

WESTERNS 30 WARREN RD, NANNUP, WA 6275

DRWG	TITLE	REV	DATE
A0-00	COVER PAGE	B	24/05/2024
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A0-02	GENERAL NOTES	B	24/05/2024
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A2-06	FLOOR PLAN - DOUBLE UNIT 1-2	B	24/05/2024
A2-07	EXTERNAL ELEVS 5 - DOUBLE UNIT 1-2	B	24/05/2024
A3-00	FLOOR PLAN - SHOP 1 & 2	D	11/10/2024

REV	DATE	NOTES	DRAWN BY	CHECKED BY
A	24/04/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	



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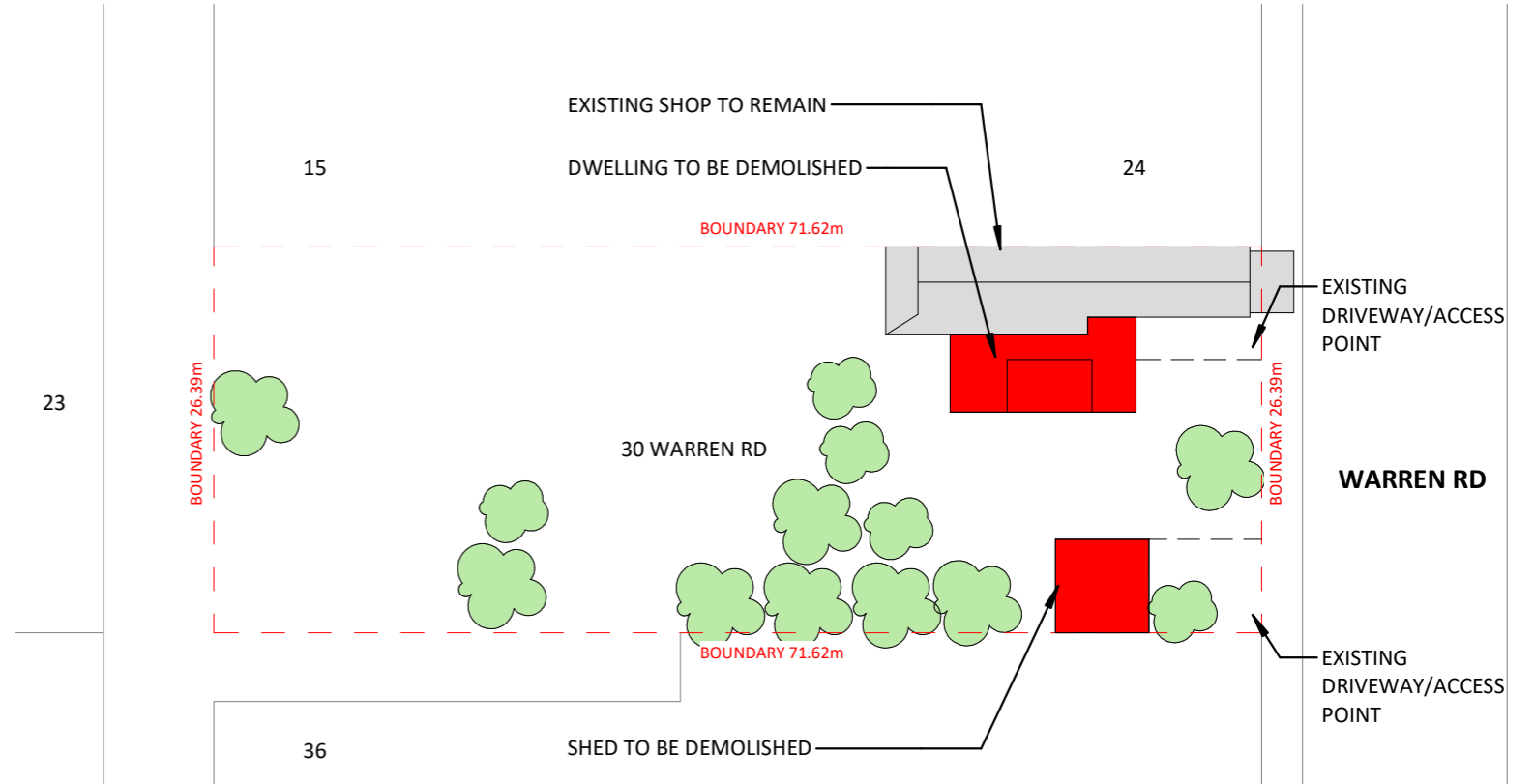
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PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275	DATE	11/10/2024 8:47:17 AM
		A3 SCALE	
		LGA	SHIRE OF NANNUP
		JOB NO.	23-223



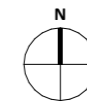
SITE VIEW
NTS



STREET VIEW
NTS



EXISTING SITE PLAN
1:500



	SITE BOUNDARY
	NEIGHBOURS/ROADS
	EXISTING SHOPS
	TO BE REMOVED
	EXISTING VEGETATION
	TO BE REMOVED

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A	24/04/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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TITLE	EXISTING LOCATION/SITE PLAN	SHEET	A0-01
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275	DATE	11/10/2024 8:47:18 AM
		A3 SCALE	As indicated
		LGA	SHIRE OF NANNUP
		JOB NO.	23-223

GENERAL NOTES

1. Check all dimensions on site. Do not scale from drawings.
2. Read all engineering documentation in conjunction with architectural drawings any discrepancies between architectural Drawings must be confirmed prior to commencement of construction.
3. All referenced standards to be the current version at the time of construction.
4. All work to conform to the National Construction Code (NCC) of Australia.
5. All details to be checked and site measured, as required, prior to ordering. Check any discrepancies with the engineer.
6. It is recommended that all existing structural framing outside this scope to be checked and approved by a structural Engineer prior to works on this property.

BCA COMPLIANT STRUCTURAL MATERIALS

1. The design assumes that all structural materials used in the construction of this project (including, but not limited to steel structural and reinforcing, concrete, masonry including bricks / blocks and the associated mortar and timber) comply in all respects to the NCC at the time of construction. This generally means that they must comply with the requirements of the appropriate Australian standards for that material.
2. If the builder proposes to use any structural materials that are sourced from outside Australia, it will be the builders' absolute responsibility to verify that they comply with the NCC. 'Elite Group' must be informed of any structural materials proposed to be sourced from outside Australia and all supporting documentation regarding their compliance with the NCC and/or the relevant Australian standards must be supplied to Elite Group for assessment.
3. The builder to note that there may be significant strength and stiffness deficiencies (compared with those assumed in Design) in materials sourced from outside Australia and that these could severely impact on the safety and serviceability of the structure.
4. Elite Group reserves the right to charge a fee to make the appropriate assessment and to alter our quote should this be a necessary consequence

DEMOLITION AND RECTIFICATION WORK GENERAL NOTES

1. Identify the location of all existing services. When demolition works are required in the vicinity of existing services installations, accept responsibility, and take particular care to avoid damage to the services.
2. Adequately protect from damage of all trees and other plants not to be removed or destroyed for construction operations, or which are shown on the Contract drawings and/or specified to be retained, or which are beyond the limits allowed to the Builder as shown or specified.
3. Provide all labour, equipment, plant, and materials necessary for the proper protection and execution of the works.
4. Maintain the existing components in stable condition until the sequence of the work progresses sufficiently to enable demolition as required.
5. Take precautions to provide necessary bracing or shoring during the course of demolition. If at any time the safety of personnel would appear to be endangered, cease operations, and notify the Engineer. Do not resume operations until safe conditions have been re-established and permission has been granted to resume operations.
6. When adjacent existing components / structure are in a damaged / dilapidated condition provide photographic evidence of current pre-existing condition, if pre-existing conditions cause failure during construction see next clause.
7. Should existing components / structure fail during demolition / construction / rectification as a result of pre-existing conditions, Builder to document / including photographs for variation pricing external to this contract. and contact insurer or insured.
8. Provide all temporary shoring, props, toms, bracing, and other supporting members necessary to prevent collapse, subsidence, deflection, distortion, and other movements likely to occur in existing structures as a result of demolition works.
9. Take precautions to guard against movement, settlement, distortion, or collapse of any part of existing structure, services, or utilities. Provide adequate bracing and shoring to safeguard the building and personnel.
10. Make good any existing surrounding structure damaged during the rectification works.
11. All demolished material unless otherwise directed on site and not required for reuse shall become the property of the Builder and shall be removed from the site.

NOTIFY BUILDING SURVEYOR IMMEDIATELY IF ANY OF THE FOLLOWING ARE FOUND

Asbestos, toxic, hazardous, infective, or contaminated materials.

DISPOSAL AND CLEANUP

- Burning of rubbish on site prohibited
- Except where placed in suitable disposal containers, combustible and debris shall be removed daily and not accumulated on site.
- Haul rubbish and debris away from site promptly and dispose of legally.
- During entire period of demolition, if necessary, keep area sprinkled to reduce dust in air.
- Prevent the encroachment of demolition materials onto adjacent property and public places, Unless approved in writing by the relevant authority.

DO NOT

- Close or obstruct public footpaths or streets.
- Place or store equipment or materials on public footpaths streets or access ways.
- Interfere with public vehicular and pedestrian traffic.

NEIGHBOURING PROPERTIES

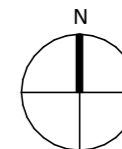
- Ensure that the rights and interests of owners and occupants of adjoining and neighbouring properties are not impaired or impeded as a result of the works.

