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

Break O'Day COUNCIL

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 / 00136
Applicant	Spectura Studio
Proposal	Residential – Dwelling Alterations and Addition
Location	62 Main Road, Binalong Bay

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 24th August, 2024 **until 5pm Friday 6th September, 2024.**

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	COVER SHEET	A	24/07/2024 7:31 AM
A01	SITE PLAN	B	13/08/2024 7:17 AM
A02	FLOOR PLAN	A	24/07/2024 7:31 AM
A03	SUB FLOOR STORE PLAN	B	13/08/2024 7:17 AM
A04	ROOF PLAN	A	24/07/2024 7:31 AM
A05	ELEVATIONS	A	24/07/2024 7:31 AM
A06	ELEVATIONS 2	A	24/07/2024 7:31 AM
A07	SECTIONS 1	A	24/07/2024 7:31 AM
A08	SECTIONS 2	A	24/07/2024 7:31 AM
A09	ELECTRICAL & LIGHTING	A	24/07/2024 7:31 AM
A10	PLUMBING PLAN	B	13/08/2024 7:17 AM
A11	DOOR / WINDOW SCHEDULE	A	24/07/2024 7:31 AM
A12	RENDERS	A	24/07/2024 7:31 AM
A13	DEMOLITION PLAN	A	24/07/2024 7:31 AM
A14	SITE PLAN - EXISTING CONDITIONS	A	24/07/2024 7:31 AM
A15	FLOOR PLAN - EXISTING CONDITIONS	A	24/07/2024 7:31 AM
A16	GENERAL NOTES	A	24/07/2024 7:31 AM
A17	GENERAL NOTES 2	A	24/07/2024 7:31 AM
A18	GENERAL NOTES 3	A	24/07/2024 7:31 AM
A19	GENERAL NOTES 4	A	24/07/2024 7:31 AM
A20	EXPLORATORY DIG	A	24/07/2024 7:31 AM

CHANGE LIST	
ID	NAME
Ch-01	Existing OSSM Located on plan
Ch-02	Existing Parking Arrangements Shown
Ch-03	Stormwater Discharge Overflow

CONSTRUCTION DRAWINGS

Issue: A - DA / Building Permit Issue

Tuesday, 13 August 2024

SPECTURA STUDIO

Binalong Bay House

62 Main Road Binalong Bay TAS 7216

Scale 1:200

2 0 2 4 6 8 10 12 14 16 18 20m

SITE DETAILS
ADDRESS: 62 Main Road Binalong Bay TAS 7216
LOT/DP: 23960/2 PID:6797508
COUNCIL: Break O'Day Council
ZONING: Low Density Residential

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
SK1	CONCEPT DEVELOPMENT	13/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024
B	DA / Building Permit Issue	13/08/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**
A01

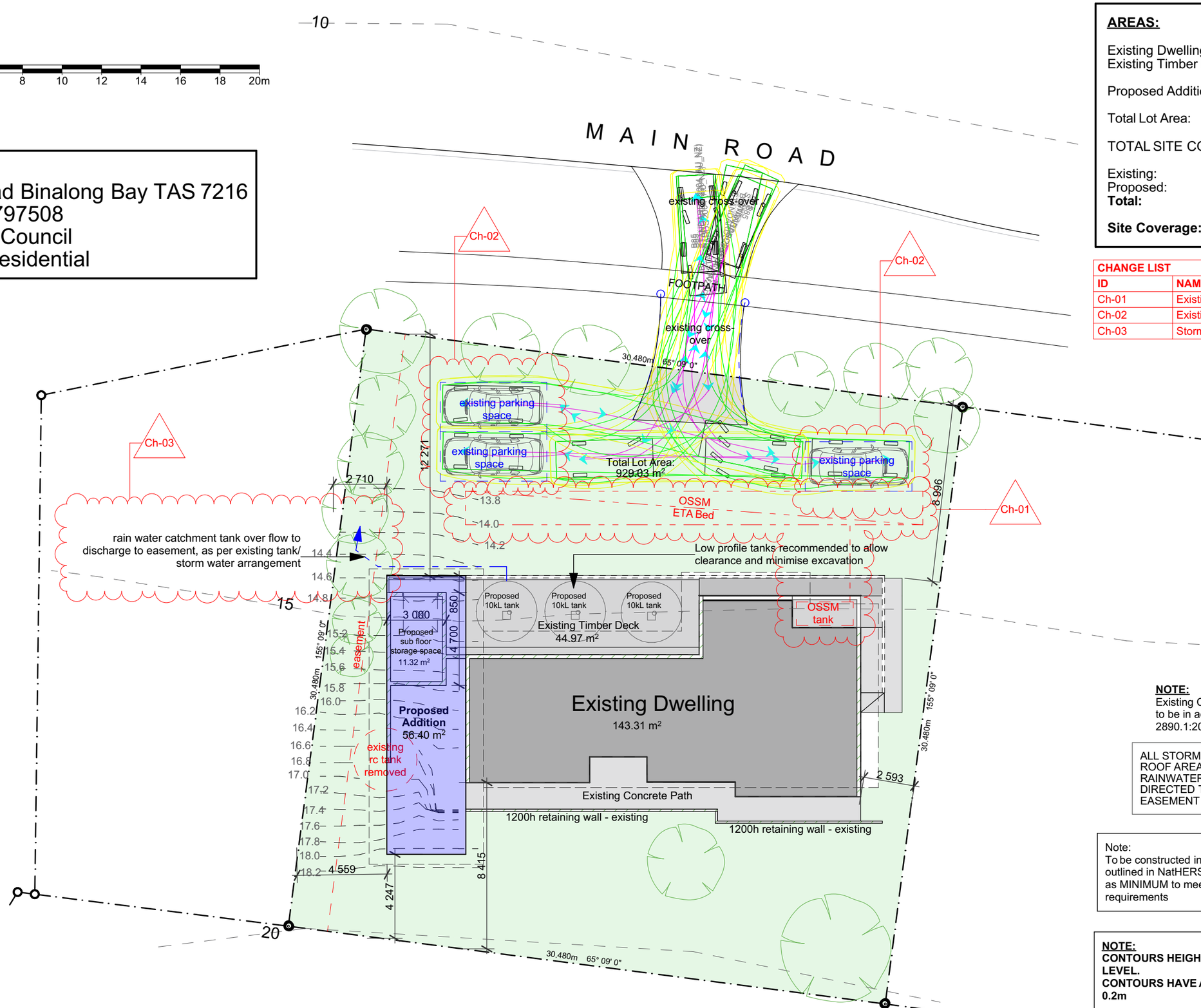
SITE PLAN

SCALE: 1:200

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August 2024
CBOS: 964058515



Proposed Site Plan
Scale 1:200 @A3

AREAS:

Existing Dwelling:	143.31m²
Existing Timber Deck:	44.97m²
Proposed Addition:	56.40m²
Total Lot Area:	929.03m²
TOTAL SITE COVERAGE:	
Existing:	143.31m²
Proposed:	56.40m²
Total:	**199.71m2**
Site Coverage:	**21.5%**

CHANGE LIST	
ID	**NAME**
Ch-01	Existing OSSM Located on plan
Ch-02	Existing Parking Arrangements Shown
Ch-03	Stormwater Discharge Overflow

NOTE:
Existing Carparking and vehicular access to be in accordance with AS/NZS 2890.1:2004

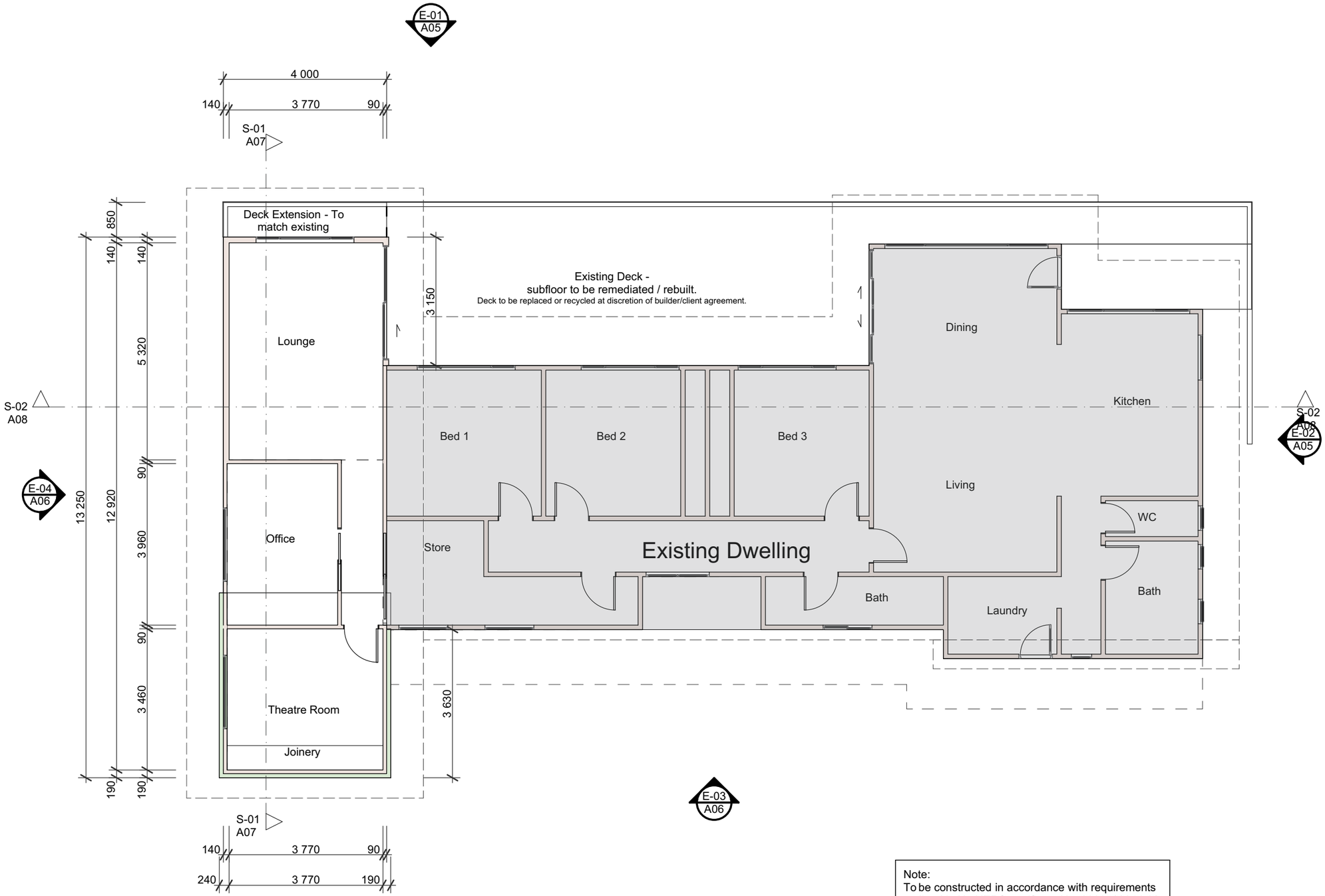
ALL STORM WATER COLLECTED ON ROOF AREAS TO BE DISCHARGED INTO RAINWATER TANKS WITH OVERFLOW DIRECTED TO STORMWATER EASEMENT

