



# Application for Planning Approval

## ***Land Use Planning and Approvals Act 1993***

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APPLICATION NO.

DA2023/083

LOCATION OF AFFECTED AREA

26 ARBIE LAND, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING & OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **31/5/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**General Manager**



**Brighton**  
going places

# H1287 - Proposed Dwelling, FLACK AT 26 ARBIE LANE, OLD BEACH



<i>Architectural Drawing No.</i>	<i>Description</i>
01	Site Plan
02	Drainage Plan
02a	Soil & Water Management Plan
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
11	Wet Area Specifications
11a	Stair Notes
12	Vegetation Overlay
13	BAL Construction Requirements

Climate Zone - 7  
C.T. No. 183730/603  
Wind Speed - 2  
Corrosion Environment - MODERATE  
Soil Classification - M  
Floor Area = 174.4m<sup>2</sup>  
= 18.8 sq

### PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE <small>More than 1 km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas</small>	INTERNAL	No protection required	
	EXTERNAL	<b>Option 1</b> 2 coats alkyd primer; or <b>Option 2</b> 2 coats alkyd gloss <b>Option 3</b> Hot dip galvanise 300 g/m <sup>2</sup> min. <b>Option 4</b> Hot dip galvanise 100 g/m <sup>2</sup> min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

NOTES:  
 1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.  
 2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.  
 3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.  
 4. All zinc coatings (including Inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.  
 5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.  
 6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.  
 7. For applications outside the scope of this table, seek specialist advice.

THIS PLAN IS ACCEPTED BY:  
 .....  
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 SIGNATURE:  
 .....  
 DATE:  
 .....

REVISION	DATE	SHEETS	DESCRIPTION
A	4 April 2023	All prelim DA sheets	Move house on site, Show accurate pool dimensions, Change roof, Modify floor plan where necessary for new roof style, re-calculate areas and re-dimension where changed.
B	28 April 2023	00, 01, 02, new 02a, 03, 04 & 06 - 09	Changes to completed DA plans including, reduce roof over allrescos and show 2 steps to pool area, Change sliding door to stacker, amend kitchen stacker window, Update all floor plans and elevations to reflect changes, Amend window schedule, Update roof plan and re-calculate areas and downpipe requirements, Provide SWMP as requested by Council.
C	3 May 2023	00, 01, 02, 03, 07, 08 & 09	Changes to DA plans including show front fence information, change shower lay waste locations and add floor wastes to bath & ens. Update all floor plans to reflect changes, Make electrical plan changes and update lighting calculations, Amend drainage plan to show floor wastes and amend layout to allow for floor wastes to connect into vanity outlets as required.

## BAL- LOW

Per GES Subdivision Tivoli Green stages 9-16 Bushfire Hazard Report dated February 2021. See sheet 13 for BAL construction requirements

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DRAWING: COVER SHEET  
 DATE: 03/05/23  
 FILE NAME: H1287 DA 01323.dgn  
 DRAWN BY: PC

DWG No: **COVER SHEET**

- 4 APRIL 2023  Preliminary drawings
- 3 MAY 2023  Development application drawings (DA)
- Preliminary construction drawings  
Engineer not to sign this copy, only provide notes, additions & amendments
- Final construction drawings (BA)
- Approved by Engineer
- Approved by Building Surveyor

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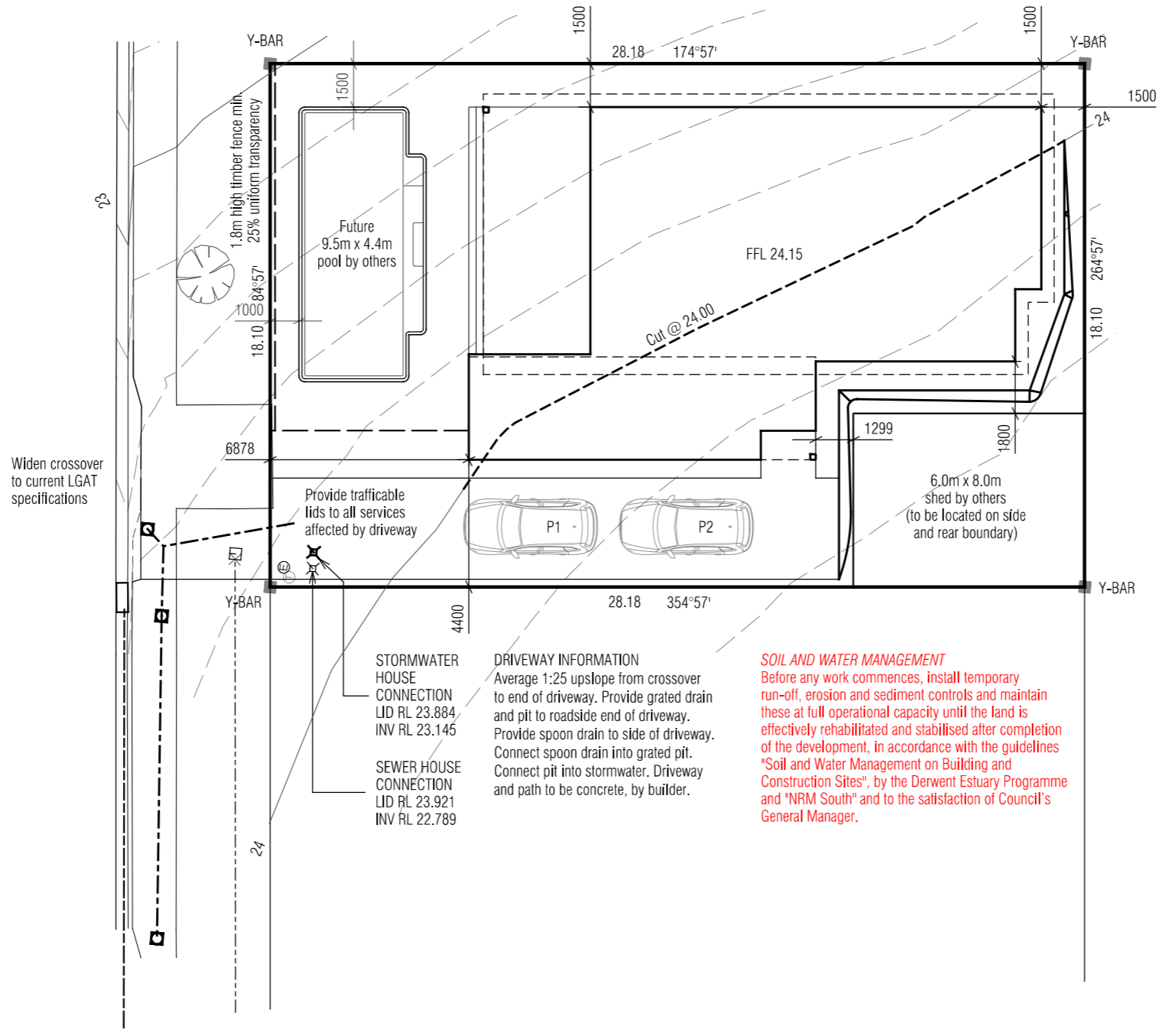
**IMPORTANT NOTES:**

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.

C.T. No. 183730/603  
510m<sup>2</sup>

ARBIE LANE



- LOT BOUNDARY
- GRATED PIT
- CULVERT 300
- KERB LIP
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- SEWER UNDERGROUND
- WATER MAIN
- ▲ BENCH MARK
- TITLE PEG
- ⊙ TREE
- ✕ STORMWATER HOUSE CONNECTION
- ⊕ CABLE HYDRO UNDERGROUND
- ⊗ TELSTRA PIT
- ⊙ CABLE TELSTRA UNDERGROUND
- SEWER MANHOLE
- ✕ SEWER HOUSE CONNECTION
- ✕ SEWER UNDERGROUND
- WATER MAIN
- ✕ STOP VALVE
- ⊙ FIRE PLUG
- ✕ METER WATER

STORMWATER HOUSE CONNECTION  
LID RL 23.884  
INV RL 23.145

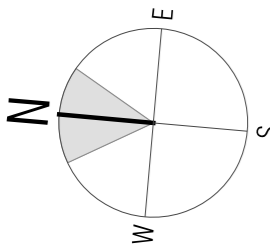
SEWER HOUSE CONNECTION  
LID RL 23.921  
INV RL 22.789

**DRIVEWAY INFORMATION**  
Average 1:25 upslope from crossover to end of driveway. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway and path to be concrete, by builder.

**SOIL AND WATER MANAGEMENT**  
Before any work commences, install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development, in accordance with the guidelines "Soil and Water Management on Building and Construction Sites", by the Derwent Estuary Programme and "NRM South" and to the satisfaction of Council's General Manager.

Widen crossover to current LGAT specifications

▲ BM RIVIT IN KERB  
RL 23.624



Scale 1:200

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

**BAL- LOW**  
Per GES Subdivision Tivoli Green stages 9-16 Bushfire Hazard Report dated February 2021. See sheet 13 for BAL construction requirements

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REVISION	DATE	DESCRIPTION
B	28 April 2023	Changes as described on Cover Sheet
C	3 May 2023	Changes as described on Cover Sheet

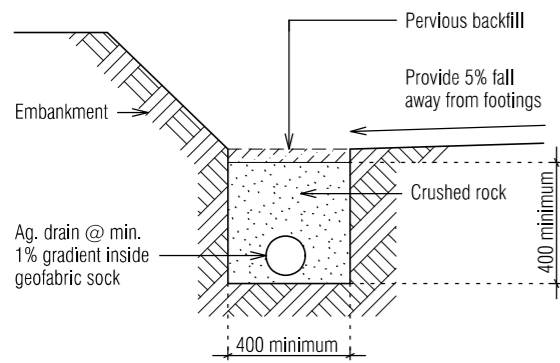
DRAWING: SITE PLAN  
DATE: 04/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

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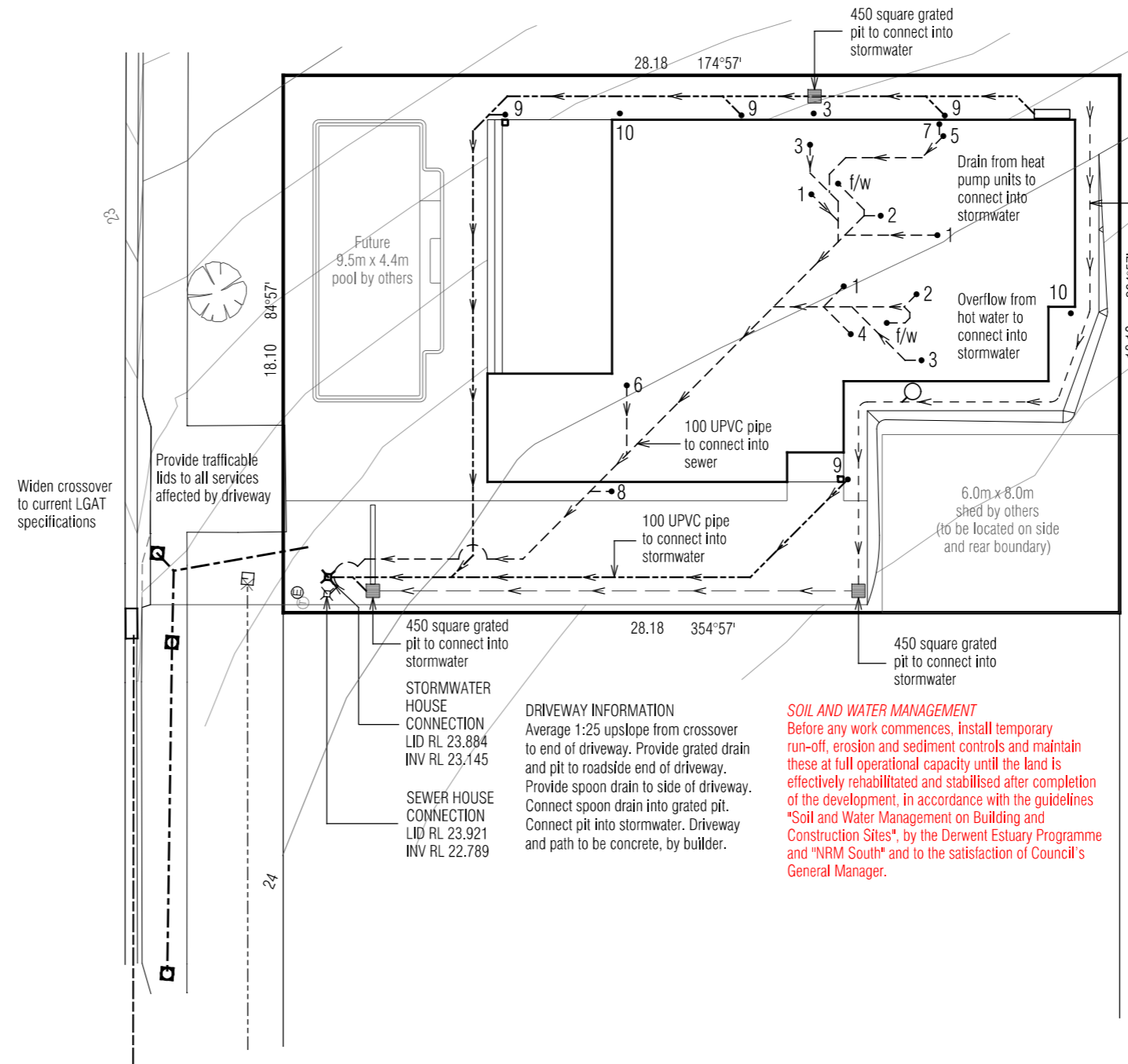
All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

