

Development Applications

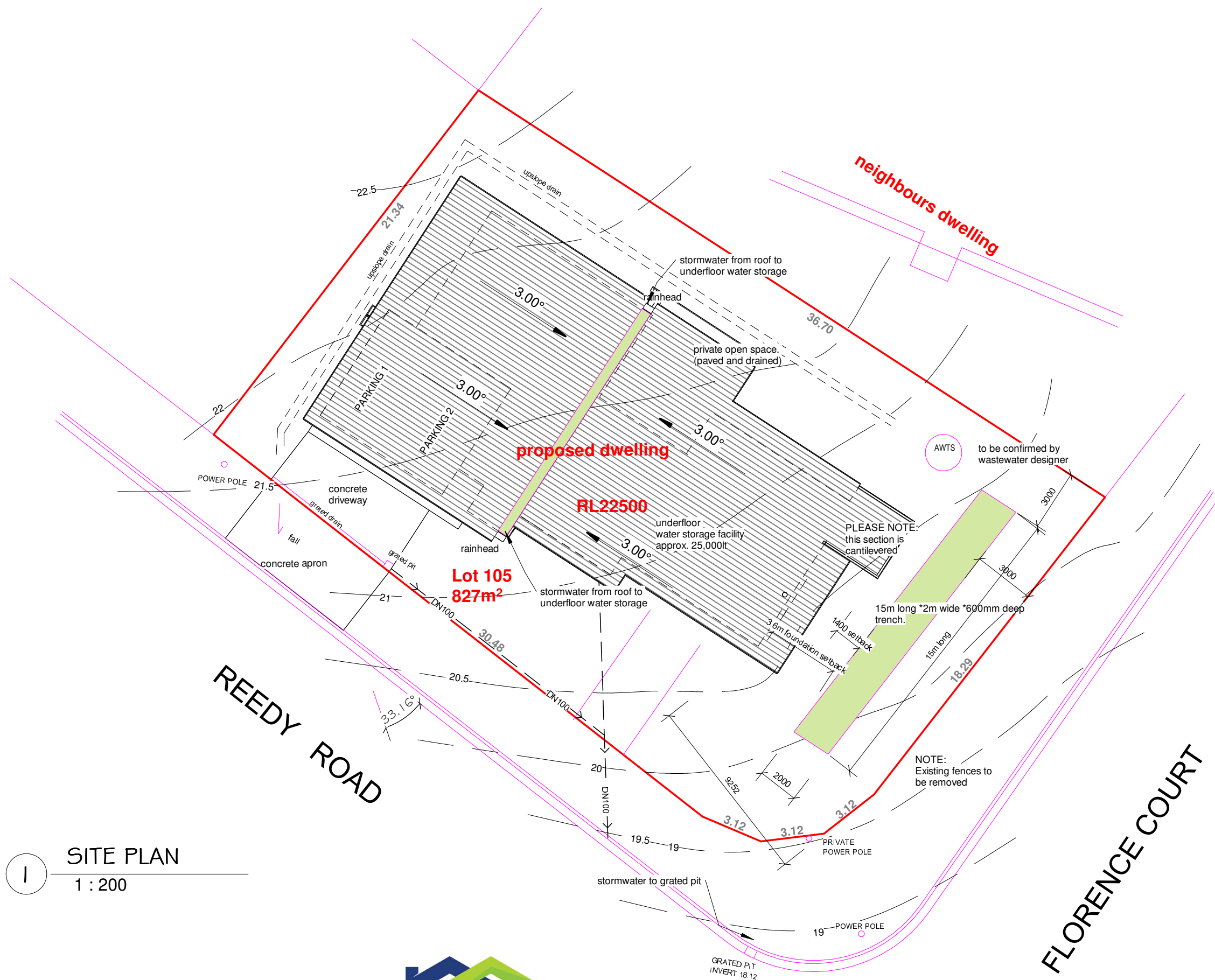
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

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 www.bodc.tas.gov.au.

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 admin@bodc.tas.gov.au, 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



1 SITE PLAN
1 : 200



Rev.	Date	Description

Printed Date
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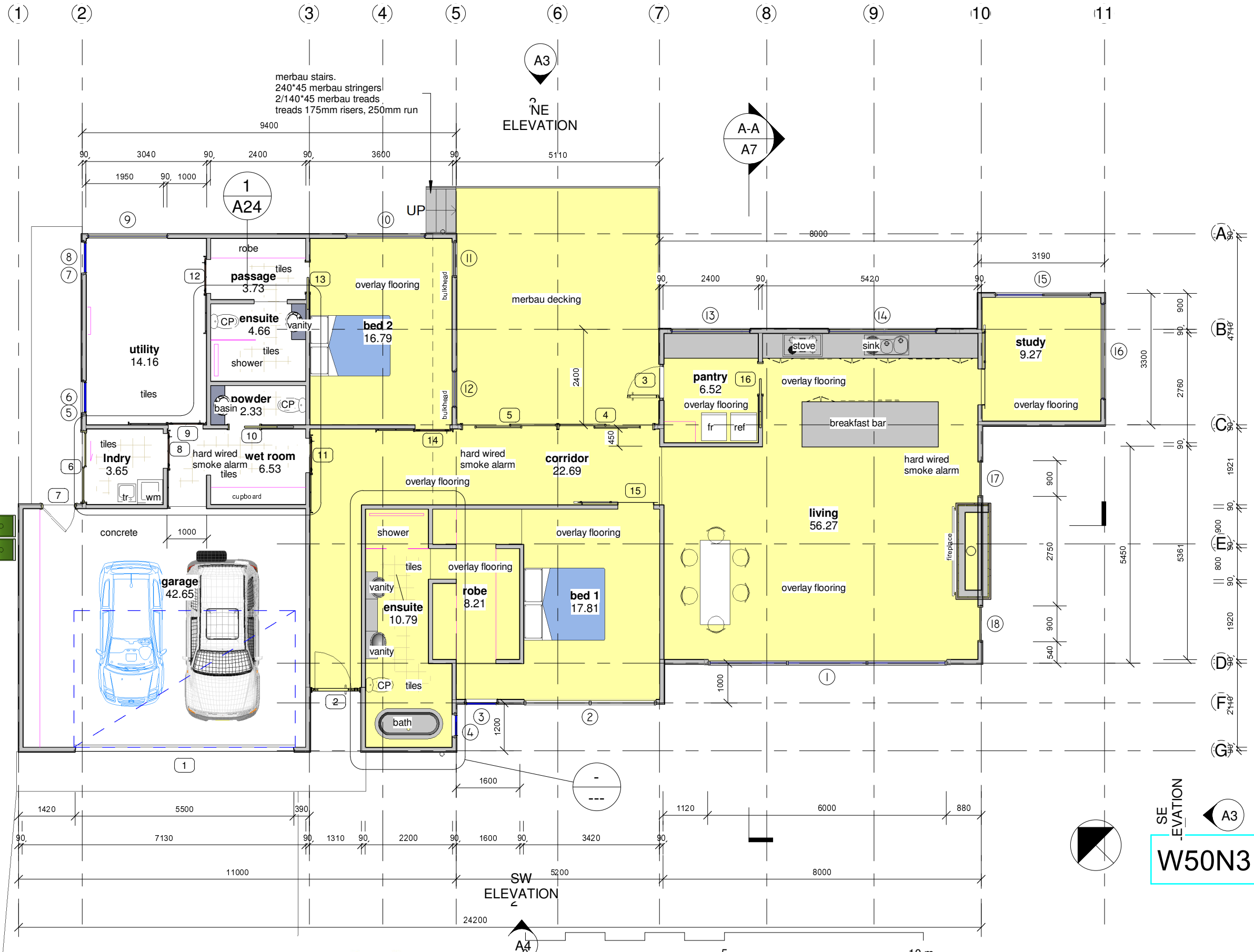
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Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for **MARLENE ELIZABETH SCOTT**

Drawing Title
Site Plan

Date:
17/03/24
Drawn By:
Michael Eastwood
Accreditation No.
CC 1066 S
Scale:
1 : 200

Project No:
Sheet No:
A1



FLOOR PLAN

1 : 100



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Job Title
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 at 1 Florence Court
 Beaumaris 7215
 for MARLENE ELIZABETH SCOTT

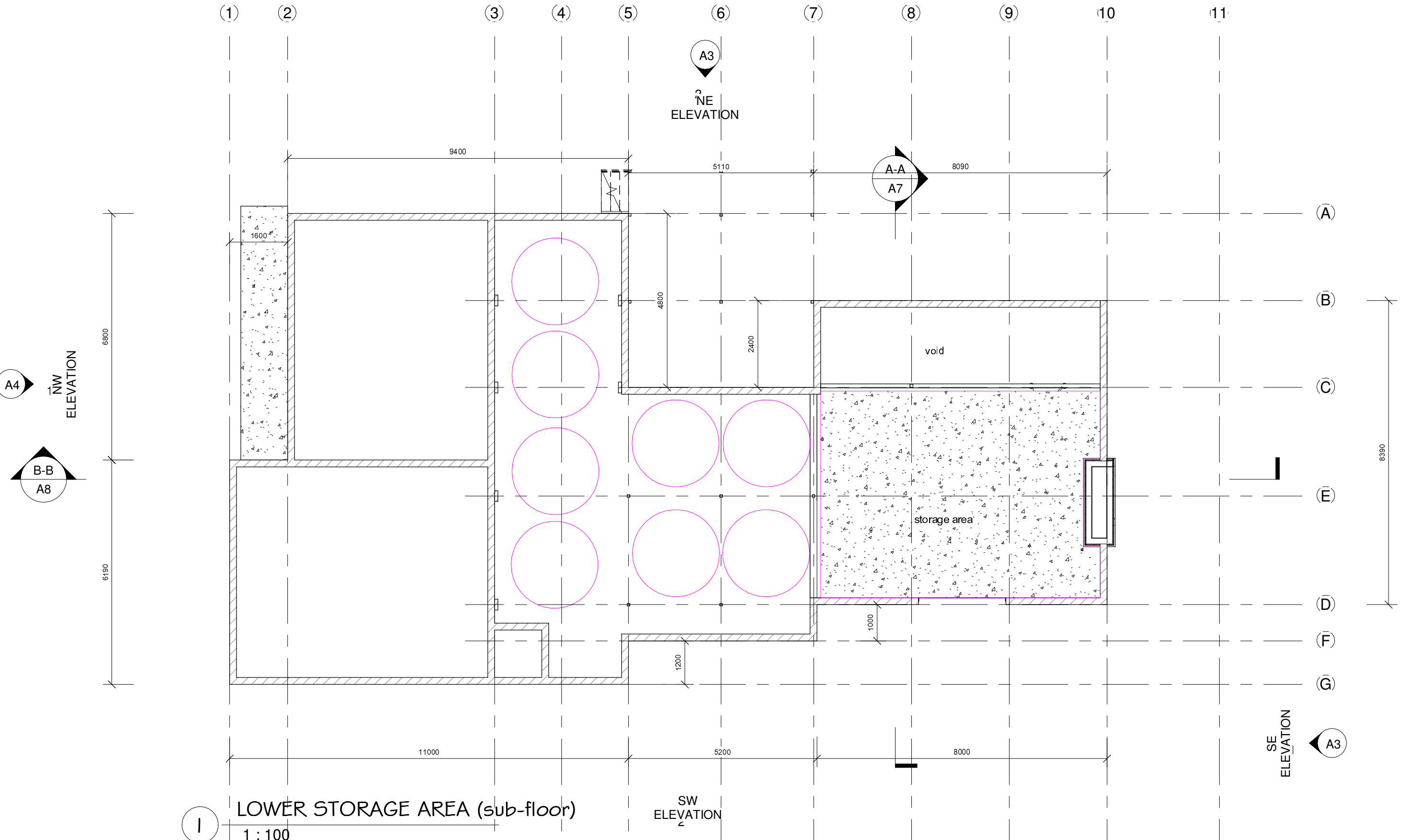
Drawing Title
Floor Plan

Date:
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 Scale:
1 : 100

Project No:
 Sheet No:
A2

Rev.	Date	Description

W50N3



I LOWER STORAGE AREA (sub-floor)
1 : 100

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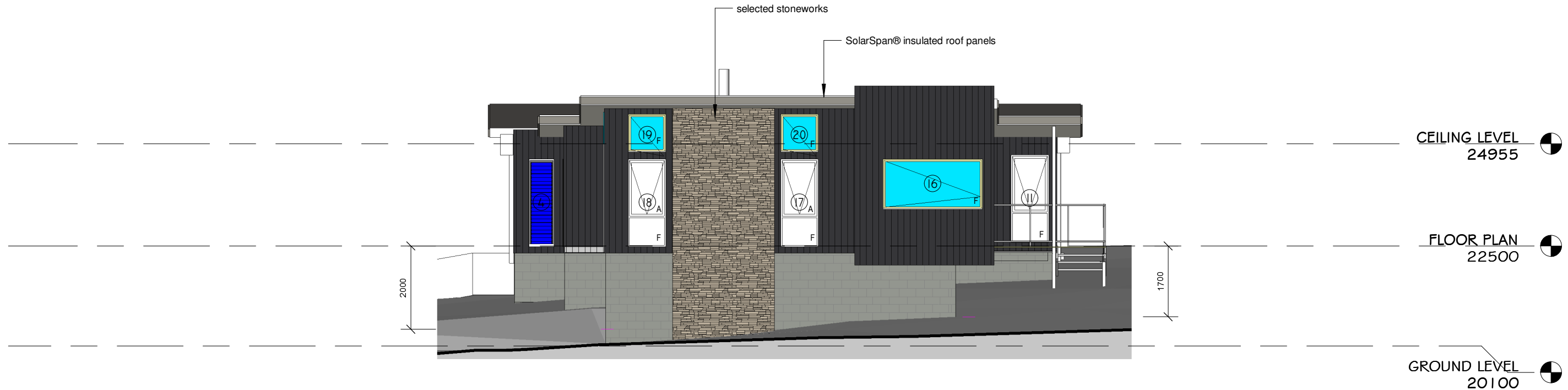

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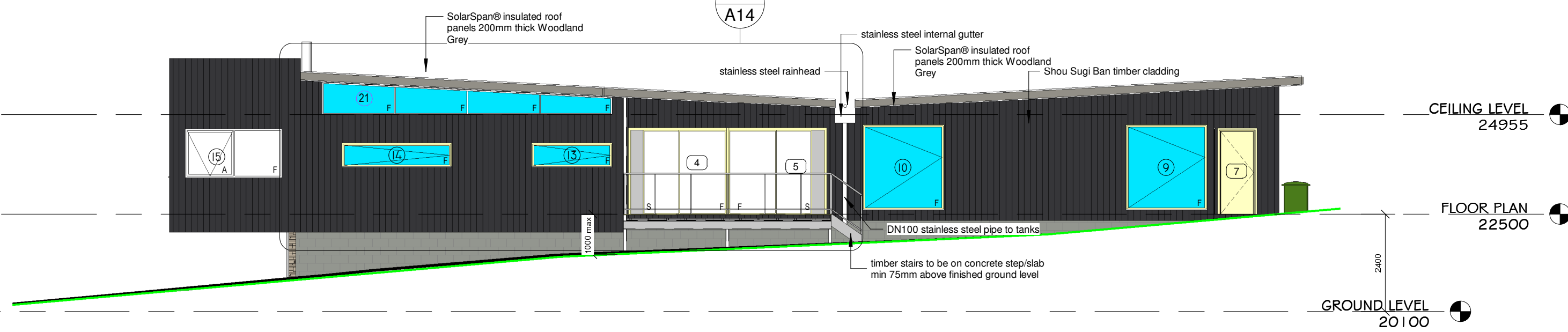
Drawing Title
Lower Storage

Date:
17/03/24
Drawn By:
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Accreditation No.
CC 1066 S
Scale:
1 : 100

Project No:
Sheet No:
A2b



1 SE ELEVATION
1 : 100



2 NE ELEVATION
1 : 100



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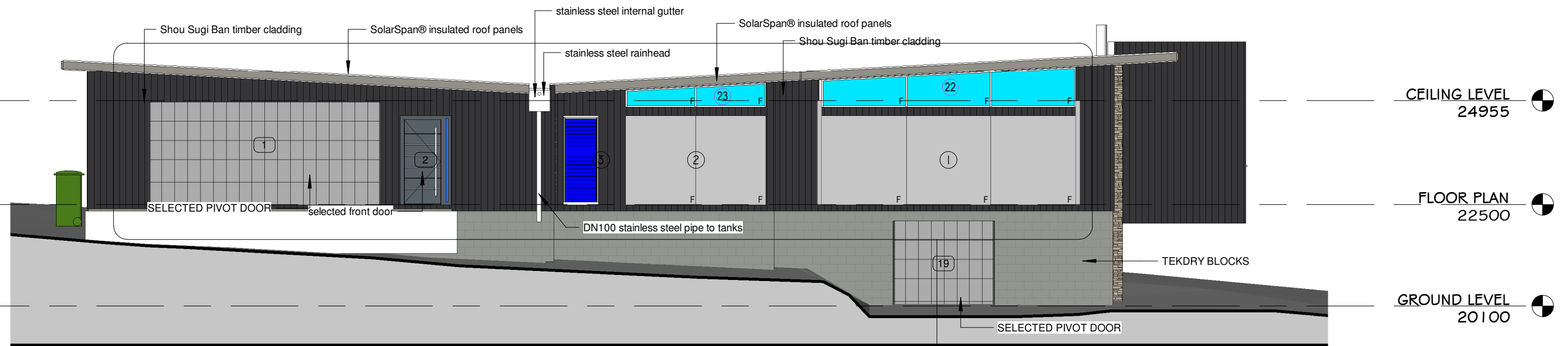
Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for **MARLENE ELIZABETH SCOTT**

Drawing Title
Elevations

Date: 17/03/24	Project No:
Drawn By: Michael Eastwood	Sheet No: A3
Accreditation No. CC 1066 S	
Scale: 1 : 100	



1 NW ELEVATION
1 : 100



2 SW ELEVATION
1 : 100

2 A14

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for **MARLENE ELIZABETH SCOTT**

Drawing Title
Elevations

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17/03/24
Drawn By:
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Accreditation No.
CC 1066 S
Scale: **1 : 100**

Project No:
Sheet No:
A4

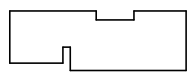


1 EAST VISUAL



2 NORTH VISUAL

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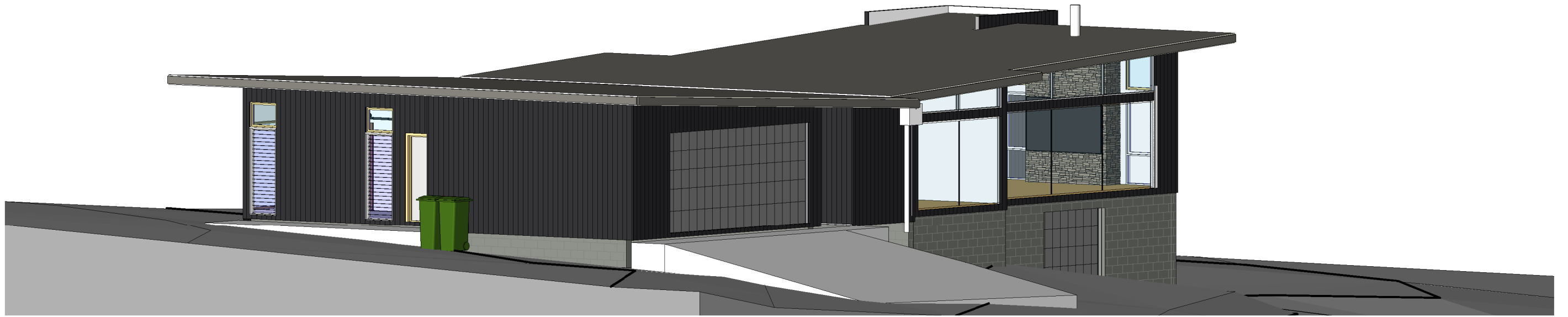
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Job Title
Proposed Dwelling
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 for MARLENE ELIZABETH SCOTT

Drawing Title
3d Visuals

Date:
17/03/24
 Drawn By:
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 Accreditation No.
 CC 1066 S
 Scale:

Project No:
 Sheet No:
A5

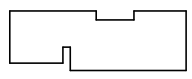


1 SOUTH VISUAL



2 WEST VISUAL

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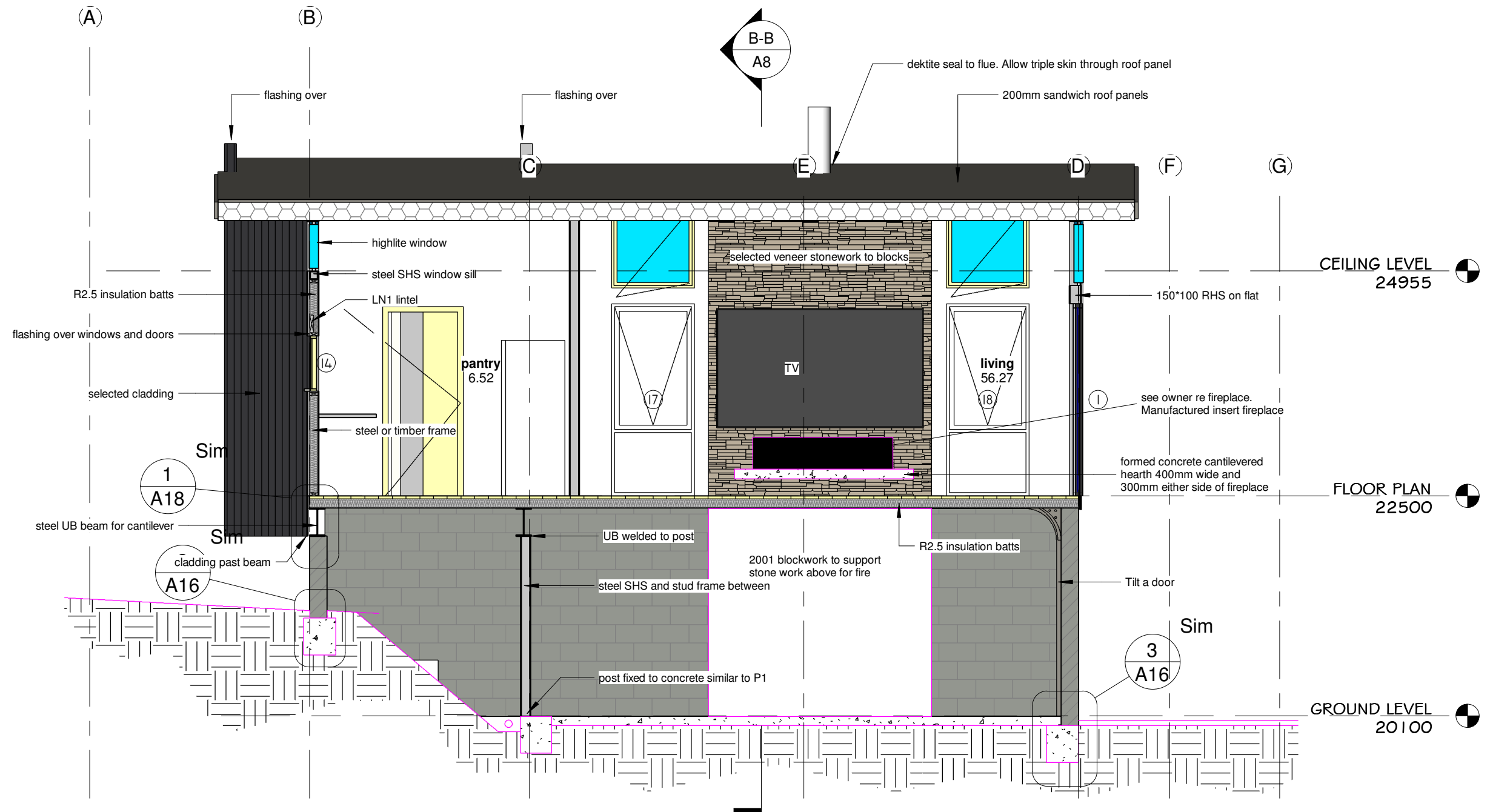

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Job Title
Proposed Dwelling
 at 1 Florence Court
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 for **MARLENE ELIZABETH SCOTT**

Drawing Title
3d visuals

Date:
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Project No:
 Sheet No:
A6



1 A-A
1 : 50

W50N3

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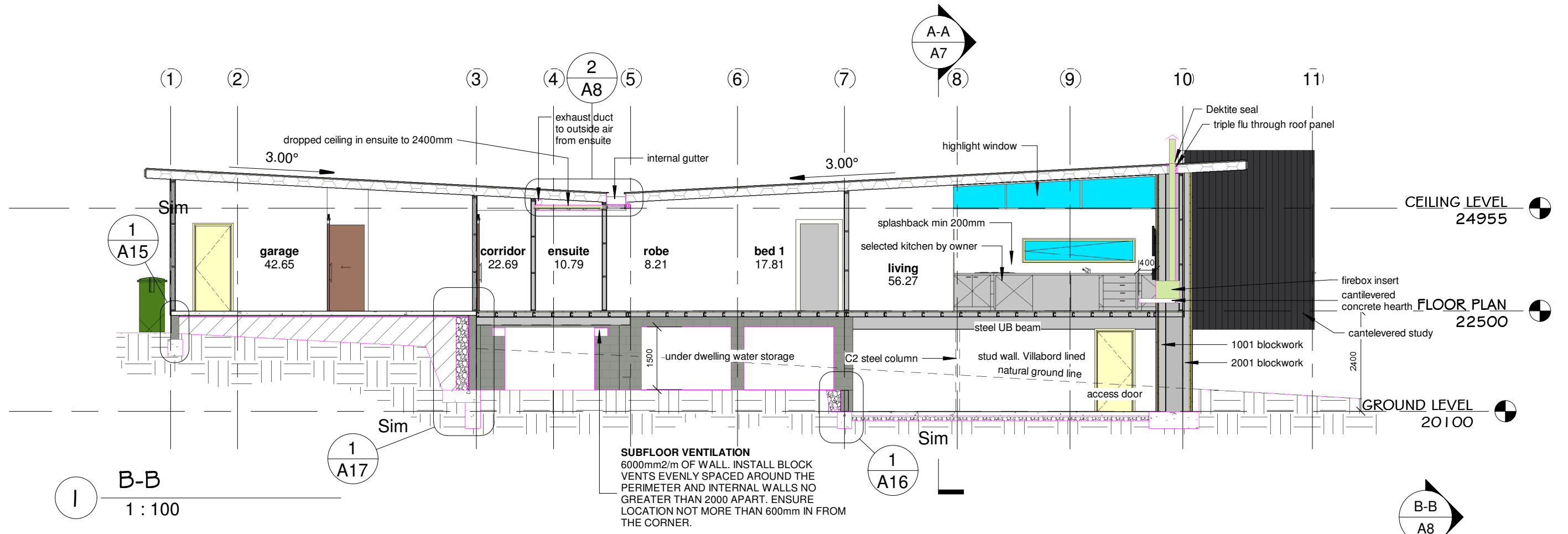
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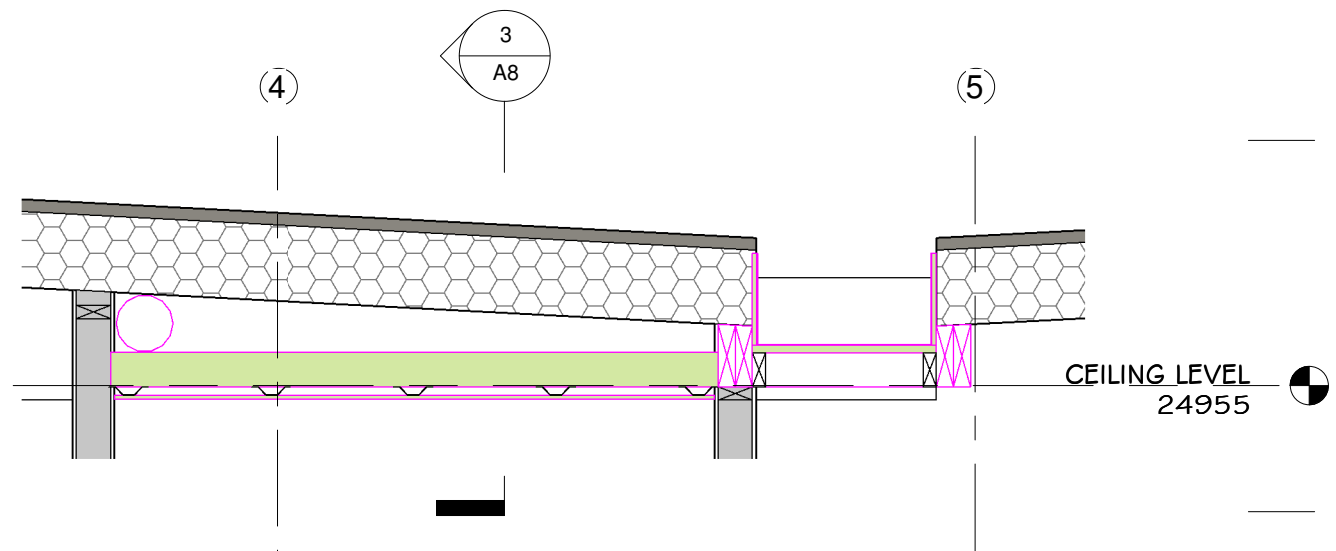
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Section A-A

Date:
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CC 1066 S
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1 : 50

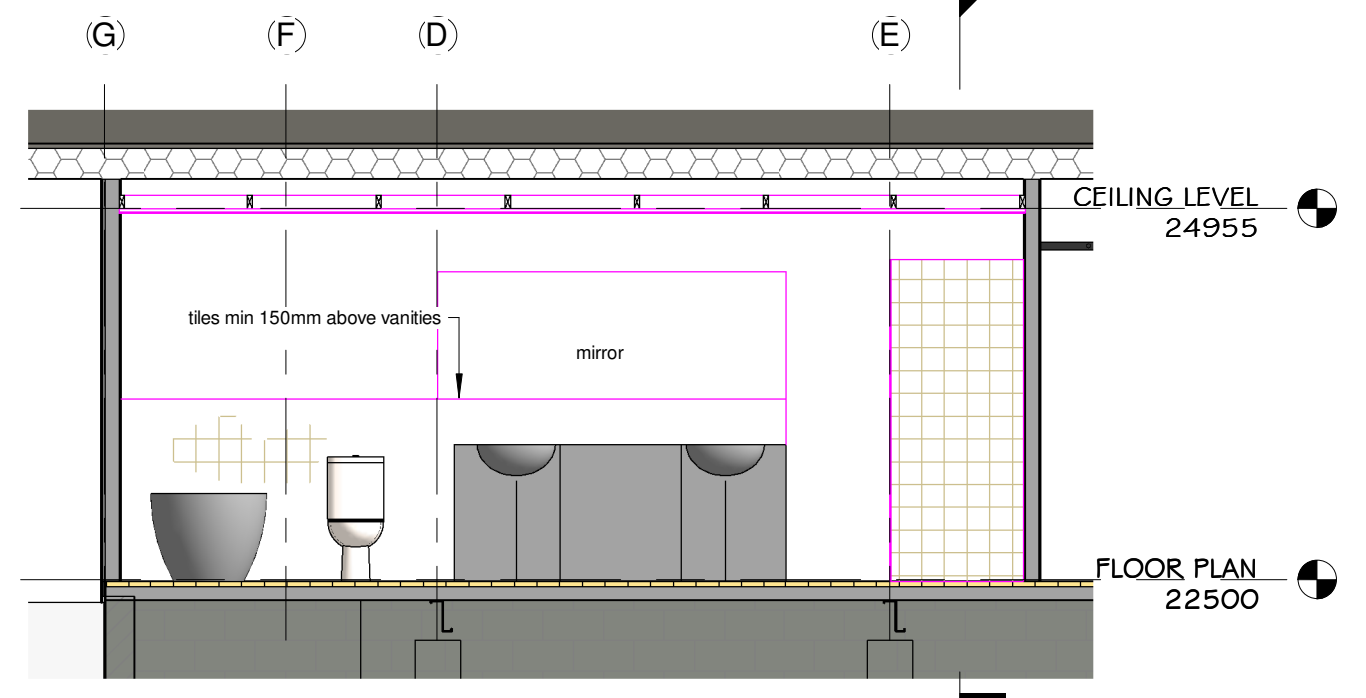
Project No:
 Sheet No:
A7



1 B-B
1 : 100



2 B-B - Callout 1
1 : 20



3 Ensuite
1 : 50

W50N3

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for MARLENE ELIZABETH SCOTT

Drawing Title
Section B-B

Date:
17/03/24

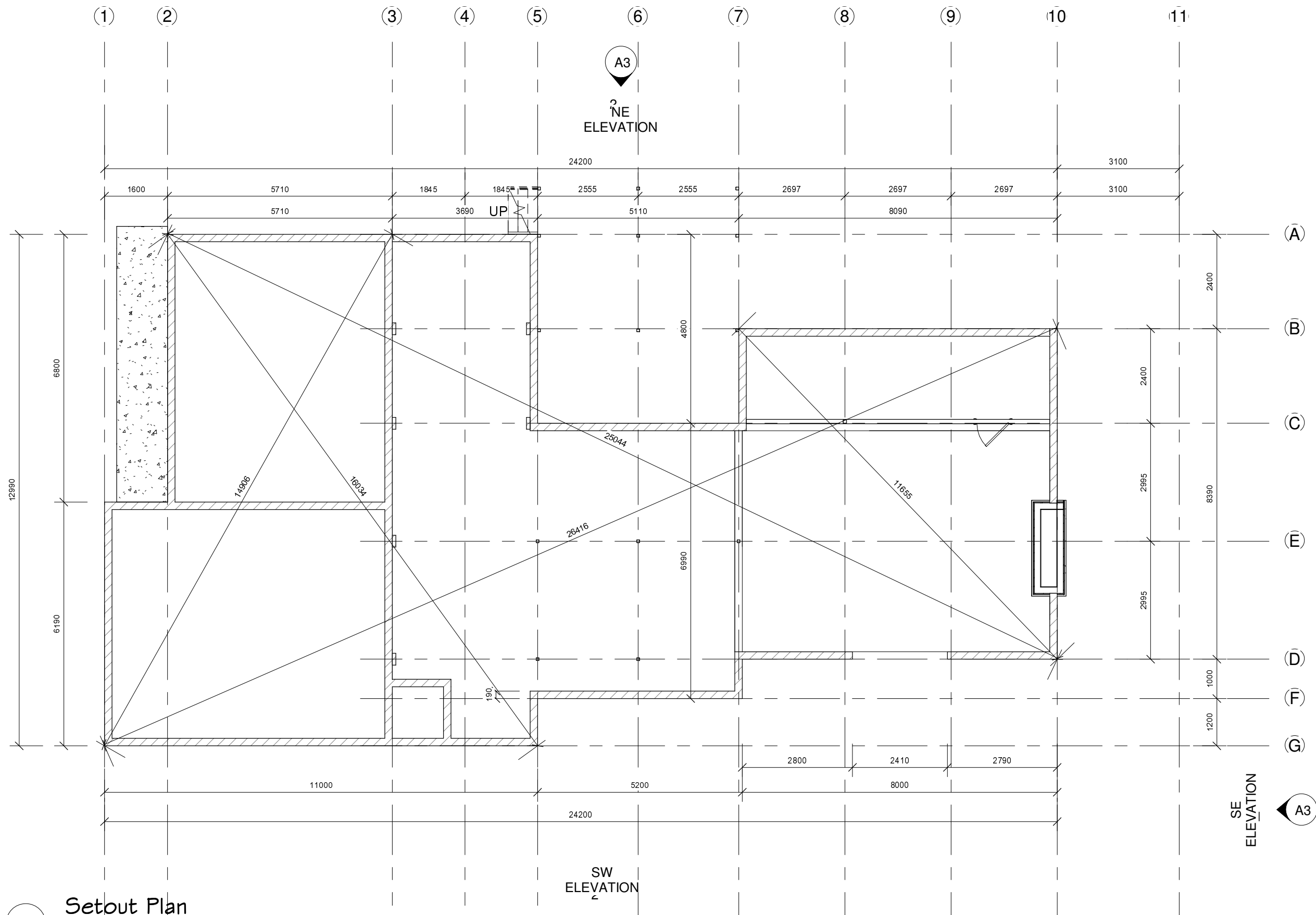
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CC 1066 S

Scale:
As indicated

Project No:

Sheet No:
A8



I Setout Plan
1 : 100

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Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for **MARLENE ELIZABETH SCOTT**

Drawing Title
Setout Plan

Date:
17/03/24

Drawn By:
Michael Eastwood

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1 : 100

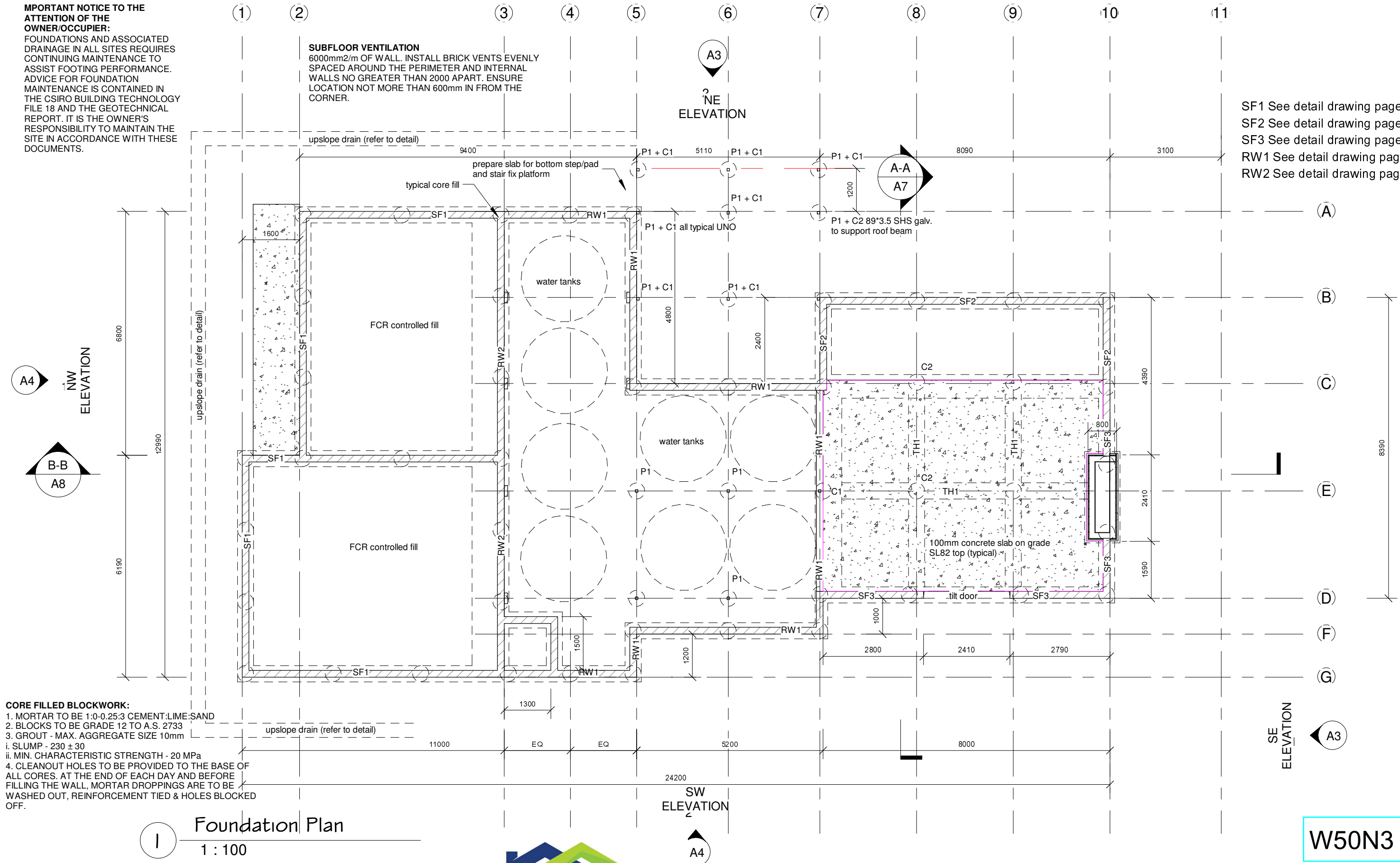
Project No:

Sheet No:
A9

IMPORTANT NOTICE TO THE ATTENTION OF THE OWNER/OCCUPIER:
 FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND THE GEOTECHNICAL REPORT. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THESE DOCUMENTS.

SUBFLOOR VENTILATION
 6000mm²/m OF WALL. INSTALL BRICK VENTS EVENLY SPACED AROUND THE PERIMETER AND INTERNAL WALLS NO GREATER THAN 2000 APART. ENSURE LOCATION NOT MORE THAN 600mm IN FROM THE CORNER.

SF1 See detail drawing page A15
 SF2 See detail drawing page A16
 SF3 See detail drawing page A16
 RW1 See detail drawing page A16
 RW2 See detail drawing page A17



CORE FILLED BLOCKWORK:
 1. MORTAR TO BE 1:0.25:3 CEMENT:LIME:SAND
 2. BLOCKS TO BE GRADE 12 TO A.S. 2733
 3. GROUT - MAX. AGGREGATE SIZE 10mm
 i. SLUMP - 230 ± 30
 ii. MIN. CHARACTERISTIC STRENGTH - 20 MPa
 4. CLEANOUT HOLES TO BE PROVIDED TO THE BASE OF ALL CORES. AT THE END OF EACH DAY AND BEFORE FILLING THE WALL, MORTAR DROPPINGS ARE TO BE WASHED OUT, REINFORCEMENT TIED & HOLES BLOCKED OFF.