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements

NOTE:
CONTOURS HEIGHTS ARE ASSUMED RELATIVE LEVEL.
CONTOURS HAVE A HEIGHT RESOLUTION OF 0.2m

Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m



Proposed Floor Plan

Scale 1:100 @A3

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
SK1	CONCEPT DEVELOPMENT	13/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**

A02

FLOOR PLAN

SCALE: 1:100

PROJECT NUMBER: A129

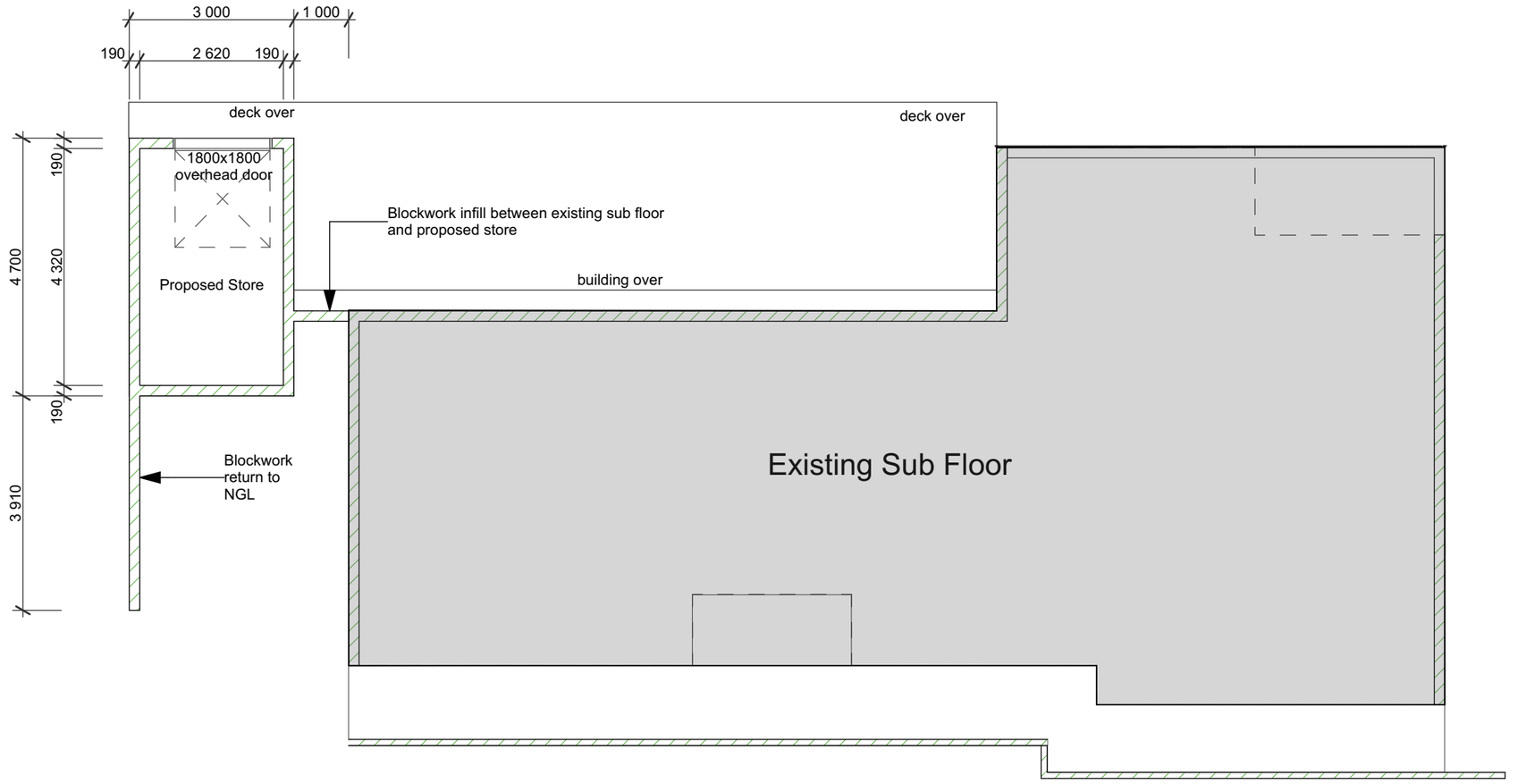
SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Tuesday, 13 August 2024

CBOS: 964058515

Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m



NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
B	DA / Building Permit Issue	13/08/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**

A03

SUB FLOOR STORE PLAN

SCALE: 1:100

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Tuesday, 13 August 2024

CBOS: 964058515

Proposed Sub-floor Storage Plan

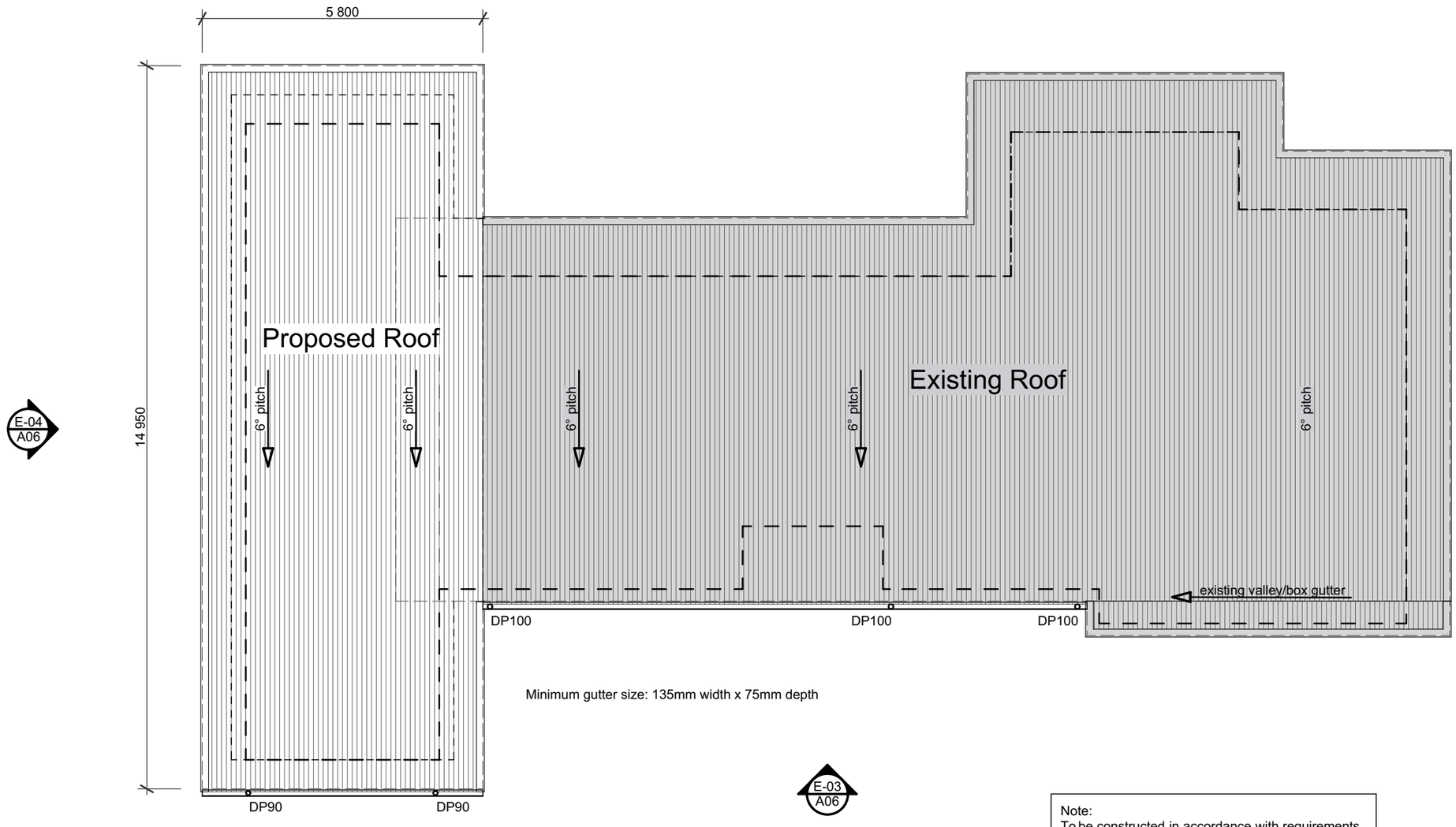
Scale 1:100 @A3

Scale 1:100
1 0 1 2 3 4 5 6 7 8 9 10m

NOTE:

ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE (RAINWATER TANK & OVERLAND FLOW OVERFLOW). THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

STORM WATER PIPE LAYOUT IS INDICATIVE AND IS TO BE LAYED AT THE DISCRETION OF THE PLUMBING CONTRACTOR



Minimum gutter size: 135mm width x 75mm depth

Proposed Roof Plan

Scale 1:100 @A3

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
SK2	CONCEPT DEVELOPMENT	17/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**
A04

ROOF PLAN

SCALE: 1:100

PROJECT NUMBER: A129

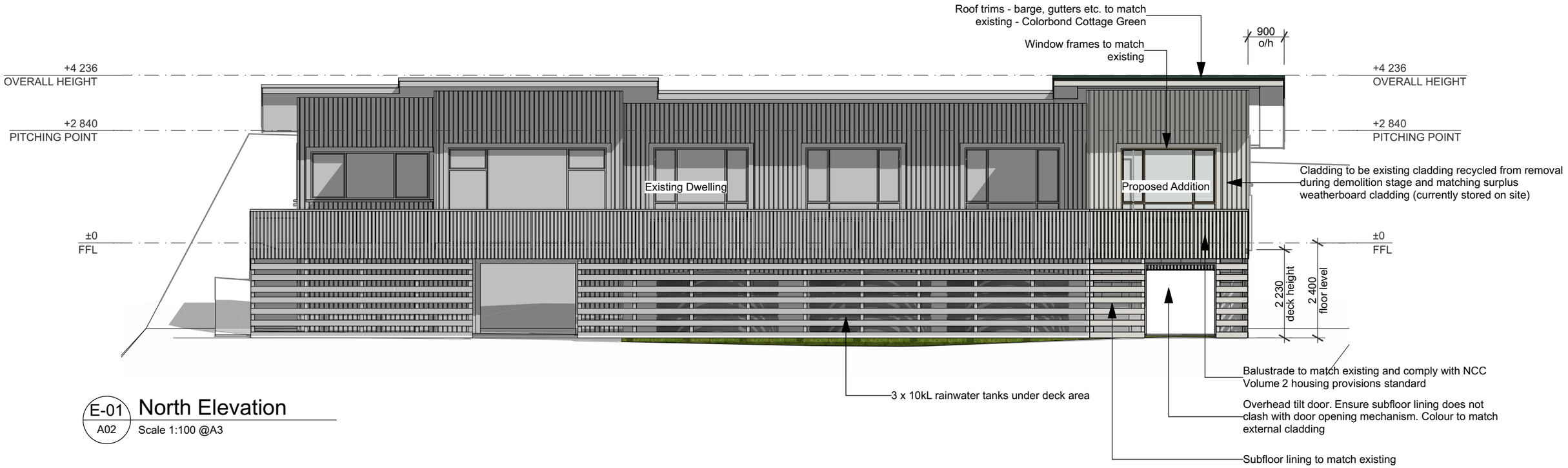
SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August 2024

