

**BAL 12.5 CONSTRUCTION NOTES:**

**- WALLS (INCLUDING GABLES)**  
AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS SHALL BE OF NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE CEMENT SHEET.

**- VENTS, WEEPHOLES AND GAPS**  
WHERE A CIRCULAR PROBE OF 3mm DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENTS, WEEPHOLES OR GAPS, THE VENTS, WEEPHOLES OR GAPS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.

**- JOINTS**  
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTTJOINED TO PREVENT GAPS GREATER THAN 3mm. ALTERNATIVELY, SARKING TYPE MATERIAL MAY BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.

**- WINDOWS**  
WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THE GLAZING SHALL BE MIN. 4mm GRADE 'A' SAFETY GLASS OR ANNEALED GLASS. THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.

**- DOORS (EXTERNAL SIDE HUNG)**  
HINGE DOORS SHALL BE SOLID TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. WHERE PART OF THE DOOR ASSEMBLY IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THAT PART OF THE DOOR ASSEMBLY SHALL BE MADE FROM BUSHFIRE RESISTING TIMBER OR METAL. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.

**- DOORS (SLIDING)**  
ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE GRADE 'A' SAFETY GLASS. THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR.

**- DOORS (GARAGE)**  
THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED, SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL. PANELIFT DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm.

**- ROOFS**  
SHEET ROOFS SHALL BE FULLY SARKED. SARKING IS TO BE LOCATED DIRECTLY BELOW THE ROOF BATTENS AND COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE. ENSURE THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE. A VERANDAH, CARPORT OR AWNING ROOF SEPERTAED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING.

**- ROOF PENETRATIONS**  
ALL ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.

**- EAVES LININGS, FASCIAS AND GABLES**  
JOINTS IN EAVES LININGS, FASCIAS AND GABLES SHALL BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

**- DECKING**  
DECKING LESS THAN 300mm (MEASURED HORIZONTALLY) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER.

**NOTE:**  
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.

**NOTE :**  
PRIOR TO STARTING SETOUT FOR CONSTRUCTION CHECK FOR SERVICES WHICH MAY OBSTRUCT DRIVEWAY IF SERVICES ARE GOING TO AFFECT THE RESIDENCE

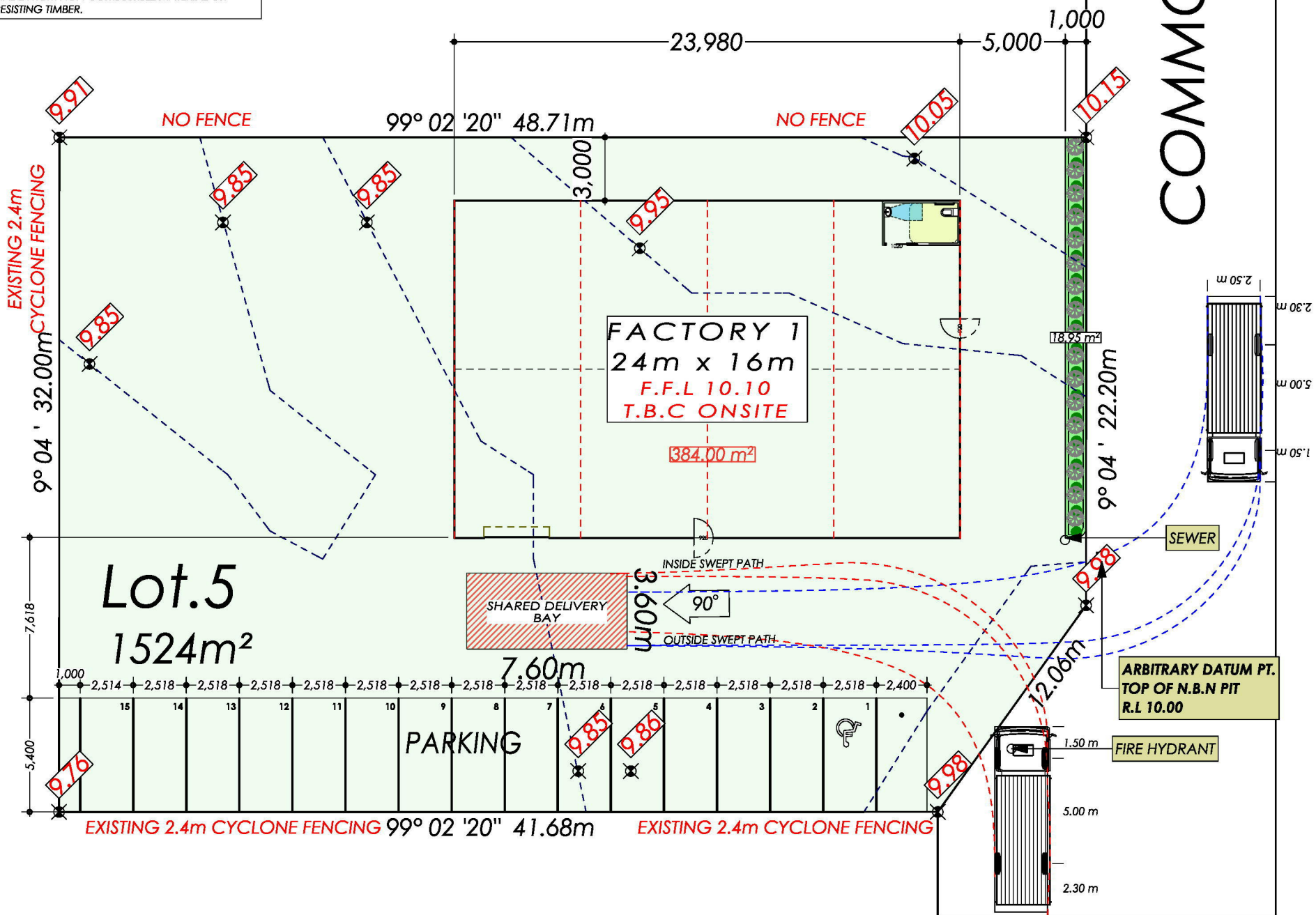
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**COBAINS ROAD**

**COMMON PROPERTY**



**A SITE PLAN (STAGE-1)**  
1:250

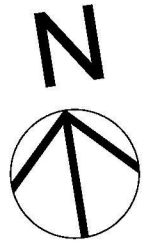
**CARUBIA**  
HOME DESIGNS

CLIENT SIGNATURE: BUILDERS SIGNATURE: PROJECT NUMBER: 24050 DRAWING NUMBER: A2

REVISION NUMBER: 'REVISION-4'	DRAWING TITLE: SITE PLAN (STAGE-1)
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	
DRAWN BY: L.CARUBIA	DATE: 29/01/2025
SCALE: AS NOTED @ A3	

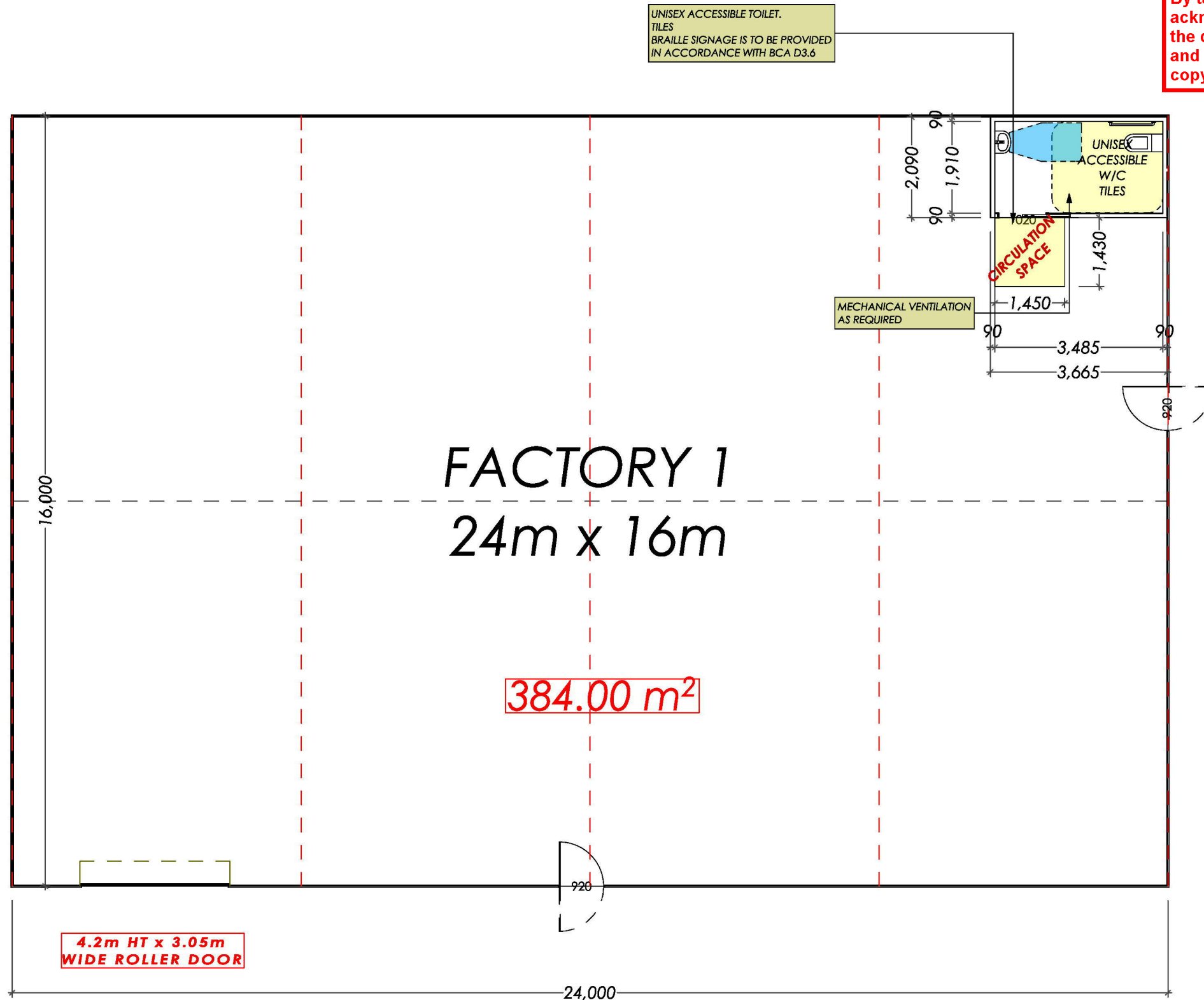
**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC. DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS





This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



A FLOOR PLAN (STAGE-1)  
1:100

**CARUBIA**  
HOME DESIGNS

DP-AD 71537

CLIENT SIGNATURE: BUILDERS SIGNATURE

PROJECT NUMBER: 24050

DRAWING NUMBER: A3

REVISION NUMBER: REVISION-4

DRAWING TITLE: FLOOR PLAN (STAGE-1)

