32-34 Georges Bay Esplanade St Helens Tasmania 7216 T: 03 6376 7900 ABN 96 017 131 248



Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

| DA Number | DA 2024 / 00120 |
|-----------|--|
| Applicant | Michael Eastwood |
| Proposal | Residential - Construction of Dwelling & Crossover |
| Location | 1 Florence Court (CT5335/105), Beaumaris |

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at <u>www.bodc.tas.gov.au</u>.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to <u>admin@bodc.tas.gov.au</u>, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 27th July, 2024 **until 5pm Friday 9th August, 2024**

John Brown GENERAL MANAGER





| Date: 17/03/24 | Project No: |
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| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A1 |
| ^{Scale:} 1:200 | |



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| Acreditation No. CC 1066 S | A2 |
| Drawn Bv: Michael Eastwood | Sheet No: |
| Date: 17/03/24 | Project No: |



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| | Drawn Bv: Michael Eastwood | Sheet No: |
| | Acreditation No. CC 1066 S | A2b |
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| Rev. Date | Description | | ONSHORE DESIGNS | Job Title | Drawing Title | Date: | Project No: |
|-----------|-------------|----------------------|---|-------------------------|---------------|-------------------------------|-------------|
| | | | MICHAEL EASTWOOD | Proposed Dwelling | | 17/03/24 | |
| | | | BUILDING • ENERGY REPORTS • BUSHFIRE REPORTS Accredited Building Practitioners | at 1 Florence Court | Su visuais | Drawn Bv: Michael Fastwood | Sheet No: |
| | | | Design + Documentation Interior Design / Planning / Energy Assessments | Beaumaris 7215 | | Acreditation No. | |
| | | Printed Date | Bushfire Assessments / Healthy House | | | CC 1066 S | |
| | | 5/16/2024 8:35:13 AM | Mail: 10 Restdown Drive, Otago Bay, 7017 | MARLENE ELIZABETH SCOTT | | | |
| | | | 0429 901 003 | | | | |







NORTH VISUAL





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| Rev. | Date | Description | | ONSHORE DESIGNS | Job Title Proposed Dwelling | Drawing Title | Date: 17/03/24 | Project No: |
| | | | | BUILDING • ENERGY REPORTS • BUSHFIRE REPORTS Accredited Building Practitioners Design + Documentation Interior Design / Planning / Energy Assessments Bushfire Assessments / Healthy House | ^{at} 1 Florence Court Beaumaris 7215 | 30 visuais | Drawn Bv: Michael Eastwood Acreditation No. CC 1066 S | Sheet No: |
| | | | Printed Date 5/16/2024 8:35:14 AM | Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 7017 | for MARLENE ELIZABETH SCOTT | | Scale: | |



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| Date: 17/03/24 | Project No |
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| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A7 |
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| | Acreditation No. CC 1066 S | A9 |
| n | Drawn Bv: Michael Eastwood | Sheet No: |
| 0 | Date: 17/03/24 | Project No: |







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2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.18:

(h)A - PLY (METHOD A)

(h)B - PLY (METHOD B)

(d) - DOUBLE DIAGONAL METAL TENSION STRAP

NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT

3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION. 4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS4055-2006 'WIND

LOAD FOR HOUSING': N3 5. TIE DOWN TO SLAB: M12 POWERS BLUE TIP SCREW BOLT, OR M12 POWERS TRDAC SCREW

BOLT FIXED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS. MIN EDGE DISTANCE 40MM, MIN EMBEDMENT 55MM, @ MAX 1800 CRS LOAD BEARING WALLS, 2700 CRS NON LOADBEARING WALLS. ALL OTHER TIE DOWN TO BE CONTINUOUS FROM SLAB FIXING AND IN ACCORDANCE WITH SECTION 9 OF AS 1684.2 FIXING REQUIREMENTS FOR JD5 PINE FRAMING, OR IF HEART IN MATERIAL IS EXCLUDED FROM JOINT, JD4.

6. FIXING TO BE IN ACCORDANCE WITH SECTION 9:

FIXING REQUIREMENTS FOR JD5 PINE FRAMING, OR IF HEART IN MATERIAL IS EXCLUDED FROM JOINT, JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN M

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| BRACING SCHEDULE | | | | | | | | | |
|------------------|---------|--|--------------|--------------|------------------------|------------------------|--|--|--|
| No off | PanellD | Panel Description | Panel Length | Resistance_m | Direction A Resistance | Direction B Resistance | | | |
| Direction A | | | | | | | | | |
| 14 | h(B)900 | Plywood F11 Gmm 450 no nogging MethodB | 900 | 5.2 | 65.52 | 0 | | | |
| Direction B | | | | | | | | | |
| I | h(B)700 | Plywood FII Gmm 450 no nogging MethodB | 700 | 5.2 | 0 | 3.64 | | | |
| 18 | h(B)900 | Plywood FII 6mm 450 no nogging MethodB | 900 | 5.2 | 0 | 84.24 | | | |
| | · | | | | 65.52 | 87.88 | | | |

Notes:

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| ONSHORE DESIGNS | Job Title Proposed Dwelling | Drawing Title | Date: 17/03/24 | Project No: | |
| BUILDING • ENERGY REPORTS • BUSHFIRE REPORTS Accredited Building Practitioners Design + Documentation Interior Design / Planning / Energy Assessments Bushfire Assessments / Healthy House | ^{at} 1 Florence Court Beaumaris 7215 | Bracing Plan | Drawn Bv: Michael Eastwood Acreditation No. CC 1066 S | Sheet No: | |
| Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 7017 | for MARLENE ELIZABETH SCOTT | | ^{Scale:} 1:100 | | |
| 0429 901 003 | | | | | |

W50N3



Mail: 10 Restdown Drive, Otago Bay, 7017 _____ 0429 901 003 _____

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Roof panels by manufacturer All tie-downs to comply with manufacturere specifications and AS 1684 req.

| Date: 17/03/24 | Project No: |
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| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A13 |
| ^{Scale:} 1:100 | |





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| 17/03/24 | Sheet No: |
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| Michael Eastwood Acreditation No. CC 1066 S | A17 |
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200x100x4 trimmer RHS to ends of cantilevers

| Date: 17/03/24 | Project No: |
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| Drawn Bv: Michael Eastwood | Sheet No: |
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| n Detail | Drawn Bv: Michael Eastwood | Sheet No: | |
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| Date: 17/03/24 | Project No: |
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| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A21 |
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| Acreditation No. CC 1066 S | A22 |
| Drawn Bv: Michael Eastwood | Sheet No: |
| Date: 17/03/24 | Project No: |



