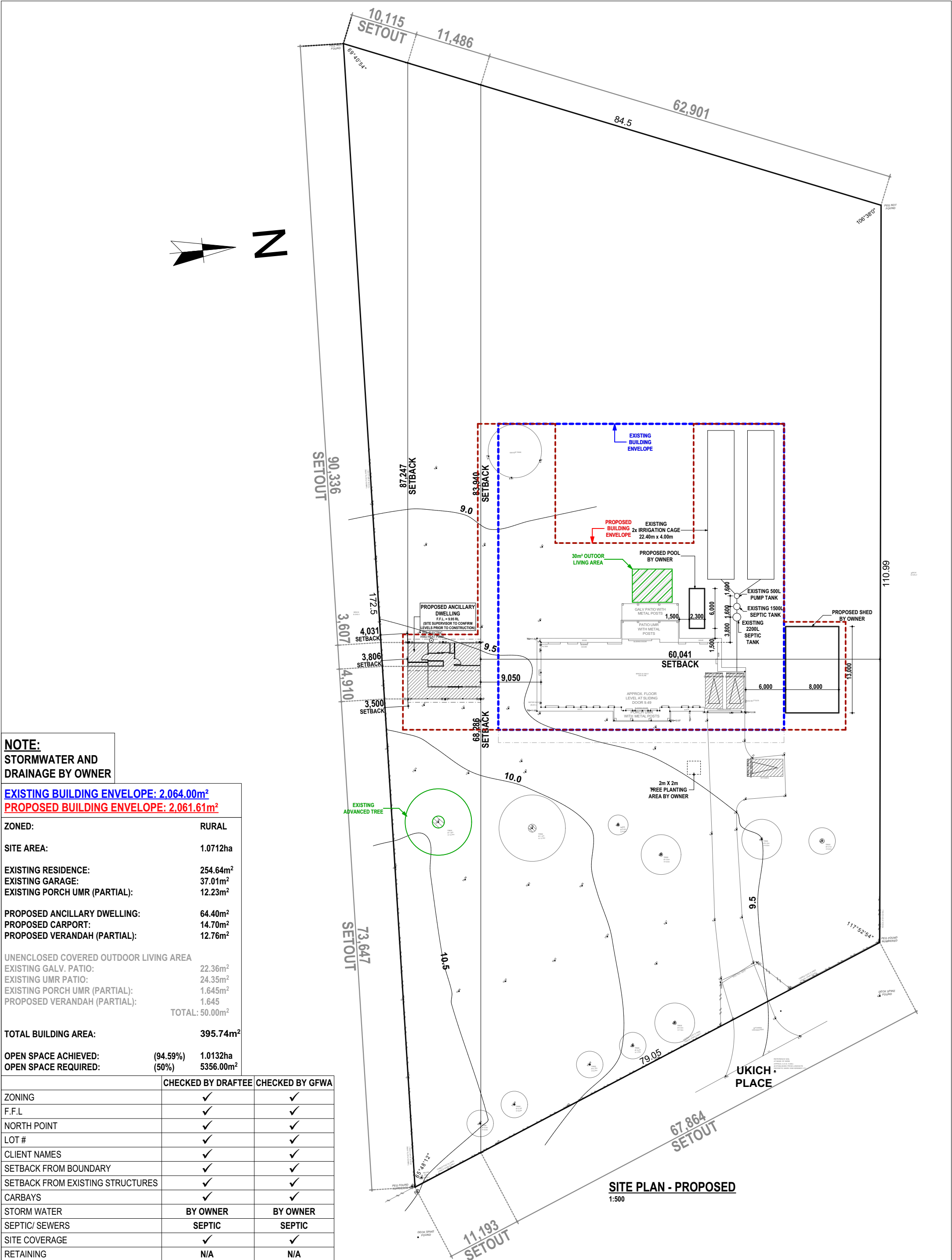
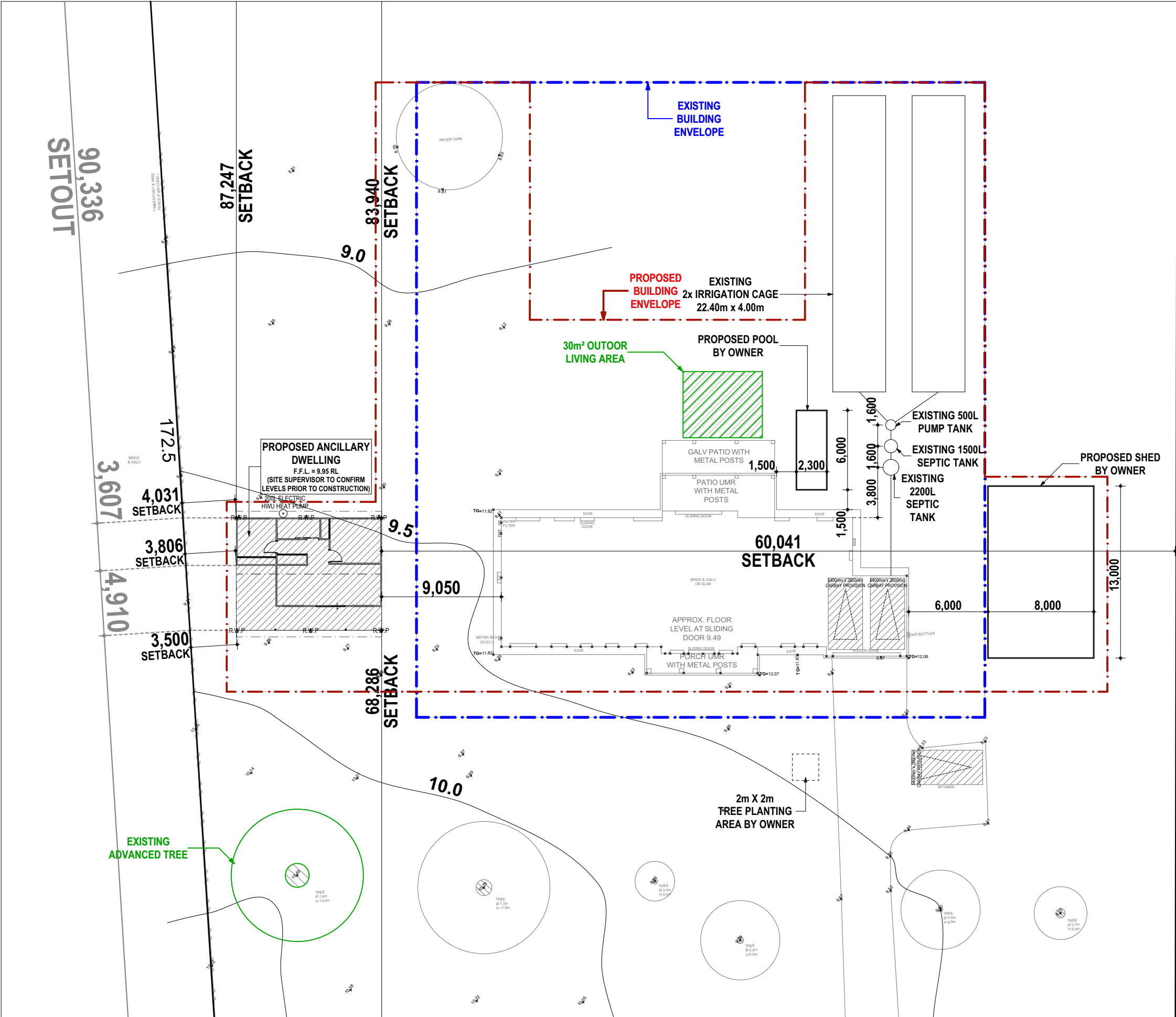




