

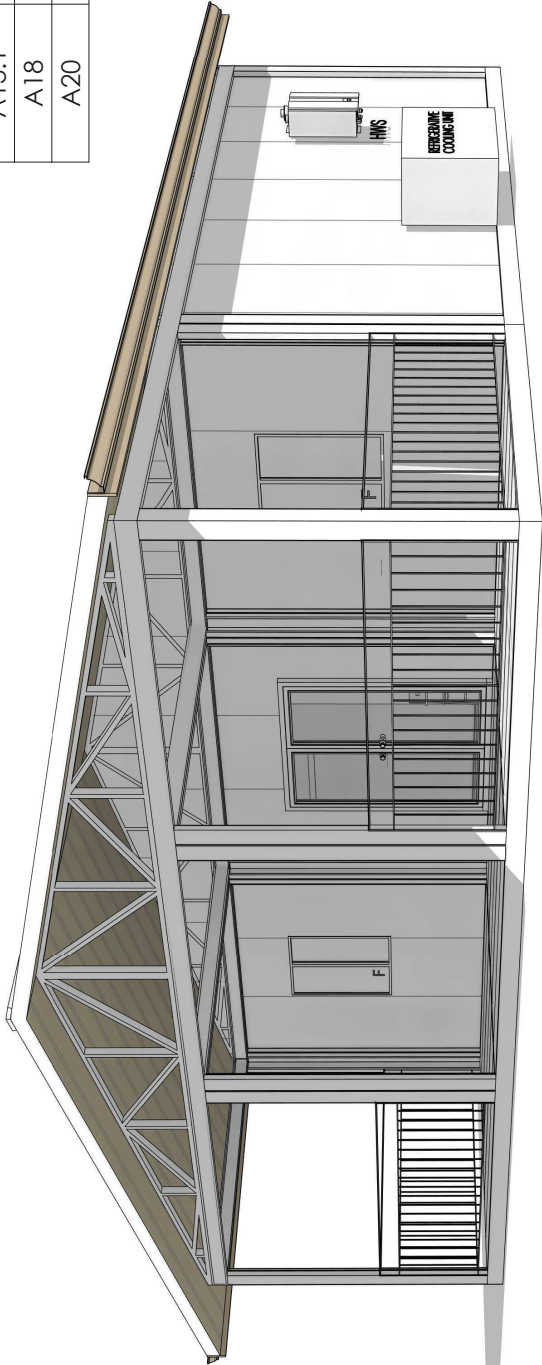
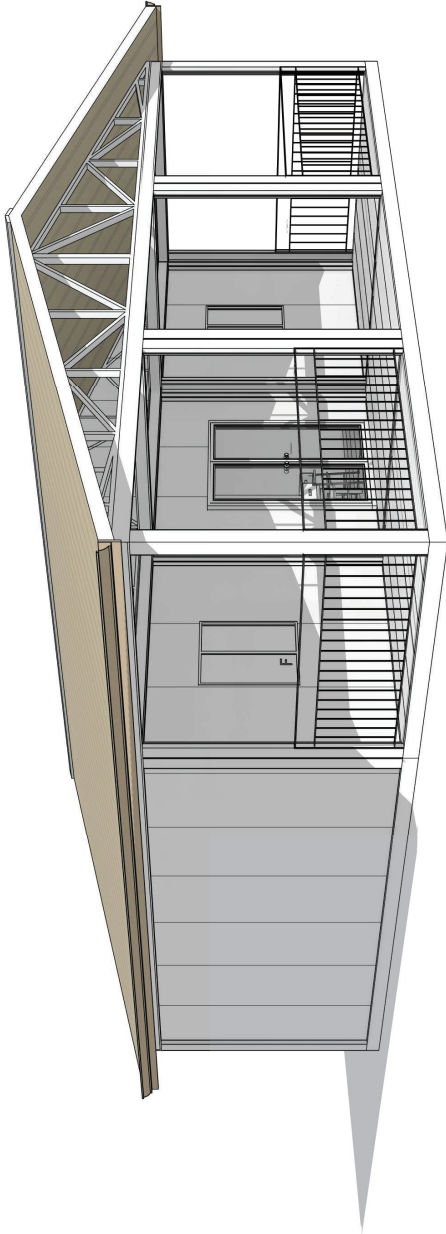
Appendix 7

Single Storey Chalet Drawings

Single-storey chalet plans and elevations.

PROPOSED NEW DWELLING - CHALETs (CLASS 1B BUILDING)

No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084



Sheet List	
Sheet No.	Sheet Name
A01	FRONT PAGE
A02	SITE PLAN - PROPOSED
A03	PROPOSED PLANS
A04	ELECTRICAL LAYOUT
A05	ROOF PLAN
A09	ELEVATIONS
A10	ELEVATIONS
A11	SECTION & DETAILS
A12	FOOTING LAYOUT
A13	FLOOR JOIST LAYOUT
A13.1	CONNECTION DETAILS
A18	DOOR/WINDOW SCHEDULE
A20	INTERNAL ELEVATIONS

CLIENT: © COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any third party without the written consent of the copyright holder. DocuSign Envelope ID: 19286072 Version: 2, Version Date: 09/07/2026	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084	BUILDER'S DETAILS: 	STRUCTURAL ENGINEER'S DETAILS :	DRAWING: FRONT PAGE	PROJECT NUMBER:	BUILD NO:
	COUNTRY: Australia			DATE:	SCALE:	
	AUTHORITY:			CHECKED BY:	APPROVED BY:	Sheet No. A01

LEGEND

DP DOWNPIPE

EXT. TAP LOCATION

PROPOSED FENCE LINE

STORMWATER RUN TO LPOD

BUILDING ENVELOPE

LETTER BOX

RECYCLE WATER



ASSET PROTECTION

BUILDER TO CONFIRM LOCATION OF ALL EXTERNAL ASSETS PRIOR TO COMMENCING CONSTRUCTION.
RELOCATION MAY BE REQUIRED.

BUILDER NOTES

BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL PLANS AND DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS MUST BE REPORTED TO THE RELEVANT BUILDING DESIGNER IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION.

BUILDER TO ENSURE NO PART OF CONSTRUCTION ENCROACHES TITLE BOUNDARIES OR EASEMENT.

NOTE: MECHANICAL EXHAUST MUST NOT EXHAUST INTO ROOF SPACE (NEW REQUIREMENT AS CLARIFIED UNDER AMENDMENT 1) AND MUST BE DISCHARGED EXTERNALLY.

