



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/190

LOCATION OF AFFECTED AREA

310 BRIGGS ROAD, HONEYWOOD

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING AND OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **21/10/2024**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places

P I N N A C L E

PINNACCLE



300 Briggs Rd, Honeywood 7017

Owner(s) or Clients Connor Cathy & Madeleine Walker
 Building Classification 1a & 10a
 Designer Jason Nickerson CC6073Y
 Total Floor Area (Combined) 183.07m² Deck 32.70m²
 Alpine Area N/A
 Other Hazards Low landslip hazard band, Priority vegetation area, Bushfire-prone areas

Title Reference 40154/5
 Zoning Rural Living
 Land Size 2.3ha
 Design Wind Speed N2
 Soil Classification M
 Climate Zone 7
 Corrosion Environment Low
 Bushfire Attack Level (BAL) 19

ID	Sheet Name	Issue
A.01	Location Plan	DA-01
A.02	Site Plan	DA-01
A.03	Shed Plans	DA-01
A.04	Floor Plan	DA-01
A.05	Elevations	DA-01
A.06	Elevations	DA-01
A.07	Roof Plan	DA-01
A.08	Electrical Plan - Light/Reflected Ceiling	DA-01
A.09	Electrical Plan - Power	DA-01



Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve

Important Note
Refer to Bushfire Hazard Report by Lark & Creese dated 22nd December 2022 for Bushfire Assessment

Important Note
Refer to Onsite Wastewater Assessment (Updated) by GES dated January 2023 for AWTS design.

Site Areas

Site Area	2.3ha
Building Footprint	183.07 m ²
Building Footprint (Shed)	7.39 m ²
Total Site Coverage	0.83%

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PINNACLE DRAFTING & DESIGN
7/3 Aberrant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Location Plan

Revision: DA-01
Approved by: XXX

Scale: 1:750 @ A3
Pg. No: A.01

Proposal: New Single Dwelling
Client: Connor Cathy & Madeleine Walker
Address: 300 Briggs Rd, Honeywood 7017

Date: 17/11/2023
Drawn by: CP
Job No: 054-2023
Engineer: TBA
Building Surveyor: TBA

Issue Date

Description

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NOT FOR CONSTRUCTION

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building; the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (i) 25mm over the first 1m from the building (A) in low rainfall intensity areas for impermeable (such as concrete or claypaving); or (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
- (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Important Note

Refer to Bushfire Hazard Report by Lark & Creese dated 22nd December 2022 for Bushfire Assessment

Important Note

Refer to Onsite Wastewater Assessment (Updated) by GES dated January 2023 for AWTS design.

Site Areas

Site Area	2.3ha
Building Footprint	183.07 m ²
Building Footprint (Shed)	18.00 m ²
Building Footprint (Carport)	18.00 m ²
Building Footprint (Total)	219.07m ²
Total Site Coverage	0.95%

Site Plan

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacle drafting.com.au
www.pinnacle drafting.com.au
Licence: CC6073Y

Scale:

1:200, 1:500
Pg. No: A.02

Proposal:

New Single Dwelling
Client: Connor Cathy & Madeleine Walker
Address: 300 Briggs Rd, Honeywood 7017

Date:

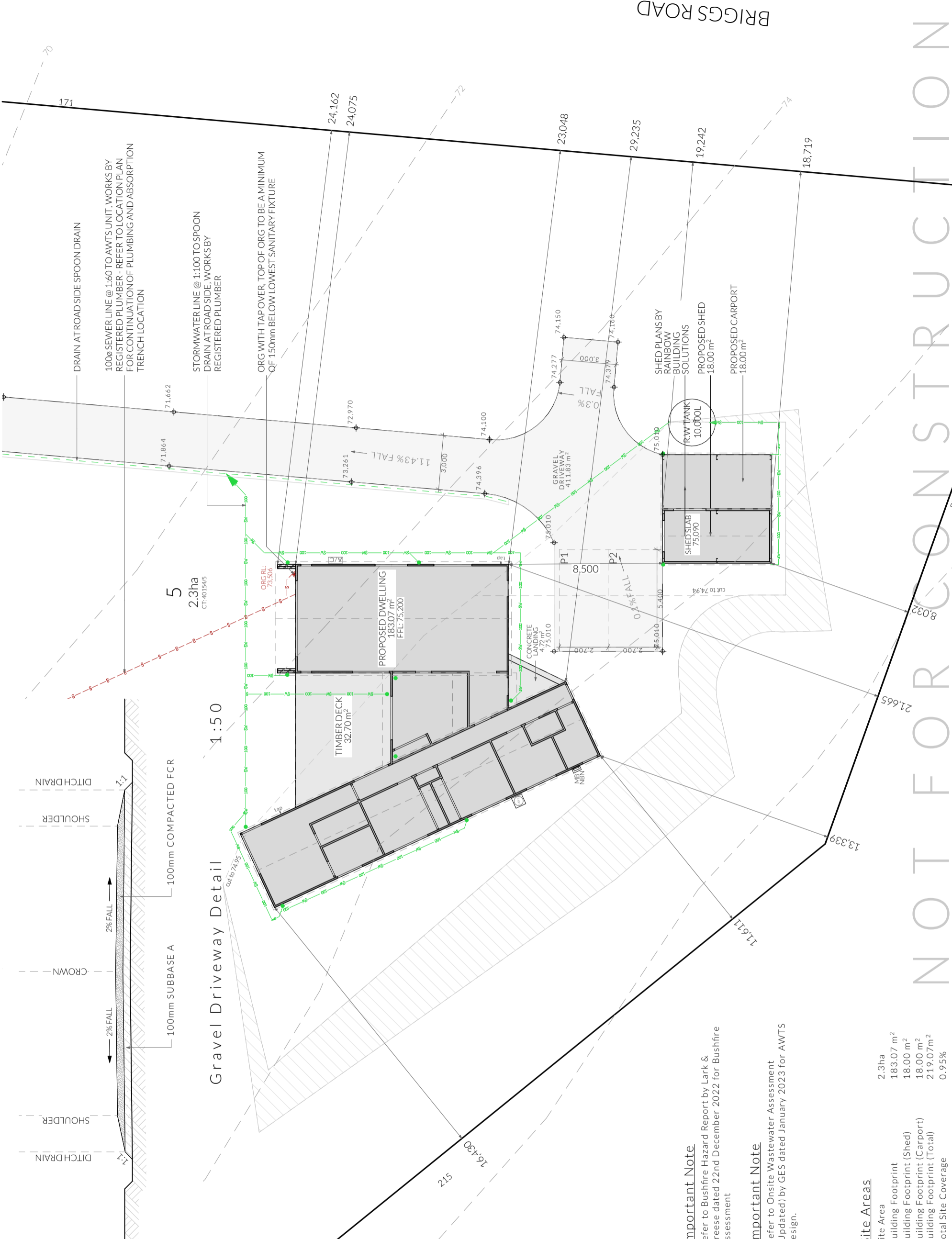
17/11/2023
Drawn by: CP
Job No: 054-2023
Engineer: TBA
Building Surveyor: TBA

