25 Templetonia Road Bremer Bay

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GOVERNMENT OF WESTERN AUSTRALIA

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L Van Boxtel
25 Templetonia Road
Bremer Bay WA 6338

Shire of Jerramungup

Dear Sir/Madam,

Building Variation of 25 Templetonia Rd Bremer Bay.

Please find attached application for building approval of house and shed for the above address.

As per attached I wish to seek approval for the variation of shed height to 4.20m for walls and 4.980m for ridge.
I am a veteran pensioner (Gold Card) with a total and permanent disability.
I had a parachute accident which severely restricts me from laying on hard surfaces and as I do my own servicing, I need to place my car on hoist in the proposed shed. These shed specifications are the minimum requirements for this purpose.
So, I hereby request an exemption from your current building regulations to allow for this to happen.
Height changes from:

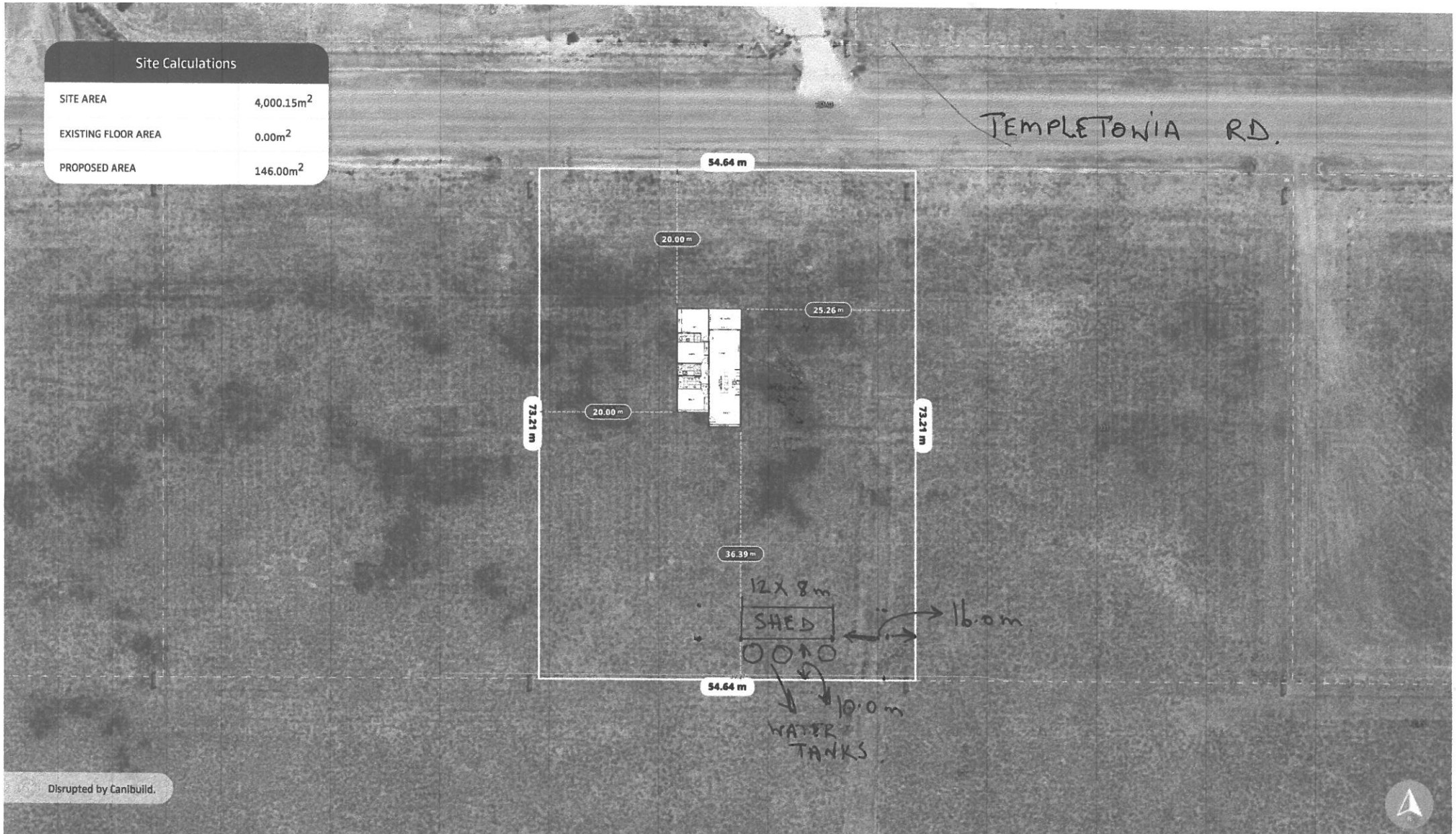
3.80m to 4.20m for Walls
4.50m to 4.98m for Ridge

For your consideration.

Kind regards

Leonardus Van Boxtel

Site Calculations	
SITE AREA	4,000.15m^2
EXISTING FLOOR AREA	0.00m^2
PROPOSED AREA	146.00m^2



Disrupted by Canibuild.

Client Name | Client Email | Client Phone | Signature _____ Client Name | Client Email | Client Phone | Signature _____

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ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.