**DRAINAGE LEGEND**

- |     |                                      |         |
|-----|--------------------------------------|---------|
| 1   | WC                                   | 100 dia |
| 2   | HANDBASIN                            | 40 dia  |
| 3   | SHOWER                               | 50 dia  |
| 4   | BATH                                 | 40 dia  |
| 5   | LAUNDRY TROUGH                       | 50 dia  |
| 6   | KITCHEN SINK                         | 50 dia  |
| 7   | VENT                                 | 50 dia  |
| 8   | TAP CHARGED ORG min. 150mm below FFL |         |
| 9   | DOWNPIPE                             | 90 dia  |
| 10  | TAP                                  |         |
| 11  | INSPECTION OPENING TO GROUND LEVEL   |         |
| f/w | FLOOR WASTE                          |         |

▲ BM RIVIT IN KERB  
RL 23.624

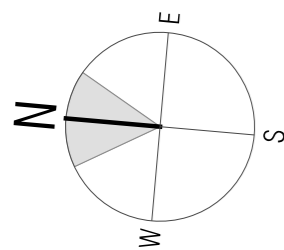
**ARBIE LANE**



**DRIVEWAY INFORMATION**  
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- LOT BOUNDARY
- GRATED PIT
- - - CULVERT 300
- KERB LIP
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- - - SEWER UNDERGROUND
- - - WATER MAIN
- ▲ BENCH MARK
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- ✕ SEWER HOUSE CONNECTION
- ✕ SEWER UNDERGROUND
- WATER MAIN
- ✕ STOP VALVE
- ⊕ FIRE PLUG
- ✕ METER WATER



Scale 1:200

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

REVISION	DATE	DESCRIPTION
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DRAWING: DRAINAGE PLAN  
DATE: 03/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

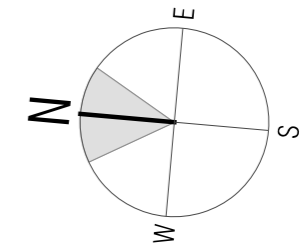
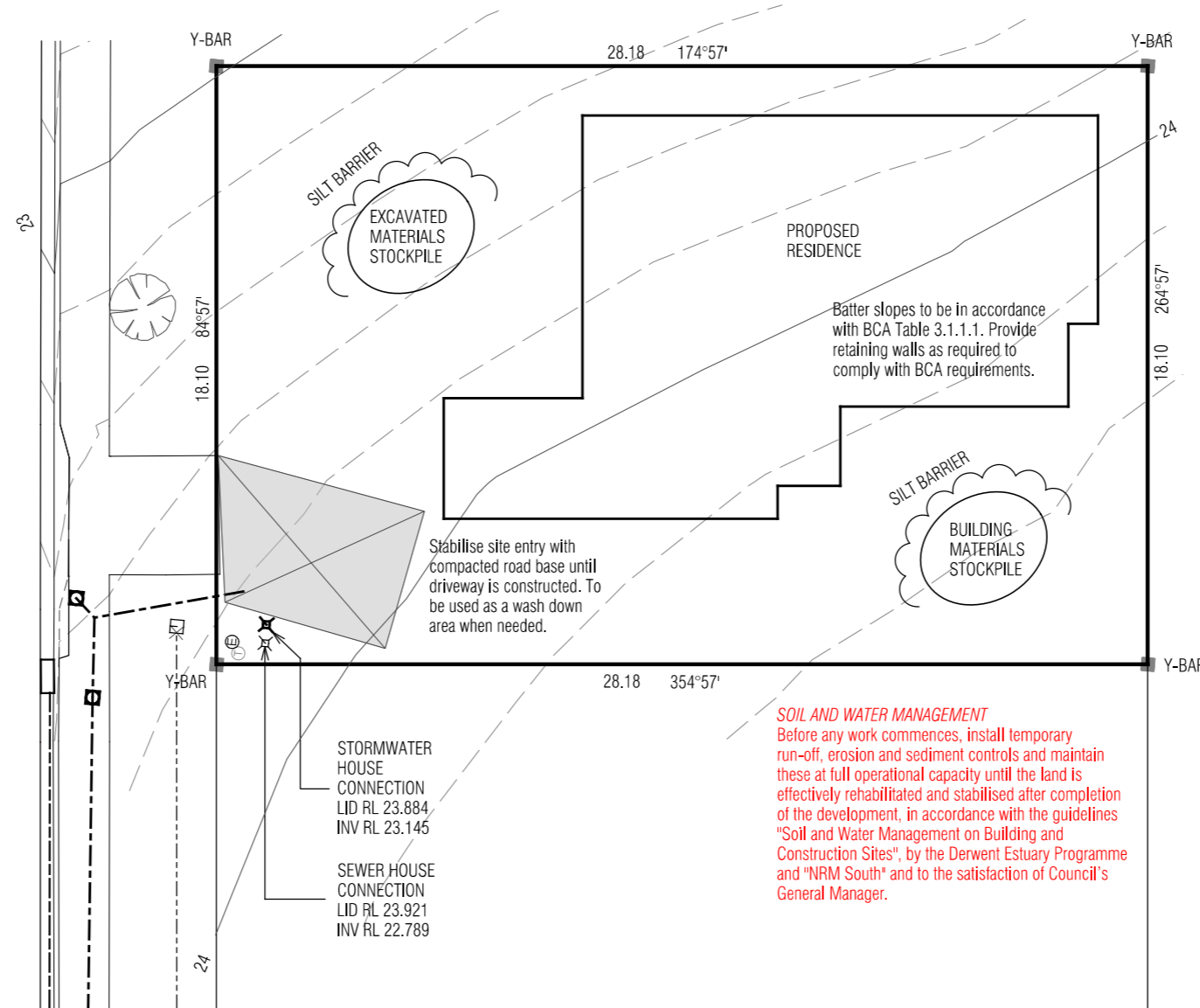
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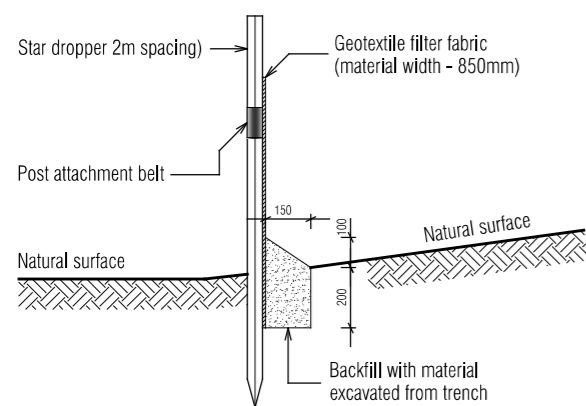
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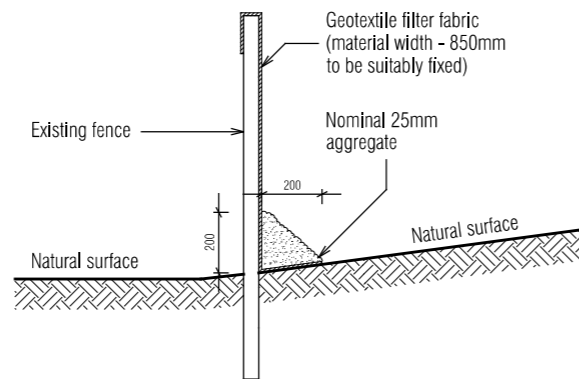
# ARBIE LANE



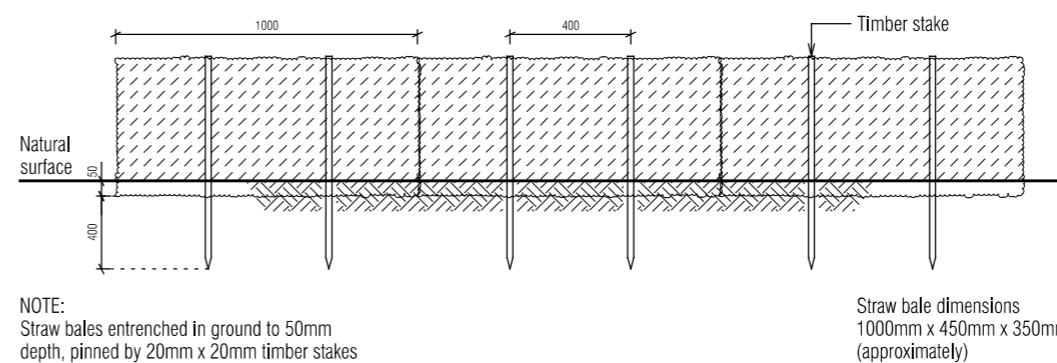
REVISION	DATE	DESCRIPTION
B	28 April 2023	Changes as described on Cover Sheet



**SILT STOP TYPE 1**  
temporary fence (not to scale)



**SILT STOP TYPE 2**  
existing fence (not to scale)



**STRAW BALE SEDIMENT TRAP SECTION DETAILS**  
(not to scale)

## PROPOSED DWELLING FOR FLACK 26 ARBIE LANE, OLD BEACH

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DRAWING: SOIL & WATER MANAGEMENT PLAN  
DATE: 28/04/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

02a

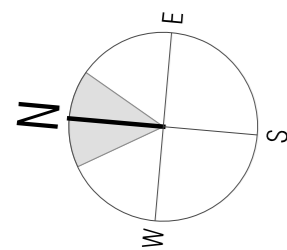
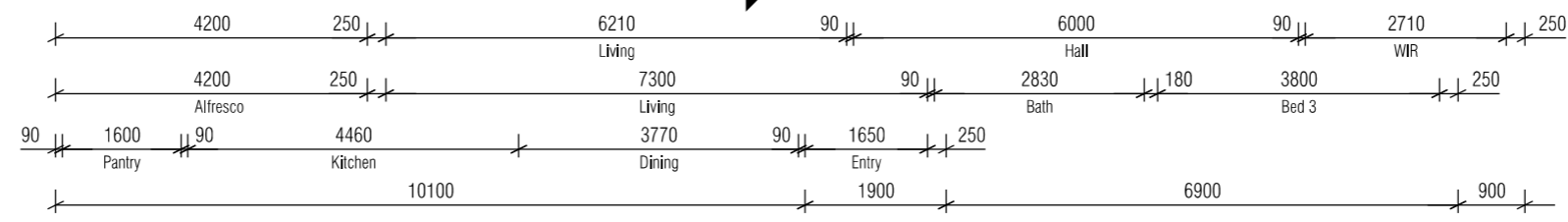
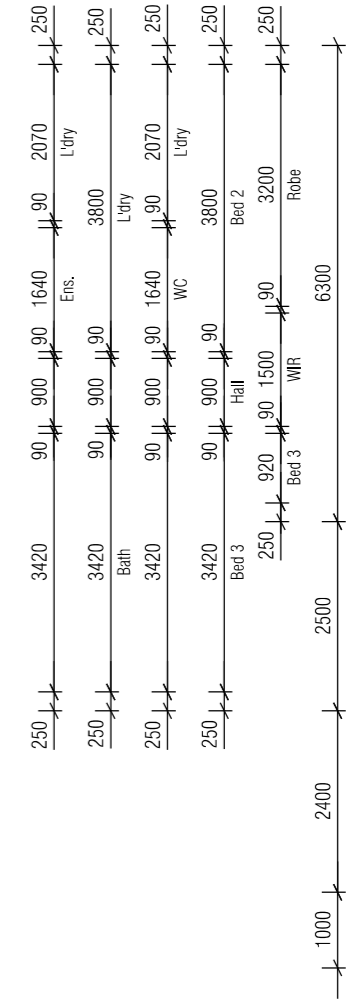
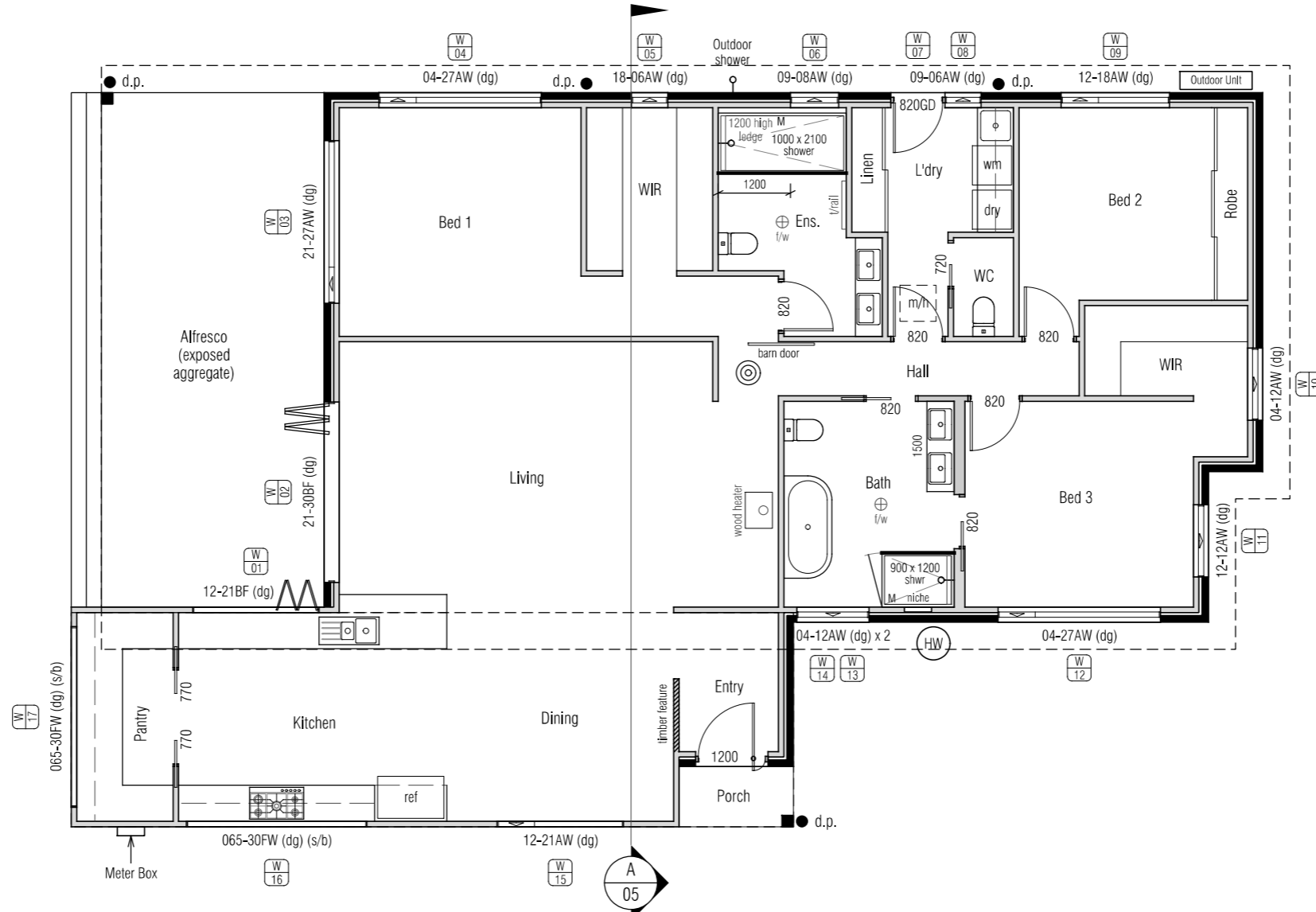
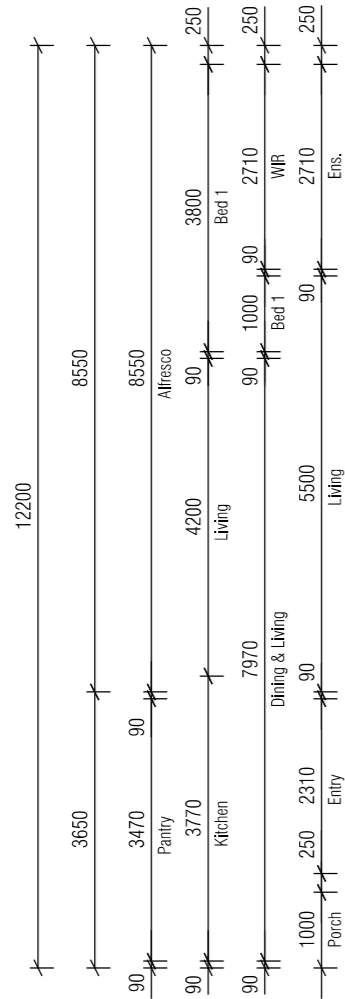
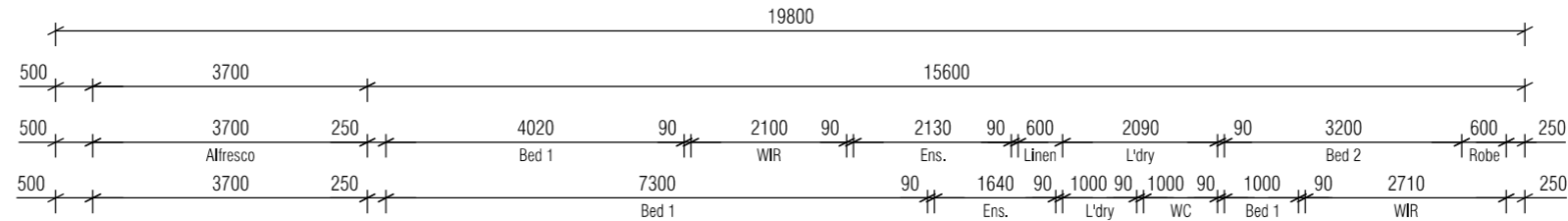
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DATE:

Articulation joint

Floor Area = 175.0m<sup>2</sup>  
Porch Area = 1.9m<sup>2</sup>  
Alfresco Area = 35.9m<sup>2</sup>



Scale 1:100

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

**BAL- LOW**  
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DRAWING: FLOOR PLAN  
DATE: 03/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

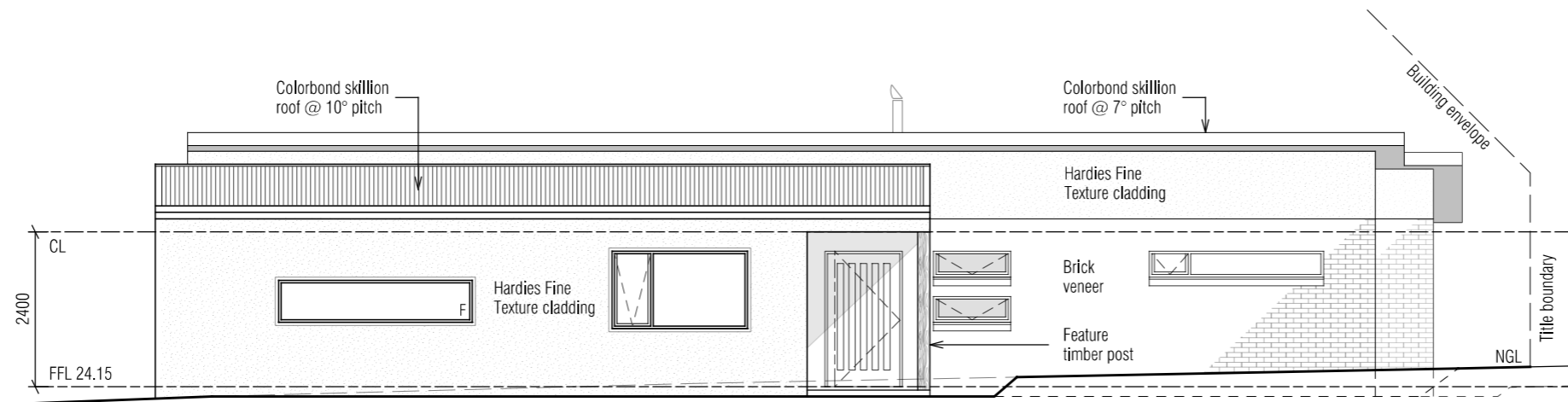
DWG No:

THIS PLAN IS ACCEPTED BY:

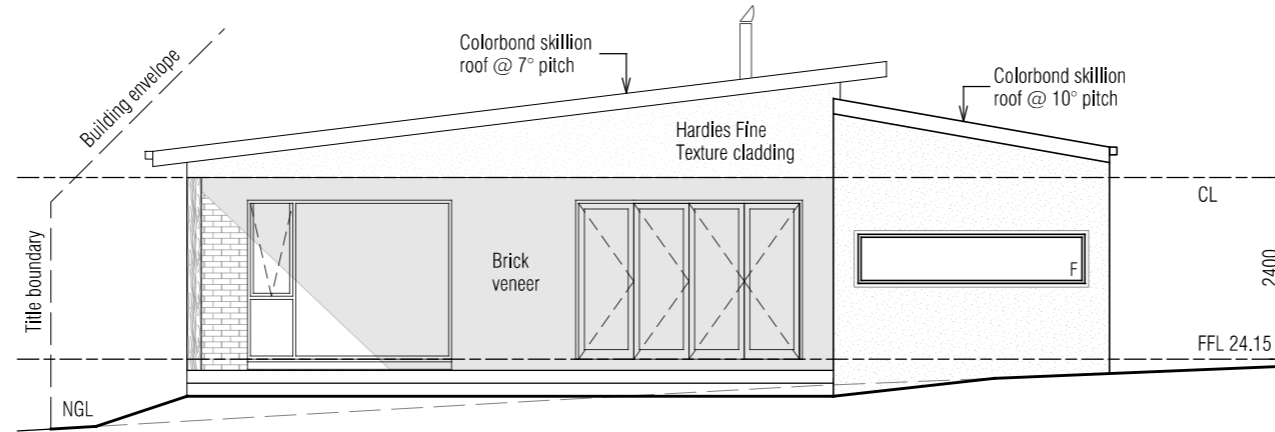
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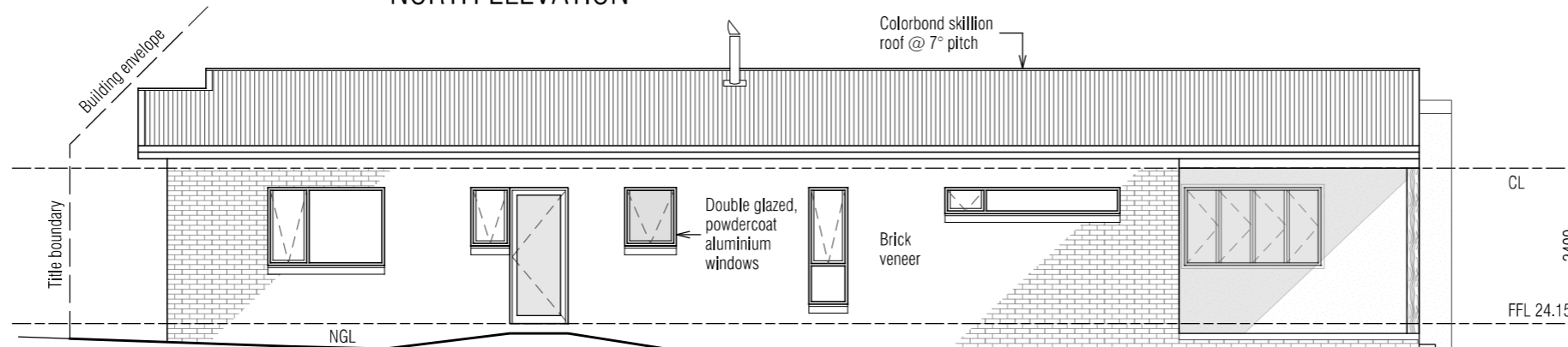
**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



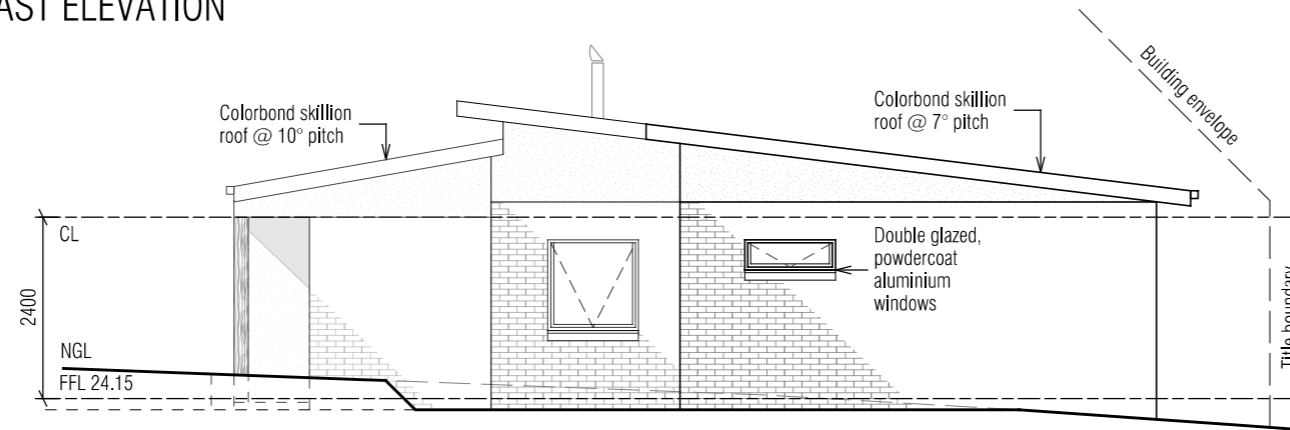
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

Scale 1:100

**BAL- LOW**

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REVISION	DATE	DESCRIPTION
B	28 April 2023	Changes as described on Cover Sheet

DRAWING: ELEVATIONS  
DATE: 28/04/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

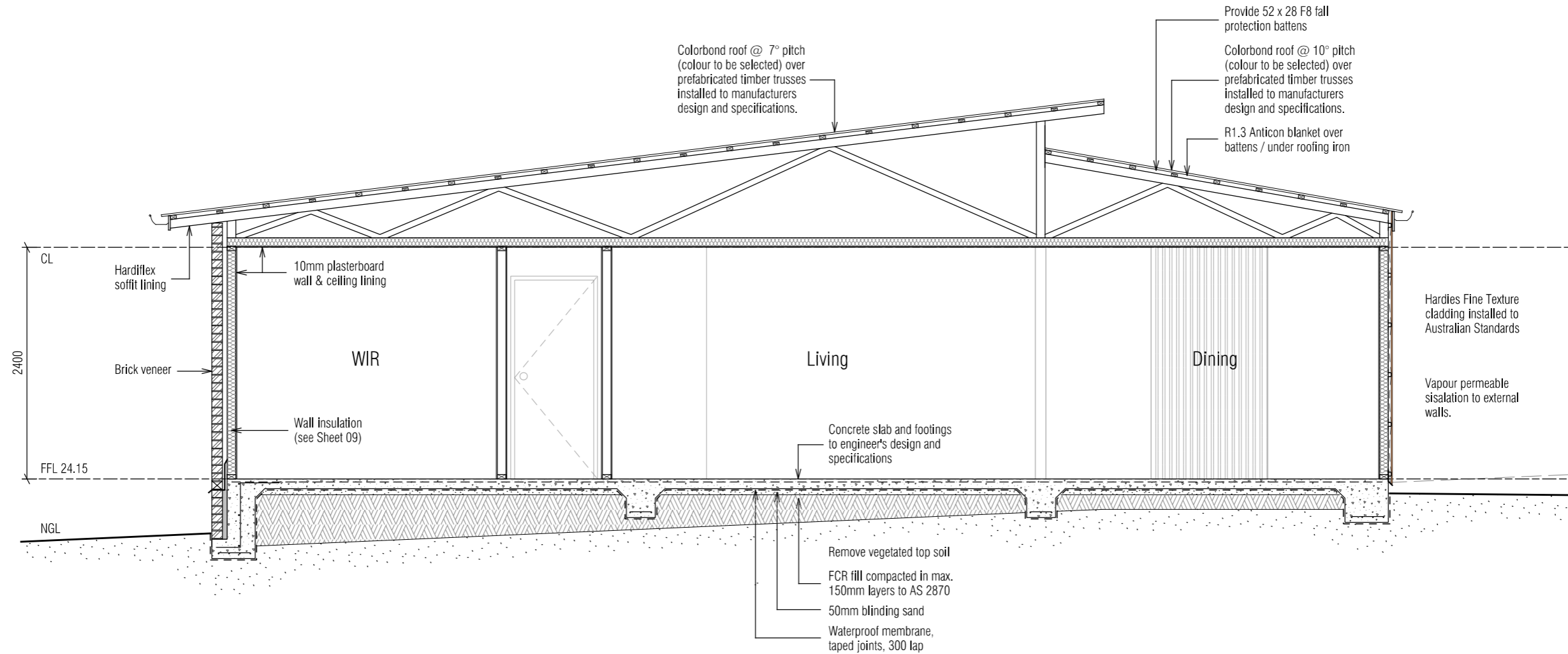
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DATE:

**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



**SECTION**

Scale 1:50

A

03

Scale 1:50

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

**BAL- LOW**

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DRAWING: SECTION  
DATE: 17/04/23  
FILE NAME: H1287 DA 010323.dgn  
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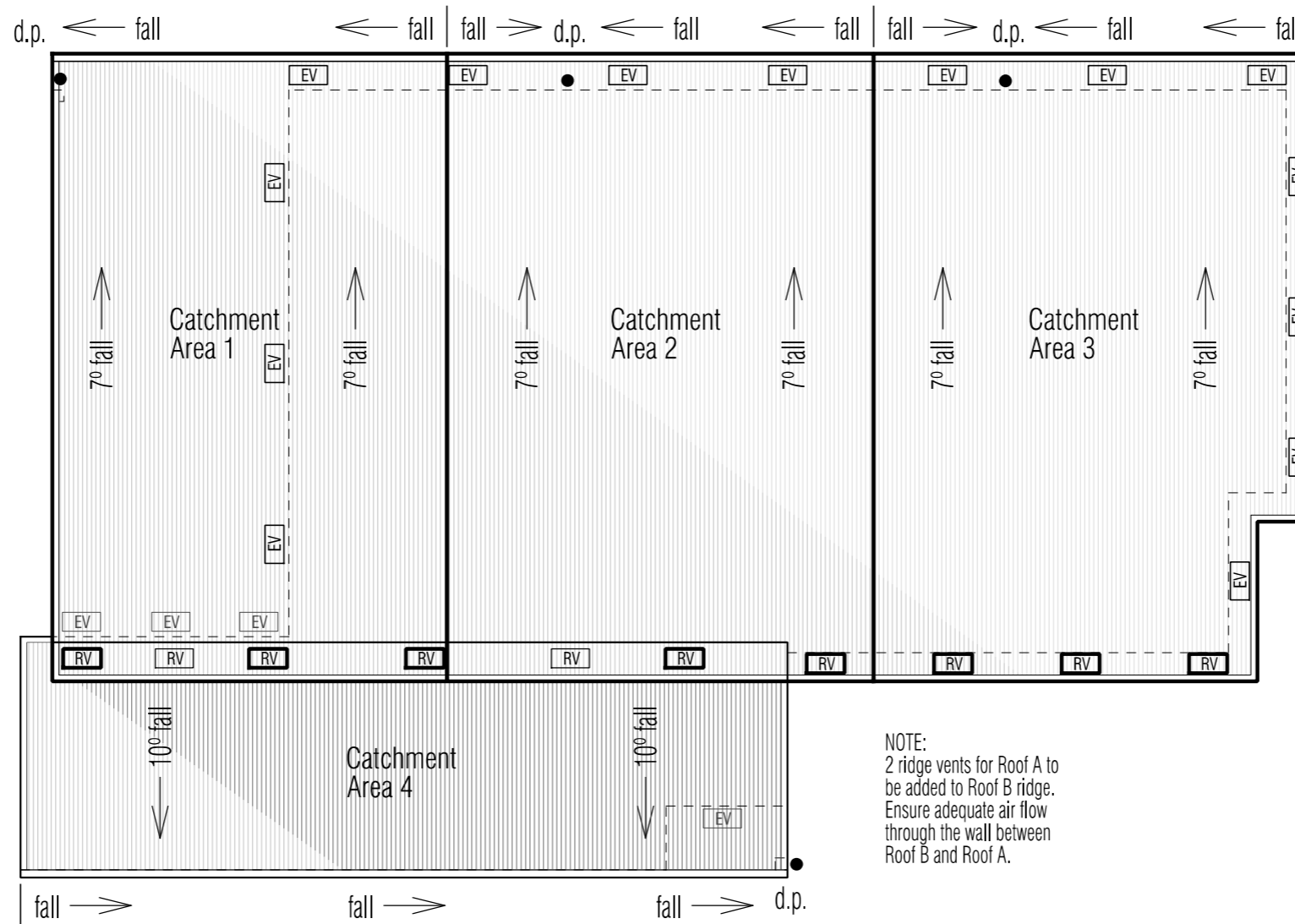
**ROOF VENTILATION CALCULATIONS**  
(Roof 'A' 7° skillion roof)

200 x 400 eaves vents (0.08m<sup>2</sup>)  
Ceiling area = 123.7m<sup>2</sup> / 150 = 0.825m<sup>2</sup>  
30% of 0.825m<sup>2</sup> = 0.247m<sup>2</sup>  
0.247m<sup>2</sup> / 0.08m<sup>2</sup> = 3.1 (x 2) = 7 ridge vents  
70% of 0.825m<sup>2</sup> = 0.578m<sup>2</sup>  
0.578m<sup>2</sup> / 0.08m<sup>2</sup> = 7.2 (x 2) = 15 eaves vents  
RV 200 x 400 ridge vent (50% opening)  
EV 200 x 400 eaves vent (50% opening)

**ROOF VENTILATION CALCULATIONS**  
(Roof 'B' 10° skillion roof)

200 x 400 eaves vents (0.08m<sup>2</sup>)  
Ceiling area = 34.4m<sup>2</sup> / 150 = 0.229m<sup>2</sup>  
30% of 0.229m<sup>2</sup> = 0.069m<sup>2</sup>  
0.069m<sup>2</sup> / 0.08m<sup>2</sup> = 0.9 (x 2) = 2 ridge vents  
70% of 0.229m<sup>2</sup> = 0.160m<sup>2</sup>  
0.160m<sup>2</sup> / 0.08m<sup>2</sup> = 2 (x 2) = 4 eaves vents  
RV 200 x 400 ridge vent (50% opening)  
EV 200 x 400 eaves vent (50% opening)

**ROOF 'A'**



NOTE:  
2 ridge vents for Roof A to be added to Roof B ridge. Ensure adequate air flow through the wall between Roof B and Roof A.

**ROOF 'B'**

**ROOF 'A'**

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	191.7	Area of roof (including 115mm Quad Gutter) (m <sup>2</sup> )
Ac	203.2	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Gutter type	A	Cross sectional area 6500mm <sup>2</sup> (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Acdp}$
Downpipes Provided	3	

**ROOF 'B'**

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	44.2	Area of roof (including 115mm Quad Gutter) (m <sup>2</sup> )
Ac	48.2	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Gutter type	A	Cross sectional area 6500mm <sup>2</sup> (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	1	$\frac{Ac}{Acdp}$
Downpipes Provided	1	

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

**ROOF 'A'**  
CATCHMENT AREA NOTES:  
Colorbond skillion roof @ 7° pitch  
CATCHMENT AREA 1 = 64.2m<sup>2</sup>  
CATCHMENT AREA 2 = 69.4m<sup>2</sup>  
CATCHMENT AREA 3 = 69.5m<sup>2</sup>

**ROOF 'B'**  
CATCHMENT AREA NOTES:  
Colorbond skillion roof @ 10° pitch  
CATCHMENT AREA 4 = 48.2m<sup>2</sup>

- denotes roof area
- d.p. ● denotes downpipe
- denotes direction of fall
- r.h. denotes rain head
- denotes 200 x 400 ridge vent
- denotes 200 x 400 eaves vent

**IMPORTANT NOTES:**  
The position and quantity of downpipes are not to be altered without consulting with designer. Areas shown are surface / catchment areas NOT plan areas. Where downpipes are further than 1.2m away from valley, refer to NCC 3.5.2.5 (b) All roof areas shown are indicative only and not to be used for any other purpose.

**BAL- LOW**  
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B	28 April 2023	Changes as described on Cover Sheet

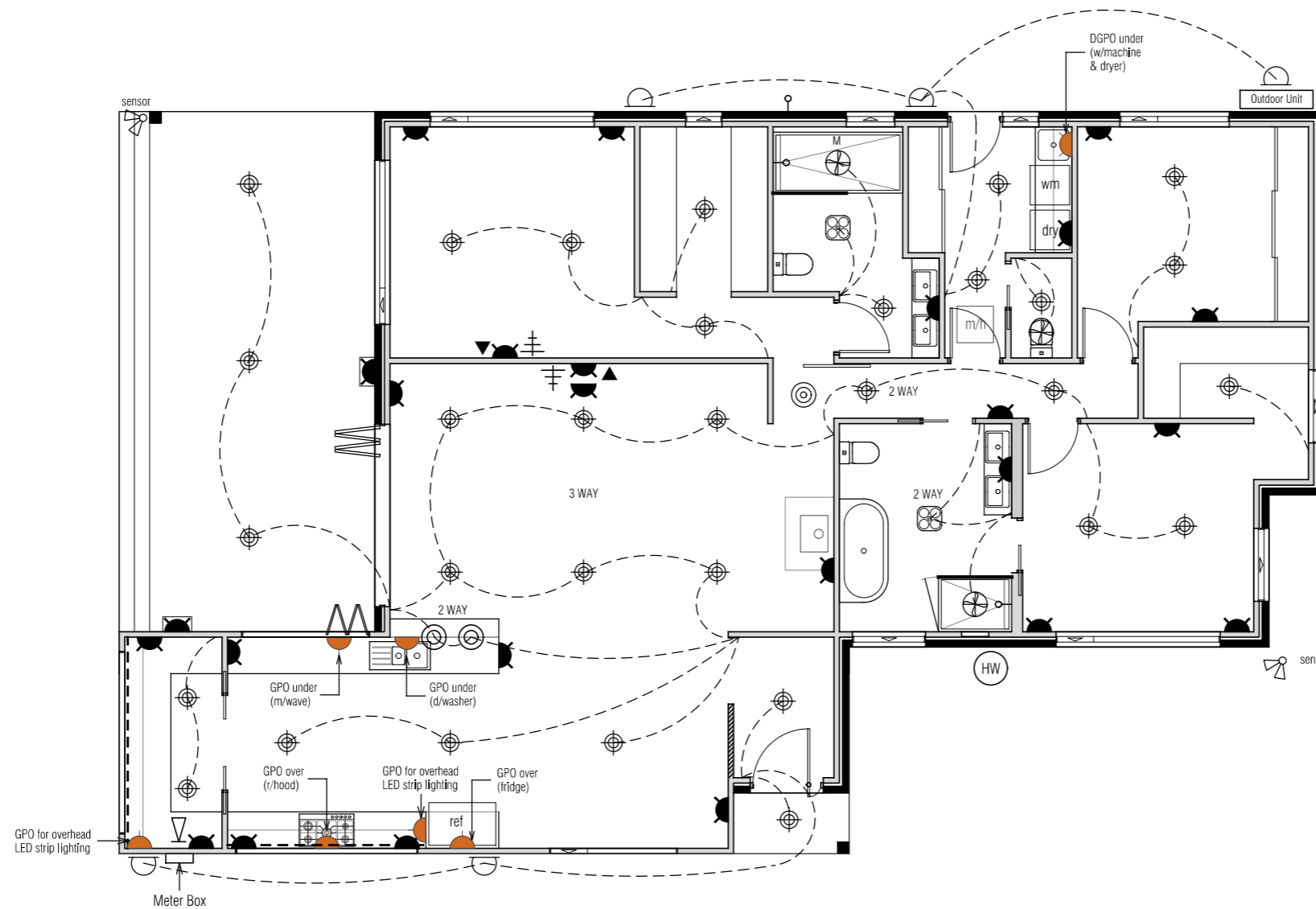
DRAWING: ROOF PLAN  
DATE: 28/04/23  
FILE NAME: PC H1287 DA 010323.dgn  
DRAWN BY: PC

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- LED strip lighting
- ▬ Fluorescent light (19 W)
- ⊕ Ducted exhaust fan
- ☛ LED spotlight (sensor)
- ⊗ 4-light Tastic (10W centre light only)
- ⊙ Pendant light (28W)
- ⊕ LED downlight (12W)
- Single GPO
- Double GPO
- ⊠ Double GPO (exterior)
- ⊙ Smoke alarm
- ⊠ Phone / NBN point
- ⊕ TV point
- ◀ Data point

**IMPORTANT NOTES:**  
Smoke alarms are to be interconnected where more than one alarm is installed.  
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.  
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.  
All downlights are to be sealed and IC-F rated.

