

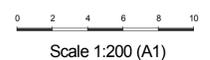


**SITE PLAN**  
SCALE 1:200  
AT A1 SHEET SIZE

PLAN FOR DEVELOPMENT ONLY  
APPLICATION

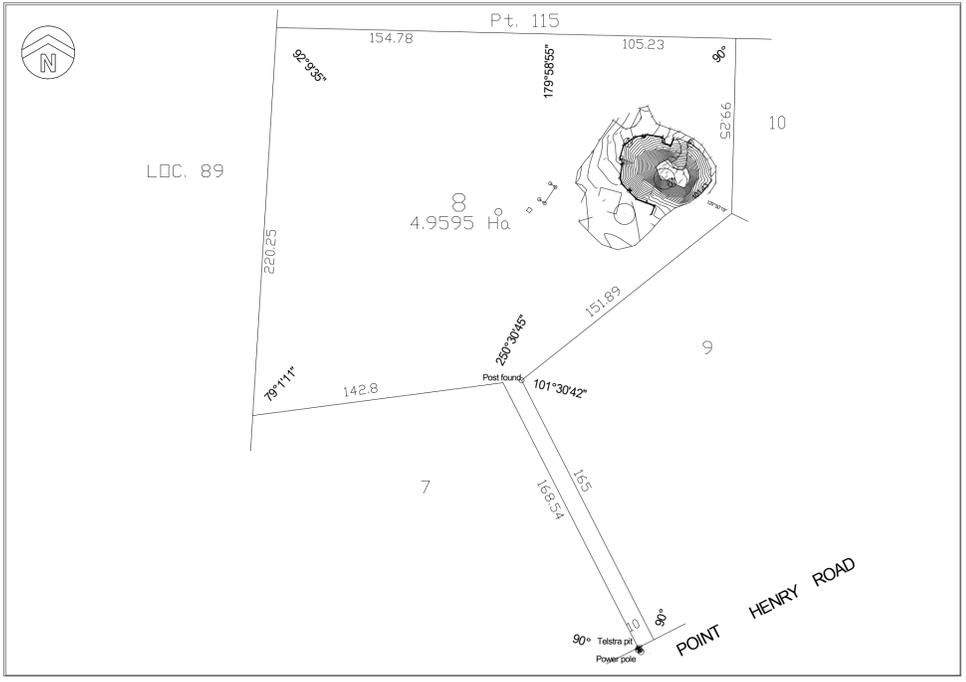
**NOTE:**  
This is a site survey only. The boundaries shown should be used as a reference only as they have NOT been re-established as part of this survey. Areas & dimensions are subject to final survey. Station heights are assumed, TBM = 100.0m. Sewer information is as supplied by the Water Corporation of W.A. and has not been confirmed on site.  
KERB - None  
SEWER - NO  
WATER - NO  
POWER - yes  
TELSTRA - yes  
GAS - NO

- LEGEND**
- Fence
  - Top of bank
  - Bottom of bank
  - Overhead powerline
  - Road centreline
  - Water meter/connection
  - Power dome
  - Sewer connection
  - Survey control



Scale 1:200 (A1)  
JOHN KINNEAR & ASSOCIATES  
Consulting Surveyors  
45 COLLIE STREET  
PO BOX 293  
ALBANY WA 6331  
PHONE (08) 9842 1353 FAX (08) 9842 1570  
JKA REF: E657-01U

Locality Sketch NOT to scale as shown



CLIENT: S. OLSEN & D. KERR		LOT: 8 POINT HENRY ROAD, BREMER BAY	
DIA: 92455	C/T Vol/Fol: 2226 - 897	AUTHORITY: SHIRE OF JERRAMUNGUP	SHEET 1 OF 1
SCALE: 1:200 (A1)	MAP REF: SEE SMARTPLAN	JOB NUMBER: E657	SHEET SIZE: A1
		SURVEY DATE: 27/04/2017	

**NOTE:**  
PLANS TO BE READ IN CONJUNCTION WITH STRUCTERRE CONSULTING ENGINEERS PLANS & SPECIFICATIONS WITH PROJECT NUMBER D206477

