

SITE CLASSIFICATION - CLASS 'TBA'  
 (REFER TO SITE REPORT FOR  
 DETAILS) WIND LOAD - TBA  
 CORROSION CLASSIFICATION - TBA

BUSHFIRE ATTACK LEVEL - TBA

**FRAMING NOTE**

- EXTERNAL WALLS  
 120mm TIMBER FRAMED

CONSTRUCTION TO COMPLY  
 FULLY W/- AS3959-2009

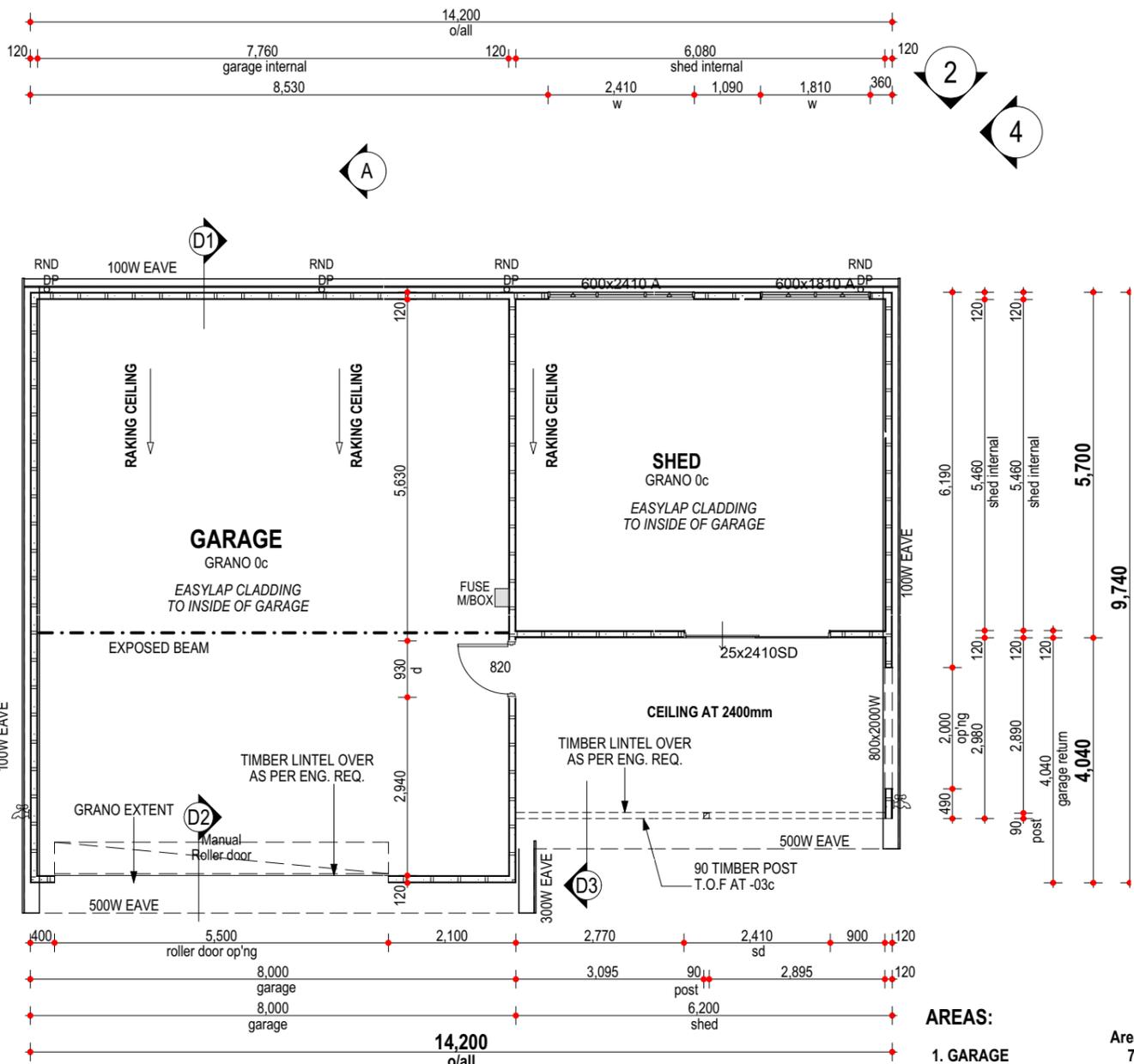
**ROOF CARPENTER NOTE**

- COLORBOND ROOF, PITCH AS PER ELEVATION PLAN  
 - RAKING CEILING TO GARAGE & SHED, 2400mm HIGH CEILING TO  
 VERANDAH WHERE NOTED  
 - 150mm EPS PANEL TO GARAGE & SHED