CBOS: 964058515

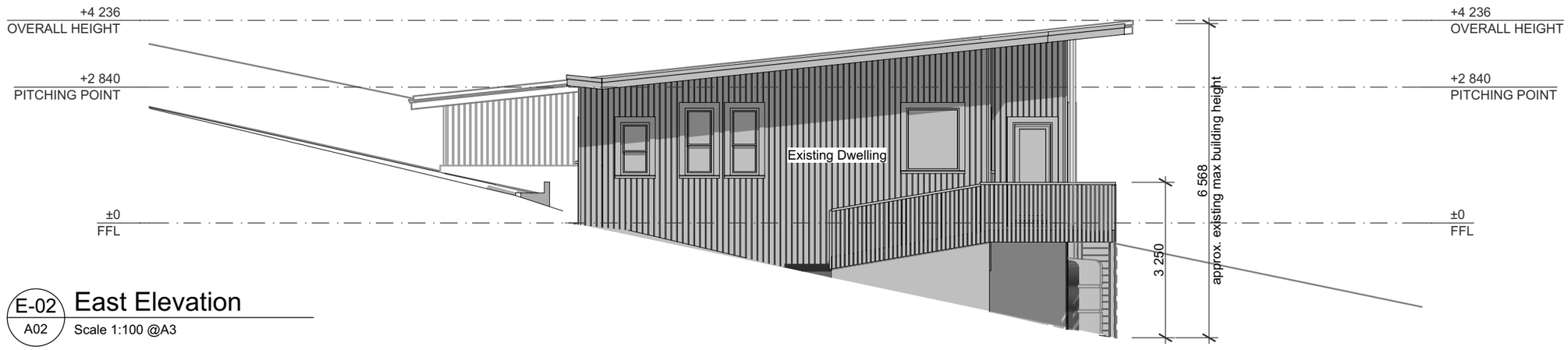
Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m



E-01 A02 **North Elevation**

Scale 1:100 @A3



E-02 A02 **East Elevation**

Scale 1:100 @A3

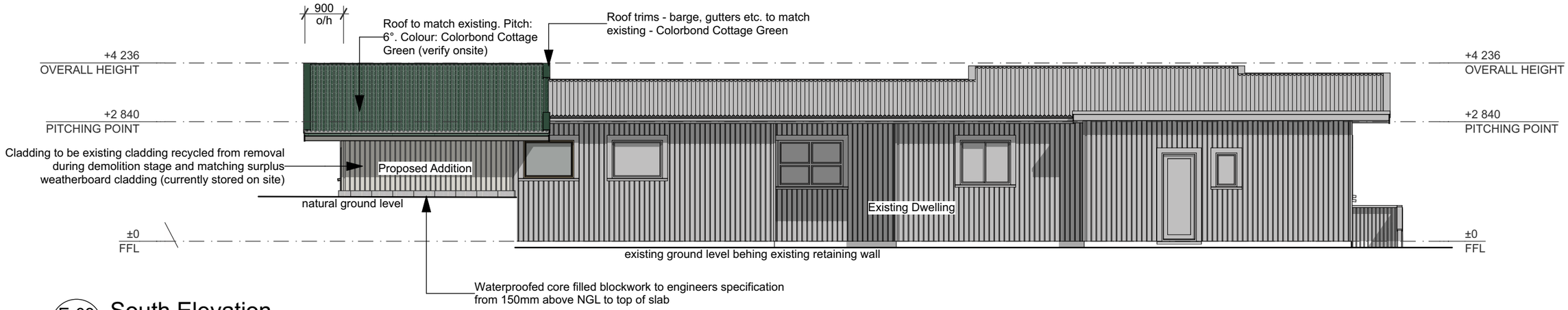
PROJECT NUMBER: A129	ISSUE LIST		
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	No.	DESCRIPTION	DATE
DRAWN BY: MP	SK1	CONCEPT DEVELOPMENT	13/05/2024
CHECKED BY: MP	SK3	CONCEPT DEVELOPMENT	20/05/2024
DATE: Tuesday, 13 August	A	DA / Building Permit Issue	24/07/2024
CBOS: 964058515			

PROJECT Binalong House Alterations & Additions	A05	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216	SHEET SIZE **A3**	
CLIENT Russell Reid	ELEVATIONS	
	SCALE: 1:100 PROJECT NUMBER: A129	

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements

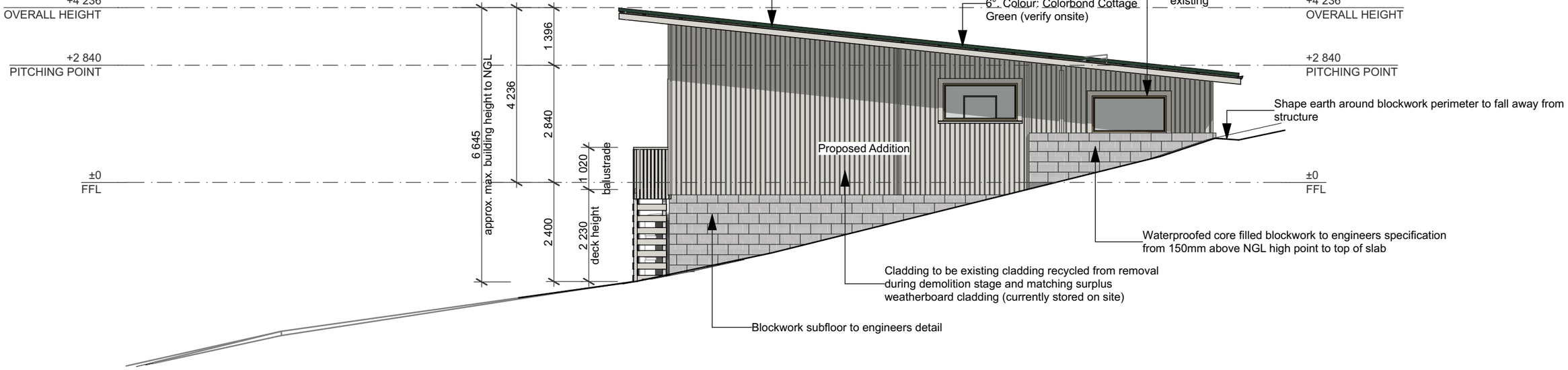
Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m



E-03 / A02 **South Elevation**

Scale 1:100 @A3



E-04 / A02 **West Elevation**

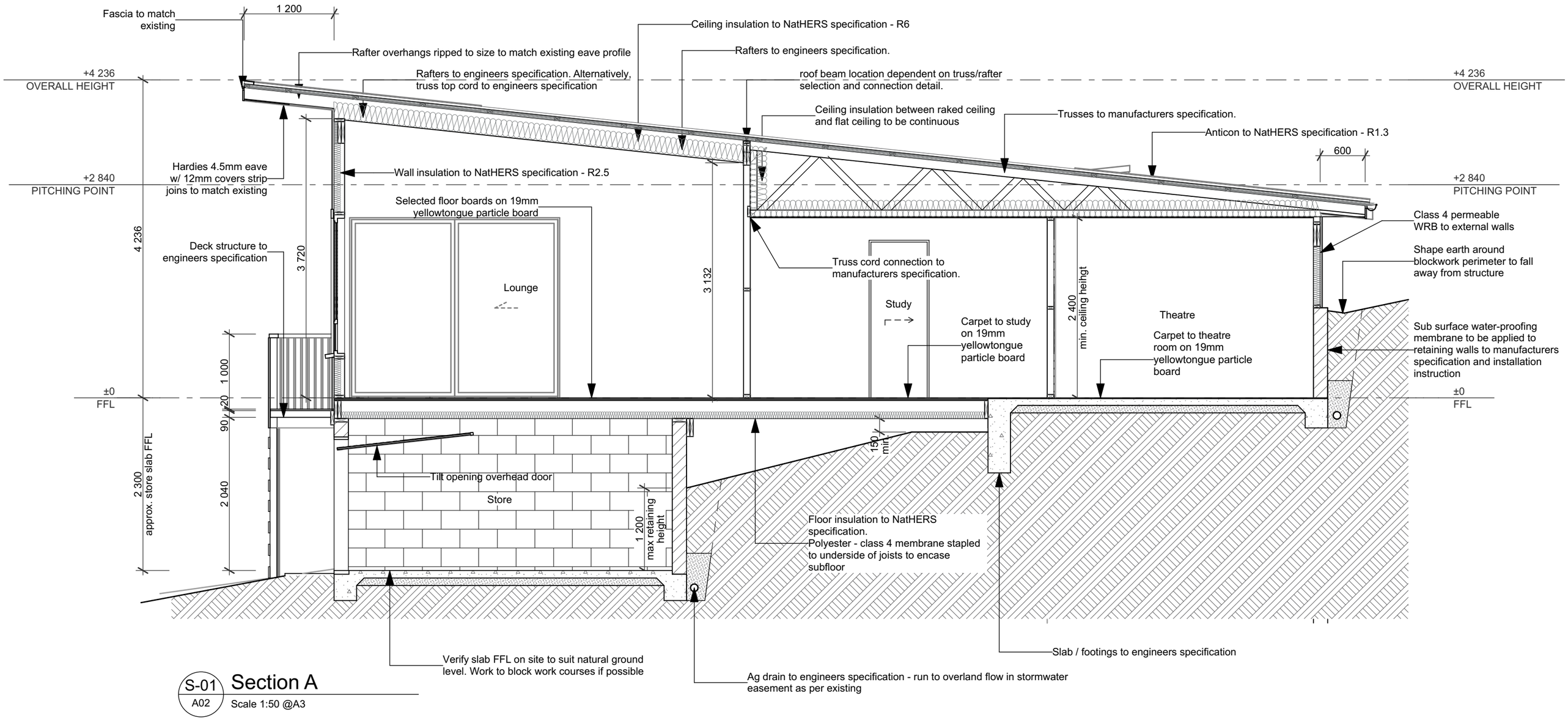
Scale 1:100 @A3

PROJECT NUMBER: A129	ISSUE LIST	PROJECT Binalong House Alterations & Additions	A06
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP CHECKED BY: MP DATE: Tuesday, 13 August CBOS: 964058515	PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216 CLIENT Russell Reid	SHEET SIZE **A3** ELEVATIONS 2 SCALE: 1:100 PROJECT NUMBER: A129