Issue Date

17/11/2023

Description

Site Plan



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PINNACLE
BUILDING DESIGNERS
Pinnacle Drafting & Design Pty Ltd

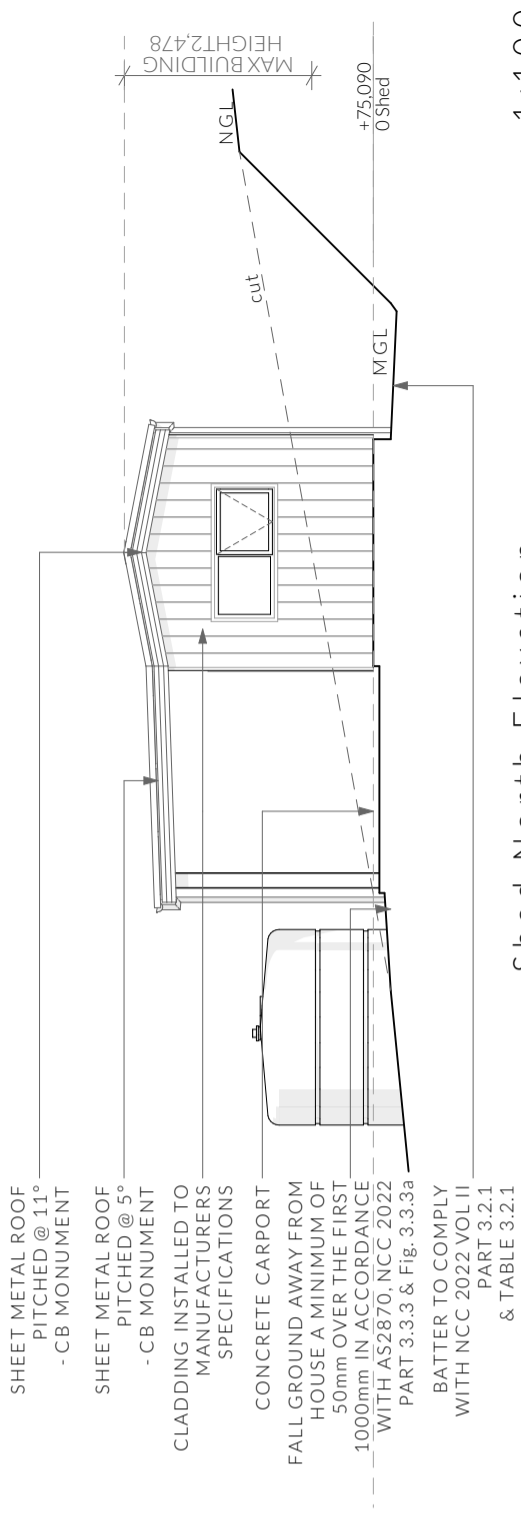
NOT FOR CONSTRUCTION

BRIGGS ROAD

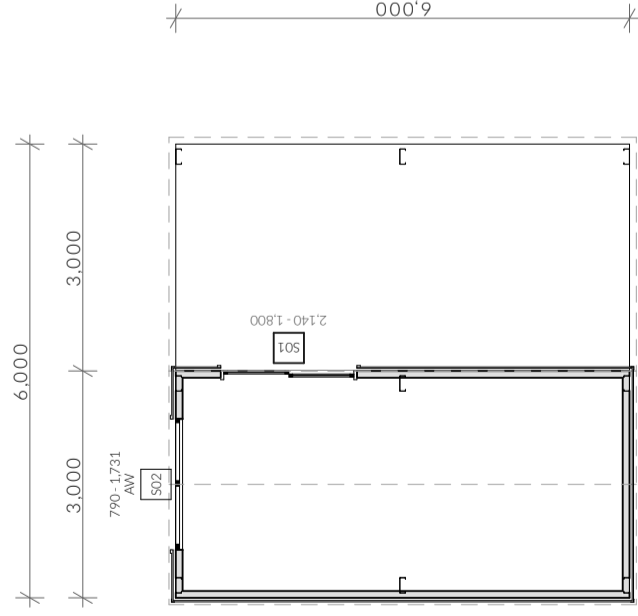
Important Note

REFER TO RAINBOW BUILDING SOLUTIONS FOR ALL SHED DESIGN & CONSTRUCTION DETAILS.

