

AMENDED IN RED

By: Tom Barker
Date: 31 March 2017



Revision 1
Date: 1 March 2017

To whom it may concern,

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/835
Date: 4 April 2017



Lvl 2, 35 Astor Terrace
Spring Hill QLD 4000

Brisbane Housing Company currently has a property at 1 Jeays St Bowen Hills, Queensland 4006 which is heritage listed.

This property has been subject to damage resulting from both wear and tear and damage from unknown persons. In an attempt to bring the property back to a suitable condition and take measures to prevent further damage I would like to propose the following:

Scope of Works:

FRONT AND REAR DOORS – BOTH BUILDINGS INCLUDED

- Remove fixings to handrail on ramp adjacent to the rear door and refix to allow clearance for new security doors.
- Supply and install new white powder coated commercial strength aluminium security screen doors to both front and rear access. (4 doors in total)
- Design as per sample photo provided.
- Doors to be fitted with Lockwood or similar mortice locks.
- Locks keyed to the existing building Master Key system
- Include Lever handle to the inside and Knob handle to the outside.
- Closers to opening doors.
- Security bolts on the fixed doors.
- Metal security plates (Lockwood Door Latch Guard or similar) on the external side of the lock and acrylic door shields on the inside.
- Supply and install additional metal frame surround as required for strengthening.
- Crimsafe or similar security mesh on the inside.

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COMMON AREA / LOUNGE ROOM

- Double doors to be repaired and permanently secured shut.
- Service windows above double doors and make operable. Restrict opening to a maximum of 100-150mm.
- Supply and install a Crimsafe or similar security screen complete with access port to the window above the double doors.

BUILDING – DODDS 1

- Repair and permanently secure casement windows

BUILDING – DODDS 2

- Remove and replace putty to double kitchen doors

VERANDAH DOORS AT TOP OF STAIRS.

- Remove existing double doors and, after photographing for recording purposes, pack and store doors in secure location.
- Make good existing posts, retaining as much of the original material as possible and paint. All works to match existing as close as practical.
- Supply and install powder coated aluminium doors as per front and rear doors.
Approximate sizes of the opening 2040 x 1420
- Doors to be fitted with Lockwood or similar mortice locks.
- Locks keyed to the existing building Master Key system
- Include Lever handle to the inside and Knob handle to the outside.
- Supply and install closers to opening doors.
- Security bolts to be installed on the fixed doors.
- Metal security plates (Lockwood Door Latch Guard or similar) on the external side of the lock and acrylic door shields on the inside. **PLEASE NOTE: Crimsafe or similar security mesh NOT REQUIRED on these doors.**

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BATHROOM 1

- Remove and replace the chain winder to the aluminium Hopper window
- Ensure opening range is 100-150mm maximum

BATHROOM 2

- Supply and install security grill to smaller aluminium casement window include window access port. Window size approximately 900x300.

DODDS 2 KITCHEN

- Supply and Install window bolts to prevent kitchen windows opening more than 100 – 150mm