

Site Information

REAL PROPERTY DESCRIPTION

Lot: 275 on P16068
Land ID: 1681172
Site Address: 280 Illawarra Crescent South, Ballajura WA 6066
Site Area: 735 m²
Local Government: City of Swan
Zoning: Residential R20

SITE CLASSIFICATION
Wind Classification: N2 per AS 4055
Soil Classification: Class A per AS 2870 (150 kPa)
BAL Rating: Not Applicable (Site not in BPA)
Climate Zone: 5 (Perth)

R-Codes Compliance and Variation Notes

R-CODES COMPLIANCE (R20 - City of Swan)

- Outbuilding floor area 60 m² (DtC ≤ 60 m² for R20) - met
- Wall heights 3500 low / 4501 high (DtC limit 2400) - R-Code Variation lodged under Design Principle C.I 5.4.3 P3.1
- Highest point 4601 above NGL (DtC ridge limit 4200)-variation also sought for ridge over-height
- Setbacks 1000 NW and SW (assessed under Design Principle)-acceptable per cover letter justification.
- NW boundary adjoins Public Road / laneway reserve (no adjoining dwelling impact).
- Outbuilding behind front building line - met
- Aggregate site coverage 28.6% - within R20 50% limit.

Drainage, Soil and Earthworks

- All stormwater drainage to AS 3500.3 and City of Swan requirements.
- 100% of roof water to discharge to 2 No. on-site soakwells (900 dia x 900 deep precast concrete)
- Single fall skillion roof: all water collected on SW low side gutter and discharged via 2 No. downpipes.
- No discharge to neighbouring properties, road reserve or street.
- Gorund to fall: 1:20 minimum for 1000 around full shed perimeter.
- All earthwork to AS 3798; remove topsoil, organic matter and unsuitable fill under slab footprint.
- Compacted clean sand pad 100 minimum to 95% MMD beneath slab
- Verify all underground services via BYDA (Before You Dig Australia, dial 1100) prior to excavation.

Termite Management (AS 3660.1)

- Physical edge exposure barrier: 75 minimum exposed slab edge above FGL around full perimeter
- All slab penetrations sealed with approved termite collars
- All timber elements H3 treated minimum (AS 1604.1)
- 300 clear inspection zone maintained around slab perimeter
- Durable termite notice installed at meter box
- Refer S05 for typical slab edge detail
- Owner to arrange annual inspection by licensed pest technician

The site plan illustrates the proposed shed location (60 m² skillion roof, 10m x 6m) within the property boundaries. Key features include:

- Property Line:** The boundary of the site, with setbacks of 10.00 m and 10.93 m indicated.
- Existing Structures:** Ex. Neighbor Shed, Ex. pool, Ex. Residence, Existing Neighboring Residence, Ex. Driveway, and Ex. Crossover.
- Setbacks:** 10.00 m, 10.93 m, 10.07 m, 35 m, 21 m, and 1000 m.
- Orientation:** The plan is oriented with South at the top and Illawarra Crescent at the bottom.
- Scale:** 1 : 200.

PATIO & SHED Approvals					Client		Mark Holycross		Site Plan			Job Number		-											
					Address		280 Illawarra Crescent South, Ballajura WA 6066					Printed at A3		Number of Sheets											
					Lot Details		Lot 275 on P16068		Status			Scale 1:200		Date											
	No.	Description	Date	Name																					
	Amendments																								
										Proposed Class 10a Shed- 60m² Skillion Roof															

