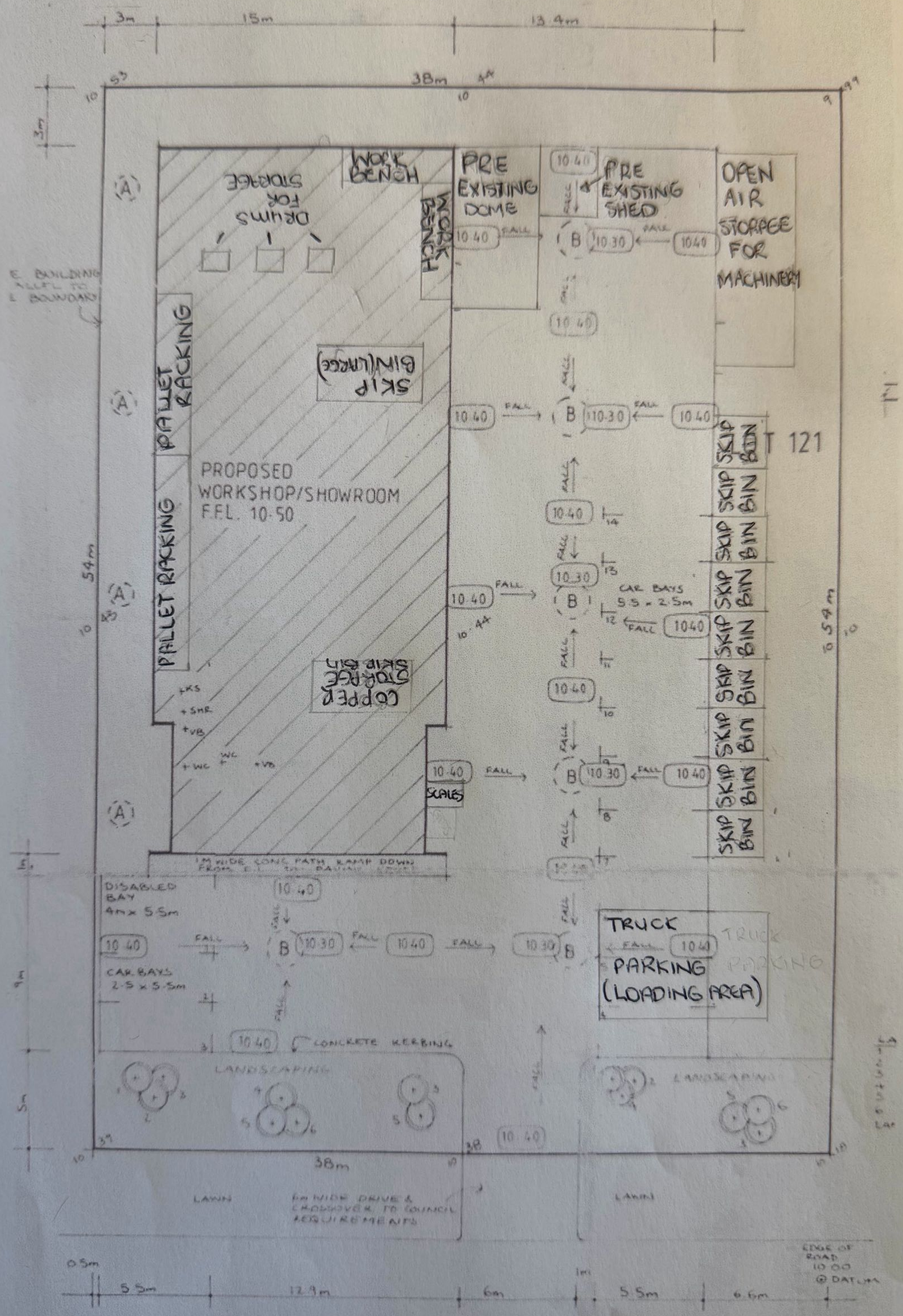
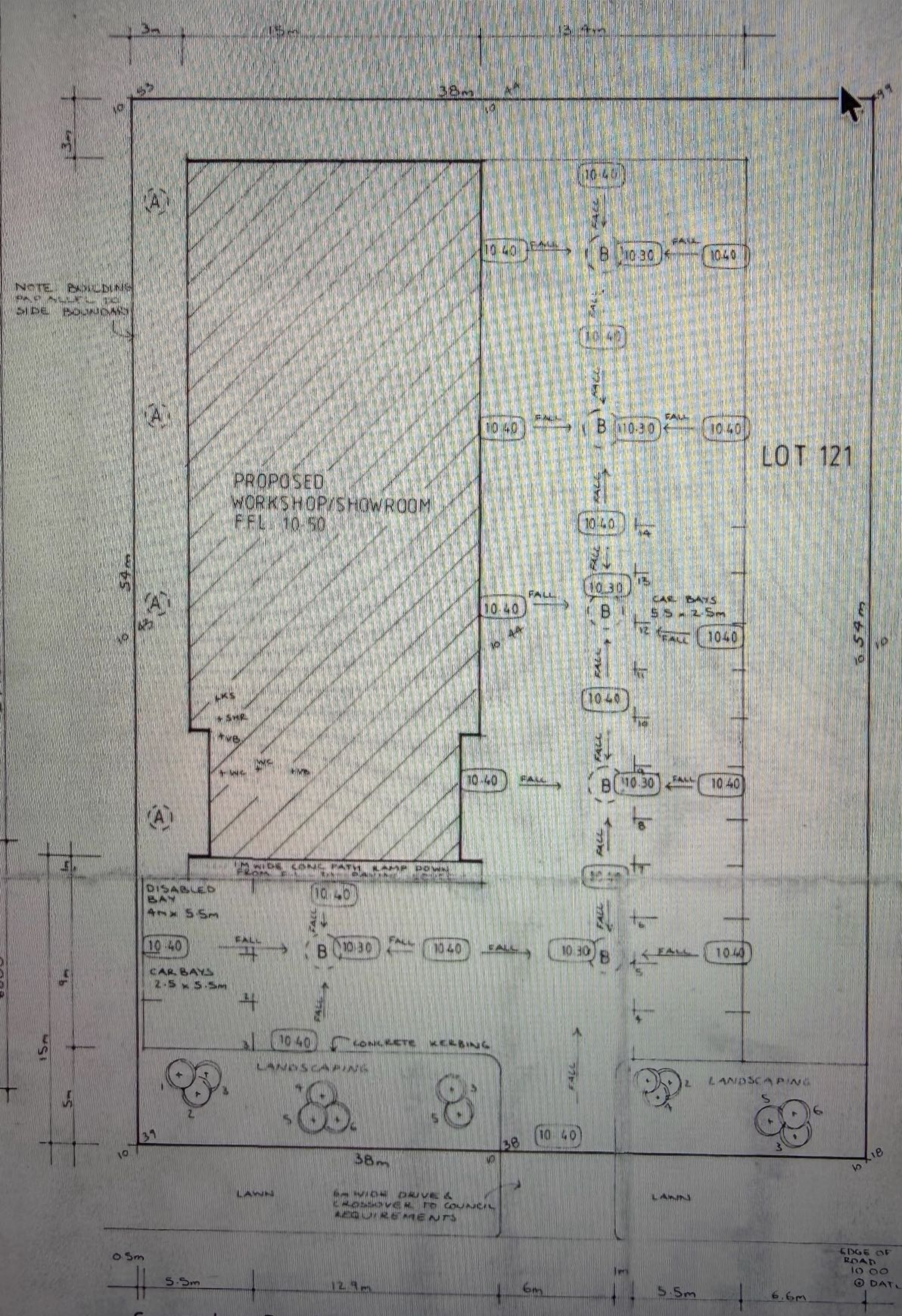
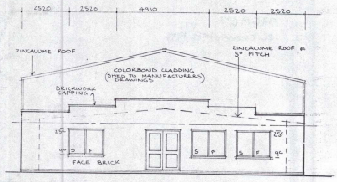


