

Attachment 1 to item 12.1

PSA Ref: 3000

22 August 2014

Chief Executive Officer
Town of Port Hedland
PO Box 41
PORT HEDLAND WA 6721

Attention: Leonard Long, Manager Planning

Dear Sir,

RECONSIDERATION OF DECISION AMENDED PLANS - PROPOSED GROUPED DWELLINGS LOT 2055 (67-71) HAMILTON ROAD, SOUTH HEDLAND

I refer to the orders made by the State Administrative Tribunal on 11 August 2014 formally inviting the Town to reconsider its original decision of 12 September 2013 to approve a caretakers' dwelling on Lot 2055 (67-71) Hamilton Road, South Hedland, subject to Condition 1 which limited the floor area to 50m².

In support of the Town's reconsideration of this matter, and following discussion between the parties through mediation, please find attached amended plans showing:

- Two demountable blocks, both in their as-constructed locations.
- Existing Block A (westernmost) – being a single grouped dwelling comprising four single bedrooms each with attached bathroom and toilet.
- A proposed new separate building immediately south of the demountable blocks providing kitchen and dining facilities for the Block A grouped dwelling. The new building will be clad in the same Colourbond custom orb material as the existing demountable buildings.
- Existing Block B (easternmost) – being a second grouped comprising three single bedrooms each with attached bathroom and toilet, plus kitchen and living space.
- Constructing a new 2.1m high Colourbond fence to create space for two outdoor living areas (**OLAs**) east of Block B. Each OLA will be provided with pot plants to provide greenery and shading, tables and chairs, and barbeques.
- Car parking as per the existing layout, including the proposed dedication of a car parking space for persons with a disability plus an associated shared space.

Refer to **Appendix 1** for the amended development plans.

We request the Council vary its original decision by reclassifying the proposed development as two grouped dwellings, modifying Condition 1 of the planning approval by removing the 50m² floor area limitation, and including a cessation date on the approval.

Various town planning considerations associated with the amended plans are addressed below.

LAND USE

At the final hearing held on 8 July 2014, the State Administrative Tribunal expressed its preliminary opinion confirming the development is classified as two 'grouped dwellings' under the Town of Port Hedland Town Planning Scheme No.5 (**TPS5**), and should be approved as such accordingly. Our proposed development comprises two grouped dwellings - one with four bedrooms and a detached kitchen/dining room, and the second dwelling comprising three bedrooms with an internal kitchen/dining room – consistent with the definition for a grouped dwelling.

The subject site is zoned 'Commercial' pursuant to TPS5. A 'Grouped Dwelling' is an 'AA' use within the 'Commercial' zone under the Zoning Table of TPS5, meaning the development is not permitted unless the Town has exercised its discretion and granted planning approval. It is therefore open for the Town to vary its original decision by reclassifying the proposed development as two grouped dwellings.

Grouped dwellings have no maximum floor area under TPS5. The 50m² floor area limitation can therefore be deleted.

DEVELOPMENT REQUIREMENTS

The proposed development achieves all requirements of TPS5 and State Planning Policy 3.1 Residential Design Codes (**R-Codes**) with the exception of street surveillance, outdoor living areas and storerooms. These issues are discussed below.

Surveillance of the street

The R-Codes requires buildings to be designed to provide for surveillance between individual dwellings and the street, to achieve the R-Codes objective to provide security for occupants and passers by.

The proposed grouped dwellings are located on the same site as a 24-hour service station. Provision of habitable room windows having a clear view of the street would be an unacceptable intrusion of the resident's privacy (some of whom sleep during the day after a night shift), and is also unnecessary given the surveillance and security provided by the service station. In the circumstance, not only is surveillance between the dwellings and the street not necessary, it would have a significant and serious impact on the amenity of the residents. For this reason, direct surveillance between the dwellings and the street is not supported, and instead the development as proposed ought to be approved.

Outdoor living areas

The R-Codes requires OLAs to be capable of use in conjunction with a habitable room of the dwelling, to achieve the R-Codes objective to optimise function, useability, and privacy and social opportunity.

The proposal includes the provision for two OLAs to the east of Block B, accessible and not more than 10m from all entries of the dwellings. The OLAs are private, spacious and have access to sunlight. Given the configuration of the demountable buildings, there is no significant benefit to be gained by locating the OLAs adjacent to the dwelling entrances (and windows), and in fact the use of the OLAs for noisy activities (talking, barbequing, playing games, etc) may disturb the amenity of residents, some of whom sleep during the day after a night shift. In the circumstances, the location of the OLAs is considered acceptable, and the development should be approved.

Essential facilities

The R-Codes requires externally-located storerooms to be convenient to residents, screened from view, and able to be secured and managed. There is no R-Code objective relating specifically to storerooms.

Space is available within the dwellings for the storage of a small number of items. Larger items (such as scooters, bicycles and the like) can be securely stored within the service station when necessary (such as during the cyclone season), or otherwise scooters and bicycles can be parked adjacent to the entrance of the dwelling, out of view of public areas. In light of the above, the development can accommodate the storage demands of its residents, and is suitable for approval.

TEMPORARY APPROVAL

At the final hearing held on 8 July 2014, the State Administrative Tribunal expressed its preliminary opinion that the development is capable of approval as two grouped dwellings on a temporary basis, at the expiry which the development must either be removed, or a fresh application made to continue using the development.

Caltex's lease with the owner of the site expires on 4 October 2018. We consider it appropriate for the Council to vary the original approval by including a new condition requiring the development to cease and the buildings be removed by this date. This is consistent with the direction provided by the State Administrative Tribunal.

BUILDING CODE REQUIREMENTS

The plans have been reviewed by a building certifier, and it has been confirmed the development is capable of achieving the requirements of the Building Code of Australia applicable to a Class 1b building, subject to a fire wall being constructed between the buildings and the existing service station.

CONCLUSION

In conclusion, the amended plans warrant the Council's reconsideration of the original approval for the reasons listed above, and we request the Council vary the original approval dated 12 September 2013 in accordance with the amended plans included at **Attachment 1** by:

1. reclassifying the development as two grouped dwellings, and changing all references of 'caretakers' dwellings' in the approval to 'grouped dwellings'.
2. modifying Condition 1 to delete the words "(reduced to 50m²)" and "marked in red".
3. inserting a new condition requiring the development to cease on or before 4 October 2014.

We respectfully request an opportunity to address the Council meeting scheduled for 24 September 2014, and any other meeting at which this matter is considered.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the writer.

