

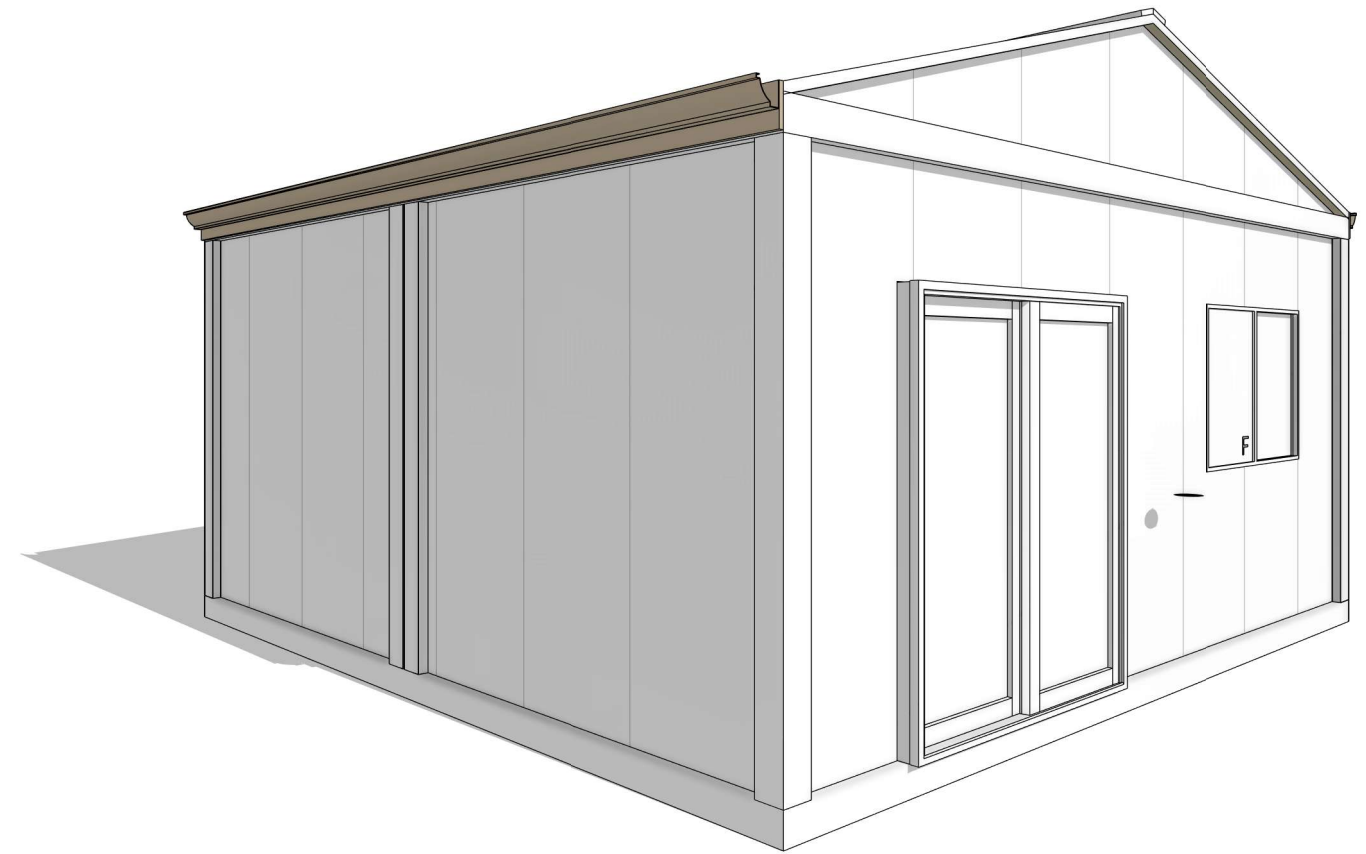
# Appendix 5

## Break Room Building Drawings

Internal layout and external elevations.

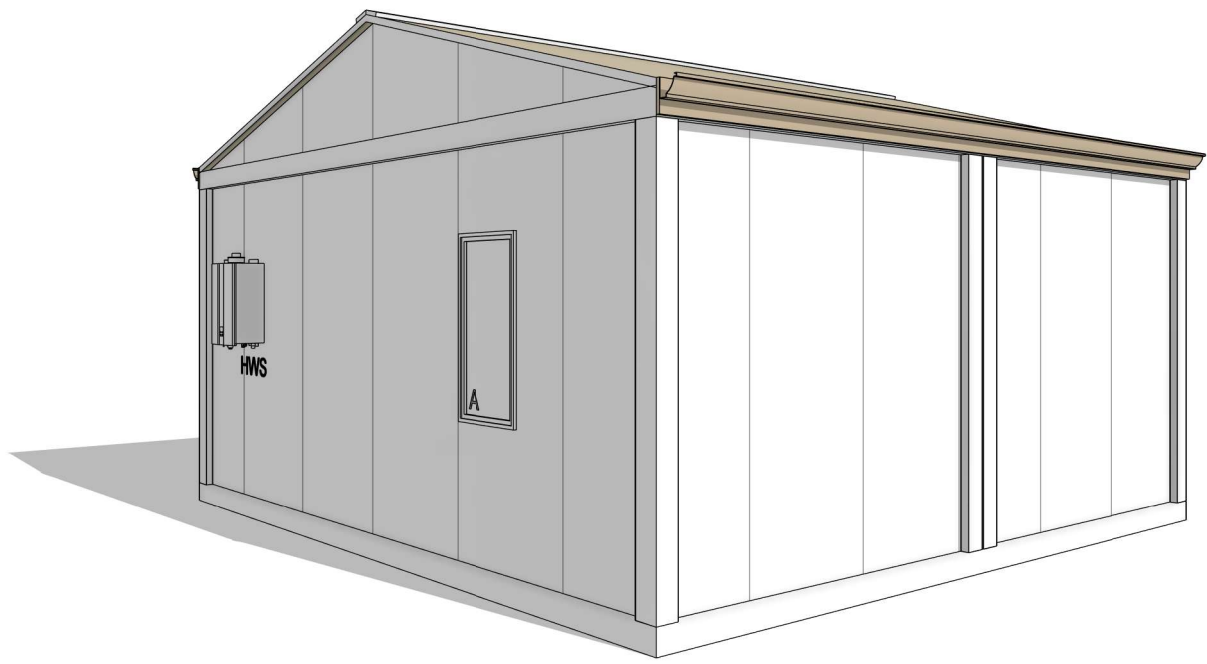
PROPOSED NEW BREAK ROOM (CLASS 5 BUILDING)

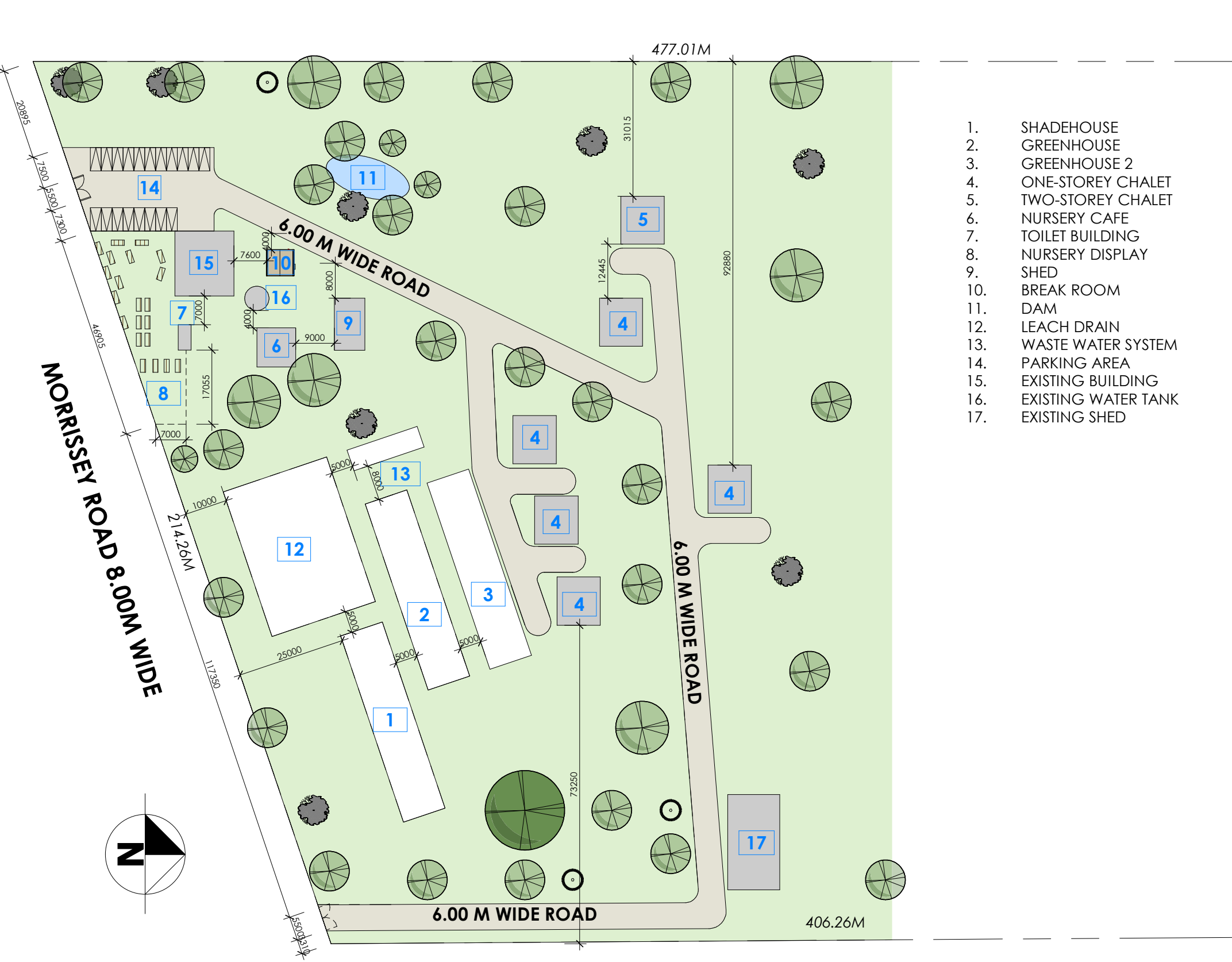
No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084



| Sheet List |            |
|------------|------------|
| Sheet No.  | Sheet Name |

|       |                      |
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| A20   | INTERNAL ELEVATIONS  |