**NOTE:**  
PLANS SUBJECT TO SHIRE APPROVAL

**NOTE:**  
ALL GROUND LEVELS ARE TO SLOPE AWAY FROM BUILDINGS. ALL DOWNPIPES ARE TO DIRECT WATER AWAY FROM BUILDINGS.

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**NOTE:**  
THIS SITE PLAN HAS BEEN PRODUCED USING THE CONTOUR & FEATURE SURVEY PROVIDED BY JOHN KINNEAR & ASSOCIATES. (REFER TO SURVEY WITH THEIR JOB NUMBER E657) IN ADDITION, FURTHER EXISTING SITE STRUCTURES HAVE BEEN SHOWN BY WAYNES DESIGN & DRAFTING. ALL OF THESE COMPONENTS ARE DRAWN & ALIGNED AS ACCURATELY AS POSSIBLE USING MEASUREMENTS TAKEN FROM A MEASURING TAPE ONLY & THEREFORE ALL DIMENSIONS & LOCATIONS NOT SHOWN ON THE SURVEYORS CONTOUR & FEATURE SURVEY MUST BE CHECKED ON SITE PRIOR TO ANY NEW WORKS COMMENCING.

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.				WEBSITE: <a href="http://www.waynesdesignanddrafting.com.au">www.waynesdesignanddrafting.com.au</a>
JOB TITLE : PROPOSED EXTENSION TO EXISTING GAMES ROOM & DECK AT LOT 8 POINT HENRY ROAD BREMER BAY W.A. 6338		DRAWING TITLE : SITE PLAN		WAYNES DESIGN & DRAFTING DRAFTSMAN : WAYNE BILL A.B.N. 11 521 616 962 1 ELLIS ROAD MERRIDIN W.A. 6415 PH/FAX (08) 90413 937
DATE: AUG. 2017	REVISED: JANUARY 2023 (JN 22008)	DRAWING NO.:	1	
JOB No: 17003	NO. IN SET:	5		

## BAL-29 COMPLIANCE NOTES:

REFERENCED FROM A.S. 3959 - 2018.

SUBFLOOR SUPPORTS; UNENCLOSED WITH ALL STEEL STRUCTURE.

ELEVATED FLOORS; PARTICLE BOARD FLOORING WITH THE UNDERSIDE LINED WITH SARKING TYPE MATERIAL OR MINERAL WOOL INSULATION.

EXTERNAL WALLS; TIMBER FRAMED WITH WALL WRAP ON THE OUTSIDE OF THE FRAME & CLAD WITH CUSTOM ORB WALL SHEETING. ALL JOINTS IN EXTERNAL SURFACE MATERIAL OF WALLS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

EXTERNAL GLAZED ELEMENTS, ASSEMBLIES & DOORS;  
 ANY SCREENS TO HAVE MESH, OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE, OR ALUMINIUM, WITH A METAL FRAME.  
 WINDOW ASSEMBLIES ARE TO BE METAL, OR METAL REINFORCED uPVC & REINFORCING MEMBERS TO BE ALUMINIUM, STAINLESS STEEL, OR CORROSION RESISTANT STEEL.  
 EXTERNALLY FITTED HARDWARE THAT SUPPORTS SASH FUNCTIONS TO BE METAL.  
 THE GLAZING IS TO BE TOUGHENED GLASS A MINIMUM OF 5mm IN THICKNESS.  
 THE OPENABLE PORTION OF WINDOWS ARE TO HAVE TO HAVE MESH, OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE, OR ALUMINIUM.  
 SIDE HUNG EXTERNAL DOORS TO BE SOLID CORE (MINIMUM FRAME DENSITY OF 650kg/m<sup>3</sup>), MINIMUM 35mm THICK, ANY GLAZING TO BE MINIMUM 6mm THICK TOUGHENED GLASS. WEATHER STRIP TO BE INSTALLED. DOORS TO BE TIGHT FITTING TO DOOR FRAMES.  
 EXTERNAL SLIDING DOORS TO BE METAL FRAMED, OR METAL REINFORCED uPVC & THE REINFORCING MEMBERS TO BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION RESISTANT STEEL. GLAZING TO BE MINIMUM 4mm THICK GRADE A SAFETY GLASS.  
 DOORS TO BE TIGHT FITTING IN THE FRAMES. EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN FUNCTION TO BE METAL.  
 SLIDING DOORS TO CONFORM WITH THE SAME REQUIREMENTS OF SIDE HUNG EXTERNAL DOORS.  
 THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR.

