Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/104

LOCATION OF AFFECTED AREA

269 BRIGHTON ROAD, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING AND OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT 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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **04/08/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT 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
Chief Executive Officer

SCAN ME

Brighton
going places

H1372 - Proposed Dwelling, VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

Architectural Drawing No.	*Description*
01	Site Plan
02	Drainage 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
10a	Liveable Housing Specifications Sheet 1 of 3
10b	Liveable Housing Specifications Sheet 2 of 3
10c	Liveable Housing Specifications Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes

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

Climate Zone - 7
C.T. No. 183277/2
Wind Speed - N? (tbc)
Corrosion Environment - MODERATE
Soil Classification - ? (tbc)
Floor Area = 192.6m²
= 20.7 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE	INTERNAL	No protection required	
More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	EXTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss Option 3 Hot dip galvanise 300 g/m² min. Option 4 Hot dip galvanise 100 g/m² 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:

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DATE:

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NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	SHEETS	DESCRIPTION

29 MAY 2025 ● Preliminary drawings
14 JULY 2025 ● 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

Drafted by Phil Chamberlain, Accreditation CC5652Y

DRAWING: COVER SHEET
DATE: 14/07/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: COVER SHEET

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C.T. No. 183277/2
5010m²

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 NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

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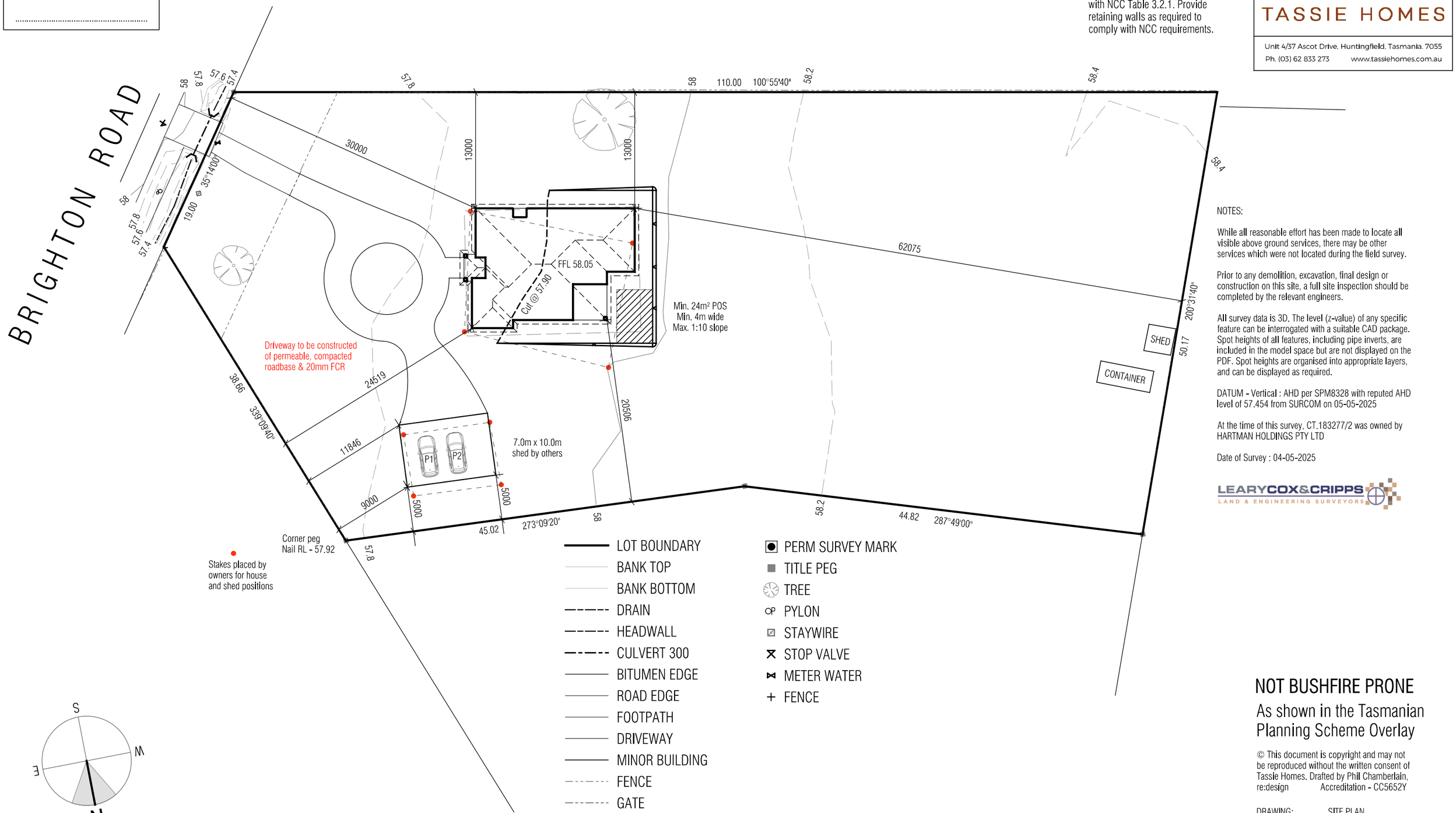

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM8328 with reputed AHD level of 57.454 from SURCOM on 05-05-2025

At the time of this survey, CT.183277/2 was owned by HARTMAN HOLDINGS PTY LTD

Date of Survey : 04-05-2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Scale 1:400

PROPOSED DWELLING FOR VENETSANAKOS AT 269 BRIGHTON ROAD, PONTVILLE

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SITE PLAN
DATE: 14/07/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 01