No.	DESCRIPTION	DATE
SK1	CONCEPT DEVELOPMENT	13/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Scale 1:50
0.5 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0m



S-01 / A02 **Section A**
Scale 1:50 @A3

PROJECT NUMBER: A129	ISSUE LIST	PROJECT Binalong House Alterations & Additions	A07
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP CHECKED BY: MP DATE: Tuesday, 13 August CBOS: 964058515	PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216 CLIENT Russell Reid	SHEET SIZE **A3** SECTIONS 1 SCALE: 1:50 PROJECT NUMBER: A129

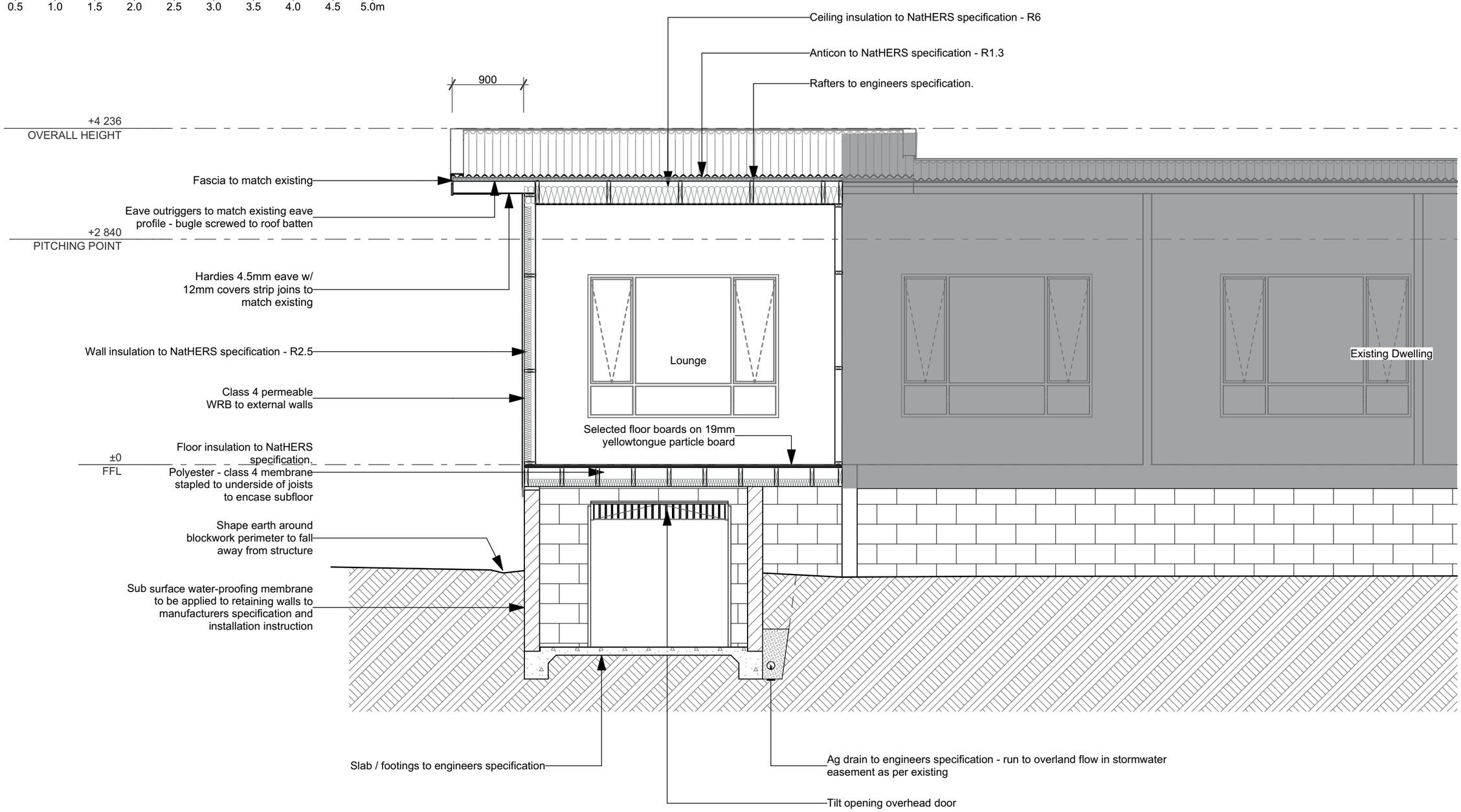
No.	DESCRIPTION	DATE
SK2	CONCEPT DEVELOPMENT	17/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements

Scale 1:50

0.5 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0m



S-02 / A02 **Section B**

Scale 1:50 @A3

PROJECT NUMBER: A129	ISSUE LIST	PROJECT Binalong House Alterations & Additions	A08
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP CHECKED BY: MP DATE: Tuesday, 13 August CBOS: 964058515	PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216 CLIENT Russell Reid	SHEET SIZE **A3** SECTIONS 2 SCALE: 1:50 PROJECT NUMBER: A129

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**

A09

ELECTRICAL & LIGHTING

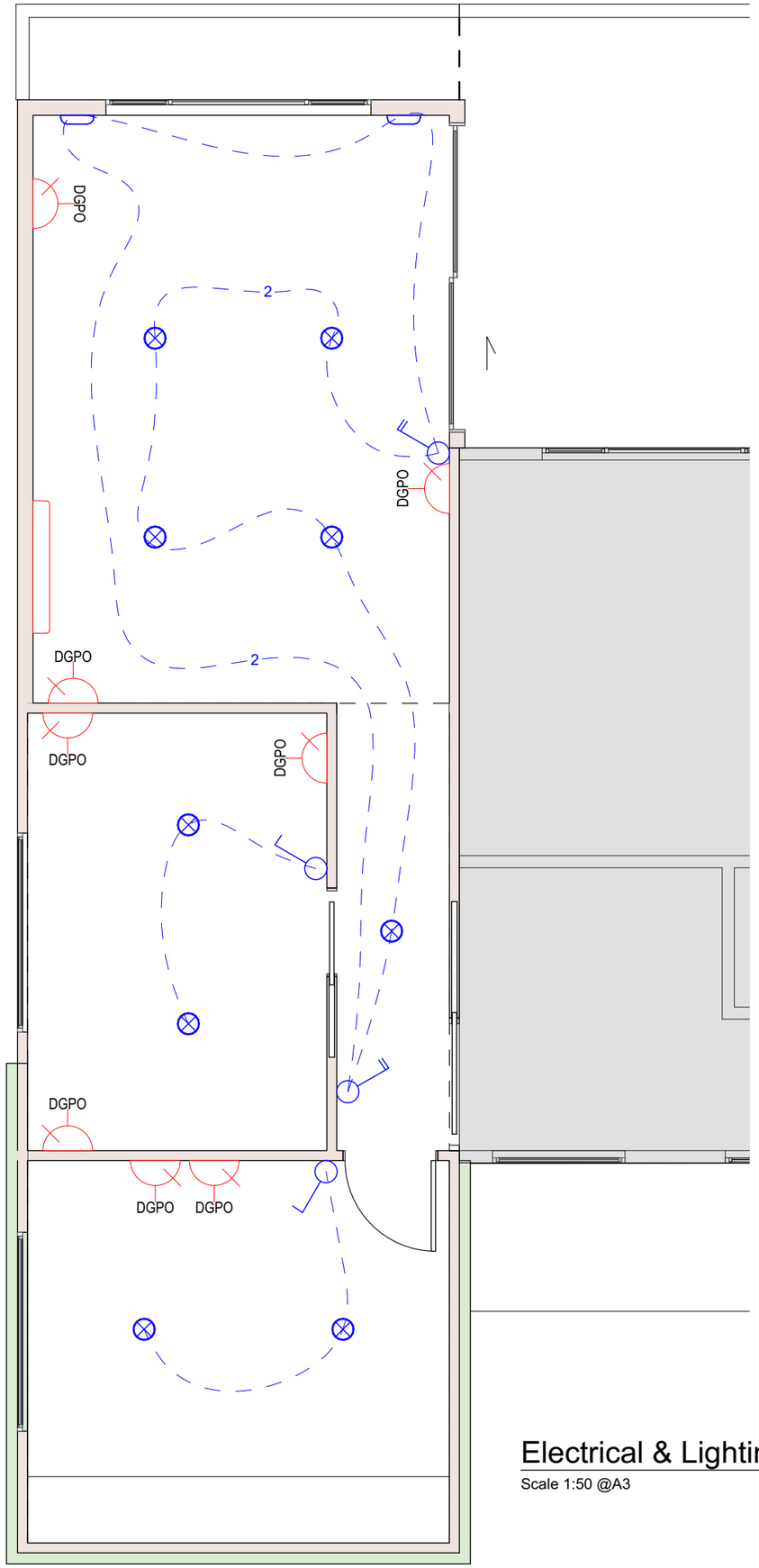
SCALE: 1:50

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Tuesday, 13 August 2024

CBOS: 964058515



Scale 1:50
0.5 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0m

Electrical & Lighting Legend

SYMBOL	COMPONENT	QUANTITY	DETAILS
	Double GPO @ 200mm above FFL	8	
	Heat Pump - 2.2kW	1	Outdoor Heat pump unit to be wall mounted or ground mounted
	Recessed Downlight - IC4 rated. LED Temperature max 3000k	9	LED Temperature max 3000k
	Switch - Double	2	
	Switch - Single	2	
	Wall Light - Uplight mounted at 1800mm above FFL	2	LED Temperature max 2700k

2 - INDICATES TWO WAY LIGHTING SWITCH
D - INDICATES DIMMER SWITCH
S - INDICATES MOVEMENT SENSOR IN CIRCUIT

Electrical & Lighting

Scale 1:50 @A3

Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m

CHANGE LIST	
ID	NAME
Ch-01	Existing OSSM Located on plan
Ch-02	Existing Parking Arrangements Shown
Ch-03	Stormwater Discharge Overflow

NOTE:

ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE (RAINWATER TANK & OVERLAND FLOW OVERFLOW). THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

STORM WATER PIPE LAYOUT IS INDICATIVE AND IS TO BE LAYED AT THE DISCRETION OF THE PLUMBING CONTRACTOR

LEGEND

DP90	90mm PVC Downpipe
DP100	100mm PVC Downpipe
DN100	100mm PVC Pipe
DN150	150mm PVC Pipe

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
SK2	CONCEPT DEVELOPMENT	17/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024
B	DA / Building Permit Issue	13/08/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**