ROOF: THE ROOF / WALL JUNCTION TO BE SEALED TO PREVENT GAPS GREATER THAN 2mm.  
 ROOF VENTILATION OPENINGS TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.  
 ROOF SHEETS TO HAVE ANTICON 60 BLANKET UNDER. NO GAPS BETWEEN SHEETS OR FLASHINGS GREATER THAN 2mm.

EAVES LININGS, FASCIAS & RIDGES / END CAPPINGS;  
 GABLES TO CONFORM WITH SAME REQUIREMENTS AS EXTERNAL WALLS.  
 FASCIAS & BARGEBOARDS TO BE MADE FROM BUSHFIRE RESISTING TIMBER, OR WHERE METAL, FIXED AT 450 CENTRES.  
 EAVES LININGS TO BE FIBRE CEMENT SHEET, MINIMUM 4.5mm THICKNESS.  
 ANY PENETRATIONS TO BE PROTECTED THE SAME WAY AS ROOF PENETRATIONS.  
 JOINTS IN EAVES LININGS, FASCIAS & GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

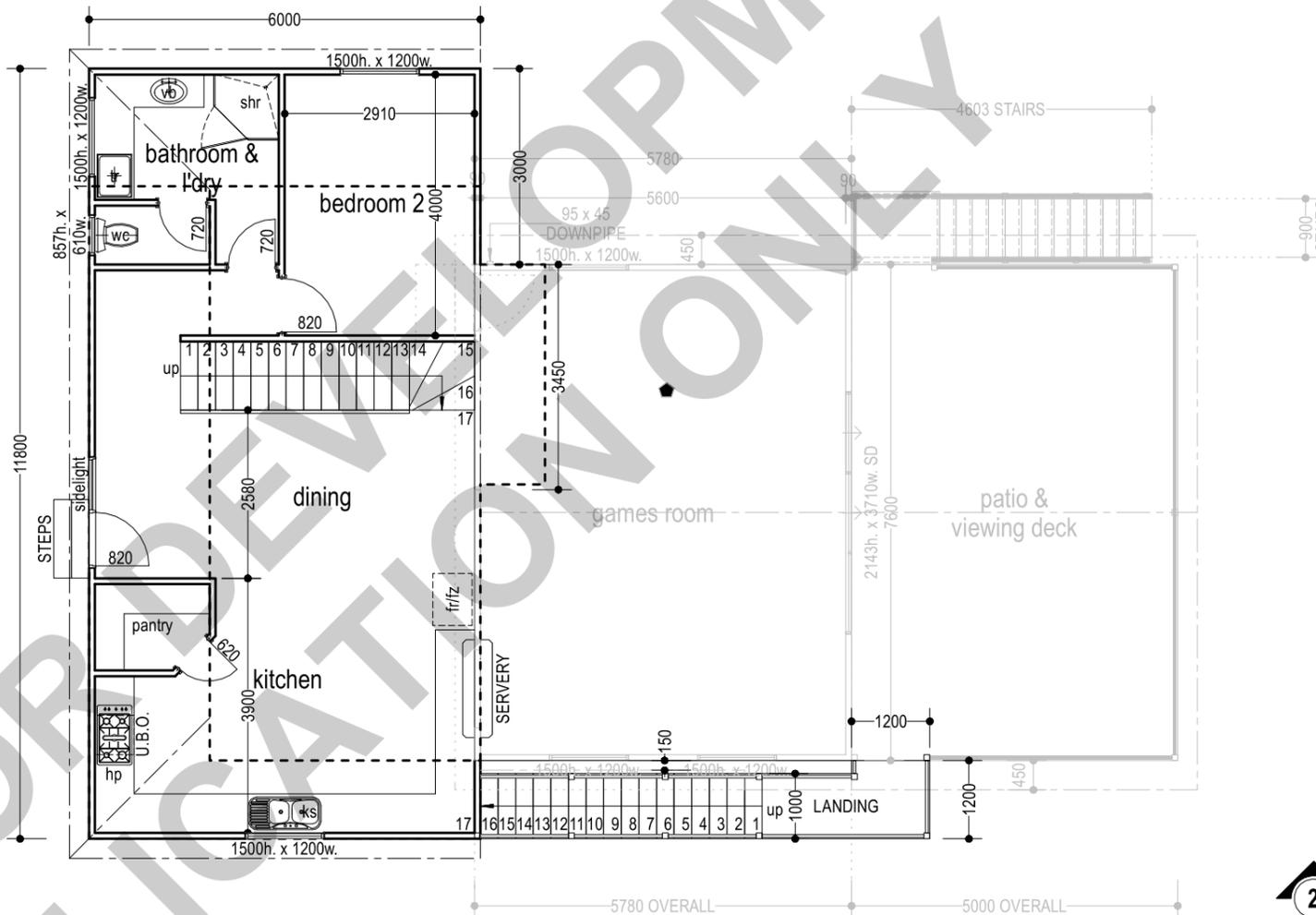
VERANDAH, DECKS, STEPS & LANDINGS;  
 NO REQUIREMENT TO ENCLOSE THE SUB-FLOOR SPACE.  
 COLUMNS, STUMPS, SPRINGERS, PIERS & POLES TO BE NON-COMBUSTIBLE MATERIAL.  
 FRAMING (BEARERS & JOISTS TO BE NON-COMBUSTIBLE MATERIAL.  
 DECKING, STAIR TREADS, RAMPS, OR LANDINGS ARE TO BE NON-COMBUSTIBLE MATERIAL, OR BUSHFIRE-RESISTING TIMBER, OR BAL RATED COMPOSITE DECKING.

