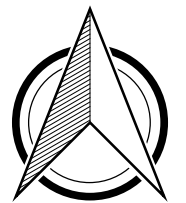


SITE PLAN FOR PROPOSED RESIDENCE AT LOT 6 POINT HENRY ROAD, BREMER BAY SCALE - 1:400 @A4

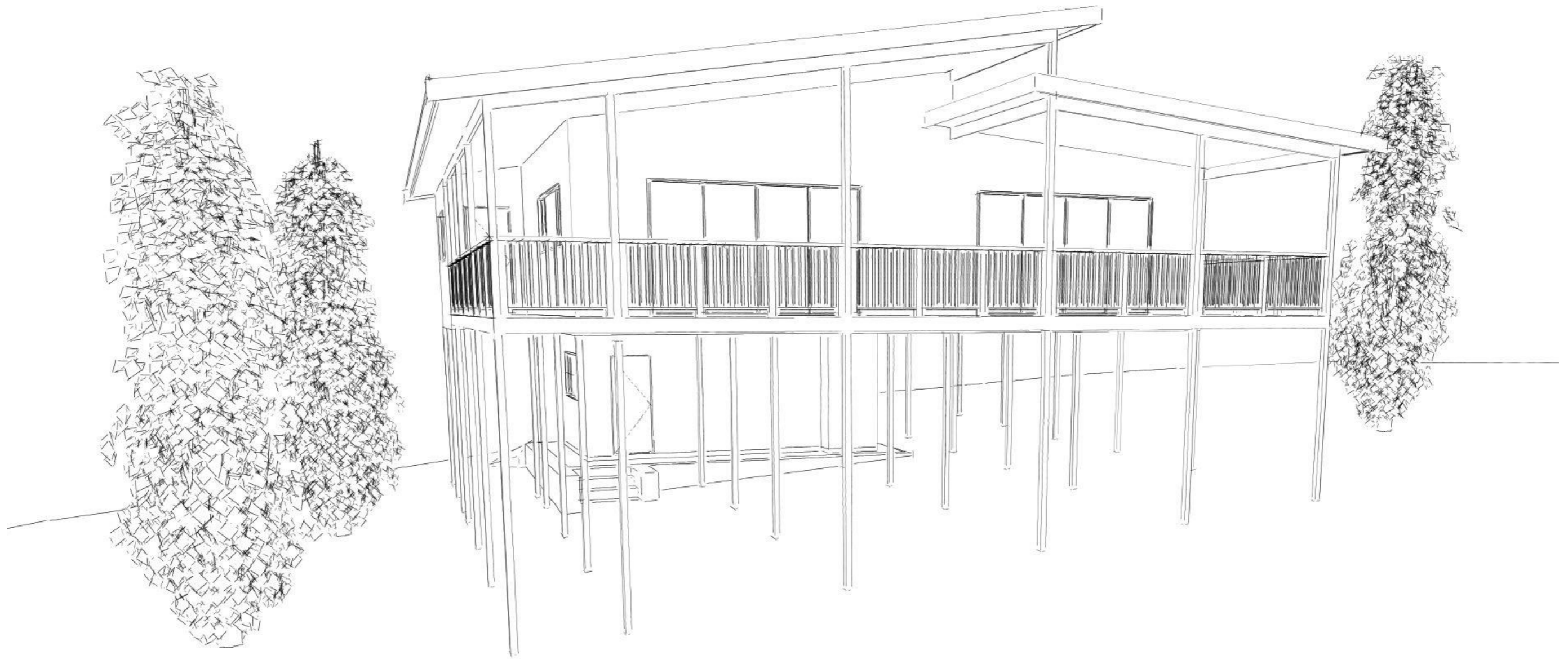
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PROPOSED McMANUS RESIDENCE

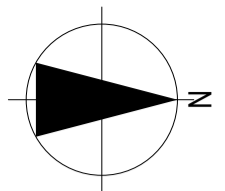
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BREMER BAY