A10

PLUMBING PLAN

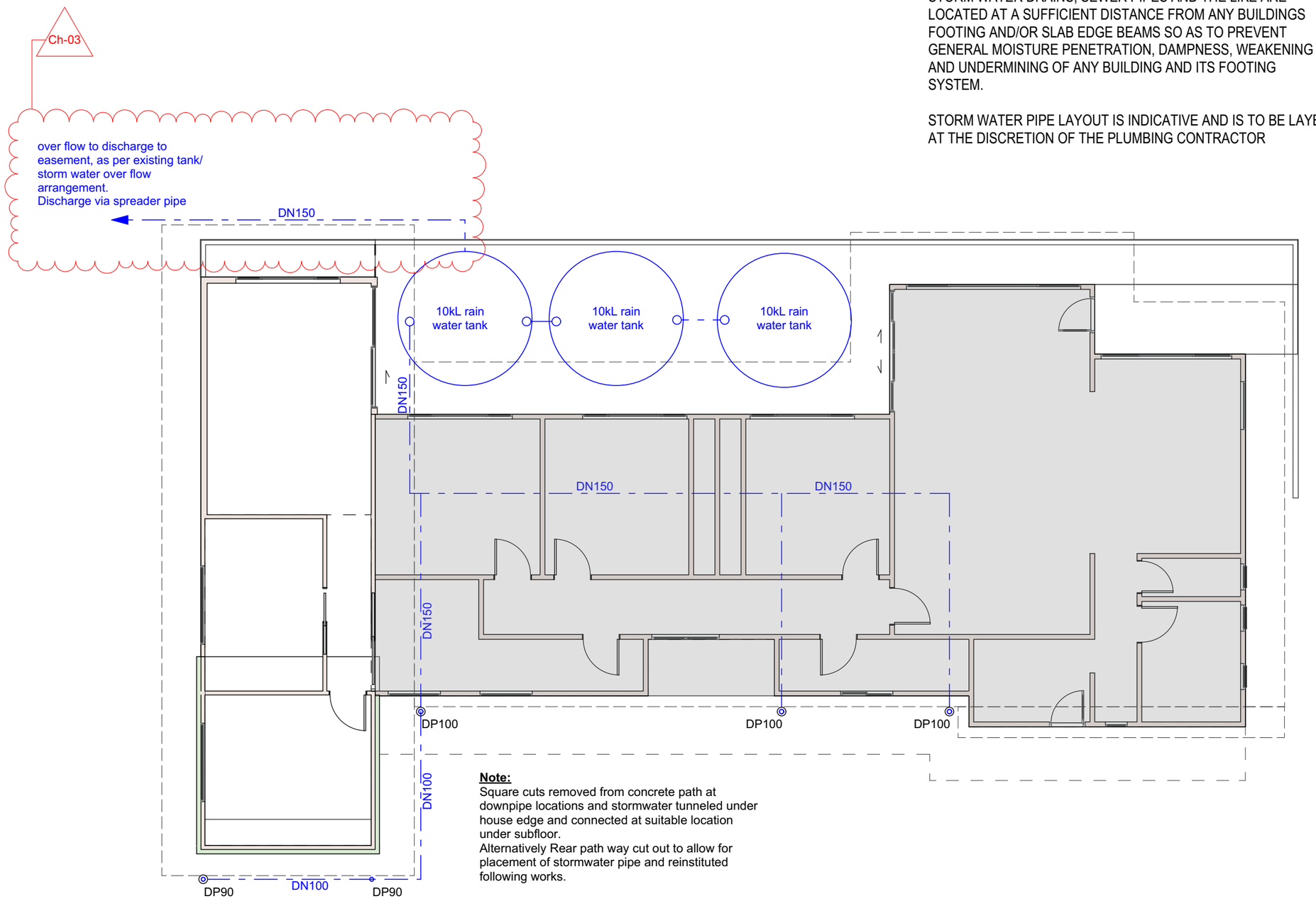
SCALE: 1:100

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August 2024

CBOS: 964058515



Note:
Square cuts removed from concrete path at downpipe locations and stormwater tunneled under house edge and connected at suitable location under subfloor.
Alternatively Rear path way cut out to allow for placement of stormwater pipe and reinstituted following works.

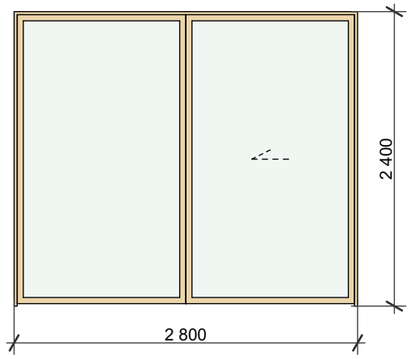
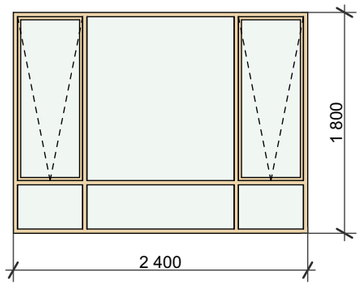
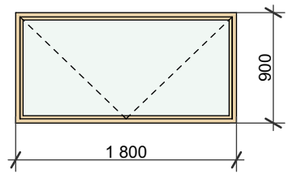
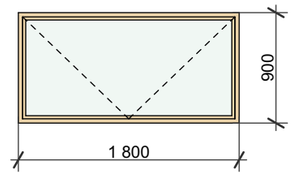
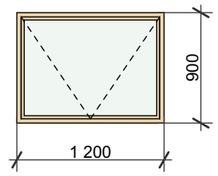
Proposed Plumbing Plan

Scale 1:100 @A3

Note:
Downpipes shown are proposed downpipes replacing existing measures, provided to upgrade rainwater catchment to AS3500.3 standard

Scale 1:50

0.5 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0m

GLAZING SCHEDULE						
WINDOW ID	SD-01	W-01		W-03		W-04
NOMINAL HEIGHT	2 400	1 800	900	900	900	
NOMINAL WIDTH	2 800	2 400	1 800	1 800	1 200	
HEAD HEIGHT	0	2 400	2 100	2 400	2 400	
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	
GLAZING	AS PER NATHERS REPORT	AS PER NATHERS REPORT	AS PER NATHERS REPORT	AS PER NATHERS REPORT	AS PER NATHERS REPORT	
WINDOW AREA	6.72	4.32	1.62	1.62	1.08	15.36 m²
ELEVATION VIEW						
DETAILS	Aluminium sliding door. Colour to match existing frames.	Awnings and fixed pane window. Colour to match existing frames.	Awning window. Colour to match existing frames	Awning window. Colour to match existing frames	Awning window. Colour to match existing frames	

Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

Note:
External windows and glazed doors to comply with AS2047:2014 - Windows & external glazed doors in buildings

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August

CBOS: 964058515

ISSUE LIST

No.	DESCRIPTION	DATE
SK2	CONCEPT DEVELOPMENT	17/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

A11

SHEET SIZE **A3**

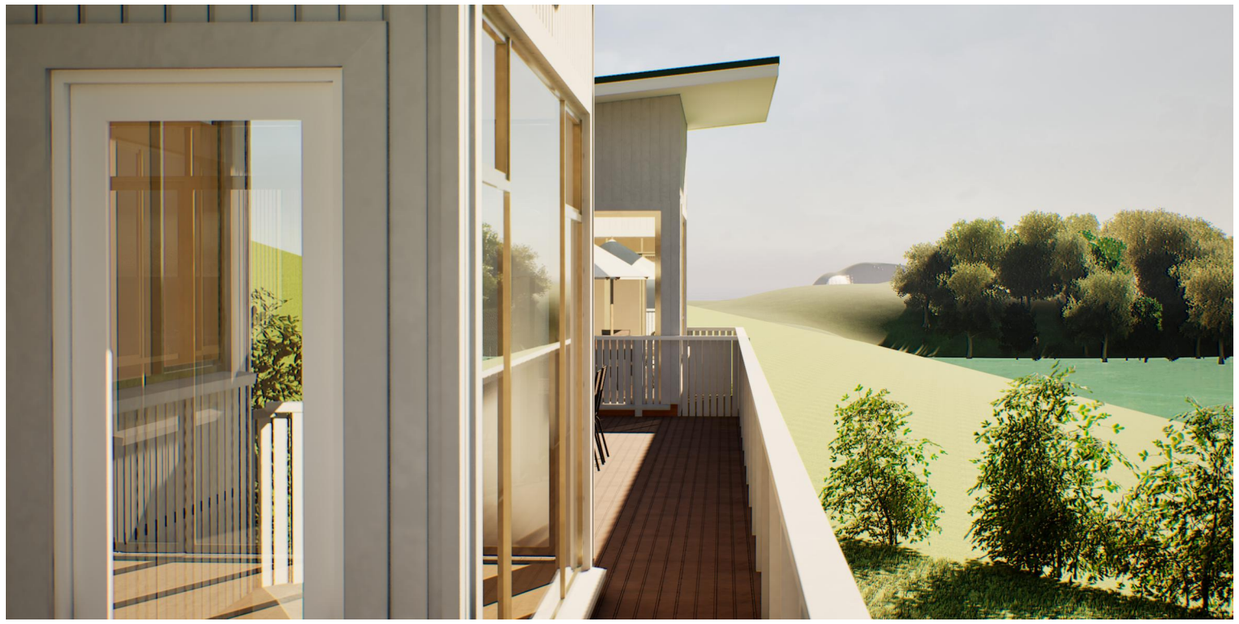
DOOR / WINDOW SCHEDULE

SCALE:

PROJECT NUMBER: A129

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Note:
To be constructed in accordance with requirements outlined in NatHERS certificate No. 0009562844-02 as MINIMUM to meet energy efficiency requirements