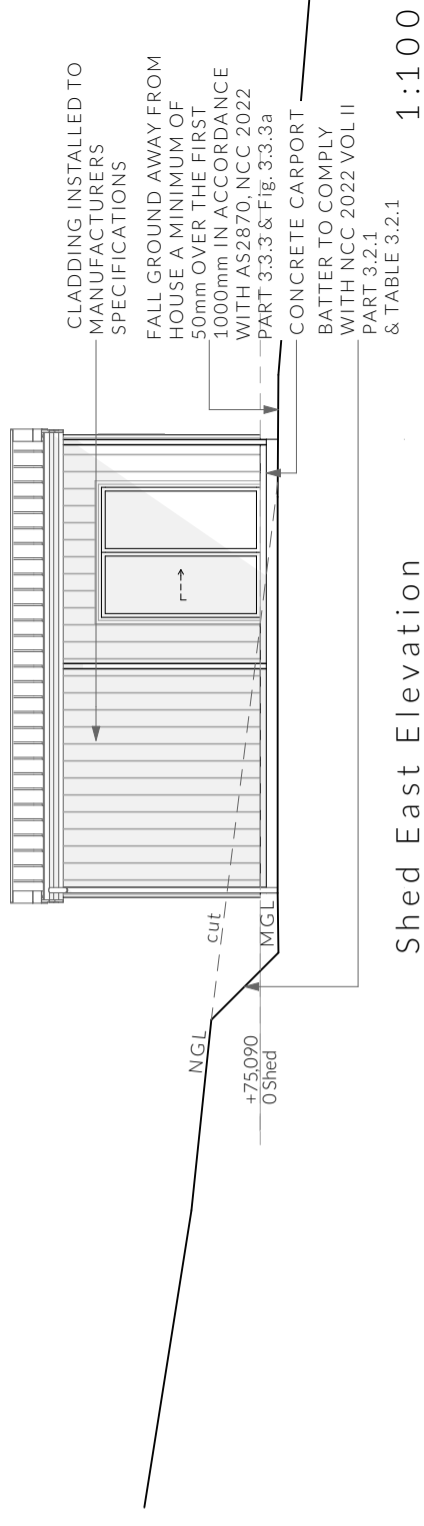
PLANS ONLY SHOWN FOR PLANNING



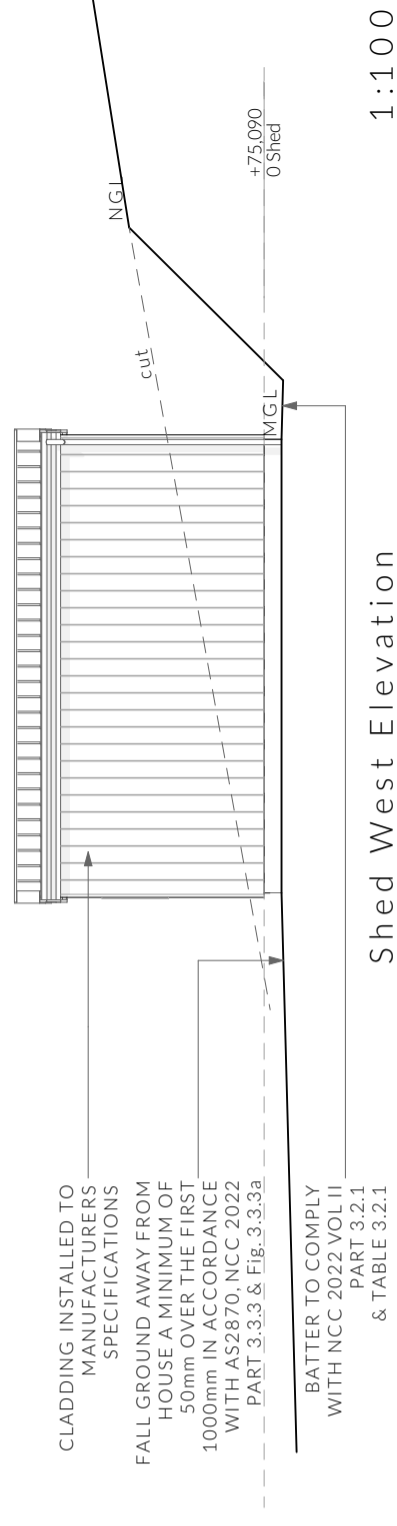
Shed North Elevation 1:100



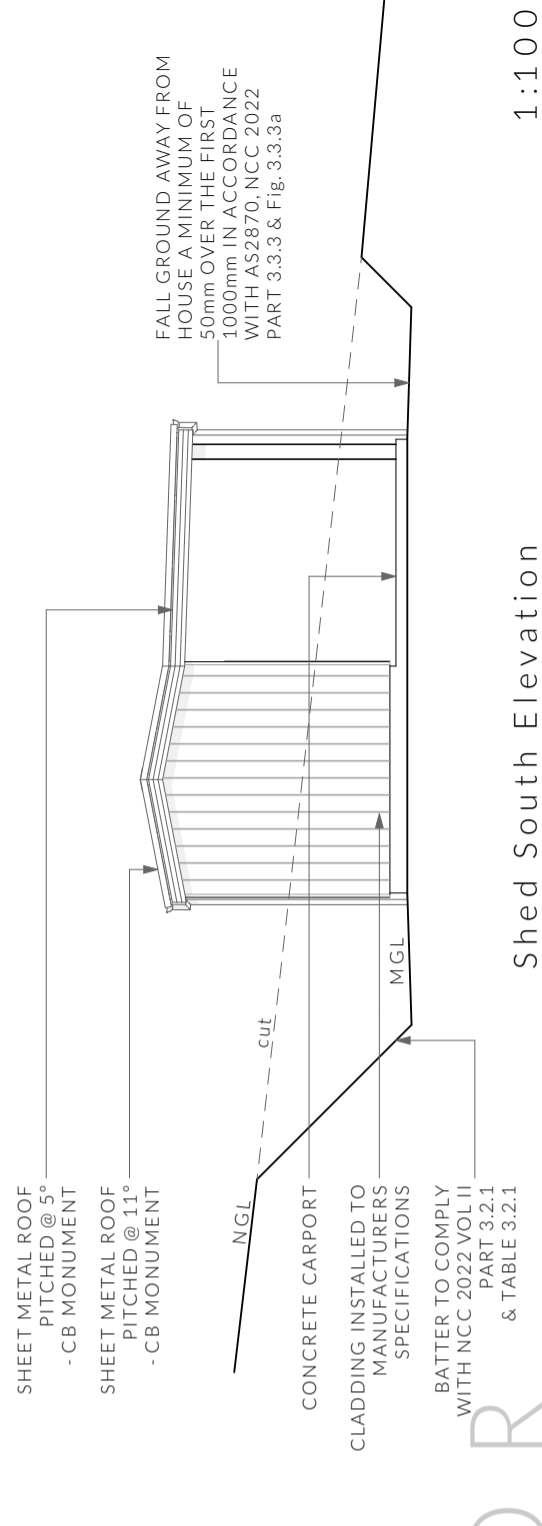
Shed Floor Plan 1:100



Shed East Elevation 1:100



Shed West Elevation 1:100



Shed South Elevation 1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

NOT FOR

<p>PINNACLE 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacle drafting.com.au www.pinnacle drafting.com.au Licence: CC6073Y</p>	<p>Shed Plans</p>	<p>Scale: 1:100 Pg. No: A.03</p>	<p>Proposal: New Single Dwelling Client: Connor Cathy & Madeleine Walker Address: 300 Briggs Rd, Honeywood 7017</p>	<p>Date: 17/11/2023 Drawn by: CP Job No: 054-2023 Engineer: TBA Building Surveyor: TBA</p>	<p>Issue Date</p>	<p>Description</p>	<p>These drawings are the property of Pinnacle Drafting & Design Pty Ltd. © 2024. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or construction. ANY DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.</p>	<p>bdea BUILDING DESIGNERS REGISTERED PROFESSIONALS</p>
	<p>Revision: DA-01 Approved by: XXX</p>	<p>Slope (2R+G): Max 550 - Min 700</p>	<p>Revision: DA-01 Approved by: XXX</p>	<p>Issue Date</p>	<p>Description</p>	<p>Issue Date</p>	<p>Description</p>	<p>Issue Date</p>