BALUSTRADES, HANDRAILS, OR OTHER BARRIERS;  
 PARTS LESS THAN 125mm FROM ANY GLAZING, OR COMBUSTIBLE WALL TO BE MADE OF NON COMBUSTIBLE MATERIAL, OR BUSHFIRE RESISTING TIMBER.

VERANDAH POSTS;  
 TO BE MADE FROM NON COMBUSTIBLE MATERIAL, OR BUSHFIRE RESISTING TIMBER.

WATER & GAS SUPPLY PIPES;  
 ABOVE GROUND EXPOSED WATER PIPES ARE TO BE METAL.  
 EXTERNAL GAS PIPES & FITTINGS ABOVE GROUND TO BE STEEL OR COPPER HAVING A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS, OR 0.9mm, WHICHEVER IS THE GREATER.  
 METAL PIPE SHALL EXTEND A MINIMUM OF 400mm WITHIN THE BUILDING & 100mm BELOW GROUND.

**NOTE:**  
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 MATERIALS TO BE CHECKED ON  
 SITE PRIOR TO CONSTRUCTION.



## GROUND FLOOR PLAN - PROPOSED

SCALE 1:100

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JOB TITLE :  
 PROPOSED EXTENSION TO  
 EXISTING GAMES ROOM & DECK  
 AT LOT 8 POINT HENRY ROAD  
 BREMER BAY W.A. 6338