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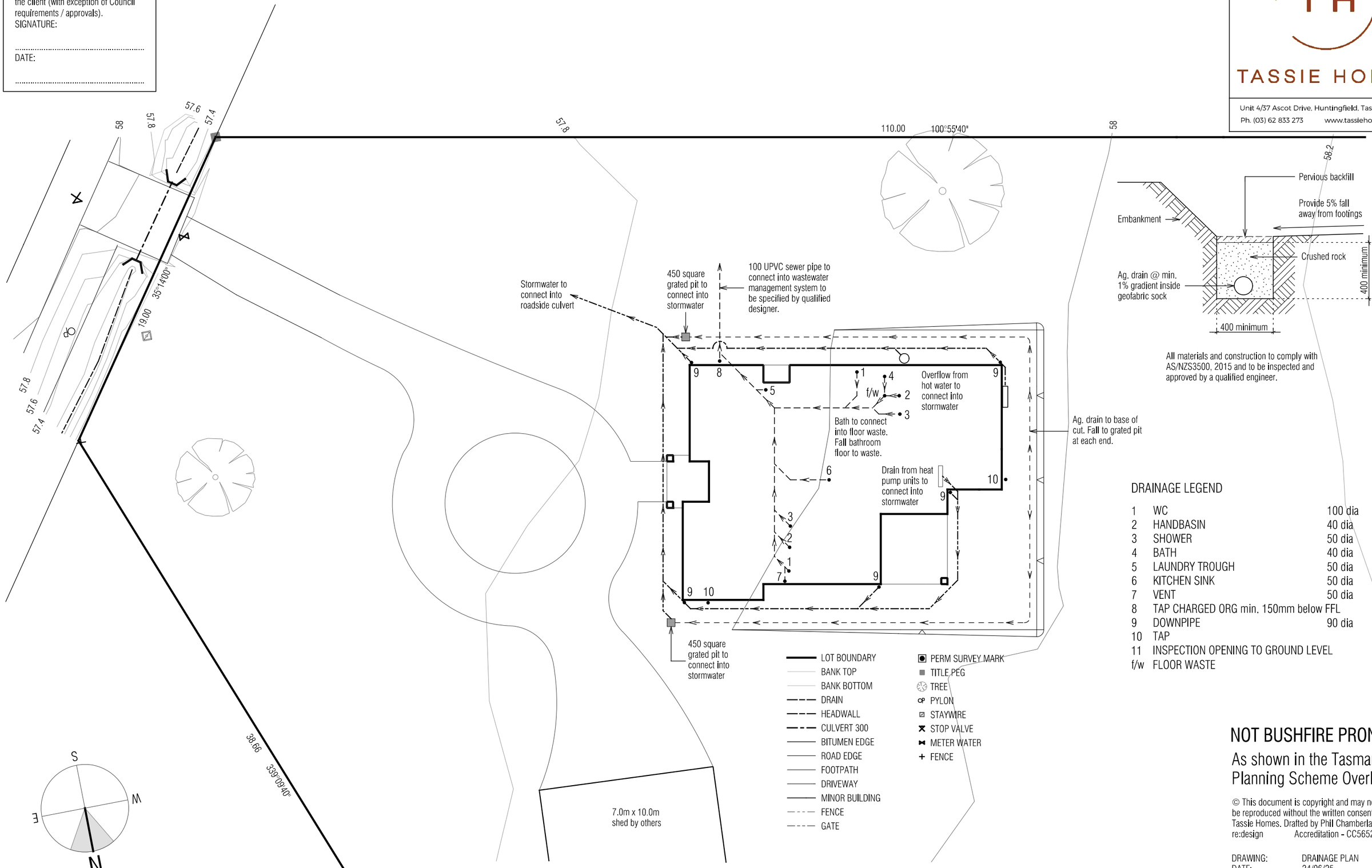

DRAINAGE LEGEND

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	

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: DRAINAGE PLAN
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 02

PROPOSED DWELLING FOR VENETSANAKOS AT 269 BRIGHTON ROAD, PONTVILLE

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DATE:

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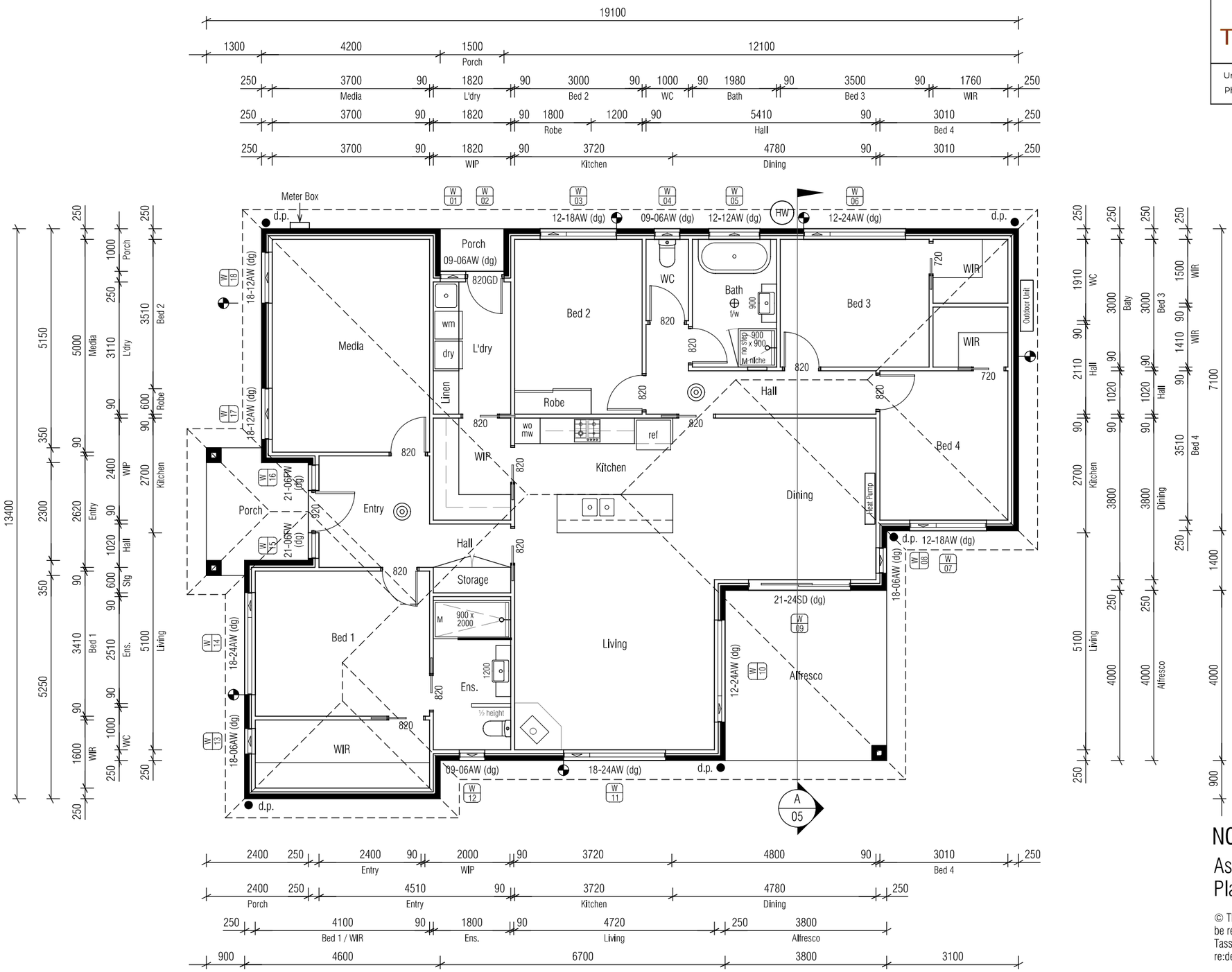
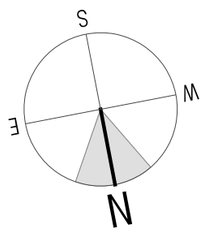
Articulation joint