## BAL- LOW

Per GES Subdivision Tivoli Green stages 9-16 Bushfire Hazard Report dated February 2021. See sheet 13 for BAL construction requirements

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REVISION	DATE	DESCRIPTION
B	28 April 2023	Changes as described on Cover Sheet
C	3 May 2023	Changes as described on Cover Sheet

DRAWING: ELECTRICAL PLAN  
DATE: 04/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

Scale 1:100




PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

DATE:

*FLOORING LEGEND*

- Polished concrete 
- Exposed aggregate 
- Carpet 



**BAL- LOW**

Per GES Subdivision Tivoli Green stages 9-16 Bushfire Hazard Report dated February 2021. See sheet 13 for BAL construction requirements

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REVISION	DATE	DESCRIPTION
B	28 April 2023	Changes as described on Cover Sheet
C	3 May 2023	Changes as described on Cover Sheet

DRAWING: FLOORING LAYOUT PLAN  
DATE: 03/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

Scale 1:100

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

DATE:

# LIGHTING CALCULATIONS

**Main Menu** LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014) **Help screen**

Building name/description: **26 Arbie Lane, OLD BEACH** Classification: **Class 1**

Number of rows preferred in table below: **13** (as currently displayed) Advisory Note: **Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The % of Allowance Used' outcomes refer to these aggregate allowances.**

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES		
						Adjustment Factor One	Dimming Percentages	Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages	Design Lumen Depreciation Factor	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used	
1	Bed 1	Bedroom	18.4 m <sup>2</sup>	36 W	Class 1 building							5.0 W/m <sup>2</sup>	2.0 W/m <sup>2</sup>	6% of 50%
2	WIR	Other	5.7 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	2.1 W/m <sup>2</sup>	6% of 50%
3	Ens.	Bathroom	7.9 m <sup>2</sup>	22 W	Class 1 building							5.0 W/m <sup>2</sup>	2.8 W/m <sup>2</sup>	8% of 50%
4	L'dry	Laundry	7.2 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	1.7 W/m <sup>2</sup>	5% of 50%
5	Bed 2	Bedroom	12.8 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	1.9 W/m <sup>2</sup>	5% of 50%
6	WIR	Other	4.1 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	2.9 W/m <sup>2</sup>	8% of 50%
7	Bed 3	Bedroom	13.8 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	1.7 W/m <sup>2</sup>	5% of 50%
8	Bath	Bathroom	9.7 m <sup>2</sup>	10 W	Class 1 building							5.0 W/m <sup>2</sup>	1.0 W/m <sup>2</sup>	3% of 50%
9	Hall	Corridor	5.6 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	4.3 W/m <sup>2</sup>	12% of 50%
10	WC	Toilet	1.6 m <sup>2</sup>	12 W	Class 1 building							5.0 W/m <sup>2</sup>	7.5 W/m <sup>2</sup>	21% of 50%
11	Lving, Dining, Kitchen & Entry	Living Room	64.3 m <sup>2</sup>	176 W	Class 1 building							5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	8% of 50%
12	Pantry	Other	5.6 m <sup>2</sup>	24 W	Class 1 building							5.0 W/m <sup>2</sup>	4.3 W/m <sup>2</sup>	12% of 50%
13	Alfresco	Verandah or balcony	35.9 m <sup>2</sup>	36 W	Verandah or balcony							4.0 W/m <sup>2</sup>	1.0 W/m <sup>2</sup>	100% of 25%

192.6 m<sup>2</sup> 424 W

	Allowance	Design Average
Class 1 building	5.0 W/m <sup>2</sup>	2.5 W/m <sup>2</sup>
Verandah or balcony	4.0 W/m <sup>2</sup>	1.0 W/m <sup>2</sup>

# WINDOW SCHEDULE

WINDOW MANUFACTURER: GLASS SUPPLIES

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	BF	AWS-017-01	12-21	Clear	4.30	0.51
W02	BF	AWS-017-01	21-30	Clear	4.30	0.51
W03	AW	AWS-008-01	21-27	Clear	4.30	0.55
W04	AW	AWS-008-01	04-27	Clear	4.30	0.55
W05	AW	AWS-008-01	18-06	Clear	4.30	0.55
W06	AW	AWS-008-01	09-08	Opaque	4.30	0.55
W07	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W08	AW	AWS-008-01	09-06	Clear	4.30	0.55
W09	AW	AWS-008-01	12-18	Clear	4.30	0.55
W10	AW	AWS-008-01	04-12	Clear	4.30	0.55
W11	AW	AWS-008-01	12-12	Clear	4.30	0.55
W12	AW	AWS-008-01	04-27	Clear	4.30	0.55
W13	AW	AWS-008-01	04-12	Opaque	4.30	0.55
W14	AW	AWS-008-01	04-12	Opaque	4.30	0.55
W15	AW	AWS-008-01	12-21	Clear	4.30	0.55
W16	FW	AWS-067-08	065-30	Clear	3.20	0.68
W17	FW	AWS-067-08	065-30	Clear	3.20	0.68

LEGEND:  
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:  
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.  
\* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

# INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:  
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly:  
210mm for R4.0 bulk insulation;  
240mm for R4.0 bulk insulation;  
260mm for R4.0 bulk insulation.  
These dimensions are nominal and may vary depending on the type of insulation to be installed.

**IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR**

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



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**NOTES:**  
3.12.5.5 - ARTIFICIAL LIGHTING

\* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:

- (i) 5W per m<sup>2</sup> in Class 1 building;
- (ii) 4W per m<sup>2</sup> on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);

(iii) 3W per m<sup>2</sup> in a Class 10a building associated with a Class 1 building.

\* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

## PROPOSED DWELLING FOR FLACK 26 ARBIE LANE, OLD BEACH

REVISION	DATE	DESCRIPTION
B	28 April 2023	Changes as described on Cover Sheet
C	3 May 2023	Changes as described on Cover Sheet

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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE  
DATE: 03/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

# NCC COMPLIANCE NOTES

## SITWORKS

Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.  
 Drainage works to be in accordance with NCC Part 3.1 & AS/NZS 3500.3.2.  
 Surface drainage - finished ground to fall away from building 50mm in 1000mm.  
 Finished slab level to be:  
 - 150 above finished ground.  
 - 50 above paved surfaces.  
 Prevent ponding of water under suspended floors.  
 All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.  
 Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.  
 All unprotected embankments must comply with the slope ratios for soil type in Table 3.1.1.1 of the current N.C.C.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
STABLE ROCK (A)	2:3	8:1
SAND (A)	1:2	1:2
SILT (P)	1:4	1:4
FIRM CLAY	1:2	1:4
SOFT CLAY	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

## FOOTINGS AND SLAB

Generally to be in accordance with AS 2870.  
 Preparation for placement of concrete and reinforcement to be to AS 2870.  
 Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.  
 The site classification to be in accordance with AS 2879.  
 Alternatively, footings & slabs to be in accordance with structural engineers design & specification.

## MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700.  
 Un-reinforced masonry to NCC 3.3.1.  
 Reinforced masonry to NCC 3.3.2.  
 Masonry accessories to NCC 3.3.3.  
 Weatherproofing of to NCC 3.3.4.

## FRAMING

Timber framing to be in accordance with AS 1684.  
 Manufactured timber members to be in accordance with prescribed framing manual.  
 Sub-floor ventilation in accordance with NCC 3.4.1. Sub-floor area to be clear of organic materials & rubbish.  
 Provide vent openings in substructure walls at a rate of not less than 6000mm<sup>2</sup> per meter of wall length, with vents not more than 600mm from corners.  
 150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.  
 Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.  
 Structural steel framing to be in accordance with NCC 3.4.4, AS 1250, AS 4100 & structural engineers design & specification.

## ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.  
 Roof cladding to be in accordance with NCC 3.5.1 and:  
 Roof tiles AS 2049 & AS 2050.  
 Metal sheet roofing AS 1562.1.  
 Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3.  
 Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.  
 Eaves, internal and valley guttering to have cross sectional area of 6500mm<sup>2</sup>.  
 Downpipes to be 90Ø or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.  
 Wall cladding to be installed in accordance with NCC 3.5.3 & Manufacturers specification.  
 Flashings to NCC 3.5.3.6.

## GLAZING

Generally glazing to be in accordance with AS 1288.  
 Refer to window legend for sizes and type.  
 Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.  
 Glazing to comply with NCC Volume 2 3.6.4

## SERVICES

Generally in accordance with 3.12.5.  
 Hot water supply system designed and installed in accordance with AS/NZS 3500.

## FIRE SAFETY

Generally to be in accordance with NCC 3.7.  
 Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 900 of boundary are to extend to underside of non combustible roofing / eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.  
 Sarking to have a flammability index less than 5.  
 Roof lights not to be placed closer than 900 from boundary.  
 Smoke alarm installations to be in accordance with NCC 3.7.2. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.  
 Installation locations:  
 Ceilings - 300 away from wall junction.  
 Cathedral ceiling - 500 down from apex.  
 Walls - 300 down from ceiling junction.  
 Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918  
 Fireplace - extend hearth 150 to side of opening, 300 in front of opening.  
 Freestanding - extend hearth 400 beyond unit.  
 Freestanding appliance to be 1200 from combustible wall surface, 50 from masonry wall.  
 Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.  
 Flue installation to NCC 3.7.3.4.  
 Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof.  
 Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

## HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.  
 Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.  
 Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.

## FACILITIES

Generally to be in accordance with NCC 3.8.3.  
 Required facilities in accordance with 3.8.3.2. Refer to plan for locations.  
 Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.  
 Provision of natural light to be in accordance with 3.8.4.2.  
 Windows / rooflights to provide light transmission area equal to 10% of floor area of room.  
 Ventilation to be in accordance with NCC 3.8.5 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof.  
 Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

## STAIR CONSTRUCTION

Generally to be in accordance with 3.9.1.  
 Stairs.  
 Maximum of 18 risers to each flight.  
 Riser opening to be less than 125.  
 Treads to have non slip surface or nosing.  
 Risers - min. 115, max. 190.  
 Tread - min 240, max. 355.  
 Balustrade.  
 Generally in accordance with NCC 3.9.2.  
 Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.  
 865 high on stairs, measured from line of stair nosing.  
 1000 high above floor or landing.  
 Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

## ENERGY EFFICIENCY

Generally in accordance with NCC 3.12 Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas)  
 All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

## BUILDING FABRIC

Generally in accordance with 3.12.1  
**BUILDING FABRIC INSULATION**  
 Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.  
**REFLECTIVE BUILDING MEMBRANE**  
 To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped minimum 150.  
**BULK INSULATION**  
 To maintain thickness and position after installation  
 Continuous cover without voids except around services / fittings.  
**ROOF INSULATION**  
 Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.  
 Roof lights to comply with 3.12.1.3.  
**EXTERNAL WALLS**  
 External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.  
 Wall surface density minimum - 220kg/m<sup>2</sup>  
**FLOORS**  
 Generally in accordance with 3.12.1.5.  
 Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.  
 Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.  
**ATTACHED CLASS 10a BUILDING**  
 External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

## EXTERNAL GLAZING

Generally in accordance with 3.12.2.  
 To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.  
 Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.  
 Window weatherproofing to AS 2047.

## BUILDING SEALING

Generally in accordance with NCC 3.12.3.  
 Chimneys or flues to be fitted with sealing damper or flap.  
 Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.  
 External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.  
 Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter.  
 Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.  
 Windows and external door weatherproofing to AS 2047.

## AIR MOVEMENT

Generally in accordance with 3.12.4.  
 Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.  
 Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.  
 Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.



**TASSIE HOMES**  
**INNOVATIVE & AFFORDABLE**

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055  
 Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
 SIGNATURE:

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DATE:

.....

PROPOSED DWELLING FOR FLACK  
 26 ARBIE LANE, OLD BEACH

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DRAWING: COMPLIANCE NOTES  
 DATE: 17/04/23  
 FILE NAME: H1287 DA 010323.dgn  
 DRAWN BY: PC

DWG No:

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

**IMPORTANT NOTES:**

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

**THIS PLAN IS ACCEPTED BY:**

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

.....  
DATE:

.....

