

BUSHFIRE MANAGEMENT PLAN @ 55 WATERSON ROAD, JAMIESON



DEFENDABLE SPACE
 Defendable space where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

WATER SUPPLY
 10,000 litres of effective water supply is provided for fire fighting purposes which meets the following requirements:
 Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 50 metres of the outer edge of the approved building.
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

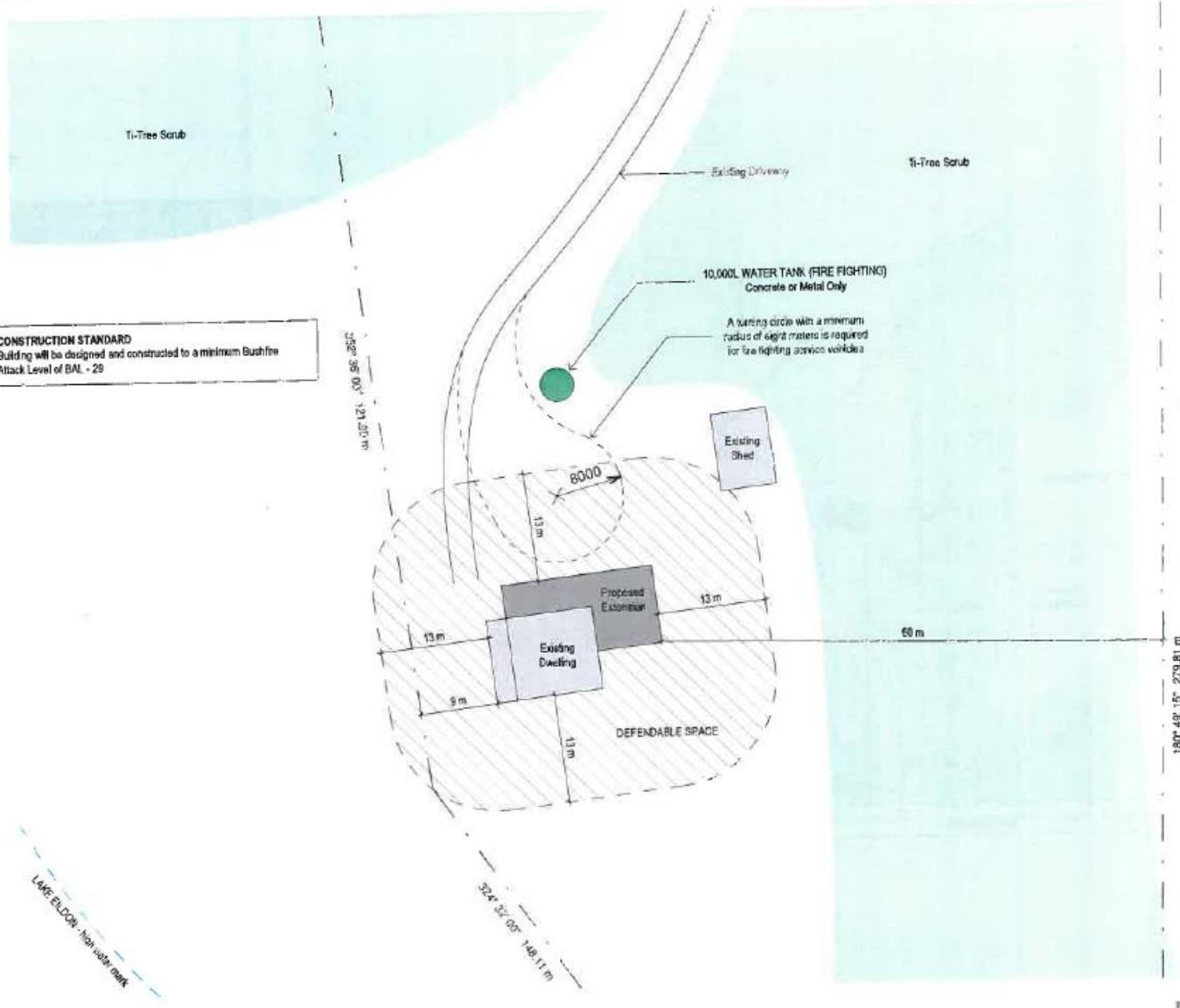
ACCESS
 Access for fire fighting purposes is provided which meets the following requirements:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (0.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

A turning area for fire fighting vehicles will be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight metres
- A driveway encircling the dwelling
- The provision of other vehicles turning heads – such as a T or Y head – which meet the specification of Austroads Design for an 8.6 meter Service Vehicle

CONSTRUCTION STANDARD
 Building will be designed and constructed to a minimum Bushfire Attack Level of BAL - 29