NOTE:
STORMWATER AND
DRAINAGE BY OWNER

EXISTING BUILDING ENVELOPE: 2.064.00m²	
PROPOSED BUILDING ENVELOPE: 2.061.61m²	
ZONED:	RURAL
SITE AREA:	1.0712ha
EXISTING RESIDENCE:	254.64m ²
EXISTING GARAGE:	37.01m ²
EXISTING PORCH UMR (PARTIAL):	12.23m ²
PROPOSED ANCILLARY DWELLING:	64.40m ²
PROPOSED CARPORT:	14.70m ²
PROPOSED VERANDAH (PARTIAL):	12.76m ²
UNENCLOSED COVERED OUTDOOR LIVING AREA	
EXISTING GALV. PATIO:	22.36m ²
EXISTING UMR PATIO:	24.35m ²
EXISTING PORCH UMR (PARTIAL):	1.645m ²
PROPOSED VERANDAH (PARTIAL):	1.645
TOTAL: 50.00m ²	
TOTAL BUILDING AREA:	395.74m ²
OPEN SPACE ACHIEVED:	(94.59%) 1.0132ha
OPEN SPACE REQUIRED:	(50%) 5356.00m ²

	CHECKED BY DRAFTEE	CHECKED BY GFWA
ZONING	✓	✓
F.F.L	✓	✓
NORTH POINT	✓	✓
LOT #	✓	✓
CLIENT NAMES	✓	✓
SETBACK FROM BOUNDARY	✓	✓
SETBACK FROM EXISTING STRUCTURES	✓	✓
CARBAYS	✓	✓
STORM WATER	BY OWNER	BY OWNER
SEPTIC/ SEWERS	SEPTIC	SEPTIC
SITE COVERAGE	✓	✓
RETAINING	N/A	N/A



	CHECKED BY DRAFTEE	CHECKED BY GFWA
ZONING	✓	✓
F.F.L	✓	✓
NORTH POINT	✓	✓
LOT #	✓	✓
CLIENT NAMES	✓	✓
SETBACK FROM BOUNDARY	✓	✓
SETBACK FROM EXISTING STRUCTURES	✓	✓
CARBAYS	✓	✓
STORM WATER	BY OWNER	BY OWNER
SEPTIC/ SEWERS	SEPTIC	SEPTIC
SITE COVERAGE	✓	✓
RETAINING	N/A	N/A

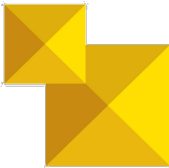
EXISTING BUILDING ENVELOPE: 2,064.00m²
PROPOSED BUILDING ENVELOPE: 2,061.61m²

NOTE: STORMWATER AND DRAINAGE BY OWNER	
ZONED:	RURAL
SITE AREA:	1.0712ha
EXISTING RESIDENCE:	254.64m²
EXISTING GARAGE:	37.01m²
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EXISTING PORCH UMR (PARTIAL):	1.645m²
PROPOSED VERANDAH (PARTIAL):	1.645
TOTAL:	50.00m²
TOTAL BUILDING AREA:	395.74m²
OPEN SPACE ACHIEVED:	(94.59%) 1.0132ha
OPEN SPACE REQUIRED:	(50%) 5356.00m²

