbestos Cement Material (ACM), Asbestos Cement Products (ACP) or any other material not deemed as an acceptable construction material as defined in the Australian Standards or the Building Code of Australia.

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 *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 release. 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.

Address all correspondence to the Chief Executive Officer

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

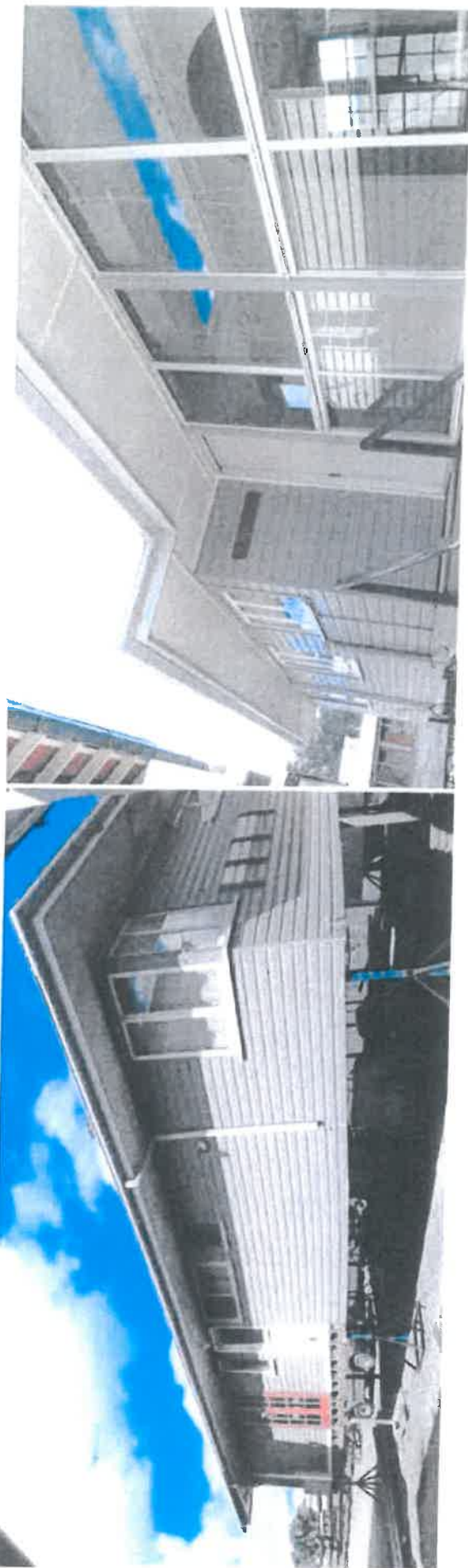
Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 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

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**Please refer to the following
pages for approved plans**

