



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA 2026 / 00141

LOCATION OF AFFECTED AREA

1b Bellamy Place, Pontville

DESCRIPTION OF DEVELOPMENT PROPOSAL

Single 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 **10/08/2026**. 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

161 – Proposed Dwelling, STYLES & FREEMAN AT 1B BELLAMY PLACE, PONTVILLE

Architectural
Drawing No.

Description

01	Site Plan
02	Drainage Plan
02a	H-1 Drainage Notes Sheet, 1 of 2
02b	H-1 Drainage Notes, Sheet 2 of 2
03	Floor Plan
03a	Shed Floor Plan & Elevations
03b	Shed Roof and Electrical Plan
04	Elevations Sheet 1 of 2
04a	Elevations Sheet 2 of 2
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
10a	Liveable Housing Notes Sheet 1 of 3
10b	Liveable Housing Notes Sheet 2 of 3
10c	Liveable Housing Notes Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes
12	Vegetation Overlay
13	BAL Construction Requirements

28 MAY 2026

☒ Preliminary drawings

☐ Preliminary construction drawings
Engineer not to sign this copy, only
provide notes, additions & amendments

☐ Approved by Engineer

2 JULY 2026

☒ Development application drawings (DA)

☐ Final construction drawings (BA)

☐ Approved by Building Surveyor



Climate Zone - 7
C.T. No. 1891551
Wind Speed – N3
Corrosion Environment -
MODERATE
Soil Classification - H-1
Floor Area = 161.0m²
 = 17.3 sq

PROTECTIVE COATINGS FOR STEELWORK

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

BAL – 12.5
See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: COVER SHEET
DATE: 02/07/26
FILE NAME: 161 DA 230326.dgn
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DWG No:

COVER SHEET

REVISION	DATE	SHEETS	DESCRIPTION
A	2 July 2026	00, 01 & 02	Amend driveway to continue to proposed shed. Nominate surface as asphalt.

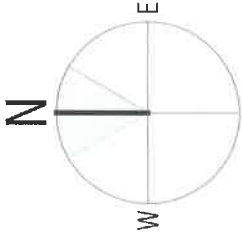
IMPORTANT NOTES:

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

Batter slopes to be in accordance with BCA Table 3.1.1. Provide retaining walls as required to comply with BCA requirements.

GENERAL NOTES:

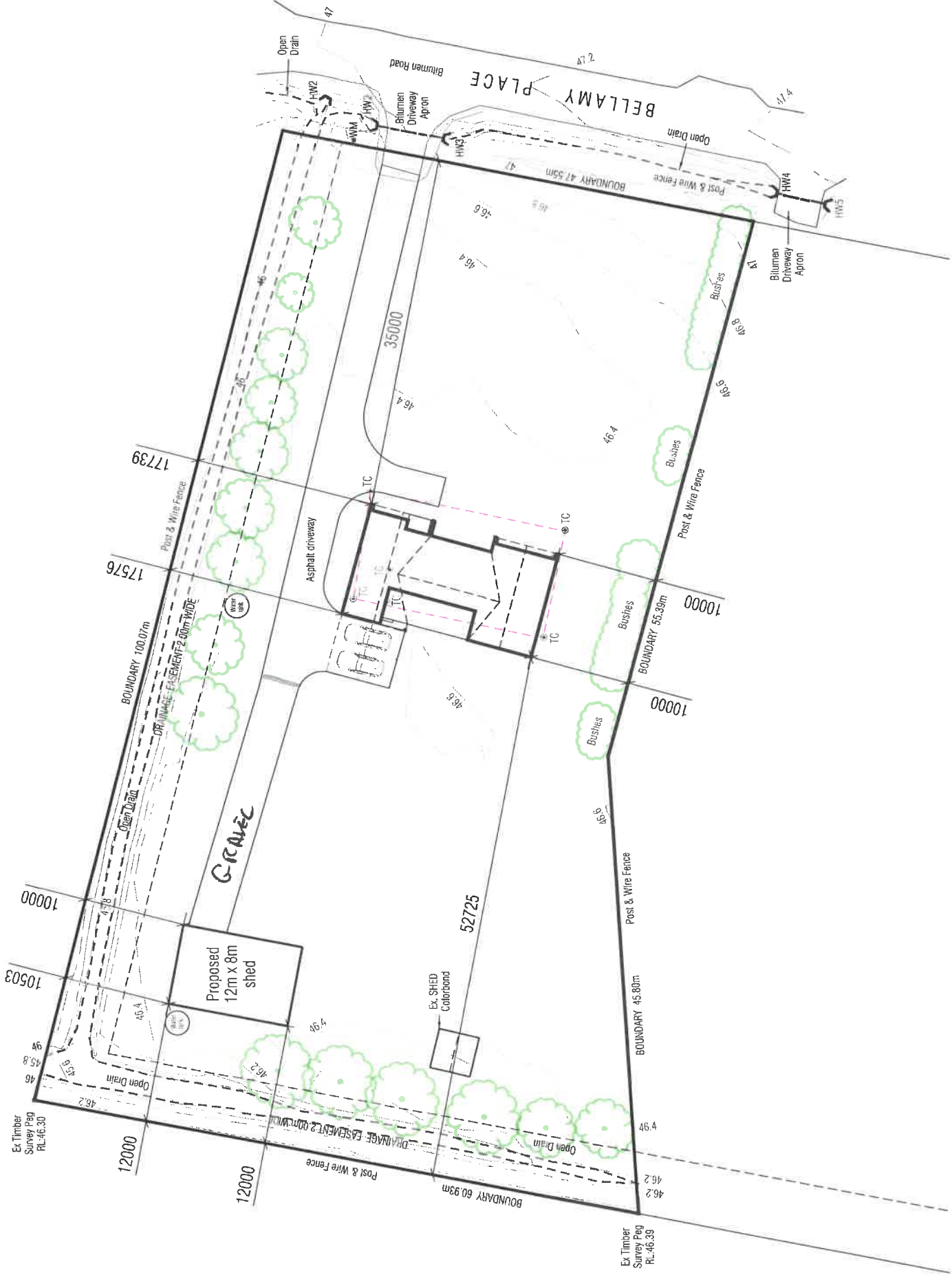
1. THIS PLAN HAS BEEN PREPARED BY CIVIL MACHINE CONTROL FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY CIVIL MACHINE CONTROL AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. CIVIL MACHINE CONTROL CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF CIVIL MACHINE CONTROL.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
9. SURVEY BY RTK GPS.
10. BOUNDARIES ARE COMPILED ONLY FROM SP189155 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.



Scale 1:500

C.T. No. 189155/1
5000m²

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE



LEGEND

- TC = Traffic Cone by Owner
- WM = Water Meter
- HW1 = Concrete Precast Headwall
Pipe Inv. RL+46.16
- HW2 = Concrete Precast Headwall
Pipe Inv. RL+46.31
- HW3 = Concrete Precast Headwall
Pipe Inv. RL+46.38
- HW4 = Concrete Precast Headwall
Pipe Inv. RL+46.78
- HW5 = Concrete Precast Headwall
Pipe Inv. RL+46.88