NOTE:
STORMWATER AND
DRAINAGE BY OWNER

BUILDING ENVELOPE PLAN

1:300



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PRESTART	11/09/26	RF

CLIENT NAME:
ANDREW & ANNE-MARIE KUDYRSKI
SITE ADDRESS:
19 (LOT #35) UKICH PLACE
BALDIVIS WA 6171

DRAWN: RF	DATE: 16/09/26
SALES: OK	COASTAL: NO
CLIMATE ZONE: 5	WIND REGION:
Page No: 2 OF 15	Drawing No. A00-1

90.336

87,247
SETBACK

83,940
SETBACK

9.0

EXISTING
BUILDING
ENVELOPE

PROPOSED
BUILDING
ENVELOPE

EXISTING
2x IRRIGATION CAGE
22.40m x 4.00m

30m² OUTDOOR
LIVING AREA

PROPOSED POOL
BY OWNER

PROPOSED ANCILLARY
DWELLING
F.F.L. = 9.95 RL
(SITE SUPERVISOR TO CONFIRM
LEVELS PRIOR TO CONSTRUCTION)

200L ELECTRIC
HWU HEAT PUMP

EXISTING 500L
PUMP TANK

EXISTING 1500L
SEPTIC TANK

EXISTING
2200L
SEPTIC TANK

PROPOSED SHED
BY OWNER

60,041
SETBACK

13,000

6,000

8,000

APPROX. FLOOR
LEVEL AT SLIDING
DOOR 9.49

PORCH UMR
WITH METAL POSTS

5400mm x 2600mm
CARBAY PROVISION

GAS BOTTLES

SITE PLAN - PROPOSED



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Page No:	3 OF 15	Drawing No.	A01

SITE WORKS BY BUILDER:

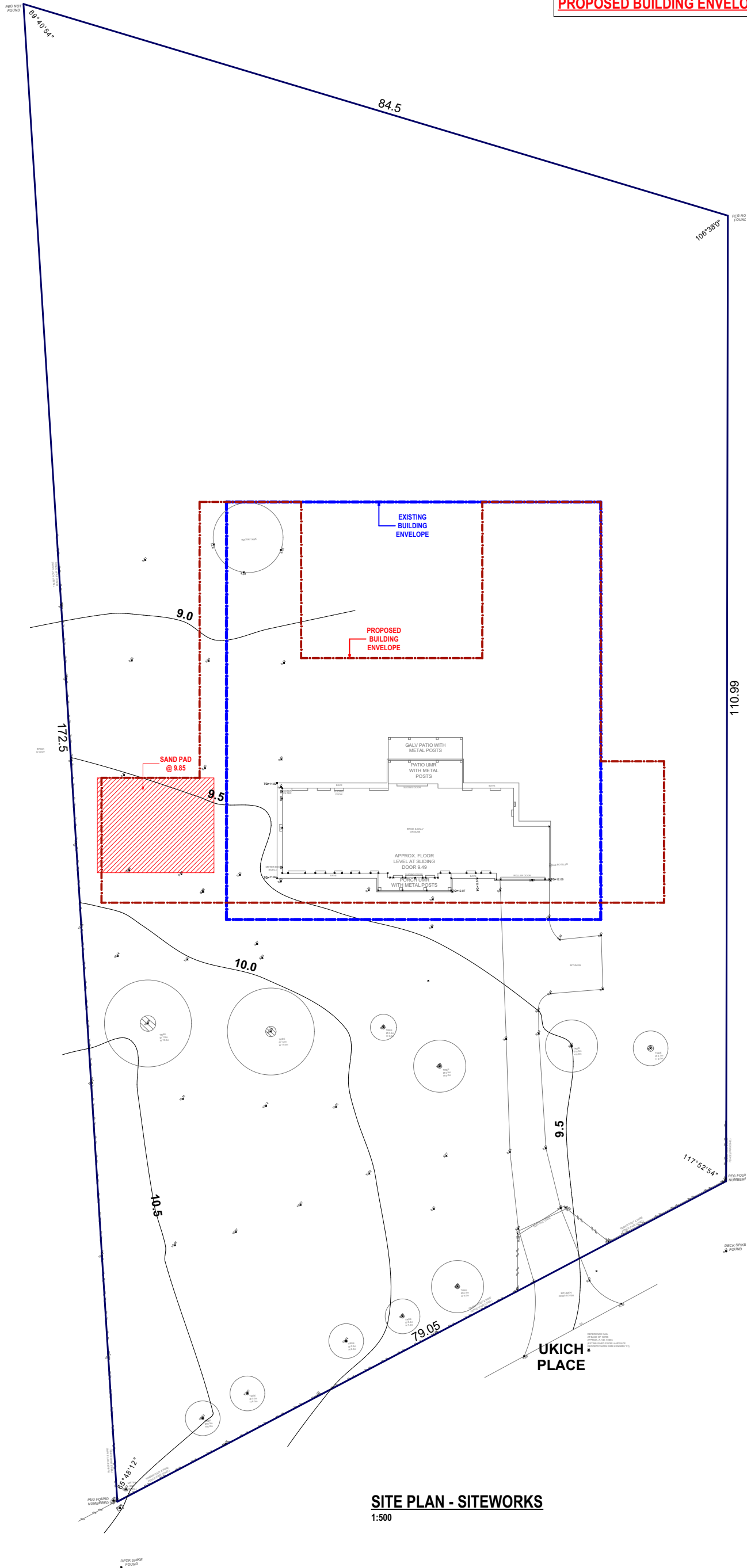
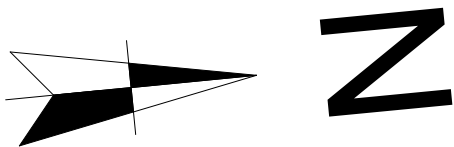
- REMOVE GRASS AND WEEDS TO BUILD AREA
- BRING IN SAND AND BUILD SAND PAD
- COMPACT SAND AS PER ENGINEER'S REQUIREMENTS
- PROVIDE COMPACTION CERTIFICATE
- INSTALL ADDITIONAL SAND FILL (30m²)
- ADDITIONAL 35m INCLUDED IN EFFLUENT RUN