This Document Forms Part Of
Development Permit No.
0085-18



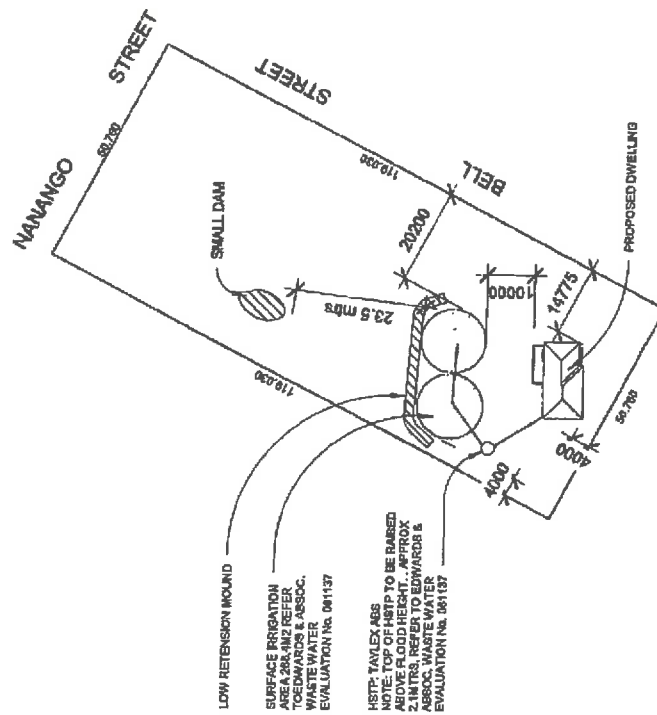
Dowse & Co Building Design Sharon Goble Phone 770-303 sharon@dowse.com.au www.dowse.com.au ORCC - 27028	COUNCIL	NORTH BURNETT	ISSUE	A	DETAILS	200101-03	DATE	17-04-18	PHOTOS OF EXISTING DWELLING
	ALL PLANS ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF THE WRITER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO CONSTRUCTION AND NOTIFY DIMENSIONS OF ANY DISCREPANCIES IMMEDIATELY.								CUSTOMER REFERENCE No.
									200101-03
									DATE
								17/04/2018	WKO CATEGORY
								N3	CHECKED BY
								SC	DRAWN BY
								JA	SHEET No
								A101	
								JOHN JOHN ROMANIGUS	
								LOT 321 OLD NANANGO ST.	
								GAYNDAH QLD 4625	

CL1598 F

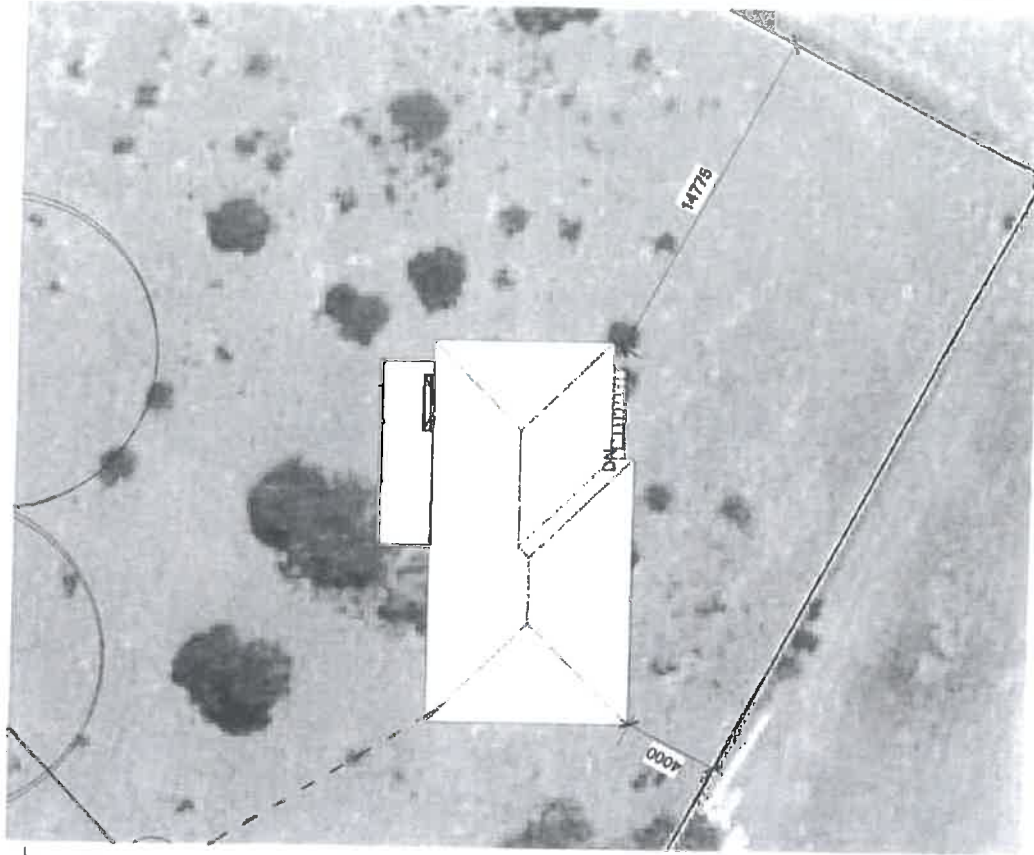
NOTES:
ALL MEASUREMENTS AND LEVELS TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION. CONSTRUCTION SERVICES YET TO BE IDENTIFIED.
BUILDER/CONTRACTOR TO CONFIRM PRIOR TO CONSTRUCTION.