**ROOF PLUMBER NOTE**

- PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS)  
 - FINAL POSITIONS OF RW/P'S TO BE DETERMINED ON SITE

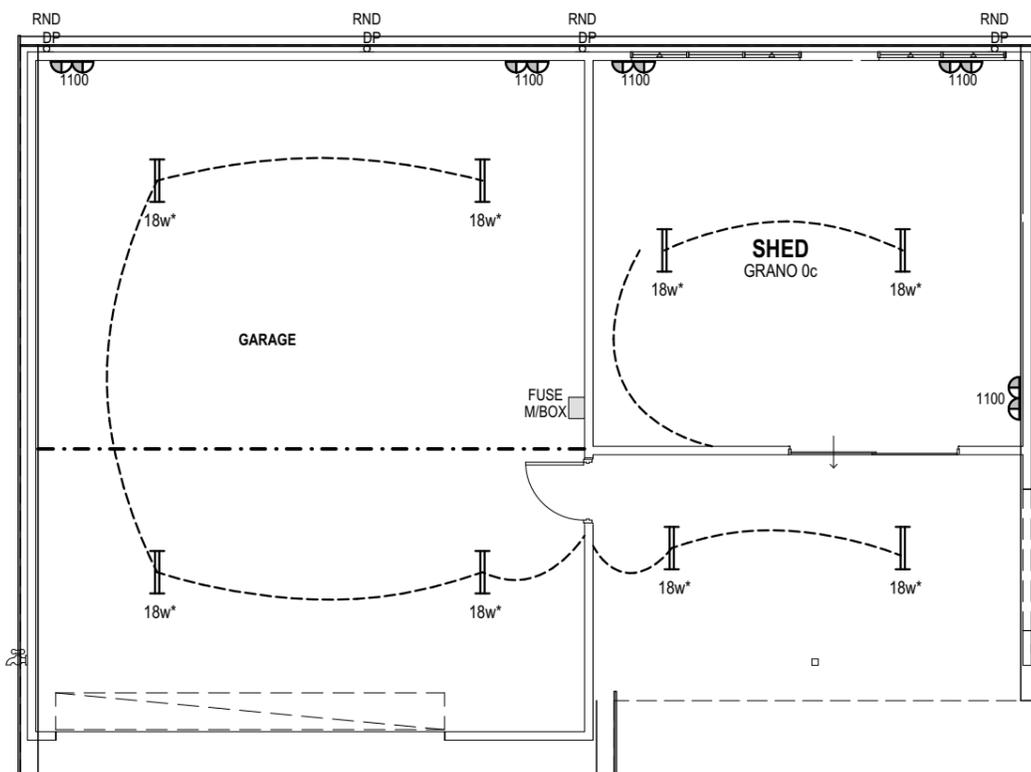
12.3.1 b) Outbuilding and Site Plan - Lot 201 Mary Road, Bremer Bay



**AREAS:**

	Area m <sup>2</sup>	Perim. L/m
1. GARAGE	77.32	35.50
2. SHED	36.02	24.04
3. VERANDAH	18.48	18.36
4. TOTAL AREA	131.74	47.88
5. ROOF	142.54	49.48