REV	DATE	NOTES	DRAWN BY	CHECKED BY
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C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	



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TITLE	GENERAL NOTES	SHEET	A0-02
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275	DATE	11/10/2024 8:47:18 AM
		A3 SCALE	
		LGA	SHIRE OF NANNUP
		JOB NO.	23-223



LEGEND

	FLOOD LEVEL POINTS (m AHD)
	FLOOD LEVEL CONTOUR (m AHD)
	FLOWWAY LIMIT
	EXTEND OF FLOODING
	EXTEND OF FLOODWAY
	EXTEND OF STUDY
	FLOODWAY
	FLOOD FRINGE
	FLOODPLAIN
	CADASTRE

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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	












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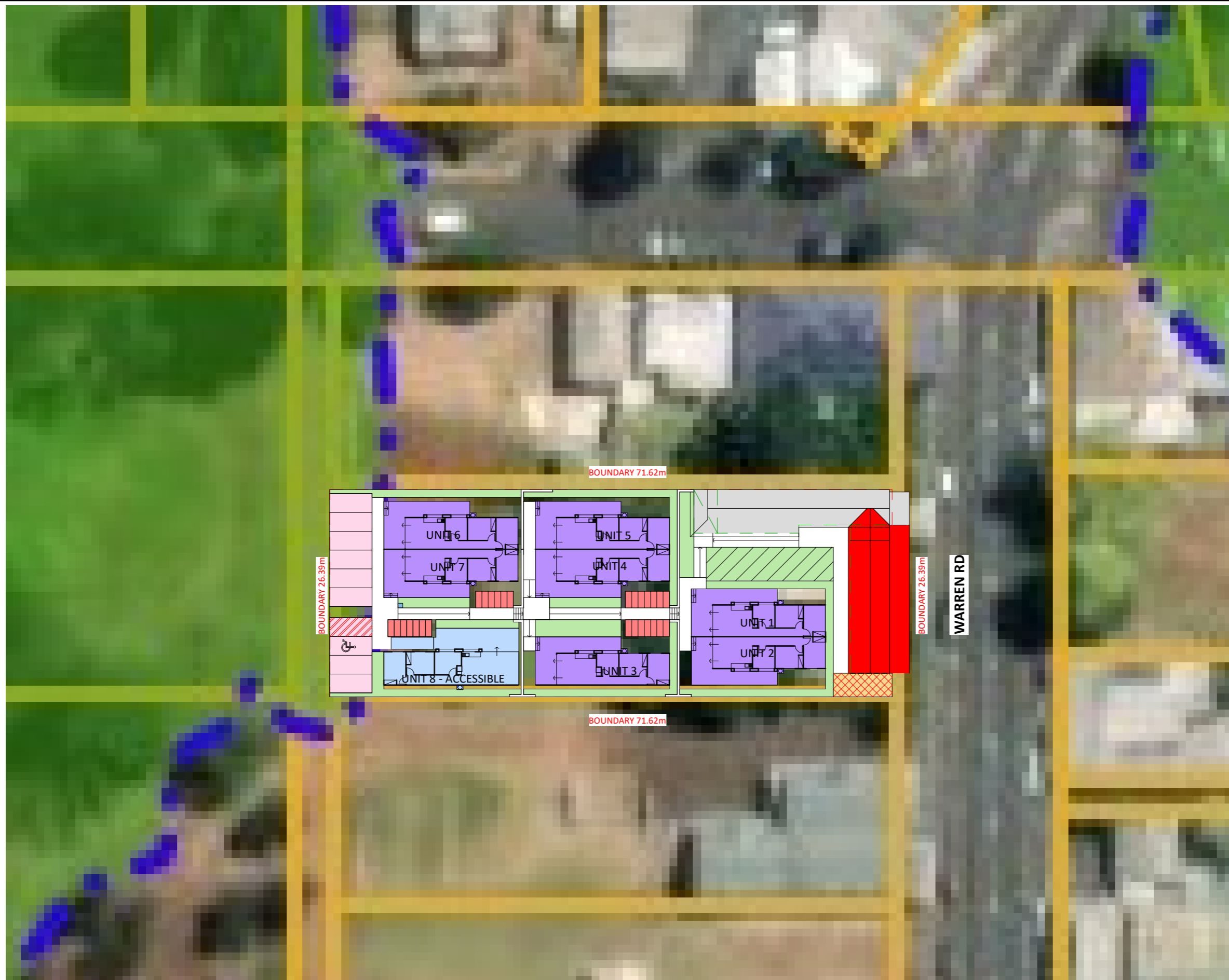
TITLE	AREA FLOODPLAIN OVERALL VIEW
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A0-03
DATE	11/10/2024 8:47:18 AM
A3 SCALE	1 : 2500
LGA	SHIRE OF NANNUP
JOB NO.	23-223



LEGEND

	FLOOD LEVEL POINTS (m AHD)
	FLOOD LEVEL CONTOUR (m AHD)
	FLOODWAY LIMIT
	EXTEND OF FLOODING
	EXTEND OF FLOODWAY
	EXTEND OF STUDY
	FLOODWAY
	FLOOD FRINGE
	FLOODPLAIN
	CADASTRE



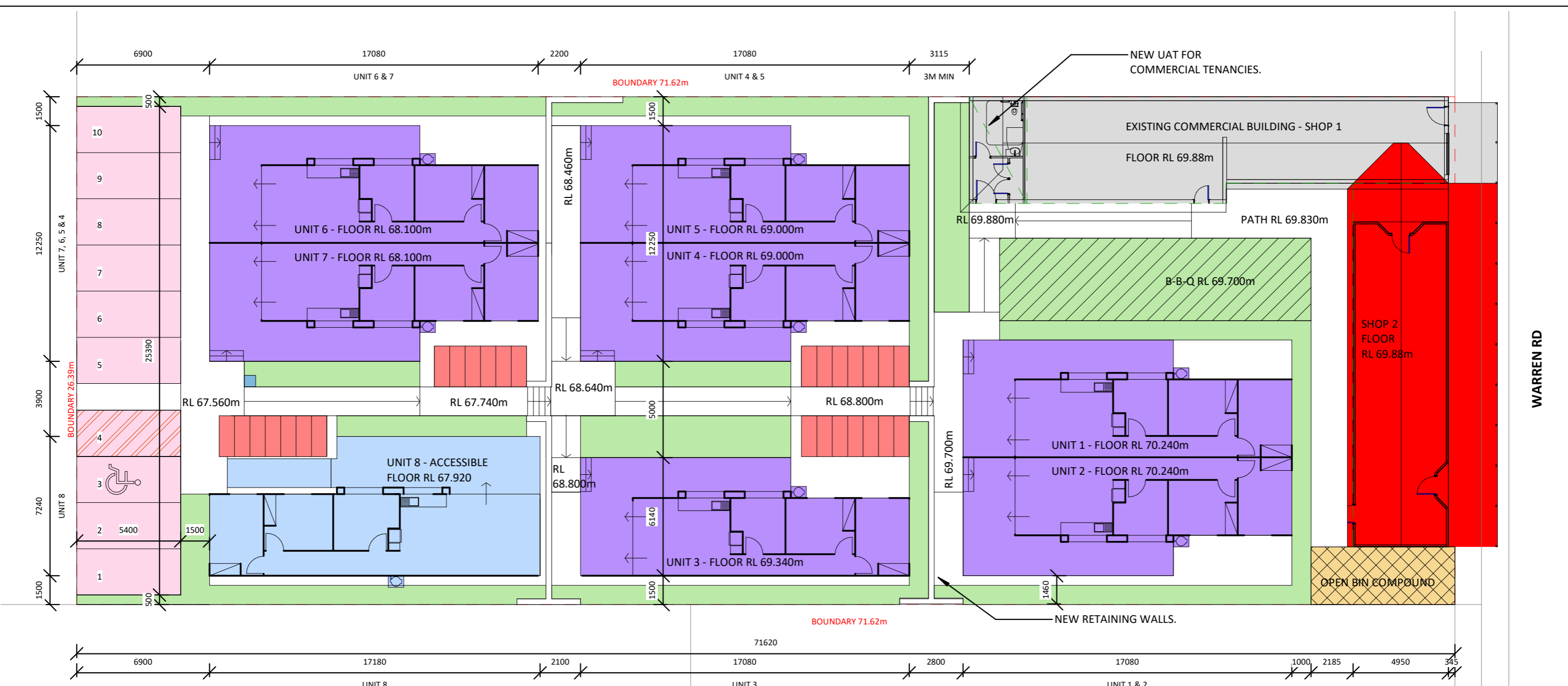
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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TITLE	SITE FLOODPLAIN VIEW
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A0-04
DATE	11/10/2024 8:47:18 AM
A3 SCALE	1 : 500
LGA	SHIRE OF NANNUP
JOB NO.	23-223



SITE DESIGN INFO	
BAL RATING	- IN BAL ZONE
R-CODE RATING	- R40
LOT ON PLAN	- 12
HOUSE NUMBER	- 30
AREA	- 1890 M ²
OPEN SPACE	- 1072 M ² (~57%)
OUTDOOR LIVING	- ~601 M ² (~32%) (307M ² GARDEN & BBQ + 294M ² DECKING)

LEGEND

	2 BEDROOM CABINS	7 OFF - 647.5 m ² (59.5 CABIN + 33 DECK = 92.5 m ²)
	2 BEDROOM ACCESSIBLE CABIN	1 OFF - 104.5 m ² (74.5 CABIN + 30 DECK)
	GARDEN	237 m ²
	COMMUNAL BBQ AREA	70.00 m ²
	CAR PARKING AREA	10 CAR BAYS (INCLUDING 1 DISABLED)
	LOCKABLE BICYCLE BAYS	27 OFF
	BICYCLE AND/OR FOOT PATH	N/A
	ROCK BLAST/MULCH OR SIMILAR	N/A
	EXISTING COMMERCIAL SHOP-1	EXISTING SHOP TO BE KEPT. DEMOLISH THE REST
	BINS COMPOUND	SIZE TO SUIT BINS
	NEW COMMERCIAL SHOP-2	TO MATCH EXISTING (77m ² BUILD/ 60m ² VERANDAH)
	NEW DRAIN OVER SOAKWELL	TAP OUTLET TO WASHDOWN AREA
	NEIGHBORS / ROADS	N/A
	BOUNDARY LINE	N/A

