

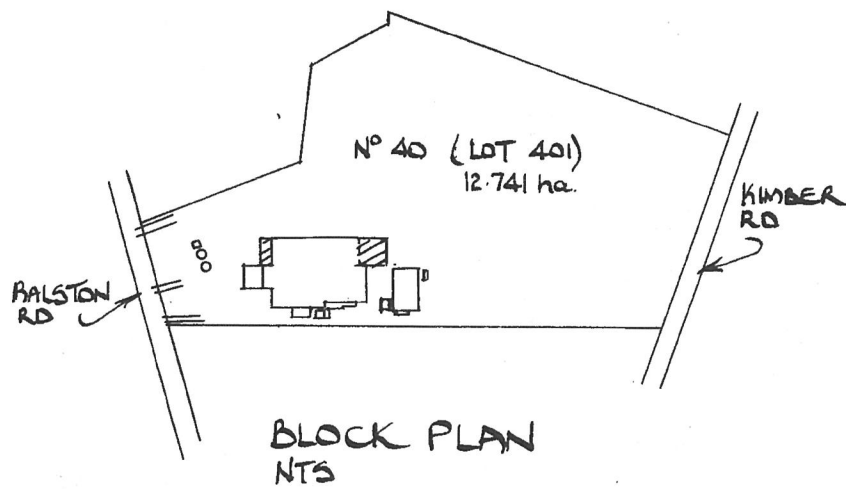
37-39 Rose St  
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 MANJIMUP WA 6258  
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24/09/2024

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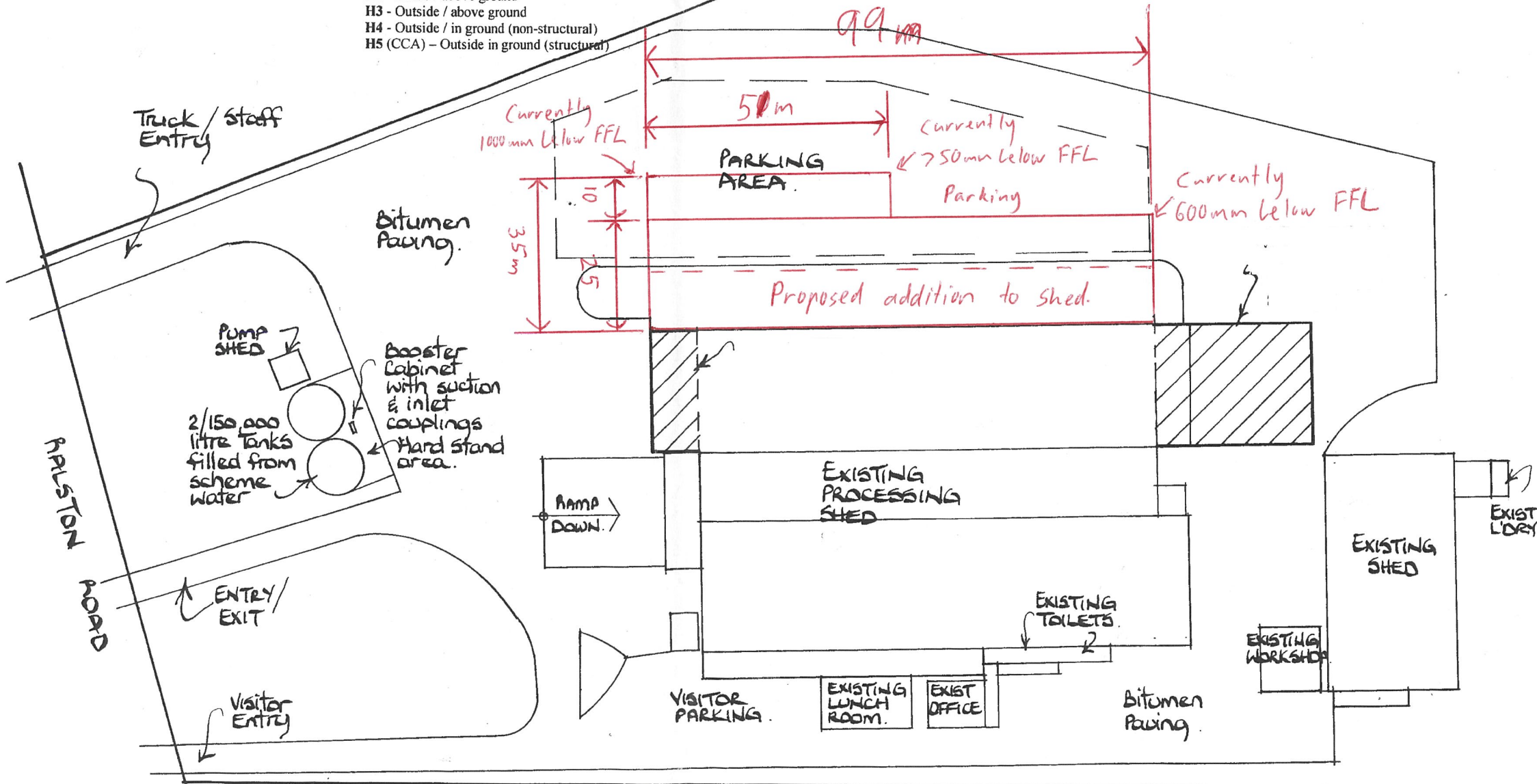
**NOTES**