AP Access Panel

AJ Articulation Joint

SA Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -
· open outwards; or
· slide; or
· be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

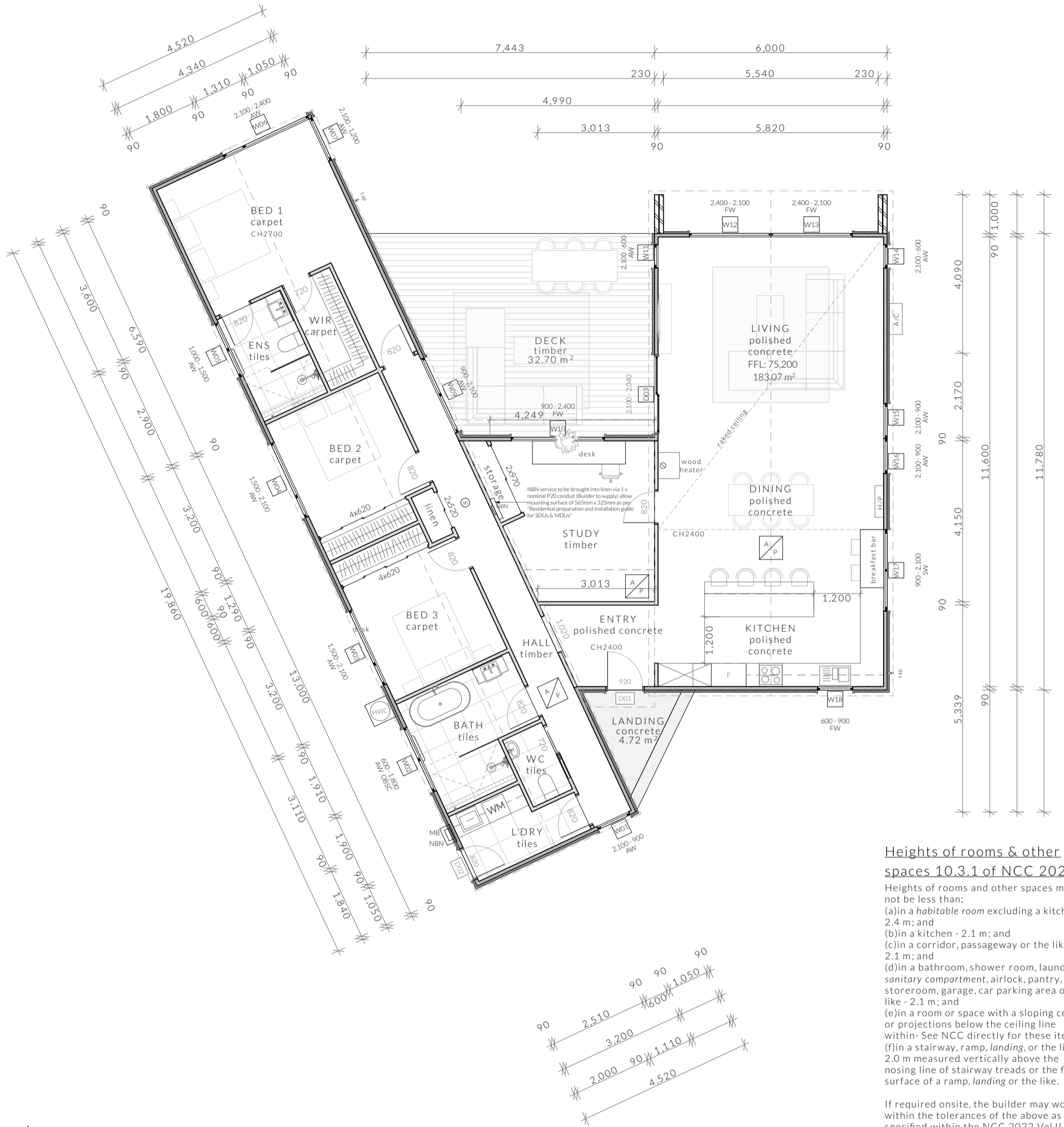
All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.



Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than:
(a) in a habitable room excluding a kitchen - 2.4 m; and
(b) in a kitchen - 2.1 m; and
(c) in a corridor, passageway or the like - 2.1 m; and
(d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e) in a room or space with a sloping ceiling or projections below the ceiling line within - See NCC directly for these items
(f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact Pinnacle before undertaking works.

Floor Areas

Total Floor Area	183.07m ²
Building Footprint (Shed)	18.00 m ²
Building Footprint (Carport)	18.00 m ²
Building Footprint (Total)	219.07m ²

NOT FOR CONSTRUCTION

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PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence Number: CC6073Y

