DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-003
PROPOSED DEVELOPMENT:	Residential (Garage & Deck)
LOCATION:	65 Crosby Road Rosetta
APPLICANT:	Kings Construction
ADVERTISING START DATE:	05/06/2026
ADVERTISING EXPIRY DATE:	22/06/2026

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 **22/06/2026.**

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 **22/06/2026,** or for postal and hand delivered representations, by 5.00 pm on **22/06/2026.**

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

Proposed Extension
65 Crosby Road, Rosetta

DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:		Revision Date:	
A001	Cover	A	B	14/05/20	26/05/26
A100	Site Plan	A		14/05/20	
A200	Existing Ground Floor Plan	A		14/05/20	
A201	Existing First Floor Plan	A		14/05/20	
A202	Proposed Ground Floor Plan	A	B	14/05/20	26/05/26
A203	Proposed First Floor Plan	A	B	14/05/20	26/05/26
A204	Proposed Roof & Reflected Ceiling plan	A		14/05/20	
A300	Elevations 01	A	B	14/05/20	26/05/26
A301	Elevations 02	A	B	14/05/20	26/05/26
A500	Section A-A & B-B	A		14/05/20	
A501	Section C-C	A	B	14/05/20	26/05/26
A600	Details	A		14/05/20	
A800	Drainage Plan	A		14/05/20	
A900	Schedules	A		14/05/20	
A901	General Notes	A		14/05/20	
S01	Footing & Slab Plan	A		14/05/20	
S02	Roof Framing Plan & Deck Framing Plan	A		14/05/20	
S03	Concrete Details	A		14/05/20	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-003

DATE RECEIVED: 26 May 2026

GENERAL INFORMATION:

Accredited Building Designer:	**Jeremy Ferguson**	
Accreditation Number:	**559943121**	
Land Title Reference Number:	**C.T. 139570/6**	(Certificate volume and folio)
Municipality:	**Glenorchy City Council**	
Planning Scheme Overlay:	**Interim Planning Scheme 2015**	
Zoning:	**10.0 General Residential**	
Planning Permit Status:	**Planning Approved**	Date Approved: 12/03/2020
	- Discretionary	Application Number: PLN-20-015
Heritage Listed:	**NO**	
Building Class:	**10**	
Soil classification:	**M**	Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	**N2**	Site classification to AS 4055-2006 (Reference report author)
Climate Zone:	**7**	(www.abcb.gov.au map)
Alpine Area:	**NO**	<300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating:	**LOW**	As determined by registered Bushfire Assessor (AS3959-2009)
Corrosion environment:	**Moderate**	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC section 3.4.2.2 & NCC Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations
Other Known site hazards:	**NO**	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factor

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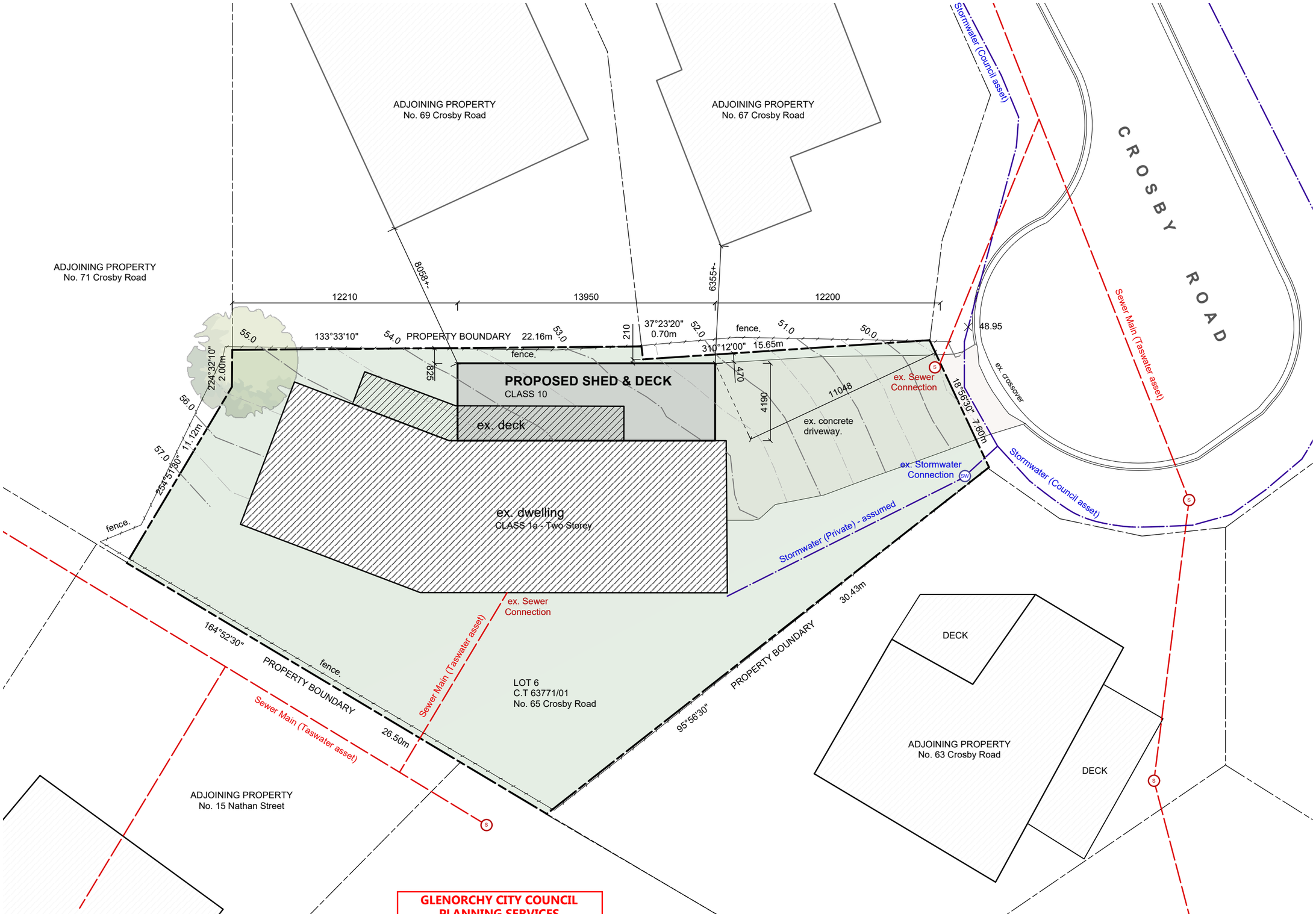
STAG

AS CONSTRUCTED

ALL DIMENSIONS TO WALL FRAME.
DO NOT SCALE DRAWINGS.
USE DIMENSIONS ONLY.

Revision: B	Date: 26/05/26	Description: As Constructed	Job Number: J1906
Drawing: **Cover**			Drawing Number: **A001**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA



NOTE:

All contours should be confirmed on site.

Dwelling location to be set out by registered surveyor discrepancies reported prior to commencement.

Drive to be suitably drained away from dwelling to SW pits + connected to mains.

Conveniently located taps to be installed for watering purposes.

Typically dress around house with top soil where not otherwise specified sow with grass seed set down 150mm from FFL max. Batter grade 1:20.

Garden edging typically treated pine when not against concrete.

Downpipes to be connected into council stormwater as soon as roof is installed.

Any change's to the construction and materials indicated in these drawings is to be approved by STAG, the Engineer, the Building Surveyor, and the owner before proceeding with the work.

Use written dimensions only.
Do not scale drawings.

BUILDING AREAS:

Site Area:	478m²
Existing Dwelling:	210.15m²
Existing Decking:	27.61m²
Proposed Garage:	58.85m²
Total Building Area: (excluding decking & driveway)	**269.00m2**

ON-SITE PARKING:

Existing Parking spaces:	1 Space
Proposed Parking spaces:	1 Space
Total Parking: (refer floor plan for location)	**2 Spaces**

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-003

DATE RECEIVED: 26 May 2026

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Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Site Plan**			Drawing Number: **A100**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:200
Client: Adam King			Issue: BA

WALL LEGEND:

Existing Walls to Remain

Existing Walls to be demolished

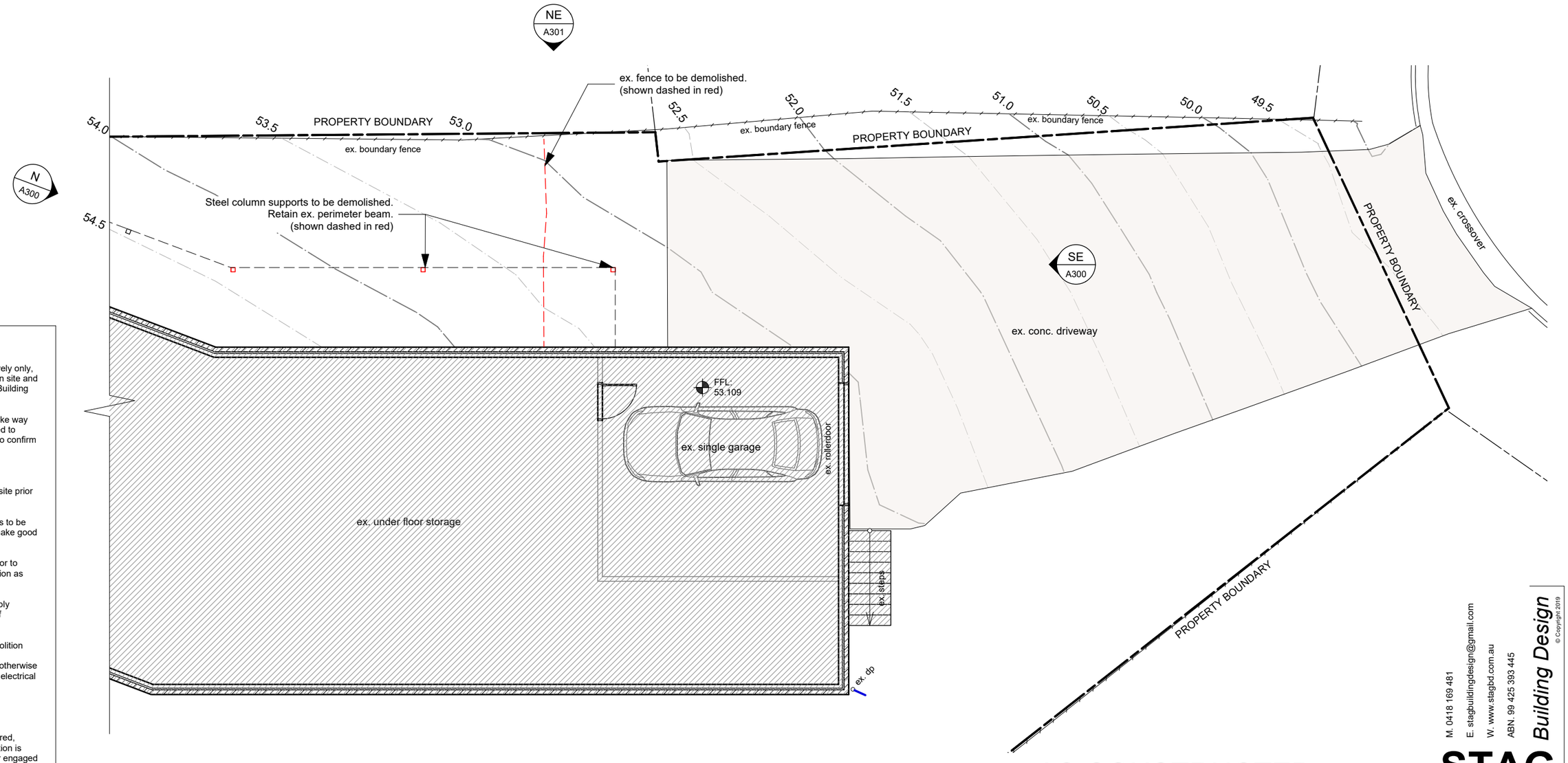
FLOOR AREA:

Existing Ground Floor: 29.12m²

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-003

DATE RECEIVED: 26 May 2026



NOTE:

All existing conditions shown indicatively only, all dimensions should be confirmed on site and any discrepancies communicated to Building Designer for review.