Foundation Plan

1 : 100

W50N3

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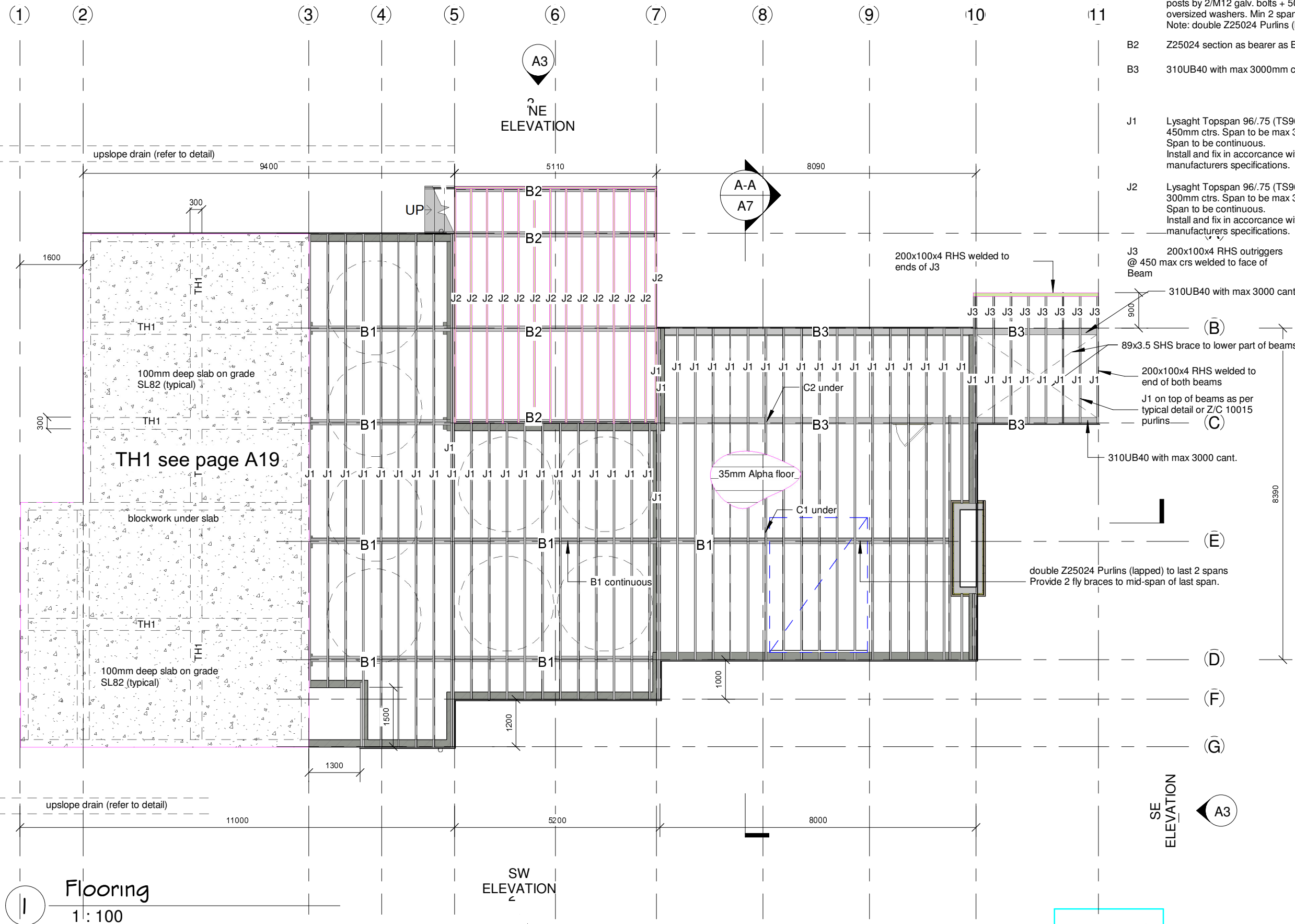
Job Title
Proposed Dwelling
 at 1 Florence Court
 Beaumaris 7215
 for **MARLENE ELIZABETH SCOTT**

Drawing Title
Footing

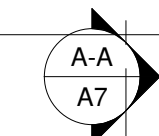
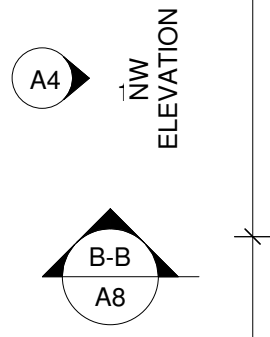
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 Drawn By:
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 Accreditation No.
CC 1066 S
 Scale:
1 : 100

Project No:
 Sheet No:
A10

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- B1 Z25024 section as bearer fixed over post as capping fixed through side of posts by 2/M12 galv. bolts + 50*50*4 oversized washers. Min 2 span continuous
Note: double Z25024 Purlins (lapped) to last 2 spans
- B2 Z25024 section as bearer as B1
- B3 310UB40 with max 3000mm cantilever
- J1 Lysaght Topspan 96/.75 (TS9675) @ max 450mm ctrs. Span to be max 3000mm
Span to be continuous.
Install and fix in accordance with manufacturers specifications.
- J2 Lysaght Topspan 96/.75 (TS9675) @ max 300mm ctrs. Span to be max 3000mm
Span to be continuous.
Install and fix in accordance with manufacturers specifications.
- J3 200x100x4 RHS outriggers @ 450 max crs welded to face of Beam



Flooring
1 : 100

W50N3

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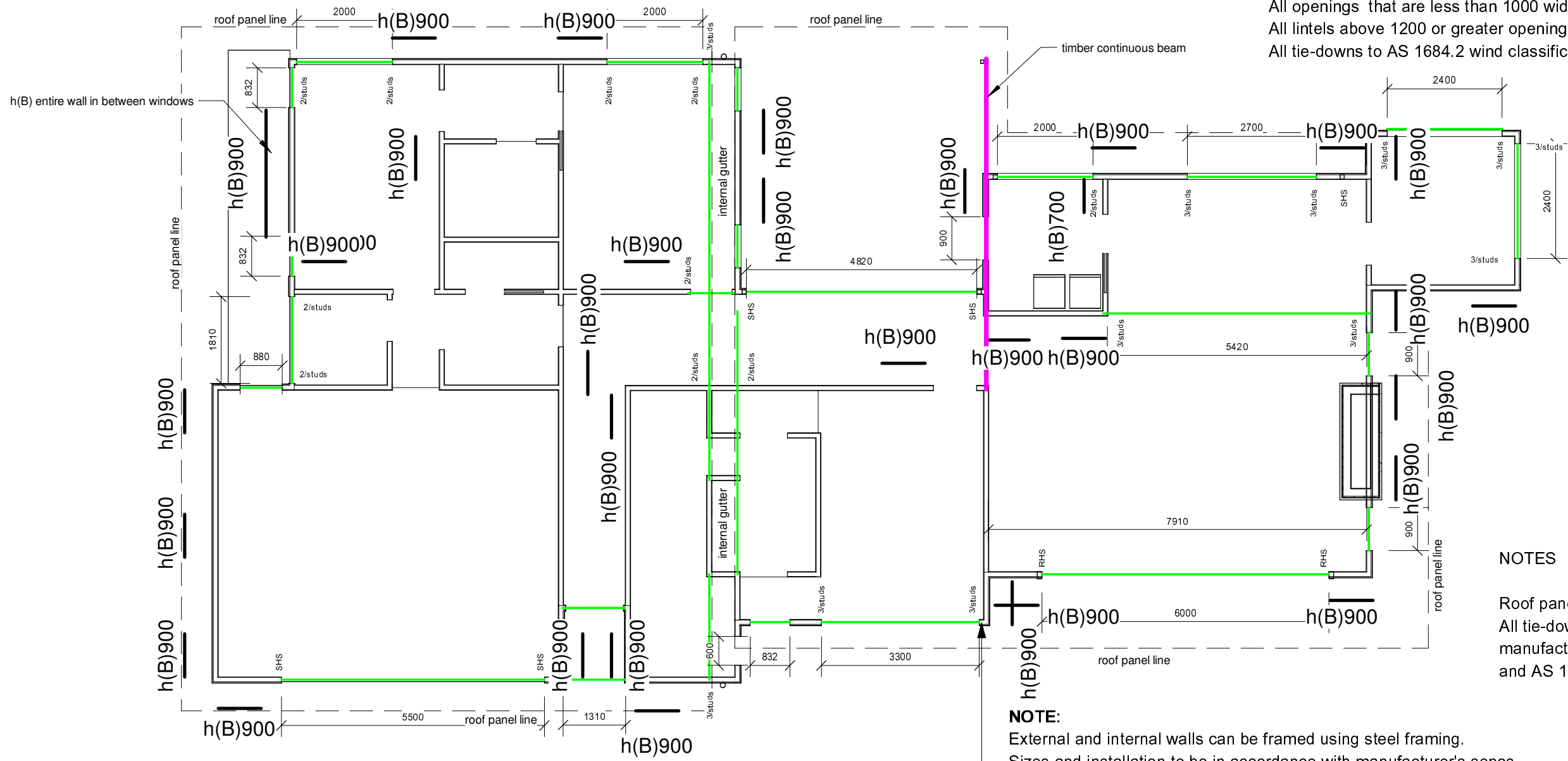
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Proposed Dwelling
 at 1 Florence Court
 Beaumaris 7215
 for MARLENE ELIZABETH SCOTT

Drawing Title
Flooring

Date: 17/03/24
 Drawn By: Michael Eastwood
 Accreditation No. CC 1066 S
 Scale: 1 : 100

Project No:
 Sheet No:
A11



Notes:
 All openings that are less than 1000 wide require 90x45 F17 or LVL eq. lintel.
 All lintels above 1200 or greater openings require min double stud at either end.
 All tie-downs to AS 1684.2 wind classification N3

SHEET BRACING

PAA-4
 Bracing wall as per Plywood Association of Australia with out anchor rods.
 Min Sheathing Thickness
 Ply Stress Stud Spacing
 Grade 450
 F8 7
 F11 6
 F14 4
 F27 4

Fixings
 30*2.8 nails at 50mm crs. Top and Bottom
 150mm crs to Sheet Sides
 300mm crs Elsewhere
 M10 bolts into slab or 2/No 14 Type 17 screws into floor framing each end of bracing panel and 1200 crs. Top fixings as per details.
 900mm wide F11*6mm ply bracing sheets produce 6kN/m if placed as above.
 Walls rated at: 4.0 kN/m - up to 2700 high
 3.6 kN/m - up to 3000 high
 3.3 kN/m - up to 3300 high.
 Locations of PAA4 ply bracing are nominal.

Ply bracing is shown on walls to best suit ease of cladding.
 Plaster board interior accounts for 0.45kN/m
 Speed bracing accounts to 1.5kN/m of wall brace.

NOTES

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

- BRACING NOTES:**
- ALL BRACING AND TIE DOWNS SHALL BE ACCORDANCE WITH REQUIREMENTS OF AS1684.2 SECTIONS 8 & 9
 - 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
 - ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION.
 - WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS4055-2006 'WIND LOAD FOR HOUSING': N3
 - 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.
 - FIXING TO BE IN ACCORDANCE WITH SECTION 9:
 FIXING REQUIREMENTS FOR JD5 PINE FRAMING, OR IF HEART IN MATERIAL IS EXCLUDED FROM JOINT, JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.

BRACING PLAN
 1 : 100

NOTE:
 External and internal walls can be framed using steel framing.
 Sizes and installation to be in accordance with manufacturer's sepcs.

Provide equal or higher bracing to walls.

W50N3

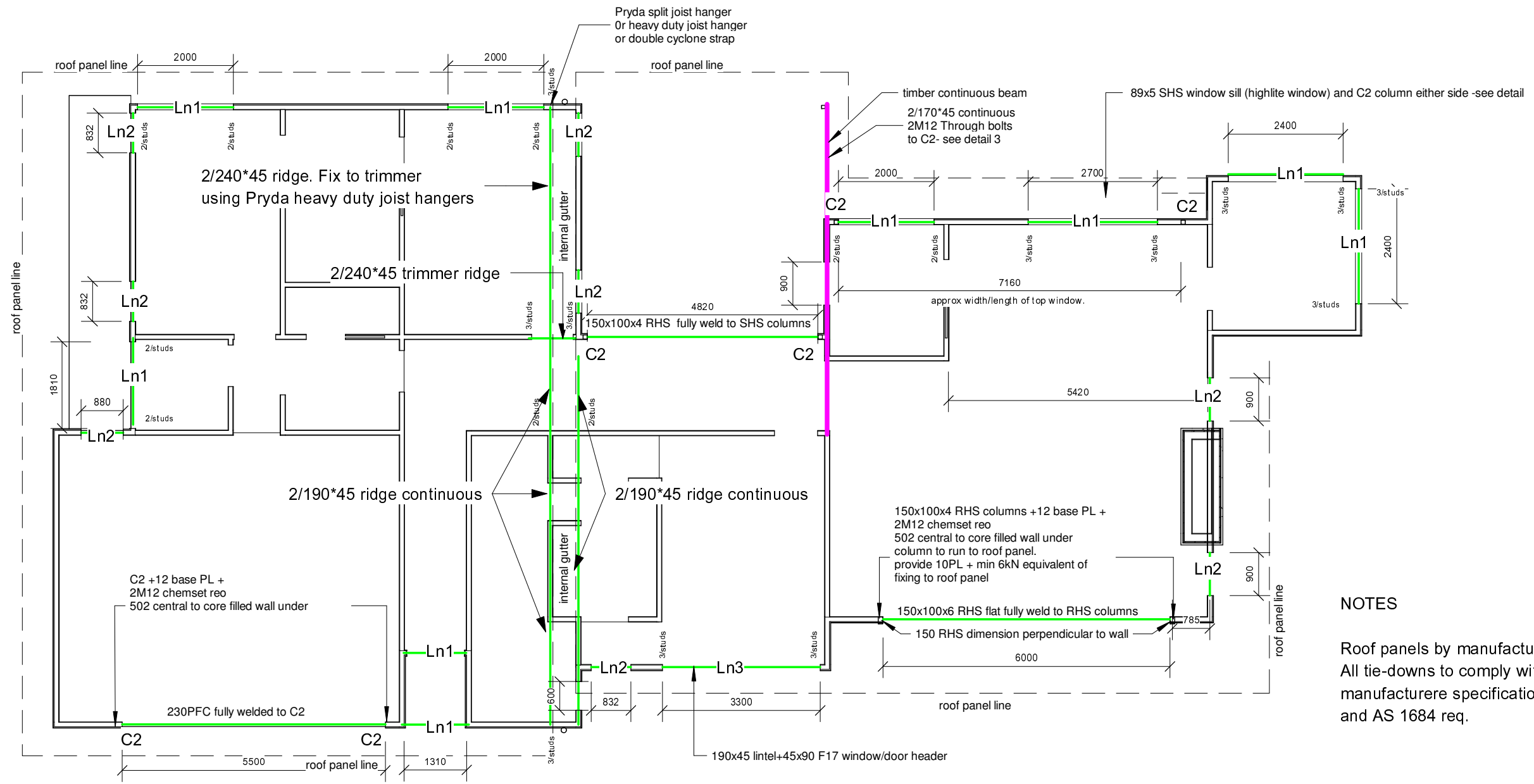
BRACING SCHEDULE						
No off	PanelID	Panel Description	Panel Length	Resistance_m	Direction A Resistance	Direction B Resistance
Direction A						
14	h(B)900	Plywood F11 6mm 450 no nogging MethodB	900	5.2	65.52	0
Direction B						
1	h(B)700	Plywood F11 6mm 450 no nogging MethodB	700	5.2	0	3.64
18	h(B)900	Plywood F11 6mm 450 no nogging MethodB	900	5.2	0	84.24
					65.52	87.88

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Job Title Proposed Dwelling at 1 Florence Court Beaumaris 7215 for MARLENE ELIZABETH SCOTT	Drawing Title Bracing Plan	Date: 17/03/24 Drawn By: Michael Eastwood Acreditation No. CC 1066 S Scale: 1 : 100	Project No: Sheet No: A12
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NOTES

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

NOTES:

All M12 bolts to be Grade 8.8/S
 All indicated lintels and ridge timbers are F17 or LVL equivalent.
 Roof Panels by manufacturer
 All tie downs to comply with manufacturers specifications and AS1684 requirements
 Fix ridges and trimmer ridges to each wall under using Pryda cyclone strap UNO

C2 - (garage door opening) 89x3.5 SHS to cast-in-plate in slab (similar to P1 detail)
 Connect C2 to timber/steel framed wall using 90x35 MGP12 stud + Series 500 Tek Screws @ 450c/s to each face.

Ln1 - 190*45 F17 or LVL eq.
 Ln2 - 120*45 F17 or LVL eq.
 Ln3 - 190*45 F17 or LVL eq. + 45*90 F17 window/door header

Lintel Plan
 1 : 100

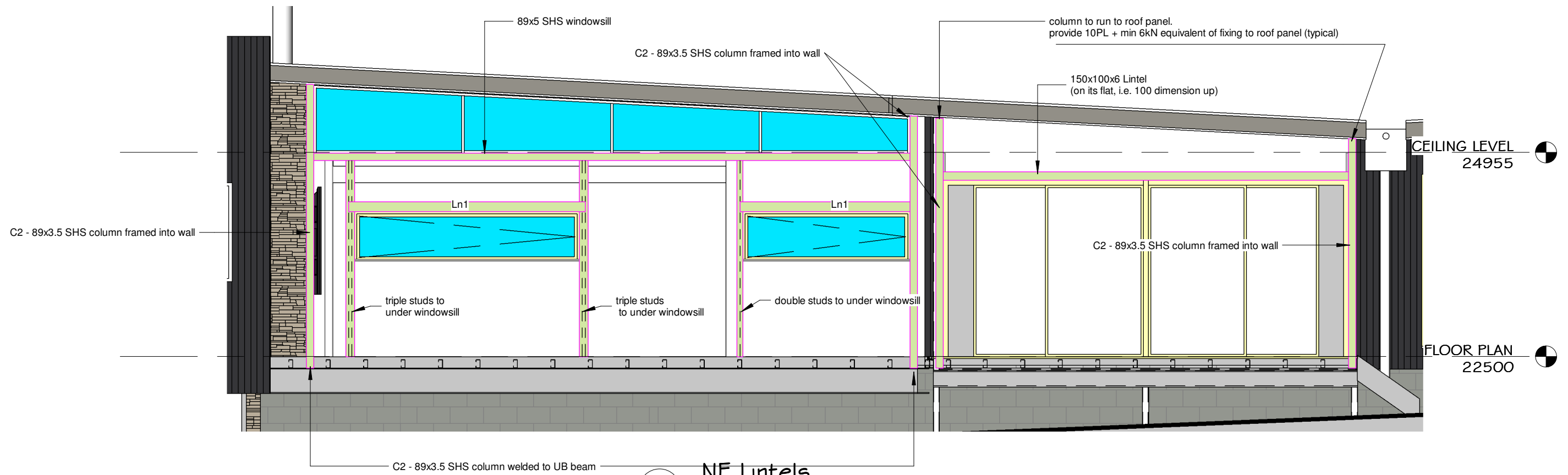
W50N3

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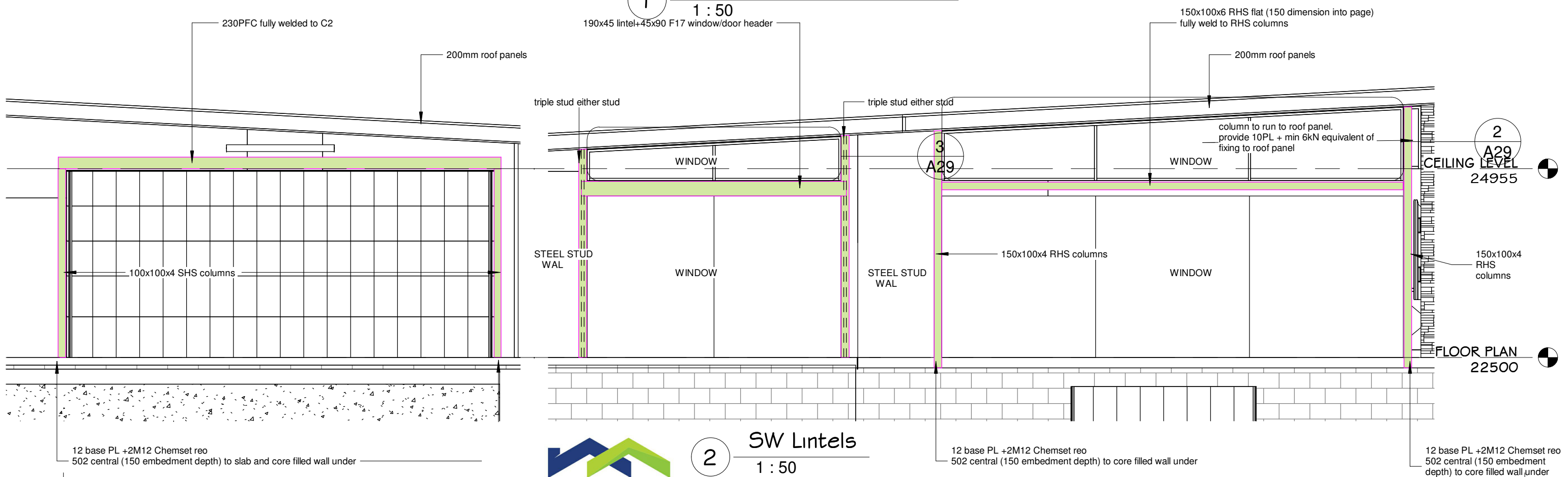
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1 NE Lintels
1 : 50



