



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/157

LOCATION OF AFFECTED AREA

2 LOCKHART STREET, GAGEBROOK

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

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 **27/10/2025**. 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.

JANINE BANKS
Acting Chief Executive Officer



Brighton
going places

2345 Proposed Dwelling, HOMES TASMANIA
2 LOCKHART STREET, GAGEBROOK



174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



Site Information

Land Title Reference : CT 15333/813
Wind Classification : TBC
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: LOW

AREA SCHEDULE

Ground Floor : 132.4 m²
Outdoor Living/Porch : 18.4 m²
Carport : 27.6 m²
Driveway Area(Approx.) : 27.0 m²

GLAZING NOTE:
All windows are Double glazed

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:

Drawing No.	Description
01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	SLAB GROUND FLOOR
05	SECTION
05A	DETAILS
06	ROOF PLAN
07	BRACING PLAN

Drawing No.	Description
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	DRIVEWAY CHAINAGE
11	LIGHTING CALCULATIONS & WINDOW SCHEDULE
12	GENERAL NOTES
13	BCA COMPLIANCE
14	BAL LOW NOTES
15	WET AREA SPECIFICATIONS

BAL : LOW

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Compliance No. CC102Y - James Collins

DRAWING: COVER SHEET
DATE: 04.09.2025
FILE NAME: 2345
DRAWN BY: RK
DWG No:

Scale: 1 : 100

Rev.	BA PLANS	04.09.2025	RK
	Description	Date	Drawn

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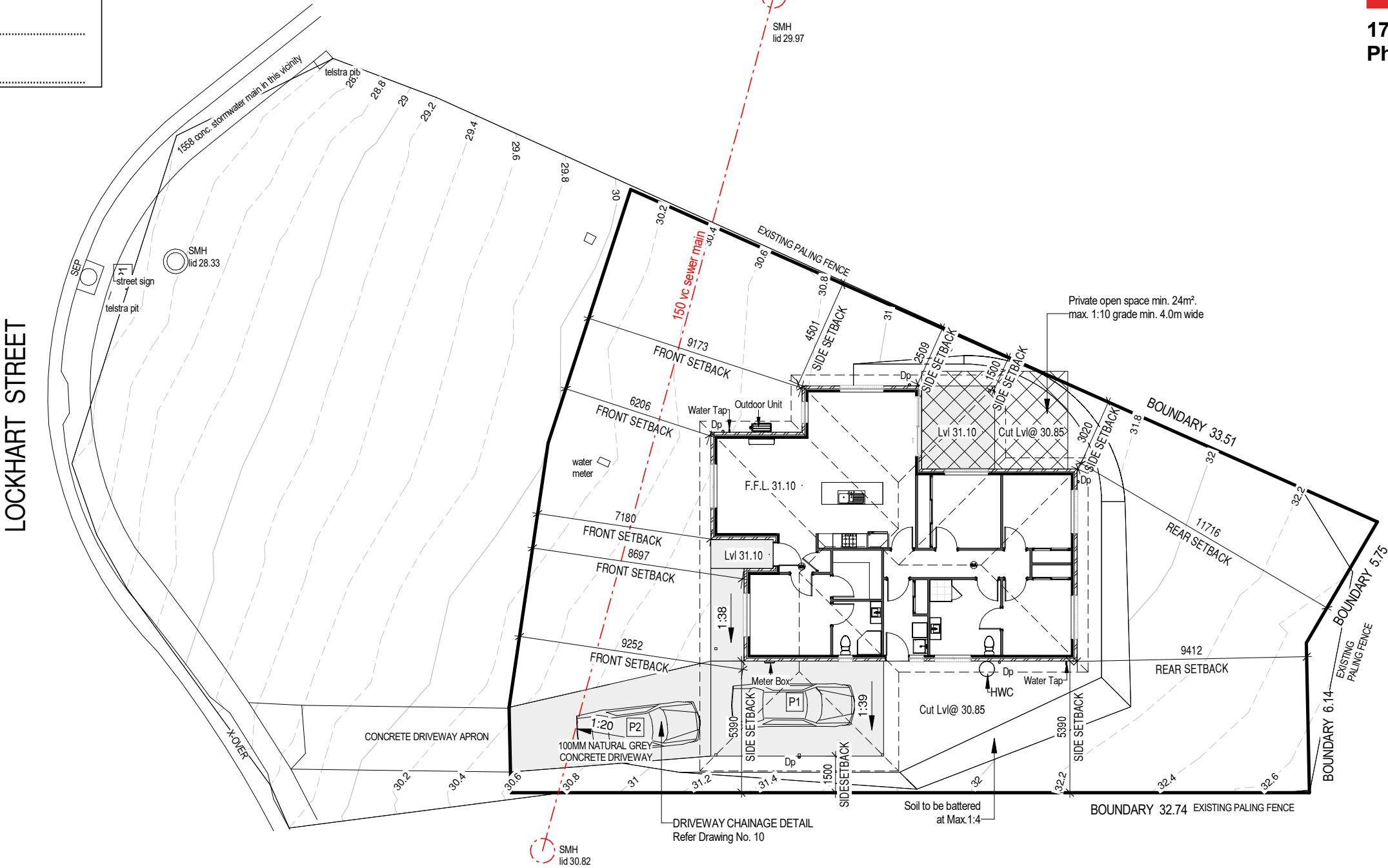
DATE:

Ground FL	31.100
CL	33.500



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BUILDERS

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AREA SCHEDULE

Ground Floor	: 132.4 m ²
Outdoor Living/Porch	: 18.4 m ²
Carport	: 27.6 m ²
Driveway Area(Approx.)	: 27.0 m ²

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

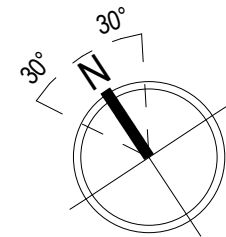
BAL : LOW

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DRAWING: SITE PLAN
DATE: 04.09.2025
FILE NAME: 2345
DRAWN BY: RK
DWG No:

NOTE:
Survey drawing has been prepared for Ronald Young & Co. by Garry Coombe Surveyor. It has been created to assist Ronald Young & Co. with house site design. The information on this plan should not be used for any other purpose. Garry Coombe Surveyor can supply drawings for other purposes upon request. Boundaries shown for identification purposes only and have not been re-established or re-marked. Visible services located only. Other services may exist. This disclaimer forms an integral part of the plan.