DRAWING TITLE : GROUND FLOOR PLAN - PROPOSED

DATE: JANUARY 2023

DRAWING NO.: 2

DRAWN FOR:  
 DAVE & SONYA KERR

JOB No: 22008

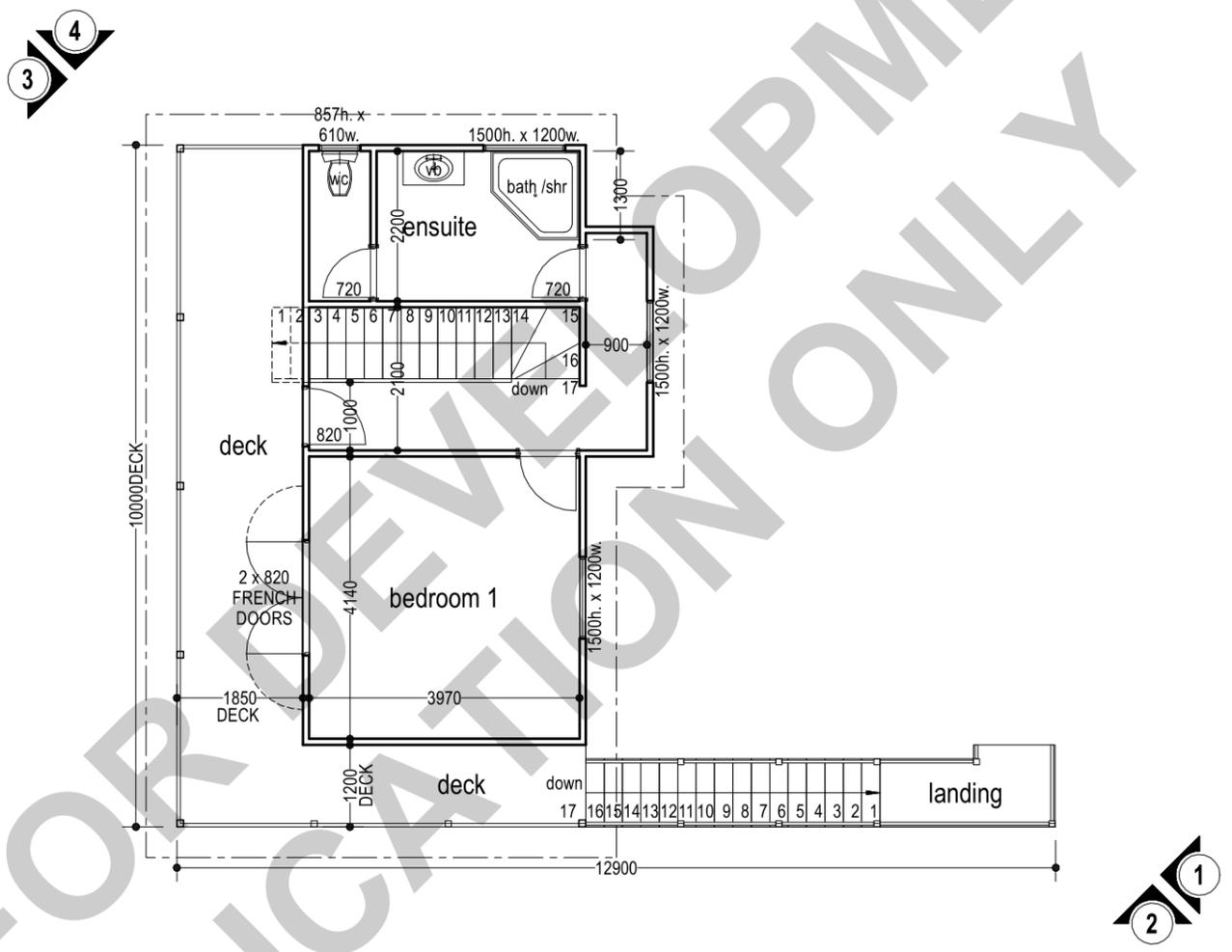
NO. IN SET : 5

WAYNES DESIGN  
 & DRAFTING  
 DRAFTSMAN : WAYNE BILL  
 A.B.N. 11 593 616 982

3 ELLIS ROAD MERREDIN  
 W.A. 6415 PH/FAX (08) 90413 937