NOTE:
AND DATUM IS DERIVED FROM GPS OBSERVATIONS. VERTICAL ACCURACY IS GENERALLY IN THE ORDER OF 20MM. HORIZONTAL ACCURACY IS CRITICAL. THIS ACCURACY SHOULD BE TAKEN INTO ACCOUNT FOR DESIGN LEVELS.

This Document Forms Part Of
Development Permit No.
0085-18



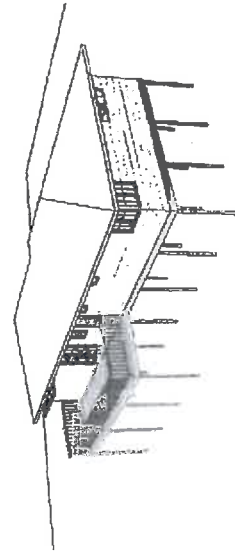
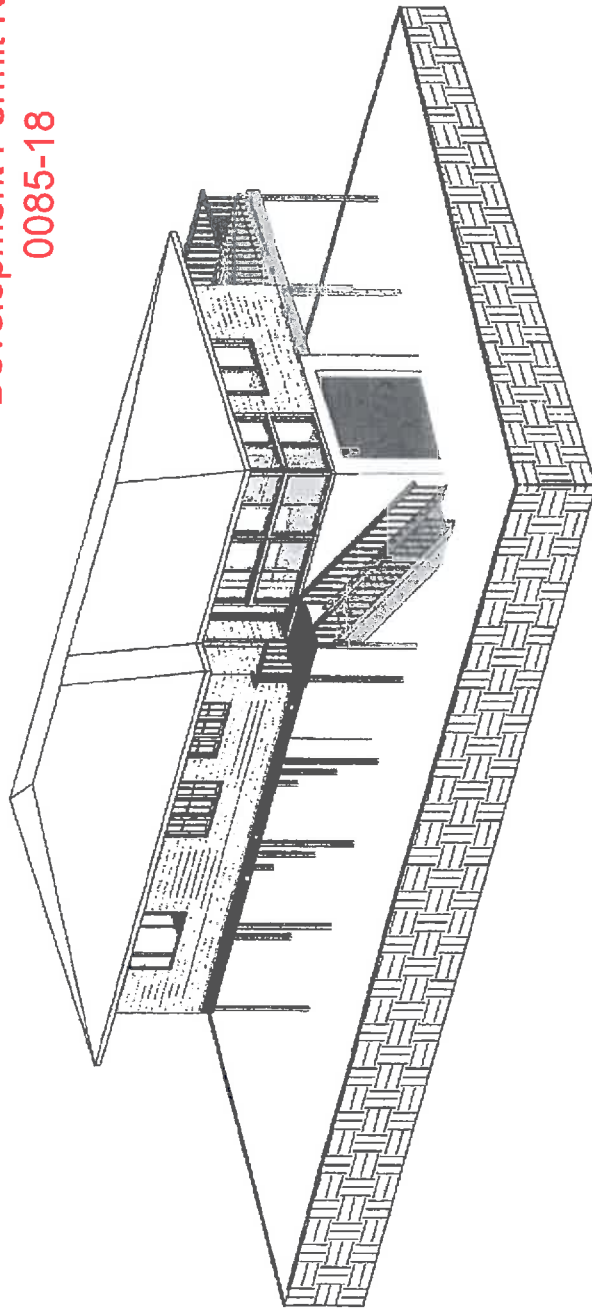
1 Site
1 : 1000