- 1. SHADEHOUSE
- 2. GREENHOUSE
- 3. GREENHOUSE 2
- 4. ONE-STOREY CHALET
- 5. TWO-STOREY CHALET
- 6. NURSERY CAFE
- 7. TOILET BUILDING
- 8. NURSERY DISPLAY
- 9. SHED
- 10. BREAK ROOM
- 11. DAM
- 12. LEACH DRAIN
- 13. WASTE WATER SYSTEM
- 14. PARKING AREA
- 15. EXISTING BUILDING
- 16. EXISTING WATER TANK
- 17. EXISTING SHED

**LEGEND**

DP DOWNPIPE

4 EXT. TAP LOCATION

PROPOSED FENCE LINE

STORMWATER RUN TO LPOD

BUILDING ENVELOPE

LB LETTER BOX

RWT\* RECYCLE WATER

POS

**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  | TOTAL AREA | 34.4 m² |
| Grand total   |            | 34.4 m² |

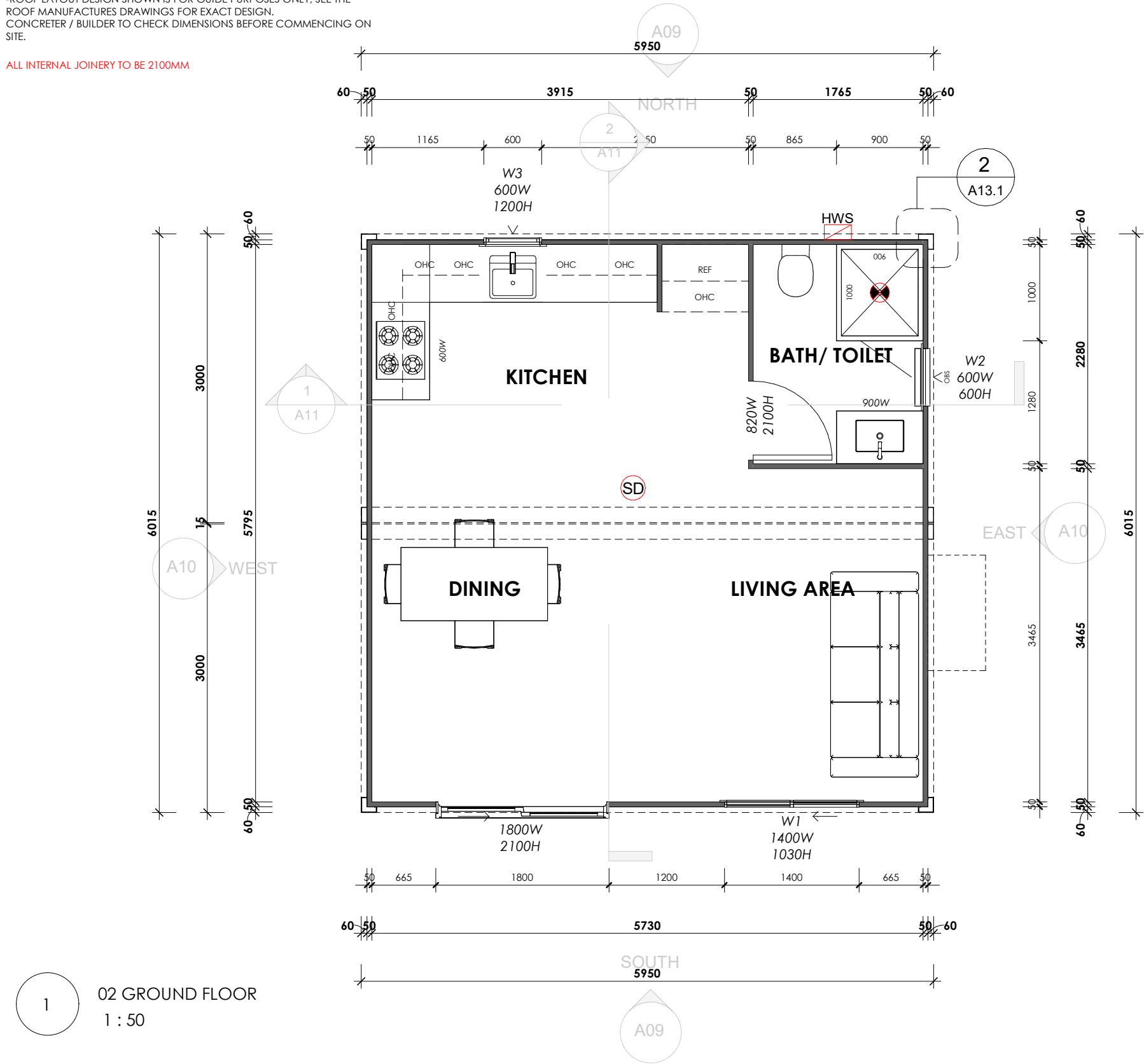
1 01 SITE PLAN - PROPOSED  
1 : 1000

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                     |                                                   |                                        |                                      |                     |                            |                  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>COUNTRY:</b><br>Australia                                        |                                                   |                                        | <b>DATE:</b>                         |                     | <b>SCALE:</b> As indicated |                  |
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NOTES

- PROVIDE LIFT-OFF HINGES TO ALL SWING DOORS IN SANITARY COMPARTMENTS AS PER BCA.
- ALL WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654; PARTS 1 & 2.
- PROVIDE GRADE 'A' SAFETY GLAZING TO ALL BATHROOMS AND TOILETS AS PER BCA 3.6.4.5.
- ALL WET AREA TO COMPLY WITH AS3740 AND PART 3.8.1 OF THE NCC VOLUME 2
- ALL EXHAUST/MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR.
- HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP TO COMPLY WITH AS3786-2014. ALL SMOKE ALARMS WITHIN DWELLING TO BE INTER CONNECTED TO EACH OTHER.
- ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.
- CONCRETER / BUILDER TO CHECK DIMENSIONS BEFORE COMMENCING ON SITE.

ALL INTERNAL JOINERY TO BE 2100MM



LEGEND

- AJ** ARTICULATION JOINTS
- SD** HARD WIRED SMOKE ALARM WITH BATTERY BACK - UP TO AS3786-2014. ALL SMOKE ALARMS WITHIN DWELLING TO BE INTER CONNECTED TO EACH OTHER
- DP** DOWN PIPE CONNECTED TO LPOD VIA 90MM DIA' UPVC PIPE AS PER LOCAL AUTHORITIES REQUIREMENTS
- M/H** MANHOLE TO CEILING ACCESS (LOCATION MAY VARY SLIGHTLY)
- OHC** OVERHEAD CABINET
- OBS.** OBSCURED GLAZING
- B/H** BULKHEAD OVER OPENING
- MB** METER BOX
- GAS** GAS
- NBN** NBN CONNECTION BOX

GENERAL NOTES & BAL - 29 REQUIREMENTS

Break room – Class 5 building

General specification

- All works must comply with NCC Volume 1 (Class 5).
- Building is located in a bushfire prone area – BAL-29, construction must comply with AS 3959.
- Primary construction must be non-combustible.
- All dimensions must be verified on site prior to construction.
- Any discrepancies must be reported before work proceeds.
- All materials must be installed in accordance with manufacturer requirements and relevant Australian Standards.

Wet 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 up 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.
- Any external gaps greater than 3 mm must be sealed using bushfire-rated seals or non- combustible ember guards.
- Maintain non-combustible junctions between walls, roof and floor systems.

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 systems.
- 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