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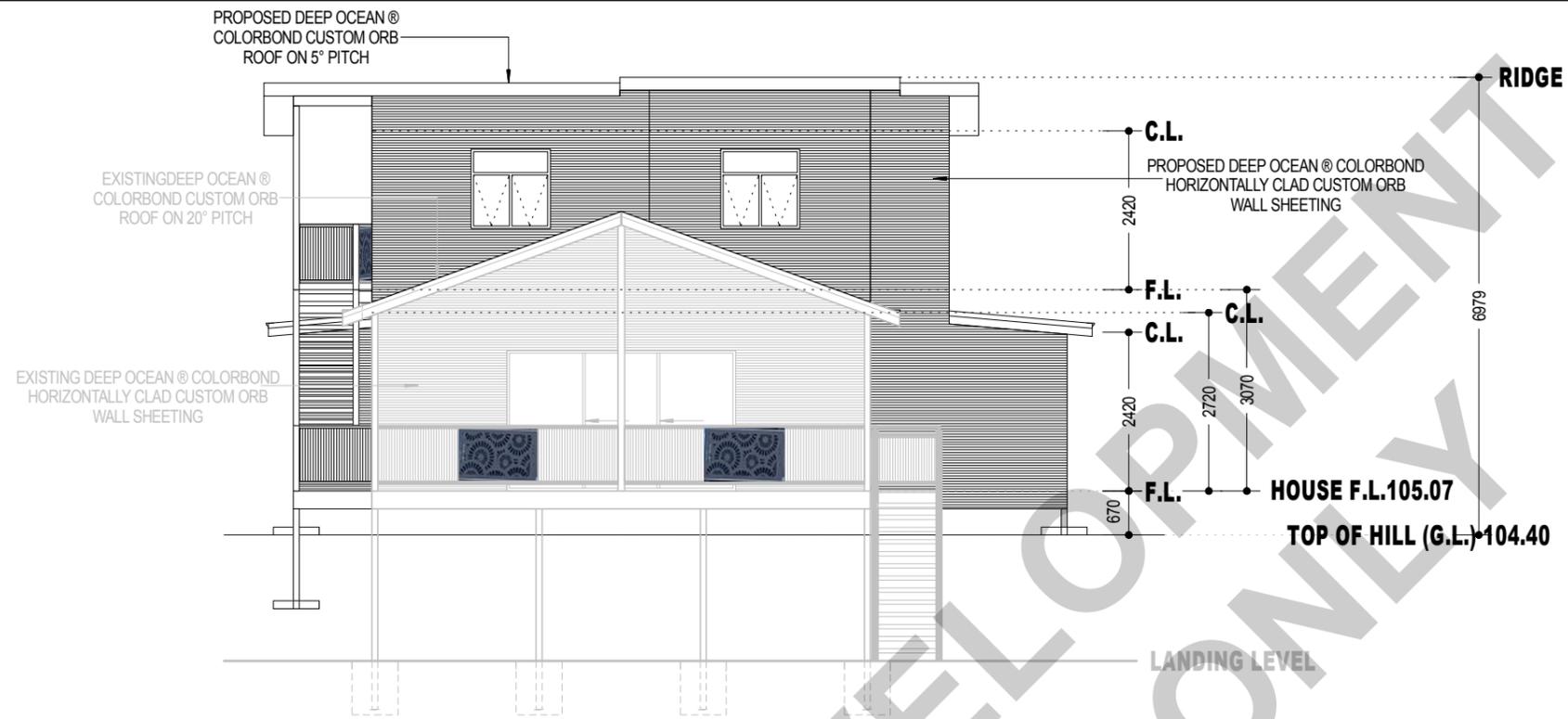
**FIRST FLOOR PLAN - PROPOSED**  
**SCALE 1:100**

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	DATE: JANUARY 2023	
DRAWN FOR: DAVE & SONYA KERR	JOB No: 22008	NO. IN SET : 5
3 ELLIS ROAD MERREDIN W.A. 6415 PH/FAX (08) 90413 937		