WA587

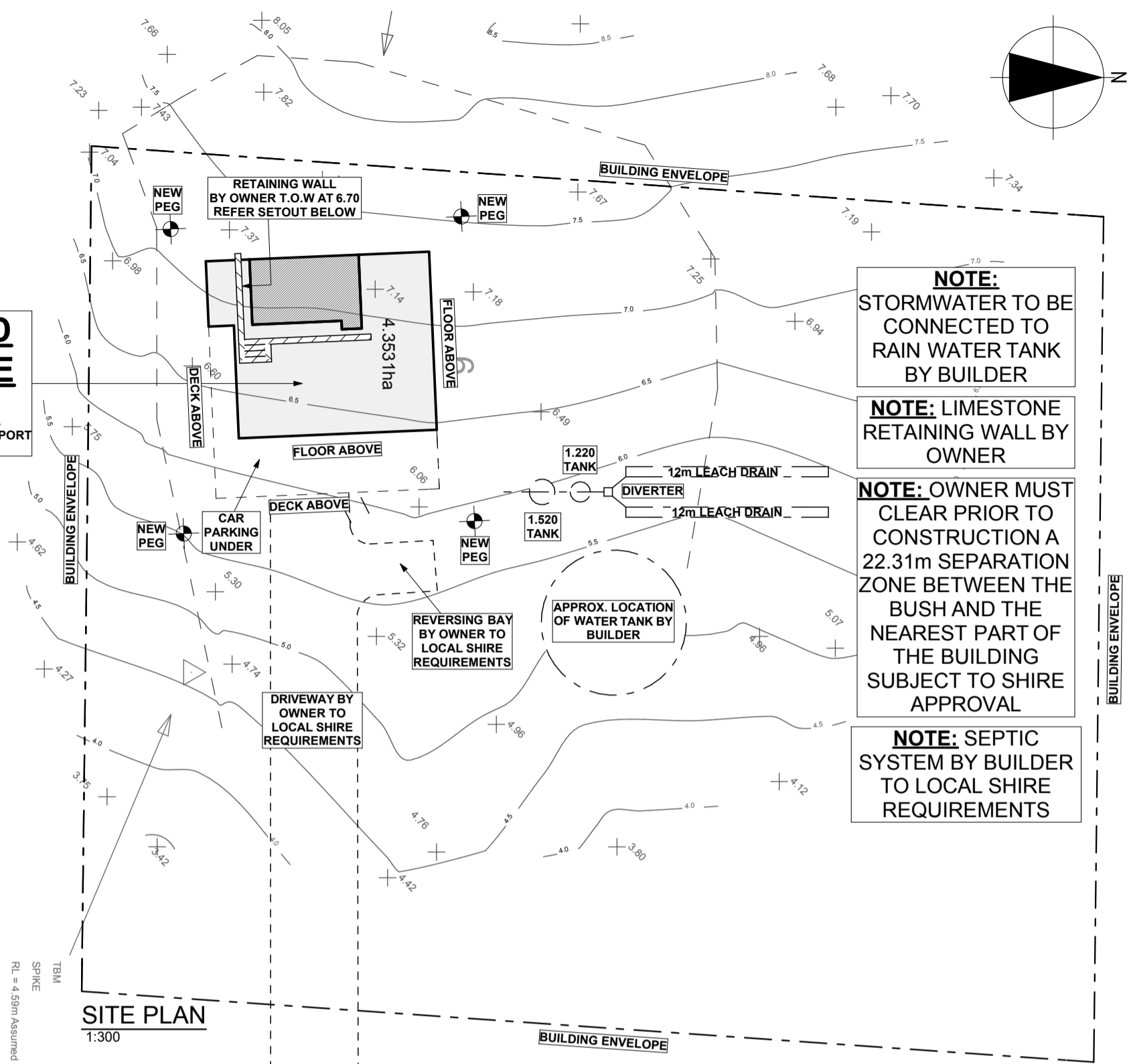


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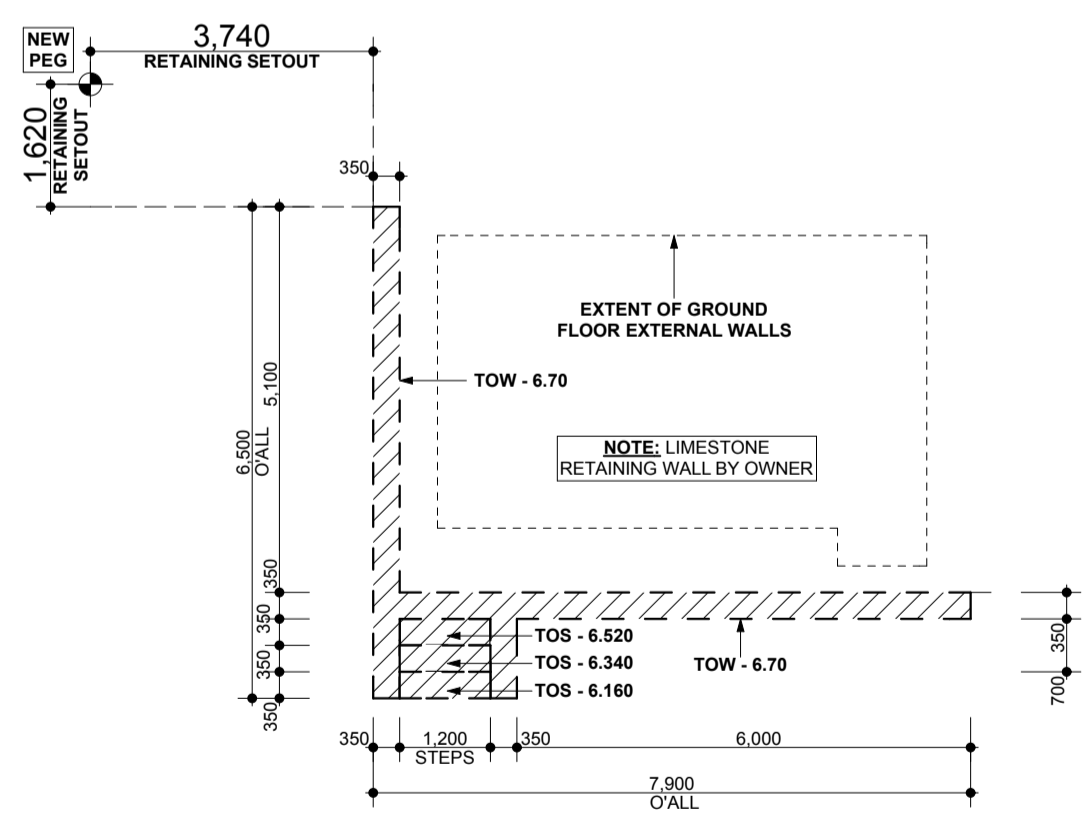
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PROPOSED RESIDENCE
FFL 6.80
 INCLUDES 600mm SAND PAD.
 SUBJECT TO ENGINEERS SOIL REPORT
 AND SHIRE APPROVAL



SITE PLAN
 1:300



LIMESTONE RETAINING SETOUT
 1:100

NOTE:
 STORMWATER TO BE
 CONNECTED TO
 RAIN WATER TANK
 BY BUILDER

NOTE: LIMESTONE
 RETAINING WALL BY
 OWNER

NOTE: OWNER MUST
 CLEAR PRIOR TO
 CONSTRUCTION A
 22.31m SEPARATION
 ZONE BETWEEN THE
 BUSH AND THE
 NEAREST PART OF
 THE BUILDING
 SUBJECT TO SHIRE
 APPROVAL

NOTE: SEPTIC
 SYSTEM BY BUILDER
 TO LOCAL SHIRE
 REQUIREMENTS

TERMITE TREATMENT NOTES
 PROVIDE CHEMICAL TERMITE TREATMENT TO
 BCA REQUIREMENTS TO ALL SLAB AND
 HARDSTAND AREA'S.

GENERAL SITE NOTES
 REFER TO ADDENDA AND SPECIFICATIONS
 FOR ALL SITE WORKS REQUIREMENTS.

 REFER ENGINEERS DETAILS FOR FOOTING
 AND SLAB REQUIREMENTS.

 EARTHWORKS NOT TO COMMENCE UNTIL
 A BUILDING LICENCE HAS BEEN ISSUED.



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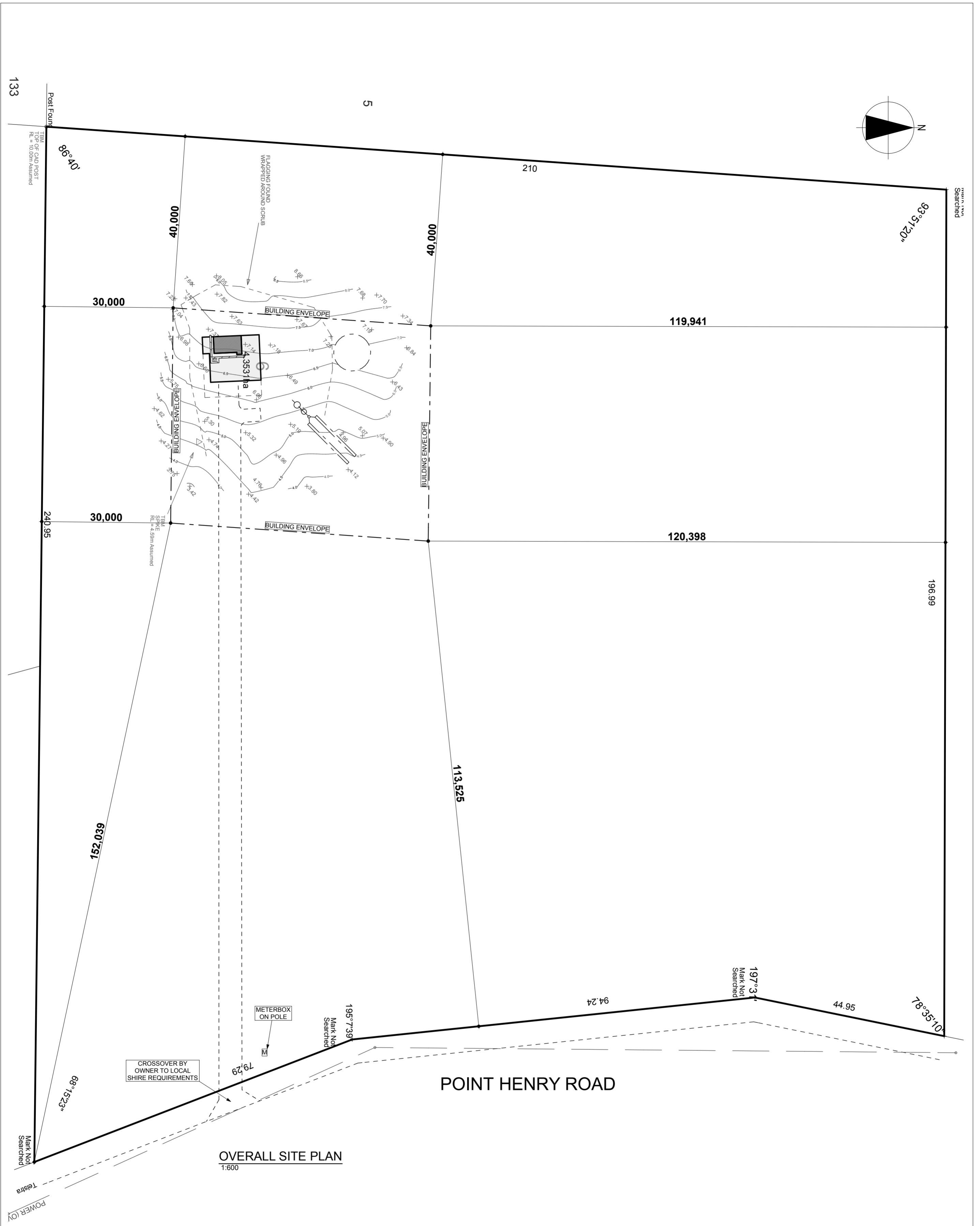
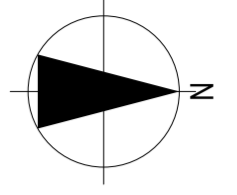
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 BREMER BAY