**ELECTRICAL PLAN**

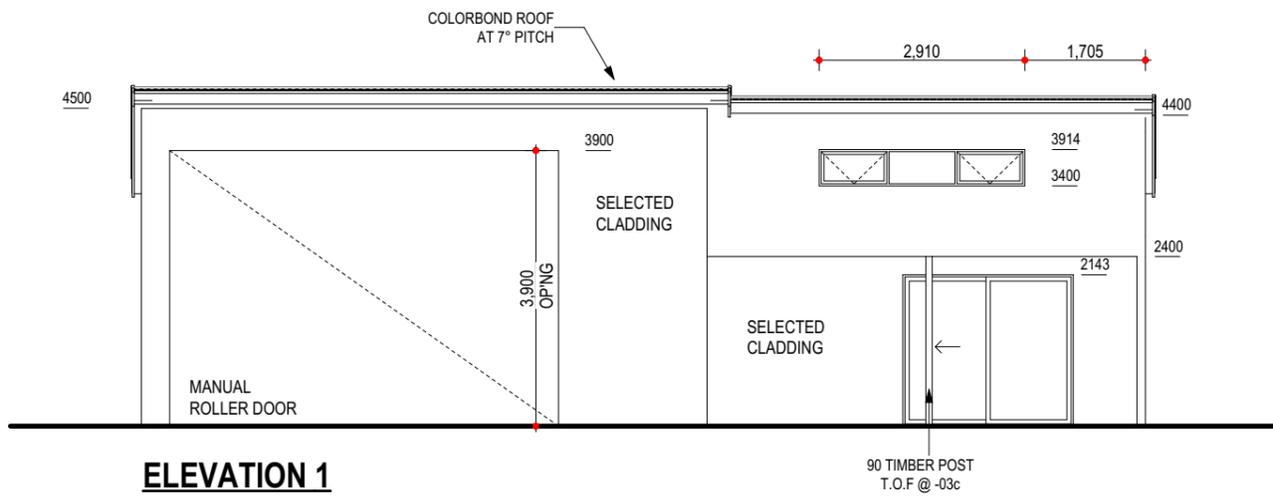


**FLOOR PLAN**

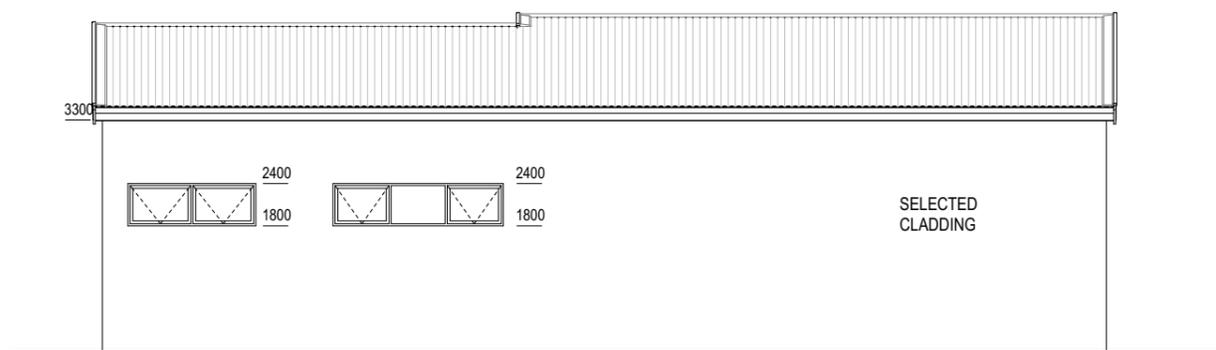
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**REVISION**

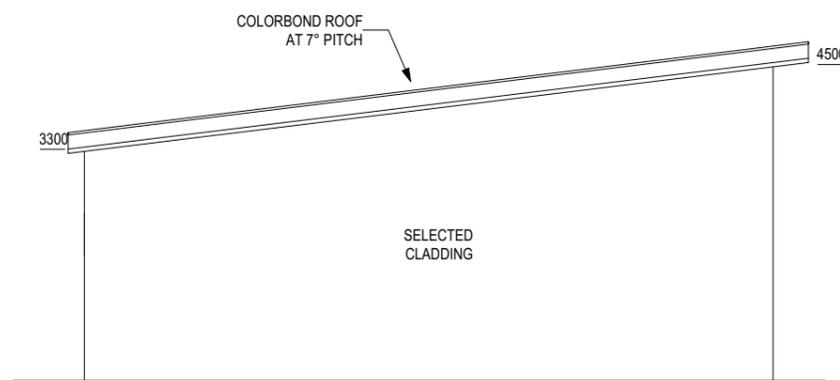
1. SK1 29.10.25	6.
2. SK2 01.11.25	7.
3. SK3 06.11.25	8.
4. WD 16.11.25	9.
5.	10.