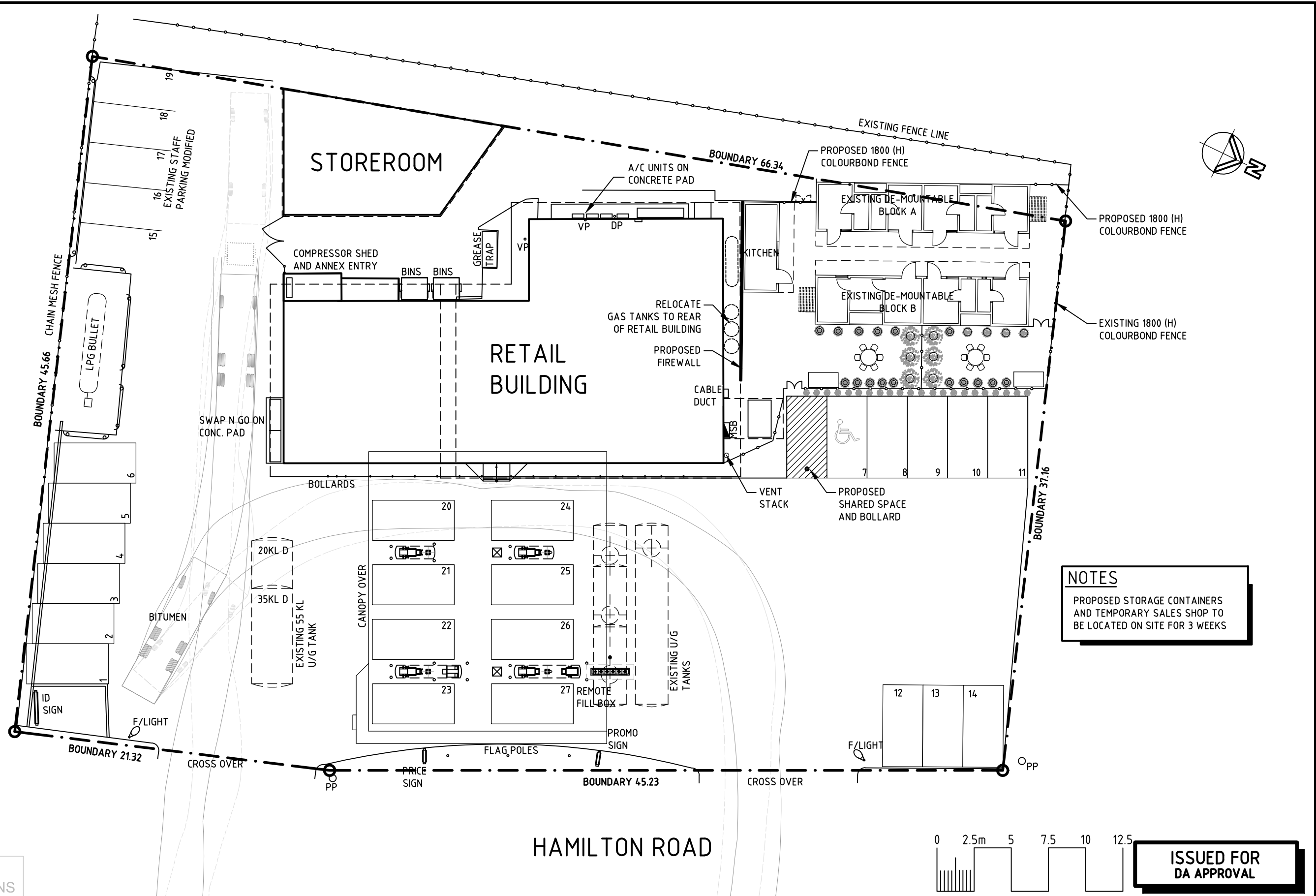
Yours sincerely,

ROSS UNDERWOOD
SENIOR PLANNER

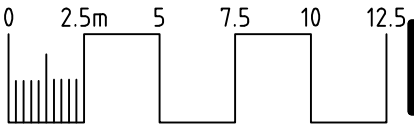
Copy to: State Administrative Tribunal

140822 3000 amended plan letter (two grouped dwellings).docx

**ATTACHMENT 1
AMENDED DEVELOPMENT PLANS**



NOTES
 PROPOSED STORAGE CONTAINERS AND TEMPORARY SALES SHOP TO BE LOCATED ON SITE FOR 3 WEEKS



ISSUED FOR DA APPROVAL

DRAFTED BY
 PLANNING SOLUTIONS



| REV. | BY | DATE | DESCRIPTION OF CHANGE |
|------|----|----------|-------------------------------------|
| L | JS | 18.07.13 | REVISED TO SURVEY |
| M | JS | 18.09.13 | TEMP SALES AND STORAGE ADDED |
| N | IA | 30.07.14 | PROPOSED MODS TO DE-MOUNTABLE ADDED |

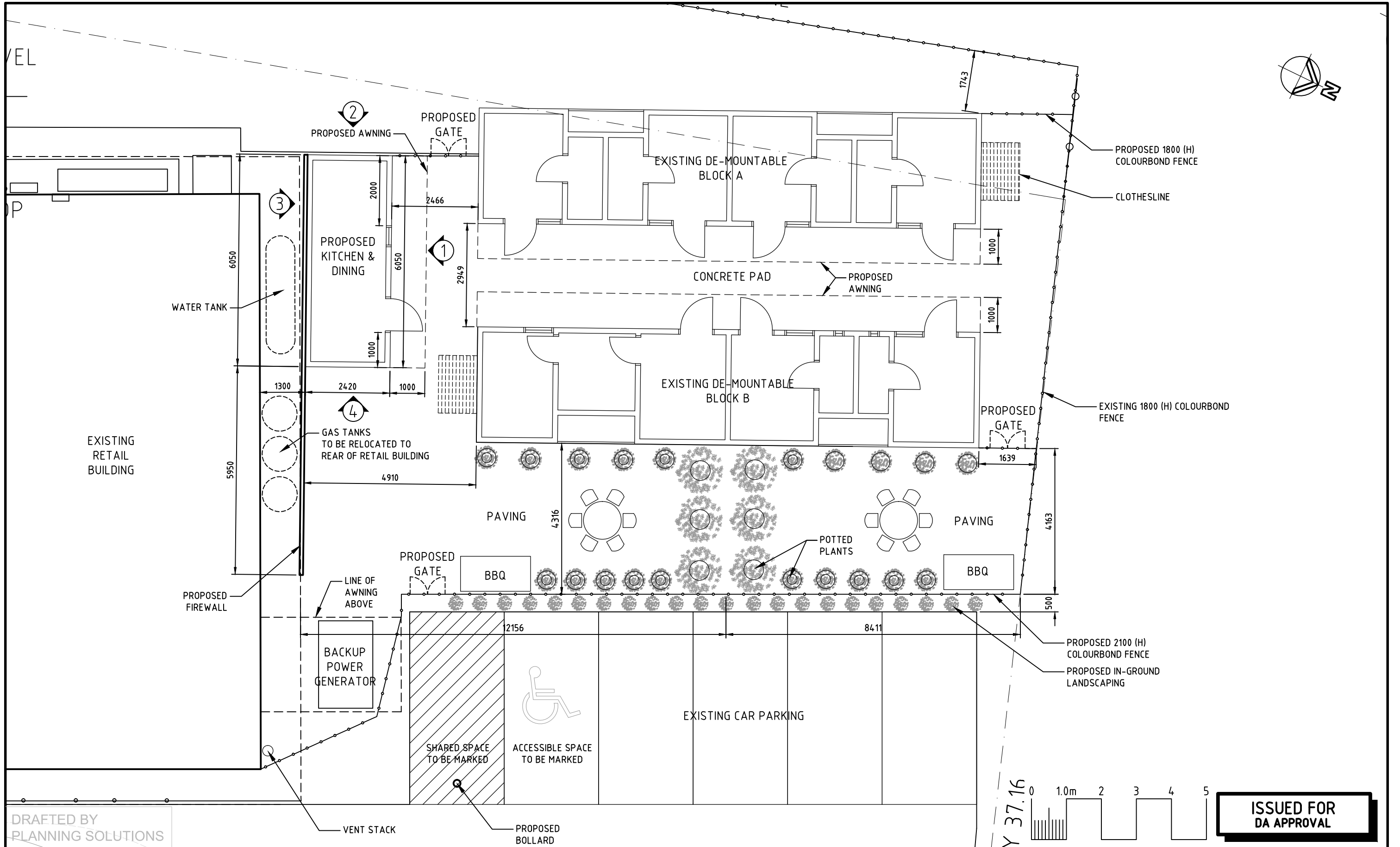
REVISION

PROJECT
**SOUTH HEDLAND - WA
 LOT 2055 HAMILTON ROAD**

TITLE
PROPOSED SITE PLAN


| DRAWN | DATE | APPROVED | DATE |
|-------|----------|-------------|------|
| IA | 30.07.14 | | |
| SCALE | SIZE | DRAWING No. | REV. |
| 1:250 | A3 | 55481-A100 | M |

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DA APPROVAL**



CALTEX
Caltex Australia Petroleum Pty Ltd

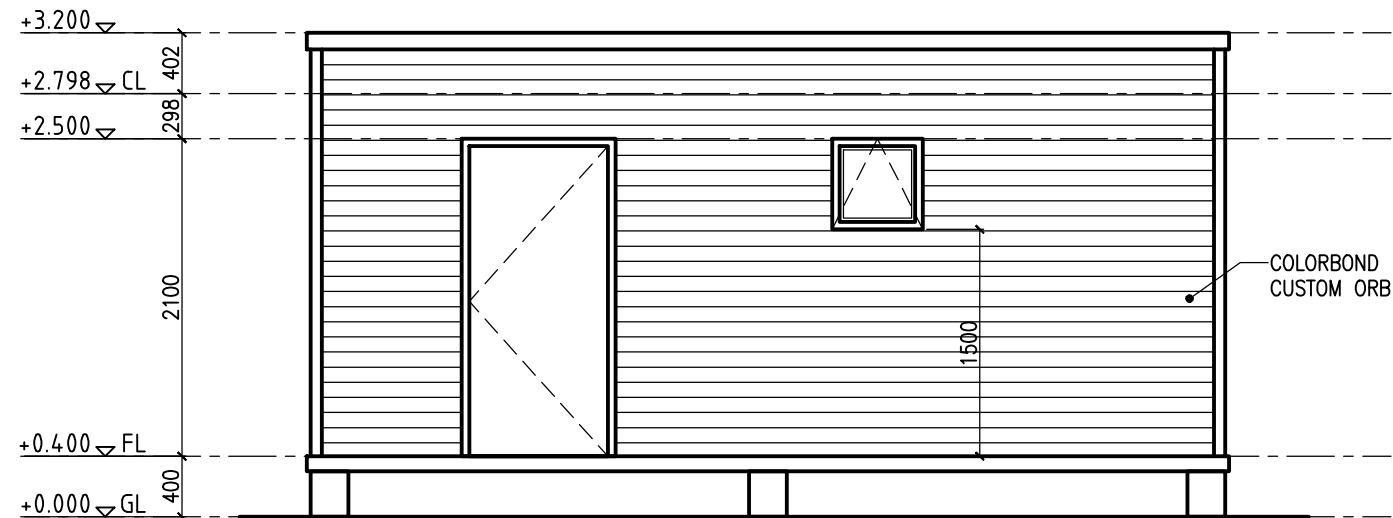
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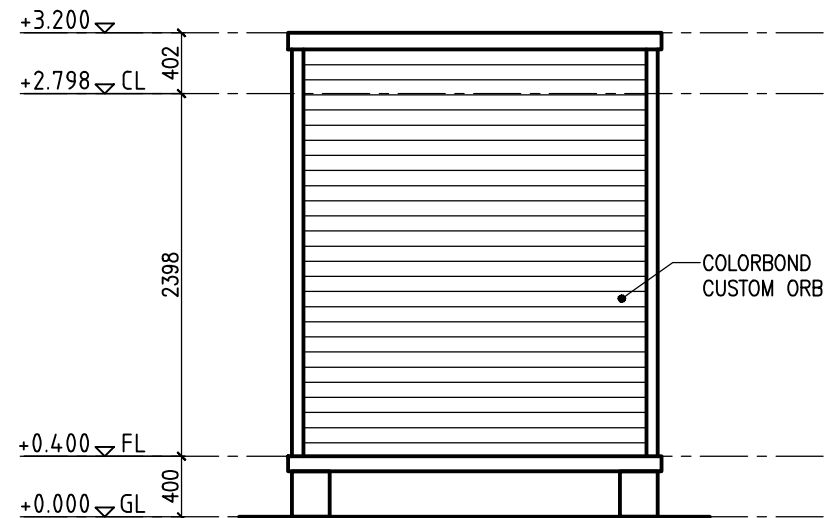
PROJECT
**SOUTH HEDLAND - WA
LOT 2055 HAMILTON ROAD**