SITE WORKS BY OWNER:

- MANAGE STORMWATER WITH RAINWATER TANK AS PER COUNCIL REQUIREMENTS
- UNDERTAKE ANY POTENTIAL SEPTIC UPGRADES

NOTE:
STORMWATER AND DRAINAGE BY OWNER

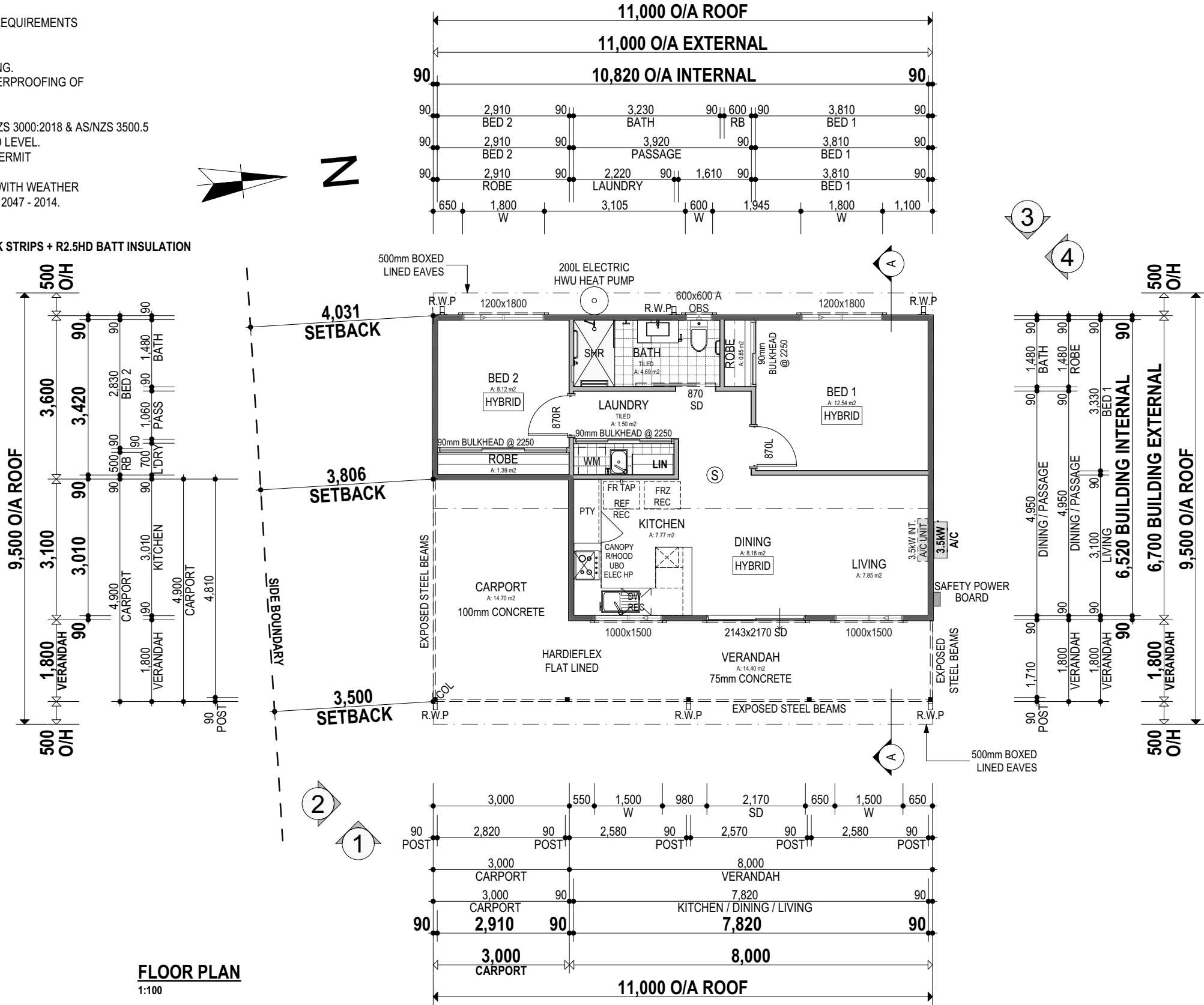
EXISTING BUILDING ENVELOPE: 2,064.00m²
PROPOSED BUILDING ENVELOPE: 2,061.61m²



SITE PLAN - SITEWORKS
1:500

- NOTES:**
- CLIENT SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & ADDENDA.
 - BUILDER TO VERIFY ALL DIMENSIONS, LEVELS & CONTOURS ON SITE BEFORE CONSTRUCTION.
 - DIMENSIONS ARE TO FRAME STUDS ONLY & DO NOT INCLUDE LININGS OR CLADDINGS
 - HEIGHTS ARE FROM TOP OF SLAB. NO ALLOWANCE MADE FOR FLOOR COVERINGS.
 - THE BUILDING CODE OF AUSTRALIA FORMS PART OF THESE DRAWINGS, ALL THE BCA REQUIREMENTS ARE TO APPLY INCLUDING THOSE NOT SHOWN OR MENTIONED HERE IN.
 - SMOKE DETECTOR TO BCA (2022) PART 9.5.
 - BUILDER IS TO PROVIDE ALL FLASHINGS AS NECESSARY TO WATERPROOF THE BUILDING.
 - WET AREA FLOORS TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 - 2021 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
 - TILING TO WET AREAS BY BUILDER, UNLESS NOTED OTHERWISE.