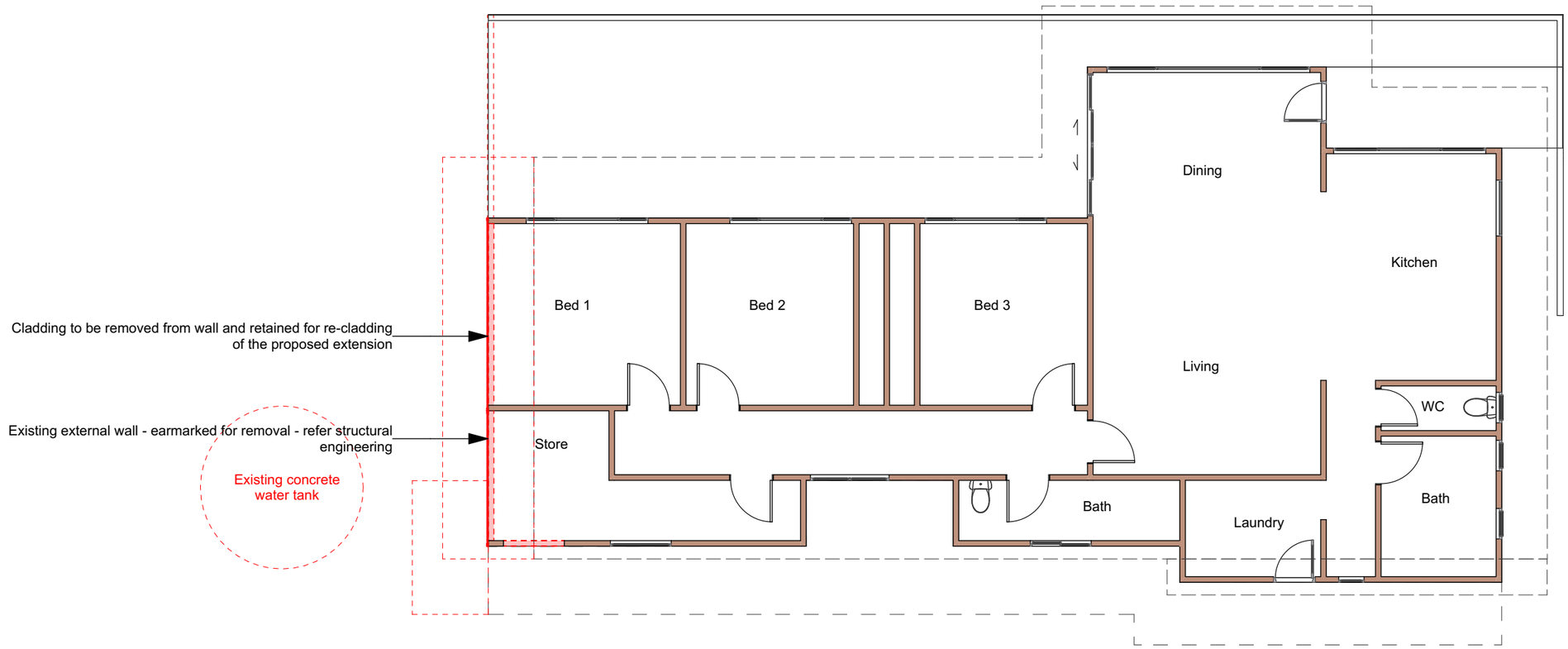
PROJECT NUMBER: A129	ISSUE LIST	PROJECT	A12
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP CHECKED BY: MP DATE: Tuesday, 13 August CBOS: 964058515	Binalong House Alterations & Additions PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216 CLIENT Russell Reid	SHEET SIZE **A3** RENDERS SCALE: PROJECT NUMBER: A129

No.	DESCRIPTION	DATE
SK1	CONCEPT DEVELOPMENT	13/05/2024
SK3	CONCEPT DEVELOPMENT	20/05/2024
A	DA / Building Permit Issue	24/07/2024

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m



Demolition Plan

Scale 1:100 @A3

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**

A13

DEMOLITION PLAN

SCALE: 1:100

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Tuesday, 13 August 2024

CBOS: 964058515

Scale 1:200

2 0 2 4 6 8 10 12 14 16 18 20m

CHANGE LIST	
ID	**NAME**
Ch-01	Existing OSSM Located on plan
Ch-02	Existing Parking Arrangements Shown
Ch-03	Stormwater Discharge Overflow

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024
B	DA / Building Permit Issue	13/08/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**
A14

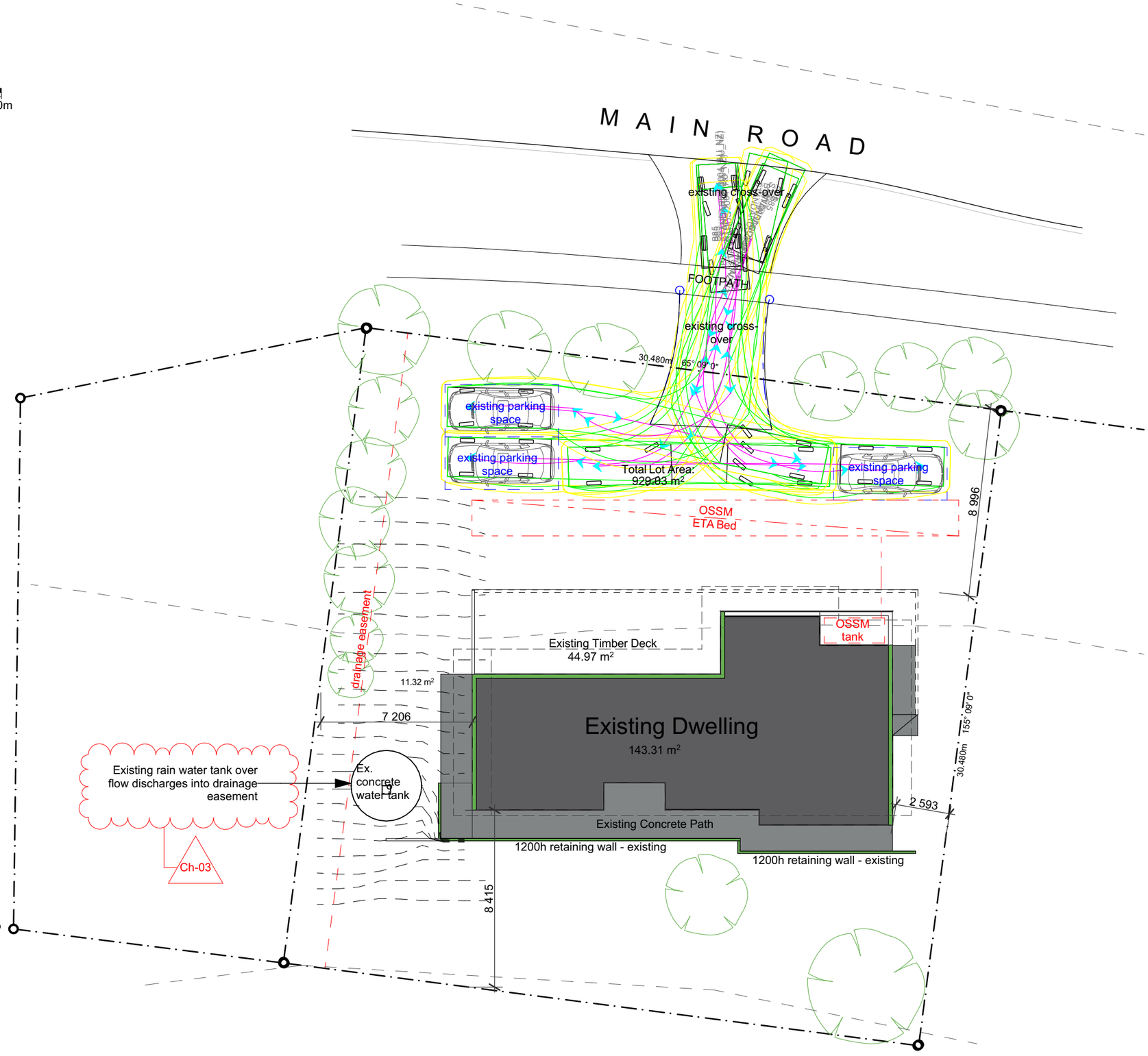
N

SITE PLAN - EXISTING CONDITIONS
SCALE: 1:200

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August 2024
CBOS: 964058515



Existing Site Plan

Scale 1:200 @A3

Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

SHEET SIZE **A3**

A15

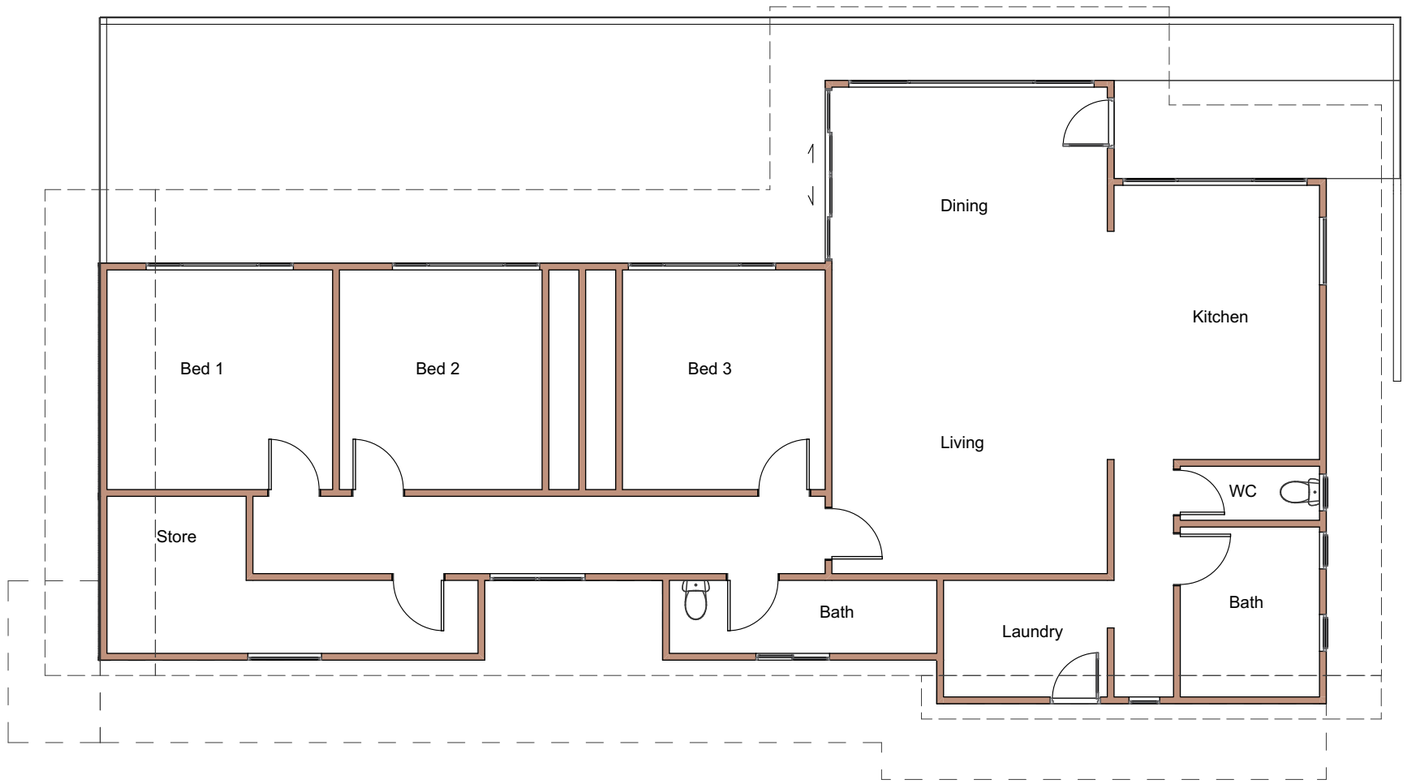
FLOOR PLAN - EXISTING CONDITIONS
SCALE: 1:100