TITLE
**PROPOSED GROUPED DWELLING
FLOOR PLAN**

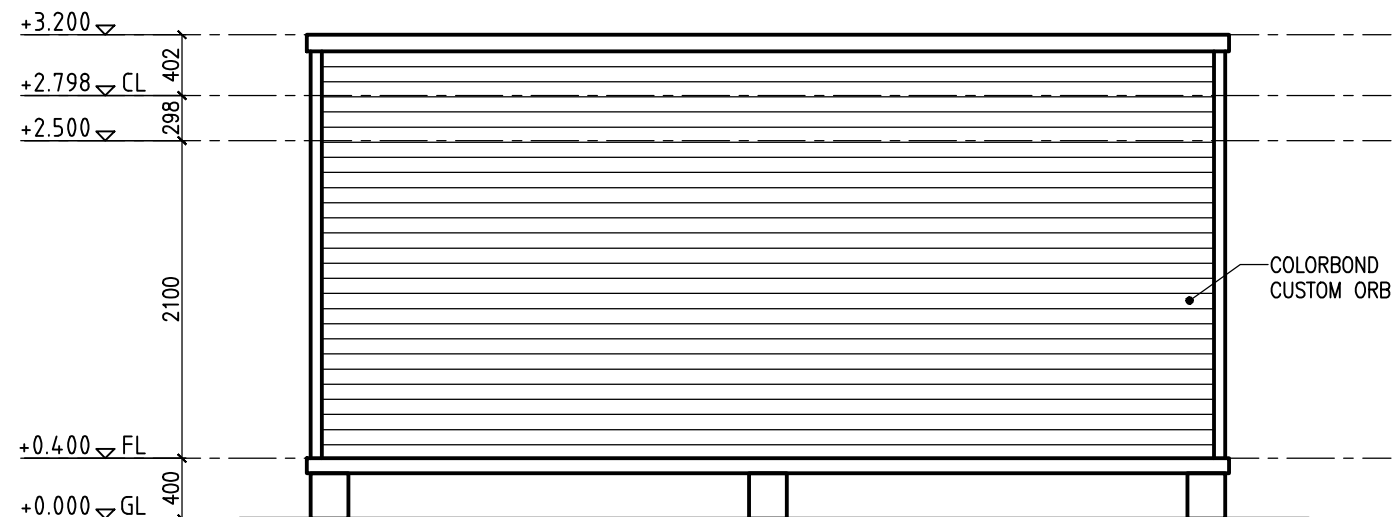
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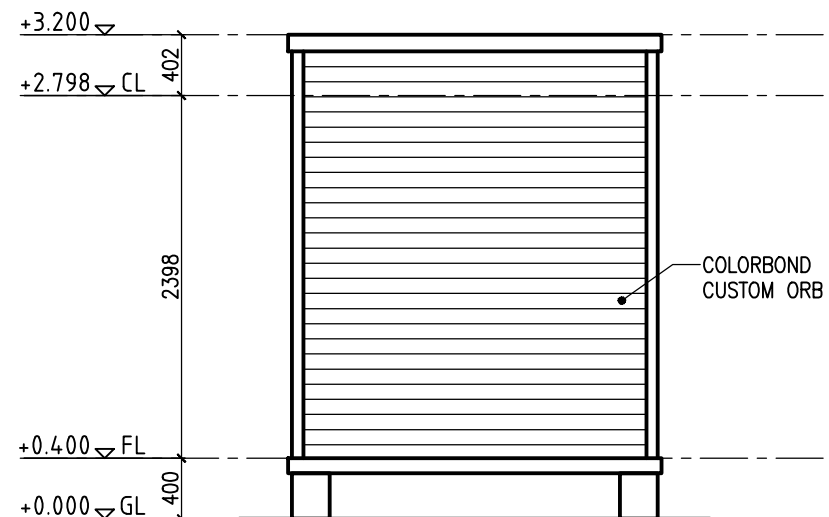
ELEVATION 1



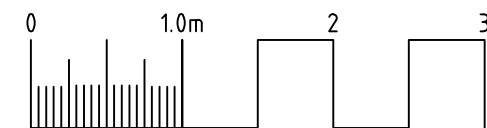
ELEVATION 2



ELEVATION 3



ELEVATION 4



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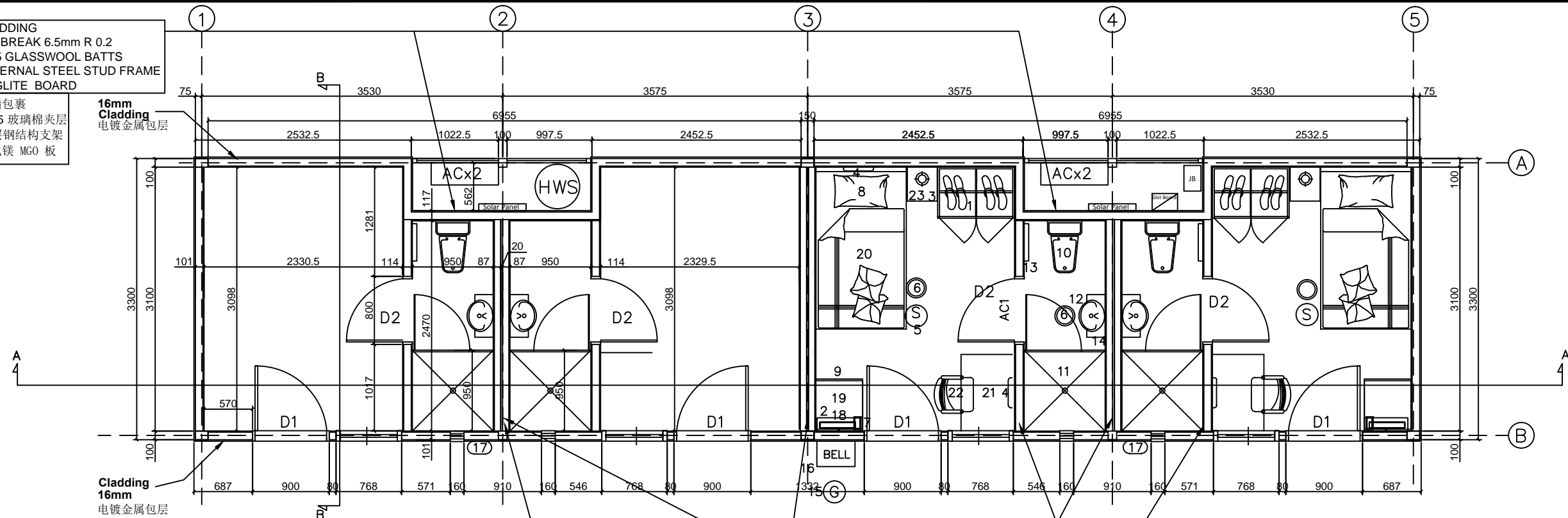
PROJECT
SOUTH HEDLAND - WA
LOT 2055 HAMILTON ROAD