Floor Area = 192.6m²
Porch Areas = 6.3m² + 1.5m²
Alfresco Area = 15.2m²





Scale 1:100

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

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DRAWING: FLOOR PLAN
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 03

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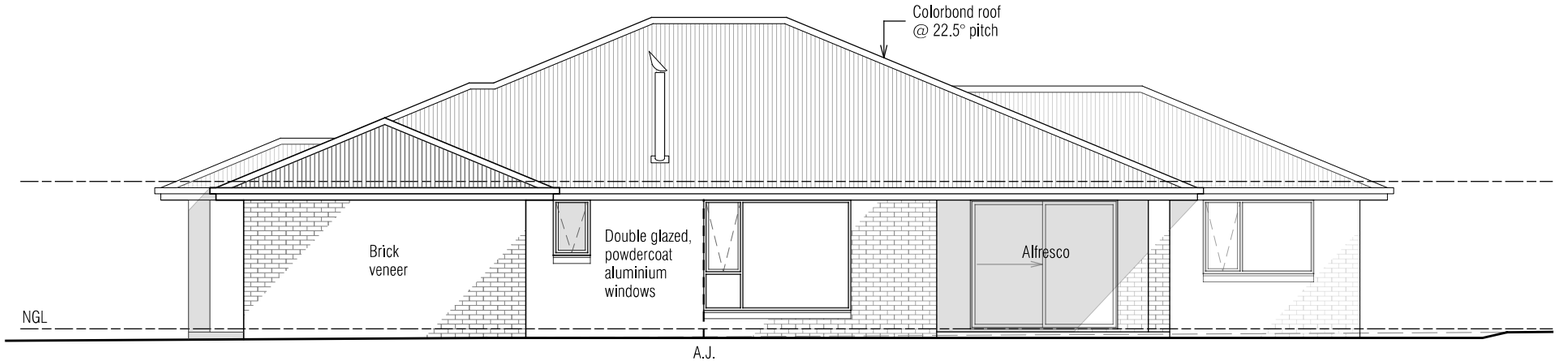
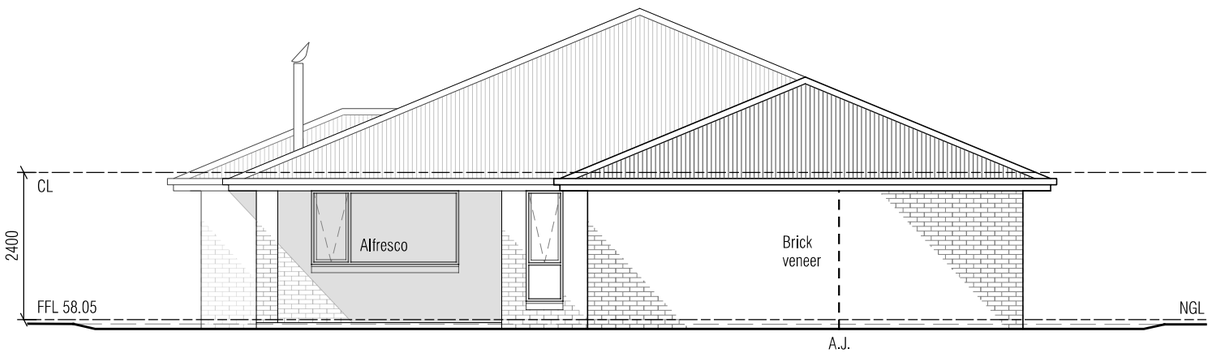
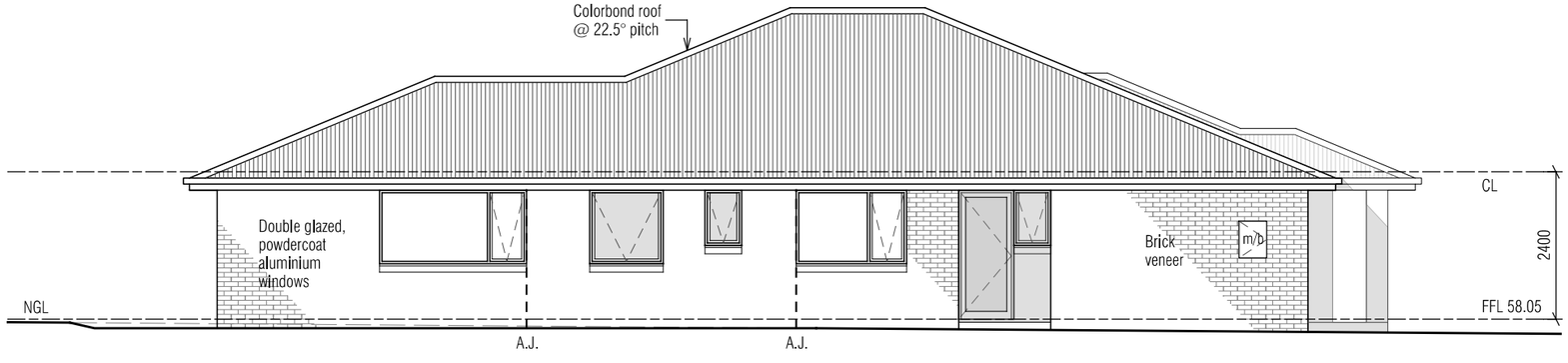


NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELEVATIONS
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 04