 - ELECTRICAL & PLUMBING FINAL LOCATIONS AT DISCRETION OF TRADES TO MEET AS/NZS 3000:2018 & AS/NZS 3500.5
 - COLORBOND/ZINCALUME GUTTERS AND DOWNPIPES TO DISPERSE WATER TO GROUND LEVEL.
 - SOAKWELLS / STORMWATER IN ACCORDANCE WITH BCA REQUIREMENTS & BUILDING PERMIT CONDITIONS TO BE UNDERTAKEN **GFWA**
 - EXTERNAL DOORS & OPENABLE WINDOWS SERVING HABITABLE ROOMS TO BE FITTED WITH WEATHER SEALS IN ACCORDANCE WITH BCA 13.4. ALL WINDOWS TO BE IN ACCORDANCE WITH AS 2047 - 2014.
 - ROOF INSULATION: **R2.0 ANTICON**
 - CEILING INSULATION: **R4.1 BATTS**
 - EXT WALL INSULATION: **CLASS 4 PERMEABLE MEMBRANE WITH 12mm THERMAL BREAK STRIPS + R2.5HD BATT INSULATION**

AREA CALCULATIONS	
	Area m²
BUILDING EXTERIOR	64.40
BUILDING INTERIOR	61.25
CARPORT	14.70
ROOF	104.50
VERANDAH	14.40



FLOOR PLAN
1:100



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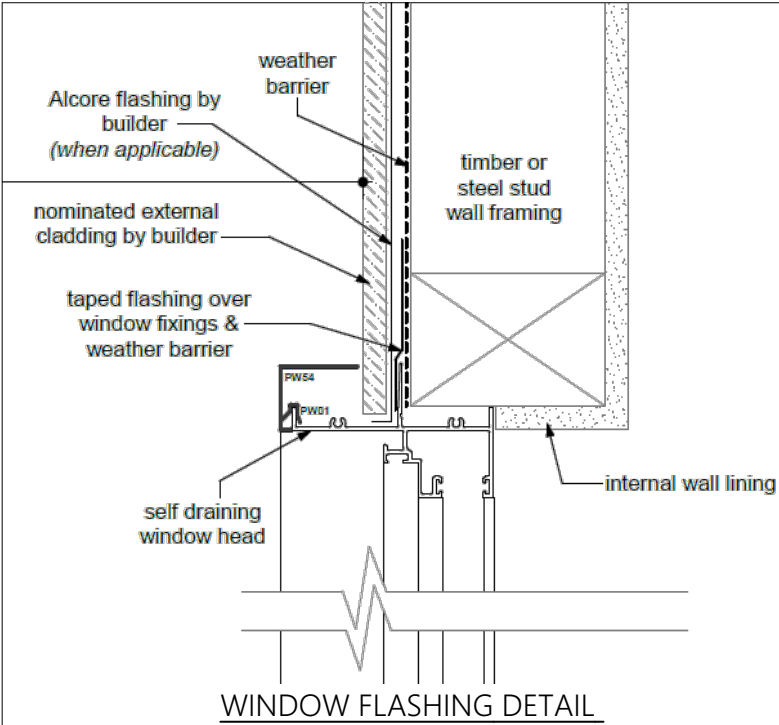
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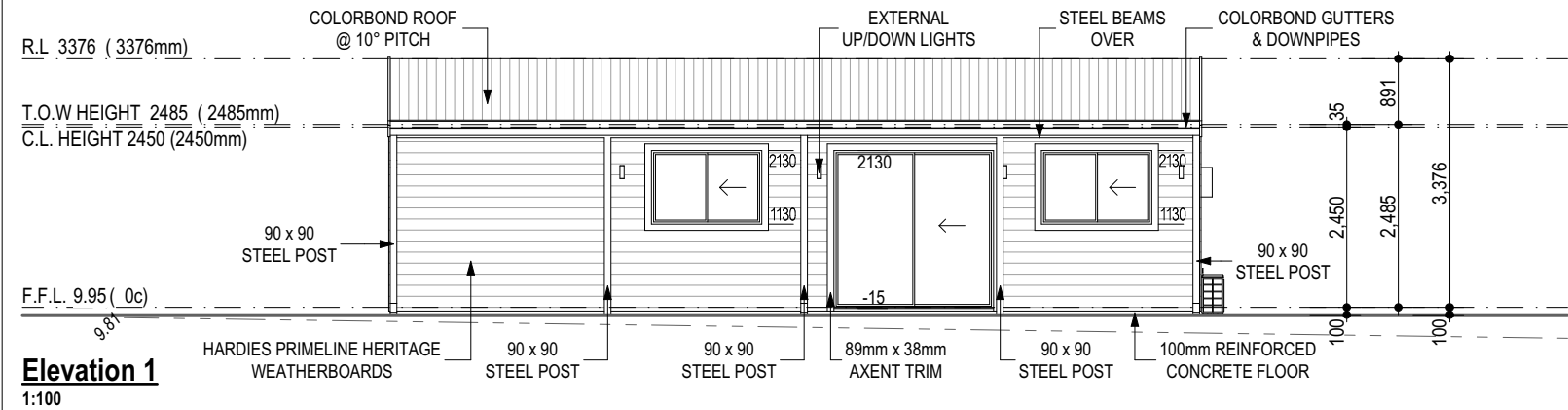
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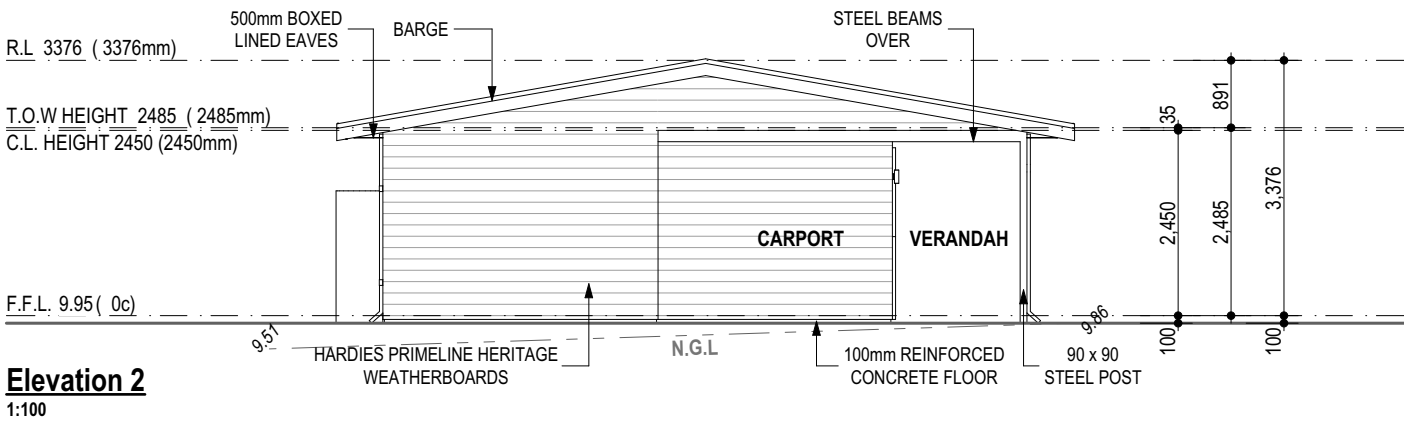
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CLIMATE ZONE: 5	WIND REGION:
Page No: 5 OF 15	Drawing No. A02