TITLE
**KITCHEN / DINING
ELEVATIONS**

| DRAWN | DATE | APPROVED | DATE |
|-------|----------|-------------|------|
| IA | 30.07.14 | | |
| SCALE | SIZE | DRAWING No. | REV. |
| 1:50 | A3 | 55481-A102 | A |

16MM CLADDING
THERMAL BREAK 6.5mm R 0.2
90MM R3.5 GLASSWOOL BATTS
90MM EXTERNAL STEEL STUD FRAME
12MM MAGLITE BOARD

16MM 外墙包裹
90MM R3.5 玻璃棉夹层
90MM 外层钢结构支架
12MM 氧化镁 MGO 板



EQUIPMENT LIST
设备目录:

| ITEM QTY | DESCRIPTION | 编号 | 数量 | 描述 |
|-------------------------|---|---------------------|----|--|
| D1 4 | 820 EXTERNAL DOOR | 820 | 4 | 出入口门 |
| D2 4 | 720 INTERNAL DOOR | 720 | 4 | 室内门 (Doors to the ensuite are to be latched closed from the inside and removable from the outside.) (门可以从内部锁住, 而且可以从外移动) |
| WI 4 | 768w X 1408h ALUMINUM FRAMED AWNING WINDOW - CYCLONE SCREEN EXTERNALLY (OPTIONAL) 6MM DOUBLE GLAZING WINDOWS FULLY COMPLIANT TO REG D CAT 2 WITHOUT SCREEN. | 768 X 1408 | 4 | 铝合金结构篷式窗 - 6mm双层防龙卷风窗 |
| AC 4 | AIR CONDITIONER - SPLIT SYSTEM | | 4 | 独立挂壁式空调 |
| HWS 1 | BOSCH 200 LITRE HOT WATER SYSTEM | | 1 | 博世200升电热水器 |
| F1 4 | 200W X 200h EXHAUST FAN WITH SHUTTERF1 | 200mm | 4 | 200mm宽 x 200mm高 百叶式排气扇 |
| LIVING AREA 居住区 | | | | |
| 1 4 | WARDROBE | 600d X 900w X 2400h | 4 | 衣橱 (3 drawers below) (2 DOOR EACH c/w INDIVIDUAL KEY LOCK) (双门单锁匙) |
| 2 4 | TV SHELF c/w SHELF FOR DVD PLAYER BELOW | | 4 | 电视架, DVD架相同尺寸位于下方 |
| 3 4 | COAT HOOKS FITTED & 1800 AFL | | 4 | 衣钩 高于地板线1800mm |
| 4 8 | WALL MOUNTED LAMP ABOVE DESK AND BED | | 8 | 壁灯位于床和写字台上方 |
| 5 4 | SMOKE DETECTORS | | 4 | 测试警报器 |
| 6 8 | OYSTER LIGHT | | 8 | 圆形灯 |
| 7 4 | ENERGY SAVING AC KEY SWITCH KEYED ALIKE TO FRONT DOOR | | 4 | 空调节能锁匙开关位于前门 |
| 8 4 | BOOKSHELF ABOVE BED HEAD | | 4 | 床头书架 |
| 9 4 | SHELF ABOVE FRIDGE | | 4 | 架台位于冰箱上方 |
| ENSUITE AREA 卫浴间 | | | | |
| 10 4 | W/C c/w DUAL FLUSH CISTERN & CHROME PLATED TPH | | 4 | 节水水箱与镀铬马桶 (相同宽度尺寸) |
| 11 4 | 950 X 950 CORNER SHOWER c/w SHOWER GLASS | 950mm X 950mm | 4 | 玻璃淋浴隔间 (相同宽度尺寸) |
| 12 4 | BASIN & VANITY CUPBOARD BELOW | | 4 | 洗面池, 带柜子 (fixed wash basin with internal overflow relief facility and water stop plug permanent attached to the basin) |
| 13 4 | 600L TOWEL RAIL @ 1100 AFL | 600mm | 4 | 毛巾架 高于地板线1100mm |
| 14 4 | MIRROR WITH SHAVING CABINET BEHIND | | 4 | 带卫浴柜式镜子 |
| EXTERNAL 外部 | | | | |
| 15 1 | BREAK GLASS ALARM | | 1 | 防火警报器 |
| 16 1 | ALARM BELL | | 1 | 警铃 |
| 17 2 | BUNKER LIGHT WITH PE CELL & INSECT REPELLANT GLOBE | | 2 | 室外灯 光电功能和防虫功能 |
| OPTIONAL 可选 | | | | |
| 18 4 | TV 21" FLAT SCREEN (OPTIONAL) | 21" | 4 | 平板电视 (可选) |
| 19 4 | FRIDGE 120L (OPTIONAL) | 120L | 4 | 电冰箱 (可选) |
| 20 4 | KING SINGLE BED (OPTIONAL) | | 4 | 特大尺寸床 (可选) |
| 21 4 | DESK 900MM X 600MM | 900mm X 600mm | 4 | 写字台 (可选) |
| 22 4 | OFFICE CHAIR (OPTIONAL) | | 4 | 旋转式办公椅 (可选) |
| 23 4 | 350W X 400D X 600H BEDSIDE TABLE c/w 3 DRAWERS (OPTIONAL) | 350 X 400 X 600 | 4 | 三抽屉床头柜 (可选) |

12MM MAGLITE BOARD
ACOUSTIC INSULATION BATTS 22KG / M³
75MM EXTERNAL STEEL STUD FRAME
20MM VOID
ACOUSTIC INSULATION BATTS 22KG / M³
75MM EXTERNAL STEEL STUD FRAME
12MM MAGLITE BOARD

来实 波纹板
隔音层 材料为22公斤/立方米
75mm 螺柱钢结构支架
20mm 隔空
隔音层 材料为22公斤/立方米
12mm 氧化镁板

12MM MAGLITE BOARD
90MM R2.5 GLASSWOOL BATTS
90MM EXTERNAL STEEL STUD FRAME
12MM MAGLITE BOARD
12MM 氧化镁板
90MM R2.5 玻璃棉夹层
90MM 外墙螺柱钢结构支架
12MM 氧化镁板

SPECIFICATION:
规格:

GENERAL:
FULL COMPLIANCE WITH BCA REQUIREMENTS.
ELECTRICAL / HYDRAULIC / MECHANICAL INSTALLATION & FITTINGS ALL IN COMPLIANCE AUSTRALIAN STANDARDS.

综合规范:
完全符合澳洲商业局标准。
水电管道安装完全符合澳洲国家规范。

CONSTRUCTION: 建筑:
STEEL FRAME AND CFC FLOOR 钢结构, CFC地板
STEEL FRAMED WALLS WITH GLASSWOOL BATTS 玻璃棉包裹螺柱钢支架墙
AND 12mm MAGLITE BOARD
FIRE RATE TO 120 MINUTES 12mm 氧化镁防火板(2小时抗火)
ALL WALLS AND CEILING FULLY INSULATED.
ROOF R4.1, WALLS R3.5, FLOOR R2.5
所以墙, 天花板有隔热材料包裹 尺寸 屋顶 R4.1, 墙 R3.5, 地板 R2.5
12mm MAGLITE BOARD CEILINGS 12mm 防火天花板
POWDER COATED METAL DOOR FRAMES AND SOLID CORE DOORS.
喷漆粉涂层金属结构实心门
TRIMDEK ROOF CLADDING AND CORRUGATED WALL CLADDING
TRIMDEK 板包屋顶面与墙面

FLOOR PLAN 平面图
SCALE: 1:50

GENERAL FINISHES:
LAMINATED WALLS 层压玻璃隔墙
CLOSED FRAME ALUMINUM CEILING SYSTEM 封闭式铝合金天花板
POLYFLOR VINYL TO ROOM FLOOR. 室内地板材料为保丽聚乙烯
POLYFLOR NON SLIP VINYL TO ENSUITE FLOOR
卫生间为保丽聚乙烯室内防滑材料
POWDER COATED ALUMINUM GLASS SHOWER SCREEN.
粉刷喷漆铝合金淋浴屏
ALL SANITARY WARE WATERMARKED AS PER AUSTRALIAN STANDARDS.
所有卫生污水排放参照澳洲国家标准设计
ALL BUILT IN FURNITURE LAMINATE FINISH.
所有家具由压层板外包
LIFTING TO BE 4 POINT
运输提吊方式为4点位置固定提吊

| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE |
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| 1 | REVISED NOTES | 21-12 | | | | | |

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK.
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS.