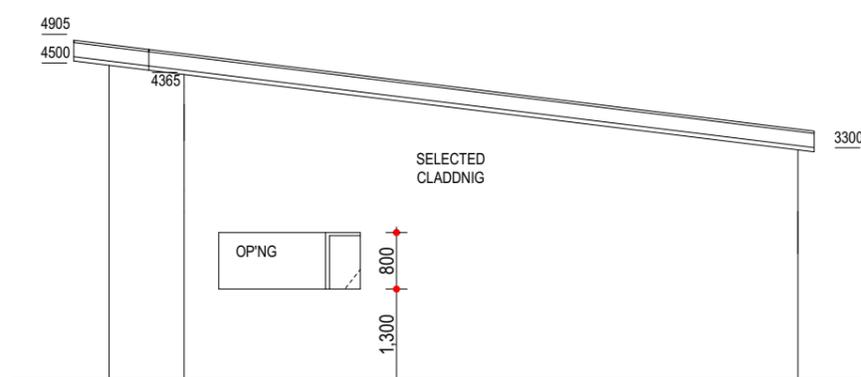
**ELEVATION 1**



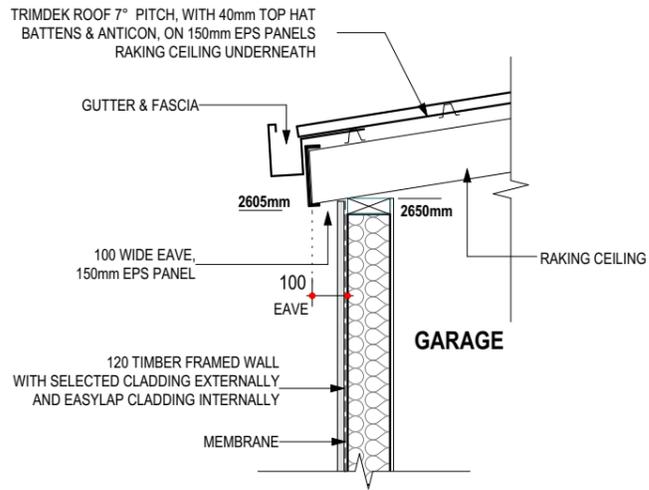
**ELEVATION 2**



**ELEVATION 3**



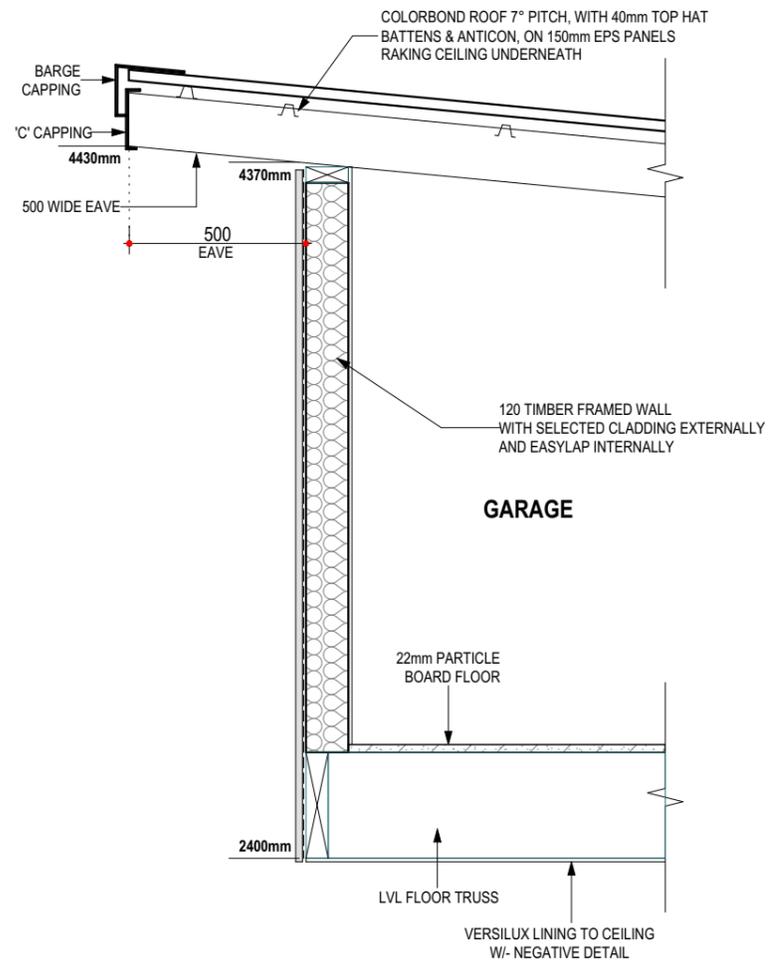