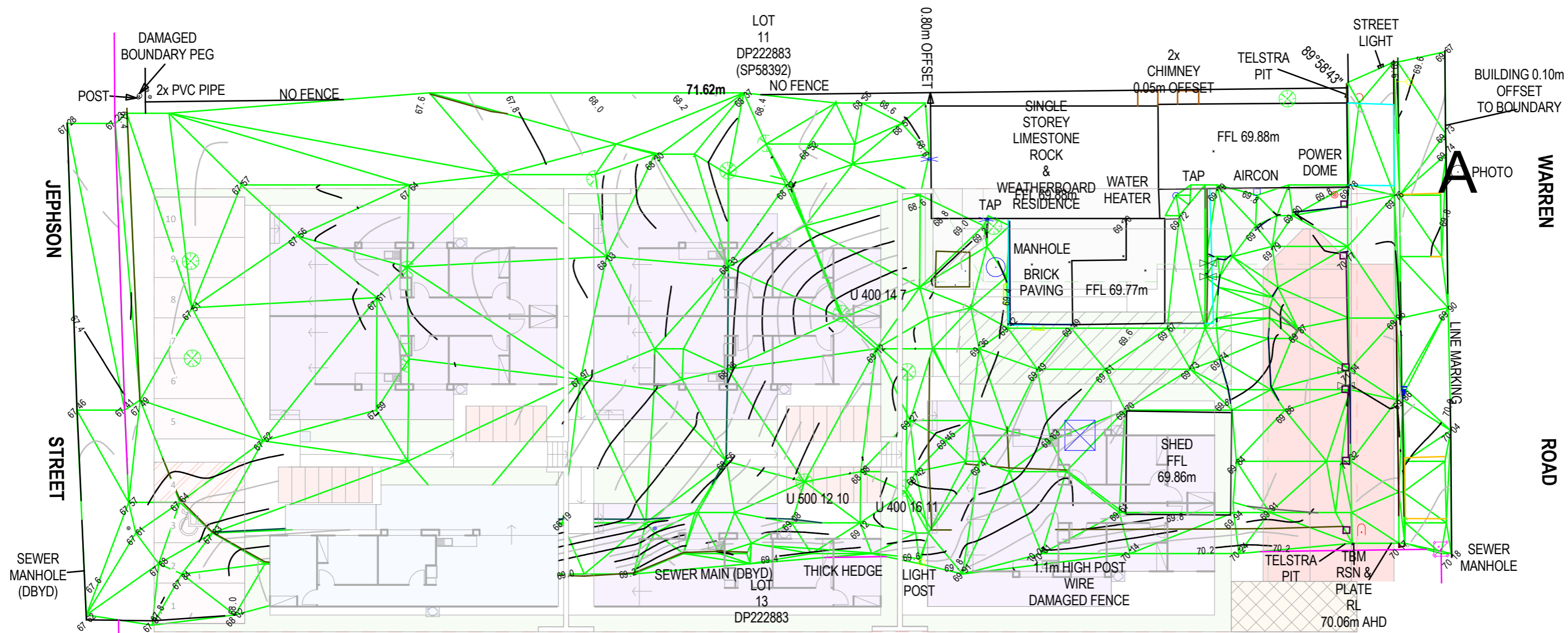
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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TITLE	PROPOSED SITE PLAN LAYOUT
PROJECT	WESTERNS
	30 WARREN RD, NANNUP, WA 6275

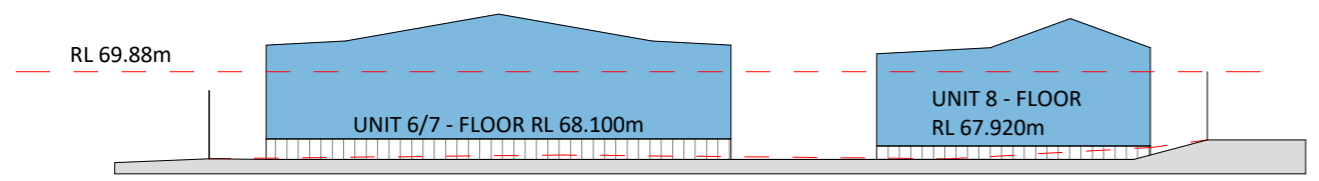
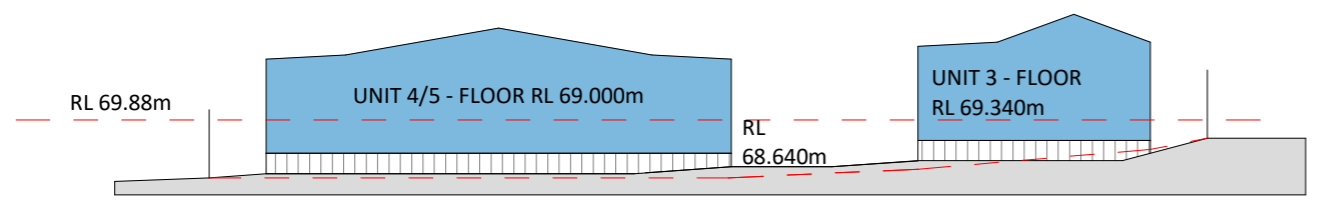
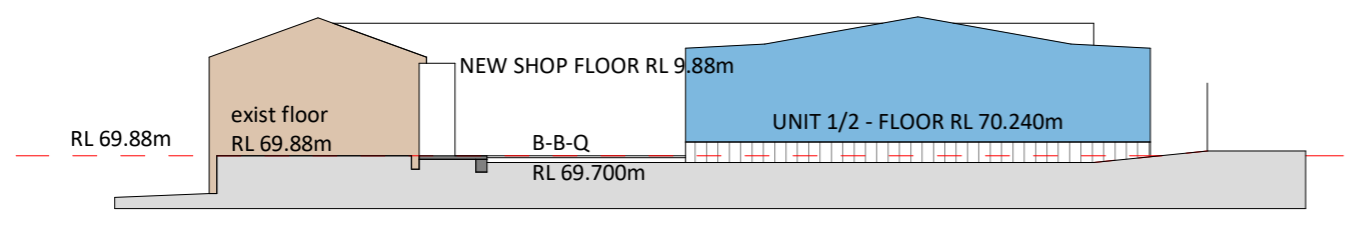
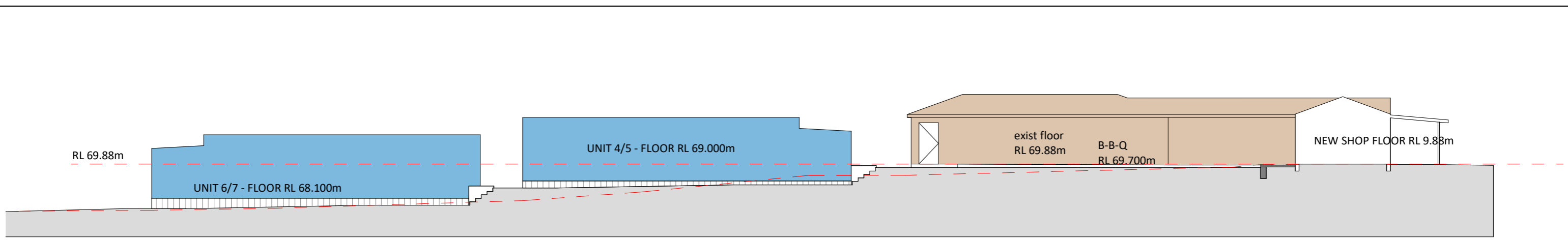
SHEET	A1-00
DATE	11/10/2024 8:47:19 AM
A3 SCALE	1 : 200
LGA	SHIRE OF NANNUP
JOB NO.	23-223



REV	DATE	NOTES	DRAWN BY	CHECKED BY
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	

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TITLE	SITE EXISTING GRADES/LEVELS	SHEET	A1-01
PROJECT	WESTERNS	DATE	11/10/2024 8:47:19 AM
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		LGA	SHIRE OF NANNUP
		JOB NO.	23-223



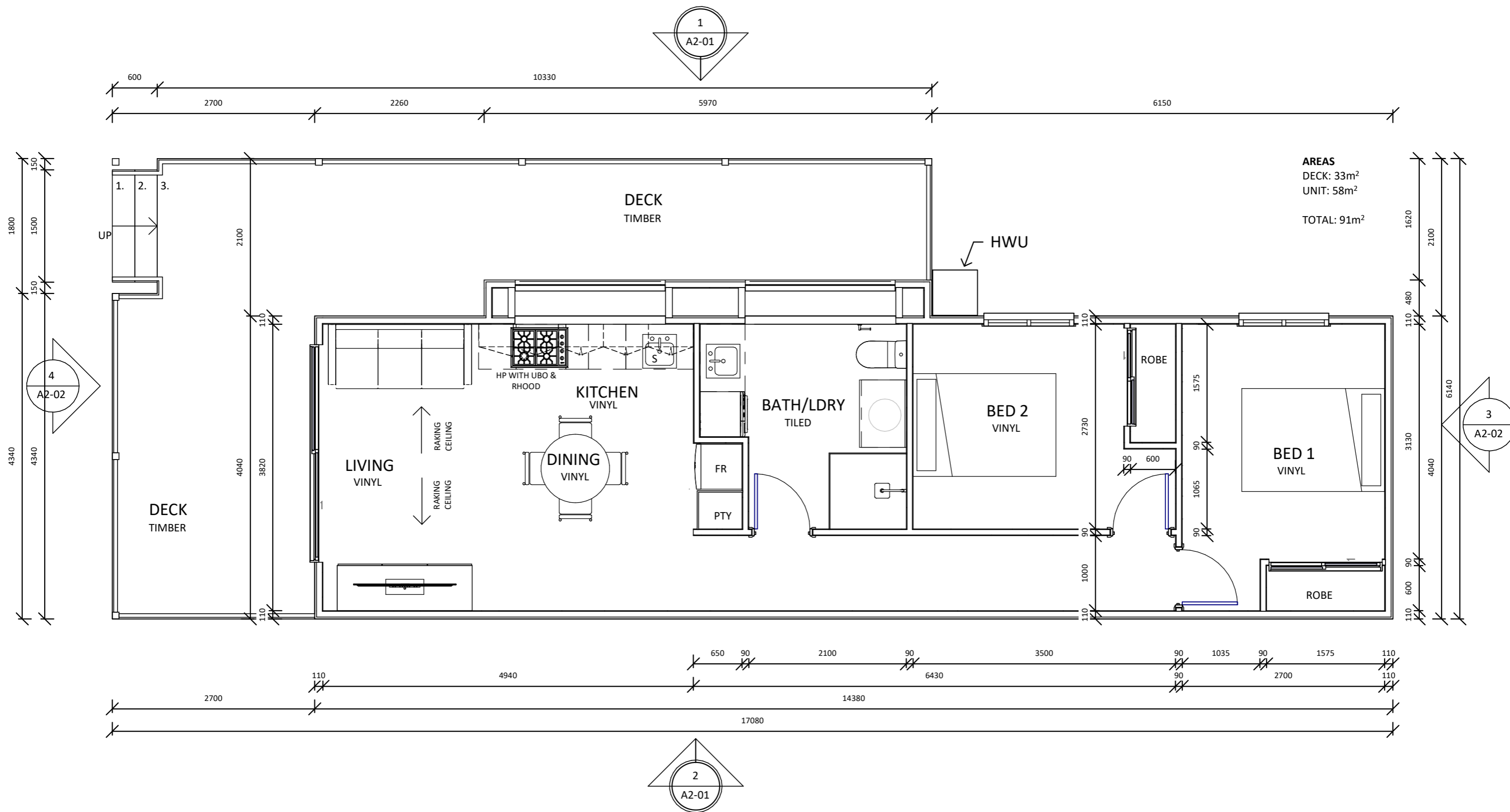
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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TITLE	PROPOSED SITE SECTIONS
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A1-02
DATE	11/10/2024 8:47:20 AM
A3 SCALE	1 : 200
LGA	SHIRE OF NANNUP
JOB NO.	23-223



