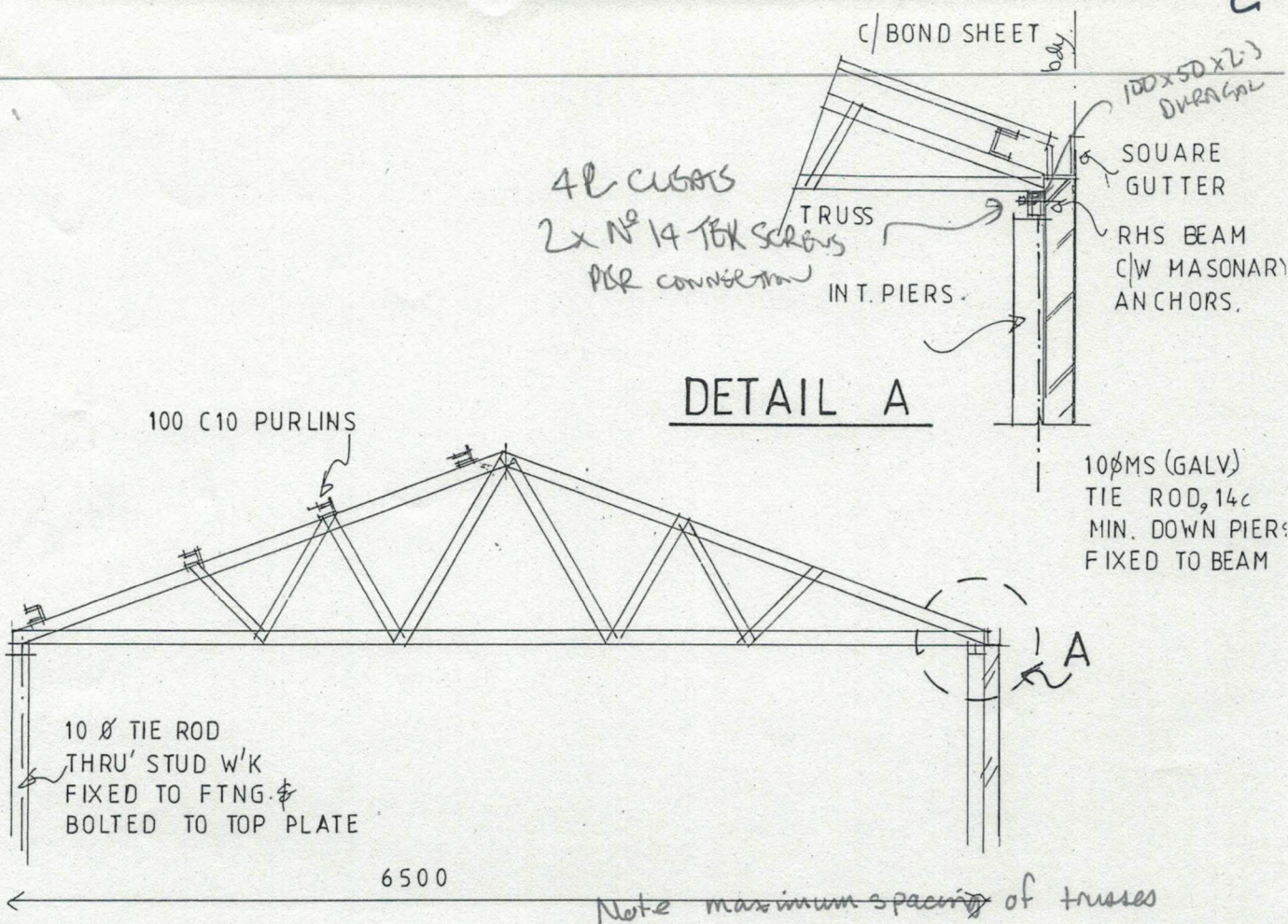




CITY OF ROCKINGHAM
 BUILDING REGULATIONS 1909, AND
 AMENDMENTS, SHALL TAKE PRECEDENCE
 OVER ALL BUILDING SPECIFICATIONS.

Max 3.2m spacing of trusses.