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: L.CARUBIA

DATE: 29/01/2025

SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**

CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

**Development Area**

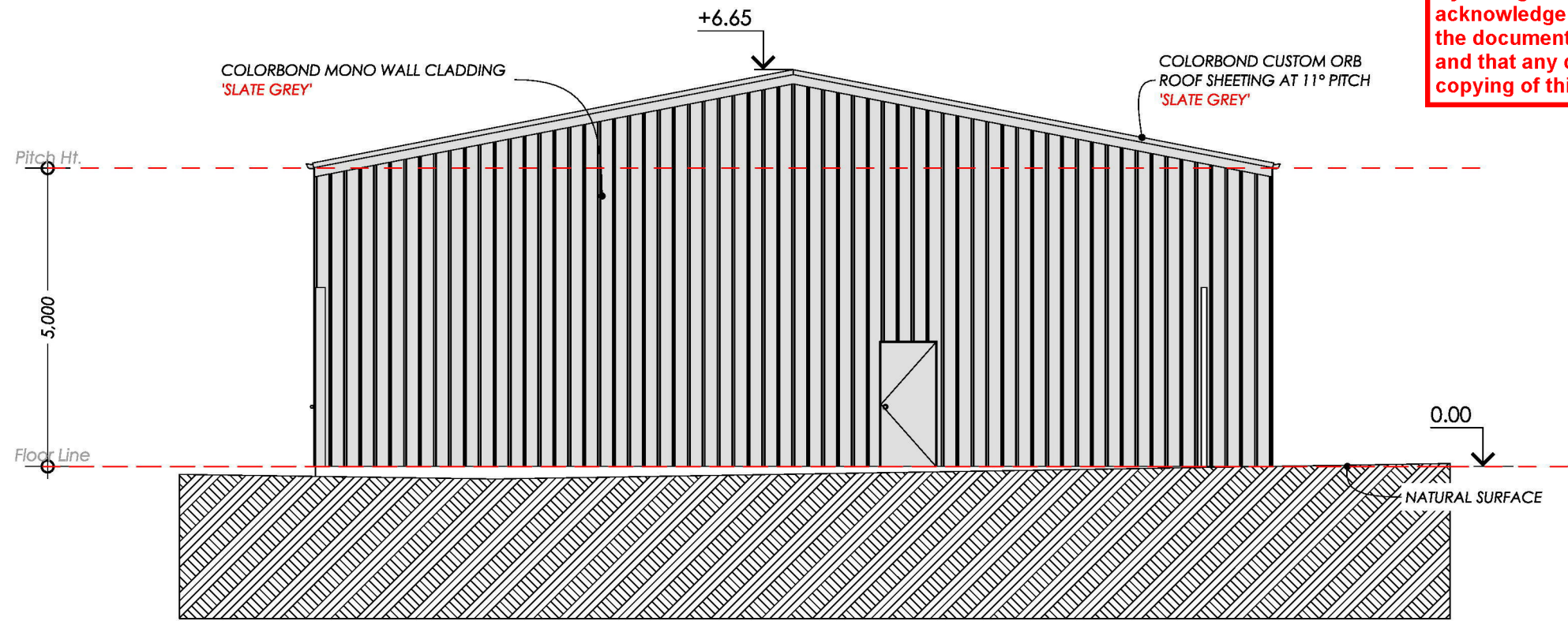
Zone	m2	Sqr
Factory 1	468.74	50.46
Factory 2	125.80	13.54
Factory 3	125.80	13.54
<b>Total Area</b>	<b>720.34</b>	<b>77.54</b>



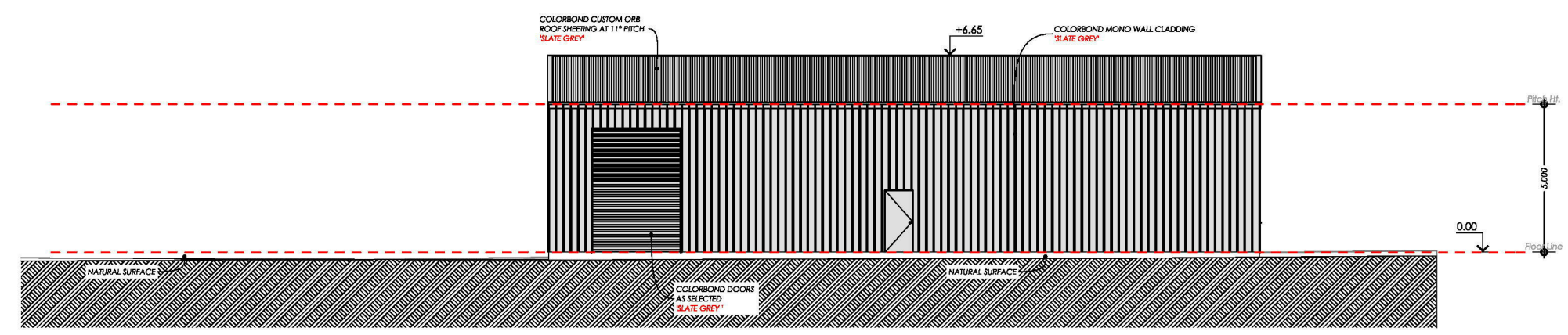


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**E** EAST ELEVATION (STAGE 1)  
1:100



**S** SOUTH ELEVATION (STAGE 1)  
1:200

**CARUBIA**  
HOME DESIGNS

DP-AD 71537

CLIENT SIGNATURE: BUILDERS SIGNATURE

REVISION NUMBER: <b>REVISION-4</b>	DRAWING TITLE: ELEVATIONS - SHEET 1
PROJECT NUMBER: <b>24050</b>	DRAWN BY: L.CARUBIA
DRAWING NUMBER: <b>A4</b>	DATE: 29/01/2025
	SCALE: AS NOTED @ A3

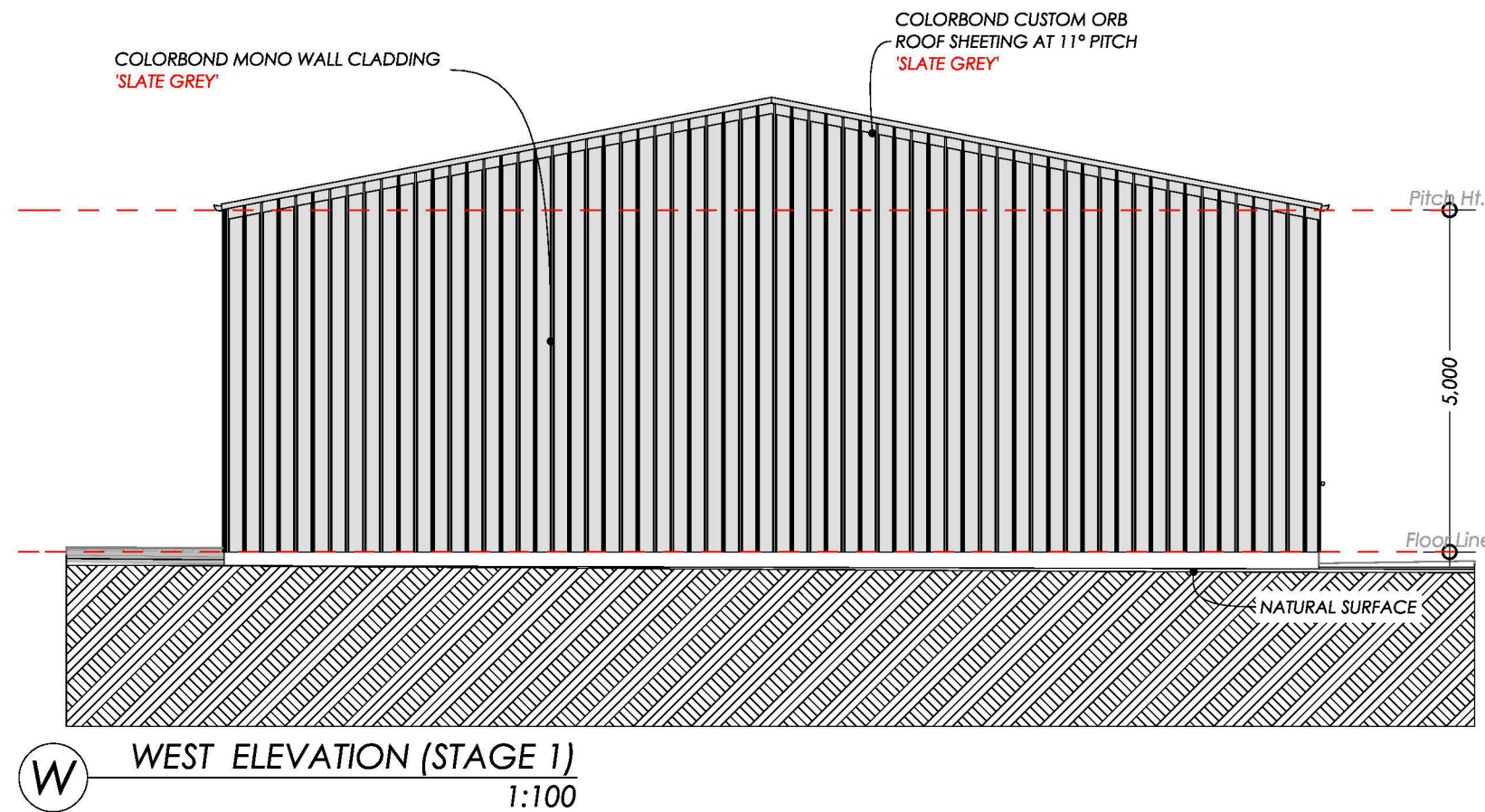
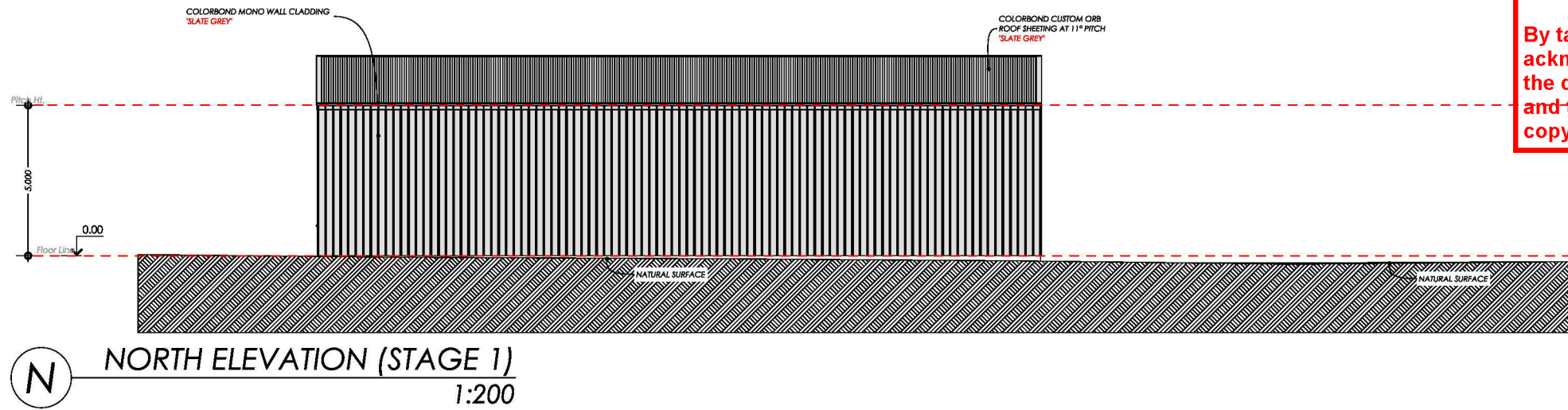
**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