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| | Acreditation No. CC 1066 S | A23 |
| linder | Drawn Bv: Michael Eastwood | Sheet No: |
| timbor | Date: 17/03/24 | Project No: |

roof panel fixings by manufacturer specifications

| VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED | FLOORS AND HORIZONTAL SURFACES | WALLS | WALL JUNCTION AND JOINTS | PENETRATIONS | |
|--|--|---|---|--|--|
| ENCLOSED SHOWER WITHOUT HOB | WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP. | WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL. | WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION. | WATERPROOF ALL PENETRATIONS. | Part 3.8.1 |
| ENCLOSED SHOWER WITH STEPDOWN | WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN. | WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL. | WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION. | WATERPROOF ALL PENETRATIONS. | Building elema (a) be waterpr (b) comply wit Table 3.8.1.1 for building ele 3.8.1.2 Wet A |
| UNENCLOSED SHOWERS | WATERPROOF ENTIRE UNCLOSED SHOWER AREA. | WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL. | WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION. | WATERPROOF ALL PENETRATIONS.TX | Building eleme a. be b. cc |
| AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING | WATER RESISTANT TO ENTIRE FLOOR. | NA | WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm. | NA | WITH AS 374 WATERPROO • EI |
| WALLS ADJOINING OTHER VESSELS (EG. SINKS AND BASINS) | | WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL. | WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL | WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE. | • AL RI • SI LE |
| wcs | WATER RESISTANT TO ENTIRE FLOOR. | WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR. | WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm. | NA | A SUITABLE ACCORDANC THE FOLLOV |

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION. WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 3.8.1 AND TABLE 3.8.1.1 OF N.C. C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.



Wet areas and external waterproofing

Wet Areas elements in wet areas within a building mustvaterproof or water resistant in accordance with Table 3.8.1.1; and nply with AS 3740. .8.1.1 Waterproofing and water resistance requirements ding elements in wet areas Wet Areas elements in wet areas within a building mustbe waterproof or water resistant in accordance with Table 3.8.1.1; and comply with AS 3740. BATHROOM CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE AS 3740-2010 WATERPROOFING OF WET AREAS WITH RESIDENTIAL BUILDINGS RPROOF REQUIRED FOR THE FOLLOWING AREAS IN THE BATHROOM: ENTIRE FLOOR (INCLUDING WALL/FLOOR JUNCTIONS) ALL OTHER FLOOR/WALL JUNCTIONS MIN 25mm UP WALL ALL TAP AND SPOUT PENETRATIONS WHERE THEY ARE USED IN A WALL REQUIRED TO BE WATERPROOFED SHOWER BAY INTERNAL WALL CORNERS MIN 1800mm ABOVE FLOOR LEVEL OF SHOWER BASE ABLE WATERPROOF MEMBRANE AND BOND BREAKERS TO BE APPLIED IN RDANCE TO AS/NZS4858 AND TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS OLLOWING AREAS ARE TO BE MADE WATER RESISTANT: WALLS AROUND THE SHOWER BAY WITH A MIN 1800mm ABOVE FINISHED FLOOR LEVEL UP WALL WALL BEHIND THE VANITY UNIT WITH A MIN OF 150mm UP WALL PLUMBING AND DRAINAGE SHALL COMPLY WITH AS 3500, NCC VOL 3 AND THE TASMANIAN REGULATIONS. PROVIDE MEMBRANE TO ALL WET AREAS TO THE BCA AND AUSTRALIAN STANDARDS. HOT AND COLD WATER RETICULATION BRANCHES TO EACH INDIVIDUAL FIXTURE.

FIT RWC OR SIMILAR TEMPERATURE CONTROL VALVE TO LIMIT WATER TEMP AT BASIN, BATH, SHOWER ETC. TO 50° IN

ACCORDANCE WITH AS3498 & NCC Vol 3 Tas B2.6(2)(d)

ROOF PENETRATIONS, INCLUDING ROOF AND EAVE VENTS,

- ROOF-MOUNTED EVAPORATIVE COOLER UNITS,
- SOLAR SYSTEMS, EVACUATED TUBE SYSTEMS
- AERIALS, VENTS AND PIPES SHALL BE ADEQUATELY
- ROOF AND EAVE VENTS GAPS NO GREATER THAN 2mm

NOTATION FOR WET AREA REQUIREMENTS Wet areas to be constructed in accordance with AS 3740 waterproofing of wet areas within residential buildings

There are many wet area sealing systems available Please select a system that is certified for that particular use. i.e. Tiles on concrete slab. Insure all directions are followed including the use of tape sealing or bond breaker applications. Recommend at least two coats.

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| ooiling | Date: 17/03/24 | Project No: | |



1. FALLS, SLIPS AND TRIPS **1.1 WORKING AT HEIGHTS** 1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres, However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

1.1.2 DURING OPERATION OR MAINTENANCE Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation. Buildings where scaffolding, ladders and trestles are not

appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

1.2 SLIPPERY OR UNEVEN SURFACES 1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slipperv when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

1.2.2 FLOOR FINISHES - By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197 1999 and AS/NZS 4586 2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance. demolition, and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS 2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below

1 Prevent or restrict access to areas below where the work is being carried out

- Provide toe boards to scaffolding and work platforms. 2
- Provide a protective structure below the work area. 3

4 Ensure that all persons below the work area have Personal Protective Equipment.

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas,

Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4 SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged. Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety quards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:

1990 – it may contain asbestos

1986 - it is likely to contain asbestos. either in cladding material or in fire-retardant insulation material. In either case,

the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure

6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material

6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS

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| Rev. | Date | Description | | ONSHORE DESIGNS | Job Title | Drawing Title | | Project No: |
| | | | | MICHAEL EASTWOOD | Proposed Dwelling | Safaty Natao | 17/03/24 | |
| | | | | BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS | at 1 Florence Court | Salety notes | Drawn Bv: Michael Eastwood | Sheet No: |
| | | | | Design + Documentation | Beaumaris 7215 | | Acreditation No. | |
| | | Print | | Bushfire Assessments / Healthy House | | | CC 1066 S | |
| | | 5/16/ | /2024 8:35:23 AM | Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 7017 | for MARLENE ELIZABETH SCOTT | | Scale: | |
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The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

undertaken. 10. OTHER HIGH-RISK ACTIVITY All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

7. CONFINED SPACES 7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified: The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user

Non-residential buildings where the end-use is known:

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that

particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

| Building name/description | | | | Classification |
|---|----|--------------------------|--|----------------|
| I Florence Court Beaumaris | | | | Class 1 |
| Number of rows preferred in table below | 17 | (as currently displayed) | | |

| | | | | Desima lanan as | | | Adjustme | ent factor | | SA | | RT 13.7.6 |
|----|-------------|---------------------|----------------------------|--|--------------------|-------------------|-------------------|-------------------------------|--|---|--|---|
| | Description | Type of space | Floor area of the space | Design lamp or illumination power load | Location | Adjustment factor | Dimming % area | Dimming % of full power | Design lumen depreciation factor | Lamp or illum der System allowance | ination power nsity System design | System share of % of aggregate allowance used |
| 1 | garage | Other | 42.7 m ² | 215 W | Class 1 building | | | | | 5.0 W/m ² | 5.0 W/m² | 7% of 100% |
| 2 | laundry | Laundry | 3.7 m² | 18 W | Class 1 building | | | | | 5.0 W/m ² | 4.9 W/m ² | 7% of 100% |
| 3 | wet room | Corridor | 6.5 m² | 32 W | Class 1 building | | | | | 5.0 W/m ² | 4.9 W/m ² | 7% of 100% |
| 4 | powder | Toilet | 2.3 m ² | 12 W | Class 1 building | | | | | 5.0 W/m ² | 5.2 W/m ² | 7% of 100% |
| 5 | utility | Bedroom | 14.2 m² | 70 W | Class 1 building | | | | | 5.0 W/m ² | 4.9 W/m ² | 7% of 100% |
| 6 | passage | Corridor | 3.7 m² | 18 W | Class 1 building | | | | | 5.0 W/m ² | 4.8 W/m ² | 6% of 100% |
| 7 | ensuite | Bathroom | 4.7 m² | 22 W | Class 1 building | | | | | 5.0 W/m ² | 4.7 W/m ² | 6% of 100% |
| 8 | bed 2 | Bedroom | 16.8 m² | 85 W | Class 1 building | | | | | 5.0 W/m ² | 5.1 W/m ² | 7% of 100% |
| 9 | corridor | Corridor | 22.7 m ² | 115 W | Class 1 building | | | | | 5.0 W/m ² | 5.1 W/m ² | 7% of 100% |
| 10 | bed 1 | Bedroom | 17.8 m² | 90 W | Class 1 building | | | | | 5.0 W/m ² | 5.1 W/m ² | 7% of 100% |
| 11 | robe | Bedroom | 8.2 m ² | 40 W | Class 1 building | | | | | 5.0 W/m ² | 4.9 W/m ² | 7% of 100% |
| 12 | ensuite | Bathroom | 10.8 m² | 55 W | Class 1 building | | | | | 5.0 W/m ² | 5.1 W/m ² | 7% of 100% |
| 13 | living | Living room | 56.3 m² | 280 W | Class 1 building | | | | | 5.0 W/m ² | 5.0 W/m ² | 7% of 100% |
| 14 | pantry | Kitchen | 6.6 m² | 35 W | Class 1 building | | | | | 5.0 W/m ² | 5.3 W/m ² | 7% of 100% |
| 15 | study | Other | 9.0 m ² | 45 W | Class 1 building | | | | | 5.0 W/m ² | 5.0 W/m ² | 7% of 100% |
| 16 | under | Other | 50.0 m ² | 150 W | Class 10a building | | | | | 3.0 W/m ² | 3.0 W/m ² | 100% of 100% |
| 17 | Deck | Verandah or balcony | 31.0 m ² | 120 W | Verandah or | | | | | 4.0 W/m ² | 3.9 W/m ² | 100% of 98% |

306.9 m² 1402 W

| | Allowance | Design average |
|---|----------------------|----------------------|
| Class 1 building | 5.0 W/m ² | 5.0 W/m ² |
| Verandah or balcony | 4.0 W/m ² | 3.9 W/m² |
| Class 10a building (associated with a Class 1 | 3.0 W/m ² | 3.0 W/m² |
| | | |

| Rev | Date Description | | BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS Accredited Building Practitioners Design + Documentation Interior Design / Planning / Energy Assessments Bushfire Assessments / Healthy House | Job Title Proposed Dwelling ^{at} 1 Florence Court Beaumaris 7215 | Drawing Title Lighting Ca |
|-----|------------------|----------------------|--|--|------------------------------|
| | | 5/16/2024 8:35:23 AM | Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 7017 0429 901 003 | for MARLENE ELIZABETH SCOTT | |

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

| if inputs are valid | \checkmark |
|------------------------|--------------|
|------------------------|--------------|

| alaulatar | ^{Date:} 17/03/24 | Project No: |
|-----------|-------------------------------|-------------|
| alculator | Drawn Bv: Michael Eastwood | Sheet No: |
| | Acreditation No. CC 1066 S | A28 |
| | Scale: | |

| AREA S | CHEDULE (Gro | oss Building) |
|---------------|--------------|---------------|
| Name | Area | Perimeter |
| | | |
| Living Area | 192.66 | 81088 |
| Deck | 31.63 | 22382 |
| Garage | 44.48 | 26627 |
| Storage under | 50.41 | 27553 |

| | | | BRACING SCI | HEDULE | | |
|-------------|---------|--|--------------|--------------|------------------------|------------------------|
| No off | PanellD | Panel Description | Panel Length | Resistance_m | Direction A Resistance | Direction B Resistance |
| Direction A | | | | | | |
| 14 | h(B)900 | Plywood FII 6mm 450 no nogging MethodB | 900 | 5.2 | 65.52 | 0 |
| Direction B | | | | | | |
| I | h(B)700 | Plywood FII 6mm 450 no nogging MethodB | 700 | 5.2 | 0 | 3.64 |
| 18 | h(B)900 | Plywood FII Gmm 450 no nogging MethodB | 900 | 5.2 | 0 | 84.24 |
| | | | | | 65.52 | 87.88 |

| | | | DOOR SCHEI | DULE | |
|------|--------|-------|--|----------------|-----------------------------------|
| Mark | Height | Width | Description | Frame Material | Comments |
| | | | | | |
| | 2422 | 5560 | Insulated Overhead Sectional Door | Steel | Tilt Panel door with auto opening |
| 2 | 2100 | 1200 | External single-leaf panel door outward opening with sidelight | Tımber | Entracne door with side light |
| 3 | 2100 | 900 | Full glazed | Aluminium | |
| 4 | 2100 | 2410 | Sliding Door | Aluminium | |
| 5 | 2100 | 2410 | Sliding Door | Aluminium | |
| 6 | 2100 | 1810 | Sliding Door | Aluminium | |
| 7 | 2040 | 820 | 820 | Hardwood | External door from garage |
| 3 | 2100 | 920 | Barn Door | Steel | |
| Э | 2100 | 920 | Barn Door | Steel | |
| 0 | 2040 | 820 | Internal Sliding Door | Hardwood | |
| | 2100 | 920 | Barn Door | Steel | |
| 2 | 2100 | 920 | Barn Door | Steel | |
| 3 | 2040 | 820 | Internal Sliding Door | Hardwood | |
| 4 | 2100 | 920 | Barn Door | Steel | |
| 15 | 2100 | 900 | Barn Door | Steel | |
| 16 | 2040 | 820 | Internal Sliding Door | Hardwood | |
| 17 | 2100 | 900 | Barn Door | Steel | |
| 8 | 1900 | 820 | 820 | Hardwood | Door to void area lower |
| 9 | 2422 | 2470 | Insulated Overhead Sectional Door | Steel | tılt panel door under |