2 SW Lintels
1 : 50

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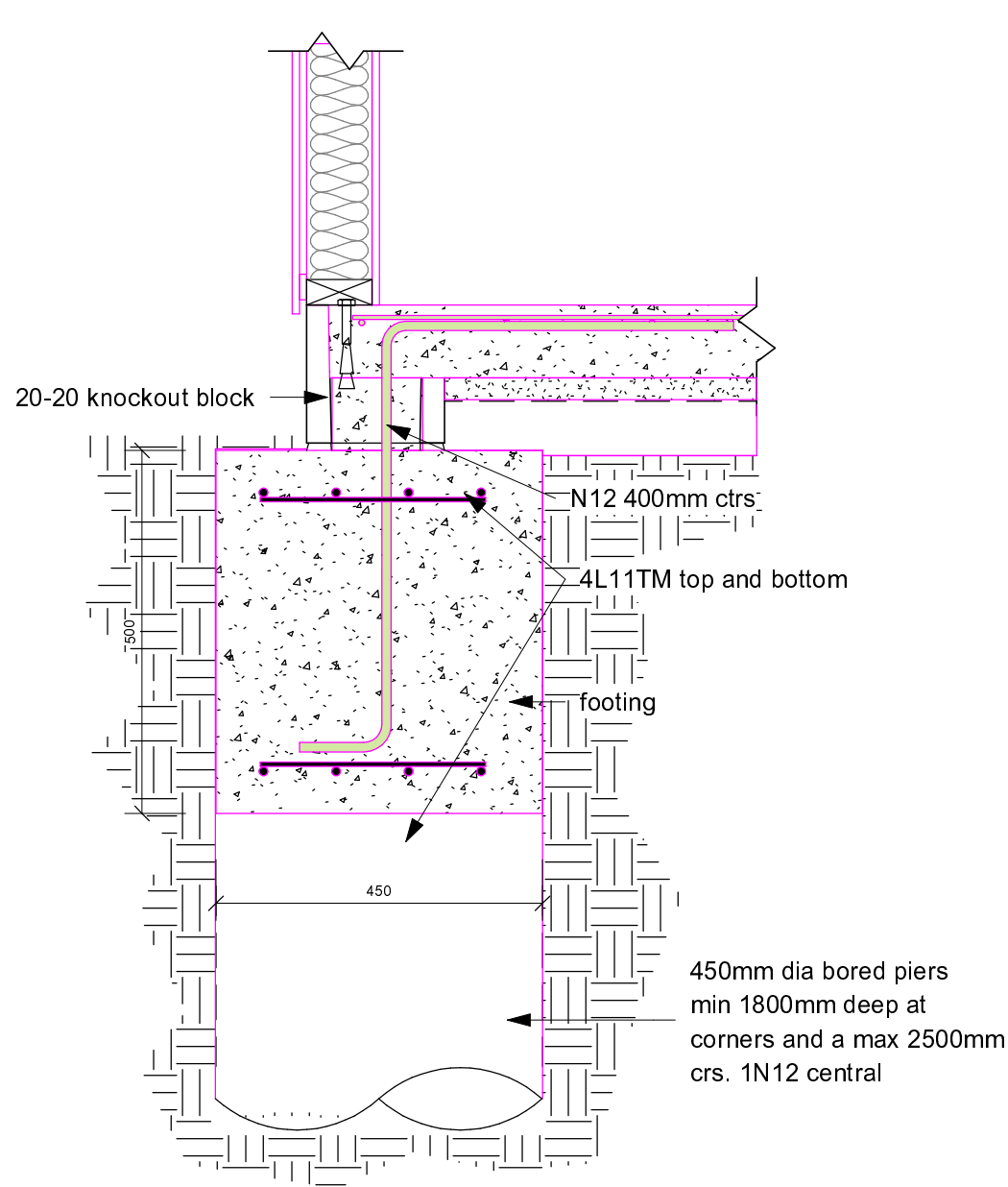
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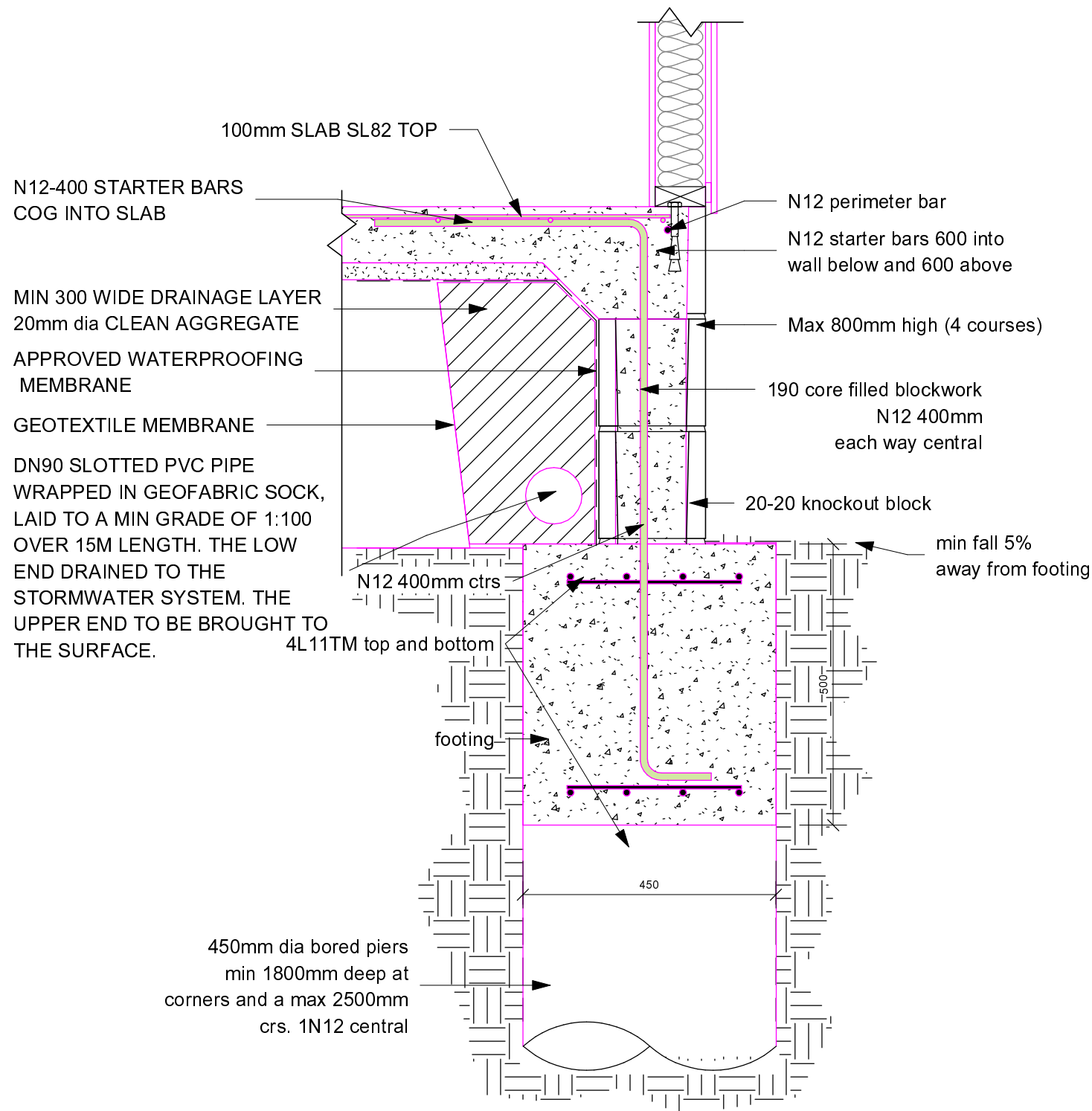
Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for MARLENE ELIZABETH SCOTT

Drawing Title
Lintel Detail

Date: 17/03/24
Project No:
Drawn By: Michael Eastwood
Sheet No: A14
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Scale: 1 : 50



1 SF1 detail (option 1)
1 : 10



2 SF1 detail (option 2)
1 : 10

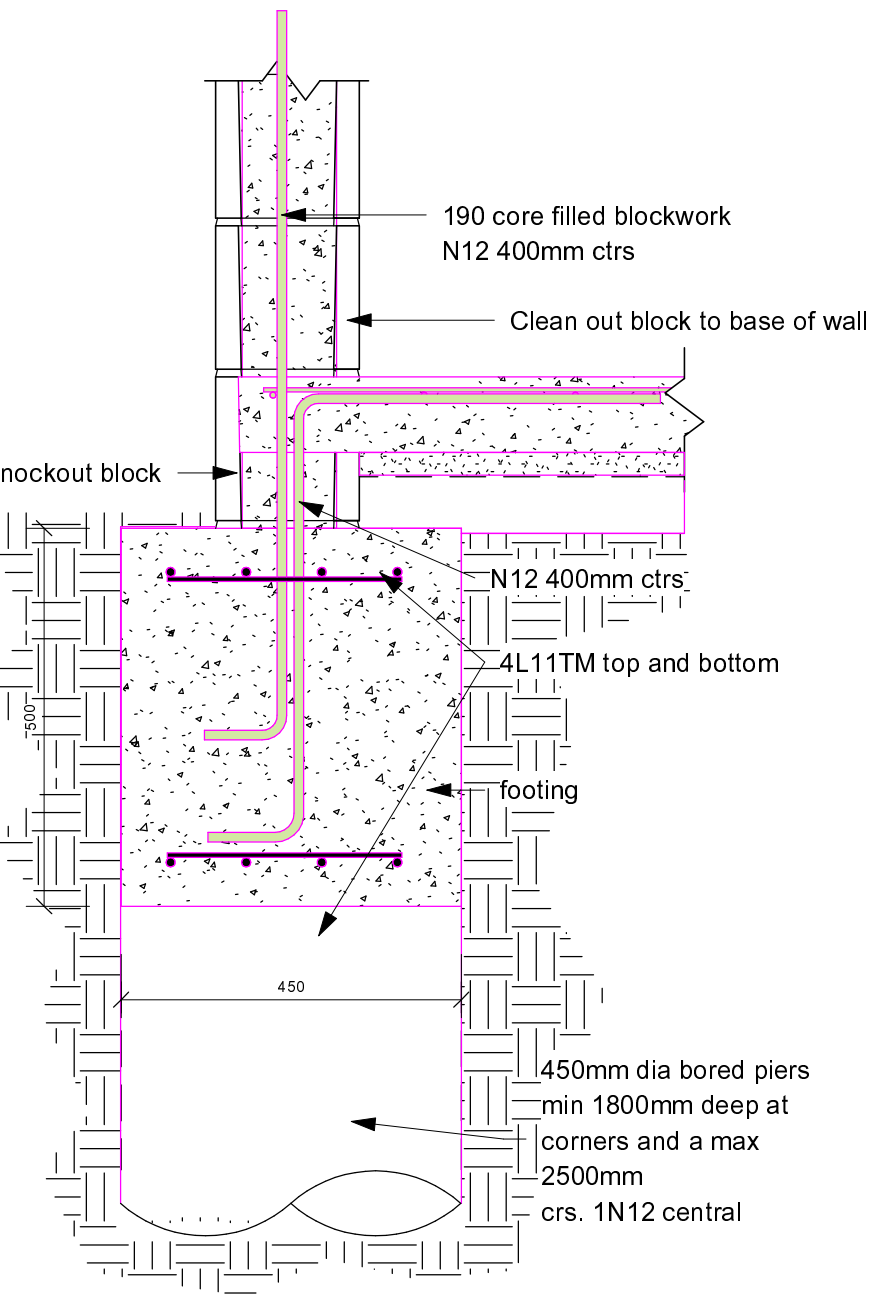
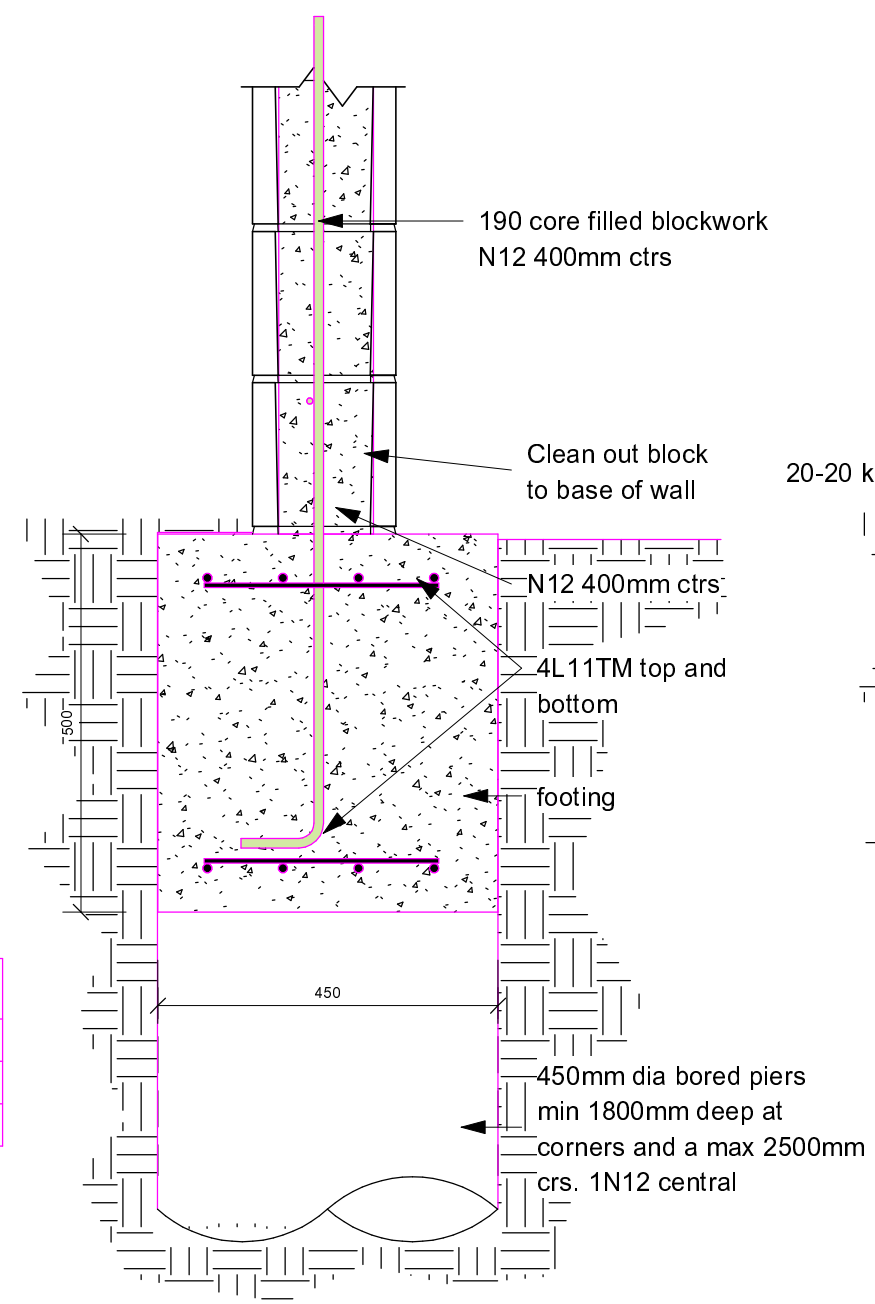
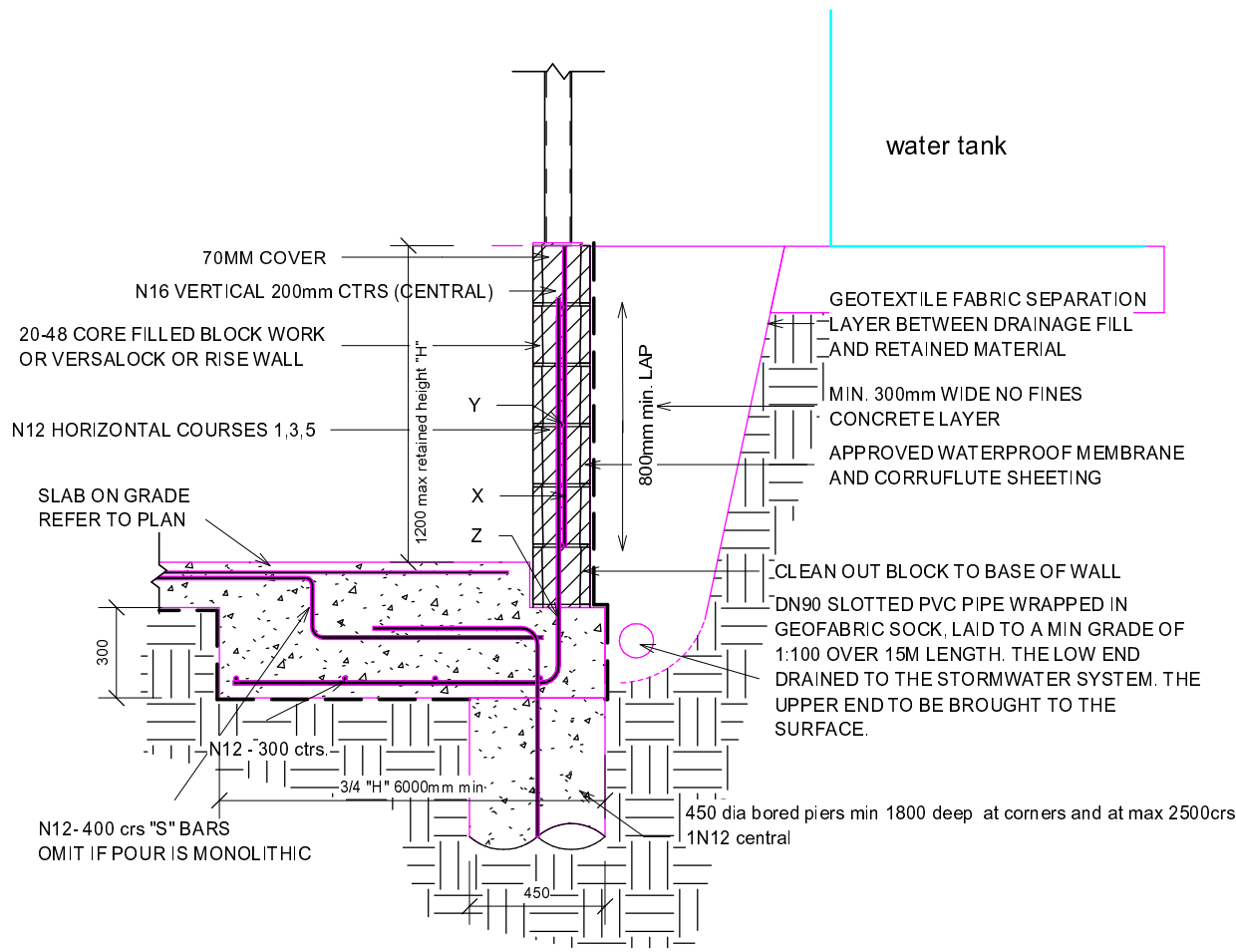
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Job Title Proposed Dwelling at 1 Florence Court Beaumaris 7215 for MARLENE ELIZABETH SCOTT	Drawing Title Footing Detail SF1	Date: 17/03/24	Project No:
		Drawn By: Michael Eastwood	Sheet No: A15
		Accreditation No. CC 1066 S	
		Scale: 1 : 10	



RETAINING WALL REINFORCING LEGEND				
HEIGHT	X	Y	Z	MIN LAP
0-800	N12-400 ϕ +N16 TOP	N12-400 ϕ	N12-400 ϕ	500
800-1200	N12-400 ϕ +N16 TOP	N16-400 ϕ	N16-400 ϕ	800

