

**Subfloor Supports:**  
 Enclosure by external awall or by steel, bronze or aluminium mesh.  
 Non combustable or naturally fire resistant timber supports where  
 the subfloor is unenclosed

**Floors:**  
 Concrete slab on ground or enclosure by external wall, metal mesh  
 as above or flooring less than 400mm above ground level to be  
 non-combustable, naturally fire resistant timber or protectant on the  
 underside with sarking or mineral wool insulation.

**External Walls:**  
 External walls – Parts less than 400 mm above ground or decks  
 etc to be of non- combustile material, 6 mm fibre cement clad  
 or bushfire resistant/naturally fire resistant timber.

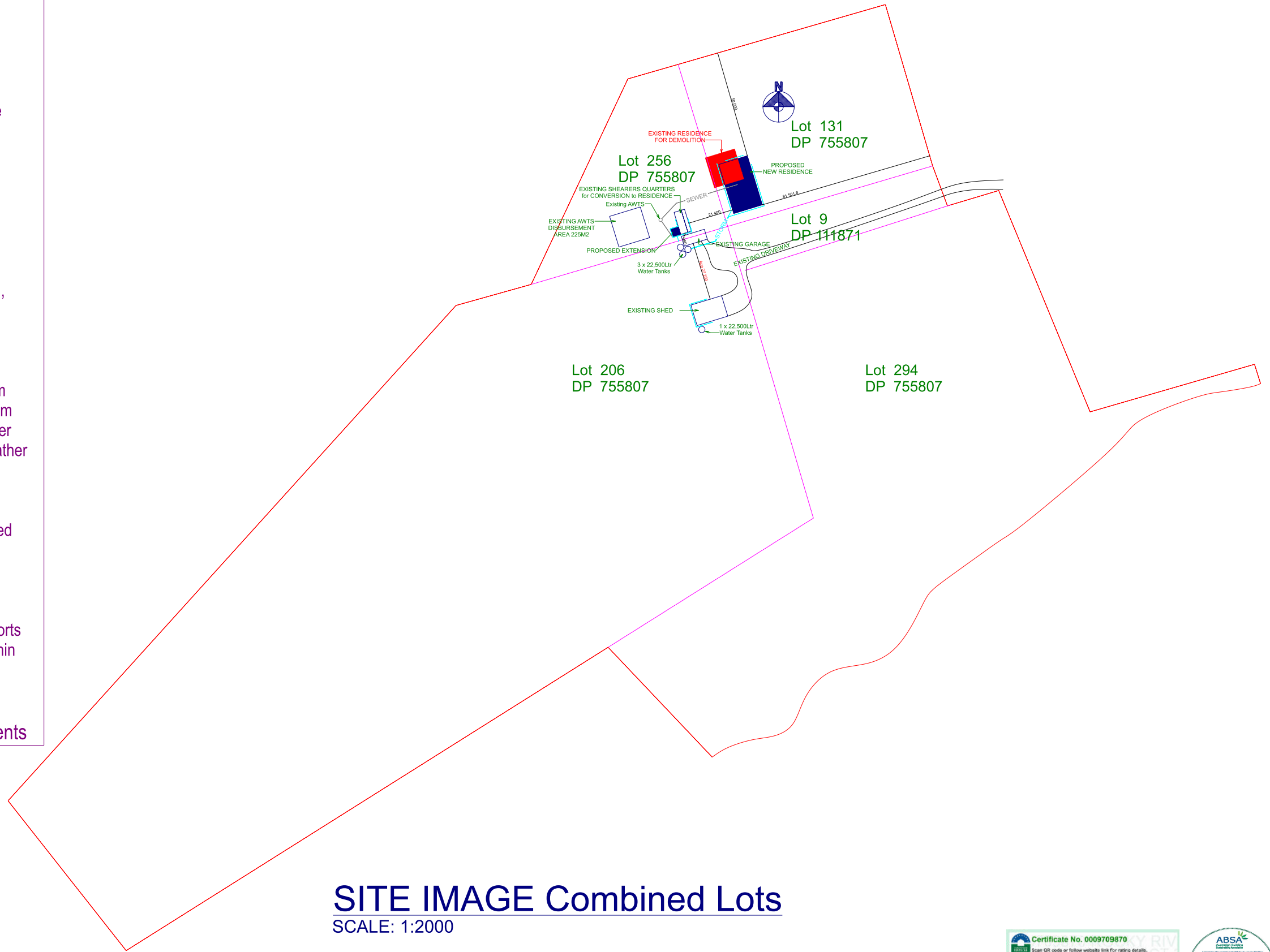
**External Windows:**  
 4mm grade A safety glass or glass blocks within 400 mm of ground,  
 deck etc with Openable portion metal screened with frame of  
 metal or metal reinforced PVC-U or bushfire resisting timber.

**External Doors:**  
 Screened with steel, bronze or aluminium mesh or glazed with 5mm  
 toughened glass, non- combustile or 35 mm solid timber for 400mm  
 above threshold, metal or naturally fire resistant (high density) timber  
 framed for 400mm above ground, decking, etc, tight-fitting with weather  
 strips at base.

**Roof:**  
 Non-combustible covering. Roof/wall junction sealed. Openings fitted  
 with non-combustible ember guards. Roof to be fully sarked.

**Verandas and Decks Etc:**  
 Enclosed sub-floor space – no special requirement for materials  
 except within 400 mm of ground. No special requirements for supports  
 or framing. Decking to be non-combustible or bushfire resistant within  
 300mm horizontally and 400 mm vertically from a glazed element.

Bal-12.5 Requirements



**SITE IMAGE Combined Lots**  
 SCALE: 1:2000

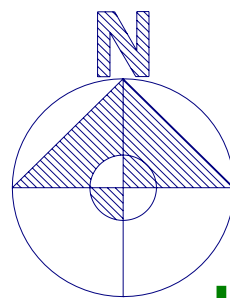


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12/06/24 For Client Final Approval  
 26/06/24 For Basix Completion  
 22/08/24 For Submission

Customer: Kevin & Megan BRILL  
 Site Address: 417 Thunderbolts Way, Rocky River, NSW 2358  
 PH: 0400739915 E: kbrill100@gmail.com  
 Reference No:  
 2024-010 New Residence

**SITE PLAN**  
 Drafting the New England N E Drafting  
 PHONE: 0418 617 867 Email: info@newenglanddrafting.com  
 Printed: 22/08/2024 Page: 6 DRAWN BY: S. SELBY



Lot 131  
DP 755807

Lot 256  
DP 755807

PROPOSED  
NEW RESIDENCE

EXISTING RESIDENCE  
FOR DEMOLITION

EXISTING SHEARERS QUARTERS  
for CONVERSION to RESIDENCE

Existing AWTS

SEWER

81 501.6

21 400

Lot 9  
DP 111871

EXISTING AWTS  
DISBURSEMENT  
AREA 225M2

PROPOSED EXTENSION

EXISTING GARAGE

EXISTING DRIVEWAY

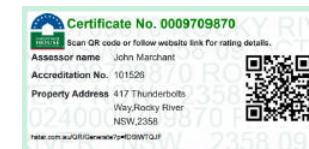
3 x 22,500Ltr  
Water Tanks

App 21 250

EXISTING SHED

1 x 22,500Ltr  
Water Tanks

SITE IMAGE Partial  
SCALE: 1:500



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SITE PLAN 2

Drafting the New England N E Drafting  
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