| | | | 11W | NDOW SCHEDULE | |
|------|--------|-------|--|---------------------------------------|--|
| Mark | Height | Width | Description | Model | Comments |
| | | | | | |
| 1 | 2100 | 6000 | Fixed | AF2160 | 3 panel fixed with mullions. Angle window above |
| 2 | 2100 | 3300 | Fixed | AF2133 | 3 panel fixed with mullions. Angle window above |
| 3 | 2100 | 900 | Easyscreen™ Altaır™ Louvre Window – Single Bay | Altaır™ Louvre Sıngle Bay - 102 Glass | Breezeway louvre window |
| 4 | 2100 | 600 | Easyscreen™ Altaır™ Louvre Window – Single Bay | Altaır™ Louvre Sıngle Bay - 102 Glass | Breezeway louvre window |
| 5 | 600 | 830 | Awning | AFOGO9 | Fixed window above Breezeway Louvres same width as |
| 6 | 2100 | 900 | Easyscreen™ Altaır™ Louvre Window – Single Bay | Altaır™ Louvre Sıngle Bay - 102 Glass | Breezeway louvre window |
| 7 | 600 | 830 | Awning | AFOGO9 | Fixed window above Breezeway Louvres same width as |
| 8 | 2100 | 900 | Easyscreen™ Altaır™ Louvre Window – Single Bay | Altaır™ Louvre Sıngle Bay - 102 Glass | Breezeway louvre window |
| 9 | 2100 | 2000 | Fixed | AF2120 | |
| 10 | 2100 | 2000 | Fixed | AF2120 | |
| 11 | 2100 | 900 | Awning | AAT2009 | |
| 12 | 2100 | 900 | Fixed | AF2109 | |
| 13 | 600 | 2000 | Fixed | AFOG2O | |
| 14 | 600 | 2700 | Fixed | AFOG27 | |
| 15 | 1200 | 2400 | Awning | AA 224 | |
| 16 | 1200 | 2400 | Fixed | AF1224 | |
| 17 | 2100 | 900 | Awning | AAT2009 | |
| 18 | 2100 | 900 | Awning | AAT2009 | |
| 19 | 900 | 900 | Fixed | AF0909 | |
| 20 | 900 | 900 | Fixed | AF0909 | |

| | ROOM | 1 SCHEDULE | | | Window 21 | |
|-----------|-------------|------------|----------------------|--|---|-----------|
| Name | Area | Perimeter | Floor Finish | | | |
| aaraae | 42.65 | 26310 | concrete | | | |
| Indrv | 3.65 | 7640 | tiles | | 1 | |
| utility | 14.16 | 15420 | tiles | LOUVRE WINDOWS COMPLETE WITH FLY SCREENS. | | |
| ensuite | 4.66 | 8750 | tiles | ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE | | |
| bed 2 | 16.79 | 16540 | overlav flooring | all openings and dimensions to be verified on site prior to comm | encing manufacture of windows and doors | |
| powder | 2.33 | 6720 | tiles | diazing to be in accordance with AS 1288 glass in buildings and | AS 2047 windows in buildings. | |
| bed I | 17.81 | 19850 | overlav flooring | external doors and windows to be fitted with seals to restrict air r | movement. | |
| livina | 56.27 | 33375 | overlav flooring | windows, doors, hardware and finishes as selected by client. | <u>/</u> | |
| corridor | 22.69 | 30651 | overlav flooring | BUSHFIRE ATTACK LEVEL | Š. M | Vindov |
| robe | 8.21 | 15880 | overlav flooring | BUSHFIRE RISK BAL RATING 12.5, REFER TO BUSHFIRE CO | | |
| ensuite | 10.79 | 16430 | tiles | CONSTRUCTION REQUIREMENTS FOR EXTERNAL DOORS | AND WINDOWS | 1:50 |
| wet room | 6.53 | 12298 | tiles | | | |
| passaae | 3.73 | 7970 | tiles | Refer to energy report prepared by Michael Eastwood for glazing | | adow |
| study | 9.27 | 12180 | overlay flooring | | | |
| pantry | 6.52 | 10240 | overlav flooring | | VVJUNJ (3) | 50 |
| | | | | | | |
| Rev. Date | Description | | | ONSHORE DESIGNS | Job Title | Drawing 1 |
| | | | | MICHAEL EASTWOOD | Proposed Dwelling | |
| | | | | BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS | at 1 Florence Court | Sche |
| | | | + $ -$ | Accredited Building Practitioners Design + Documentation | Beaumaris 7215 | |
| | | | | Interior Design / Planning / Energy Assessments | | |
| | | | Printed Date | Offices 65 South Arm Road, Rokeby | | |
| | | | 5/16/2024 8:35:23 AN | Mail: 10 Restdown Drive, Otago Bay, 7017 | W MARLENE ELIZABETH SCOTT | |

_____ 0429 901 003 _____









| Date: 17/03/24 | Project No: |
|-------------------------------|-------------|
| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A30 |
| Scale: 1:200 | |

GENERAL NOTES

All dimensions in millimetres Dimensions take preference to scale and are to structure not finish. Walls shown as stud component without claddings. Check and verify dimensions and confirm any existing dimensions on site. All work to comply with the Building Code of Australia and all revelent Australian Standards. Any outdated Standards listed in these Notes are to be taken to refer to the current edition. Manufacturers specifications means a current approved spec. for use

under the conditions applicable.

Engineers specification take precedent over drawing notes.

SITE WORKS

Site to be prepared in accordance with Engineers or surveyors report if applicable. Site to be excavated or filled to levels indicated. Construction area to be cleared of vegetation, all top soil and upper strata containing organic matter

Prepare foundations so footings shall be placed on level of undisturbed material. Footings to found in non-expansive natural material having a minimum allowable bearing capacity of 100kPa. See Soil Report and Engineers specs. for footings and bearing capacity. Ground surface to be sloped 1:20 (min) away from building for 900mm (min) and to a point where ponding will not occur. Dish drains and ag pipes to be provided as required or indicated to facilitate drainage of water away from building and foundations.

DESIGN LOADS

DESIGN WIND CLASSIFICATION: W50N U.N.O. All sizes of timber members deduced from Timber Framing Manual to comply to AS 1684-2, Design IT All sizes of steel members deduced from manufacturers data manuals.

