DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-083
PROPOSED DEVELOPMENT:	New Dwelling
LOCATION:	566 Kalang Avenue Glenorchy
APPLICANT:	Buildwise Hobart
ADVERTISING START DATE:	02/06/2026
ADVERTISING EXPIRY DATE:	17/06/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **17/06/2026.**

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **17/06/206,** or for postal and hand delivered representations, by 5.00 pm on **17/06/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

PROJECT
TARKINE

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 18 May 2026

DATE

12/03/202615/05/2026

SITE INFORMATION

ADDRESS	566 KALANG AVENUE GLENORCHY
OWNER/CLIENT	SAMUEL JAMES
TITLE REF	170114/2
MUNICIPALITY	GLENORCHY
ZONING	GENERAL RESIDENTIAL
DESIGNER	Sarah Wimmer
LICENCE NO	875803611
CONTACT	sarah@thresholddesigns.com.au

LAND SIZE	790 sqmm^2
BUILDING CLASSIFICATION	1a
WIND CLASSIFICATION	N2
SOIL CLASSIFICATION	M
CLIMATE ZONE	7
CORROSION ENVIRONMENT	LOW
ALPINE AREA	N/A
OTHER HAZARDS	BUSHFIRE PRONE AREA
BUSHFIRE ATTACK LEVEL (BAL)	19

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE AND COMPLY WITH THE RELEVANT AND CURRENT BUILDING CODE OF AUSTRALIA, COUNCIL BY-LAWS, AUSTRALIAN STANDARDS, CURRENT WORKPLACE STANDARDS AND CODES OF PRACTICE AND ALL APPROVAL CONDITIONS SPECIFIC TO THIS PROJECT.

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING.

THE CONTRACTOR IS TO CONFIRM ON SITE ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH WORKS

ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

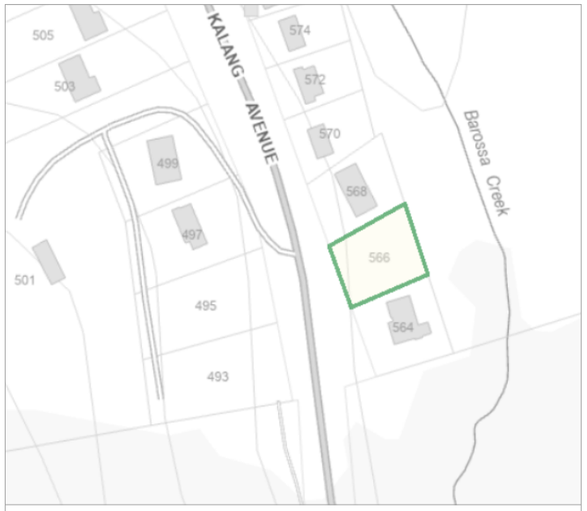
ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALSINDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

THE STRUCTURAL ENGINEER SHALL ENSURE THAT, AS FAR AS REASONABLY PRACTICABLE, THE BUILDING WORKS ARE STRUCTURALLY SOUND AND FIT-FOR-PURPOSE.

BUILDING WORK SHALL:
a) NOT CAUSE A NUISANCE TO BECOME A RISK OR THREAT TO PUBLIC HEALTH, AND
b) NOT ADVERSELY AFFECT AN OWNER, OCCUPIER, OR USER OF AN ADJOINING PREMISES.

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

Buildwise.
HOBART



INDEX OF DRAWINGS

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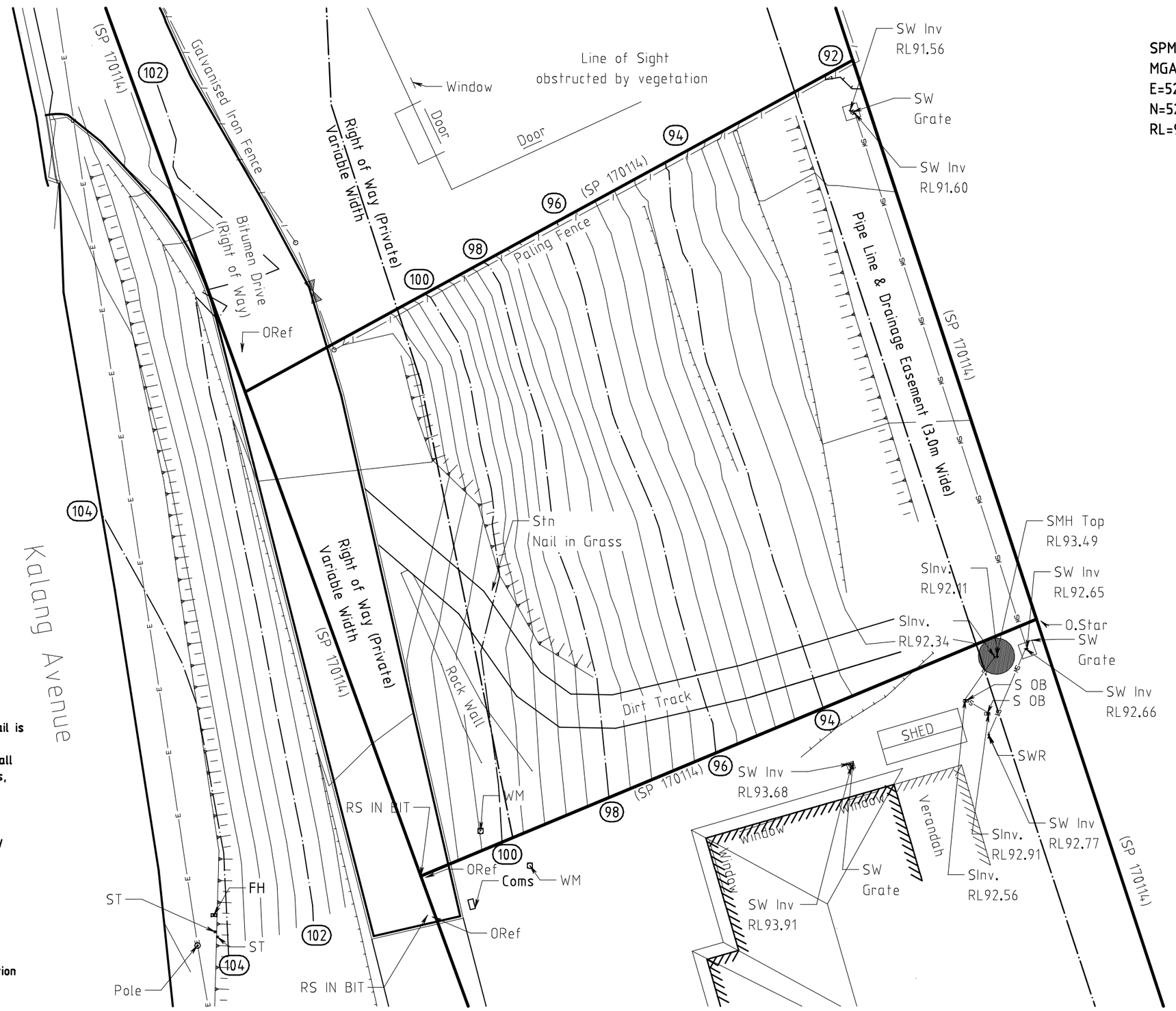
THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF A GENERAL DETAIL SURVEY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS ARE IN METRES AND SQUARE METRES UNLESS OTHERWISE STATED AND ARE SUBJECT TO A TITLE SURVEY. DO NOT COPY WITHOUT THIS NOTE

Whilst reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey. This survey does not include a 'Dial Before you Dig' enquiry. The instructor should make this enquiry. This survey is a General Detail Survey undertaken to 'Detail' accuracy. If detail is required to an accuracy greater than General Detail Surveys then the instructor should advise accordingly. For example, if wall or building locations are to be utilised for construction purposes, we should be advised accordingly.
The title boundaries shown on this General Detail Plan were not marked at the time of survey and have been determined by existing title plan dimensions & occupation (where available) only and not by field survey. As a result they are considered approximate only. This plan should not be used for building to boundary or to prescribed set-backs without further survey.
If Strata Subdivision over this site is contemplated all buildings existing or resulting from the development must be within the title boundaries. A registered Remark Survey is recommended at this time. Services shown have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This plan may not be copied unless this note is included.



SPM 9649
MGA94
E=521649.218
N=5255331.596
RL=92.43

DWG.No.	REFERENCE DRAWINGS TITLE

REVN.	REVISIONS
	OWNER(s) Samuel James

Detail Survey
566 Kalang Av, Glenorchy
for Samuel James

LAST SAVED: 29 Nov 2023 2:57:41PM

REVIEW	NAME	SIGNATURE	DATE
DRAWN	TSC		29/11/2023
DWG CHECKED	TSC		29/11/2023
DESIGNER	TSC		29/11/2023
APPROVED BY	TSC		29/11/2023

LAST PLOTTED: Wed Nov 29 14:10:04 2023

SCALE: 1:200 TIME: 3:01PM
CAD FILE:JAMES01-06
MGA94/AHD

CROMER & PARTNERS
SURVEY CONSULTANTS
1/3 Brooke St, Hobart, 7000
PH 0419 353 414
e-mail: terry@cromersurveyors.com.au
www.cromersurveyors.com.au

DWG NO. JAMES01 170114/2
REV

Revision 14/05/26

LOCATE AND CONNECT INTO EXISTING SEWER CONNECTION (SHOWN HERE PER LISTMAP)

3500L OSD TANK AS PER GCC STORMWATER MANAGEMENT POLICY (181m2 EXTRA IMPERVIOUS SURFACES) ENSURE CLEARANCE FROM LOT SEWER CONNECTION

27.13 m

Pipe Line & Drainage Easement (3.0m Wide)

2
790 sqm
CT: 170114/2

POS
24.00 m²

PROPOSED DWELLING
93.49 m²

31.91 m

Paling Fence

1.5M SETBACK

1.5M SETBACK

30.74 m

Dirt Track

5,637

4,417

4,220

13,877

13,251

92

94

96

98

100

102

104

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NEIGHBOURING DWELLING

1.7M HIGH SCREEN WITH UNIFORM TRANSPARENCY OF NOT MORE THAN 25% TO PORTION OF CAR PARKING DECK OVER 1M ABOVE EXISTING GROUND LEVEL

RIGHT OF WAY (PRIVATE) VARIABLE WIDTH

P1

P2

2,400

1% FALL

5,400

101,600

101,600

101,500

101,500

100mm GRATE DRAIN

SUSPENDED CONCRETE DECK WITH IN GREY HATCH

CONCRETE SLAB ON GROUND TO DRIVEWAY PARKING (NO STRUCTURE) IN PURPLE HATCH

PORTION OF DRIVEWAY WITHIN SETBACK

4.5M SETBACK

Rock Wall

TOP OF EXISTING ROCK WALL

NEIGHBOURING DWELLING

Galvanised Iron Fence

PARKING AND ACCESS AS PER SECTION 2 AS/NZS 2890.1:2004 PARKING FACILITIES PART 1: OFF STREET PARKING

MATCH INTO EXISTING CROSSOVER & EXISTING DRIVEWAY LEVELS

RIGHT OF WAY (PRIVATE) VARIABLE WIDTH

23.73 m

SITE NOTES

CONTOUR INTERVALS @ 0.25m.
SITE LEVELS ARE APPROX ONLY.
PLANS TO BE READ IN CONJUNCTION WITH THE CONTOUR AND DETAIL SURVEY 13286 UNDERTAKEN BY CROMER & PARTNERS ON 29/11/2023.

ALL SITE LEVELS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. EXTENT OF SITE CUT & RETAINING TO BE DETERMINED ON SITE. RL'S PROVIDED FOR FFL'S OF PROPOSED DWELLING & ASSOCIATED STRUCTURES ARE INDICATIVE ONLY & SHOULD BE DETERMINED ONSITE PRIOR TO CONSTRUCTION.

ALL WORKS TO COMPLY WITH THE NCC & AUSTRALIAN STANDARDS.

MIN SET DOWN FROM FFL 150MM. GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS.

ALL ELEMENTS OF CONSTRUCTION INCLUDING FOOTINGS, DRAINAGE PROVISIONS, GUTTERS & DOWNPIPES ARE TO REMAIN ENTIRELY WITHIN THE PROPERTY BOUNDARIES.

SW PITS ARE INDICATIVE. LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWARTER/WATER TANK AS SOON AS ROOF IS INSTALLED.

SITE PREPARATION
SITE PREPARATION TO COMPLY WITH 3.1.1 OF THE NCC AND AS3798.

EARTHWORKS
ALL SITE EARTHWORKS TO BE IN ACCORDANCE WITH 3.1.1 OF THE NCC AND AS3798.
EXCAVATE THE SITE TO REQUIRED LEVELS. EXTENT OF SITE CUT, FILL & RETAINING TO BE DETERMINED ON SITE , NOT TO EXCEED MORE THAN 1m AS PER PLANNING SCHEME REQUIREMENTS.
SLOPE GROUND AWAY FROM THE HOUSE/SLAB AT A SLOPE OF NOT LESS THAN 50mm OVER 1000mm.
DRAINAGE TO COMPLY WITH NCC PART 3.1.2.

DRIVEWAY & PARKING
DRIVE TO BE SUITABLY DRAINED AWAY FROM DWELLING TO SW PITS.
CAR PARKING TO AS 2890.1:2004, USER CLASS 1A.

PARKING AREA TO BE STRUCTURALLY CAPABLE OF ACCOMODATING LOADING OF FIRE TRUCK

STRUCTURAL ENGINEERING DESIGN FOR THE SUB-STRUCTURE (INCLUDING ALL COLUMNS AND FOOTINGS) TO DEMONSTRATE THAT THE STRUCTURE CAN SAFELY WITHSTAND FLOOD LOADS ASSOCIATED WITH FLOODWATER DEPTHS UP TO 0.3 METRES AND FLOW VELOCITIES UP TO 2.0 M/S, INCLUDING HYDROSTATIC, HYDRODYNAMIC, DEBRIS AND SCOUR EFFECTS

Revision 14/05/26

KEY

- STORMWATER
- SEWER MAIN
- WATER MAIN
- POWERLINE
- 'A' 450m² STORMWATER PIT

BUILDING AREAS:

SITE AREA	790 sqm m²
PROPOSED DWELLING	93.49 m²
SITE COVERAGE	12%

Buildwise.
HOBART

REV	ISSUE	DATE
01	DA	4/02/2026
02	DA	26/02/2026

N

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

SITE PLAN

DATE 15/05/2026 | SCALE 1:200 | DA.01

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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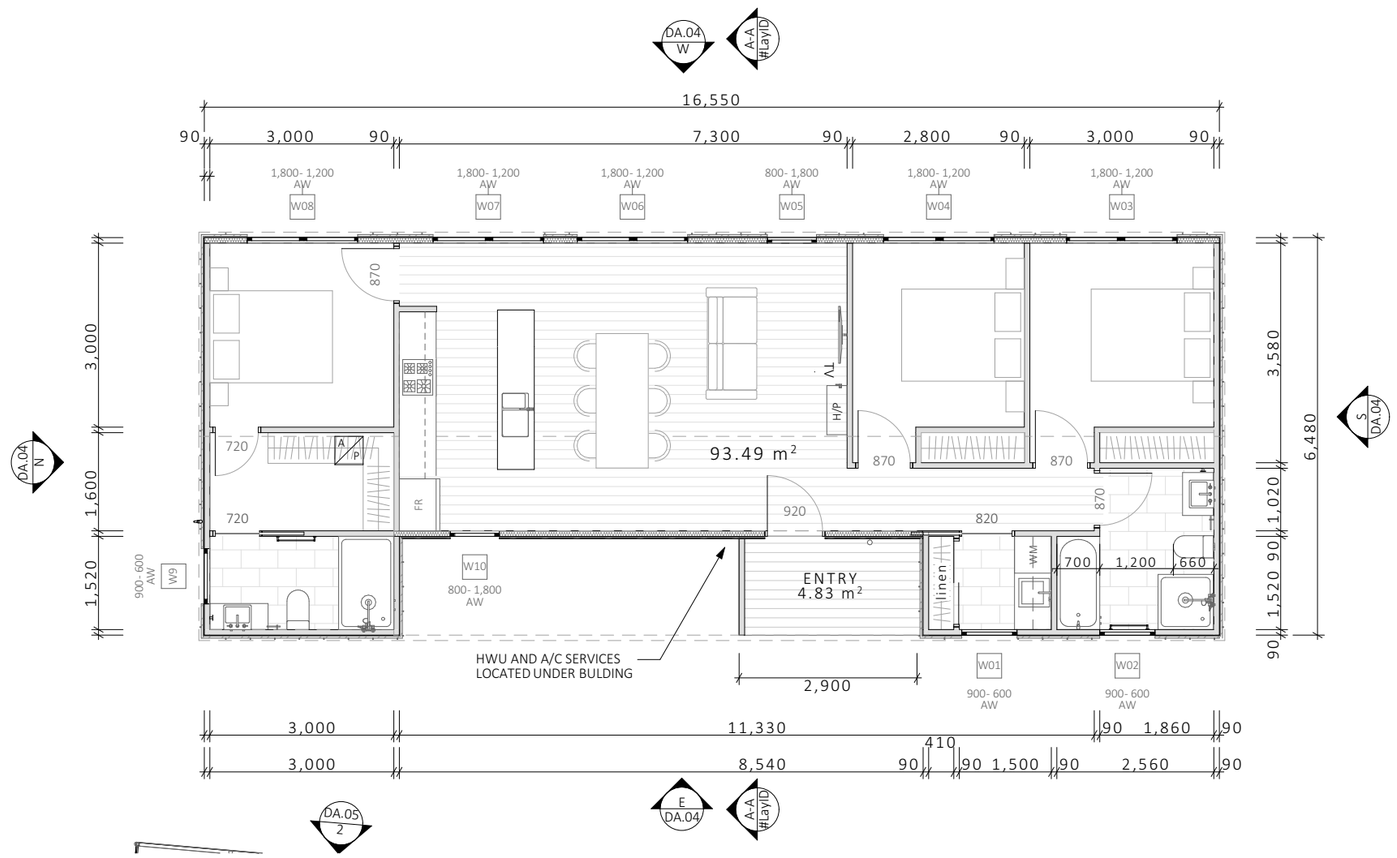

NOTES

ALL WORKS TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, COUNCIL BY-LAWS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

EXTERNAL CLADDING SHALL BE AN APPROVED SYSTEM AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

LEGEND:

AW	AWNING WINDOW
FW	FIXED WINDOW
CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
HWU	HOT WATER CYLINDER
MB	METER BOX
NBN	NBN HUB
DP	DOWNPIPE
HP	HEAT PUMP- INTERNAL UNIT
AC	HEAT PUMP UNIT- EXTERNAL UNIT

BUILDING AREAS:

SITE AREA	790 sqm m²
PROPOSED DWELLING	93.49 m²
SITE COVERAGE	12%

Buildwise. HOBART

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FLOOR PLAN

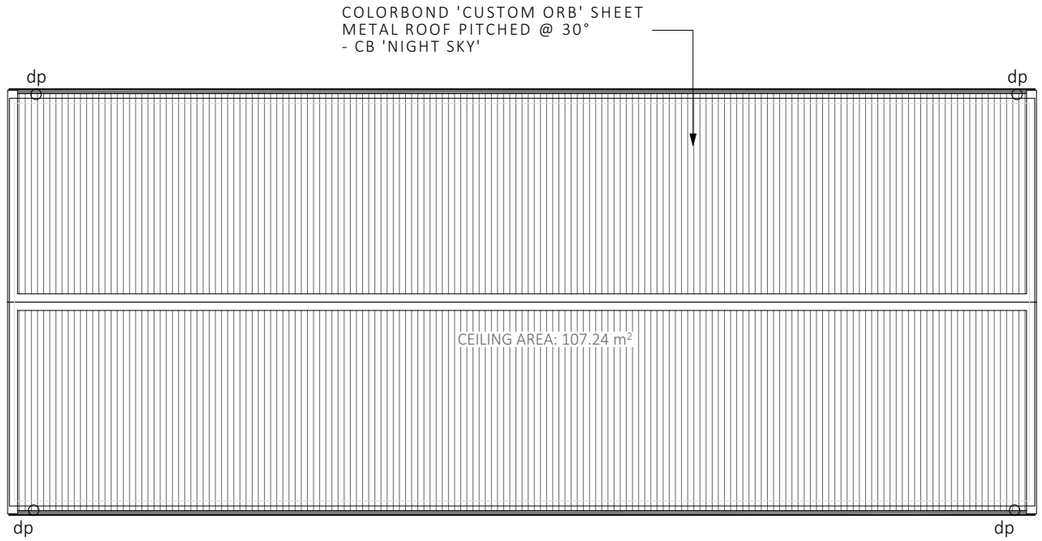
DATE 15/05/2026 SCALE 1:100

DA.02

NOTES

ALL WORKS TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, COUNCIL BY-LAWS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

EXTERNAL CLADDING SHALL BE AN APPROVED SYSTEM AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



BUILDING AREAS:

SITE AREA	790 sqm m²
PROPOSED DWELLING	93.49 m²
SITE COVERAGE	12%

Buildwise.
HOBART

REV	ISSUE	DATE
01	DA	4/02/2026
02	DA	26/02/2026

N

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

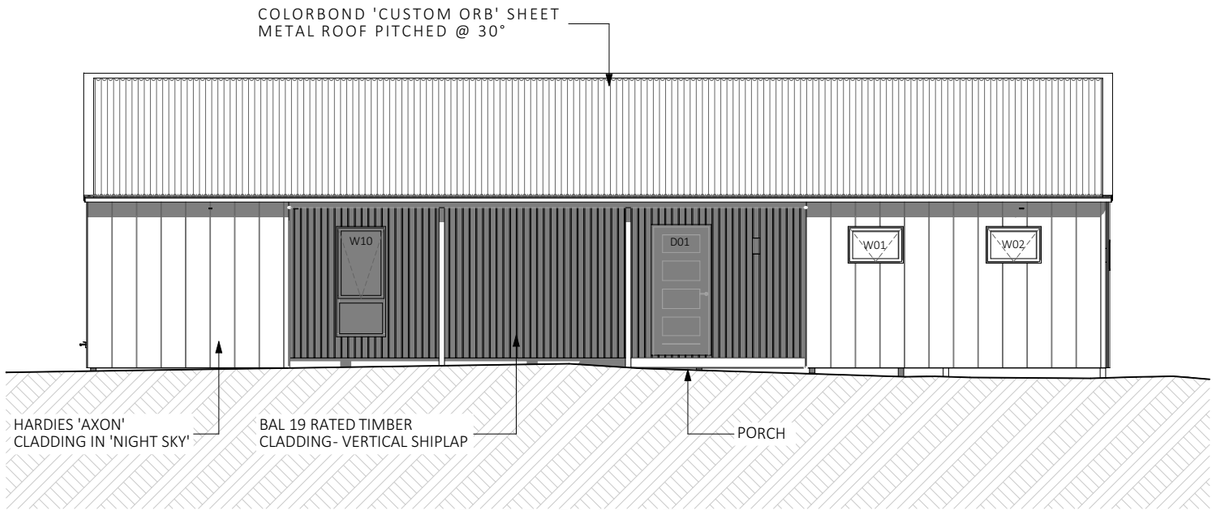
ROOF PLAN

DATE	SCALE	
15/05/2026	1:100	DA.03

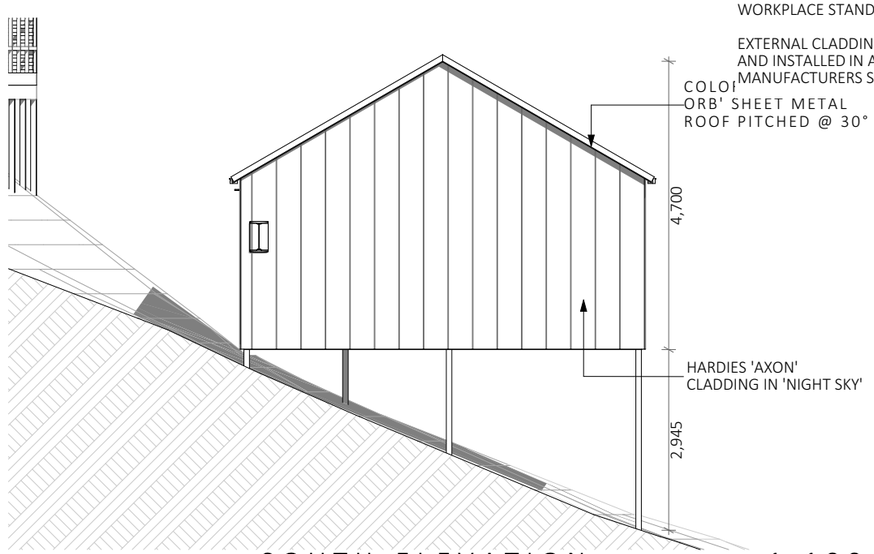
NOTES

ALL WORKS TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, COUNCIL BY-LAWS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

EXTERNAL CLADDING SHALL BE AN APPROVED SYSTEM AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

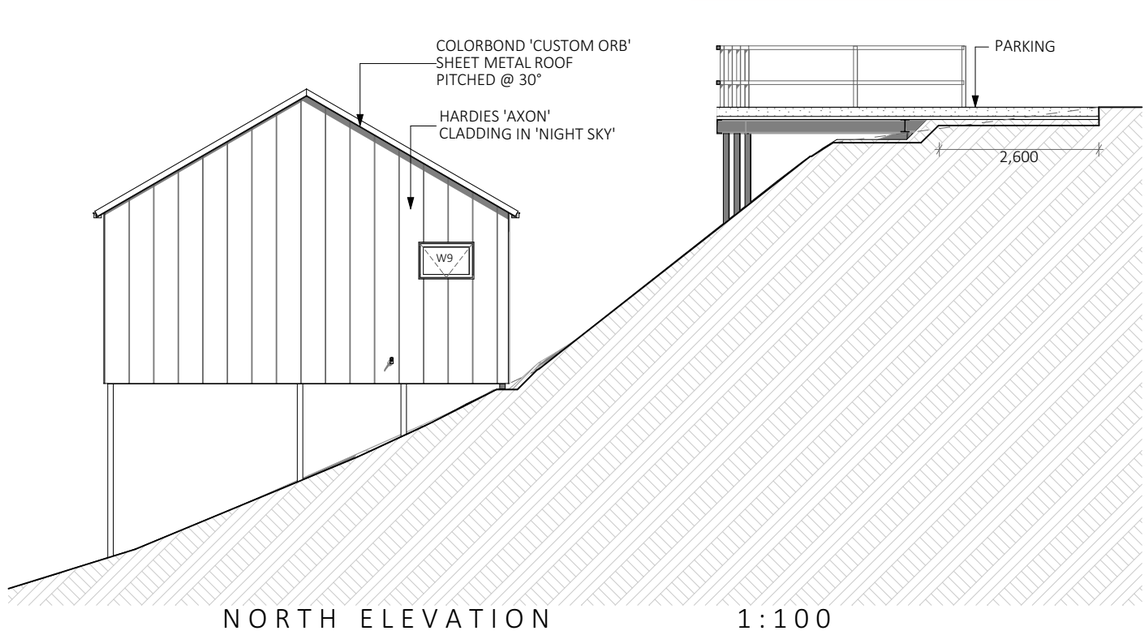


EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

WEST ELEVATION 1:100



NORTH ELEVATION 1:100

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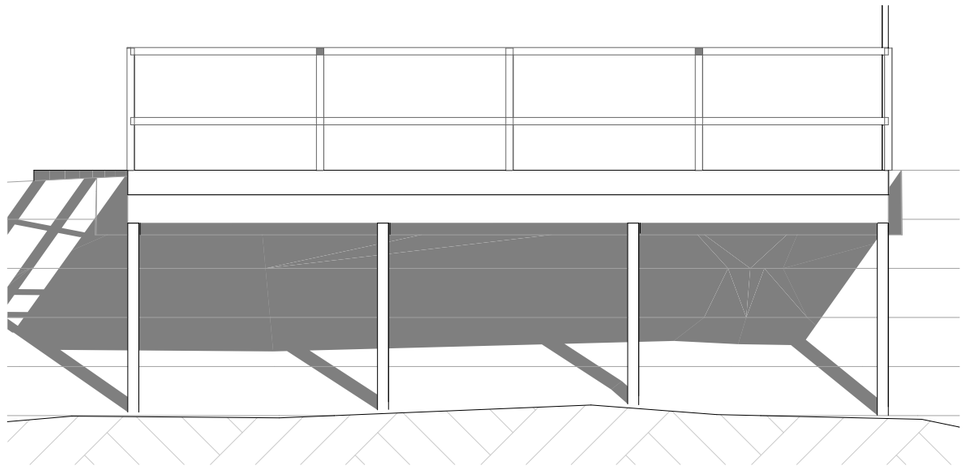
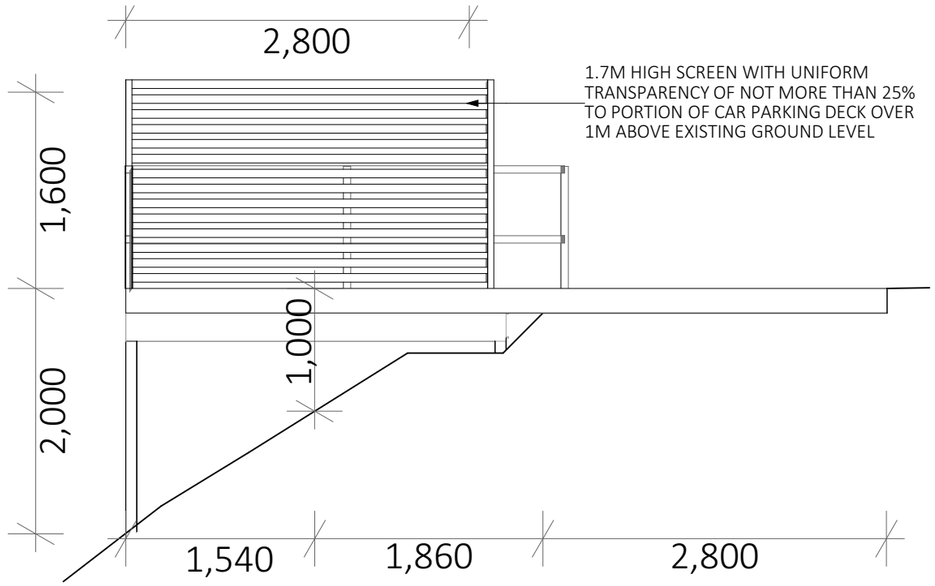
ELEVATIONS

DATE 15/05/2026 SCALE 1:100

DA.04



CAR PARKING



CAR PARKING

NOTE

ALL DRIVEWAY PITS AND GRATE DRAINS TO BE CLASS B.

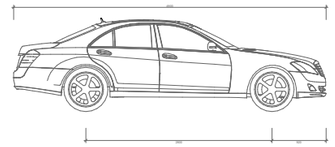
STORMWATER PITS ARE INDICATIVE. LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

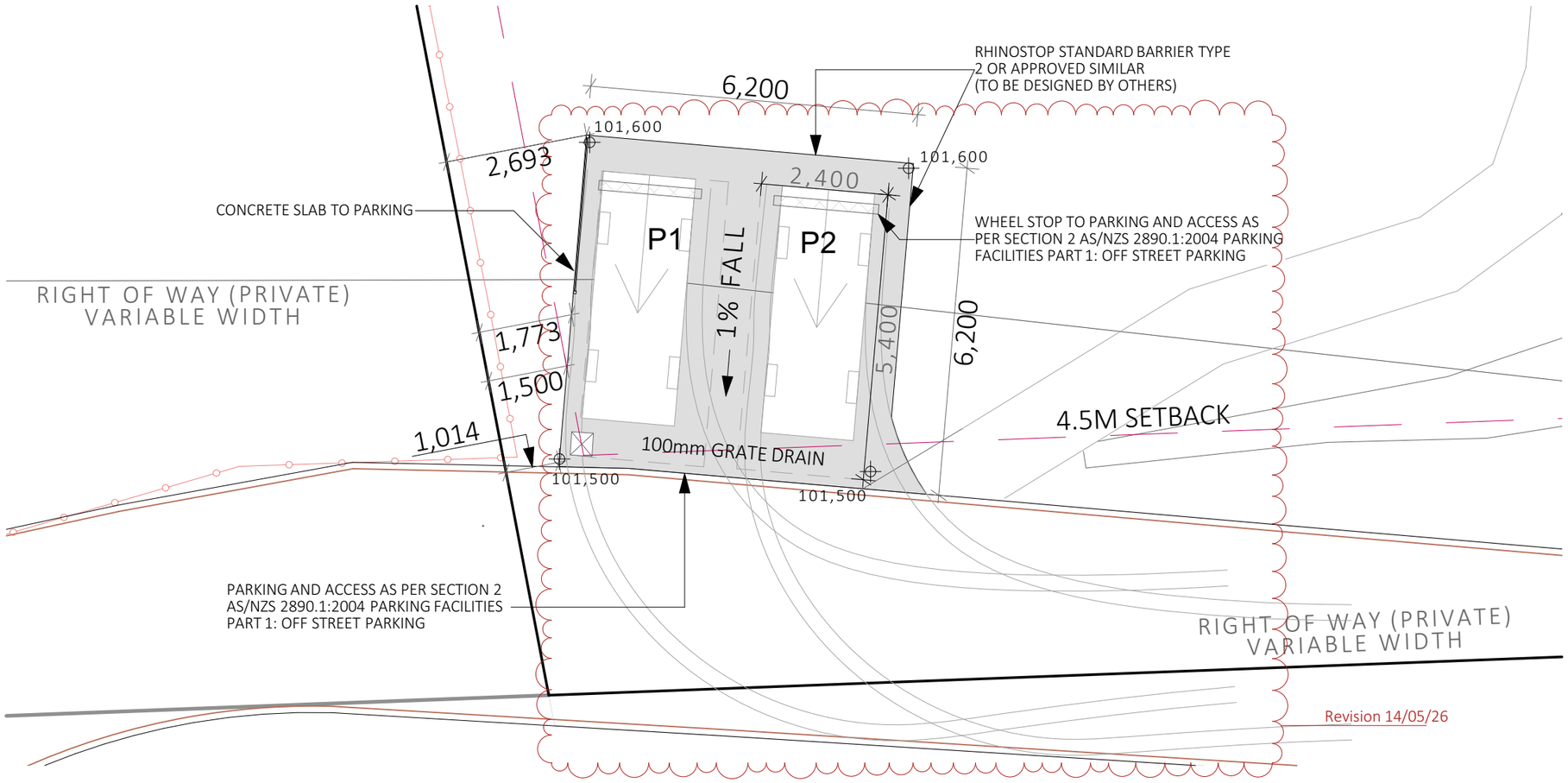
PARKING AREA TO BE STRUCTURALLY CAPABLE OF ACCOMODATING LOADING OF FIRE TRUCK

Revision 14/05/26

VEHICLE MOVEMENT NOTES

- MOVEMENT TEMPLATES DEMONSTRATE THE ABILITY OF VEHICLES TO ENTER INTERSECTION IN A FORWARDS DIRECTION AND LEAVE IN A FORWARDS DIRECTION.
- THE BASE DIMENSIONS OF THE VEHICLE REPRESENT THE B85 (85TH PERCENTILE) VEHICLE
- THE SWEPT PATH OF THE VEHICLE REPRESENT THE OUTER EXTENTS OF THE VEHICLE.





PARKING PLAN

GLENORCHY CITY COUNCIL
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Buildwise.
HOBART

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01	DA	26/02/2026

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PARKING

DATE 15/05/2026

SCALE

DA.05

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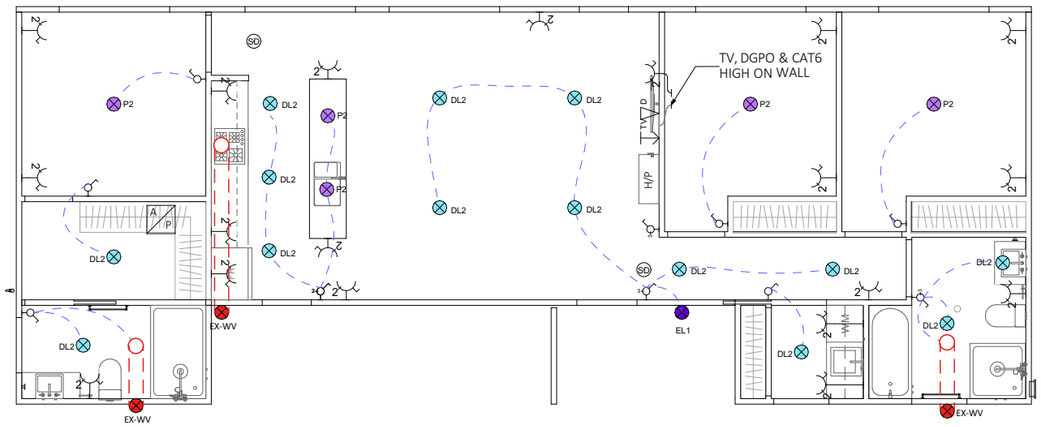


NOTES

COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.

ELECTRICAL LAYOUT (INCLUDING ELECTRICAL EQUIPMENT, PENDANT LIGHTS ETC.) TO BE CONFIRMED WITH OWNER PRIOR TO INSTALLATION.

ALL GPOS TO BE MOUNTED HORIZONTALLY. UNDERSIDE OF ALL GPOS TO BE 300MM AFL UNLESS NOTED OTHERWISE. CHECK DETAILS FOR POSITION OF OUTLETS AROUND JOINERY.

ALL LIGHT SWITCHES TO BE MOUNTED VERTICALLY. CENTRE OF SWITCH PLATES TO BE AT 1100MM AFL UNLESS NOTED OTHERWISE.

EXTERNAL LIGHTS TO BE NO GREATER THAN 40 LUMENS OR SENSORED AS PER NCC REQUIRMENTS.

INSTALLED DOWNLIGHTS TO BE IC/IC-F RATED TO ALLOW INSULATION OVER TO MANUFACTURER SPECS.

ALL OTHER ELECTRICAL EQUIPMENT TO BE INSTALLED TO BE DISCUSSED WITH OWNERS FOR PREFERRED LOCATIONS.

MECHANICAL VENTS

EXHAUST FANS TO COMPLY WITH NCC HP PART 10.8.2 AND HAVE A MINIMUM FLOW RATE OF:
25L/S FOR BATHROOMS AND/OR SANITARY COMPARTMENTS 40 L/S FOR KITCHEN & LAUNDRY

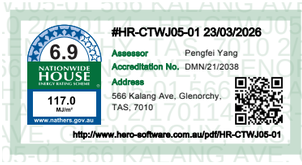
ALL FANS (INCLUDING KITCHEN RANGEHOOD) VENTED TO OUTSIDE AND FITTED WITH BACKDRAUGHT DAMPERS / SHUTTERS.

SMOKE ALARMS

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART 9.5 OF CURRENT NCC AND AS3786 REQUIREMENTS.
2. SMOKE ALARMS TO BE INSTALLED IN A CLASS 1A BUILDING ON OR NEAR THE CEILING IN:
   - ANY STOREY CONTAINING BEDROOMS (I) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; AND (II) WHERE BEDROOMS ARE SERVED BY A HALLWAY, IN THAT HALLWAY.
3. ALL SMOKE ALARMS MUST BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING
4. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN 1 ALARM
5. SMOKE ALARMS TO HAVE BATTERY BACK UP IN CASE OF POWER OUTAGE. RECOMMENDED BATTERIES MUST BE CAPABLE OF SERVICING THE SMOKE ALARM WITH A FAULT FOR 1 YEAR.

ELECTRICAL FITTINGS LEGEND

PLAN VIEW	QTY	CODE	DESCRIPTION
SD	2	---	SMOKE DECTECTOR
1,200 2	19	---	DGPO
3	11	---	LIGHT SWITCH
	3	---	FAN
MB	1	---	MB (PAINT TO MATCH WALL)
1,700# TV D	1	---	FTA TV + DATA CONNECTION POINT
EX-WV	3	EX-WV	WALL VENT
P2	5	P2	PENDANT
DL2	14	DL2	DOWNLIGHT
EL1	1	EL1	EXTERIOR RATED WALL LIGHT
	9	---	---



WATTAGE ALLOWANCE

GROUND:	93.49m²
ENERGY ALLOWANCE:	5W/m²
MAXIMUM TOTAL WATTS:	467.5W

Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

N

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CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

ELECTRICAL PLAN

DATE	SCALE	
19/03/2026	1:100	A.04

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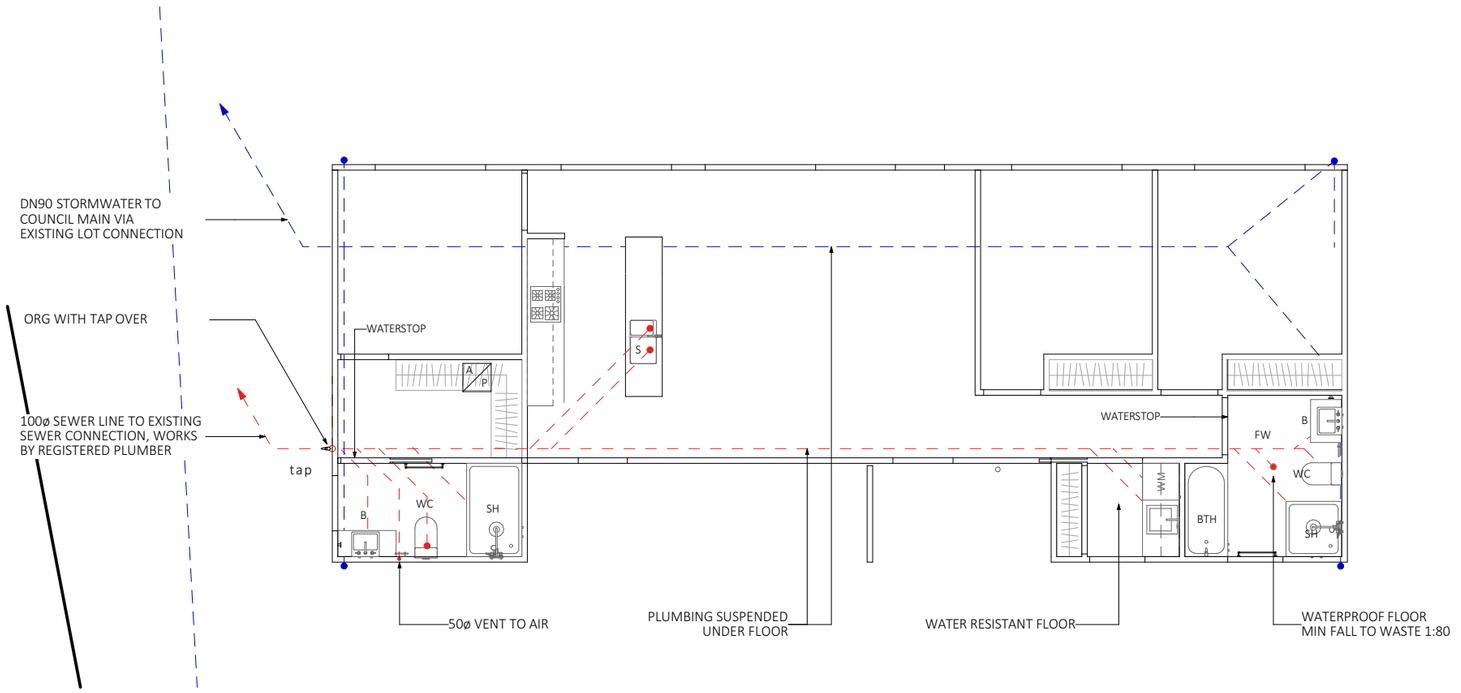


HYDRAULIC PLAN NOTES

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, NCC VOLUME 3 (PLUMBING CODE OF AUSTRALIA) AND LOCAL AUTHORITY REGULATIONS.

HYDRAULIC PLAN IS INDICATIVE ONLY. LOCATION MAY VARY DEPENDING ON SITE CONDITIONS. PLUMBER TO CONFIRM ALL REGULATIONS PRIOR TO INSTALLATION.

ALL NEW PLUMBING FIXTURES TO BE CONNECTED TO WASTEWATER SYSTEM.

ALL DOWNPIPES CONNECTED TO WATER TANKS.

FIRST INSPECTION OPENINGS TO BE RAISED TO FINISHED GROUND LEVEL. INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

ALL STORMWATER PITS TO BE MIN 350x 350x 450D AND DESIGNED IN ACCORDANCE WITH AS3500 SECTION8.6.

ALL DRIVEWAY PITS AND GRATE DRAINS TO BE CLASS B.

INSTALL 'R.M.C.' TYPE TEMPERING VALVE TO H.W.C. TEMPERATURE FROM H.W.C.OUTLET TO BE MINIMUM 60°C. TEMPERATURE AT SANITARY FIXTURE OUTLETS TO BE MAXIMUM 50°C.

PIPES & SERVICES TO HAVE THERMAL INSULATION TO COMPLY WITH NCC 3.1.2.5.

WET AREAS TO COMPLY WITH NCC 10.2.1 & AS/NZS 3740.

PROVIDE SURFACE DRAIN BACK OF BULK EXCAVATION TO DRAIN LEVELED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

PLUMBING LEGEND

B	HAND BASIN
DP	DOWNPIPE
DW	DISH WASHER
GP	GRATED PIT
HW	HOT WATER UNIT
ORG	OVER FLOW RELIEF GULLEY
SH	SHOWER
S	SINK
TD	GRATED TRENCH DRAIN
TR	LAUNDRY TROUGH
WC	WATER CLOSET
WM	WASHING MACHINE

SITE LEGEND

- S — PROPOSED Ø100 UPVC SEWER LINE
- SW — PROPOSED Ø100 UPVC STORMWATER LINE
- AG — AG DRAIN
- E — ELECTRICITY
- A — CLASS B 450MM² STORMWATER PIT
- B — CLASS A 450MM² STORMWATER PIT
- 100MM WIDE GRATE DRAIN

Buildwise. HOBART

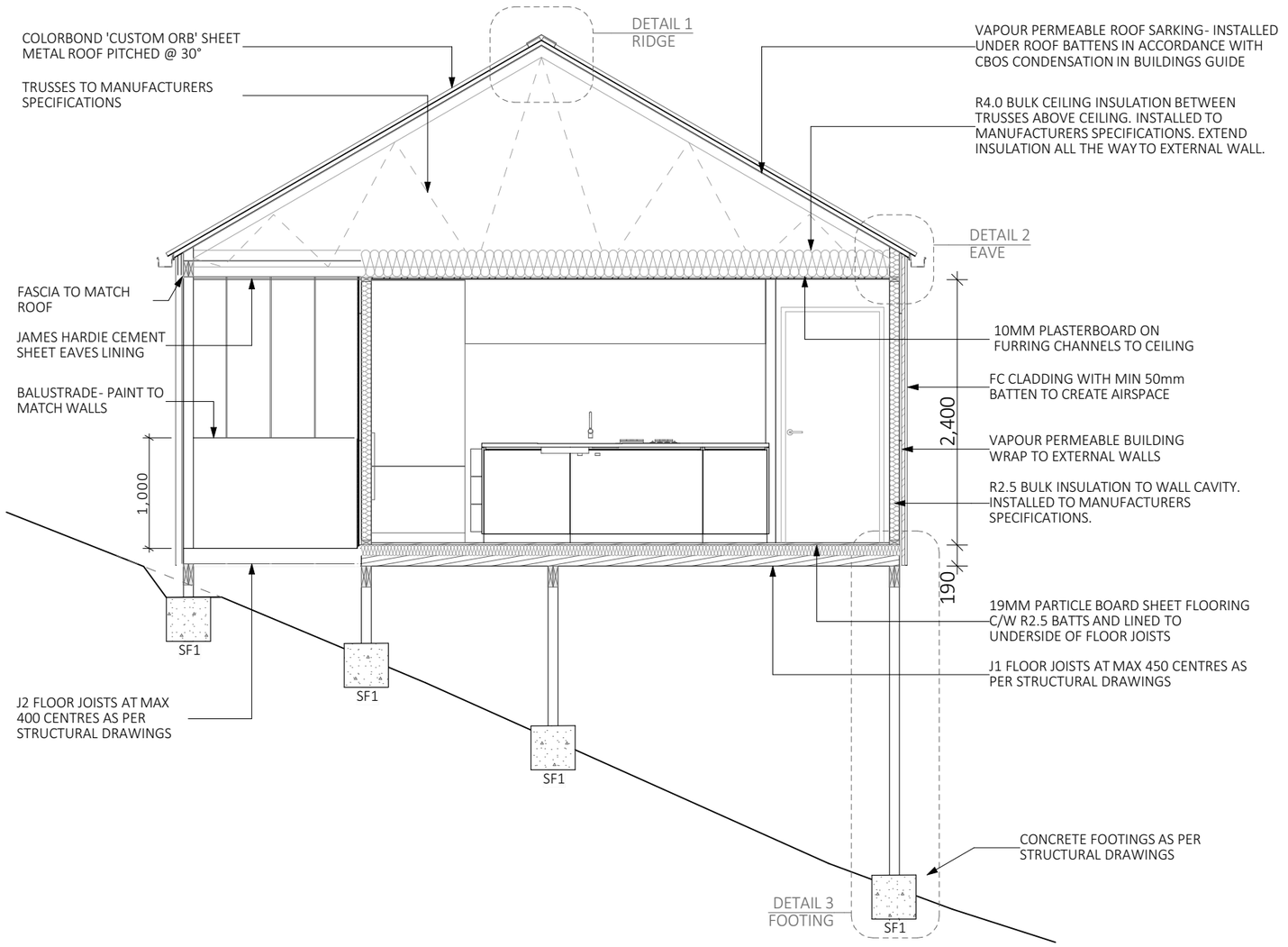
REV	ISSUE	DATE
01	BA	12/03/2026

N

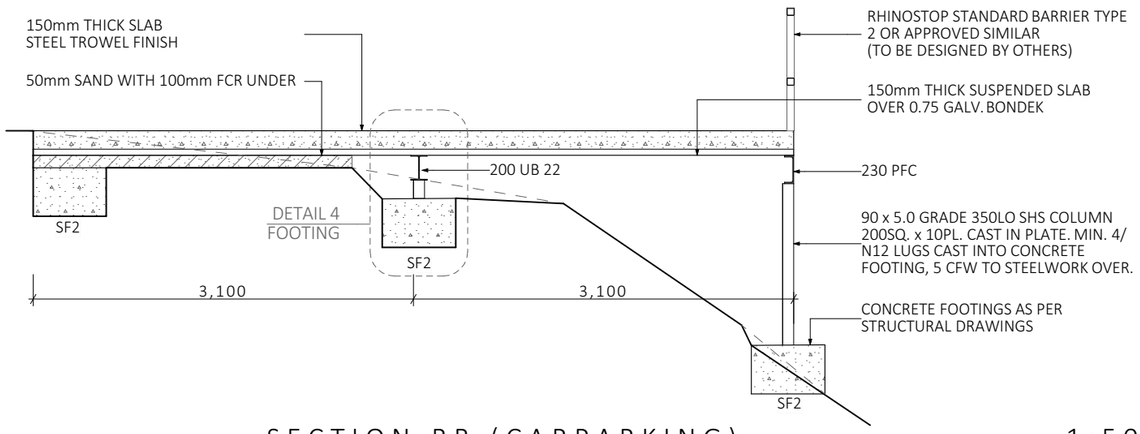
DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

HYDRAULIC PLAN

DATE 19/03/2026 SCALE 1:100 **A.05**



SECTION AA 1:50



SECTION BB (CARPARKING) 1:50

ROOF STRUCTURE

ROOF CLADDING:	0.42BMT CUSTOM ORB SHEETS ZINCALUME
OUTER BATTENS:	70X35MM MGP12 @ 900CTS MAX
SARKING:	PRO CLIMA SOLITEX MENTO
STRUCTURE:	ROOF TRUSSES TO MANUFACTURERS DETAILS @900CTS MAX.
INSULATION:	MIN R4.0 CEILING BATTS (BRADFORD GOLD HP OR SIMILAR)
INNER BATTENS:	20MM CAVITY BATTEN INLINE WITH ROOF STRUCTURE
GUTTERS:	LYSAGHT FLATBACK GUTTER (OR SIMILAR) WITH BRACKETS, FIXTURES, ETC. TO SUIT GUTTERING SYSTEM.
DOWNPIPE:	UPVC 90Ø ROUND
CEILING BATTENS:	NOM. 16MM FURRING CHANNEL CLIPPED TO TRUSSES @ 600CTS MAX
CEILING LINING:	10MM PLASTERBOARD, FLUSH MOUNTED.
CORNICE:	SQUARE SET THROUGHOUT.

WALL STRUCTURE:

CLADDING:	JAMES HARDIE 'AXON' CLADDING SILVER TOP ASH (OR SIMILAR BAL 19 RATED TIMBER) SHIPLAP INSTALL VERTICALLY. 2 COATS PRE-OILED.
BATTEN:	42mm X 22mm TREATED PINE CAVITY BATTEN
WEATHER WRAP:	BRADFORD ENVIROSEAL PROCTORWRAP WALL WRAP OR SIM.
STRUCTURE:	90X45 MGP10 TIMBER STUD WALLS
INSULATION:	R2.5 WALL BATTS (BRADFORD GOLD HP OR SIMILAR)
INTERNAL LINING:	10MM PLASTERBOARD , FLUSH AND PAINT U.N.O (WET AREA PLASTERBOARD WHERE APPLICABLE)
SKIRTING:	EZITRIM PLUS 66X11MM BEVEL EDGE

FLOOR STRUCTURE

DWELLING:	JOIST & BEARER R2.5 FLOOR BATTS
CAR PARKING:	150MM REINFORCED CONCRETE SLAB TO S.E. DETAILS

NOTES

ALL WORKS TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, COUNCIL BY-LAWS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

EXTERNAL CLADDING SHALL BE AN APPROVED SYSTEM AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

OPENINGS IN EXTERNAL WALL AND METAL WALL CLADDING SHALL:
A) BE FLASHED AND DRAINED TO PREVENT THE INGRESS OF WATER, AND
B) BE FLASHED TO AS 1562.1 – 2018.
C) BE PROVIDED, INSTALLED, JOINED AND FIXED TO NCC CLAUSE 7.5.6, AND
D) USE FLASHING MATERIALS TO AS/NZS 2904 – 1995.

ALL FRAMING TO COMPLY WITH AS. 1684.
BRACING TO AS. 1684.2 TABLE 8.18.
WET AREAS TO COMPLY WITH NCC 10.2.1 AND AS 3740

SANITARY COMPARTMENTS: NCC PART 10.4.2
THE DOOR TO A SANITARY COMPARTMENT MUST:
A) OPEN OUTWARDS; OR
B) SLIDE; OR
C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

GLAZING IN BATHROOM TO NCC 8.4.6.
GLASS SHOWER SCREEN TO BE MIN 6mm GRADE A TOUGHENED & LAMINATED SAFETY GLASS.

INSULATION & CONDENSATION:
ALL INSULATION, BUILDING WRAP, ROOF SARKING & ROOF BLANKETS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, AND IN ACCORDANCE WITH CBOS "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE- V2".

INSTALL AIR TIGHTNESS AND VAPOUR CONTROL LAYER TO ALL ROOFS AND FRAMED WALLS.
PROVIDE ROOF VENTILATION AS OUTLINED.

ENSURE NO DAMAGE OCCURS TO BARRIER. PATCH HOLES WITH TAPE. REPAIR AND REFILL ANY DAMAGE TO SISALATION AND INSULATION DUE TO SERVICE PENETRATIONS AND THE LIKE.
TAPE AROUND SERVICE PENETRATIONS.

MINIMUM 25MM VENTILATION GAP BETWEEN CEILING INSULATION AND ROOF SARKING OR ROOF BLANKET.

KITCHEN EXHAUST TO BE DUCTED DIRECTLY TO THE OUTSIDE OF THE BUILDING
JOINTS:
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM.

VENTS AND WEEPHOLES:
VENTS AND WEEPHOLES IN EXTERNAL WALLS TO BE SCREENED WITH CORROSION RESISTANT STEEL OR ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2MM, EXCEPT WHERE THE VENTS AND WEEPHOLES HAVE AN APERTURE LESS THAN 3MM.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026

Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

SECTIONS

DATE	SCALE	
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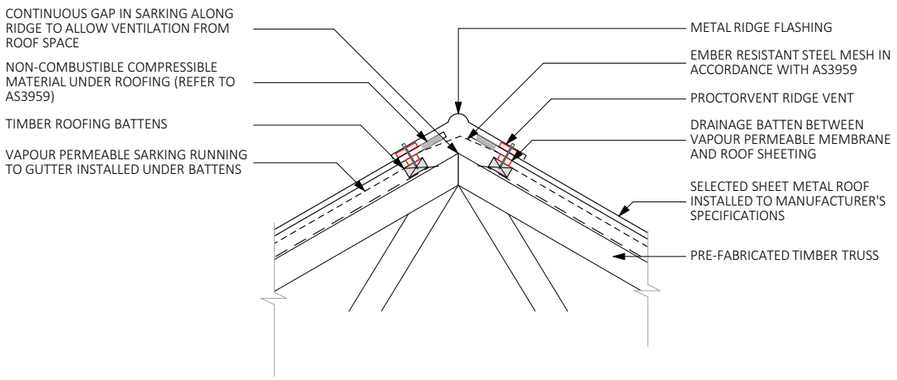
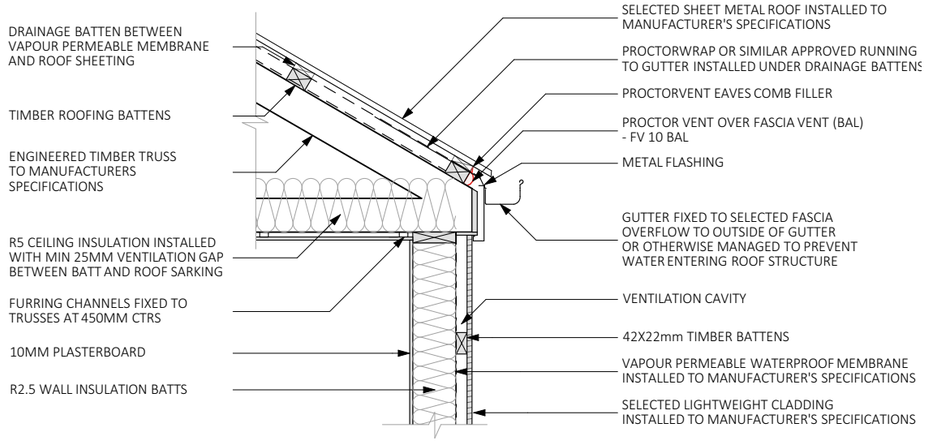
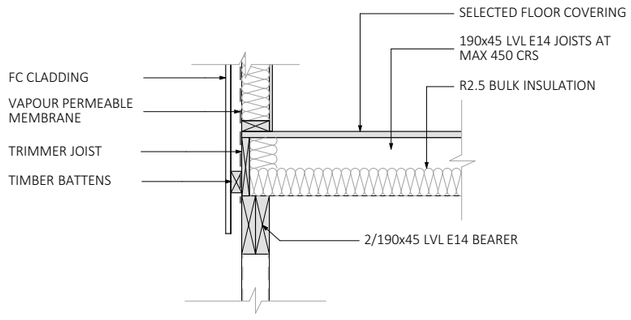
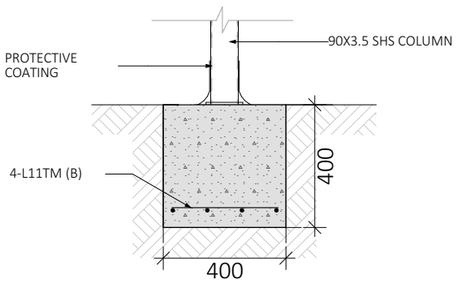


DETAIL 02 - RIDGE 1:20



DETAIL 01 - EAVE 1:20



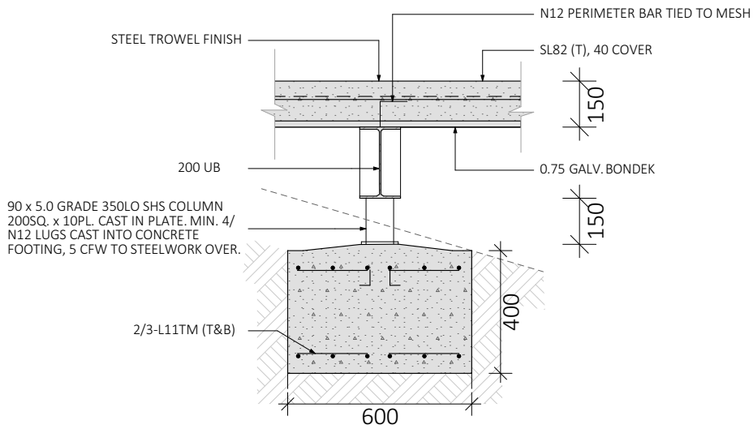


DETAIL - SF1 (C1) 1:20

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026



DETAIL - SF2 (C2) 1:20

NOTES

ALL WORKS TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, COUNCIL BY-LAWS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

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MINIMUM 25MM VENTILATION GAP BETWEEN CEILING INSULATION AND ROOF SARKING OR ROOF BLANKET.

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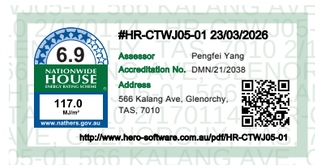

Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

DETAILS

DATE 19/03/2026 SCALE 1:20 A.08

SITE NOTES

CONTOUR INTERVALS @ 0.25m.
SITE LEVELS ARE APPROX ONLY.
PLANS TO BE READ IN CONJUNCTION WITH THE CONTOUR AND DETAIL SURVEY 13286 UNDERTAKEN BY PDA ON 18/09/2024.

ALL SITE LEVELS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. EXTENT OF SITE CUT & RETAINING TO BE DETERMINED ON SITE. RL'S PROVIDED FOR FFL'S OF PROPOSED DWELLING & ASSOCIATED STRUCTURES ARE INDICATIVE ONLY & SHOULD BE DETERMINED ONSITE PRIOR TO CONSTRUCTION.

ALL WORKS TO COMPLY WITH THE NCC & AUSTRALIAN STANDARDS.

MIN SET DOWN FROM FFL 150MM. GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS.

ALL ELEMENTS OF CONSTRUCTION INCLUDING FOOTINGS, DRAINAGE PROVISIONS, GUTTERS & DOWNPIPES ARE TO REMAIN ENTIRELY WITHIN THE PROPERTY BOUNDARIES.

SW PITS ARE INDICATIVE. LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWARTER/WATER TANK AS SOON AS ROOF IS INSTALLED.

SITE PREPARATION
SITE PREPARATION TO COMPLY WITH 3.1.1 OF THE NCC AND AS3798.

EARTHWORKS
ALL SITE EARTHWORKS TO BE IN ACCORDANCE WITH 3.1.1 OF THE NCC AND AS3798.
EXCAVATE THE SITE TO REQUIRED LEVELS. EXTENT OF SITE CUT, FILL & RETAINING TO BE DETERMINED ON SITE , NOT TO EXCEED MORE THAN 1m AS PER PLANNING SCHEME REQUIREMENTS.
SLOPE GROUND AWAY FROM THE HOUSE/SLAB AT A SLOPE OF NOT LESS THAN 50mm OVER 1000mm.
DRAINAGE TO COMPLY WITH NCC PART 3.1.2.

DRIVEWAY & PARKING
DRIVE TO BE SUITABLY DRAINED AWAY FROM DWELLING TO SW PITS.
CAR PARKING TO AS 2890.1:2004, USER CLASS 1A.

Note
Setout to be checked by registered surveyor or builder to ensure correct measurements.

BUILDING AREAS:

SITE AREA	790 sqm m^2
PROPOSED DWELLING	93.49 m^2
PROPOSED PORCH	4.83 m^2
PROPOSED CARPORT	38.43 m^2
TOTAL FOOTPRINT	136.75 m^2
SITE COVERAGE	17%

Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

N

DESCRIPTION: TARKINE
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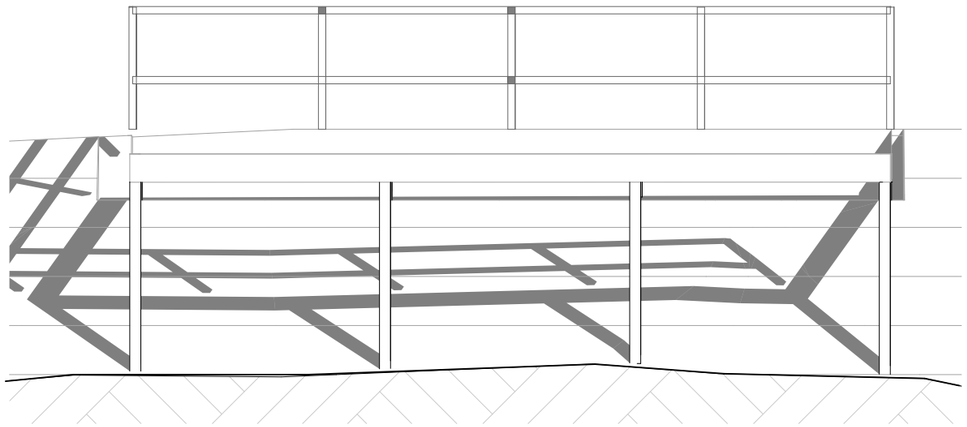
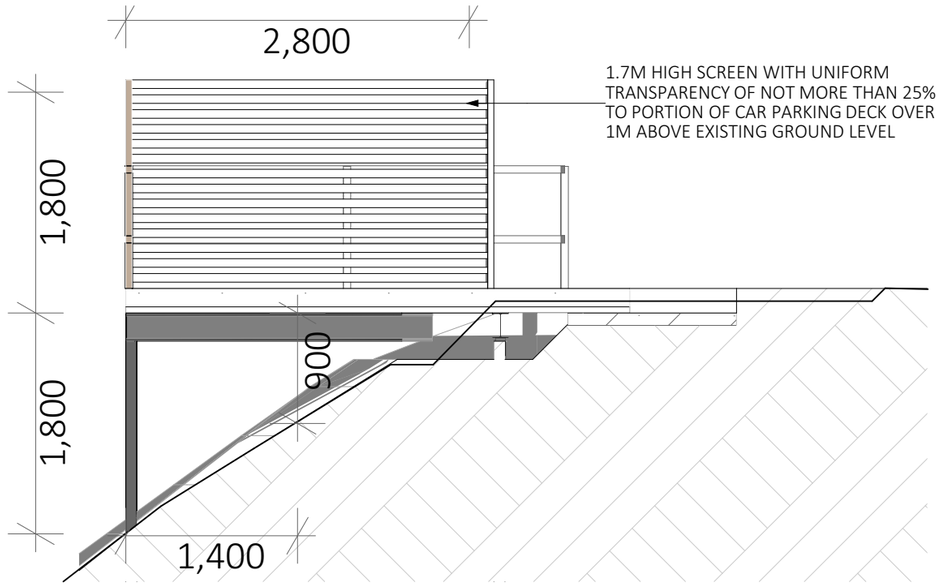
CLIENT: SAMUEL JAMES
CONTACT: sarah@thresholddesigns.com.au

SETOUT PLAN

DATE 19/03/2026
SCALE
A.09



CAR PARKING



CAR PARKING

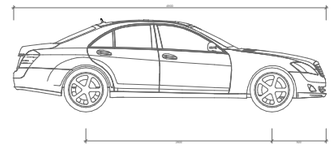
NOTE

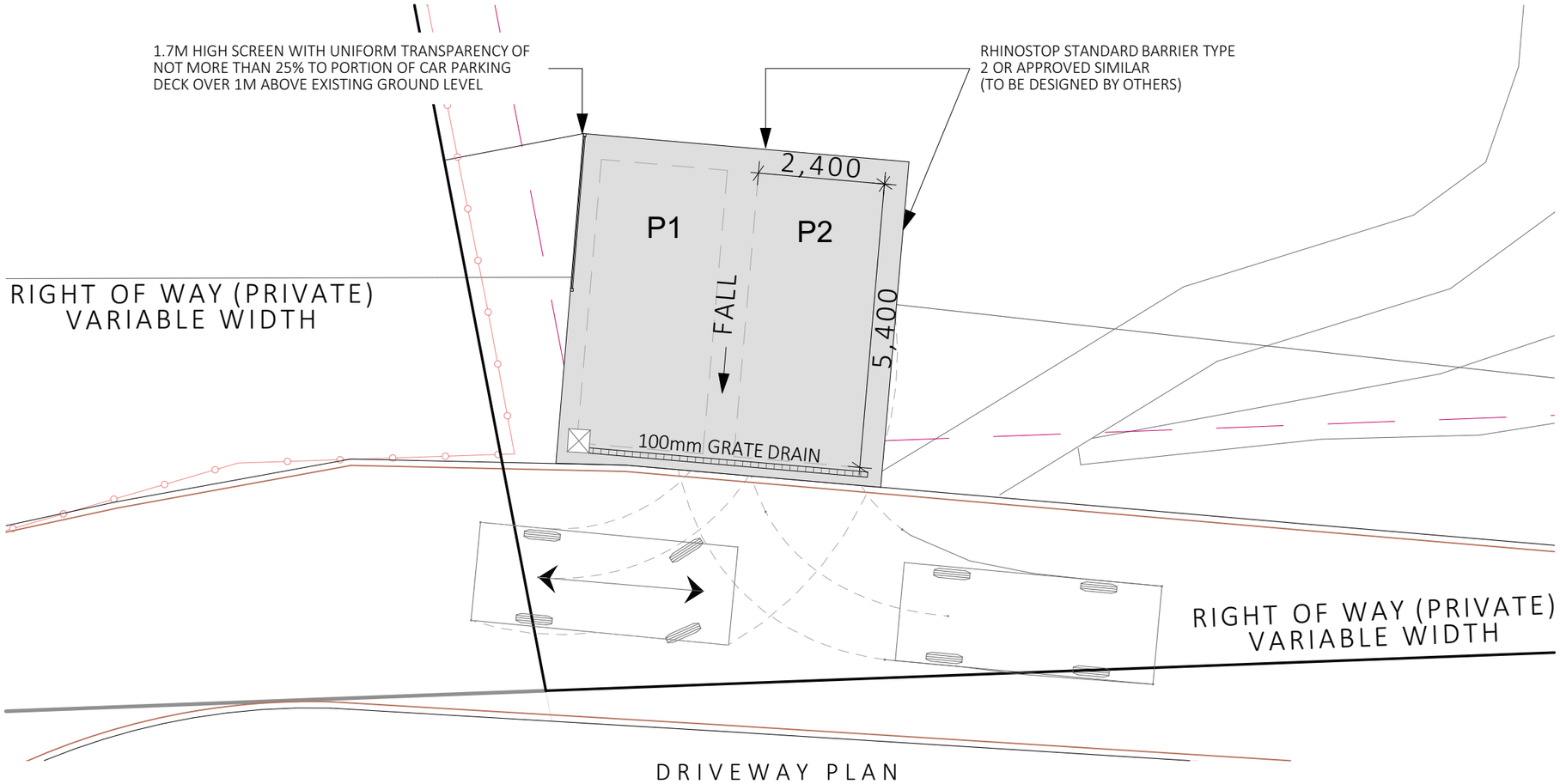
ALL DRIVEWAY PITS AND GRATE DRAINS TO BE CLASS B.

STORMWATER PITS ARE INDICATIVE. LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

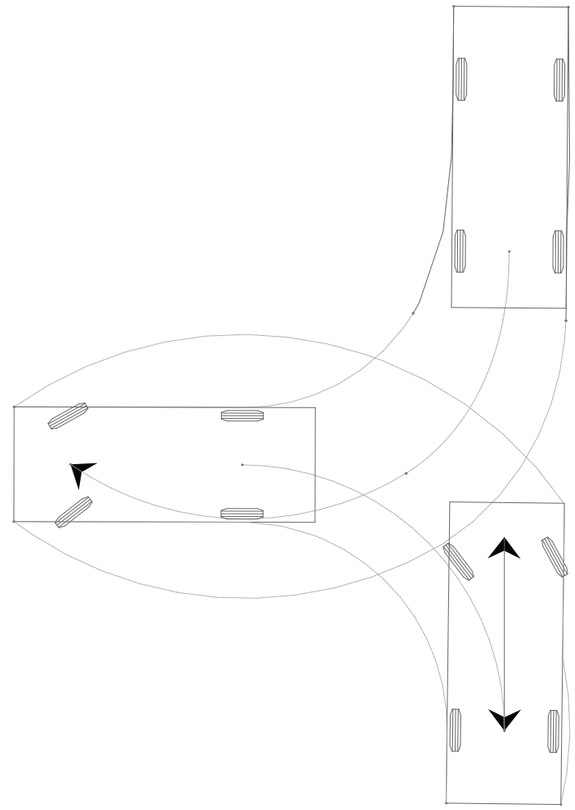
VEHICLE MOVEMENT NOTES

- MOVEMENT TEMPLATES DEMONSTRATE THE ABILITY OF VEHICLES TO ENTER INTERSECTION IN A FORWARDS DIRECTION AND LEAVE IN A FORWARDS DIRECTION.
- THE BASE DIMENSIONS OF THE VEHICLE REPRESENT THE B85 (85TH PERCENTILE) VEHICLE
- THE SWEPT PATH OF THE VEHICLE REPRESENT THE OUTER EXTENTS OF THE VEHICLE.





DRIVEWAY PLAN



Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

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PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
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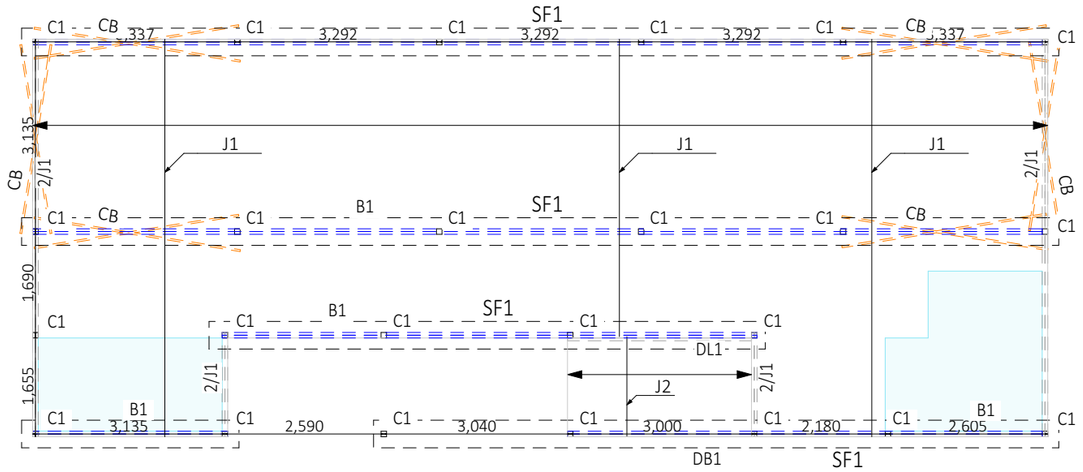
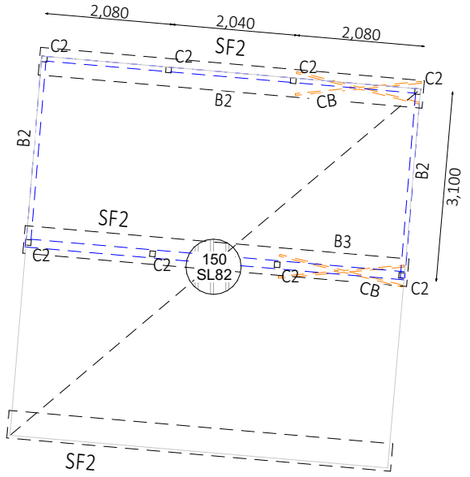
PARKING

DATE 19/03/2026 SCALE A.10





STRUCTURAL NOTES

ALL WORKS TO COMPLY WITH THE NCC & CURRENT AUSTRALIAN STANDARDS.

REFER TO STRUCTURAL SPECIFICATIONS FROM JSA ENGINEERS. AS PER SOIL REPORT,SOIL CLASS: S. WIND CLASS: N2.

JSA CONSULTING ENGINEERS TO INSPECT FOOTINGS AND SLABS PRIOR TO THE POURING OF STRUCTURAL CONCRETE.

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684.2 AND THE NCC.

BUILDER TO ADVISE ENGINEER IF EXISTING CONSTRUCTION DIFFERS FROM DESIGN DOCUMENTATION.

150 SL82

150mm THICK SUSPENDED SLAB, 0.75 METAL DECKING, SL82 (T) 40 COVER, N12 PERIMETER BAR TIED TO MESH
STRENGTH: 32MPa,
SLUMP: 100mm MAX
FINISH: STEEL TROWEL

FOOTING TYPES

SF1 400W x 400D CONCRETE STRIP FOOTING FOUNDED INTO ENGINEER APPROVED NATURAL GROUND, 4-L11TM(B)

SF2 600W x 400D CONCRETE STRIP FOOTING FOUNDED INTOENGINEER APPROVED NATURAL GROUND, 2/3-L11TM(T&B)

JOISTS

J1 190 x 45 LVL E14 JOISTS- 450CRS TO SUIT
19mm C/B STRUCTURAL FLOORING
CONTINUOUS SPAN

J2 140 x 45 F7 H3 TRP JOISTS- 400CRS
TO SUIT 19/22mm SELECT DECKING BOARDS

DJ1 190 x 45 F7 H1 TRP JOISTS- 400CRS CONTINUOUS SPAN
TO SUIT 19/22mm SELECT DECKING BOARDS
MAX 500 CANTILEVER
TYPICAL CONNECTION DETAIL PER JSA S408

BEARERS

B1 2/190x45 LVL E14 TIMBER FLOOR BEARER
FIXED VIA CUSTOM 150x100x6 ANGLE WELDED TO COLUMN WITH 2/M12 4.6 C3 COACH BOLTS

B2 230 PFC

B3 200 UB 22

DB1 2/190 x 45 F7 H3 TRP DECK BEARER FIXED VIA 2/M12 4.6 C3 COACH BOLTS

BRACING

CB 40x3 SHS CROSS BRACE, 4 CFW TO SHS COLUMNS

LEDGER

DL1 140 x 45 TRP F7 LEDGER. FIXED TO B1 VIA 2/M12 4.6 COACH BOLTS- 900 CRS

COLUMNS

C1 90 x 3.5 GRADE 350LO SHS COLUMN
200SQ. x 10PL. CAST IN PLATE. MIN. 4/N12 LUGS CAST INTO CONCRETE FOOTING, 4 CFW TO STEELWORK OVER.

C2 90 x 5.0 GRADE 350LO SHS COLUMN
200SQ. x 10PL. CAST IN PLATE. MIN. 4/N12 LUGS CAST INTO CONCRETE FOOTING, 5 CFW TO STEELWORK OVER.

- WET AREA. BUILDER TO ENSURE SUITABLE FALLS AND SETDOWNS AS PER NCC HP 10.2 WATERPROOFING NOTES & AS3740

- SHOWER RECESS

Buildwise. HOBART

REV	ISSUE	DATE
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N

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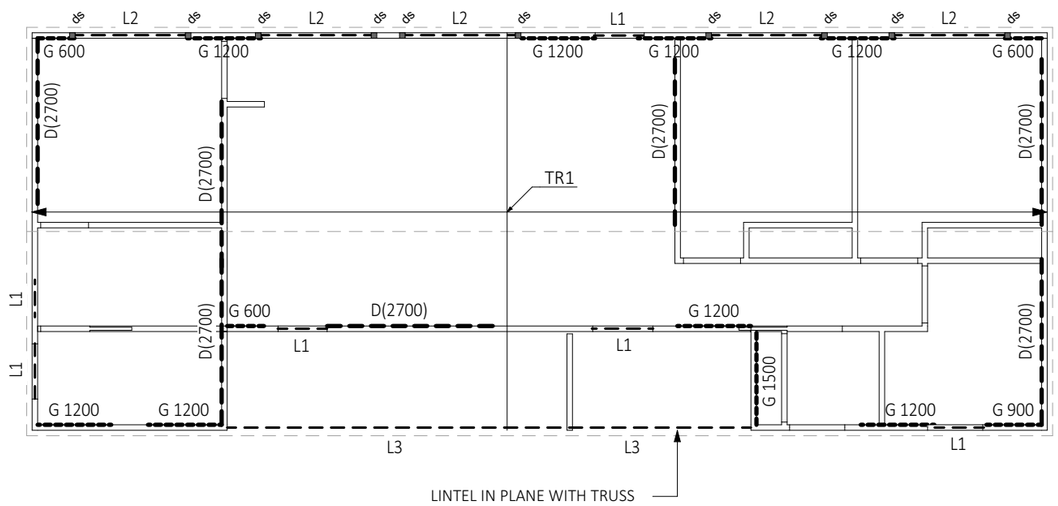
FOOTING PLAN

DATE 19/03/2026 SCALE 1:100 A.11



PROTECTIVE COATINGS FOR STEELWORK TABLE 6.3.9a OF NCC

MEDIUM

MORE THAN 200M FROM *BREAKING SURF* OR AGGRESSIVE INDUSTIRAL AREAS OR WITHIN 50M FROM SHELTERED BAYS

LOCATION

MINIMUM PROTECTIVE COATING

INTERNAL

NO PROTECTION REQUIRED IN A PERMANENTLY DRY LOCATION

EXTERNAL

OPTION 1- 2 COATS ALKYD PRIMER
OPTION 2- 2 COATS ALKYD GLOSS
OPTION 3- HOT DIP GALVANISE 300 G/M^2 MIN
OPTION 4- HOT DIP GALVANISE 100 G/M^2 MIN.
PLUS- (A) 1 COAT SOLVENT BASED VINYL PRIMER; OR (B) 1 COAT VINYL GLOSS OR ALKYD.

THERMAL BREAKS IN METAL ROOF SYSTEMS (NCC 13.2.3)

A ROOF THAT:

(I) IS REQUIRED TO ACHIEVE A MINIMUM TOTAL R-VALUE; AND
(II) HAS METAL SHEET ROOFING DIRECTLY FIXED TO METAL PURLINS, METAL RAFTERS OR METAL BATTENS; AND
(III) DOES NOT HAVE A CEILING LINING OR HAS A CEILING LINING FIXED DIRECTLY TO THOSE METAL PURLINS, METAL RAFTERS OR METAL BATTENS

MUST HAVE A THERMAL BREAK, CONSISTING OF A MATERIAL WITH AN R-VALUE OF GREATER THAN OR EQUAL TO 0.2, INSTALLED BETWEEN THE METAL SHEET ROOFING AND ITS SUPPORTING METAL PURLINS, METAL RAFTERS, OR METAL BATTENS.

EXPANDED POLYSTYRENE STRIPS OF NOT LESS THAN 12 MM THICKNESS, COMPRESSED BULK INSULATION, AND TIMBER OF NOT LESS THAN 20 MM THICKNESS ARE CONSIDERED TO ACHIEVE AN R-VALUE OF NOT LESS THAN 0.2.

NOTES

ALL WORKS TO COMPLY WITH THE NCC & CURRENT AUSTRALIAN STANDARDS.

REFER TO STRUCTURAL SPECIFICATIONS FROM ALDANMARK ENGINEERS.

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684.2 AND THE NCC.

TYPICAL TIE DOWNS TO SIDES OF LINTELS 30X0.8 G.I. STRAP OVER TOP AND BOTTOM PLATE WITH 6.30X2.8 DIS NAILS EACH END OF STRAP AND M10/STRAP TO FLOOR. BRACING & TIE DOWNS ARE TO COMPLY WITH AS 1684.2 TABLE 8.18 & THE NCC.

UNLESS NOTED, INTERNAL WALLS ARE ASSUMED TO BE NON-LOADBEARING.

BRACING & TIE DOWNS ARE TO COMPLY WITH ENGINEER'S NOTES, AS 1684.2 TABLE 8.18 & THE NCC.

BUILDER TO ADVISE ENGINEER IF EXISTING CONSTRUCTION DIFFERS FROM DESIGN DOCUMENTATION.

THE BUILDER SHALL ENSURE THAT, AS FAR AS REASONABLY PRACTICABLE, THE BUILDING WORKS ARE STRUCTURALLY SOUND AND FIT-FOR-PURPOSE.
DOUBLE STUD U.N.O.

PROVIDE 2/90x35 MGP10 DOUBLE STUD TO EITHER SIDE OF LINTEL GREATER THAN 1200mm.

STRUCTURAL SCHEDULE

T1 TIMBER ROOF TRUSS TO MANUFACTURERS DESIGN AND SPECIFICATIONS

DS 2/90X35 MGP10 WALL STUDS

LINTEL SCHEDULE

L1 90x35 F17/LVL
L2 140x45 F17/LVL
L3 2/140x45 F17/LVL

BRACING

G PLY BRACING PER AS1684 TABLE 8.18h, GIVING 6kN/m (INDICATIVE ON DRAWINGS UNLESS VALUE OTHERWISE INDICATED).

D DOUBLE DIAGONAL METAL STRAP PER TABLE AS1684, PROVIDING 3kN/m.

BR1 VERTICAL DOUBLE DIAGONAL 12MM ROD BRACING, MAX 150 FROM TOP AND BOTTOM OF POST WITH 10MM CLEAT TOP AND BOTTOM WITH 6CFW TO COLUMN, BASE PLATE AND 2/NO 14 YPE 17 BUGLE BATTEN SCREWS INTO DOUBLE RAFTER OVER

ADDITIONAL BRACING AND TIE DOWNS MAY BE INSTALLED DURING CONSTRUCTION.

COLUMNS

C1 90 x 3.5 GRADE 350LO SHS COLUMN 200SQ. x 10PL. CAST IN PLATE. MIN. 4/N12 LUGS CAST INTO CONCRETE FOOTING, 4 CFW TO STEELWORK OVER.

C2 90 x 5.0 GRADE 350LO SHS COLUMN 200SQ. x 10PL. CAST IN PLATE. MIN. 4/N12 LUGS CAST INTO CONCRETE FOOTING, 5 CFW TO STEELWORK OVER.

WIND CLASSIFICATION (AS PER AS4055)

DESIGN WIND SPEED	- N3
TERRAIN CATEGORY	- 1.0
WIND REGION	- A
SHIELDING	- PS
TOPOGRAPHY	- T1
DESIGN WIND GUST SPEED, VU	- 50M/S

Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

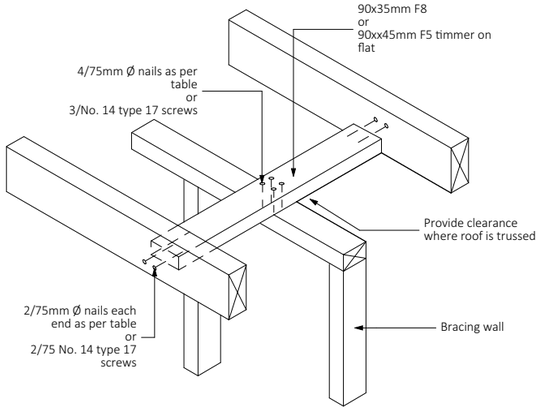
BRACING & LINTELS

DATE	SCALE	
19/03/2026	1:100	A.12

AS 1684.2 TABLE 8.22 FIXING OF TOP OF BRACING WALLS

Rafters, joists or trusses to bracing wall

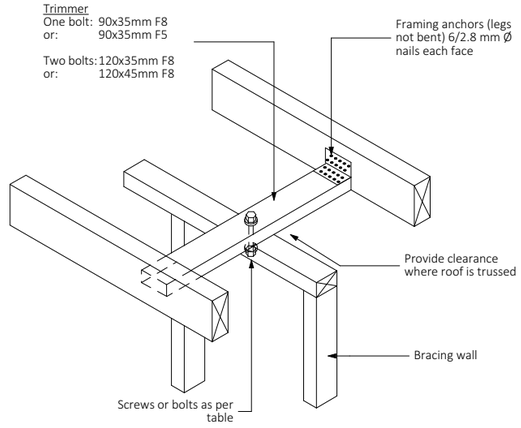
(a)



	Shear capacity (kN)					
	Unseasoned timber			Seasoned timber		
	J2	J3	J4	JD4	JD5	JD6
Nails						
3.05	3.0	2.1	1.5	2.1	1.8	1.3
3.33	3.3	2.4	1.7	2.4	2.0	1.5
Screws						
No.14 Type 17	12	8.3	5.9	8.3	5.9	4.3

NOTE: For trussed roofs, nails or screws through the top plate shall be placed in holes that permit free vertical movement of
the trusses. Alternatively, provide timber blocks either side of trimmer, fixed as prescribed for each block.

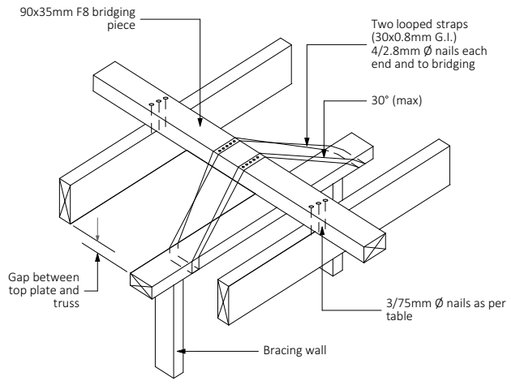
(b)



Screws						
1/No.14 Type 17	4.8	3.5	2.5	3.5	2.5	1.8
2/No.14 Type 17	9.7	6.9	6.9	4.9	4.9	3.6
3/No.14 Type 17	13	9.3	6.6	9.8	7.4	5.4
Bolts						
M10	6.4	4.1	2.6	4.3	3.0	2.0
M12	7.6	4.9	3.1	5.1	3.6	2.5
2/M10	12	8.0	5.1	8.4	5.9	4.0
2/M12	13	9.3	6.1	9.8	7.0	4.9

NOTE: For trussed roofs, screws or bolts through the top plate shall be placed in holes that permit free vertical movement of the trusses

(c)



Nails						
3.05	3.0	2.1	1.5	2.1	1.8	1.3
3.33	3.3	2.4	1.7	2.4	2.0	1.5

GLENORCHY CITY COUNCIL
PLANNING SERVICES

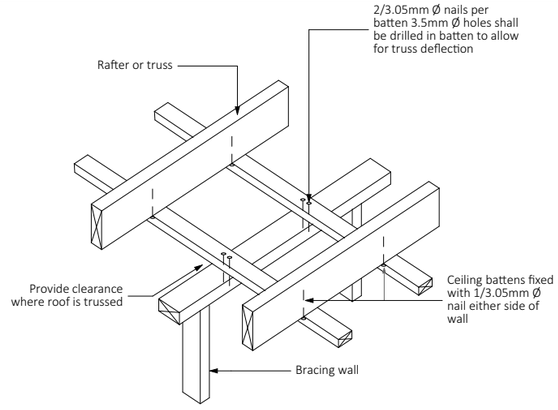
APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026

AS 1684.2 TABLE 8.22 FIXING OF TOP OF BRACING WALLS

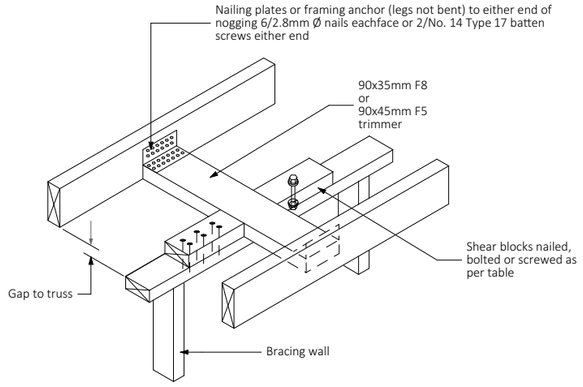
Rafters, joists or trusses to bracing wall

(d)



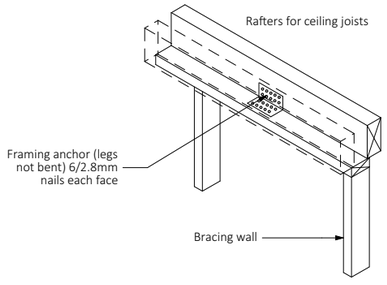
	Shear capacity (kN)					
	Unseasoned timber			Seasoned timber		
	J2	J3	J4	JD4	JD5	JD6
2.5	1.8	1.3	1.8	1.5	1.1	

(e)



Nails						
4/3.05	5.0	3.6	2.5	3.6	3.0	2.2
6/3.05	6.6	4.7	3.4	5.0	4.2	3.1
4/3.33	5.6	4.0	2.8	4.0	3.3	2.5
6/3.33	7.4	5.3	3.7	5.5	4.6	3.5
Bolts						
M10	6.4	4.1	2.6	4.3	3.0	2.0
M12	7.6	4.9	3.1	5.1	3.6	2.5
2/M10	13	8.0	5.1	8.4	5.9	4.0
Screws						
2/No.14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
3/No.14 Type 17	13	9.2	6.6	9.8	7.4	5.4

(f)



6.5	4.6	3.3	4.9	4.0	3.1	

Buildwise. HOBART

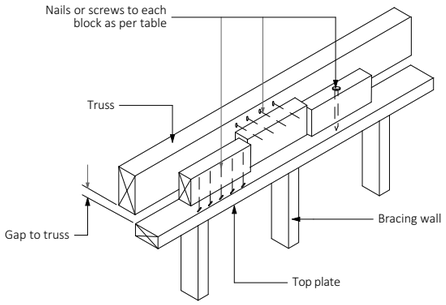
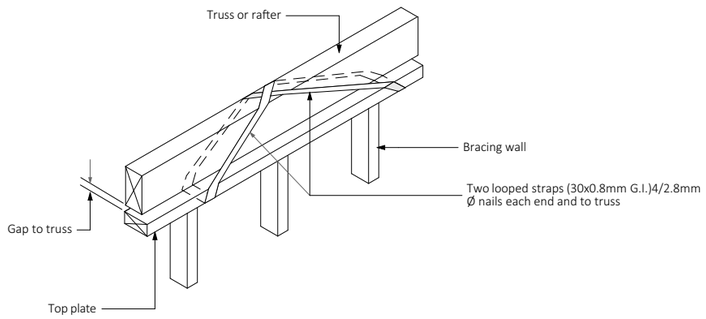
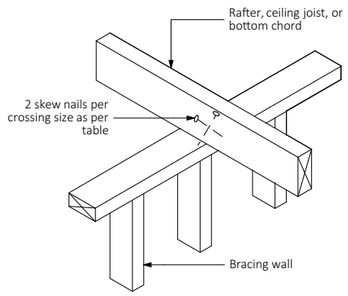
REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

BRACING NOTES

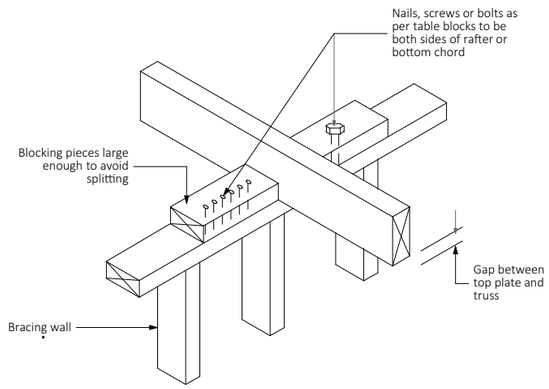
DATE 19/03/2026 SCALE A.13

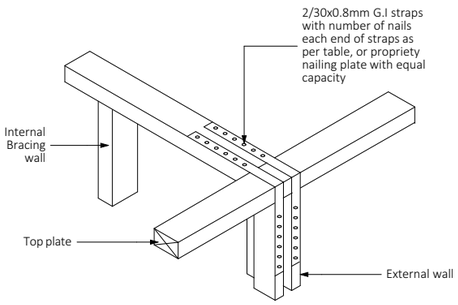
AS 1684.2 TABLE 8.22 FIXING OF TOP OF BRACING WALLS

Rafters, joists or trusses to bracing wall		Shear capacity (kN)					
		Unseasoned timber			Seasoned timber		
		J2	J3	J4	JD4	JD5	JD6
(g)	Nails						
	4/3.05	5.0	3.6	2.5	3.6	3.0	2.2
	6/3.05	6.6	4.7	3.4	5.0	4.2	3.1
	4/3.33	5.6	4.0	2.8	4.0	3.3	2.5
	6/3.33	7.4	5.3	3.7	5.5	4.6	3.5
	Screws						
	2/No.14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
	3/No.14 Type 17	15	10	7.4	10	7.4	5.4
(h)		8.7	6.2	4.4	6.6	5.4	4.1
							
(i)	Nails						
	2/3.05	1.4	1.1	0.77	1.1	0.90	0.66
	2/3.33	1.7	1.2	0.85	1.2	1.0	0.75

NOTE: For truss roof, nails through the top plate shall be placed in holes that permit free vertical movement of the trusses.

AS 1684.2 TABLE 8.22 FIXING OF TOP OF BRACING WALLS

Rafters, joists or trusses to bracing wall		Shear capacity (kN)					
		Unseasoned timber			Seasoned timber		
		J2	J3	J4	JD4	JD5	JD6
(j)	Nails						
	4/3.05	5.0	3.6	2.5	3.6	3.0	2.2
	6/3.05	6.6	4.7	3.4	5.0	4.2	3.1
	4/3.33	5.6	4.0	2.8	4.0	3.3	2.5
	6/3.33	7.4	5.3	3.7	5.5	4.6	3.5
	Bolts						
	M10	6.4	4.1	2.6	4.3	3.0	2.0
	M12	7.6	4.9	3.1	5.1	3.6	2.5
	2/M10	13	8.0	5.1	8.4	5.9	4.0
	Screws						
	2/No.14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
	3/No.14 Type 17	15	10	7.4	10	7.4	5.4

	Strap Nails							
(k)	1	4/2.8	4.3	3.1	2.2	3.3	3.0	2.1
		6/2.8	6.5	4.6	3.3	4.9	4.0	3.1
	2	4/2.8	8.7	6.2	4.4	6.6	5.4	4.1
		6/2.8	13	9.3	6.6	9.8	8.1	6.1

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026

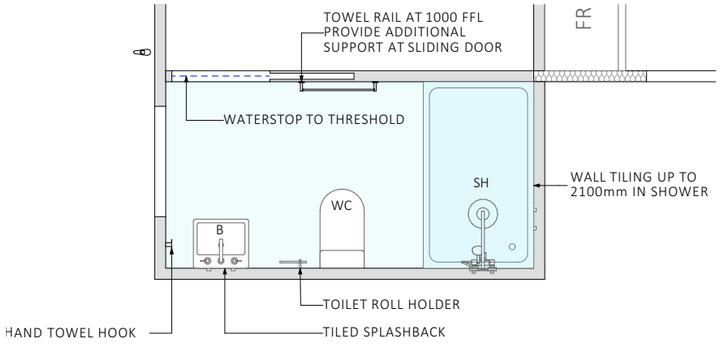
Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

BRACING NOTES

DATE 19/03/2026 SCALE A.14



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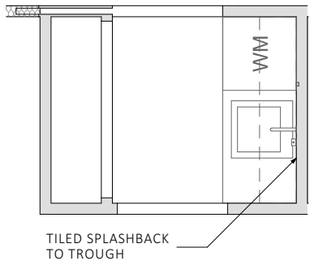
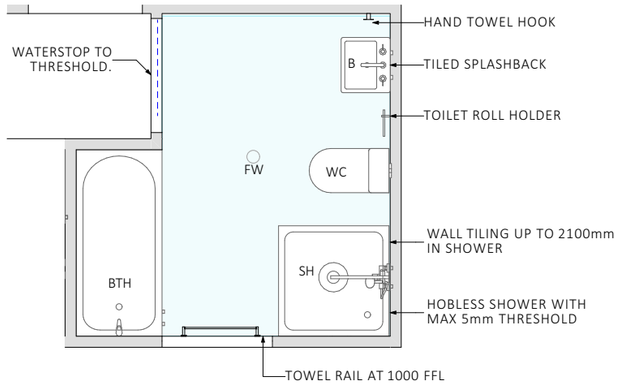


LAUNDRY



BATHROOM

WATERPROOFING NOTES

ALL WATERPROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH AS 3740 "WATERPROOFING OF DOMESTIC WET AREAS" WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS SHALL BE AS PER NCC TABLE 10.2

VILLABOARD WALL LINING TO ALL WET AREAS

WATERPROOF MEANS THE PROPERTY OF A MATERIAL THAT DOES NOT ALLOW MOISTURE TO PENETRATE THROUGH IT.

WATER RESISTANT MEANS THE PROPERTY OF A SYSTEM OR MATERIAL THAT RESTRICTS MOISTURE MOVEMENT AND WILL NOT DEGRADE UNDER CONDITIONS OF MOISTURE.

ALL GLAZING WITHIN A BATHROOM OR THE LIKE, WHICH INCLUDES SHOWER DOORS, SHOWER SCREENS & WINDOWS SHALL BE TO NCC CLAUSE 8.4.6. MINIMUM 4MM THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

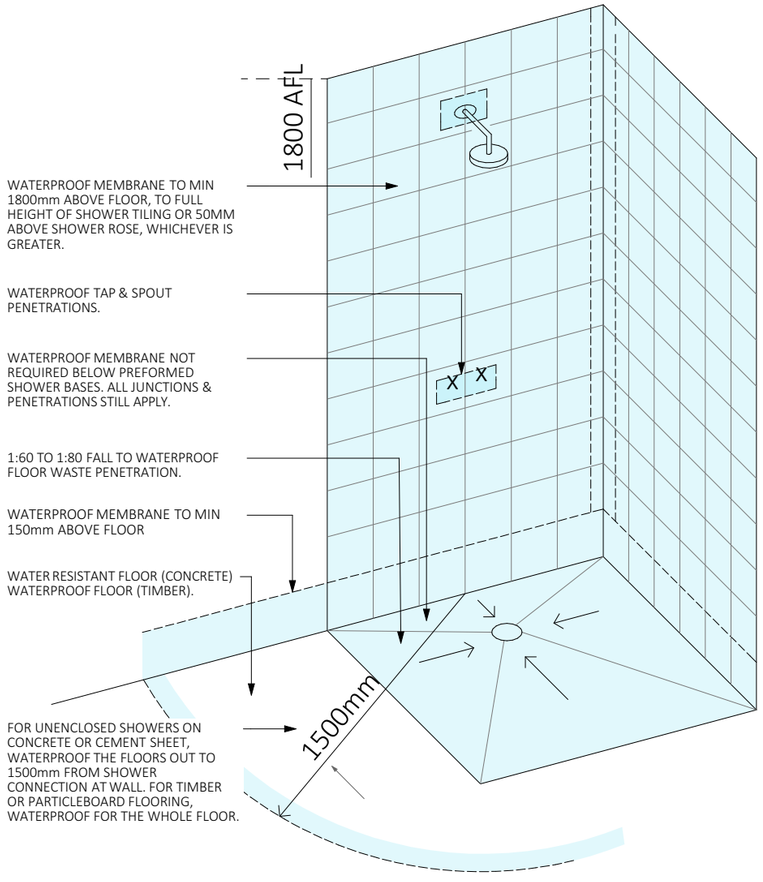
SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH AS1288 AND NCC 10.2.32 (3) FIXED AT FLOOR, WALL AND CEILING. SHOWER SCREEN MUST INCORPORATE, OR BE MOUNTED ON AN INVERTED CHANNEL, POSITIONED OVER THE TOP OF THE WATERSTOP,THAT DEFINES THE SHOWER AREA.

UNDERFLOOR HEATING CABLES SHALL NOT PENETRATE WATERPROOFING MEMBRANES.
UNDERFLOOR HEATING CABLES SHALL NOT PENETRATE WATERSTOP ANGLES.

WET AREAS (TO COMPLY WITH BCA 3.8.1.2 AND AS 3740)

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	WALL / FLOOR JUNCTIONS PENETRATIONS	PENETRATIONS
SHOWER AREA (APPLIES TO BATHROOMS AND ENSUITE)					
WITH PREFORMED SHOWER BASE	N/A	WATER RESISTANT WALLS IN SHOWER AREA TO 1800MM MINIMUM ABOVE FFL. CERAMIC TILES.	WATERPROOF WALL / FLOOR JUNCTIONS WITHIN SHOWER AREA MIN 40MM EITHER SIDE OF JUNCTION. MEMBRANE 'M01'.	WATERPROOF WALL / FLOOR JUNCTIONS WITHIN SHOWER AREA. MEMBRANE 'M01'.	WATERPROOF FLOOR PENETRATIONS WITHIN SHOWER AREA WITH MEMBRANE 'M01'.
WITH STEP DOWN	WATERPROOF FLOOR IN SHOWER AREA INCLUDING HOB OR STEP DOWN (M01)	WATERPROOF (M01) ALL WALLS IN SHOWER AREA TO 180MM ABOVE FFL. WATER RESISTANT TO 1800MM AFL.	WATERPROOF WALL / FLOOR JUNCTIONS WITHIN SHOWER AREA MIN 40MM EITHER SIDE OF JUNCTION. MEMBRANE 'M01'.	WATERPROOF WALL / FLOOR JUNCTIONS WITHIN SHOWER AREA. MEMBRANE 'M01'.	WATERPROOF TAP AND SPOUT PENETRATIONS WITH 'WATERBAR' TAP PENETRATION FLANGE AND SILICONE.
AREA OUTSIDE SHOWER AREA (APPLIES TO BATHROOMS AND ENSUITE)					
TIMBER FLOOR	WATERPROOF FLOOR OF THE ROOM. MEMBRANE 'M02'.	N/A	N/A	WATERPROOF WALL / FLOOR JUNCTIONS. MEMBRANE 'M02'	N/A
CONCRETE FLOOR	WATER RESISTANT FLOOR OF THE ROOM. CERAMIC FLOOR TILES.	N/A	N/A	WATERPROOF WALL / FLOOR JUNCTIONS. MEMBRANE 'M02'	
AREA ADJACENT TO BATH (APPLIES TO BATHROOM)					
TIMBER FLOOR	WATERPROOF FLOOR OF THE ROOM. MEMBRANE 'M01'	a) 150MM MIN. HIGH CERAMIC TILE SPLASHBACK TO PERIMETER OF BATH b) CERAMIC TILE UPSTAND FROM FLOOR LEVEL TO UNDERSIDE LIP OF BATH.	WHITE SILICONE TO JUNCTIONS WITHIN 150MM ABOVE BATH (3 X WALLS).	CERAMIC TILE UPSTAND TO EXTENT OF BATH	WATERPROOF TAP AND SPOUT PENETRATIONS IN HORIZONTAL SURFACES WITH 'WATERBAR' TAP PENETRATION FLANGE AND SILICONE.
OTHER AREAS					
LAUNDRY AND WC	WATER RESISTANT FLOOR OF THE ROOM. CF TILES.	N/A	N/A	WATERPROOF WALL / FLOOR JUNCTIONS. MEMBRANE 'M02'	N/A
WALLS ADJOINING SINK, BASIN OR LAUNDRY TUB	N/A	150MM MIN. HIGH CERAMIC TILED SPLASHBACK FOR EXTENT OF VESSEL, WHERE THE VESSEL IS WITHIN 75MM OF A WALL.	WATERPROOF WALL JUNCTION WHERE VESSEL IS FIXED TO A WALL WITH SILICONE.	N/A	WATERPROOF TAP AND SPOUT PENETRATIONS IF WITHIN SPLASHBACK WITH 'WATERBAR' TAP PENETRATION FLANGE AND SILICONE.

KEY
MEMBRANE 'M01': DUNLOP (OR SIMILAR) SHOWER WATERPROOFING KIT COMPLETE WITH REINFORCING MAT, PRIMER, NEUTRAL CURE SILICONE AND MEMBRANE TO MANUFACTURER'S RECOMMENDATIONS.
MEMBRANE 'M02': DUNLOP (OR SIMILAR) WATER BASED ACRYLIC POLYURETHANE MEMBRANE APPLIED BY EITHER BRUSH OR ROLLER IN A CONSISTENT THICKNESS TO MANUFACTURER'S RECOMMENDATIONS.



SHOWER WATERPROOFING (TYP)

Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

WATERPROOFING

DATE 19/03/2026 SCALE A.15

10.2.1 WET AREAS

(1) BUILDING ELEMENTS IN *WET AREAS* WITHIN A BUILDING MUST BE PROTECTED WITH A *WATERPROOFING SYSTEM*.
(2) THE *WATERPROOFING SYSTEM* IN (1) MUST BE EITHER *WATERPROOF* OR *WATER RESISTANT* IN ACCORDANCE WITH 10.2.2 TO 10.2.6.

10.2.5 OTHER AREAS

(1) FOR WALLS ADJOINING OTHER TYPES OF *VESSELS* (E.G. SINK, BASIN OR LAUNDRY TUB), THE FOLLOWING APPLIES:
- a. WALLS MUST BE *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 (SEE FIGURE 10.2.5).
- *b. WATERPROOF* WALL JUNCTIONS WHERE A *VESSEL* IS FIXED TO A WALL.
- *c. WATERPROOF* TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN SURFACES REQUIRED TO BE *WATERPROOF* OR *WATER RESISTANT*.

(2) FOR LAUNDRIES AND WCS, THE FOLLOWING APPLIES:
- a. THE FLOOR OF THE ROOM MUST BE *WATER RESISTANT*.
- b. WALL/FLOOR JUNCTIONS MUST BE *WATER RESISTANT*, AND WHERE A *FLASHING* IS USED, THE HORIZONTAL LEG MUST NOT BE LESS THAN 40 MM.

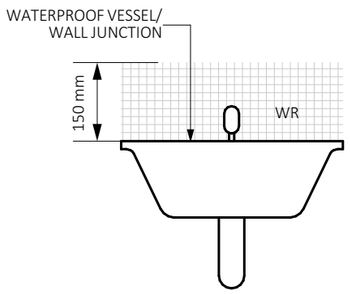
(3) FOR WCS WITH HANDHELD BIDET SPRAY INSTALLATIONS, THE FOLLOWING APPLIES:
- a. THE FLOOR OF THE ROOM MUST BE *WATERPROOF*.
- b. WALLS MUST BE-
  - *i. WATERPROOF* IN WC AREA WITHIN A 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE FLOOR SUBSTRATE; AND
  - *ii. WATER RESISTANT* IN WC AREA WITHIN A 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET DEVICE TO NOT LESS THAN 1200 MM ABOVE THE FINISHED FLOOR LEVEL OF THE WC.
- c. WALL JUNCTIONS WITHIN THE WC AREA WITHIN 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE *WATERPROOF*.
- d. WALL/FLOOR JUNCTIONS WITHIN THE WC AREA WITHIN 1000 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE *WATERPROOF*.
- e. PENETRATIONS IN THE WC AREA MUST BE *WATERPROOF*.

10.2.6 WATERPROOFING SYSTEMS

WHERE *REQUIRED* TO BE INSTALLED IN ACCORDANCE WITH 10.2.2 TO 10.2.6, MATERIALS USED IN *WET AREAS* FORMING A *WATERPROOFING SYSTEM* MUST BE EITHER *WATERPROOF* OR *WATER RESISTANT* IN ACCORDANCE WITH 10.2.8 AND 10.2.9.

10.2.8 MATERIALS - WATERPROOF

THE FOLLOWING MATERIALS USED IN *WATERPROOFING SYSTEMS* ARE DEEMED TO BE *WATERPROOF*:
- a. STAINLESS STEEL.
- b. FLEXIBLE *WATERPROOF* SHEET FLOORING MATERIAL WITH *WATERPROOF* JOINTS.
- *c. MEMBRANES* COMPLYING WITH AS/NZS 4858.
- *d. WATERPROOF* SEALANT.



(a) VESSEL ABUTTING WALL

10.2.9 MATERIALS - WATER RESISTANT SUBSTRATES

THE FOLLOWING MATERIALS ARE DEEMED TO BE *WATER RESISTANT*:
- a. FOR WALLS:
  - i. CONCRETE COMPLYING WITH AS 3600, TREATED TO RESIST MOISTURE MOVEMENT.
  - ii. CEMENT RENDER, TREATED TO RESIST MOISTURE MOVEMENT.
  - iii. COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
  - *iv. WATER RESISTANT* PLASTERBOARD SHEETING.
  - v. MASONRY IN ACCORDANCE WITH AS 3700, TREATED TO RESIST MOISTURE MOVEMENT.
- b. FOR FLOORS:
  - i. CONCRETE COMPLYING WITH AS 3600.
  - ii. CONCRETE SLABS COMPLYING WITH AS 2870.
  - iii. COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2 AND SUPPORTED ON A STRUCTURAL FLOOR.

10.2.10 WATER RESISTANT SURFACE MATERIALS

THE FOLLOWING SURFACE MATERIALS ARE DEEMED TO BE *WATER RESISTANT*:
- a. FOR WALLS:
  - i. THERMOSETTING LAMINATE.
  - ii. PRE-DECORATED COMPRESSED FIBRE-CEMENT SHEETING MANUFACTURED IN ACCORDANCE WITH AS/NZS 2908.2.
  - iii. TILES WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9.
  - *iv. WATER RESISTANT* FLEXIBLE SHEET WALL MATERIAL WITH SEALED JOINTS WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9.
  - v. SANITARY GRADE ACRYLIC LININGS.
- b. FOR FLOORS, WHEN USED IN CONJUNCTION WITH A SUBSTRATE LISTED IN 10.2.9:
  - i. TILES.
  - *ii. WATER RESISTANT* FLEXIBLE SHEET FLOORING MATERIAL WITH SEALED JOINTS.
- c. CONCRETE TREATED TO RESIST MOISTURE MOVEMENT.

EXPLANATORY INFORMATION
SHEET VINYL OR LINOLEUM WOULD SATISFY THE REQUIREMENTS OF THIS CLAUSE.

10.2.12 CONSTRUCTION OF WET AREA FLOORS - FALLS

WHERE A *FLOOR WASTE* IS INSTALLED-
- a. THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- b. THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.

10.2.13 CONSTRUCTION OF WET AREAS - WALL AND FLOOR SURFACE MATERIALS

FOR THE PURPOSES OF THIS PART, WALL AND FLOOR SURFACE MATERIALS MUST COMPLY WITH 10.2.10.

10.2.14 SHOWER AREA REQUIREMENTS

SHOWER AREAS MUST BE DESIGNED AS EITHER *ENCLOSED* OR *UNENCLOSED*-
- a. TO INCLUDE A *FLOOR WASTE* WITH FALLS COMPLYING WITH 10.2.12; AND
- b. WITH A-
  - i. STEPDOWN COMPLYING WITH 10.2.15; OR
  - *ii. HOB* COMPLYING WITH 10.2.16; OR
  - iii. LEVEL THRESHOLD COMPLYING WITH 10.2.17.

10.2.15 STEPDOWN SHOWERS

FOR STEPDOWN SHOWERS, THE HIGHEST FINISHED FLOOR LEVEL OF THE *SHOWER AREA* MUST BE STEPPED DOWN A MINIMUM OF 25 MM LOWER THAN THE FINISHED FLOOR LEVEL OUTSIDE THE SHOWER (SEE FIGURES 10.2.15A, 10.2.15B, 10.2.15C AND 10.2.15D).

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026

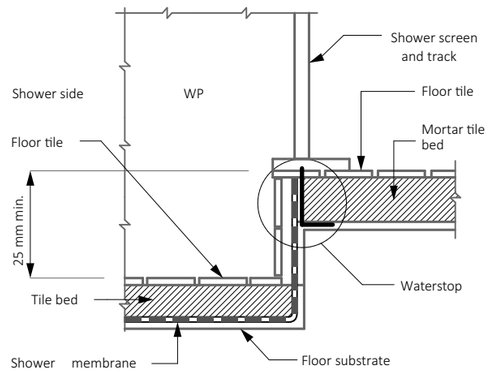


FIGURE: 10.2.15A

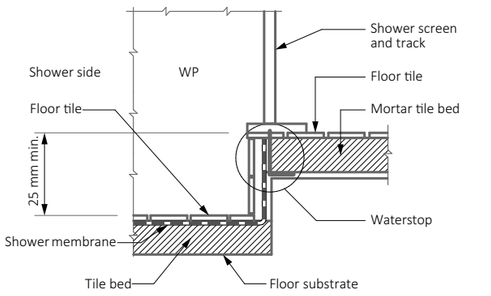


FIGURE: 10.2.15B

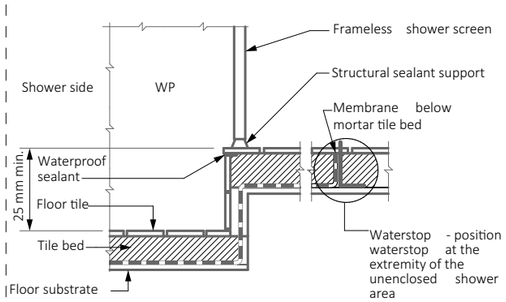


FIGURE: 10.2.15C

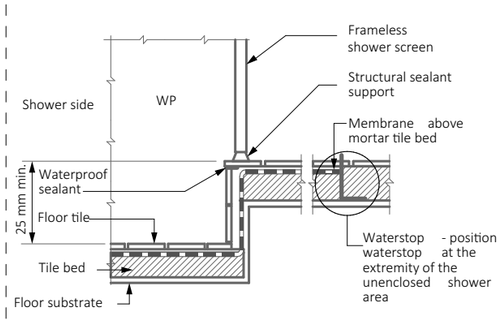


FIGURE: 10.2.15D

10.2.16 HOB CONSTRUCTION

(1) *HOBS* MUST BE CONSTRUCTED OF-
- a. MASONRY; OR
- b. CONCRETE; OR
- c. AUTOCLAVED AERATED CONCRETE; OR
- d. EXTRUDED POLYURETHANE FOAM, IN ACCORDANCE WITH FIGURE 10.2.16.

(2) ALL GAPS, JOINTS AND INTERSECTIONS OF THE *HOB* SUBSTRATE MUST BE MADE FLUSH BEFORE APPLICATION OF A *MEMBRANE*.
(3) *HOBS* MUST BE ADEQUATELY SECURED TO THE FLOOR AND SEALED AGAINST THE WALL PRIOR TO APPLYING A *MEMBRANE*.
(4) TIMBER MUST NOT BE USED FOR *HOB* CONSTRUCTION.

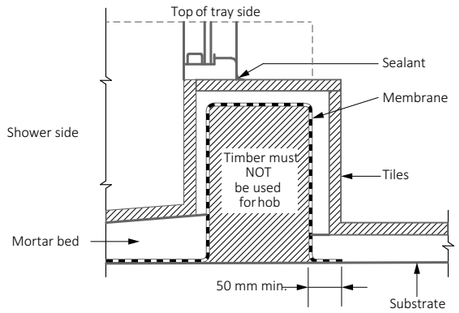


FIGURE: 10.2.16 TYP HOB CONSTRUCTION

10.2.18 ENCLOSED SHOWERS WITH LEVEL THRESHOLD

FOR ENCLOSED SHOWERS WITHOUT A STEPDOWN OR A HOB, AT THE EXTREMITY OF THE SHOWER AREA, A WATERSTOP MUST BE POSITIONED SO THAT ITS VERTICAL LEG FINISHES-
- a. WHERE A SHOWER SCREEN IS TO BE INSTALLED, NOT LESS THAN 5 MM ABOVE THE FINISHED FLOOR LEVEL (SEE FIGURE 10.2.17); AND
- b. WHERE THE WATERSTOP INTERSECTS WITH A WALL OR HAS A JOINT, THE JUNCTION MUST BE WATERPROOF.

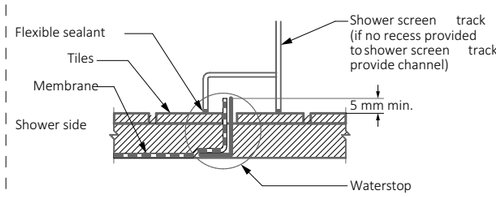


FIGURE: 10.2.17

10.2.18 UNENCLOSED SHOWERS

(1) UNENCLOSED SHOWERS MUST BE CONSTRUCTED AS FOLLOWS:
- a. A *WATERSTOP* MUST BE INSTALLED A MINIMUM HORIZONTAL DISTANCE OF 1500 MM FROM THE SHOWER ROSE.
- b. THE VERTICAL LEG OF THE *WATERSTOP* MUST FINISH-
  - i. FLUSH WITH THE TOP SURFACE OF THE FLOOR (SEE FIGURE 10.2.18); AND
  - ii. WHERE THE *WATERSTOP* INTERSECTS WITH A WALL OR IS JOINED-
    1. THE JUNCTION MUST BE *WATERPROOF*; OR
    2. THE WHOLE *WET AREA* FLOOR MUST BE WATERPROOFED AND DRAINED TO A *FLOOR WASTE* AS FOR THE *SHOWER AREA*.

(2) IN THE CASE OF (1)(B)(II)(B), AT DOORWAYS, WHERE THE HEIGHT OF THE TILING ANGLE NEEDS TO BE ADJUSTED FOR TILING PURPOSES, THE ANGLE MUST BE FIXED WITH A SEALANT COMPATIBLE WITH THE WATERPROOFING *MEMBRANE* WITHOUT DAMAGING THE *WATERPROOFING SYSTEM*.

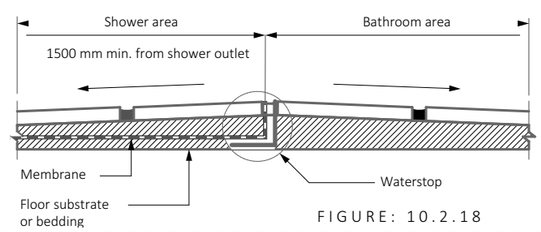


FIGURE: 10.2.18

10.2.19 PREFORMED SHOWER BASES

PREFORMED SHOWER BASES MUST-
- a. HAVE AN UPTURN LIP (SEE FIGURE 10.2.19A AND FIGURE 10.2.19B); AND
- b. BE RECESSED INTO THE WALL TO ALLOW THE *WATER RESISTANT* SURFACE MATERIALS AND SUBSTRATE MATERIALS TO PASS DOWN INSIDE THE PERIMETER UPTURN LIP OF THE SHOWER BASE (SEE FIGURE 10.2.19A AND FIGURE 10.2.19B); AND
- c. BE SUPPORTED TO PREVENT DISTORTION OR CRACKING.

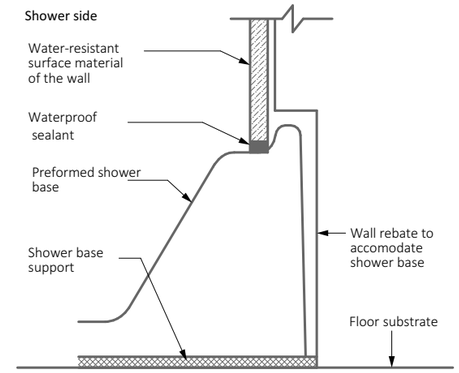


FIGURE: 10.2.19A

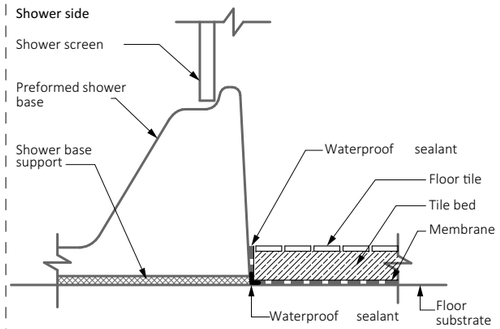


FIGURE: 10.2.19B

Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

WATERPROOFING

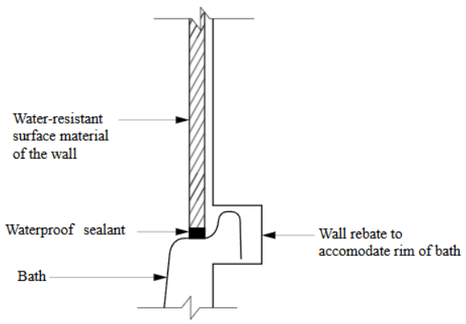
DATE 19/03/2026 SCALE

A.16

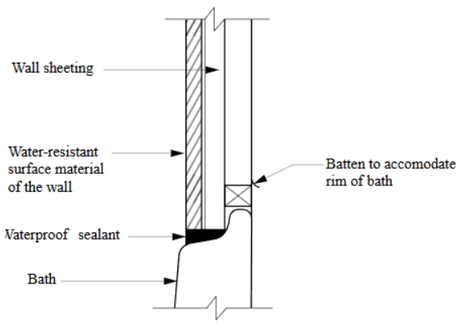
10.2.20 BATHS AND SPAS

BATHS AND SPAS, EXCEPT FREESTANDING BATHS AND SPAS, MUST-

a) HAVE AN UPTURN LIP; AND
b) BE RECESSED INTO THE WALL (SEE FIGURE 10.2.20); AND
c) HAVE THE WATER RESISTANT SUBSTRATE MATERIALS OF THE WALL PASS DOWN INSIDE THE UPTURN LIP (SEE FIGURE 10.2.20).



(a) Bath/wall junction - recessed



(b) Bath/wall junction - battened

10.2.21 MEMBRANE INSTALLATION FOR SCREED

WHERE A *SCREED* IS USED IN CONJUNCTION WITH A *WATERPROOF* MEMBRANE, THE *WATERPROOF* MEMBRANE CAN BE INSTALLED EITHER ABOVE OR BELOW THE TILE BED OR *SCREED*.

10.2.22 SUBSTRATE SURFACE PREPARATION FOR APPLICATION OF MEMBRANE

THE SUBSTRATE SURFACE AREA WHERE A MEMBRANE IS TO BE APPLIED MUST-

a. BE CLEAN AND DUST FREE; AND
b. FREE OF INDENTATIONS AND IMPERFECTIONS.

10.2.23 PENETRATIONS

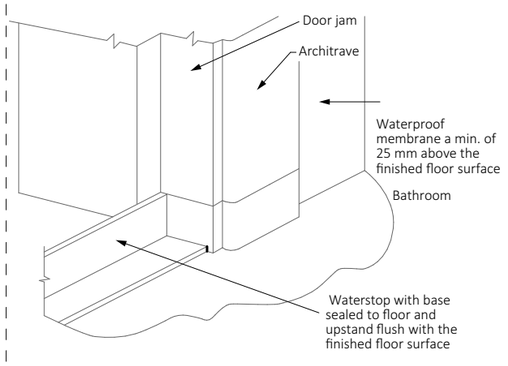
PENETRATIONS WITHIN *SHOWER AREAS* MUST COMPLY WITH THE FOLLOWING:

a. PENETRATIONS FOR TAPS, SHOWER NOZZLES AND THE LIKE MUST BE WATERPROOFED BY SEALING WITH-
   i. SEALANTS; OR
   ii. PROPRIETARY FLANGE SYSTEMS; OR
   iii. A COMBINATION OF (I) AND (II).
b. THE SPINDLE HOUSING OF THE TAP BODY MUST BE ABLE TO BE REMOVED TO ENABLE REPLACEMENT OF THE WASHER WITHOUT DAMAGING THE SEAL.
c. THE FOLLOWING MUST BE WATERPROOFED:
   i. ALL PENETRATIONS DUE TO MECHANICAL FIXINGS OR FASTENINGS OF SUBSTRATE MATERIALS.
   ii. ANY PENETRATION OF THE SURFACE MATERIALS DUE TO MECHANICAL FIXINGS OR FASTENINGS.
   iii. RECESSED SOAP HOLDERS (NICHES) AND THE LIKE.
d. TAP AND SPOUT PENETRATIONS ON HORIZONTAL SURFACES SURROUNDING BATHS AND SPAS MUST BE WATERPROOFED BY-
   i. SEALING THE TAP BODY TO THE SUBSTRATE WITH SEALANTS; OR
   ii. PROPRIETARY FLANGE SYSTEMS.

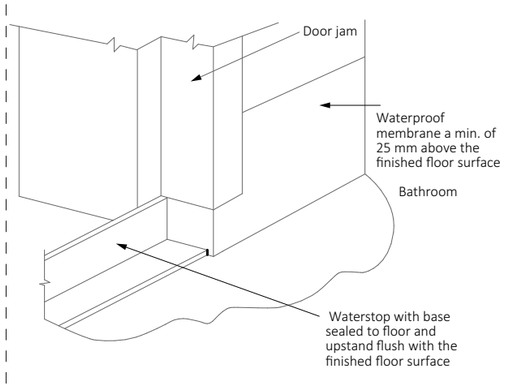
10.2.24 FLASHINGS/JUNCTIONS

FLASHINGS MUST BE INSTALLED IN ACCORDANCE WITH 10.2.2 TO 10.2.5 AND THE FOLLOWING:

a. PERIMETER *FLASHING* TO WALL/FLOOR JUNCTIONS MUST HAVE A-
   i. VERTICAL LEG THAT EXTENDS A MINIMUM OF 25 MM ABOVE THE FINISHED FLOOR LEVEL, EXCEPT ACROSS DOORWAYS; AND
   ii. HORIZONTAL LEG THAT HAS A MINIMUM WIDTH OF NOT LESS THAN 50 MM.
b. WHERE A *WATER RESISTANT* SUBSTRATE IS USED IN CONJUNCTION WITH A *WATER RESISTANT* SURFACE MATERIAL, A *WATERPROOF* SEALANT MUST BE INSTALLED AT THE SUBSTRATE JUNCTION AT THE WALL/FLOOR JUNCTION.
c. PERIMETER *FLASHINGS* AT A FLOOR LEVEL OPENING MUST COMPLY WITH THE FOLLOWING:
   i. WHERE THE WHOLE *WET AREA* FLOOR IS *WATERPROOF*, AT FLOOR LEVEL OPENINGS, A *WATERSTOP* MUST BE INSTALLED THAT HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL WITH THE FLOOR *MEMBRANE* BEING TERMINATED TO CREATE A *WATERPROOF* SEAL TO THE *WATERSTOP* AND TO THE PERIMETER *FLASHING* (SEE FIGURE 10.2.24).
   ii. IN ANY OTHER CASE, AT A FLOOR LEVEL OPENING A *WATERSTOP* MUST BE INSTALLED THAT HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL AND WATERPROOFED TO THE PERIMETER *FLASHING*.
d. A VERTICAL *FLASHING*, EITHER EXTERNAL TO THE *WET AREA* OR INTERNAL, MUST EXTEND A MINIMUM OF 1800 MM ABOVE THE FINISHED FLOOR LEVEL.



(a) After installation of architrave



(b) Prior to installation of architrave

FIGURE: 10.2.24

10.2.25 SHOWER AREA FLOOR MEMBRANE APPLICATION

FOR HOBLESS SHOWERS, OR SHOWERS WITH HOBS OR STEPDOWNS, THE *MEMBRANE* MUST BE APPLIED OVER THE FLOOR AND UP THE VERTICAL FACE OF THE WALL SUBSTRATE TO A MINIMUM HEIGHT OF 1800 MM ABOVE THE FINISHED TILE LEVEL OF THE FLOOR.

10.2.26 SHOWER AREA MEMBRANE REQUIREMENTS FOR WALL SHEETING SUBSTRATES

(1) WHERE WALL SHEETING IS USED WITH AN EXTERNAL *MEMBRANE* SYSTEM IN A *SHOWER AREA* IT MUST BE *WATERPROOF* TO PREVENT WATER MOVEMENT BY CAPILLARY ACTION.
(2) WHERE *WATER RESISTANT* PLASTERBOARD IS USED ALL CUT EDGES THAT HAVE THE POTENTIAL TO BE AFFECTED BY WATER AND MOISTURE MUST BE WATERPROOFED, INCLUDING THE BOTTOM EDGE OVER A *PREFORMED SHOWER BASE*.

10.2.27 BOND BREAKER INSTALLATION FOR BONDED MEMBRANES

(1) *BOND BREAKERS* MUST BE INSTALLED AT ALL WALL/WALL, WALL/FLOOR, *HOB*/WALL JUNCTIONS AND AT MOVEMENT JOINTS WHERE THE *MEMBRANE* IS BONDED TO THE SUBSTRATE.
(2) *BOND BREAKERS* MUST BE OF THE TYPE COMPATIBLE WITH THE FLEXIBILITY CLASS OF THE *MEMBRANE* TO BE USED.

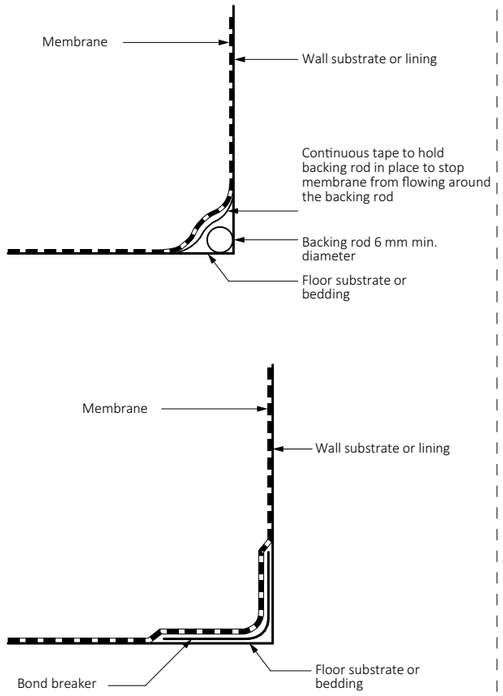


FIGURE: 10.2.27

10.2.28 INSTALLATION OF INTERNAL MEMBRANES

(1) WHERE A SHOWER HAS A *HOB* THE *MEMBRANE* MUST BE BROUGHT OVER THE TOP OF THE *HOB*, DOWN THE OUTSIDE FACE AND TERMINATE NOT LESS THAN 50 MM ONTO THE FLOOR (SEE FIGURE 10.2.16).
(2) WHERE THE SHOWER HAS A *WATERSTOP*, THE *MEMBRANE* MUST BE BROUGHT TO THE TOP OF THE FINISHED FLOOR, EXCEPT WHERE IT IS UNDER A FRAMED *SHOWER SCREEN* WHERE IT MUST TERMINATE NOT LESS THAN 5 MM ABOVE THE FINISHED TILE SURFACE (SEE FIGURE 10.2.17 AND FIGURE 10.2.18).

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

(1) *MEMBRANE* DRAINAGE CONNECTIONS IN CONCRETE FLOORS MUST COMPLY WITH ONE OF THE FOLLOWING:

a. A *DRAINAGE FLANGE* MUST BE INSTALLED WITH THE WATERPROOFING *MEMBRANE* TERMINATED AT OR IN THE *DRAINAGE FLANGE* TO PROVIDE A *WATERPROOF* CONNECTION (SEE FIGURE 10.2.29).
b. WHERE A *PREFORMED SHOWER BASE* IS USED, PROVISION MUST BE MADE TO DRAIN THE TILE BED AND PROVIDE A *WATERPROOF* CONNECTION TO THE DRAIN.

(2) FOR *MEMBRANE* DRAINAGE CONNECTIONS IN OTHER FLOORS, A *DRAINAGE FLANGE* MUST BE INSTALLED WITH THE WATERPROOFING *MEMBRANE* TERMINATED AT OR IN THE *DRAINAGE FLANGE* TO PROVIDE A *WATERPROOF* CONNECTION (SEE FIGURE 10.2.29).
(3) WHERE A *PREFORMED SHOWER BASE* IS USED, PROVISION MUST BE MADE TO DRAIN THE TILE BED AND PROVIDE A *WATERPROOF* CONNECTION TO THE DRAIN.
(4) *FLOOR WASTES* MUST BE OF SUFFICIENT HEIGHT TO SUIT THE THICKNESS OF THE TILE AND TILE BED AT THE OUTLET POSITION.

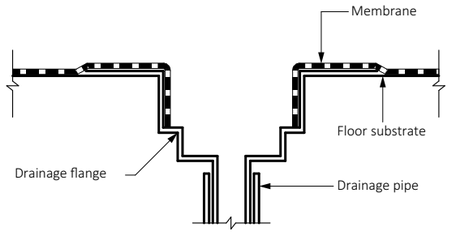


FIGURE: 10.2.29

10.2.30 DRAINAGE RISER CONNECTION

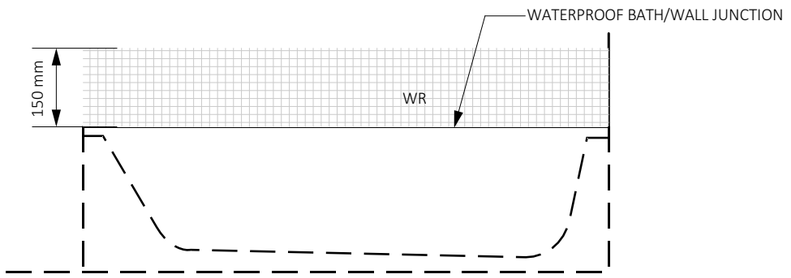
(1) WHERE A *PREFORMED SHOWER BASE* IS USED, THE *DRAINAGE RISER* MUST BE CONNECTED TO THE TRAY WITH A *WATERPROOF* JOINT.
(2) WHERE AN IN SITU SHOWER TRAY IS USED, THE *MEMBRANE* MUST BE ABLE TO FORM A PERMANENT *WATERPROOF* SEAL TO THE *DRAINAGE RISER* OR *DRAINAGE FLANGE* (SEE FIGURE 10.2.29).

10.2.31 DOOR JAMBS ON TILED FLOORS

WHERE THE BOTTOM OF A DOOR JAMB DOES NOT FINISH ABOVE THE FLOOR TILING, THE PORTION OF THE DOOR FRAME BELOW THE FLOOR TILING MUST BE WATERPROOFED TO PROVIDE A CONTINUOUS SEAL BETWEEN THE PERIMETER *FLASHING* AND THE *WATERSTOP*.

10.2.32 SHOWER SCREENS

(1) FOR A SHOWER WITH A *HOB*, THE *SHOWER SCREEN* MUST BE INSTALLED FLUSH WITH THE *SHOWER AREA* SIDE OF THE *HOB* OR OVERHANG INTO THE *SHOWER AREA*.
(2) FOR A SHOWER WITH A STEPDOWN, THE *SHOWER SCREEN* MUST BE INSTALLED FLUSH WITH THE FINISHED VERTICAL SURFACE OF THE STEPDOWN OF THE *SHOWER AREA*.
(3) FOR A SHOWER WITHOUT A *HOB* OR STEPDOWN, THE *SHOWER SCREEN* MUST INCORPORATE OR BE MOUNTED ON AN INVERTED CHANNEL, POSITIONED OVER THE TOP OF THE *WATERSTOP*, THAT DEFINES THE *SHOWER AREA*.
(4) FOR BATH END WALLS AND DIVIDING WALLS ABUTTING A SHOWER, THE *SHOWER SCREEN* MUST BE POSITIONED SO THAT THE BOTTOM EDGE WITHIN THE *SHOWER AREA* IS EITHER FLUSH WITH THE OUTSIDE EDGE OF THE BATH OR OVERHANGING INTO THE *SHOWER AREA*.



(b) WALL/BATH JUNCTION

image-10-2-5-bath-and-vessel-abutting-wall-areas-to-be-protected

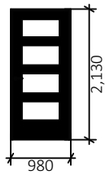
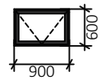
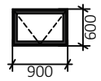
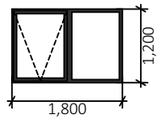
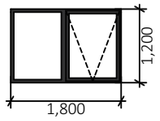
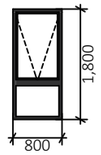
Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

WATERPROOFING

DATE 19/03/2026 SCALE A.17

EXTERNAL VIEW			 OBSCURE			
ID	D01	W01	W02	W03	W04	W05
NOMINAL W x H	920×2,100	900×600	900×600	1,800×1,200	1,800×1,200	800×1,800
SILL HEIGHT	0	1,500	1,500	857	900	300

EXTERNAL VIEW				OBSCURE	
ID	W06	W07	W08	W9	W10
NOMINAL W x H	1,800×1,200	1,800×1,200	1,800×1,200	900×600	800×1,800
SILL HEIGHT	900	900	900	1,500	300

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026

WINDOWS AND DOORS

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS2047. ALL OTHER GLASS TO COMPLY WITH AS1288.

REFER ELEVATIONS FOR WINDOW POSITIONS AND STYLES. BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO PURCHASE.

ENSURE ALL BEDROOM WINDOW OPENINGS WITH A FALL TO GROUND OF 2M OR GREATER ARE MIN. 1700MM ABOVE INTERNAL FLOORS OR RESTRICT OPENING BY MEANS OF THE FOLLOWING:

A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING OR A SECURITY SCREEN; AND
B) NOT ALLOW A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
C) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE WINDOW RESTRAINED BY A DEVICE OR SCREEN; AND
D) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE DEVICE OR SCREEN IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

SHOWER SCREENS
2100H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 8.4.6. & AS1288 AND FIXED AT FLOOR, WALL AND CEILING. MINIMUM 6MM THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 200mm IN HEIGHT
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR
- THE LOWER LEDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR

ENERGY EFFICIENCY (REFER BCA 3.12)
A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OPERABLE WINDOW. (A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES IN AS 2047 NEED NOT COMPLY WITH THE ABOVE).

A SEAL FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR MUST BE A DRAFT PROTECTION DEVICE (RAVEN OR EQUIVALENT). OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPERABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

ROOF, EXTERNAL WALLS, EXTERNAL FLOORS AND OPENINGS SUCH AS DOOR AND WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR AIR LEAKAGE, IE:
- ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTIONS: AND
- SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

NATURAL LIGHT AND VENTILATION
PART 10.5 LIGHT
MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED (NATURAL LIGHT).
PART 10.6 VENTILATION
MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED. (AN EXHAUST FAN MAY BE USED FOR SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAY OF DUCTS).

BUSHFIRE RELATED NOTES
ALL WINDOWS TO BE IN COMPLIANCE WITH BAL 19 REQUIREMENTS. REFER TO BUSHFIRE PROTECTION PLAN.

WINDOWS/GLAZING
WINDOW FRAME AND SUPPORTING FRAME SHALL BE POWDERCOATED ALUMINIUM WITH TOUGHENED GLASS MINIMUM 5MM THICKNESS. OPENABLE PORTIONS OF WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS AS DESCRIBED BELOW.
SCREENS FOR WINDOWS
ALUMINIUM SCREENS WITHIN POWDERCOATED ALUMINIUM FRAMES MUST HAVE A MAXIMUM APERTURE OF 2MM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE WINDOW FRAME SHALL NOT EXCEED 3MM.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288.

Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

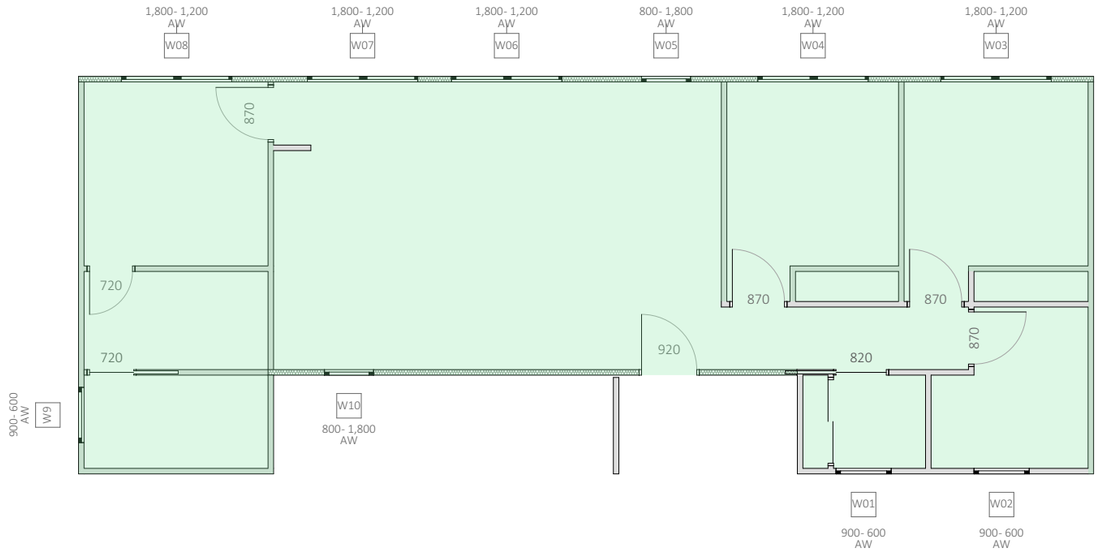
GLAZING SCHEDULE

DATE 19/03/2026 | SCALE 1:1 | A.19

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026



ENERGY EFFICIENCY PROVISIONS

IN ACCORDANCE WITH PART 3.12 OF NCC 2019 (SCHEDULE 9 TASMANIA)

BUILDING FABRIC	R-VALUE
CEILING & ROOF	
FLAT CEILING/PITCHED ROOF METAL	R0.21
CEILING INSULATION BATTS	R4.0
TOTAL R-VALUE	R4.21
(N.C.C. ACCEPTABLE SOLUTION S.A.V <0.4 = R4.6)	
(N.C.C. ACCEPTABLE SOLUTION S.A.V >0.4 = R5.1)	
EXTERNAL WALL	
CEMENT SHEET	R0.42
WALL INSULATION BATTS	R2.5
TOTAL R-VALUE	R2.92
(N.C.C. ACCEPTABLE SOLUTION = R2.8)	
CONCRETE SLAB ON GROUND	
SUSPENDED TIMBER FLOOR (UNENCLOSED)	R0.7
FLOOR INSULATION BATTS	R2.5
TOTAL R-VALUE	R3.2
(N.C.C ACCEPTABLE SOLUTION FOR UNCONDITIONED SLAB = R0.0)	
(N.C.C ACCEPTABLE SOLUTION FOR CONDITIONED SLAB = R1.0 EDGE INSULATION)	

BUILDING SEALING

CONSTRUCTION OF ROOFS, WALLS AND FLOORS
ALL JUNCTIONS INSIDE OF EXTERNAL SKIN TO BE FULLY SEALED WITH CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR SQUARE STOP.

EXTERNAL WINDOWS AND DOORS
COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.

ROOF LIGHTS
ALL ROOF LIGHTS MUST BE SEALED, OR CAPABLE OF BEING SEALED WITH-

(I) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT THE CEILING OR INTERNAL LINING LEVEL; OR
(II) A WEATHERPROOF SEAL; OR
(III) A SHUTTER SYSTEM READILY OPERATED EITHER MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

EXTERNAL FANS
SELF-CLOSING DAMPER OR FILTER TO BE FITTED.

CHIMNEYS OR FLUES
CHIMNEYS AND/OR FLUES OF AN OPEN SOLID-FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

- CONDITIONED SPACE: SUSPENDED FLOOR OVER UNCONDITIONED SPACE

TYPICAL SOLAR ABSORBENCY VALUES (S.A.V) FOR ROOF SURFACES:

COLOUR	S.A.V
SLATE (DARK GREY)	0.9
RED, GREEN	0.75
YELLOW, BUFF	0.6
ZINC ALUMINIUM	0.55
GALVANISED STEEL	0.55
LIGHT GREY	0.45
OFF WHITE	0.35
LIGHT CREAM	0.30

Buildwise.
HOBART

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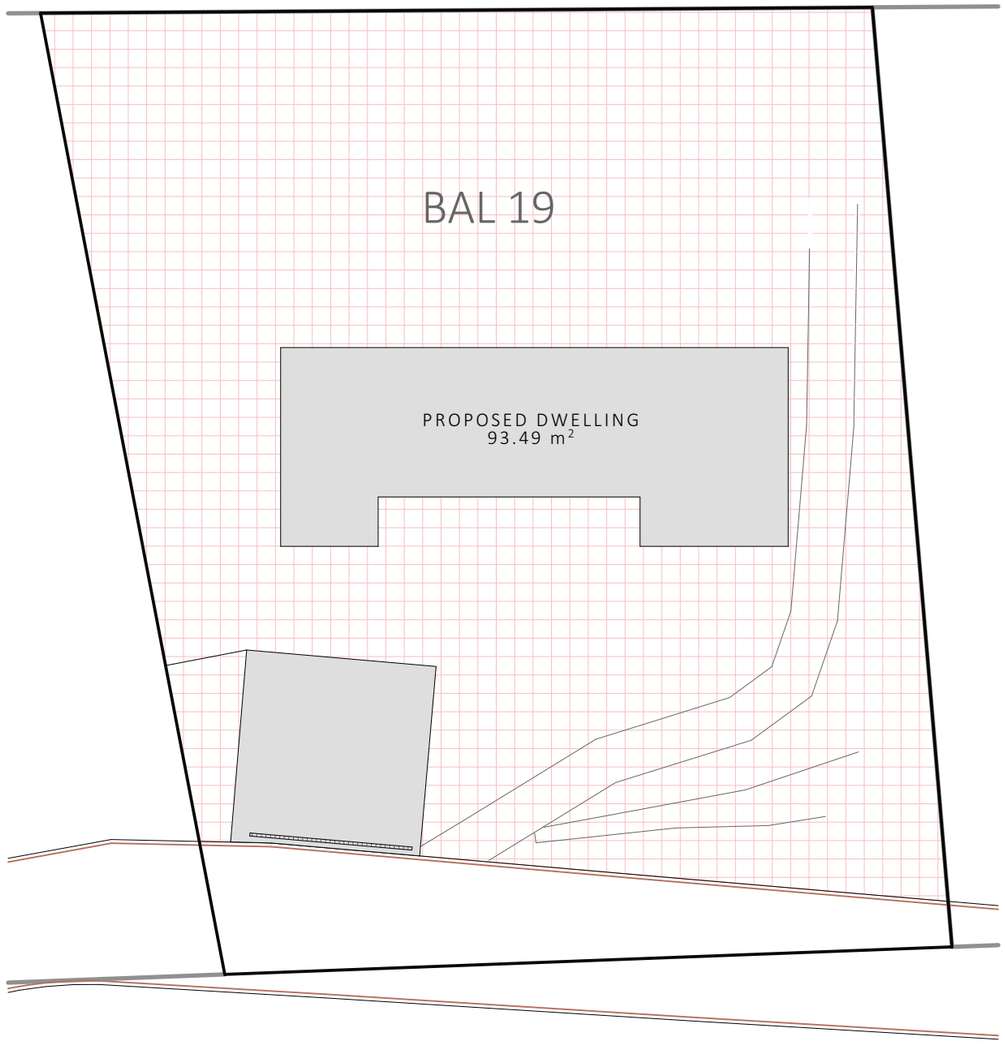
ENERGY EFFECIENCY

DATE	SCALE	
19/03/2026	1:100	A.18

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026



BUSHFIRE NOTES

PLANS TO BE READ IN CONJUNCTION WITH THE BUSH FIRE HAZARD MANAGEMENT PLAN UNDERTAKEN BY DAVID LYNE ON 5/03/2026.
REFER BUSHFIRE REPORT.

HAZARD MANAGEMENT AREA PRESCRIPTIONS

HAZARD MANAGEMENT AREA
THE HAZARD MANAGEMENT AREA EXTENDS TO THE ENTIRETY OF THE LOT

MAITANANCE SCHEDULE

- THE HAZARD MANAGEMENT AREA IS TO BE MANAGED IN A MINIMAL FUEL CONDITION AS MOWED, LAWNS, GARDENS, AREAS OF GRAVEL, AND DRIVEWAY.
- GROUND COVER VEGETATION (GRASSES, HERBS AND GRAMINOIDS) TO BE MAINTAINED NO HIGHER THAN 100MM.
- MAINTAIN 15 M CANOPY SEPARATION BETWEEN TREES
- REMOVE FALLEN BRANCHES, BARK AND LEAVES AND KEEP GROUND LITTER TO A MAXIMUM OF 20MM DEPTH FROM AROUND TREES.
- PRUNE TO CREATE AND MAINTAIN A SEPARATION DISTANCE OF 2M (VERTICALLY) BETWEEN THE GROUND COVER (MAINTAINED TO <100MM) AND THE LOWEST BRANCHES OF TREES IN THE HMA.
- CLEAR PRIVATE ACCESS OF ANY TREES AND BRANCHES WITHIN 0.5 M OF CARRIAGEWAY AND 4M OVER CARRIAGEWAY.
- REMOVE ANY FIRE HAZARDS SUCH AS WOODPILES AND GARDEN WASTE TO AT LEAST 10M FROM DWELLING.
- KEEP ROOFS AND GUTTERING CLEAR OF FLAMMABLE DEBRIS.
- MINIMISE THE STORAGE OF PETROLEUM FUELS AND STORE FUELS AT LEAST 10M FROM DWELLING IN A SUITABLE ENCLOSED SHED.

BUSHFIRE PROTECTION MEASURES

TO REDUCE RISK OF BUSHFIRE ATTACK, CONTINUAL MAINTANCE OF BUSHFIRE PROTECTION MEASURES ARE TO BE UNDERTAKEN BY SUSCESSING OWNERS IN PERPETUITY

WATER SUPPLY

THERE IS AN EXISTING FIRE HYDRANT WITHIN 120M OF THE MST DISADVANTAGED SECTION OF THE DWELLING.

Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

N

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

BUSHFIRE PLAN

DATE 19/03/2026 SCALE A.20

SECTION 6 CONSTRUCTION REQUIREMENTS FOR BAL - 19

THESE NOTES MUST BE READ AND IN CONJUNCTION WITH THE BUSHFIRE REPORT

6.1 GENERAL
A building assessed in Section 2 as being BAL-19 shall conform with Section 3 and Clauses 6.2 to 6.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 6.2 to 6.8 (see Clause 3.8).

NOTE: BAL-19 is primarily concerned with protection from ember attack and radiant heat greater than 12.5 kW/m2 up to and including 19 kW/m2.

6.2 SUB-FLOOR SUPPORTS

6.3 FLOORS
6.3.1 General
This Standard does not provide construction requirements for concrete slabs on the ground.

6.3.2 Elevated floors

6.4 WALLS
6.4.1 General
The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be as follows:

(a) Non-combustible material including the following provided the minimum thickness is 90 mm:
  (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
  (ii) Precast or in situ walls of concrete or aerated concrete.
  (iii) Earth wall including mud brick.
  or
(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed.
or
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is-
  (i) non-combustible material; or
  (ii) fibre-cement a minimum of 6 mm in thickness; or
  (iii) bushfire-resisting timber (see Appendix F); or
  (iv) a timber species as specified in Paragraph E1, Appendix E; or
  (v) a combination of any of Items (i), (ii), (iii) or (iv).
  or
(d) A combination of any of Items (a), (b) or (c) above.

This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).

6.4.2 Joints
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

6.4.3 Vents and weepholes
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

6.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
6.5.1 Bushfire shutters
Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from-

(a) non-combustible material; or
(b) a timber species as specified in Paragraph E1, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any of Items (a), (b), or (c).

6.5.2 Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.
The frame supporting the mesh or perforated sheet shall be made from-

(a) metal; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E2, Appendix E.

6.5.3 Windows and sidelights
Window assemblies shall-

(a) be completely protected by a bushfire shutter conforming with Clause 3.7 and Clause 6.5.1; or
(b) be completely protected externally by screens conforming with Clause 3.6 and Clause 6.5.2; or
(c) conform with the following:
  (i) *Frame material* For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery, shall be made from one of the following:
    (A) Bushfire-resisting timber (see Appendix F). *or*
    (B) A timber species as specified in Paragraph E2, Appendix E. *or*
    (C) Metal. *or*
    (D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
    There are no restrictions on frame material for all other windows.
  (ii) *Hardware* There are no specific restrictions on hardware for windows.
  (iii) *Glazing* Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings, having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be toughened glass a minimum of 5 mm in thickness, or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only.
For all other glazing, annealed glass may be used in accordance with AS 1288.

  (iv) *Seals and weather strips* There are no specific requirements for seals and weather strips at this BAL level.
  (v) *Screens* The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 6.5.2.
  Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with Clause 6.5.2.

C6.5.3(b) For Item (b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.

C6.5.3(c) For Item (c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open. For Item (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and has to be externally fixed. For Item (c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

6.5.4 Doors-Side-hung external doors (including French doors, panel fold and bifold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall-

(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 6.5.1; *or*
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2; *or*
(c) conform with the following:
  (i) *Door panel material* Materials shall be-
    (A) non-combustible; or
    (B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
    (C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
    (D) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.
  (ii) *Door frame material* Door frame material shall be-
    (A) bushfire resisting timber (See Appendix F); or
    (B) a timber species as specified in Paragraph E2, Appendix E; or
    (C) metal; or
    (D) metal reinforced uPVC.
    The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
  (iii) *Hardware* There are no specific requirements for hardware at this BAL level.
  (iv) *Glazing* Where doors incorporate glazing, the glazing shall be toughened glassa minimum of 5 mm in thickness.
  (v) *Seals and weather strips* Weather strips, draught excluders or draught seals shall be installed.
  (vi) *Screens* There are no requirements to screen the openable part of the door at this BAL level.
  (vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

6.5.5 Doors-Sliding doors
Sliding doors shall-

(a) completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 6.5.1; *Or*
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2; *or*
(c) conform with the following:
  (i) *Frame material* The material for door frames, including fully framed glazed doors, shall be-
    (A) bushfire-resisting timber (see Appendix F); or
    (B) a timber species as specified in Paragraph E2, Appendix E; or
    (C) metal; or
    (D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
  (ii) *Hardware* There are no specific requirements for hardware at this BAL level.
  (iii) *Glazing* Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
  (iv) *Seals and weather strips* There are no specific requirements for seals and weather strips at this BAL level.
  (v) *Screens* There is no requirement to screen the openable part of the sliding door at this BAL level.
  (vi) *Sliding panels* Sliding panels shall be tight-fitting in the frames.

6.5.6 Doors-Vehicle access doors (garage doors)
The following applies to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from-
  (i) non-combustible material; or
  (ii) bushfire-resisting timber (see Appendix F); or
  (iii) fibre-cement sheet a minimum of 6 mm in thickness; or
  (iv) a timber species as specified in Paragraph E1, Appendix E; or
  (v) a combination of any of Items (i), (ii), (iii) or (iv).
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.

C6.5.6(b) These guide tracks do not provide a direct passage for embers into the building.

  (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
  (d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

6.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS & GABLES, & GUTTERS & DOWNPIPES)
6.6.1 General
The following applies to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

6.6.2 Tiled roofs

6.6.3 Sheet roofs - Sheet roofs shall-

(a) be fully sarked in accordance with Clause 6.6.2 , except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line, hips and ridges by-
  (i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
  (ii) mineral wool; or
  (iii) other non-combustible material; or
  (iv) a combination of any of Items (i), (ii), or (iii).

C6.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

6.6.4 Veranda, carport and awning roof - The following applies to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 6.6.1 to 6.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 6.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

6.6.5 Roof penetrations - The following applies to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium. This requirement does not apply to a room sealed gas appliance.
(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by under-flashing of a material having a flammability index not exceeding five.
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.

6.6.6 Eaves linings, fascias and gables - The following applies to eaves linings, fascias and gables:

(a) Gables shall conform with Clause 6.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 6.6.5.
(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium. Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds. This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

6.6.7 Gutters and downpipes
This Standard does not provide material requirements for-

(a) gutters, with the exception of box gutters; and
(b) downpipes.

If installed, gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

6.7 VERANDAS, DECKS, STEPS AND LANDINGS

6.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.

C6.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

Buildwise. HOBART

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BAL 19 NOTES

DATE 19/03/2026 SCALE A.21

AUSTRALIAN BUILDING CODES BOARD LIVABLE HOUSING DESIGN STANDARD

PART 1 - DWELLING ACCESS

1.1 STEP-FREE ACCESS PATH

(1) A CONTINUOUS PATH TO A DWELLING ENTRANCE DOOR MUST BE PROVIDED FROM;
- (A) THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY FROM THE GROUND LEVEL OF THE ADJOINING LAND; OR
- (B) AN APPURTENANT CLASS 10A GARAGE OR CARPORT; OR
- (C) A CAR PARKING SPACE WITHIN THE ALLOTMENT THAT IS PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING.

(2) 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 1000 MM; 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
- (B) 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 820 MM, 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 METRES FOR A 1:14 GRADIENT; OR
  - (II) 15 METRES 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 1000 MM 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 1200 MM 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 REQUIRCELD BY 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 190 MM; AND
- (B) GRADIENT NOT MORE THAN 1:10; AND
- (C) WIDTH OF AT LEAST 1000 MM OR EQUIVALENT TO THAT OF THE ACCESS PATH, WHICHEVER IS THE GREATER; AND
- (D) MAXIMUM LENGTH OF 1900 MM.

1.2 PARKING SPACE INCORPORATED INTO STEP-FREE ACCESS PATH

(1) WHERE ONE OR MORE CAR PARKING SPACES ARE CONNECTED TO OR FORM PART OF A REQUIRED ACCESS PATH, AT LEAST ONE OF THE CAR PARKING SPACES MUST HAVE;
- (A) A MINIMUM UNOBSTRUCTED CAR PARKING SPACE OF 3200MM WIDE X 5400MM LONG; AND
- (B) A GRADIENT NOT MORE THAN 1:33 FOR BITUMEN, OR 1:40 FOR ANY OTHER SURFACE MATERIAL.

(2) FOR THE PURPOSES OF (1), A REQUIRED ACCESS PATH MEANS AN ACCESS PATH PROVIDED FOR THE PURPOSES OF PARKING SPACE INCORPORATED INTO STEP-FREE ACCESS PATH ONE OF THE CAR PARKING SPACES MUST HAVE; COMPLIANCE WITH CLAUSE 1.1.

PART 2 - DWELLING ENTRANCE

2.1 CLEAR OPENING WIDTH

(1) AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM.

(2) THE MINIMUM CLEAR OPENING WIDTH REQUIRED BY (1) MUST BE MEASURED IN ACCORDANCE WITH FIGURE 2.1

Figure 2.1: Measurement of clear opening width

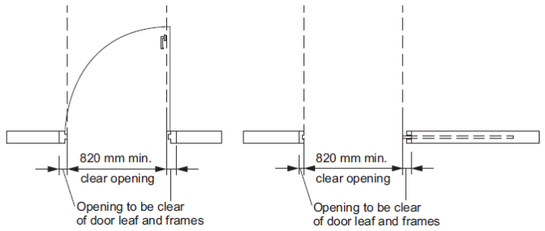


FIGURE NOTES

(1) DOUBLE DOORS, BI-FOLD DOORS, STACKING DOORS, MULTIPLE SLIDING DOOR PANELS AND OTHER TYPES OF HINGED DOOR SETS MAYUSE A SMALLER LEAF PROVIDED THE OVERALL CLEAR OPENING WIDTH WITH THE DOORS FULLY OPEN IS NOT LESS THAN 820 MM.

(2) CLEAR OPENING WIDTH FOR SLIDING DOORS MUST BE MEASURED WITH THE DOOR PANEL(S) INSTALLED AND IN THE FULLY OPENPOSITION.

(3) THE DOOR HANDLE MAY ENCROACH THE REQUIRED MINIMUM CLEAR OPENING WIDTH.

INFORMATION: DOOR LEAF DIMENSIONS

AN 820 MM CLEAR OPENING WIDTH, FOR A SINGLE SWINGING DOOR, CAN GENERALLY BE ACHIEVED USING AN 870 MM DOOR LEAF.

INFORMATION: MEANING OF 'ENTRANCE DOOR'

AN ENTRANCE DOOR FOR THE PURPOSES OF 2.1 MAY BE A DOOR OTHER THAN THE FRONT DOOR, PROVIDED THAT THE DOOR CONNECTS TO THE STEP-FREE ACCESS PATH IN ACCORDANCE WITH CLAUSE 1.1(2). FOR EXAMPLE, COMPLIANCE WITH 2.1 COULD BE ACHIEVED VIA A SIDE DOOR THAT IS CONNECTED TO THE GARAGE VIA A STEP-FREE PATH.

PART 2 - DWELLING ENTRANCE

2.1 CLEAR OPENING WIDTH

(1) AT LEAST ONE ENTRANCE DOOR TO THE DWELLING MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM.

(2) THE MINIMUM CLEAR OPENING WIDTH REQUIRED BY (1) MUST BE MEASURED IN ACCORDANCE WITH FIGURE 2.1

2.2 THRESHOLD

(1) THE THRESHOLD OF AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST;
- (A) BE LEVEL; OR
- (B) HAVE A SILL HEIGHT NOT MORE THAN 5 MM 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 A LANDING AREA THAT IS REQUIRED BY CLAUSE 2.3; 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 OR 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.

2.3 LANDING AREA

(1) AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 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 NOT MORE THAN 1:40 IF A GRADIENT IS NECESSARY TO ALLOW FOR DRAINAGE.

2.4 WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE

(1) 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 THE WIDTH OF THE ENTRANCE.
- (B) WHERE THE EXTERNAL TRAFFICABLE SURFACE IS DECKING OR ANOTHER RAISED PERMEABLE SURFACE, A DRAINAGE SURFACE BELOW THE TRAFFICABLE SURFACE IS TO BE PROVIDED THAT MEETS THE REQUIREMENTS OF VOLUME TWO H2D2, AND DRAINAGE GAPS IN THE TRAFFICABLE SURFACE, SUCH AS THOSE BETWEEN DECKING BOARDS, ARE TO BE NO GREATER THAN;
  - (I) 8MM: OR
  - (II) IN A DESIGNATED BUSHFIRE PRONE AREA, THAT PERMITTED BY AS3959.
- (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.

PART 3 - INTERNAL DOORS AND CORRIDORS

3.1 CLEAR OPENING WIDTH

(1) INTERNAL DOORWAYS MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 820MM, MEASURED IN ACCORDANCE WITH FIGURE 2.1;

APPLICATIONS:

CLAUSE 3.1 ONLY APPLIES TO A DOORWAY THAT CONNECTS TO, OR IS IN THE PATH OF TRAVEL TO, ANY OF THE FOLLOWING:
- (A) HABITABLE ROOM OR LAUNDRY ON THE GROUND OR ENTRY LEVEL.
- (B) ATTACHED CLASS 10A GARAGE OR CARPORT THAT FORMS PART OF AN ACCESS PATH REQUIRED BY CLAUSE 1.1.
- (C) SANITARY COMPARTMENT ON THE GROUND OR ENTRY LEVEL COMPLYING WITH PARTS 4 AND 6.
- (D) ROOM CONTAINING A SHOWER COMPLYING WITH PARTS 5 AND 6.

INFORMATION (CLEAR OPENING WIDTH):

AN 820MM CLEAR OPENING WIDTH, FOR A SINGLE SWINGING DOOR, CAN GENERALLY BE ACHIEVED USING AN 870MM DOOR LEAF.

3.2 THRESHOLD

(1) THE THRESHOLD OF AN INTERNAL DOORWAY THAT IS SUBJECT TO CLAUSE 3.1 MUST;
- (A) BE LEVEL; OR
  - (I) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
- (B) HAVE A SILL HEIGHT NOT MORE THAN 5MM IF THE LIP IS ROUNDED OR BEVELLED; OR
- (C) HAVE A RAMPED THRESHOLD THAT;
  - (II) HAS A GRADIENT NOT STEEPER THAN 1:8; AND
  - (III) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE DOORWAY IT SERVES.

3.3 CORRIDOR WIDTH

(1) 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 1000 MM, MEASURED BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS.

APPLICATIONS:

CLAUSE 3.3 DOES NOT APPLY TO A STAIRWAY THAT IS IN THE PATH OF TRAVEL TO A SHOWER COMPLYING WITH PARTS 5 AND 6 THAT IS ON A LEVEL OTHER THAN THE GROUND OR ENTRY LEVEL.

INFORMATION:

SKIRTING BOARDS, ARCHITRAVES, TIMBER MOULDINGS, SKIRTING TILES, DOOR STOPS, CONDUITS, GENERAL POWER OUTLETS AND THE LIKE MAY BE DISREGARDED FOR THE PURPOSES OF COMPLIANCE WITH CLAUSE 3.3. DOOR HARDWARE MAY ENCROACH THE REQUIRED MINIMUM CORRIDOR WIDTH.OR ENTRY LEVEL AND COMPLY WITH THE REQUIREMENTS OF THIS PART.

PART 4 - SANITARY COMPARTMENTS

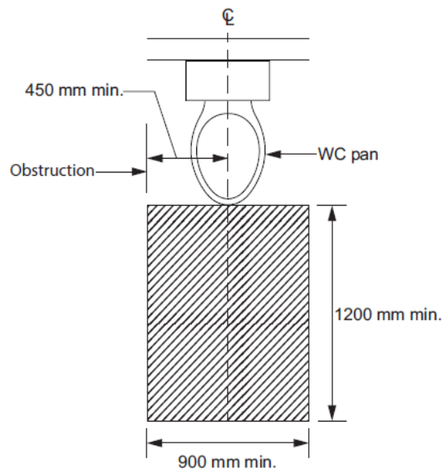
4.1 LOCATION

(1) THERE MUST BE AT LEAST ONE SANITARY COMPARTMENT LOCATED ON THE GROUND OR ENTRY LEVEL OF A DWELLING.

INFORMATION:

THE TERM SANITARY COMPARTMENT REFERS TO A ROOM OR SPACE CONTAINING A TOILET. IT APPLIES EQUALLY TO ANY TYPE OF ROOM OR SPACE CONTAINING A TOILET, SUCH AS A BATHROOM, ENSUITE, POWDER ROOM OR OTHER SEPARATE ROOM. IT IS USED IN PLACE OF THE WORD 'TOILET' FOR CONSISTENCY WITH THE WORDING OF THE NCC AND TO AVOID CONFUSION WITH THE USE OF THE WORD 'TOILET' TO REFER TO A PLUMBING FIXTURE RATHER THAN THE ROOM IN WHICH THAT FIXTURE IS LOCATED. "AT LEAST ONE SANITARY COMPARTMENT" MEANS THAT IN A DWELLING WITH TWO OR MORE SANITARY COMPARTMENTS, ONLY ONE NEEDS TO BE LOCATED ON THE GROUND OR ENTRY LEVEL AND COMPLY WITH THE REQUIREMENTS OF THIS PART.

FIGURE 4.2 CIRCULATION SPACE FOR A TOILET PAN



INFORMATION

(1) NCC VOLUMES ONE AND TWO ALSO CONTAIN REQUIREMENTS FOR THE LOCATION AND CONSTRUCTION OF SANITARY COMPARTMENTS.

(2) NCC VOLUME THREE CONTAINS REQUIREMENTS FOR PLUMBING AND DRAINAGE INSTALLATIONS IN SANITARY COMPARTMENTS.

(3) SKIRTING BOARDS, ARCHITRAVES, TOILET ROLL HOLDERS, SKIRTING TILES, DOOR STOPS AND THE LIKE MAY BE DISREGARDED WHENDETERMINING COMPLIANCE WITH CLAUSE 4.2.

4.2 CIRCULATION SPACE

(1) A SANITARY COMPARTMENT THAT IS SUBJECT TO CLAUSE 4.1 MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
- (A) FOR A TOILET PAN LOCATED IN A SEPARATE SANITARY COMPARTMENT, THERE MUST BE A CLEAR WIDTH OF NOT LESS THAN 900MM BETWEEN THE FINISHED SURFACES OF OPPOSING WALLS EITHER SIDE OF THE TOILET PAN.
- (B) FOR A ROOM CONTAINING A TOILET PAN, ANY FIXED OBSTRUCTION, SUCH AS A BASIN OR A VANITY UNIT, MUST BE LOCATED AT LEAST 450MM FROM THE CENTRELINE OF THE TOILET PAN NORMAL TO THE FRONT FACE OF THE CISTERN.
- (C) A CLEAR MINIMUM CIRCULATION SPACE OF 1200MM BY 900MM MUST BE PROVIDED FROM THE FRONT EDGE OF THE TOILET PAN.
- (D) COMPLIANCE WITH (C) MUST BE DETERMINED IN ACCORDANCE WITH FIGURE 4.2.

APPLICATIONS:

4.2 (C) REQUIRES THAT A MINIMUM CIRCULATION SPACE OF 1200 MM LONG BY 900 MM WIDE CLEAR SPACE BE PROVIDED IN FRONT OF THE TOILET PAN, AND THIS APPLIES FOR BOTH A SEPARATE SANITARY COMPARTMENT AND FOR A SANITARY COMPARTMENT THAT IS COMBINED WITH A BATHROOM. THE MINIMUM CIRCULATION SPACE MUST BE CLEAR OF THE DOOR SWING AND APPLIES REGARDLESS OF WHETHER THE DOOR IS INWARDS OR OUTWARDS SWINGING OR IS A CAVITY SLIDER.

Buildwise.
HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

LIVABLE HOUSING

DATE 19/03/2026 SCALE

A.22

AUSTRALIAN BUILDING CODES BOARD LIVABLE HOUSING DESIGN STANDARD

LIVABLE HOUSING DESIGN STANDARD CONT.

PART 5 - SHOWER

5.1 APPLICATION

(1) AT LEAST ONE SHOWER MUST COMPLY WITH CLAUSE 5.2.

INFORMATION:
"AT LEAST ONE SHOWER" MEANS THAT IN A DWELLING WITH TWO OR MORE SHOWERS, ONLY ONE OF THE SHOWERS NEEDS TO COMPLY WITH THE REQUIREMENTS OF THIS PART. A SHOWER SUBJECT TO THIS PART IS NOT REQUIRED TO BE LOCATED ON THE GROUND OR ENTRY LEVEL OF THE DWELLING.

5.2 HOBLESS AND STEP-FREE ENTRY

(1) AT LEAST ONE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.

(2) A LIP NOT MORE THAN 5 MM IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES.

APPLICATIONS:
FOR THE PURPOSES OF 5.2, A LIP MEETING THE REQUIREMENTS OF 5.2(2) IS NOT A STEP.

INFORMATION (HOBLESS AND STEP-FREE):
CLAUSE 5.2(1) REFERS TO A SHOWER ENTRY BEING 'HOBLESS' AND 'STEP-FREE' BECAUSE THOSE TWO TERMS HAVE DIFFERENT MEANINGS. A SHOWER WHERE THE FLOOR WITHIN THE SHOWER COMPARTMENT IS LEVEL WITH THE FLOOR ADJACENT TO ITS ENTRY WOULD BE 'STEP-FREE' BUT COULD STILL HAVE A HOB. CONVERSELY, A SHOWER WITH A STEP-DOWN INTO THE SHOWER RECESS DOES NOT HAVE A 'HOB' (I.E. 'HOBLESS'), BUT WOULD NOT BE 'STEP-FREE'. THEREFORE, TO ACHIEVE THE INTENT OF CLAUSE 5.2(1), IT IS NECESSARY TO SPECIFY THAT THE SHOWER IS BOTH 'HOBLESS' AND 'STEP-FREE'.

PART 6 - REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

6.1 LOCATION

(1) REINFORCING IN ACCORDANCE WITH CLAUSE 6.2 MUST BE PROVIDED TO ANY;
- (A) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
- (B) BATHROOM CONTAINING A;
  - (I) SHOWER THAT IS SUBJECT TO PART 5; OR
  - (II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.

(2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.