FLOOR PLAN - SINGLE UNIT 3

1:50

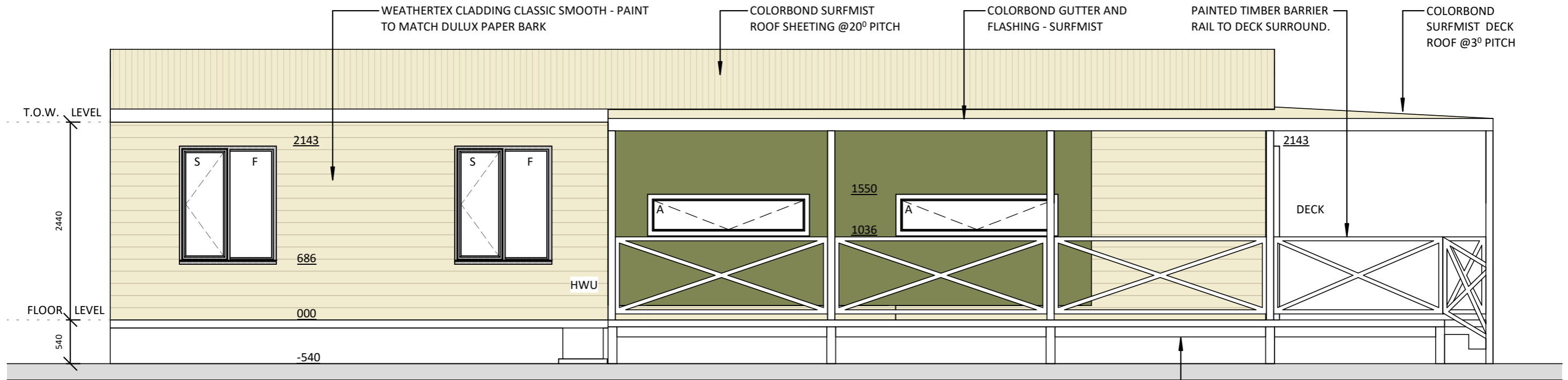
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	



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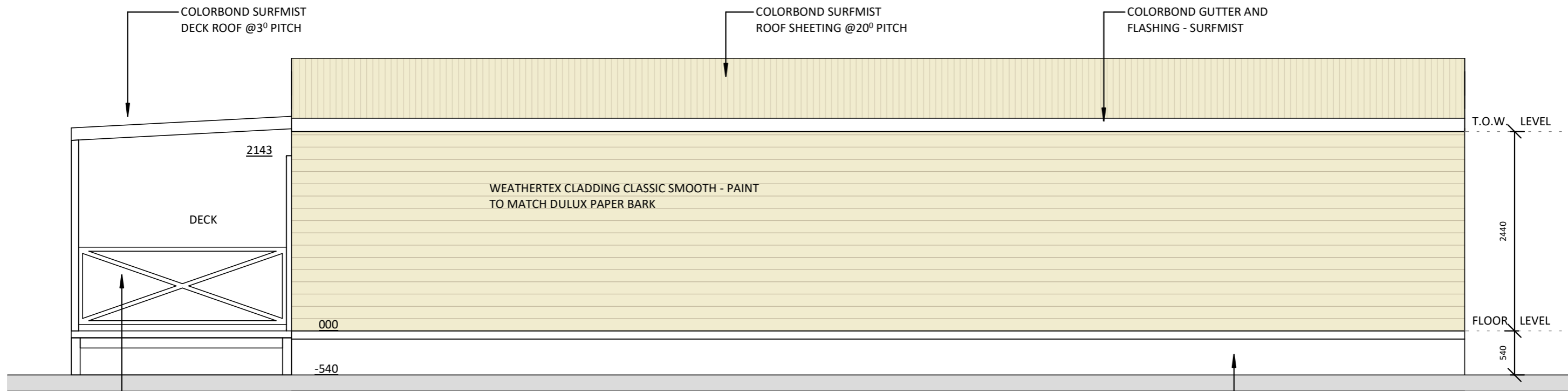
TITLE	FLOOR PLAN - SINGLE UNIT 3
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A2-00
DATE	11/10/2024 8:47:20 AM
A3 SCALE	1 : 50
LGA	SHIRE OF NANNUP
JOB NO.	23-223



