



LEGEND	
T	TELSTRA PIT
E	ELECTRICAL PIT
WM	WATER METER
PP	POWER POLE
DP	DOWNPIPE
SWP	STORMWATER PIT
SMH	SEWER ACCESS CHAMBER
KIP	KERB INLET PIT
H	HYDRANT
LB	LETTER BOX
LP	LIGHT POLE
GAS	GAS PIT
-20	APPROX. SURFACE CONTOUR
[200]	DESIGN SURFACE LEVEL
200	EXISTING SURFACE LEVEL
-SW	STORMWATER DRAINAGE
S	SEWER
W	WATER
T	TELSTRA
OPT	OPTIC FIBRE
E	ELECTRICAL
OHP	OVERHEAD POWER
GS	GAS LINE
EXSW	EXISTING STORMWATER
EXS	EXISTING SEWER

SITE PLAN

1 : 500

SITE NOTES

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870

DOWNPIPES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.

DOWNPIPES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES AND AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDANCE WITH NCC 3.5.3.5

EXCAVATED MATERIAL STORED ON SITE SHALL BE PLACED UP-SLOPE OF SEDIMENT FENCE. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET, TO PREVENT TRANSFERRING DEBRIS ONTO STREET. UNLESS ALTERNATIVE SEDIMENT TRANSFER REDUCTION METHODS ARE IN PLACE

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

BAL SITE NOTES:

Emergency Evacuation – A Bushfire Survival Plan is prepared by the residents of the dwelling. Information to assist with the preparation of a Bush Fire Survival Plan can be found at www.nswrfs.gov.au

Asset Protection Zone (APZ) – To achieve a Bushfire Attack Level (BAL) of BAL-12.5 the entire lot is to be managed as an Inner Protection Area (IPA) in accordance with the lot is to be managed as an IPA, as described under 'Planning for Bushfire Protection (Appendix 4 – Asset Protection Zone Requirements)' and the document titled 'Standards for Asset Protection Zones'.

Landscaping – Any new and existing landscaping is to be consistent with the requirements of NSW RFS, 2019, 'Planning for Bushfire Protection' (Appendix 4 – Asset Protection Zone Requirements), which includes:

- A clear area of low-cut lawn or pavement is maintained adjacent to the dwelling;
- Fencing details in accordance with PBP (7.6 – Fences and gates);
- The branches will not overhang the roof;
- The tree canopy is not continuous; and
- Any proposed windbreak is located on the elevation from which fires are likely to approach.

Vehicular Access – Property access roads must comply with the following requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*:

- property access roads are two-wheel drive, all weather roads;
- the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005;
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- minimum 4m carriageway width;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- property access must provide a suitable turning area in accordance with Appendix 3;
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6m;
- the crossfall is not more than 10 degrees;
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads;

Water Supplies – The development is to be linked to a reliable water supply network.

In lieu of any available water hydrant, the provision of water must comply the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- a 20,000L static water supply tank must be provided on site;
- a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure;
- 65mm Storz outlet with a ball valve is fitted to the outlet;
- ball valve and pipes are adequate for water flow and are metal;
- supply pipes from tank to ball valve have the same bore size to ensure flow volume;
- a hardened ground surface for truck access is supplied within 4m;
- above-ground tanks are manufactured from concrete or metal;
- raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959);
- unobstructed access can be provided at all times;
- tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
- all exposed water pipes external to the building are metal, including any fittings;
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter;
- fire hose reels are constructed in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005; and
- the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction.

Electricity Services – The provision of new electricity supply must comply the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges, or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.

Gas Services – The provision of gas must comply the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets; and
- Any gas cylinders that are within 10m of a dwelling:
 - Have their release valves directed away from the dwelling, and
 - Are enclosed on the hazard side of the installation, and
 - Have metal connections to and from the cylinders.

REFER BAL ASSESSMENT REPORT: BY PERCEPTION PLANNING

SCALE	As indicated	REVISION	DESCRIPTION	DATE
A2 SHEET	As indicated	1	PRELIMINARY ISSUE	22/04/2021
		2	REVISED FLOOR PLAN	23/04/2021
		3	REVISED FLOOR PLAN	28/05/2021
		4	GENERAL AMENDMENTS	05/07/2021
		5	FOR APPROVAL	09/09/2021
		6	FOR DA SUBMISSION	19/10/2021

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