JOB No :
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OVERALL SITE PLAN
1:600



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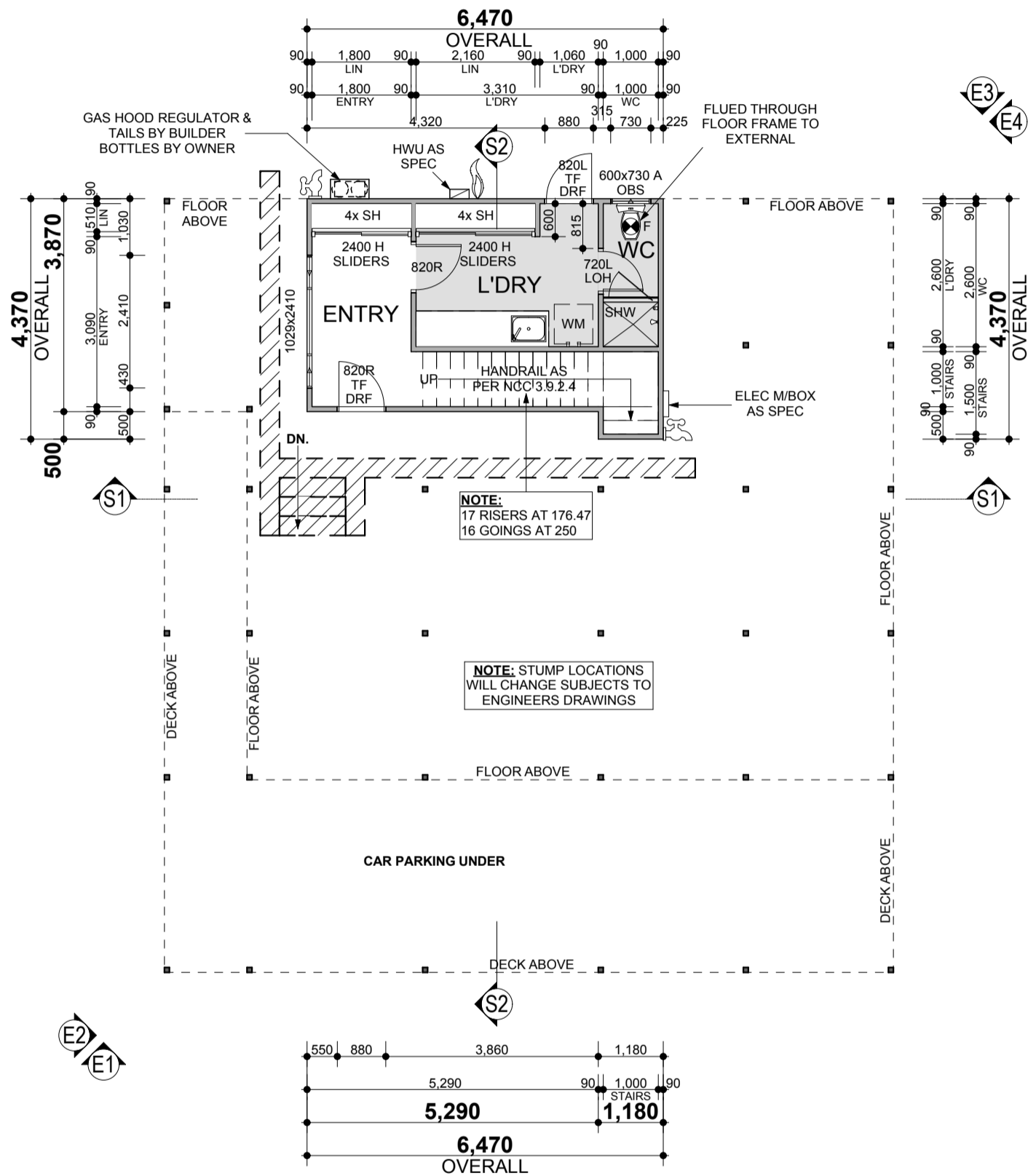
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ENERGY EFFICIENCY NOTES

- 1) ALL ENERGY EFFICIENCY REQUIREMENTS TO NCC VOLUME 2 PART 3.12.
 - 2) R 4.0 BULK INSULATION BATTS TO FLOOR FRAME LINED WITH FIBRE CEMENT.
 - 3) R1.3 BULK INSULATION WITH REFLECTIVE THERMOFOIL FACING TO ROOF AREA.
 - 4) R2.0 BULK INSULATION WALL BATTS AND WALL WRAP RADIANT BARRIER TO EXTERNAL WALLS.
 - 5) R2.0 BULK INSULATION WALL BATTS TO INTERNAL WALLS.
 - 6) R4.0 BULK INSULATION CEILING BATTS TO ALL INTERNAL CEILINGS (INCLUDING GARAGE).
 - 7) WEATHERSEALS TO ALL EXTERNAL DOORS & WINDOWS.
 - 8) SELF CLOSING DAMPERS TO ALL EXHAUST FANS.
 - 9) ALUMINIUM FRAMES WITH SINGLE CLEAR GLAZING
- U = 6.57
SHGC = 0.73



GENERAL NOTES

ALL EXTERNAL AND INTERNAL ENGINEERED PRE FABRICATED WALL FRAMES TO BE 90mm MGP10 TREATED TIMBER.

ALL ENGINEERED PRE FABRICATED ROOF TRUSSES TO BE MGP10 TREATED TIMBER.

TOP OF ALL SHELVING AND SHELF AND RAIL TO BE AT 1800 AFL. ANY SHELVING BELOW TO BE SPACED 450 FROM THE SHELF ABOVE.

ROOF MANUFACTURER NOTES

KEEP ALL ROOF TRUSSES AND MEMBERS OFF INSTALLATION LOCATIONS FOR RANGEHOOD, EXHAUST FAN AND HEATER FLUES WHERE APPLICABLE

(SD)	SMOKE DETECTOR TO AS 3786
(F)	EXHAUST FAN (FLUMED)
(F)	FAN / LIGHT / HEATER (FLUMED)
(UF)	FAN / LIGHT / HEATER (UNFLUMED)
(G)	EXTERNAL GARDEN TAP
(G)	GAS POINT
(LOH)	LIFT OFF HINGES
(DRF)	DOUBLE REBATE FRAME
(SRF)	SINGLE REBATE FRAME