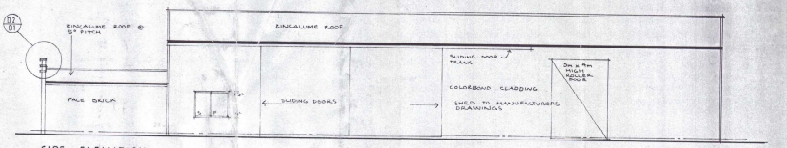
Crompton Road

SITE PLAN 1:200


3m
15m
13.4m
38m
54m
15m
NOTE BUILDING NO NEAR TO SIDE BOUNDARY
PROPOSED WORKSHOP/SHOWROOM FFL 10.50
LKS
+SHR
+WB
+WC
LOT 121
CAR BAYS 5.5 x 2.5m
DISABLED BAY 4m x 5.5m
CAR BAYS 2.5 x 5.5m
CONCRETE KERBING
LANDSCAPING
LANDSCAPING
LAWN
LAWN
6m WIDE DRIVE & CROSSOVER TO COUNCIL REQUIREMENTS
EDGE OF ROAD 10.00 @ DATUM
0.5m
5.5m
12.9m
6m
1m
5.5m
6.6m
Crompton Road
SITE PLAN 1:200



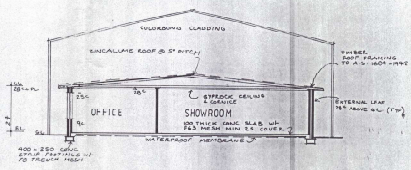
FRONT ELEVATION



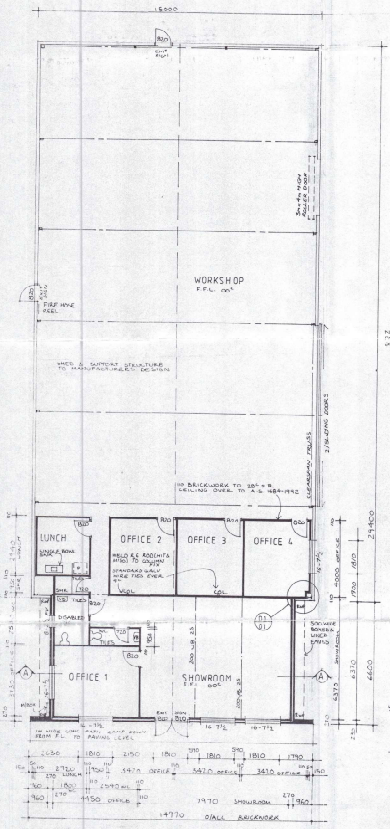
SIDE ELEVATION

FIRE SAFETY NOTES:
FIRE EXTINGUISHERS INSTALLED BY OTHERS TO A.S. 2444 AND BCA (WHICH EVER FIRE HYDRANTS AND HOSE REELS TO COMPLY WITH BCA E1.3 & E1.4
EMERGENCY LIGHTING TO COMPLY WITH BCA E4.2
PROVIDE ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP

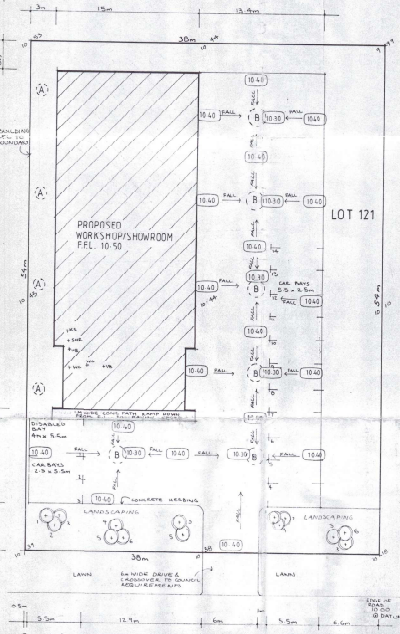
STORMWATER NOTES:
A: 1800 x 1800 @ INTERCONNECTED SOAKWELLS
B: 1800 x 1800 @ INTERCONNECTED SOAKWELLS
ALL ROOFS TO BE CONNECTED TO SOAKWELLS



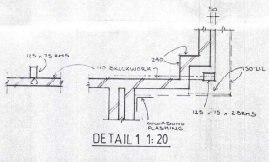
SECTION A-A 1:100



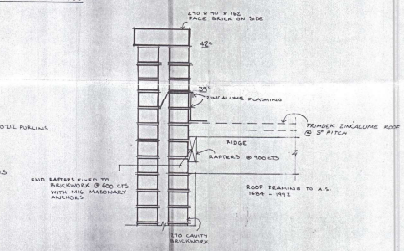
FLOOR PLAN 1:100



SITE PLAN 1:200



DETAIL 1 1:20



DETAIL 2 1:10

LANDSCAPING NOTES:
1 GRAVILLEA BIPINNATIFIDA (SNOW IN WINTER)
2 RANDWICK WATTLE (BANKSIA ATA)
3 CALLISTEMON (BOTTLE BRUSH) (BANKSIA ATA)
4 TEATREEDIA (LANDFIELDEA) (LAND FURTHERMORE)
5 ACACIA DEALBATA (BANKSIA WATTLE)
6 HIBISCUS (LINE FORMS)
LANDSCAPING TO BE REGULATED TO COUNCIL REQUIREMENTS

CITY OF ROCKINGHAM PARKS AND GARDENS
APPROVED

CITY OF ROCKINGHAM
BUILDING REGULATIONS 1989, AND AMENDMENTS, SHALL TAKE PRECEDENCE OVER ALL BUILDING SPECIFICATIONS
CITY OF ROCKINGHAM
96-967

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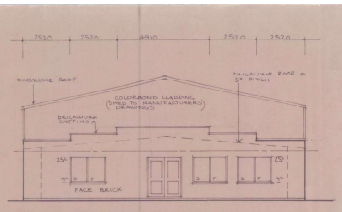
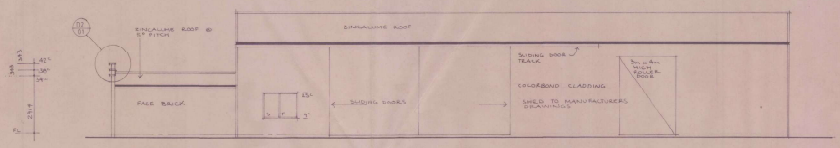
PLEASE TO VERIFY ALL DATA PRIOR TO CONSTRUCTION. DIMENSIONS TO BE PRIORITIZED OVER SCALE.	PROPOSED DEVELOPMENT AT LOT 121 CROMPTON RD, ROCKINGHAM
DRAWN: DATE: 13 / 6 / 96	DWG NO: 96 / 169 REV: 2