**ELEVATION 4**



**D01 - 100w EAVE DETAIL**

**NOTES:**

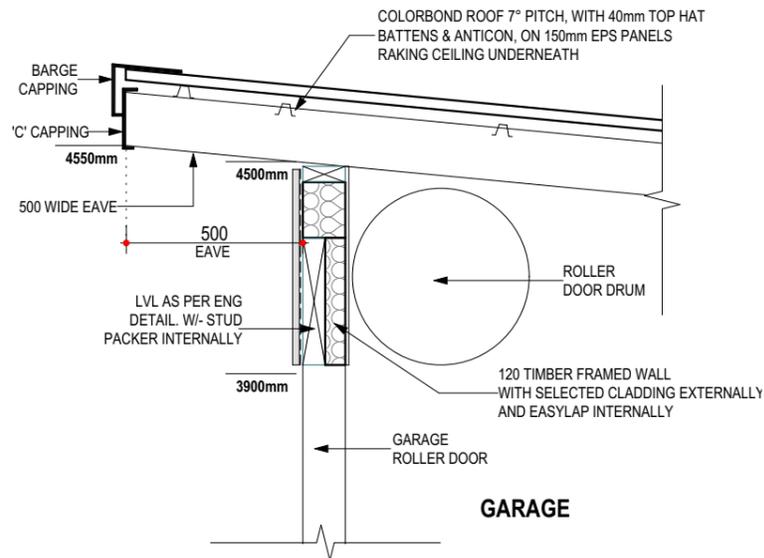
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 20



