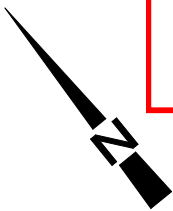


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Bushfire BAL 12.5 requirements

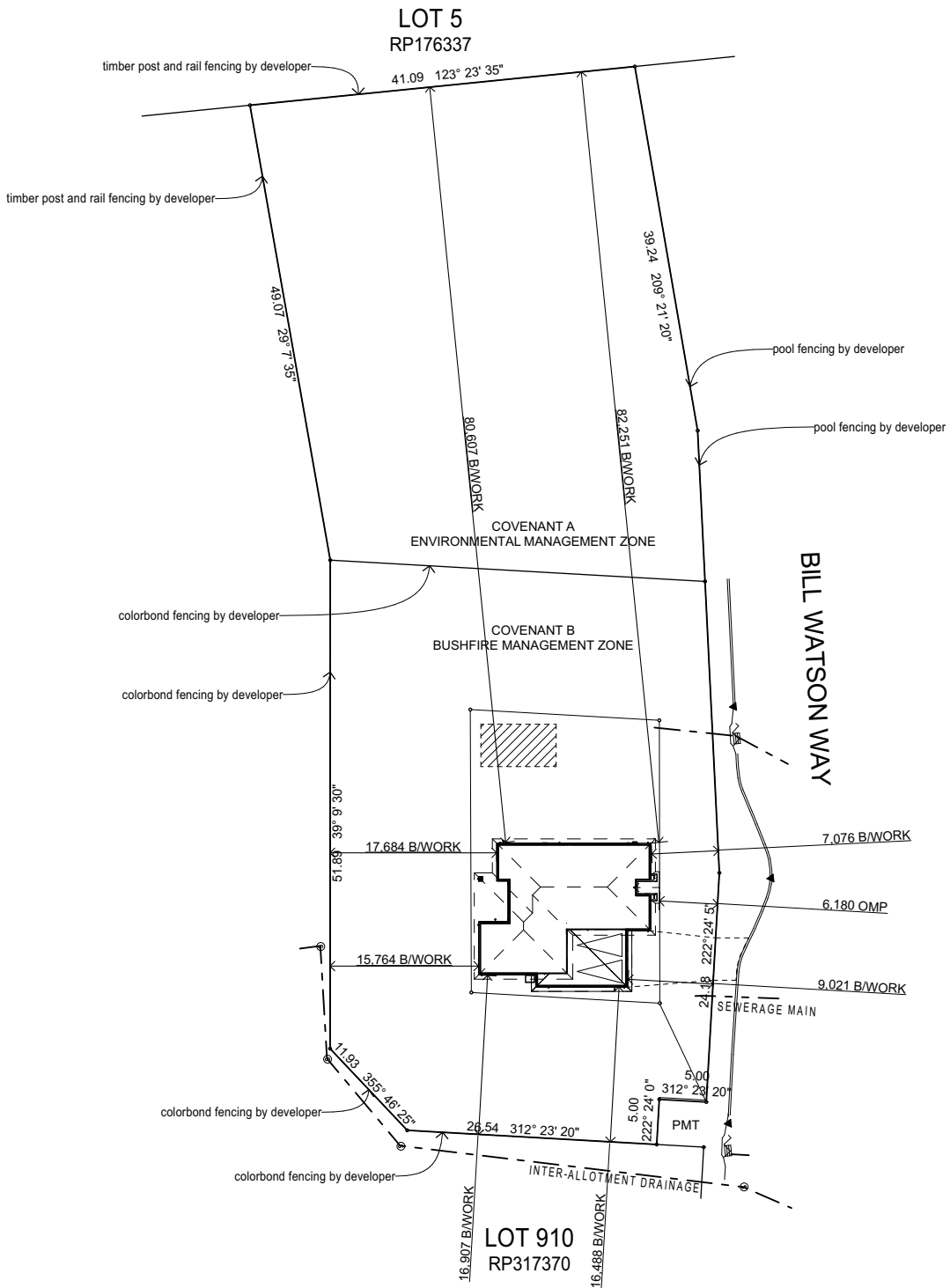
- weepholes to be mesh covered
- openable portions of windows to be fully covered with stainless steel screens - max 2mm aperture
- external hinged doors to be fire rated
- garage panel door to have weather strips or draught seals
- windows less than 400mm above the ground or surface (roof, balcony, parapet) shall be 4mm toughened glass
- eave ventilation to be covered with ember guards
- whirly birds to have spark guards installed (if applicable)
- sliding doors to have 4mm toughened glass -openable portions do not need screening
- HWS Box upgrade to metal (not plastic)
- decking must comply with AS 3959 5.7.3.3 and be a non-combustable material such as modwood or similar
- Sarking as required
- Lightweight cladding min 6mm thick
- Windows and door frames (inc. garage) within 400mm of ground or surface to be bushfire resisting timber: blackbutt, kwila, red ironbark, river red gum, silvertop ash, spotted gum, turpentine.