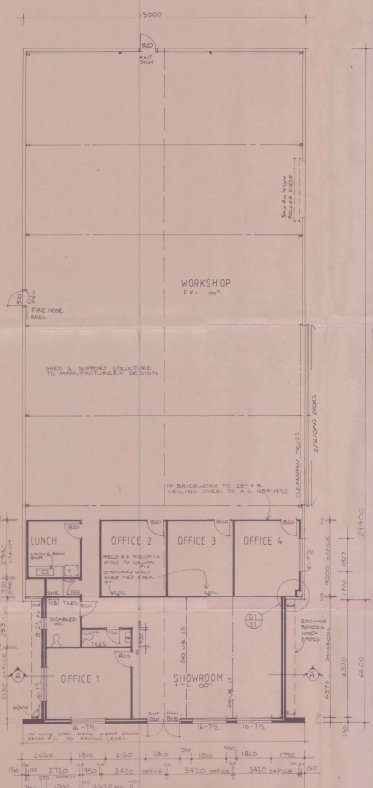
FRONT ELEVATION



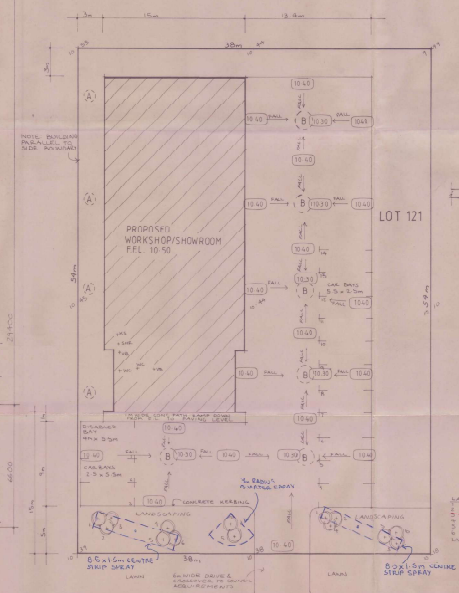
SIDE ELEVATION

FIRE SAFETY NOTES:
FIRE EXTINGUISHERS INSTALLED BY OTHERS TO A.S. 2444 AND BCA CLAUSE E1.6
FIRE HYDRANTS TO A.S. 2419 PART 1 (OPTIONAL)
HYDRA E1.3 & E1.7
EMERGENCY LIGHTING TO COMPLY WITH BCA E4.2
PROVIDE LUMINOUS EXIT SIGNS WITH BATTERY BACKUP

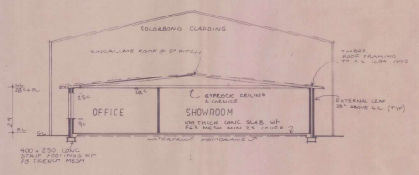
STORMWATER NOTES
A 1200 x 1200 Ø INTERCONNECTED SOAKWELLS
B 1000 x 1000 Ø INTERCONNECTED SOAKWELLS
ALL PIPES TO BE CONNECTED TO SOAKWELLS



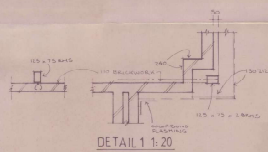
FLOOR PLAN 1:100



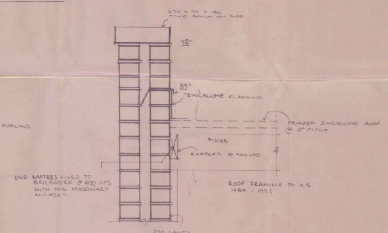
SITE PLAN 1:200



SECTION A-A 1:100



DETAIL 1 1:20



DETAIL 2 1:10

LANDSCAPING NOTES:
1. BOUGAINVILLEA (BOUGAINVILLEA SPECTABILIS)
2. EUCALYPTUS SAGINA (MONOCORPUS)
3. ACACIA BAILEYANA (BAILEY'S WATTLE)
4. VERTICORDIA (VERTICORDIA CLARI FRATERNOLOVEK)
5. ACACIA DEALBATA (SILVER WATTLE)
6. HIBBERTIA CUNEIFORMIS
LANDSCAPING TO BE RENEGOTIATED TO COUNCIL REVIEW REQUIRE

DEVC PLAN ONLY.

SHELFORD CONSTRUCTIONS

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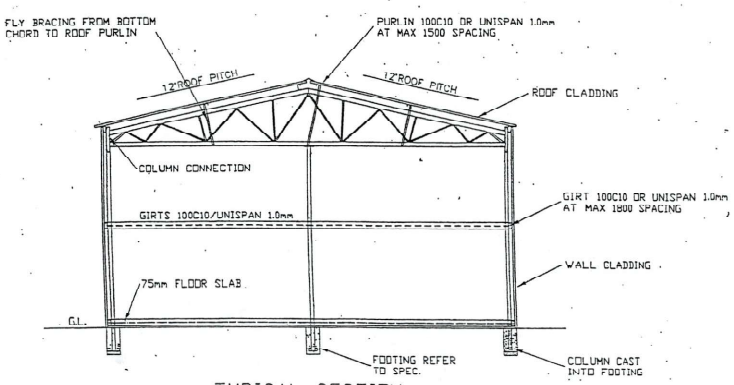
BUILDER TO VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.

DA COSTA DRAFTING & DESIGN
80 LEOPOLD STREET ROCKHAMPTON MAIL BUILDING CENTRE ROCKHAMPTON 4700
PH/FAX 328 3261 MOBILE 015 179 670 419 1403

PROPOSED DEVELOPMENT AT LOT 121 CROMPTON RD, GRAYSWOOD

DRAWN 15/7/97 | DATE | DWG NO. 96 / 165 | REV. Z
SCALE as shown | SHEET 1 OF 1

41MPS – GARAGE



TYPICAL SECTION

MATERIALS SPECIFICATION

HEIGHT	TO 4500	TO 6000	TO 7500	TO 9000
BOTTOM CHORD	40x40x3.0 L G450	50x50x3 L G250	50x50x3 L	50x50x5 L
TOP CHORD	40x40x2.0 L G350	50x50x2 L G350	50x50x3 L	50x50x5 L
WEBBING	25x25x2 L G350	25x25x2 L G350	25x25x3 L 40x40x3 L	40x40x3 L

FLY BRACE	25x25x2 L WITH 1xM12 BOLT EACH END
BRACING	G550 STUD FRAME WITH 2x M12x20 TEKS EACH END
PURLINS	100C10 OR UNISPAN 1.0mm MAX SPAN 3000mm
GIRTS	100C10 OR UNISPAN 1.0mm MAX SPAN 3000mm
COLUMN CONNECTION	40x40x2.5 L G350 WITH 2x M12x20 BOLTS