DP-AD 71537

REVISION NUMBER:  
REVISION-4'

DRAWING TITLE:  
ELEVATIONS - SHEET 2

PROJECT NUMBER:  
24050  
DRAWING NUMBER:  
A5

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

DRAWN BY: L.CARUBIA  
DATE: 29/01/2025  
SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

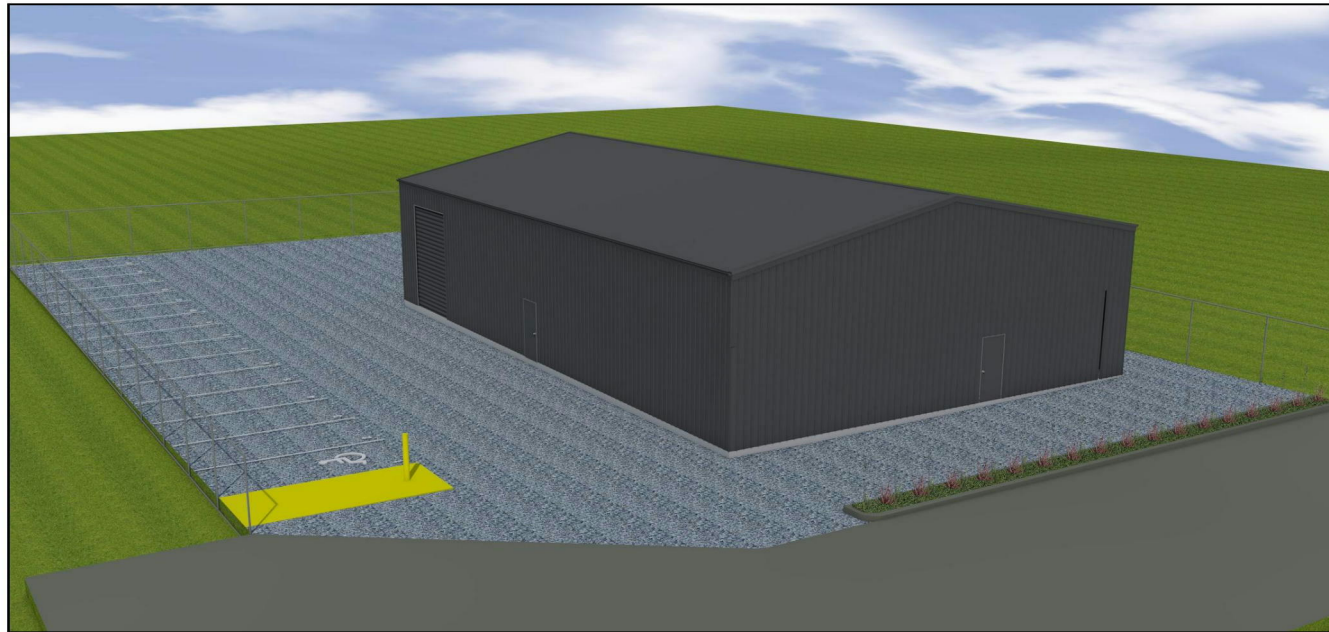
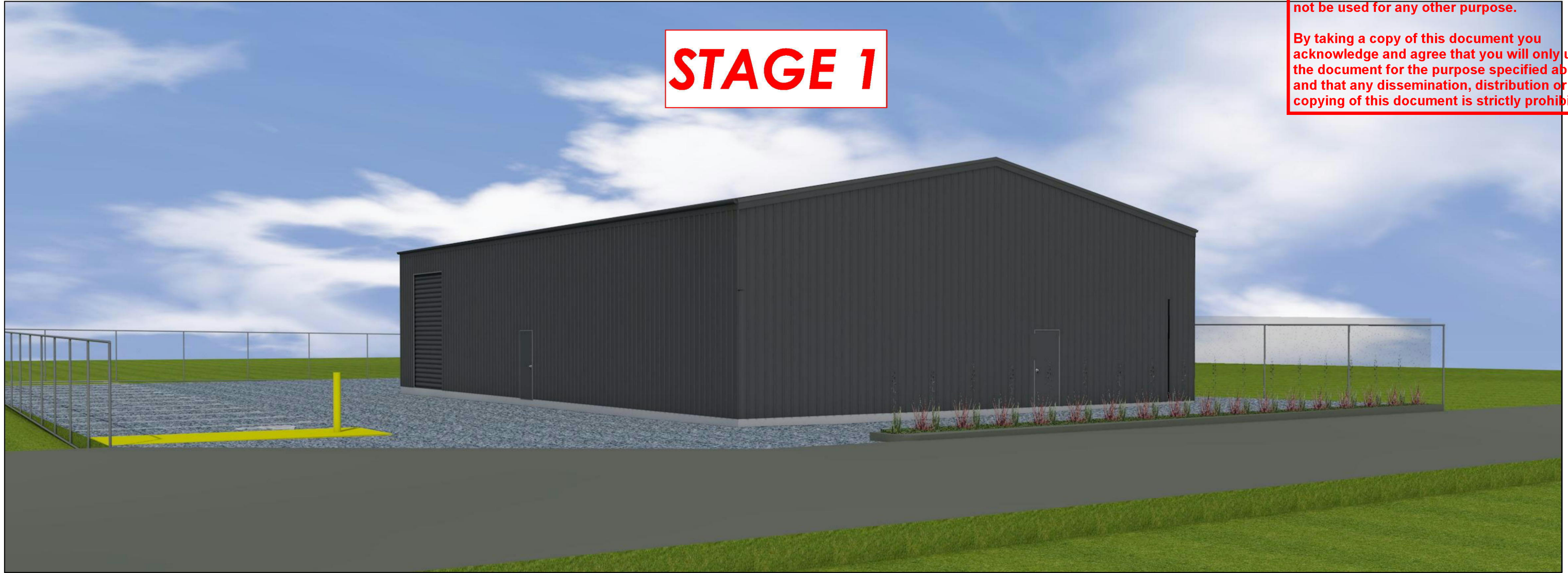




This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# STAGE 1



CLIENT SIGNATURE:	BUILDERS SIGNATURE	PROJECT NUMBER: <b>24050</b>	REVISION NUMBER: <b>REVISION-4'</b>	DRAWING TITLE: <b>3D PERSPECTIVE VIEWS - SHEET 1</b>	ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	DRAWN BY: L.CARUBIA	DATE: 29/01/2025	SCALE: AS NOTED @ A3
		DRAWING NUMBER: <b>A6</b>						

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS





**BAL 12.5 CONSTRUCTION NOTES:**

**- WALLS (INCLUDING GABLES)**  
AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS SHALL BE OF NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE CEMENT SHEET.

**- VENTS, WEEPHOLES AND GAPS**  
WHERE A CIRCULAR PROBE OF 3mm DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENTS, WEEPHOLES OR GAPS, THE VENTS, WEEPHOLES OR GAPS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.

**- JOINTS**  
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTTJOINTED TO PREVENT GAPS GREATER THAN 3mm. ALTERNATIVELY, SARKING TYPE MATERIAL MAY BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.

**- WINDOWS**  
WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THE GLAZING SHALL BE MIN. 4mm GRADE 'A' SAFETY GLASS OR ANNEALED GLASS. THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.

**- DOORS (EXTERNAL SIDE HUNG)**  
HINGE DOORS SHALL BE SOLID TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. WHERE PART OF THE DOOR ASSEMBLY IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THAT PART OF THE DOOR ASSEMBLY SHALL BE MADE FROM BUSHFIRE RESISTING TIMBER OR METAL. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.

**- DOORS (SLIDING)**  
ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE GRADE 'A' SAFETY GLASS. THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR.

**- DOORS (GARAGE)**  
THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED, SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL. PANELIFT DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm.

**- ROOFS**  
SHEET ROOFS SHALL BE FULLY SARKED. SARKING IS TO BE LOCATED DIRECTLY BELOW THE ROOF BATTENS AND COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE. ENSURE THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE. A VERANDAH, CARPORT OR AWNING ROOF SEPERTAED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING.

**- ROOF PENETRATIONS**  
ALL ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.

**- EAVES LININGS, FASCIAS AND GABLES**  
JOINTS IN EAVES LININGS, FASCIAS AND GABLES SHALL BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

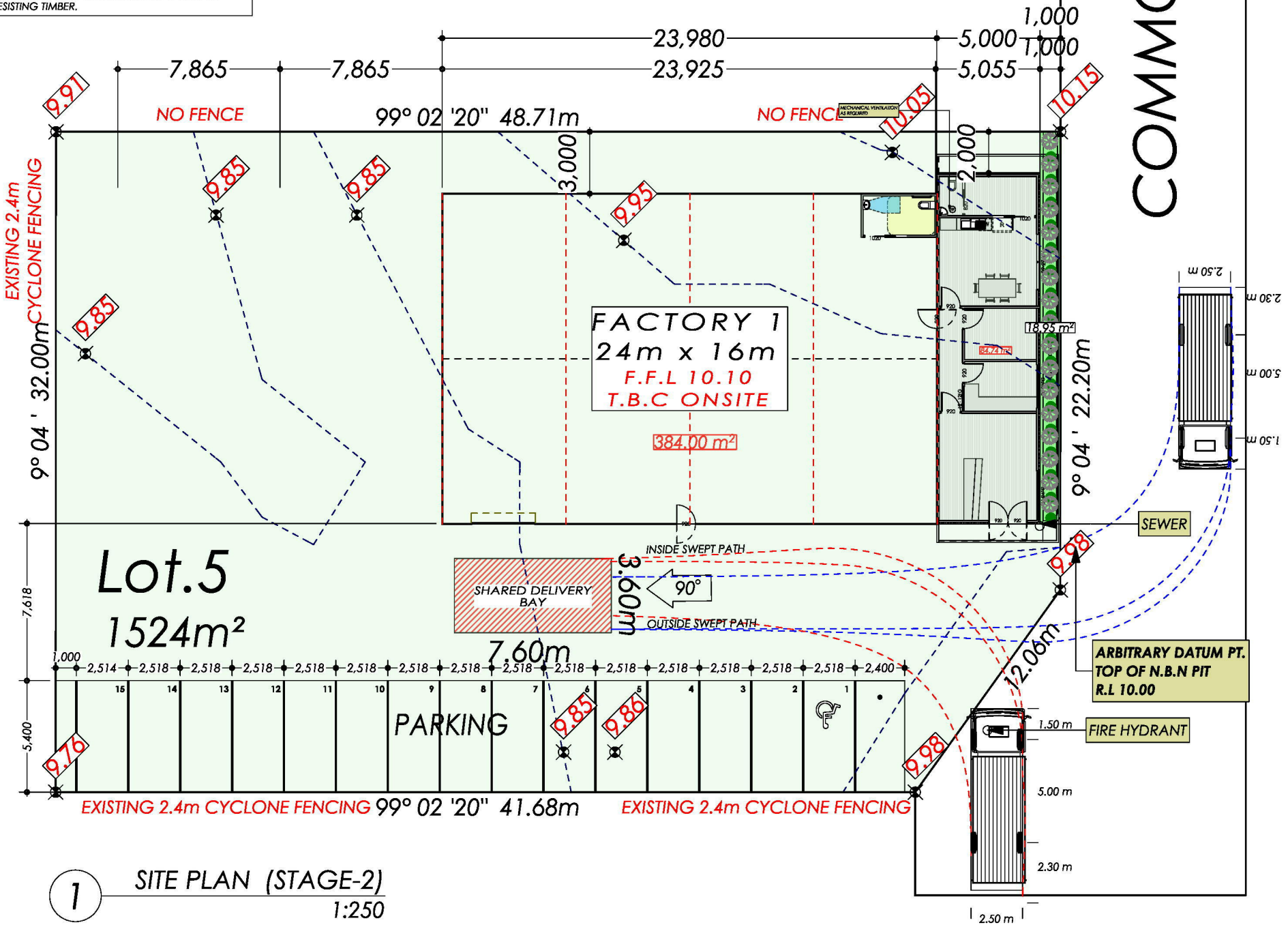
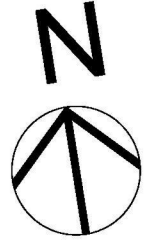
**- DECKING**  
DECKING LESS THAN 300mm (MEASURED HORIZONTALLY) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER.