Scale 1:100

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

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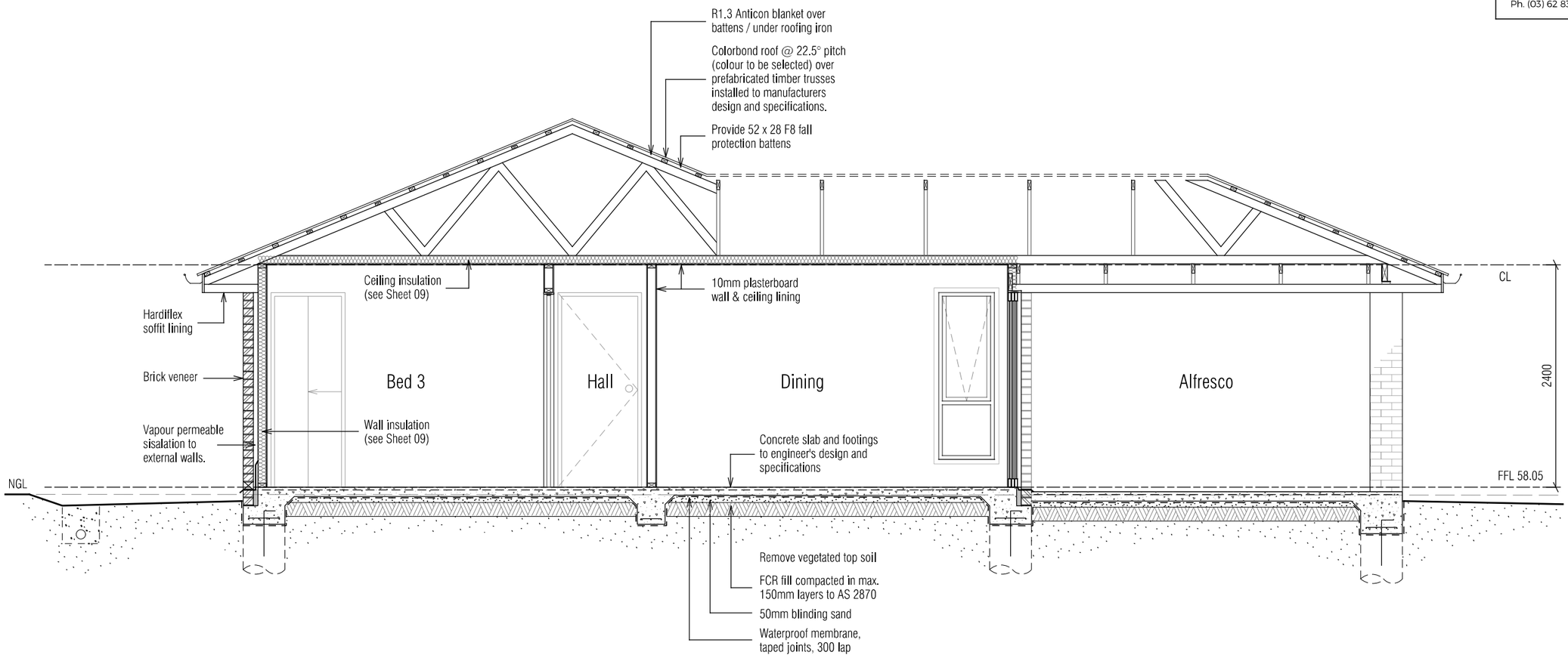

SECTION A

Scale 1:50

03

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SECTION
DATE: 01/07/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 05

Scale 1:50

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

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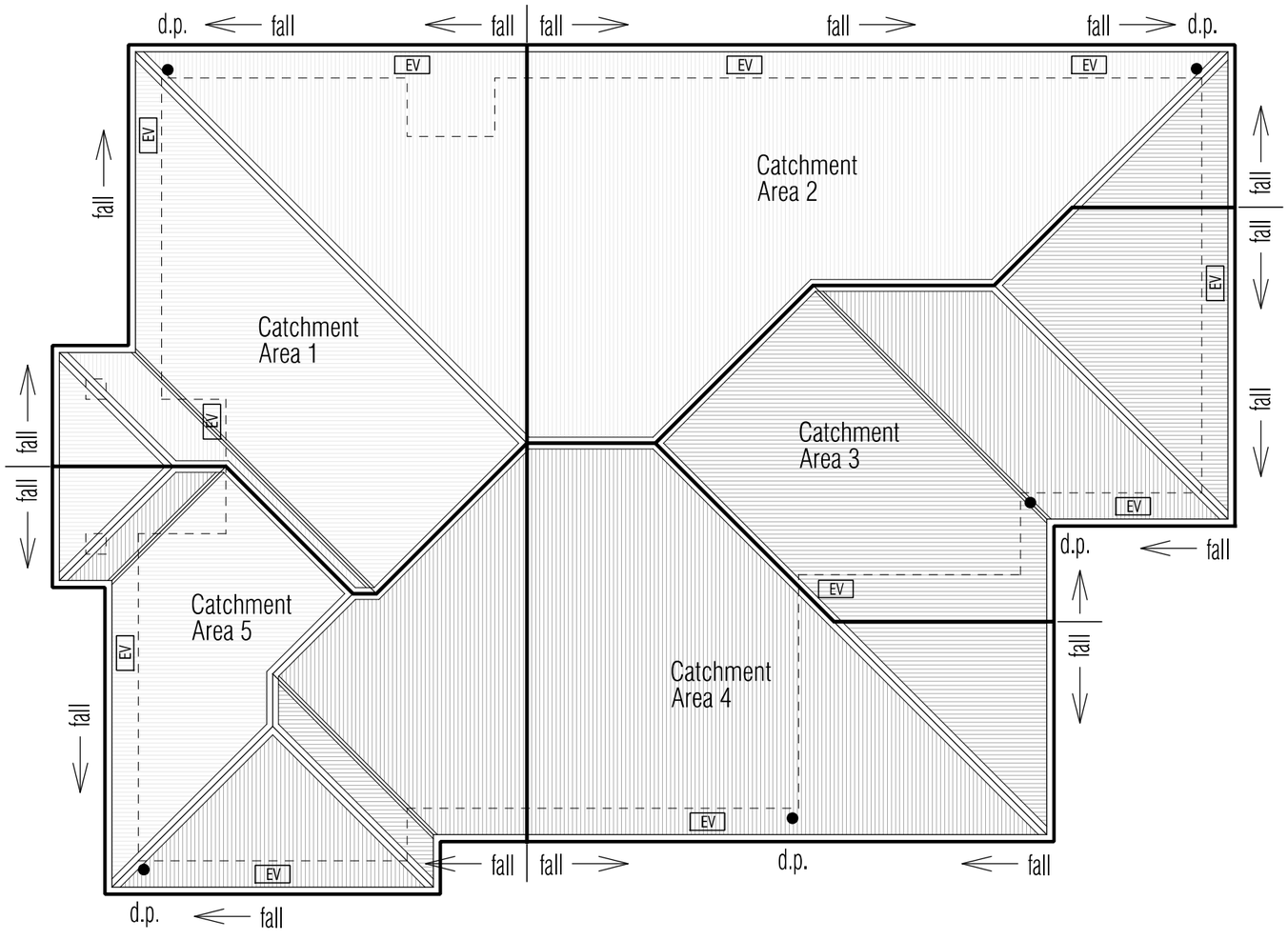
Scale 1:100



ROOF VENTILATION CALCULATIONS (23º hip roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 176.0m² / 300 = 0.587m²
30% of 0.587m² = 0.176m²
0.176m² / 0.08m² = 2.2 (x 2) = 5 ridge vents
70% of 0.587m² = 0.411m²
0.411m² / 0.08m² = 5.1 (x 2) = 11 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	253.9	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	307.2	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (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	5	$\frac{Ac}{Acdp}$
Downpipes Provided	5	