Issue Date Description

Floor Plan
Scale: 1:100 @ A3
Revision: DA-01
Approved by: XXX

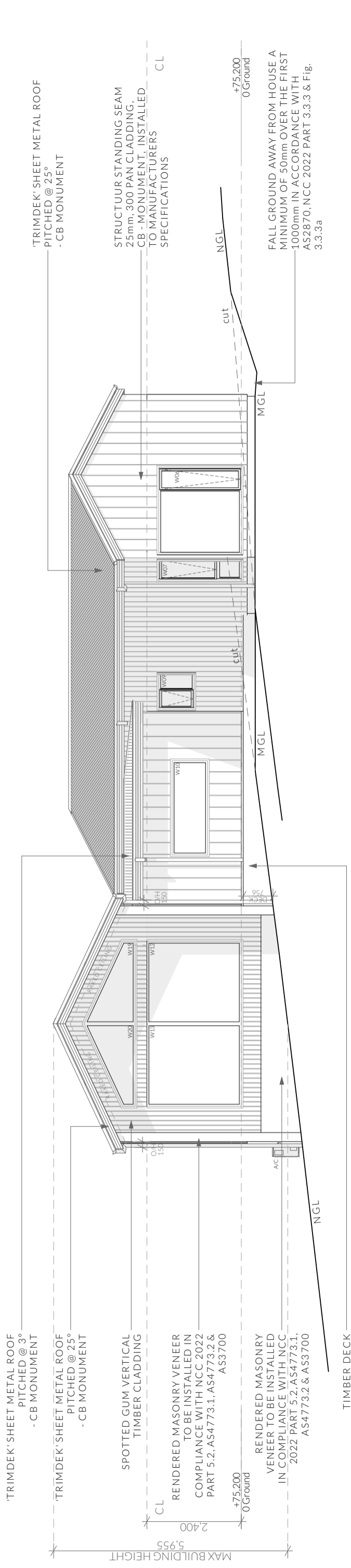
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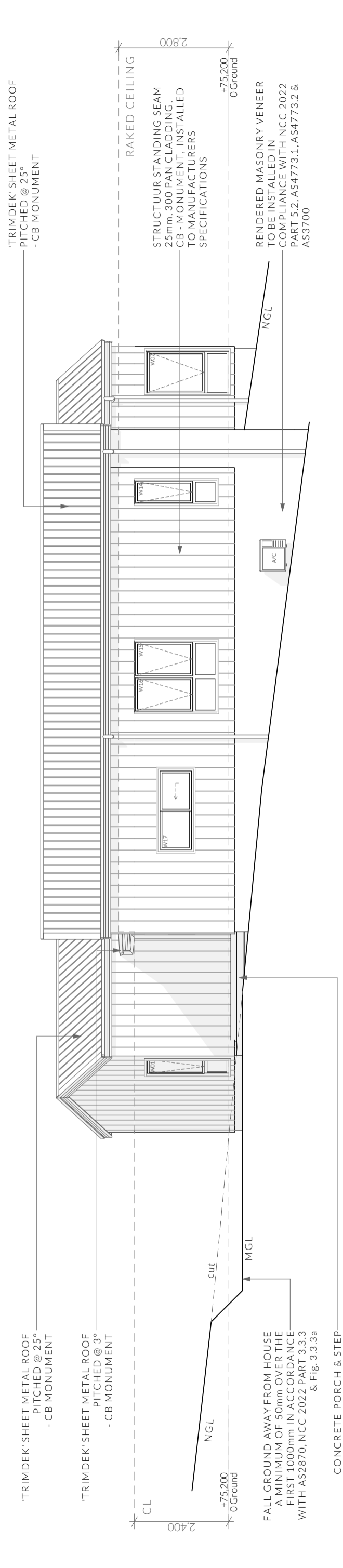
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North Elevation

1:100



East Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case. Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8.

Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

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7/3 Abernant Way, Cambridge 7170

03 6248 4218

admin@pinnacledrafting.com.au

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Elevations

Scale:

1:100

@ A3

Pg. No:

A.05

Revision:

DA-01

Approved by:

XXX

Proposal:

New Single Dwelling

Client:

Connor Cathy & Madeleine Walker

Address:

300 Briggs Rd, Honeywood 7017

Date:

17/11/2023

Drawn by:

CP

Job No:

054-2023

Engineer:

TBA

Building Surveyor:

TBA

Issue

Date

Description

Issue

Date

Description

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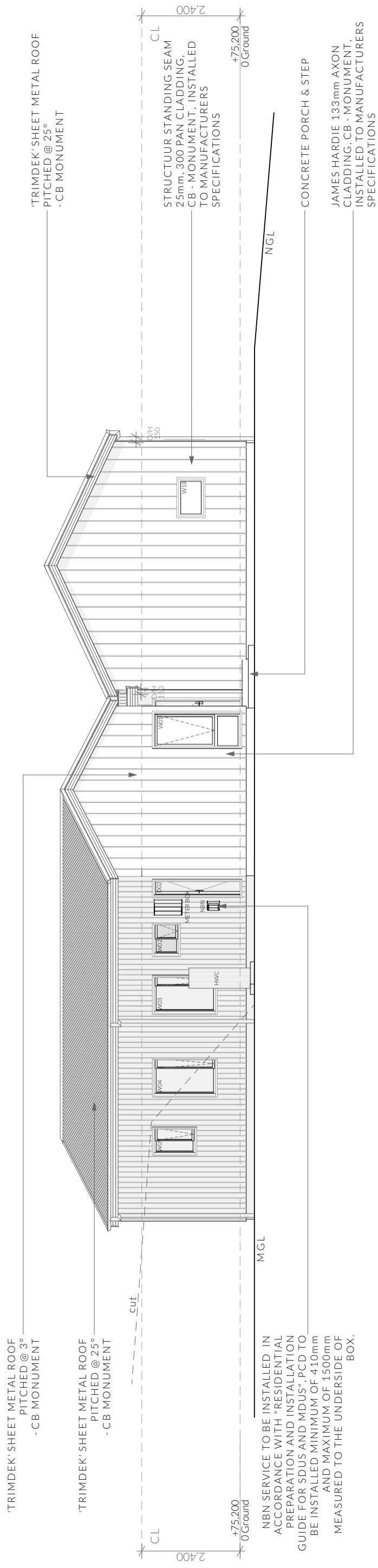
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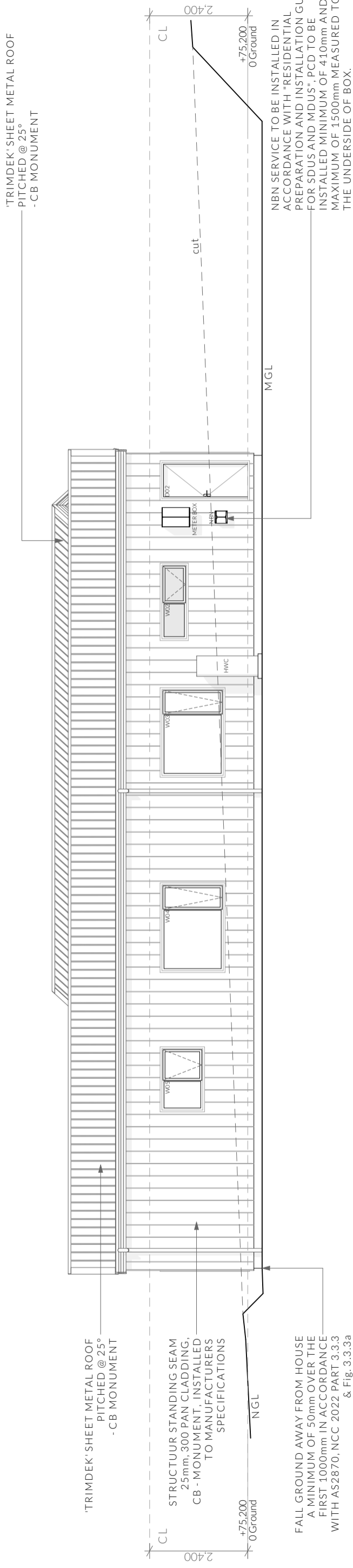
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South Elevation