(3) WHERE THE WALL SUPPORTING THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT, LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT REQUIRED BY FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

INFORMATION:
THE INTENT OF THIS PART IS TO ENSURE THAT WALLS ADJACENT TO TOILET PANS, SHOWERS AND BATHS PROVIDE A FIXING SURFACE ABLE TO SUPPORT THE FUTURE INSTALLATION OF GRABRAILS, IF NEEDED. THIS PART DOES NOT REQUIRE THE INSTALLATION OF GRABRAILS AT THE TIME OF CONSTRUCTION.
A FREESTANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED.
A BATH WITH ONLY ONE ADJOINING WALL NEED ONLY HAVE REINFORCING PROVIDED IN THE ADJOINING WALL (UNLESS EXEMPTED BY CLAUSE 6.1(2)).
CARE IS REQUIRED WHEN LOCATING A CAVITY SLIDING DOOR ADJACENT TO A FIXTURE WHICH REQUIRES REINFORCEMENT TO 6.1(1) AS THE FRAMING THAT SURROUNDS THE CAVITY INTO WHICH THE DOOR RETRACTS DEMANDS CAREFUL CONSIDERATION OF FIXINGS AND MEMBERS THAT WILL SAFELY SUPPORT A GRABRAIL AND NOT IMPEDE THE OPERATION OF THE DOOR.

6.2 CONSTRUCTION

(1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN;
- (A) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
- (B) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
- (C) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 460 MM OF THE CENTRELINE OF A TOILET PAN; AND
- (D) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.

(2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1) (A) OR (B);
- (A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING, OR
- (B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OR THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING.

(3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
- (A) A MINIMUM OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
- (B) TIMBER NOGGINGS WITH A MINIMUM THICKNESS OF 25MM.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-083

DATE RECEIVED: 14 April 2026

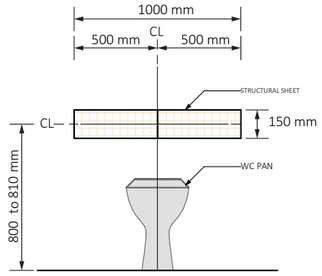


Figure 6.2f: Location of noggings for a wall behind a toilet pan

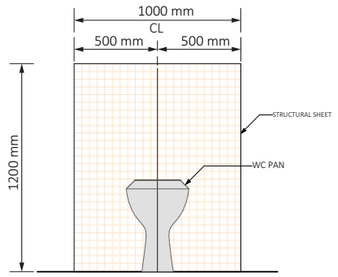


Figure 6.2g: Location of sheeting for a wall behind a toilet pan

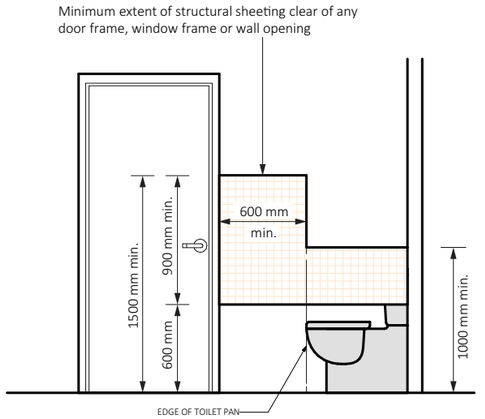


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

WET AREA BRACING

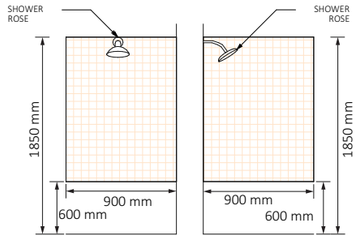


Figure 6.2d: Location of sheeting for shower walls

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

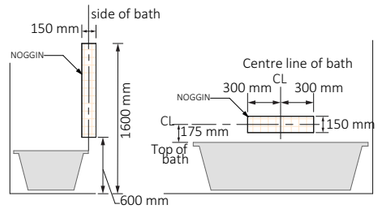


Figure 6.2a: Location of noggings for walls surrounding a bath

Figure Notes

(1) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

(2) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

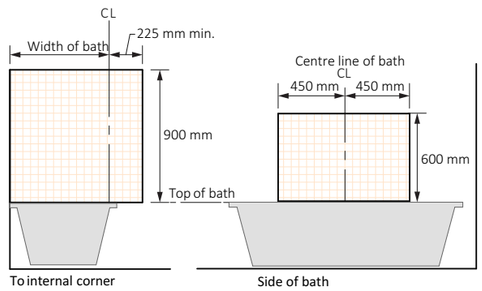


Figure 6.2b: Location of sheeting for walls surrounding a bath

Figure Notes Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

WET AREA BRACING

Buildwise. HOBART

REV	ISSUE	DATE
01	BA	12/03/2026

DESCRIPTION:	TARKINE
PROJECT ADDRESS:	566 KALANG AVENUE GLENORCHY
CLIENT:	SAMUEL JAMES
CONTACT:	sarah@thresholddesigns.com.au

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DATE 19/03/2026 SCALE

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CONSTRUCTION NOTES

GENERALLY
1. ALL CONTRACTORS SHALL USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN, AND CONTACT THE DDESIGNER FOR ANY DISCREPANCY OR IF QUESTIONS ARISE.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION
1. IN ACCORDANCE WITH PART 3.1 OF CURRENT NCC, AND TO LOCAL COUNCIL REQUIREMENTS.
2. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

SLAB AND FOOTING NOTES:
1. SLAB AND FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870
2. ALL RECOMMENDATIONS OF THE GEOTECH REPORT SHALL BE STRICTLY ADHERED TO
3. ENGINEER SHALL INSPECT FOOTINGS AND SLAB PRIOR TO POURING OF CONCRETE
4. GROUND TO BE SHAPED TO FALL AWAY FROM BUILDING, 50MM OVER 1000MM IN ACCORDANCE WITH N.C.C REQUIREMENTS.
5. CONCRETE SHALL BE F'C 25 MPA UNLESS NOTIFIED OTHERWISE (U.N.O).
6. COVER: 30MM TOP, 45MM SIDES AND BOTTOM U.N.O.
7. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR
8. ONE ADDITIONAL BAR OF TRENCH MESH MUST BE ADDED FOR EACH 100MM OF FOOTING WIDTH ADDITIONAL TO WHAT IS SPECIFIED.
9. BAR CHAIR HEIGHT TO BE SELECTED TO ACHIEVE SPECIFIED COVER. BUILDER TO CHECK CORRECT COVER HAS BEEN PROVIDED BY STRING LINES OR LASER LEVEL PRIOR TO POURING
10. PLACE SLAB ON AN APPROVED DAMP PROOF MEMBRANE OVER 50MM COMPACTED SAND U.N.O.
11. CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS3600; AND HAVE A STRENGTH AT 28 DAYS OF NOT LESS THAN 25MPA AND HAVE A 20MM MAXIMUM NOMINAL AGGREGATE SIZE AND A NOMINAL 100MM SLUMP
12. 20MM F.C.R. SUB-BASE SHALL BE IN ACCORDANCE WITH APPROVED SPECIFICATIONS U.N.O.
13. MOIST CURE SLAB FOR MINIMUM 7 DAYS OR APPLY APPROVED CURING COMPOUND
14. REINFORCEMENT BARS SHALL NOT BE WELDED
15. BUILDER TO ENSURE SUITABLE FALLS AND LEVELS IN WET AREAS IN ACCORDANCE WITH N.C.C PART 3.8.1.
16. SUB-SOIL DRAINAGE AND SUITABLE SURFACE DRAINAGE TO BE INSTALLED PRIOR TO POURING OF STRIP FOOTINGS.
17. CONSTRUCT SUB-SOIL DRAIN TO TOP SIDE OF BUILDING, MIN. 300 WIDE, 100 DIA. DRAIN COIL, 1:100 FALL. LINE TRENCH WITH GEOTEXTILE FILTER FABRIC AND BACKFILL DRAIN WITH 20MM CLEAN CRUSHED ROCK U.N.O.

CORE FILLED BLOCKWORK:
1. MORTAR TO BE 1:0-0.25:3 CEMENT:LIME:SAND
2. BLOCKS TO BE GRADE 12 TO AS 2733
3. GROUT - MAX. AGGREGATE SIZE 10MM

I. SLUMP- 230 ± 30

II. MIN. CHARACTERISTIC STRENGTH- 20 MPA

4. CLEANOUT HOLES TO BE PROVIDED TO THE BASE OF ALL CORES. AT THE END OF EACH DAY AND BEFORE FILLING THE WALL, MORTAR DROPPINGS ARE TO BE WASHED OUT, REINFORCEMENT TIED & HOLES BLOCKED OFF.
5. RETAINING WALL FOOTINGS TO BE FOUNDED ON AN APPROVED TRIMMED SUBGRADE, WITH A MIN. BEARING CAPACITY OF 150 KPA.
6. CONCRETE STRENGTH FOR FOOTINGS 25/90 (MPA) /SLUMP (MM).
7. 50 COVER TO ALL BASE REINFORCEMENT.
8. ALLOW MIN. 14 DAYS AFTER FILLING BLOCKS PRIOR TO BACKFILLING BEHIND WALL OR WATERPROOFING
9. CORE FILL TO BE PLACED WITH A PENCIL VIBRATOR
10. SEAL BACK OF THE WALL WITH MIN. 2 COATS OF AN APPROVED BITUMINOUS PAINT - DURASEAL OR SIMILAR, LINE WITH FORTECON, PROTECTED BY COREFLUTE OR SIMILAR SACRIFICIAL SHEETING.
11. PROVIDE EXPANSION JOINTS AT MAX. 10 M CRS. PROVIDE R10 DOWEL BARS ACROSS JOINTS AT 400 CRS. GREASED AND CAPPED ONE END.

FILL PLACEMENT AND COMPACTION NOTES:
1. SITE PREPARATION: STRIP TOPSOIL FROM AREA TO BE EXCAVATED AND WHERE FILL IS TO BE PLACED.
2. EXCAVATED MATERIAL FREE OF ORGANIC MATERIAL MAY BE USED AS FILL. CLAYEY MATERIAL TO BE PLACED IN A MOIST, BUT NOT SATURATED CONDITION.
3. PLACE AND COMPACT BASE COURSE 20MM FCR UNDER SLAB, COMPACTED TO 98% OF THE MODIFIED COMPACTION IN ACCORDANCE WITH AS2870 REQUIREMENTS, EXTENDING MIN 1000 BEYOND THE BUILDING LINE. MIN DEPTH 200MM WHERE OVER FILLED AREAS, MIN DEPTH 100MM OVER NON-FILLED AREAS.
4. MAX FILL HEIGHT BENEATH SLAB: 1300MM.

BASE PLATE & PIER NOTES:
1. BASE PLATES TO BE IN ACCORDANCE WITH AS5216,150X150X10, WELDED TO COLUMNS AND HOT DIP GALVANISED. FIXED WITH 4 NO. N12 CRANKED ANCHOR BARS 300 O.A. U.N.O
2. 450 DIA. MASS CONCRETE PIERS, MIN. 600 DEEP TO APPROVED BASE U.N.O
3. SHAPE TOP OF FOOTINGS TO PREVENT PONDING, MIN 100MM ABOVE FINISHED GROUND LEVEL

PLUMBING AND SLAB / FOOTING NOTES - REACTIVE SITES:
1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH AS2870 5.6.4 A, B & E.
2. PIPE PENETRATIONS THROUGH STRIP FOOTING SHALL HAVE 40MM THICK CLOSED CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS.
3. DRAINS ATTACHED TO OR EMERGING FROM THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE PIER OR STRIP FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF MOVEMENT IN ANY DIRECTION OF 40MM. IF GROUND CONDITIONS AT THE TIME OF CONSTRUCTIONS ARE MODERATELY MOIST, THEN PIPES SHALL BE SET AT THE MID-POINT OF THEIR RANGE, ALLOWING FOR 20MM MOVEMENT IN ANY DIRECTION.
4. WATER PIPES INSTALLED IN THE SLAB SHALL BE INSTALLED IN A CONDUIT SO THAT IF THE PIPE LEAKS IT WILL BE NOTICED OUTSIDE THE SLAB.

STRUCTURAL STEEL NOTES:
1. ALL EXPOSED STEEL WORK SHALL BE HOT DIPPED GALVANISED OR PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO NCC REQUIREMENTS FOR CORROSION ENVIRONMENT EXTERNAL ENVIRONMENTS.
2. ALL REMAINING STEEL WORK SHALL BE PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO NCC REQUIREMENTS FOR THE SITE'S CORROSION ENVIRONMENTS.
3. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4100
4. ALL WELDS SHALL BE 6MM C.F.W.U.N.O.

TIMBER FRAMING NOTES:
1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS1684.2
2. WALLS: 90X35 MGP10 STUDS AT 450 CENTRES. NOGGED AT MID-HEIGHT (MAX 1350MM) + 90X35 MGP10 WALL PLATES.
3. TRUSSES (BY OTHERS) SHALL BE APPROVED, PRE-FABRICATED, INSTALLED AND BRACED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NOTE: ONLY APPROVED TRUSSES SHALL BE INSTALLED. TRUSSES 'MADE-UP' ON SITE WILL NOT BE APPROVED.
4. PROVIDE BLOCKING TO DEEP JOISTS IN ACCORDANCE WITH CLAUSE 4.2.2.3 AS1684.2
5. BUILDER TO ENSURE SUITABLE FALLS AND LEVELS IN WET AREAS IN ACCORDANCE WITH NCC PART 10.2.
6. ALL DECK FIXINGS TO BE HOT DIP GALVANISED OR STAINLESS STEEL
7. DECKS & BALCONIES ARE TO BE FIXED IN ACCORDANCE WITH NCC PART 12.3 U.N.O.
8. SUBFLOOR VENTILATION AND ACCESS TO COMPLY WITH THE REQUIREMENTS OF NCC PART 6.2.1.

MASONRY VENEER AND CAVITY MASONRY WALLS:
1. MASONRY VENEER AND CAVITY MASONRY WALLS TO BE IN ACCORDANCE WITH NCC PART 5.1 REQUIREMENTS.
2. PROVIDE VERTICAL ARTICULATION JOINTS TO MASONRY VENEER AND CAVITY MASONRY WALLS IN ACCORDANCE WITH TABLE 7.1 OF AS4773 & CURRENT NCC U.N.O.

BRACING NOTES:
1. ALL BRACING AND TIE DOWNS SHALL BE ACCORDANCE WITH REQUIREMENTS OF AS1684.2 SECTIONS 8 & 9
2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.18:
   H(B)- PLY (METHOD B)
   (D)- DOUBLE DIAGONAL METAL TENSION STRAP
   NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT
3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION.
4. FIXING TO BE IN ACCORDANCE WITH SECTION 9:
   FIXING REQUIREMENTS FOR JD5 PINE FRAMING, OR IF HEART IN MATERIAL IS EXCLUDED FROM JOINT, JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.
   JOISTS TO BEARERS: 3/75 X 3.05 DIA. SKEW NAIL.
   BOTTOM PLATES TO SLAB: 1 OFF M12 PROPRIETARY SCREW ANCHOR FOR CONCRETE & MASONRY, 100 MM MIN. EMBEDMENT AT 1200 MAX. CENTRES TO PERIMETER WALLS AND AT EACH END OF BRACING UNITS TO INTERNAL WALLS. OTHERWISE 1 NO. 75MM MASONRY NAIL AT 600 CRS.
   BOTTOM PLATES TO FLOOR JOISTS: 3 NO. 3.05 DIA. NAILS AT EACH JOIST OR MAX. 600 CENTRES ALONG JOISTS, MIN. 40MM PENETRATION.
   PLATES TO STUDS: 30X0.8 BUILDERS STRAP, 2.8 DIA. NAILS EACH END TO EACH STUD, MIN. 30MM PENETRATION - REFER TABLE 9.19(D) JAMB STUDS TO PLATES: NAILING AS FOR COMMON STUDS - REFER TABLE 9.19(C)
   TOP PLATES TO LINTELS: AS FOR TOP PLATES TO STUDS WITH NAILING AT JACK STUDS (OR MAX 600MM CENTRES ALONG LINTEL). ALSO PROVIDE 30X0.8MM G.I. STRAPS AT EVERY SECOND JACK STUD (OR MAX. 1200 CENTRES ALONG LINTEL) WITH 4 NO. 2.8 DIA. NAILS EACH END. REFER TABLE 9.20(A)
   STUDS AT SIDES OF OPENINGS: 1 NO. 75MM NAIL AT 600MM CENTRES MAX.
   ROOF TRUSSES TO TOP PLATES: AS PER TRUSS MANUFACTURER'S REQUIREMENTS.
   RAFTERS TO TOP PLATES: 1 CYCLONE TIE OR 2 TRIPLE GRIPS
   RAFTERS TO TRIMMERS: 1 JOIST HANGER
   COMBINE WITH TOP PLATE TO STUD TIE DOWN WITH 4 NO. 2.8 DIA. NAILS AT EACH END- REFER TABLE 9.21(D)
   ROOF BATTENS TO TRUSSES: 1 OFF NO. 14 TYPE 17 BATTEN SCREW REFER TABLE 9.25 OR 1 NO. 75MM 3.05 DIA. GLUE COATED DEFORMED SCREW SHANK NAIL AT EACH CONNECTION, 38MM MIN. PENETRATION INTO TRUSS.

I-JOIST NOTES:
1. I-JOISTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. I-JOISTS TO HAVE CONTINUOUS BLOCKING AND STRUCTURAL PLYWOOD BRACING PANELS AT EXTERNAL ENDS.
3. I-JOISTS TO HAVE CONTINUOUS BLOCKING MID SPAN, UNDER LOAD BEARING WALLS AND OVER SUPPORTS.

DRAINAGE REQUIREMENTS:
1. SURFACE DRAINAGE OF A SITE SHALL BE CONTROLLED FROM THE START OF SITE PREPARATION AND CONSTRUCTION.
2. SURFACE DRAINS SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTINGS. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING THE GROUND UPHILL FROM A SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50MM MINIMUM OVER A DISTANCE OF 1M AND SHAPED TO PREVENT PONDING OF WATER. WHERE FILL IS PLACED ADJACENT TO THE BUILDING, THE FILL SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE BUILDING.
3. PLACEMENT OF TRENCHES ABOUT A FOOTINGS SYSTEM FOR MODERATE TO HIGHLY REACTIVE SITES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2870 PART 5.6.3.
4. SUBSURFACE DRAINS SHALL BE A CONSIDERATION UPSLOPE OF A BUILDING ON ALL SLOPING SITES, AND NOT BE PLACED WITHIN 1.5M FROM THE PERIMETER FOOTINGS, UNLESS SPECIFIC MEASURES ARE MADE TO LIMIT MOISTURE ACCUMULATING ABOUT THE FOOTINGS.

GENERAL
THESE NOTES ARE FOR USE AS A REFERENCE IN RESIDENTIAL CONSTRUCTION SUCH AS NEW HOUSES, EXTENSIONS AND ALTERATIONS AND IS TO HELP WITH THE DRAWING DOCUMENTATION FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT FROM THE LOCAL GOVERNMENT AUTHORITY.
THE MASTER BUILDERS ASSOCIATION (MBA) AND THE HOUSING INDUSTRY ASSOCIATION (HIA) PROVIDE ALL NECESSARY DOCUMENTATION INCLUDING CONTRACT FORMS, SPECIFICATIONS AND SCHEDULE OF FINISHES, WHICH SHOULD BE USED WHEN ENTERING INTO AN AGREEMENT WITH A BUILDING CONTRACTOR.

HOUSING INDEMNITY ACT 1992
THE HOUSING INDEMNITY ACT 1992 AND THE HOUSING INDEMNITY REGULATIONS 2004 ARE ADMINISTERED BY THE OFFICE OF CONSUMER AFFAIRS TASMANIA. ANY QUERIES SHOULD BE DIRECTED TO THAT OFFICE BY PHONE ON (03) 62334567. IF THE VALUE OF THE BUILDING WORK IS MORE THAN $5,000 AND IS RELATED TO A RESIDENTIAL BUILDING AND THE WORK IS TO BE CARRIED OUT BY A BUILDING CONTRACTOR THEN THE CONTRACTOR IS TO PROVIDE THE NECESSARY HOUSING INDEMNITY INSURANCE POLICY FOR THE WORK. A COPY OF THE POLICY IS TO BE PROVIDED TO THE LOCAL GOVERNMENT AUTHORITY.

NATIONAL CONSTRUCTION CODE (NCC)
REFERENCES ARE MADE THROUGHOUT THIS SPECIFICATION TO THE NCC AND THEY REFER TO THE "DEEMED TO SATISFY PROVISIONS" OF THE NCC. HOWEVER, "ALTERNATIVE SOLUTIONS" CAN BE USED AS LONG AS THE COMPLY WITH THE "PERFORMANCE REQUIREMENTS AS DETAILED IN THE NCC. ANY ALTERNATIVE SOLUTIONS WILL REQUIRE THE APPROVAL OF THE LOCAL GOVERNMENT AUTHORITY.

IMPORTANT NOTES
THE FOLLOWING INSTRUCTIONS SHOULD BE COMPLIED WITH WHEN INTERPRETING RESIDENTIAL BUILDING PLANS;
- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE DRAWINGS OR PLANS.
- CHECK ALL LEVELS, DATUMS AND DIMENSIONS BEFORE COMMENCING AND WORK ONSITE.
- ENSURE THAT AND DRAWINGS, ACCOMPANYING DOCUMENTATION AND SPECIFICATIONS HAVE BEEN STAMPED "APPROVED" BY THE LOCAL GOVERNMENT AUTHORITY.
- ENSURE THAT ANY PERMITS ISSUED BY THE LOCAL GOVERNMENT AUTHORITY HAVE BEEN PASSED ONTO THE BUILDING CONTRACTOR.

SAFETY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO: OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

1. FALLS SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

1.1.2 DURING OPERATION OR MAINTENANCE
HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:
CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOFS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.
BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE:
CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOFS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

1.1.3 ANCHORAGE POINTS (NON-RESIDENTIAL ONLY)
ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES- SPECIFIED
IF FINISHES HAVE BEEN SPECIFIED BY THE DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGE TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

1.2.2 FLOOR FINISHES- BY OWNER
IF THE DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN-TRAFFICABLE AREAS OF THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197-1999 AND AS/NZ 4586:2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
DUE TO THE DESIGN REQUIREMENTS FOR THE BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING THAT MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNINGS DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.
CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS AT THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS WAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

2.1 LOOSE MATERIAL OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING, FROM THE AREA WHERE WORK IS BEING CARRIED OUT, ONTO PERSONS BELOW.
1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORKER IS BEING CARRIED OUT.
2. PROVIDE TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS.
3. PROVIDE A PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE, WHICH MAY INJURE PERSONS IN THE AREA, IS A POSSIBILITY.
MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS, CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO THE AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

BUILDINGS ON A MAJOR ROAD, NARROW ROAD OR STEEPLY INCLINED ROAD: PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR SUPERVISION OF THESE AREAS.

BUILDING WHERE ON SITE LOADING/UNLOADING IS RESTRICTED:
CONSTRUCTION OF THE BUILDING MAY REQUIRE LOADING OR UNLOADING MATERIALS ON THE ROADWAY,DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/ UNLOADING AREAS.

ALL BUILDINGS:
BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHEN DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

4. SERVICES

GENERAL:
RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIALS. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE INDICATED ON THE DRAWING, BUT THE EXACT LOCATION AND EXTENT OF THE SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG, TELSTRA, ETC.). APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

LOCATIONS WITH UNDERGROUND POWER LINES:
UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR ACCURATELY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

LOCATIONS WITH OVERHEAD POWER LINES:
OVERHEAD POWERLINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, ADEQUATE WARNING IN THE FORM OF BRIGHT-COLOURED TAPE OR SIGNAGE SHOULD BE USED, OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.

ALL MATERIALS PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING, ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.
CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE BUILDING REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR, IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS AND DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
1990- IT MAY CONTAIN ASBESTOS
1986- IT IS LIKELY TO CONTAIN ASBESTOS
EITHER IN CLADDING MATERIAL, OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK, AND IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

6.2 POWDERED MATERIALS

MANY MATERIALS USED IN CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM, PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION. OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING OR OTHERWISE DISTURBING THE POWDERED MATERIAL.

6.3 TREATED TIMBER

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISIONS FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THE MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

6.4 VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

6.5 SYNTHETIC MINERAL FIBRE

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES, OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

6.6 TIMBER FLOORS
THE BUILDING MAY CONTAIN TIMBER FLOORS THAT HAVE AN APPLIED FINISH, AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

7.1 EXCAVATION

CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

7.2 ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS, WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

7.3 SMALL SPACES

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THE BUILDING MAY REQUIRE ACCESS BY CONSTRUCTION AND MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES, THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS, MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS
THE BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS
NON-RESIDENTIAL BUILDINGS WHERE THE END-USE HAS NOT BEEN IDENTIFIED:
THE BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDINGS IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT-OUT FOR THE END USER.

NON-RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN:
THE BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

10. OTHER HIGH-RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZS 3012 AND ALL LICENSING REQUIREMENTS.
ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODES OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE.
ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODES OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK.
DUE TO THE HISTORY OF SERIOUS INCIDENTS, IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.