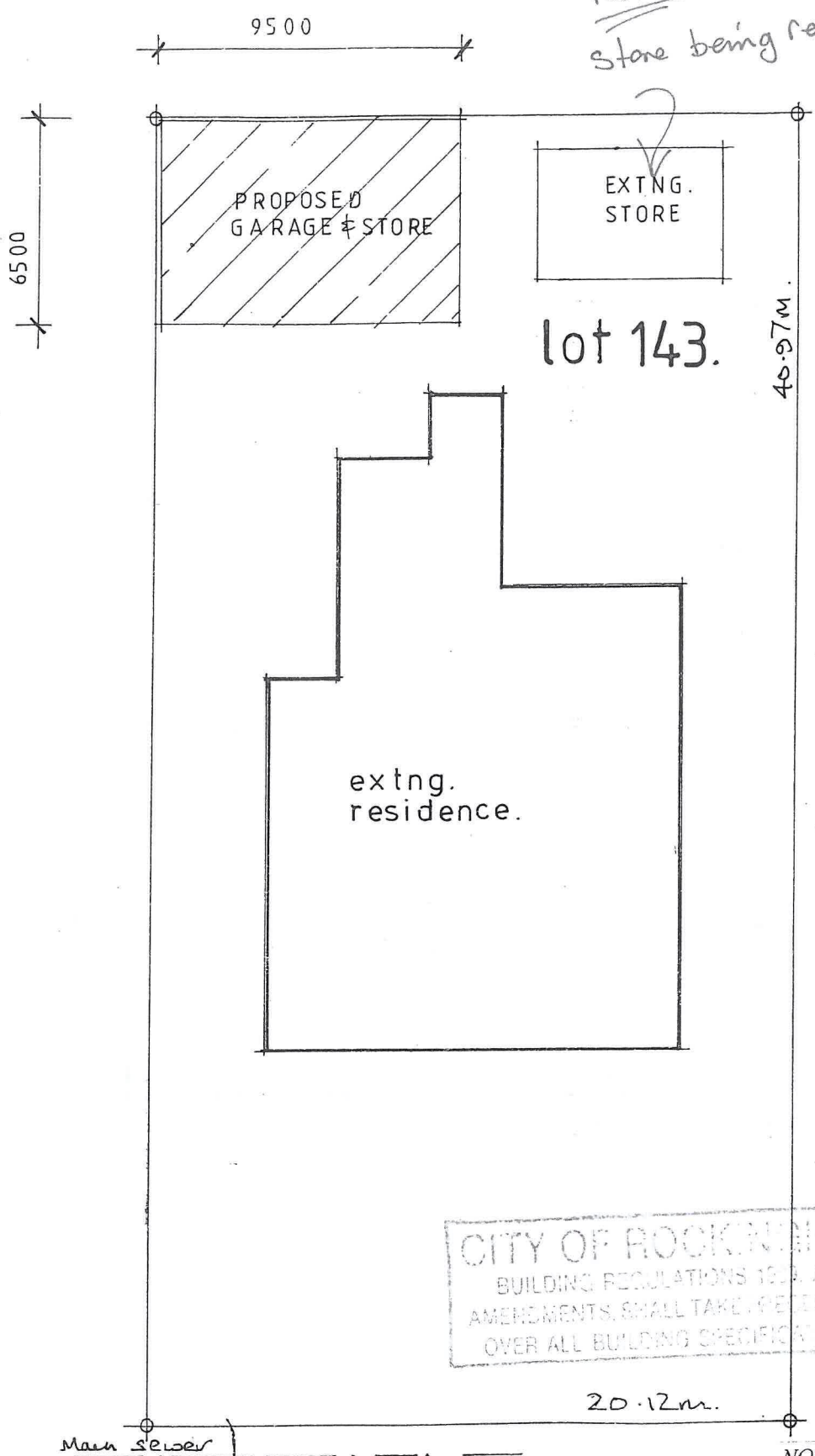
SPECIFICATIONS						
TRUSS SIZE	3800	4360	5300	6000	7390	8930
TOP CHORD	50x50x3L	50x50x3L	50x50x3L	50x50x3L	50x50x5L	50x50x5L
BTM CHORD	50x50x3L	50x50x3L	50x50x3L	50x50x3L	50x50x5L	50x50x5L
WEBBING	30x30x3L	30x30x3L	30x30x3L	30x30x3L	30x30x3L	30x30x3L
CROSS BRACING	8mmROUND	8mmROUND	8mmROUND	8mmROUND	8mmROUND	8mmROUND

ROOF DETAILS FOR —
 S. ROSS
 LOT 143, FOURTH AVENUE,
 SHOALWATER.