COLUMNS

2400 HIGH	CODE 8	50x50x4 L G450 DURAGAL
2700 HIGH	CODE 9	65x65x4 L G450 DURAGAL
3000 HIGH	CODE 10	75x75x4 L G450 DURAGAL
3300 HIGH	CODE 11	75x75x4 L G450 DURAGAL
3600 HIGH	CODE 12	75x75x5 L G450 DURAGAL
3900 HIGH	CODE 13	90x90x5 L G450 DURAGAL
4200 HIGH	CODE 14	90x90x5 L G450 DURAGAL

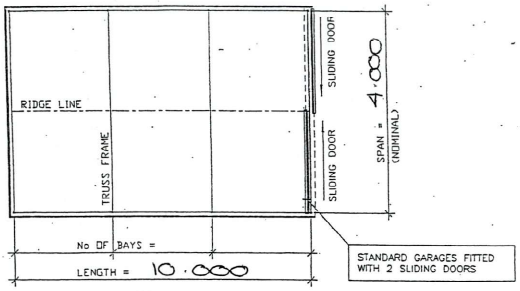
FOOTINGS

TO 3050 HIGH	200x200x400 IF 75mm SLAB INSTALLED 200x200x600 IF NO FLOOR SLAB

OPTIONAL ITEMS

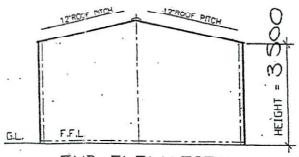
ROLLER DOORS	LOCATION AND SIZE TO CLIENT REQUIREMENTS
WINDOWS	LOCATION AND SIZE TO CLIENT REQUIREMENTS
SKYLIGHTS	LOCATION AND SIZE TO CLIENT REQUIREMENTS

CITY OF ROCKINGHAM
TOWN PLANNING
APPROVED
11 DEC 2002
SUBJECT TO CONDITIONS AS SHOWN ON FORM 2 NOTICE OF APPROVAL DATED 11/12/02
INITIALS ....

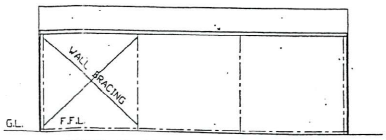


PLAN

MAXIMUM LENGTH
3 BAYS @ 3000 IF BRACED AT ONE END ONLY
6 BAYS @ 3000 IF BRACED AT BOTH ENDS



END ELEVATION



SIDE ELEVATION

DOOR AND WINDOW LOCATIONS AS REQUIRED BY CLIENT

CLADDING	-TRIMDEK OR CUSTOM ORB TO MANUFACTURERS SPEC.
FLASHINGS	-EX 0.4mm THICK
FRAMEWORK	-FINISHED IN R.D.Z.C. PAINT
PURLINS/GIRTS	-TO MANUFACTURERS SPEC.
DOOR FRAME	-30x90x1.6 GALV RHS
DOOR TRACK	-ELTRAK 200Kg SYSTEM
EAVES BEAM	-6000mm SPAN 250C19 -9000mm SPAN 300C30
ROOF PITCH	-12°
BRACING	-MAX 3 BAYS UNBRACED IN ANY WALL
FLOOR	-CONCRETE TO CLIENT SPEC. MIN 75mm THICK

TERRAIN CATEGORY	-3
REGION	-A
WIND SHEILDING	-0.9
IMPORTANCE FACTOR	-0.9

ENGINEERING NOT REQUIRED

DRAWING No:

DATE:

REF: 50007

HIGHLINE
BUILDING CONSTRUCTIONS
GARAGES • SHEDS • PATIOS
9 FELSPAR STREET WELSHPOOL WA 6106
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FAX: (08) 9356 3127
EMAIL: design@highline.com.au

ISO 9001 SGS · AS 9001 SGS · NZS 9001 SGS

PROPOSED GABLE ROOF GARAGE FOR: Auto Door System. (Kevin Clifford Nash)

SITE LOCATION: 36 Crampton Rd Rockingham

F8/18 09/05/02

SIDE ELEVATION

FIRE SAFETY NOTES:
FIRE EXTINGUISHERS INSTALLED BY OTHERS TO A.S. 2444 AND BCA CLAUSE E1.6
FIRE HYDRANTS AND HOSE REELS TO COMPLY W/- BCA E1.3 & E1.4
EMERGENCY LIGHTING TO COMPLY WITH BCA E4.2
PROVIDE LUMINATED EXIT SIGNS WITH BATTERY BACK-UP

Proposed Garage
Auto Door Systems.
Kevin Clifford Nash
36 Crompton Rd Rockingham

STORMWATER NOTES:
A: 12.00 x 12.00 Ø INTERCONNECTED SOAKWELLS
B: 1800 x 1800 Ø INTERCONNECTED SOAKWELLS
ALL RWPS TO BE CONNECTED TO SOAKWELLS