JOHN & MICHELLE LEITCH
 PROPOSED EXTENSION @ 55 WATERSON ROAD, JAMIESON

Bushfire Management Plan
A302

Rev.	Description	Date
1	PLANNING	24/05/18

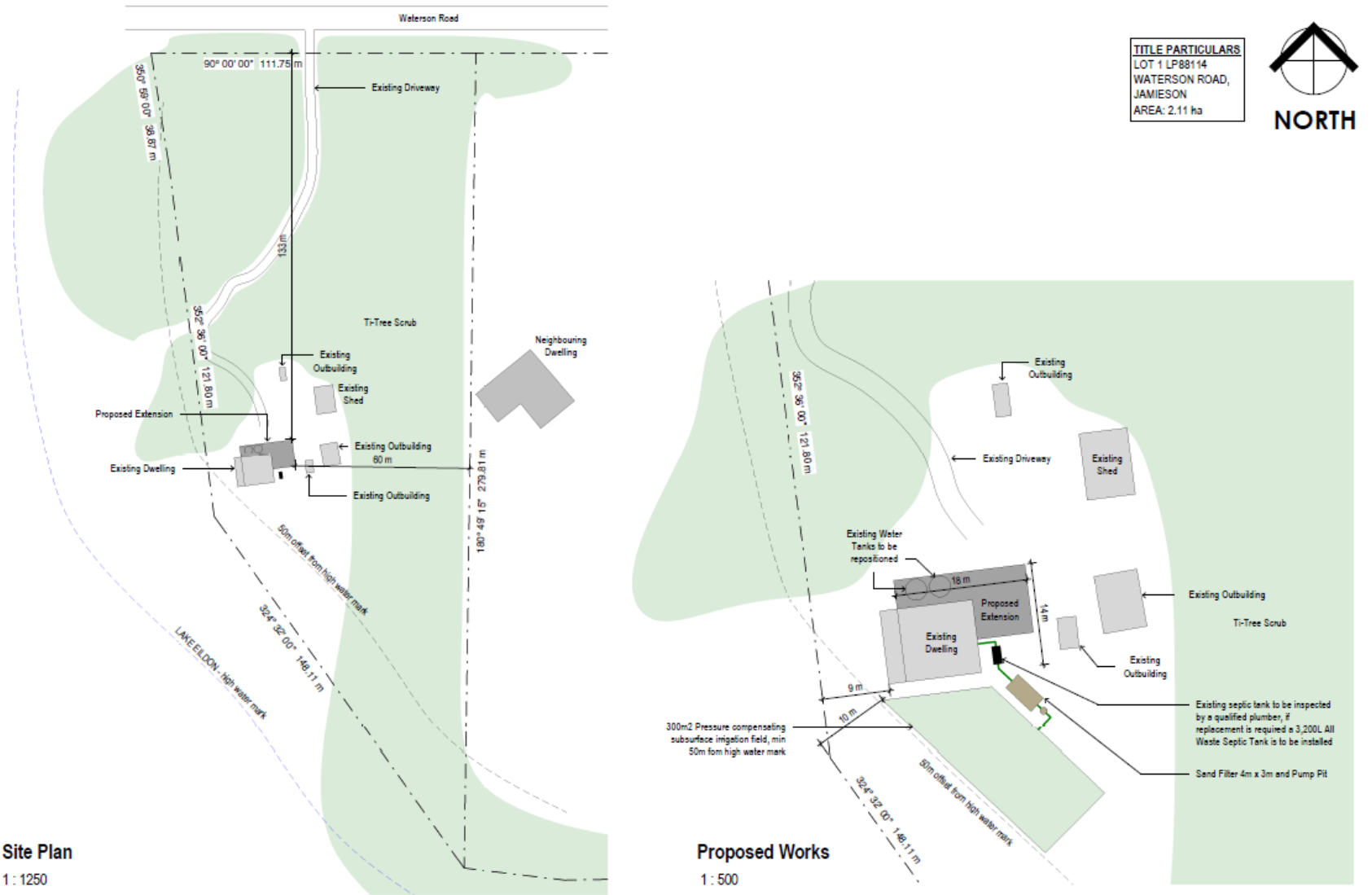
Drawn by:
 Checked by:

JSL
 GPT
 SCALE: 1:500
 @A3

PLANNING

Figure 1: Bushfire Management Plan.

SITE PLAN AND PROPOSED WORKS @ 55 WATERSON ROAD, JAMIESON



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CONSULTING ENGINEERS

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JOHN & MICHELLE LEITCH
SITE PLAN AND PROPOSED WORKS @ 55
WATERSON ROAD, JAMIESON

SITE PLAN AND PROPOSED WORKS

Rev.	Description	Date
1	FOR APPROVAL	29/05/18
2	FOR APPROVAL	17/07/18

Drawn by:

JSL SCALE:

Checked by:

GPT As indicated @A3

A401

Figure 2: Site plan.



12 NORTHERN ELEVATION
1:100



13 EASTERN ELEVATION
1:100



14 SOUTHERN ELEVATION
1:100



15 WESTERN ELEVATION
1:100

A3 DRAWING SHEET	
JOHN & MICHELLE LEITCH	
PROPOSED REFURBISHMENT & EXTENSION TO DWELLING	
55 WATSON ROAD JAMESON	
SHEET 6 OF 21	
PROPOSED	
NORTHERN ELEVATION, EASTERN ELEVATION, SOUTHERN ELEVATION, WESTERN ELEVATION	
DRAWN BY:	S.K.
CHECKED BY:	J.W.
Date:	15/09/2017
Scale/Notes:	1
PROJECT FILE:	
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Figure 4: Elevation