Structural Adequacy Certified
N3 Wind Zone
[Signature]
 BE m/c (m/s)
 #286483
 12/4/00

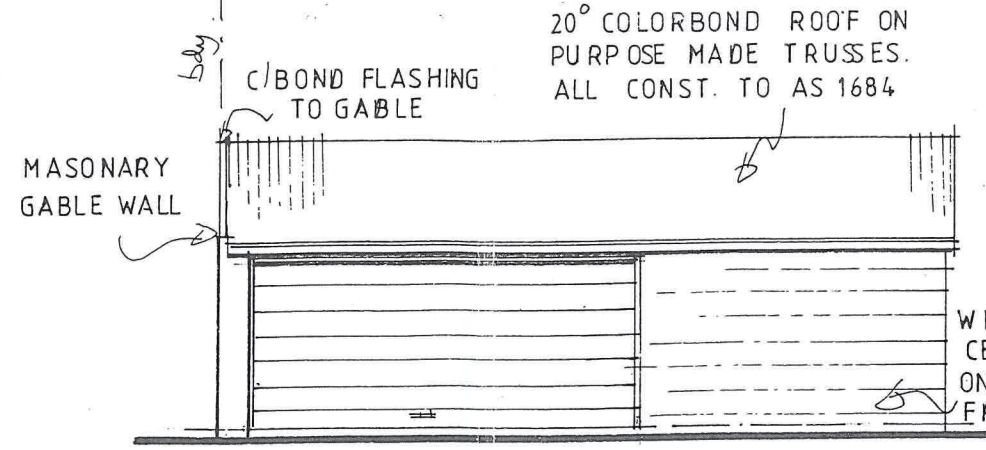
APRIL 2000
[Signature]

Note:
store being removed

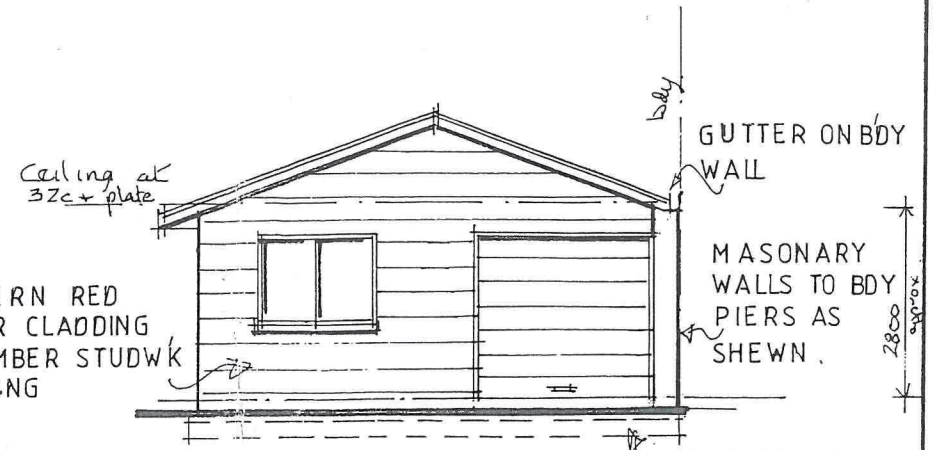


CITY OF ROCKINGHAM
BUILDING REGULATIONS 1994 / 2001
AMENDMENTS SHALL TAKE PRECEDENCE
OVER ALL BUILDING SPECIFICATIONS.

NORMAN BROOKS
ARCHITECTURAL DRAUGHTING & DESIGN
Unit 6, 33 Crompton Road
Rockingham 6168
phone : 9592 3602
fax : 9528 3672
mobile : 04 07 479 200