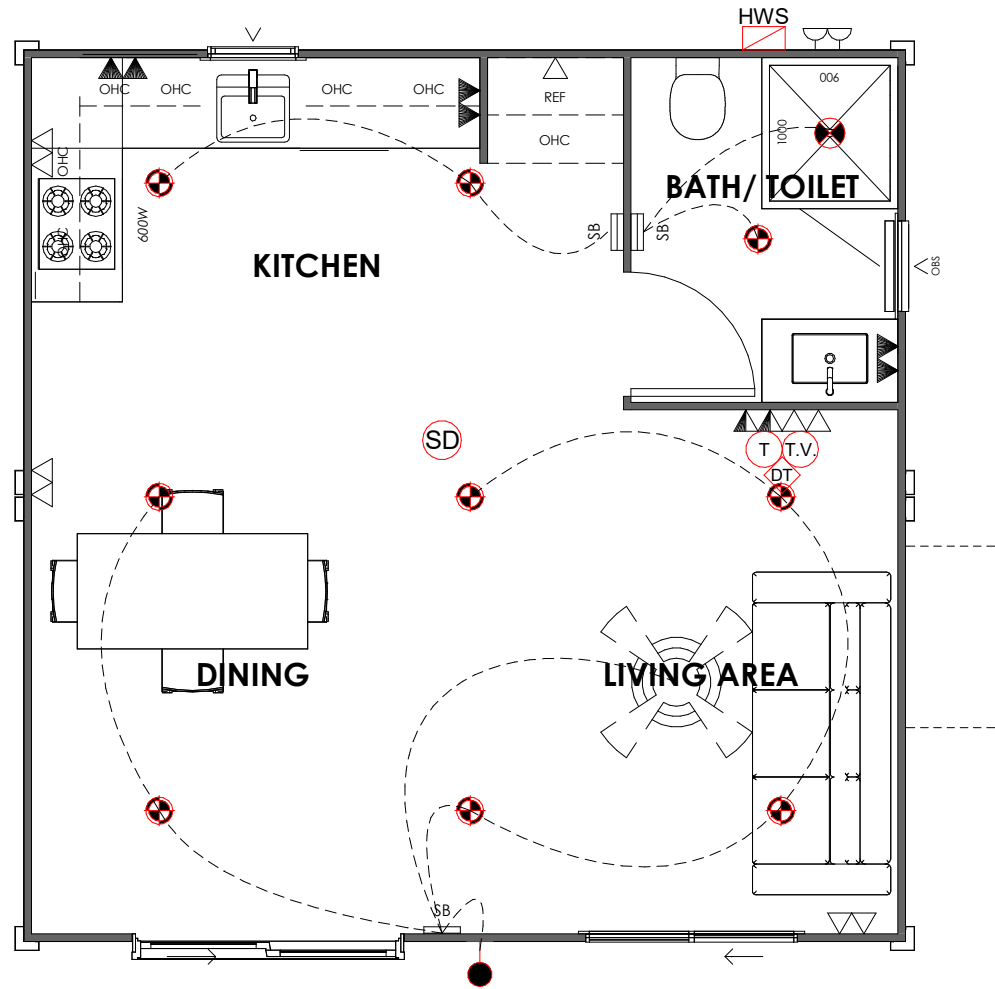
| Floor Level  | Area       | SQM                 |
|--------------|------------|---------------------|
| GROUND FLOOR | TOTAL AREA | 34.4 m <sup>2</sup> |

Grand total 34.4 m<sup>2</sup>

|                |                                                                     |                                                                                                                    |                                        |                                |                     |                            |                  |
|----------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------|---------------------|----------------------------|------------------|
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|                | <b>COUNTRY:</b><br>Australia                                        |                                                                                                                    |                                        | <b>DATE:</b>                   |                     | <b>SCALE:</b> As indicated |                  |
|                | <b>AUTHORITY:</b>                                                   |                                                                                                                    |                                        | <b>CHECKED BY:</b>             | <b>APPROVED BY:</b> | <b>Sheet No.</b> A03       |                  |

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| Fixtures Schedule |                              |       |
|-------------------|------------------------------|-------|
|                   | Type                         | Count |
|                   | Double Ext. GPO Point (300H) | 1     |
|                   | Double GPO Point             | 3     |
|                   | Double GPO Point (300H)      | 4     |
|                   | Double GPO Point (1500H)     | 1     |
|                   | SB                           | 3     |
|                   | Single GPO Point (300H)      | 1     |

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

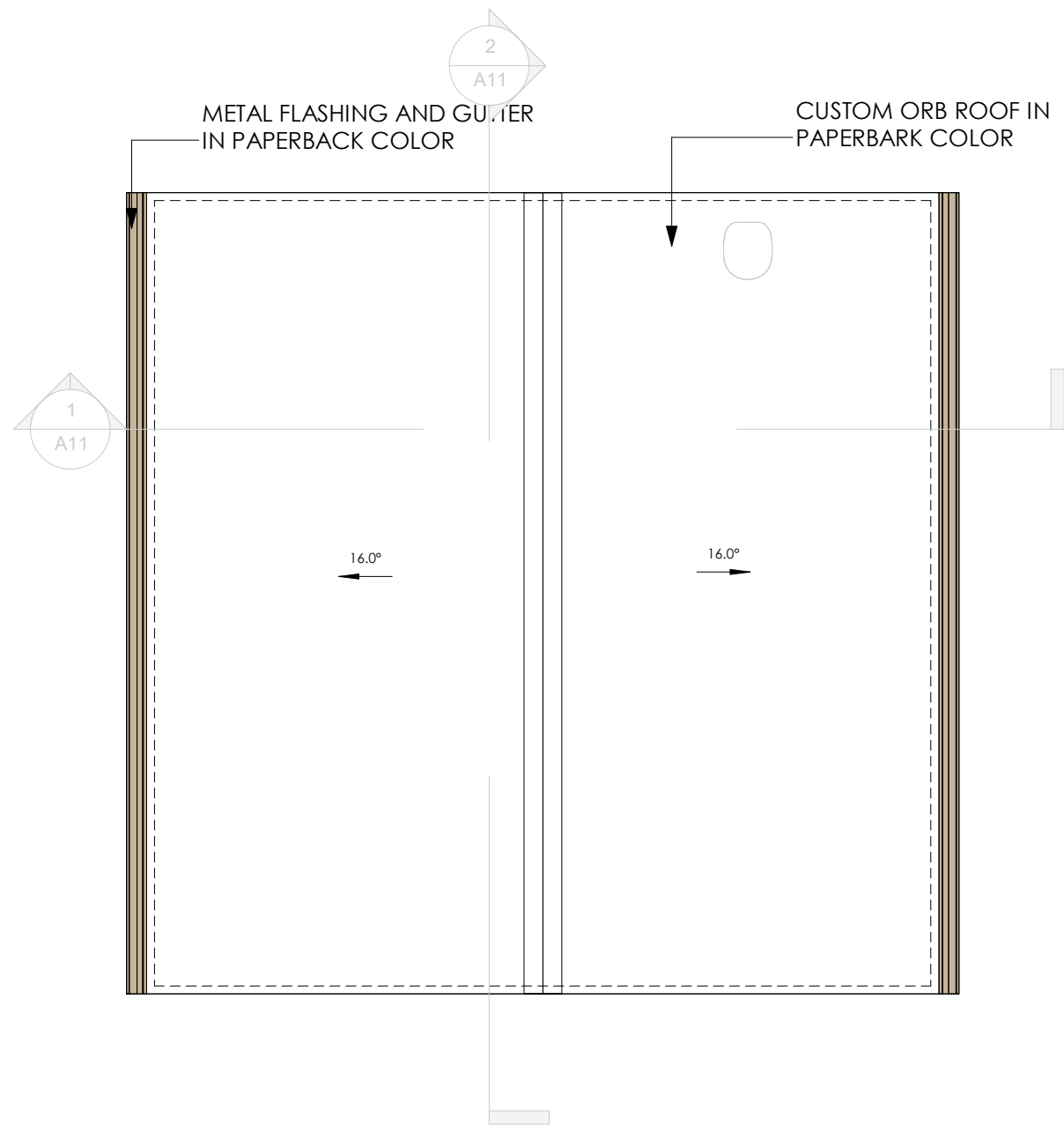
|  |                                |   |
|--|--------------------------------|---|
|  | Ceiling Sweep Fan Pre Wired    | 1 |
|  | Instantaneous Hot Water System | 1 |
|  | Mechanical Ventilation         | 1 |
|  | Refrigerative Cooling Unit     | 1 |

1

ELECTRICAL PLAN - GROUND FLOOR  
1 : 50

| Lighting Analysis_Indoor |                  |       |         |               |
|--------------------------|------------------|-------|---------|---------------|
|                          | Type             | Count | Wattage | Lighting Load |
|                          | Downlight_Indoor | 9     | 11 W    | 99 W          |

| Lighting Analysis_Outdoor |                   |       |         |               |
|---------------------------|-------------------|-------|---------|---------------|
|                           | Type              | Count | Wattage | Lighting Load |
|                           | LED Up/Down Light | 1     | 22 W    | 22 W          |