SOIL NOTES
SITE CLASSIFICATION - xxx
SOIL REPORT NUMBER - xxxx
DATE - xxxx

AREA ANALYSIS

Floor Level	Area	SQM
GROUND FLOOR	LIVING	53.8 m ²
GROUND FLOOR	PATIO	27.1 m ²

Grand total

CLIENT:

STRUCTURAL ENGINEER'S DETAILS :

BUILDER'S DETAILS:

ADDRESS:
No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084

© COPYRIGHT



SHANE'S @ UTOPIA

COUNTRY:	Australia
AUTHORITY	

BUILD NO:

PROJECT NUMBER:

SCALE: As indicated

CHECKED BY: _____

Sheet No. A02

01 SITE PLAN - PROPOSED

1 : 1000

Document Set ID: 9200072
Version: 2 Version Date: 09/07/2026

PROVIDE LIFT-OFF HINGES TO ALL SWING DOORS IN SANITARY COMPARTMENTS AS PER BCA.

MUST WATERPROOF MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654: PARTS 1 & 2.

PROVIDE GRADE "A" GLAZING TO ALL BATHROOMS AND TOILETS AS PER AS/NZS4200.1:2006

ALL WEI AREA TO COMPLY WITH AS3740 AND PART 3.8.1 OF THE NCC VOLUME 2

ALL EXHAUST/MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR

ALL WIRE MESH TO BE SECURED TO THE WALL WITH BATTERY BACKED UP TO COMPLY WITH AS3784-2014 SMALL SMOKE ALARMS WITH DOWELLING TO BE CONNECTED TO EACH OTHER.

ROOF LIFT/OUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY. SEE THE ARCHITECT'S DRAWINGS FOR THE EXACT DESIGN AND SPECIFICATIONS.

CONCRETE / BRICKER TO CHECK DIMENSIONS BEFORE COMMENCING ON SITE.

PROVIDE LIFT-OFF PER TO ALL SUB-
COMPARTMENTS AS PER BCA.
ALL WATERPROOFING MEMBRANES FOR
MUST COMPLY WITH AS4654; PARTS 1 & 2
MUST COMPLY WITH AS4654; PARTS 1 & 2
PROVIDE GRADE A SAFETY GLAZING
PER BCA 3.6.4.5.
ALL WET AREA TO COMPLY WITH AS3737
VOLUME 2
ALL EXHAUST/MECHANICAL VENTILATION
HARD WIRED SMOKE ALARM WITH BATTER
AS3738-2014. ALL SMOKE ALARMS WITH
CONNECTED TO EACH OTHER.
ROOF LAYOUT DESIGN SHOWN IS FOR
PROOF, MANUFACTURES DRAWINGS FOR
CONCRETE / BUILDER TO CHECK DIMENSIONS
SITE.
ALL INTERNAL JOINTERY TO BE 2100MM

Net area (bathroom):

- Floor finish: ceramic/porcelain tiles.
Falls to floor waste must be formed in a bonded sand/cement screed over MGO flooring.
Screed and waterproofing must comply with AS 3740.
Waterproof membrane must lap under the floor waste flange and to walls to minimum heights as required.
Floor waste gully must be installed beneath the structure and connected to the drainage system in accordance with AS/NZS 3500.

external walls

- 75 mm rockwool core sandwich panels, non-combustible construction.
All joints must be sealed weather-tight in accordance with NCC Part F1.

services and penetrations

- Electrical installation must comply with AS/NZS 3000.
Plumbing installation must comply with AS/NZS 3500.
All penetrations must be sealed using approved fire-rated stems.
No external gaps or openings greater than 3 mm are permitted.