1 RW1 Detail | 200 max retaining height
1 : 25 Without Slab

2 SF2 detail (option 1)
1 : 10

3 SF3
1 : 10

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Proposed Dwelling
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Beaumaris 7215

for **MARLENE ELIZABETH SCOTT**

Drawing Title
RW1 SF2 SF3

Date:
17/03/24

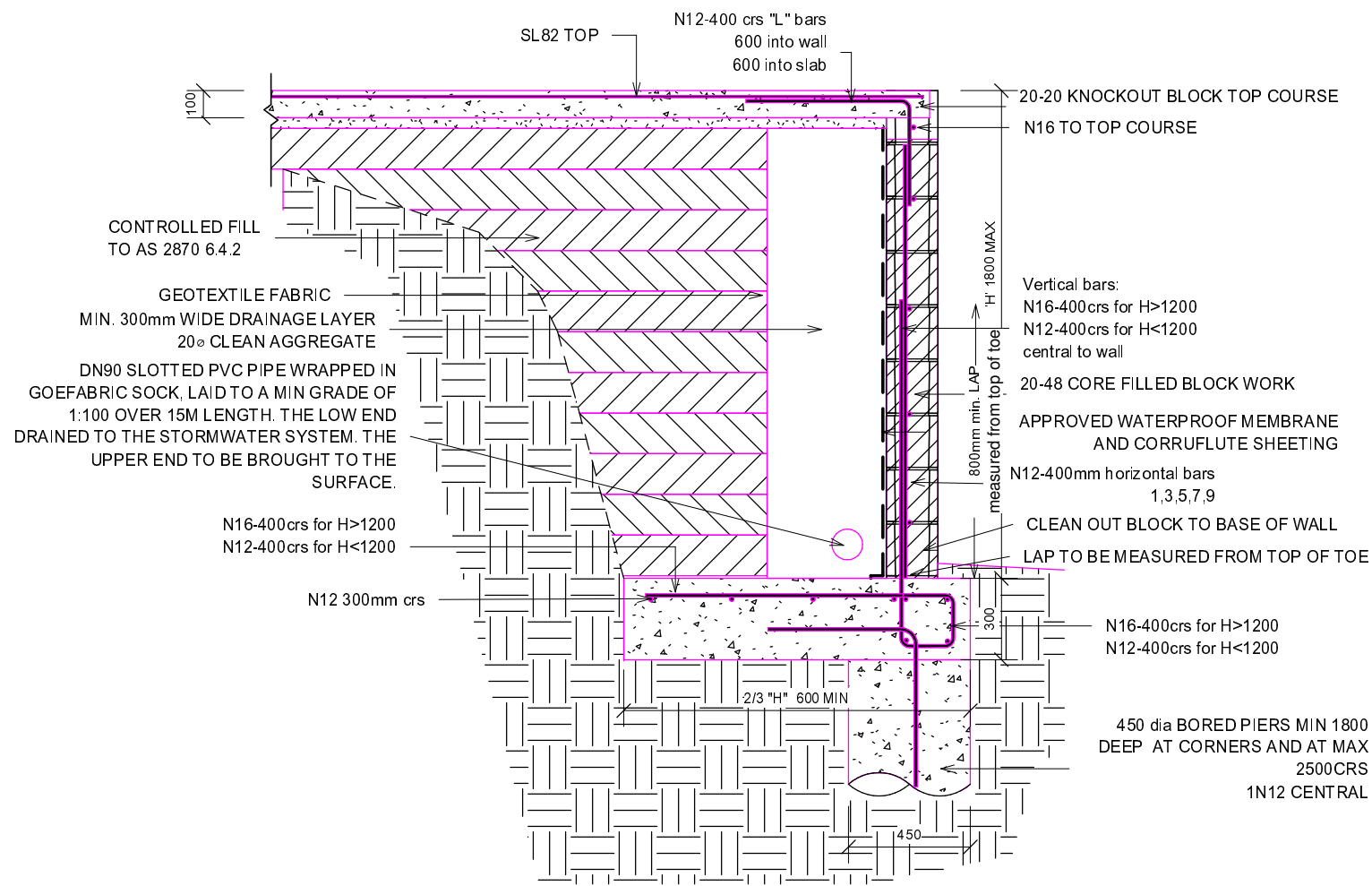
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Michael Eastwood

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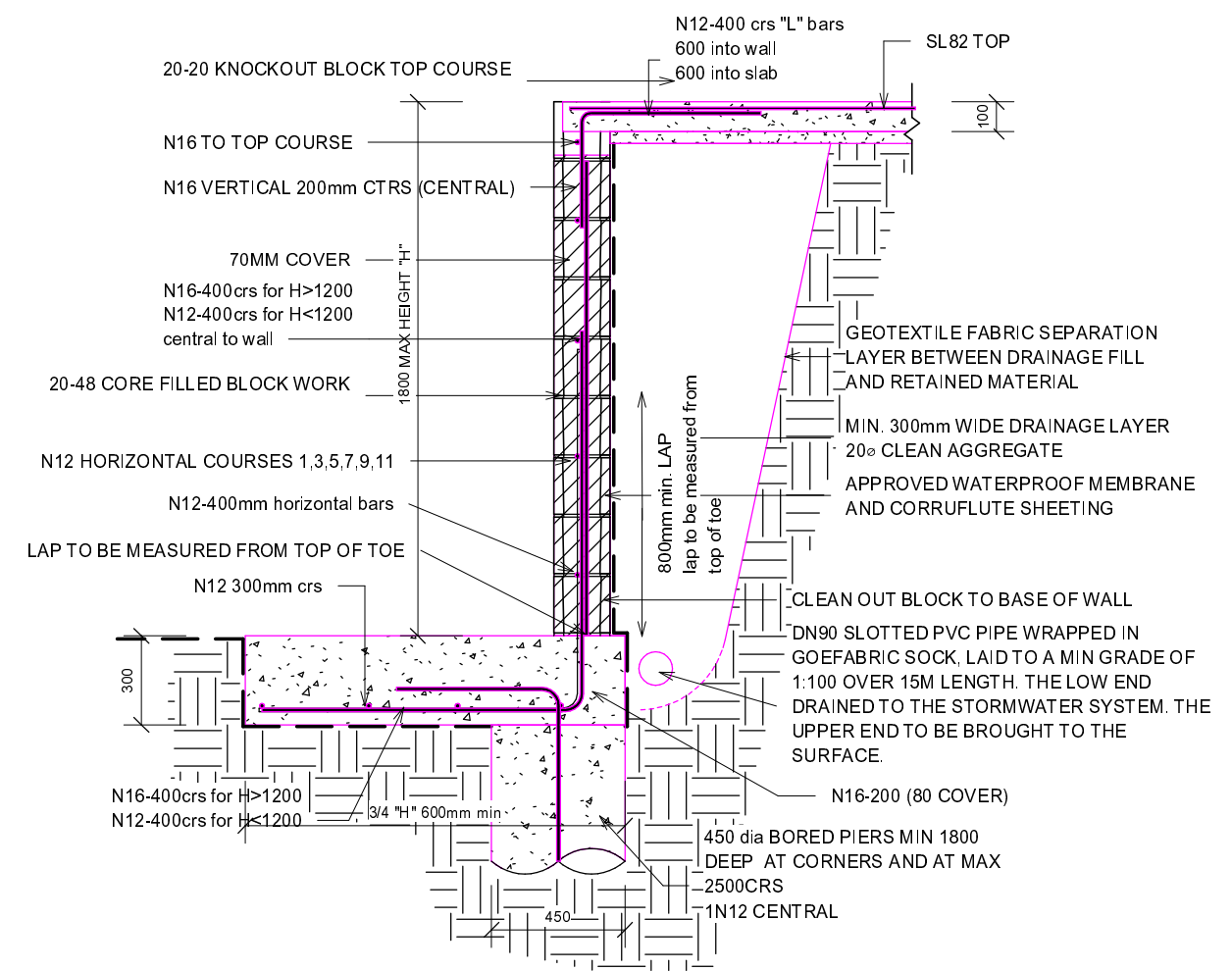
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As indicated

Project No:

Sheet No:
A16



1 RW2 (with slab on top) option 1
1 : 25



2 RW2 (with slab on top) option 2
1 : 25

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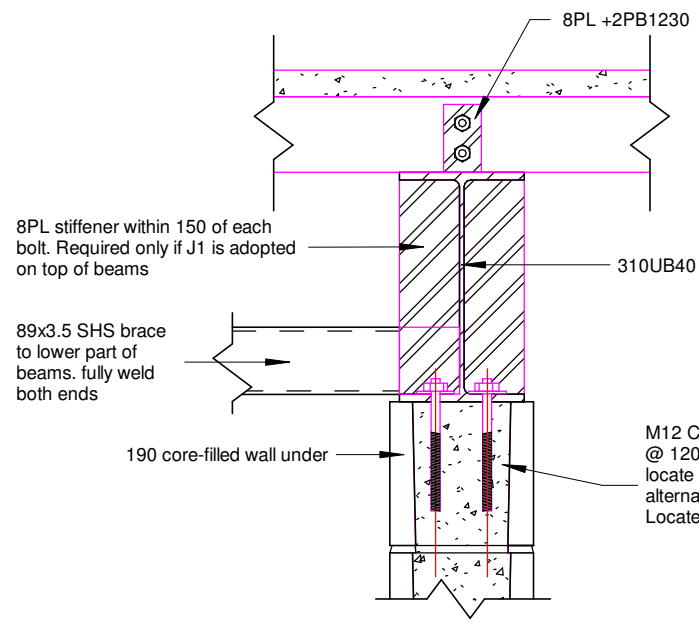
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Proposed Dwelling
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Drawing Title
RW2

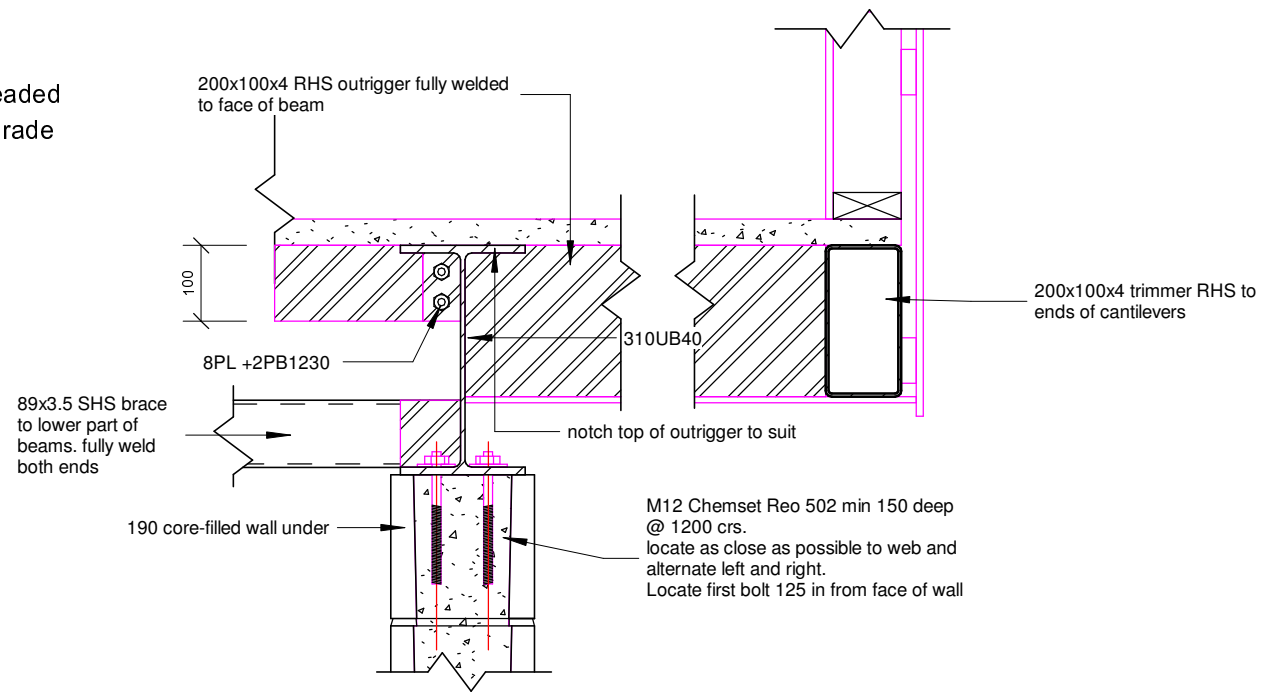
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Sheet No:
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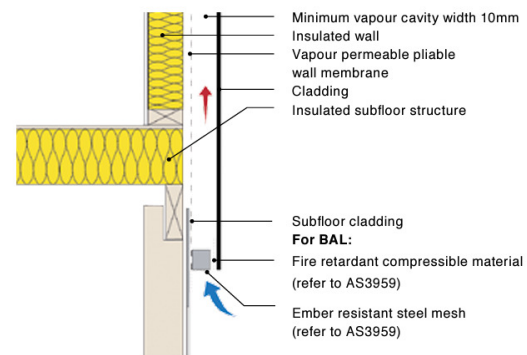
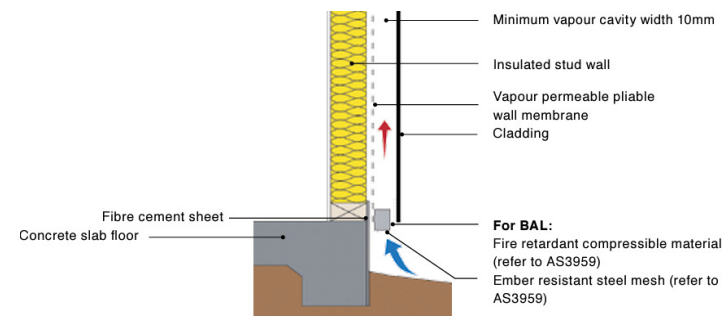
Note:
All bolts and threaded rods to be gav Grade 8.8/S

M12 Chemset Reo 502 min 150 deep @ 1200 crs. locate as close as possible to web and alternate left and right. Locate first bolt 125 in from face of wall



I UB Fixing to Parallel Wall Under (options)
1 : 10

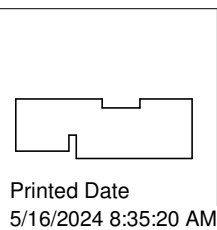
SEE: Condensation in Buildings –
Tasmanian Designers' Guide
- Version 2



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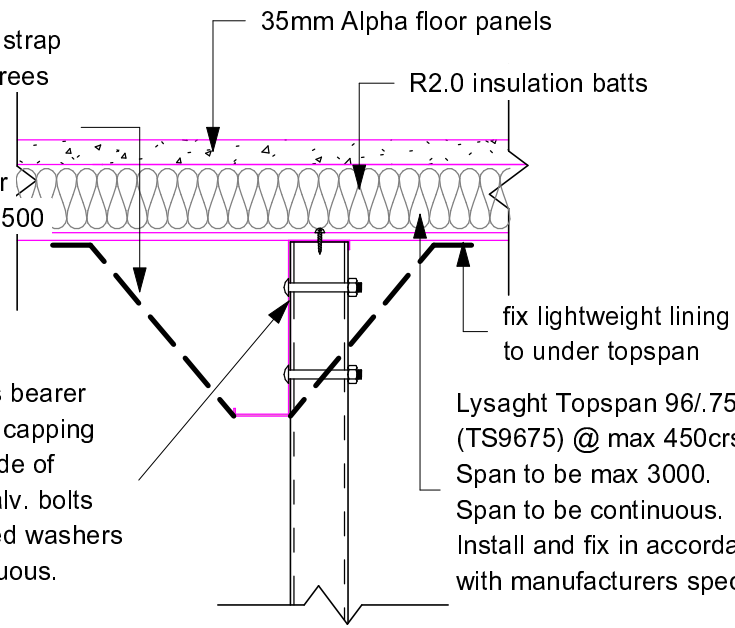
Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for MARLENE ELIZABETH SCOTT

Drawing Title
UB Fixing

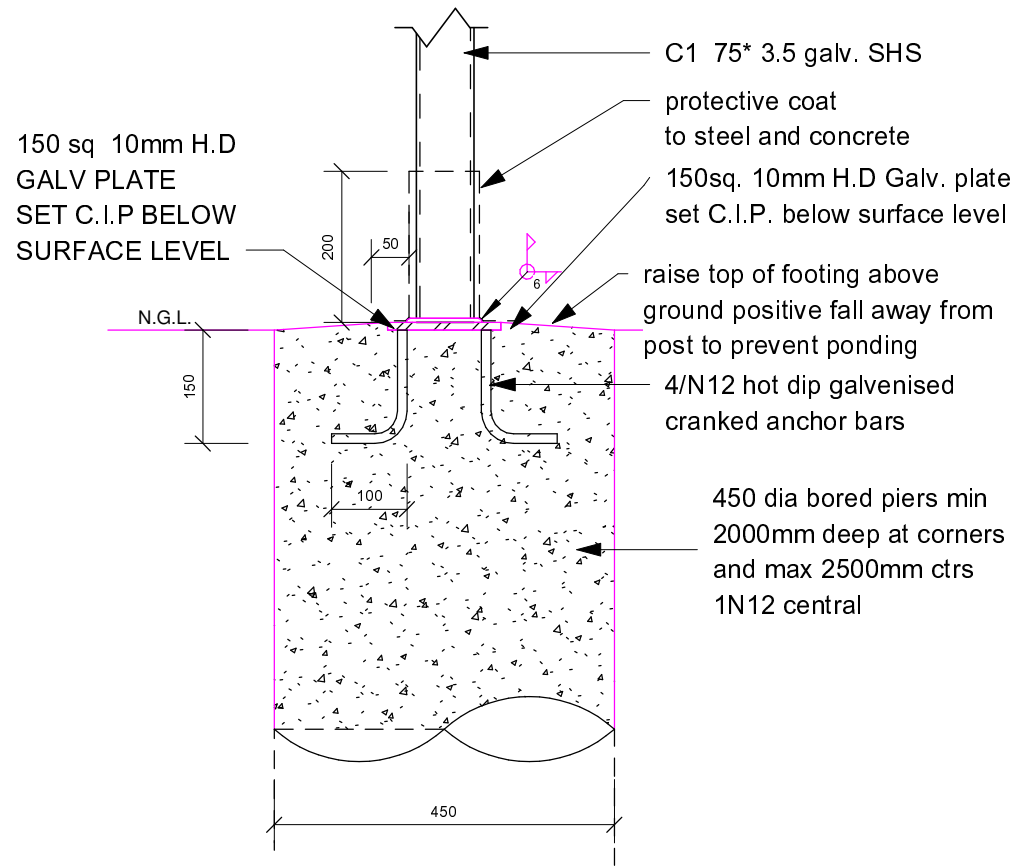
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CC 1066 S
Scale:
1 : 10

Project No:
Sheet No:
A18

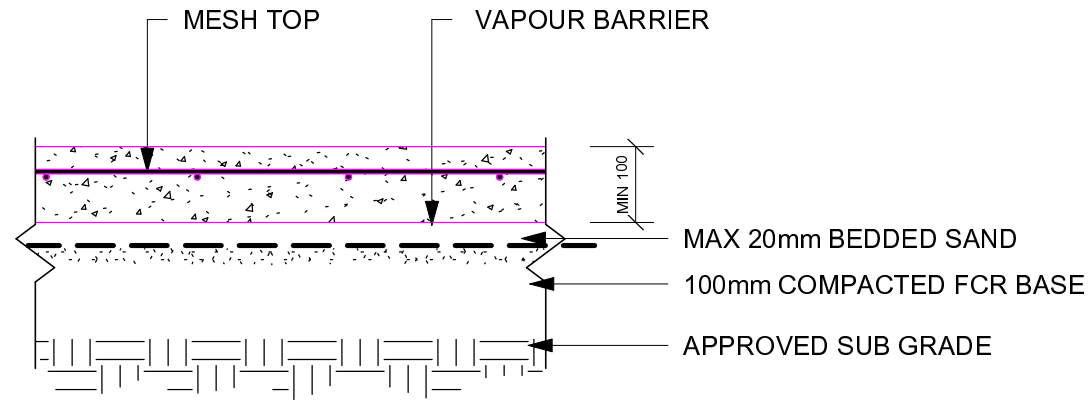
Flybrace required only to long span.
 2/30x0.8 GI tensioned strap braces @ app. 45 degrees (150 apart)
 Locate at mid-span
 Fix to Z purlin and floor topspans using series 500 Tek screws