Sales Person Chris Tan
ctan@foxmodular.com.au

Property Details
25 Templetonia Rd, Bremer Bay, WA 6338, Australia
Lot/DP: P405156 930

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1		346841

Design	Scale
Hemsworth	1:500 @A3

1st version date:	Current version date:	Version #
26/05/2022	26/05/2022	1

PROPOSED SHED

25 TEMPLETONIA ROAD, BREMER BAY 6338

DESIGN CRITERIA

THE PROPOSED BUILDING HAS BEEN DESIGNED TO AS1170.2 FOR WIND PARAMETERS AS SHOWN BELOW:-

- REGION = A1
- IMPORTANCE LEVEL = 2
- DESIGN LIFE = 50YRS
- DESIGN WIND SPEED Vdes = 38.1m/s

SOIL CLASSIFICATION DESIGNED TO AS2870
- CLASS A, S & M

FLOOR LIVE LOAD TO AS1170.1 = 2.5kPa

ROOF LIVE LOAD (MAINTENANCE LOAD) = 1.1kN

NOTE:- ROOF NOT DESIGNED TO CARRY ADDITIONAL DEAD LOADS SUCH AS SOLAR PANELS

SITE PLAN

SCALE 1:5000

DRAWING INDEX

KEYSTONE STRUCTURAL
Signed: [signature]
David Katz, MIEAust NER
Membership No: 3388204
Date: 25/05/2022

ISSUED FOR BUILDING PERMIT

MR LEO VANBOXTEL	PROPOSED SHED 25 TEMPLETONIA ROAD BREMER BAY	D. KATZ	
		D. KATZ	
		M. ANDRZEJCZAK	MAY 2022
	COVER SHEET AND SITE PLAN	AS SHOWN	A3
		SV2112	S0.0 / A

GENERAL NOTES

1. ALL ENGINEERS DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
2. BUILDER TO CHECK ALL DRAWINGS BEFORE COMMENCING WORK, ALL DIMENSIONS TO BE CHECKED WITH ARCHITECTURAL DRAWINGS AND ANY DISCREPANCIES TO BE REPORTED TO ENGINEER.
3. ALL WORK TO COMPLY WITH THE LATEST 'AS' CODES AND AMENDMENTS.
4. ANY NON-STRUCTURAL PANELS ARE TO BE SECURELY FIXED INTO THE STRUCTURE.
5. ALL TEMPORARY BRACING REQUIRED DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER
6. IF IN DOUBT - ASK.

FOUNDATIONS

1. SOIL UNDER FOOTINGS TO BE CLEAN SAND, AREAS OF UNSUITABLE MATERIAL TO BE EXCAVATED, BACK FILLED AND COMPACTED TO THE REQUIRED RELATIVE DENSITY.
2. FOOTINGS HAVE BEEN DESIGNED FOR SITE SOIL CLASS A, S OR M TO AS2870. BUILDER SHALL CONFIRM SITE CLASS BEFORE PROCEEDING.
3. LOCATE FOOTINGS CENTRALLY UNDER COLUMNS UNLESS OTHERWISE SHOWN.

CONCRETE

1. COMPLY WITH REQUIREMENTS OF AS 3600
2. LOCATE CONDUITS AND PIPES IN CENTRE OF SLABS, WITH A MINIMUM OF 40mm BETWEEN THEM
3. ALL CONSTRUCTION JOINTS TO BE FULLY SCABBLED TO REMOVE ALL LAITENCE AND POORLY COMPACTED MATERIAL
4. CONCRETE TO BE COMPACTED USING APPROVED INTERNAL VIBRATORS U.N.O.
5. CONCRETE MUST BE PROPERLY CURED BY KEEPING ALL EXPOSED SURFACES IN A MOIST CONDITION FOR AT LEAST 7 DAYS AFTER INITIAL SET UNLESS OTHERWISE APPROVED.
6. CONCRETE TO BE SUPPLIED BY AN APPROVED PREMIX COMPANY USING TYPE A CEMENT, UNLESS OTHERWISE APPROVED.
7. NO BLENDED CEMENT TO BE USED UNLESS APPROVED BY ENGINEER.
8. FORM WORK IS TO BE STRIPPED IN ACCORDANCE WITH AS 3610
9. CONCRETE SHALL NOT BE PLACED BY PUMP UNLESS APPROVED BY ENGINEER.
10. ALL HOLD DOWN BOLTS AND OTHER CAST IN FITTINGS MUST BE FIXED IN POSITION BEFORE CONCRETE IS POURED.

CONCRETE CHARACTERISTICS

LOCATION	F'c MPa	MIN. CEMENT CONTENT kg/m³	MAX. AGGRE-GATE mm	SLUMP mm
FOOTINGS AND GROUND SLAB	20	250	20	80

REINFORCEMENT

1. SYMBOLS -
   'N' DENOTES TEMPCORE DEFORMED BAR TO AS/NZS4671
   'R' DENOTES STRUCTURAL GRADE ROUND BAR TO AS/NZS4671
   'HD' DENOTES HARD DRAWN WIRE TO AS/NZS4671
   'S' DENOTES STRUCTURAL GRADE DEFORMED BAR TO AS AS/NZS4671
2. STEEL FABRIC TO COMPLY WITH AS4671
3. REINFORCE ALL RE-ENTRANT CORNERS WITH ONE N20 x 1200 LONG BAR IN MIDDLE OF SLAB AT 45°
4. SLOPE OF CRANKS IN REINFORCEMENT NOT TO EXCEED ONE IN SIX.
5. MINIMUM LAPS, FABRICS-250mm, N-50 DIAMETERS, S-32 DIAMETERS, R&HD-50 DIAMETERS U.N.O.
6. WHERE NOT SHOWN OR NOTED PROVIDE N12-300 DISTRIBUTION STEEL TO MAIN REINFORCEMENT
7. SUPPORT ALL REINFORCEMENT TO MAINTAIN REQUIRED COVER ON APPROVED CHAIRS OR BLOCKS.
8. FORM WORK AND REINFORCEMENT TO BE CLEANED PRIOR TO CONCRETING
9. DISPLACE REINFORCEMENT TO EITHER SIDE OF SLAB PENETRATIONS UNLESS NOTED OTHERWISE.

MINIMUM COVER TO REINFORCEMENT U.N.O.