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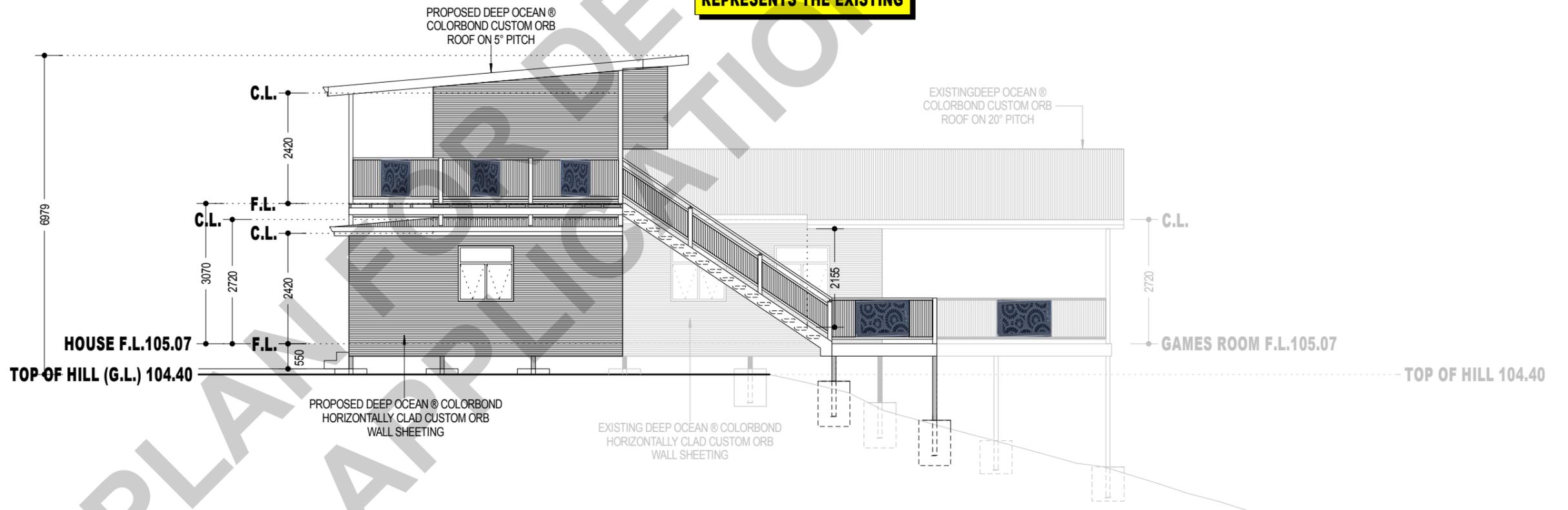
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**ELEVATION 1 - PROPOSED**  
**SCALE 1:100**

**NOTE:**  
THE GREY LINE TYPE  
REPRESENTS THE EXISTING



**ELEVATION 2 - PROPOSED**  
**SCALE 1:100**

**NOTE:**  
THE GREY LINE TYPE  
REPRESENTS THE EXISTING

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AT LOT 8 POINT HENRY ROAD  
BREMER BAY W.A. 6338