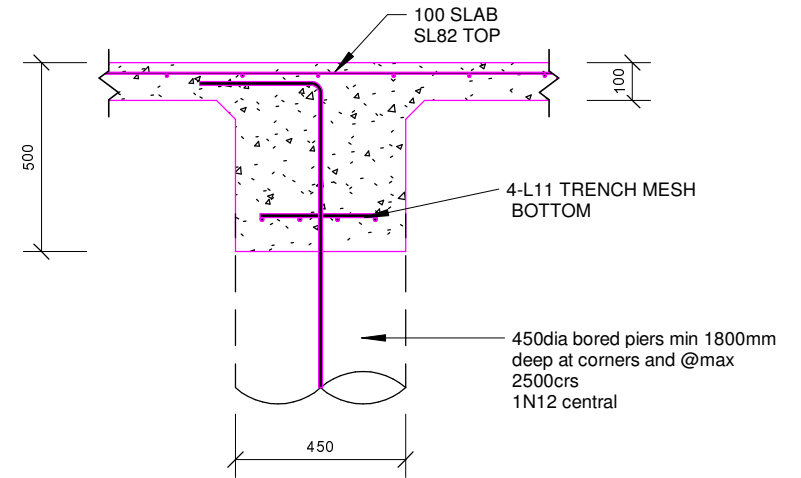
2 Post/Bearer connection
 1 : 10



1 PI Detail
 1 : 10

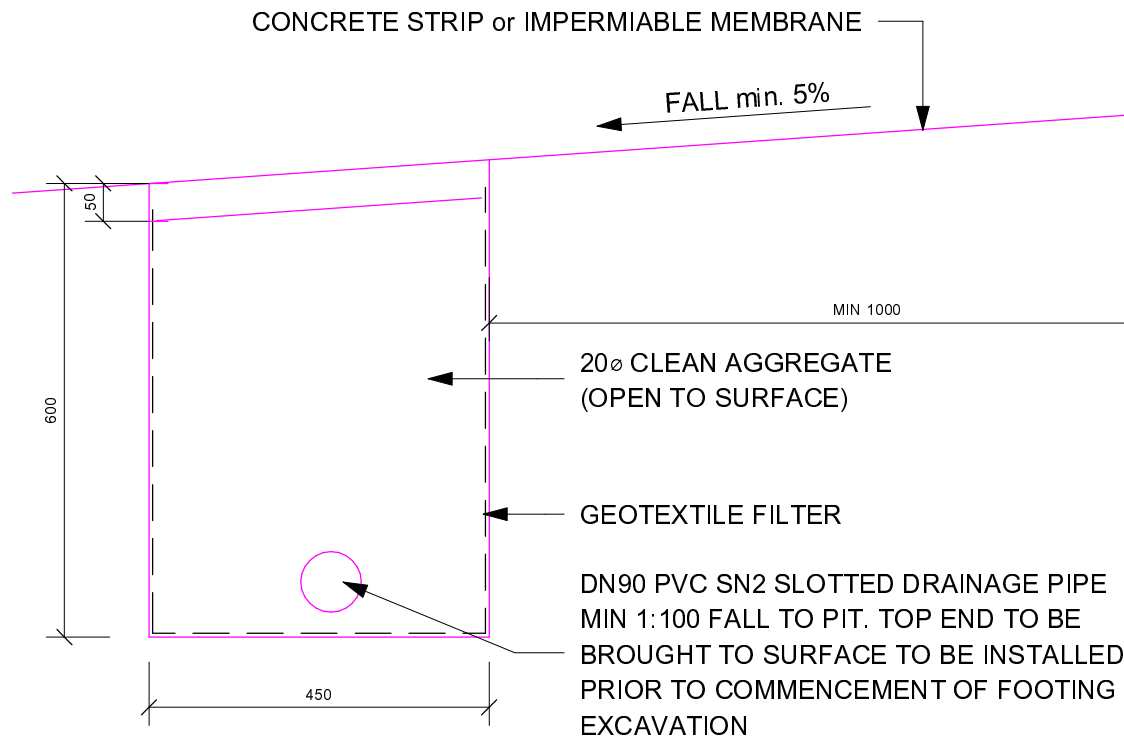


3 Typical Slab Base Detail
 1 : 10

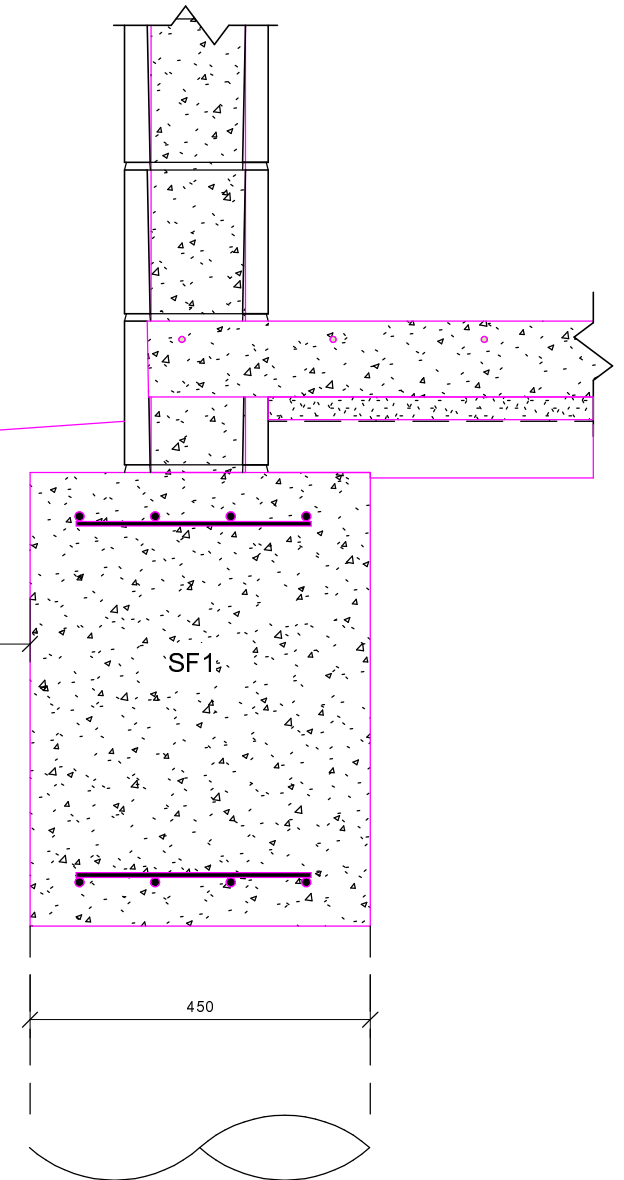


5 TH1 - TYPICAL SLAB THICKENING
 1 : 20

IMPORTANT NOTICE TO THE ATTENTION OF THE OWNER/OCCUPIER
 THE OWNER/OCCUPIERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE ON ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE.
 aDVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS IN THE OWNER/OCCUPIERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT



4 Upslope Drain
 1 : 10



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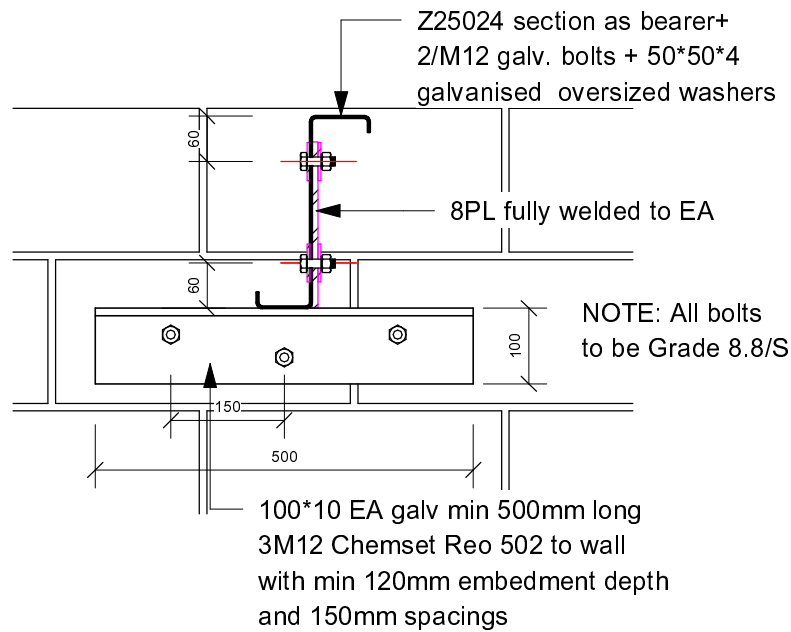
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 for MARLENE ELIZABETH SCOTT

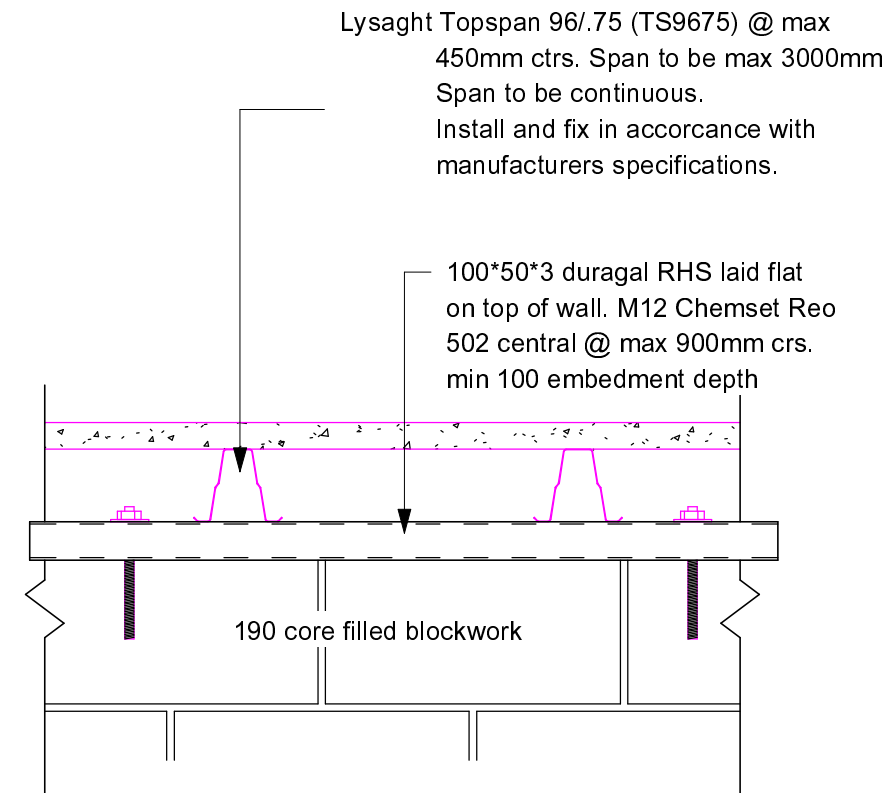
Drawing Title
P1 details

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 Sheet No:
A19

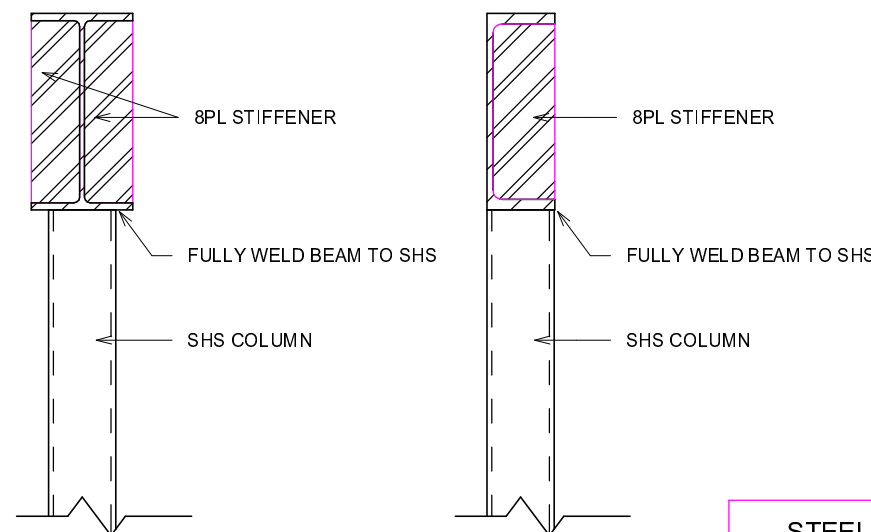
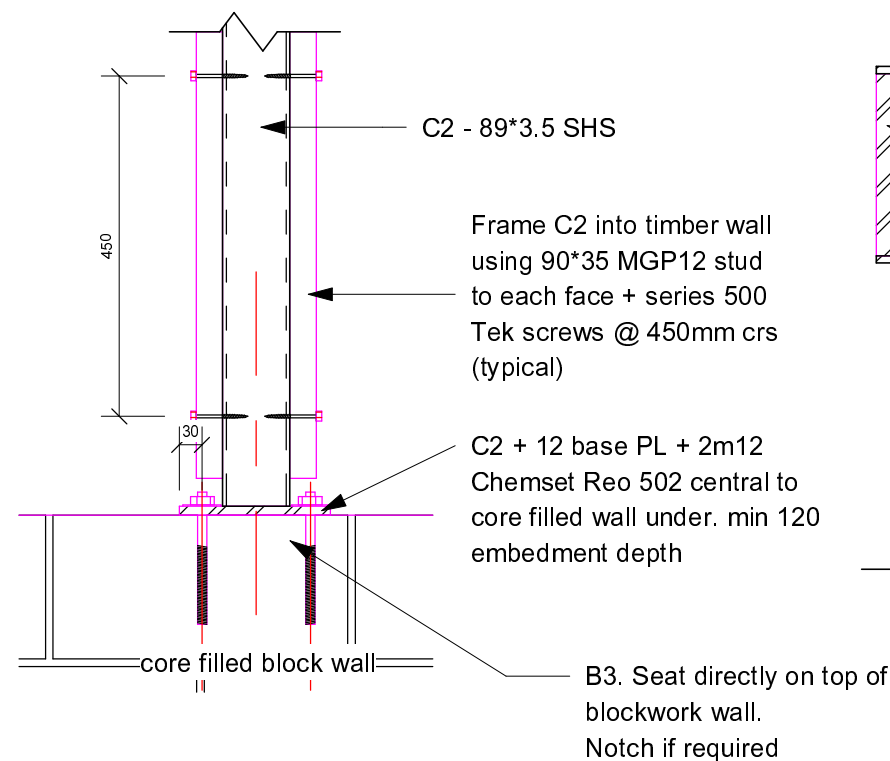


Note:
All bolts and threaded rods to be galv Grade 8.8/S



1 Z25024 Connection to wall
1 : 10

3 Topspan connection to wall
1 : 10



5 TYPICAL CONNECTION OF BEAMS TO SHS COLUMNS
1 : 10

W50N3

4 Typical connection of C2 to frame and blockwork
1 : 10

STEEL MEMBERS		
NOTE: STEEL MEMBERS TO BE PROTECTED FROM CORROSION IN ACCORDANCE WITH NCC VOL 2 TABLE 3.4.4.7 AS FOLLOWING		
INTERNAL	OPTION 1. OPTION 2.	TWO (2) COATS ALKYD PRIMER TWO (2) COATS ALKYD GLOSS
EXTERNAL	OPTION 1 OPTION 2 OPTION 3.	INORGANIC ZINC PRIMER PLUS TWO (2) COATS VINYL GLOSS FINISHING COATS HOT DIP GALVANISED 300 G/M2 HOT DIP GALVANISED 100 G/M2 min. PLUS (a) TWO (2) COATS SOLVENT BASED VINYL PRIMER, or (b) TWO (2) COATS VINYL GLOSS or ALKYD

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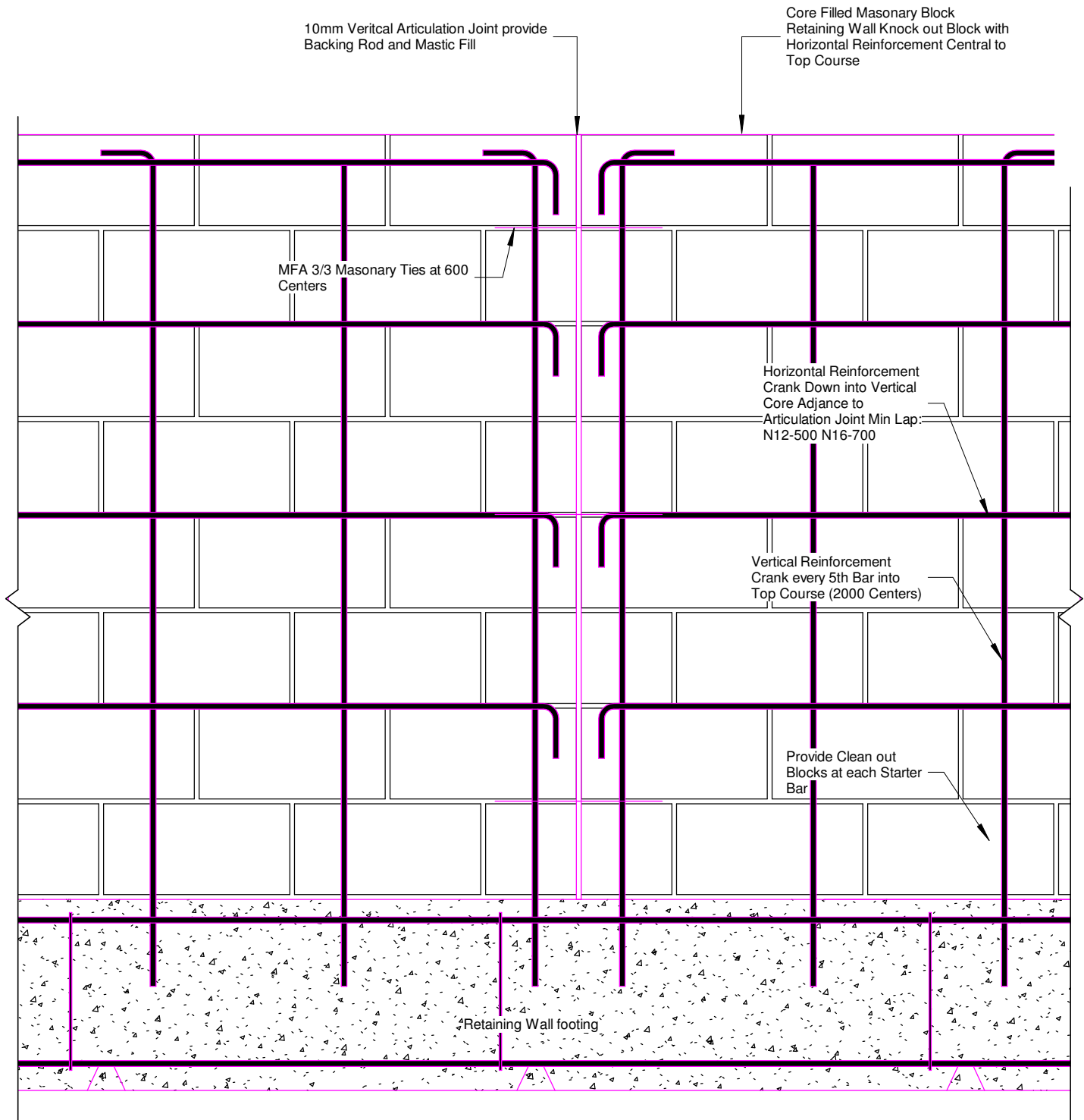
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for **MARLENE ELIZABETH SCOTT**

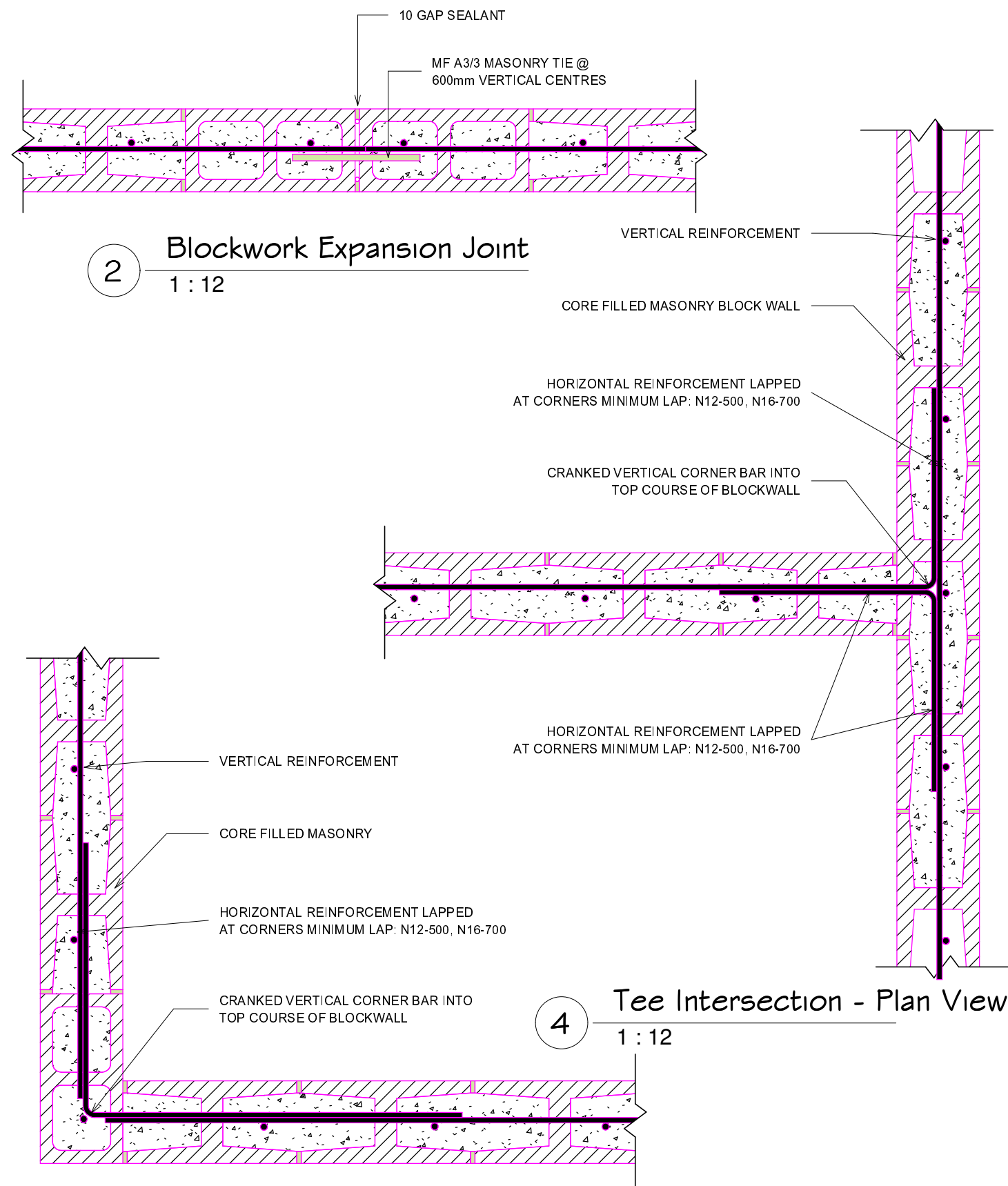
Drawing Title
Connection Detail

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1 : 10

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Sheet No:
A20



1 Vertical Reinforcement at Joint (Elevation)
1 : 12



2 Blockwork Expansion Joint
1 : 12

3 Corner Reinforcement for core filled Blockwork
1 : 12

4 Tee Intersection - Plan View
1 : 12

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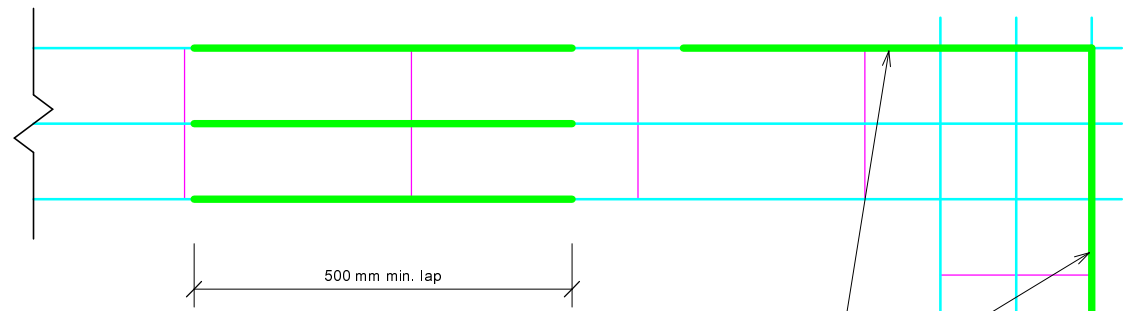
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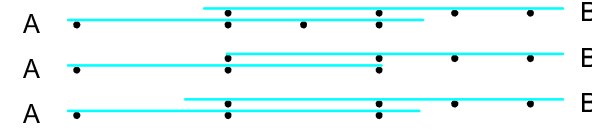
Drawing Title
Blockwork