West Elevation

NOTE

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All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

PINNACLE DRAFTING & DESIGN

7/3 Abernant Way, Cambridge 7170

03 6248 4218

admin@pinnacle drafting.com.au

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Elevations

Revision: DA-01

Approved by: XXX

Scale: 1:100 @ A3

Pg. No: A.06

Proposal: New Single Dwelling

Client: Connor Cathy & Madeleine Walker

Address: 300 Briggs Rd, Honeywood 7017

Date: 17/11/2023

Drawn by: CP

Job No: 054-2023

Engineer: TBA

Building Surveyor: TBA

Issue

Date

Description

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Ventilation of roof spaces NCC 2022

Part 10.8.3

- A roof must have a roof space that-
- (a) is located-
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
 - (b) has a height of not less than 20 mm; and
 - (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 x 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm ² /m provided at each of two opposing ends
>15° AND <75°	7,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level, plus an additional 18,000 mm ² /m at the eaves if the roof has a cathedral ceiling
	(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH > 15° and < 75°
HIP/GABLE ROOF

REQUIRED VENT AREA

Low Vents = 0.28m² (0.3m x 7,000mm²)
High Vents = 0.10m² (0.15m x 5,000mm²)

EAVE VENTS

BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH
8x 400x200mm(0.035m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM

RIDGE CAP (Continuous 5mm gap in sarking)
2x GABLE VENTS 300x300mm (0.09m²)

NOTE: GABLE VENTS SHALL BE INSTALLED WITHIN 900mm OF RIDGE

REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH < 10°
HIP/GABLE ROOF

REQUIRED VENT AREA

Low Vents = 0.15m² (0.20m x 25,000mm²)
High Vents = 0.07m² (0.20m x 25,000mm²)

EAVE VENTS

BUILDERS EDGE EAVE VENT (EV4020)
4x 400x200mm(0.042m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM

RIDGE CAP (Continuous 5mm gap in sarking)

REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH > 15° and < 75°
HIP/GABLE ROOF

REQUIRED VENT AREA

Low Vents = 0.18m² (0.6m x 7,000mm²)
High Vents = 0.06m² (0.30m x 5,000mm²)