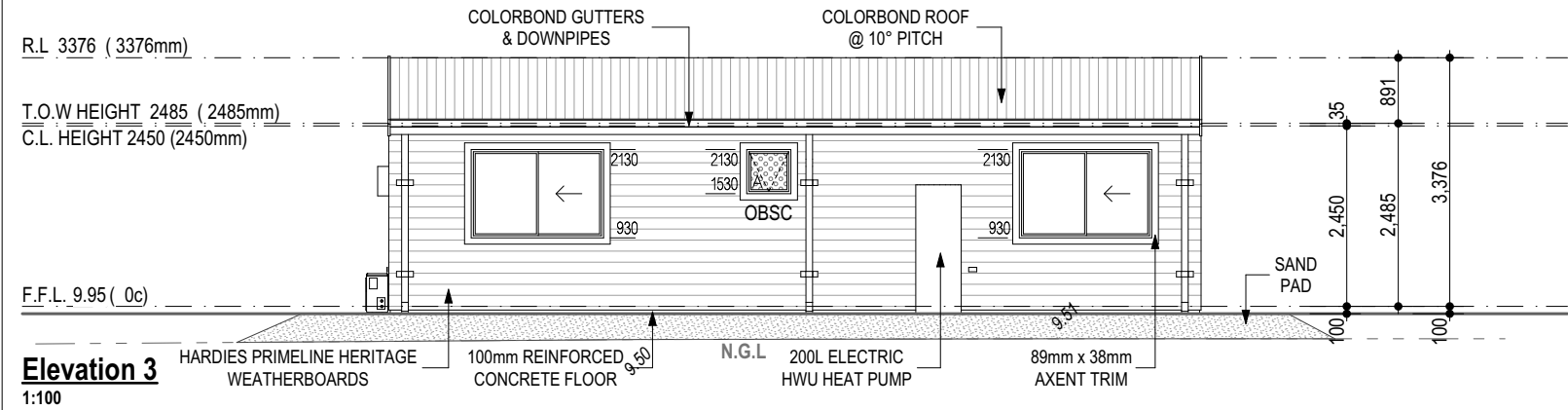
	MATERIAL	COLOUR
EXTERNAL WALLS	HARDIES PRIMELINE HERITAGE WEATHERBOARDS	MONUMENT
GABLE END INFILL	HARDIES PRIMELINE HERITAGE WEATHERBOARDS	MONUMENT
ROOF	COLORBOND	BASALT
GUTTERS	COLORBOND	BASALT
DOWNPIPES (POST)	COLORBOND	BASALT
DOWNPIPES (WALL)	COLORBOND	MONUMENT
WINDOW FRAMES	ALUMINIUM	NIGHT SKY
POSTS & BEAMS	90 x 90 STEEL	BASALT
CORBELLING	89 x 38 AXENT TRIM	BASALT
BARGES	COLORBOND	BASALT
RIDGE CAP	COLORBOND	BASALT
FASCIA	COLORBOND	BASALT