DESCRIPTION: 4 MAN SPQ 3.3M x 14.4M ARCH - Floor Plan 建筑 - 平面图

Block A

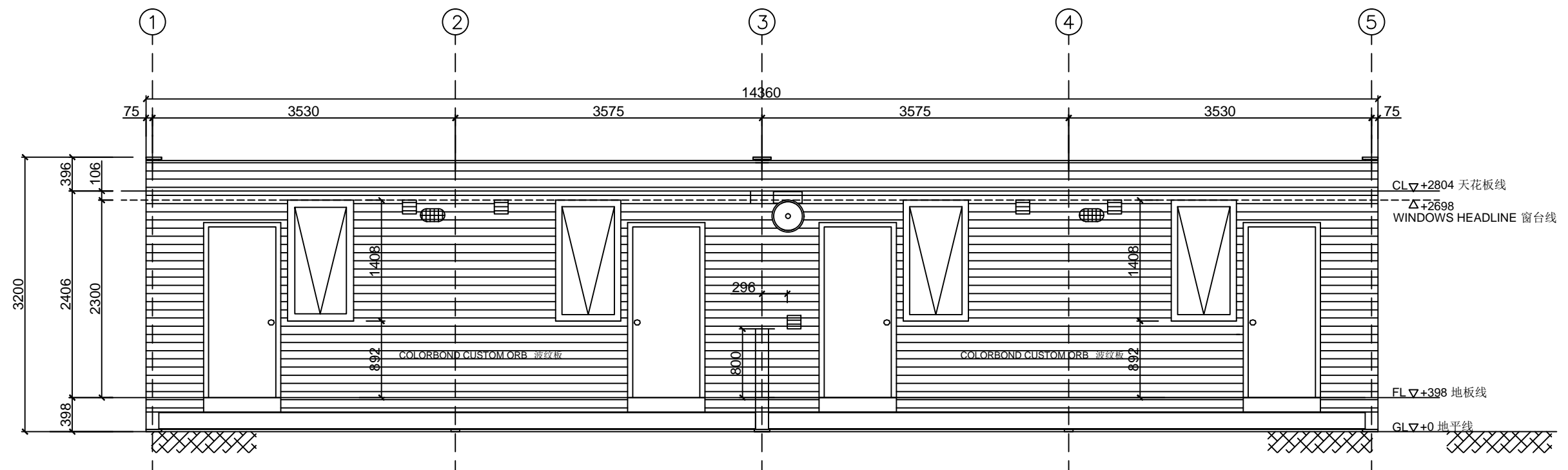
C:\Users\David LU\Desktop\Scheerer Logo.jpg

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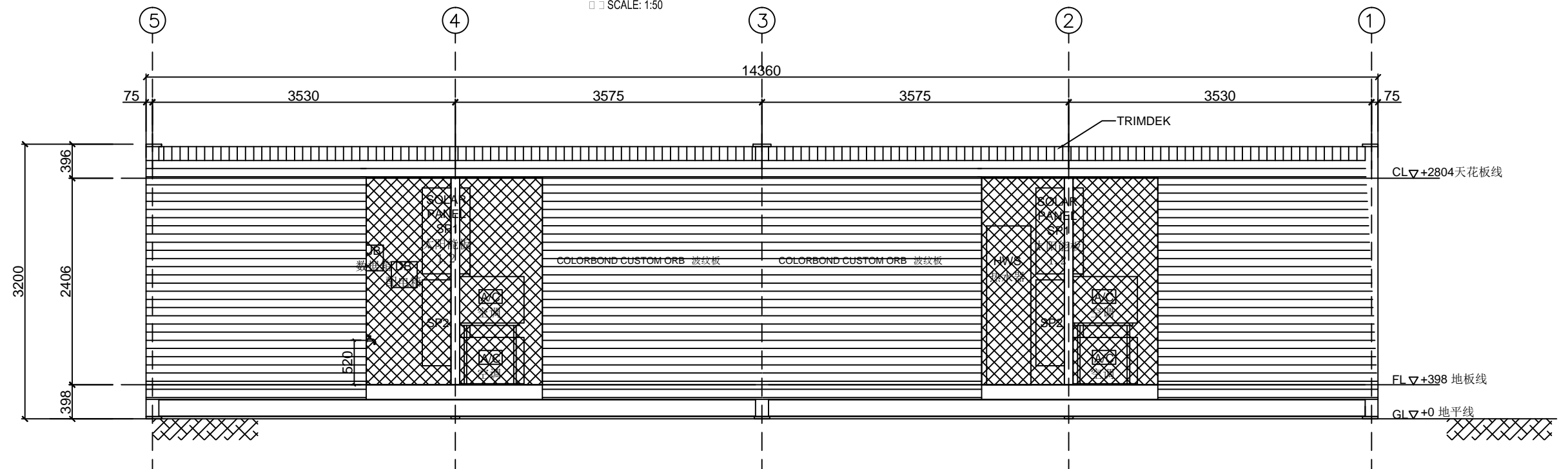
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Mob: +61 407 861 206
Web: www.modularvillages.com.au

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FRONT ELEVATION 正立面

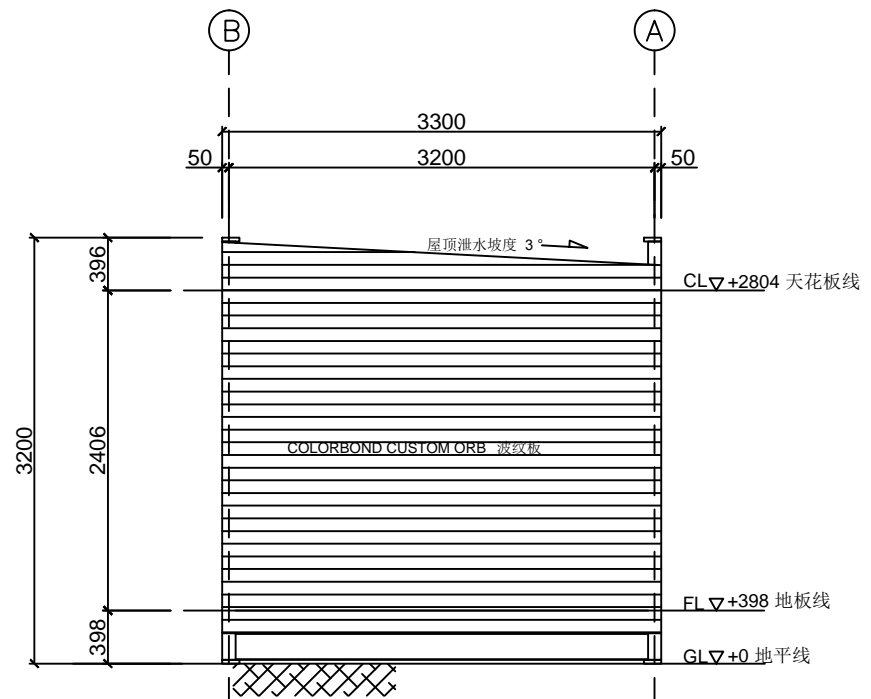
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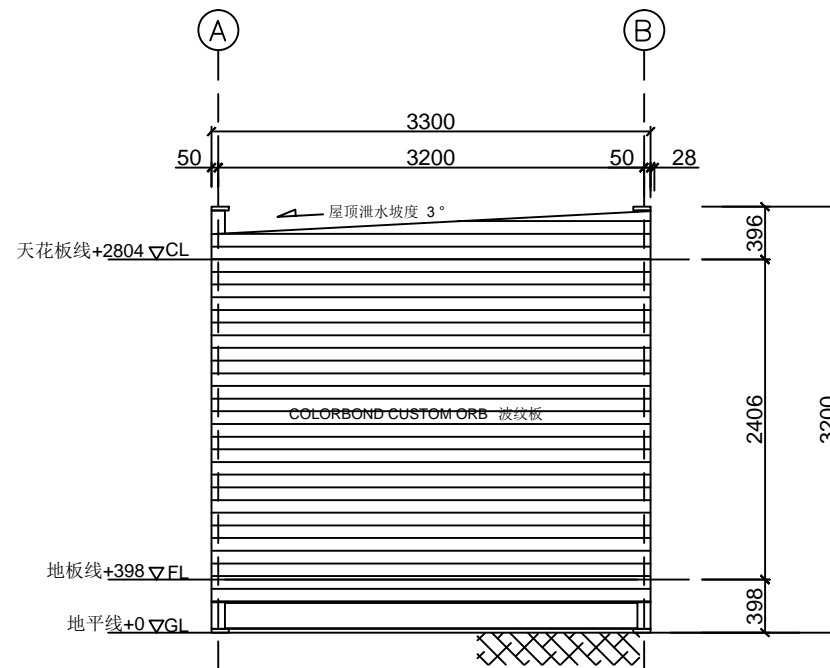
REAR ELEVATION 背立面