2 Site Inset
1 : 200

Dowse & Co. Building Design Stephen Collins Ph: 08977009 www.dowse.com.au Email: info@dowse.com.au	COUNCIL	NORTH BURWETT	ISSUE	A	DETAILS	200101-05	DATE	17-04-18	JOHN JOHN ROMANOUS LOT 321 OLD NANANGO ST. GAYNDAH QLD 4625	SITE PLAN	CUSTOMER REFERENCE NO.	200101-03	DATE	17/04/2018	WAD CATEGORY	N3	DRAWN BY	AM	CHECKED BY	SC	SHEET NO.	A103
	ALL PLANS ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM DOWSE. DOWSE WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO ANY CHANGES TO THE DESIGN OR CONSTRUCTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.																					
	HSTP: TAVLEY ASS. NOTE: TOP OF HSTP TO BE RAISED ABOVE FLOOD HEIGHT. APPROX 2.1MTRS. REFER TO EDWARDS & ASSOC. WASTE WATER EVALUATION NO. 061137																					
	SURFACE IRRIGATION AREA 200.4M2 REFER EDWARDS & ASSOC. WASTE WATER EVALUATION NO. 061137																					

This Document Forms Part Of
Development Permit No.
0085-18



REALTOR
18/04/2018

PROPERTY INFORMATION

REAL PROPERTY DESCRIPTION : LOT 321 MZ1159
SITE AREA : 5944m²

Dowse & Co.
Building Design
Residential
www.dowse.co.nz 0800 177 728

COUNCIL NORTH BURNETT

ALL PLANS ARE COPYRIGHTED AND MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE OWNER. THE OWNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND NOTIFICATION AND NOTIFICATION OF ANY DISCREPANCIES.

DETAILS

DATE

JOHN JOHN ROMANOUS
LOT 321 OLD NANANGO ST,
GAYNDAH QLD 4825

COVER PAGE

CUSTOMER REFERENCE NO: 200101 PRELIMINARY PLANS 03

DATE 17/04/2018 WND CATEGORY N3

DRAWN BY AN

CHECKED BY SC

SHEET NO: A100

Window Schedule

Mark	Width	Height
1	1770	1200
2	1770	970
3	1780	1200
4	1760	970
5	1705	1200
6	1705	970
7	1565	1170
8	540	904
9	550	494
10	550	1050
11	1170	1050
12	890	570
13	890	570
14	890	570
15	1575	1170
16	1560	1170
17	1560	870

Door Schedule

Mark	Height	Width
1	2170	1860
2	2070	810
3	2070	810
4	2070	810
5	2030	760
6	2040	760
7	2040	810
8	2070	810
9	2030	1540
10	2400	2800

Sheet List

Sheet Number	Sheet Name	Drawn By	Checked By	Sheet Issue Date
A100	COVER PAGE	AM	SC	17/04/2018
A101	PHOTOS OF EXISTING DWELLING	AM	SC	17/04/2018
A102	TITLE SHEET / GENERAL NOTES	AM	SC	17/04/2018
A103	SITE PLAN	AM	SC	17/04/2018
A104	EXISTING DWELLING FLOOR PLAN	AM	SC	17/04/2018
A105	UPPER FLOOR PLAN	AM	SC	17/04/2018
A106	ELEVATIONS NORTH SOUTH	AM	SC	17/04/2018
A107	ELEVATIONS EAST WEST	AM	SC	17/04/2018
A108	FLOOR FRAMING LAYOUT	AM	SC	17/04/2018
A109	CONCRETE BLOCK WALL DETAILS	AM	SC	17/04/2018
A110	LOWER FLOOR WALL BRACING PLAN	AM	SC	17/04/2018
A111	UPPER FLOOR WALL BRACING PLAN	AM	SC	17/04/2018
A112	SECTION THROUGH DETAIL	AM	SC	17/04/2018
A113	ROOF FRAMING LAYOUT PLAN	AM	SC	17/04/2018
A114	FOUNDATION LAYOUT PLAN	AM	SC	17/04/2018
A115	FOOTING BORE HOLE STEEL COLUMN DETAIL	AM	SC	17/04/2018
A116	BEAM CONNECTIONS	AM	SC	17/04/2018
A117	BRACE WALL CONNECTION DETAILS	AM	SC	17/04/2018
A118	TIMBER FRAMING TIEDOWN DETAILS	AM	SC	17/04/2018