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK



Scale: 1 : 200

Rev.	04.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

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DATE:

Ground FL	31.100
CL	33.500



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NOTE:
Reinforcing required to walls for future
grab rails to bath, shower and toilet

NOTES:

AJ Articulation Joint
dp Down Pipe

For Kitchen Details,
Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Ground Floor	: 132.4 m ²
Outdoor Living/Porch	: 18.4 m ²
Carport	: 27.6 m ²
Driveway Area(Approx.)	: 27.0 m ²

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: GROUND FLOOR PLAN

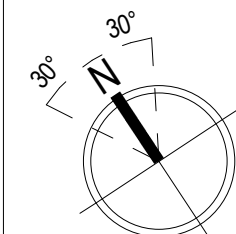
DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

02



Scale: 1 : 100

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Rev.	04.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

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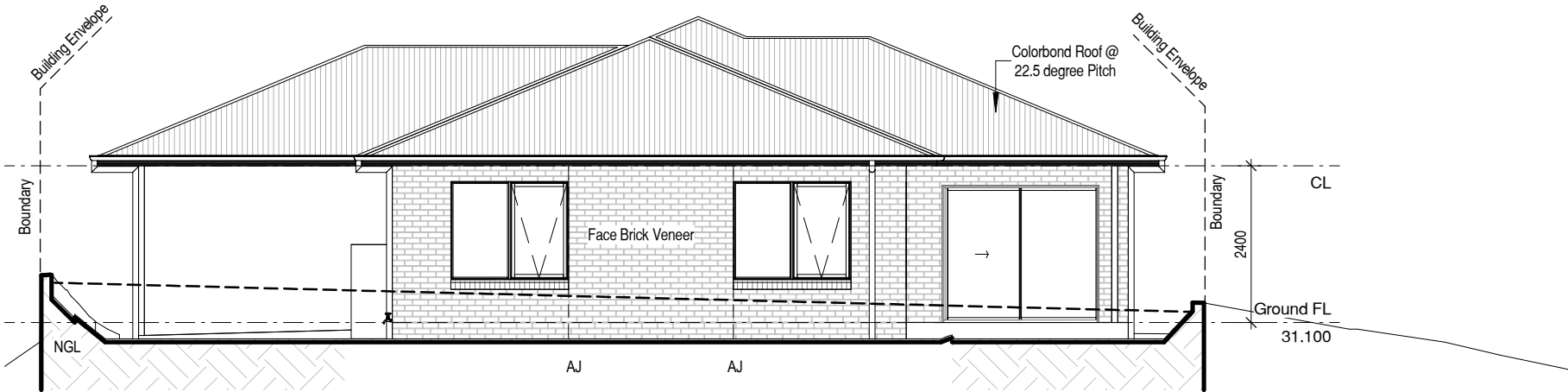


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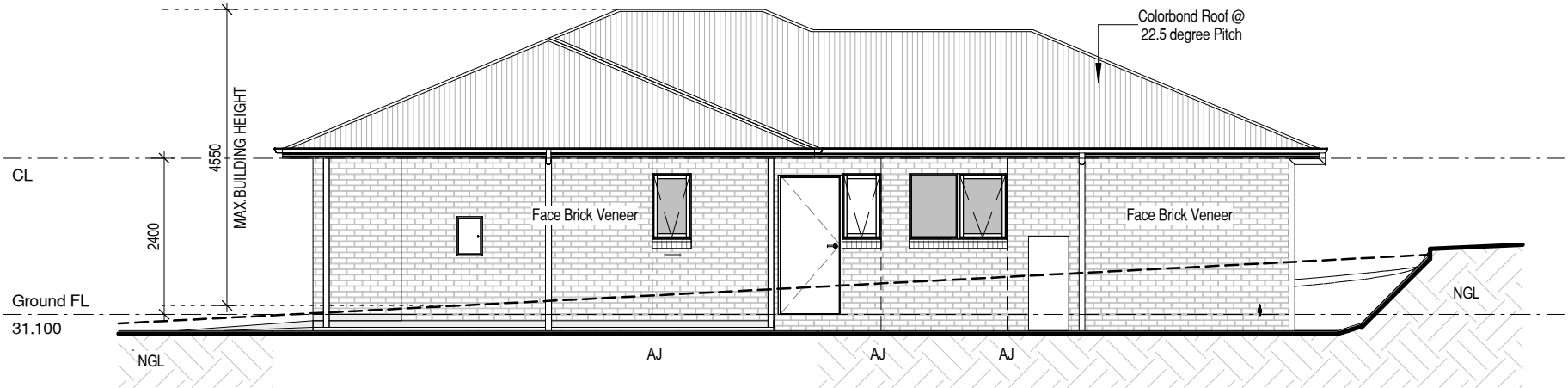
West Elevation



East Elevation



North Elevation



South Elevation

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ELEVATIONS

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

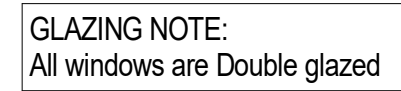
Scale: 1 : 100

Rev.	04.09.2025	BA PLANS	RK
Date		Revision Description	Drawn

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Site Classification 'Class M'



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DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

	04.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

04

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DATE:

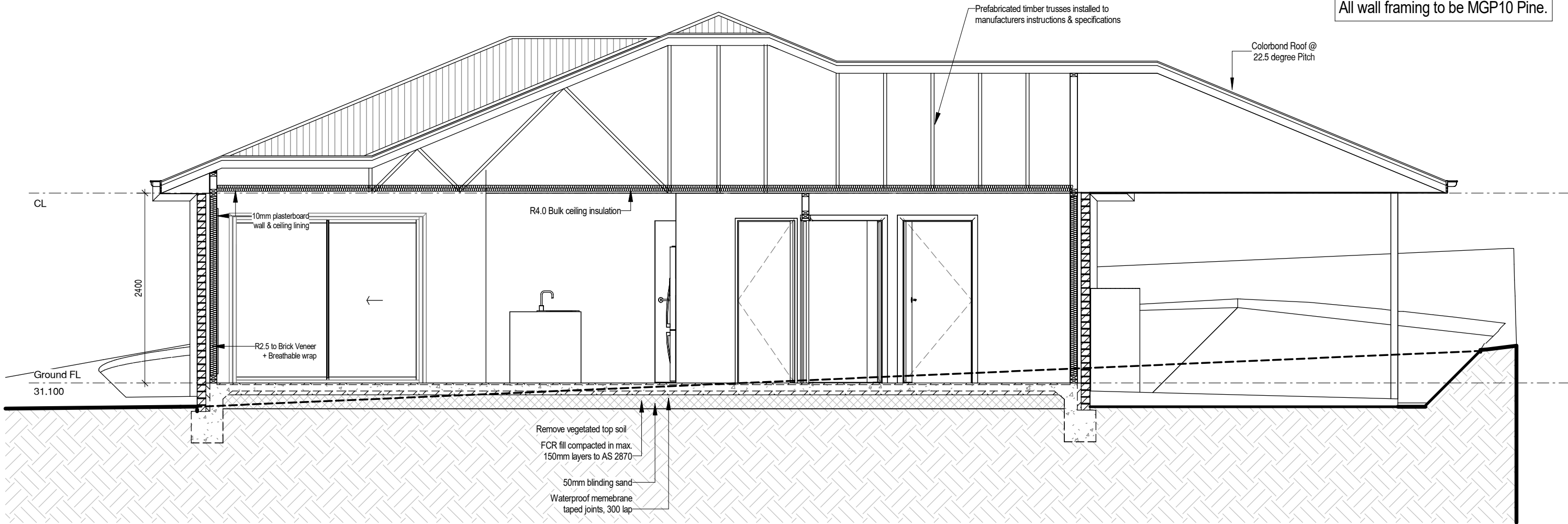


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Site Classification 'Class M'

IMPORTANT NOTE:
All wall framing to be MGP10 Pine.



GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: SECTION

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 50

Rev.	04.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

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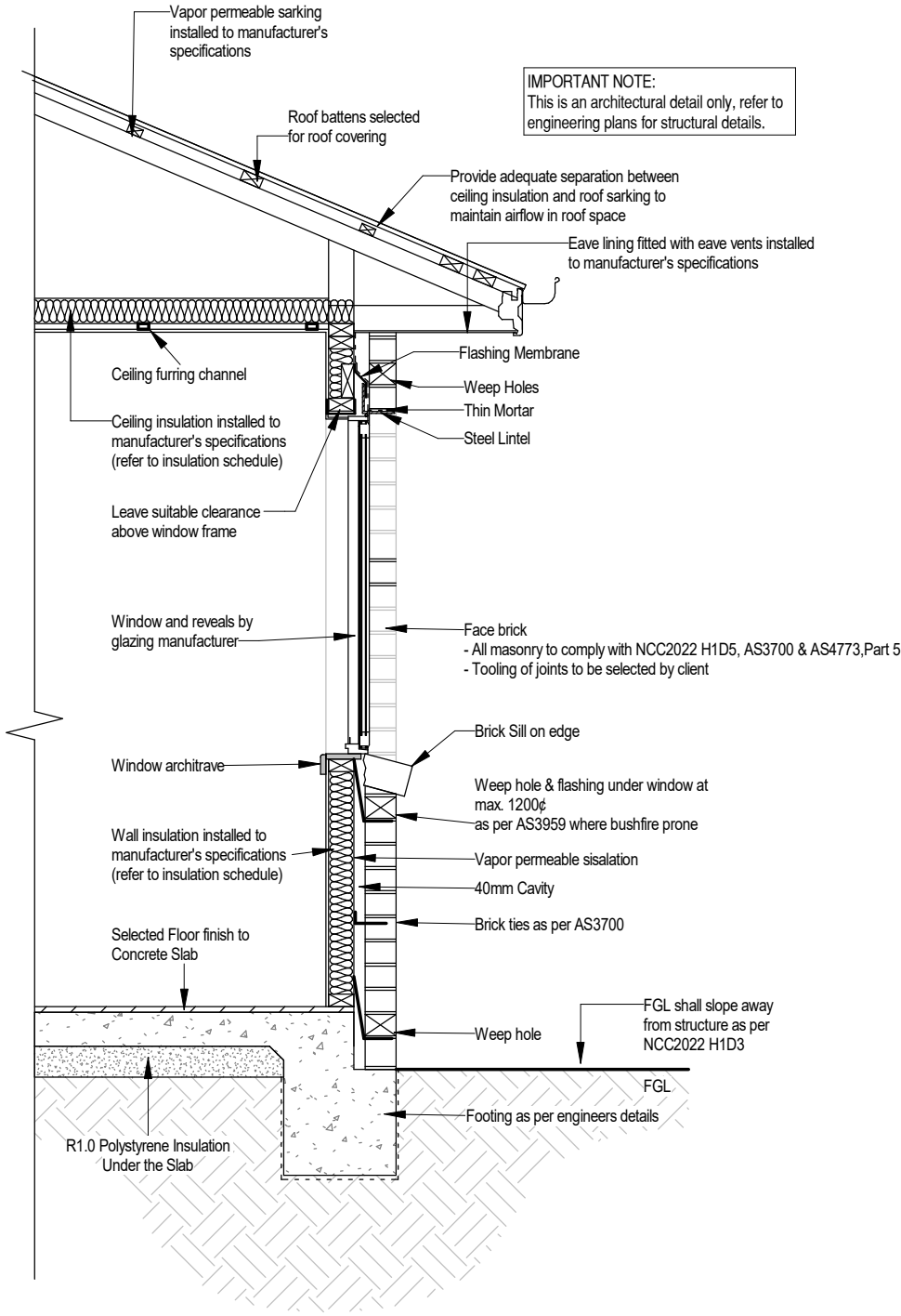
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
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IMPORTANT NOTE:
This is an architectural detail only, refer to engineering plans for structural details.

TYPICAL WALL DETAIL
(BRICK VENEER)

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: DETAILS

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 25

	04.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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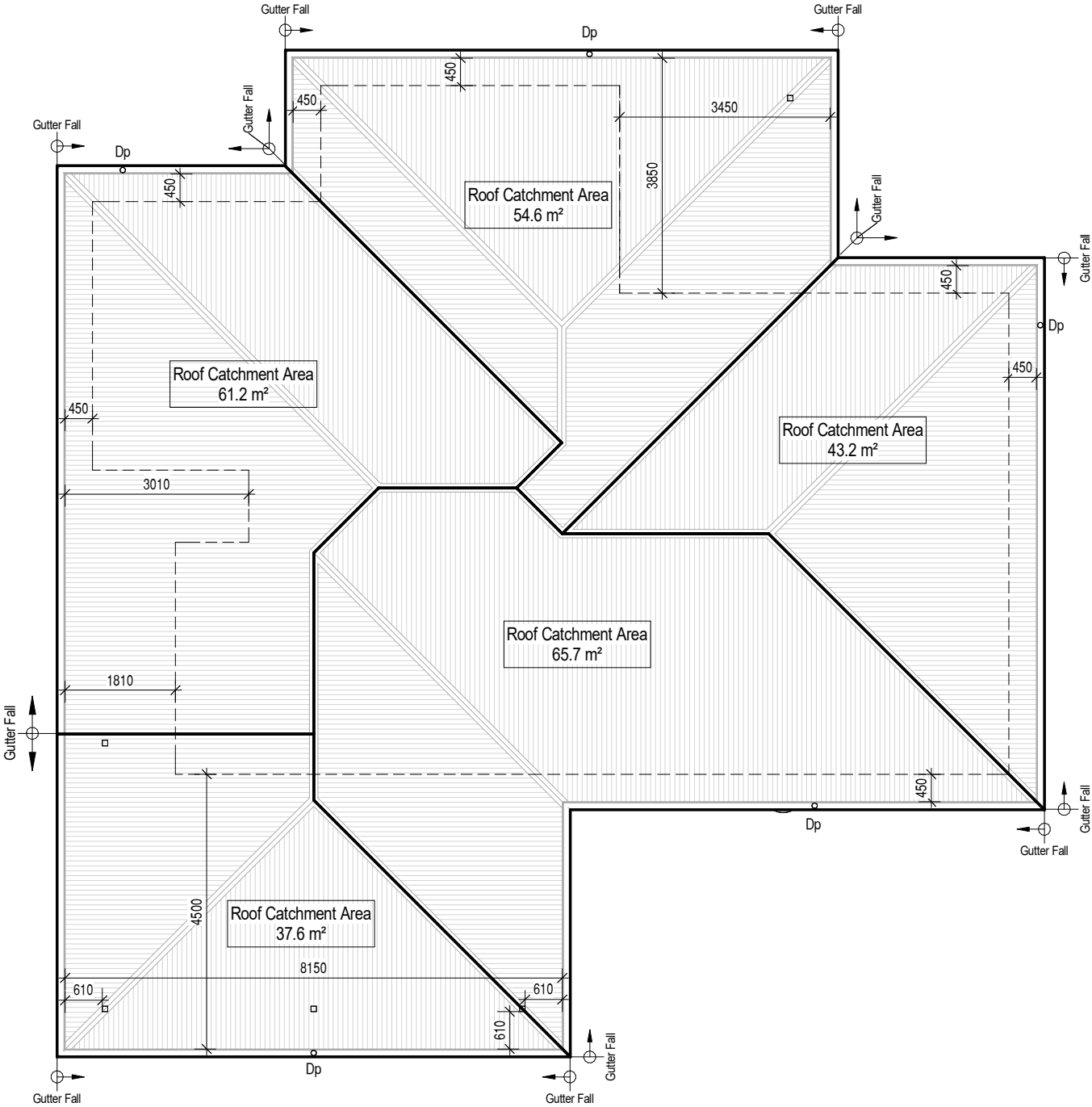
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IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

ROOF CATCHMENT AREA CALCULATION		
Ah	216.8 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	262.3 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	4	Ac / Acdp
Downpipes provided	5	
NOTE: Roof catcment areas to comply with AS3500.3		