SCALE: 1:50


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| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE | Block A | C:\Users\David.LU\Desktop\Scheerar Logo.jpg | BUILDING SYSTEM COPYRIGHT OF MODULAR VILLAGES Modular Villages Pty Ltd TEL : +61 8 9467 2554 Mob: +61 407 861 206 Web: www.modularvillages.com.au DESIGN COPYRIGHT OF MODULAR VILLAGES |
| 0 | FOR CONSTRUCTION | 14.12.11 | MV4SPQ330014400-SE-SD - A-03 | 14 Dec 2011 | EM433144 | DL | 1:50 ON A3 SHEET | | | |
| 1 | REVISED ELEVATION | 21.01.12 | | | | | | | | |
| ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS. | | | | | DESCRIPTION | | | | | |
| | | | | | 4 MAN SPQ 3.3M x 14.4M ARCH - Elevation 1 建筑 - 立面 1 | | | | | |

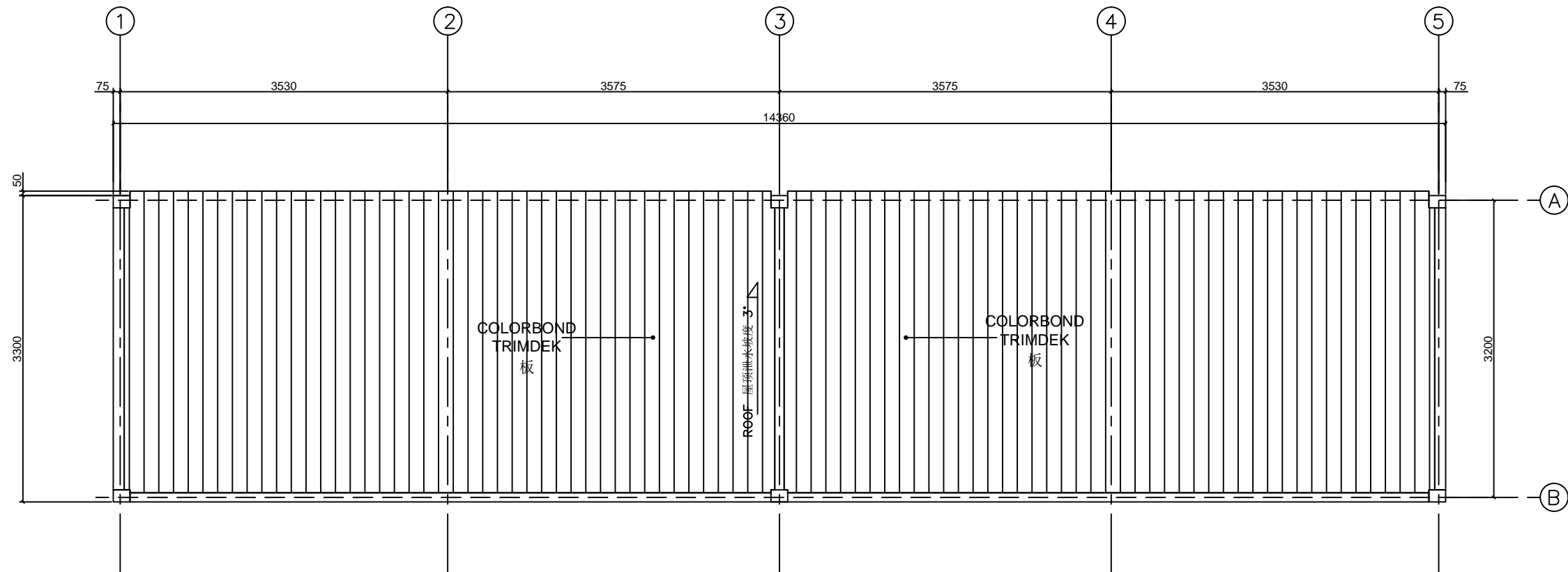


RIGHT SIDE ELEVATION □ □ □ □ □
 □ □ SCALE: 1:50




LEFT SIDE ELEVATION □ □ □ □ □
 □ □ SCALE: 1:50

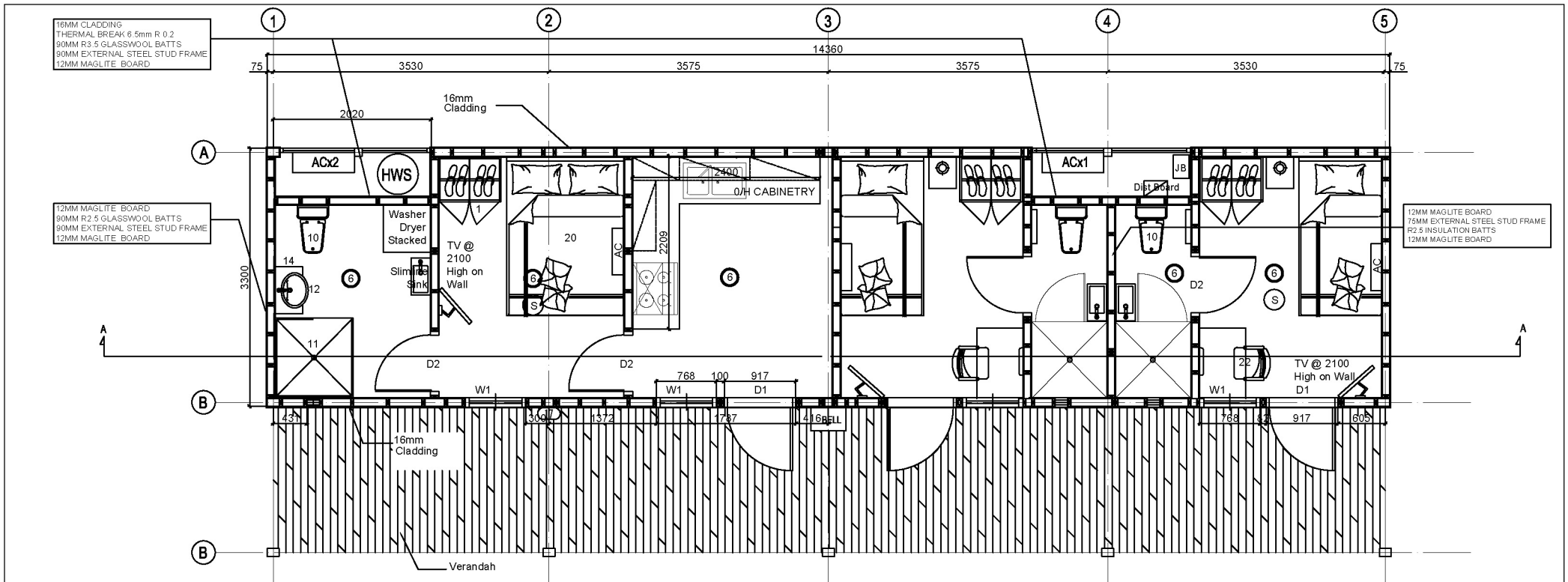
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| 0 | FOR CONSTRUCTION | 14-12 | MV4SPQ330014400-SE-SD - A-04 | 14 Dec 2011 | EM433144 | DL | 1:50 ON A3 SHEET | | | |
| ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS. | | | DESCRIPTION □ □ □ | | 4 MAN SPQ 3.3M x 14.4M - ARCH - Elevation 2 建筑 - 立面2 | | | | | |



ROOF PLAN 屋顶平面图

SCALE: 1:50

| | | | | | | | | | |
|--|------------------|-------|------------------------------|-------------|--|----------|------------------|---------|---|
| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE | Block A | BUILDING SYSTEM COPYRIGHT OF MODULAR VILLAGES  Modular Villages Pty Ltd TEL : +61 8 9467 2554 Mob: +61 407 861 206 Web: www.modularvillages.com.au DESIGN COPYRIGHT OF MODULAR VILLAGES |
| 0 | FOR CONSTRUCTION | 14-12 | MV4SPQ330014400-SE-SD - A-05 | 14 Dec 2011 | EM433144 | DL | 1:50 ON A3 SHEET | | |
| ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS. | | | DESCRIPTION | | 4 MAN SPQ 3.3M x 14.4M ARCH -Roof Plan 建筑 - 屋顶平面图 | | | | |



FLOOR PLAN

EQUIPMENT LIST

| ITEM | QTY | DESCRIPTION |
|------|-----|---|
| D1 | 2 | 820 EXTERNAL DOOR |
| D2 | 3 | 720 INTERNAL DOOR (Doors to the ensuite are to be latched closed from the inside and removable from the outside.) |
| W1 | 4 | 788w X 1408h ALUMINIUM FRAMED AWNING WINDOW Cyclone screen externally (optional) 6mm double glazing windows fully compliant to regd cat 2 without screen |
| AC | 3 | AIR CONDITIONER - SPLIT SYSTEM |
| HWS | 1 | BOSCH 200 LITRE HOT WATER SYSTEM |
| F1 | 3 | 180W X 180h EXHAUST FAN WITH SHUTTERF1 |