	COVER (mm)	
	INTERNAL	EXTERNAL
FOOTINGS	-	50

STRUCTURAL STEELWORK

1. COMPLY WITH AS4100, 1554 AND AS4600
2. HOT-ROLLED PLATE GRADE 250 TO AS3678.
3. COLD FORMED SECTIONS GRADE 450.
4. FABRICATION DETAILS TO BE APPROVED BY ENGINEER BEFORE FABRICATION. SITE CHECK ALL DIMENSIONS.
5. WELDING TO COMPLY WITH AS 1554
6. CORRECT ALL MEMBER DISTORTIONS BEFORE AND AFTER WELDING.
7. PROVIDE ALL CLEATS, BRACKETS, WELDING AND HOLDING REQUIRED EVEN IF NOT DETAILED. TOGETHER WITH ANY TEMPORARY BRACING FOR THE COMPLETION OF THE BUILDING.
8. ALL BASE PLATES TO BE SET ON 30mm 1:2 CEMENT SAND MORTAR
9. FULLY SEAL ALL HOLLOW SECTIONS USING 5mm PLATES U.N.O.
10. ROOF HIPS AND VALLEYS TO HAVE 75 x 75 x 3.0 ANGLE FIXED TO PURLINS TO SUPPORT ROOF CLADDING U.N.O.
11. ALL CONNECTING PLATES TO BE SHOP WELDED AND HOT DIP GALVANISED TO 300GSM
11. PROTECTIVE TREATMENT -
    i - COLD-FORMED STEEL SECTIONS TO BE Z350 PLATE.
    ii - WHERE HOT DIP GALVANISING IS SPECIFIED, PROCEED AS FOLLOWS. PRIOR TO GALVANIZING, THE SURFACES SHALL BE CLEANED OF ALL DIRT, GREASE, WELD SPLATTER, SLAG, OIL, PAINT OR OTHER DELETERIOUS MATERIALS. STEEL SURFACES SHALL BE CHEMICALLY DESCALED OR SAND BLASTED TO CLEAN MATERIAL TO CLASS 2 AND A HALF. TO AS 1627.
    iii - ALL STEELWORK LOCATED PERMANENTLY BELOW AND IN CONTACT WITH FINISHED GROUND LEVEL TO USE CLASS 'A' TREATMENT AND THEN APPLY TWO COATS OF BITUMOUS EPOXY DULUX 'AMERCOAT 385' OR EQUIVALENT, TO A TOTAL DRY FILM THICKNESS OF 100 MICRONS.

WELDING AND BOLTING

1. ALL FILLET WELDS SHALL BE AT LEAST 3mm FILLET CONTINUOUS FOR THE FULL CONTACT OF MEMBER, UNLESS OTHERWISE NOTED. WHERE PERMITTED, BUTT WELDS MUST DEVELOP THE FULL TENSILE STRENGTH OF THE MEMBER. ALL WELDING SHALL BE CATEGORY "GP", U.N.O.
2. WELD CONSUMABLE SHALL HAVE NOMINAL STRENGTH 490MPa.
3. ALL BOLTS SHALL BE COMMERCIAL GRADE TO AS 1111 OR HIGH TENSILE TO AS 1252, USED IN CONFORMITY WITH AS 4100.
   COMMERCIAL GRADE BOLTS ARE DENOTED THUS: M16 4.6/S
4. ALL BOLT HOLES SHALL BE 2mm LARGER THAN THE NOMINAL BOLT DIAMETER; HOLES IN BASE PLATES FOR ANCHOR BOLTS SHALL BE:
   BOLT DIAMETER + 6mm FOR BOLTS UP TO AND INCLUDING M24;
   BOLT DIAMETER + 8mm FOR BOLTS OVER M24
5. CADMIUM PLATE ALL BOLTS, NUTS AND WASHERS U.N.O. HOLDING DOWN BOLTS, NUTS AND WASHERS ARE TO BE HOT DIP GALVANIZED.
6. USE FULL PENETRATION BUTT WELDS TO SPLICE MEMBERS U.N.O.
7. MINIMUM CONNECTION TO BE 10PL. CLEAT WITH 2-M16 8.8/S BOLTS U.N.O.

KEYSTONE STRUCTURAL
Signed:
David Katz, MIEAust, NER
Membership No: 3369204
Date: 25/06/2022

ISSUED FOR BUILDING PERMIT

REVISIONS

A BUILDING PERMIT

GRW SHEDS

MR LEO VANBOXTEL

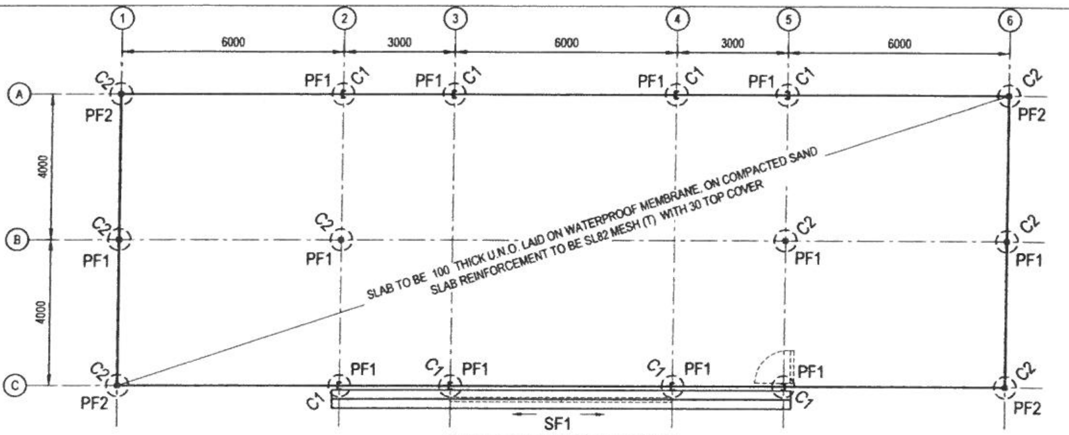
PROPOSED SHED
25 TEMPLETONIA ROAD
BREMER BAY

GENERAL NOTES

D KATZ
D KATZ
M ANDRZEJCZAK
MAY 2022
AS SHOWN
A3
SV2112
S0.1
A

NOTE:-
THE DIMENSIONS SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK.