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ROOF PLAN

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 100

	04.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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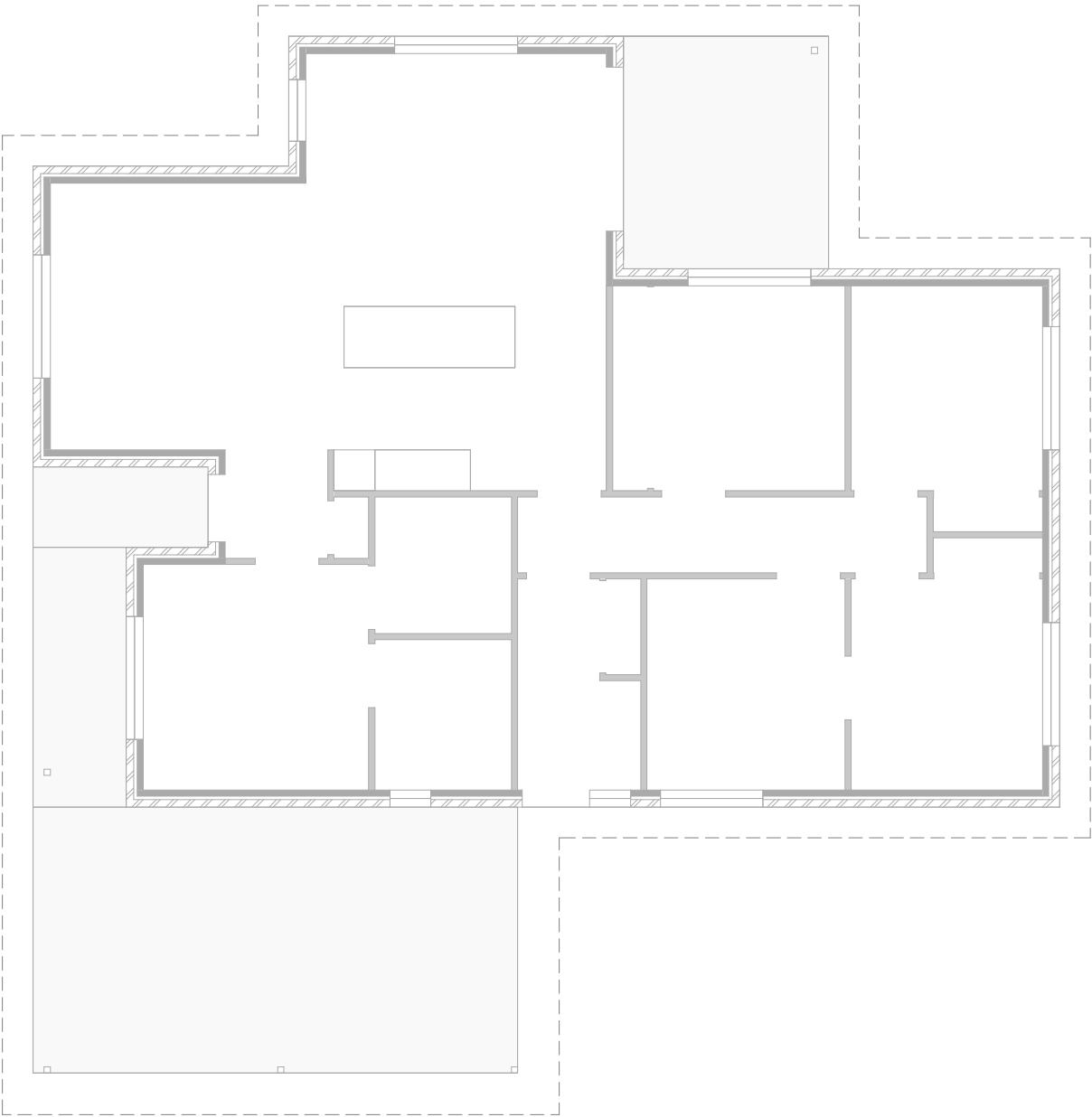
DATE:



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IMPORTANT NOTE:
All wall framing to be MGP10 Pine.



BRACING LEGEND

- D - DOUBLE DIAGONAL METAL STRAP
AS PER TABLE 8.18 FIG (d)
CAPACITY 3.0 kN/m
- H - PLYWOOD AS PER TABLE 8.18 FIG
(h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

- " REFER TO ENGINEERING DRAWING
SHEETS FOR TIE DOWN DETAILS
- " REFER TO ENGINEERING DRAWING
SHEETS FOR WALL BRACING
DETAILS

TRUSS MANUFACTURER TO CONFIRM
ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE
NON- LOAD BEARING.

BAL : LOW

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AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 100

	04.09.2025	BA PLANS	RK
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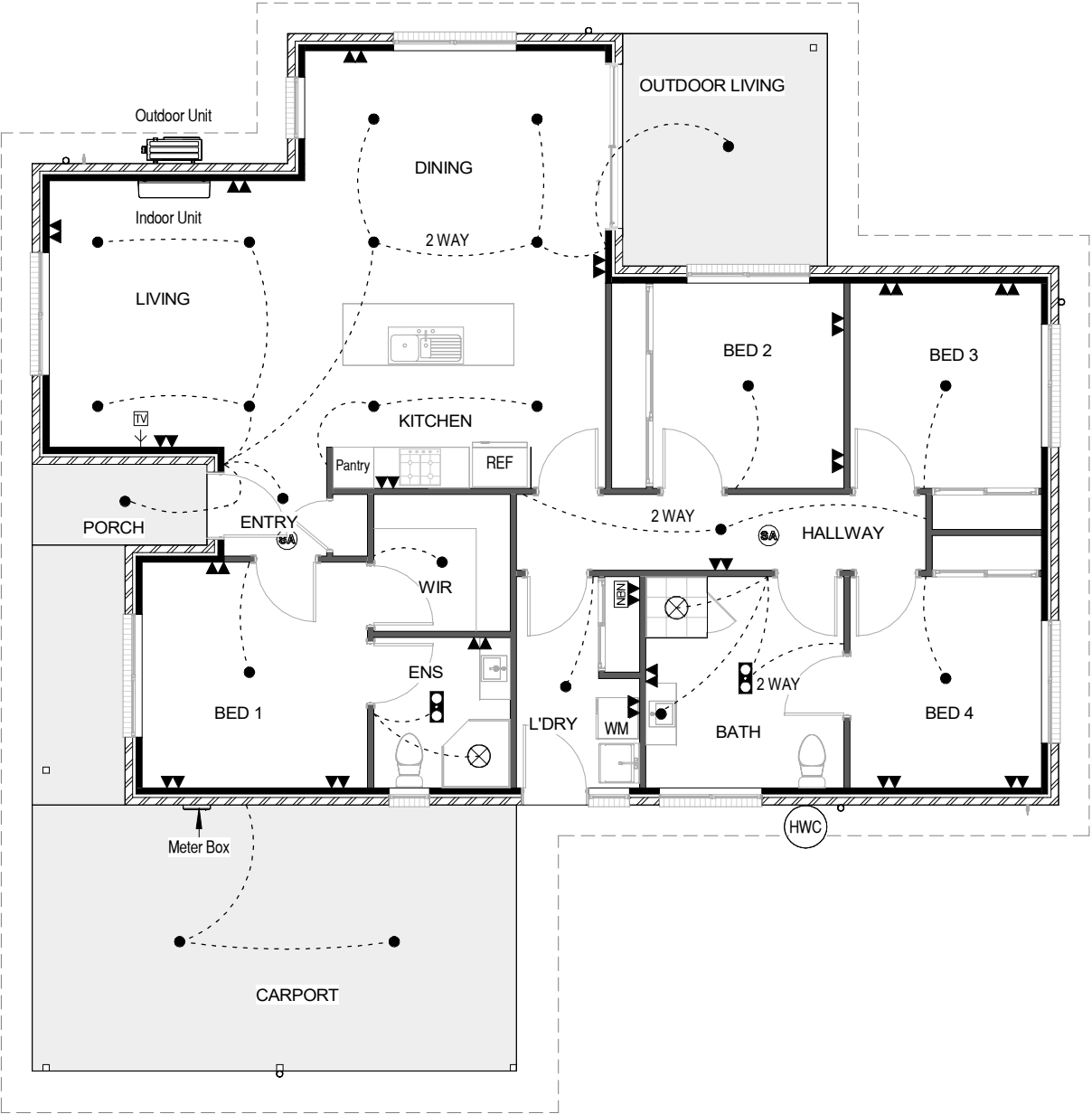
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ELECTRICAL LEGEND		
		No.s
▼	Single GPOs	2
▼▼	Double GPOs	20
NBN	Phone / NBN point	1
●	LED Downlight	23
⬢	Tastics	2
TV →	TV point	1
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	2