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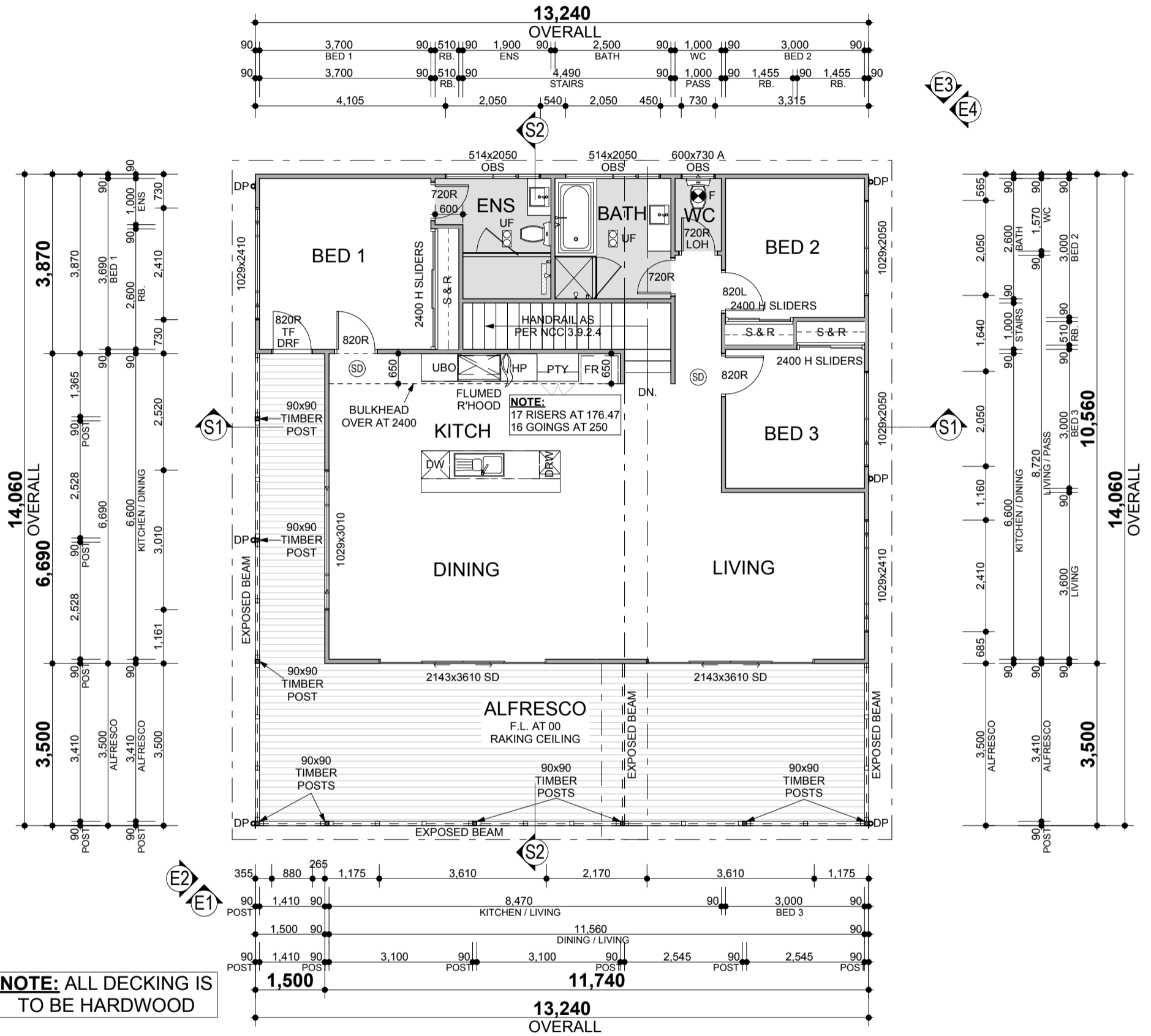
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 - 5) ALL DIMENSIONS TO BE CHECKED ON SITE.

	PER.	AREA
ALFRESCO	46.9	56.38
FIRST	47.6	129.78
GROUND	21.7	25.63
		211.79 m ²
ROOF AREA		220.35

ENERGY EFFICIENCY NOTES

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 - 2) R 4.0 BULK INSULATION BATTS TO FLOOR FRAME LINED WITH FIBRE CEMENT.
 - 3) R 1.3 BULK INSULATION WITH REFLECTIVE THERMOFOIL FACING TO ROOF AREA.
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 - 9) ALUMINIUM FRAMES WITH SINGLE CLEAR GLAZING
- U = 6.57
SHGC = 0.73



FIRST FLOOR PLAN
1:100

GENERAL NOTES

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(LOH)	LIFT OFF HINGES
(DRF)	DOUBLE REBATE FRAME
(SRF)	SINGLE REBATE FRAME