NOTE:-
ALL FOOTINGS ARE DESIGNED TO SOIL CLASSIFICATION A, S & M. IF SOIL IS FOUND TO BE OTHER THAN SPECIFIED ABOVE, PLEASE NOTIFY STRUCTURAL ENGINEER.



SUITED FOR CLASS 'A' & 'S' SOIL

PLAN - CONCRETE FOOTING AND SLAB LAYOUT

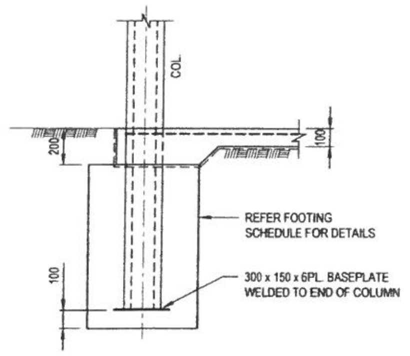
SCALE 1:100

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
PF1	Ø600 x 1200DP.	MASS CONCRETE
PF2	Ø600 x 950DP.	MASS CONCRETE
GB1	300 x 300DP.	L8TM3W (B)
SF1	500 x 250DP.	SEE DETAIL

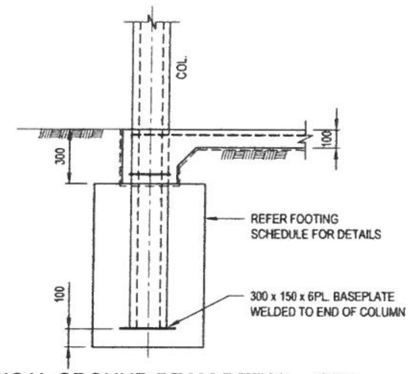
COLUMN SCHEDULE

MARK	DESCRIPTION
C1	C20019
C2	100 x 4.0 SHS



TYPICAL FOOTING DETAIL - PF1 / PF2

SCALE 1:20



TYPICAL GROUND BEAM DETAIL - GB1

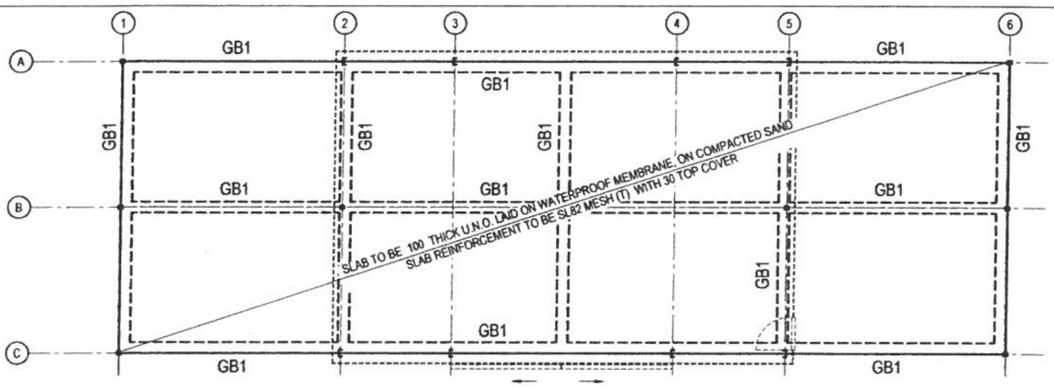
SCALE 1:20

KEYSTONE STRUCTURAL
Signed:
David Katz, MIE Aust, NER
Membership No: 3389204
Date: 25/05/2022

ISSUED FOR BUILDING PERMIT

MR LEO VANBOXTEL	PROPOSED SHED 25 TEMPLETONIA ROAD BREMER BAY	D. KATZ
		D. KATZ
	GROUND FOOTING AND SLAB LAYOUT	M. ANDRZEJCZAK — MAY 2022
		AS SHOWN — A3
		SV2112 — S1.0 — P2

A BUILDING PERMIT



SUITED FOR CLASS 'M' SOIL

PLAN - CONCRETE FOOTING AND SLAB LAYOUT

SCALE 1:100

NOTE:-
THE DIMENSIONS SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK.

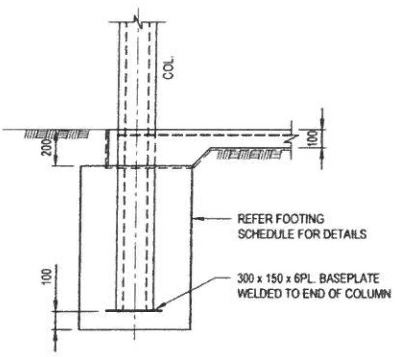
NOTE:-
ALL FOOTINGS ARE DESIGNED TO SOIL CLASSIFICATION A, S & M. IF SOIL IS FOUND TO BE OTHER THAN SPECIFIED ABOVE, PLEASE NOTIFY STRUCTURAL ENGINEER.

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
PF1	Ø600 x 1200DP.	MASS CONCRETE
PF2	Ø600 x 950DP.	MASS CONCRETE
GB1	300 x 300DP.	L8TM3W (B)
SF1	500 x 250DP.	SEE DETAIL

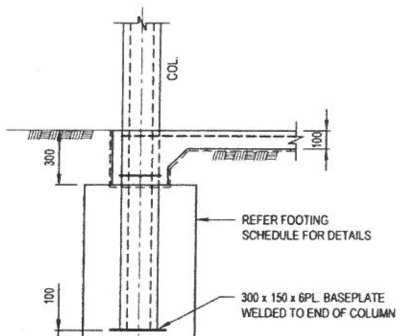
COLUMN SCHEDULE

MARK	DESCRIPTION
C1	C20019
C2	100 x 4.0 SHS



TYPICAL FOOTING DETAIL - PF1 / PF2

SCALE 1:20



TYPICAL GROUND BEAM DETAIL - GB1

SCALE 1:20

KEYSTONE STRUCTURAL
Signed:
David Katz, MIEAust. NER
Membership No: 3389204
Date: 25/05/2022