SINGLE UNIT 3 - NORTH ELEVATION 1
1:50

NOTE:
FOR SITE GRADES REFER TO SHEET A1-01 AND A1-02

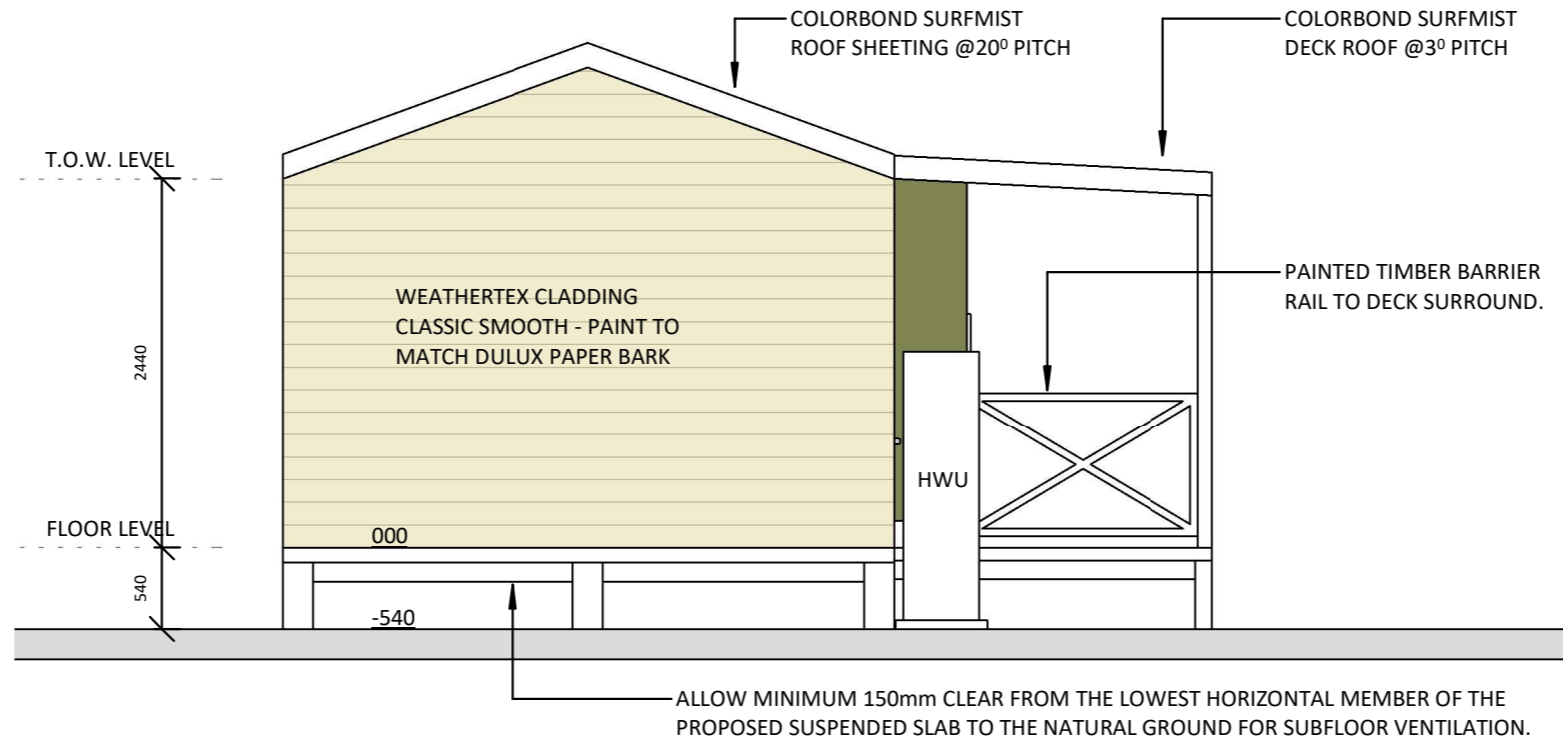


SINGLE UNIT 3 - SOUTH ELEVATION 2
1:50

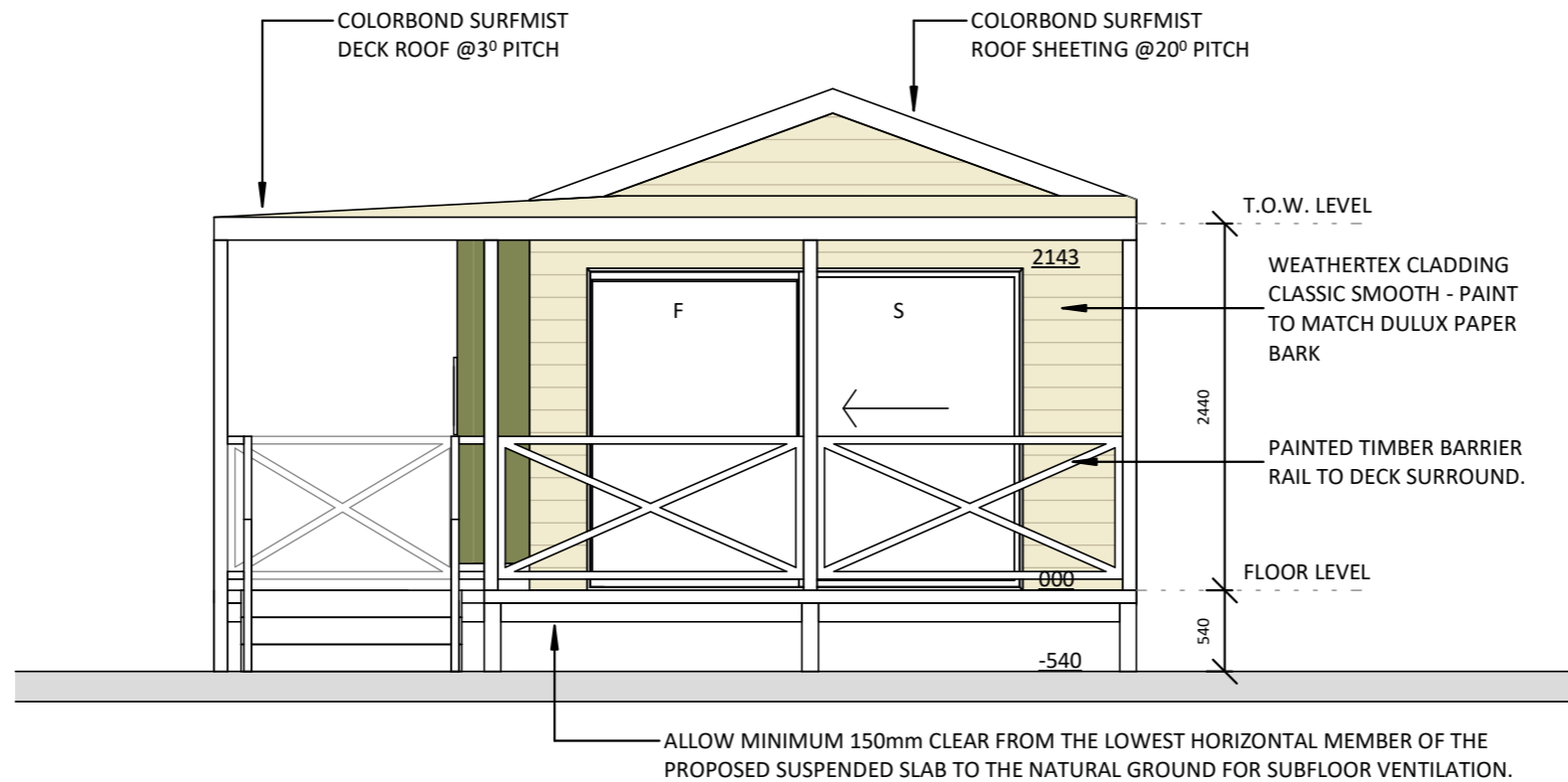
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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TITLE	EXTERNAL ELEVS 3 - SINGLE UNIT 3	SHEET	A2-01
PROJECT	WESTERNS	DATE	11/10/2024 8:47:21 AM
	30 WARREN RD, NANNUP, WA 6275	A3 SCALE	1 : 50
		LGA	SHIRE OF NANNUP
		JOB NO.	23-223



SINGLE UNIT 3 - EAST ELEVATION 3
1:50



SINGLE UNIT 3 - WEST ELEVATION 4
1:50

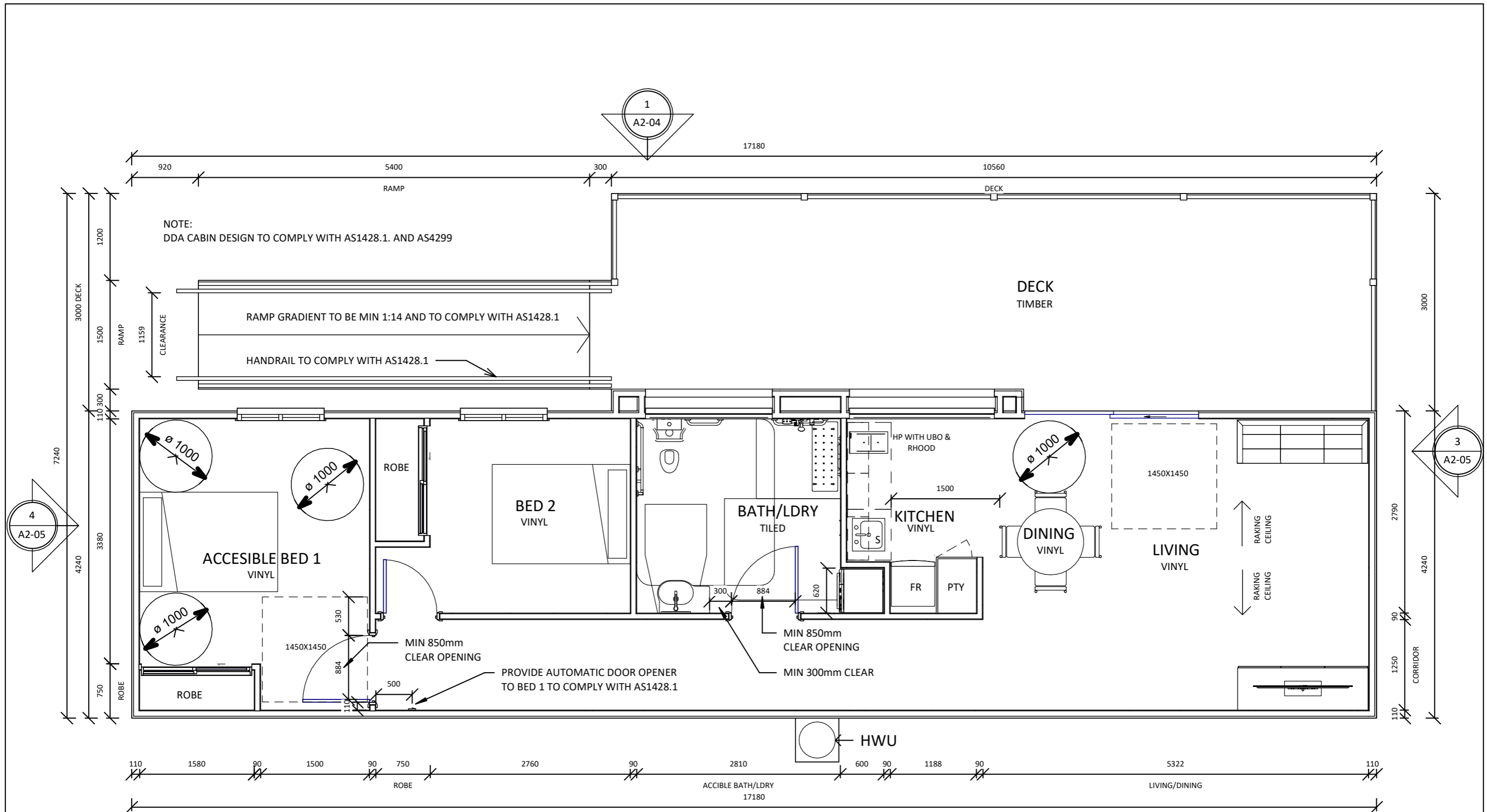
NOTE:
FOR SITE GRADES REFER TO SHEET A1-01 AND A1-02

REV	DATE	NOTES	DRAWN BY	CHECKED BY
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TITLE: EXTERNAL ELEVS 4 - SINGLE UNIT 3
 PROJECT: WESTERNS
 30 WARREN RD, NANNUP, WA 6275

SHEET	A2-02
DATE	11/10/2024 8:47:21 AM
A3 SCALE	1 : 50
LGA	SHIRE OF NANNUP
JOB NO.	23-223

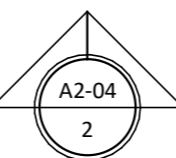


FLOOR PLAN - DDA UNIT 8 (ACCESSABLE)
1:50

REV	DATE	NOTES	DRAWN BY	CHECKED BY
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
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D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	