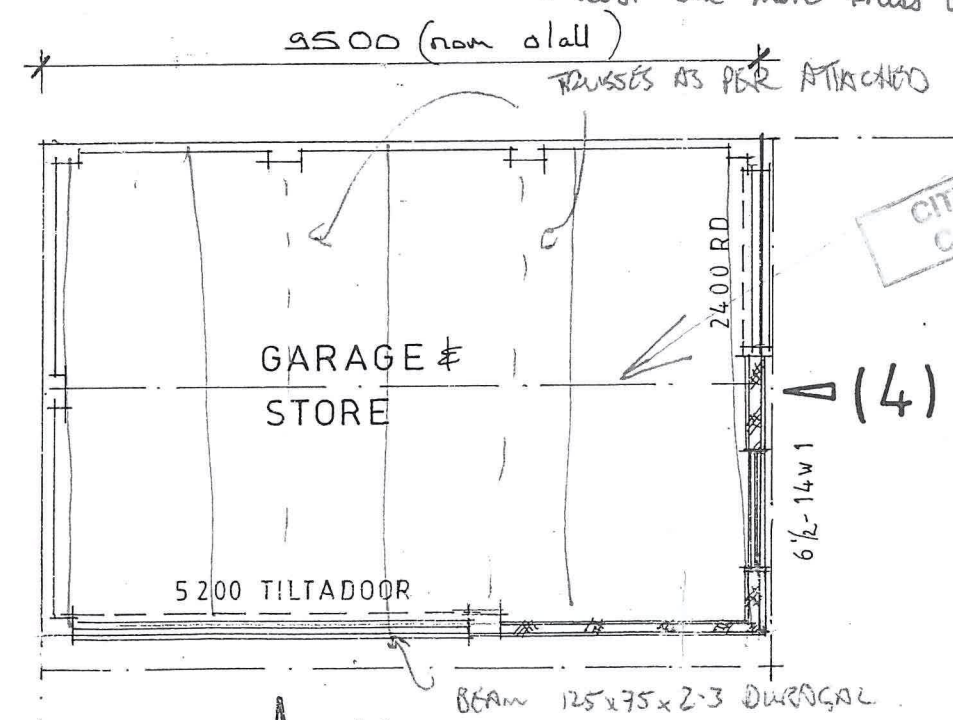


ELEVATION 1.



ELEVATION 4

Maximum spacing of trusses 320 metres.
at least one more truss is required eg



LAYOUT
PLAN

CITY OF ROCKINGHAM
Condition of Approval

Structural Adequacy
Certified.
BE m16 (10/01)
#286483
12/4/00.

CLIENT: MR. S. ROSS.			
PROJECT: PROPOSED OUTBUILDING.			
LOCATION: LOT 143, FOURTH AVENUE, SHOALWATER			
scale: 1:100, 1:200	REVISIONS:		DRG. No.
date FEB. 2000			SR:FA:1

SITE PLAN
1:200

CITY OF ROCKINGHAM

CONDITIONS OF APPROVAL – BUILDING DEPARTMENT

1. WIND ZONE:-This site has been assessed via the "City of Rockingham Wind Zone Study" (April 1998) as having the following Wind Classification for a single storey 4 metre maximum height structure N 3 or for an 8 metre maximum height structure N _____.
2. ☐ FLOOD ZONE:-Builder to submit, on commencement, a) A Licensed Land Surveyors Report/Certificate verifying that a F.F.L. of _____ AHD has/will be achieved, and; b) a certificate signed by a practising Structural Engineer attesting to the adequacy of the fill, and the natural ground upon which the fill is placed, to withstand the imposed loads of the building.
3. ☐ OPEN SPACE:-The site has been developed to the maximum permitted (Table 1 Residential Planning Codes). No further development that would reduce "Open Space" is permitted.
4. ☒ All notations on plans must be complied with. Consult a Building Surveyor if in doubt.
5. ☒ Plans are to be submitted to the Water Corporation before commencing work.
6. ☒ Building Regulations 1989, and Amendments shall take precedence over all building specifications.
7. ☒ Where cut/and or fill affects adjoining lots, retaining walls shall be erected. Design and type of construction to be approved by the Building Surveyor.
8. ☒ Prior to any construction works commencing, and particularly when using existing subdivision boundary pegs, it is your responsibility as the owner's representative, to correctly identify the confines of the allotment by confirming the location of existing pegs or having new pegs placed by a Licensed Land Surveyor.
9. ☒ A satisfactory penetrometer test to be carried out by a suitably qualified engineer and obtained by Builder prior to placement of footings and supplied to the Principal Building Surveyor on demand.
10. ☒ Chemical and/or physical protection against termite infestation shall be provided in accordance with the provisions of the Building Code of Australia.
11. ☒ Inspections:-A minimum of 24 hours notice shall be given to the Building Department to enable inspection of excavations prior to the placement of concrete for footings and slab. All reinforcement to be correctly located using bar chairs and bases, (AS 2870-6.4.6).
12. ☐ Inspections:-A minimum of 24 hours notice shall be given to the Building Department prior to fixing of internal linings, to enable an inspection of the (floor/wall/roof) frame.
13. ☒ The minimum height of the slab above finished ground shall be, in sandy well-drained areas, 100mm. This can be reduced to 50mm near adjoining paved areas that slope away from the building (AS 2870 - B.C.A.5.2.2.).
14. ☒ Lintels:-Lintels to be protected against corrosion in accordance with provisions of the B.C.A. and be no less effective than that prescribed in table 3.4.4.2 (i.e. if within 1km of the coast be Hot Dip Galvanised 600g/m²).
15. ☒ Refer to Technical Services section for crossover levels and specifications. (NOTE: Crossovers to be no closer than 1500mm from the prolongation of the side boundary. Ensure that drive/crossover location is sited clear of any existing gully, manhole, street tree, street light pole or power pole and does not encroach upon truncations on corner lots. See also Fencing Local Law requirements for "visual truncations" should crossover and driveway access through fencing that is higher than 1.0m). Where driveways are paved with a fall towards the building a drainage system shall be installed at the lowest point to prevent surface water from entering or ponding near the building.
16. ☒ Stormwater drainage to be provided with the minimum requirements of spoondrains to direct water away from footings. Water to be disposed of within the confinement of the lot.
17. ☒ Building licence issued subject to an adequate supply of potable water being available on site before any works commence.
18. ☐ Fire rated walls to be carried up to the underside of roof cladding. No combustible materials to pass through or across the wall except for roof battens with dimensions of 75mm x 50mm or less. Notice shall be given to the Building Surveyor to enable inspection of firewalls prior to the placement of roof cladding, (B.C.A. 3.7.1.8).
19. ☐ Prior to earthworks or building works commencing on the subject lot, contact Police Emergency Services Unit, Unexploded Ordnance (UXO) Branch.
20. ☒ Prior to the construction works commencing, it is required that one of the following be implemented to prevent building rubbish blowing from the construction site:
1) - A receptacle of at least 4m³ with lid, or an equivalent wire enclosure, to be established on the lot for the disposal of Builder's rubbish and; a) all rubbish and offensive matter on the site is to be placed in the receptacle; b) the receptacle is to be maintained; c) a lid is to be kept on the receptacle at all times other than when it is being loaded or unloaded with rubbish; or
2) - The construction site is to be totally fenced on the cadastral boundaries to the minimum standard of an 1800mm high pole and hessian cloth fence with gates 3000mm wide. The fence is to be maintained and the gates are to be kept closed other than when being used for ingress or egress from the building site.
21. ☒ Occupants of Class 1 buildings must be provided with an automatic warning of the detection of smoke so that they may evacuate in the event of fire. Smoke detectors installed in accordance with Part 3.7.2. B.C.A. satisfy this requirement. (NOTE: Must be connected to consumer mains power).

