

LLOYDS TRANSPORTABLE HOMES

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The General Manager
Wagga Wagga City Council
PO Box 20
Wagga Wagga NSW 2650

Re: Development Approval for at Lot 1 DP 214337 - 120 Poiles Road, Brucedale NSW 2650 for Paul Kinstler & Annalise Robinson

Please be advised that homes produced by this company for use in medium bushfire attack risk areas, as identified, are built to comply with BAL-19 construction requirements specifically as follows:-

Flooring System:-	Protected by non-combustible sheeting (min 6mm fibre cement sheet).
Supporting Piers:-	Non combustible concrete block.
External Walls:-	Non combustible fibre cement sheet (planks) 7.5mm thick with non-combustible R2.0 insulation batts within the wall and sarking under external sheeting with a flammability index of less than 5.
Vents:-	In sub floor area are protected with aluminium mesh with a maximum aperture of 2mm.
External screen doors:-	To be installed to door frames with a clearance of 3mm to the frame and be screened with Aluminium mesh with a maximum aperture of 2mm.
Windows:-	All frames to be metal with the glass in all windows and sliding doors to be 5mm toughened and the openable portions shall be screened with aluminium mesh with a maximum aperture of 2mm.
External doors:-	Shall be tight fitting doors 40mm minimum thickness and shall be protected by a metal screen door with a maximum aperture of 2mm the door shall be tight fitting with a maximum clearance of 3mm. Door frames shall be constructed from bushfire resistant timber, all glazing shall be 5mm toughened glass. A draught excluder shall be fitted to the bottom of the door.
Sliding glass doors:-	Shall be glazed in 5mm toughened glass and be screened with mesh with a maximum aperture of 2mm held within a metal frame.
Roofs:-	Shall be sheeted in colorbond custom orb steel sheeting and a sarking with the flammability index of less than 5 will be used. All ridges to be sealed with non-combustible rock wool.
Roof Penetrations:-	Skylights, ducting, vent pipes shall be fitted with ember guards with a maximum aperture of 2mm.
Eave Linings:-	Shall be enclosed with 4.5mm fibre cement sheeting.
Gutters, Valleys & down Pipes:-	To be colorbond steel and are not fitted with non combustible leaf guards by builder – owners responsibility.
Exposed Service Pipes:-	Any exposed pipework is not fitted by the builder and as such becomes the responsibility of the owner.
Verandahs where fitted by Builder:-	The deck boards shall be spaced at 3mm spacings, the posts are of non-combustible steel, the supporting piers are concrete blocks, the deck will be enclosed with 6mm non-combustible sheeting. All verandah roofs shall be stepped down from the main roof space.
Stairs:-	Shall be galvanised steel.

Yours sincerely

D.C. SCUTT,
MANAGING DIRECTOR
25/03/2024