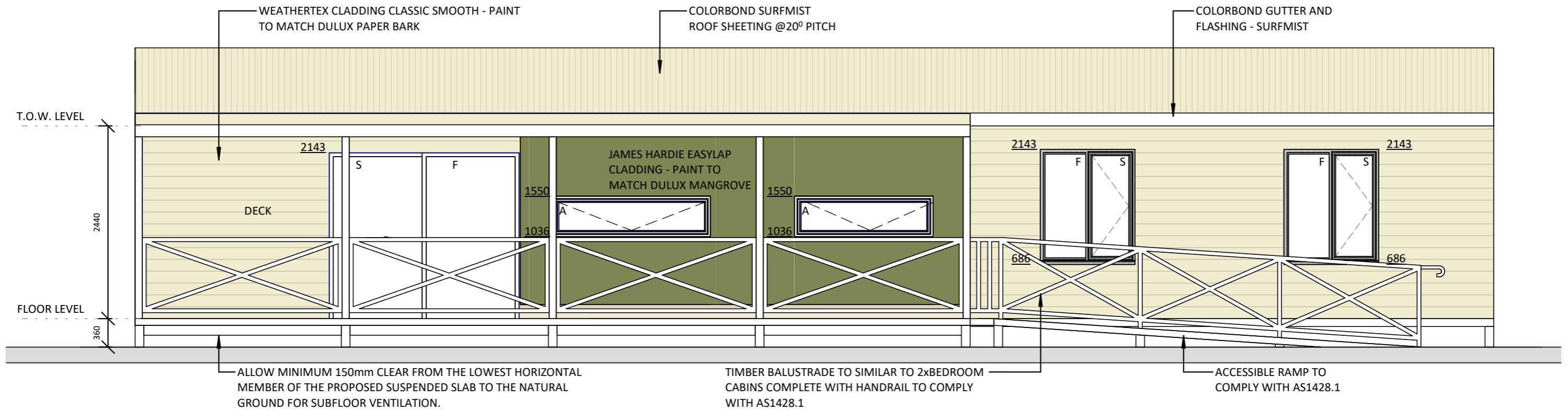
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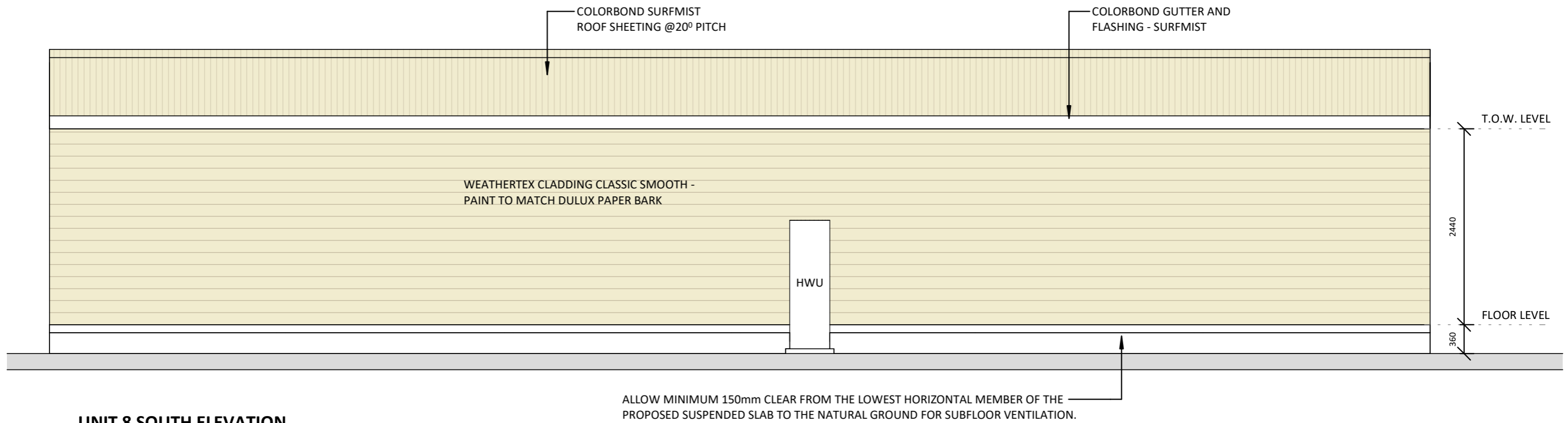
TITLE	FLOOR PLAN - DDA UNIT 8
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A2-03
DATE	11/10/2024 8:47:22 AM
A3 SCALE	1 : 50
LGA	SHIRE OF NANNUP
JOB NO.	23-223



ACCESSIBLE UNIT 8 - NORTH ELEVATION 1
1:50

NOTE:
FOR SITE GRADES REFER TO SHEET A1-01 AND A1-02
DDA CABIN DESIGN TO COMPLY WITH AS1428.1.



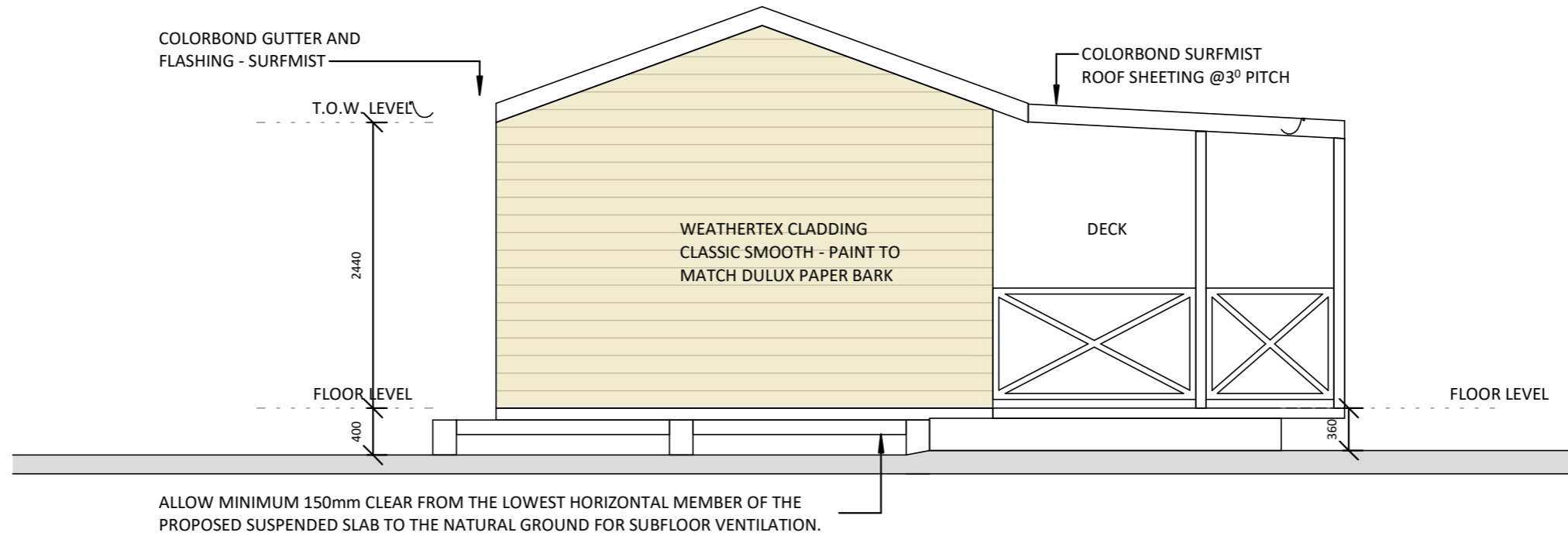
UNIT 8 SOUTH ELEVATION
1:50

REV	DATE	NOTES	DRAWN BY	CHECKED BY
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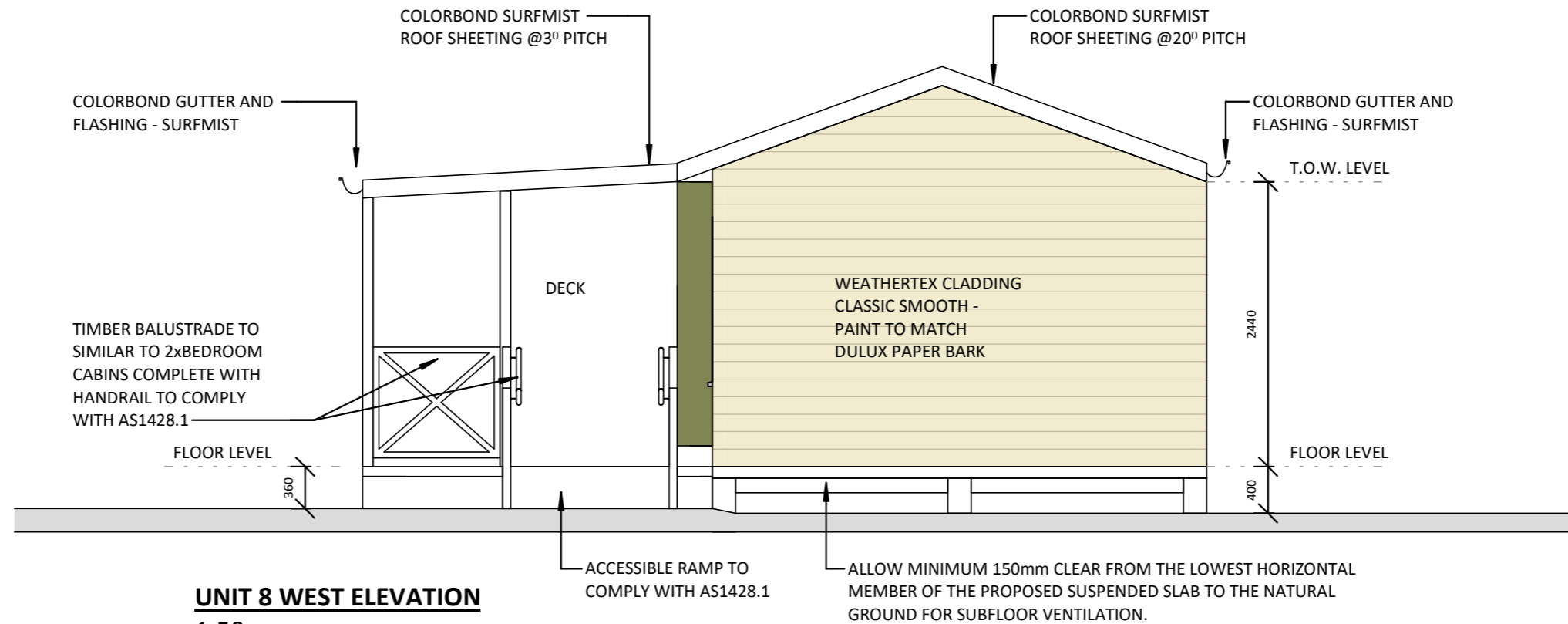
TITLE: EXTERNAL ELEVS 1 - DDA UNIT 8
PROJECT: WESTERNS
30 WARREN RD, NANNUP, WA 6275

SHEET	A2-04
DATE	11/10/2024 8:47:22 AM
A3 SCALE	1 : 50
LGA	SHIRE OF NANNUP
JOB NO.	23-223



ACCESSIBLE UNIT 8 - EAST ELEVATION 3
1:50

NOTE:
FOR SITE GRADES REFER TO SHEET A1-01 AND A1-02
DDA CABIN DESIGN TO COMPLY WITH AS1428.1.