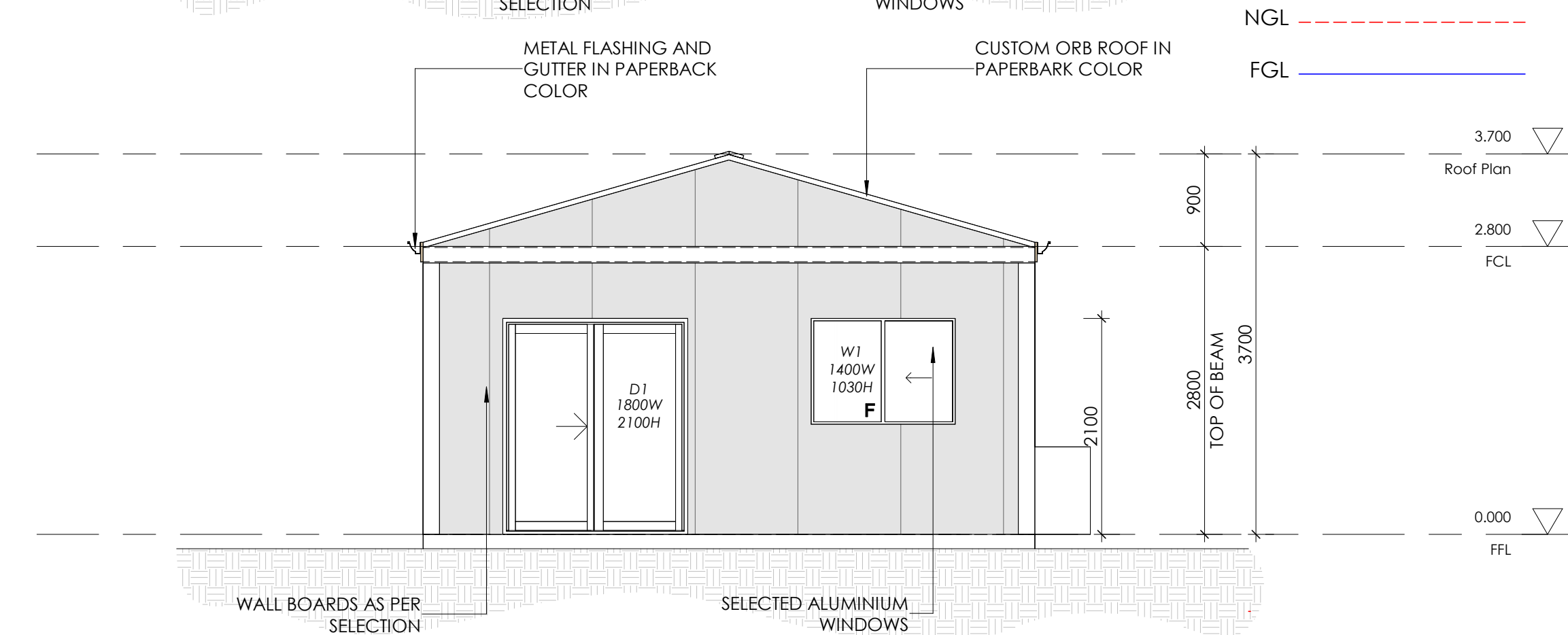
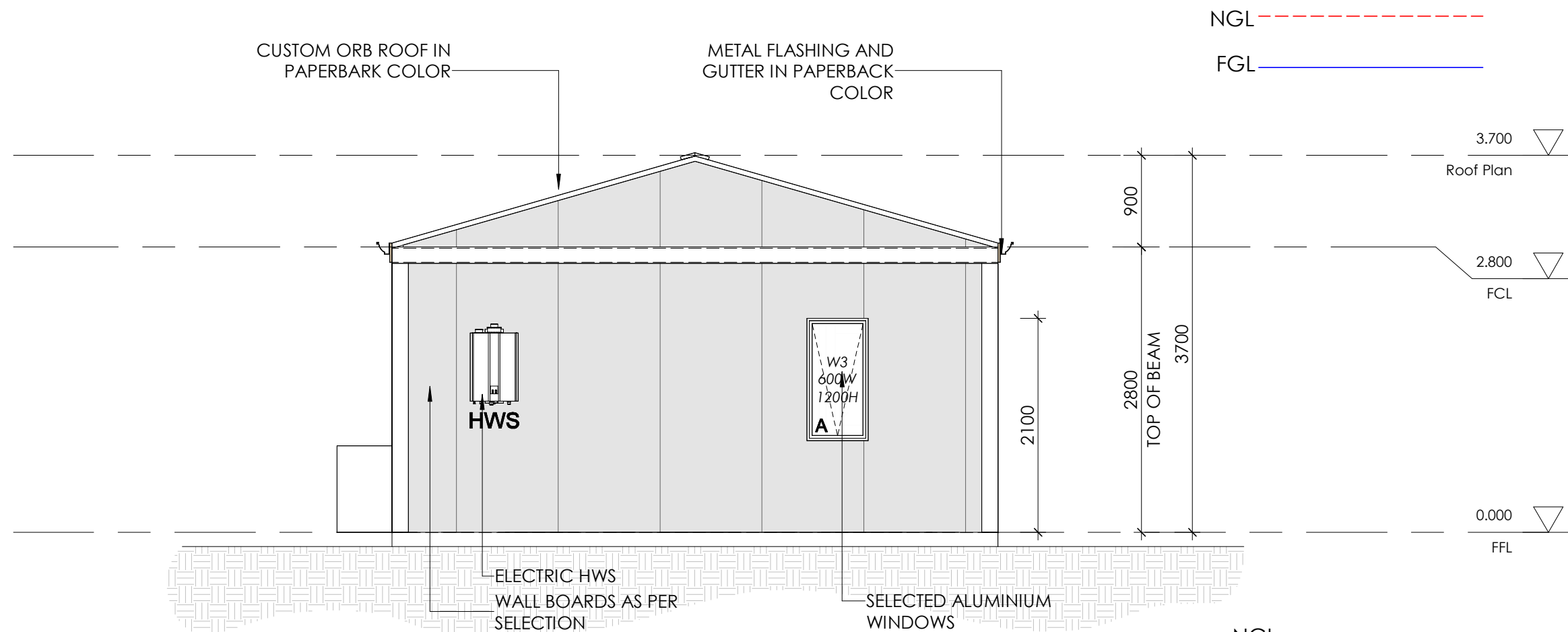
**ROOF SYSTEM NOTES**

- Roof sheeting must be non-combustible metal roofing.
- Thermacon non-combustible building blanket to be installed directly beneath metal roof sheeting for thermal and bushfire protection performance.
- Roof blanket must be installed continuously and tightly fitted at all edges, penetrations and roof- wall junctions to prevent ember entry in accordance with AS 3959 BAL-29.
- All roof ventilation openings must be fitted with non-combustible ember guards with maximum 2 mm aperture.

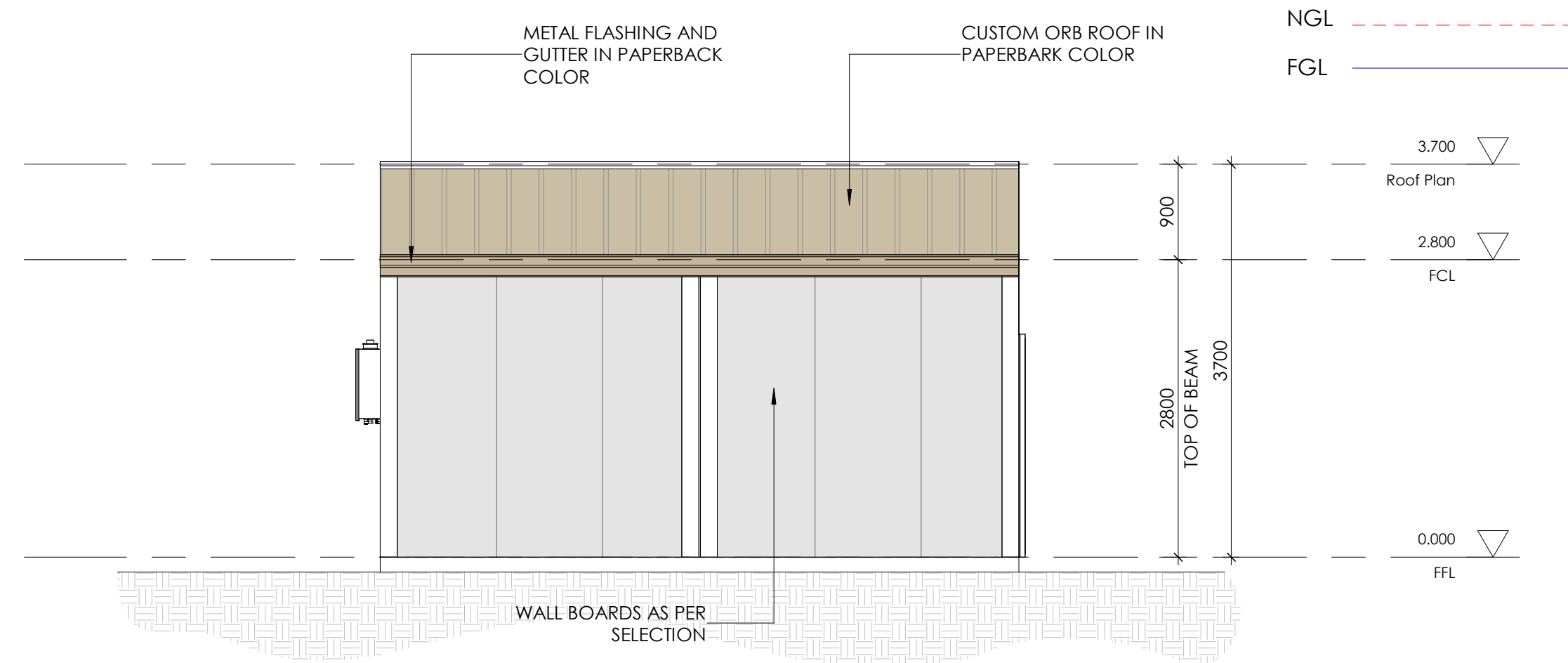
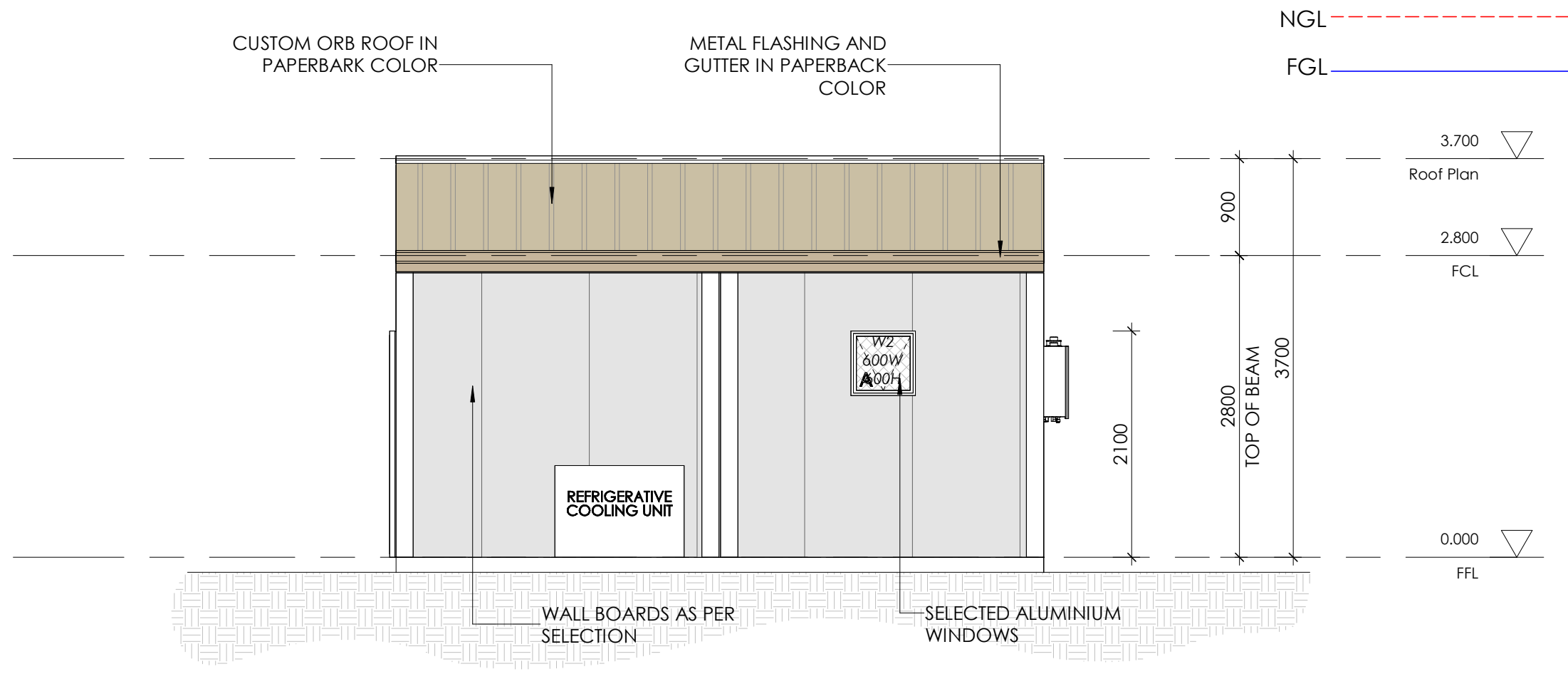
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04 ROOF PLAN  
1 : 50