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014,

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ELECTRICAL PLAN

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 100

	04.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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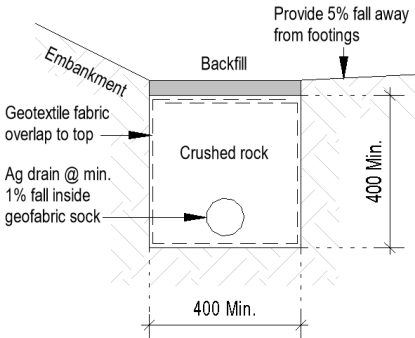
SIGNATURE:

DATE:



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LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
- - - - - Sewer line 100Ø UPVC U.N.O.		
- - - - - Stormwater line 100Ø UPVC U.N.O.		



AG Drain (Typical)

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

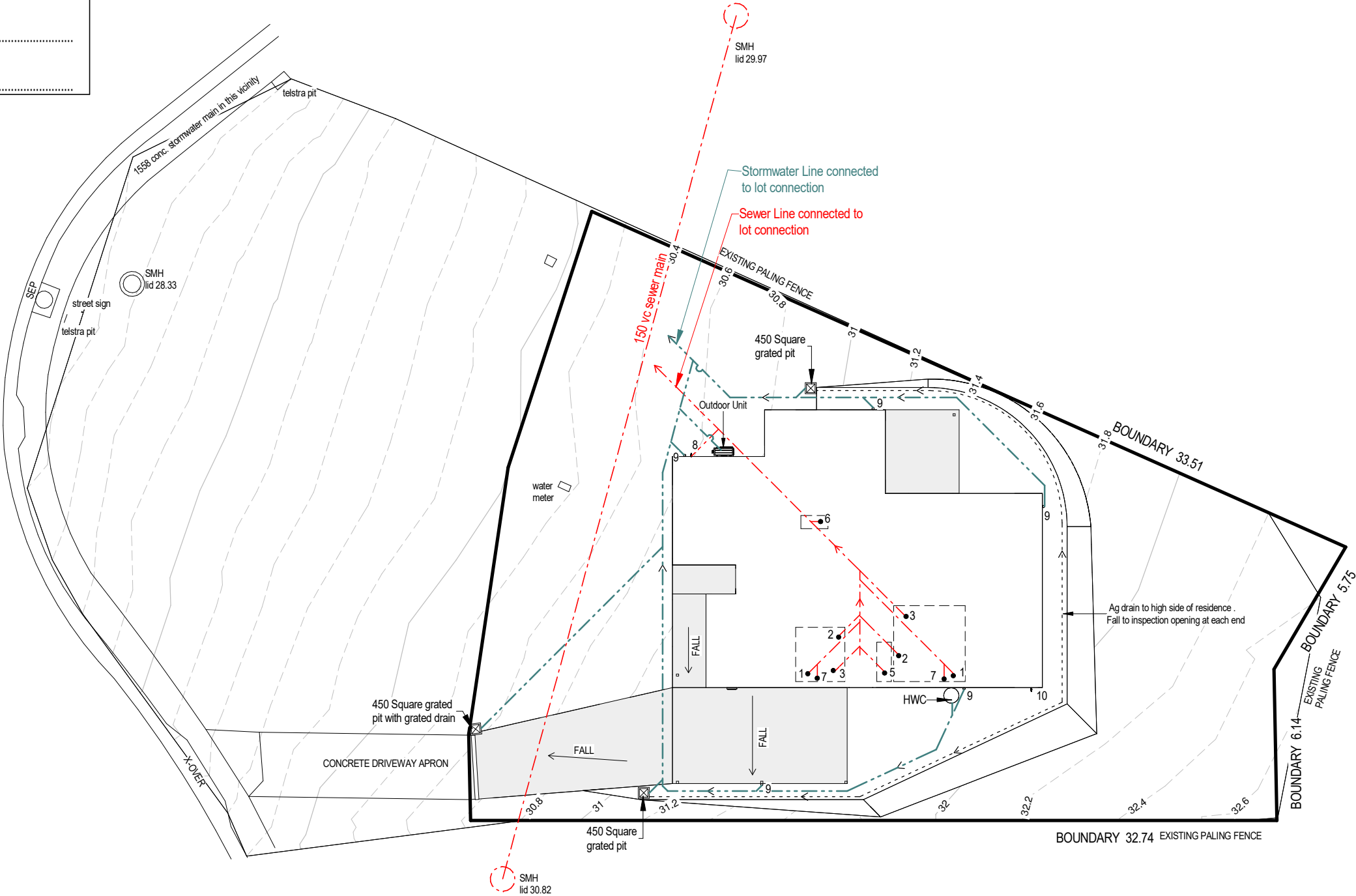
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DRAWING: DRAINAGE PLAN
DATE: 04.09.2025
FILE NAME: 2345
DRAWN BY: RK
DWG No:

Rev.	04.09.2025	BA PLANS	RK
	Date	Revision Description	Drawn

LOCKHART STREET



PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 200

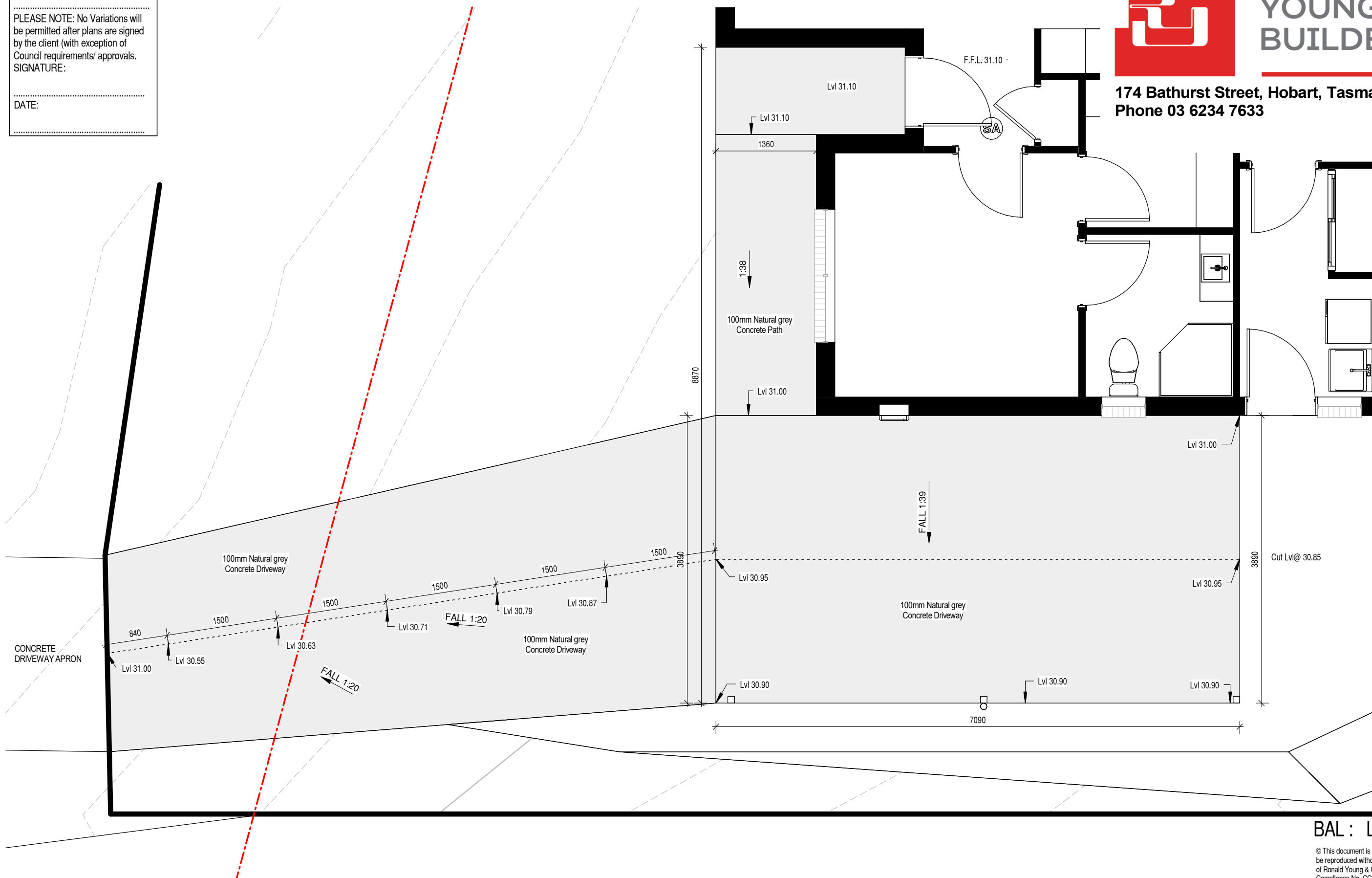
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DRAWING: DRIVEWAY CHAINAGE

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

Scale: 1 : 50

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

	04.09.2025	BA PLANS	RK
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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

Proposed Dwelling_2345-Homes Tasmania-2 Lockhart Street, Gagebrook

Classification

Class 1

Number of rows preferred in table below

14

(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	Adjustment Factor Two	Dimming Percentages		Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used
						Adjustment Factors	% Area	% of full power	Depreciation Factor	Adjustment Factors	% Area	% of full power	Depreciation Factor	
1	ENTRY	Corridor	2.4 m ²	12 W	Class 1 building								5.0 W/m ²	16% of 46%
2	HALLWAY	Corridor	6.7 m ²	12 W	Class 1 building								5.0 W/m ²	6% of 46%
3	KITCHEN	Kitchen	11.6 m ²	24 W	Class 1 building								5.0 W/m ²	7% of 46%
4	WIR	Other	4.0 m ²	12 W	Class 1 building								5.0 W/m ²	10% of 46%
5	ENS	Bathroom	4.4 m ²	12 W	Class 1 building								5.0 W/m ²	9% of 46%
6	L'DRY	Laundry	4.7 m ²	12 W	Class 1 building								5.0 W/m ²	8% of 46%
7	BATH	Bathroom	9.0 m ²	24 W	Class 1 building								5.0 W/m ²	9% of 46%
8	LIVING	Living room	14.6 m ²	48 W	Class 1 building								5.0 W/m ²	10% of 46%
9	DINING	Lounge room	16.3 m ²	48 W	Class 1 building								5.0 W/m ²	9% of 46%
10	BED 2	Bedroom	8.4 m ²	12 W	Class 1 building								5.0 W/m ²	4% of 46%
11	BED 4	Bedroom	8.6 m ²	12 W	Class 1 building								5.0 W/m ²	4% of 46%
12	BED 1	Bedroom	10.0 m ²	12 W	Class 1 building								5.0 W/m ²	4% of 46%
13	BED 3	Bedroom	8.4 m ²	12 W	Class 1 building								5.0 W/m ²	4% of 46%
14	CARPORT	Verandah or balcony	27.6 m ²	24 W	Verandah or balcony								4.0 W/m ²	100% of 23%

136.7 m²

276 W

Allowance
Design Average

Class 1 building
Verandah or balcony

5.0 W/m²

2.3 W/m²

4.0 W/m²

0.9 W/m²

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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Window Schedule GLASS SUPPLIES

Window Number	Type	ID	Size	Glass	Uw	SHGC
01	AW	AWS-008-01 A	20-18	Clear	4.32	0.58
02	AW	AWS-008-01 A	20-18	Clear	4.32	0.58
03	AW	AWS-008-01 A	20-09	Clear	4.32	0.58
04	AW	AWS-008-01 A	20-18	Clear	4.32	0.58
05	SD	AWS-013-01 A	21-24	Clear	4.02	0.61
06	AW	AWS-008-01 A	15-18	Clear	4.32	0.58
07	AW	AWS-008-01 A	15-18	Clear	4.32	0.58
08	AW	AWS-008-01 A	15-18	Clear	4.32	0.58
09	AW	AWS-008-01 A	10-15	Opaque	4.32	0.58
10	AW	AWS-008-01 A	10-06	Clear	4.32	0.58
11	AW	AWS-008-01 A	10-06	Opaque	4.32	0.58

Grand total: 11

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 'BAL NOTES')

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: LIGHTING CALCULATIONS & WINDOW SCHEDULE
DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

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AT 2 LOCKHART STREET, GAGEBROOK

Scale:

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General Notes (NCC 2022 BCA Vol 2)

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, National Construction Code 2022 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.
 - Unless otherwise specified, the term BCA shall refer to National Construction Code 2022 Building Code of Australia Volume 2.
- All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.
- Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
-BCA H1D8 for Class 1 and 10 Buildings within a design wind speed of not more than N3;
- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
- Step sizes (other than for spiral stairs) to be:
-Risers (R) 190mm maximum and 115mm minimum
-Going (G) 355mm maximum and 240mm minimum
-2R + 1G = 700mm maximum and 550mm minimum
-with less than 125mm gap between open treads.
- All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
-1000mm min. above finished surface level of balconies, landings or the like, and
-865mm min. above finished surface level of stair nosing or ramp, and
-vertical with less than 125mm gap between, and
-any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
- Wire barrier construction to comply with NCC 2022 BCA Part 11.3.4 for Class 1 and 10 Buildings

- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2010
Masonry in small buildings Part 1: Design.

- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

- These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/ details and with any other written instructions issued in the course of the contract.

- Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.

- Figured dimensions take precedence over scaled dimensions.

- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

- Installation of all services shall comply with the respective supply authority requirements.

- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

- The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than
- 100mm under soil
- 50mm under paved or concrete areas
- 100mm under unreinforced concrete or paved driveways
- 75mm under reinforced concrete driveways

BRICKWORK:

ALL BRICKWORK IN ACCORDANCE WITH AS3700.
ALL BRICKWORK ON EXTERNAL FACADES TO BE FACE BRICKWORK AS SELECTED OR RENDERED WHERE SPECIFIED. PROVIDE WEEP HOLES AT 1200mm CTRS MAX AT BASE OF BRICKWORK AND AS REQUIRED. PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC REQUIREMENTS WHERE REQUIRED.
PROVIDE ARTICULATION JOINTS IN BRICKWORK IN ACCORDANCE WITH NCC2022 PART 5.2.5. REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS.
PROVIDE FACE FIXING CAVITY TIES TO BRICKWORK TO AVOID HOLES IN FOIL INSULATION MATERIALS,
INSTALLED AT 600mm CTRS MAX IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS (TYPICAL) OR AS SPECIFIED BY ENGINEER'S DETAILS.
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684. REFER TO ENGINEER'S DETAILS
AND BUILDING SURVEYOR TO CONFIRM ON SITE AT FIRST INSPECTION.

ARTICULATION JOINTS:

aj DENOTES LOCATION OF ARTICULATION JOINTS FOR BRICKWORK, MAXIMUM 5.0 METRE SPACING.
WHEN ARTICULATION JOINTS ARE REQUIRED, THEY SHALL BE FILLED TO PREVENT MOISTURE PENETRATION AND SPACED AT CENTRES NOT EXCEEDING THE VALUE GIVEN IN TABLE 12.14. AS 3700
ARTICULATION JOINTS SHALL BE PLACED AT A DISTANCE FROM ALL CORNERS NOT LESS THAN 0.5M AND NOT GREATER THAN 3.0M.

MECHANICAL VENTILATIONS:

MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
REQUIREMENTS IF APPLICABLE.
LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, CONNECTED TO LIGHT SWITCH AND DUCTED EXTERNALLY.
ALL EXHAUST FANS SHALL BE PROVIDED WITH DAMPERS OR SELF CLOSING DEVICES SUCH AS DAMPERS, FILTERS, ETC. WHICH SEAL OR SHUT WHEN NOT IN USE.

SMOKE DETECTORS AND ALARM:

SMOKE DETECTORS/ ALARMS TO BE INTERCONNECTED AND HARD WIRED TO MAINS POWER AND WITH BATTERY BACK-UP WHERE NOTED ON PLANS. SMOKE DETECTORS/ ALARMS TO COMPLY WITH AS 3786 AND NCC2022 PART 9.2 AND SPECIFICATIONS E2.2a.
FOR PRIVATE AREAS, SMOKE DETECTORS AND ALARM SYSTEM TO BE INSTALLED ON OR NEAR THE CEILING IN:
- COMMON STAIRWAY ON EACH LEVEL,
- ANY STOREY CONTAINING BEDROOMS,
FOR PUBLIC AREAS, REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL SMOKE DETECTOR LOCATIONS AND REQUIREMENTS IF APPLICABLE.
COORDINATE WITH LOCATION OF LIGHTS OR OTHER ELECTRICAL FITTINGS ON CEILING.

WET AREAS:

ALL WET AREA TO BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE CURRENT NCC2022 PART 10.2 AND AS 3740. PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECTED SURFACE FINISH AND COMPLETE WITH UPTURNED FLASHINGS IS REQUIRED TO ALL WET AREAS INCLUDING TOILETS, BATHROOMS, ENSUITES, ETC TO:
- FLOORS: WITHIN 1500mm MIN. OF AN UNENCLOSED SHOWER
- WALLS: TO 1800mm MIN. ABOVE FLOOR TO SHOWER ENCLOSURES AND ALCOVES,
40mm EITHER SIDE OF A JUNCTION,
150mm MIN. SPLASHBACKS ABOVE BATHS, SINKS, BASINS AND TROUGHS.
SELECTED WATERPROOFING MEMBRANE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR USE IN THE LOCATION PROPOSED.
THE FLOOR OF EACH BATHROOM AND LAUNDRY LOCATED AT ANY LEVEL ABOVE A SOLE OCCUPANCY UNIT OR PUBLIC SPACE MUST BE ENSURE A MINIMUM FALL WITHIN THE SHOWER BASE OF 1:60 TO A FLOOR WASTE THAT IS SIZED TO SUIT THE WATER FLOW. THIS INSTRUCTION OVERRIDES THE ALL OTHER DIRECTIONS ON SHOWER BASES.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: GENERAL NOTES

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

	04.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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:

.....

SITWORKS
Excavation and filling of site to be in accordance with BCA Part 3.2 and AS 2870. Drainage works to be in accordance with BCA Part 3.3 & 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 3.2.1 of the current N.C.C

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
Stable Rock (A)	3:3	8:1
SAND(A)	1:2	1:2
FIRM CLAY (M-E)	1:2	1:1
SOFT CLAY (M-E)	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 engineer's design & specification. **MASONRY**
Generally, masonry walls to be constructed in accordance with BCA H1D5 & AS 3700. Un-reinforced masonry to BCA 5.4. Reinforced masonry to BCA 5.2. Masonry accessories to BCA 5.6. Weatherproofing of to BCA 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 BCA 6.2. Sub- floor area to be clear of organic materials & rubbish. Provide vent openings in substructure walls at a rate of not less than6000mm2 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 BCA 6.3, AS 1250, AS 4100 & structural engineers design & specification

ROOF AND WALL CLADDING
Generally, to be in accordance with BCA H1D7. Roof cladding to be in accordance with BCA 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 BCA 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code. Eaves, internal and valley guttering to have cross sectional area of 6500mm2. Downpipes to be 900 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 BCA part 7.5.2 & Manufacturers specification. Flashings to BCA 7.5.6.

GLAZING
Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type. Windows to comply with BCA part 11.3.7 Protection of Openable Windows.

SERVICES
Generally, in accordance with 13.7. Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY
Generally, to be in accordance with BCA Part H3. Fire separation to be in accordance with BCA H3D2. 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 BCA H3D3. 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 BCA 37.4 & 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 gaps to combustible wall, extend 600 above unit. Flue installation to BCA 9.3.3. Top of chimney/ flue to terminate300 above horizontal plane 3600 away from roof. Construction in Bush Fire Area to be in accordance with BCA 37.4 & AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with AS 3740 and BCA H4D2. 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 BCA H4D4. Refer to drawing.

FACILITIES
Generally, to be in accordance with BCA H4D5. Required facilities in accordance with 10.4.1. Refer to plan for locations. Sanitary compartment to be in accordance with BCA 10.4.2. Refer to plan for detail. Provision of natural light to be in accordance with 10.5.1. Windows/ roof lights to provide light transmittion area equal to 10% of floor area of room. Ventilation to be in accordance with BCA 10.6 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 BCA 10.6.2.

STAIR CONSTRUCTION
Generally, to be in accordance with H5D2. 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 BCA2022 H5D3. 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 BCA2022 H6D2. 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 Part 13.2 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 13.2.4. **EXTERNAL WALLS**
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m2 **FLOORS**
Generally, in accordance with 13.2.6. 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 1Oa 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 Part 13.3. To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable. Windows to comply with BCA 11.3.7 Protection of Openable Windows.

BUILDING SEALING
Generally, in accordance with Part 13.4. 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 filler. 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.