**NOTE:**  
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.

**NOTE :**  
PRIOR TO STARTING SETOUT FOR CONSTRUCTION CHECK FOR SERVICES WHICH MAY OBSTRUCT DRIVEWAY IF SERVICES ARE GOING TO AFFECT THE RESIDENCE

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



1 SITE PLAN (STAGE-2)  
1:250



CLIENT SIGNATURE:	BUILDERS SIGNATURE:	PROJECT NUMBER: 24050	REVISION NUMBER: 'REVISION-4'	DRAWING TITLE: SITE PLAN (STAGE-2)
		DRAWING NUMBER: A7		
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.			DRAWN BY: L.CARUBIA	DATE: 29/01/2025
			SCALE: AS NOTED @ A3	

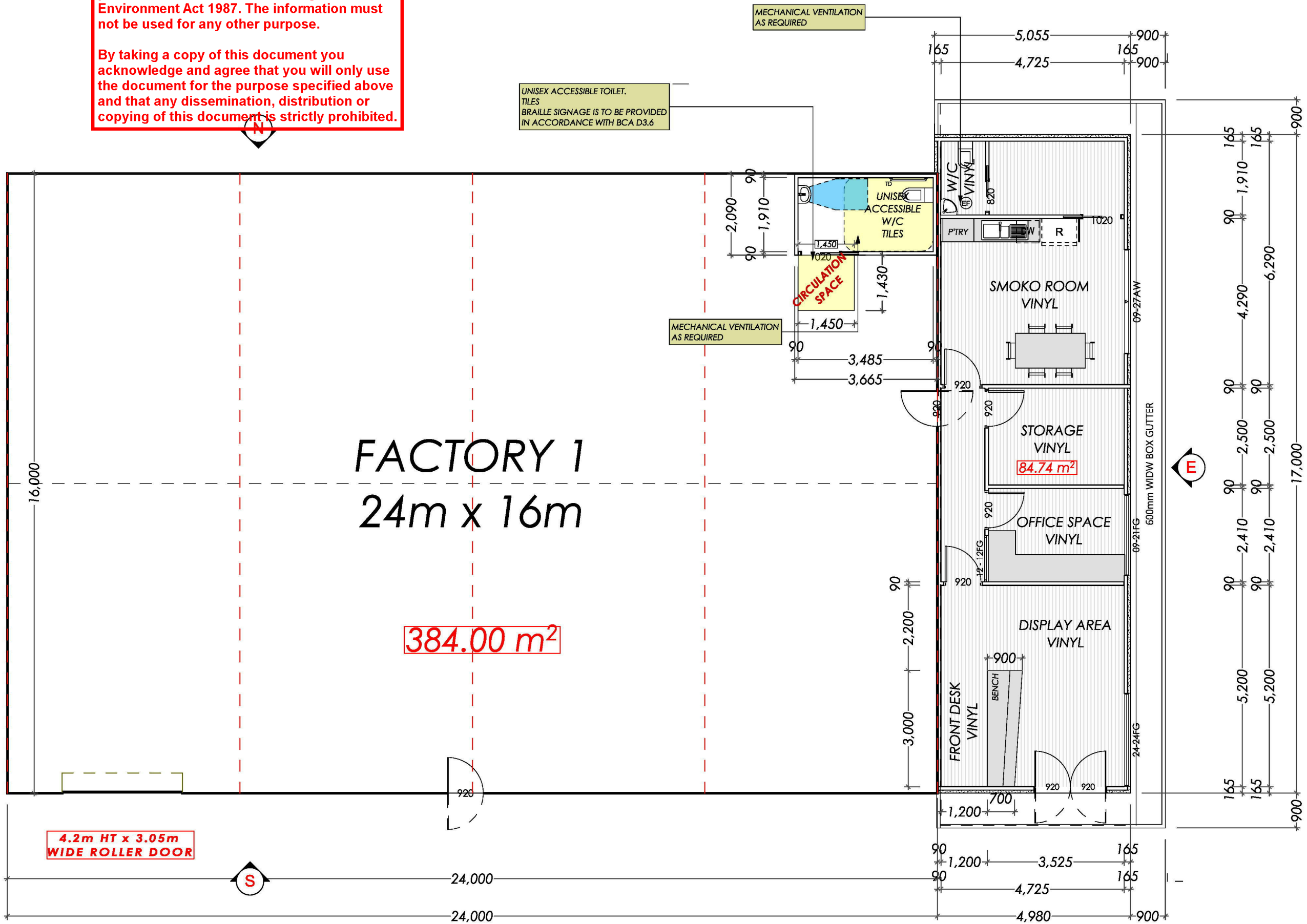
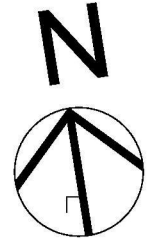
**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC. DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS





This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



FACTORY 1  
24m x 16m

384.00 m<sup>2</sup>

4.2m HT x 3.05m  
WIDE ROLLER DOOR

**Development Area**

Zone	m2	Sqr
Factory 1	468.74	50.46
Factory 2	125.80	13.54
Factory 3	125.80	13.54
<b>Total Area</b>	<b>720.34</b>	<b>77.54</b>

**A** FLOOR PLAN (STAGE-2)  
1:100



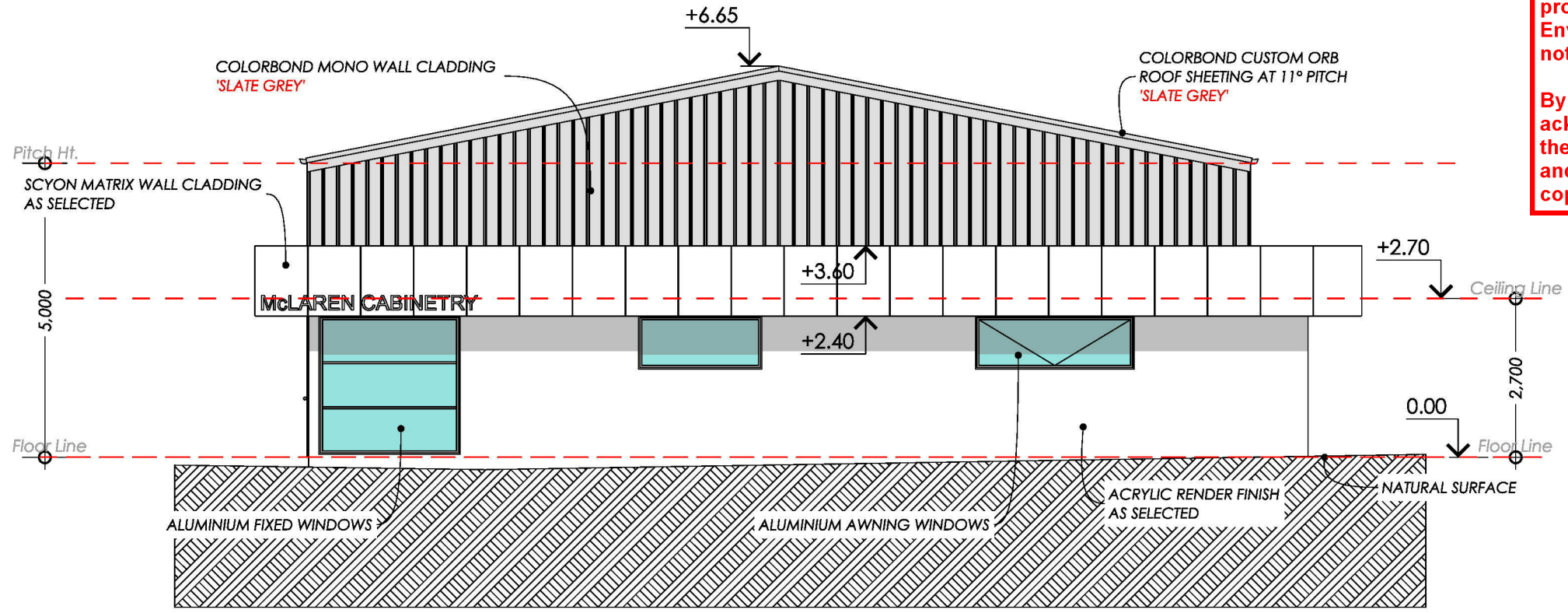
REVISION NUMBER: DP-AD 71537	REVISION-4'	DRAWING TITLE: FLOOR PLAN (STAGE-2)
CLIENT SIGNATURE:	BUILDERS SIGNATURE:	PROJECT NUMBER: 24050
		DRAWING NUMBER: A8
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.		DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

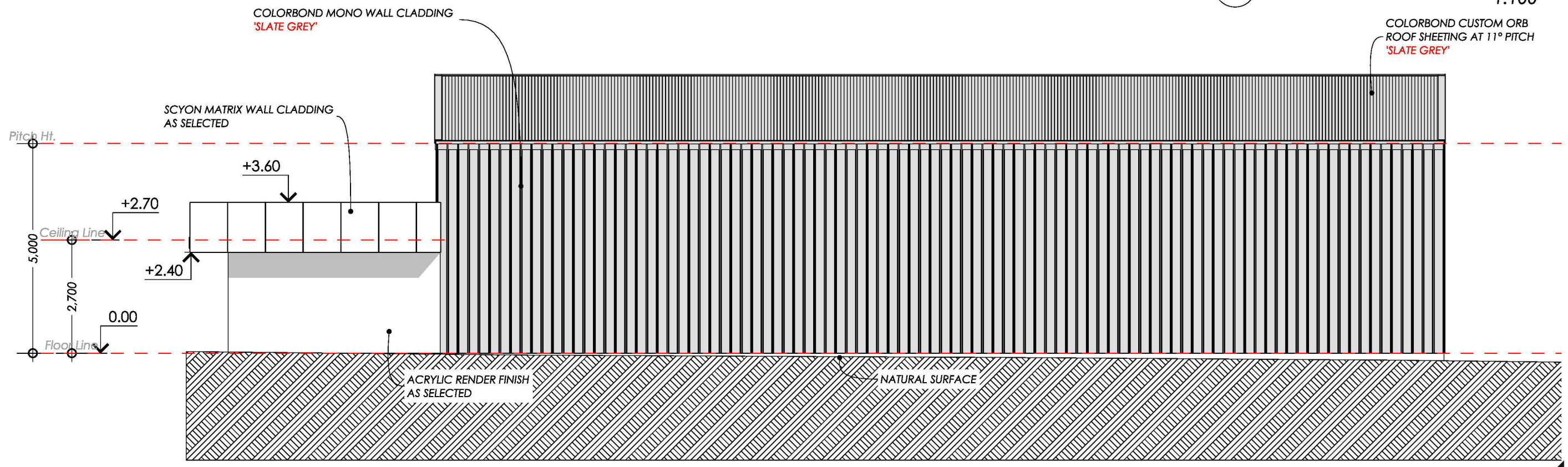


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**E** EAST ELEVATION (STAGE 2)  
1:100