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

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CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 69.6m²
CATCHMENT AREA 2 = 66.4m²
CATCHMENT AREA 3 = 58.4m²
CATCHMENT AREA 4 = 54.8m²
CATCHMENT AREA 5 = 58.0m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV 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.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ROOF PLAN
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 06

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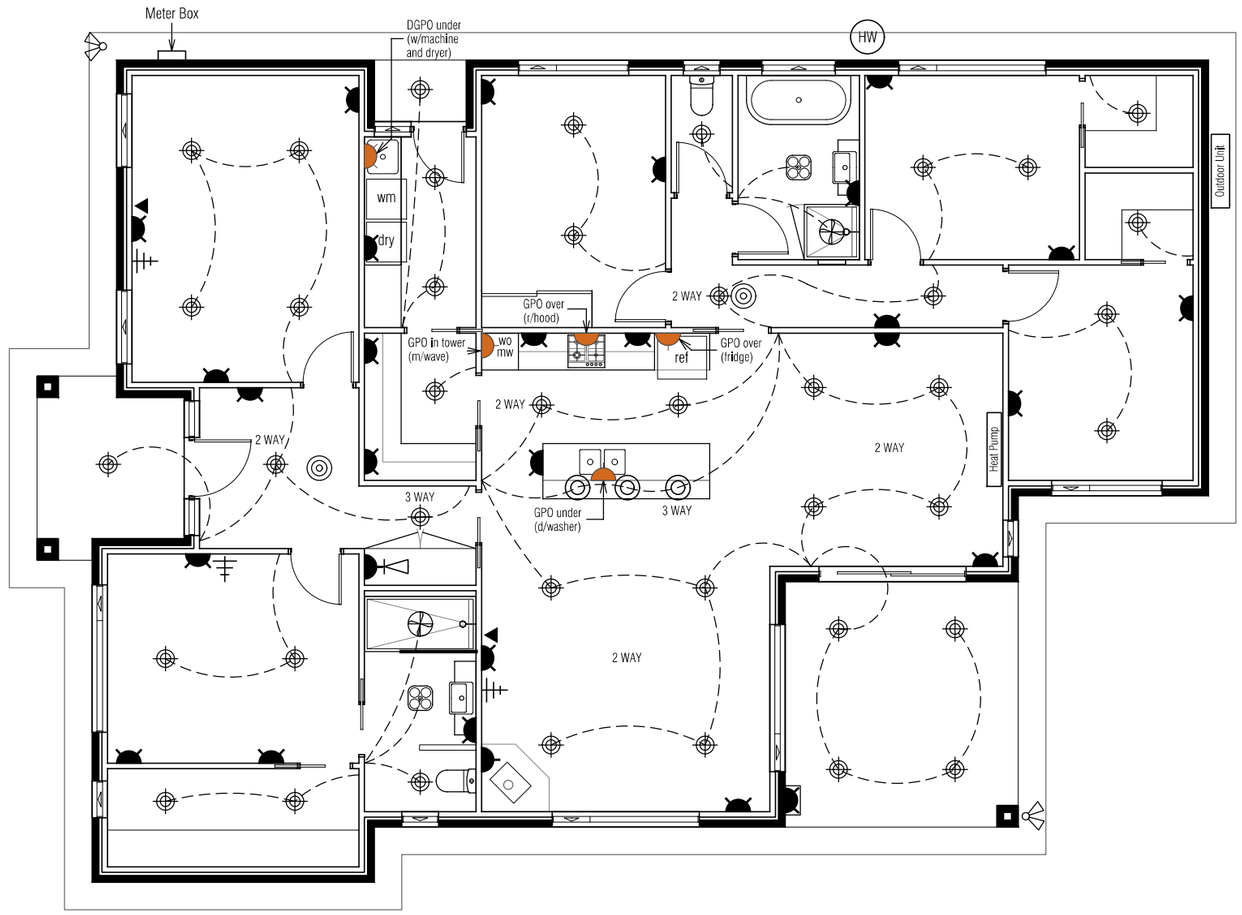

- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. 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.

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELECTRICAL PLAN
DATE: 01/07/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 07

Scale 1:100

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AT 269 BRIGHTON ROAD, PONTVILLE

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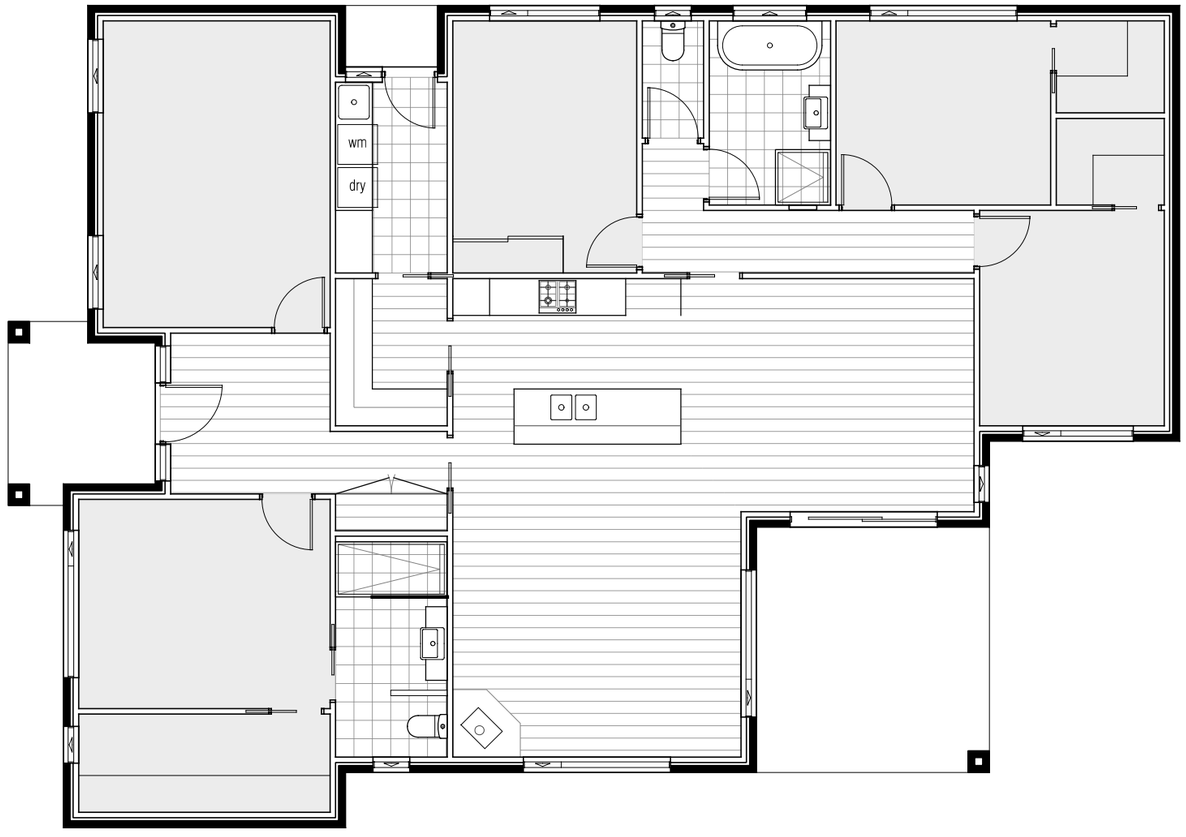