PREVENTION OF FALLS

Where a person is exposed to the hazard of falling from a structure during construction or cleaning or maintenance work is carried out, the builder shall provide

- 1) A work system designed to prevent such falls: and
- 2) Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
- 3) Anchorage points for the attachment of safety harness must comply with AS 2626; and
- 4) The anchorage points and associated structure shall be capable of withstanding a force of at least 15kN (1500kg); and
- 5) The builder shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS 2626 when exposed to the hazards of falling from the building or structure.

SPECIAL NOTE FOR FRONT COASTAL

All fixings to be galv hot dipped or galv with additional coatings All nail gun fixings to be galv. All screws to be galv All roofing iron to be for coastal environs as with flashings,gutters and gutter fixings. All window and door hardware stainless steel. 316 min

AS APPLICABLE- REFER DWG FOR MATERIALS USED Structural notes supplied by Engineer take precedence over these notes.

MATERIALS GENERALLY

All materials shall be new Re-used items to be checked for soundness etc. prior to use.

MATERIALS AND CONSTRUCTION

REINFORCED CONCRETE

Concrete to be in accordance with current editions of the following codes and codes referenced there-in AS3600 - Concrete Structures Code AS1379 - Readymixed Concrete Slab and footngs to be constructed in accordance with AS2870.1 Strength of concrete at 28 days: Slabs 32mpa Footings 25mpa Maximum aggregate size 20mm. Sample and test in acordance with AS3600. Slump 80mm (Grade N20). Consolidate by vibration. Fix reinforcement as shown or noted on drawings and Eng. specs. Concrete cover to reinforcement: Footings 65mm Beams 50mm Slabs 20mmint, 30mmext. Stairs 30mm top and 20mm bottom Correct cover to be obtained using plastic chairs. Thoroughly scabble concrete on which new concrete is to be poured. Slabs on ground- remove all topsoil and upper strata containing organic matter. Replace with approved consolidated fill compacted to 95% M.M.D.D. in accordance with AS1289E2.1 Bar Schedule- all to AS1302 & AS1304 N - Hot Rolled High Yield Bars R - Hot Rolled Plain Bars F - Hard drawn Wire Fabric

BLOCKWORK

Reinforced Concrete Blockwork to conform to AS3700 All cores containing reinforcing to be filled with 25mpa grout. DPC 150mm above ground. Clean-out all cores after each days laying.

BRICKWORK

Brickwork to conform to AS1225. Approved stainless steel ties at 600*600mm crs. Also to 300mm crs to raised floor levels. Use medium duty types and Grade 316 stainless steel in areas less than 1klm from breaking surf. Standard reinforcing every 4th course (bricktour). DPC 150mm above ground. Walls to have a continuous cavity to be kept clear of morter droppings. All openings to be fully flashed with standard damp proof course material to prevent water penetration to internal areas. Brick foundation walls under timber floors to have vents at 6000mm2 per metre length of external wall. ("Pryda" 230*75mm metal vent max 1050mm crs or 230*165mm max 2350mm crs.) All perpends to be fully filled with mortar. Weep holes above dpc layer max. 480mm crs.

STEELWORK

Fabricate and erect in accordance with current editions of AS4100 - Steel Structure Code AS1554 - Code for Welding in Building. 10mm plate and 6mm cont. fillet weld to be used UNO. Steelwork to be coated with red oxide zinc chromate paint before erection. All steel in exposed locations to be hot dipped galvanised All bolts steel/steel to be M16 8.8/s UNO. All connections to be 2/M16 8.8/s UNO



MICHAEL EASTWOOD

BUILDING · ENERGY REPORTS · BUSHFIRE Accredited Building Practitioners

Design + Documentation Interior Design / Planning / Energy Assessments Bushfire Assessments / Healthy House

Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 701

_____ 0429 901 003 _____

TIMBER

HARDWOOD - MIN. STRESS GRADE F14 UNO S3 Strength group. J2 Joint group. SOFTWOOD MIN STRESS GRADE F5 UNO. SD6 Strength group. JD4 Joint group. All work in structural timber to be in accordance with current additions of AS1684.2 2006 - Timber Framing Code. AS1720 - Timber Engineering Code. AS1328 - Glued Laminated Structural Timber AS1170 - Structural Designs Actions (Loading) Code. Bolts: All nuts and bolts to be provided with washers. All bolts to be tightened before handover Bolt holes to be 2mm oversize in unseasoned timber All external nuts, bolts and washers to be hot dip galvanised including "Dynabolts" Unless detailed otherwise timber members to be fixed with nominal nailing as specified in AS1684.2 1999. Sizes and details not shown shall comply with AS1684.2 Timber roof trusses to be to Manufacturers design with installation strictly in accordance with manufacturers specs. HANDRAILS All new handrails to be 1020mm high min. with balustrading at 125mm max clear spacings, stair handrail at 865mm with toprail and midrail minimum Where floor is 4000mm or more above lower level, handrails to have no horizontal members that facilitate climbing. All openings to be fully flashed with galv. or colourbond sheet steel flashings.

CLADDINGS AND MOULDINGS

EXTERNAL TIMBER Treated pine and Western Red Cedar cladding to be fixed & finished to manufacturers specifications. Chamferboards & Weatherboards (including treated boards) to be primed nearly all round before fixing. One third of back face to remain bare for moisture escape. Chamferboard fixing: Up to 75mm wide - single nailed. Over 75mm - double nailed. Weatherboard fixing all single nailed Onto hardwood frames - 60*2.8 galv. nails. Onto softwood frames - 60*3.15 galv.deformed shank nails. Render Coat Substrates ie "Hardietex", "Powerpanel", EPS ect To be fixed and finished to manufacturers specifications Vapour permiable Sarking to be provided between cladding and frame INTERNAL TIMBER. Nailing: Single nailed up to 100mm wide, double nailed over 100mm wide. 12 or 15mm thick - 30*2 0mm nails 19 or 21MM thick 50*2.5mm nails Lining Boards nailing centres: Walls Ceilings 12 or 15mm thick - 800 560 1200 19 or 21mm thick 1800 OTHER CLADDINGS All other external and internal claddings to be fixed and finished in accordance with manufacturers specifications.

| IF IN DOUBT, ASK |
|------------------|
|------------------|

| Job Title | Drawing Title |
|---|---------------|
| at 1 Florence Court Beaumaris 7215 | Notes |
| for MARLENE ELIZABETH SCOTT | |

Cornice: Archatraves Skirting: Window Reveals:

MOULDINGS

WET AREA SURFACES Wet areas to AS3740 and NCC

& rest of house.