**N** NORTH ELEVATION (STAGE 2)  
1:100

**CARUBIA**  
HOME DESIGNS

CLIENT SIGNATURE: BUILDERS SIGNATURE

PROJECT NUMBER: 24050  
DRAWING NUMBER: A9

REVISION NUMBER: 'REVISION-4'	DRAWING TITLE: ELEVATIONS - SHEET 3
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

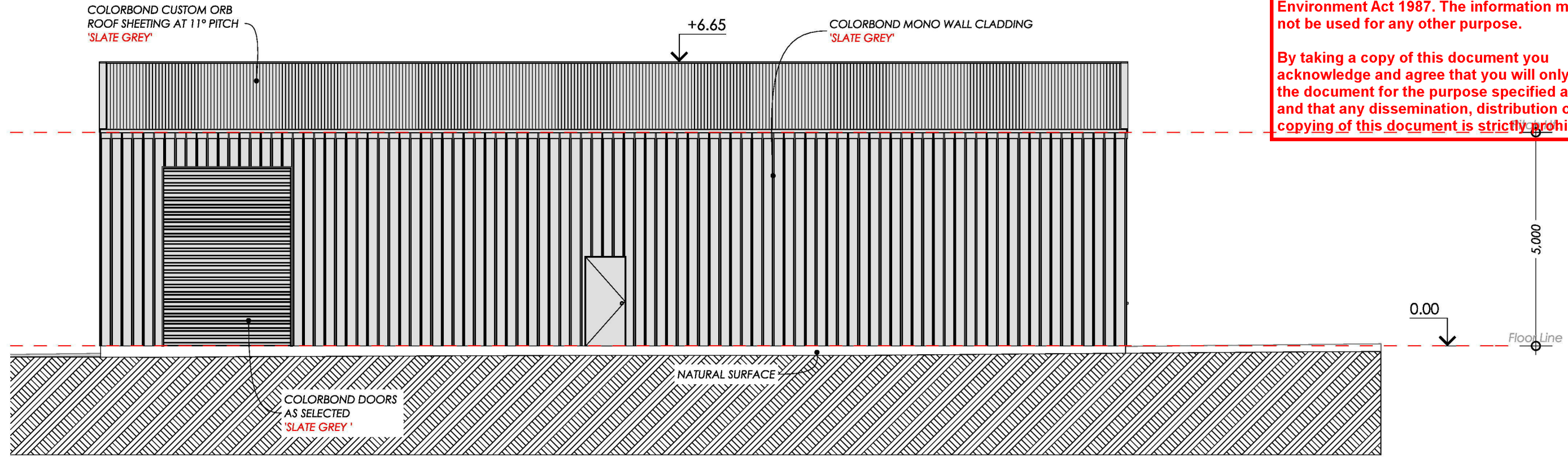
**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

**Design Matters**  
National  
The peak body for the building design profession  
Member

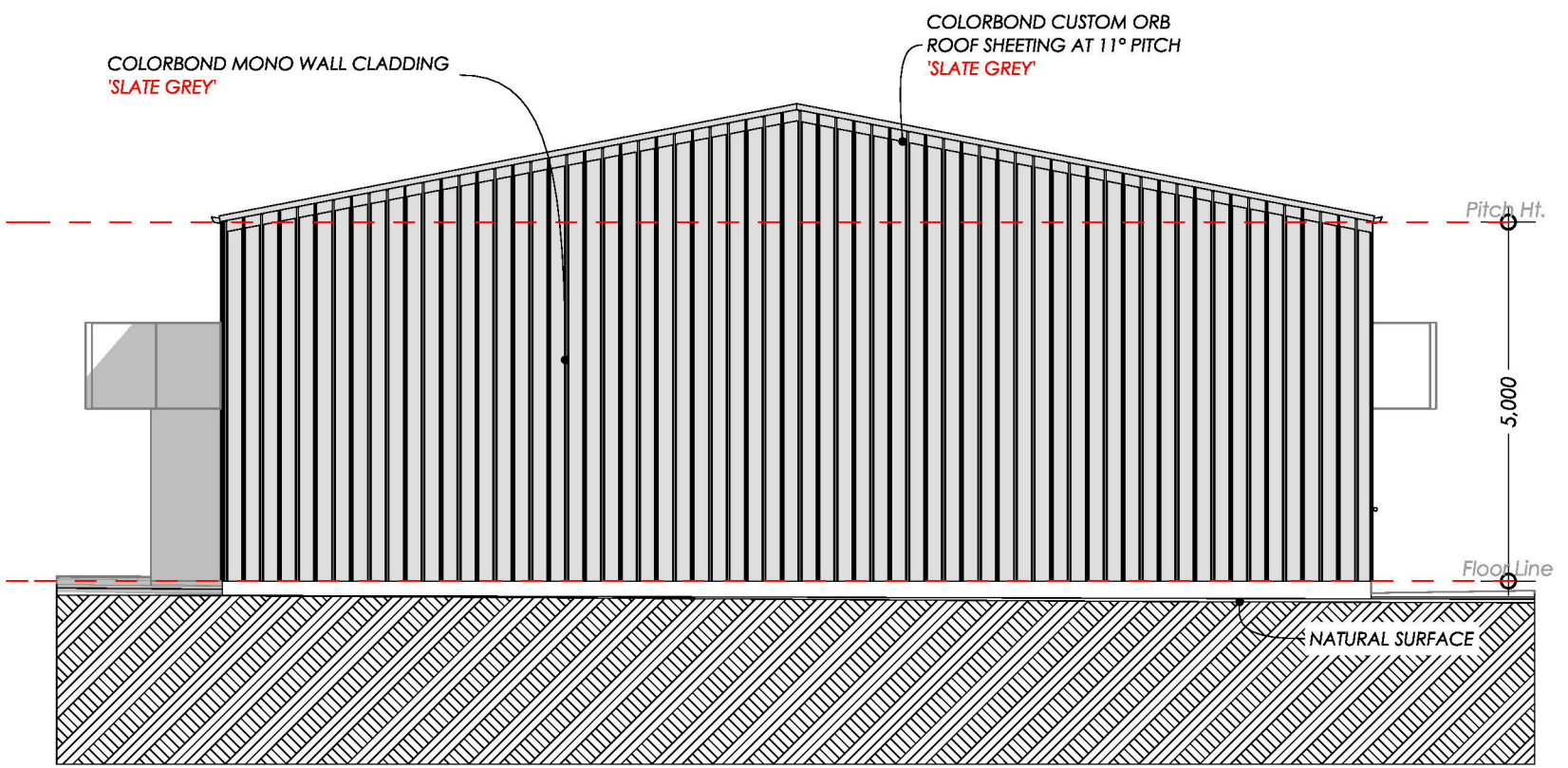


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**S SOUTH ELEVATION (STAGE 2)**  
1:100



**W WEST ELEVATION (STAGE 2)**  
1:100

**CARUBIA**  
HOME DESIGNS

DP-AD 71537

CLIENT SIGNATURE: BUILDERS SIGNATURE

REVISION NUMBER: <b>'REVISION-4'</b>	DRAWING TITLE: ELEVATIONS - SHEET 4
PROJECT NUMBER: <b>24050</b>	DRAWN BY: L.CARUBIA
DRAWING NUMBER: <b>A10</b>	DATE: 29/01/2025
	SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.

**Design Matters**  
National

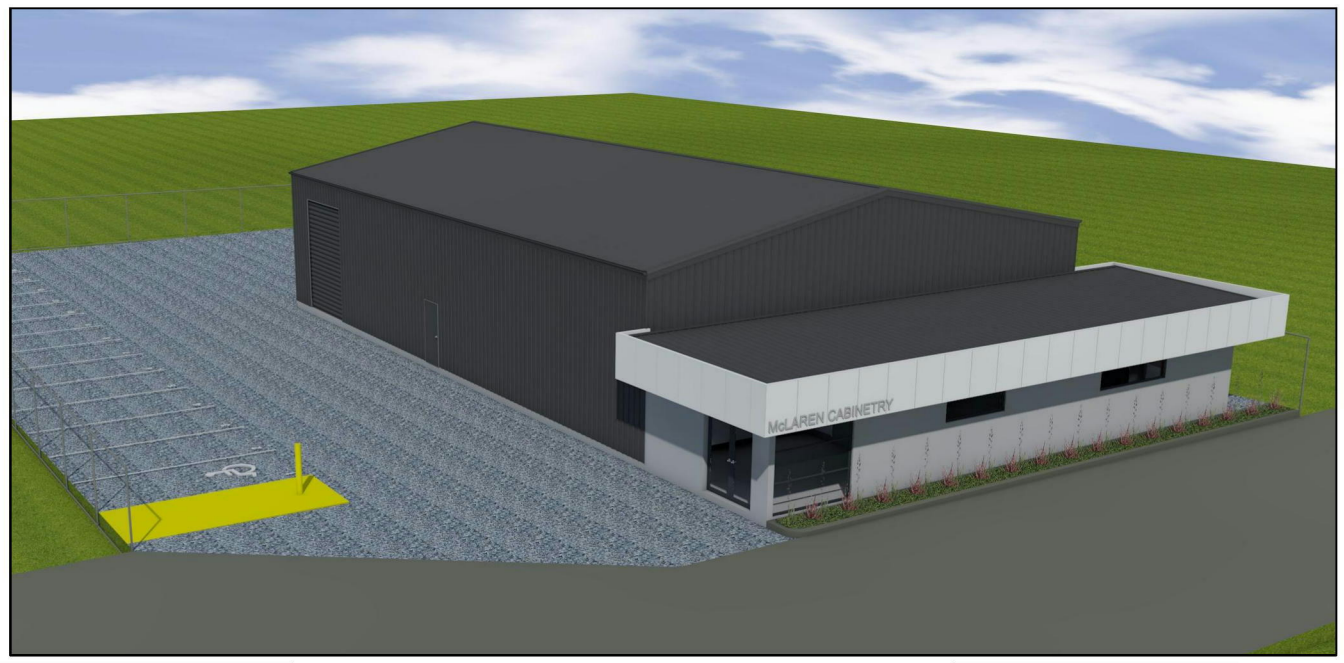
The peak body for the building design profession  
Member



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# STAGE 2



**CARUBIA**  
HOME DESIGNS

CLIENT SIGNATURE: BUILDERS SIGNATURE

PROJECT NUMBER: 24050

DRAWING NUMBER: A11

REVISION NUMBER: DP-AD 71537	REVISION-4'	DRAWING TITLE: 3D PERSPECTIVE VIEWS - SHEET 2
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.		DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS





**BAL 12.5 CONSTRUCTION NOTES:**

**- WALLS (INCLUDING GABLES)**  
AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS SHALL BE OF NON-COMBUSTIBLE MATERIAL OR MIN. 6mm FIBRE CEMENT SHEET.