Generally cap existing services to make way for new works, including but not limited to plumbing and electrical. Contractors to confirm all conditions on site

DEMOLITION NOTES:

Confirm all dimensions and detail on site prior to commencement

All effected plumbing/bathroom fittings to be capped before demolition - patch & make good all effected

Ensure walls are non load bearing prior to demolition and seek engineer's direction as required

Allow for 2 site inspections by a suitably qualified structural engineer at time of demolition for inspection

Make good all works affected by demolition

Suitably (where possible) relocate or otherwise decommission existing plumbing and electrical services associated with renovation

General demolition: to AS 2601

TEMPORARY SUPPORT
General: if temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor.

EXISTING BUILDINGS
Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished.

ASBESTOS REMOVAL
Method: use wet removal methods recommended in the code of practice for the removal of asbestos (nohsc:2002) strictly by licensed contractor

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Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Existing Ground Floor Plan**			Drawing Number: **A200**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA

WALL LEGEND:

Existing Walls to Remain

Existing Walls to be demolished

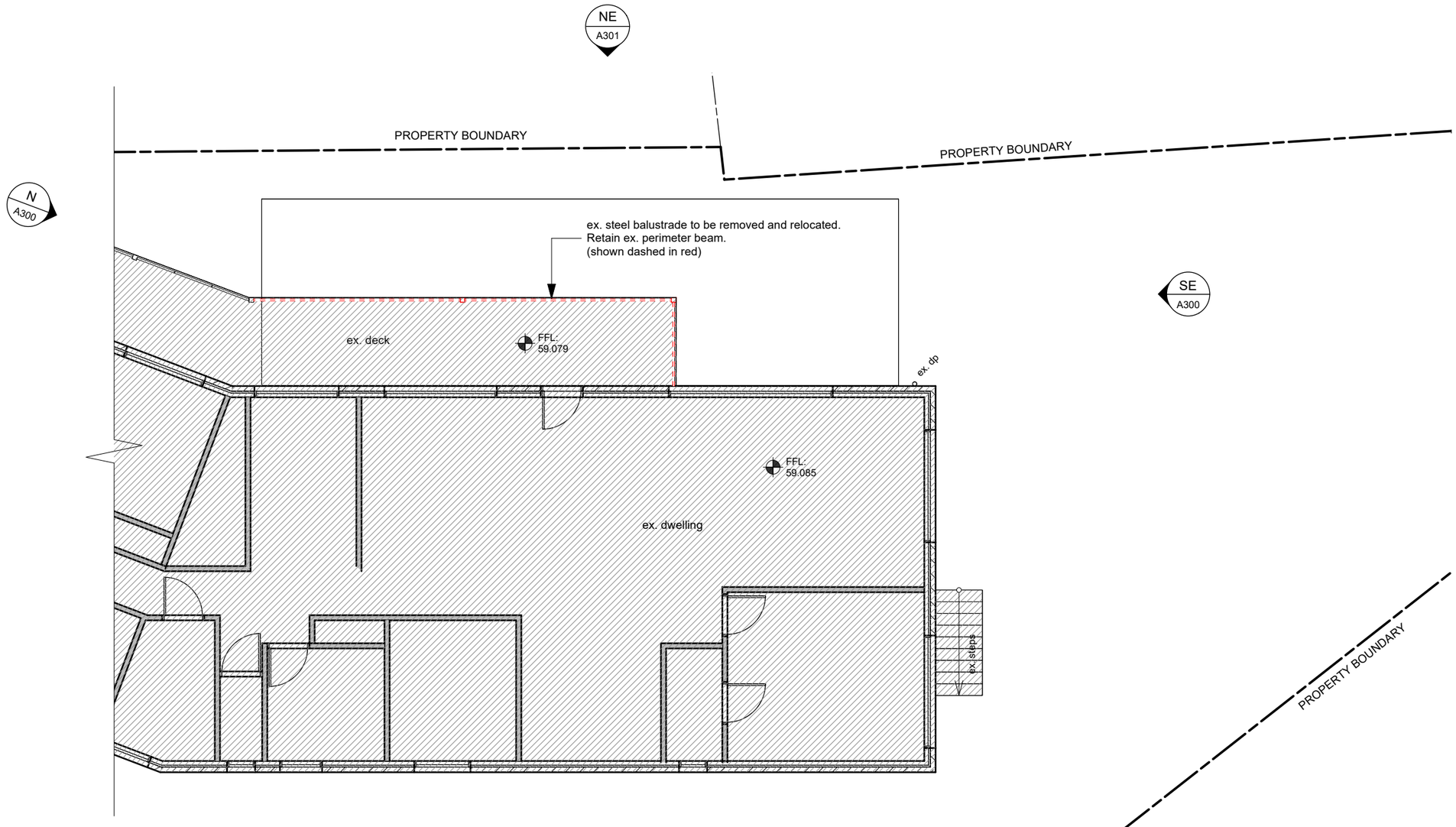
FLOOR AREA:

Existing First Floor:	210.15m²
Existing Decking:	27.61m²

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-003

DATE RECEIVED: 26 May 2026



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ASBESTOS REMOVAL
Method: use wet removal methods recommended in the code of practice for the removal of asbestos (nohsc:2002) strictly by licensed contractor

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Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Existing First Floor Plan**			Drawing Number: **A201**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-003

DATE RECEIVED: 26 May 2026

WALL LEGEND:

- Existing Walls to Remain
- 190mm Blockwork Wall
- 140mm Blockwork Wall

FLOOR AREAS:

New Garage: 54.68m²

NOTES:

Contractor to specify final treatment to existing concrete floors, seal and waterproof where required;

Where possible contractor to utilise existing glazing and door systems in new plan configuration.

All existing conditions shown indicatively only, all dimensions should be confirmed on site and any discrepancies communicated to Building Designer for review.

All window dimensions to Aluminium to be confirmed on site.

All glazing to comply with AS1288 & AS2047.

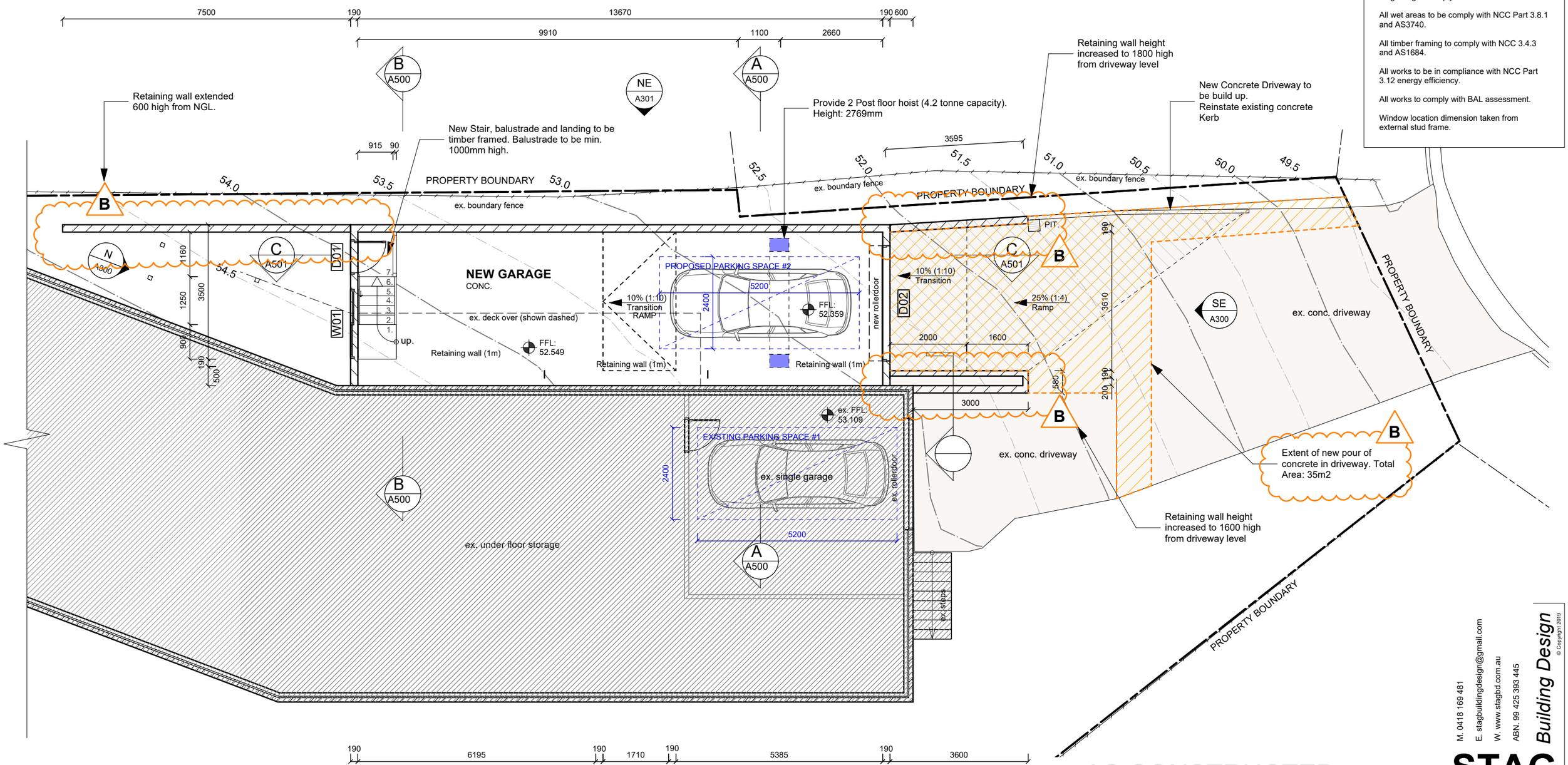
All wet areas to be comply with NCC Part 3.8.1 and AS3740.