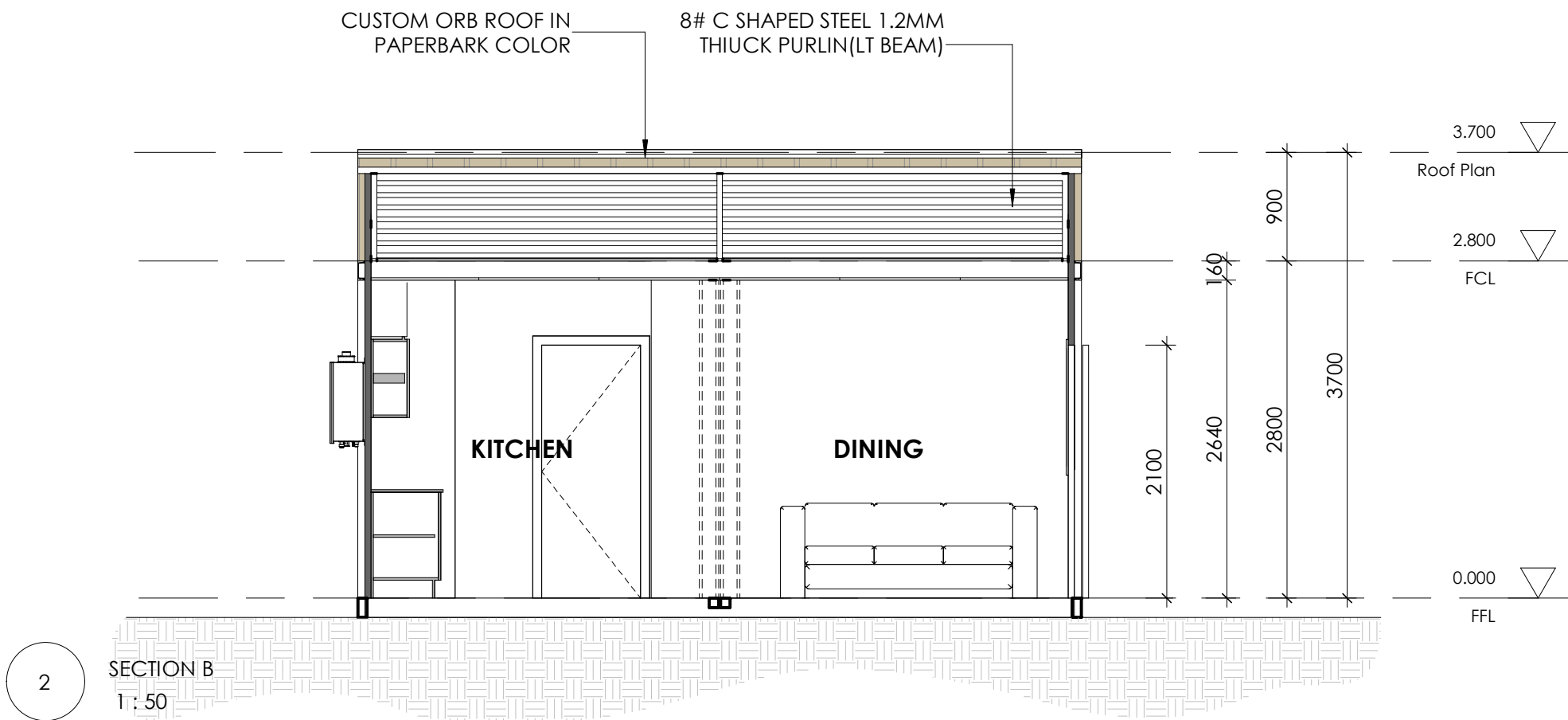
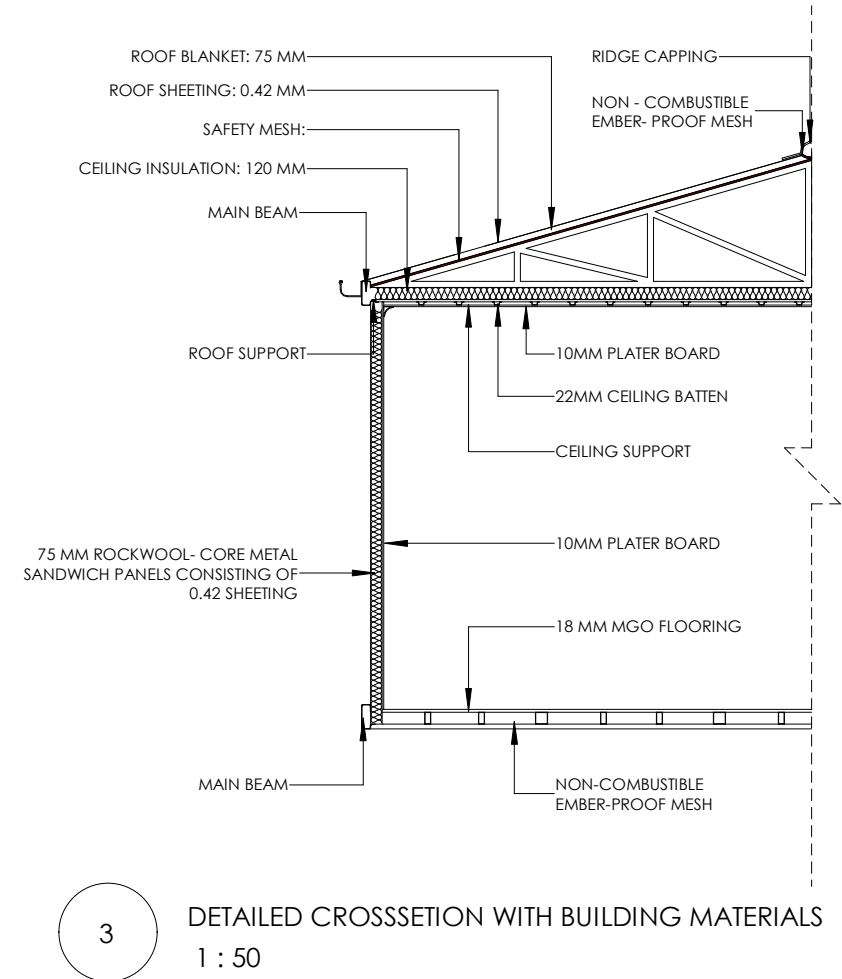
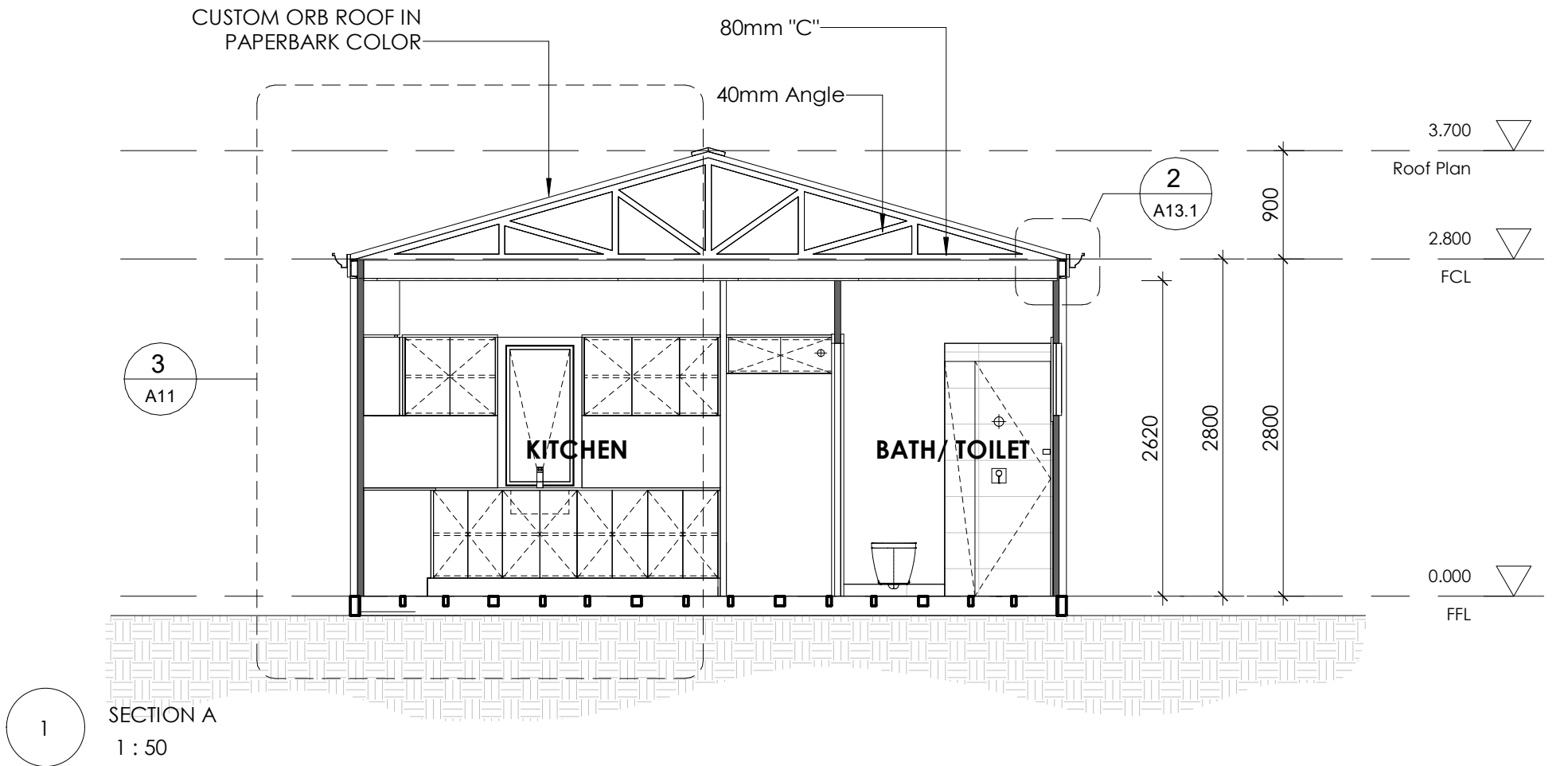
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>COUNTRY:</b><br>Australia                                        |                                                   |                                        | <b>DATE:</b>              |                     | <b>SCALE:</b> 1 : 50   |                  |
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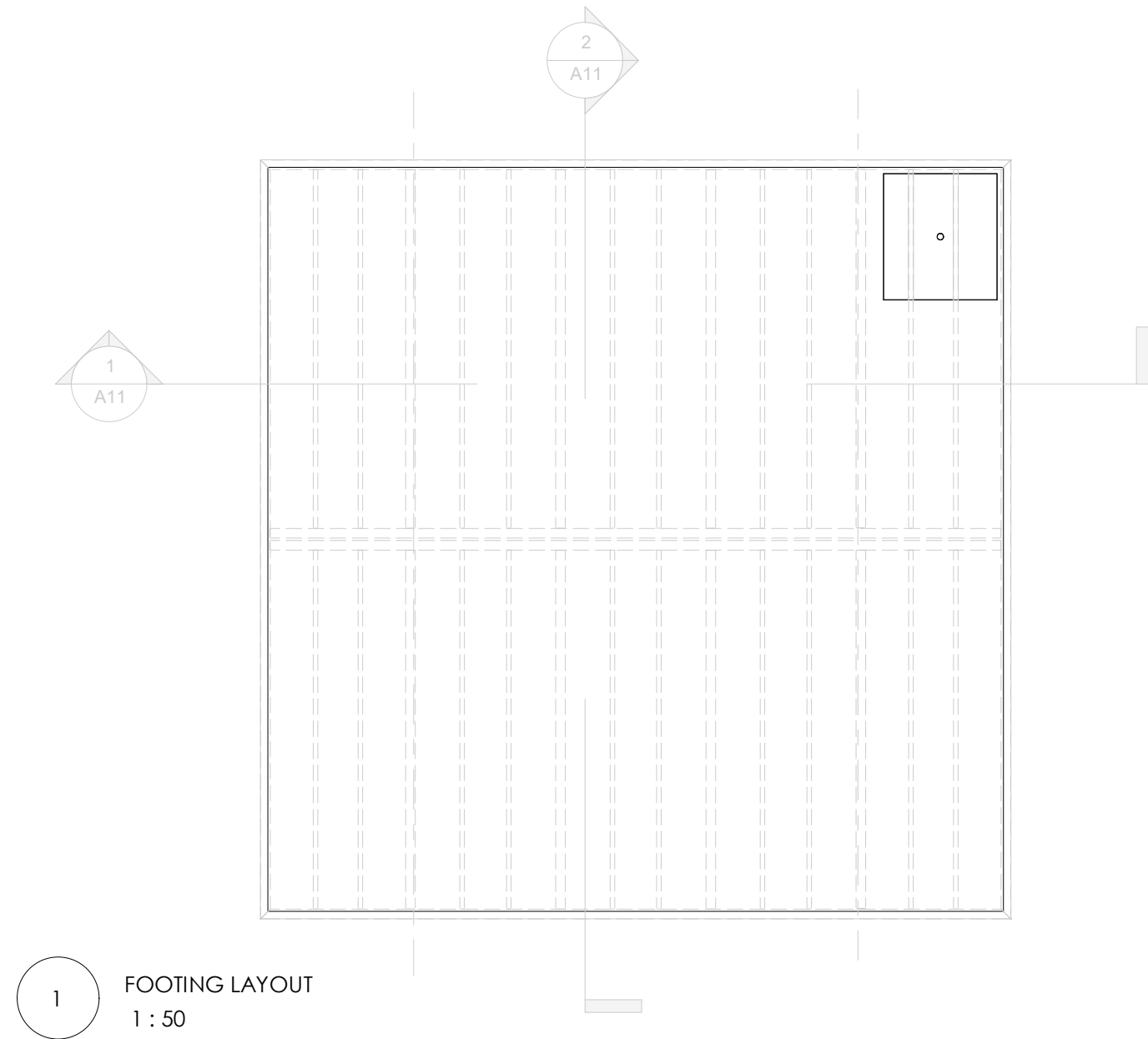
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1 FOOTING LAYOUT  
1 : 50