## BAL- LOW

Per GES Subdivision Tivoli Green stages 9-16 Bushfire Hazard Report dated February 2021. See sheet 13 for BAL construction requirements

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DRAWING: WET AREA SPECIFICATIONS  
DATE: 03/05/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m <sup>2</sup> ) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
	M10	1.0	1.7	0.8
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarra, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

STRINGER TO WALL FIXING

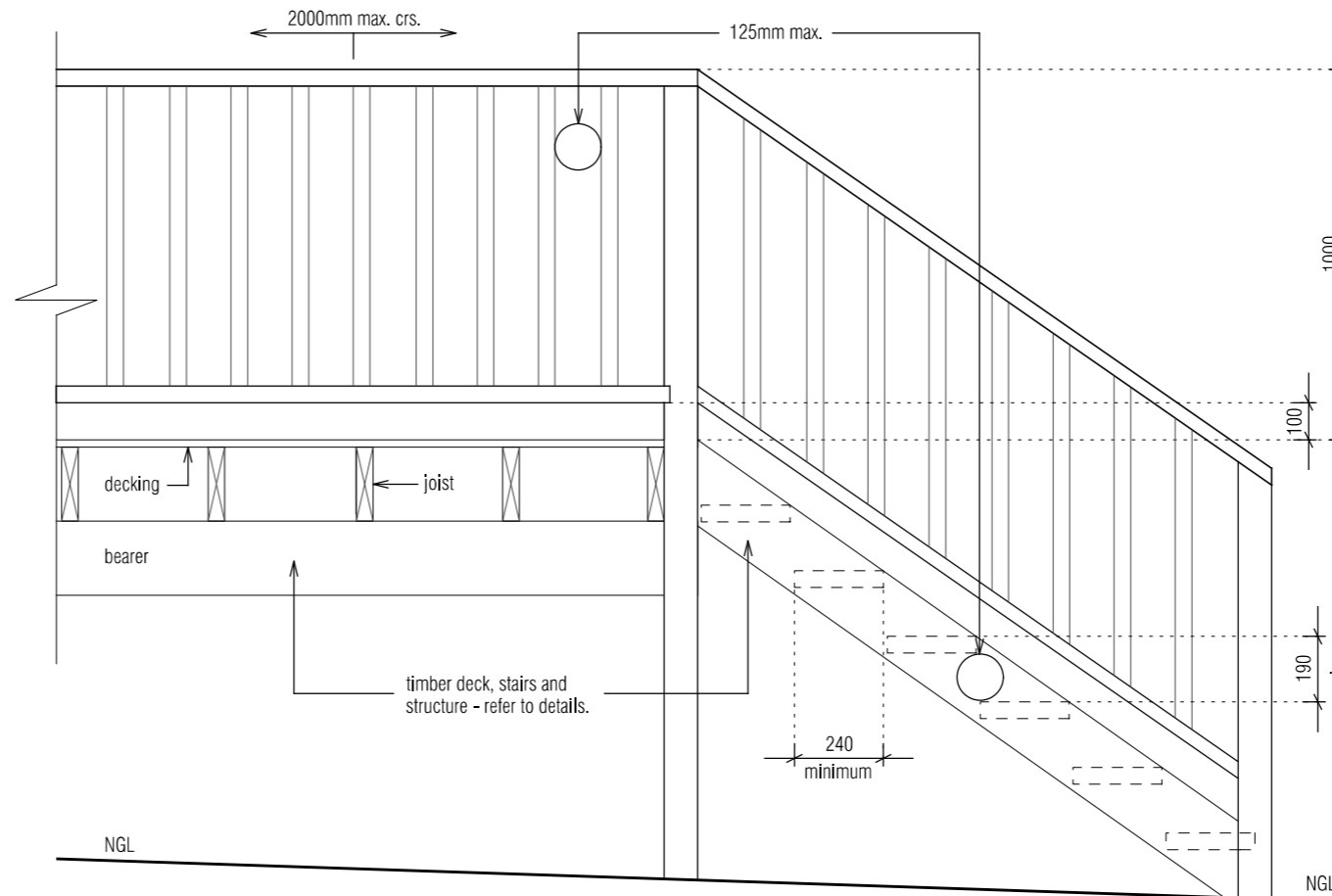
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS

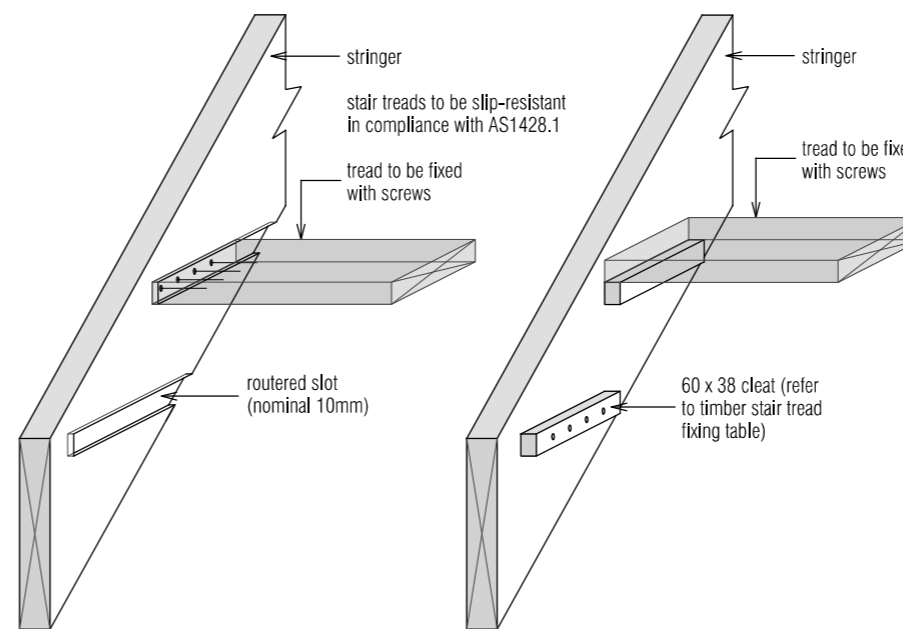
DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:

- DS - Deformed shank
- 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
- 3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

DATE:

BAL- LOW

Per GES Subdivision Tivoli Green stages 9-16 Bushfire Hazard Report dated February 2021. See sheet 13 for BAL construction requirements

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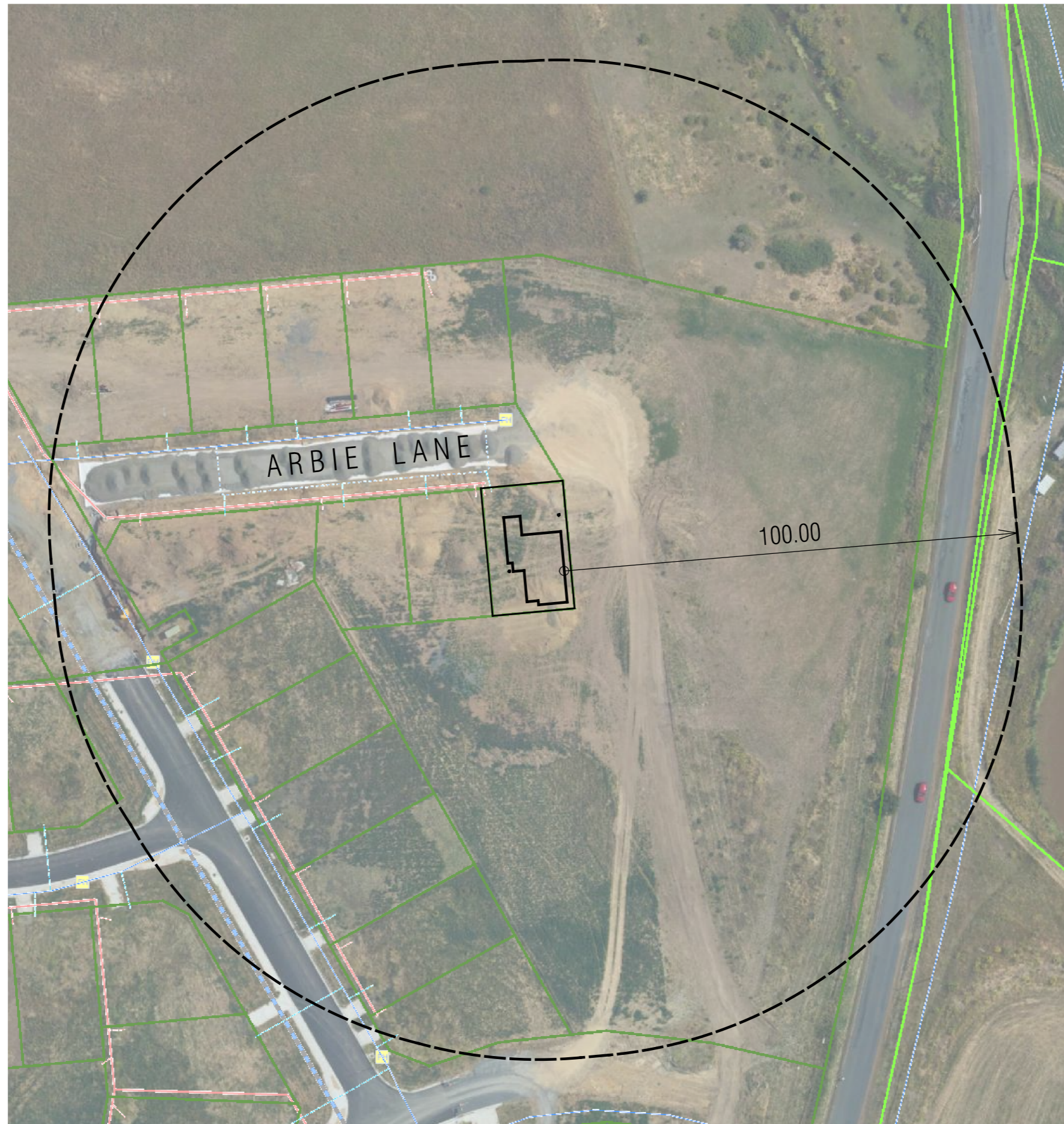
DRAWING: STAIR NOTES  
DATE: 17/04/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:

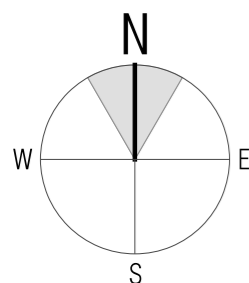
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

DATE:



PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH



Scale 1:1000

## BAL- LOW

Per GES Subdivision Tivoli  
Green stages 9-16 Bushfire  
Hazard Report dated February  
2021. See sheet 13 for BAL  
construction requirements

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DRAWING: VEGETATION OVERLAY  
DATE: 28/04/23  
FILE NAME: H1287 DA 010323.dgn  
DRAWN BY: PC

DWG No:



CONSTRUCTION SCHEDULE BAL- LOW

There are no special construction requirements for BAL- LOW

**BAL- LOW**

Per GES Subdivision Tivoli  
Green stages 9-16 Bushfire  
Hazard Report dated February  
2021. See sheet 13 for BAL  
construction requirements

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re:design    Accreditation - CC5652Y

DRAWING:    BUSHFIRE ATTACK LEVEL  
DATE:        CONSTRUCTION REQUIREMENTS  
FILE NAME:    28/04/23  
DRAWN BY:    H1287 DA 010323.dgn  
PC

DWG No:

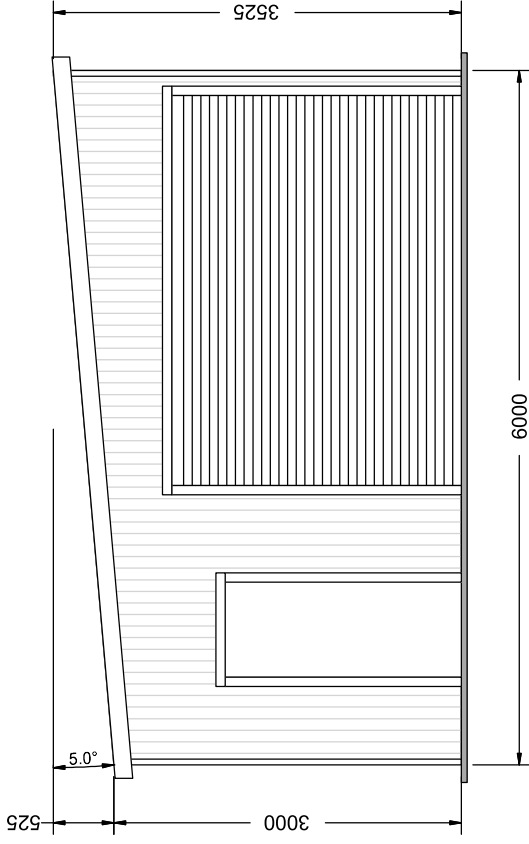
PROPOSED DWELLING FOR FLACK  
26 ARBIE LANE, OLD BEACH

THIS PLAN IS ACCEPTED BY:

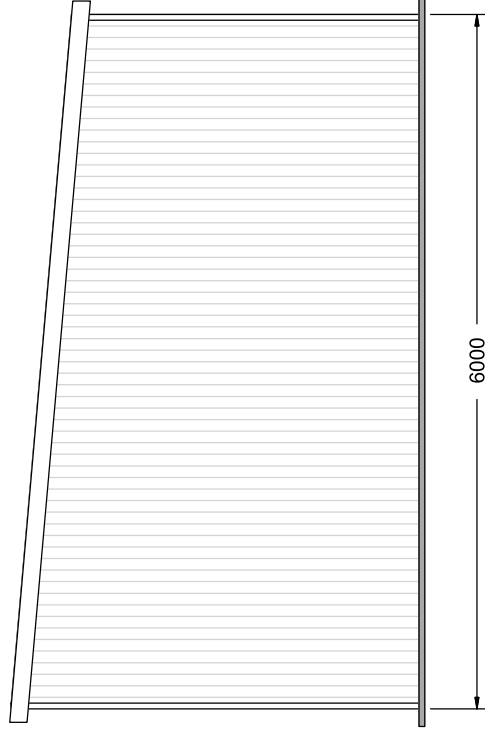
.....  
PLEASE NOTE: no variations will be  
permitted after plans are signed by  
the client (with exception of Council  
requirements / approvals).  
SIGNATURE:

.....  
DATE:

.....