Bushfire BAL 19 requirements:

- weepholes to be mesh covered
- openable portions of windows to be fully covered with stainless steel screens, max 2mm aperture
- windows less than 400mm above the ground or surface (roof, balcony, parapet) shall be 5mm toughened glass
- external hinged doors to be fire rated
- garage panel door to have weather strips or draught seals
- eave ventilation to be covered with ember guards
- whirly birds to have spark guards installed (if applicable)
- sliding doors to have 5mm toughened glass -openable portions do not need screening
- HWS Box upgrade to metal (not plastic)
- decking must comply with AS 3959 5.7.3.3 and be a non-combustable material such as modwood or similar
- Sarking as required
- Lightweight cladding min 6mm thick
- Windows and door frames (inc. garage) within 400mm of ground or surface to be bushfire resisting timber: blackbutt, kwila, red ironbark, river red gum, silvertop ash, spotted gum, turpentine.

Bushfire BAL 29 requirements:

- weepholes and vents to be mesh covered
- openable portions of windows to be fully covered with stainless steel screens - max 2mm aperture
- windows less than 400mm above the ground or surface (roof, balcony, parapet) shall be covered with aluminium screens
- windows shall be 5mm toughened glass
- external hinged doors to be fire rated
- external hinged door glazing shall be 6mm toughened glass -openable portions do not need screening
- external sliding door glazing shall be 6mm toughened glass -openable portions do not need screening
- garage panel door to have weather strips or draught seals with a flammability index not exceeding 5
- eave/gable ventilation to be covered with ember guards
- eave lining shall be minimum 4.5mm thick
- fascia/gable shall be metal fixed at 450mm ctrs
- whirly birds to have spark guards installed (if applicable)
- HWS Box upgrade to metal (not plastic)
- decking must comply with AS 3959 5.7.3.3 and be a non-combustable material such as modwood or similar
- support posts to be metal
- balustrade within 125mm of glazing or combustible material shall be non-combustable
- Sarking as required
- Lightweight cladding min 6mm thick
- Windows and door frames (inc. garage) within 400mm of ground or surface to be bushfire resisting timber: blackbutt, kwila, red ironbark, river red gum, silvertop ash, spotted gum, turpentine.



AUSBUILD®

Refined Living
COLLECTION

Client: E KOLLAMPARAMBIL
JOY & B MATHEW

Job Address:
Lot 49
Bill Watson Way
Pallara 4110
Prominence Outlook
Release 5 Stage 2

BP23/0130
APPROVED

17 February 2023
REFER TO DECISION NOTICE
FOR CONDITIONS

Site Information:
Lot No: 49
RPD: SP317370
Land Area: 4501sq m
Brisbane City Council

Surveyor Information:
Datum: AHDD (GPS 3DCQ = 0.005m)
Job No: J223920
Date: 30/9/2022
Map Ref: 219 E15

Drawn: Emma 31.05.22
Ext: 0653

Adderley
Signature

C	13.02.23	BA Release
ED		
B	11.10.22	Site Release
ED		
A	10.10.22	Post Contract Release
ED		
-	31.05.22	Contract Release
A'mt		
Initials	Date	Description
Scale:	1:500	
Wind Category:	N3	

Location Plan

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3 PHASE

N3 WIND RATING

RETAINING, FENCING &
DRIVEWAY BY OWNER

SETBACKS IN
ACCORDANCE WITH QDC

BUSHFIRE AFFECTED LOT
BAL >29, 29, 19 & 12.5

LOT 49 GAS CONNECTION POINT
LOCATION TO CENTRE OF LOT
High Pressure
kPa: 2.75

NBN & ELECTRICAL - REFER LOCATION PLAN
NBN CONNECTION - NEAR PIT

MINIMAL EARTHWORKS REQUIRED
AS ALLOTMENT IS BENCHMARKED BY DEVELOPER
-SITE SCRAPE ONLY-

Best practise procedures for erosion & sediment
control as outlined by B.C.C. regulations must be
adhered to.

All SWD to be 90mm dia P.V.C. (Carrying up to
33m2 of Roof Area).

Discharge Stormwater to Local Authority Approval
(Not Necessarily as Directed on Plan).