**DRAWING TITLE :** ELEVATIONS 1 & 2 - PROPOSED

**DATE:** JANUARY 2023

**DRAWING NO.:** 4

**JOB No:** 22008

**NO. IN SET :** 5

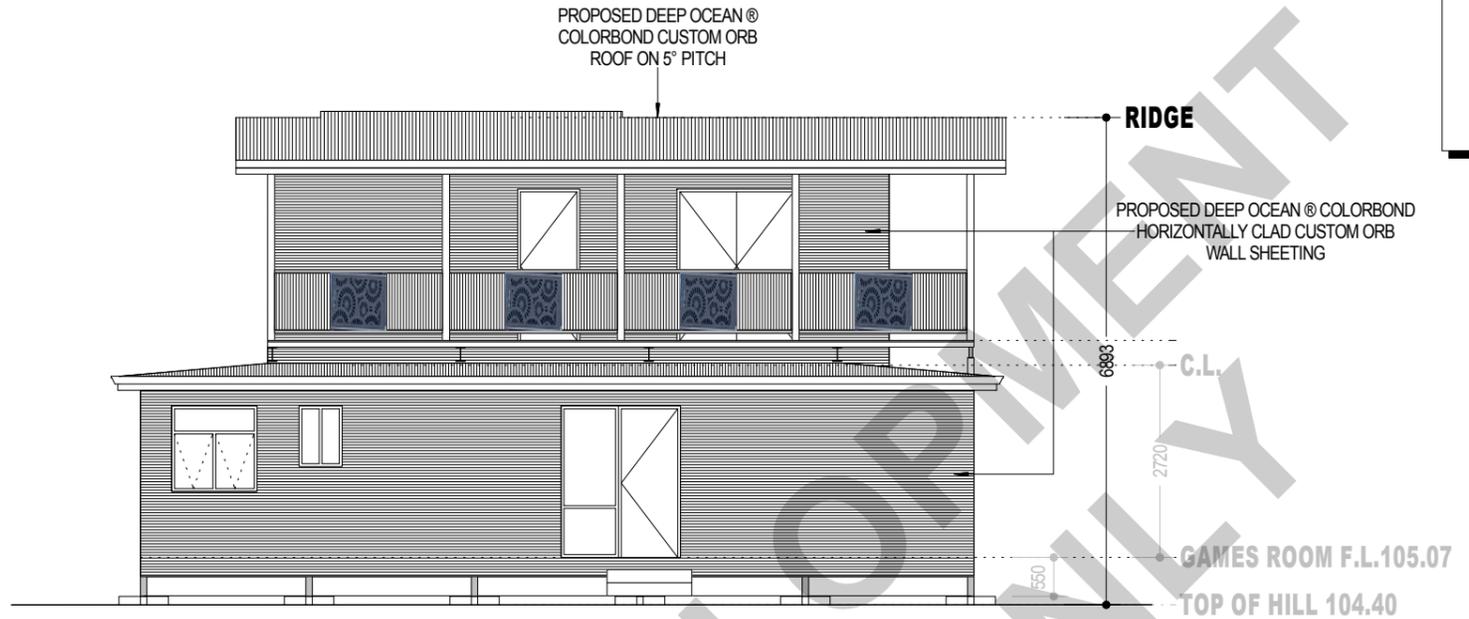
**DRAWN FOR:**  
DAVE & SONYA KERR

**WAYNES DESIGN  
& DRAFTING**  
DRAFTSMAN : WAYNE BILL  
A.B.N. 11 593 616 982

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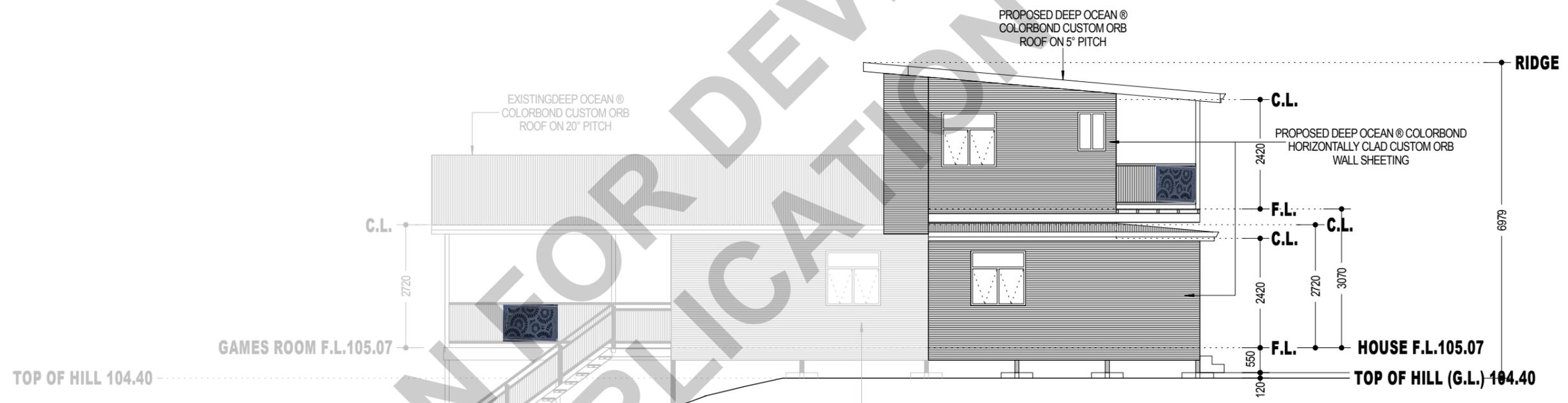
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**ELEVATION 3 - PROPOSED**  
**SCALE 1:100**

**NOTE:**  
**THE GREY LINE TYPE  
REPRESENTS THE EXISTING**



**ELEVATION 4 - PROPOSED**  
**SCALE 1:100**

**NOTE:**  
**THE GREY LINE TYPE  
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	<b>DATE:</b> JANUARY 2023	<b>DRAWING NO.:</b> 5	
	<b>JOB No:</b> 22008	<b>NO. IN SET :</b> 5	