All timber framing to comply with NCC 3.4.3 and AS1684.

All works to be in compliance with NCC Part 3.12 energy efficiency.

All works to comply with BAL assessment.

Window location dimension taken from external stud frame.



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Revision: B	Date: 26/05/26	Description: As Constructed	Job Number: J1906
Drawing: **Proposed Ground Floor Plan**			Drawing Number: **A202**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA

WALL LEGEND:

Existing Walls to Remain

190mm Blockwork Wall

FLOOR AREAS:

Existing Deck area: 27.74m²
New Deck area: 41.66m²

Total Deck Area: 69.41m²

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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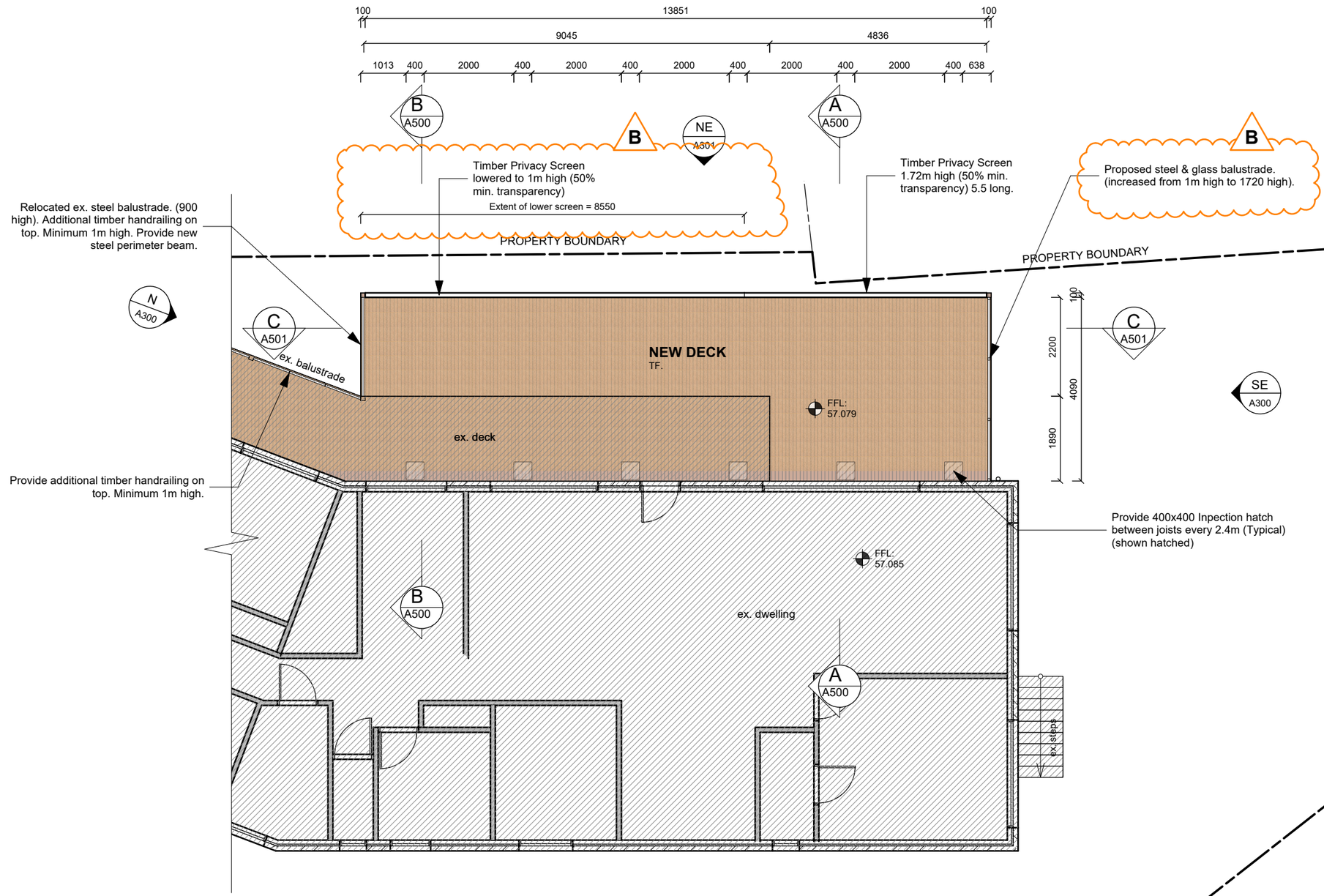

NOTES:

Contractor to specify final treatment to existing concrete floors, seal and waterproof where required;

Where possible contractor to utilise existing glazing and door systems in new plan configuration.

All existing conditions shown indicatively only, all dimensions should be confirmed on site and any discrepancies communicated to Building Designer for review.

All window dimensions to Aluminium to be confirmed on site.

All glazing to comply with AS1288 & AS2047.

All wet areas to be comply with NCC Part 3.8.1 and AS3740.

All timber framing to comply with NCC 3.4.3 and AS1684.

All works to be in compliance with NCC Part 3.12 energy efficiency.

All works to comply with BAL assessment.

Window location dimension taken from external stud frame.

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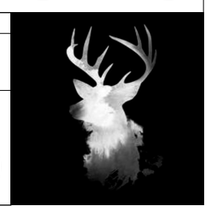
Revision: B	Date: 26/05/26	Description: As Constructed	Job Number: J1906
Drawing: **Proposed First Floor Plan**			Drawing Number: **A203**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA



ROOF LEGEND:

Roof sheeting: TRIMDEK® (0.48mm BMT).
Finish: Colorbond colour as selected.
Colour: As Existing
Side Laps: 1 clip / 2 fastners.
Fixing to timber: 10-12 x 35mm, type 17, wafer head.

COLORBOND FINISH TO SHEET ROOFS (uno) AS SELECTED BY OWNER. TO MANUFACTURERS SPECIFICATIONS.

EV: 50Ø effluent vent with dektite as req
DP: 90Ø rain water downpipe, colorbond finish. Colour as selected.

BOX GUTTER
Stainless steel, Colour as selected.

All drainage to comply with AS/NZS3500.

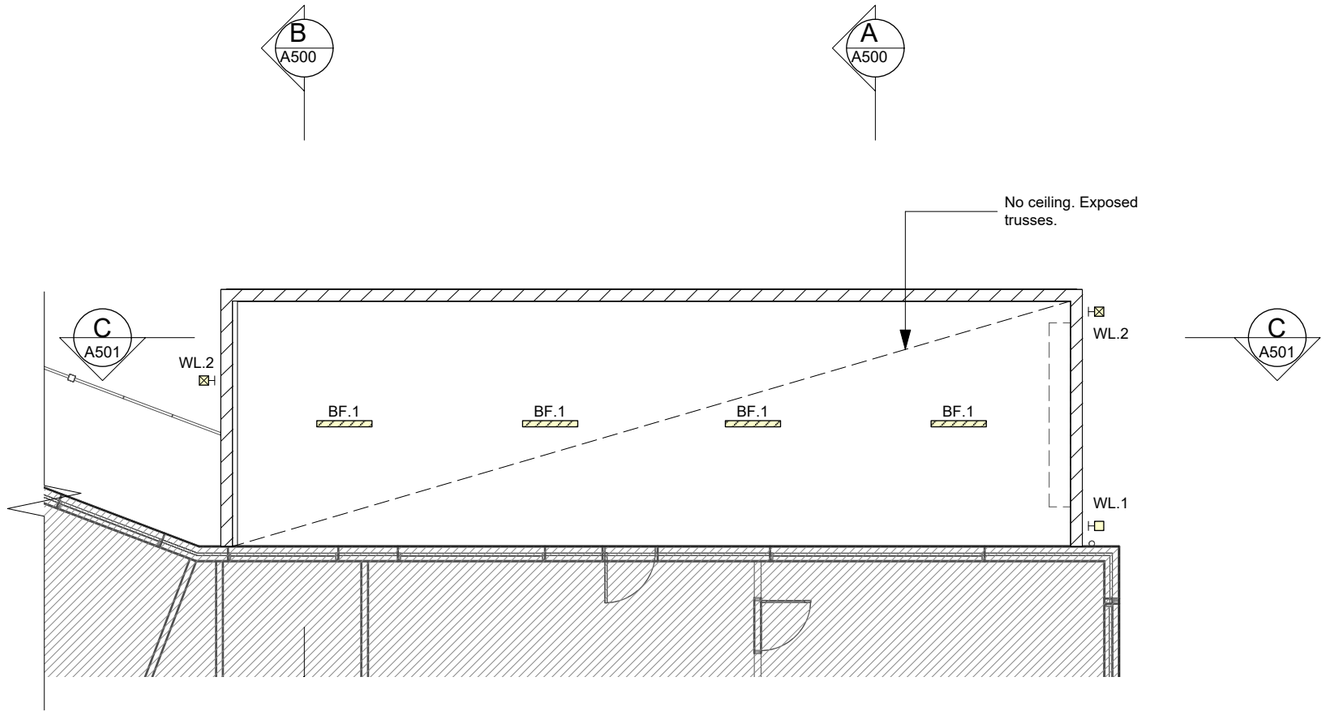
Ensure 60m2 of roof area dispersed evenly to each DP.

LIGHTING LEGEND:

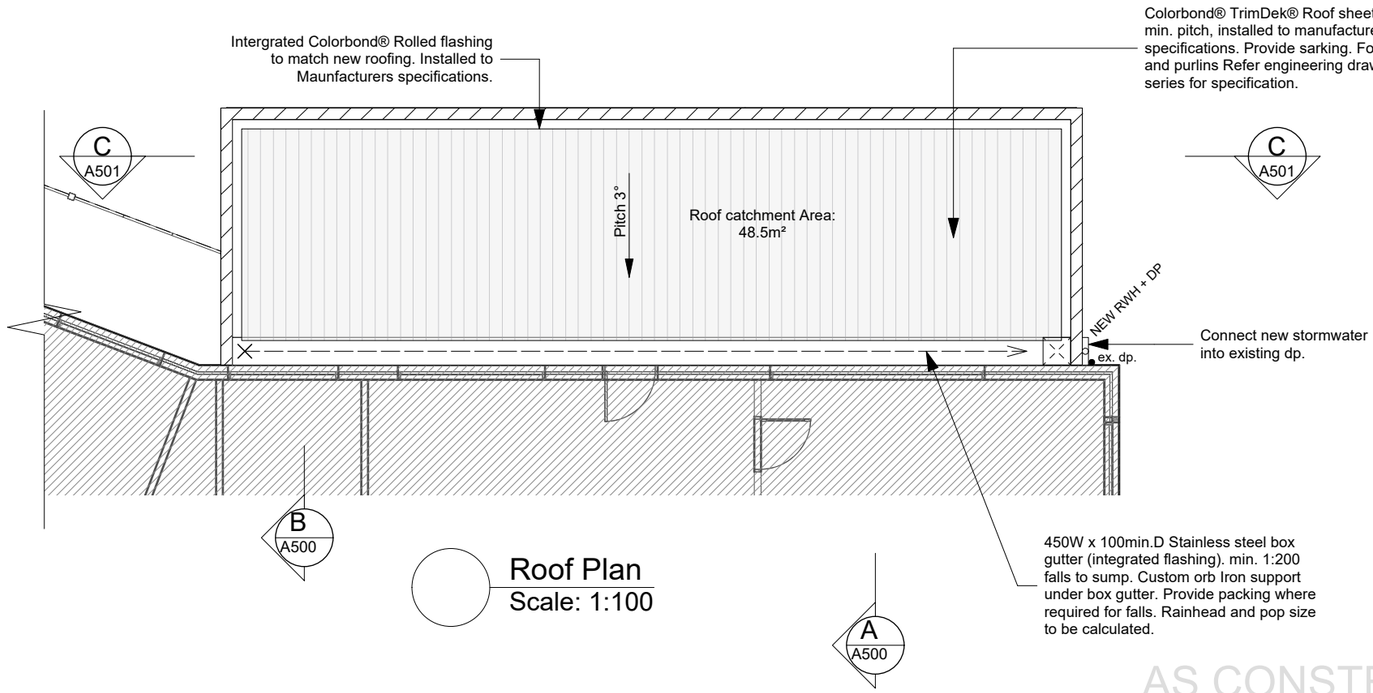
BF.1 Suspended L.E.D. "Beam" Profile Pendant Fitting.

WL.1 Exterior adjustable wall mounted L.E.D. spotlight fitting.

WL.2 Exterior L.E.D. Rectangular Downwards facing wall light.



Reflected Ceiling Plan
Scale: 1:100



Roof Plan
Scale: 1:100

ROOF NOTES:

Metal roof cladding & flashing provided & installed in accordance with AS 1562.1, part 3.5.1 of the & strictly installed according to product manufacturers specifications & fixing guidelines.

N.b.: metal roof sheeting & cladding:
(see also bca table 3.5.1.1a)
- less than 100m from breaking surf: colorbond ultra.

All ridges, fascias, barge ends, hip ends & roof penetrations must be properly flashed & sealed (i.e. Watertight). Refer to architectural dwgs for typical sarking details & extent of roof claddings.

Typically, sheet tray ends turned up / down; refer to architectural details.
All gutters and downpipes shall be designed & constructed in accordance with as/nzs 3500.3 or AS 3500.5 (domestic installations, section 5) & part 3.5.2 of the NCC 2019. Refer to architectural dwgs for typical gutter & fascia details.

All roof / wall junctions must be fully sealed. Refer to architectural details.

All roof sheeting, cappings & flashings are to be 'colorbond'.

CEILING & LIGHTING NOTES:

External lights must be controlled by a daylight sensor (as shown), or have an average light source efficacy of not less than 40 lumens/W.

Bathroom fans to be fitted with backdraught dampers / shutters and ducted to outside via wall vent.

Provide Exhaust Fans in Toilets, Bathrooms and a rangehood above kitchen hotplates (to be selected by owner). Install and duct to outside air in accrodance with AS1668.2. Refer plans for location

All electrical work shall be carried out & tested in accordance with all relevant australian standards AS/NZS 3000 & local authorities rules/regulations.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-003

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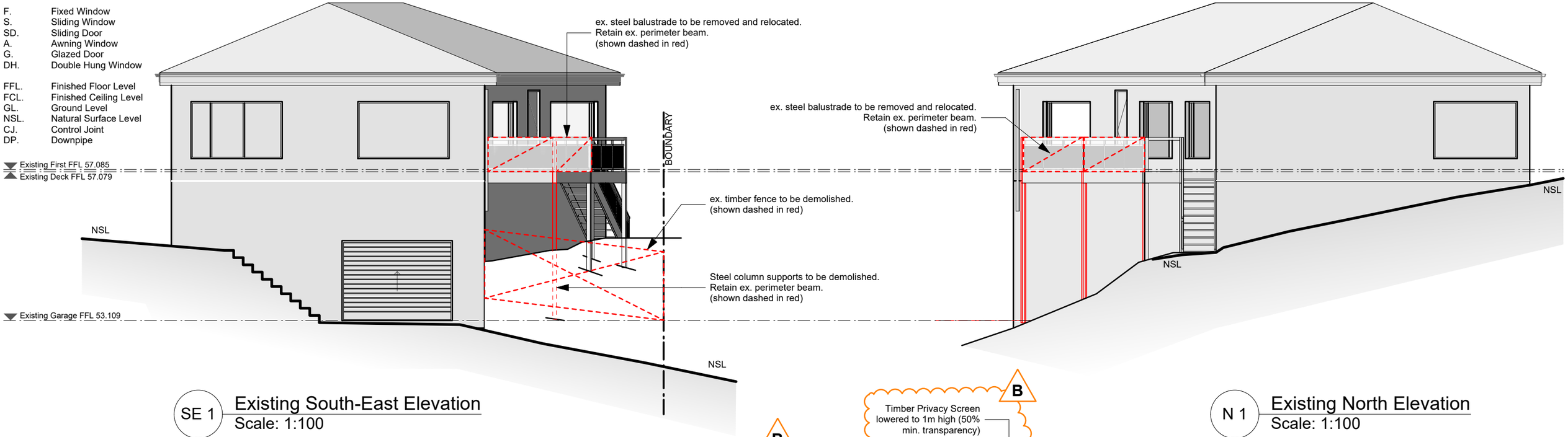
Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Proposed Roof & Reflected Ceiling plan**			Drawing Number: **A204**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA

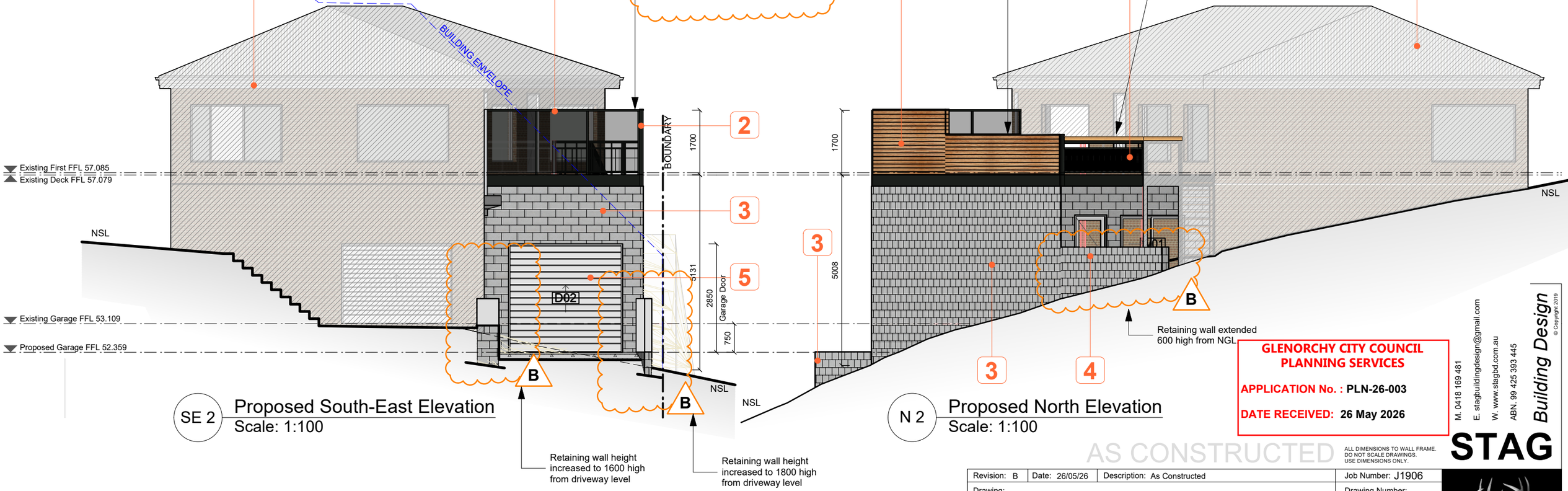
ELEVATION LEGEND:

F.	Fixed Window
S.	Sliding Window
SD.	Sliding Door
A.	Awning Window
G.	Glazed Door
DH.	Double Hung Window
FFL.	Finished Floor Level
FCL.	Finished Ceiling Level
GL.	Ground Level
NSL.	Natural Surface Level
CJ.	Control Joint
DP.	Downpipe



SE 1 **Existing South-East Elevation**
Scale: 1:100

N 1 **Existing North Elevation**
Scale: 1:100



SE 2 **Proposed South-East Elevation**
Scale: 1:100

N 2 **Proposed North Elevation**
Scale: 1:100

EXTERNAL FINISHES & COLOURS SCHEDULE:

1	Existing Dwelling	3	Blockwork Retaining wall. Finish: Painted Colour: as selected	5	B&D Roller door. Installed to maunfacturers specifications. Finish: Natural. Colour: as selected
2	Timber Privacy Screen 1.7m high (50% min. transparency) Finish: as selected. Colour: as selected	4	Aluminium Framed Double Glazed Door. Finish: Powdercoated Colour: as selected	6	Steel Balustrade to match existing (make good) Finish: Painted Colour: to match existing

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-003
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Revision: B	Date: 26/05/26	Description: As Constructed	Job Number: J1906
Drawing: **Elevations 01**			Drawing Number: **A300**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA

ELEVATION LEGEND:

F.	Fixed Window
S.	Sliding Window
SD.	Sliding Door
A.	Awning Window
G.	Glazed Door
DH.	Double Hung Window
FFL.	Finished Floor Level
FCL.	Finished Ceiling Level
GL.	Ground Level
NSL.	Natural Surface Level
CJ.	Control Joint
DP.	Downpipe

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PLANNING SERVICES

APPLICATION No. : PLN-26-003

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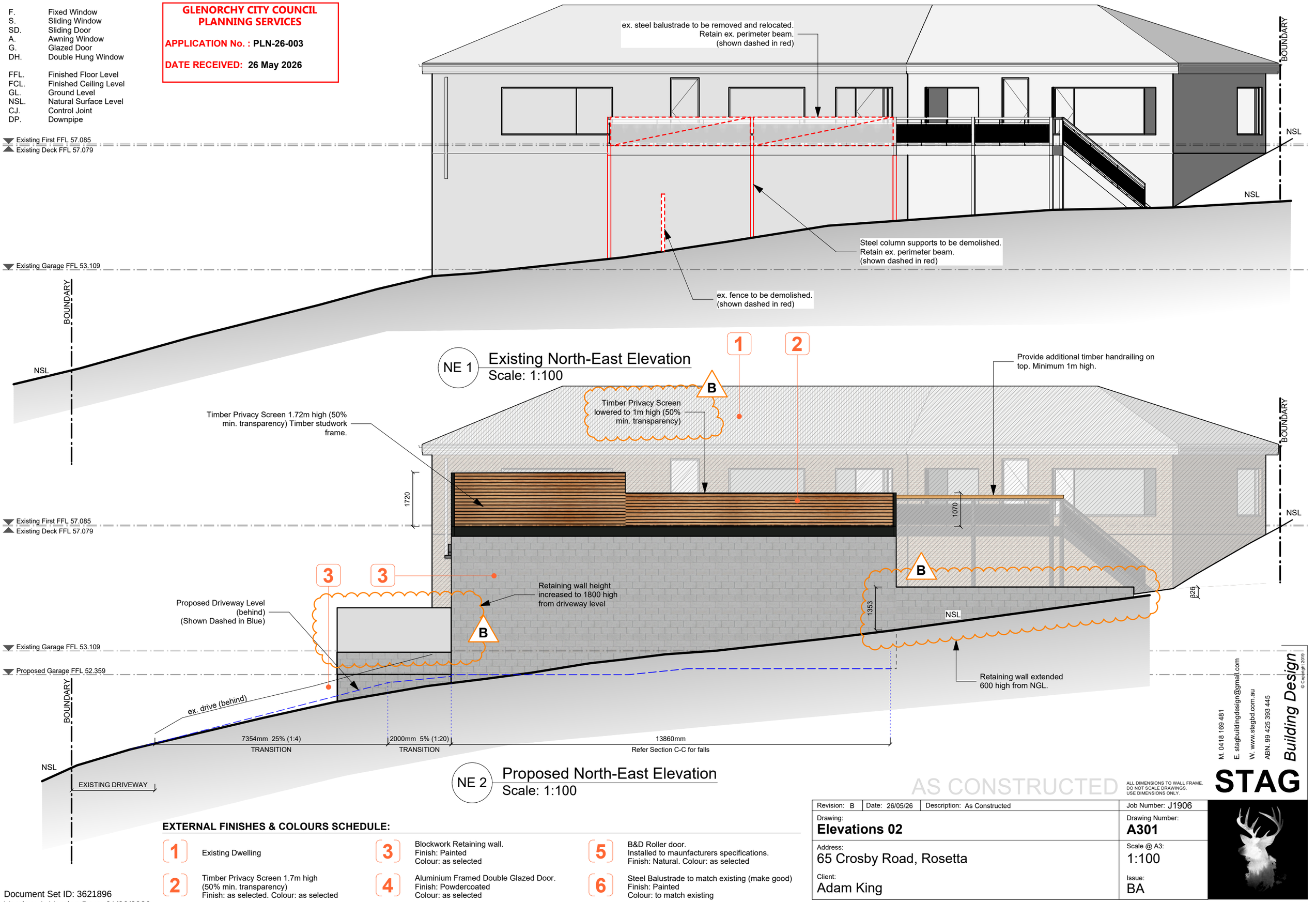

NE 1 Existing North-East Elevation
Scale: 1:100

NE 2 Proposed North-East Elevation
Scale: 1:100

EXTERNAL FINISHES & COLOURS SCHEDULE:

1	Existing Dwelling	3	Blockwork Retaining wall. Finish: Painted Colour: as selected	5	B&D Roller door. Installed to maunfacturers specifications. Finish: Natural. Colour: as selected
2	Timber Privacy Screen 1.7m high (50% min. transparency) Finish: as selected. Colour: as selected	4	Aluminium Framed Double Glazed Door. Finish: Powdercoated Colour: as selected	6	Steel Balustrade to match existing (make good) Finish: Painted Colour: to match existing

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Revision: B	Date: 26/05/26	Description: As Constructed	Job Number: J1906
Drawing: **Elevations 02**			Drawing Number: **A301**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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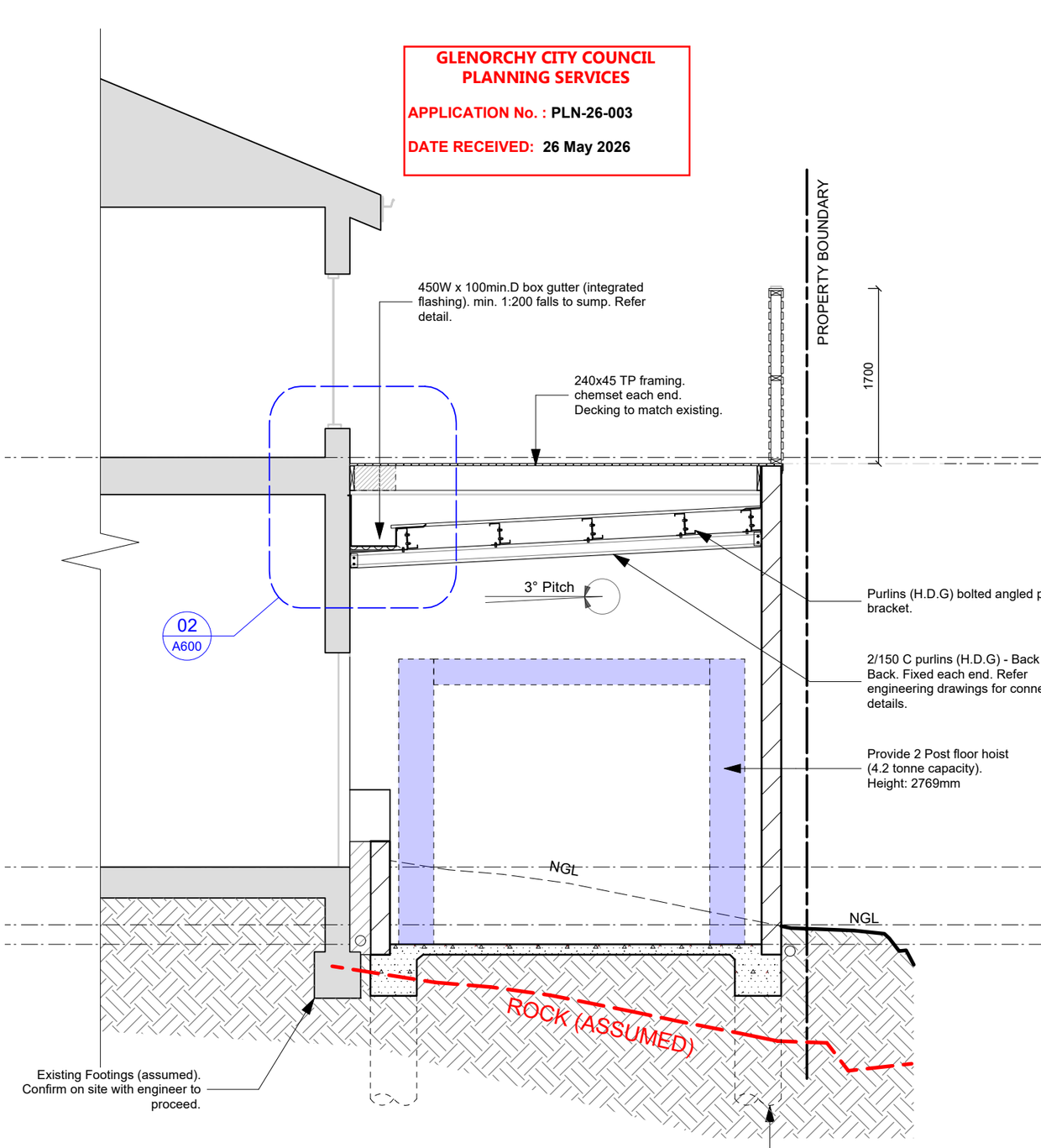
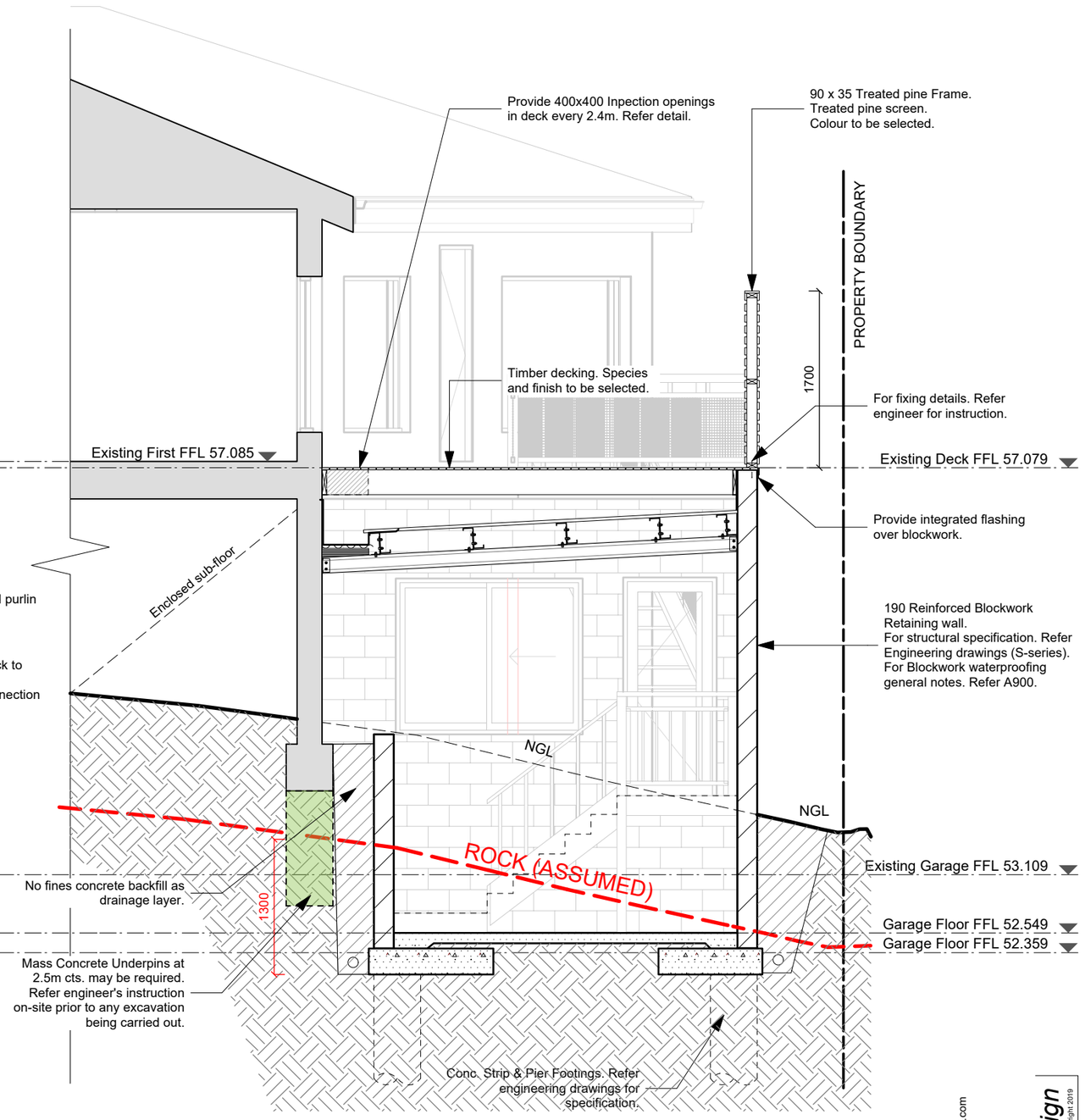


A Section A-A
Scale: 1:50



B Section B-B
Scale: 1:50

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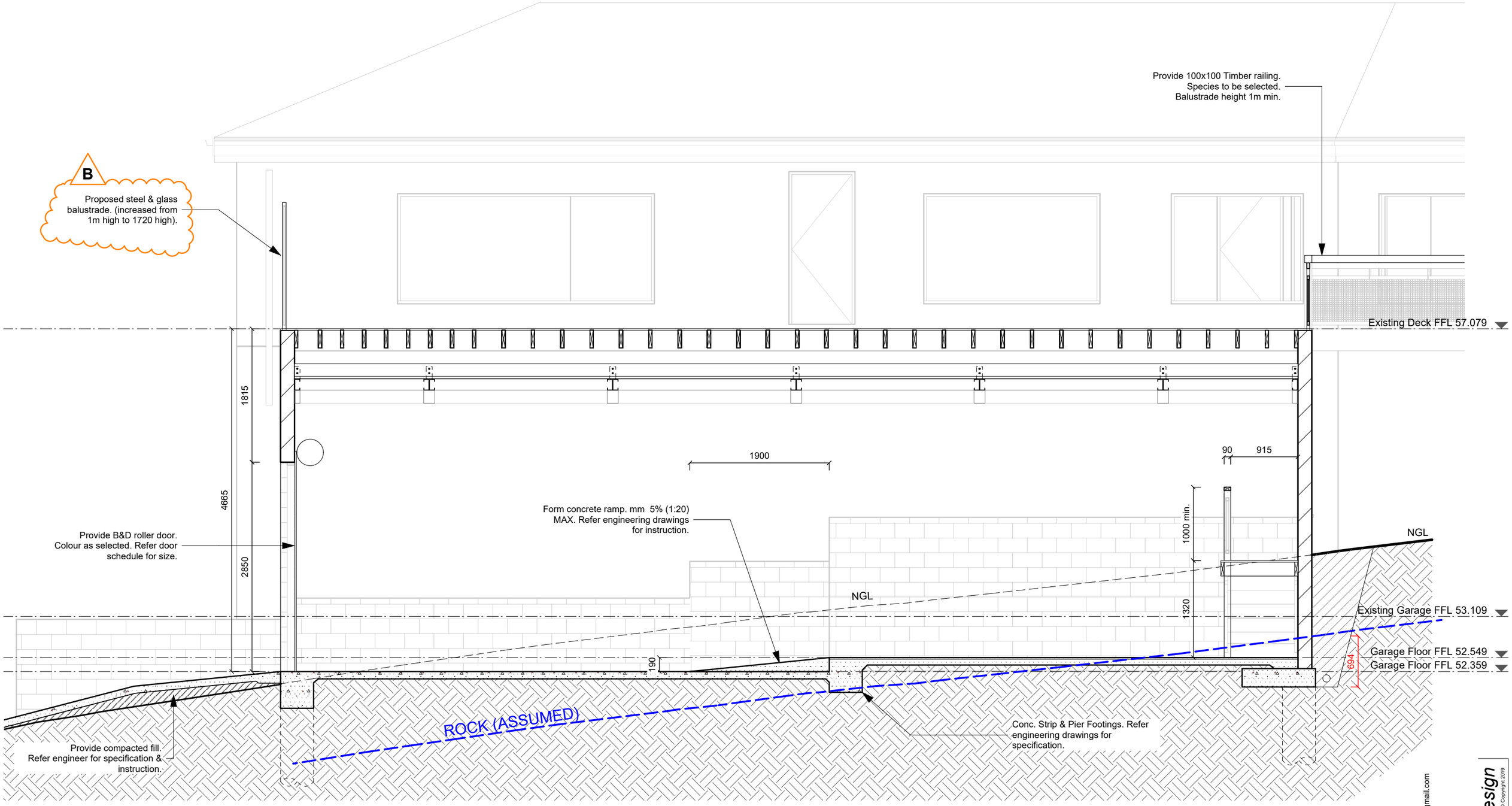
Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Section A-A & B-B**			Drawing Number: **A500**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:50
Client: Adam King			Issue: BA



C Section C-C
Scale: 1:50

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PLANNING SERVICES

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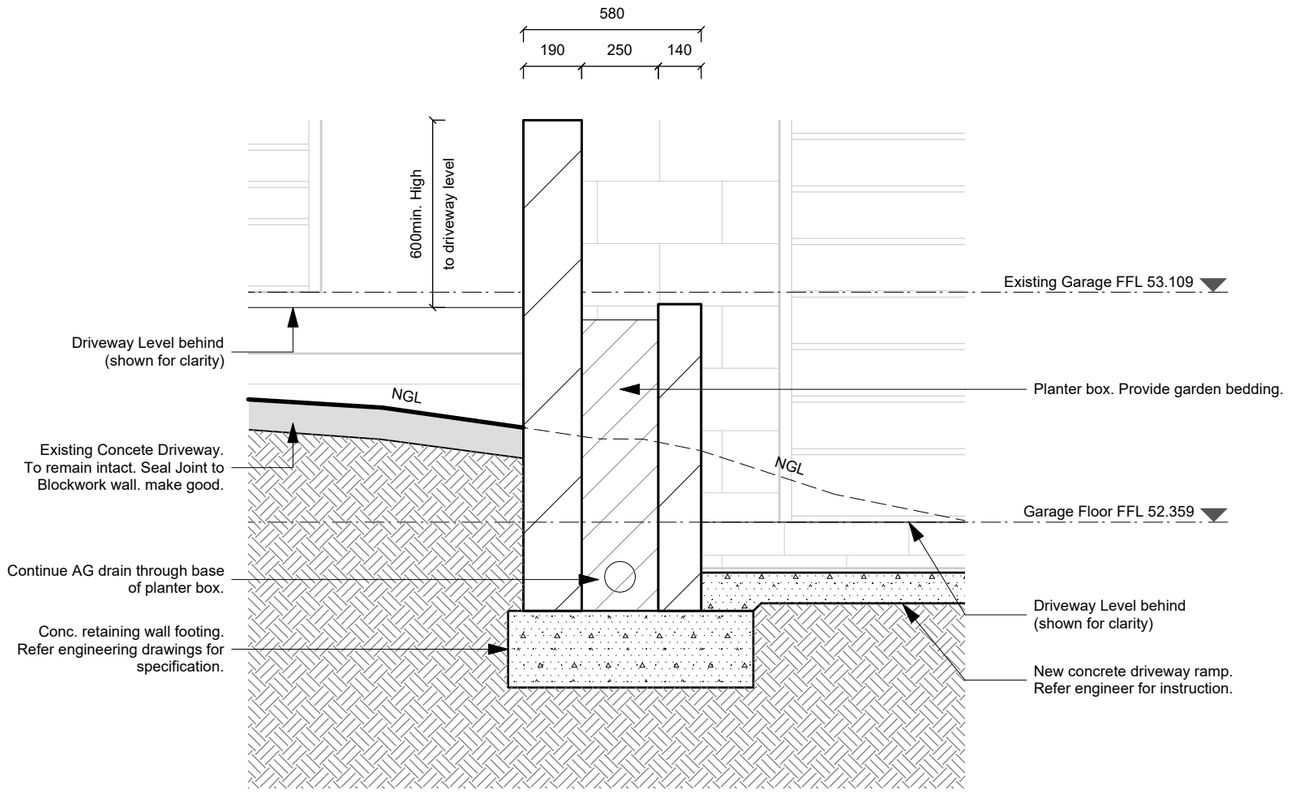
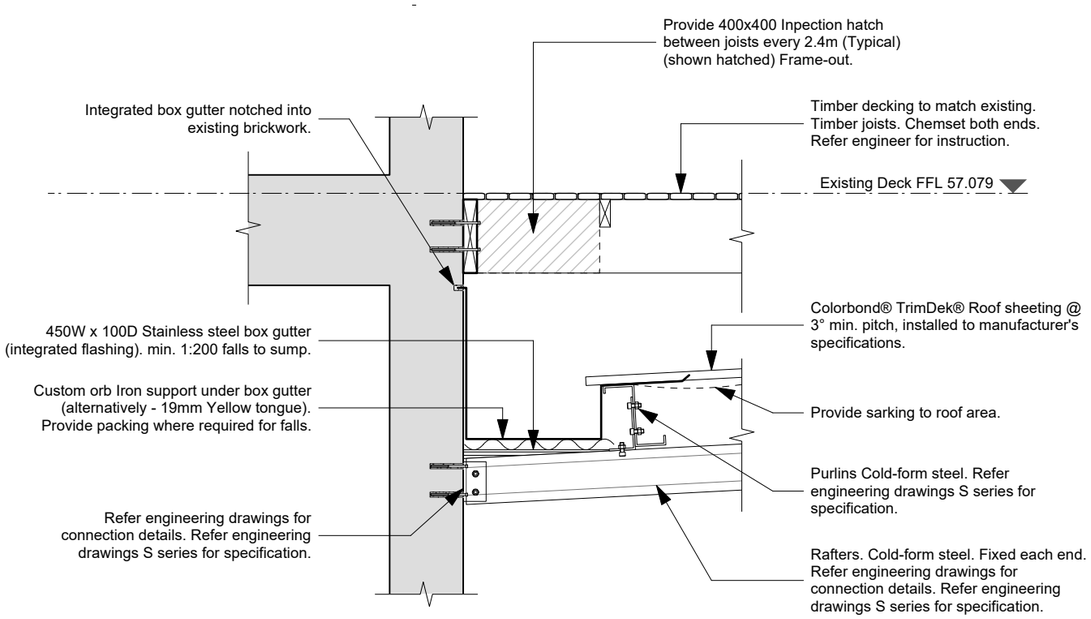
Revision: B	Date: 26/05/26	Description: As Constructed	Job Number: J1906
Drawing: **Section C-C**			Drawing Number: **A501**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:50
Client: Adam King			Issue: BA



01 Driveway Detail
Scale: 1:20



02 Typical Box Gutter detail
Scale: 1:20

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APPLICATION No. : PLN-26-003

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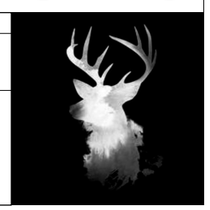
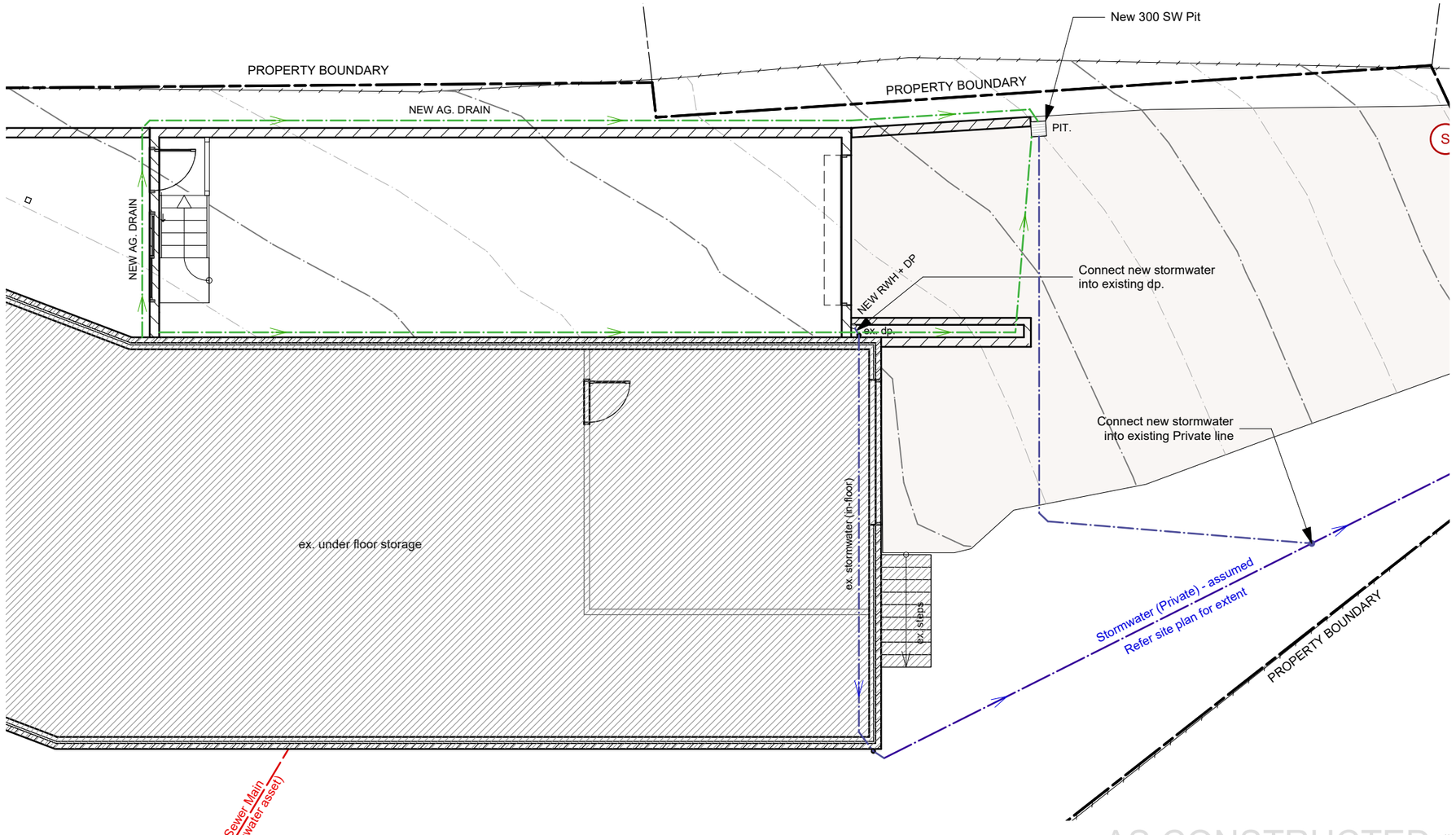
Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Details**			Drawing Number: **A600**
Address: 65 Crosby Road, Rosetta			Scale @ A3: As Shown
Client: Adam King			Issue: BA



DRAINAGE LEGEND:

——·——·——	Stormwater Line (100 UPVC) @ Min. 1% Falls.
AG. ——·——·——	Agricultural Pipe drain. (Must drain to SW pit.)
I.O	Inspection opening.
ORG.	Overflow Relief Gully.
WS.	Waste Stack (100 UPVC)
DP.	Downpipe (90 UPVC)
RWH.	Rainwater Head To be selected.
PIT.	300sq x 450d Stormwater pit. (Removable galv. grate.)



PLUMBING NOTES:

All works to be carried out by a licensed plumber, plumber / builder to take levels prior to construction to ensure drainage lines can be connected to legal points of discharge (connection points).

Cold water supply line from meter to house 25mm dia.
cold water branches 16mm dia.
hot water main line - 20mm dia.
hot water branches 16mm dia.

vacuum breaker back flow devices to fitted to all outside taps

Install inspection openings at major bends for stormwater and all low points of downpipes. All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

SERVICES
The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:
A) be protected against the effects of weather and sunlight; and
B) be able to withstand the temperatures within the piping; and
C) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping
a) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor between storeys; or
iii) between ceiling insulation and a ceiling
Must have a minimum R-Value of 0.4 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.9 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 1.3 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Provide ag drain and backfill behind any retaining wall.

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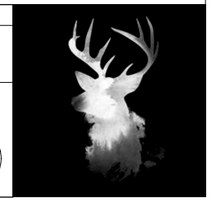
Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Drainage Plan**			Drawing Number: **A800**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA



GALZING NOTES:

Refer to Elevations for window positions and styles.

Flyscreens to be fitted to all openable windows and doors.

Refer to Energy Assessment or Glazing Calculation for glazing U-Value and SHGC requirements (required, but not provided with this example drawing set).
Glazing types available in Tasmania can be accessed at www.wers.net.

FLASHINGS TO WALL OPENINGS:
All openings must be adequately flashed using materials that comply with AS/NZS 2904. Refer details sheet for window head and sill details. Flashing to be installed with glazing manufacturer's specifications for brick veneer construction.

PROTECTION OF OPENABLE WINDOWS:
A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath. Protect the windows (identified in the table beside) by one of the following methods:
a) a device capable of restricting the window opening; or
b) a screen with secure fittings. The device or screen must: a) Not permit a 125mm sphere to pass through the window opening or screen; and b) Resist an outward horizontal action of 250N against the:
window restrained by a device; or
screen protecting the opening; and c) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

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

BLOCKWORK NOTES:

Generally bricks and blocks shall be laid plumb and true with even joints, fully bedded on motor, perpends well filled and the work shall rise evenly with no part rising more than 1200mm above adjoining parts. Beds and joints shall be 10mm nominal thickness. Comers and intersections shall be properly bonded. All exposed work shall be cleaned down on completion.

Where articulation joints occur in masonry walls, ties must be built in both sides of the joint and spaced at no more than 300mm from the joint (see figure 3.3.3.1 of the NCC 2019)

Masonry wall ties must be installed in such a way as to prevent moisture travelling along the tie to the inner leaf of my or frame
Masonry veneer ties are to be installed in accordance with figure 3.3.3.1 of the NCC 2019.

WEATHER PROOFING OF MASONRY:

Brick veneer and cavity masonry construction requires a cavity between the inner and outer walls. For brick veneer, the cavity must be a minimum 25mm, and for cavity masonry the cavity must be at least 35mm but not more than 65mm.

Open perpendicular joints (weep holes) must be created in the course immediately above any dpc or flashing. The weep holes must be at maximum 1200mm centres.
Weep holes are not required for head or sill openings less than 1m wide.

The membrane shall be made of black opaque embossed polythene film not less than 0.5mm thick and meet the requirements of clause 7.6 of as/nzs 2904. Alternative damp-proof course material shall comply with part 3.3.4.4 a the NCC 2019.

Damp-proof courses and flashings shall be installed in accordance with the manufacturer's specifications and parts 3.3.4.5 and 3.3.4.6 of the NCC 2019.

For masonry construction the damp-proof course membrane shall be laid directly onto the concrete slab beneath the first course of external leaf brickwork. It shall extend horizontally across the cavity and then vertically up the cavity face of the inner leaf to at least one brick height and shall then be built a minimum 30mm into the mortar joint

EXTERNAL DOOR SCHEDULE

Mark:	Type:	Frame Height: (mm)	Frame Width: (mm)	Glazed Area: (m2)	Floor Level:	Comments:
D01	Hinged Left Door	2100	900	1.14	Garage Floor Level	GLAZED PANEL
D02	Overhead Rolling Door	2850	3000	0	Garage Floor Level	Elec - single phase

NOTE: All Proposed Door Frames are to be: **ALUMINIMUM FRAMED**

EXTERNAL WINDOW SCHEDULE

Mark:	Type:	Frame Height (mm):	Frame Width (mm):	Glazed Area: (m2)	Floor Level:	Comments:
W01	Sliding Right Window	1500	1800	2.04	Garage Floor Level	

NOTE: All Proposed Window Frames are to be - **ALUMINIMUM FRAMED**

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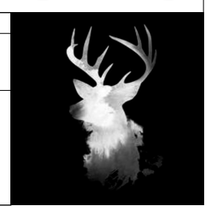
Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **Schedules**			Drawing Number: **A900**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA



NCC 2019 - CLASS 1 & CLASS 10 BUILDINGS (GENERAL NOTES)

GENERAL NOTES:

When carrying out the building work, a builder (or owner builder) should be familiar with general construction practices, the requirements of the
National construction code (NCC 2019), as well as local council rules / reg's.

A copy of all planning, building & plumbing permits, and drawings stamped "approved" by the local authority must be kept on site.

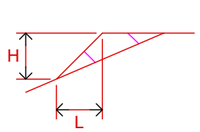
PART 3.1 - SITE PREPARATION

Earthworks shall be carried out in accordance with part 3.1.1 of the NCC 2019.

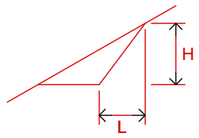
Cut & fill grades to be to relevant saa codes, suitable for soil classes encountered (refer typical diagram).

The builder is responsible for ensuring the new building works are set out by a registered surveyor in accordance with the drawings.

TABLE 3.1.1.1 - UNPROTECTED EMBANKMENTS:



FILL
H = less than 2m



CUT
H = less than 2m

SOIL TYPE: (# see Part 3.2.4 for material description)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL (see Part 3.2)	CUT
STABLE ROCK (A#)		2:3	8:1
SAND (A#)		1:2	1:2
SILT (P#)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P#)		NOT SUITABLE	NOT SUITABLE

NOTES:

1. Retaining walls or other types of soil retaining methods must be installed where -
   (a) the embankment slope is steeper than that described in this table; or
   (b) the soil type is not described in this table.

2. Embankments that are to be left exposed at the end of the construction works must be stabilised by vegetation or similar works to prevent soil erosion.

PART 3.2 - FOOTINGS & SLABS:

Footing or slab construction shall be designed and constructed in accordance with AS 2870, and must comply with part 3.2 of the NCC 2019. Piled footings to be designed in accordance with AS 2159.

Design & certification of footings & slabs to be by an accredited practicing structural engineer.

PART 3.4.1 - SUB-FLOOR VENTILATION:

Provide sub-floor ventilation to suspended floor structure to comply with part 3.4.1.2 of the NCC 2019 at a rate of not less than 6000mm? Per meter length of wall; and end vents are not to be installed further than 600mm away from external corners.

Furthermore, the clearance between the ground surface & the underside of the lowest floor framing member must not be less than 150mm.

PART 3.4.3 - TIMBER FRAMING:

All timber floor, wall & roof construction shall be carried out in accordance with part 3.4.3 of the NCC 2019 and AS 1684.2.

Design & certification to be by an accredited practicing structural engineer.

PART 3.4.4 - STRUCTURAL STEEL MEMBERS:

All structural steel floor, wall & roof construction shall be carried out

In accordance with part 3.4.4 of the NCC 2019 and AS 4100.
Design & certification to be by an accredited practicing structural engineer.

All external structural steel members & fixing shall be protected from corrosion in accordance with part 3.4.4.4 of the NCC 2019.
Generally hot dip galvanised unless noted otherwise.

PART 3.5 - ROOF & WALL CLADDING:

Metal roof cladding provided & installed in accordance with AS 1562.1 & part 3.5.1 of the NCC 2019. Colorbond finish to sheet roofs (uno) as selected by
Owner. All ridges, fascias, barge ends, hip ends and roof penetrations must
Be properly flashed and sealed (i.e. Watertight). Refer to architectural dwgs for typical sarking details and extent of roof claddings.

All gutters and downpipes shall be designed and constructed in accordance with AS 3500.3 or AS 3500.5 (domestic installations, section 5).
Refer to architectural dwgs for typical gutter & fascia details.

Prefabricated timber roof trusses to be installed in accordance with manufacturers specifications. Certified truss design criteria & plan
Showing fixing & bracing details to be submitted to the building surveyor
Prior to frame inspection & include any variation required to lintels &
Studs to account for concentrated loads.

Wall cladding to be installed in accordance with 3.5.3 of the NCC 2019
& to specific manufacturers specifications.

Flashing to wall openings in external wall cladding in accordance with
3.5.3.6 of the NCC 2019 using materials that comply with AS 2904.

PART 3.6 – GLAZING:

Glazed assemblies (internal & external) are to possess industry standard compliance labelling (that can be identified during an inspection) or a certificate of compliance to australian standards AS 1288 (glass-safety)
& AS 2047 (windows-weatherproofing) will have to be provided.
Glazing shall also comply with part 3.6 of the NCC 2019.

The installation of glazed assemblies is to correspond with the total U-value & SHGC quantities specified within the approved glazing calculators. Prior to the issue of the certificate of final inspection a statement confirming that the specified glazing has been installed is to be submitted to the building surveyor.

Glazing in bathrooms, including shower screens, shower doors, bath enclosures & associated windows that are under 2m measured from the floor level up must be in accordance with part 3.6.4.5 of the NCC 2019.

Builder shall confirm window & door frame sizes on site before installation.

PART 3.7.2 - SMOKE ALARMS:

Smoke alarms shall comply with part 3.7.2 of the NCC 2019 & AS 3786, and must be directly hardwired into the electrical system (must possess battery back-up). Locations as per clause 3.7.2.3 of the NCC 2019.

Refer to floor plans for locations.

PART 3.8.1 - WET AREAS:

Waterproofing of all internal wet areas shall be in accordance with Part 3.8 of the NCC 2019, and AS 3740 - waterproofing of wet areas in residential buildings.

Provide the following as substrates:-
1). Timber floors - 19mm 'yellowtongue r-flor' or
18mm 'cemintel' f.c. compressed sheet wet area flooring or equivalent.
2). Walls - 6mm 'cemintel' f.c. wallboard wet area lining or
10mm 'gyprock aquachek' wet area plasterboard.

All finishes to be selected by owners.

PART 3.8.2 - ROOM HEIGHTS:

Minimum ceiling heights must comply with NCC 2019 part 3.8.2.
Generally 2.4m, unless in a kitchen, hall, bathroom, laundry or garage, where a minimum of 2.1m is acceptable.

PART 3.8.3 – FACILITIES:

The door to a fully enclosed sanitary compartment must -
Open outwards, slide or be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2m, measured in accordance with figure 3.8.3.3, between the closet pan within the sanitary compartment and the doorway.

PART 3.8.4 – LIGHT:

Natural lighting requirements in accordance with NCC 2019 part 3.8.4.2.

Provide artificial lighting to sanitary compartments, bathrooms, shower rooms, airlocks & laundries if natural lighting requirement can not be achieved -
(a) at a rate of not less than one light fitting per 16m? Of floor area; or
(b) in accordance with AS 1680.0.

Lighting layout to be co-ordinated between the owner and builder.

PART 3.8.5 – VENTILATION:

Ventilation requirements in accordance with NCC 2019 Part 3.8.5.

Provide exhaust fans in toilet, bathrooms and a rangehood above kitchen hotplates (to be selected by owner). Install and duct to outside air in accordance with as 1668.2. Refer to plans for location.

PART 3.9.1 - STAIR CONSTRUCTION:

Stairs serving habitable rooms, including external stairs must comply
With 3.9.1.3 & 3.9.1.4 of NCC 2019.

If open treads are to be incorporated into the stair design,
Then the max. Open area of the riser is not to exceed 124mm.

Stair treads must have a slip-resistant finish or a suitable non-skid Strip near the edge of the nosings.

Stair treads -	min. 240mm	max. 355mm
Stair risers -	min. 115mm	max. 190mm
Slope relationship:		
2 risers + 1 going =	min. 550mm	max. 700mm

Doors opening outwards externally must open to a landing (min. 750mm wide) where the difference in levels is greater than 570mm.

PART 3.9.2 - BALUSTRADES & HANDRAILS:

Balustrade construction shall comply with the requirements
Of part 3.9.2 of the NCC 2019.

Provide 1000mm high (min.) Balustrade to any deck, landing, balcony or
The like 1000mm or more above adjoining floor or finished ground level;
& provide 865mm high (min.) Balustrade to stairs; & no openings within
Any part of the balustrade are to be greater than 124mm.

Provide 865mm high (min.) Continuous handrail to at least one side

Of flight of stairs or ramps.

Wire balustrades must be constructed in accordance with part 3.9.2 of the NCC 2019, specifically clause 3.9.2.3 (f) & table 3.9.2.1.
Typically (table 3.9.2.1 - wire balustrade construction):

typically, wire ø 3.0mm - 7x7 lay - max. 80mm wire spacings.
posts @ max. 1500mm cts. (min. Required tension = 1083n).

typically, wire ø 3.0mm - 1 x 19 lay - max. 80mm wire spacings.
posts @ max. 1200mm cts. (min. Tension = 1015n).

Glass balustrades to comply with AS 1288, section 7 (2006).

PART 3.12 - ENERGY EFFICIENCY:

All relevant building works shall comply with part 3.12 (energy efficiency)
Of the NCC 2019. Garage areas are not required to comply with this section.

Required minimum total r-values (climate zone 7) shall be as follows:-

A). Roof and/or ceilings - r4.1 (solar absorptance value = <0.4)
r4.6 (solar absorptance value = >0.4-<0.6)
r5.1 (solar absorptance value = >0.6)
solution = r5.0
ceiling insulation batts.

B). Walls - r2.8
solution = r2.5 h.d.
Wall insulation batts & sisalation.

C). Floors
(suspended and enclosed) - r2.75 (minus r0.89 for enclosing structure)
solution = 19mm 'yellowtongue r-flor' (r1.75) sheet flooring + 'insulboard10' (r0.25) fixed to
underside of joists.

All bulk & reflective thermal insulation must comply with AS 4859.1, and shall be installed in accordance with part 3.12.1 of the NCC 2019,
To form a continuous barrier with the roof, ceilings, walls & floors.

Building sealing must comply with part 3.12.3 of the NCC 2019.

All openable window sashes and around edges of external doors Shall be fitted with self adhesive foam or rubber compressible seals.

Roofs, external walls, external floors and any opening such as a window or door in an external wall must be constructed to minimise air leakage
By ensuring internal linings at ceiling, wall and floor junctions are close fitting or sealed by caulking, skirting, architraves, cornices or the like.

Exhaust fans must be fitted with a sealing device such as a Self-closing damper, filter or the like.

Hot water supply system shall be designed & installed in accordance
With section 8 of AS 3500.4 or clause 3.38 of AS 3500.5 .

The first 500mm of pipe from any hot water storage unit must be insulated with min. 19mm of closed cell polymer (inside building) or 25mm of closed cell polymer (outside building).

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Revision: A	Date: 14/05/20	Description: Building Approval	Job Number: J1906
Drawing: **General Notes**			Drawing Number: **A901**
Address: 65 Crosby Road, Rosetta			Scale @ A3: 1:100
Client: Adam King			Issue: BA