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: FLOORING LAYOUT PLAN
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 08

Scale 1:100

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

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LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
269 Brighton Road, PONTVILLE	Class 1

Number of rows preferred in table below: 17 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 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: Adjustment factors	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Living, Kitchen & Dining	Living Room	51.1 m²	204 W	Class 1 building					5.0 W/m²	4.0 W/m²	8% of 62%
2	Ens.	Bathroom	6.6 m²	22 W	Class 1 building					5.0 W/m²	3.3 W/m²	6% of 62%
3	WIR	Other	6.6 m²	24 W	Class 1 building					5.0 W/m²	3.6 W/m²	7% of 62%
4	Bed 1	Bedroom	14.0 m²	24 W	Class 1 building					5.0 W/m²	1.7 W/m²	3% of 62%
5	Entry & Hall	Corridor	9.9 m²	24 W	Class 1 building					5.0 W/m²	2.4 W/m²	5% of 62%
6	Media	Living Room	18.5 m²	48 W	Class 1 building					5.0 W/m²	2.6 W/m²	5% of 62%
7	L'dry	Laundry	5.7 m²	24 W	Class 1 building					5.0 W/m²	4.2 W/m²	8% of 62%
8	Pantry	Other	4.4 m²	12 W	Class 1 building					5.0 W/m²	2.7 W/m²	5% of 62%
9	Bed 2	Bedroom	12.3 m²	24 W	Class 1 building					5.0 W/m²	2.0 W/m²	4% of 62%
10	WC	Toilet	1.9 m²	12 W	Class 1 building					5.0 W/m²	6.3 W/m²	12% of 62%
11	Bath	Bathroom	5.9 m²	10 W	Class 1 building					5.0 W/m²	1.7 W/m²	3% of 62%
12	Bed 3	Bedroom	10.5 m²	24 W	Class 1 building					5.0 W/m²	2.3 W/m²	4% of 62%
13	WIR	Other	2.6 m²	12 W	Class 1 building					5.0 W/m²	4.6 W/m²	9% of 62%
14	WIR	Other	2.5 m²	12 W	Class 1 building					5.0 W/m²	4.8 W/m²	9% of 62%
15	Bed 4	Bedroom	10.6 m²	24 W	Class 1 building					5.0 W/m²	2.3 W/m²	4% of 62%
16	Hall	Corridor	6.6 m²	24 W	Class 1 building					5.0 W/m²	3.6 W/m²	7% of 62%
17	Alfresco	Verandah or balcony	15.2 m²	48 W	Verandah or balcony					4.0 W/m²	3.2 W/m²	100% of 80%

184.9 m²	572 W

	Allowance	Design average
Class 1 building	5.0 W/m²	3.1 W/m²
Verandah or balcony	4.0 W/m²	3.2 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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 m² in Class 1 building;
  (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  (iii) 3W per m² 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.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	09-06	Clear	4.30	0.55
W02	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W03	AW	AWS-008-01	12-18	Clear	4.30	0.55
W04	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W05	AW	AWS-008-01	12-12	Opaque	4.30	0.55
W06	AW	AWS-008-01	12-24	Clear	4.30	0.55
W07	AW	AWS-008-01	12-18	Clear	4.30	0.55
W08	AW	AWS-008-01	18-06	Clear	4.30	0.55
W09	SD	AWS-013-01	21-24	Clear	4.00	0.61
W10	AW	AWS-008-01	12-24	Clear	4.30	0.55
W11	AW	AWS-008-01	18-24	Clear	4.30	0.55
W12	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W13	AW	AWS-008-01	18-06	Clear	4.30	0.55
W14	AW	AWS-008-01	18-24	Clear	4.30	0.55
W15	FW	AWS-067-08	21-06	Clear	3.20	0.68
W16	FW	AWS-067-08	21-06	Clear	3.20	0.68
W17	AW	AWS-008-01	18-12	Clear	4.30	0.55
W18	AW	AWS-008-01	18-12	Clear	4.30	0.55

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.

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 09

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
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 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- Minimum 150 above finished ground;
- Minimum 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 NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	3:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and 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 & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4;
Masonry accessories to NCC 5.6;
Vertical articulation joints to NCC 5.6.8;
Weatherproofing of to NCC 5.7.

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 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}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 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

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 to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and 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 9.5. Locations indicated on the 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 CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918. Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, 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 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
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;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is 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.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
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^2
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 is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
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.

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

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As shown in the Tasmanian Planning Scheme Overlay

DRAWING: COMPLIANCE NOTES
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 10

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

THIS PLAN IS ACCEPTED BY:

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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

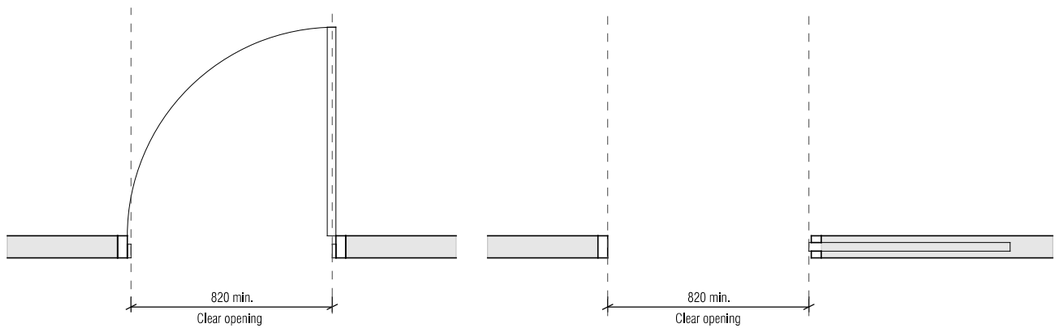
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
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As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 10a

THIS PLAN IS ACCEPTED BY:

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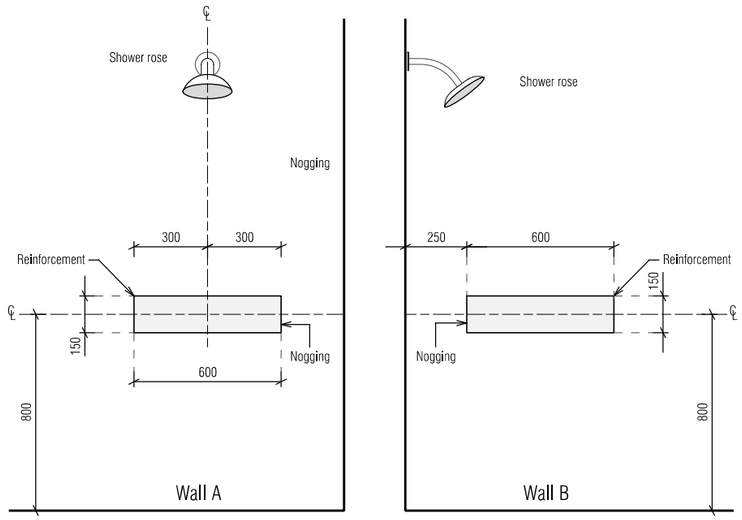
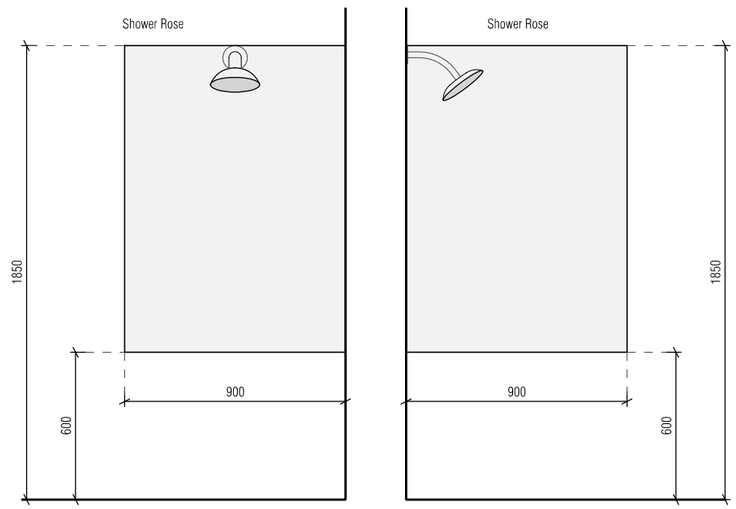
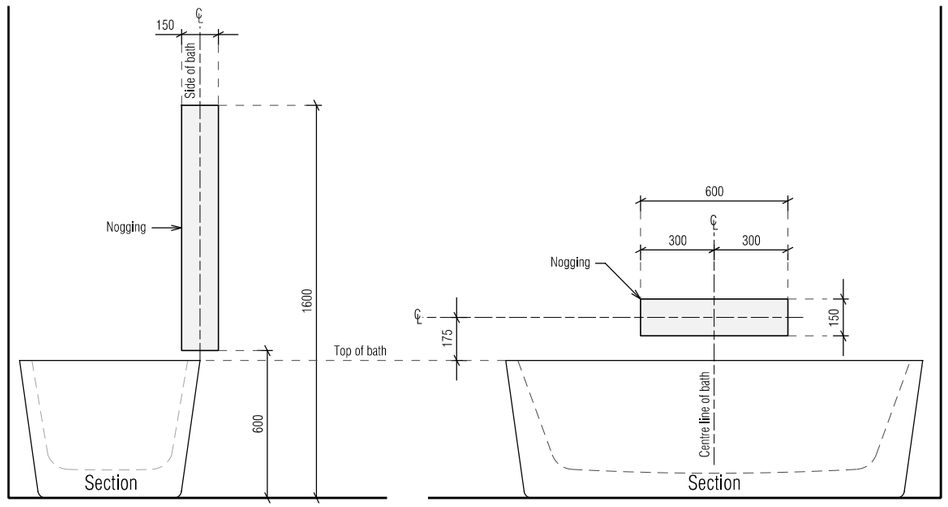


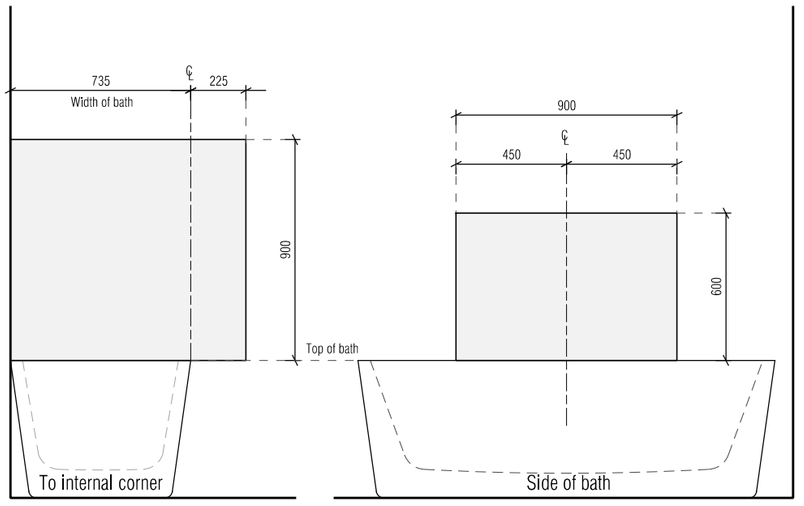
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 10b