FOOTNOTE:
Restrictive covenants placed on the land title impose restrictions on the use of the land. Most covenants impose no obligation or responsibility on the Local Authority. Council suggests the builder's client be advised that the fixing of solid core external doors, and securing windows and doors with deadlocks is recommended for security.

CONDITIONS OF APPROVAL – HEALTH DEPARTMENT

Temporary Toilet:-Temporary toilet facilities, to be connected to sewer or an approved chemical method shall be provided on site before work commences.

Toilet Ventilation:-All toilets and airlocks to have a minimum of 0.015 square metres of direct natural ventilation flumed to external air or toilet shall be mechanically ventilated with a minimum exhaust rate of 25 litres per second flumed to external air. Vents are to discharge to the external air and be boxed throughout.

Ensuites and Internal Toilets:-To have mechanical ventilation with a minimum exhaust rate of 25 litres per second flumed to external air and located at or near ceiling level. Vents are to discharge to the external air and be boxed throughout.

Wet Area Floors:-Bathrooms, ensuites, laundries, w/c's to be adequately graded to a floor waste, be free draining and not hold any water.

Environmental Noise:-Noise is not to be emitted from the building site prior to 7.00am daily and unreasonable noise not to be emitted on weekends at any time.

Kitchens:- (Health Local Law 18 (4)) – Where mechanical extraction is provided in a kitchen, the exhaust air shall be: a) carried to outside air as directly practicable; and b) boxed throughout.

Laundries:- (Health Local Law 16 (5), (6) & (7)) – i) When a laundry is situated adjacent to a kitchen or a room where food is stored or consumed, it shall be separated by a wall extending from the floor to the roof or ceiling. ii) Where there is an opening between a laundry and a kitchen or other room where food is stored or consumed, the opening shall: a) not be more than 810mm wide; and b) have a door which will completely close the opening.

CITY OF ROCKINGHAM	
This Licence is issued subject to compliance with all relevant Acts, Regulations and Bylaws. The building is to be used <u>entirely</u> for the purpose endorsed and cannot be altered for any other purpose unless the approval of Council has been obtained.	
Building to be used for <u>Additions</u>	
..... Class: <u>10</u>	
Licence No. <u>L 5198</u>	
Principal Building Surveyor	

B. J. Ross.
17.4.90