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Tuesday, 13 August 2024

CBOS: 964058515



Existing Floor Plan

Scale 1:100 @A3

GENERAL SPECIFICATION

BCA / NCC 2022- SPECIFICATIONSFOR RESIDENTIAL (CLASS 1 AND 10) BUILDINGS
NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS REFERRED TO BELOW, NOT ALL STANDARDS REFERENCED BELOW WILL BE APPLICABLE

1. All construction works to be conducted in accordance to the current Australian Standards (AS), National Construction Code 2022 (NCC) and Occupational Health and Safety (OHS) acts and Regulations.
2. These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified to the author; any other person who uses or relies on these plans without the author's consent is subject to copyright infringements and does so at their own risks. The author accepts no responsibility for such use and/ or reliance.
3. These construction drawings shall be read in conjunction with written specifications, energy rating reports, engineering drawings, engineering computations, truss and post-strut computations.
4. The builder/s and/or contractor/s shall check and verify all dimensions, levels, setbacks & legal point of discharge on site prior to commencement of any works. **Any discrepancies must be referred to the designer**.
5. The builder/s and/or contractor/s shall be responsible for ensuring that all building works conform to the N.C.C. Australian standard codes, building regulations, local by-laws, town planning permits and any other relevant regulatory authorities.
6. Written dimensions shall take preference over scaling and large dimensions shall take preference over smaller ones.
7. All dimensions are in millimeters.
8. AG cut-off drains are required to be installed at the base of all excavations and the high side of a sloping site.
9. The spacing between downpipes must not exceed 12m or as per approved civil designated plans.
10. No Substitutions are to be made of sizes or structural members varied without obtaining the approval of the Engineer.
11. Storm water and sewer drains are to comply with the current AS & NCC.
12. Excavations for drains to be outside angle of response of footing as per NCC.
13. Freeboard to be in accordance with NCC:
    a) 150mm above soil,
    b) 100mm above sandy or well drained areas,
    c) 50mm above concrete.
14. Site Maintenance to comply with AS 2870.1 and CSIRO sheet 10-91
15. Ground Surrounding Perimeter of Building is to Slope away from Dwelling.
16. Provide AGI drains behind retaining walls and dwelling perimeter if required, to comply with NCC.
17. Stormwater to connect to existing or legal point of discharge. Roof stormwater drainage to comply with AS3500.3.
18. Batters (if applicable) at least 600mm from any boundaries.
    a) Retaining walls (if applicable) at max. 900mm high or to engineers spec. retaining walls at min 600mm from boundaries.
    b) A.G. drains to base of cuts and connected to stormwater via silt pits.
19. Root barrier system to footings that are close to trees. (verify on site)
20. Levels taken by a dumpy (Unless stated otherwise) are approx. only, & must be checked by builder prior to commencement of any works

3.2 EARTHWORKS

- All earthworks will be carried out in accordance with DA conditions of approval and NCC Part 3.2.1. Retaining walls shall be designed by a practising structural engineer where applicable.

3.3 DRAINAGE

- All drainage works will be carried out in accordance with AS/NZS 3500.3 Plumbing and drainage stormwater drainage or AS/NZS 3500.5 - Domestic Installations - Stormwater Drainage in accordance with Parts 3.3.5 of the NCC.
- Subsoil drainage 3.3.4 will be installed to divert subsurface water away from the area beneath building and will be graded with a uniform fall of not less than 1:300 and discharge into an external sump. Provision will be made for cleaning and maintenance. Typical locations of subsoil drainage systems are on the uphill side of cut and fill sites, behind retaining walls, and adjacent to basement/garage or lower storey walls.

3.4 TERMITE RISK MANAGEMENT

- Termite barrier will be installed to minimise the risk of termite attack to primary building elements in accordance with AS 3660.1 - Termite Management - New Building Work.
- Termite barriers will be installed to minimise the risk of termite attack to primary building elements for concrete slab-on-ground in accordance with Part 3.4.2 of the NCC.
- Termite barriers will be installed to minimise the risk of termite attack to primary building elements for suspended floors in accordance with clause 3.4.2 of the NCC.
- Attachments to buildings will be installed to minimise the risk of termite attack to primary building elements in accordance with Part 3.4.2 of the NCC.

A durable notice 3.4.3 NCC will be permanently fixed to the building in a prominent location, such as in a meter box or the like, indicating-

(i) the termite management system used; and
(ii) the date of installation of the system; and
(iii) where a chemical is used, its life expectancy as listed on the appropriate authority's pesticides register label; and
(iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

Building element	Termite management system or component options
Concrete slab-on-ground: penetrations/control joints/area beneath the slab (see Note)	Sheet material
	Granular material
	Chemical
Suspended floors	Sheet material
	Granular material
	Chemical
Attachments to buildings	Termite management system to the attachment
	Inspection zone between attachment and building

Table Notes

The entire area beneath the slab must be treated when the slab-on-ground is not designed and constructed in accordance with AS 2870 or AS 3600.

Table 3.4.2: Acceptable termite management systems and components

Building element	Termite management system or component options
Concrete slab-on-ground: slab perimeter or *external wall* perimeter	Slab edge exposure
	Sheet material
	Granular material
	Chemical

4.2 FOOTINGS AND SLABS

- Footings and slabs will be designed and constructed in accordance with AS 2870 - Residential Slabs and Footings. A damp-proofing membrane is required to be provided.
- Documentation demonstrating compliance with AS2870 will be prepared by a practising structural engineer, or
- Compliance with NCC acceptable construction practice (Preparation, Concrete and Reinforcing, Site Classification & Footing and Slab Construction), subject to design limitations identified in clause 4.2
- Concrete structure to comply with AS 3600 - 2009 and NCC:
  a) Concrete to be poured in temperatures of 30 deg and less,
  b) Curing period is a minimum of 28 days,
  c) Footing and slabs to have a minimum of 25 Mpa,
  d) Concrete slump to be 80mm with 20mm aggregate

5 MASONRY

- Unreinforced masonry, reinforced masonry, masonry accessories and weatherproofing of masonry will be designed and installed in accordance with AS 3700 - Masonry Structures; or, AS 4773 - Masonry for Small Buildings (Design & Construction), Parts 1 and 2.
- Earthwall construction will be designed and installed in accordance with CSIRO - NBTC Bulletin 5, Earthwall Construction 4th Edition 1987 (Alternative Solution)
- All damp proof course (DPC) and flashing to be in accordance with AS 2904:1995 and NCC.
- All DPC and flashing to be in accordance with AS 4773
- Brick walls, brick ties and brick cavity, to comply with AS 3700, AS 4773 and NCC.
  a) Wall cavity: brick veneer no less than 25mm; solid brick no less than 35mm,
  b) Wall ties at max 600mm cts,
  c) Articulation joints as per AS 4773,
  d) Have ableflex in brickwork expansion joints with sealant on top

6.2 SUBFLOOR VENTILATION

- Subfloor ventilation will be designed and installed in accordance with this part of the NCC.
- Sub-floor vents to provide a rate of 7500mm SQ. clear ventilation per 1000mm
- Run of external masonry Wall & 2200mm SQ. clear ventilation per 1000mm run of internal dwarf walls.
- Internal to external vents to sub-floor at Min. 7300mm SQ clear ventilation per 1000mm

6.3 STEEL FRAMING

- Steel framing will be designed and constructed by a practising structural engineer in accordance with one of the following manuals:
- AS 4100 - Steel structures
- AS/NZS 4600 - Cold-formed steel structures
- NASH - Residential and low-rise steel framing Part 1 - 2005 Design criteria, or Part 2 - 2014Design Solutions.
- Steel framing will be designed and constructed in accordance with this part of the NCC.

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August
CBOS: 964058515

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

A16

SHEET SIZE **A3**

GENERAL NOTES

SCALE:
PROJECT NUMBER: A129

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

6.3.2 STRUCTURAL STEEL MEMBERS

(1)Structural steel members may be used as follows:
(a)Bearers supporting a timber floor or non-loadbearing stud wall - in accordance with 6.3.3.
(b)Strutting beams supporting roof and ceiling loads - in accordance with 6.3.4.
(c)Lintels supporting roof, ceiling, frame and timber floor - in accordance with 6.3.5.
(d)Columns - in accordance with 6.3.6.
(2)Structural steel members in (1)(a), (b) and (c) must have a minimum nominal yield strength of 250 MPa.
(3)The yield strength of structural steel members in (1)(d) is nominated in 6.3.6.
(4)Structural steel members described in this Part must be protected against corrosion in accordance with 6.3.9.

7 ROOF & WALL CLADDING

7.2 - 3 SHEET, TILES & SHINGE ROOFING

- Roof tiles will be installed in accordance with AS 2049 - Roof Tiles & AS 2050 - Installation of Roof Tiles
- FIXING ROOF TILES: NCC Fig 7.3.2a b c d e defines the areas and fastening requirements for all tiled roofs in any area with a design wind speed up to and including N3. Specific requirements now exist within a 1.2M band parallel to ridges, hips, edges and barges extending towards the field of the roof.
  TILED ROOF FLASHINGS: Where ridge and hip tiles are fixed with proprietary mechanical clips NCC fig. 7.3.3 shows details for mechanical fastening-ridge clip and dry or pointed valleys and hips.
- Metal Roofing Design & Installation of Sheet Roof and Wall Cladding to comply with AS/NZS 1562 Parts 2 & 3 & NCC 7.2.3 to 7.2.5 Metal Sheet Roofing
- Asphalt shingles will be installed in accordance with ASTM D3018-90 - Asphalt shingles.
- A pliable membrane underlay will be installed in accordance with AS/NZS 4200 - Installation of pliable membrane underlay.

7.3.4 SARKING

Sarking must-
(a)be provided in accordance with Table 7.3.4; and
(b)comply with AS 4200.1 and be installed with-
(i)each adjoining sheet or roll being:
(A) overlapped not less than 150 mm; or
(B) taped together; and
(ii)sarking fixed to supporting members at not more than 300 mm centres; and
(iii) no sags more than 40 mm in the sarking.

7.3.5 ANTI-PONDING DEVICE/BOARD

(1)An anti-ponding device/board must be provided where sarking is installed on- (a)roofs with a pitch less than 20°; and
(b)roofs with no eaves overhang, regardless of the roof pitch.
(2)An anti-ponding device required by
(1) must be water resistant and fixed along the eaves line from the top of the fascia back up the rafter with a clearance of approximately 50 mm below the first batten (See Figure 7.3.5).

7.4 GUTTERS AND DOWNPIPES

- Gutters and downpipes will be designed and installed in accordance with NCC
  a) To fall not less than 1:500 for eaves gutters unless fixed to metal fascias.
  b) Fall of not less than 1:100 for box gutters.
  c) Eaves gutters to be supported by brackets no more than 1.2m apart.
  d) Valley gutters pitched>12.5 deg to be min.400mm wide, roof overhang 150mm Min.
  e) Valley gutters <12.5 deg. Must be designed as box gutters.
  f) Down pipe sizes min 90mm dia / 100mm x 50mm.