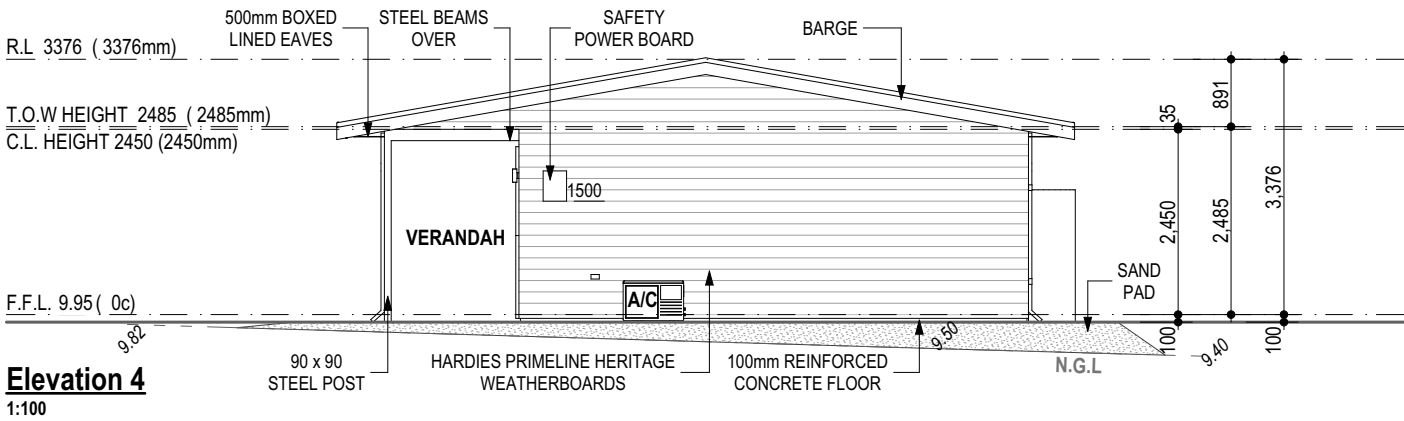
Elevation 1
1:100



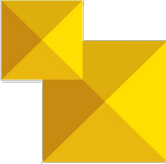
Elevation 2
1:100



Elevation 3
1:100



Elevation 4
1:100



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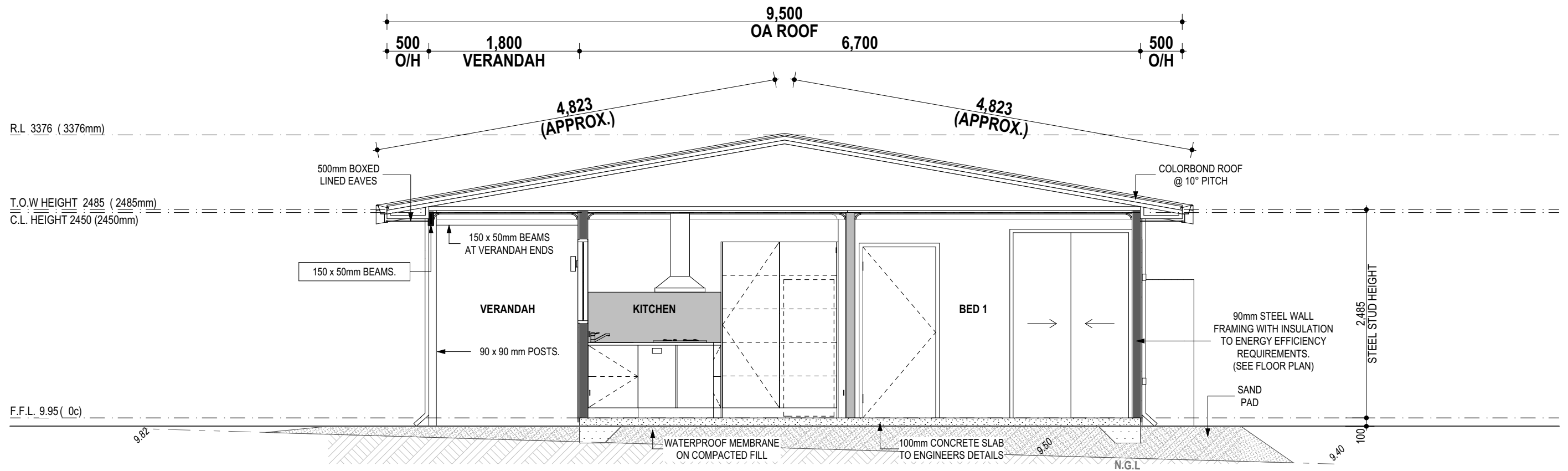
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Page No: 6 OF 15	Drawing No. A03



Section AA
1:50



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CLIMATE ZONE:	5	WIND REGION:	
Page No:	7 OF 15	Drawing No.	A04

CONSTRUCTION NOTES - SEPCIFICATIONS FOR BAL 12.5

NOTE: BUSH FIRE ZONE - BAL 12.5

ADDITION TO MAIN DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUSH FIRE ATTACK LEVEL (BAL - 12.5) AS PER AUSTRALIAN STANDARDS 3959

Eaves Lining, Fascias and Gables

- Gables shall comply with the requirements of External Walls above
- Eaves penetrations shall be protected the same as for roof penetrations
- Eaves ventilation openings greater than 3mm shall 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
- Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds

Service Pipes (Water & Gas)

Above ground, water and gas supply pipes shall be metal and pipes buried to a depth of not less than 300mm below FGL.