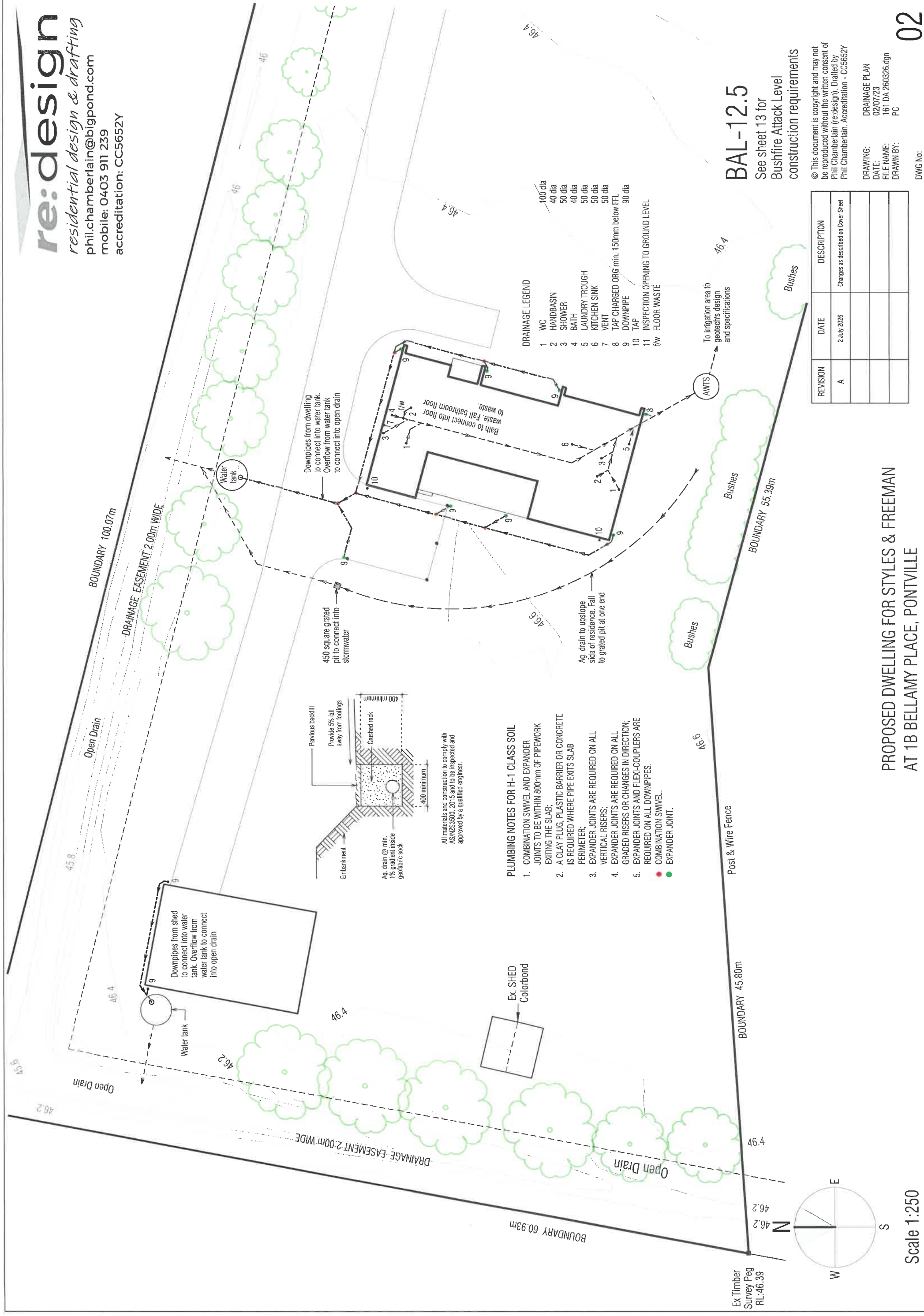
BAL-12.5

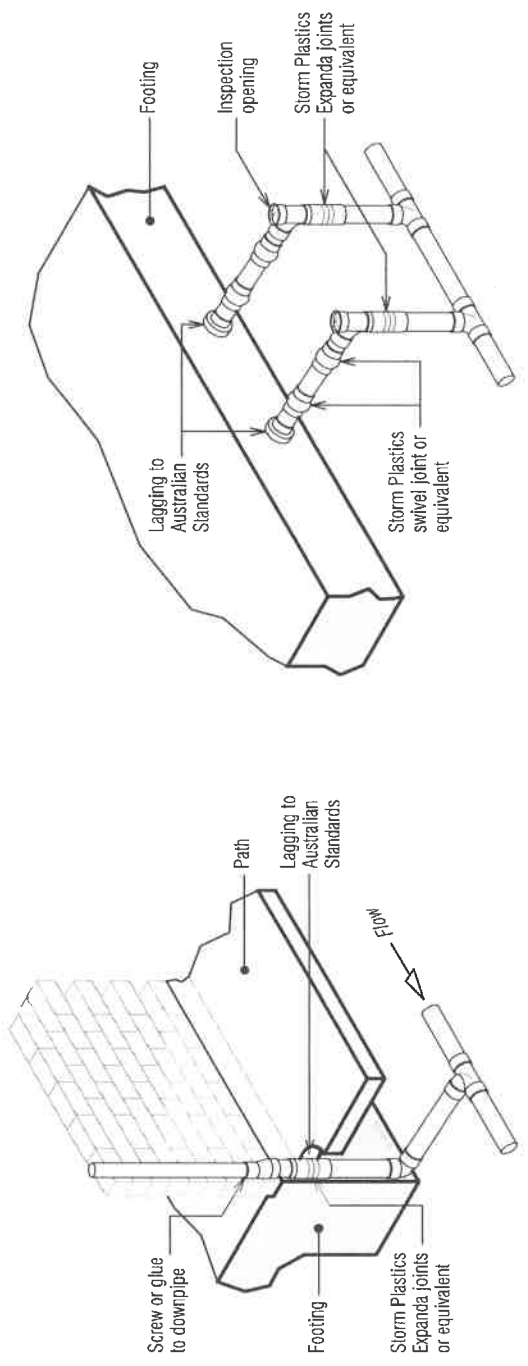
See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: SITE PLAN
DATE: 02/07/23
FILE NAME: 161 DA 260326.dgn
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DWG No:



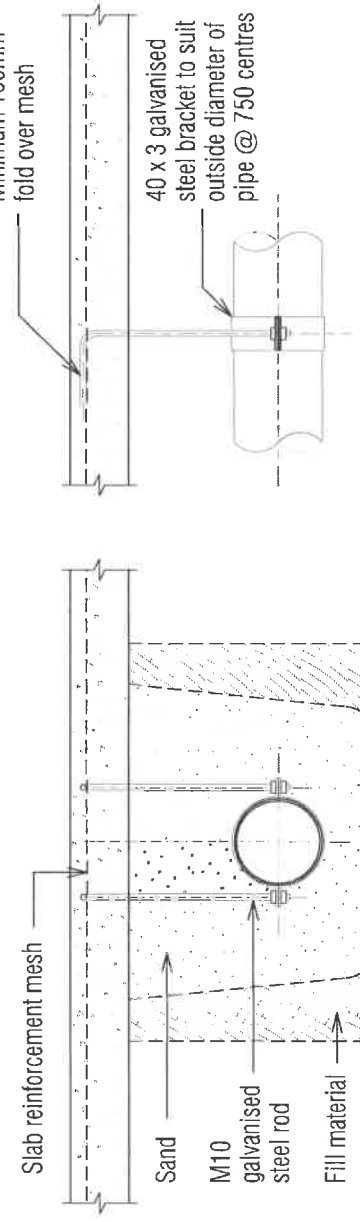


TYPICAL PIPE ARTICULATION

NOT TO SCALE

TYPICAL PIPE ARTICULATION

NOT TO SCALE



CROSS SECTION

ELEVATION

BRACKET FOR PVC DRAIN SUSPENDED IN
UNSAFE FILL TO A MAX. DEPTH OF 1.0 METER

NOT TO SCALE

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: DRAINAGE PLAN
DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
DRAWN BY: PC
DWG No: 02a

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

Pipework Exiting the Slab Detail 1

- Combination Joint x 2
- Dia 100mm MxF ID - 18634
- Dia 100mm MxM ID - 18635
- Dia 100mm FxF ID - 18739

Expansion

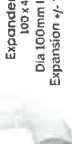
Dia 100mm +/- 30 (100mm)

Joints should be set in the mid position of their range

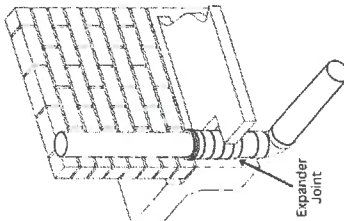
Fully Articulated
Combination Joint

Must be the first fixing where
pipework exits from under the
slab or through the flooring

Vertical Risers Under the Slab Detail 2(a)

 Diagram illustrating the assembly of a vertical riser using a Flexitec Coupling and an Expander Joint.	Expander Joint Dia 100mm PW ID - 20638 Dia 100mm PW ID - 20640 Dia 100mm IW ID - 20642 Expansion +/- 50 (1000mm)
 Diagram illustrating the assembly of a vertical riser using a Flexitec Coupling and an Expander Joint.	Expander Elbow 100 x 45° Dia 100mm ID - 17317 Expansion +/- 75 (1500mm) Expander Elbow 100 x 45° Dia 100mm ID - 17319 Expansion +/- 75 (1500mm)
 Diagram illustrating the assembly of a vertical riser using a Flexitec Coupling and an Expander Joint.	Flexitec Coupling 100mm ID - 17728 Angular deflection 15°

Stormwater Downpipe Detail 3(a)



Expander Joint

- Dia 90mm ID - 15131
- Dia 100mm ID - 15130
- Dia 150mm ID - 15612

Expansion

- Dia 90mm +/- 50 (100mm)
- Dia 100mm +/- 75 (150mm)
- Dia 150mm +/- 100 (200mm)

Expander Joints should be set in the mid position of their range



Stormwater Downpipe Detail 3(b)

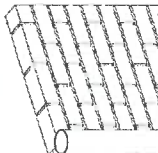


Expander Joint
Dia 90mm ID - 15131
Dia 100mm ID - 15130
Dia 150mm ID - 15642

Expansion
90mm +/- 50 (100mm)
100mm +/- 75 (150mm)
150mm +/- 100 (200mm)

Expander joints should be set in the mid position of their range

Flexitac Coupling
100mm ID - 17728
150mm ID - 18732
Angular deflection 15°



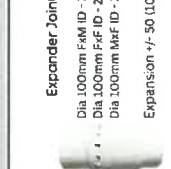
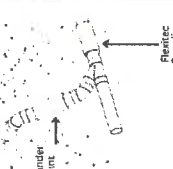
Expander Joint

Flexitac Coupling



AQUASTEC

Graded Riser Detail 4(a)

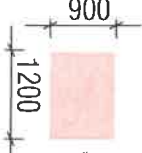
Change of Direction Detail 4(b)	 Expander Joint Dia 100mm F&W ID - 20638 Dia 100mm F&F ID - 20640 Dia 100mm M&F ID - 20642 Expansion +/- 50 (100mm) Expander Joints should be set in the mid portion of their range Flexicoupling 100mm ID - 17728 Angular deflection 15° Traps (where clamp, elbow, corner or any function is needed) Flexicoupling for E class
 Expander Joint Flexicoupling	 Expander Joint Flexicoupling