External Cladding and Fixings

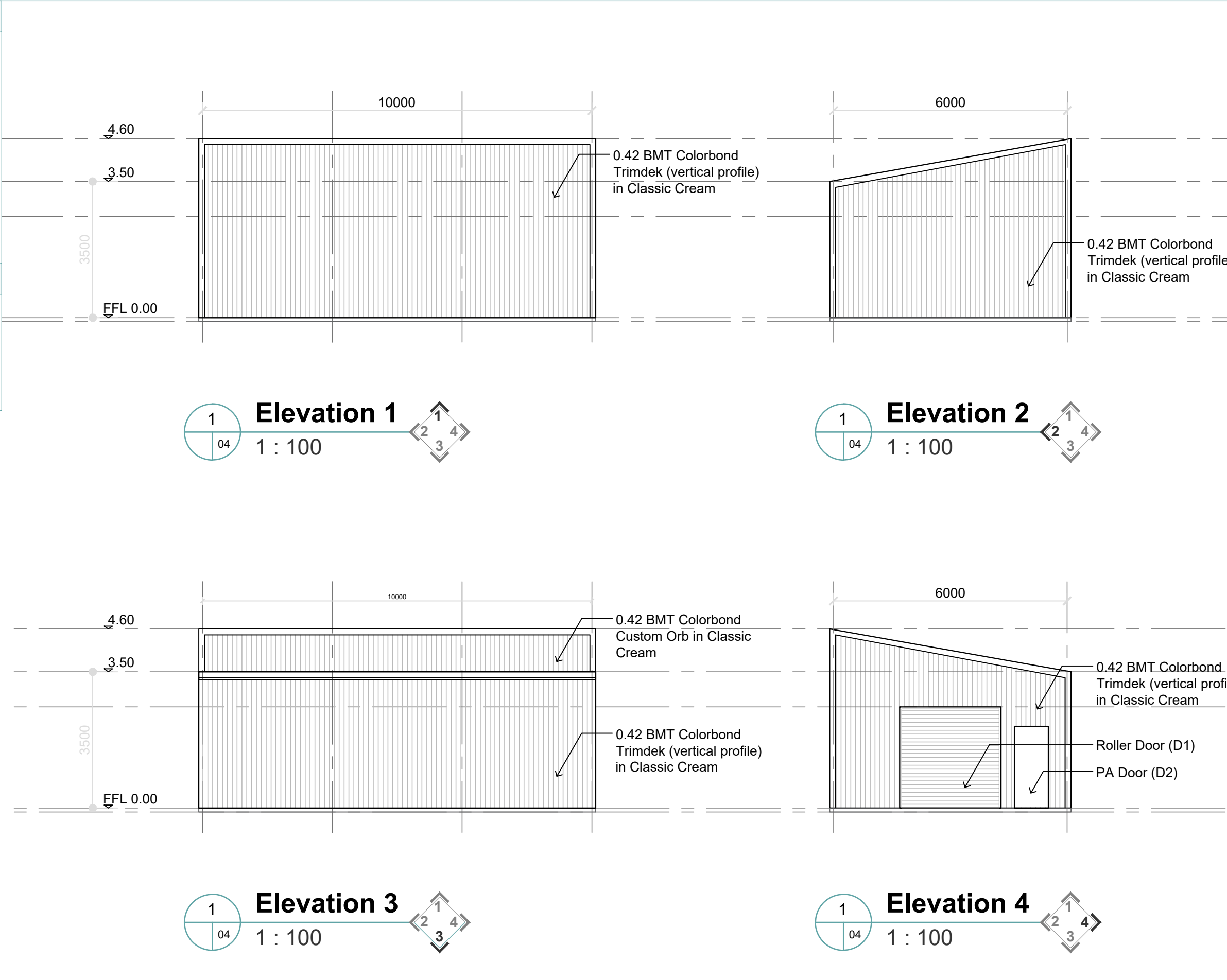
EXTERNAL CLADDING (Wind Class N2, All Colorbond Classic Cream)

- Roof: 0.42 BMT Colorbond Custom Orb in Classic Cream fixed with Class 4 hex head Type 17 screws and EPDM washers, 2 per sheet rib at every purlin per N2 fixing schedule. Minimum pitch 5 ° for Curb Orb met at 9.5 ° actual.
- Walls: 0.42 BMT Colorbond Trimdek (Vertical profile) in Classic Cream, fixed to wall girts and base/ top channels with Class 4 hex Type 17 at 250 ctrs to ends and 500 ctrs intermediate.
- Flashings: 0.42 BMT Colorbond Classic Cream barge, ridge, corners, eaves and base flashings.
- Gutters: Stratco Patioline quad gutter, 150 line, Colorbond Classic Cream, to SW low side only.
- Downpipes: 90 PVC, painted Classic Cream to match, both on SW side, discharge to soakwells per S02.
- All exposed steel hot-dip galvanised finish to AS/NZS 4680 above ground line; bitumen paint to cast-in zone of hold-down brackets from underside to 100 above FGL.

Wind Classification Compliance

WIND CLASS N2 (AS 4055)

- All construction, fixings, connections and cladding rated for Wind Classification N2 (VR = 45 m/s. Vsit, β = 39.3 m/s). At 4.501m high wall, N2 lateral and uplift loads are substantial; structural engineer's certification covers frame design, strap X-bracing in end and side bays, fly bracing throughout, and hold-down bracket uplift resistance.



PATIO & SHED Approvals					Client		Mark Holycross		Elevations Proposed Class 10a Shed- 60m² Skillion Roof	Job Number			-				
					Address		280 Illawarra Crescent South, Ballajura WA 6066				Printed at	Number of Sheets		Sheet Number			
											Scale	Date		S04			
	No.	Description	Date	Name	Lot Details		Lot 275 on P16068			Status		BA- BUILDING APPROVAL			1:50	JUNE 2026	
	Amendments																