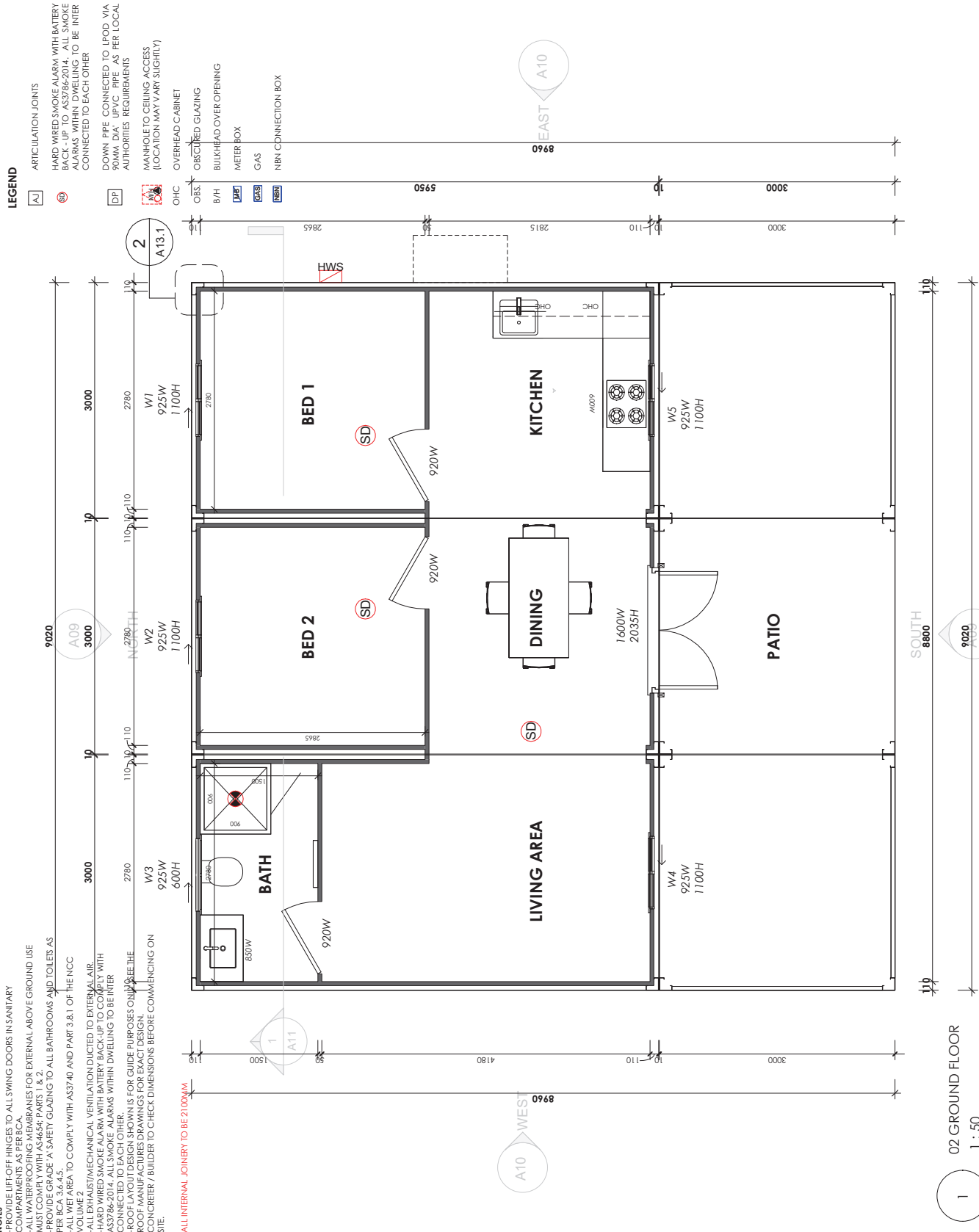
Structural engineering

- Wind classification: Region A – Terrain Category 2 – N2.
Structural fixings, tie-downs, uplift resistance and floor support system (container sub-frame) must be certified by a WA structural engineer.
Builder must ensure structural stability throughout construction.

energy efficiency

- Climate zone: Zone 5 — Bullsbrook.
 External wall system thermal resistance: approx. R2.0 – R2.3.
 Roof system thermal resistance: approx. R4.8.
 Condensation management must comply with NCC Volume 1 F6.

AREA ANALYSIS		
Floor Level	Area	SQM
GROUND FLOOR	LIVING	53.8 m ²
GROUND FLOOR	PATIO	27.1 m ²
Grand total		80.8 m ²

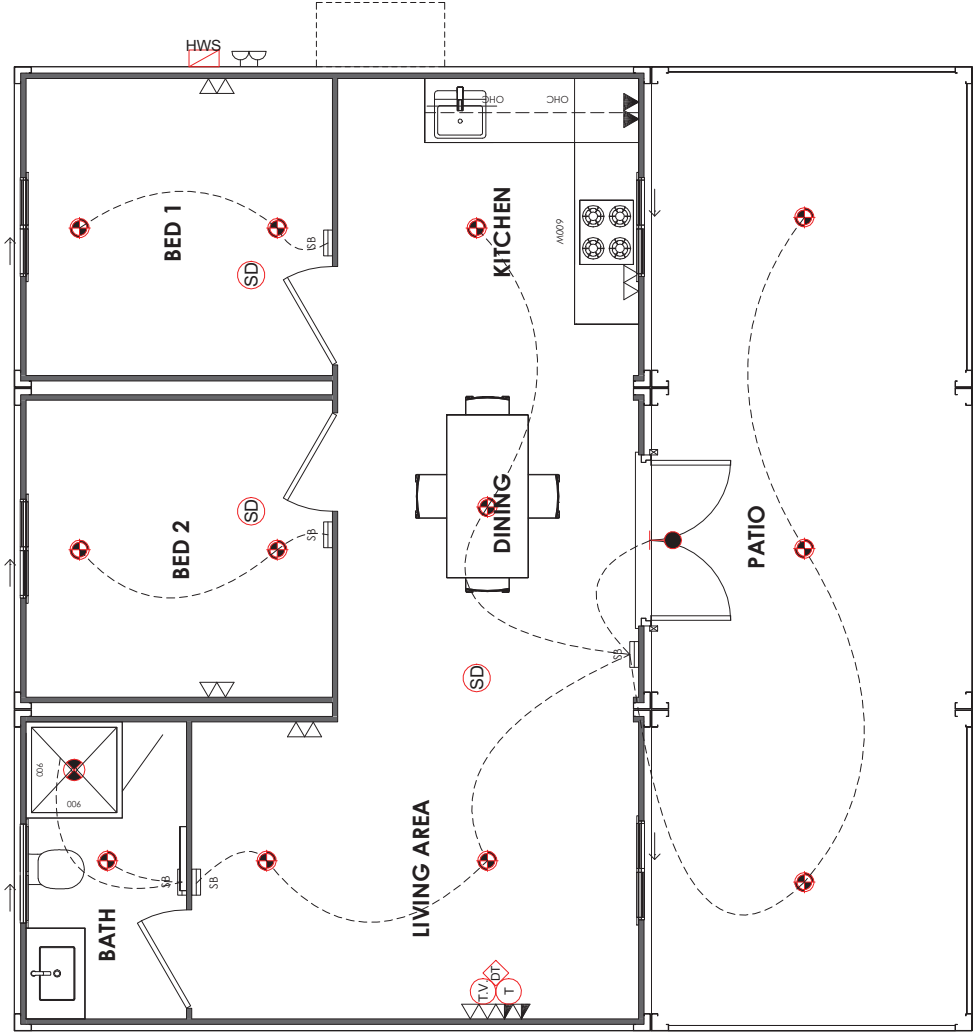


CLIENT:				BUILDER'S DETAILS: 	STRUCTURAL ENGINEER'S DETAILS :	DRAWING: PROPOSED PLANS	PROJECT NUMBER:	BUILD NO:
	ADDRESS: No 5 Lot 1 Morrissey Road, Bullbrook, WA , 6084	COUNTRY: Australia	DATE: As indicated					
© COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any other person without the prior written consent of the copyright holder. Document ID: 99286072	AUTHORITY:	CHECKED BY:	APPROVED BY:					

Fixtures Schedule		
	Type	Count
	Double GPO Point (300H)	1
	Double GPO Point	1
	Double GPO Point (300H)	5
	Double GPO Point (1500H)	1
	SB	5

	Data Point (300 H.)	1
	Smoke Detector	3
	T.V. Point (300 H.)	1
	Telephone Point	1

	Instantaneous Hot Water System	1
	Mechanical Ventilation	1
	Refrigerative Cooling Unit	1