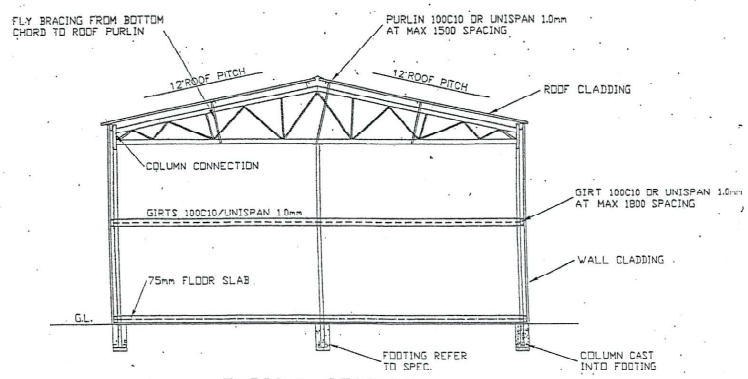
CITY OF ROCKINGHAM
TOWN PLANNING
APPROVED
11 DEC 2002
SUBJECT TO CONDITIONS AS SHOWN ON FORM 2 NOTICE OF APPROVAL DATED 11/12/02
INITIALS MB

3m x 4m HIGH ROLLER DOOR
CLEARSPAN TRUSS
2/SLIDING DOORS
B20
16-7½
4000 OFFICE
1810
1900
29400
500 WIDE BOXED & LINED EAVES
SHOWROOM
6370
6370
6600
270
230
9m
15m
5m

3m
15m
13.4m
38m
3m
4m
10m
6.6m
54m
54m
NOTE BUILDING PARALLEL TO SIDE BOUNDARY
PROPOSED WORKSHOP/SHOWROOM F.F.L. 10.50
+KS
+SHR
+VB
+WC
+WC
+VB
LOT 121
CITY OF ROCKINGHAM
CAR BAYS 5.5 x 2.5m
1M WIDE CONC PATH RAMP DOWN FROM F.L. TO PAVING LEVEL
DISABLED BAY 4m x 5.5m
CAR BAYS 2.5 x 5.5m
CONCRETE KERBING
LANDSCAPING
LANDSCAPING
10.40
10.30
FALL
A
B

LAND
1 CER
2 EUC
3 ~~GRA~~
4 VE
5 AC
6 H
LANDSC

41MPS – GARAGE



TYPICAL SECTION

MATERIALS SPECIFICATION

HEIGHT	TO 4500	TO 6000	TO 7500	TO 9000
BOTTOM CHORD	40x40x3.0 L G450	50x50x3 L G250	50x50x3 L	50x50x5 L
TOP CHORD	40x40x2.0 L G350	50x50x2 L G350	50x50x3 L	50x50x5 L
WEBBING	25x25x2 L G350	25x25x2 L G350	25x25x3 L 40x40x3 L	40x40x3 L

FLY BRACE	25x25x2 L WITH 1xM12 BOLT EACH END
BRACING	G550 STUD FRAME WITH 2x M12x20 TEKS EACH END
PURLINS	100C10 OR UNISPAN 1.0mm MAX SPAN 3000mm
GIRTS	100C10 OR UNISPAN 1.0mm MAX SPAN 3000mm
COLUMN CONNECTION	40x40x2.5 L G350 WITH 2x M12x20 BOLTS

COLUMNS

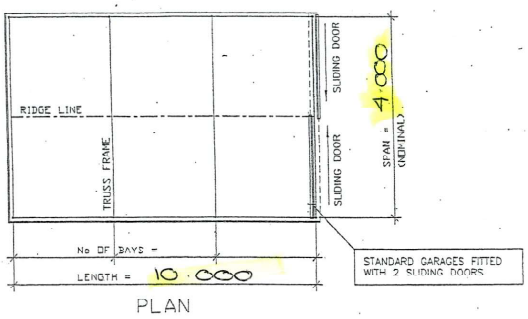
2400 HIGH	CODE 8	50x50x4 L G450 DURAGAL
2700 HIGH	CODE 9	65x65x4 L G450 DURAGAL
3000 HIGH	CODE 10	75x75x4 L G450 DURAGAL
3300 HIGH	CODE 11	75x75x4 L G450 DURAGAL
3600 HIGH	CODE 12	75x75x5 L G450 DURAGAL
3900 HIGH	CODE 13	90x90x5 L G450 DURAGAL
4200 HIGH	CODE 14	90x90x5 L G450 DURAGAL

FOOTINGS

TO 3050 HIGH	200x200x400 IF 75mm SLAB INSTALLED 200x200x600 IF NO FLOOR SLAB

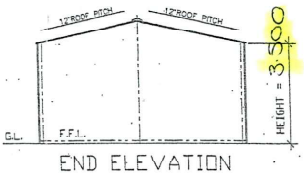
OPTIONAL ITEMS

ROLLER DOORS	LOCATION AND SIZE TO CLIENT REQUIREMENTS
WINDOWS	LOCATION AND SIZE TO CLIENT REQUIREMENTS
SKYLIGHTS	LOCATION AND SIZE TO CLIENT REQUIREMENTS