UNIT 8 WEST ELEVATION
1:50

REV	DATE	NOTES	DRAWN BY	CHECKED BY
A	24/04/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	

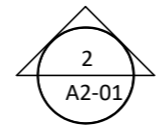
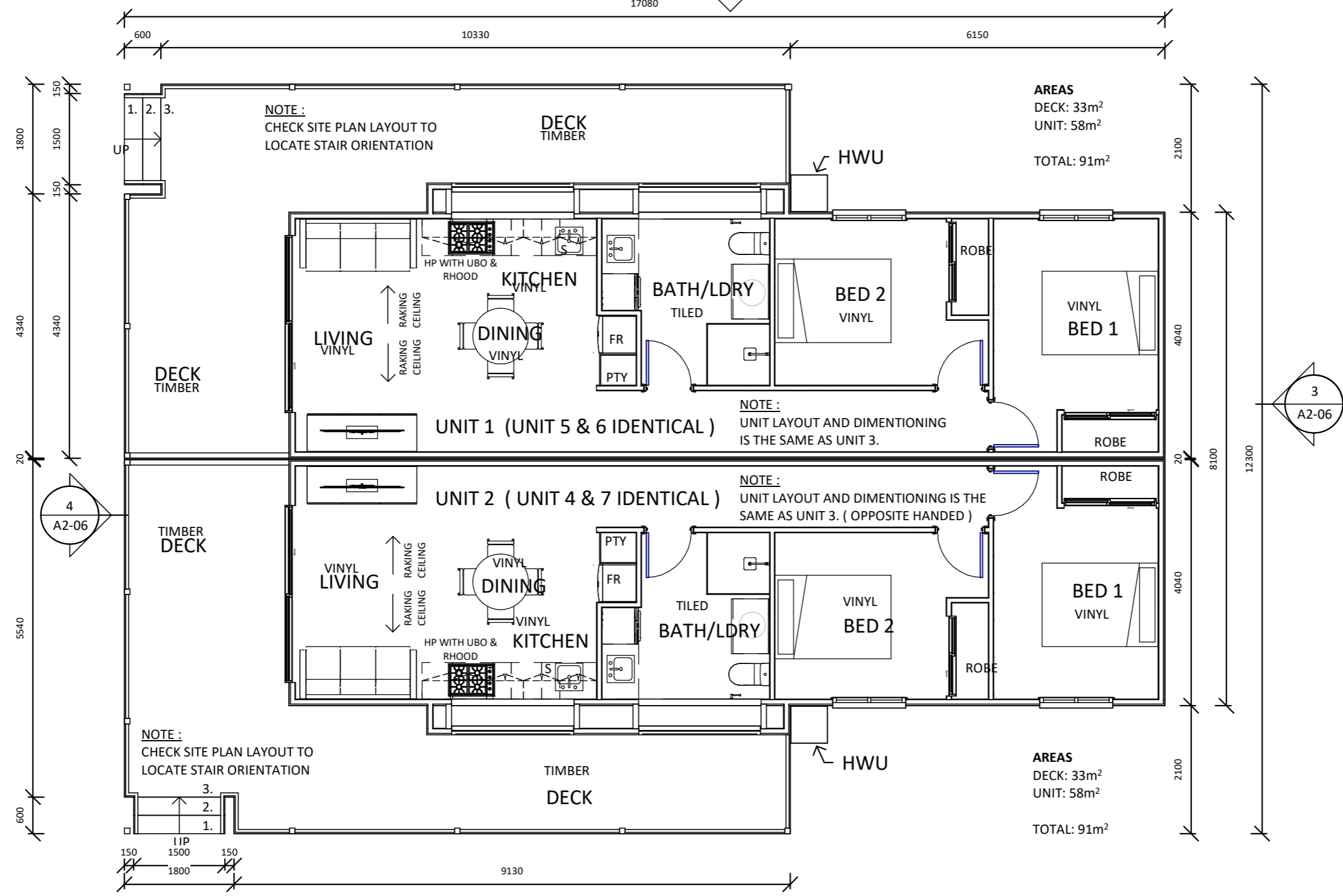
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TITLE	EXTERNAL ELEVS 2 - DDA UNIT 8
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A2-05
DATE	11/10/2024 8:47:23 AM
A3 SCALE	1 : 50
LGA	SHIRE OF NANNUP
JOB NO.	23-223

REFER TO UNIT 3 NORTH ELEVATION



REFER TO UNIT 3 NORTH ELEVATION (OPPOSITE HANDED ELEVATION)

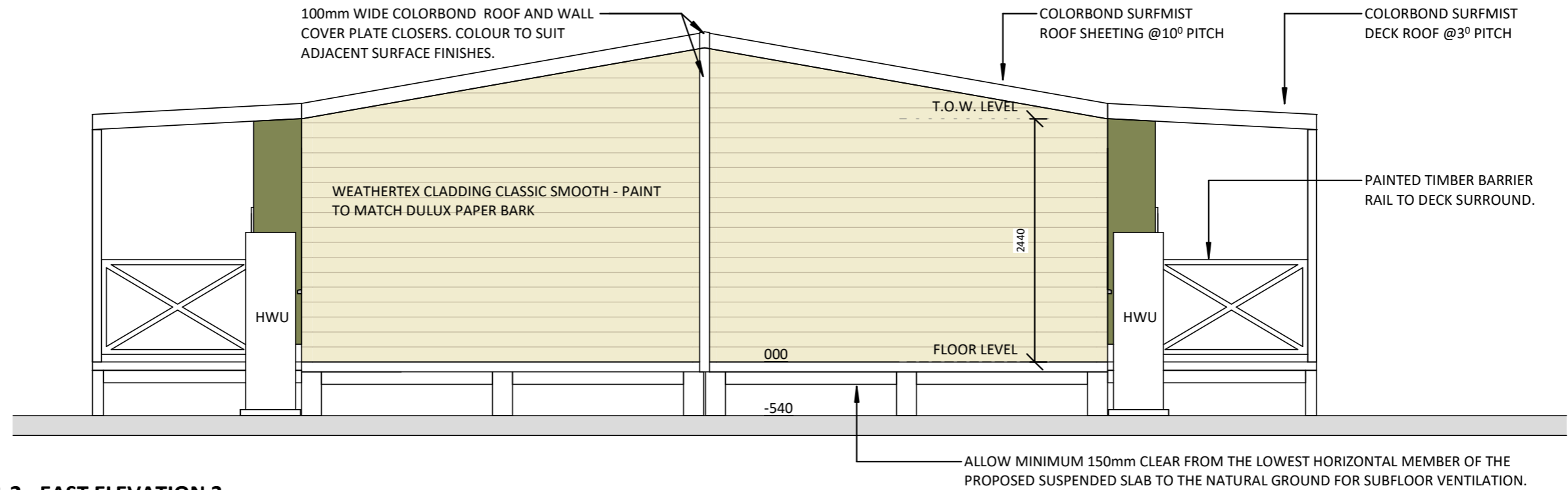
REV	DATE	NOTES	DRAWN BY	CHECKED BY
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B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	



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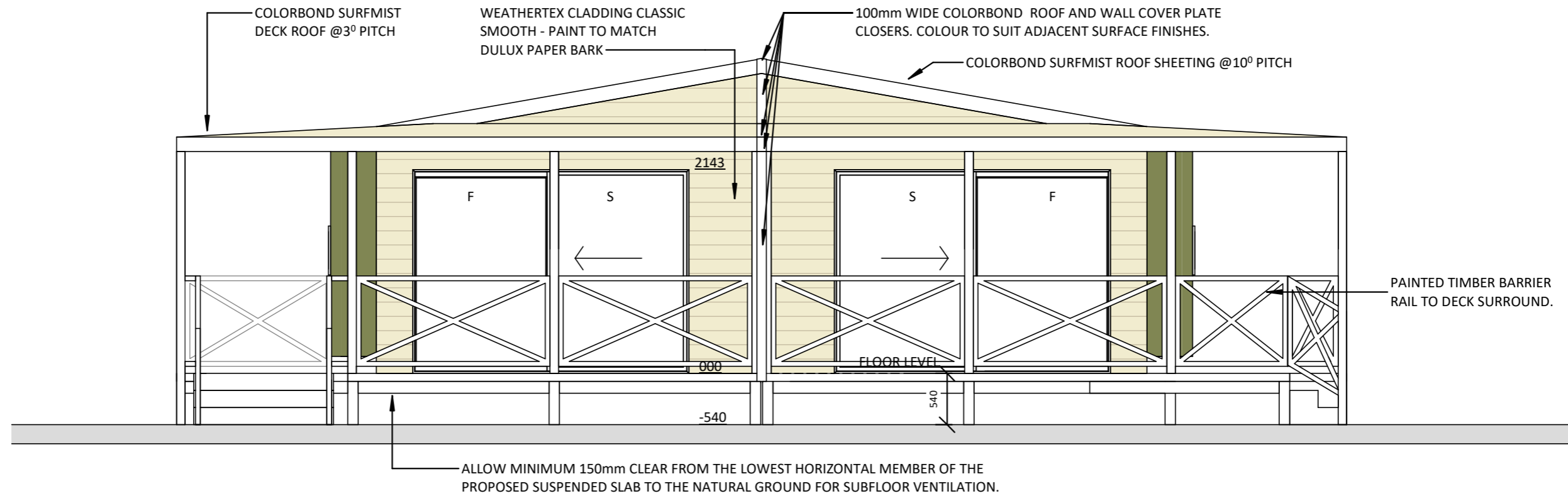
TITLE	FLOOR PLAN - DOUBLE UNIT 1-2
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A2-06
DATE	11/10/2024 8:47:23 AM
A3 SCALE	1 : 75
LGA	SHIRE OF NANNUP
JOB NO.	23-223



DOUBLE UNIT 1 & 2 - EAST ELEVATION 3

1:50



DOUBLE UNIT 1 & 2 - EAST ELEVATION 4

1:50

REV	DATE	NOTES	DRAWN BY	CHECKED BY
A	24/04/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	