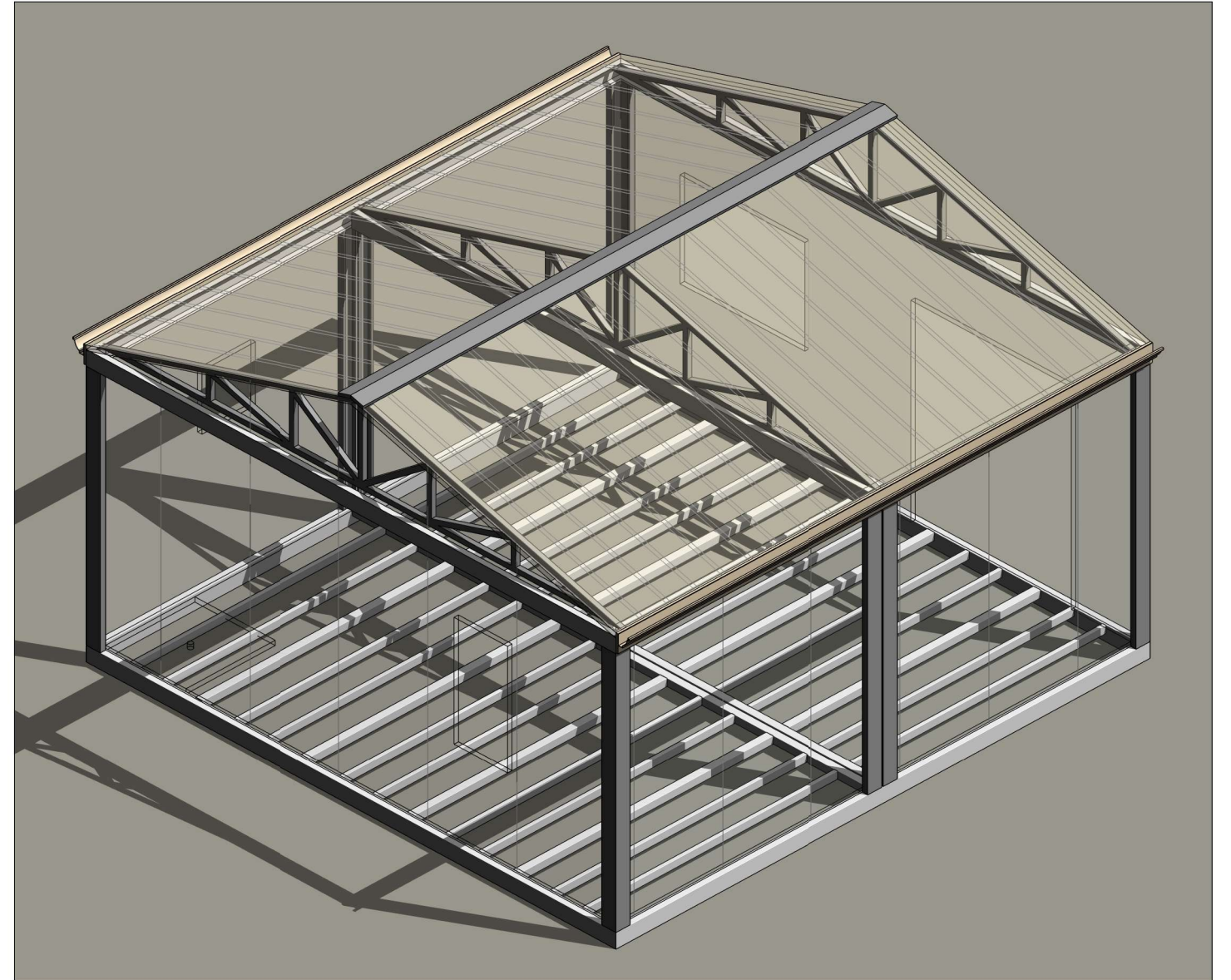
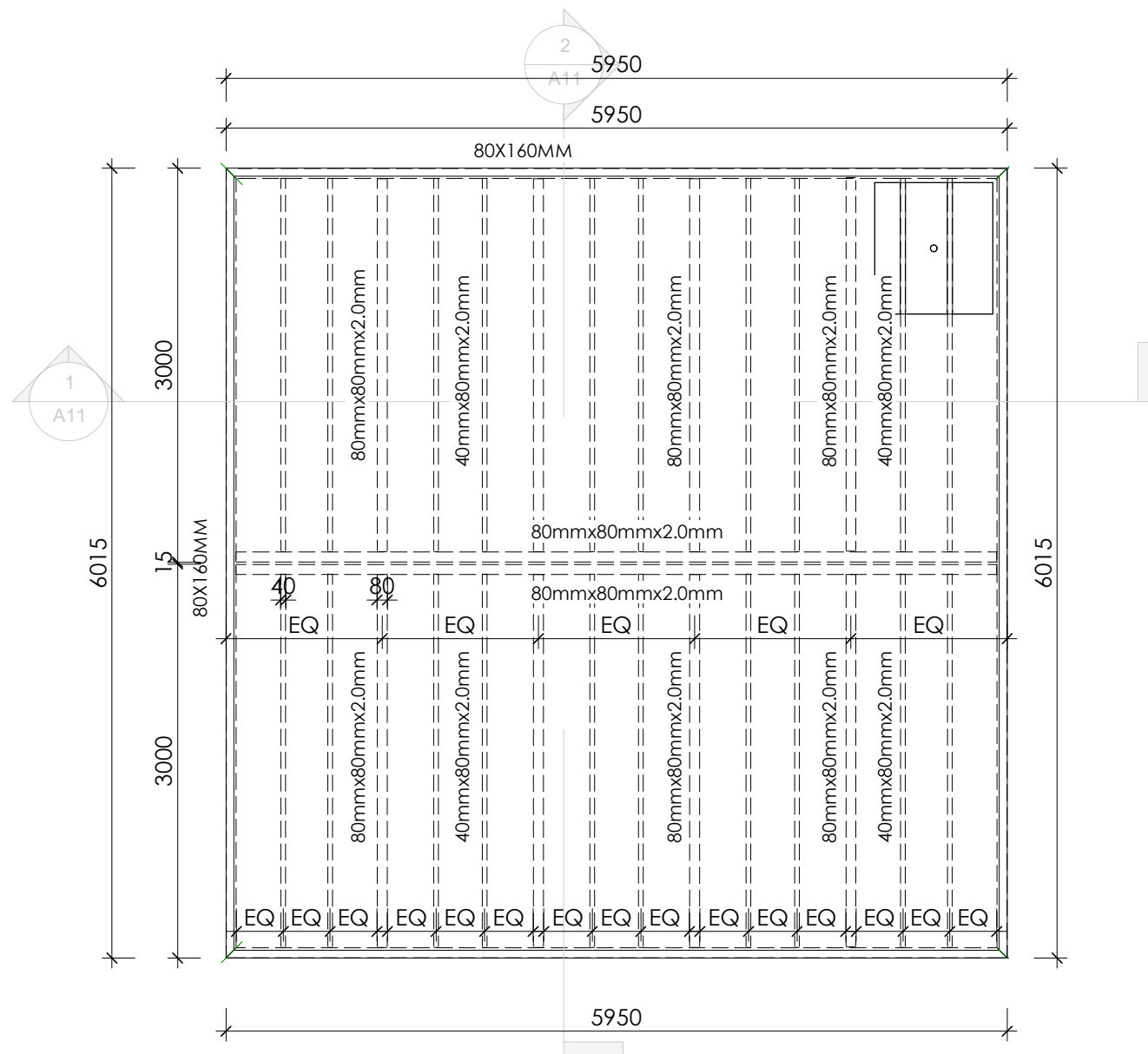
**STRUCTURAL LEGEND-**