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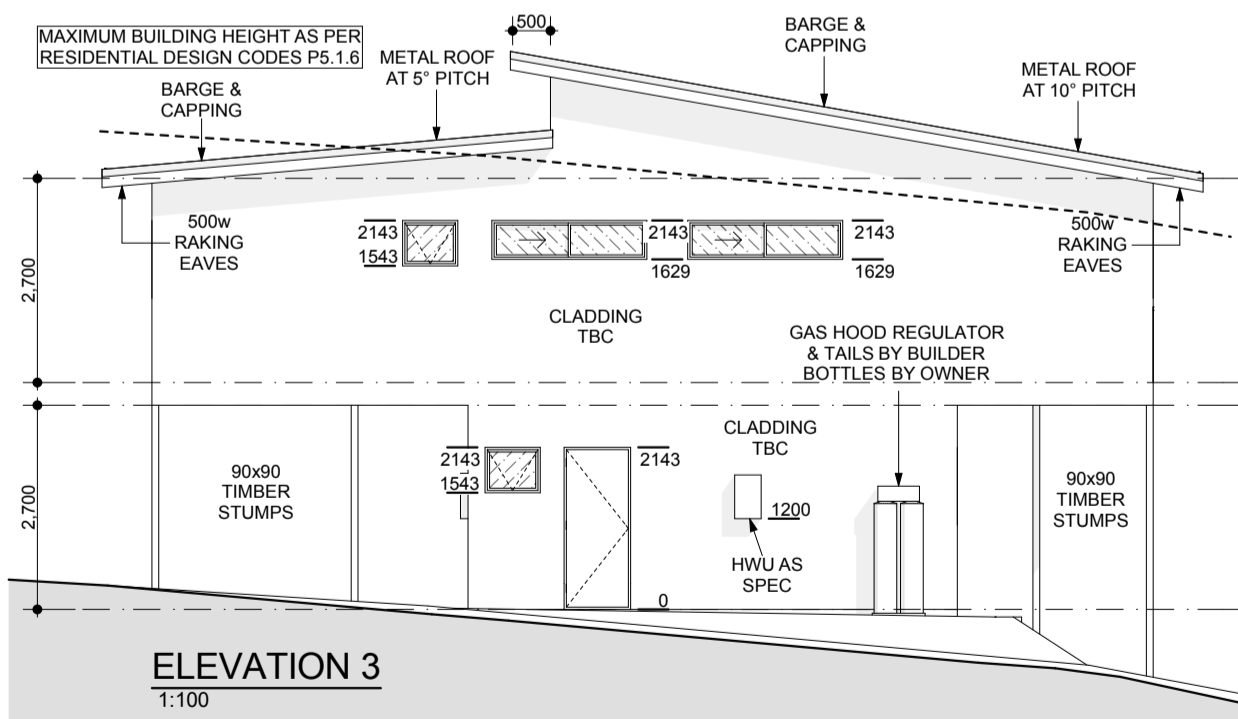
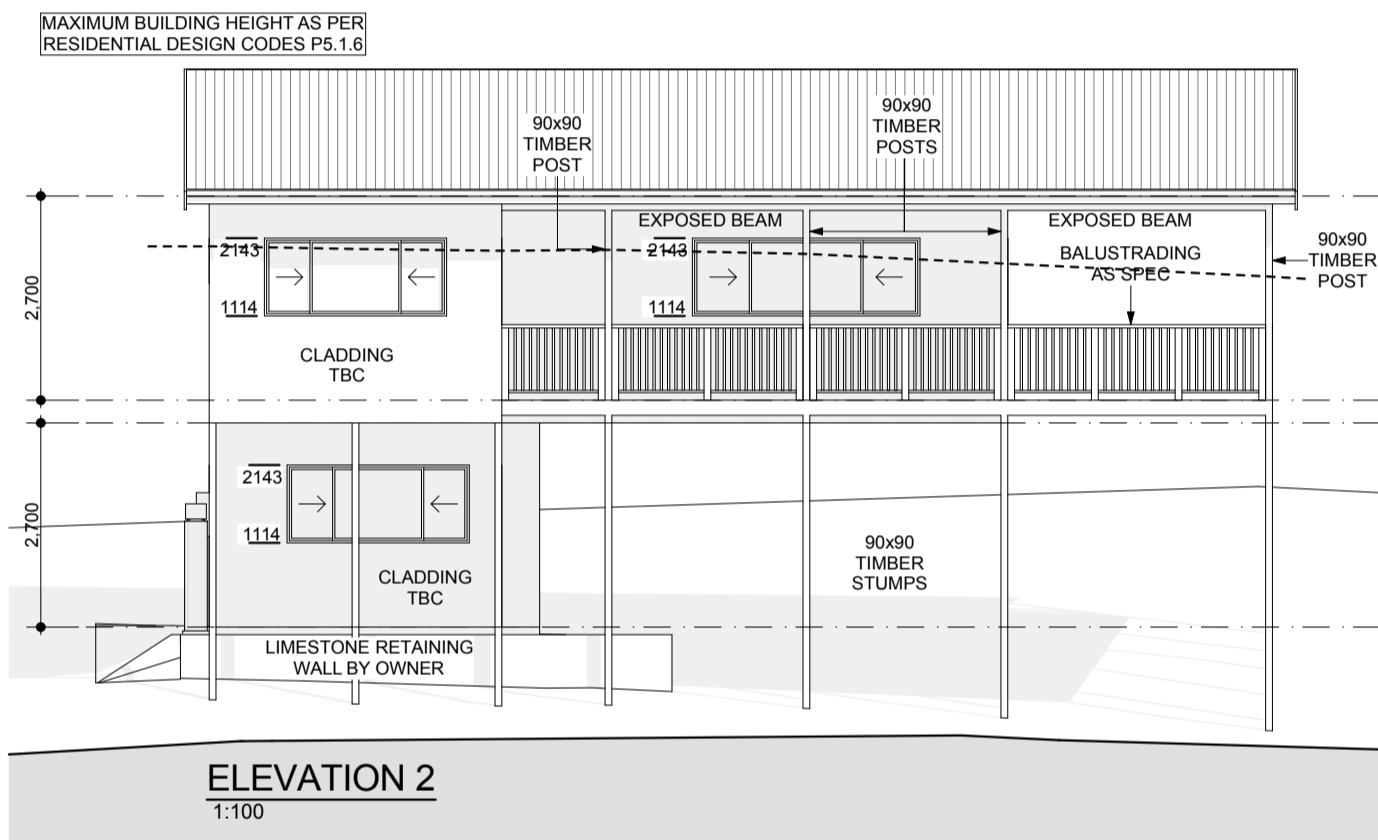
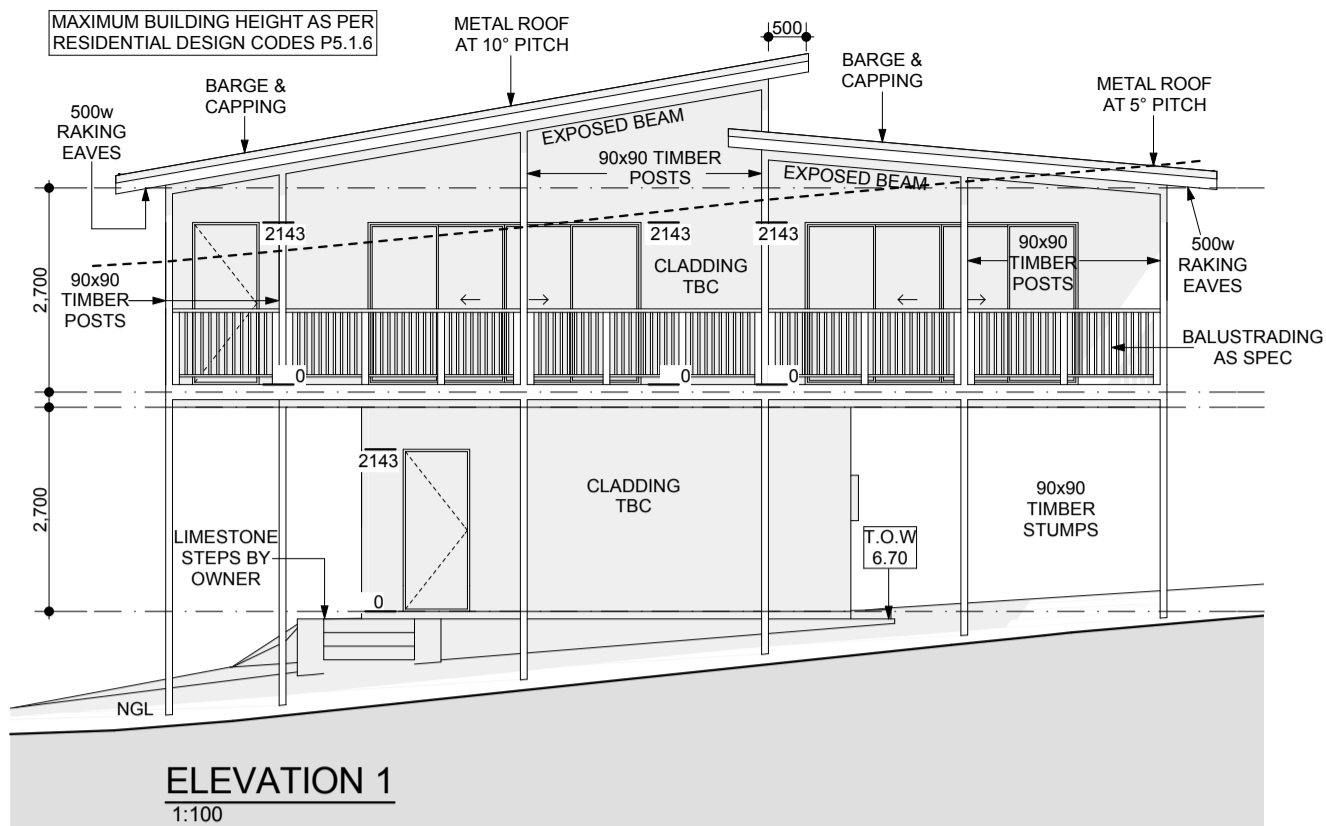
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FIRST	47.6	129.78
GROUND	21.7	25.63
		211.79 m ²
ROOF AREA		220.35