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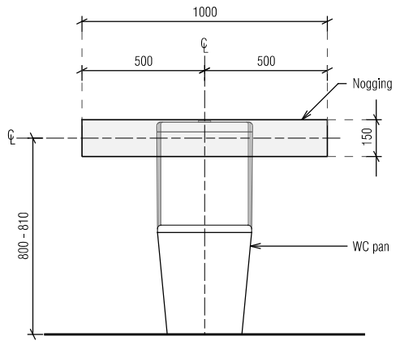
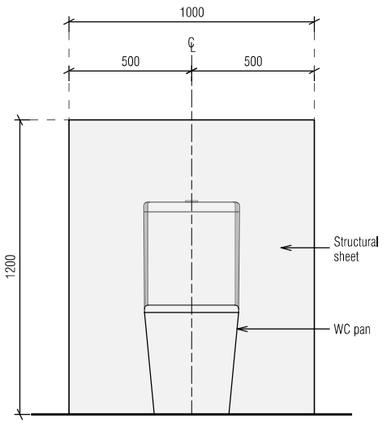
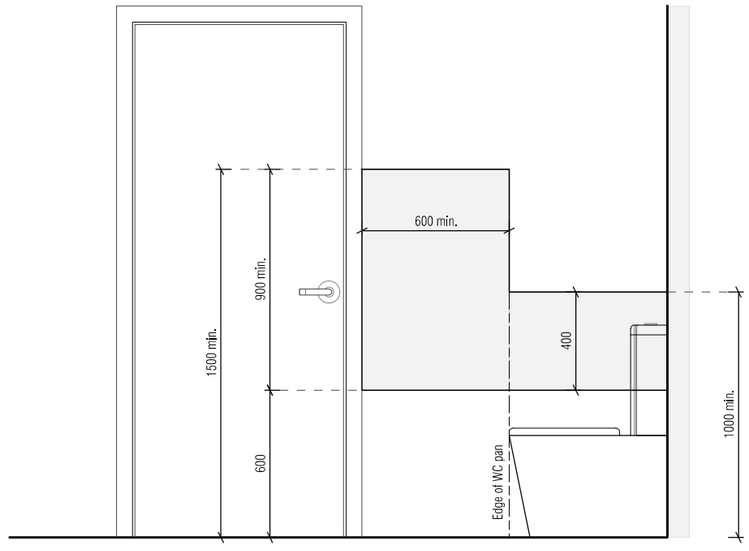


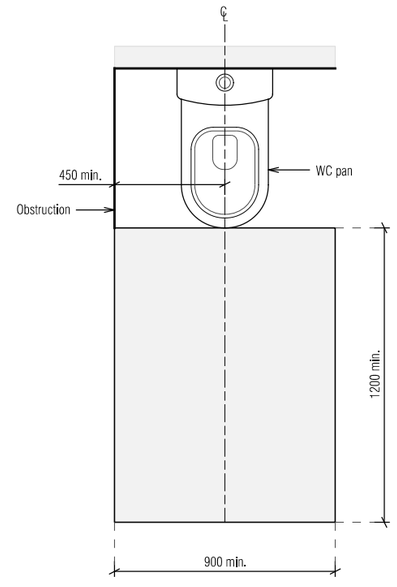
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 10c

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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.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED DWELLING FOR VENETSANAKOS
AT 269 BRIGHTON ROAD, PONTVILLE

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: WET AREA SPECIFICATIONS
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
DRAWN BY: PC

DWG No: 11

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 (m²) - 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	1.3
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
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

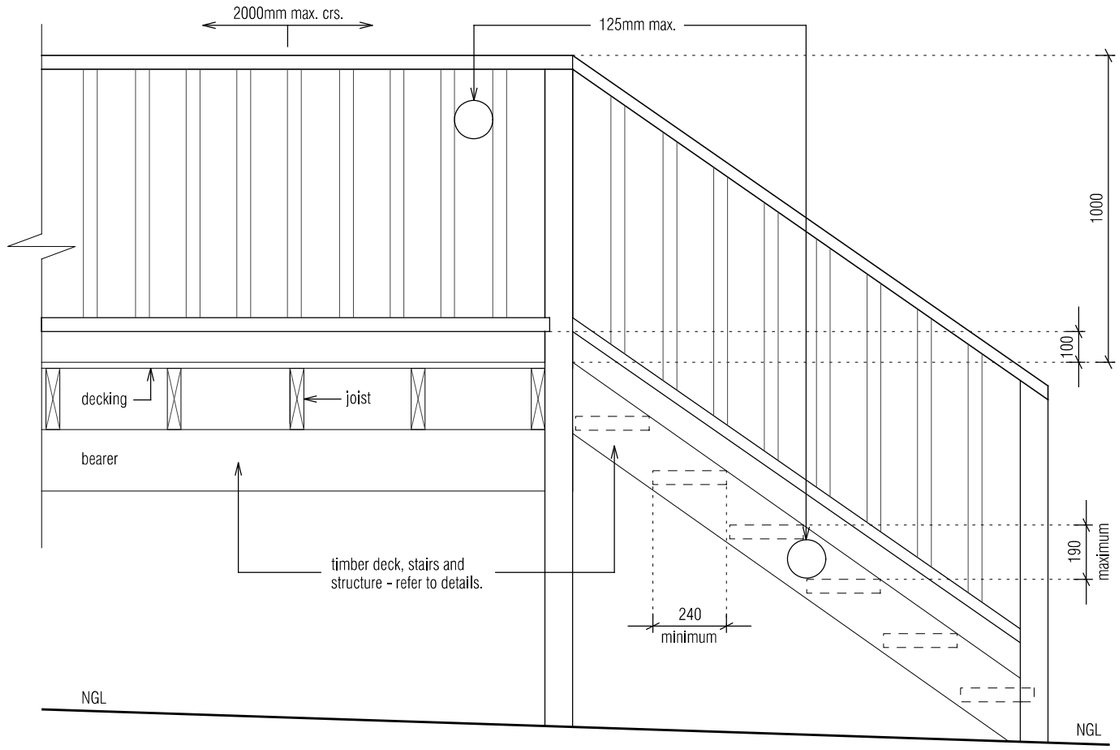
STRINGER TO WALL FIXING

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

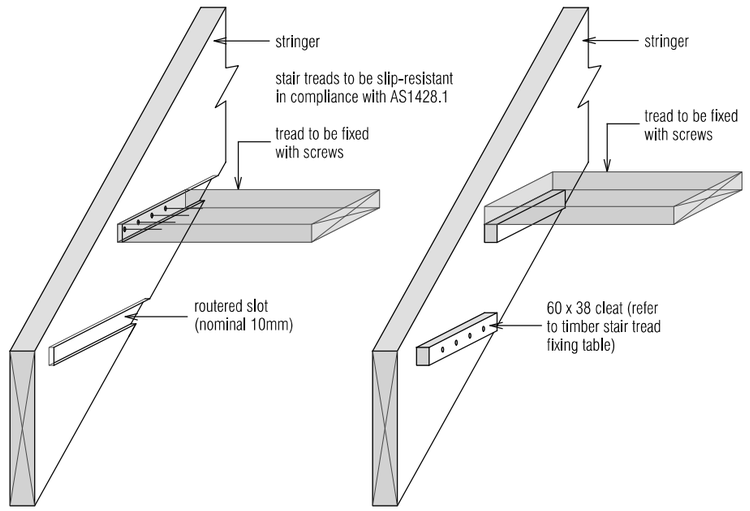
19mm THICK DECKING BOARD FIXING REQUIREMENTS

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 Treaded 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 Treaded 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 VENETSANAKOS AT 269 BRIGHTON ROAD, PONTVILLE

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

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:

.....

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: STAIR NOTES
DATE: 24/06/25
FILE NAME: H1372 DA 080525.dgn
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