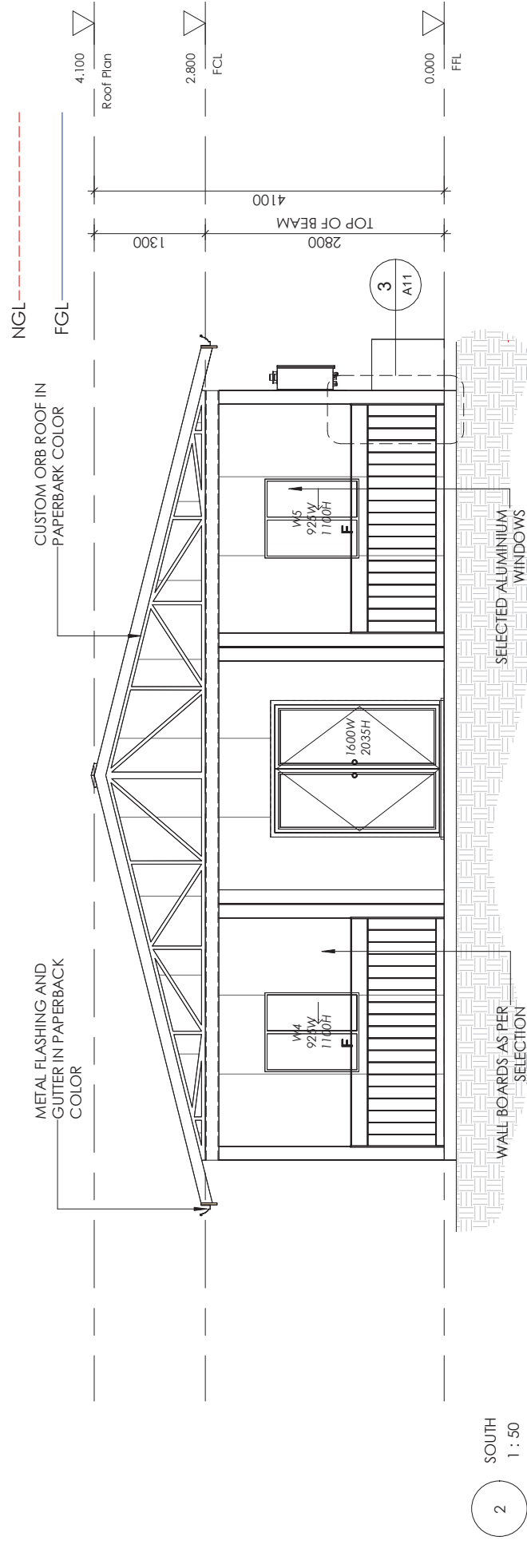
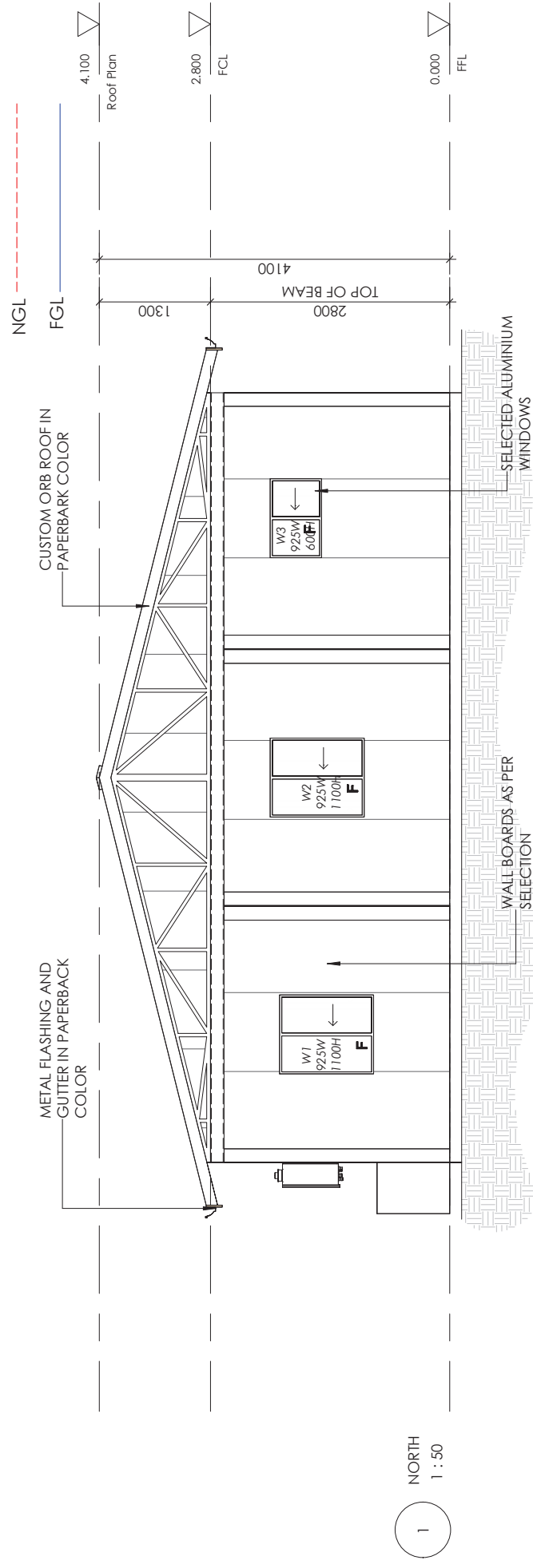


Lighting Analysis_Indoor			
Type	Count	Wattage	Lighting Load
Downlight_Indoor	12	11 W	132 W