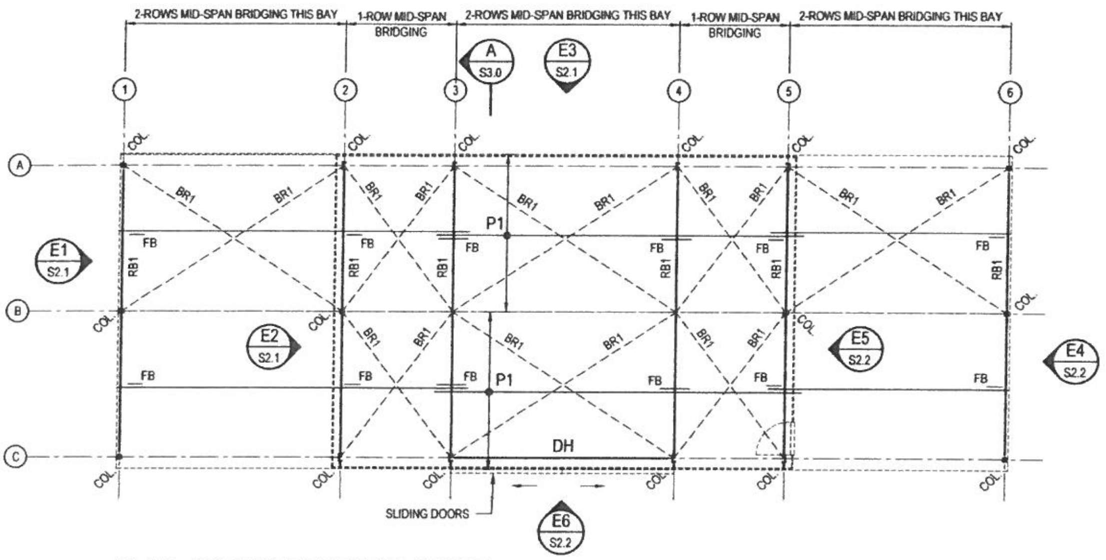
ISSUED FOR BUILDING PERMIT

MR LEO VANBOXTEL

PROPOSED SHED
25 TEMPLETONIA ROAD
BREMER BAY

GROUND
FOOTING AND SLAB LAYOUT

D. KATZ	
D. KATZ	
M. ANDRZEJCZAK	MAY 2022
AS SHOWN	A3
SV2112	S1.1 / P2



PLAN - ROOF STEELWORK LAYOUT

SCALE 1:100

NOTES:-

1. ROOF SHEETING TO BE STRAMIT ULTRA 0.48 BMT. COLOUR TO CLIENT DETAILS
2. PURLINS AND ROOF SHEETING INSTALLATION TO STRICTLY FOLLOW MANUFACTURERS SPECIFICATION

MEMBER SCHEDULE

MARK	DESCRIPTION
DH	C30024 - DOOR HEAD BEAM
RB1	C20019 - RAFTER BEAM
BR1	Ø8 - GALVANISED WIRE ROPE BRACING WITH TURNBUCKLES & SHACKLES
FB	30 x 1.6EA - FLY BRACE
P1	Z15015 PURLIN - AT 900 MAX. CTRS. LAPPED 900 OVER SUPPORTS (BRIDGING AS PER PLAN)
MINIMUM CONNECTION TO BE (U.N.O.): 10FL. CLEAT, 2-M20 8.8/S BOLTS, 6mm FILLET WELD.	
ALL TUBE MEMBERS TO BE GRADE C350 LO	

KEYSTONE STRUCTURAL
Signed: [signature]
David Katz, MIEAust NER
Membership No: 3389204
Date: 25/05/2022

ISSUED FOR BUILDING PERMIT

REVISIONS
A BUILDING PERMIT

GRW SHEDS

MR LEO VANBOXTEL

PROPOSED SHED
25 TEMPLETONIA ROAD
BREMER BAY

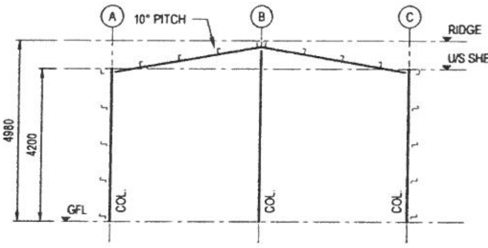
PLAN -
ROOF STEELWORK LAYOUT

D. KATZ
D. KATZ
M. ANDRZEJCZAK
MAY 2022
AS SHOWN
A3
SV2112
S2.0
A

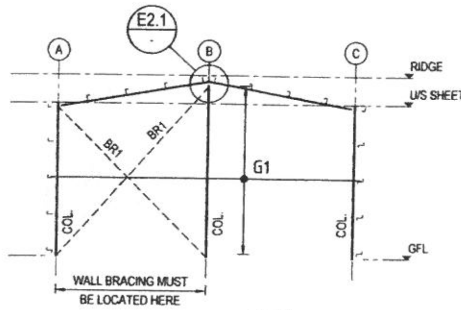
NOTES:-

1. WALL SHEETING TO BE STRAMIT ULTRA 0.48 BMT. COLOUR TO CLIENTS DETAILS.
2. GIRTS AND WALL SHEETING INSTALLATION TO STRICTLY FOLLOW MANUFACTURERS SPECIFICATION.