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

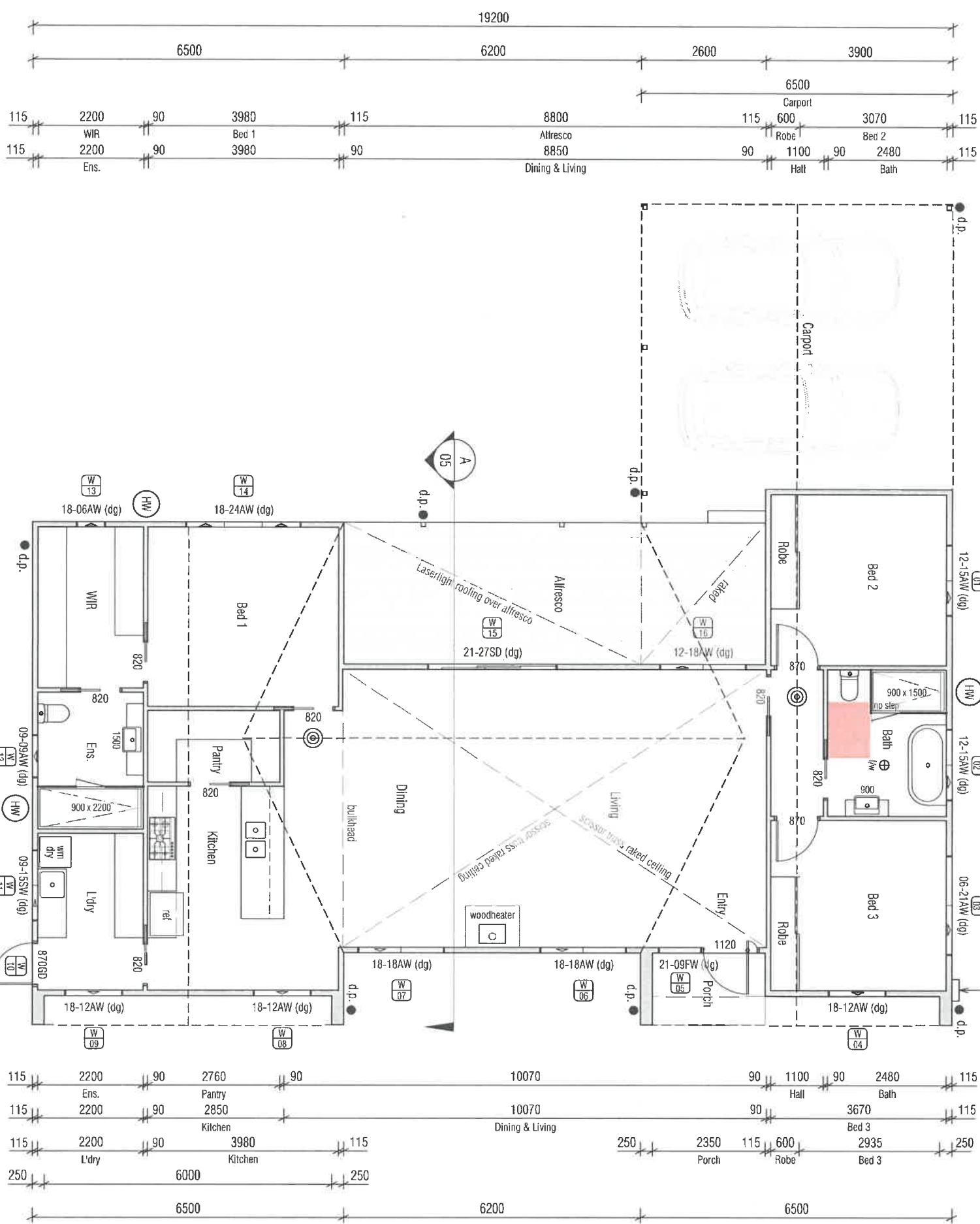
LIVEABLE HOUSING DESIGN (H8)

* PART 3: Ensure CSD is installed flush when open to allow for clear opening width of 820mm

* PART 4: 900 x 1200 circulation space



Floor Area = 161.0m²
Porch Area = 3.6m²
Alfresco Area = 28.5m²
Carport Area = 39.0m²



PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

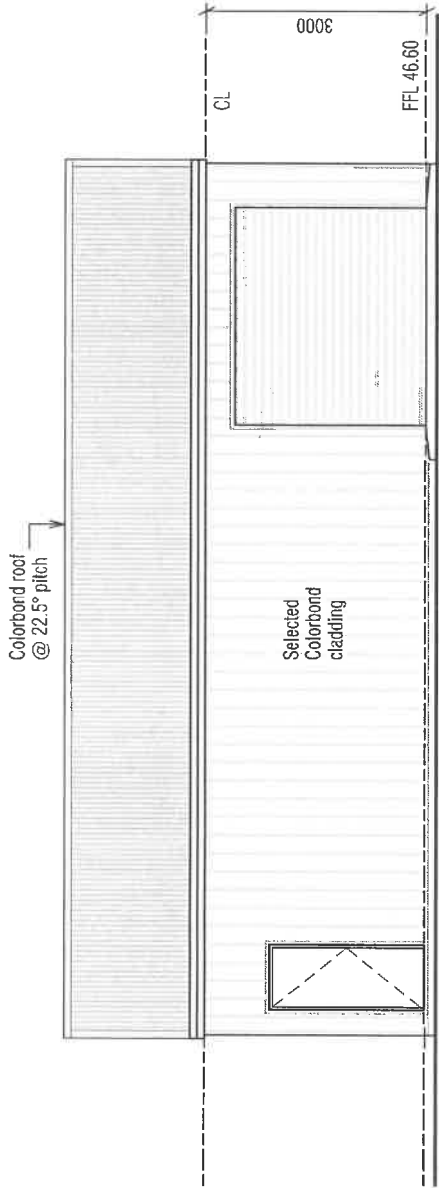
Scale 1:100

BAL-12.5
See sheet 13 for
Bushfire Attack Level
construction requirements

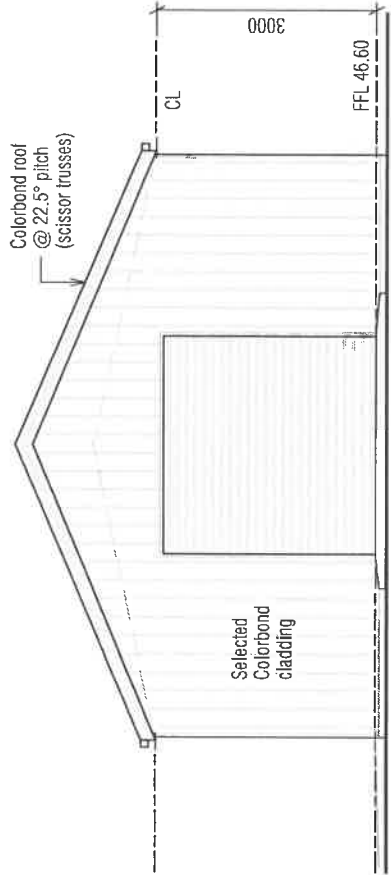
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DATE: 17/06/23
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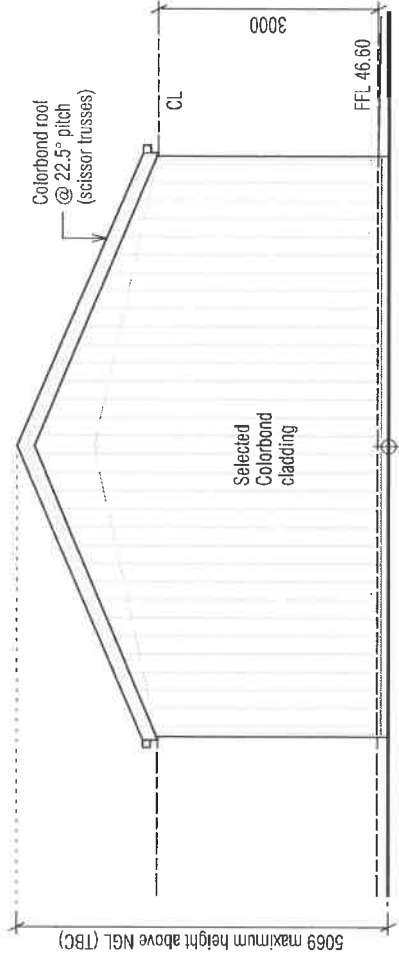
Floor Area = 96.0m²



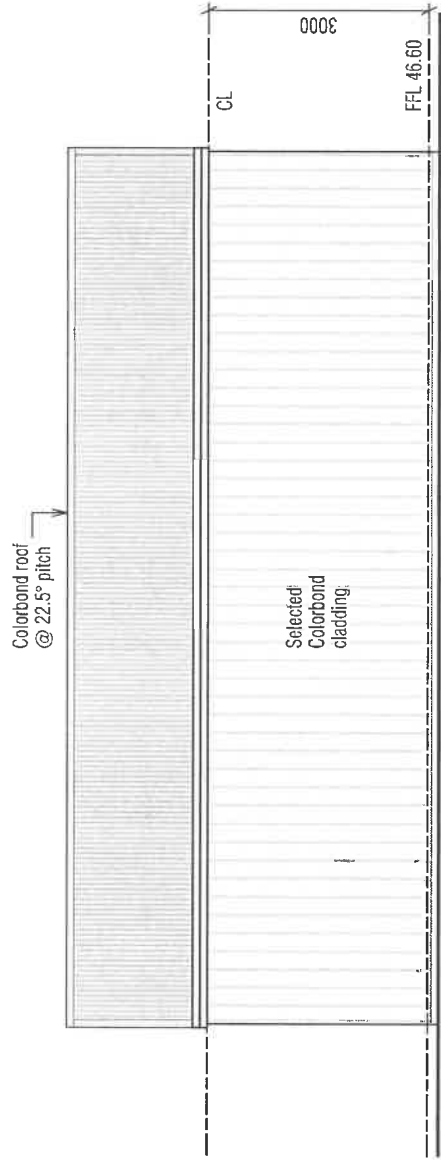
SOUTH EAST ELEVATION



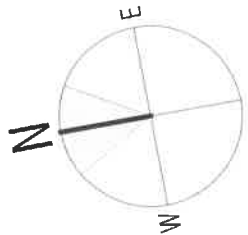
NORTH EAST ELEVATION



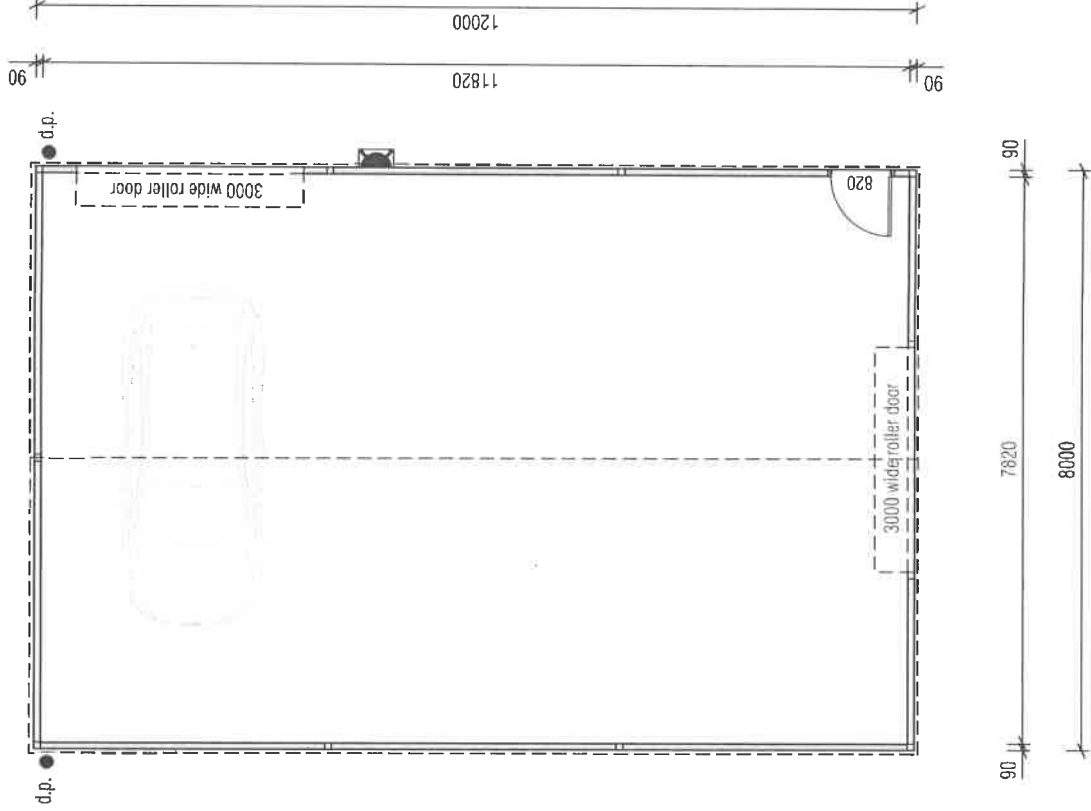
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