**- VENTS, WEEPHOLES AND GAPS**  
WHERE A CIRCULAR PROBE OF 3mm DIAMETER IS CAPABLE OF BEING PASSED THROUGH EXTERNAL VENTS, WEEPHOLES OR GAPS, THE VENTS, WEEPHOLES OR GAPS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.

**- JOINTS**  
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTTJOINTED TO PREVENT GAPS GREATER THAN 3mm. ALTERNATIVELY, SARKING TYPE MATERIAL MAY BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.

**- WINDOWS**  
WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THE GLAZING SHALL BE MIN. 4mm GRADE 'A' SAFETY GLASS OR ANNEALED GLASS. THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL OR BRONZE.

**- DOORS (EXTERNAL SIDE HUNG)**  
HINGE DOORS SHALL BE SOLID TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD. WHERE PART OF THE DOOR ASSEMBLY IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, THAT PART OF THE DOOR ASSEMBLY SHALL BE MADE FROM BUSHFIRE RESISTING TIMBER OR METAL. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.

**- DOORS (SLIDING)**  
ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE GRADE 'A' SAFETY GLASS. THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR.

**- DOORS (GARAGE)**  
THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED, SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL. PANELIFT DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm.

**- ROOFS**  
SHEET ROOFS SHALL BE FULLY SARKED. SARKING IS TO BE LOCATED DIRECTLY BELOW THE ROOF BATTENS AND COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE. ENSURE THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE. A VERANDAH, CARPORT OR AWNING ROOF SEPERTAED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING.

**- ROOF PENETRATIONS**  
ALL ROOF PENETRATIONS SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3mm. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.

**- EAVES LININGS, FASCIAS AND GABLES**  
JOINTS IN EAVES LININGS, FASCIAS AND GABLES SHALL BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

**- DECKING**  
DECKING LESS THAN 300mm (MEASURED HORIZONTALLY) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK SHALL BE MADE FROM NON-COMBUSTIBLE MATERIAL OR BUSHFIRE RESISTING TIMBER.

**NOTE:**  
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.

**NOTE :**  
PRIOR TO STARTING SETOUT FOR CONSTRUCTION CHECK FOR SERVICES WHICH MAY OBSTRUCT DRIVEWAY IF SERVICES ARE GOING TO AFFECT THE RESIDENCE

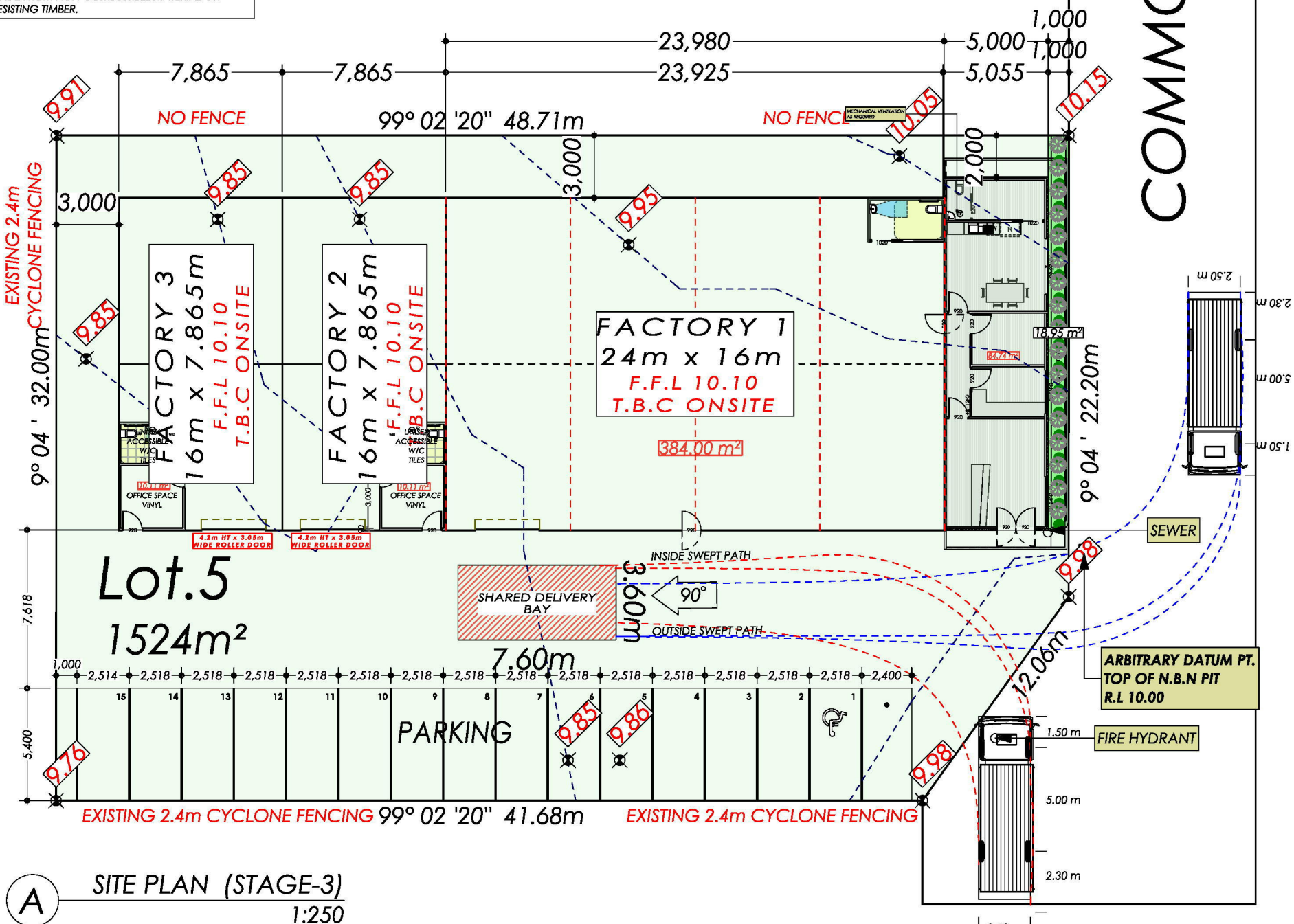
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**COBAINS ROAD**

**COMMON PROPERTY**



**A SITE PLAN (STAGE-3)**  
1:250

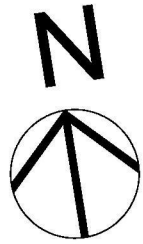
**CARUBIA**  
HOME DESIGNS

CLIENT SIGNATURE: BUILDERS SIGNATURE: PROJECT NUMBER: 24050 DRAWING NUMBER: A12

REVISION NUMBER: 'REVISION-4'	DRAWING TITLE: SITE PLAN (STAGE-3)
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	
DRAWN BY: L.CARUBIA	DATE: 29/01/2025
SCALE: AS NOTED @ A3	

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC. DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

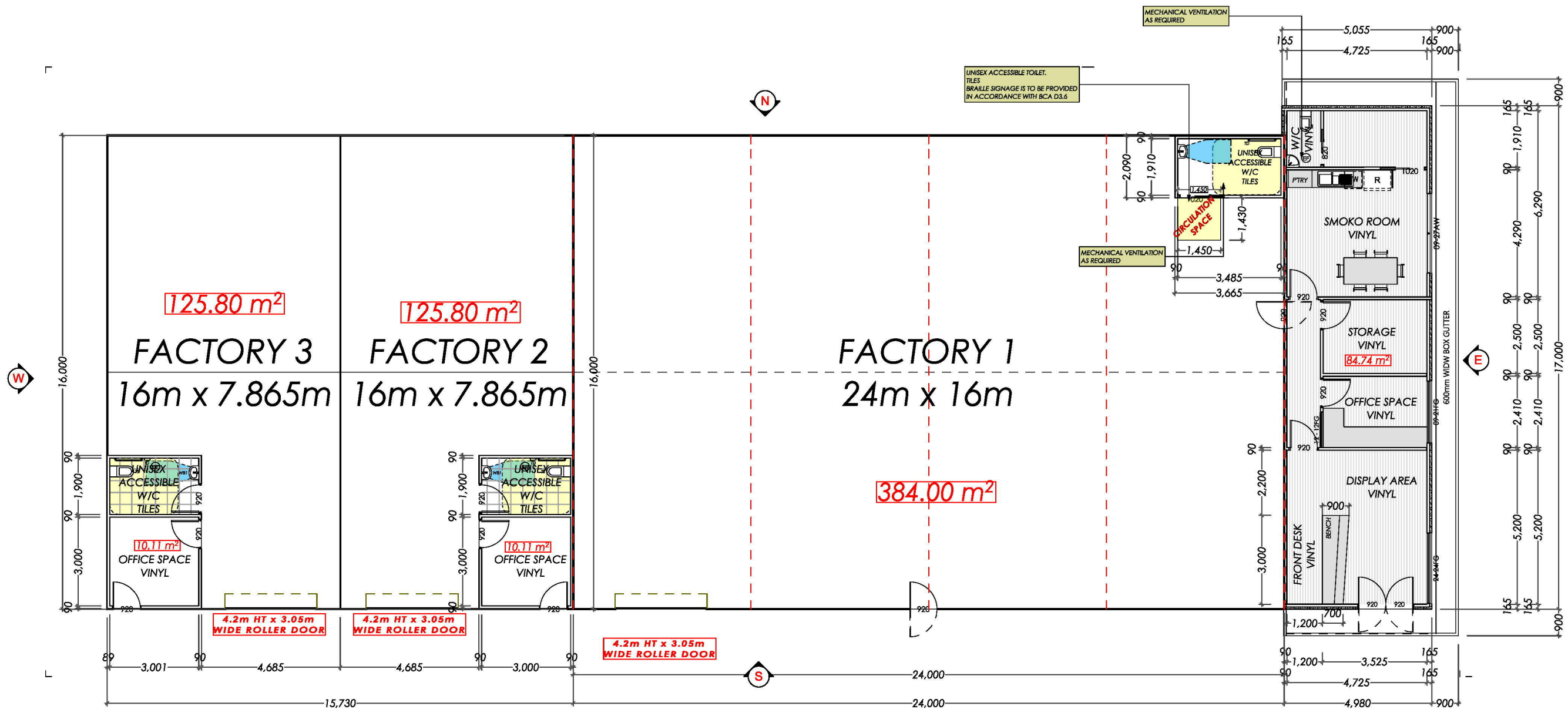




**DO NOT SCALE**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



(A) **FLOOR PLAN (STAGE-3)**  
1:150

**CARUBIA**  
HOME DESIGNS

DP-AD 71537

CLIENT SIGNATURE: BUILDERS SIGNATURE:

PROJECT NUMBER: 24050

DRAWING NUMBER: A13

REVISION NUMBER: 'REVISION-4'	DRAWING TITLE: FLOOR PLAN (STAGE-3)
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	
DRAWN BY: L.CARUBIA	DATE: 29/01/2025
SCALE: AS NOTED @ A3	