0085-18

SEAL FLOORS IN WET AREAS
AND PROVIDE SPLASH BACKS

SMOKE ALARMS IN THE DWELLING MUST
BE PHOTOELECTRIC AS3785-2040. ANE

- LOCATION OF SMOKE ALARMS SHALL BE
 1. ONE EACH STOREY
 2. IN EACH BEDROOM

- IF THERE IS NO BEDROOM ON A STOREY, AT LEAST ONE SMOKE ALARM MUST BE INSTALLED IN THE MOST LIKELY PATH OF TRAVEL TO EXIT THE DWELLING. IN ADDITION, SMOKE ALARMS MUST ALSO BE INSTALLED IN THE FOLLOWING:

SELECTED SPANLED AT FINAL INSPECTION STAGE

PROTECTION OF OPENABLE WINDOWS

WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, NO A 125 MM

PROTECTION OF AN OPENING IS NOT REQUIRED FOR WINDOWS 1.7M OR MORE ABOVE FLOOR LEVEL.

TERMITE PROTECTION

SELECTED SYSTEM TO BE INSTALLED IN ACCORDANCE

Building Design
Stephen Collins Ph.D. 917-6033
collins@browns.com

Table 1

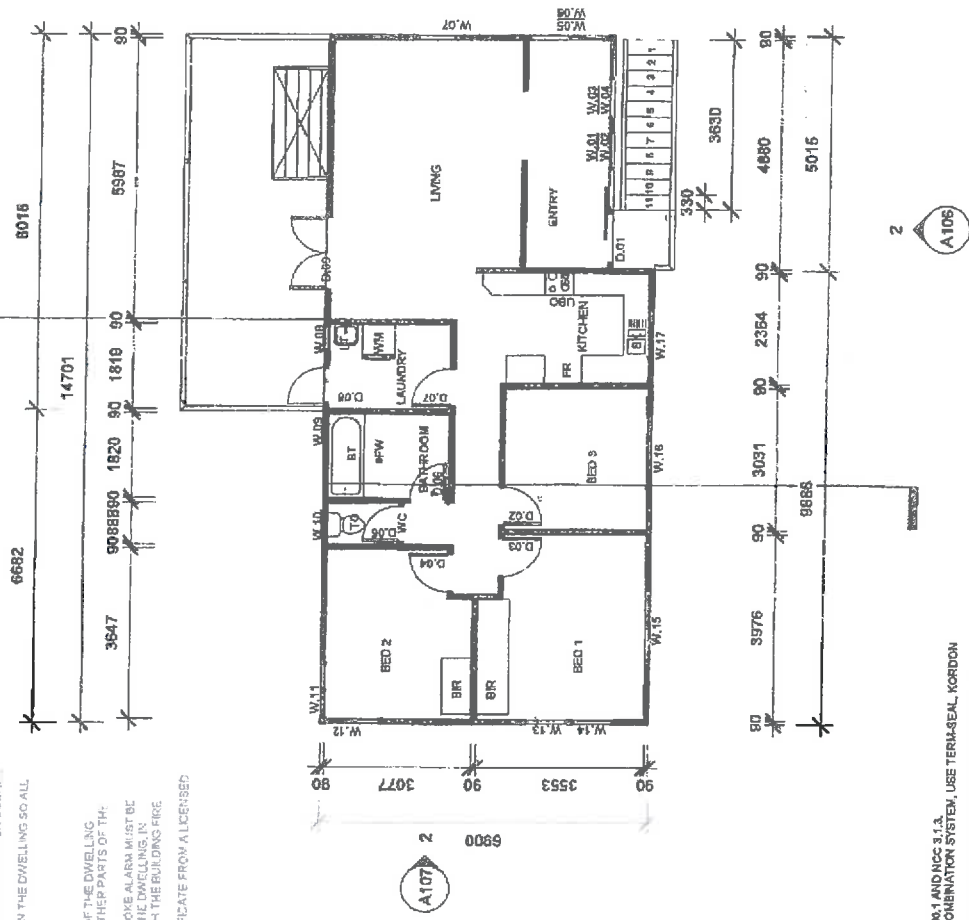
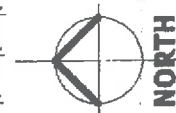
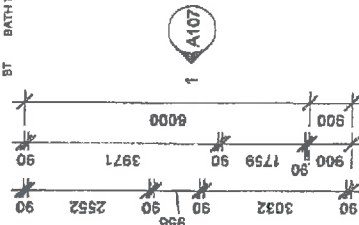
INTERNAL NOTES TO TAKE PRECEDENCE OVER SCALED, ALL DIMENSIONS TO THE EXISTING BUILDING HAVE BEEN TAKEN FROM THE INTERNAL WALL MEASUREMENTS. PRECISE MEASUREMENTS ARE REQUIRED THEN A SURVEYOR IS TO BE EMPLOYED TO CONFIRM THE FOLLOWING:

- EXTERNAL MEASUREMENTS OF THE BUILDING SOLID LINES, GUTTER LINES, OVERHANGS, FASCIAS AND OUTER MOST PERTINENT STRUCTURES WHERE REQUIRED.
- FOR EXTERNAL WALL MEASUREMENTS OF THE BUILDING.

**SMOKE ALARM IN ACCORDANCE WITH AS
3768 & NCC**

LEGEND (POSITION DESCRIPTION)

- LT LAUNDRY TUB
SR SHOWER
SK SINK
FW FLOOR WASTE
TO TOILET
ST STOVE
UBO UNDER BENCH OVEN
FR REFRIGERATOR RECESS
VB VANITY BASIN
WM WASHING MACHINE
BR BUILT IN ROBE
BT BATH TUB



- **TERMITE PROTECTION**
- TERMITE PROTECTION IN ACCORDANCE WITH AS2870, AS 3660.1 AND NCC 3.1.3.
- METAL ANVISED PHYSICAL AND CHEMICAL BARRIER COMBINATION SYSTEM, USE TERMAEAL, KORDON OR SIBRAL SYSTEM WITH CONCRETE SLAB.
- SELECTED SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPEC. AND CERTIFIED AS SUCH.

Dowse & Co
Building Design
Stephen Collins PH 0819170039
design@dowseco.com.au
www.dowseco.com.au OBOC : 57028

COUNCIL NORTH BURNETT

[illegible]

JOHN JOHN ROMANOUS
LOT 321 OLD NANANGO ST,
GAYNDAH QLD 4625


UPPER FLOOR PLAN	DATE 17/04/2016	WIND C
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CHECKED BY	8C	SHEET NO	A105
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READY
to go to work

BALLS IN AIDES, 125mm MAX GAP, MIN 1000mm HIGH WHERE FLOOR LEVEL EXCEEDS 1000mm ABOVE GROUND.

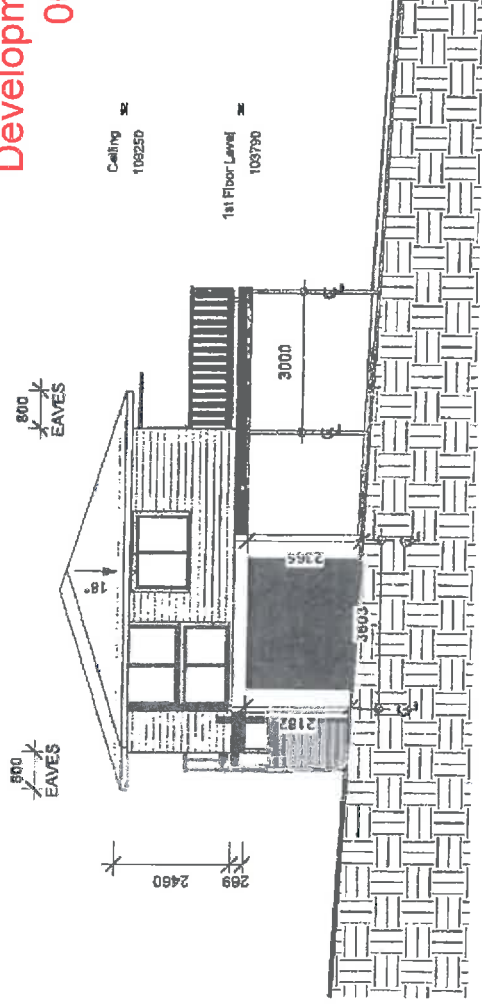


<div><p>Dowse & Co. Building Design Stephan Gohrie ph: 0697170239 www.dowseandco.com.au BICC: 570298</p></div>	COUNCIL	NORTH BURNETT	ISSUE	DETAILS	DATE	<div><p>JOHN JOHN ROMANOUS LOT 321 OLD NANANGO ST, GAYNDAH QLD 4623</p></div>	ELEVATIONS NORTH SOUTH			
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							DATE	17/04/2018	WIND CATEGORY	N3
							DRAWN BY	AM	CHECKED BY	SG
					SHEET NO		A106			

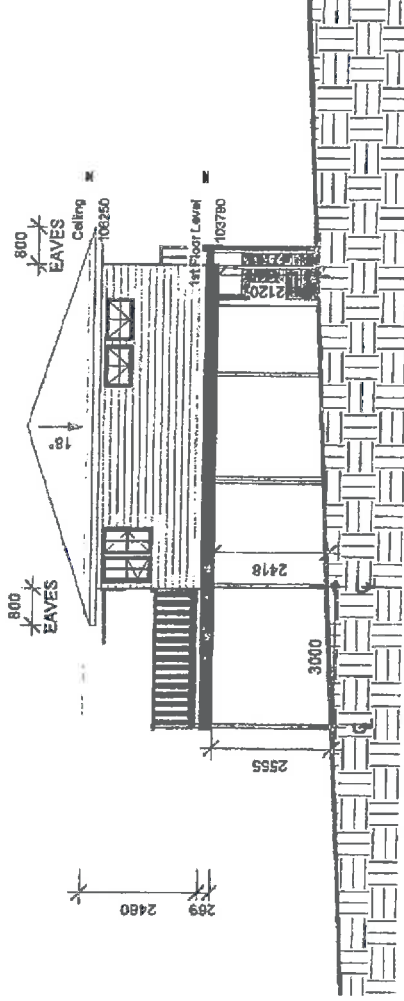
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Development Permit No.
0085-18

NOTES:
ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.
REFER BRACING PLAN FOR SITE SPECIFIC STRUCTURAL REQUIREMENTS.

BALUSTRADES, 125mm MAX GAP, MIN 1000mm HIGH WHERE FLOOR LEVEL EXCEEDS
1000mm ABOVE GROUND.



1 East
1:100



2 West
1:100

18/04/2018

Dowse & Co		COUNCIL NORTH BURNETT		ISSUE		DETAILS		DATE		JOHN JOHN ROMANOUS LOT 321 OLD NANANGO ST, GAYNDAH QLD 4625		ELEVATIONS EAST WEST	
Building Design		ALL PLANS ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES IMMEDIATELY.		CUSTOMER REFERENCE No: 200101 PRELIMINARY PLANS 03		DRAWN BY AM		CHECKED BY BG		DATE 17/04/2018		WIND CATEGORY B3	
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