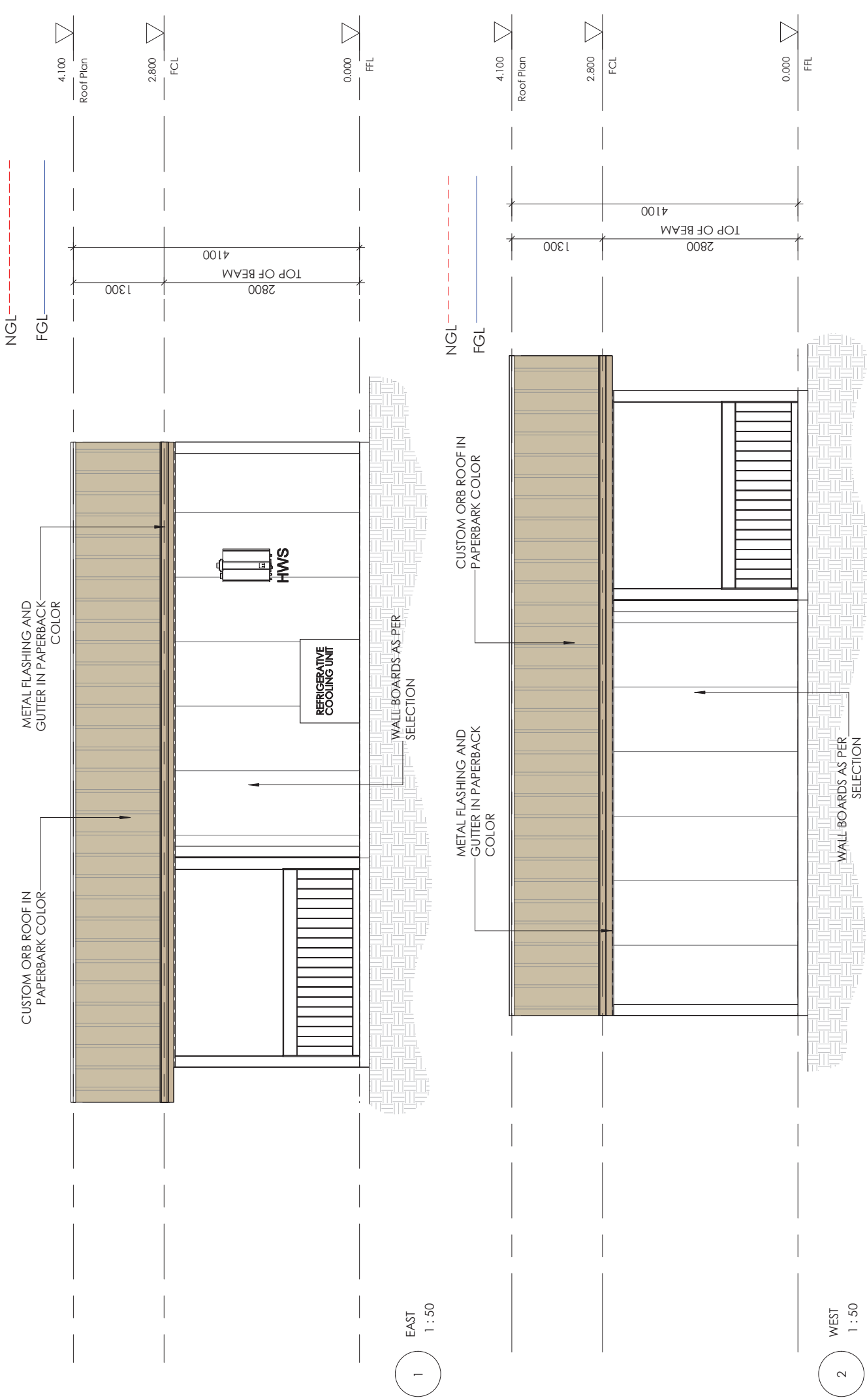
Lighting Analysis_Outdoor			
Type	Count	Wattage	Lighting Load
LED up/Down Light	1	22 W	22 W

1
ELECTRICAL PLAN - GROUND FLOOR
1 : 50

CLIENT:	© COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any third party without the written consent of the copyright holder. Document No: 09280721	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084		BUILDER'S DETAILS:		STRUCTURAL ENGINEER'S DETAILS :		PROJECT NUMBER:	BUILD NO:
				COUNTRY: Australia	AUTHORITY:	DATE:	SCALE: 1 : 50		
				CHECKED BY:	APPROVED BY:	Sheet No. A04			

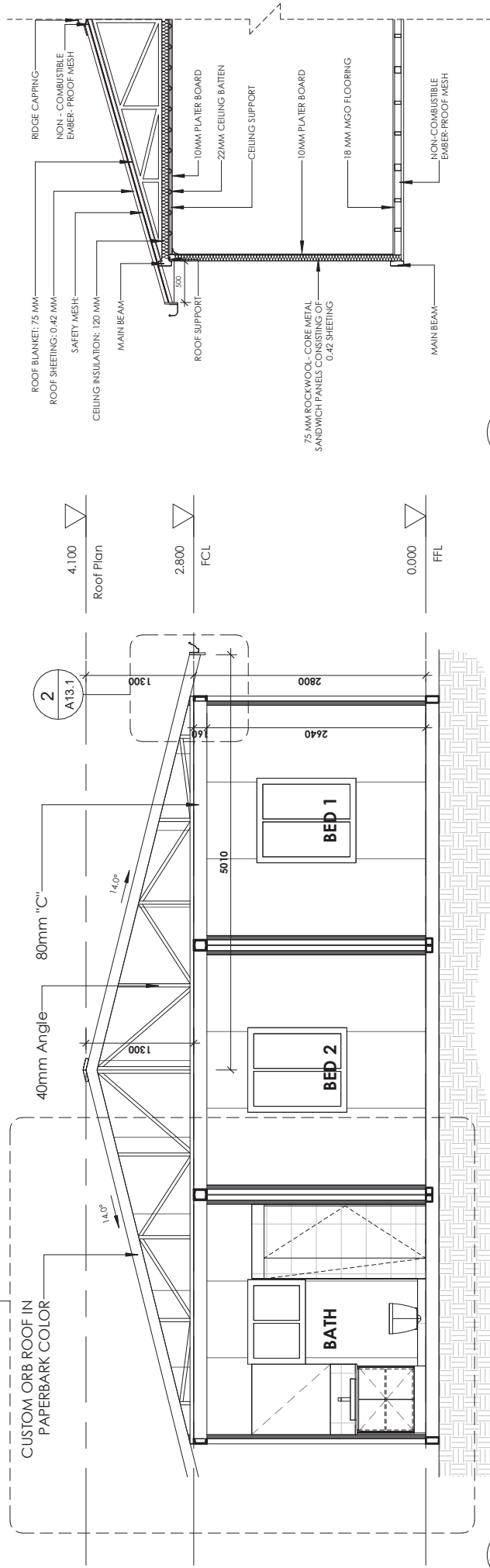


CLIENT:	BUILDER'S DETAILS:			STRUCTURAL ENGINEER'S DETAILS :		PROJECT NUMBER:	BUILD NO:
	ADDRESS: No 5 Lot 1 Morrissey Road, Bulisbrook, WA , 6084						
	COUNTRY: Australia					DATE:	SCALE: 1 : 50
	AUTHORITY:					CHECKED BY:	APPROVED BY:
© COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any other person without the prior written consent of the copyright holder. DocuSign Envelope ID: 92060721						Sheet No. A09	