**DESIGNATED BUSHFIRE PRONE AREA 12.5**

CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

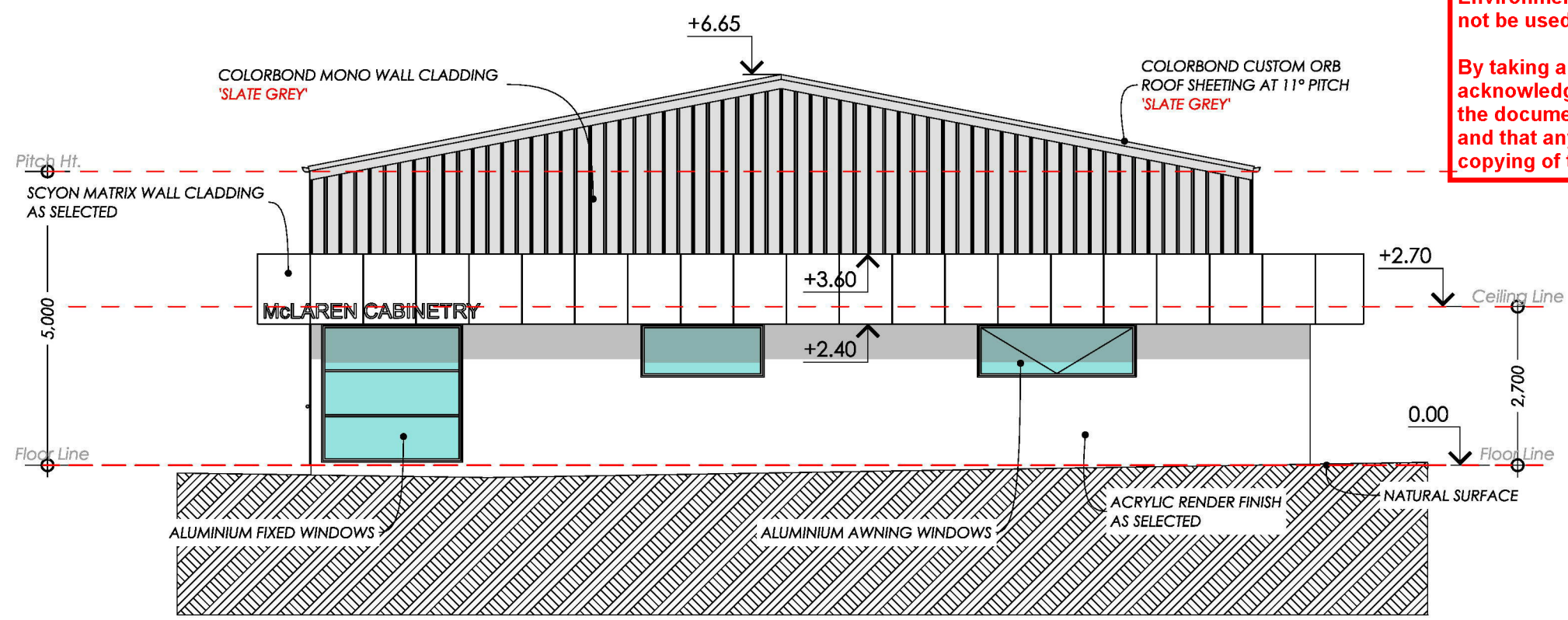
<b>Development Area</b>		
Zone	m2	Sqr
Factory 1	468.74	50.46
Factory 2	125.80	13.54
Factory 3	125.80	13.54
<b>Total Area</b>	<b>720.34</b>	<b>77.54</b>



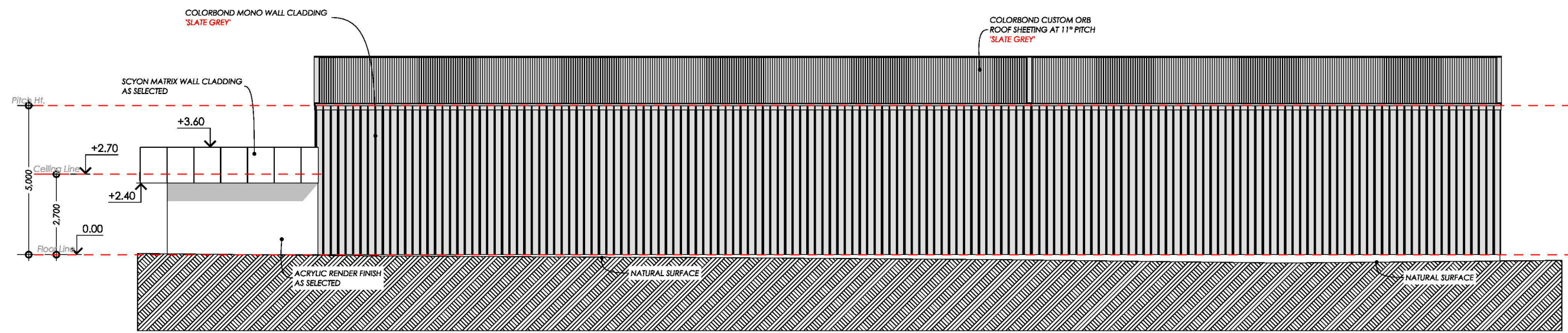


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**E** EAST ELEVATION (STAGE 3)  
1:100



**N** NORTH ELEVATION (STAGE 3)  
1:150

**CARUBIA**  
HOME DESIGNS

CLIENT SIGNATURE: BUILDERS SIGNATURE

PROJECT NUMBER: 24050

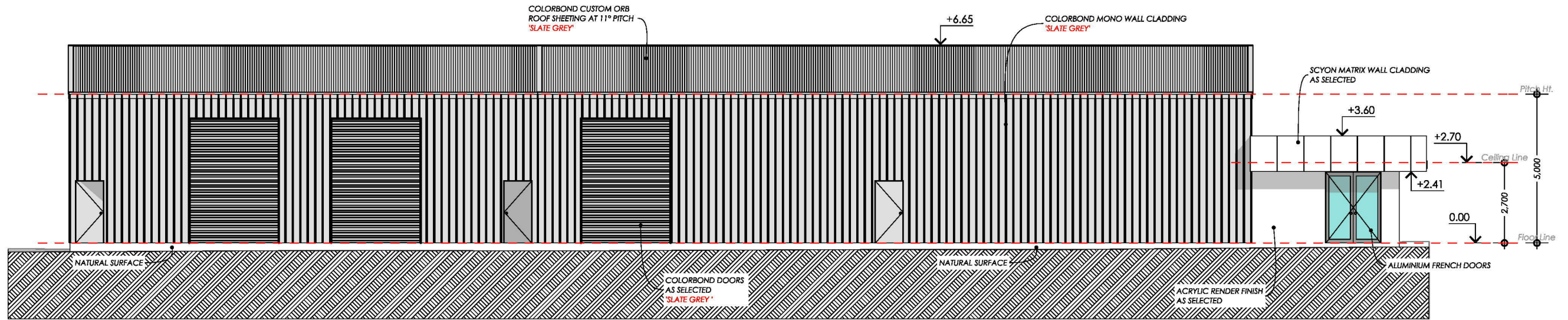
DRAWING NUMBER: A14

REVISION NUMBER: REVISION-4'	DRAWING TITLE: ELEVATIONS - SHEET 5
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

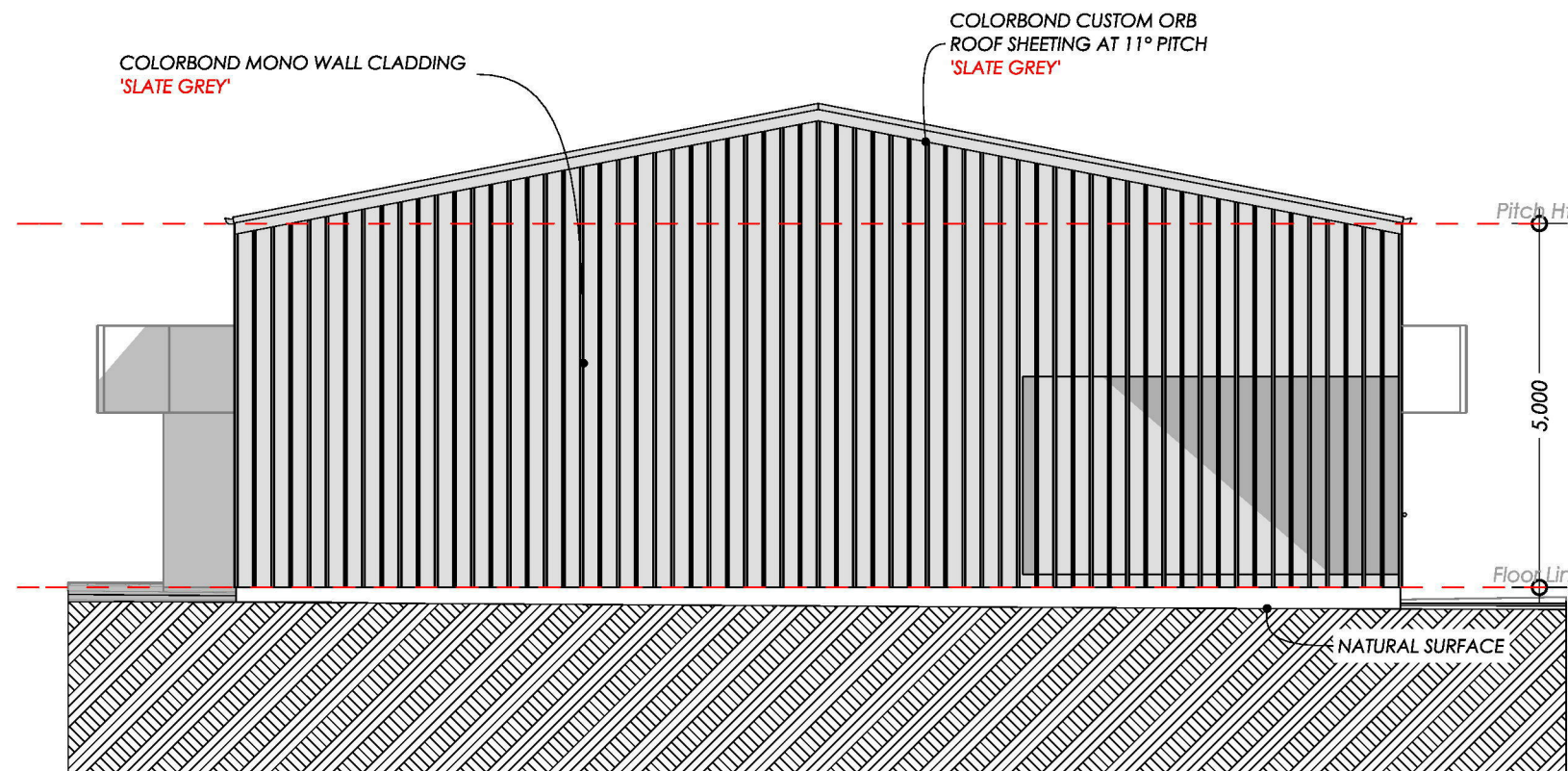
**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