ELECTRICAL.

| NS | Job Title |
|-----------|------------------|
| | Proposed |
| REPORTS | at 1 Florence Co |
| | Beaumaris 72 |
| TACAPALC. | |

| Rev. | Date | Description | |
|------|------|-------------|----------------------|
| | | | |
| | | | |
| | | | |
| | | | Printed Date |
| | | | 5/16/2024 8:35:24 AM |

Unless shown otherwise on drawings or owner specified -With renovations or extensions, match existing. On new houses the following are to be adopted.

Standard 55mm plasterboard cornice.

Craftwood (MDF) colonial or splayed 67*18mm archatraves.

Craftwood (MDF) colonial or pencil 67*12mm Skirting

F17 hardwood to match building wall and cladding profile

FLOOR COVERINGS/SMOKE ALARMS

Floor finishes. Refer owner unless shown on drawing Provide hard wired smoke alarms to AS1670 and BCA Smoke alarms generally fitted between bed regions

KITCHENS, BATHROOMS AND ENSUITES.

General layout as shown on floor plan. Exact location and type of fittings to be refered to owner.

See owner for specification on powerpoints and light fittings.

| Date: 17/03/24 | Project No: |
|-------------------------------|-------------|
| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A31 |
| Scale: | |

SLAB AND FOOTING NOTES:

1. SLAB AND FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870

2. ALL RECOMMENDATIONS OF THE GEOTECH REPORT SHALL BE STRICTLY ADHERED TO

3. ENGINEER SHALL INSPECT FOOTINGS AND SLAB PRIOR TO POURING OF CONCRETE

4. GROUND TO BE SHAPED TO FALL AWAY FROM BUILDING, 50mm OVER 1000mm IN ACCORDANCE WITH BCA REQUIREMENTS.

5. CONCRETE SHALL BE f'c 25 MPa U.N.O.

6. COVER: 30mm TOP, 45mm SIDES AND BOTTOM U.N.O.7. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR

8. IF ANY PART OF THE RESIDENCE IS FOUNDED ON FILL, INCREASE FOOTING DEPTH TO 600 AND PROVIDE L12TM200 (T) & (B) WITH 500 BOGAR SPACERS AND PROVIDE 450 DIA. PIERS TO ROCK AT CORNERS & AT 2500 CRS. MAX., THROUGHOUT THE FOOTING SYSTEM.

9. ONE ADDITIONAL BAR OF TRENCH MESH MUST BE ADDED FOR EACH 100mm OF FOOTING WIDTH ADDITIONAL TO WHAT IS SPECIFIED.

10. ALL PIER HOLES TO BE THOROUGHLY CLEANED OUT PRIOR TO POURING CONCRETE. DEEP PIER HOLES MAY REQUIRE A VAC TRUCK TO ASSIST IN CLEANING OUT LOOSE MATERIAL.

11. BAR CHAIR HEIGHT TO BE SELECTED TO ACHIEVE SPECIFIED COVER. BUILDER TO CHECK CORRECT COVER HAS BEEN PROVIDED BY STRING LINES OR LASER LEVEL PRIOR TO POURING

12. PLACE SLAB ON AN APPROVED DAMP PROOF MEMBRANE OVER 50MM COMPACTED SAND 13. 20mm F.C.R. SUB-BASE SHALL BE IN ACCORDANCE

WITH APPROVED SPECIFICATIONS

14. MOIST CURE SLAB FOR MINIMUM 7 DAYS
15. BUILDER TO ENSURE SUITABLE FALLS AND LEVELS IN
WET AREAS IN ACCORDANCE WITH BCA PART 3.8.1.
16. SUB-SOIL DRAINAGE AND SUITABLE SURFACE
DRAINAGE TO BE INSTALLED PRIOR TO POURING OF STRIP
FOOTINGS.

STRUCTURAL STEEL NOTES:

Rev.

Date

Descrip

1. ALL EXPOSED STEEL WORK SHALL BE HOT DIPPED GALVANISED. 2. ALL REMAINING STEEL WORK SHALL BE PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO B.C.A REQUIREMENTS

3. STRUCTURAL STEELWORK SHALL COMPLY WITH AS 4100 OR 4600 4. ALL WELDS SHALL BE 6mm C.F.W. U.N.O.

PLUMBING AND SLAB / FOOTING NOTES -REACTIVE SITES:

1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH AS 2870 5.6.4 A, B & E. 2. PIPE PENETRATIONS THROUGH STRIP FOOTING SHALL HAVE 40mm THICK CLOSED CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS.

3. DRAINS ATTACHED TO OR EMERGING FROM THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE PIER OR STRIP FOOTING AND COMMENCING WITHIN 1m

OF THE BUILDING PERIMETER TO

ACCOMMODATE A TOTAL RANGE OF MOVEMENT IN ANY DIRECTION OF 40mm. IF GROUND CONDITIONS AT THE TIME OF CONSTRUCTIONS ARE MODERATELY MOIST, THEN PIPES SHALL BE SET AT THE MID POINT OF THEIR RANGE, ALLOWING FOR 20mm

MOVEMENT IN ANY DIRECTION.

4. WATER PIPES INSTALLED IN THE SLAB SHALL BE INSTALLED IN A CONDUIT SO THAT IF THE PIPE LEAKS IT WILL BE NOTICED OUTSIDE THE SLAB 5. CONSTRUCT SUB-SOIL DRAIN TO TOP SIDE OF BUILDING, MIN. 300 WIDE, 1000 DEEP, 100 DIA DRAIN COIL, 1:100 FALL, LINE TRENCH WITH GEOTEXTILE FILTER FABRIC AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED ROCK.

TIMBER FRAMING NOTES:

1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1684.2

2. WALLS: 90x35 MGP10 STUDS AT 450 CENTRES. NOGGED AT MID-HEIGHT + 90x45 MGP10 WALL PLATES.

3. TRUSSES (BY OTHERS) SHALL BE APPROVED, PRE-FABRICATED, INSTALLED AND BRACED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NOTE: ONLY APPROVED TRUSSES SHALL BE INSTALLED. TRUSSES 'MADE-UP' ON SITE WILL NOT BE APPROVED. 4. LINTEL DESIGN IS BASED ON AN ASSUMED APPROXIMATE TRUSS LAYOUT. REFER TO ENGINEER IF GIRDER TRUSS POSITIONS AND SUPPORTS DIFFER FROM THOSE SHOWN. 5. PROVIDE BLOCKING TO DEEP JOISTS IN ACCORDANCE

WITH CLAUSE 4.2.2.3 AS 1684.2 6. BUILDER TO ENSURE SUITABLE FALLS AND LEVELS IN WET AREAS IN ACCORDANCE WITH BCA PART 3.8.1. 7. ALL DECK FIXINGS TO BE HOT DIP GALVANISED OR STAINLESS STEEL