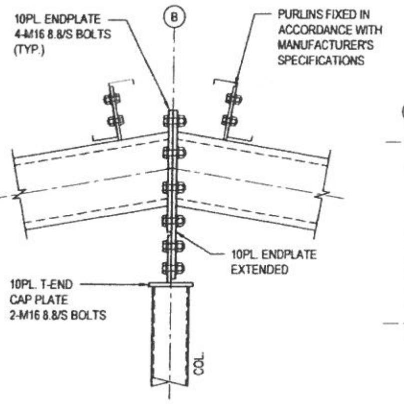
GIRT SCHEDULE	
MARK	DESCRIPTION
G1	Z15015 GIRT - AT 1200 MAX. CTRS. LAPPED 900 OVER SUPPORTS BRIDGING AS SHOWN IN ELEVATIONS (INSTALL GIRT FOOT ASSEMBLIES)
MINIMUM CONNECTION TO BE (U.N.O.): 8FL CLEAT, 2-M12 8.8/S BOLTS	

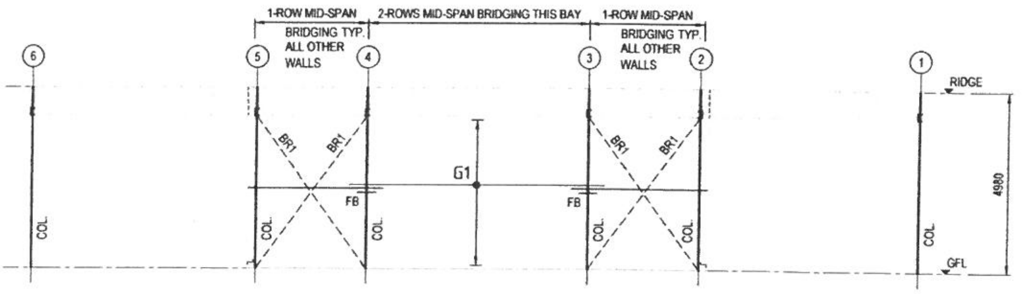


ELEVATION E1 S2.0
SCALE 1: 100



ELEVATION E2 S2.0
SCALE 1: 100





ELEVATION E3 S2.0
SCALE 1: 100

FLY BRACING - FB AT MID-HEIGHT ONLY

DETAIL E2.1
SCALE 1: 10

KEYSTONE STRUCTURAL
Signed:
David Katz, MIEAust NER
Membership No: 3389204
Date: 25/05/2022

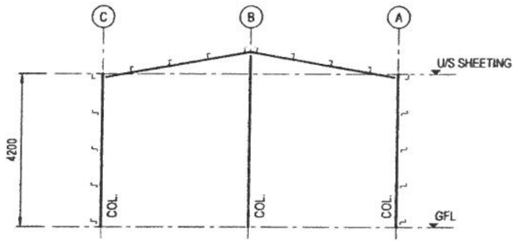
ISSUED FOR BUILDING PERMIT

GRW SHEDS	MR LEO VANBOXTEL	PROPOSED SHED 25 TEMPLETONIA ROAD BREMER BAY	D. KATZ D. KATZ M. ANDRZEJCZAK — MAY 2022 AS SHOWN — A3
		ELEVATIONS SHEET 1	SV2112 — S2.1 — A

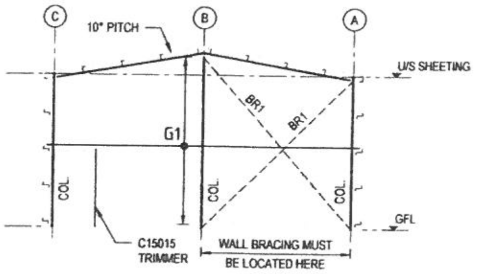
NOTES:-

1. WALL SHEETING TO BE STRAMIT ULTRA 0.48 BMT. COLOUR TO CLIENTS DETAILS.
2. GIRTS AND WALL SHEETING INSTALLATION TO STRICTLY FOLLOW MANUFACTURERS SPECIFICATION.

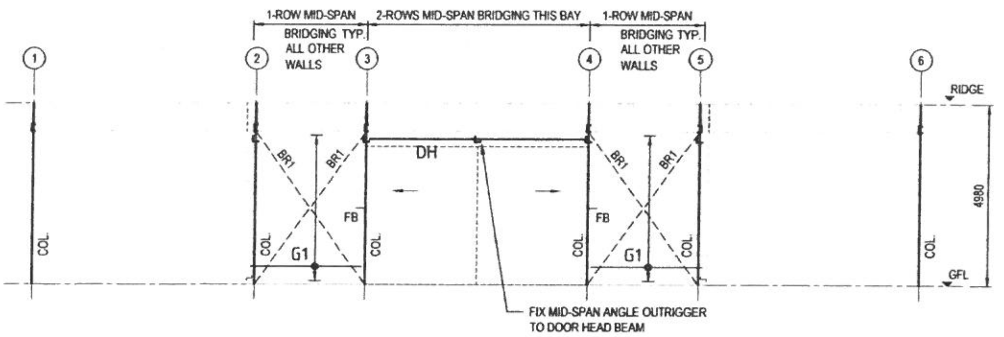
GIRT SCHEDULE	
MARK	DESCRIPTION
G1	Z15015 GIRT - AT 1200 MAX. CTRS. LAPPED 900 OVER SUPPORTS BRIDGING AS SHOWN IN ELEVATIONS (INSTALL GIRT FOOT ASSEMBLIES)
MINIMUM CONNECTION TO BE (U.N.O.): 8FL. CLEAT, 2-M12 8.8/S BOLTS	