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Accreditation No.
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Scale:
1 : 12

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Sheet No:
A21



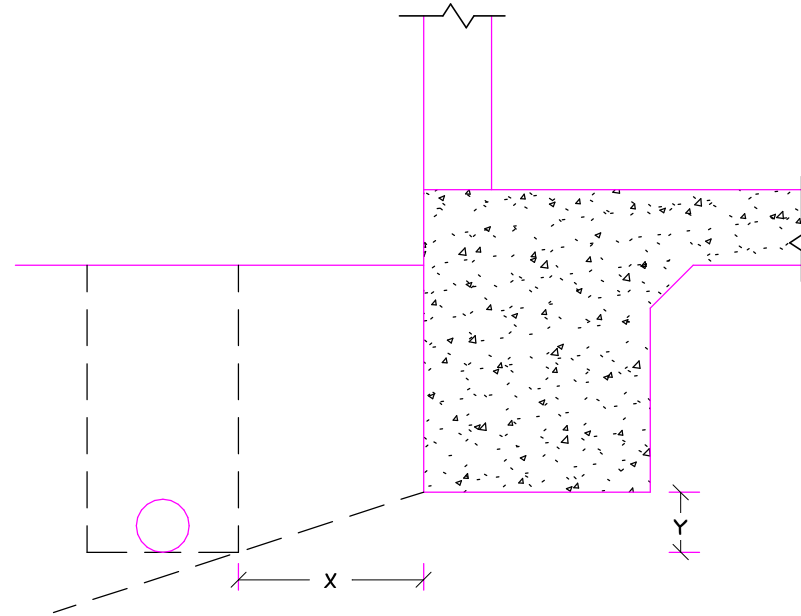
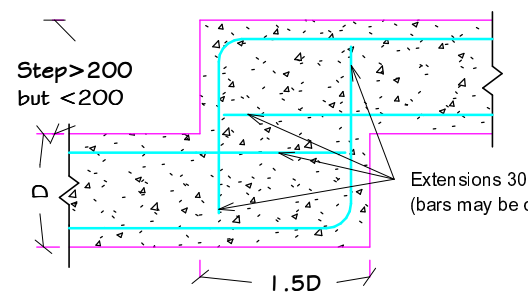
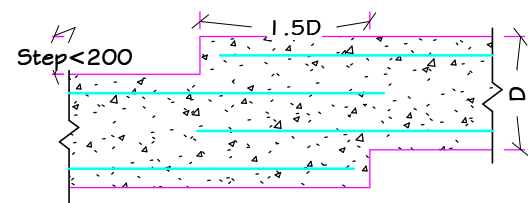
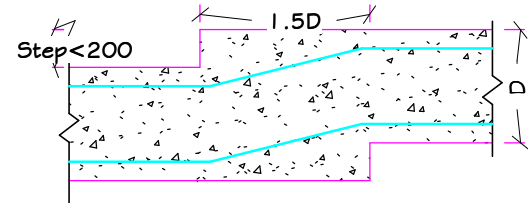
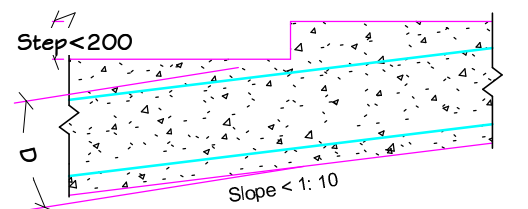
N12 bar to trench mesh
 external corner top sheet
 internal corner bottom sheet
 min. 900mm each way



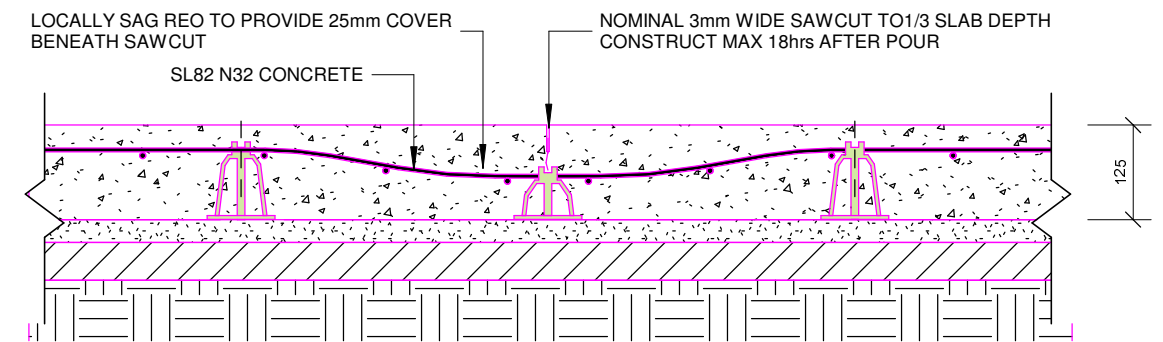
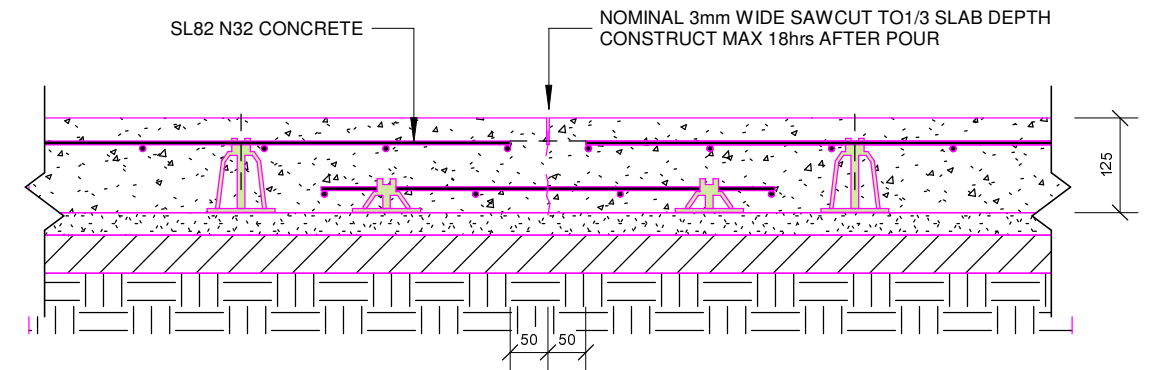
Slab fabric shall be lapped such that the outer two transverse wires of sheet A lap over the two outer transverse wires of the adjoining sheet B.

1 Trench Mesh Detail
 1 : 10

4 Fabric Lapping Detail
 1 : 10



All service line excavations to be above this line.
 Footing depth will be increased where necessary to suit.
 X:Y ratio 1:1 in clay and 2:1 in sand



5 Crack Control
 1 : 10

2 Stepped Strip Footing Detail
 1 : 20

3 Service Trench Detail
 1 : 10

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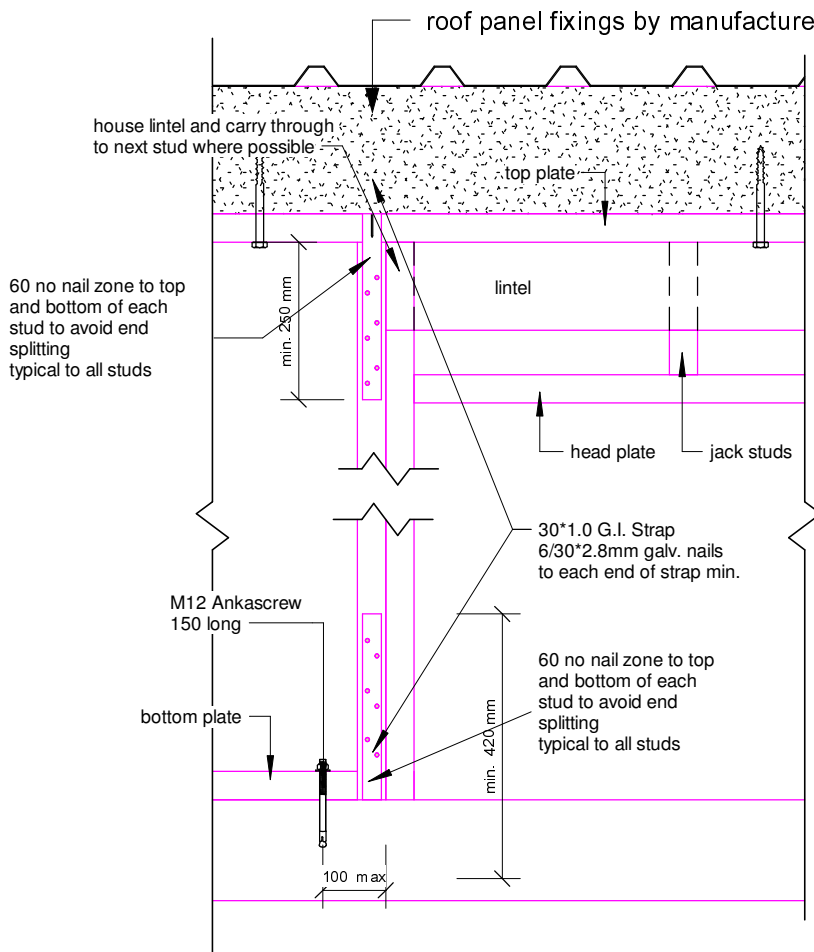
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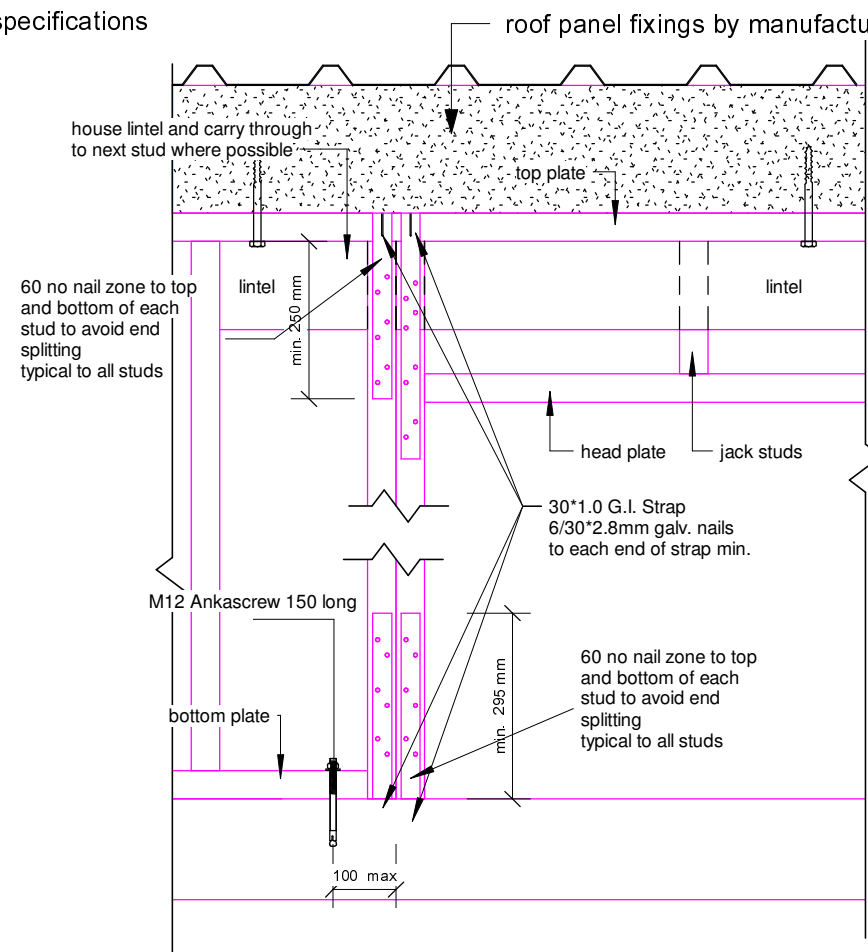
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Detail

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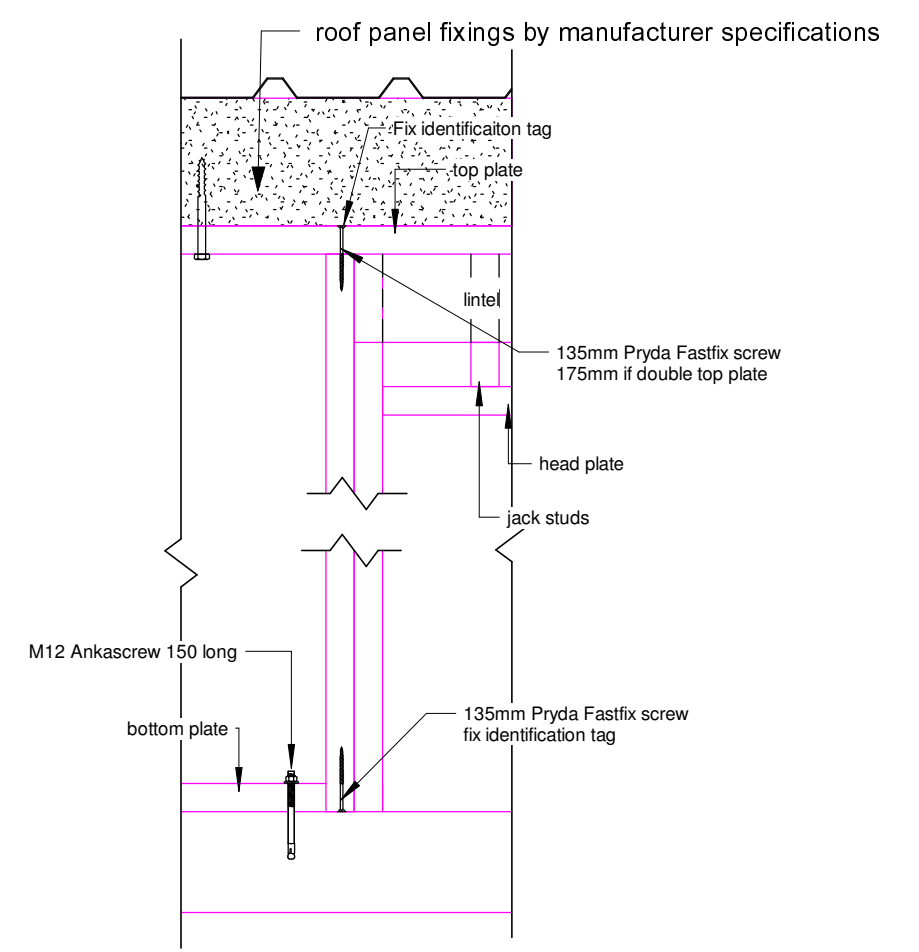
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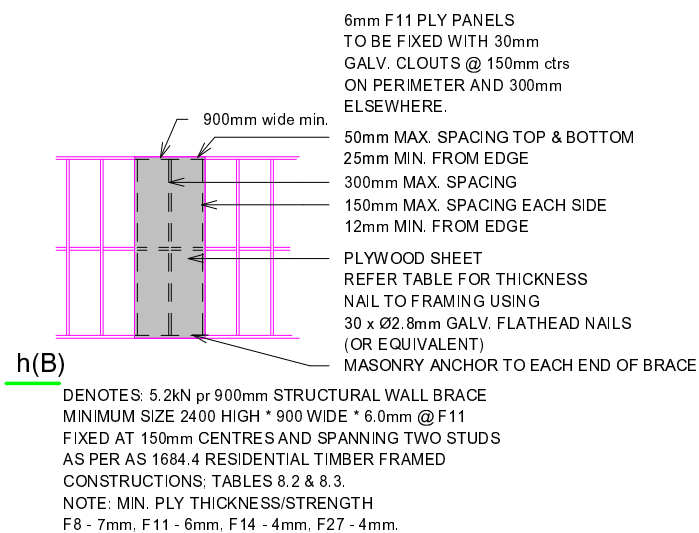
1 Tie Down Type (a)
1 : 12



2 Tie Down Type (b)
1 : 12



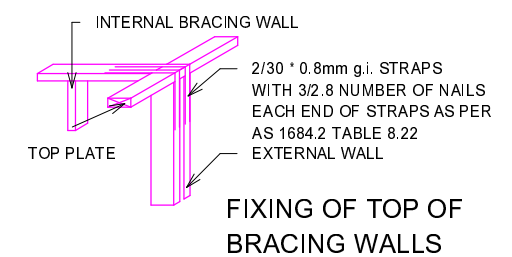
3 Alt. tie down screw fixings
1 : 12



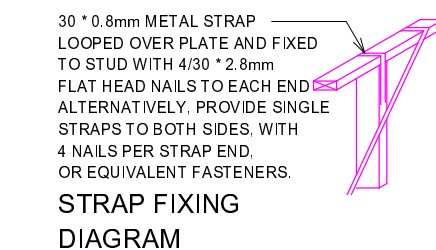
4 (h)B Bracing
1 : 100

JOINT or MEMBER	RAFTER/TRUSS SPAN	SPACINGS OF FIXINGS	FIXING REQUIREMENTS
BOTTOM PLATE TO FLOOR FRAME OR SLAB	MAX. 12000	600mm DIRECTION CHANGE AND BESIDE OPENINGS	30 * 0.8mm G.I. STRAP 4/30 * 2.8mm NAILS 900mm crs OR M12 ANKASCREWS 150mm LONG T O SLAB 900mm crs
TOP AND BOTTOM PLATES TO STUDS	MAX. 12000	1200mm	30 * 0.8mm G.I. STRAP 6/30 * 2.8mm NAILS TO EACH END OF STRAP min 250mm up both sides of stud

NOTE: THESE TABLES ARE AN INDICATION ONLY. AS1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION MUST BE USED FOR ANY VARIATIONS NEEDED



FIXING OF TOP OF BRACING WALLS



STRAP FIXING DIAGRAM

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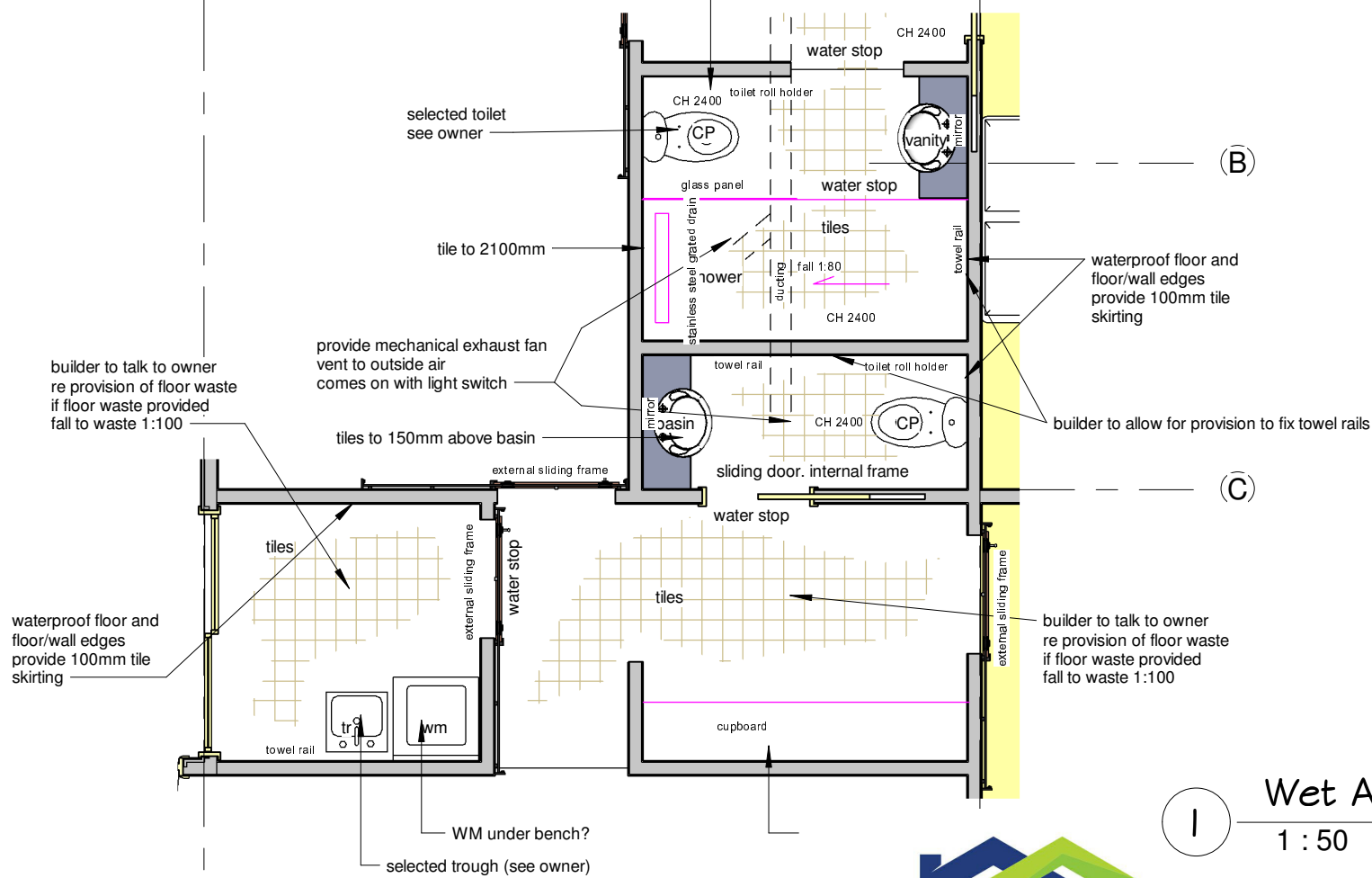
Drawing Title
Tie Downs timber frame

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Sheet No:
A23

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.
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.
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
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
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.
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

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 WATERPROOFING 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 Area- Laundry/bathroom
1 : 50

Part 3.8.1 Wet areas and external waterproofing

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

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.