8. LAMINATED TIMBER (GLULAM) BEAMS TO BE CERTIFIED BY THE GLULAM TIMBER ASSOCIATION OF AUSTRALIA (GLTAA) ACCREDITED MANUFACTURERS. BEAMS SUPPLIED BY NON-ACCREDITED MANUFACTURERS WILL NOT BE APPROVED.

| tion | | ONSHORE DESIGNS | Job Title | Drawing Tit |
|------|----------------------|--|---------------------------------------|-------------|
| | | MICHAEL EASTWOOD MICHAE | at 1 Florence Court Beaumaris 7215 | Notes |
| | 5/16/2024 8:35:24 AM | Offices: 65 South Arm Road, Rokeby Mail: 10 Restdown Drive, Otago Bay, 7017 | for MARLENE ELIZABETH SCOTT | |
| | | 0429 901 003 | | |

I-JOIST NOTES:

 I-JOISTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTRER RECOMMENDATIONS.
 I-JOISTS TO HAVE CONTINUOUS BLOCKING AND STRUCTURAL PLYWOOD BRACING PANELS AT EXTERNAL ENDS.
 I-JOISTS TO HAVE CONTINUOUS BLOCKING MID SPAN, UNDER LOAD BEARING WALLS AND OVER SUPPORTS.

GENERAL NOTES:

1. CHECK ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE. 2 STANDARDS: ALL WORK SHALL COMPLY WITH THE TASMANIAN BUILDING REGULATIONS 1994, AND RELEVANT CURRANT AUSTRALIAN STANDARDS, PARTICULARLY AS2870 (RESIDENTIAL SLABS AND FOOTINGS) AS 3700 (UNIFIED MASONRY CODE) AS 3600 (CONCRETE STRUCTURES) 3. ALL FOOTINGS SHALL BE FOUNDED ON SOUND ROCK, CLAY OR SAND FOUNDATIONS HAVING A SAFE BEARING CAPACITY OF AT LEAST 100kpa. 4. SLAB PREPARATION: BEFORE DISTURBING THE GROUND SURFACE, ERECT SILT FENCES CONSTRUCT CUT-OFF DRAINS AND DETENTION SUMPS AND ENSURE THAT ADEQUATE ALL-WEATHER ACCESS IS PROVIDED TO THE SITE. PREVENT SOIL etc. FROM MIGRATING TO ADJACENT PRIVATE OR PUBLIC LAND IN ACCORDANCE WITH LOCAL COUNCIL POLICY. STRIP VEGETATION AND OTHER ORGANIC MATTER TO BELOW ROOT ZONE. CARRY OUT BULK EXCAVATION WHERE REQUIRED ENSURING AT ALL STAGES THAT THE EXCAVATED AREA IS PROTECTED FROM EXCESSIVE RUN-OFF AND PONDING OF WATER CANNOT OCCUR IN ANY FOUNDATION MATERIAL BY PROVISION OF DRAINS etc. BUILD UP WHERE REQUIRED TO ACHIEVE DESIGN LEVELS WITH ROAD BASE MATERIAL THOROUGHLY COMPACTED IN MAX. 100 THICK LAYERS. CONTROLLED FILL SHALL BE EQUAL TO DIER BASE CLASS A (19mm) MATERIAL COMPACTED TO 98%. STANDARD COMPACTION AT A MOISTURE CONTROL WITHIN +\- 1% OF OMC.BLIND WITH COMPACTED SAND AND LAY 0.2mm PVC VAPOUR BARRIER, TAPING ALL JOINTS TO PREVENT MOISTURE TRANSFER. 5. ALL CONCRETE TO BE GRADE N25 PLACED IN ACCORDANCE WITH SECTION 19 OF AS 3600. 6. MAINTAIN 60mm CLEAR CONCRETE COVER TO RE-INFORCEMENT IN FOOTINGS, 30mm ELSEWHERE 7. CURE ALL CONCRETE FOR 7 DAYS (minimum) BY PONDING WITH WATER, COVERING WITH PVC SHEETING OR APPLICATION OF CHLORINATED RUBBER CURING COMPOUND. 8. CONCRETE DIMENSIONS SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE CLASSIFICATION OF THIS SITE. ACTUAL FOUNDING DEPTHS MAY VARY TO SUIT FLOOR. LEVELS AND THE REQUIREMENTS OF NOTE 3 ABOVE. IT IS NOT NECESSARY TO REMOVE SOLID ROCK SIMPLY TO ACHIEVE FOOTING DIMENSIONS AS LONG AS CONTINUITY AND COVER OF RE-INFORCING IS MAINTAINED 9. MINIMUM HEIGHT ABOVE GROUND LEVEL TO SLAB TOP TO BE 150mm

10. PLUMBING PENETRATIONS TO BE TAPED AND SEALED WITH DENSO TAPE.

MAINTENANCE:

FOUNDATION MAINTENANCE IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2870 APPENDIX B2 : SLAB ON GROUND TO HAVE ADJACENT AREA GRADED TO A MINIMUM OF 1000mm FROM SLAB EDGE WITH MINIMUM FALL OF 50mm. : SUSPENDED FLOORS TO HAVE SUB-FLOOR BASE GRADED OR DRAINED TO PREVENT PONDING. : GARDENS HOULD NOT INTERFERE WITH DRAINAGE REQUIREMENTS OR SUB-FLOOR VENTILATION. : ANY GARDEN NEAR HOUSE FOOTINGS SHOULD NOT BE

OVERWATERED. : PLANTING OF ANY TREES SHOULD BE RESTRICTED TO A MINIMUM DISTANCE OF 3/4 * MATURE HEIGHT FOR INDIVIDUAL PLANTING AND INCREASED FOR A SERIES OF PLANTINGS. : ANY PLUMBING LEAKS INCLUDING SPOUTINGS AND DOWNPIPES SHOULD BE IMMEDIATELY REPAIRED.