FRONT ELEVATION



REAR ELEVATION

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)



CLIENT: Leah Flack

SITE ADDRESS: 26 Arbie Lane, OLD BEACH, TAS, 7017

PHONE:

EMAIL: [geoffandleah@bigpond.com](mailto:geoffandleah@bigpond.com)

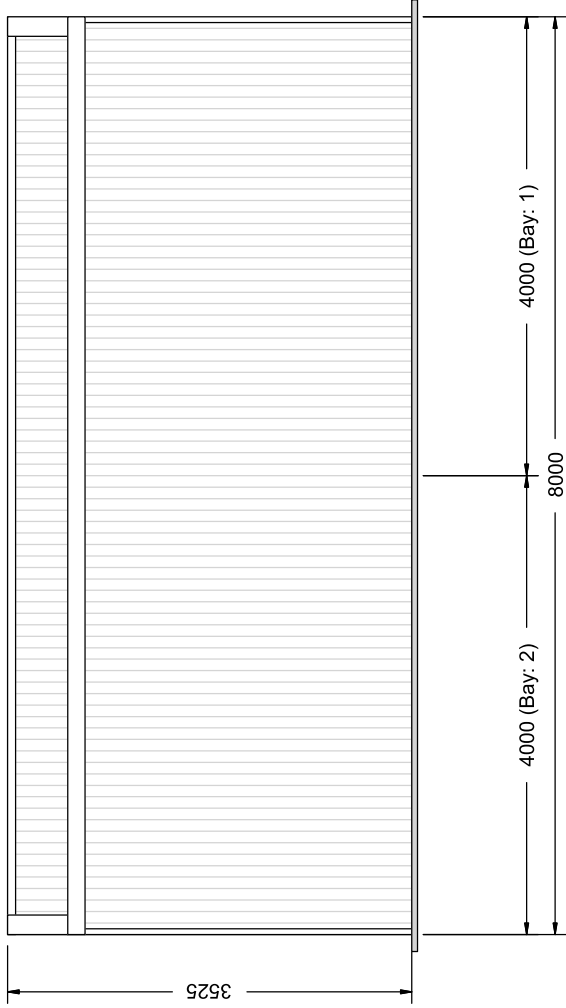
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SCALE: 1:65.292

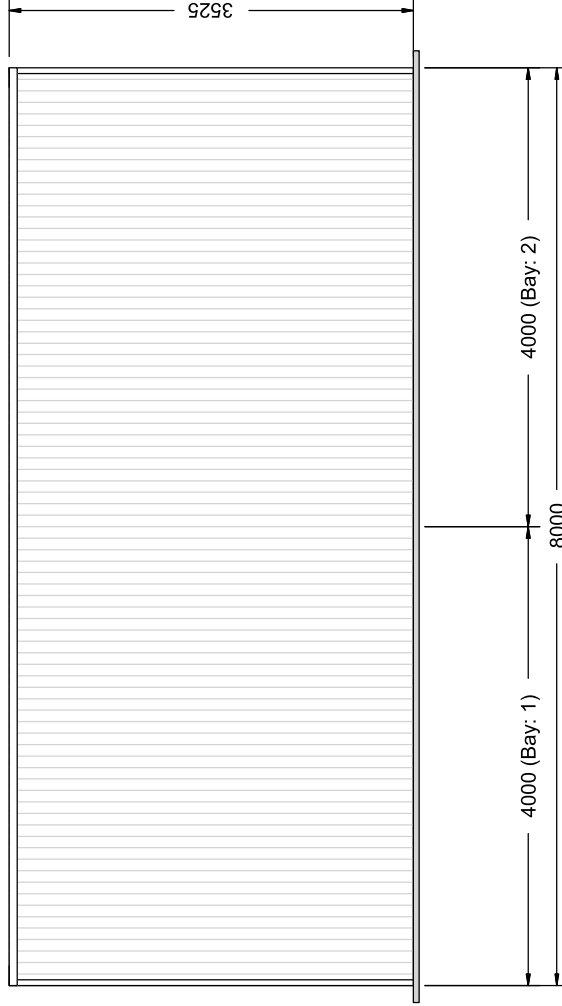
DATE: 27-02-2023

Job Number: SOR01\_10356

Drawing Number: EE



LEFT ELEVATION



RIGHT ELEVATION

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: Leah Flack

SITE ADDRESS: 26 Arbie Lane, OLD BEACH, TAS, 7017

PHONE:

EMAIL: [geoffandleah@bigpond.com](mailto:geoffandleah@bigpond.com)

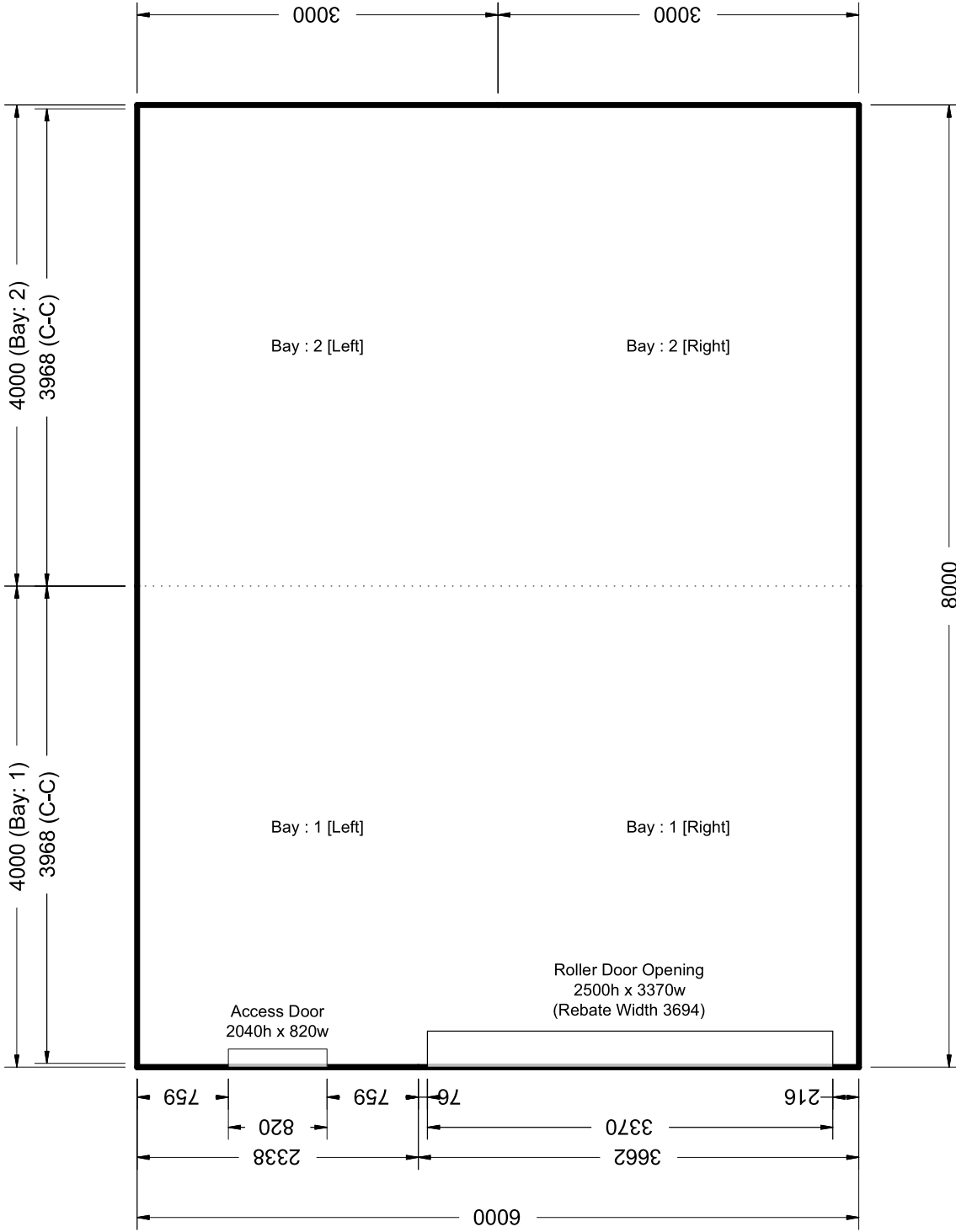
DRAWING TITLE: Side Elevations

SCALE: 1:65.912

DATE: 27-02-2023

Job Number: SOR01\_10356

Drawing Number: SE



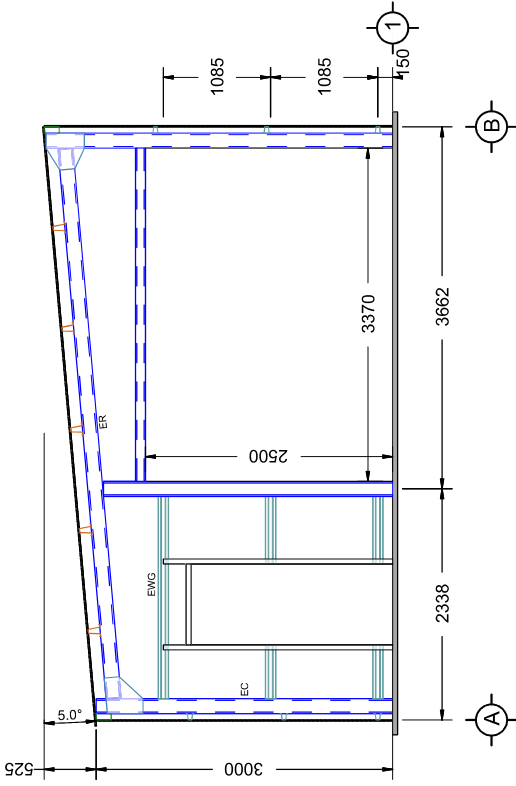
# PLAN ELEVATION

CLIENT: Leah Flack  
 DRAWING TITLE: Plan Elevation  
 SCALE: 1:52.930  
 DATE: 27-02-2023  
 Job Number: SOR01\_10356  
 Drawing Number: FPE

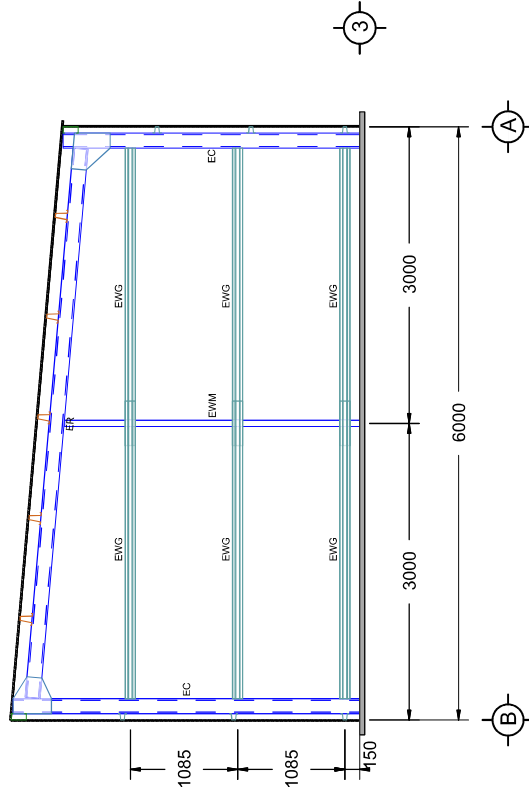
SITE ADDRESS: 26 Arbie Lane, OLD BEACH, TAS, 7017  
 PHONE:  
 EMAIL: geoffandleah@bigpond.com

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: sales@rainbowbuilding.com.au





FRONT ELEVATION

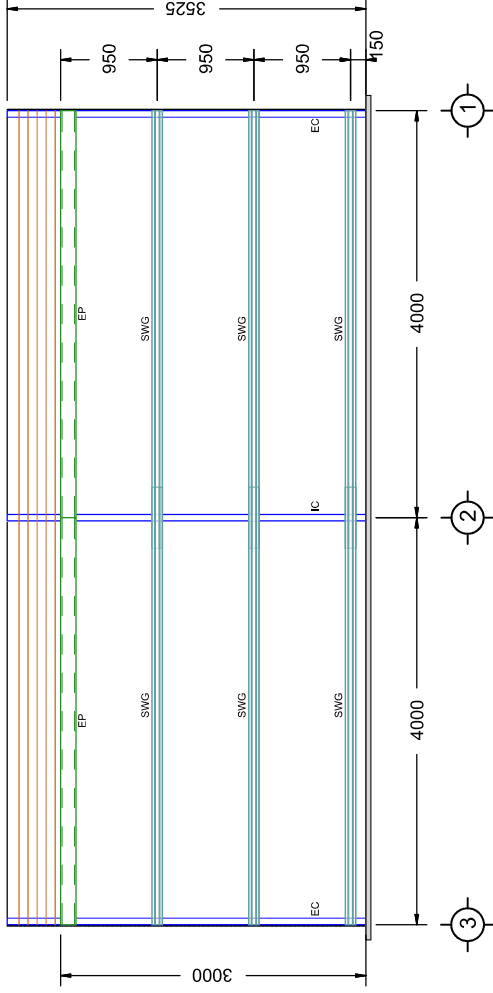


REAR ELEVATION

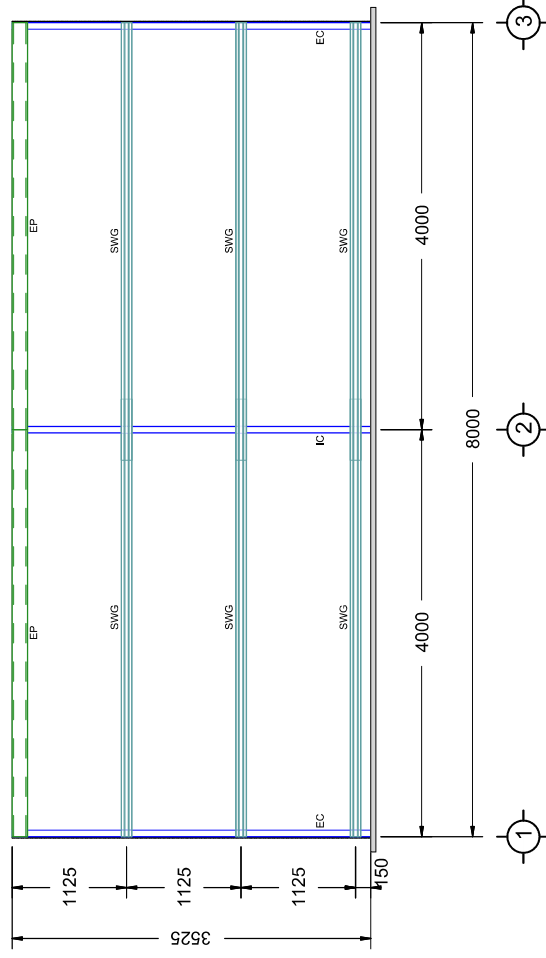
139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: Leah Flack  
 SITE ADDRESS: 26 Arbie Lane, OLD BEACH, TAS, 7017  
 PHONE:  
 EMAIL: [geoffandleah@bigpond.com](mailto:geoffandleah@bigpond.com)