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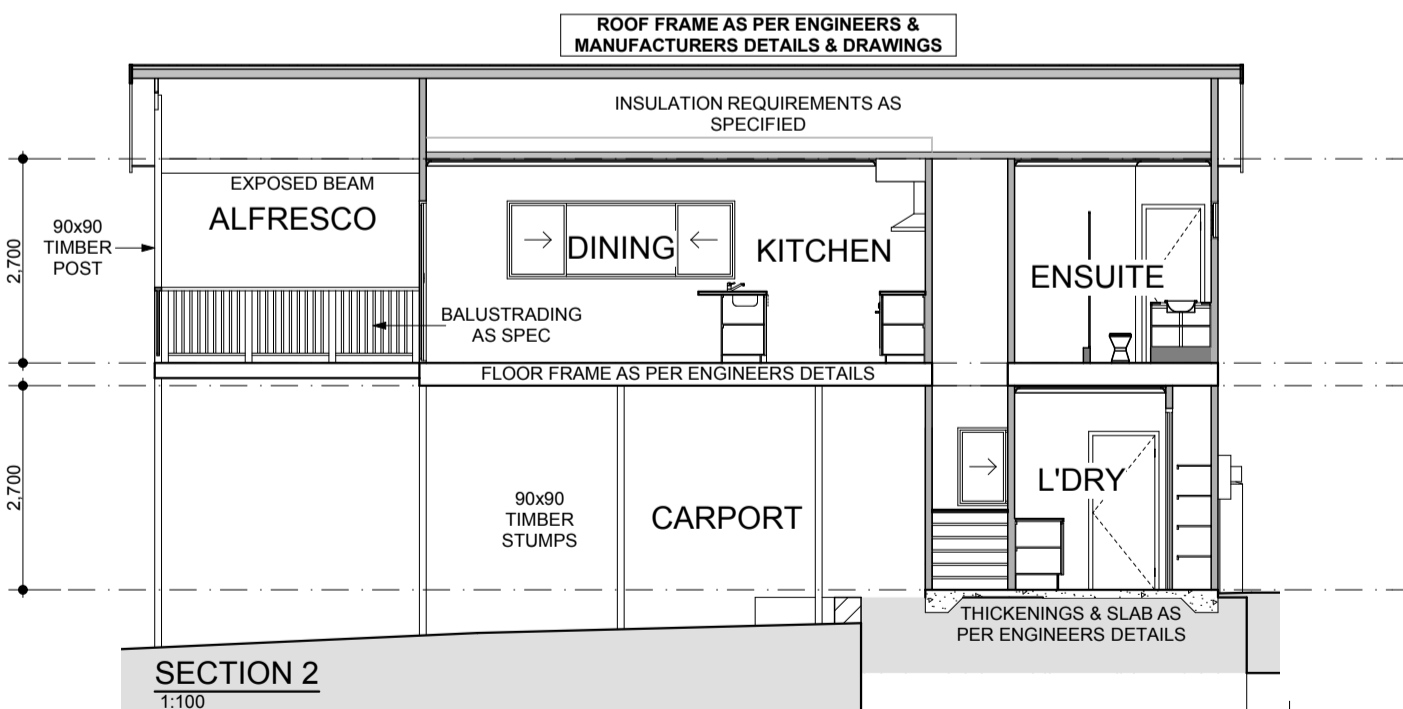
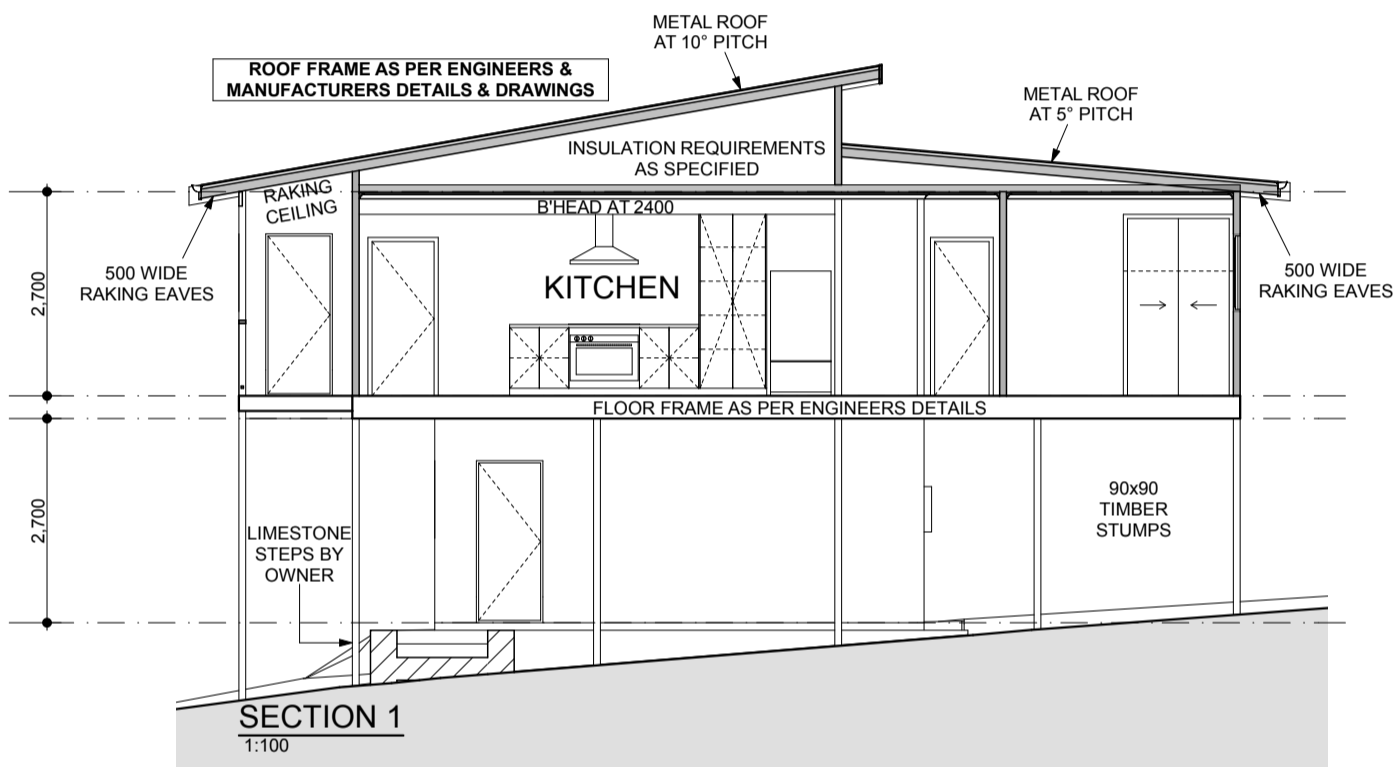
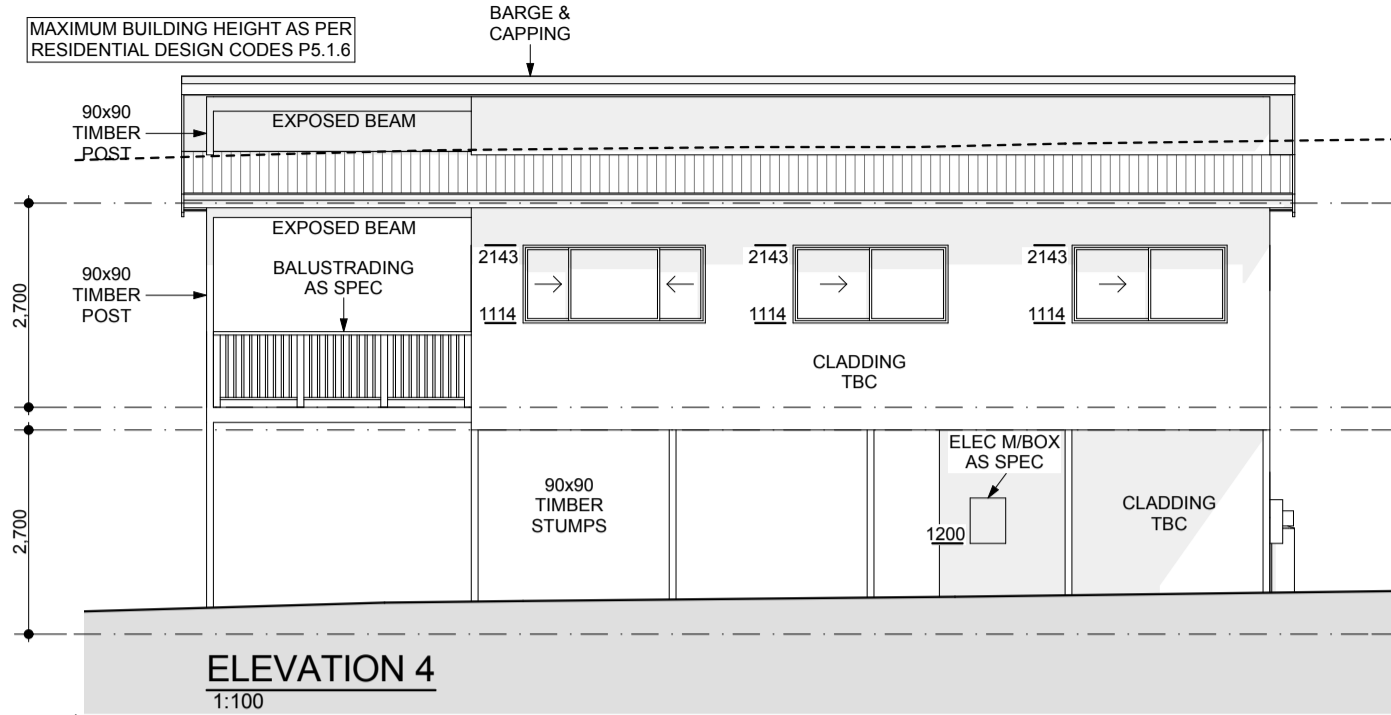
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T: 1300 797 607 E: admin@ruic.net.au

***INDICATIVE* AS3959 BUSHFIRE ATTACK LEVEL ASSESSMENT**



Site: Lot 6, Point Henry Road, Bremer Bay
Version: 1.0
Job: 3644

Disclaimer and Limitation

The purpose of this Indicative Bushfire Attack Level (BAL) Assessment is to detail the potential BAL ratings achievable on the subject site subject to identified setbacks being achieved or minimal fuel state landscaping being undertaken. It is not in itself suitable for submission as part of a building licence.