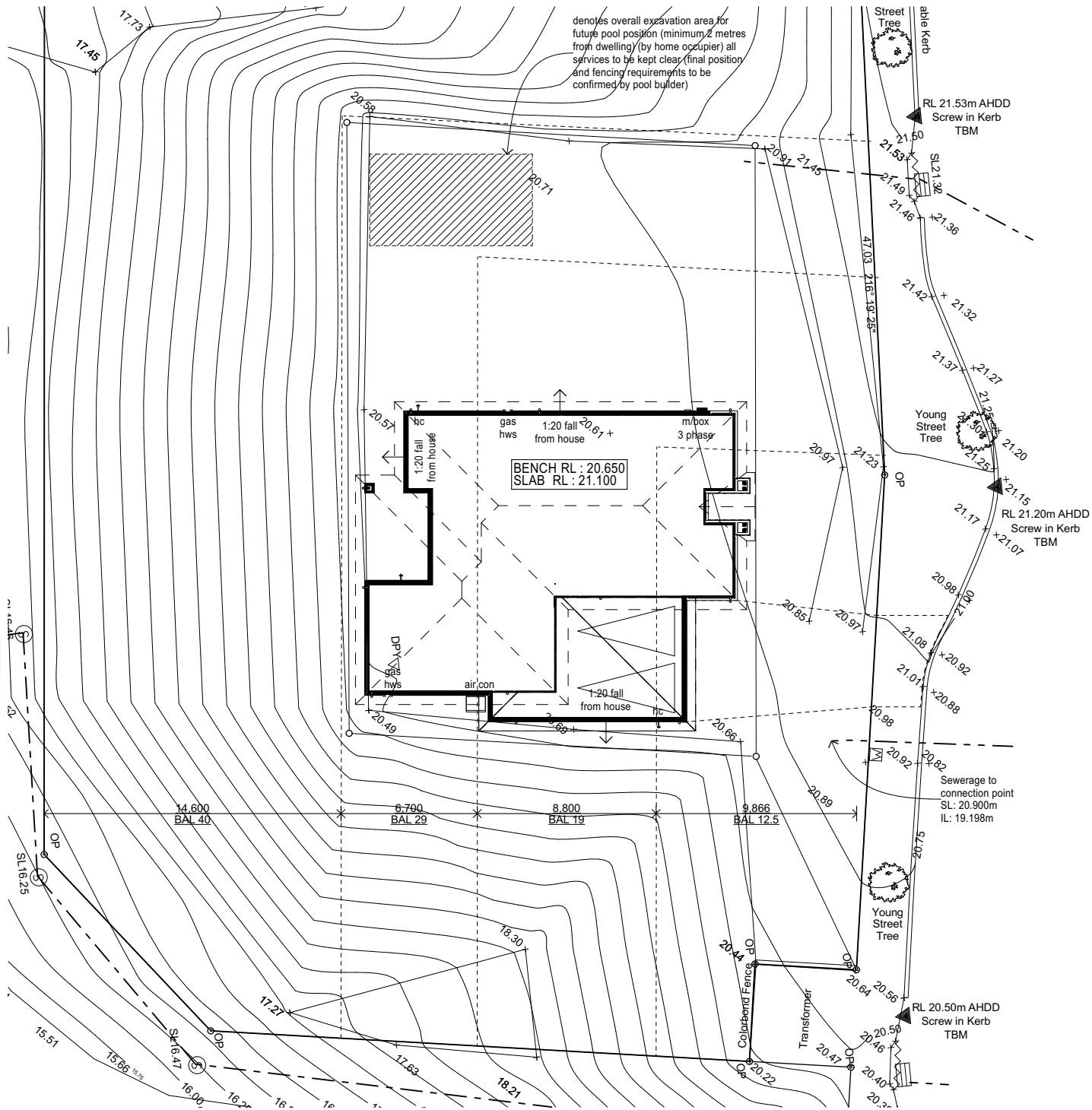
Stormwater lines and pits shown on site are a
guide only and may change pending on site
conditions and requirements.

Bench and Slab Levels are an Approximate
Only and May Vary + or - 0.1m
Depending on Final Earthwork Requirements.

denotes letter box position

Finished earthworks to be manipulated to have
1:20 fall and a min 1500mm away from the slab or
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Retaining wall length, height and position are
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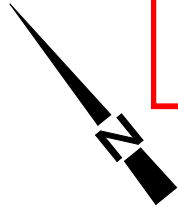
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B	ED	Site Release
11.10.22		
A	ED	Post Contract Release
10.10.22		
E	ED	Contract Release
31.05.22		
Amt	Date	Description
Initials		
Scale:	1:200	
Wind Category:	N3	