NEW BATHROOM CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3740-2010 WATERPROOFING OF WET AREAS WITH RESIDENTIAL BUILDINGS

- WATERPROOF 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

A SUITABLE WATERPROOF MEMBRANE AND BOND BREAKERS TO BE APPLIED IN ACCORDANCE TO AS/NZS4858 AND TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS

- THE FOLLOWING 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

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

ROOF PENETRATIONS, INCLUDING ROOF AND EAVE VENTS, ROOF-MOUNTED EVAPORATIVE COOLER UNITS, SOLAR SYSTEMS, EVACUATED TUBE SYSTEMS, AERIALS, VENTS AND PIPES SHALL BE ADEQUATELY SEALED AT THE ROOF. 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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Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for MARLENE ELIZABETH SCOTT

Drawing Title
Wet Areas

Date:
17/03/24

Drawn By:
Michael Eastwood

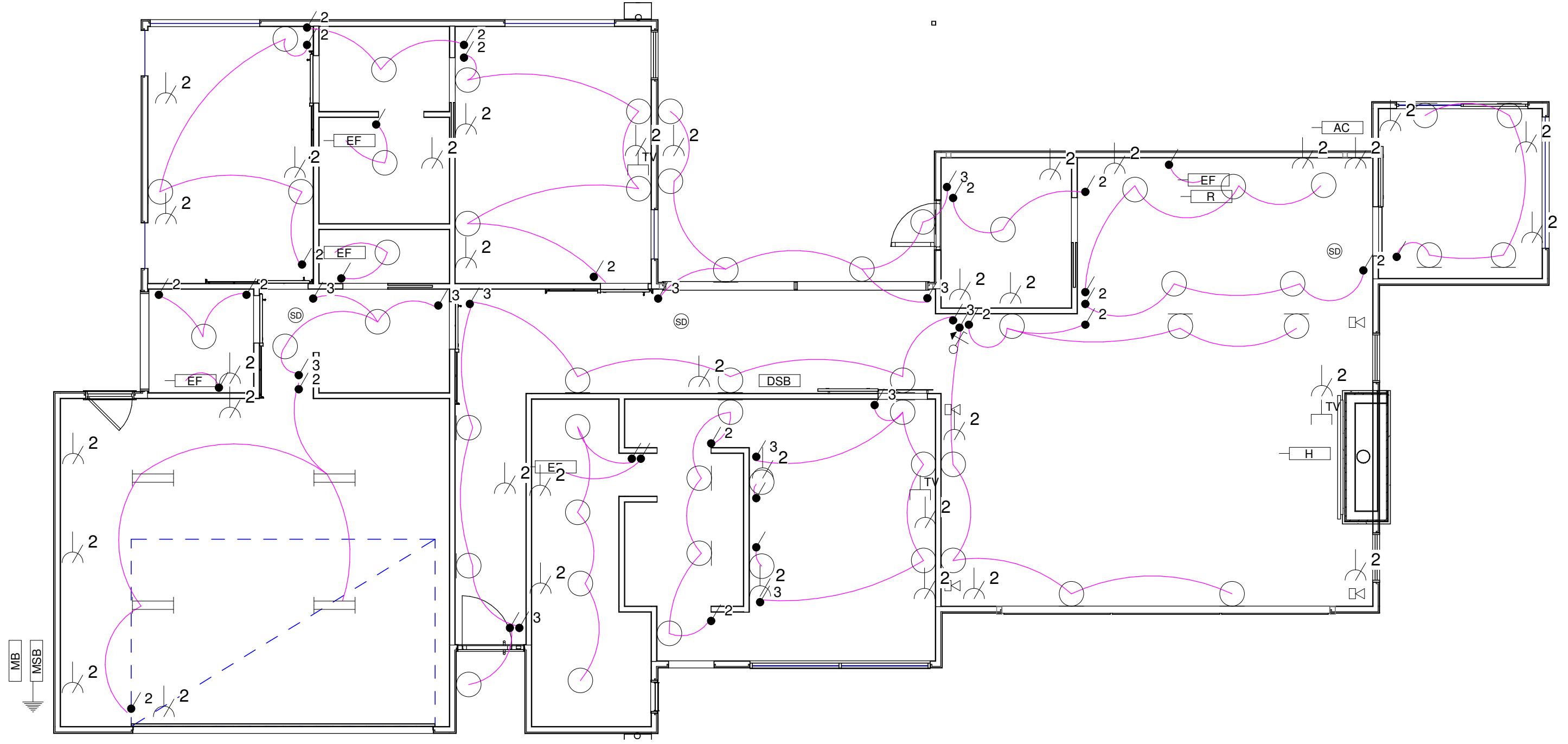
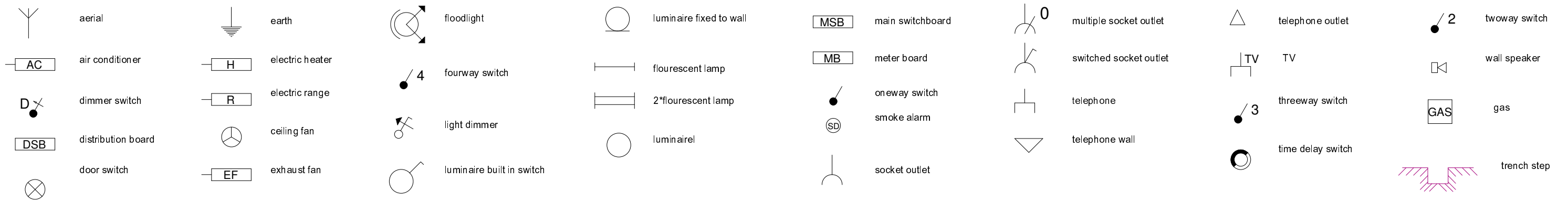
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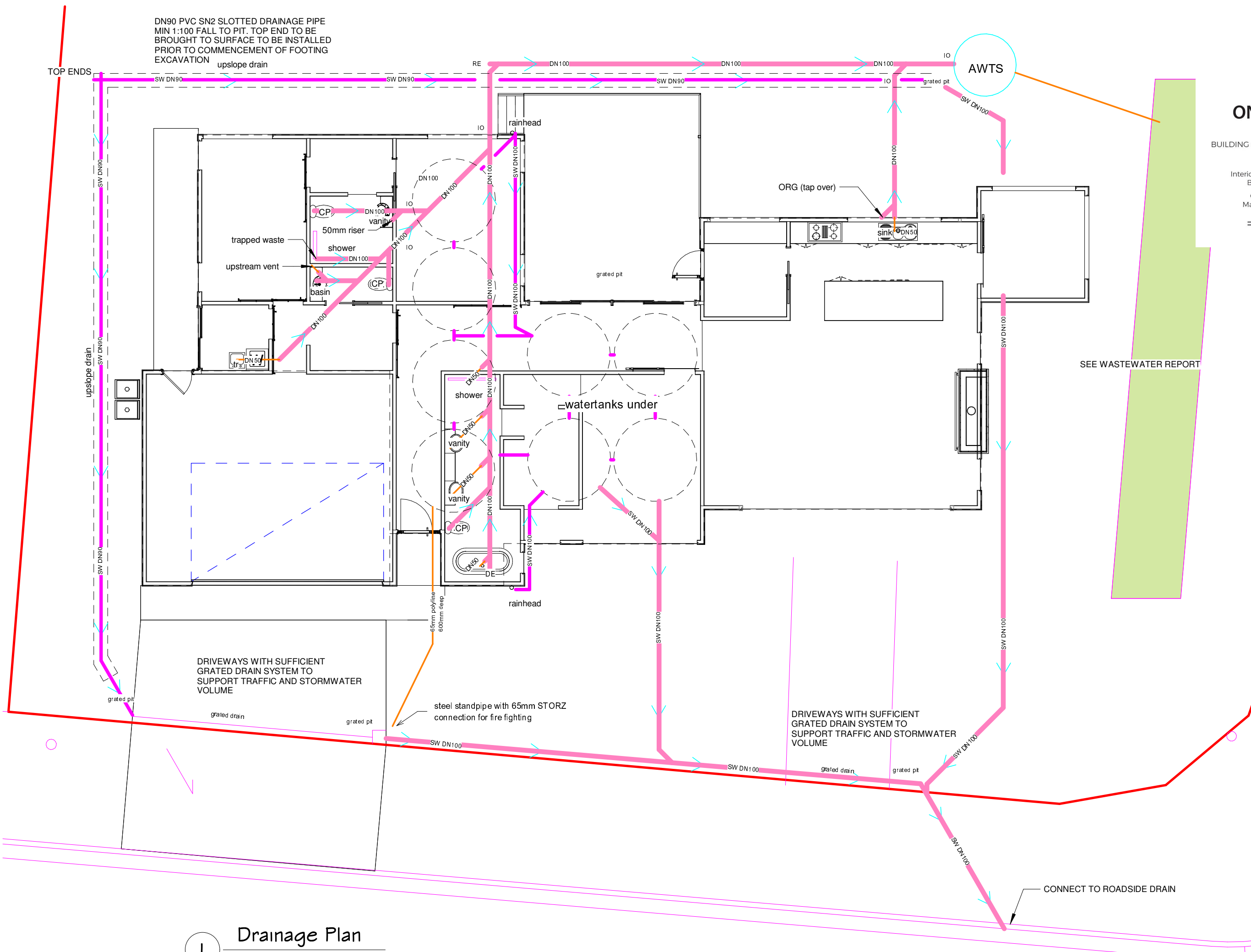
Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for **MARLENE ELIZABETH SCOTT**

Drawing Title
Reflected ceiling plan

Date:
17/03/24
Drawn By:
Michael Eastwood
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A25

DN90 PVC SN2 SLOTTED DRAINAGE PIPE
 MIN 1:100 FALL TO PIT. TOP END TO BE
 BROUGHT TO SURFACE TO BE INSTALLED
 PRIOR TO COMMENCEMENT OF FOOTING
 EXCAVATION



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Job Title
Proposed Dwelling
 at
1 Florence Court
Beaumaris
7215
 for
MARLENE ELIZABETH SCOTT

Drawing Title
Drain Plan

Date:
 17/03/24

Drawn By:
 Michael Eastwood

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1 : 100

Project No:

Sheet No:
A26

AMMENDMENTS

DATE	

Drainage Plan
 1 : 100

Building name/description
1 Florence Court Beaumaris

Classification
Class 1

Number of rows preferred in table below 17 (as currently displayed)

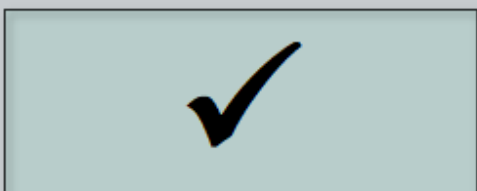
Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	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/m ²	7% of 100%
2	laundry	Laundry	3.7 m ²	18 W	Class 1 building				5.0 W/m ²	4.9 W/m ²	7% of 100%
3	wet room	Corridor	6.5 m ²	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 m ²	70 W	Class 1 building				5.0 W/m ²	4.9 W/m ²	7% of 100%
6	passage	Corridor	3.7 m ²	18 W	Class 1 building				5.0 W/m ²	4.8 W/m ²	6% of 100%
7	ensuite	Bathroom	4.7 m ²	22 W	Class 1 building				5.0 W/m ²	4.7 W/m ²	6% of 100%
8	bed 2	Bedroom	16.8 m ²	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 m ²	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 m ²	55 W	Class 1 building				5.0 W/m ²	5.1 W/m ²	7% of 100%
13	living	Living room	56.3 m ²	280 W	Class 1 building				5.0 W/m ²	5.0 W/m ²	7% of 100%
14	pantry	Kitchen	6.6 m ²	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/m ²
Class 10a building (associated with a Class 1)	3.0 W/m ²	3.0 W/m ²

if inputs are valid



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Job Title Proposed Dwelling at 1 Florence Court Beaumaris 7215 for MARLENE ELIZABETH SCOTT	Drawing Title Lighting Calculator	Date: 17/03/24	Project No:
		Drawn By: Michael Eastwood	Sheet No: A28
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		Scale:	

AREA SCHEDULE (Gross Building)

Name	Area	Perimeter
Living Area	192.66	81088
Deck	31.63	22382
Garage	44.48	26627
Storage under	50.41	27553

BRACING SCHEDULE

No off	PanelID	Panel Description	Panel Length	Resistance_m	Direction A Resistance	Direction B Resistance
Direction A						
14	h(B)900	Plywood F I I 6mm 450 no nogging MethodB	900	5.2	65.52	0
Direction B						
1	h(B)700	Plywood F I I 6mm 450 no nogging MethodB	700	5.2	0	3.64
18	h(B)900	Plywood F I I 6mm 450 no nogging MethodB	900	5.2	0	84.24
					65.52	87.88

DOOR SCHEDULE

Mark	Height	Width	Description	Frame Material	Comments
1	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	Timber	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
8	2100	920	Barn Door	Steel	
9	2100	920	Barn Door	Steel	
10	2040	820	Internal Sliding Door	Hardwood	
11	2100	920	Barn Door	Steel	
12	2100	920	Barn Door	Steel	
13	2040	820	Internal Sliding Door	Hardwood	
14	2100	920	Barn Door	Steel	
15	2100	900	Barn Door	Steel	
16	2040	820	Internal Sliding Door	Hardwood	
17	2100	900	Barn Door	Steel	
18	1900	820	820	Hardwood	Door to void area lower
19	2422	2470	Insulated Overhead Sectional Door	Steel	tilt panel door under

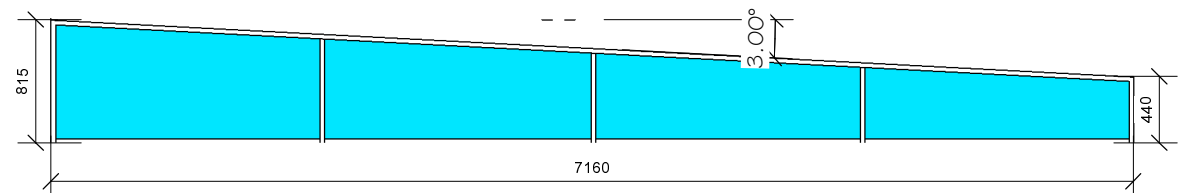
WINDOW SCHEDULE

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™ Altair™ Louvre Window – Single Bay	Altair™ Louvre Single Bay - 102 Glass	Breezeway louvre window
4	2100	600	Easyscreen™ Altair™ Louvre Window – Single Bay	Altair™ Louvre Single Bay - 102 Glass	Breezeway louvre window
5	600	830	Awning	AFOG09	Fixed window above Breezeway Louvres same width as
6	2100	900	Easyscreen™ Altair™ Louvre Window – Single Bay	Altair™ Louvre Single Bay - 102 Glass	Breezeway louvre window
7	600	830	Awning	AFOG09	Fixed window above Breezeway Louvres same width as
8	2100	900	Easyscreen™ Altair™ Louvre Window – Single Bay	Altair™ Louvre Single 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	AFOG20	
14	600	2700	Fixed	AFOG27	
15	1200	2400	Awning	AA1224	
16	1200	2400	Fixed	AF1224	
17	2100	900	Awning	AAT2009	
18	2100	900	Awning	AAT2009	
19	900	900	Fixed	AFO909	
20	900	900	Fixed	AFO909	

ROOM SCHEDULE

Name	Area	Perimeter	Floor Finish
garage	42.65	26310	concrete
Indry	3.65	7640	tiles
utility	14.16	15420	tiles
ensuite	4.66	8750	tiles
bed 2	16.79	16540	overlay flooring
powder	2.33	6720	tiles
bed 1	17.81	19850	overlay flooring
living	56.27	33375	overlay flooring
corridor	22.69	30651	overlay flooring
robe	8.21	15880	overlay flooring
ensuite	10.79	16430	tiles
wet room	6.53	12298	tiles
passage	3.73	7970	tiles
study	9.27	12180	overlay flooring
pantry	6.52	10240	overlay flooring

1 Window 21
1:50

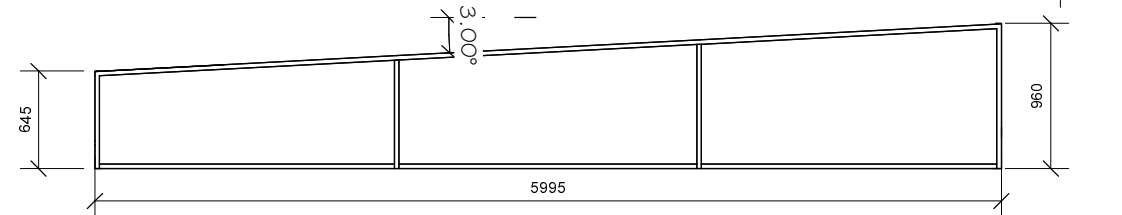


LOUVRE WINDOWS COMPLETE WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING
window and door schedule notes:

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors. glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings. external doors and windows to be fitted with seals to restrict air movement. windows, doors, hardware and finishes as selected by client.

BUSHFIRE ATTACK LEVEL
BUSHFIRE RISK BAL RATING 12.5, REFER TO BUSHFIRE CONSTRUCTION NOTES FOR CONSTRUCTION REQUIREMENTS FOR EXTERNAL DOORS AND WINDOWS

ENERGY EFFICIENCY
Refer to energy report prepared by Michael Eastwood for glazing specification.



2 Window 22
1:50



3 Window 23
1:50

NOTE: approx. window sizes. Builder to measure on-site before ordering

W50N3

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Job Title
Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for MARLENE ELIZABETH SCOTT

Drawing Title
Schedule

Date:
17/03/24
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1 SWMP
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Proposed Dwelling
at 1 Florence Court
Beaumaris 7215
for MARLENE ELIZABETH SCOTT

Drawing Title
SWMP

Date:
17/03/24

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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:

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.

I-JOIST NOTES:

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

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.

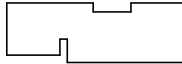
MAINTENANCE:

- 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 SHOULD 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 EXTENDED 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.

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Job Title Proposed Dwelling at 1 Florence Court Beaumaris 7215 for MARLENE ELIZABETH SCOTT	Drawing Title Notes	Date: 17/03/24	Project No:
		Drawn By: Michael Eastwood	Sheet No:
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		Scale:	

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
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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**
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Owner Details MARLENE ELIZABETH SCOTT
3 FLORENCE CT
BEAUMARIS TAS 7215

Property Details Cert Title no 5335/105
Size: 827m²

Development Address 1 FLORENCE CT
BEAUMARIS TAS 7215

Development Type **Proposed dwelling**

Development Area Living 195 m² Garage 45 m² Lower Storage 50 m²
Total 290 m²

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.

P1

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

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



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