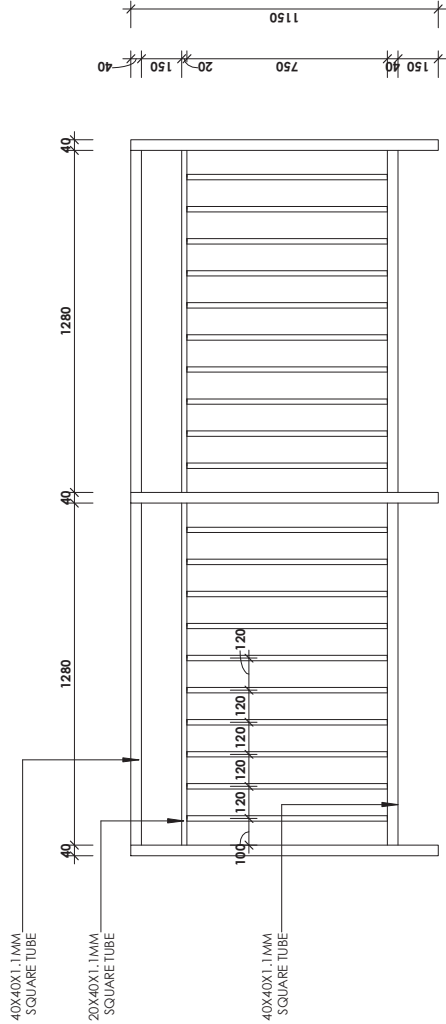
CLIENT:	© COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any third party without the prior written consent of the copyright holder. Document No: 09280721	BUILDER'S DETAILS:		STRUCTURAL ENGINEER'S DETAILS:		DRAWING: ELEVATIONS		PROJECT NUMBER:		BUILD NO:	
		ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084		 SHANE'S @ UTOPIA		DATE:		SCALE: 1:50		APPROVED BY:	
		COUNTRY: Australia									
		AUTHORITY:				CHECKED BY:		APPROVED BY:		Sheet No. A10	

2
A11



1
Section AA
1 : 50

2
DETAILED CROSSECTION WITH BUILDING MATERIALS
1 : 50

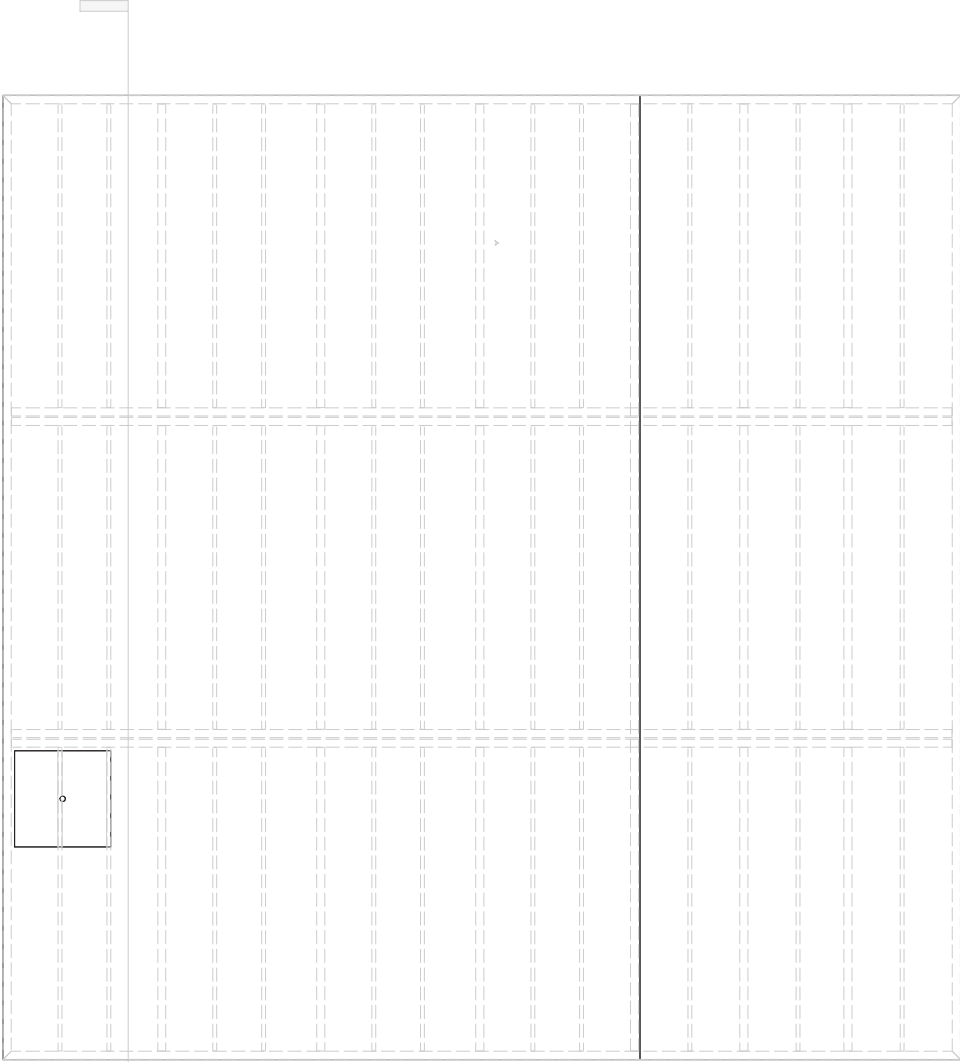


3
Balustrade Details
1 : 20

CLIENT:	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084	BUILDER'S DETAILS:		STRUCTURAL ENGINEER'S DETAILS :		DRAWING: SECTION & DETAILS	PROJECT NUMBER:	BUILD NO:
		COUNTRY: Australia		DATE:	SCALE: As indicated	CHECKED BY:	APPROVED BY:	Sheet No. A11
		AUTHORITY:						

© COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any third party without the prior written consent of the copyright holder.