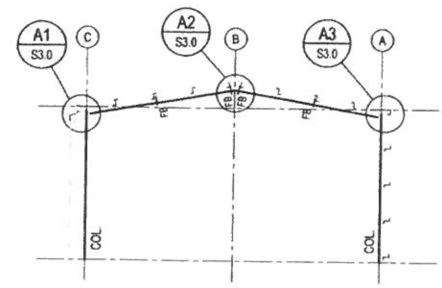
ELEVATION E4 S2.0
SCALE 1: 100



ELEVATION E5 S2.0
SCALE 1: 100



ELEVATION E6 S2.0
SCALE 1: 100
FLY BRACING - FB AT MID-HEIGHT ONLY



SECTION A S2.0
SCALE 1: 100
MID-SPAN FLY BRACING - FB

ISSUED FOR BUILDING PERMIT

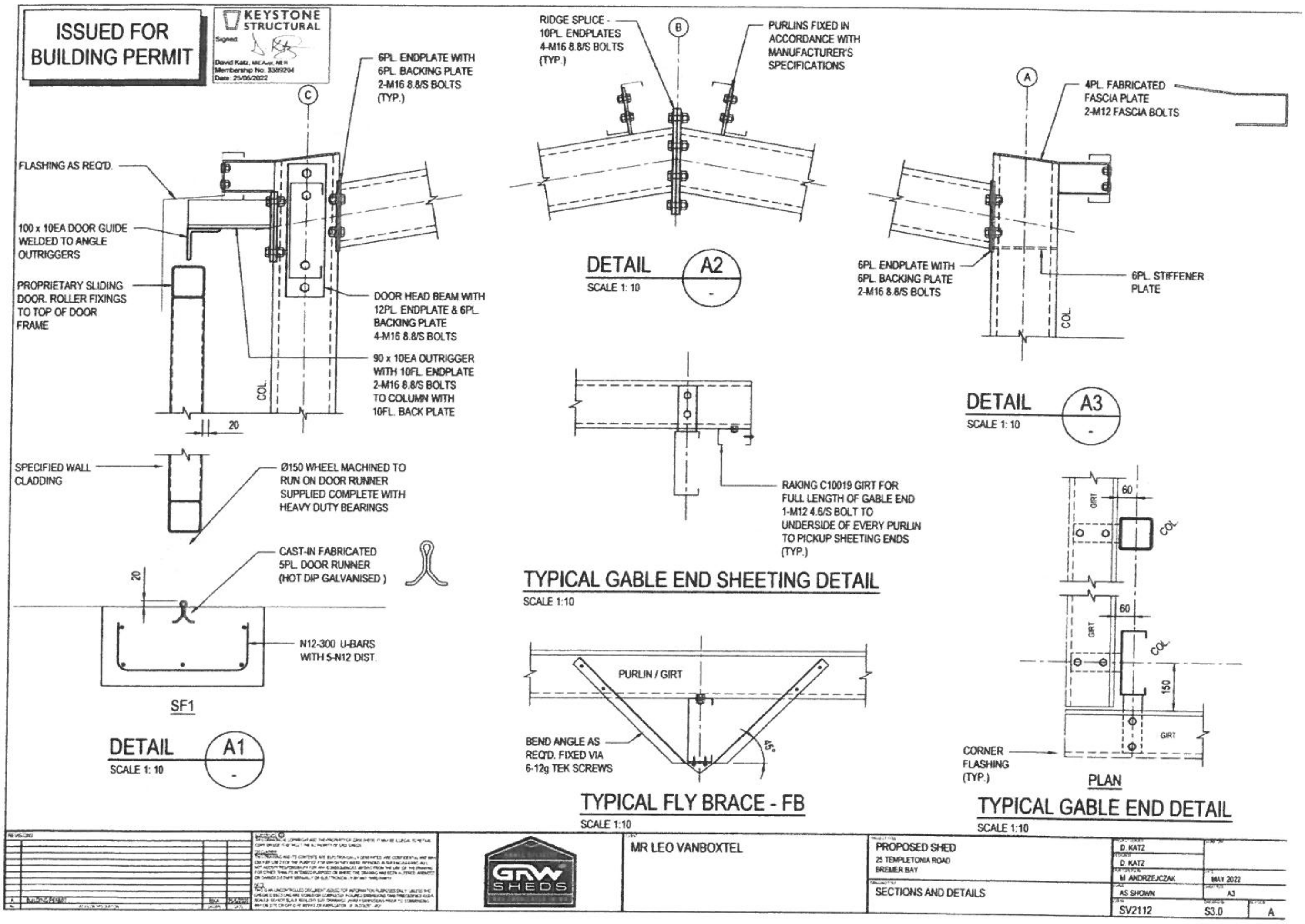
KEYSTONE STRUCTURAL
Signed:
David Katz, MIEAust NER
Membership No: 3389204
Date: 25/05/2022