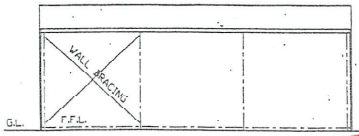


PLAN

MAXIMUM LENGTH
3 BAYS @ 3000 IF BRACED AT ONE END ONLY
6 BAYS @ 3000 IF BRACED AT BOTH ENDS



END ELEVATION



SIDE ELEVATION

DOOR AND WINDOW LOCATIONS AS REQUIRED BY CLIENT

CLADDING	-TRIMDEK OR CUSTOM ORB TO MANUFACTURERS SPEC.
FLASHINGS	-EX 0.4mm THICK
FRAMEWORK	-FINISHED IN R.D.Z.C. PAINT
PURLINS/GIRTS	-TO MANUFACTURERS SPEC.
DOOR FRAME	-30x30x1.6 GALV RHS
DOOR TRACK	-ELTRAK 200Kg SYSTEM
EAVES BEAM	-6000mm SPAN 250C19 -9000mm SPAN 300C30
ROOF PITCH	-12°
BRACING	-MAX 3 BAYS UNBRACED IN ANY WALL
FLOOR	-CONCRETE TO CLIENT SPEC. MIN 75mm THICK

TERRAIN CATEGORY	-3
REGION	-A
WIND SHEILDING	-0.9
IMPORTANCE FACTOR	-0.9

ENGINEERING NOT REQUIRED

DRAWING No:

DATE:

REF: 50007

CITY OF ROCKINGHAM
BUILDING REGULATIONS 1989, AND AMENDMENTS, SHALL TAKE PRECEDENCE OVER ALL BUILDING SPECIFICATIONS.

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—BUILDING CONSTRUCTIONS—
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TOLL FREE: 1800 188 366
FAX: (08) 9356 2137
EMAIL: design@highline.com.au

ISO 9001 AS 9001 NZS 9001

PROPOSED GABLE ROOF GARAGE FOR: Auto Door System. (Kevin Clifford Nash)

SITE LOCATION: 36 Crompton Rd Rockingham

F8/18 09/05/02

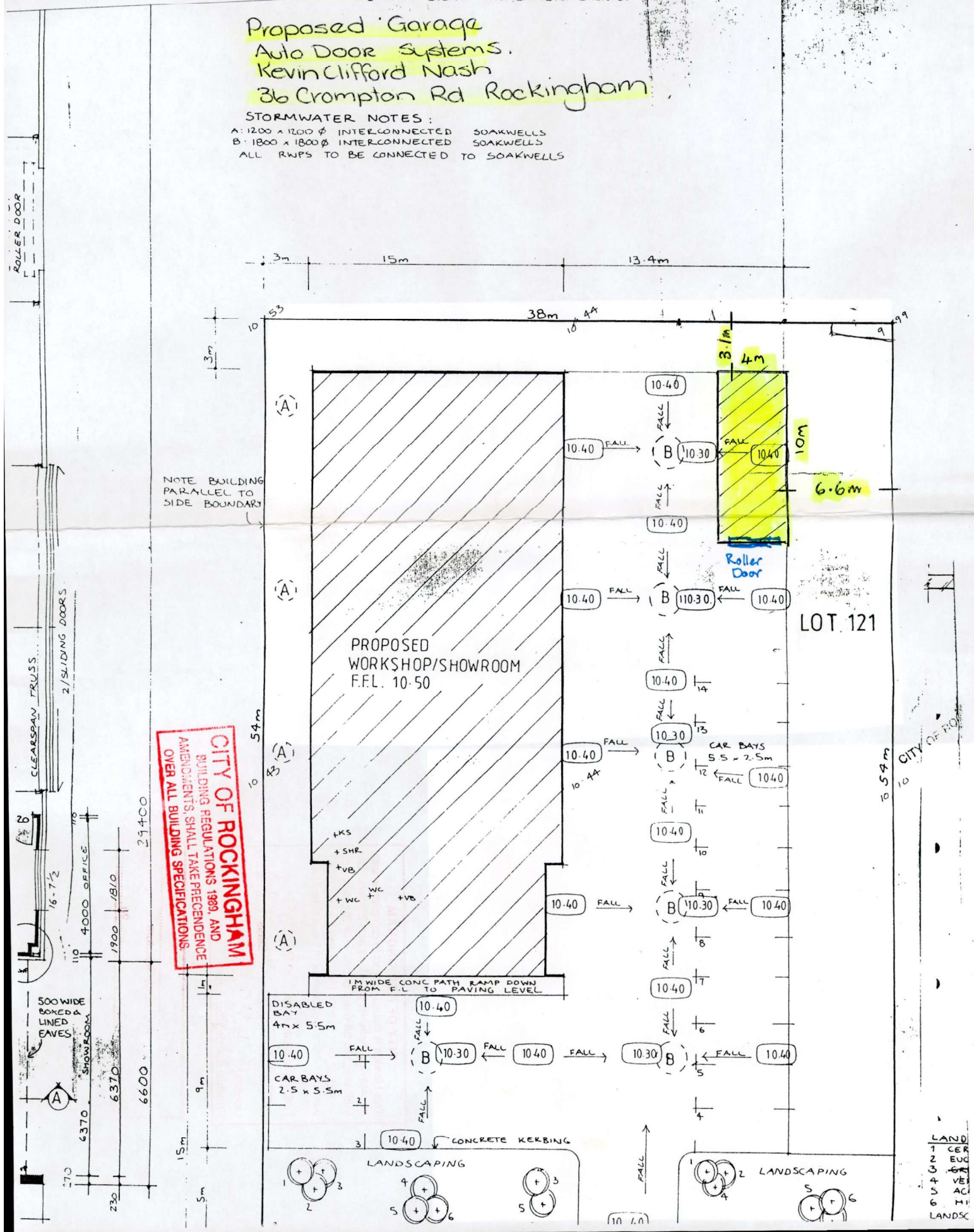
AuTo Door Systems
EC 005175
Auto Doors & Gates - Disabled Access
Boom Gates - Turnstiles - P.V.C. - Rapid Roll Doors
Warren Halse
Customer Service
FAAC
Opens & closes the world.
tyco INTERNATIONAL LTD. COMPANY
36 Crompton Road, Rockingham WA 6168
Telephone: 9527 2981 Mobile: 0412 998 305
Fax: 9592 6242 24 Hr Pager: 9482 5302
Email: whalse@tycoint.com