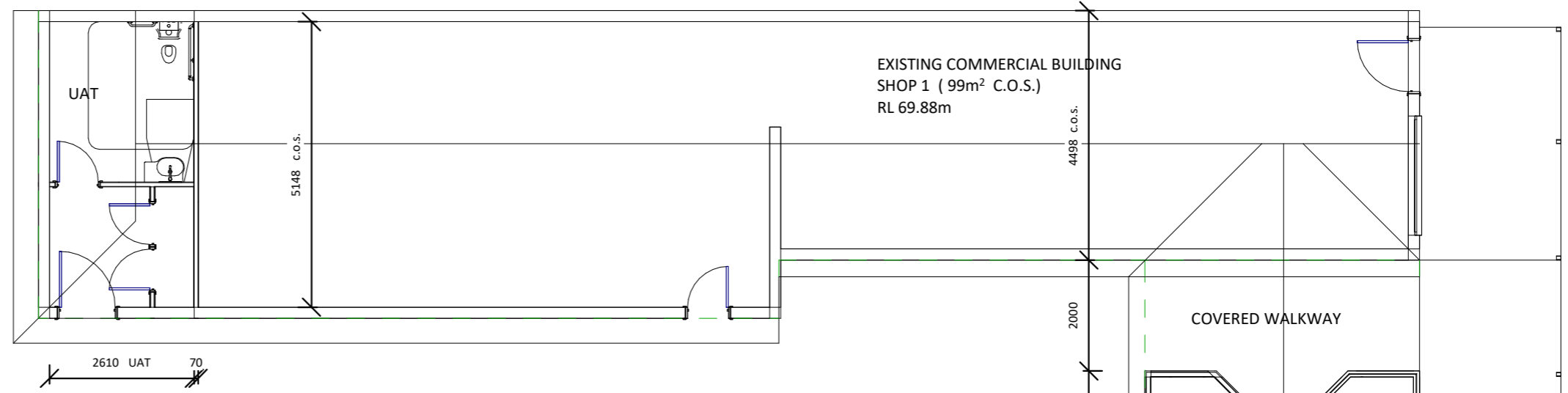


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TITLE	EXTERNAL ELEVS 5 - DOUBLE UNIT 1-2
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

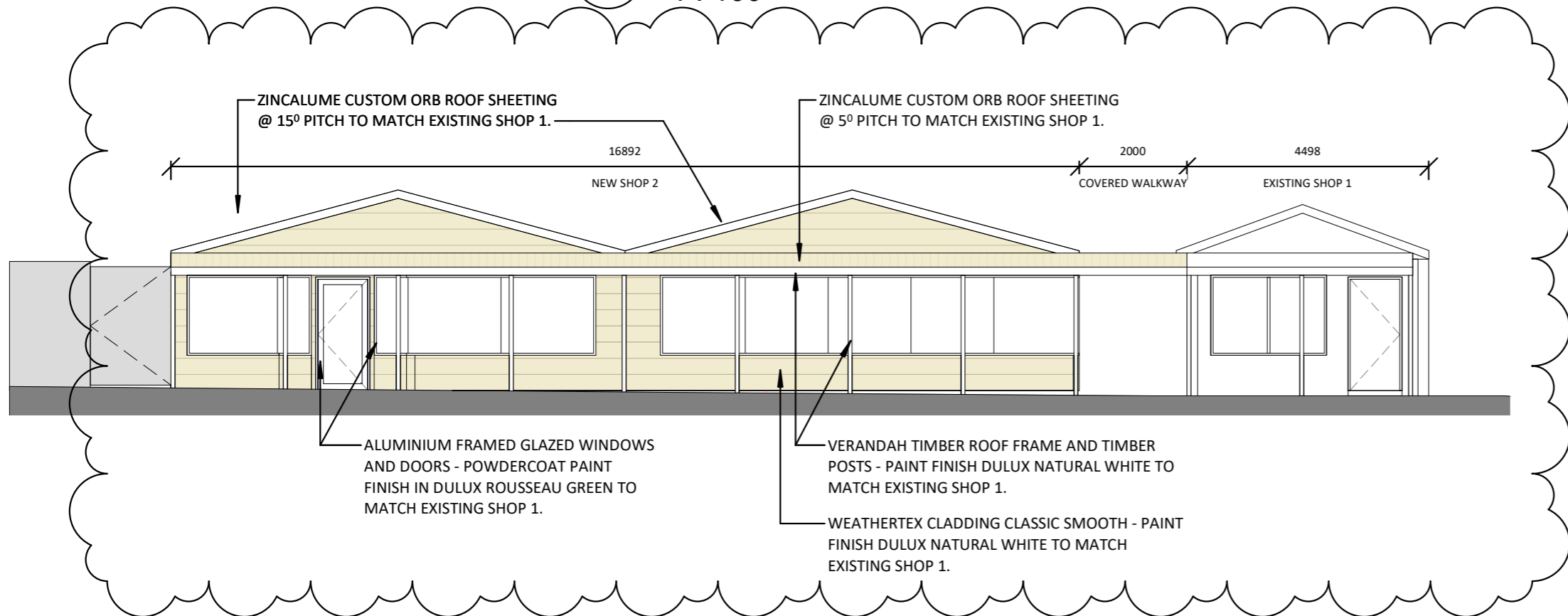
SHEET	A2-07
DATE	11/10/2024 8:47:24 AM
A3 SCALE	1 : 50
LGA	SHIRE OF NANNUP
JOB NO.	23-223

NEW UAT AND AIR-LOCK STORAGE ROOM WITHING THE EXISTING COMMERCIAL BUILDING (13m² C.O.S.) RL 69.88m



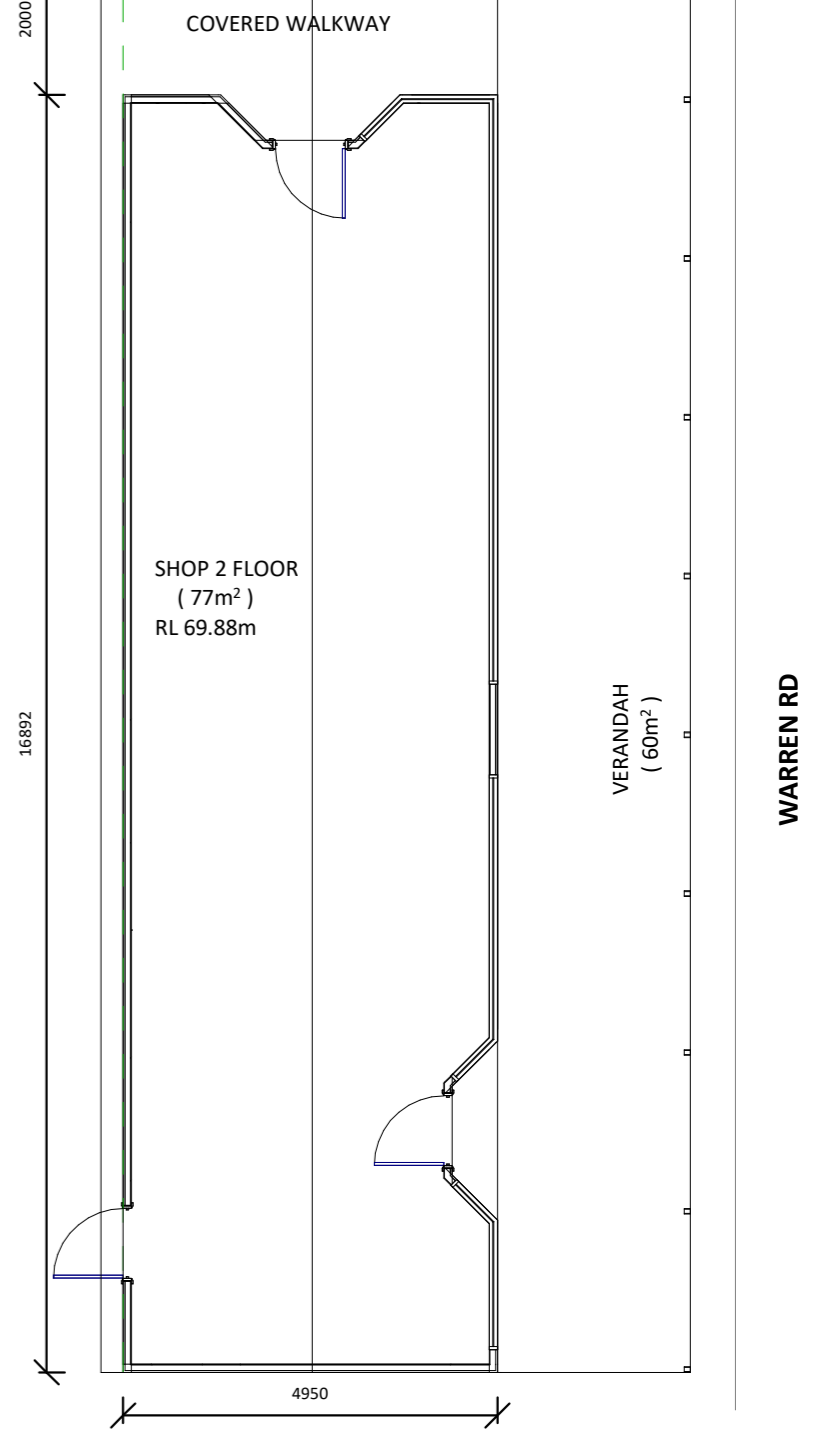
1 SHOP 1 & 2 FLOOR PLAN

1 : 100



2 SITE EAST ELEVATION

1 : 100



REV	DATE	NOTES	DRAWN BY	CHECKED BY
A	24/04/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
B	24/05/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
C	18/06/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	ZM	KV
D	11/10/2024	ISSUED FOR REVISED DEVELOPMENT APPROVAL	AP	

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TITLE	FLOOR PLAN - SHOP 1 & 2
PROJECT	WESTERNS 30 WARREN RD, NANNUP, WA 6275

SHEET	A3-00
DATE	11/10/2024 8:47:24 AM
A3 SCALE	1 : 100
LGA	SHIRE OF NANNUP
JOB NO.	23-223