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

|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              |                             |                                 |                         |              |                 |           |
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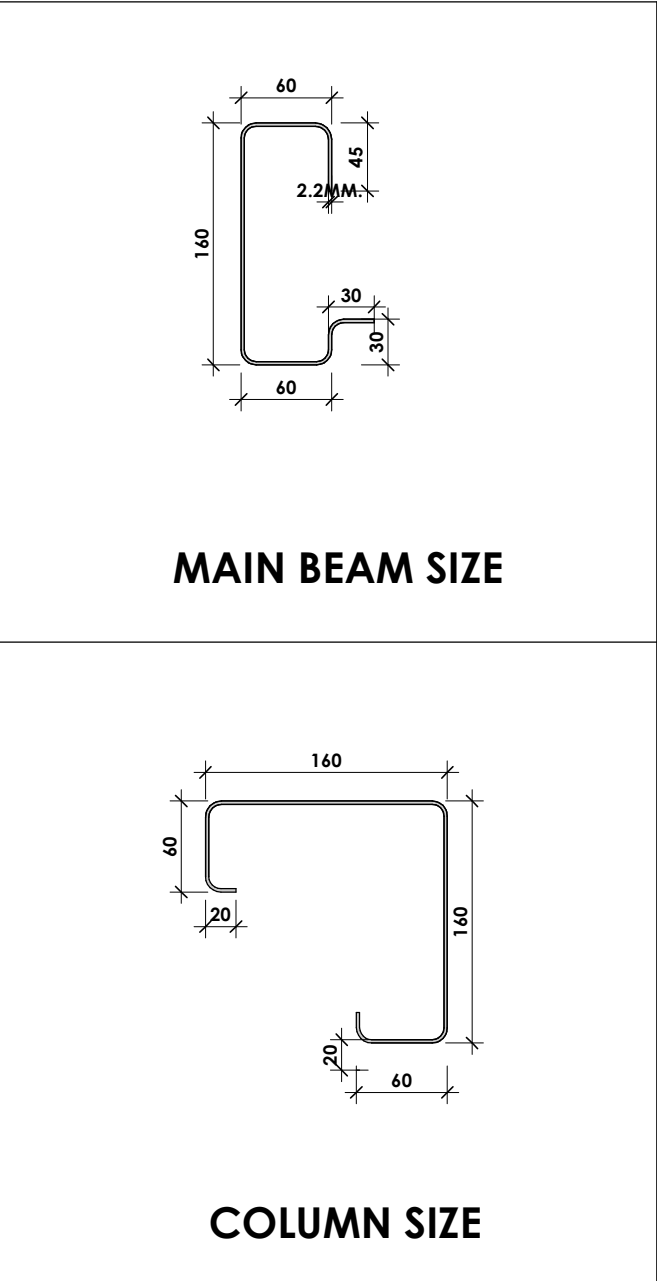
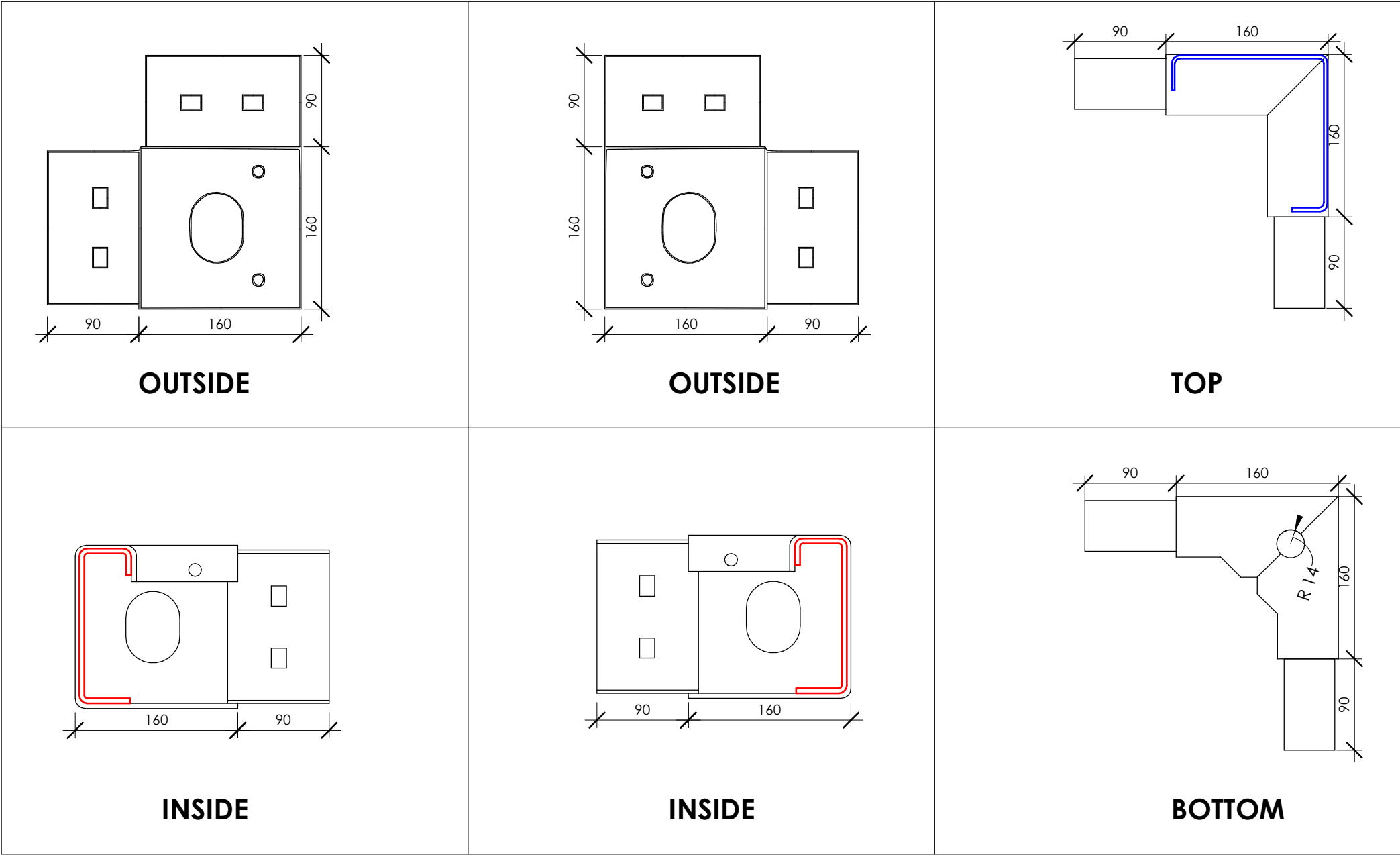
| FLOORING CONFIGURATION. |                                           |
|-------------------------|-------------------------------------------|
| •                       | 80MMX80MMX2.0MM, 2.99M 4 PIECES (1 SIDE)  |
| •                       | 40MMX80MMX2.0MM, 2.75M 10 PIECES (1 SIDE) |