**D03 - MEZ FLOOR STORAGE DETAIL**

**NOTES:**

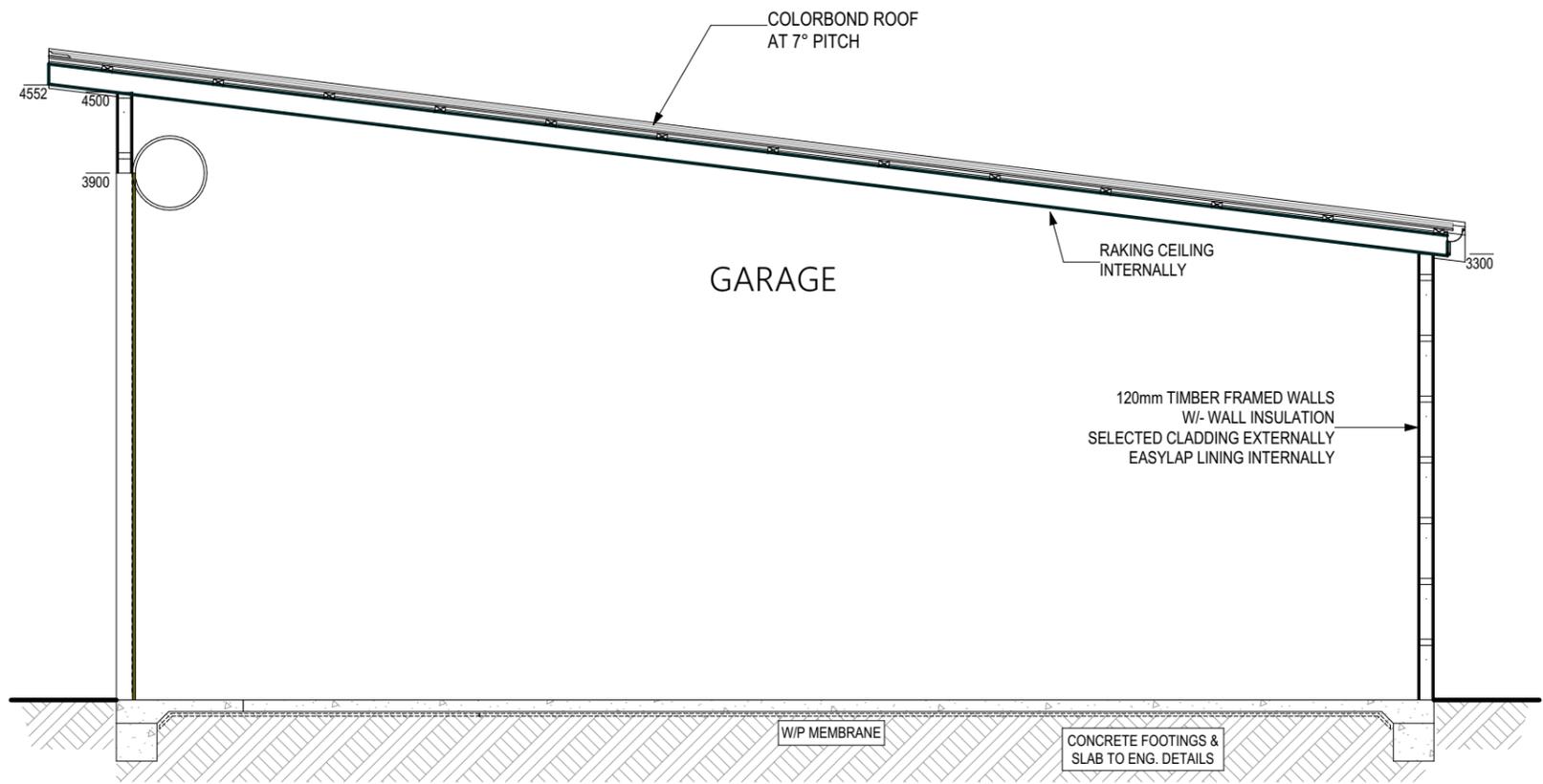
- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 20