Fire is an extremely unpredictable force of nature. Changing climatic factors, (whether predictable or otherwise), either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which RUC Fire has no control.

All ratings and information in this report is subject to final calculations post completion of all required works by the client.

To the maximum extent permitted by the law, RUC Fire, its employees, officers, agents and the writer ("RUC Fire") excludes all liability whatsoever for:

1. claim, damage, loss or injury to any property and any person caused by fire or as a result of fire or indeed howsoever caused;
2. errors or omissions in this report except where grossly negligent; and

the client expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

If despite the provisions of the above disclaimer RUC Fire is found liable then RUC Fire limits its liability to the lesser of the maximum extent permitted by the law and the proceeds paid out by RUC Fire's professional or public liability insurance following the making of a successful claim against such insurer.

This report is **not** a Bushfire Management Plan. Should a Bushfire Management Plan be required a separate report is required. This BAL assessment in no way certifies that the dwelling has been constructed in accordance with the required BAL rating. Should vegetation threats within 100m of the site alter, this assessment is invalid and a new assessment is required.

In submitting this report the client acknowledges they understand, approve and will comply with all requirements within their control to maintain the separation distances detailed in this report. Further the client acknowledges and accepts all responsibility for ongoing maintenance of the required building protection zone in a low fuel state as defined in AS3959:2009 s2.2.3.2(f).

This report is valid for a period of 12 months only from the date of issue.

Report Version	Revision No	RUC Author	Date
Indicative Draft	Rev A1	RK	28/05/2015
Technical Review	Rev A2	GP	04/06/2015

BAL – Lot 6, Point Henry Road, Bremer Bay

The site and associated development plans were reviewed on the 28th May 2015 and the proposed dwelling assessed in accordance with AS3959:2009 Methodology 1. Final BAL rating shall be confirmed post site inspection and verification of separation distances.

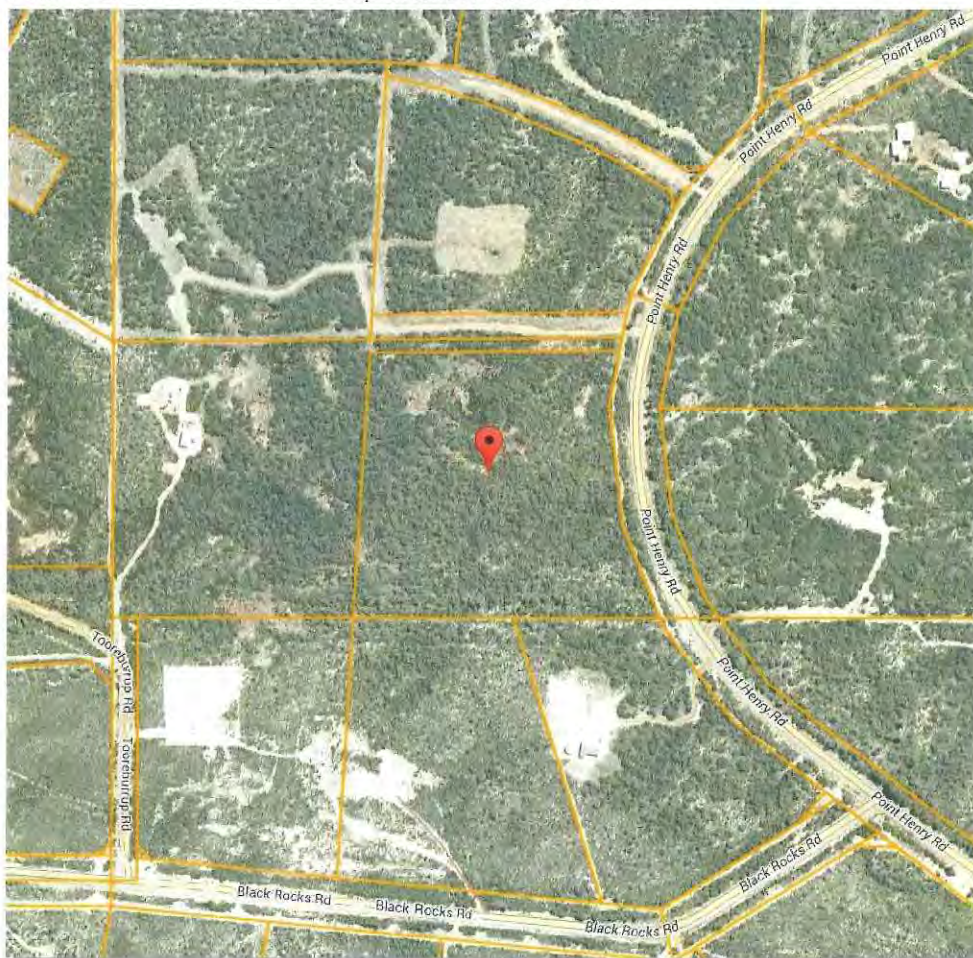


Figure 1: Site Map

Site Parameters and Bushfire Behaviour

Site and surrounding vegetation is identified as Class D Scrub. Whilst the site itself appears relatively flat, there is a downslope >0 to 5 degrees which gradually increases from the north east to the south west corner of the lot. On a severe bushfire danger day (Fire Danger Index of 80) and considering site vegetation and topography; modelling in accordance with AS3959:2009 identifies potential bushfire behaviour that achieves rates of spread of 5.9kph (ignoring spotting) and flame lengths of 13.6m. These figures are considered conservative, with literature suggesting rates of spread may be up to three times greater than those modelled under the Australian Standard.

Potential Bushfire Attack Levels Achievable

The BAL rating is entirely dependent on the amount of radiant heat impact on the proposed dwelling. Radiant heat impact reduces as the separation distance between the bushfire front and the dwelling increases. Increased separation and a reduced BAL rating may be achieved through implementation of a Building Protection Zone. For additional guidance on developing a Building Protection Zone and suitable landscaping to improve bushfire resilience, the "Landscaping for Bushfire" document attached as an appendix to this report should be referred to.

When determining the BAL rating, the separation distance between the building and the vegetation at the closest point is measured. The extent of the low threat landscaped area and corresponding BAL ratings achievable within the site boundaries are detailed in Table 1. This is also represented in Figure 2.