A	BUILDING PERMIT		25/5/2022

GRW SHEDS

MR LEO VANBOXTEL	PROPOSED SHED 25 TEMPLETONIA ROAD BREMER BAY
	ELEVATIONS SHEET 2

D KATZ		
D KATZ		
M ANDRZEJCZAK	MAY 2022	
AS SHOWN	A3	
SV2112	S2.2	A



ISSUED FOR BUILDING PERMIT
KEYSTONE STRUCTURAL
Signed:
David Katz, MIEAust, NER
Membership No: 3389204
Date: 25/06/2022
6PL. ENDPLATE WITH 6PL. BACKING PLATE 2-M16 8.8/S BOLTS (TYP.)
FLASHING AS REQ'D.
100 x 10EA DOOR GUIDE WELDED TO ANGLE OUTRIGGERS
PROPRIETARY SLIDING DOOR. ROLLER FIXINGS TO TOP OF DOOR FRAME
DOOR HEAD BEAM WITH 12PL. ENDPLATE & 6PL. BACKING PLATE 4-M16 8.8/S BOLTS
90 x 10EA OUTRIGGER WITH 10FL. ENDPLATE 2-M16 8.8/S BOLTS TO COLUMN WITH 10FL. BACK PLATE
COL
20
SPECIFIED WALL CLADDING
Ø150 WHEEL MACHINED TO RUN ON DOOR RUNNER SUPPLIED COMPLETE WITH HEAVY DUTY BEARINGS
CAST-IN FABRICATED 5PL. DOOR RUNNER (HOT DIP GALVANISED)
N12-300 U-BARS WITH 5-N12 DIST.
SF1
DETAIL A1
SCALE 1: 10
RIDGE SPLICE - 10PL. ENDPLATES 4-M16 8.8/S BOLTS (TYP.)
PURLINS FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
DETAIL A2
SCALE 1: 10
RAKING C10019 GIRT FOR FULL LENGTH OF GABLE END 1-M12 4.6/S BOLT TO UNDERSIDE OF EVERY PURLIN TO PICKUP SHEETING ENDS (TYP.)
TYPICAL GABLE END SHEETING DETAIL
SCALE 1:10
PURLIN / GIRT
BEND ANGLE AS REQ'D, FIXED VIA 6-12g TEK SCREWS
45°
TYPICAL FLY BRACE - FB
SCALE 1:10
4PL. FABRICATED FASCIA PLATE 2-M12 FASCIA BOLTS
6PL. ENDPLATE WITH 6PL. BACKING PLATE 2-M16 8.8/S BOLTS
6PL. STIFFENER PLATE
DETAIL A3
SCALE 1: 10
GIRT
60
COL
150
CORNER FLASHING (TYP.)
PLAN
TYPICAL GABLE END DETAIL
SCALE 1:10
GRW SHEDS
MR LEO VANBOXTEL
PROPOSED SHED
25 TEMPLETONIA ROAD
BREMER BAY
SECTIONS AND DETAILS
D. KATZ
D. KATZ
M. ANDRZEJCZAK
MAY 2022
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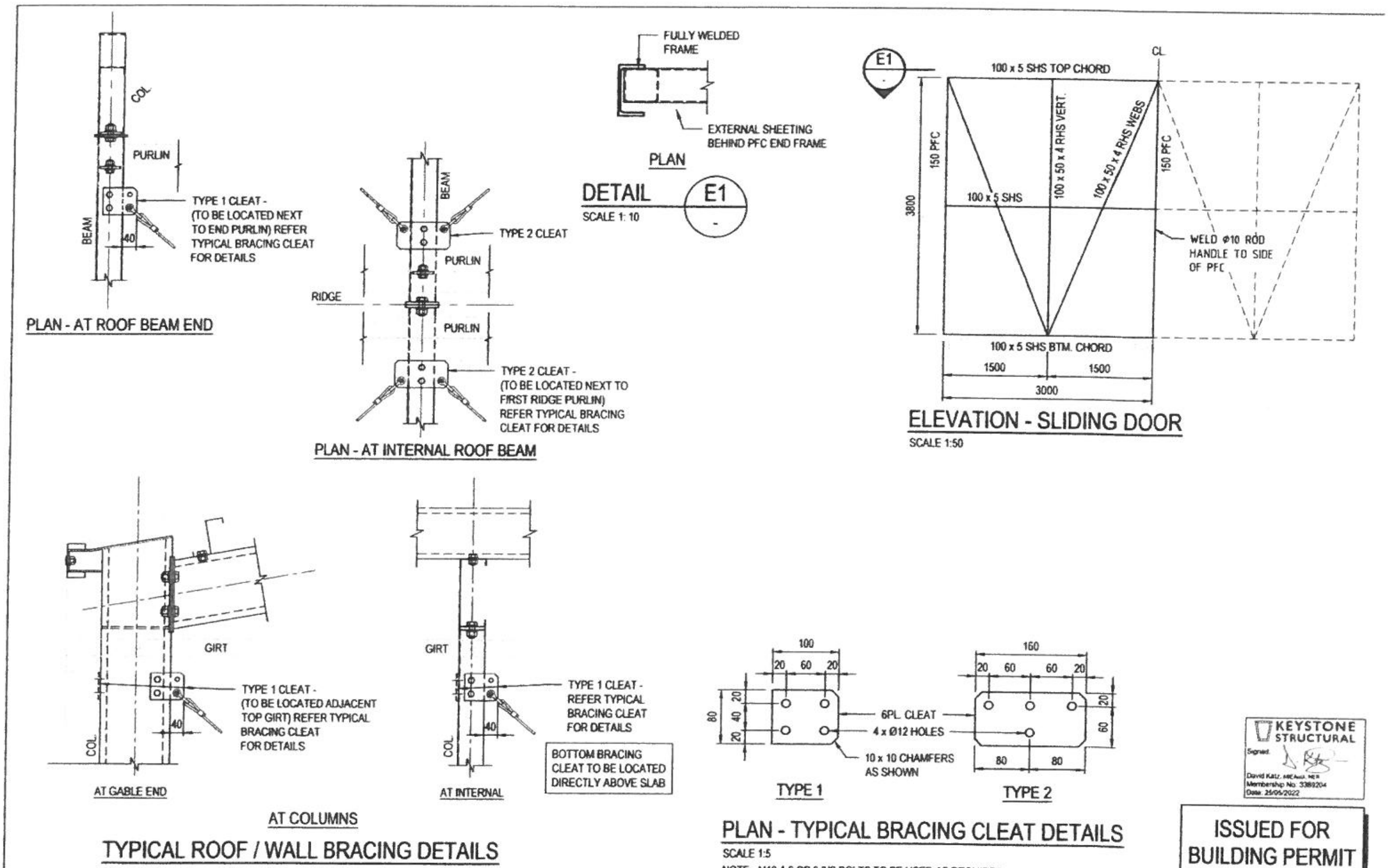
A3
SV2112
S3.0
A



TYPICAL ROOF / WALL BRACING DETAILS

SCALE 1:10

PLAN - TYPICAL BRACING CLEAT DETAILS

SCALE 1:5

NOTE:- M10 4.6 OR 8.8/S BOLTS TO BE USED AS REQUIRED

ISSUED FOR BUILDING PERMIT

GRW SHEDS	MR LEO VANBOXTEL	PROPOSED SHED 25 TEMPLETONIA ROAD BREMER BAY	D. KATZ D. KATZ M ANDRZEJCZAK
		ROOF / WALL BRACING AND SLIDING DOOR DETAILS	AS SHOWN · MAY 2022 · A3
			SV2112 · S4.0 · A