SIDE ELEVATION

AFETY NOTES:
TINGUISHERS INSTALLED BY OTHERS TO
44 AND BCA CLAUSE E1.6
DRANTS AND HOSE REELS TO COMPLY
E1.3 & E1.4
NCY LIGHTING TO COMPLY WITH BCA E4.2
LUMINATED EXIT SIGNS WITH BATTERY BACK-UP

Proposed Garage
Auto Door Systems.
Kevin Clifford Nash
36 Crompton Rd Rockingham

STORMWATER NOTES:
A: 1200 x 1200 ø INTERCONNECTED SOAKWELLS
B: 1800 x 1800 ø INTERCONNECTED SOAKWELLS
ALL RWPS TO BE CONNECTED TO SOAKWELLS



CITY OF ROCKINGHAM

CONDITIONS OF HEALTH APPROVAL

CITY OF ROCKINGHAM
ENVIRONMENTAL HEALTH OFFICER

PERMIT NUMBER:
PREMISES: Proposed Garage – Auto Door services
LOT: Lt 121, No. 36 Crompton Road, Rockingham

A. Legislation

A.1 The proposed development is satisfactory to the City of Rockingham Health Department, subject to compliance with the following Legislation (as amended):
- City of Rockingham Health Local Laws,
- Environmental Protection Act, 1986;
- Government Sewerage Policy - Perth Metropolitan Region;
- Health Act, 1911;
- Occupational Safety and Health Act/Regulations;
- Sewerage (Lighting, Ventilation and Construction Regulations), 1971;
- Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations;

C. Noise Control:

C.2 Noise - unreasonable noise not to be emitted from building site prior to 7.00am.

C.3 Manufacturers noise rating specifications or an Acoustic Consultant's report must be submitted to the City of Rockingham Health Department prior to the installation of air conditioning units, compressors, extraction systems or machinery likely to emit excessive noise.

D. Environmental:

D.1 Dust and Sand - all dust and sand to be contained on site with the use of suitable dust suppression techniques.

D.2 Litter: Action will be instituted under the Litter Act for Builder's litter being allowed to blow off site.

E. Bin Storage

E.3 Suitable bins to be provided and accessible to rubbish contractors on rubbish collection days.

F. General

F.2 All Health and Building Conditions to be COMPLETED before a certificate is issued.

F.3 OCCUPANCY UPON COMPLETION - builder's responsibility to obtain Health Approval.

G. Sanitary Conveniences

G.1 No sanitary facilities to be installed without the prior approval of the City of Rockingham. This application for a garage does not include any construction involving sanitary facilities.

K. Drainage System

K.3 Septic tank(s)/A.T.U's shall be located no closer than 1200mm to a building/boundary and no closer than 1800mm to soakwells/leach drains.
Soakwells/leach drains to be no closer than 1800mm to building/boundary.

K.11 Concrete and buildings not permitted over septic tanks or effluent disposal systems..

Please Note: **Appeal Provisions**

Should you be aggrieved by any of these conditions you have the right to appeal within 14 days. Contact your local Environmental Health Officer for further information on this procedure.

CITY OF ROCKINGHAM
This Licence is issued subject to compliance with all relevant Acts, Regulations and Bylaws. The building is to be used entirely for the purpose endorsed and cannot be utilised for any other purpose unless the approval of Council has been obtained.
Building to be used for ....garage.....
Class: ....10a....
Licence No ....L10036....
Principal Building Surveyor

.....
Applicant's Signature
Date.....20.....

REFERENCE No.28/3132

METROPOLITAN REGION SCHEME

FORM 2

CITY OF ROCKINGHAM

APPROVAL TO COMMENCE DEVELOPMENT

PROPOSED DEVELOPMENT:	Garage
LAND:	Lot 121 (No.36) Crompton Road, Rockingham
OWNER:	Space Enterprises
ADDRESS:	374 Safety Bay Road, Safety Bay WA 6169

Approval to commence development in accordance with the Application dated the 29th November 2002 and the attached Plans is granted subject to the following conditions:-

1. Compliance with the provisions of the City of Rockingham's Town Planning Scheme No.1, Health Regulations, Building Regulations 1989, and West Australian Fire Board Regulations and all other relevant Acts, Regulations and By-Laws. (NB. This Planning Approval does not confer Building or Health Approval which may require separate application(s) and approval(s). It is the responsibility of the landowner(s) to make separate application as required).

2. All stormwater being contained and disposed of on-site.

If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

FOOTNOTE TO APPROVAL

This approval is issued by the City of Rockingham subject to the following Footnote:-

(i) Should the applicant be aggrieved by this decision a right of appeal may exist pursuant to the provisions of Clause 33 of the Metropolitan Region Scheme such an appeal may be made in accordance with Part V of the Town Planning and Development Act 1928 (as amended).

GARY G HOLLAND
CHIEF EXECUTIVE OFFICER

11th December 2002