Scale 1:100



BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: SHED FLOOR PLAN & ELEVATIONS
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FILE NAME: 161 DA 260326.dgn
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PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

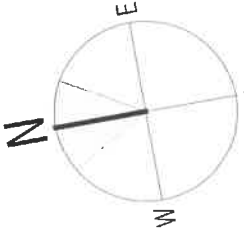
03a

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	100.9	Area of roof (including 115mm Quad Gutter) (m²)
Ac	122.1	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	2	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 61.1m²
CATCHMENT AREA 2 = 61.1m²

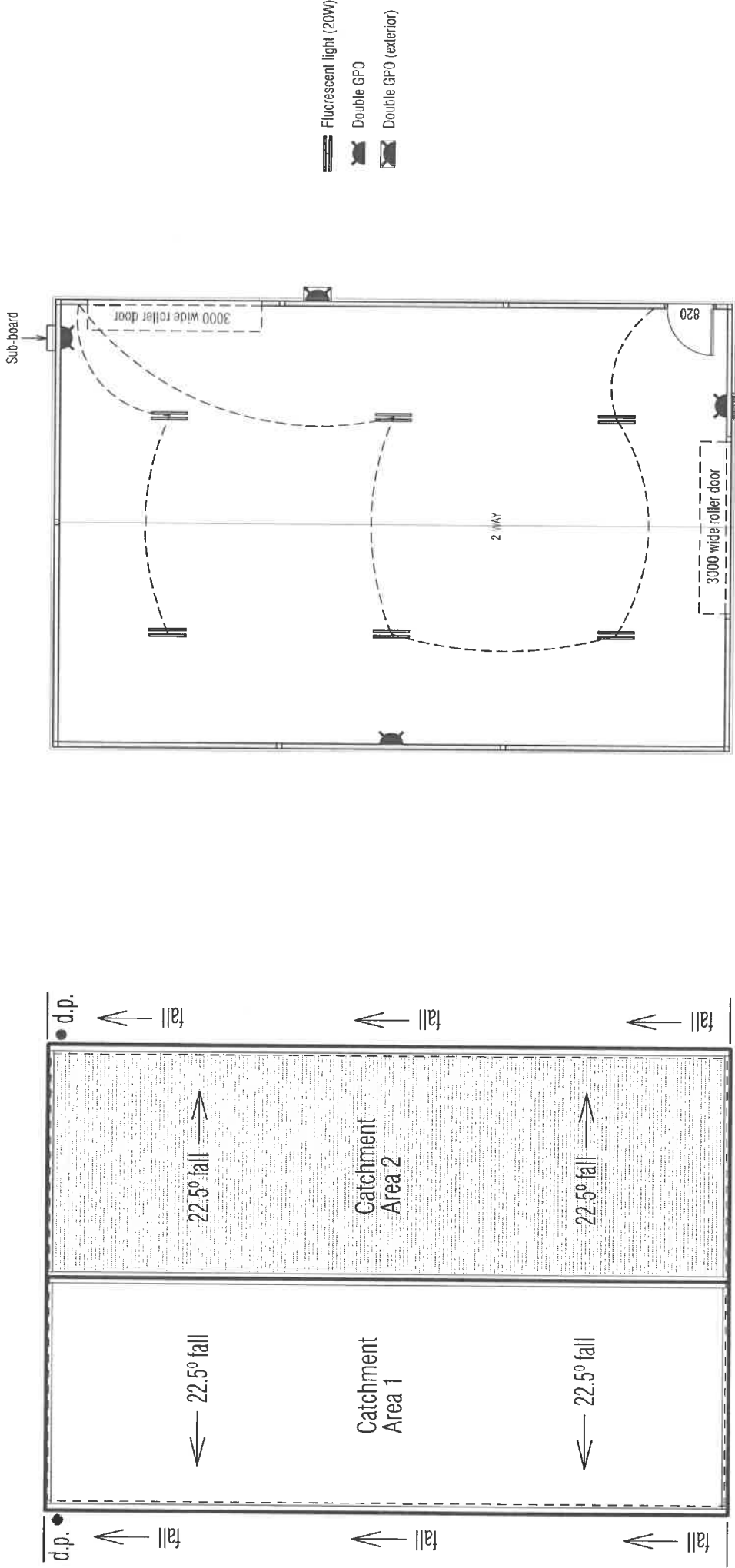
-  denotes roof area
-  denotes downpipe
-  denotes direction of fall
-  denotes 200 x 400 ridge vent
-  denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
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.



Scale 1:100

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE



Shed Roof Plan

Shed Electrical Plan

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

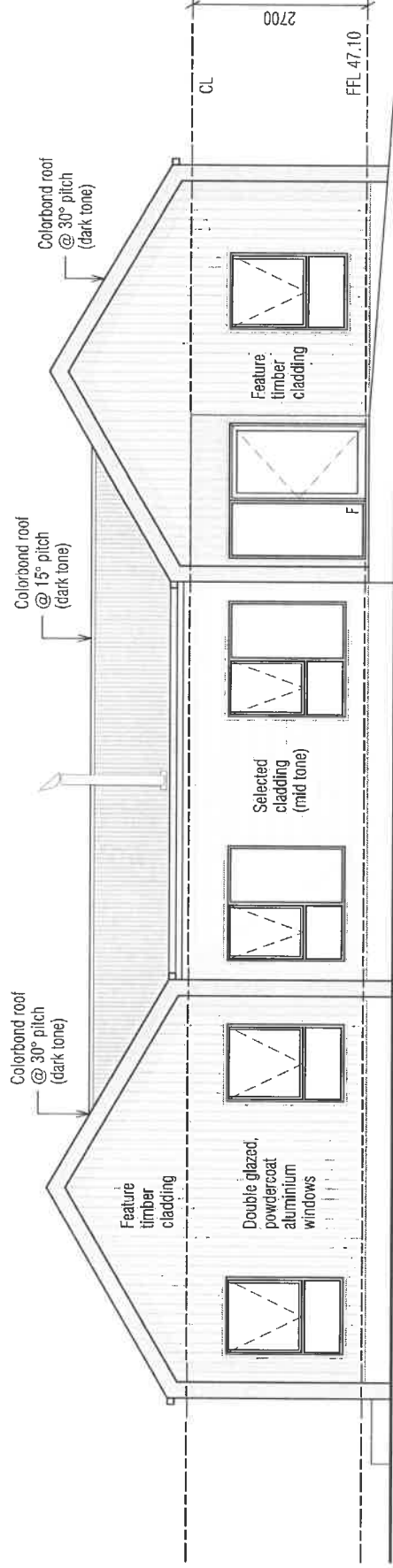
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DRAWING: SHED FLOOR ROOF &
ELECTRICAL PLANS
DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
DRAWN BY: PC

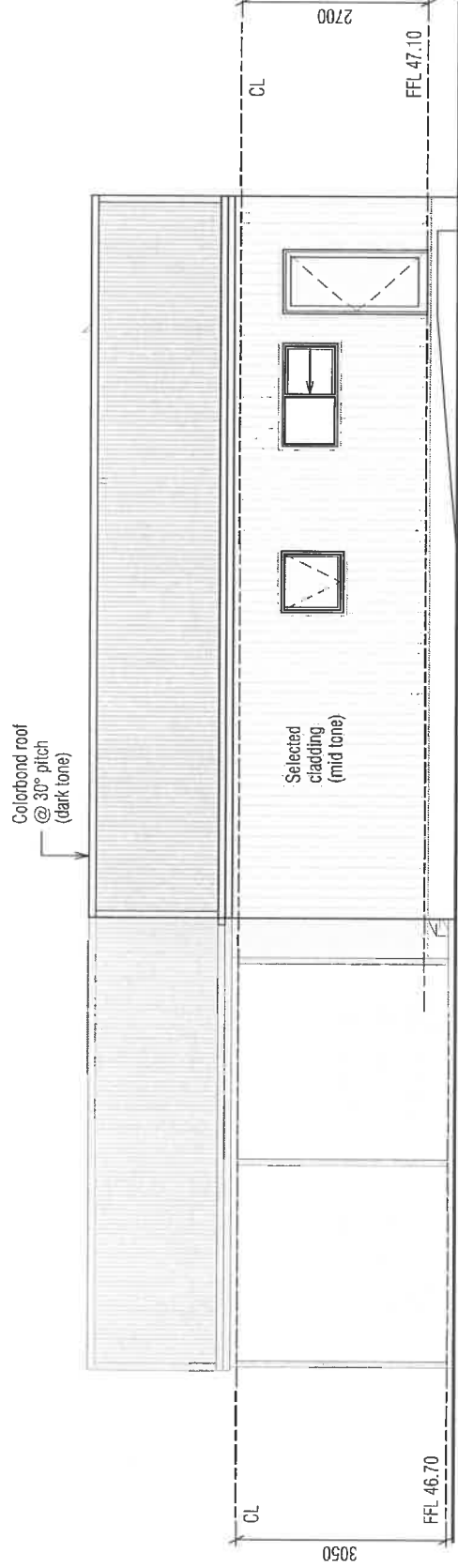
DWG No:

03b

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



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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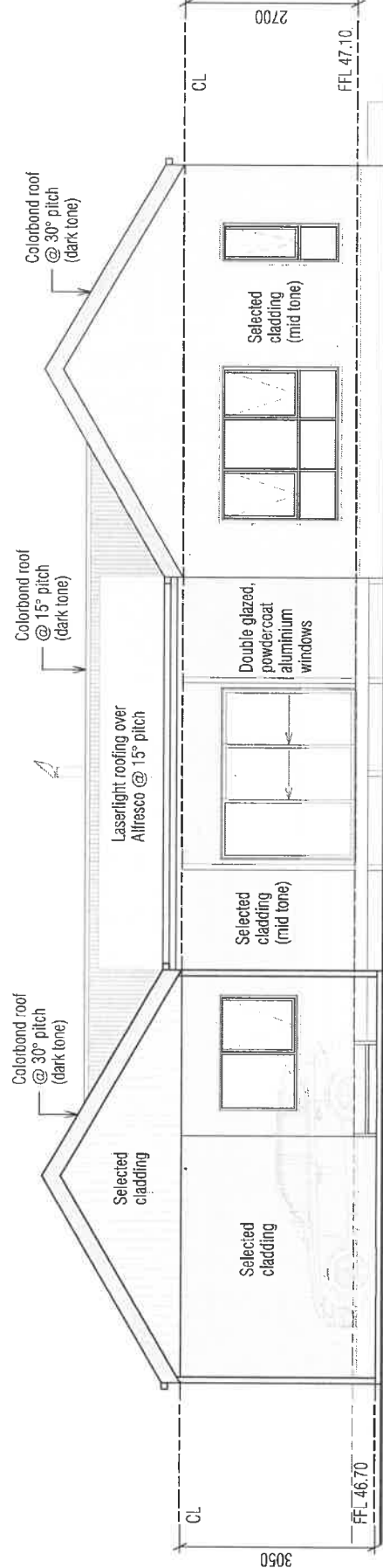
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DATE: 17/06/23
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DWG No:

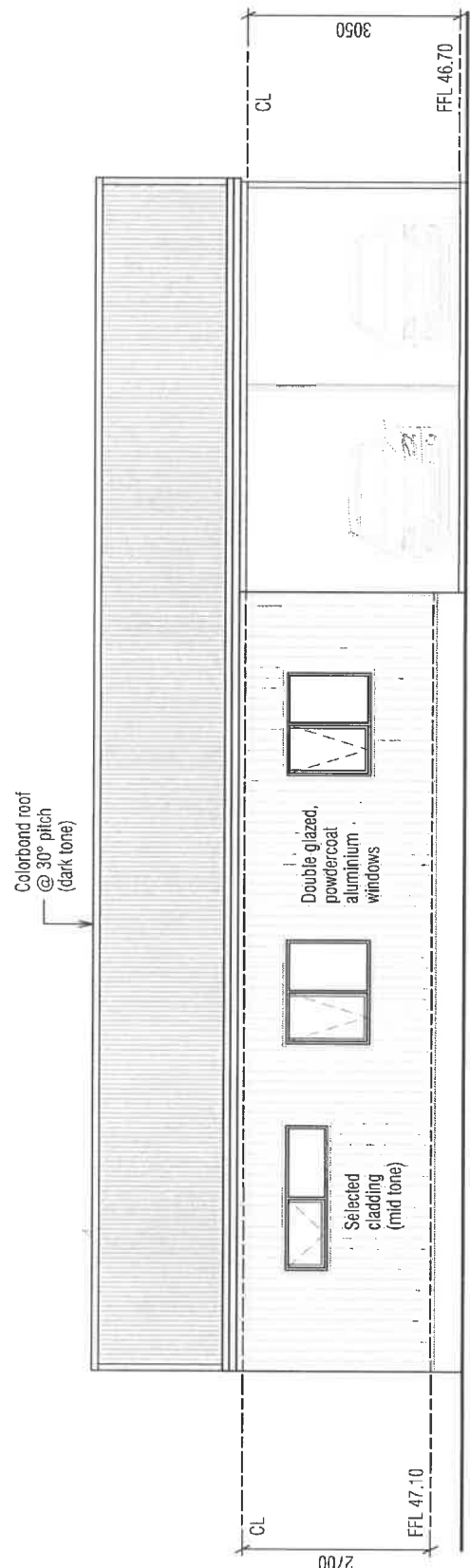
PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

Scale 1:100

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



NORTH WEST ELEVATION



NORTH EAST ELEVATION

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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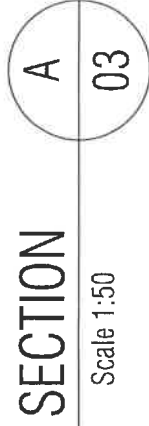
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DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
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DWG No:

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

Scale 1:100

re:design
residential design & drafting
phil.chamberlain@bigpond.com
mobile: 0403 911 239
accreditation: CC5652Y



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DWG No: 03

Scale 1:50

50

IMPORTANT NOTE:

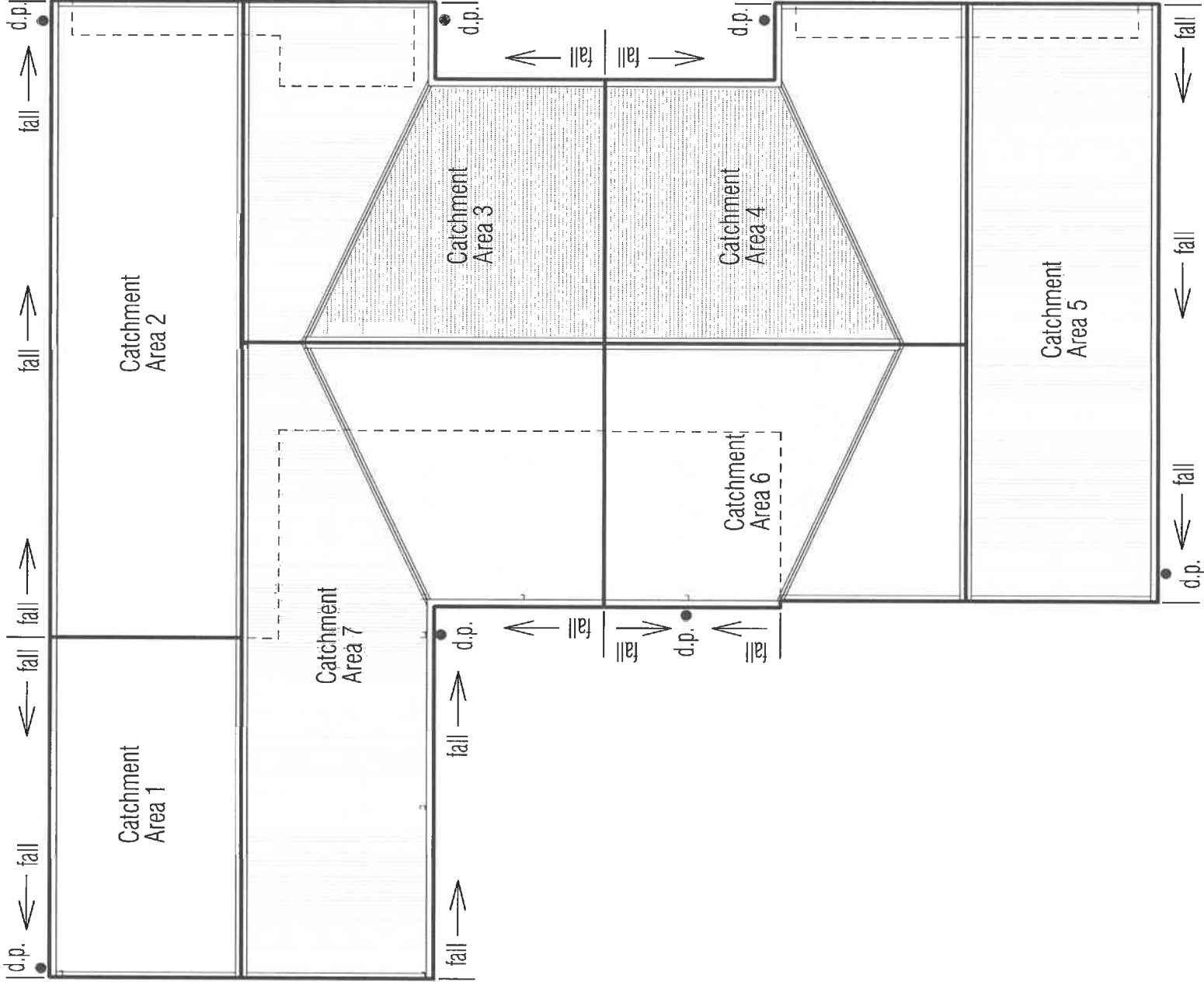
Due to lack of eaves and associated requirements for eaves and ridge ventilation areas, it is suggested that the builder use "ventsyste.ms.com.au" products (or similar) to achieve the minimum 0.382m² eaves ventilation area required instead of generic eaves vent inserts.

ROOF VENTILATION CALCULATIONS
(30° Colorbond roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 152.7m² / 300 = 0.509m²
25% of 0.509m² = 0.127m²
0.127m² / 0.08m² = 1.6 (x 2) = 4 ridge vents
75% of 0.509m² = 0.382m²
0.382m² / 0.08m² = 4.8 (x 2) = 10 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	243.9	Area of roof (including 115mm Quad Gutter) (m²)
Ac	314.6	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	7	



Scale 1:100

CATCHMENT AREA NOTES:

Colorbond roof @ 30° pitch
CATCHMENT AREA 1 = 26.2m²
CATCHMENT AREA 2 = 38.8m²
CATCHMENT AREA 3 = 44.2m²
CATCHMENT AREA 4 = 44.2m²
CATCHMENT AREA 5 = 46.1m²
CATCHMENT AREA 6 = 37.8m²
CATCHMENT AREA 7 = 67.0m²

- 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.

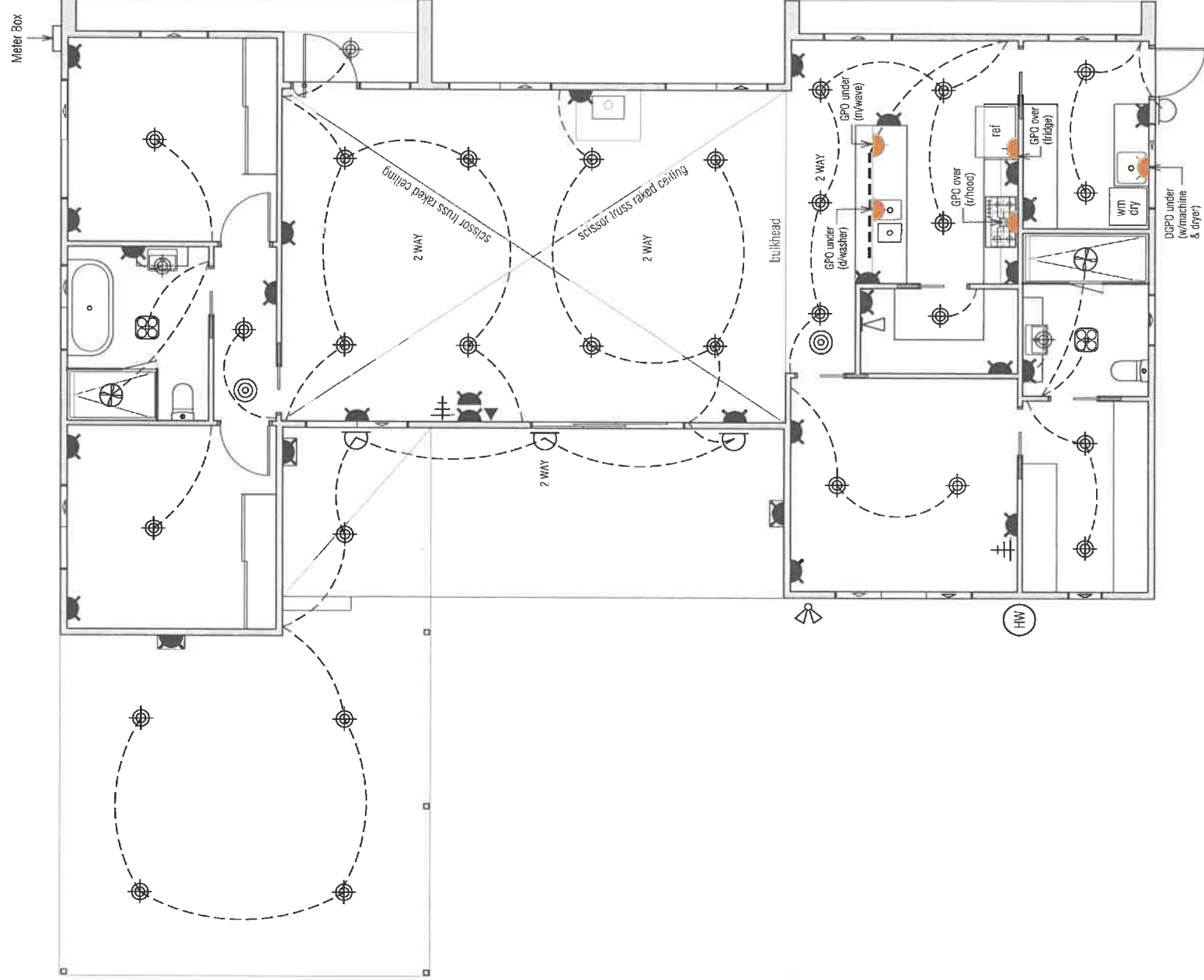
BAL-12.5

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DRAWING: ROOF PLAN
DATE: 17/06/23
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DWG No:



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

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

BAL-12.5

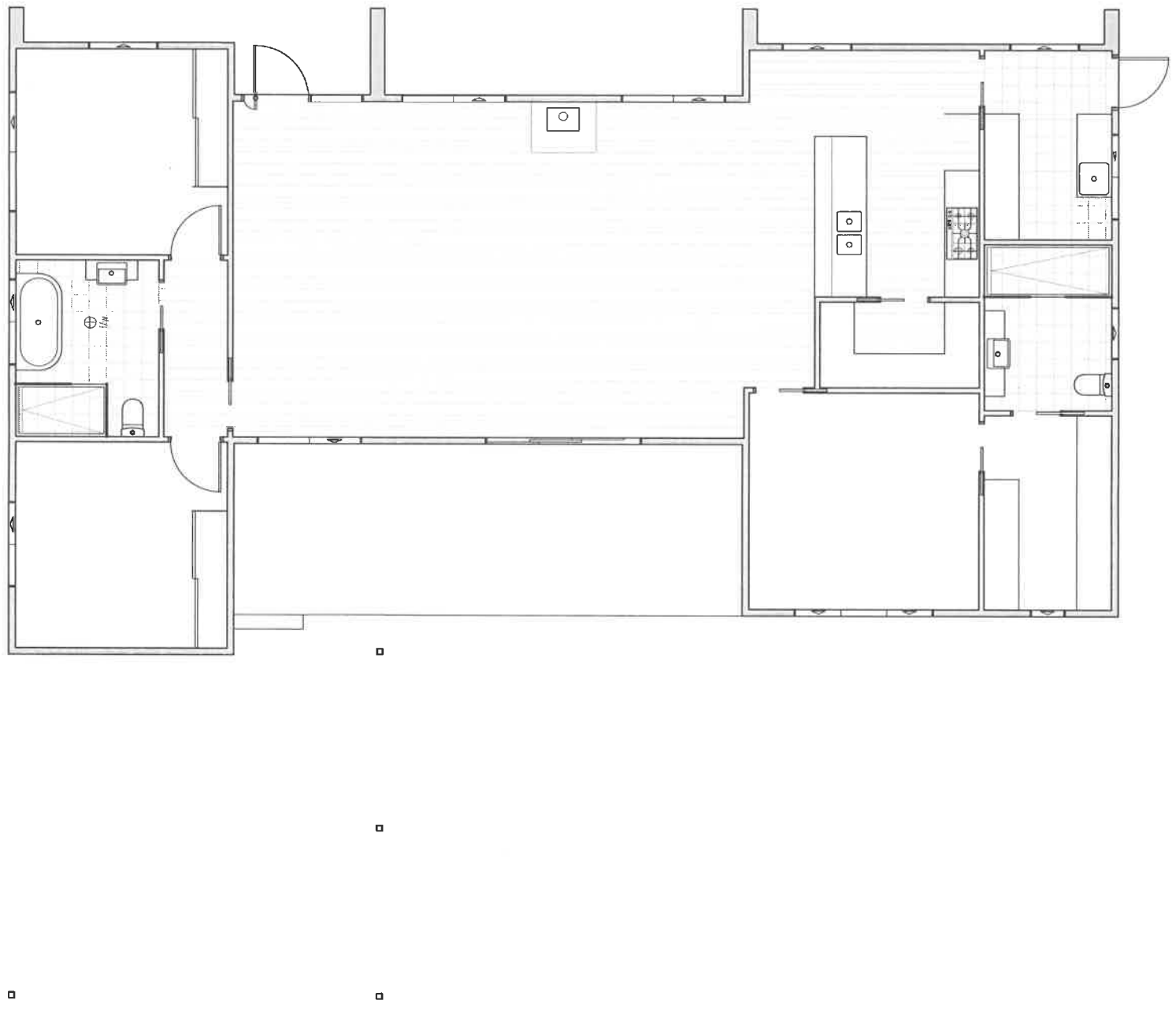
See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: ELECTRICAL PLAN
DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
DRAWN BY: PC
DWG No: 07

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

Scale 1:100



FLOORING LEGEND

	Floating Flooring
	Carpet
	Tiles

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.

Surface 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 6000mm²per 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.

The 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 6500mm².

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 operable 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 APPLICATIONS 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.

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/m²

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.

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.

Surface 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.

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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 6000mm²per 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.

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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 manufacturers specification. Flashings and cappings to NCC 7.2.7.

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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.

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Required facilities to NCC 10.4.1.

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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 operable 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 APPLIANCES 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/fitings.

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/m²

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:

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Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.

Heating and cooling ductwork to NCC 13.7.4

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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 -
 - (a) via a pathway that -
 - (i) has no steps; and
 - (ii) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
 - (iii) if crossfall is provided, has a crossfall not more than 1:40; and
 - (iv) has a minimum width of 1000mm; and
 - (v) 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.

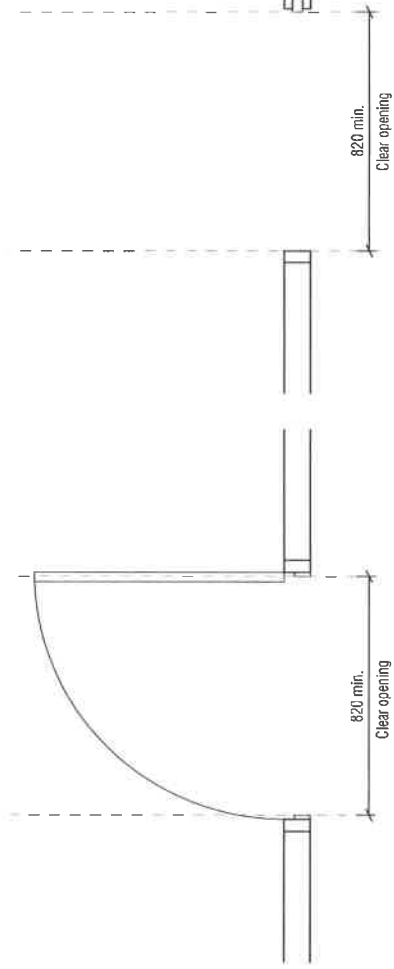
LIVEABLE HOUSING NOTES

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

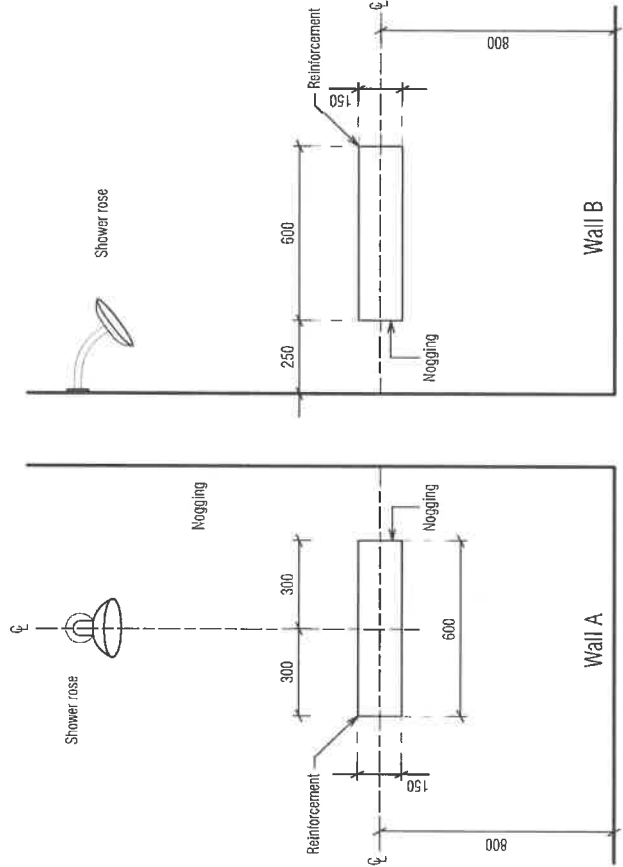
OPENING TO BE CLEAR OF
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BAL-12.5

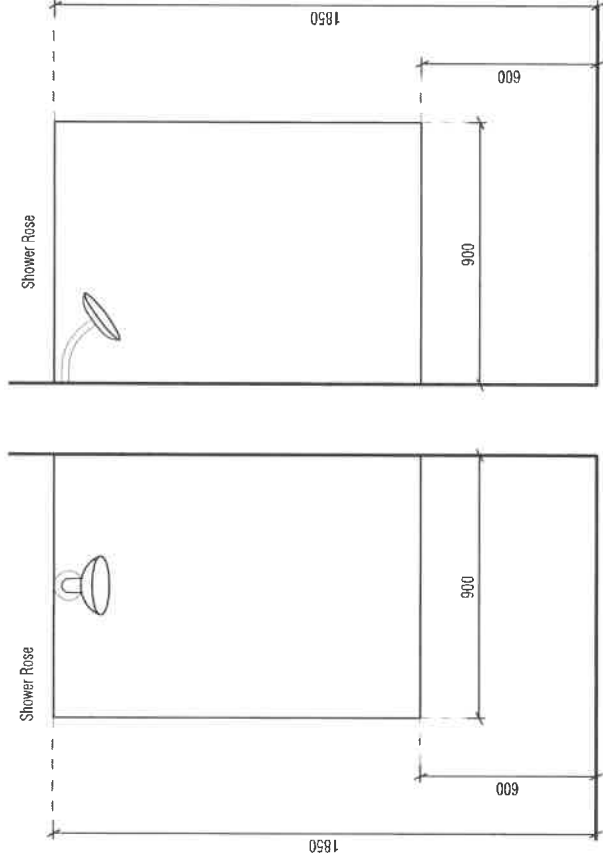
See sheet 13 for
Bushfire Attack Level
construction requirements

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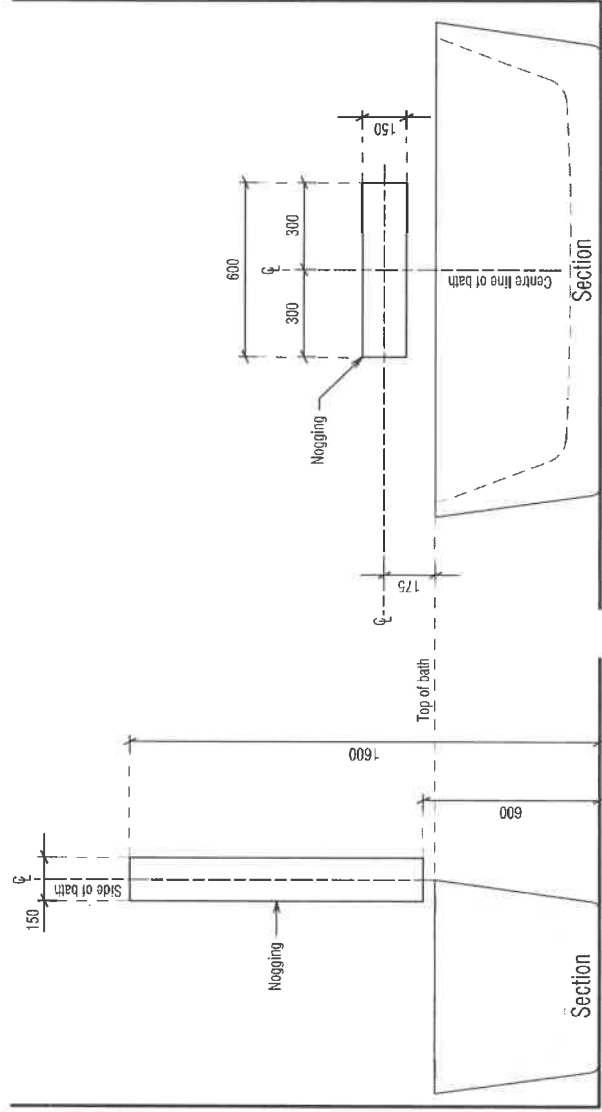
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DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
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DWG No: 10a



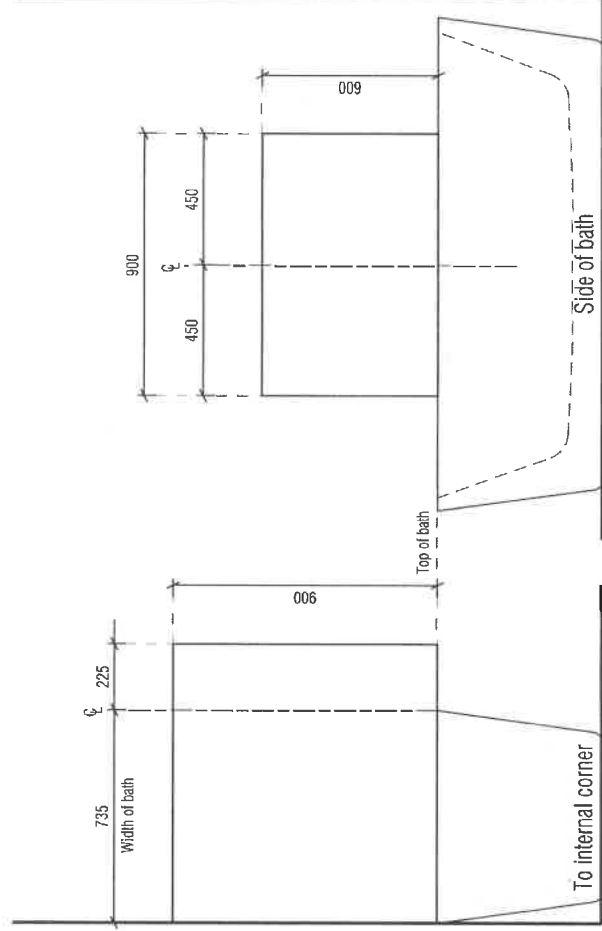
LOCATION OF NOGGINGS FOR SHOWER WALLS



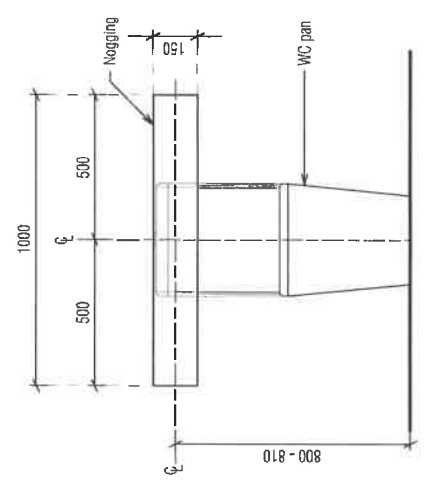
LOCATION OF SHEETING FOR SHOWER WALLS



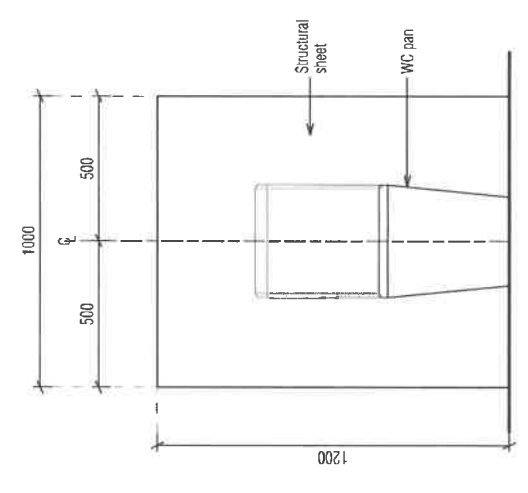
LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



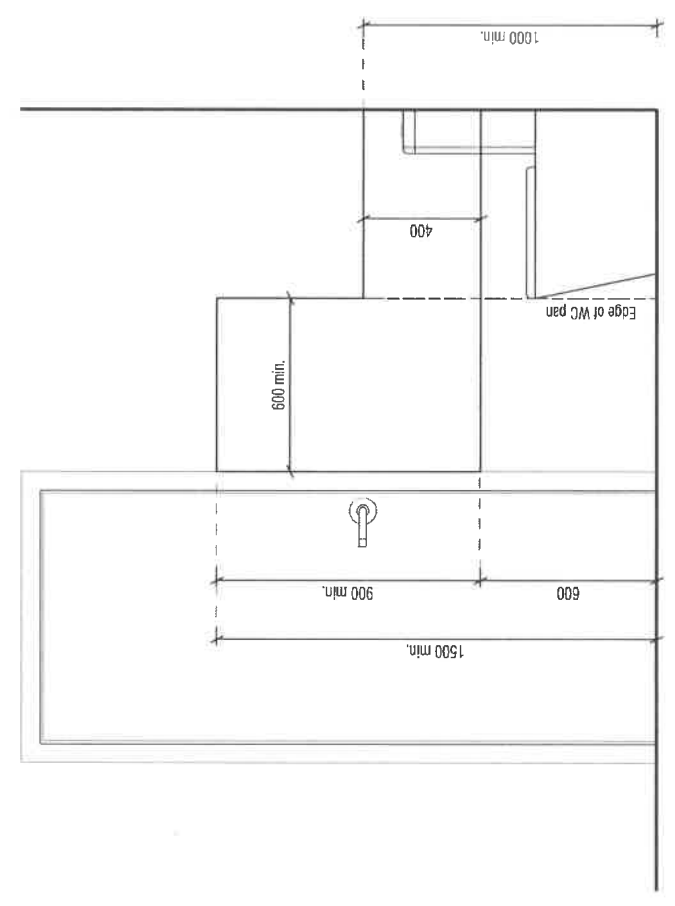
LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH



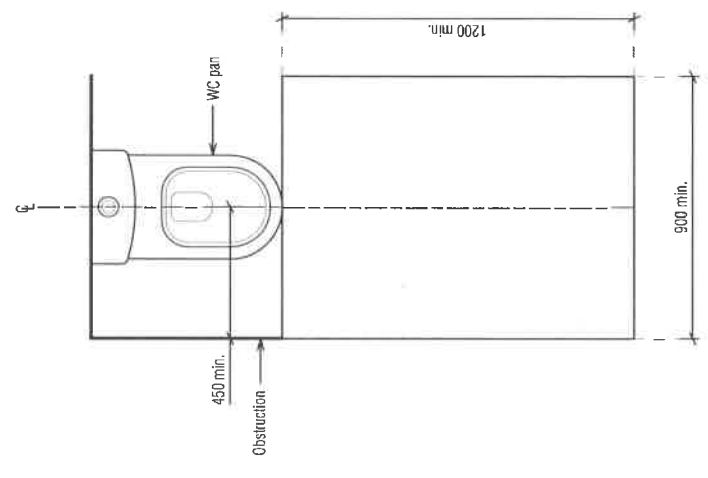
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



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



CIRCULATION SPACE
FOR A TOILET PAN

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 (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:

- If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
- N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
- Certification to be provided to the Building Surveyor.
- Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H402 & H403 and to notify the Building Surveyor for inspection arrangements during installation.
- 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:

- 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;
- Ensure extractor fans are used every time when bathing;
- Ensure extractor fans are ducted to the outside; *
- Ensure non-condensing clothes dryers are ducted to the outside; **
- Install a rangehood or limit steam from cooking activities, i.e. by keeping lids on pots etc;
- Avoid the use of unflued gas heaters;
- Do not store large quantities of firewood inside the home in unventilated spaces;
- Avoid plants and water features in unventilated spaces;
- Ensure covers are kept on aquariums;
- 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.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: WET AREA SPECIFICATIONS
DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
DRAWN BY: PC

DWG No:

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)	Treated Pine (F5)		
	Minimum timber thickness: 35mm	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

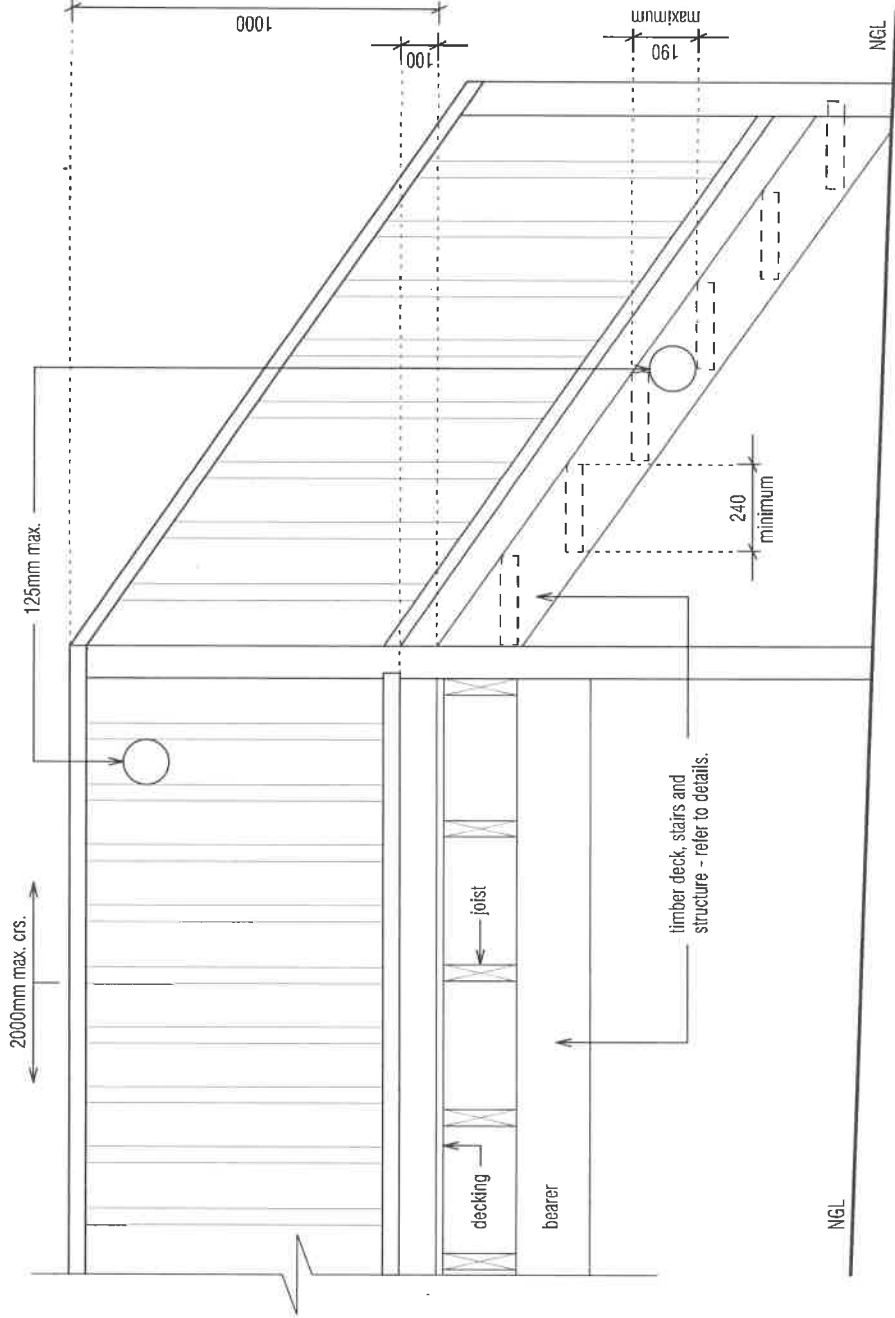
19mm THICK DECKING BOARD FIXING REQUIREMENTS

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

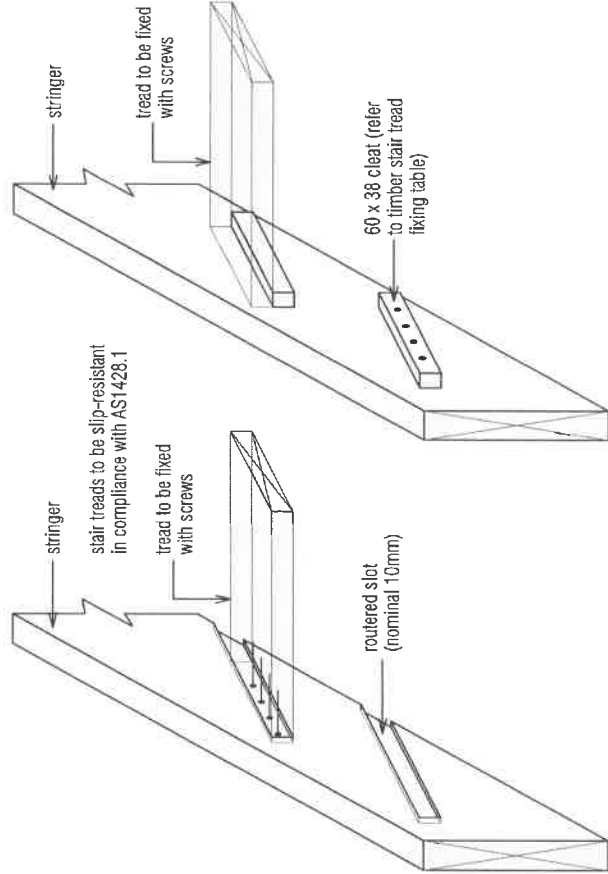
NOTES:

- DS - Deformed shank
- Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
 - 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.
 - Dome head nails may be used in lieu of flat head nails.

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE



TREAD TO STRINGER FIXING OPTIONS



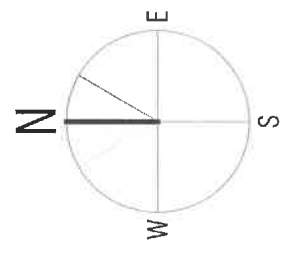
BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: STAIR NOTES
DATE: 17/06/23
FILE NAME: 161 DA 260326.dgn
DRAWN BY: PC

DWG No:



Scale 1:1000

PROPOSED DWELLING FOR STYLES & FREEMAN
AT 1B BELLAMY PLACE, PONTVILLE

CONSTRUCTION SCHEDULE BAL-12.5

Construction shall be in accordance with *Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.*

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weatherex cladding respectively. (Weatherex is stated as having a density of 990kg/m³. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m³ or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually operable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the operable portion of the window is not screened).

SCREENS shall be fitted internally or externally to operable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Plantation Ash (as Shining Gum) as long as the density is 650 kg/m³ or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 38mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m³ or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m³ or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m³ or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.