Document No: 0928060721
Version: 2, Version Date: 09/07/2026

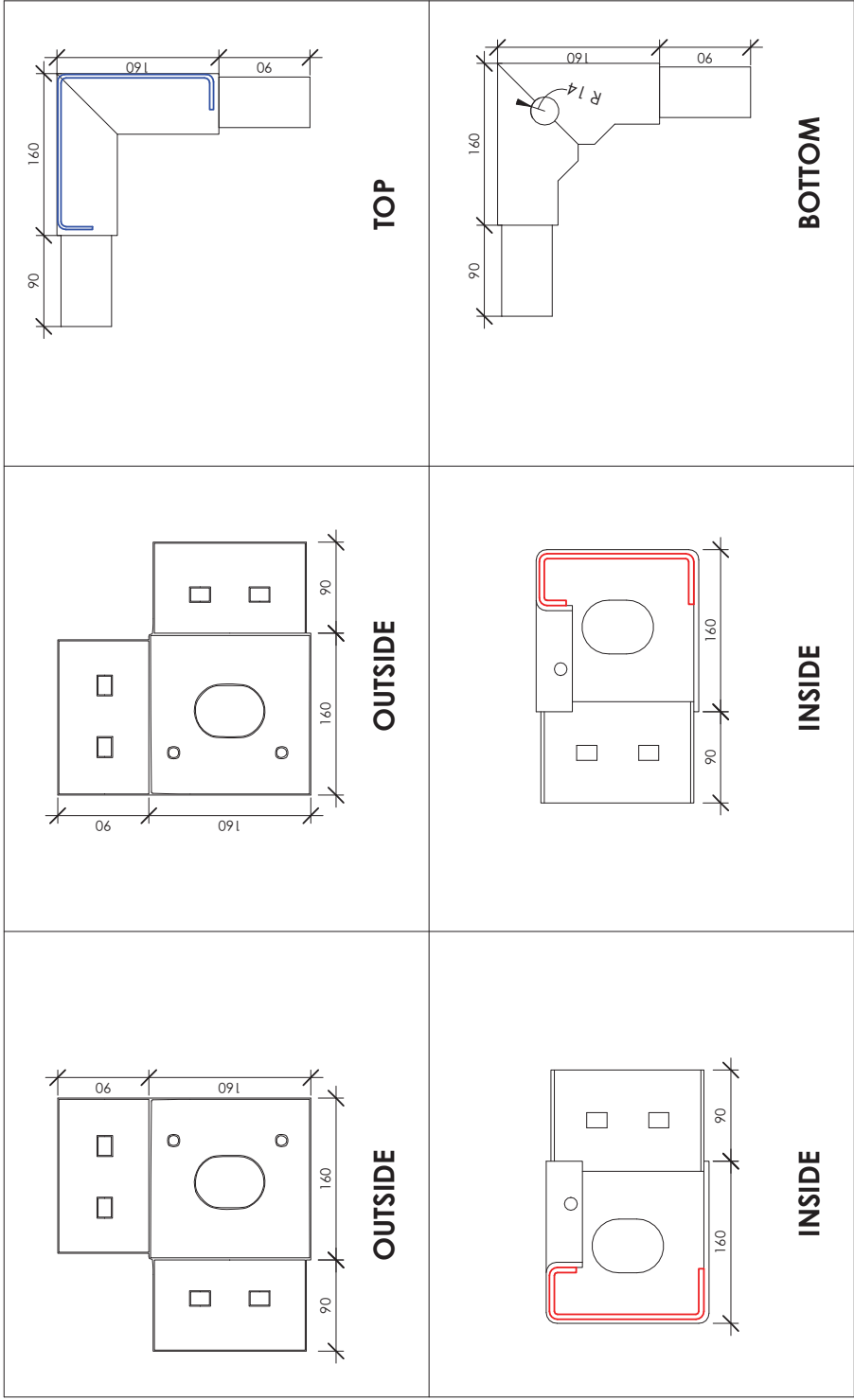


1 FOOTING LAYOUT
1 : 50

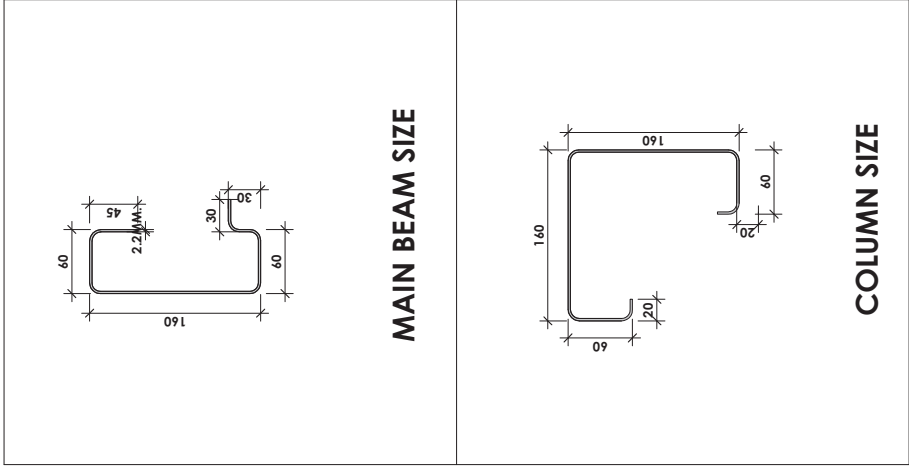
STRUCTURAL LEGEND-

NOTE: REFER TO SHOP DRAWING AND SPECIFICATIONS FOR BUILDING BASE FRAME DETAILS

CLIENT:	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084	BUILDER'S DETAILS: 	STRUCTURAL ENGINEER'S DETAILS :		DRAWING: FOOTING LAYOUT	PROJECT NUMBER:	BUILD NO:
© COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any other person without the prior written consent of the copyright holder. Document ID: 09280721 Version: 2, Version Date: 09/07/2026	COUNTRY: Australia		DATE:	SCALE: 1 : 50			
	AUTHORITY:				CHECKED BY:	APPROVED BY:	
					Sheet No. A12		



1 FITTING CORNER DETAILS 4MM
1 : 5



2 SECTION DIMENSIONS OF MAIN BEAM AND COLUMN
1 : 5

CLIENT:	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084	BUILDER'S DETAILS: 		STRUCTURAL ENGINEER'S DETAILS :		DRAWING: CONNECTION DETAILS	PROJECT NUMBER:	BUILD NO:
		COUNTRY: Australia				DATE:	SCALE: 1 : 5	
		AUTHORITY:				CHECKED BY:	APPROVED BY:	Sheet No. A13.1

© COPYRIGHT
Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any other person without the prior written consent of the copyright holder.

Document No: 092800721
Version: 2, Version Date: 09/07/2026

Window Schedule						
MARK	WIDTH	HEIGHT	LEVEL	HEAD HEIGHT	TYPE	MATERIAL
1	925	1100	FFL	1990	Sliding	Aluminium
2	925	1100	FFL	2100	Sliding	Aluminium
3	925	600	FFL	2100	Sliding	Aluminium
4	925	1100	FFL	2100	Sliding	Aluminium
5	925	1100	FFL	2100	Sliding	Aluminium

MARK	WIDTH	HEIGHT	LEVEL	HEAD HEIGHT	TYPE	MATERIAL	OBSURED
1	1600	2035	FFL				
2	920	2040	FFL				
3	920	2040	FFL				
4	920	2040	FFL				

CONSTRUCTION NOTES:-

Windows – BAL-29

- Minimum 5 mm toughened safety glass.
- Frames must be metal or metal-reinforced (aluminium acceptable).
- Openable portions must be screened with steel/bronze/aluminium mesh with maximum 2 mm aperture.
- All perimeter gaps must be 3 mm or less or sealed using approved bushfire-resistant seals.
- Glazing within 400 mm of ground, deck or roof must be protected in accordance with BAL-29.
- No plastic or fibreglass mesh permitted.

Doors – BAL-29

- External doors must be non-combustible or solid timber 35 mm minimum thickness for the bottom 400 mm.
- Door frames must be metal (steel or aluminium) or bushfire-resisting timber.
- All external doors must be fitted with metal mesh screening with maximum 2 mm aperture.
- Weather seals must be installed to all sides, including the base, to ensure no gaps greater than 3 mm.
- Sliding doors must have metal frames and minimum 5 mm toughened glass.

-WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATION AND ENERGY RATING REPORT.
 -DO NOT SCALE WINDOWS. REFER TO WINDOW AND DOOR SCHEDULE.
 -ALL WINDOWS HEAD HEIGHTS ARE AS NOTED ON ELEVATIONS.
 -BUILDER TO CONFIRM WINDOW SIZES WITH WINDOW MANUFACTURER PRIOR TO ORDERING AND INSTALLATION.

FLASHING NOTE:
 • FLASHING TO BE PROVIDED ON THE TOP AND BOTTOM OF ALL OPENINGS.

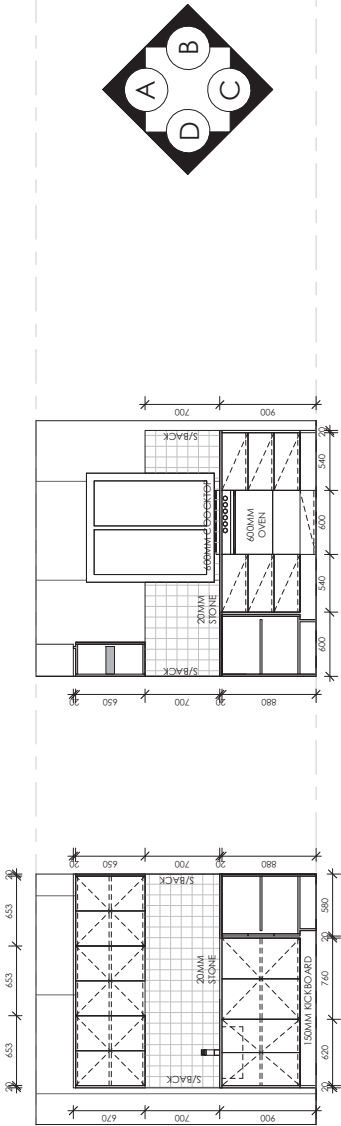
WINDOW NOTE:
 • PROVIDE KEYED LOCKS AND FLYSCREENS TO ALL OPENABLE WINDOWS.
 • PROVIDE ROLLER BLINDS THROUGHOUT.

CLIENT: © COPYRIGHT Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any third party without the prior written consent of the copyright holder. Document ID: 92860721	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084		BUILDER'S DETAILS: 	STRUCTURAL ENGINEER'S DETAILS :		DRAWING: DOOR/WINDOW SCHEDULE	PROJECT NUMBER:	BUILD NO:
	COUNTRY: Australia			DATE:				
	AUTHORITY:			CHECKED BY:				
				APPROVED BY:		Sheet No. A18		

NOTES & COMMENTS BY BUILDER

NOTES:

- LOCATE BENCH TOP TO KITCHEN, W.C., BATHROOM & ENSUITE.
- 150MM SKIRTING TILES TO WET AREAS, INCL. W.C. WALLS L.I.N.O.
- ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO STUD AND MAY VARY ON SITE. CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO COMMENCING ANY WORK.
- ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.
- DESIGN AND THE POSITION OF DOOR & DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE DOORS.

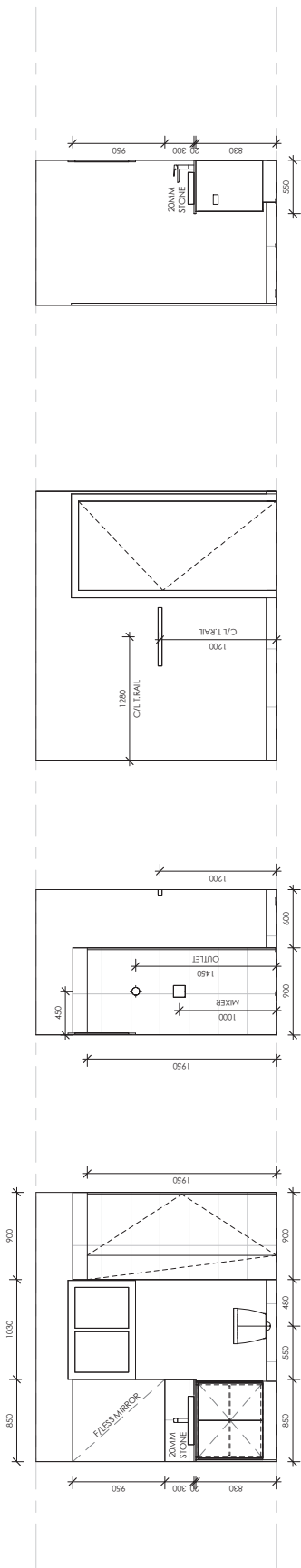


KITCHEN INTERNALS
1 : 50

1

KITCHEN - C

KITCHEN - B



BATH INTERNALS
1 : 50

2

BATH - C

BATH - B

BATH - A

BATH - D

CLIENT:	ADDRESS: No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084	BUILDER'S DETAILS:		STRUCTURAL ENGINEER'S DETAILS :		DRAWING: INTERNAL ELEVATIONS	PROJECT NUMBER:	BUILD NO:
		COUNTRY: Australia		DATE:	SCALE: 1 : 50	CHECKED BY:	APPROVED BY:	Sheet No. A20
		AUTHORITY:						

© COPYRIGHT

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document is/are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any other person without the written consent of the copyright holder.

Version: 2, Version Date: 09/07/2026

Appendix 8

Double Storey Chalet Drawings

Double-storey chalet plans, elevations and 3D renders.