SITE SPECIFIC ROCK NOTE:

WHERE A FOOTING OR EDGE BEAM ENCOUNTERS A SINGLE ROCK OUTCROP OR FLOATER OVER A LENGTH LESS THAN 1000mm, THE DEPTH OF THE FOOTING MAY BE REDUCED BY UP TO ONE-THIRD PROVIDED THAT THE AMMOUNT OF TOP AND BOTTOM RE-INFORCEMENT IS DOUBLED AND EXTENTED 500mm PAST THE SECTION WITH REDUCED DEPTH. ALTERNATIVELY, THE FOOTING CAN BE STEPPED OR RAISED PROVIDED THE STRUCTURAL STIFFNESS IS PRESERVED. ATTENTION IS ALSO DRAWN TO NOTES CONCERNING ROCK AND FOUNDATION AS PER THE SOIL REPORT.

| Date: 17/03/24 | Project No: |
|-------------------------------|-------------|
| Drawn Bv: Michael Eastwood | Sheet No: |
| Acreditation No. CC 1066 S | A32 |
| Scale: | |



Accredited Practitioners: Design + Structural Documentation +Interior Design + Planning Applications + Energy Assessments + Bushfire Reports BDS buildingdesignstudio 10 Restdown Drive, Otago 7017 Phone 0429901003

onshoredesigns@bigpond.com

June 2024

Development Application Compliance report

Prepared for

Break O Day Council

obo MARLENE ELIZABETH SCOTT 3 FLORENCE CT BEAUMARIS TAS 7215

Prepared by

Michael Eastwood

BDSbuildingdesignstudio onshoredesigns@bigpond.com mobile 0429901003



Introduction

This report forms part of a Development Application for **Residential Use** in the **Low Density Residential Zone** and relies on the **Acceptable Solutions** and part there-of the **Performance Solutions** to satisfy part of the relevant planning standards. The report is to be read in conjunction with the design drawings prepared by **Onshore Designs** that form part of this application.

It is the intent of this report to demonstrate compliance with all relevant scheme standards that form part of the Tasmanian Planning Scheme and that are applicable to this application.

Appendices:

Documents

- 1. Break o day Council Application Form
- 2. Titles and folio plans

Drawings

3. Proposed Dwelling and site Plan



| Date | June 2024 |
|---------------------|---|
| Applicant Details | Michael Eastwood BDS buildingdesignstudio 10 Restdown Drive, Otago Bay, 7017 onshoredesigns@bigpond.com mobile 0429901003 |
| Owner Details | MARLENE ELIZABETH SCOTT 3 FLORENCE CT BEAUMARIS TAS 7215 |
| Property Details | Cert Title no <u>5335/105</u> |
| | Size: 827m ² |
| Development Address | 1 FLORENCE CT BEAUMARIS TAS 7215 |
| Development Type | Proposed dwelling |
| Development Area | Living 195 m ² Garage 45 m ² Lower Storage 50 m ² Total 290 m ² |
| Zone | 10. Low Density Residential |
| Use | Residential |
| Qualification | If for single dwelling |
| Application | No Permit required |



Description of Development Proposal

Planning Application for proposed dwelling

Applicable Planning Scheme Standards and Codes

| ZONE | 10- Low Density Residential | |
|------|-----------------------------|--|
| | | |

CODES

C2.0 Parking and Sustainable Transport Code.



COMPLIANCE WITH PLANNING SCHEME

The existing dwelling and proposed garage is within a defined **Low Density Residential Zone**. Each scheme standard will be addressed in relation to the proposal.

10.0 Low Density Residential Zone

10.2 Use Table

| Zone | 10. Low Density Residential |
|---------------|-----------------------------|
| Use | Residential |
| Qualification | If for single dwelling |
| Application | No Permit required |

10.3 Use Standards

10.3.1 Discretionary Uses

Objective:

That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

NA Permitted Use -Residential

10.3.2 Visitor Accommodation

NA





10.4 Development Standards for Dwelling

10.4.1 Residential density for Multiple dwellings.

NA Not multiple dwellings

10.4.2 Building Height

Objective

That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.

A1 No Buildings exceed 8 meters in height. The proposed dwelling has a maximum height of 6.2m. See Elevations

10.4.3 Setbacks

Objective

That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

P1 Setback to the primary setback is 4m. Setback to the smaller boundary (secondary frontage) is 6.4m. The position and setbacks to the proposed dwelling are in fitting with other residential dwelling in the area as these allotments are in general around 1000m².

The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

- (a) the topography of the site doesn't determine too much the positioning of the proposed and setbacks.
- (b) the setbacks of surrounding buildings are very similar to the proposed
- (c) the height, bulk and form of the proposed is kept to a minimum. Design and roof height is kept low. Bulk is as usual with a three-bedroom home with attached garage.
- (d) The appearance when viewed from the roads is quite in fitting with the design of the neighbouring dwellings and houses in the area.
- (e) The safety of road users is not a concern and the proposed and its access do not enhance any risk of danger to road users in the area.





The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site doesn't determine too much the positioning of the proposed and setbacks
- (b) the size, shape and orientation of the site of course determines the position and setback and the proposed is positioned central to the allotment
- (c) the setbacks of surrounding buildings are very similar to the proposed
- (d) the height, bulk and form of the proposed is kept to a minimum. Design and roof height is kept low. Bulk is as usual with a three bedroom home with attached garage
- (e) The private open space areas on the site is to the back of the proposed dwelling and has a north facing orientation and privacy
- (f) sunlight to private open space and windows of habitable rooms on adjoining properties is not affected with the proposal with all shadowing going to the street.
- (g) the character of development existing on established properties in the area is very similar to the proposed being low skillion roof designs mainly in this area

10.4.4 Site Coverage

Objective

That site coverage:

- (a) is consistent with the character of existing development in the area;
- (b) provides sufficient area for private open space and landscaping; and
- (c) assists with the management of stormwater runoff..
- A1 The Site coverage will not exceed 30% of the site. Site coverage of the proposed development is 252m². This is inclusive of Building, garage etc. Site area 827m². This equals 30.5%

10.4.5 Frontage fences for all dwellings

NA

P1



RELEVANT CODE

C2.0 Parking and Sustainable Transport Code.

C2.5 Use Standards

C2.5.1 Car Parking Numbers

A1

Residential Use requires 2 spaces.

Proposed- two (2) spaces are shown for the dwelling in the proposed garage

See site plan

C2.5.2 Bicycle parking numbers

NA Residential

C2.5.3 Motorcycle parking numbers

NA Residential

C2.5.4 Loading Bays

NA Residential

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

NA Low Density Residential Zone





C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

AI

- (a) Driveway is concreted
- (b) Driveway is drained to stormwater
- (c) Driveway slopes away from the pavement and is sealed

C2.6.2 Design and layout of parking areas

A1.1

a)

- (i) Gradient of driveway approximately 1.5 degrees.
- (ii) NA. providing for two (2) cars
- (iii) Approximate 5m width
- (iv) See garage size.
- (v) NA
- (vi) See garage height and door opening
- (vii) Single Dwelling
- (b) Complies with Australian Standard AS 2890-Parking Facilities, Parts 1-6

A1.2 NA

C2.6.3 Number of accesses for vehicles

One access as existing but widened slightly

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

NA

C2.6.5 Pedestrian access

NA

C2.6.6 Loading bays

NA



C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

NA

C2.6.8 Siting of parking and turning areas

NA

ha

Michael Eastwood BDSbuildingdesignstudio