Separation from Bushfire Hazard (m)	BAL
Less than 11m	Flame Zone
11m to less than 15m	BAL-40
15m to less than 22m	BAL-29
22m to less than 31m	BAL-19
31m to less than 100m	BAL-12.5

Table 1: Separation and BAL ratings

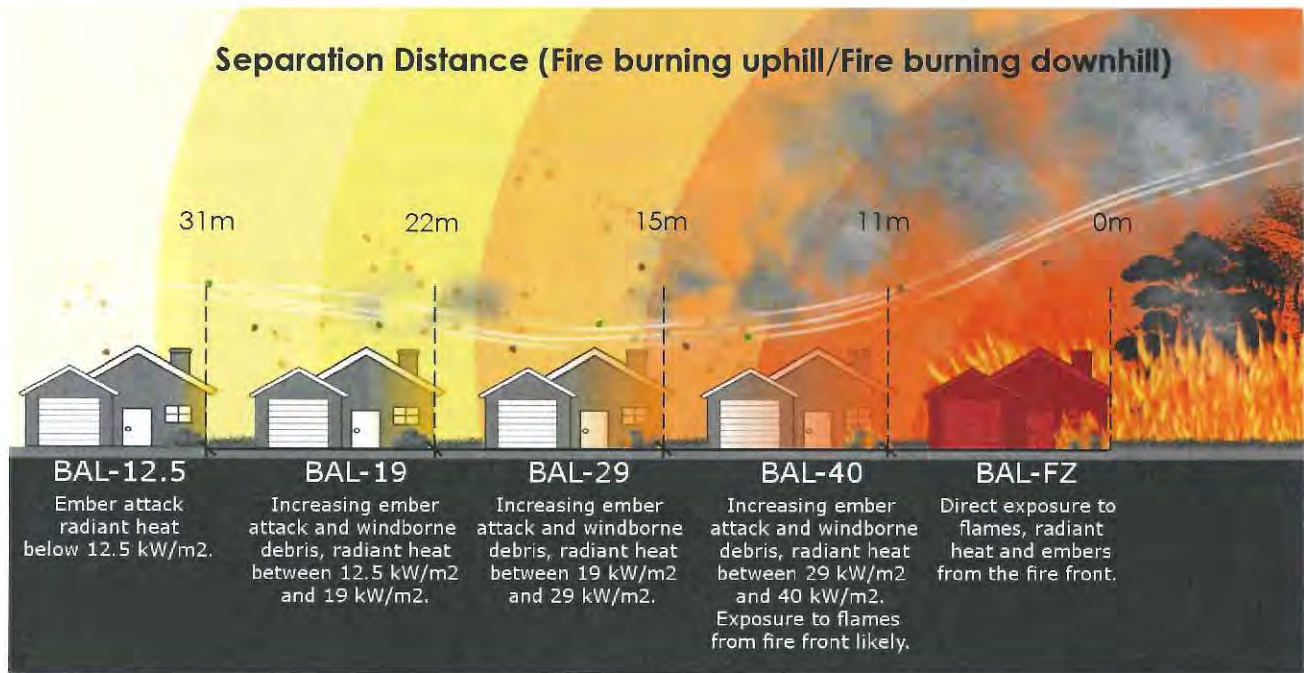


Figure 2: Separation and corresponding BAL ratings

Vegetation modification can typically only occur within the boundaries of the subject lot. Based on the information provided, the attainment of a **BAL-19** rating is considered achievable (pending final location of the proposed dwelling)

Calculating the Final BAL Rating

In order to calculate the final BAL rating applicable to the proposed dwelling, the following steps be completed:

1. Discuss how the BAL rating will affect your build with your architect or builder. Guidance on the construction requirements can be found as an appendix to this report;
2. Contact RUC Fire to discuss this indicative report if you have any questions;
3. Finalise your site plans making sure the Building Protection Zone is clearly shown and labelled (including all relevant distances selected from Table 1); and
4. Complete site works and clearing according to the BAL rating you wish to achieve. Prior to any clearing of vegetation within the lot boundaries the client must obtain permission in writing from the relevant authorities.

Assessor:

Greg Penney | Grad Dip Bushfire Protection BSc

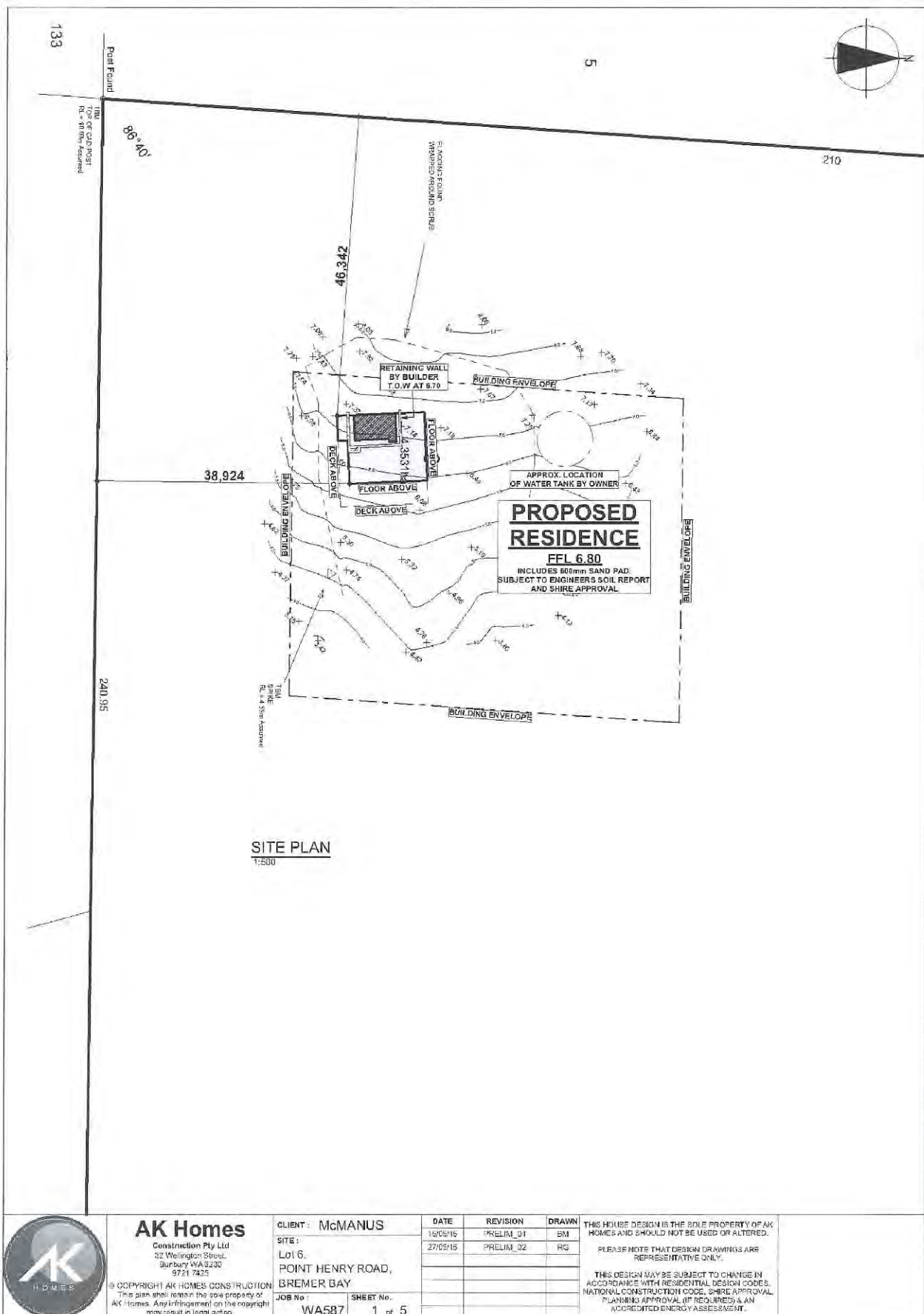


Figure 3: Site Plans (Client)

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-F2
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire resistant timber stumps or posts on 75 mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports – enclosure by external wall or non-combustible with an FRL of 30/-/- or be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread of fire system or be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheathing or steel sheathing or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9mm fibre cement sheathing or steel sheathing or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of /30/30 when tested from outside or be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 except 4mm Grade A Safety Glass may be used	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Operable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	Protected by bushfire shutter or completely screened with steel, bronze or aluminium mesh, or 5 mm toughened glass with operable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resisting timber and portion within 400 mm of ground level screened	Protected by bushfire shutter or 5 mm toughened glass. Operable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of /30/- and operable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except door framing may be naturally fire resistant timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resisting timber framed tight-fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of /30/-
ROOFS	No special construction requirements	As for BAL-19	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards.
VERANDAS, DECKS ETC.	No special construction requirements	As for BAL-19	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 300 mm horizontally and 400 mm vertically from a glazed element	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timber.	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the new standard and not intended as a design guide. You must consult the standard for the full technical details.