AIR MOVEMENT
Generally, in accordance with Part 13.5. Windows to comply with BCA 11.3.7 Protection of Openable Windows.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: BCA COMPLIANCE

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 100

	04.09.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

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:



RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

BAL LOW

GENERAL

This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL-LOW. The Bushfire Attack Level BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicated on low threat vegetation and non vegetated areas (see AS3959 Clause 2.2.3.2).

SUB-FLOOR

This standard does not provide construction requirements for subfloor supports, poles, piers, stumps and columns.

CONCRETE SLABS ON GROUND

This standard does not provide construction requirements for concrete slabs on the ground.

ELEVATED FLOORS

This standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

WALL

This standard does not provide construction requirements for the exposed components of an external wall.

JOINT

This standard does not provide construction requiments for joints.

VENTS AND WEEPHOLES

This standard does not provide construction requiments for vents and weepholes.

BUSHFIRE SHUTTERS

This standard does not provide construction requiments for bushfire shutters.

SCREENS FOR WIDOWS AND DOORS

This Standard does not provide construction requirements for window and door screens.

WINDOWS

This standard does not provide construction requiments for windows.

SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BIFOLD)

This standard does not provide construction requiments for side-hung external doors (including french doors, panel fold and bifold).

SLIDING DOORS

This standard does not provide construction requiments for sliding doors.

VEHICLE ACCESS DOORS

This standard does not provide construction requiments for vehicle access doors.

ROOFS

This standard does not provide construction requiments for roofs.

VERANDA, CARPORT AND AWNING

This standard does not provide construction requiments for veranda, carport and awning.

ROOF PENETRATIONS

This standard does not provide construction requiments for roof penetrations.

EAVES LININGS, FASCIAS AND GABLES

This standard does not provide construction requiments for eaves linings, fascias and gables.

GUTTERS AND DOWNPIPES

This standard does not provide construction requiments for gutters and downpipes.

VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

This standard does not provide construction requiments for enclosed subfloor spaces of verandas, decks, steps, ramps and landings.

UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

This standard does not provide construction requiments for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings.

BALUSTRADES, HANDRAILS OR OTHER

This standard does not provide material requirements for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

WATER AND GAS SUPPLY

This standard does not provide construction requirements for water and gas supply pipes.

AS3500.1(2003)
(Amend 2 2010)

5.23 BUSHFIRE ZONES

Pipes of other materials shall be buried with a minimum depth of cover 300mm, measured from the proposed finished surface level and should be identified generally in accordance with AS1345-1995

AS3959:2018 to take precedence over this document
All information on this sheet has been extracted from AS3959:2018

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: BAL LOW NOTES

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR HOMES TASMANIA
AT 2 LOCKHART STREET, GAGEBROOK

Scale: 1 : 100

	04.09.2025	BA PLANS	RK
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THIS PLAN IS ACCEPTED BY:

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Wet Areas (to comply with BCA H4D2 and AS 3740)

H4D2 Part 10.2.1 Wet Areas

Building elements in wet areas within a building must:

- (a) be waterproof or water resistant in accordance with Table 10.2.2; and
(b) comply with AS 3740.

Table 10.2.2 Waterproofing and water resistance requirements for building elements in wet areas

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down)	The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate	Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction	Wall/floor junctions within the shower area must be waterproof	Waterproof penetrations in shower area.
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	N/A	N/A	a) Waterproof wall / floor junctions b) where a flashing is used, the horizontal leg must be not less than 40 mm	N/A
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water proof wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water proof wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the vessel lip. (b) No requirement under bath.	(a) Waterproof to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)Waterproof junctions within 150 mm above bath or spa; and (b)No requirement under bath.	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Other areas					
Laundries and WCs	Water resistant floor of the room	N/A	N/A	Water resistant wall / floor junctions, and where a flashing is used, the horizontal leg must not be less than 40 mm.	N/A
Walls adjoining other vessels (e.g. sink, basin or laundry tub	N/A	Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.	Waterproof wall junctions where a vessel is fixed to a wall.	N/A	Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

Extent of Waterproofing
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.

Figure 10.2.2 Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors

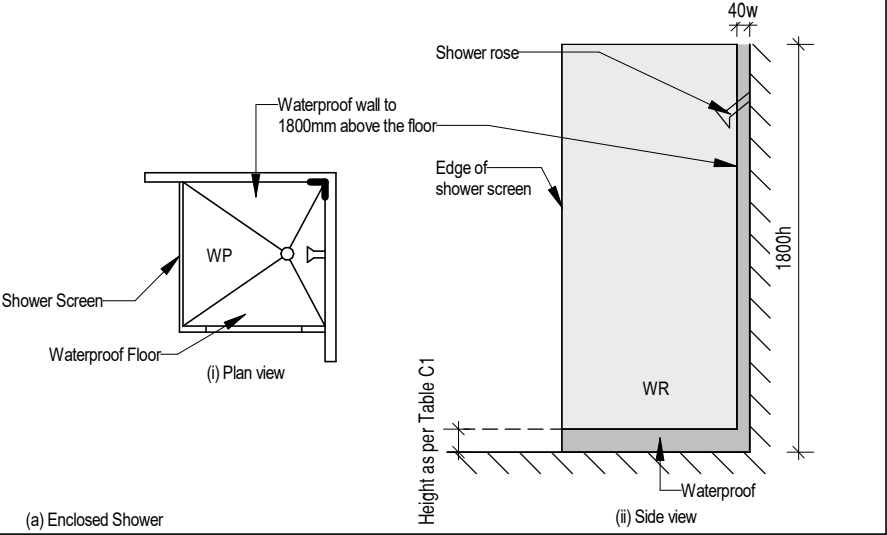
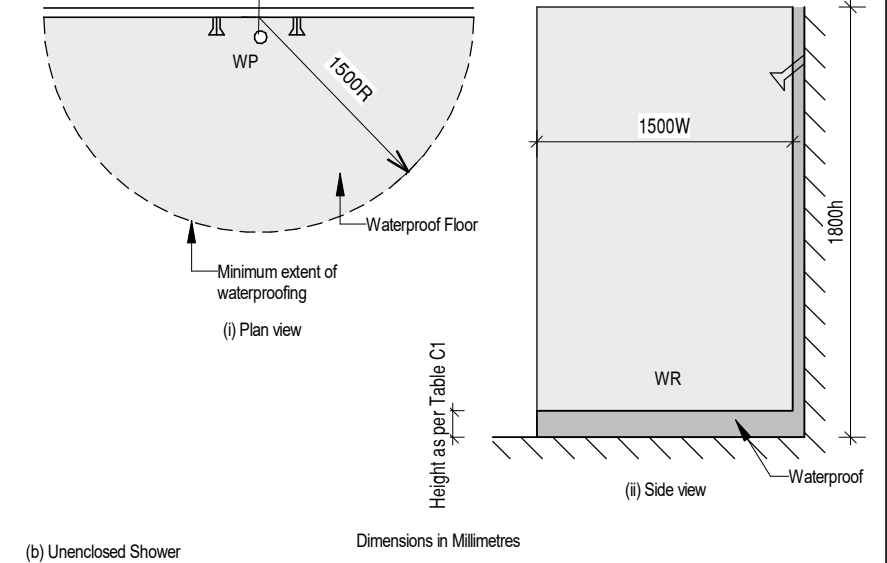


Figure 10.2.2 Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



For further wet area notes not shown on this document, refer to AS3740 AS3740 to take precedence of this document



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DRAWING: WET AREA SPECIFICATIONS

DATE: 04.09.2025

FILE NAME: 2345

DRAWN BY: RK

DWG No: