



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/143

LOCATION OF AFFECTED AREA

9 SHELDUCK DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **21/08/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

Proposed New Dwelling for
NATHAN AND JENNI HOWELLS
9 SHELDUCK DRIVE, OLD BEACH

Land Title Reference: CT
Wind Classification: TBC
Soil Classification: M
Climate Zone: 7
BAL Level: TBC
Alpine Area: N/A Less than 900m AHD
Corrosion Environment: N/A

DRAWINGS:

- 01 SITE PLAN
- 02 FLOOR PLAN
- 03 ROOF PLAN
- 04 ELEVATIONS
- 05 SECTION
- 05A NOTES & DETAILS
- 06 3D VIEWS
- 07 ELECTRICAL LAYOUT
- 08 WET AREA NOTES
- 09 BAL NOTES



AREA SCHEDULE	
FLOOR AREA (DWELLING):	129.8 m ²
GARAGE AREA	27.3 m ²
FLOOR AREA:	157.1 m ²
Porch	1.2 m ²
DECK (Including Steps)	12.0 m ²
TOTAL AREA	170.3 m ²
DRIVEWAY AREA	56 m ²

GLAZING NOTE:
- ALL EXTERNAL TO BE DOUBLE GLAZED

No.	Date	Description	Drawn
D	23.07.2024	Vehicle manoeuvring added as RFI DA2024/00143	RK
C	19.03.2024	Dwelling level modified	RK
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	20.12.2023	CONCEPT PLANS	RK
			Drawn

Ground FL	20.500
CL	22.900

LEGEND

- WM = Water Meter
- SV = Stop Valve
- FP = Fire Plug
- TP = Tree Planter
- CP = Comms. Pit
- ET = Electrical Turret
- ELC = Electricity Lot Connection
- CLC = Communication Lot Connection

- SWLC = Stormwater Lot Connection
Top RL:19.30
Inv RL:-19.20

- S/C = Sewer Lot Connection
Top RL:19.94
Inv RL:-18.33

- MH1 = Sewer Manhole
Top RL:21.14
In Inv RL:20.18
Out Inv RL:20.13

- MH2 = Sewer Manhole
Top RL:23.69
In Inv1 RL:21.81
In Inv2 RL:21.79
Out Inv RL:21.74

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY, THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.

LIST DATA IMPORT

- TasWater-SewerLateralLine
- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralLine
- TasWater-WaterMain
- CadastralParcel-OwnerInformation

LOCAL COUNCIL IMPORT

- LocalAuthority-StormwaterMain

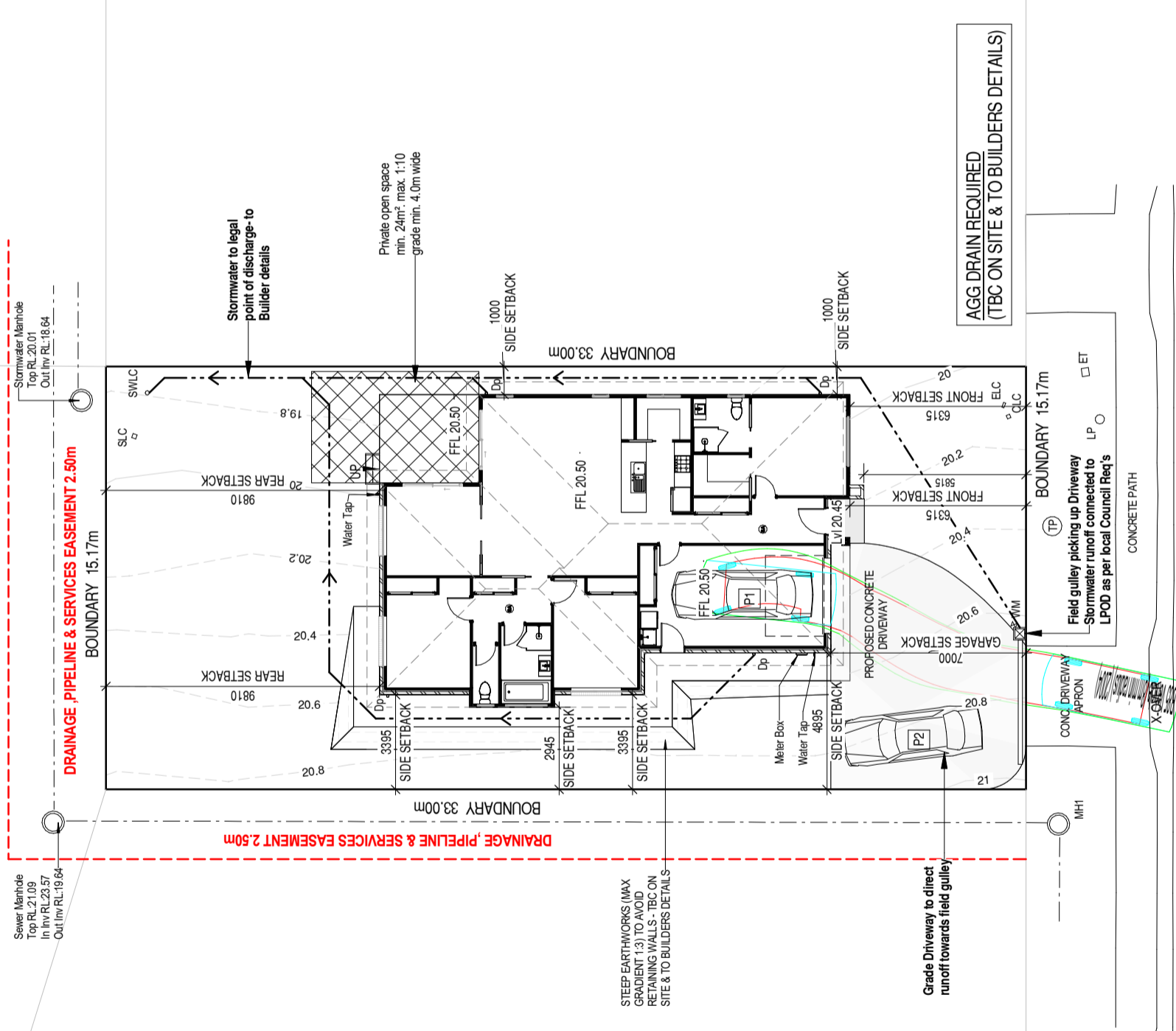
11. BOUNDARIES ARE COMPILED ONLY FROM PRELIMINARY/DRAFT PLAN OF SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. BOUNDARIES & EASEMENT ARE SUBJECT TO CHANGE ONCE TITLES ARE ISSUED.

12. 3D DATA TURNED OFF IN LAYER CONTROL.

- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

AREA SCHEDULE

FLOOR AREA (DWELLING):	129.8 m ²
GARAGE AREA	: 27.3 m ²
FLOOR AREA:	: 157.1 m ²
Porch	: 1.2 m ²
DECK (Including Steps)	: 12.0 m ²
TOTAL AREA	: 170.3 m ²
DRIVEWAY AREA	: 56 m ²

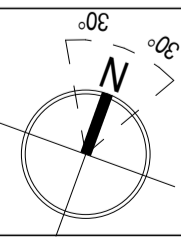


ROAD

GLAZING NOTE:
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SITE PLAN

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01

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

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C	19.03.2024	Dwelling level modified
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A	09.02.2024	WORKING DRAWINGS
	20.12.2023	CONCEPT PLANS
		Drawn

CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 9 SHELDUCK DRIVE, OLD BEACH	
APPROVED BY:	STUART CHUGG
DRAWN :	Ranjot Kaur
CHECKED:	SC DATE: 23.07.2024
SCALE:	As indicated
REVISION:	D

CLIENT:	NATHAN AND JENNI HOWELLS
SHEET:	01 OF 11
PROJECT NO:	CH_89

Ground FL	20.500
CL	22.900

Legend:

- AW Awning window
- DH Double hung window
- FW Fixed window
- SD Sliding door
- SW Sliding window
- B/O Beam over
- BRM Broom cupboard
- CSD Cavity sliding door
- CT Cook top
- DP Downpipe (Location)
- DW Dishwasher
- MW Microwave
- MH Marhole
- OHC Overhead cupboards
- OBS Obscured (Glazing)
- REF Fridge / Refrigerator
- RH Range hood
- SHS Square hollow section (column)
- UM Under mount
- UBO Under beam oven
- V Vanity basin
- WC Water closet (Toilet)
- WM Washing machine
- WT Wash tub

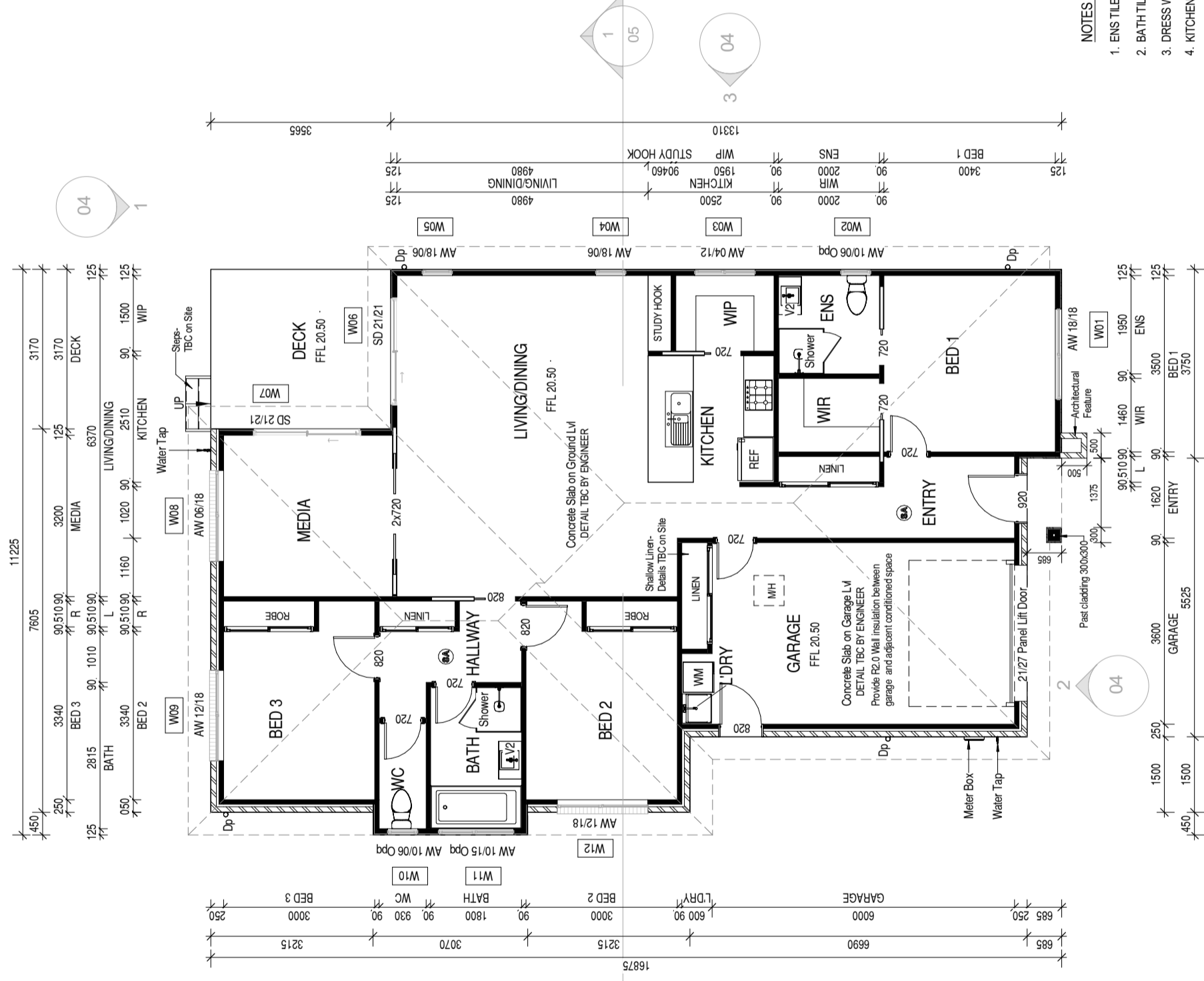
Note:

1. Tile layout indicative only.
2. Provide lift off hinges to WC doors-to comply with NCC requirements.
3. Confirm level on the site to all external doors if steps are required- to comply with NCC requirement.
4. All smoke alarms to be inter-connected to NCC requirements.

Window Schedule			
Number	Type	Height	Width
01	AW 18/18	1800	1800
02	AW 10/06 Opq	1000	600
03	AW 04/12	400	1200
04	AW 18/06	1800	600
05	AW 18/06	1800	600
06	SD 21/21	2100	2100
07	SD 21/21	2100	2100
08	AW 06/18	600	1800
09	AW 12/18	1200	1800
10	AW 10/06 Opq	1000	600
11	AW 10/15 Opq	1000	1500
12	AW 12/18	1200	1800
Grand total: 12			

Note:	
DP	Down Pipe

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



AREA SCHEDULE	
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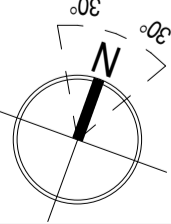
NOTE:
Cladding is to be installed using treated pine battens or similar. If the battens are running horizontally, they are to be packed out min 10mm at each stud to allow for airflow and condensation.

- NOTES:**
1. ENS TILES, FITTINGS AND FIXTURES AS PER SELECTION
 2. BATH TILES, FITTINGS AND FIXTURES AS PER SELECTION
 3. DRESS WARDROBE FITOUT AS PER SELECTION
 4. KITCHEN JOINERY, SPLASHBACK, FITTINGS AND FIXTURES AS PER SELECTION

GLAZING NOTE:
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FLOOR PLAN

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02

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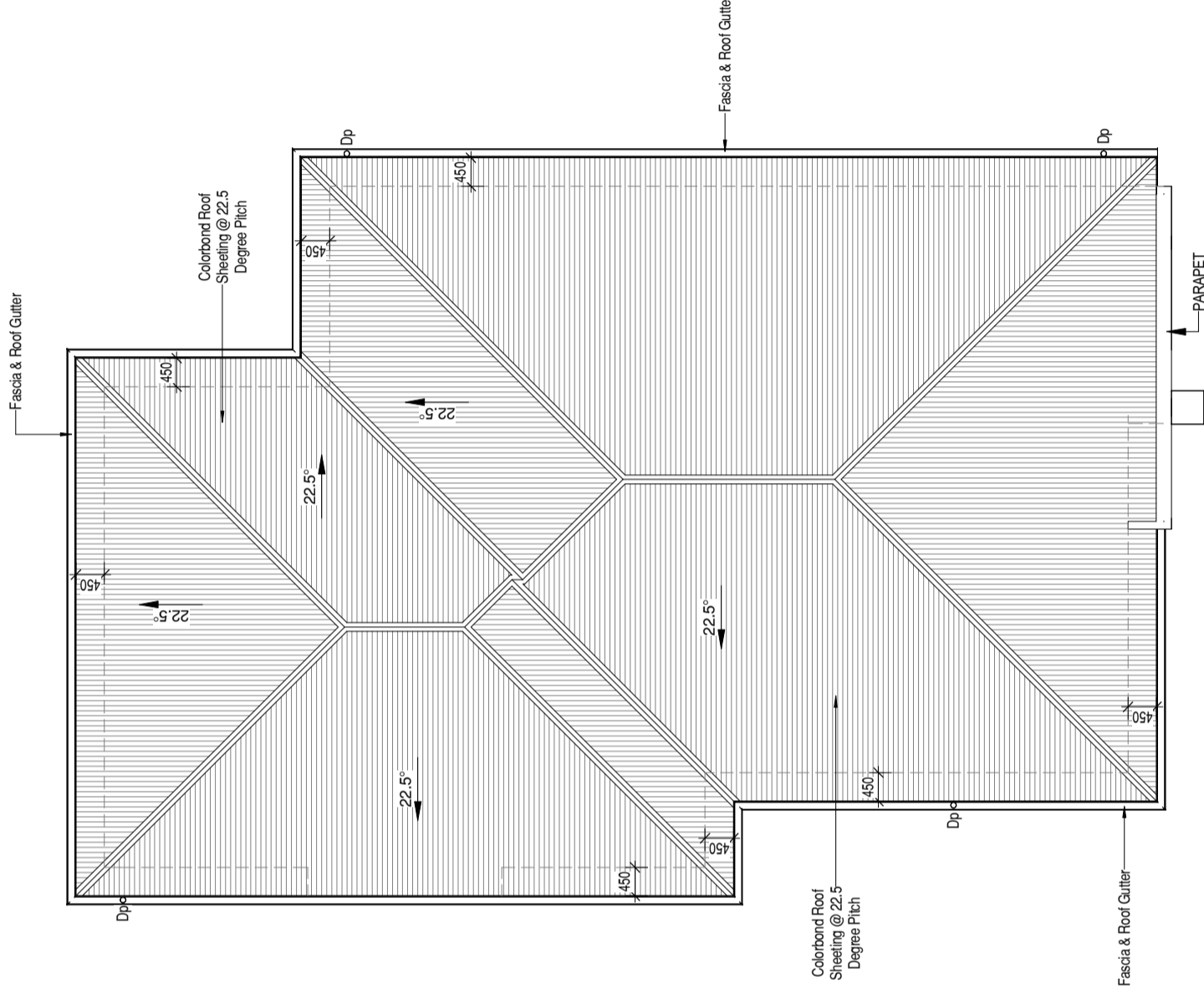
CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:	9 SHELDUCK DRIVE, OLD BEACH
APPROVED BY:	STUART CHUGG
DRAWN :	Ranjot Kaur
CHECKED:	SC DATE: 23.07.2024
SCALE:	1 : 100 REVISION: D

CLIENT:	NATHAN AND JENNI HOWELLS
SHEET:	02 OF 11
PROJECT NO:	CH_89

ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.
2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV. VENTILATION SYSTEM (EXHAUST) IN ACCORDANCE WITH NCC.
3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.
4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.) IN ACCORDANCE WITH NCC.



ROOF CATCHMENT AREA CALCULATION	
Ah	186.6 m ²
Ac	225.8 m ²
Gutter	6555
DRI	85
Ac/dp	70
Downpipes required	4
Downpipes provided	4

NOTE: Roof catchment areas to comply with AS3500.3

AREA SCHEDULE	
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DRIVEWAY AREA	56 m ²

ROOF PLAN

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03

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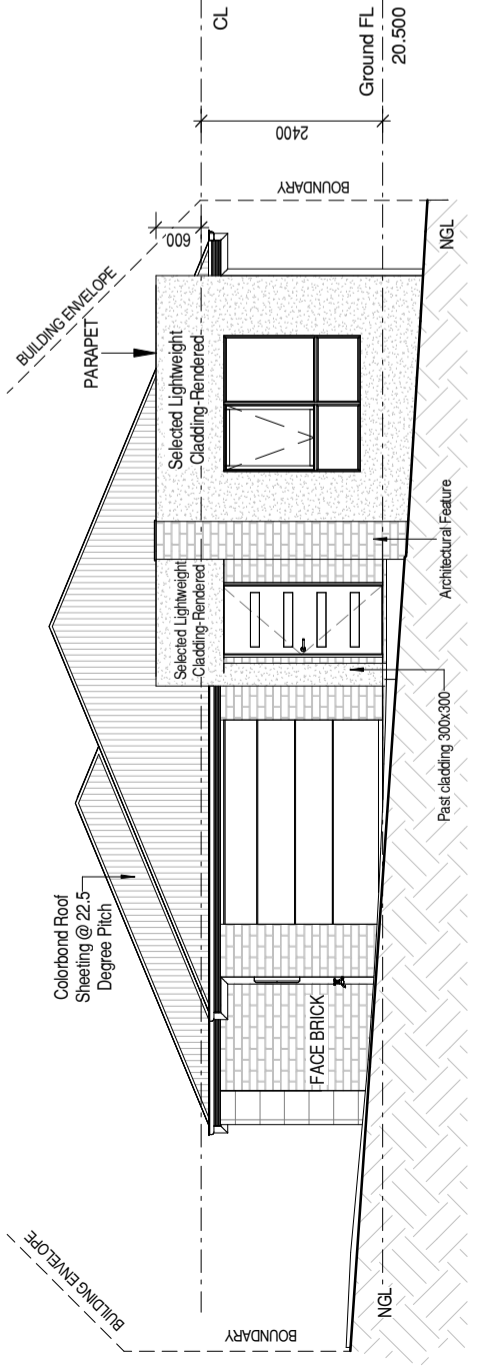
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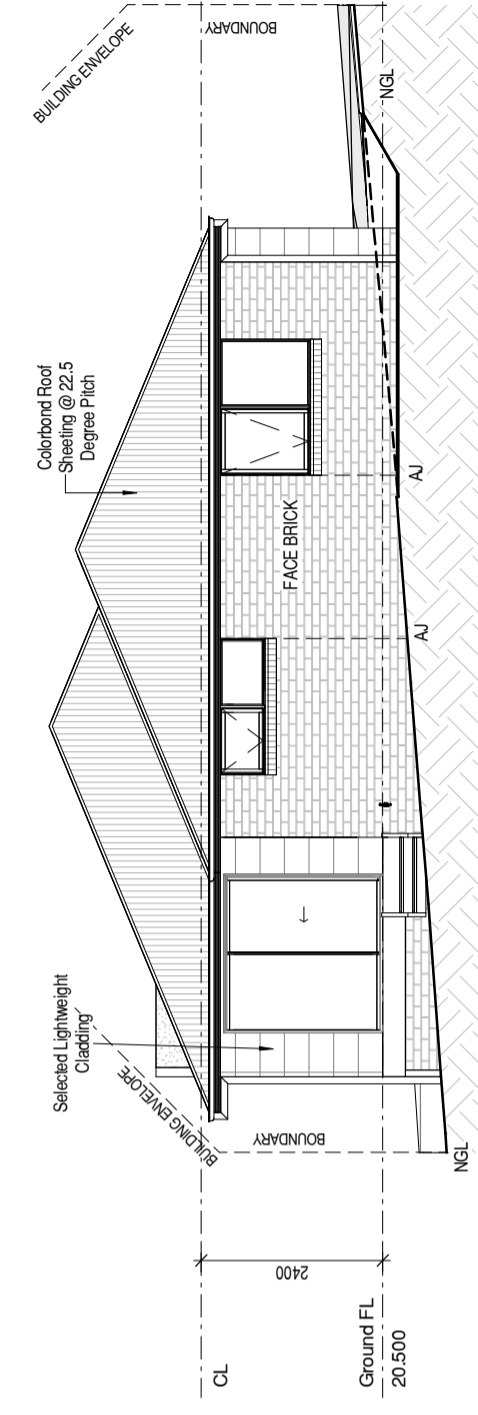
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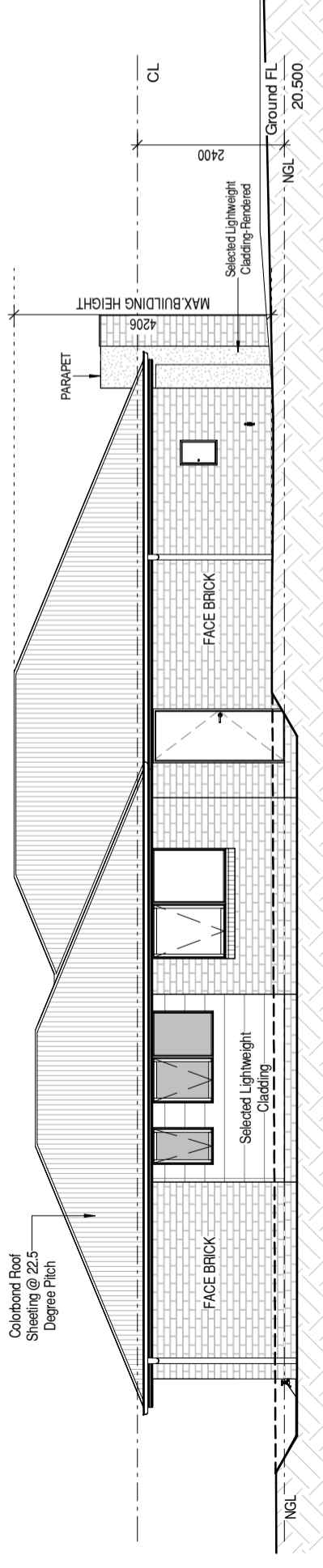
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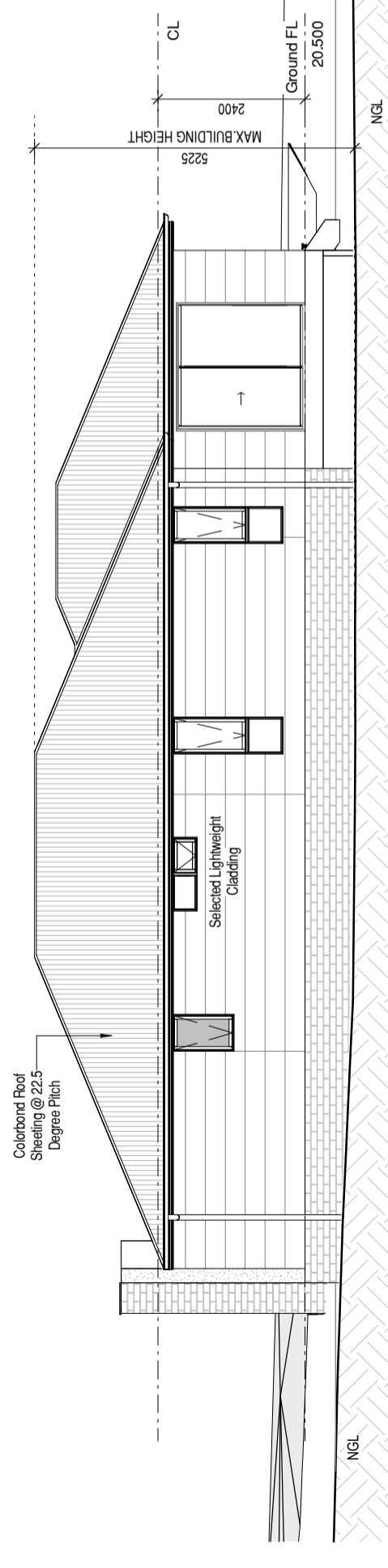
EAST Elevation



WEST Elevation



SOUTH Elevation



NORTH Elevation

GLAZING NOTE:
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ELEVATIONS

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04

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CREATIVE HOMES HOBBART

JOB ADDRESS:
9 SHELDUCK DRIVE, OLD BEACH

APPROVED BY:
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DRAWN BY:
Ranjot Kaur

CHECKED:
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SCALE:
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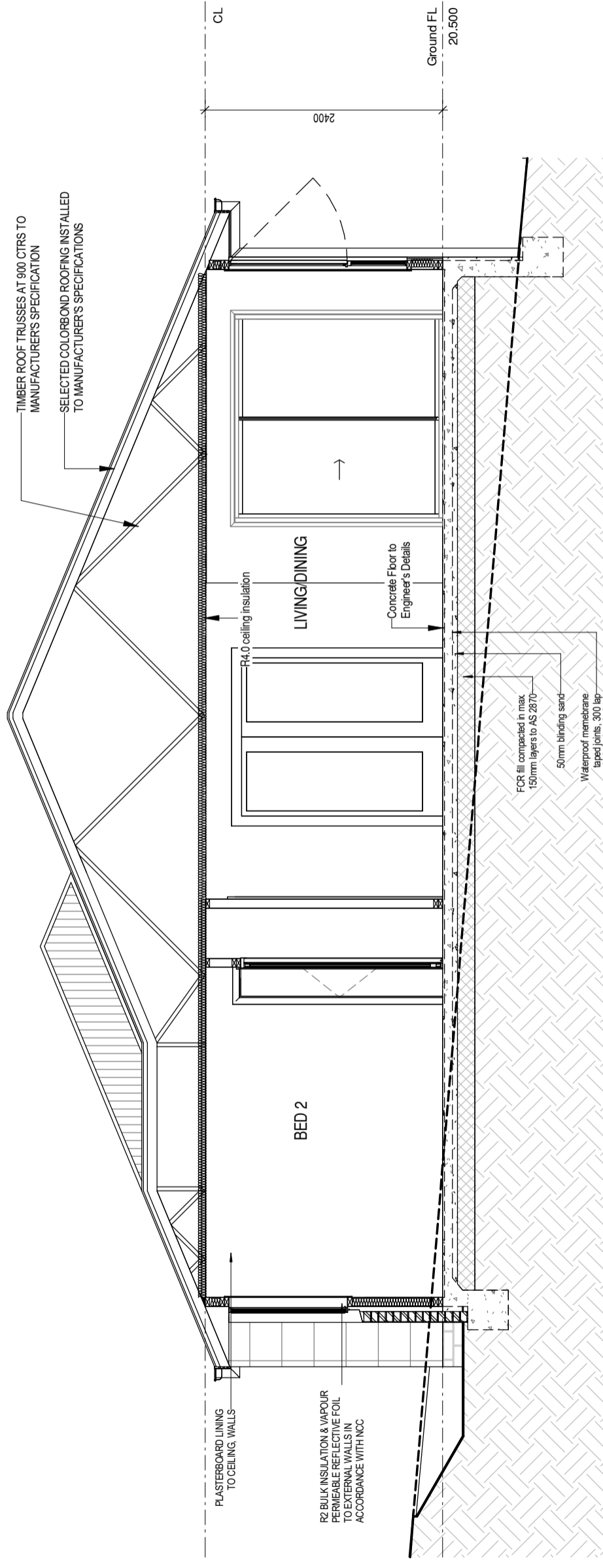
CLIENT:
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ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.
2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV. VENTILATION SYSTEM (EXHAUST) IN ACCORDANCE WITH NCC.
3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.
4. FCL LINING TO EAWE WITH LEAVE VENTS FOR VENTILATION (OR EQUIV.) IN ACCORDANCE WITH NCC.



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SECTION

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1 : 50 | REVISION: D

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NOTE:

Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in construction with engineers and surveyors drawings and notes. Do not scale drawings.

Dimensions are to take preference over scale. Building specifications and engineers drawings shall override Architectural drawings.

All construction work shall be carried out in accordance with the state building regulations local council by laws and relevant NCC and AS codes.

Important notice for attention of owners:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundations maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with the document.

ENERGY EFFICIENCY:

Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).

External walls to be clad with pelated reflective foil over the outside of the timber frame.

Ceiling to be insulated with R4.0 and reflective foil. Floor to be insulated with R1.0 batts. Seal exhaust fans to ensuite, bathroom, laundry and kitchen. Building to be sealed in accordance with NCC part 3.12.3.

Construction of the external walls, floor, and roof compliance of air leakage to comply with NCC part 3.12.3.5.

GENERAL:

All flashings to be in accordance with part 3.3 of the NCC. Weep holes and damp proof coursing in accordance 3.3.4.4 and 3.3.4.5 of the NCC. Fibre cement sheet in accordance with 3.5.3.4.

Block construction in accordance with the NCC requirements. Plasterboard to internal wall linings and ceilings.

HEALTH & AMENITY PART 3.8 NCC:

Showers, bath and wall fixtures to all wet areas shall comply with the requirements of clauses 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lampanel or other approved water-resistant lining to a min. height of 1800mm to shower walls and to a height of 1500mm behind baths, basins, sinks, troughs, washing machines and wall fixtures. For the required extent of area to be protected refer to the figures 3.8.1.1, 3.8.1.2 and 3.8.1.1 for typical insulation requirements of shower recesses, tap flanges, shower troughs, floors and waterproof membranes refer to fig. 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 and 3.8.1.9. For typical installation requirements & sealing of wall junctions with benchtops, laundry sinks & bath refer to figures 3.8.1.10 and 3.8.1.11.

Materials shall comply with the requirements of clauses 3.8.1.3, 3.8.1.4 and 3.8.1.5.

Refer to AS 3740-2010 for waterproofing of domestic wet areas as well as appropriate wall & floor treatment when a prefabricated shower unit is not used. (EG. min 1:100 fall to waste).

SOIL & WATER MANAGEMENT STRATEGIES:

Downpipes shall be installed into Council stormwater as soon as the roof has been installed

Ensure that AG drains have been installed prior to footing excavation. Refer to Drainage Plan on the Architectural Drawing Plans

Any excavated materials that are placed up-slope of an Ag drain. Shall be removed when the building works are complete and used as fill on site for any other low points. Ensure a install a sediment fence on the downslope side of material.

All construction vehicles shall be parked on the street only, to prevent transferring debris onto street.

NOTES & DETAILS

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05A

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ARCHITECTURAL NOTES

ARCHITECTURAL PLANS DRAWING NOTE:

All plans shown in this document are architectural only, for structural specification/design refer to engineer drawings. (Engineering plans are documented after DA permit)

ARCHITECTURAL PLANS DRIVEWAY NOTES:

Driveway grades to be in accordance with AS2890. If noted with "to be designed by Engineer at BA Stage" Engineer design to take precedence over Architectural Driveway.

PLUMBING STACK NOTE:

Plumber to check plumbing stack location with framing plan prior to start of works.

DESIGN RETAINING WALL NOTES:

Extent of any retaining wall design should be assessed on site to determine if unprotected embankment could replace retaining wall.

UNPROTECTED EMBANKMENT :

Any excavation adjacent to boundary shall comply to NCC 2019 3.1.1 Earthworks. For slope ratio refer to the site plan on the Architectural documentation

KITCHEN NOTES:

Kitchen appliances/design/sizes/location are indicative only (objects shown as placeholders only). Refer to selection documentation.

BATHROOM NOTES:

Bathroom fixtures/design/sizes/location are indicative only (objects shown as placeholders only). Refer to selection documentation.

STAIR NOTES:

All internal/external stairs including concrete or timber timber risers and treads shall comply to NCC 3.9.1.2 Stairway construction.

FRAMING PART 3.4 NCC:

All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC part 3.4.3 manufactured sizes must not be undersized to those specified. For all timber sizes, stress grades, spacing and wall bracing refer to engineers detail.

The down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9.

Structural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to engineers details where provided.

GLAZING PART 3.6 NCC:

All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and NCC clauses in part 3.6.

Human impact safety requirements shall comply with NCC clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) WITH 25MM AIR GAP TO ROOFING AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.

2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV VENTILATION SYSTEM (EXHAUST) IN ACCORDANCE WITH NCC.

3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.

4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV) IN ACCORDANCE WITH NCC.

DRAINAGE PLAN STANDARD NOTES

GENERAL:

Ensure that there are inspection openings are installed at all major bends for stormwater and all low points of downpipes.

All plumbing & drainage shall be in accordance with local Council requirements.

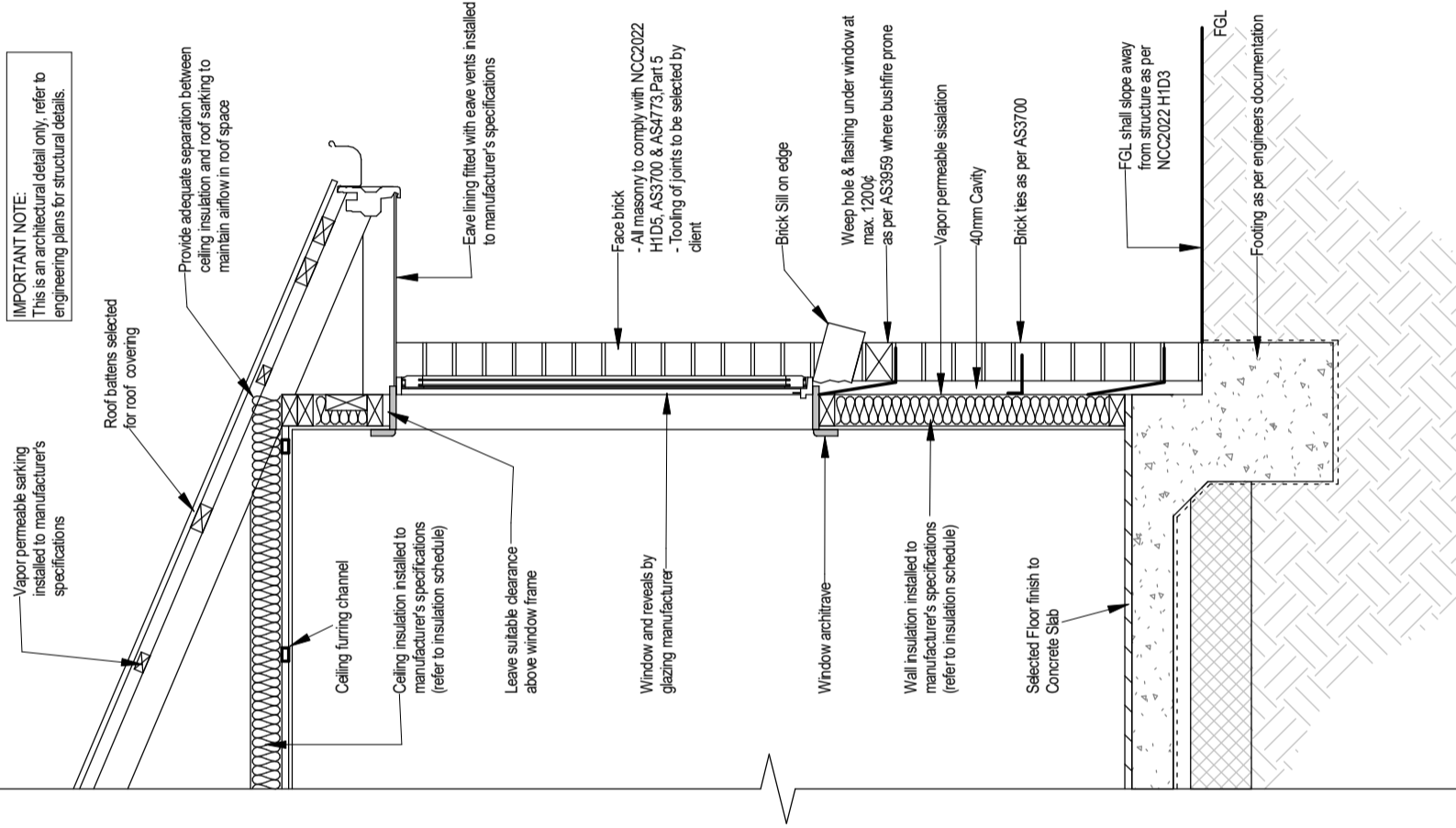
Provide surface drain to back of any bulk excavation on site to drain levelled pad prior to commencing footing excavation.

SERVICES:

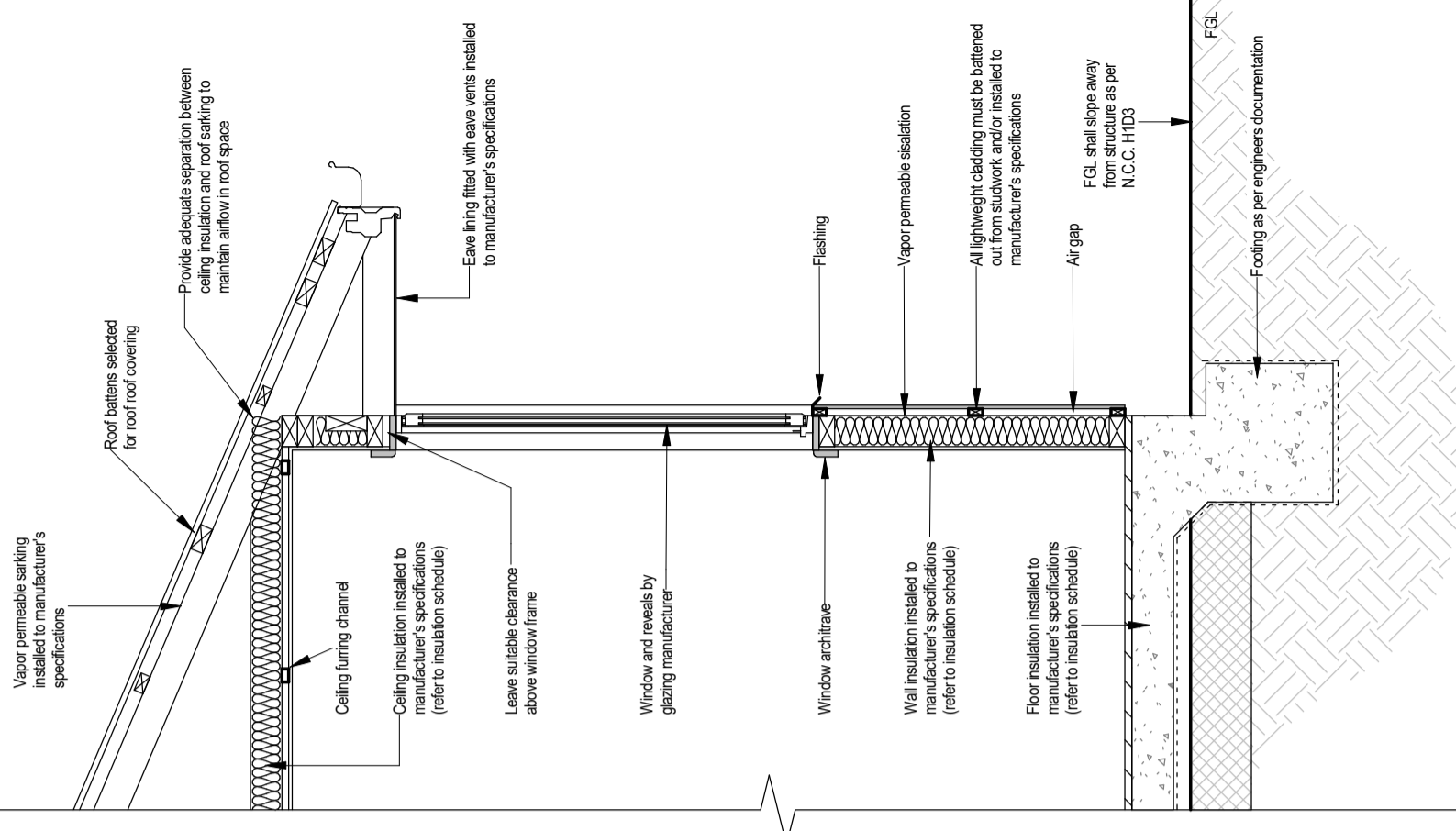
The heated water system shall be designed and installed with Part B2 of the NCC Volume Three - Plumbing Code of Australia.

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

IMPORTANT NOTE:
This is an architectural detail only, refer to engineering plans for structural details.



TYPICAL WALL DETAIL (BRICK VENEER)



TYPICAL WALL DETAIL (LIGHTWEIGHT CLADDING)

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DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description
B	04.03.2024	Window added in WIP
A	09.02.2024	WORKING DRAWINGS
Drawn		



CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:

9 SHELDUCK DRIVE, OLD BEACH

APPROVED BY:

STUART CHUGG

DRAWN :

Ranjot Kaur

CHECKED:

SC DATE: 23.07.2024

SCALE:

1 : 20 | REVISION: B

CLIENT :

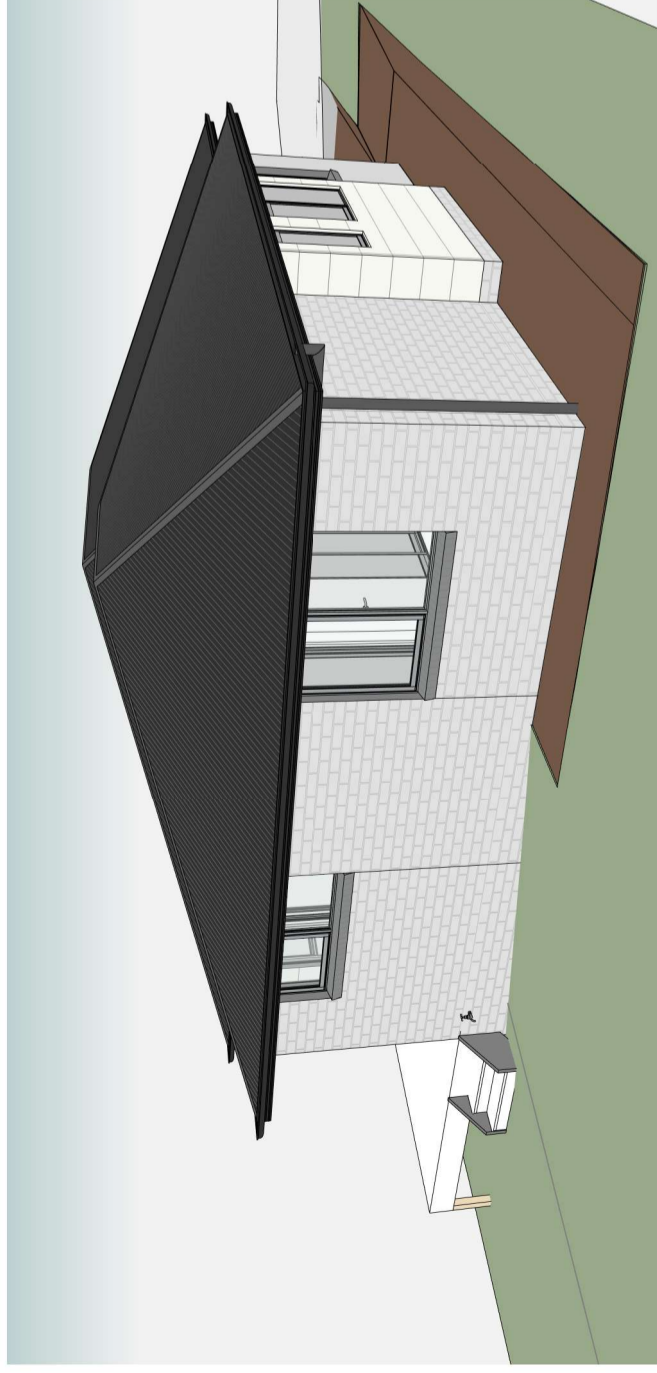
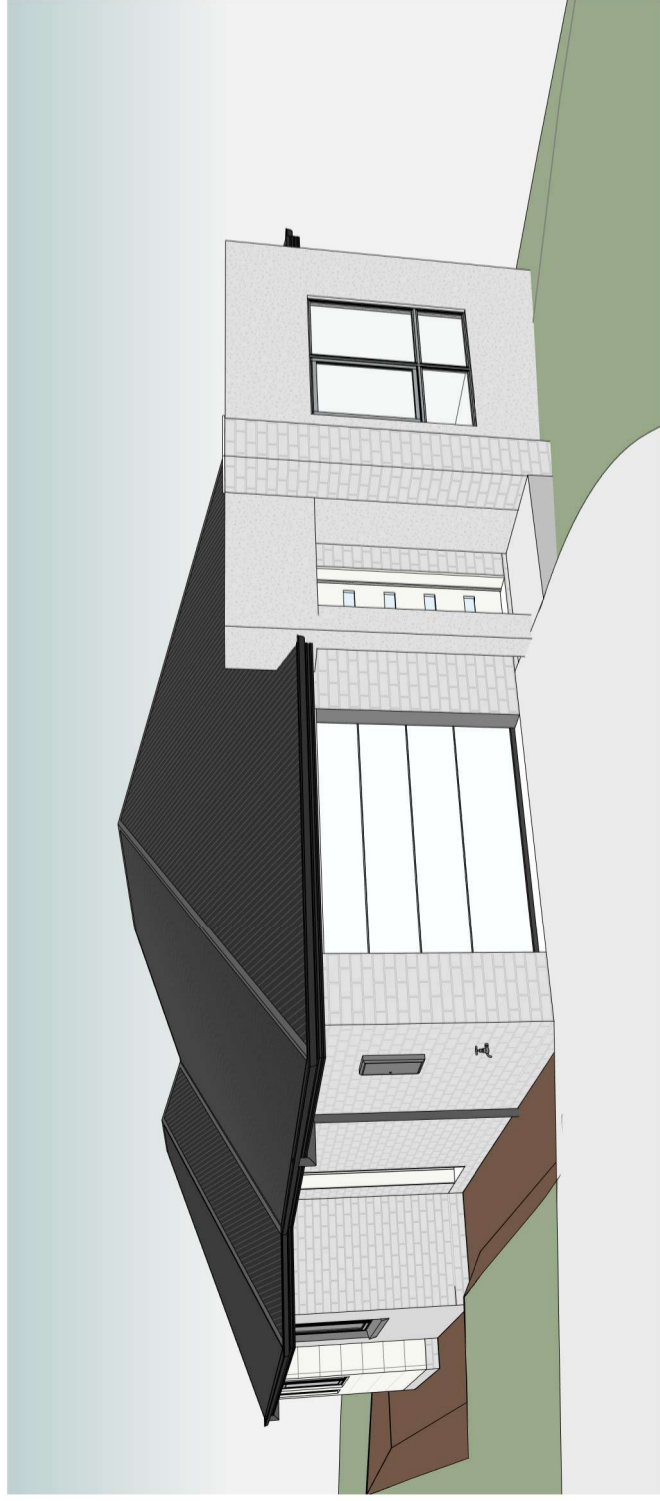
NATHAN AND JENNI HOWELLS

SHEET:

05A OF 11

PROJECT NO:

CH_89



GLAZING NOTE:
- ALL EXTERNAL TO BE DOUBLE GLAZED

NOTE:
MATERIAL'S COLOR TO BE CONFIRMED.

3D VIEWS

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06

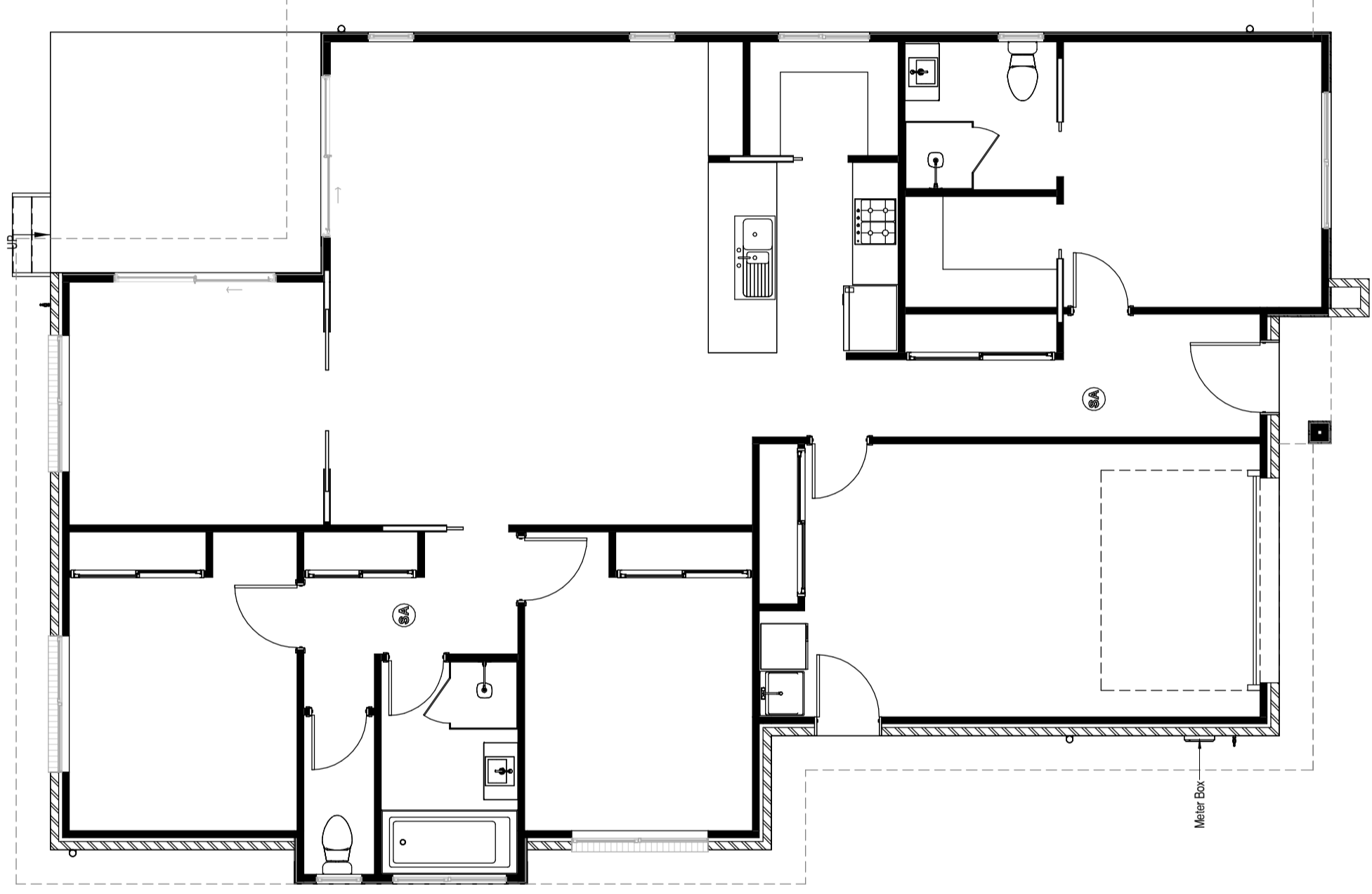
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
D	23.07.2024	Vehicle manoeuvring added as RFI DA:2024/00143	RK
C	19.03.2024	Dwelling level modified	RK
B	04.03.2024	Window added in W/P	RK
A	09.02.2024	WORKING DRAWINGS	RK
	20.12.2023	CONCEPT PLANS	RK



CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 9 SHELDUCK DRIVE, OLD BEACH		CLIENT: NATHAN AND JENNI HOWELLS
APPROVED BY: STUART CHUGG	SHEET: 06 OF 11	
DRAWN: Ranjot Kaur	PROJECT NO: CH_89	
CHECKED: SC DATE: 23.07.2024	REVISION: D	
SCALE:		



ELECTRICAL LAYOUT

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07

No.	Date	Description	Drawn
D	23.07.2024	Vehicle manoeuvring added as RFI DA2024/00143	RK
C	19.03.2024	Dwelling level modified	RK
B	04.03.2024	Window added in WIP	RK
A	09.02.2024	WORKING DRAWINGS	RK

CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:	9 SHELDUCK DRIVE, OLD BEACH
APPROVED BY:	STUART CHUGG
DRAWN :	Ranjot Kaur
CHECKED:	SC DATE: 23.07.2024
SCALE:	1 : 70 REVISION: D

CLIENT:	NATHAN AND JENNI HOWELLS
SHEET:	07 OF 11
PROJECT NO:	CH_89

WATER PROOFING

WET AREAS

Waterproofing: To AS3740 and NCC 3.8.1.

MEMBRANES

Standard: To AS/NZS4858

MEMBRANE SYSTEMS

Requirement: Provide a proprietary membrane system certified as suitable for the intended external waterproofing.

SEALANTS

Requirement: Waterproof, flexible, mould- resistant and compatible with host materials.

SUBSTRATES

General: Provide substrates as follows:
 Clean and free of any deposit or finish which may impair adhesion of membranes. If walls are framed, walls or floors are framed or discontinuous, support members in full lengths without splicing. If floors are solid or continuous: Remove excessive projections. Fill voids and hollows greater than 10mm with abrupt edges with a cement- sand mix not stronger than the substrate nor weaker than the bedding. Fill depressions less than 10mm with a latex modified cementitious product with feathering eliminated by scabbling the edges. Fill cracks in substrates wider than 1.5mm with a filler compatible with the membrane system.
 External corners: Round or chamfer edges.

FALLS

Substrate: If the membrane is directly under the floor finish, make sure the fall in the substrate conforms to the fall documented for the finish.

WATER STOP ANGLES

Requirement: Provide water stop angles at door thresholds and shower enclosures to support the waterproof membrane at junctions between waterproofed and non-waterproofed areas. Sealant fillet bond breakers:
 Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
 Widths: 8mm minimum to vertical corners. 10-12mm to horizontal corners.
 Backing rod bond breakers: Retain in position with continuous length of tape pressed firmly in place against the surfaces on each side of the rod.

BOND BREAKERS

Requirement: After the priming of surfaces, provide bond breakers at all wall/floor, hob/wall junctions and at control joints where the membrane is bonded to the substrate.
 Sealant fillet bond breakers:
 Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
 Widths: 8mm minimum to vertical corners. 10-12 mm to horizontal corners.

PROTECTION

General: Protect membrane from damage during installation and for the period after installation until the membrane achieves its service characteristics that resist damage

EXTENT OF WATERPROOFING

Waterproof or water resistant surfaces: To requirements of NCC 3.8.1.2

VERTICAL MEMBRANE TERMINATIONS

Upstands: At least 150mm above the finished tile level of the floor or 25mm above the maximum retained water level, whichever is the greater.
 Anchoring: Secure sheet membranes along the top edge. Edge protection: Protect edges of the membrane.
 Waterproofing above terminations: Waterproof the structure above the termination to prevent moisture entry behind the membrane using tiler's angle and finish over laps.

DOOR JAMBS AND ARCHITRAVES

Requirement: If the bottom of doorjamb and architraves do not finish above the floor tiling, waterproof their surfaces below tile level to provide a continuous seal between the perimeter flashing at the wall/floor junction and the water stop angle.

DRAINAGE CONNECTIONS

Floor wastes: Turn membrane down 50mm minimum into the floor waste drainage flanges and adhere to form a waterproof connection.

ENCLOSED SHOWERS WITH HOBBS

Internal membranes: Extend membrane over the hob and into the room at least 50mm.

UNENCLOSED SHOWERS

Requirement: Extend membrane at least 150mm into the room from the shower rose outlet on the wall.

MEMBRANE VERTICAL PENETRATIONS

Pipes, ducts, and vents: Provide separate sleeves for all pipes, ducts, and vents and have fixed to the substrate.

MEMBRANE HORIZONTAL PENETRATIONS

Sleeves: Provide a flexible flange for all penetrations, bonded to the penetration and to the membrane.

CURING OF LIQUID APPLIED SYSTEMS

General: To the manufacturer's instructions.
 Curing: Allow membrane to fully cure before tiling.

OVERLAYING FINISHES ON MEMBRANES

Requirement: Protect waterproof membranes with compatible water-resistant surface materials that do not cause damage to the membrane. Bonded or partially bonded systems: If the topping or bedding mortar is required to be bonded to the membrane, provide sufficient control joints in the topping or bedding mortar to reduce the movement over the membrane.