LIVING AREA

| ITEM | QTY | DESCRIPTION |
|------|-----|---|
| 1 | 2 | WARDROBE 570d X 800w X 2000h (6 drawers below) (2 DOOR EACH c/w INDIVIDUAL KEY LOCK) |
| 2 | 2 | TV SHELF c/w SHELF FOR DVD PLAYER BELOW |
| 3 | 2 | COAT HOOKS FITTED & 1800 AFL |
| 4 | 4 | WALL MOUNTED LAMP ABOVE DESK AND BED |
| 5 | 3 | SMOKE DETECTORS |
| 6 | 4 | OYSTER LIGHT |

ENSUITE AREA

| ITEM | QTY | DESCRIPTION |
|------|-----|--|
| 10 | 2 | W/C c/w DUAL FLUSH CISTERN & CHROME PLATED TPH |
| 11 | 2 | 950 X 950 CORNER SHOWER c/w SHOWER GLASS |
| 12 | 2 | BASIN & VANITY CUPBOARD BELOW (fixed wash basin with internal overflow relief facility and water stop plug permanent attached to the basin) |
| 13 | 2 | 600L TOWEL RAIL @ 1100 AFL 600mm |
| 14 | 2 | MIRROR WITH SHAVING CABINET BEHIND |

EXTERNAL

| ITEM | QTY | DESCRIPTION |
|------|-----|--|
| 17 | 2 | BUNKER LIGHT WITH PE CELL & INSECT REPELLANT GLOBE |

OPTIONAL

| ITEM | QTY | DESCRIPTION |
|------|-----|---|
| 18 | 2 | TV 21" FLAT SCREEN (OPTIONAL) |
| 20 | 1 | KING SINGLE BED (OPTIONAL) |
| 1 | 1 | DOUBLE BED |
| 21 | 1 | DESK 900MM X 600MM |
| 22 | 1 | OFFICE CHAIR (OPTIONAL) |
| 23 | 2 | 350W X 400D X 800H BEDSIDE TABLE c/w 3 DRAWERS (OPTIONAL) |

SPECIFICATION

GENERAL:
FULL COMPLIANCE WITH BCA REQUIREMENTS.
ELECTRICAL / HYDRAULIC / MECHANICAL INSTALLATION & FITTINGS ALL IN COMPLIANCE AUSTRALIAN STANDARDS.

CONSTRUCTION

STEEL FRAME AND CFC FLOOR
STEEL FRAMED WALLS WITH GLASSWOOL BATTS AND 12mm MAGLITE BOARD FIRE RATE TO 120 MINUTES
ALL WALLS AND CEILING FULLY INSULATED.
ROOF R4.1, WALLS R3.5, FLOOR R2.5

12mm MAGLITE BOARD CEILING

POWDER COATED METAL DOOR FRAMES AND SOLID CORE DOORS

TRIMDEK ROOF CLADDING AND CORRUGATED WALL CLADDING

GENERAL FINISHES

CLOSED FRAME ALUMINIUM CEILING SYSTEM

POLYFLOR VINYL TO ROOM FLOOR.



POLYFLOR NON SLIP VINYL TO ENSUITE FLOOR.

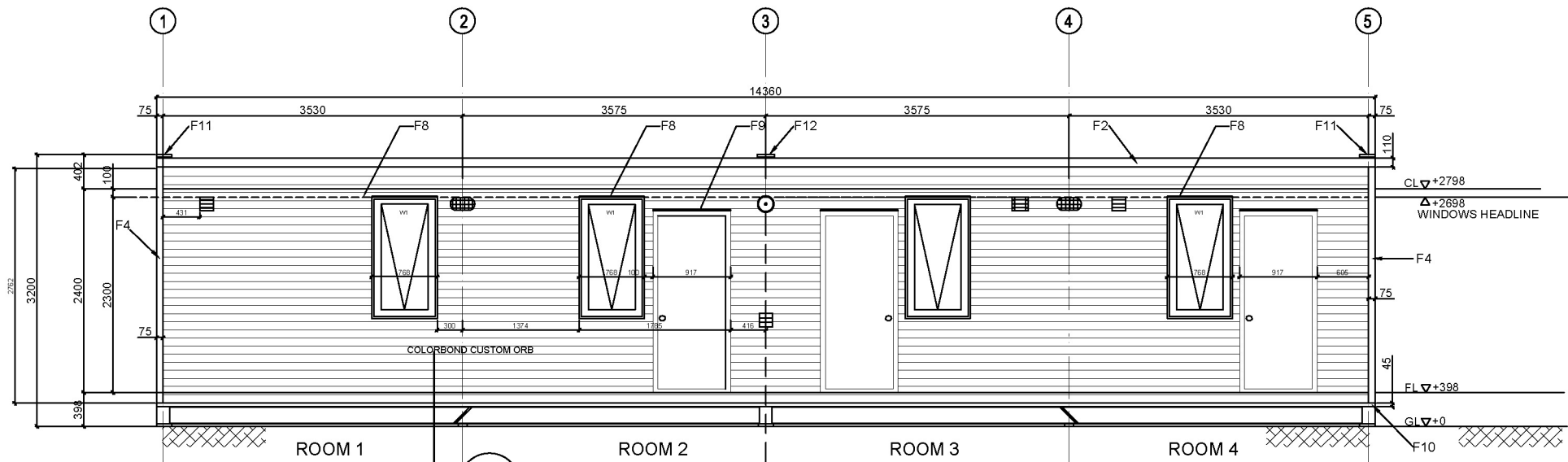
POWDER COATED ALUMINIUM GLASS SHOWER SCREEN.

ALL SANITARY WARE WATERMARKED AS PER AUSTRALIAN STANDARDS.

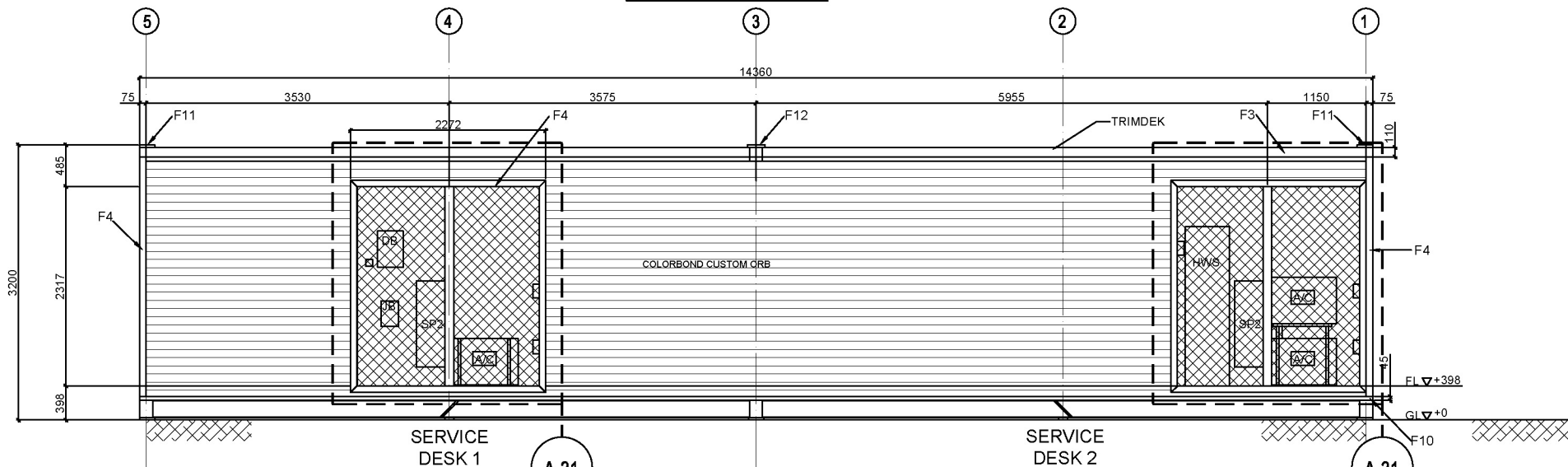
ALL BUILT IN FURNITURE LAMINATE FINISH.