DRAWING TITLE: End Frame Elevations  
 SCALE: 1:76.460  
 DATE: 27-02-2023  
 Job Number: SOR01\_10356  
 Drawing Number: EFE



LEFT ELEVATION



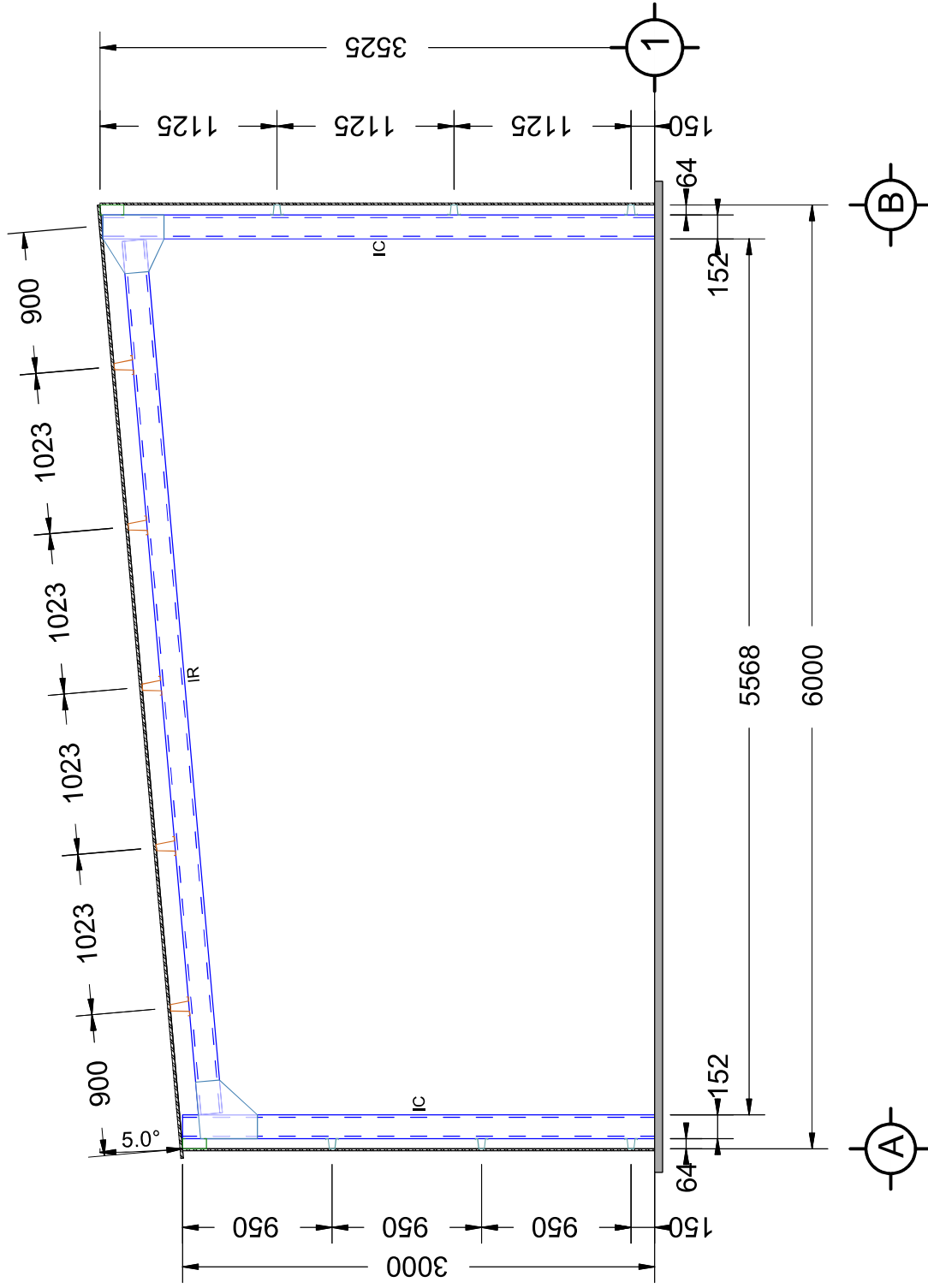
RIGHT ELEVATION

139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: Leah Flack  
 SITE ADDRESS: 26 Arbie Lane, OLD BEACH, TAS, 7017  
 PHONE:  
 EMAIL: [geoffandleah@bigpond.com](mailto:geoffandleah@bigpond.com)

DRAWING TITLE: Side Frame Elevations  
 SCALE: 1:74.287  
 DATE: 27-02-2023  
 Job Number: SOR01\_10356  
 Drawing Number: SFE





# INTERMEDIATE ELEVATION

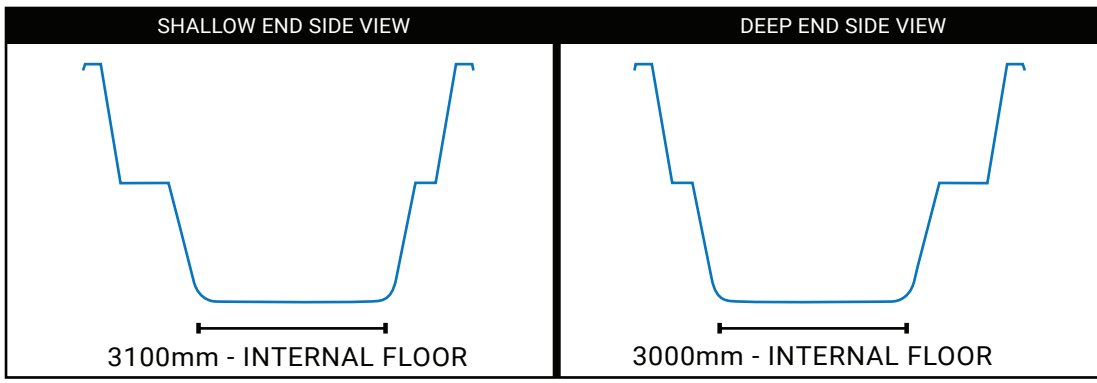
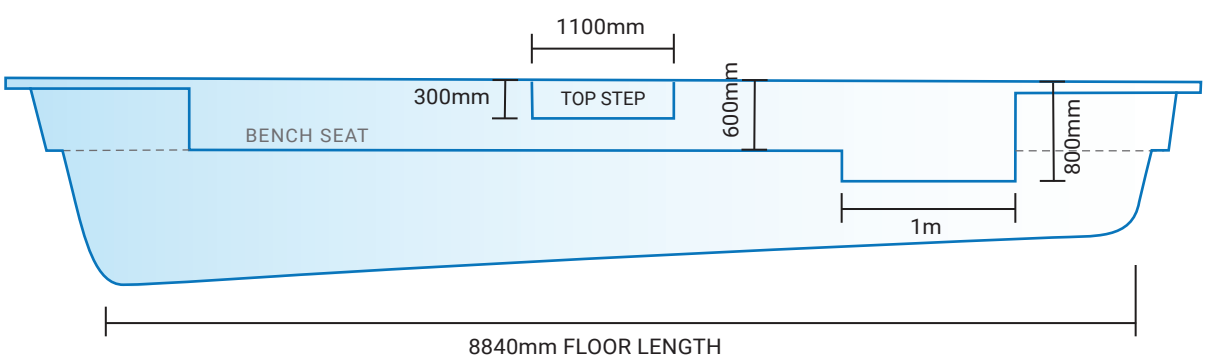
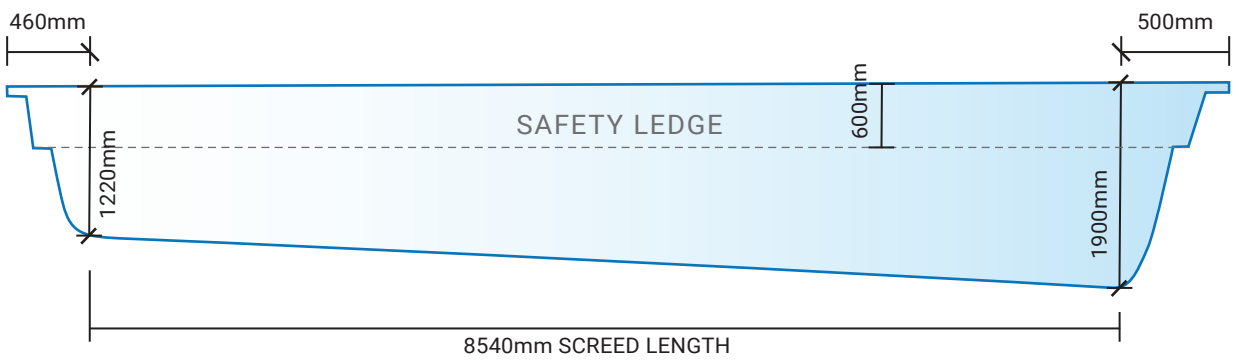
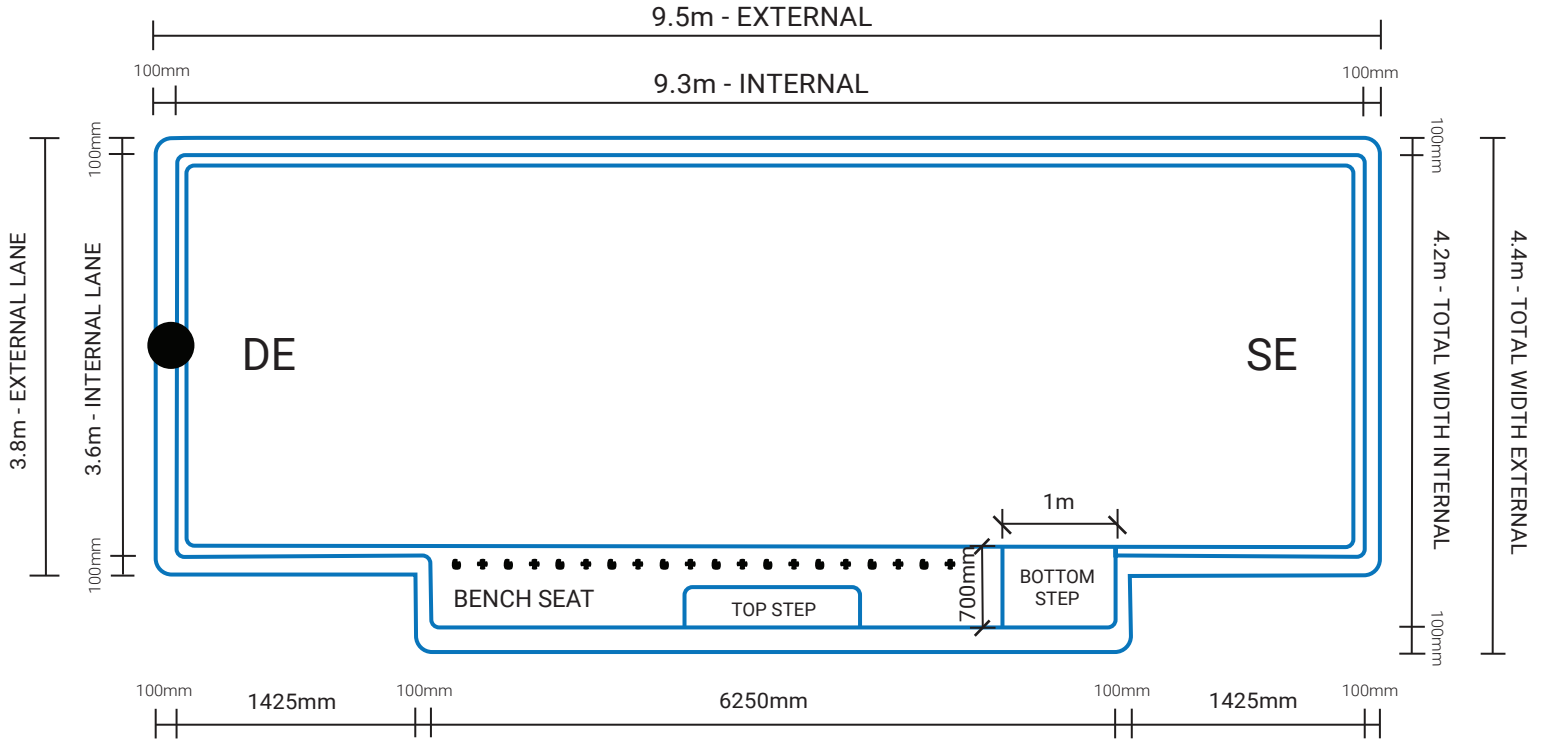
139 Main Road,  
 Sorell TAS 7172  
 Phone: 1300 737 910  
 Email: [sales@rainbowbuilding.com.au](mailto:sales@rainbowbuilding.com.au)

CLIENT: Leah Flack  
 SITE ADDRESS: 26 Arbie Lane, OLD BEACH, TAS, 7017  
 PHONE:  
 EMAIL: [geoffandleah@bigpond.com](mailto:geoffandleah@bigpond.com)  
 DRAWING TITLE: Cross Section  
 SCALE: 1:41.122  
 DATE: 27-02-2023  
 Job Number: SOR01\_10356  
 Drawing Number: CS









Approx. Water Volume:	52,250 Ltr	Skimmer Box ●
Approx. Weight Kg:	900 - 950 kg	
Approx Lineal Metre:	28 Lm	Manifold ●●●

**barrier reef pools**  
 POOL SHELL SPECIFICATION/DIG SHEET  
 9.5m x 4.4m Venice