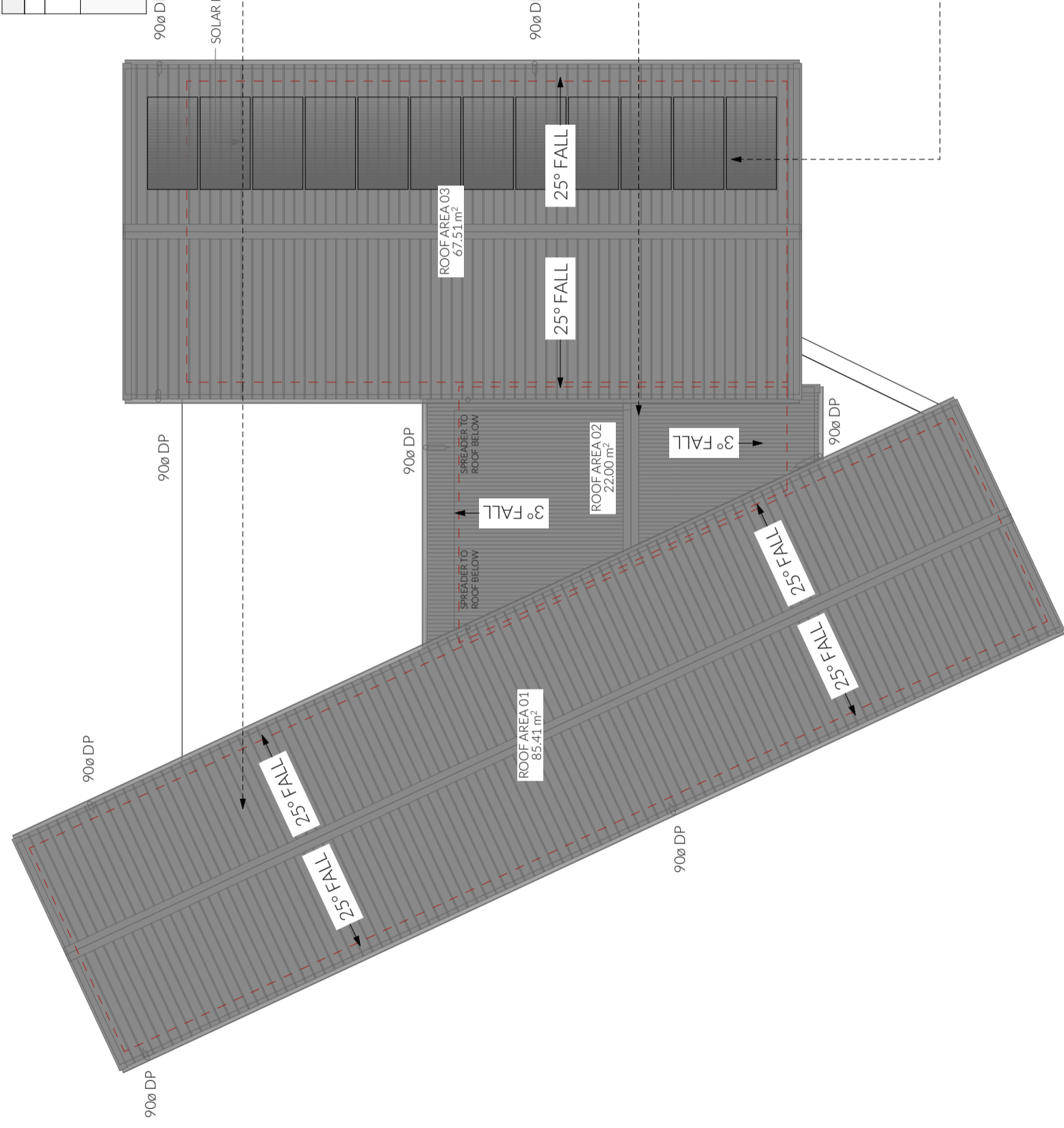
EAVE VENTS

BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH
6x 400x200mm(0.035m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM

RIDGE CAP (Continuous 5mm gap in sarking)
2x GABLE VENTS 300x300mm (0.09m²)

NOTE: GABLE VENTS SHALL BE INSTALLED WITHIN 900mm OF RIDGE



ELECTRICAL LEGEND - Lower Floor

Symbol	Description	Allowance	Quantity
300H	DATA - CAT 6 (RJ45) - 1 GANG		1
300H	DATA - CAT 6 (RJ45) - 2 GANG		1
1300H	DATA - TV CONNECTION		1
10W	FAN - 3 IN 1 (2 LAMP)	10W (LOW) (LIGHT)	1
10W	FAN - 3 IN 1 (4 LAMP)	10W (LOW) (LIGHT)	1
4	FAN - CEILING - EXHAUST		4
2	FAN - CEILING FAN 1200		2
10	GPO - (1) SINGLE		10
1	GPO - (1) SINGLE (CEILING MOUNTED)		1
1	GPO - (1) SINGLE (SURFACE MOUNTED)		1
19	GPO - (2) DOUBLE		19
2	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		2
4	GPO - (2) DOUBLE (WITH USB CHARGER)		4
1	GPO - (4) QUAD		1
3	GPO - WEATHER PROOF DOUBLE		3
4	LIGHT - CEILING - BATTEN FITTING	20W	4
32	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	32
1	LIGHT - CEILING - PENDANT - LED STRIP 2000L	20W (LM)	1
6	LIGHT - WALL MOUNTED - TYPE 1	10W	6
1	LIGHT - WALL MOUNTED - TYPE 2	10W	1
1	SERVICE - SMOKE ALARM		1
1	SWITCH - FAN CONTROL		1
11	SWITCH - LIGHT 1 GANG		11
4	SWITCH - LIGHT 2 GANG		4
1	SWITCH - LIGHT 3 GANG		1
1	SWITCH - LIGHT 4 GANG		1
1	SWITCH - WITH TIMER		1

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-

- (a) be located in-
 - (i) a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii) a Class 1b building in accordance with 9.5.3 and 9.5.4;

and

- (b) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
 (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
 (b) each other storey not containing bedrooms.

- Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
- (a) Where a smoke alarm is located on the ceiling it must be-
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
 - (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.

Note: Exhaust Fans

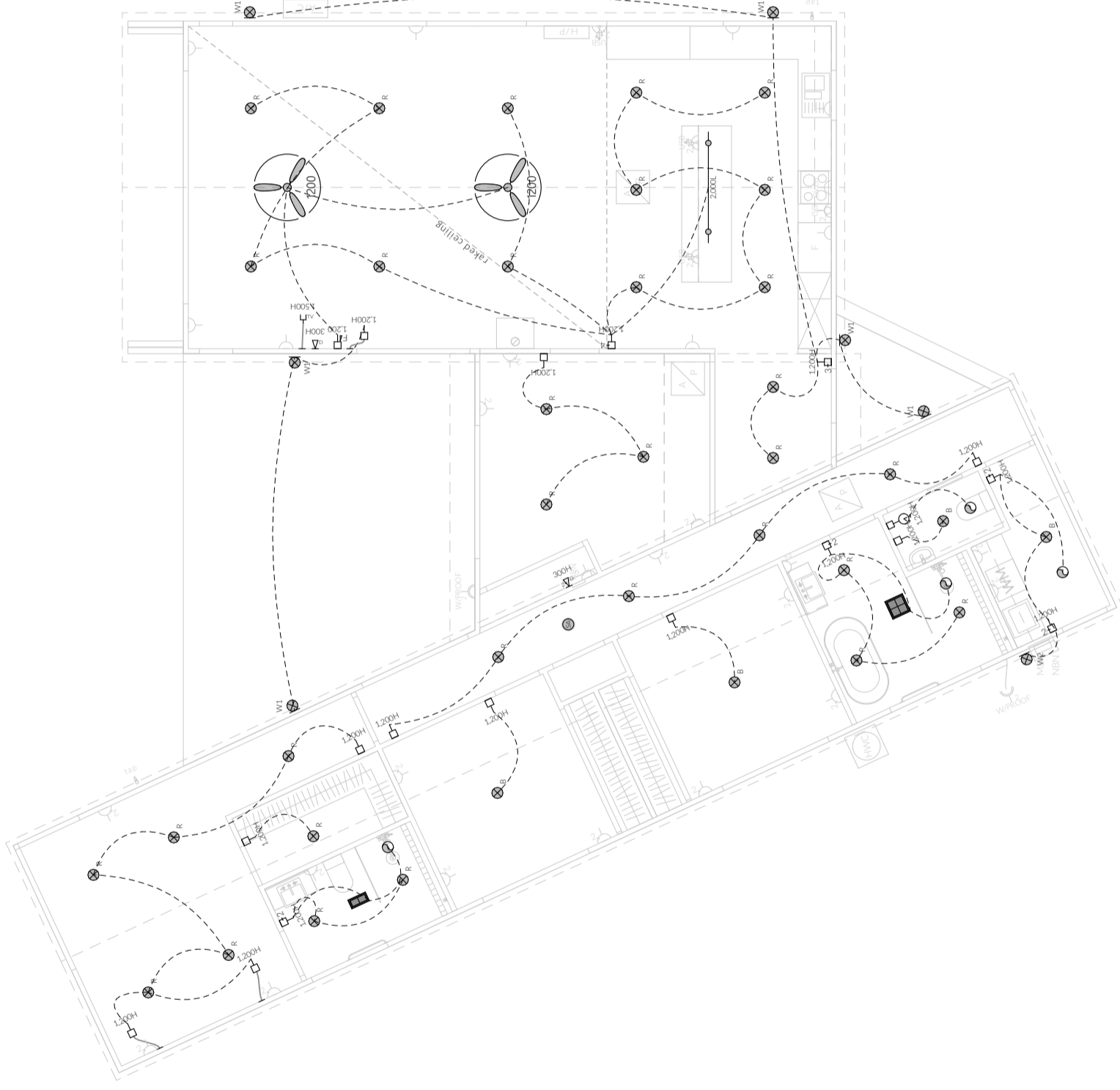
Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have:

- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a) 25 L/s for a bathroom or sanitary compartment; and
 - (b) 40 L/s for a kitchen or laundry.
- Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a) be interlocked with the room's light switch; and
 - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
 5W/m² in class 1a dwellings
 4W/m² to veranda, balcony or the like
 3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.



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 PINNACLE DRAFTING & DESIGN
 7/3 Abernant Way, Cambridge 7170
 03 6248 4218
 admin@pinnacle drafting.com.au
 www.pinnacle drafting.com.au
 Licence: CC6073Y

Electrical Plan - Light/Reflected Ceiling
 Scale: @A3
 Pg. No: A.08
 Revision: DA-01
 Approved by: XXX

Proposal: New Single Dwelling
 Client: Connor Cathy & Madeleine Walker
 Address: 300 Briggs Rd, Honeywood 7017

Date: 17/11/2023
 Drawn by: CP
 Job No: 054-2023
 Engineer: TBA
 Building Surveyor: TBA

Issue Date Description

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 BUILDING DESIGNERS
 AUSTRALIAN PROFESSIONALS

NOT FOR CONSTRUCTION

PW - Plywood Ceiling
 TB - Timber Batten Ceiling

- Notes**
 U.N.O ceilings are to be plasterboard.
- b-----b - Dimmable Circuit
 - T-----T - Timer Circuit (as fan note)
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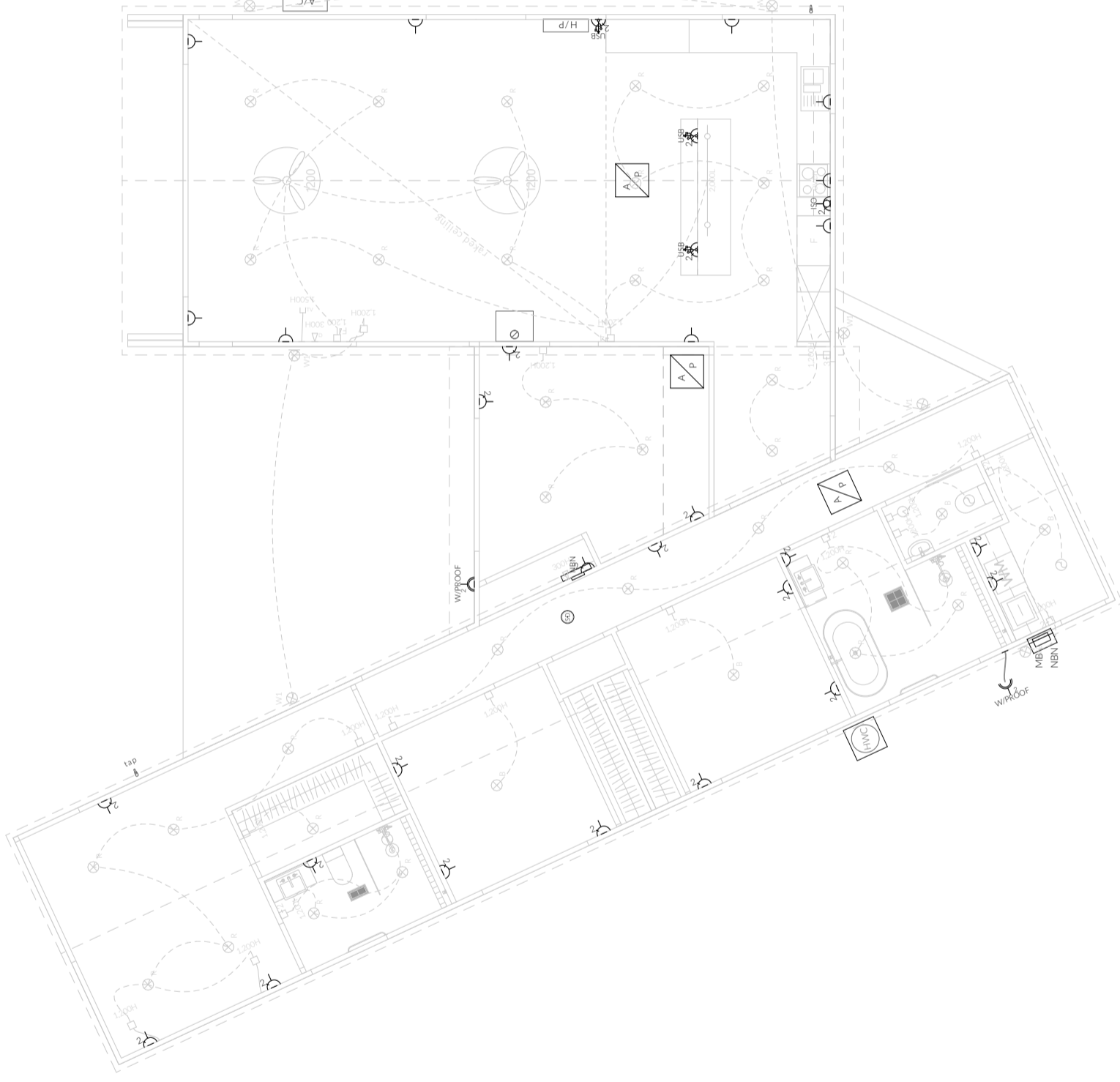
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