All dimensions and levels to be checked and verified on the job before construction is commenced.  
 All elements of the building shall comply with the National Construction Code (NCC) / Building Code of Australia (BCA) and all standards referred to there-in together with  
 AS 1684 – Residential Timber Framed Construction,  
 AS 3600 – Concrete Structures  
 AS 3623 – Domestic Metal Framing,  
 AS 4100 – Steel Structures  
 AS 4600 – Cold Formed Steel Structures  
 and all relevant authorities.  
 All electrical work to be as directed and to Western Power regulations. (S) Smoke Detector / Alarm to be connected to main electrical circuit.  
 Emergency escape lighting and Exit signs to be in accordance with AS 2293 -2005. (E/L) Emergency Lighting and (EXIT) Illuminated Exit Sign.  
 Portable Fire Extinguishers and Fire Blankets to be selected and located in accordance with AS 2444 -2001.  
 Allow for all flashings to render the job weathertight on completion.  
 All timber framing, fixing, tie down and bracing to be in accordance with AS 1684.2 an AS 1684.4 and AS 1720.  
 Provide approved termite treatment / barrier in accordance with AS 3660.1. Minimum requirement - chemical spray barrier. All primary building elements are to be constructed of Termite-Resistant Materials.  
 All timber to be F8 Jarrah or Pine treated to prevent decay and damage from subterranean termites.  
 Treatment Levels –  
 H2 - Inside / above ground  
 H3 - Outside / above ground  
 H4 - Outside / in ground (non-structural)  
 H5 (CCA) – Outside in ground (structural)

**Notes – Generally**

- 1 All Brickwork shall be in accordance with NCC / BCA and AS 3700, AS 4773 Part 1 & 2.
- 2 All Roofing and Wall Cladding to be designed and installed in accordance with NCC / BCA and AS 1562 and to manufacturers specifications.  
Provide flashings at openings.  
Particleboard flooring to be installed in accordance with AS 1860
- 3 All Glazing shall comply with NCC / BCA , AS 2047 and AS 1288
- 4 All Electrical work to be as directed and in accordance with Western Power regulations.  
Emergency escape lighting and Exit signs to be in accordance with AS 2293.
- 5 Thermal insulation shall be provided and installed in accordance with BCA and as indicated on the drawings  
Roof - where possible and to all new work -Anticon R1.3 or better  
Walls - Selected Insulation  
Provide Thermal Break to external steel roof and wall framing.
- 6 Concrete to comply with AS 3600:2009 – Concrete structures.  
Concrete in footings to be N20/20/20 or above. Concrete in floor to be N32/20/20
- 7 Structural steel to comply with AS 4100:1998 – Steel Structures.  
Structural steel to be pre-prime or thoroughly cleaned to remove all mill scale and loose rust and painted with an approved rust inhibiting primer.
- 8 Fire rated construction to comply with the requirements of BCA.

NORTH



**SITE PLAN**  
Scale 1:1000

**NOTE**  
All dimensions & levels to be checked and verified on site before construction is commenced and materials are ordered.