Gutters and Downpipes

- Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material
- This standard does not provide specific material requirements for downpipes or gutters other than box gutters as above.

External Walls

That part of an external wall surface which is less than 400mm from the ground to be of non-combustible material or fibre cement external cladding a minimum of 6mm in thickness.
All joins in the external surface material of walls shall be covered, sealed, overlapped, backed or butt jointed to prevent gaps greater than 3mm. Alternatively sarking - type material can be applied over the frame prior to fixing any external cladding.
(a reference to sarking is a reference to the material being either non-combustible or having a flammability index of less than 5 when tested to AS 1530.2)
Vents & weep holes in external walls shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium, except where the vents & weepholes are less than 3mm or located in the external wall of a subfloor.

External Glazed Elements and Assemblies

Window assemblies shall:-

- be completely protected externally by screens with a mesh with a maximum aperture of 2mm made of corrosion resistant steel, bronze or aluminium ;or
- Comply with the following:
 - For window assemblies less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle 18 degrees to the horizontal and extending more than 110mm in width from the window frame, window frames and window joinery shall be metal.
 - Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal
 - Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle 18 degrees to the horizontal and extending more than 110mm in width from the window frame, the glazing shall be grade A safety glass minimum 5mm or glass blocks with no restriction on glazing methods.
 - Where annealed glass is used both the openable and fixed portions of windows shall be screened with mesh with a maximum aperture of 2mm made of corrosion resistant steel, bronze or aluminium.

Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3mm.

Roofs (Including Verandahs and attached Carports)

- Roof sheets and roof covering accessories shall be non-combustible
- The roof/wall junction shall be sealed to prevent openings greater than 2mm either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall
- Roof ventilation openings, such as gables and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm made of corrosion resistant steel, bronze or aluminium
- Sheet roofs shall have foil backed insulation blankets installed over the battens.

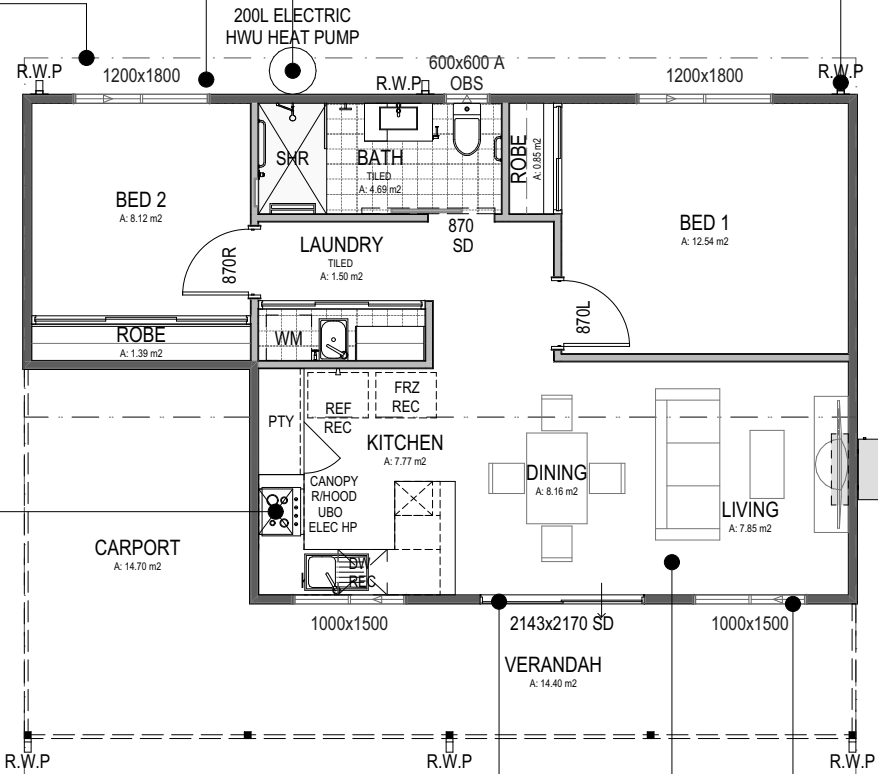
Roof Penetrations

- Roof penetrations including roof lights, roof ventilators, aerials and vent pipes shall be adequately sealed at the roof to prevent gaps greater than 3mm and the material used to flash the penetration shall be non-combustible.
- Openings used in vent pipes shall be fitted with ember guard made from a mesh or perforated sheet with a maximum aperture of 2mm made of corrosion resistant steel, bronze or aluminium

External Doors - Sliding Doors.

External Sliding Doors shall be tight fitting in the frames and shall either-

- Be completely protected externally by screens with mesh with a maximum aperrure of 2mm made of corrosion resistant steel, bronze or aluminium; or
- Comply with the following:-
 - Any glazing in sliding doors shall be Grade A safety glass complying with AS1288
 - Door Frames (both the door frame surrounding the sliding door and the framing surrounding the frame) shall be of Merbau timber or metal or metal reinforced PVC
 - The reinforcing members shall be made from aluminium, stainless steel or corrosion resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member;
 - Where screens are fitted to sliding door frames, they shall be of mesh with a maximum aperture of 2mm made of corrosion resistant steel, bronze or aluminium
 - Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3mm



Flooring and Sub Floor Supports to Principal Building
Concrete Slab on Ground

BUSHFIRE CONSTRUCTION PLAN - BAL 12.5

1:100



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