Site Plan

Job No.
8759

Dwg No.
2 of 21

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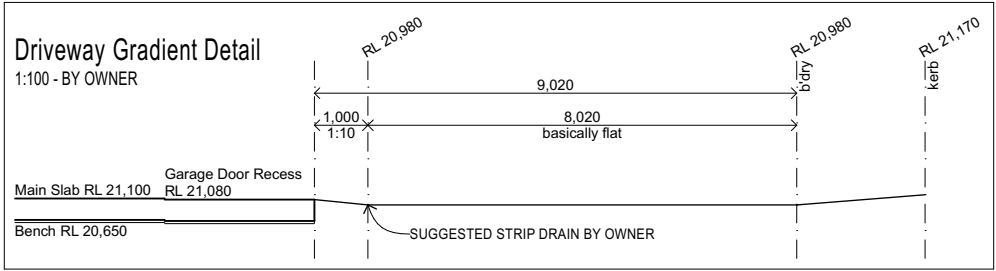
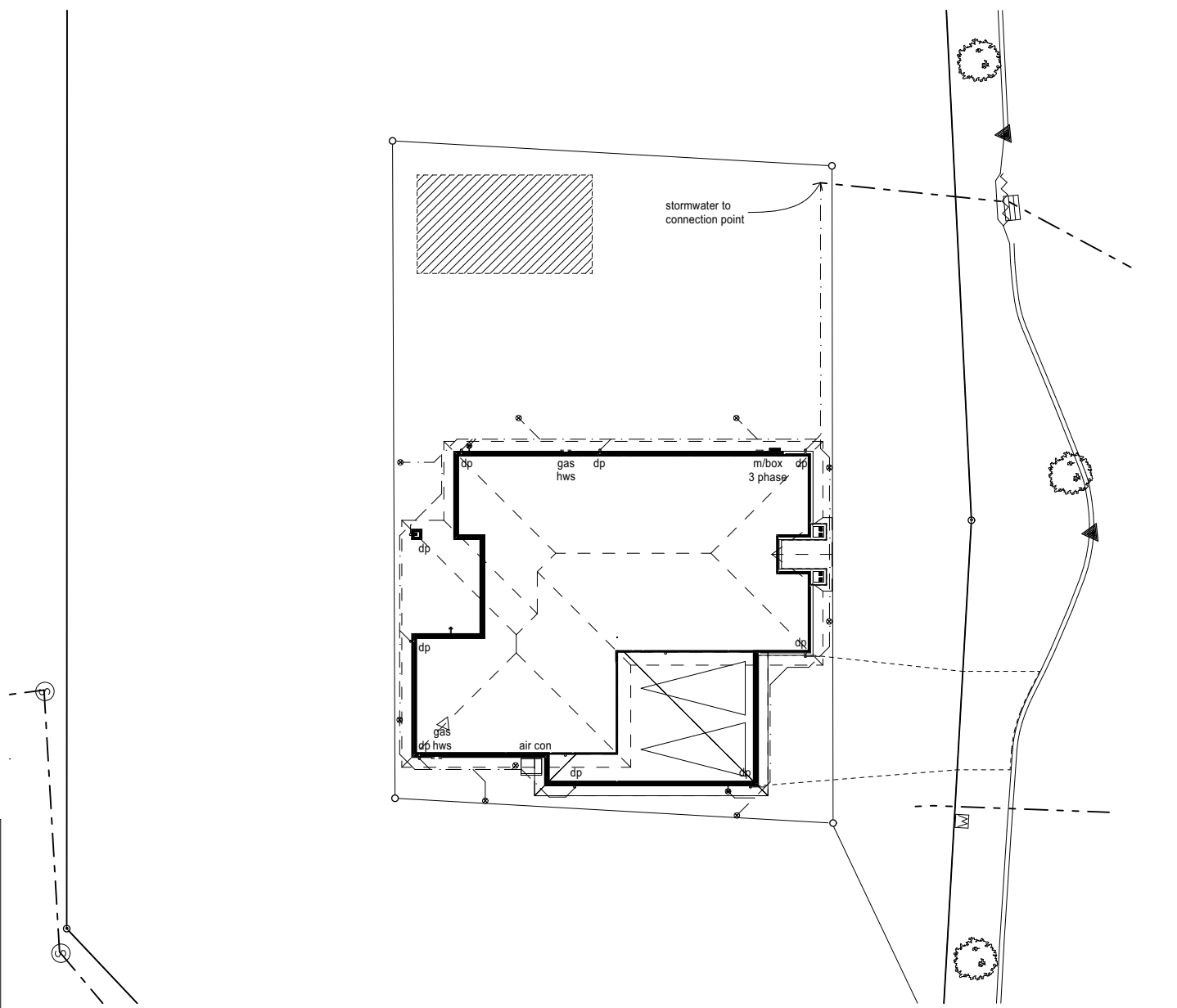
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Wind Category: N3

Site Drainage