LIFTING TO BE 4 POINT


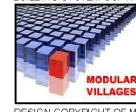
| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE | BLOCK B |  |  |
|--|------------------|-------|----------------------|------|-------------|---|------------------|---------|---|---|
| 0 | FOR CONSTRUCTION | 14-12 | 2BR330014400-SE-SD-E | A02 | 18 JUN 2012 | TEH | 1:50 on A3 Sheet | | | |
| 1 | ADDED DRAWING | 21-03 | | | | | | | | |
| ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS. | | | | | | DESCRIPTION 3 Bed 3.3m x 14.4m ENG Floor Plan | | | | |

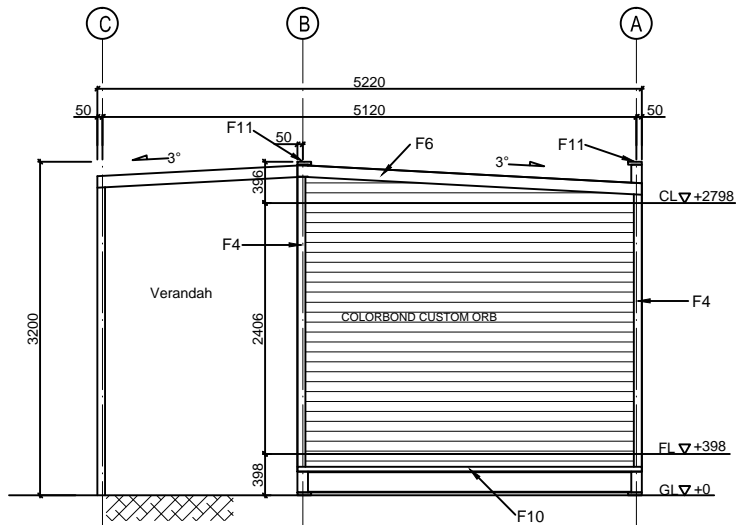


FRONT ELEVATION

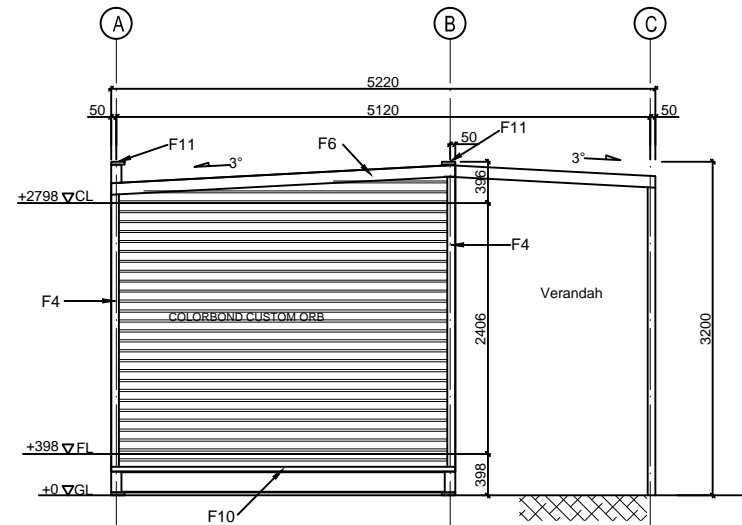


REAR ELEVATION


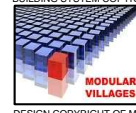
| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE | BLOCK B |  |  BUILDING SYSTEM COPYRIGHT OF MODULAR VILLAGES Modular Villages Pty Ltd TEL : +61 8 9467 2554 Mob: +61 407 861 206 Web: www.modularvillages.com.au |
|--|------------------|-------|---|-------------|---------|---|------------------|---------|---|---|
| 0 | FOR CONSTRUCTION | 14-12 | 2BR330014400-SE-SD-E A03 | 18 JUN 2012 | | TEH | 1:50 on A3 Sheet | BLOCK B | | |
| 1 | ADDED DRAWING | 21-03 | | | | | | | | |
| ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS. | | | DESCRIPTION 3 Bed 3.3m x 14.4m ENG Elevation 1 | | | SITE ADDRESS Caltex Star Mart Lot 2055, Hamilton Road South Hedland, WA 6722 | | | | |

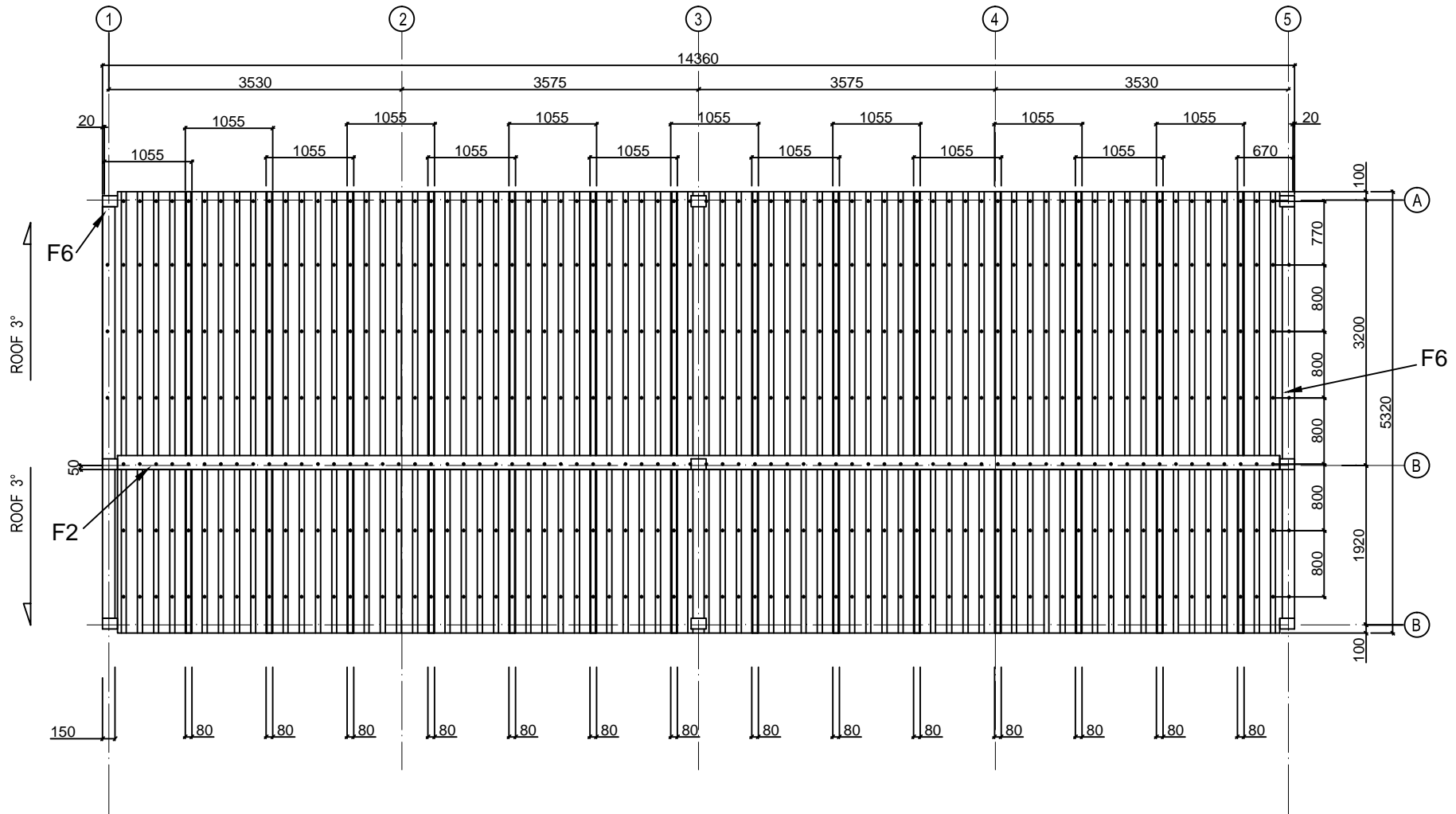


RIGHT SIDE ELEVATION




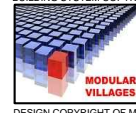
LEFT SIDE ELEVATION

| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE | Block B |  |  | BUILDING SYSTEM COPYRIGHT OF MODULAR VILLAGES Modular Villages Pty Ltd TEL : +61 8 9467 2554 Mob: +61 407 861 206 Web: www.modularvillages.com.au |
|--|------------------|-------|--------------------------|-------------|---|----------|------------------|--------------------------------------|---|---|--|
| 0 | FOR CONSTRUCTION | 14-12 | 2BR330014400-SE-SD-E A04 | 18 JUN 2012 | | TEH | 1:50 on A3 Sheet | | | | |
| 1 | ADDED DRAWING | 21-03 | | | | | | | | | |
| ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS. | | | | | DESCRIPTION 3 Bed 3.3m x 14.4m ENG Elevation 2 | | | DESIGN COPYRIGHT OF MODULAR VILLAGES | | | |



ROOF PLAN

ROOF SHEETING TRIMDEK REGULAR SIZE
1055mm X 3400mm

| REV. | DESCRIPTION | DATE | DRAWING NO. | DATE | JOB No. | DRAWN BY | SCALE | Block B |  |  |
|------|------------------|-------|----------------------|-------------|---------|----------|------------------|---------|---|---|
| 0 | FOR CONSTRUCTION | 14-12 | 2BR330014400-SE-SD-E | 18 JUN 2012 | | TEH | 1:50 on A3 Sheet | | | |
| 1 | ADDED DRAWING | 21-03 | | | | | | A05 | DESCRIPTION | 3 Bed 3.3m x 14.4m ENG Roof Plan |

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK.
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRWGS.

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