1 FLOOR JOIST LAYOUT  
1 : 50

## FLOOR SYSTEM NOTES

- Floor sheeting: 18 mm MgO board installed to manufacturer specification.
- Insulation: 75 mm rockwool batts (approx. R2.0) installed between steel joists.
- Ember protection: non-combustible metal ember mesh fixed under joists to support insulation and prevent ember intrusion in accordance with AS 3959 – BAL-29.

|                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                     |                                                                                                                        |                                        |  |                                    |  |                        |                  |
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1 FITTING CORNER DETAILS 4MM  
1 : 5

2 SECTION DIMENSIONS OF MAIN BEAM AND COLUMN  
1 : 5

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     |                                                                                                                    |                                        |                                    |                                               |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AUTHORITY:</b>                                                   |                                                                                                                    |                                        | <b>CHECKED BY:</b>                 | <b>APPROVED BY:</b><br>Sheet No. <b>A13.1</b> |

| Window Schedule |       |        |       |             |         |           |          |
|-----------------|-------|--------|-------|-------------|---------|-----------|----------|
| MARK            | WIDTH | HEIGHT | LEVEL | HEAD HEIGHT | TYPE    | MATERIAL  | OBSCURED |
| 1               | 1400  | 1030   | FFL   | 2100        | Sliding | Aluminium | NO       |
| 2               | 600   | 600    | FFL   | 2100        | Awning  | Aluminium | YES      |
| 3               | 600   | 1200   | FFL   | 2100        | Awning  | Aluminium | NO       |

| Door Schedule |       |        |       |         |
|---------------|-------|--------|-------|---------|
| Mark          | Width | Height | Level | Type    |
| 1             | 1800  | 2100   | FFL   | Sliding |
| 2             | 820   | 2100   | FFL   | Hinge   |

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 PRIORTO ORDERING AND INSTALLATION.

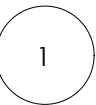
FLASHING NOTE:

- FLASHING TO BE PROVIDED ON THE TOP AND BOTTOM OF ALL OPENINGS.

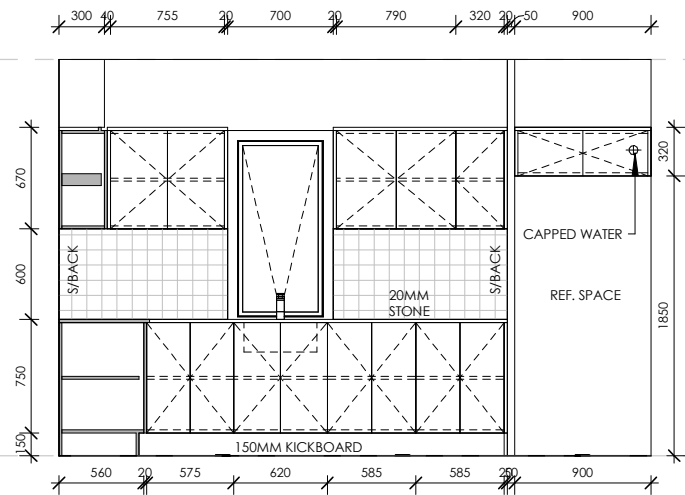
WINDOW NOTE:

- PROVIDE KEYED LOCKS AND FLYSCREENS TO ALL OPENABLE WINDOWS.
- PROVIDE ROLLER BLINDS THROUGHOUT.

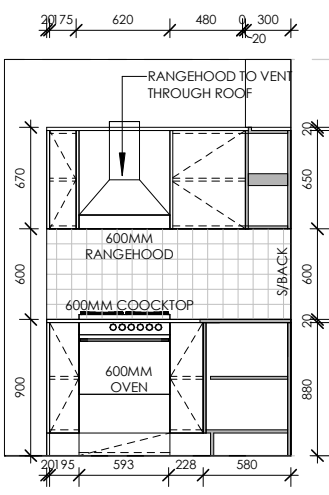
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                              |                                                                                       |                                 |                               |              |                 |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------|-------------------------------|--------------|-----------------|-----------|
| CLIENT:                                                                                                                                                                                                                                                                                                                                                                                                                                              | ADDRESS:<br>No 5 Lot 1 Morrissey Road, Bullsbrook, WA , 6084 |  | STRUCTURAL ENGINEER'S DETAILS : | DRAWING: DOOR/WINDOW SCHEDULE |              | PROJECT NUMBER: | BUILD NO: |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | AUTHORITY:                                                   |                                                                                       |                                 | CHECKED BY:                   | APPROVED BY: | Sheet No.       | A18       |



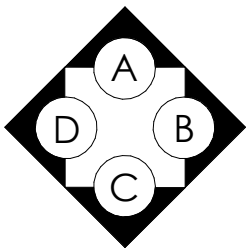
KITCHEN INTERNALS  
1 : 50



## KITCHEN-A



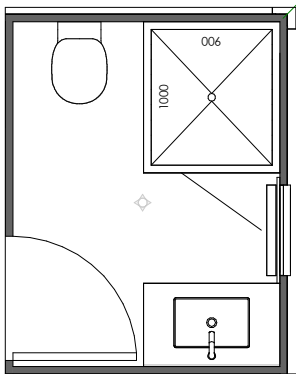
KITCHEN-D



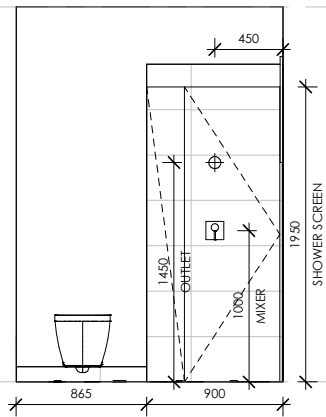
### NOTES & COMMENTS BY BUILDER

**NOTES:**

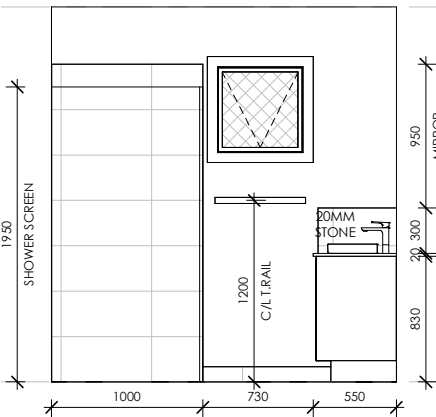
- LAMINATE BENCHTOPS TO KITCHEN, W.C. BATHROOM & ENSUITE. \_\_\_\_\_  
 -150MM SKIRTING TILES TO WET AREAS, INCL. W.C WALLS U.N.O.  
 - ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO STUD AND MAY VARY ON SITE.  
 CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO COMMENCING ANY WORK.  
 - ALL TILING HEIGHTS SUBJECT 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.



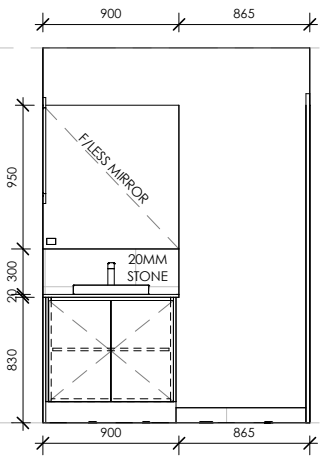
BATH INTERNALS  
1 : 50



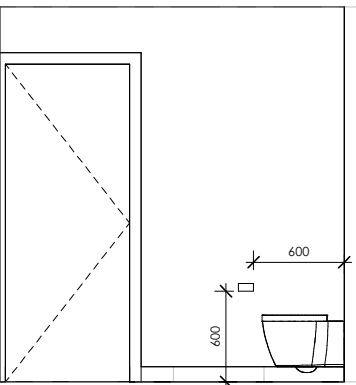
BATH - A



BATH - B



BATH - C



BATH - D

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                     |                                                                                                                        |                                        |                                     |                     |                        |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------|---------------------|------------------------|------------------|
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|                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>COUNTRY:</b><br>Australia                                        |                                                                                                                        |                                        | <b>DATE:</b>                        |                     | <b>SCALE:</b> 1 : 50   |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AUTHORITY:</b>                                                   |                                                                                                                        |                                        | <b>CHECKED BY:</b>                  | <b>APPROVED BY:</b> | <b>Sheet No.</b> A20   |                  |