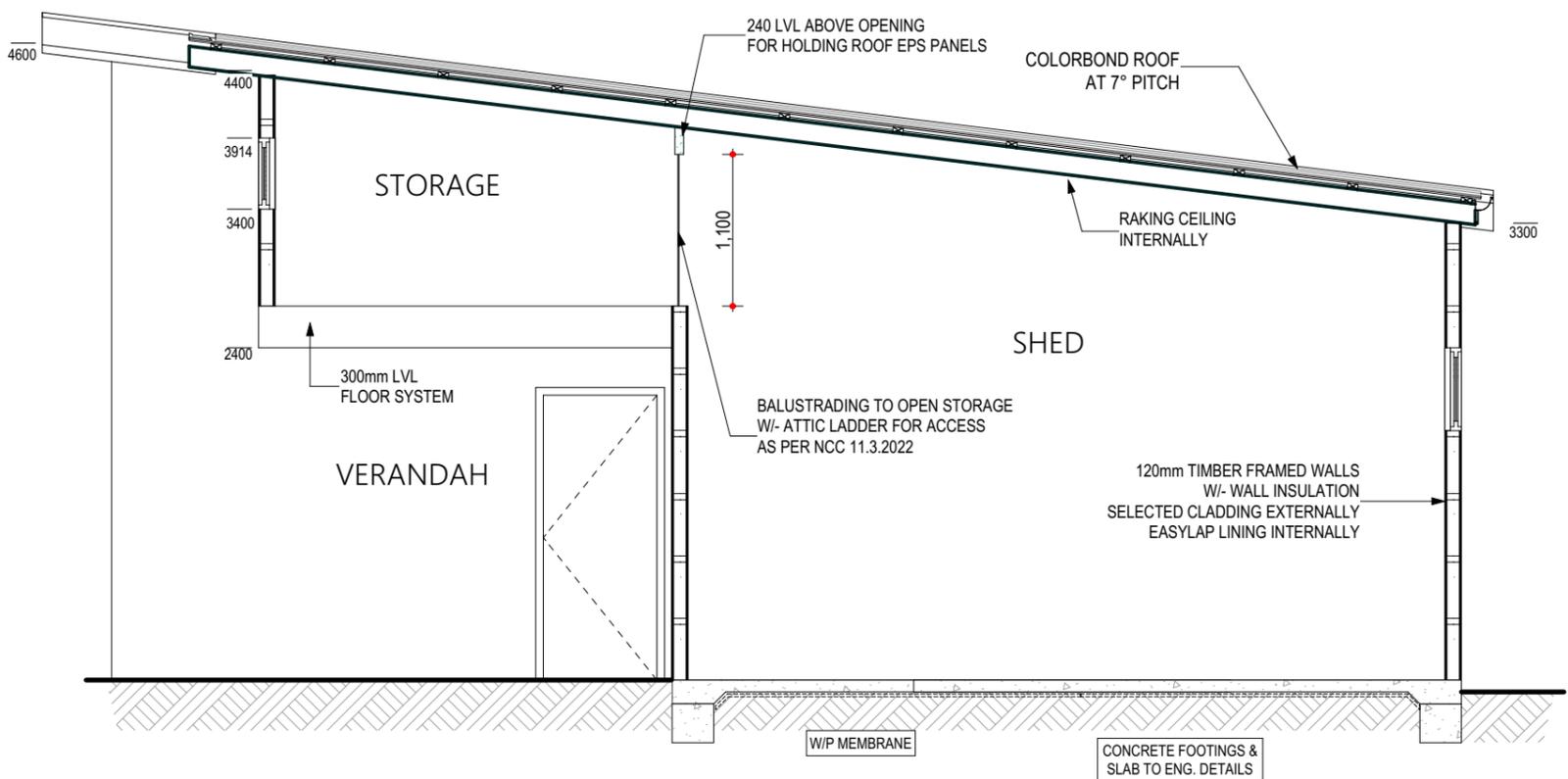
**D02 - GARAGE EAVE DETAIL**

**NOTES:**

- REFER TO ENGINEERS DRAWINGS FOR TIE DOWN DETAILS & BULKHEAD DETAILS
- WALL THICKNESS & FINISH NOT SHOWN FOR CLARITY. REFER TO PLANS
- SCALE 1 : 20



**SECTION A**  
SCALE 1:50



**SECTION B**  
SCALE 1:50

**R-CODES NOTE:**

ZONING: R15

**SITE COVERAGE**

SITE: 640m<sup>2</sup>

ALLOWED COVER: 320m<sup>2</sup> (50%)

ACTUAL COVER: 131m<sup>2</sup> (20.46%)

R-CODES VARIATION/PLANNING REQUIRED: YES

OVER HEIGHT, OVER MAX m<sup>2</sup>,

LHS REDUCED SETBACK

BAL ASSESSMENT REQUIRED: YES

**PLUMBING NOTE:**

- PLUMBING DRAINAGE PLAN DIAGRAMMATIC ONLY. FINAL POSITION TO BE DETERMINED BY PLUMBER ON SITE

**STORMWATER:**

- INTERCONNECTED SOAKWELLS BY BUILDER (MIN 1.8m FROM BUILDING LINE & BDRY'S). ALL STORMWATER & SURFACE WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE W/- NCC VOL 2, A.S. 3500.3:2003 & LOCAL AUTHORITY REQUIREMENTS.