WET AREA NOTES

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No. A
 Date 09.02.2024

WORKING DRAWINGS
 Description RK
 Drawn

CREATIVE HOMES
 HOBART

CREATIVE HOMES HOBART, CORNER OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 9 SHELDUCK DRIVE, OLD BEACH
 APPROVED BY: STUART CHUGG
 DRAWN: Ranjot Kaur
 CHECKED: 23.07.2024
 SCALE: A

CLIENT: NATHAN AND JENNI HOWELLS
 SHEET: 08 OF 11
 PROJECT NO: CH_89

Wet Areas (to comply with BCA 3.8.1.2 and AS 3740)

3.8.1.2 Wet Areas

Building elements in wet areas within a building must:
 (a) be waterproof or water resistant in accordance with Table 3.8.1.1; and
 (b) comply with AS 3740.

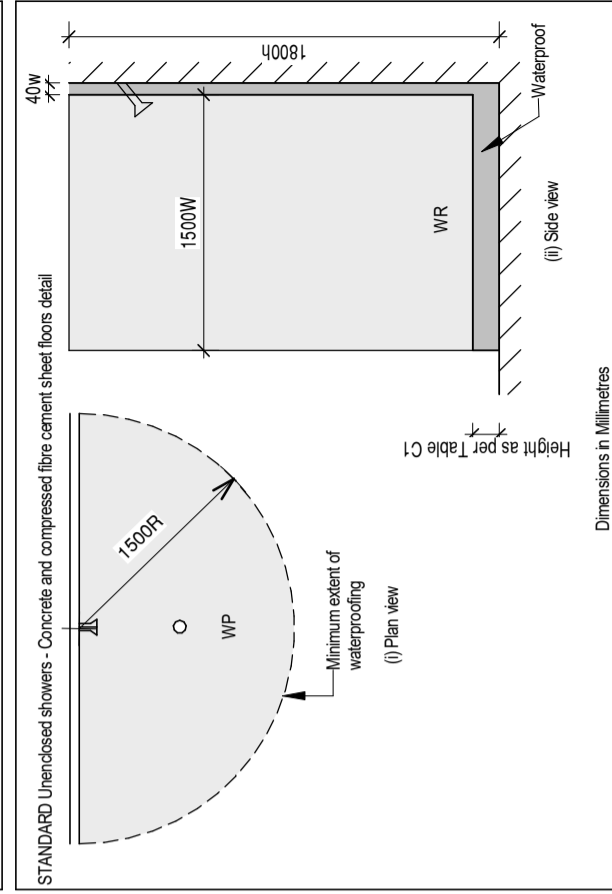
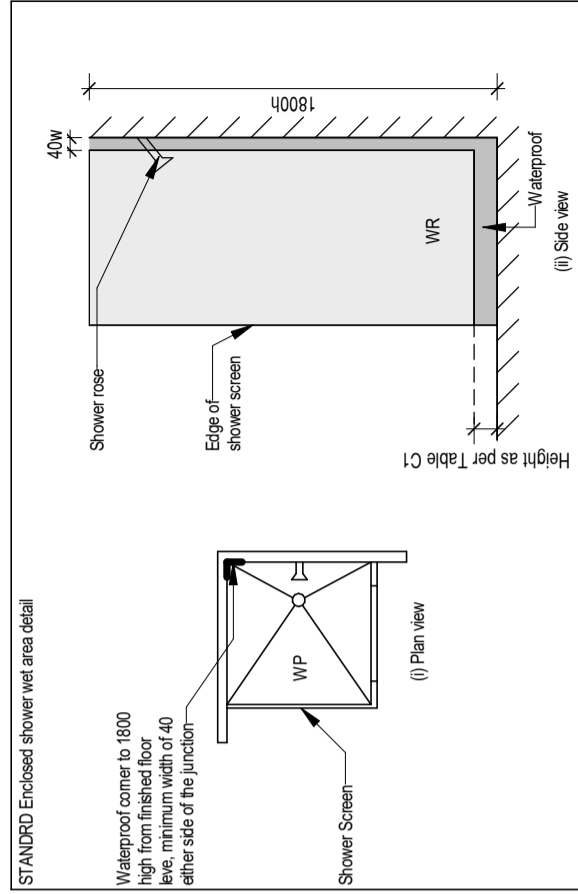
Table 3.8.1.1 Waterproofing and water resistance requirements for building elements in wet areas

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)	Waterproof floor in shower area (including any hob or step-down)	(a) Waterproof all walls in shower area to a height the greater of: (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and (b) Waterproof walls in shower area to not less than 1800 mm above finished floor level of the shower	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.
With hob					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area	Water resistant floor of the room.	N/A	N/A	Waterproof wall / floor junctions	N/A
For concrete and compressed fibre-cement sheet flooring					
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room				
Areas adjacent to baths and spas	Water resistant floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall exposed surfaces below vessel lip. (b) 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 exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water resistant wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
For concrete and compressed fibre-cement sheet flooring					
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.	(a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall exposed surfaces below vessel lip. (b) 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 exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water resistant wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the bath lip. (b) No requirement under bath.	(a) Waterproof to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a) Waterproof junctions within 150 mm above bath or spa; and (b) No requirement under bath.	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces.

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

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

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



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

AS3740 to take precedence of this document

Dimensions in Millimetres

BAL LOW:

GENERAL

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

SUB-FLOOR

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

CONCRETE SLABS ON GROUND

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

ELEVATED FLOORS

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

WALL

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

JOINT

This standard does not provide construction requirements for joints.

VENTS AND WEEPHOLES

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

BUSHFIRE SHUTTERS

This standard does not provide construction requirements for bushfire shutters.

SCREENS FOR WIDOWS AND DOORS

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

WINDOWS

This standard does not provide construction requirements for windows.

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

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

SLIDING DOORS

This standard does not provide construction requirements for sliding doors.

VEHICLE ACCESS DOORS

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

ROOFS

This standard does not provide construction requirements for roofs.

VERANDA, CARPORT AND AWNING

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

ROOF PENETRATIONS

This standard does not provide construction requirements for roof penetrations.

EAVES LININGS, FASCIAE AND GABLES

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

GUTTERS AND DOWNPIPES

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

VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

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

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

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

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

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

BALUSTRADES, HANDRAILS OR OTHER

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

WATER AND GAS SUPPLY

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

AS3500.1(2003)
(Amend 2 2010)

5.2.3 BUSHFIRE ZONES

Pipes of other materials shall be buried with a minimum depth of cover 300mm, measured from the proposed finished surface level and should be identified generally in accordance with AS1045-1995

BAL 12.5:

Construction shall be in accordance with Bushfire Attack Level 12.5 BAL-12.5) specified in AS 7955-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.

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

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

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

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

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

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

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

WINDOWS AND GLAZED SLIDING DOORS can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m³ or greater.

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

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m³ or greater.

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

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

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

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof.

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

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

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

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

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced, it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced, it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced, it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible.

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

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal.

BAL 19:

Construction shall be in accordance with Bushfire Attack Level 19 (BAL-19) as specified in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 6.

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

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

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

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel or bronze mesh. Aluminium mesh or perforated sheet cannot be used for the ember guards.

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

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel or bronze mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 6.5.2 for detail. Alternatively, compliant bushfire shutters may be installed.

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

All windows to be minimum 5mm toughened glass. When using double glazing this requirement applies to the external face only. Openable parts of windows to be fitted with compliant screened either internally or externally. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer to section 6.5.3 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have 5mm toughened glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m³ or greater.

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

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

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

VERANDAH, CARPORT AND AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof.

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

EAVES LINING, FASCIA AND GABLES shall be 4.5mm cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-19 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-19. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced, it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed then all materials less than 400mm from the ground shall be non-combustible.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-19 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750 kg/m³ or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 6.7.2.4 for detail. Where spaced timber deck flooring is used, bushfire resisting timber must be used for the decking material.

BALUSTRADES AND HANDRAILS may be timber construction as there are no construction requirements in the standard for BAL-19. WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal.

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			All information on this sheet has been extracted from AS3959:2018	

BAL NOTES

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

JOB ADDRESS :		CLIENT :	
9 SHELDUCK DRIVE, OLD BEACH		NATHAN AND JENNI HOWELLS	
APPROVED BY:	STUART CHUGG		
DRAWN :	Ranjot Kaur	SHEET:	09 OF 11
CHECKED:	SC DATE: 23.07.2024	PROJECT NO:	CH_89
SCALE:	1 : 20	REVISION:	A