**Design Matters**  
National

The peak body for the building design profession  
Member



**E** SOUTH ELEVATION (STAGE 3)  
1:150



**W** WEST ELEVATION (STAGE 3)  
1:100

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**CARUBIA**  
HOME DESIGNS

CLIENT SIGNATURE: BUILDERS SIGNATURE

PROJECT NUMBER: 24050  
DRAWING NUMBER: A15

REVISION NUMBER: 'REVISION-4'	DRAWING TITLE: ELEVATIONS - SHEET 6
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

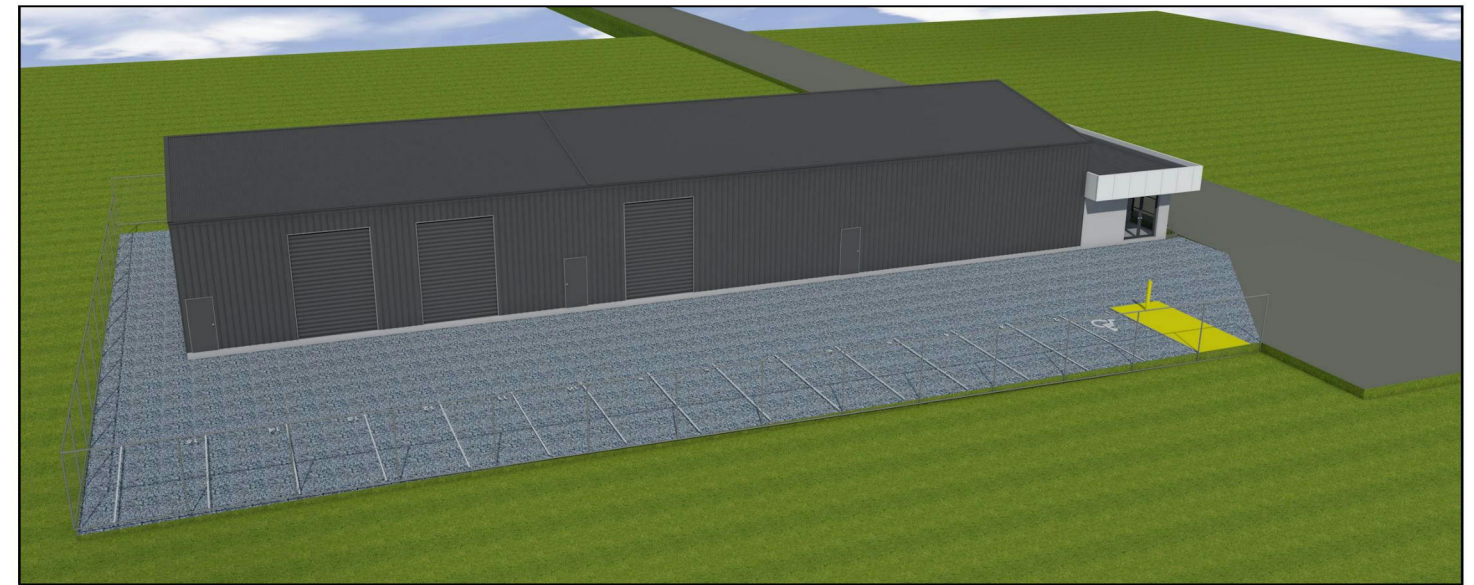
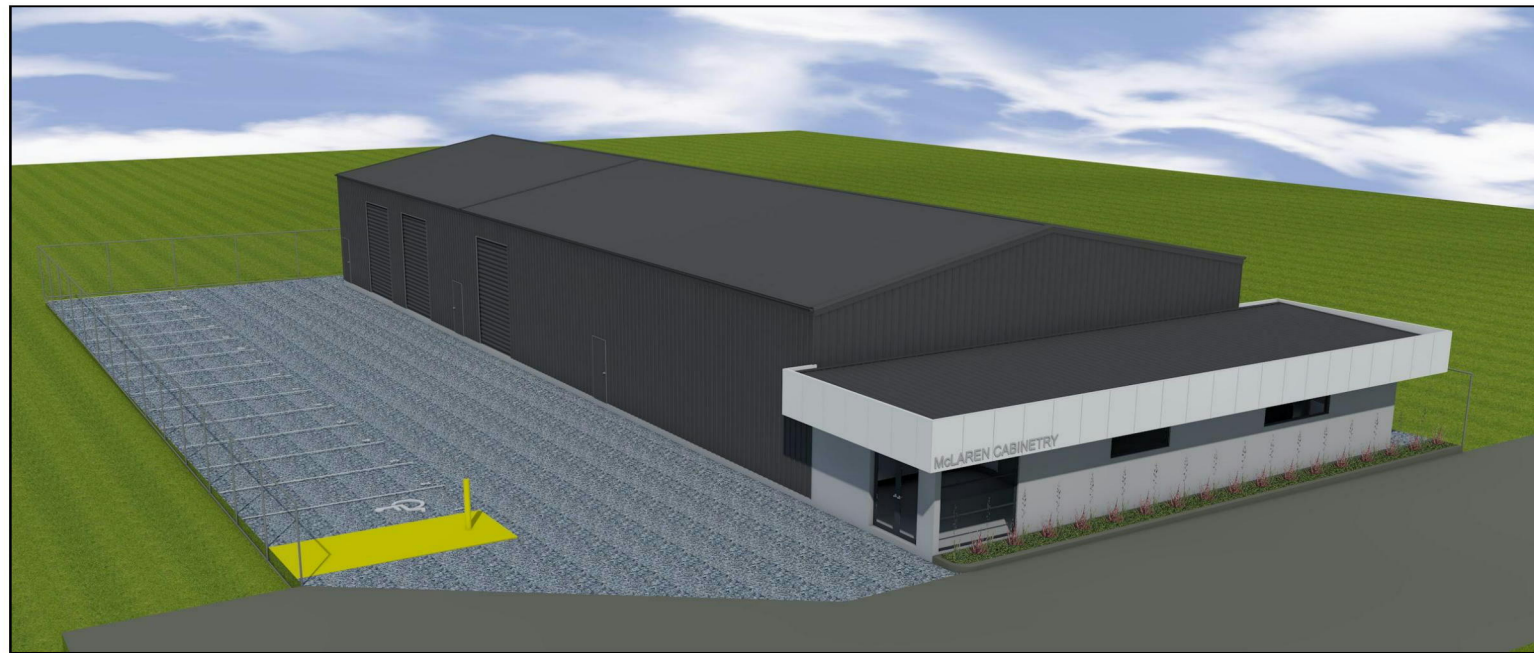
**Design Matters**  
National  
The peak body for the building design profession  
Member




# STAGE 3

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

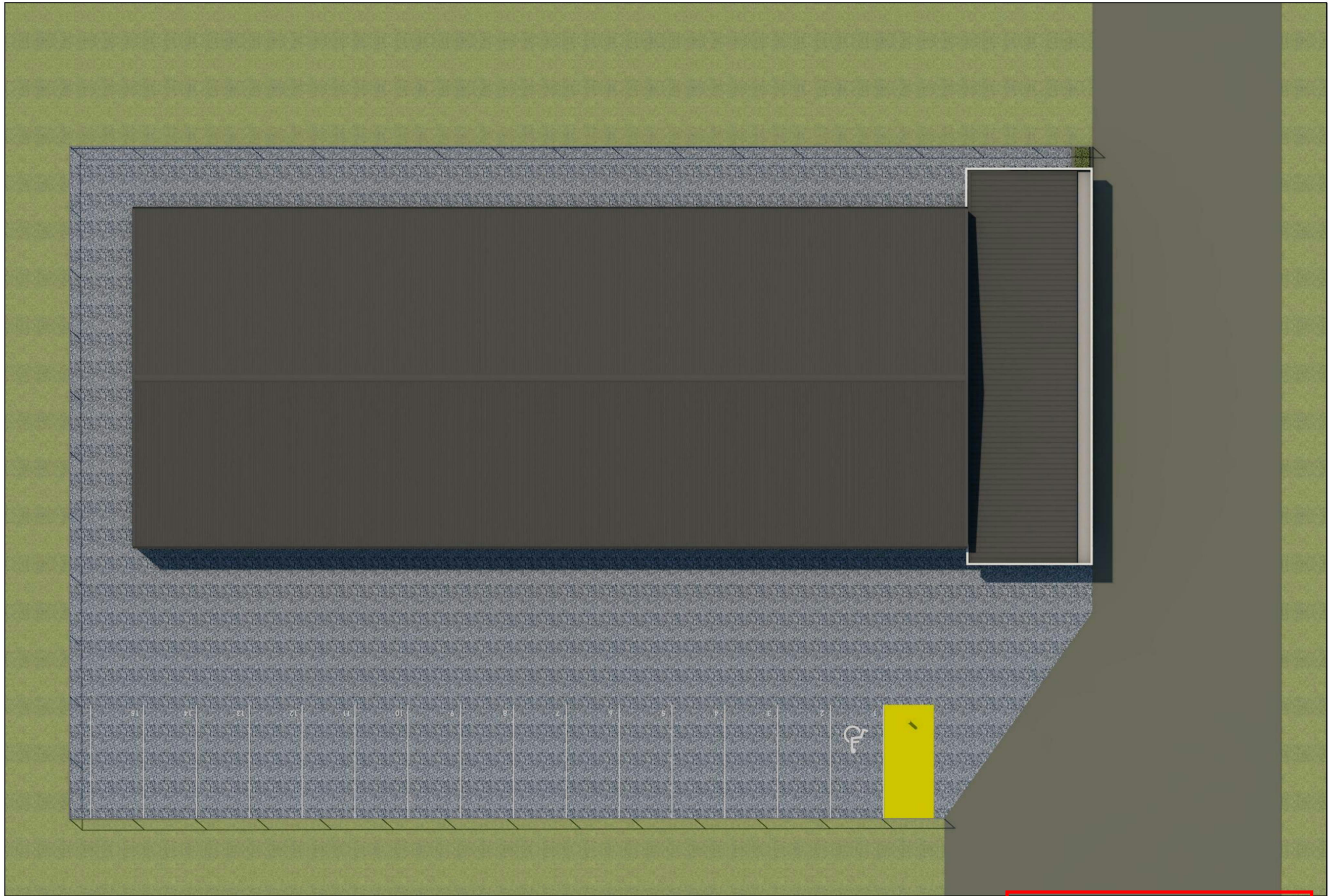
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



 <b>CARUBIA</b> HOME DESIGNS		REVISION NUMBER: <b>DP-AD 71537</b>	DRAWING TITLE: 3D PERSPECTIVE VIEWS - SHEET 3
CLIENT SIGNATURE:	BUILDERS SIGNATURE	PROJECT NUMBER: <b>24050</b>	ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.
		DRAWING NUMBER: <b>A16</b>	DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS





**CARUBIA**  
HOME DESIGNS

DP-AD 71537

CLIENT SIGNATURE: BUILDERS SIGNATURE

REVISION NUMBER: REVISION-4'	DRAWING TITLE: 3D PERSPECTIVE VIEWS - SHEET 5
PROJECT NUMBER: 24050	DRAWING NUMBER: A17
ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	DRAWN BY: L.CARUBIA DATE: 29/01/2025 SCALE: AS NOTED @ A3

**DESIGNATED BUSHFIRE PRONE AREA 12.5**  
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Design Matters**  
National

The peak body for the building design profession  
Member