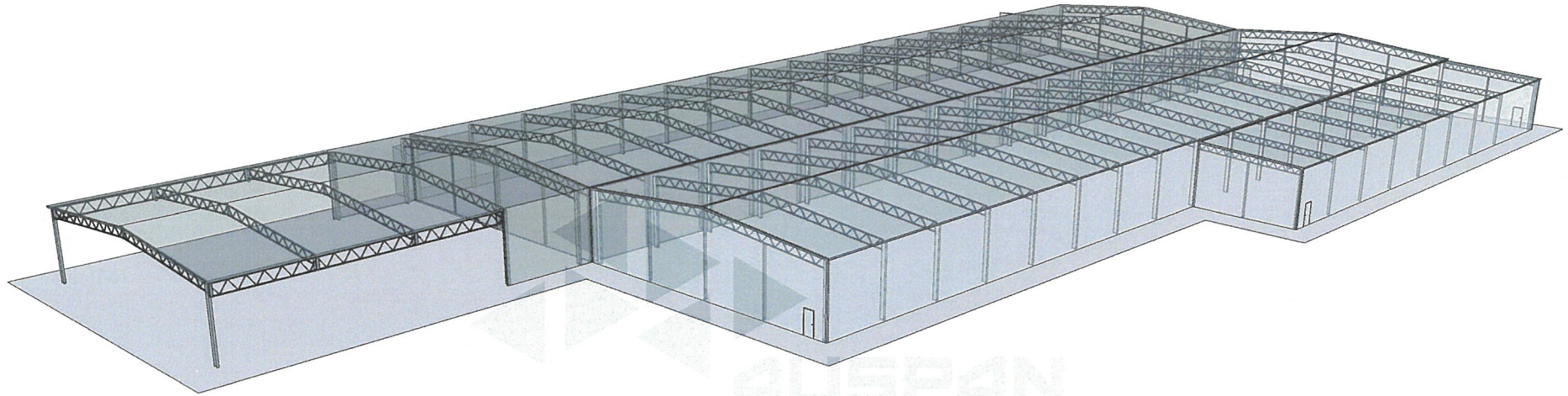
Draw No 1 of 3

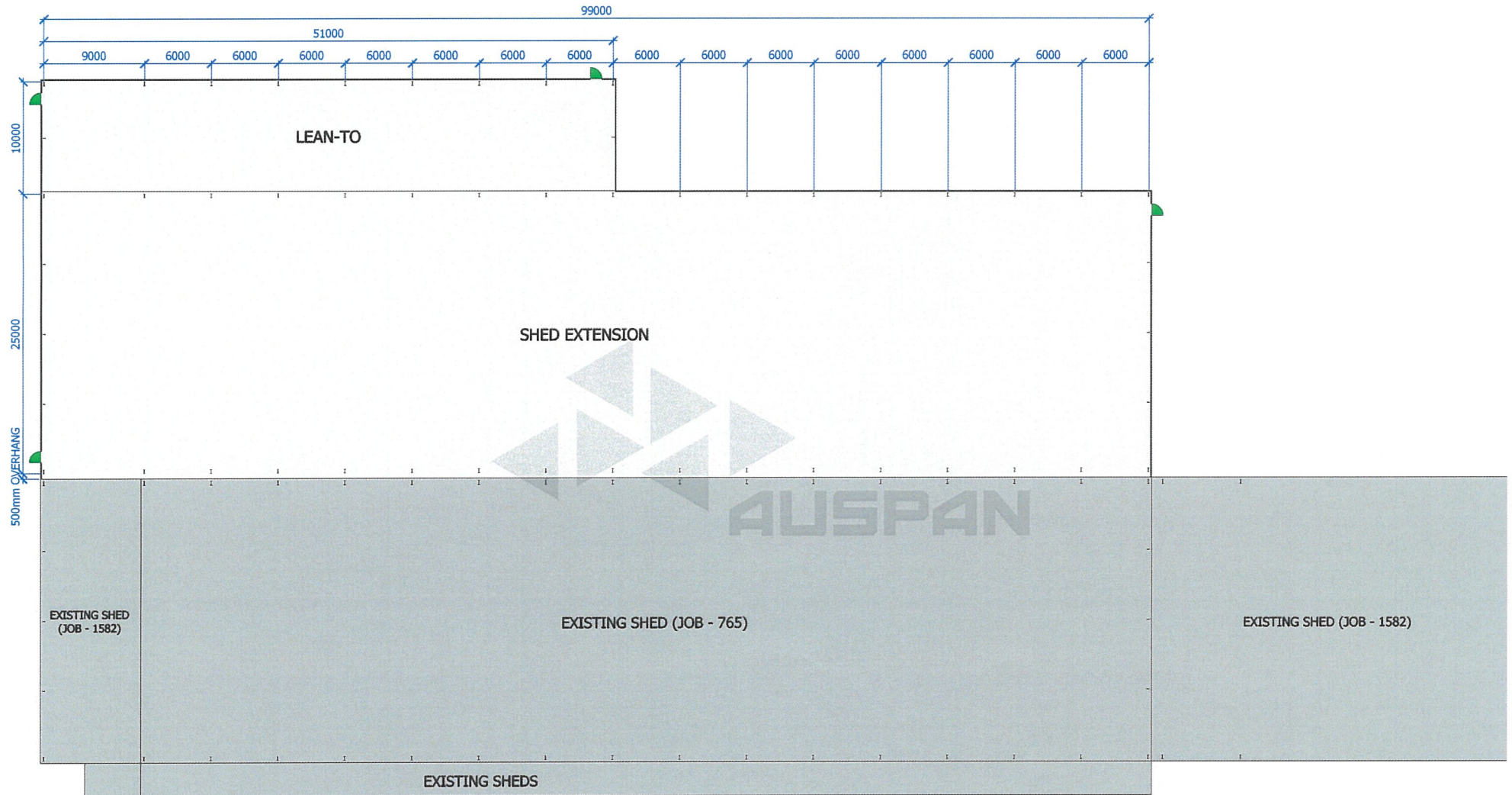
Scale (A3) 1:1000 i NTS  
Date 7-7-2024

Drawn L.M. WHITNEY  
PH 0417948426

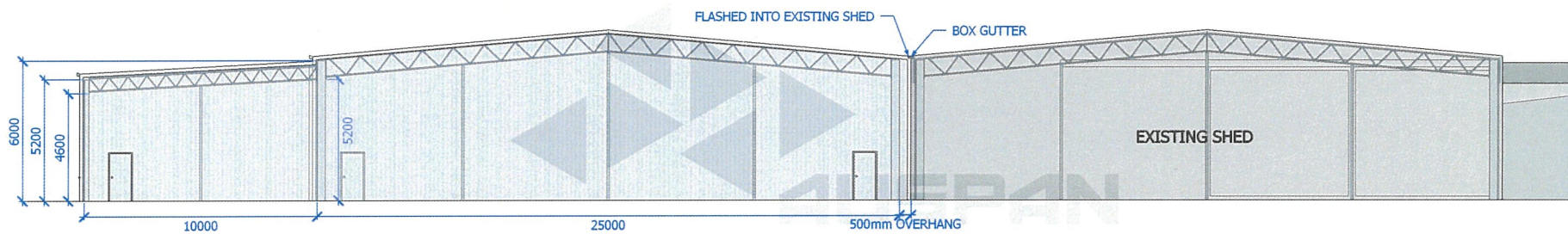
PROCESSING SHEDS, WORKSHOP, OFFICE & SITE WORKS  
THE AVOCADO COLLECTIVE  
40 (LOT 401) BALSTON RD, PINGBARK.  
MANJIMUP

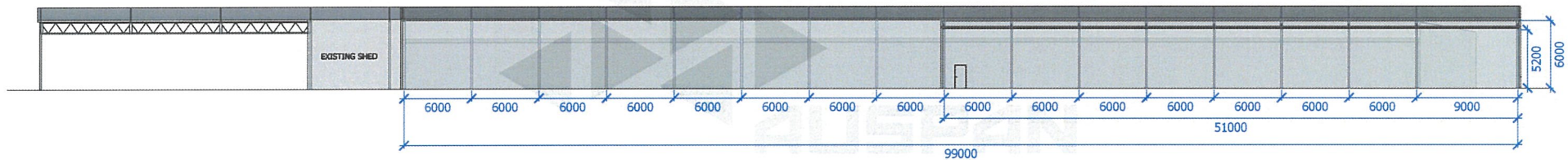












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PROJECT NAME  
STORAGE FACILITY

CLIENT  
DEAN BENNISON

PROJECT ADDRESS  
40 Ralston Rd, Ringbark WA 6258

DATE MODIFIED  
August 21, 2024

PROJECT NO.  
N/A

DRAWN  
DI

CHECKED  
DI

DRAWING TITLE  
A106

PROJECT STAGE  
3D CONCEPT DRAWINGS

PAPER SIZE  
A3

DRAWING NUMBER

**A106**

REVISION  
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