**STORMWATER CALCULATIONS**

**REQUIRED SOAKWELL CAPACITY:**

1m<sup>3</sup> OF STORAGE PER 65m<sup>2</sup> OF ROOF AREA

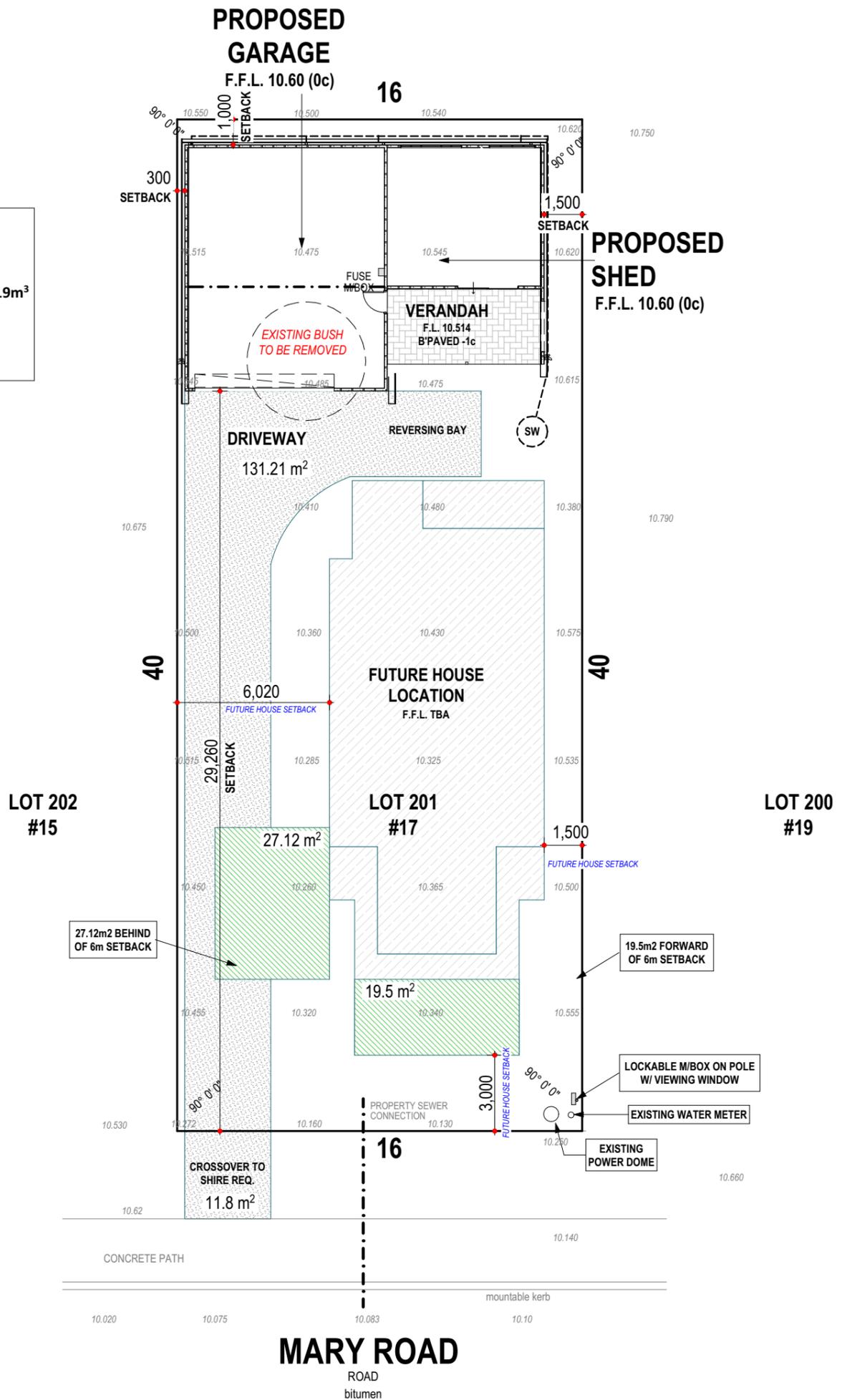
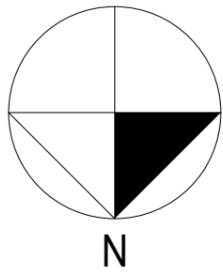
**REQUIRED MINIMUM TOTAL CAPACITY:**

= SHED ROOF AREA OF 142.50m<sup>2</sup> ( 142.22/65m<sup>2</sup>) x 1m<sup>3</sup> = 2.19m<sup>3</sup>

**SELECTED SOAKWELL**

1 x 1500Ø x 1500D SOAKWELL (2.65m<sup>3</sup>) = 2.65m<sup>3</sup>

TOTAL SOAKWELL CAPACITY = 2.65m<sup>3</sup>



**PROPOSED GARAGE**  
F.F.L. 10.60 (0c)

**PROPOSED SHED**  
F.F.L. 10.60 (0c)