8.2 WINDOWS & EXTERNAL GLAZED DOORS

8.2 applies subject to the limitations set out in H1D8(1) and (2).

8.2.2

Windows must be installed in accordance with the following:
(a)Structural building loads must not be transferred to the window assembly.
(b)A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
(c)The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
(d)Packing, if provided between each window assembly and the frame, must be- (i)located along each side and bottom; and
(ii)fixed to ensure the sides and bottom of the window assembly remain straight; and clear of any flashing material.

8.3.1

Glazing must comply with the following:
(a)8.3.2 for glass sizes and installation.
(b)8.3.3 for fully framed glazing installed in the perimeter of buildings.
(c)Part 8.4 for glazed assemblies subject to human impact.
(d)Glass used must be of a type within the scope of AS 1288.
(e)Glass used in barriers, except a window serving as a barrier, must withstand loading forces in accordance with AS 1170.1.
(f)Safety glass must be- (i)legibly marked in accordance with 8.4.7; and made visible in accordance with 8.4.8.

8.4.1

(1)Part 8.4 applies subject to the limitations set out in H1D8(1).
(2)Part 8.4 need not be complied with if H1D8(3) is complied with.
(3)The thickness and type of glazing installed in areas of a building that have a high potential for human impact (an area of a building frequented by the occupants during everyday activities in which a person could fall into or against the glazed panel) must comply as follows:
(a)Doors - in accordance with 8.4.2.
(b)Door side panels - in accordance with 8.4.3.
(c)Full height glass panels - in accordance with 8.4.4.
(d)Glazed panels, other than doors or side panels, on the perimeter of rooms - in accordance with 8.4.5.
(e)Bathrooms, ensuite and spa room glazing - in accordance with 8.4.6.
(f)Visibility of glazing - in accordance with 8.4.7. Identification of safety glass - in accordance with 8.4.8.

COMPLIANCE WITH THE FOLLOWING SECTIONS:

8.4.2 Doors, side panels and other framed glazed panels
8.4.3 Door side panels
8.4.4 Full height framed glazed panels
8.4.5 Glazed panels, other than doors or side panels, on the perimeter of rooms
8.4.6 Kitchen, bathroom, ensuite, spa room and splash-back glazing
8.4.7 Visibility of glazing
8.4.8 Identification of safety glass

9.5 Smoke alarms and evacuation lighting

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 maybe installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building;and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

9.5.2 Location - Class 1a buildings

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

9.5.4 Installation of smoke alarms

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

10.2 WET AREAS & EXTERNAL WATERPOOFING

(1)Building elements in wet areas within a building must be protected with a waterproofing system.
(2)The waterproofing system in (1) must be either waterproof or water resistant in accordance with 10.2.2 to 10.2.6.

10.3 ROOM HEIGHTS

- Ceiling heights will be designed and constructed in accordance with this part of the NCC.

10.4 FACILITIES

- Facilities will be designed & constructed with this Part of the NCC.

10.5 LIGHT

- Lighting will be provided in accordance with this Part of the NCC.

10.6 VENTILATION

- Ventilation will be provided in accordance with this Part of the NCC.

10.7 SOUND INSULATION

- Sound insulation will be provided in accordance with this Part of the NCC.

10.8 CONDENSATION MANAGEMENT

Condensation Management to comply with AS4200.1 and to be installed to AS4200.2 in accordance withthis part of the NCC

7.5 TIMBER & COMPOSITE WALL CLADDING

(1)Compliance with Part 7.5 for wall cladding is achieved if-
(a)it is installed in accordance with-
(i)7.5.2 for timber cladding, including weatherboards and profiled boards; and
(ii)7.5.3 for fibre-cement and hardboard wall cladding boards; and
(iii)7.5.4 for fibre-cement, hardboard and plywood sheet wall cladding; and
(b)fibre-cement sheet eaves where provided, are installed in accordance with 7.5.5; and
(c)openings and penetrations in cladding are flashed in accordance with 7.5.6; and
(d)the bottom surface of the cladding terminates in accordance with 7.5.7; and
(e)parapets, where provided, are capped in accordance with 7.5.8.
(2)Part 7.5 need not be complied with if H1D7(5) is complied with.

TIMBER FRAMING

- Timber framing will be designed and constructed in accordance with AS 1684.2 - Residential Timber Framed Construction - Non-Cyclonic Areas, or AS 1684.4 - Residential Timber Framed Construction - Simplified Non-Cyclonic Areas; or,
- Timber framing will be designed and constructed in accordance with details provided by a practising structural engineer.
- Prefabricated wall frames and roof trusses will be designed and constructed in accordance with structural engineer's details supplied by the manufacturer.
- Timber wall framing to comply with AS 1684 and NCC. Timber grade MGP 10 OR MGP12 at 450 cts.
  a) Bottom & Top plates 90 X 45
  b) Common Studs: 90 X 35
  c) Noggins: 90 X 35 (MAX 1350mm vertical)
  d) Bracing: GI angle notched into the studs OR as per bracing design
- Timber ceiling and roof framing to comply with AS 1684 and NCC. Timber grade can be F5 radiata pine or MGP 10 / 12.
  a) Ceiling battens: as per suppliers recommendations
  b) Roof battens (Roof tiles): 35 X 35mm at 330 cts for roof tiles
  c) Roof battens (metal roofing): 35 X 70mm at 1200 max cts for metal roofing
  d) Trusses and posi-struts as per engineering details and computations.

PROJECT NUMBER: A129	ISSUE LIST	PROJECT Binalong House Alterations & Additions	A17
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	No. / DESCRIPTION / DATE A / DA / Building Permit Issue / 24/07/2024	PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216	SHEET SIZE **A3**
DRAWN BY: MP CHECKED BY: MP DATE: Tuesday, 13 August CBOS: 964058515		CLIENT Russell Reid	GENERAL NOTES 2 SCALE: PROJECT NUMBER: A129

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

11.2 STAIR/RAMP CONSTRUCTION

- Stairs/Ramps will be constructed in accordance with this Part of the NCC.

11.2.3 Ramps

An external ramp serving an external doorway or a ramp within a building must-
(a)be designed to take loading forces in accordance with AS/NZS 1170.1; and
(b)have a gradient not steeper than 1:8; and
(c)be provided with landings complying with 11.2.5 at the top and bottom of the ramp and at intervals not greater than 15 m.

11.2.4 Slip resistance

(1)The requirements for slip-resistance treatment to stair treads, ramps and landings are as set out in (2), (3) and (4).
(2)Treads must have-
(a)a surface with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586; or
(b)a nosing strip with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586.
(3)The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586.
(4)Landings, where the edge leads to the flight below, must have-
(a)a surface with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586, for not less than 190 mm from the stair nosing; or
(b)a nosing strip with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586.

11.2.5 Landings

(1)Landings must-
(a)be not less than 750 mm long and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing (see Figure 11.2.5a); and
(b)have a gradient not steeper than 1:50; and
(c)be provided where the sill of a threshold of a doorway opens onto a stairway or ramp that provides a change in floor level or floor to ground level greater than 3 risers or 570 mm (see Figure 11.2.5b); and
(d)extend across the full width of a doorway.
(2)In the case of a stairway serving only non-habitable rooms, such as attics, storerooms and the like that are not used on a regular or daily basis, the requirements of (1)(a) may be substituted with a minimum length of landing being not less than 600 mm long.

11.3 BARRIERS & HANDRAILS

Compliance with this Part is achieved by complying with-
(a)11.3.3, 11.3.4 and 11.3.6 for barriers to prevent falls; and
(b)11.3.5 for handrails; and 11.3.7 and 11.3.8 for protection of openable windows.

11.3.3 Barriers to prevent falls

(1)A continuous barrier must be provided along the side of a trafficable surface, such as-
(a)a stairway, ramp or the like; and
(b)a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
(c)a roof top space or the like to which general access is provided; and
(d)any delineated path of access to a building, where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 11.3.3a).
(2)The requirements of (1) do not apply to-
(a)a retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 11.3.3b); or a barrier provided to an openable window covered by 11.3.7 and 11.3.8.

11.3.4 Construction of barriers to prevent falls

(1)A barrier required by 11.3.3 must comply with (2) to (11).

11.3.5 Handrails

(1)Handrails to a stairway or ramp must- (a)be located along at least one side of the stairway flight or ramp; and
(b)be located along the full length of the stairway flight or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and
(c)have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see Figure 11.3.4b); and
(d)be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.
(2)The requirements of (1) do not apply to- (a)a stairway or ramp providing a change in elevation of less than 1 m; or
(b)a landing; or a winder where a newel post is installed to provide a handhold.

11.3.6 Construction of wire barriers

(1)A wire barrier is deemed to meet the requirements of 11.3.4(4) if it is constructed in accordance with (2) to (4).
(2)For a horizontal or near horizontal wire system- (a)when measured with a strain indicator, it must be in accordance with the tension values in Table 11.3.6a; or 11.3.6b. when measured for a maximum permissible deflection, it must not exceed the maximum deflections in (b)Table
(3)For a non-continuous vertical wire system- (a)when measured with a strain indicator, it must be in accordance with the tension values in Table 11.3.6a (see Note 4); or 11.3.6b. when measured for maximum permissible deflection, it must not exceed the maximum deflections in (b)Table
(4)For a continuous vertical or continuous near vertical sloped wire system- (a)it must have wires of not more than 2.5 mm diameter with a lay of 7 x 7 or 7 x 19 construction; and
(b)changes in direction at support rails must pass around a pulley block without causing permanent deformation to the wire; and
(c)supporting rails must be spaced of not more than 900 mm apart and be of a material that does not allow deflection that would decrease the tension of the wire under load; and
(d)when the wire tension is measured with a strain indicator, it must be in accordance with the tension values in Table 11.3.6c when measured in the furthermost span from the tensioning device.

11.3.7 Protection of openable windows - bedrooms

(1)A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.
(2)Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following: (a)The openable portion of the window must be protected with- (i)a device capable of restricting the window opening; or
(ii)a screen with secure fittings.
(b)A device or screen required by (a) must- (i)not permit a 125 mm sphere to pass through the window opening or screen; and
(ii)resist an outward horizontal action of 250 N against the- (A)window restrained by a device; or
(B)screen protecting the opening; and
(iii)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
(3)Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection.
(4)A barrier covered by (3) must not- (a)permit a 125 mm sphere to pass through it; and
(b)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 11.3.7).

11.3.8 Protection of openable windows - rooms other than bedrooms

(1)A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
(2)The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865 mm above the floor.
(3)A barrier required by (2) must not- (a)permit a 125 mm sphere to pass through it; and
(b)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

13 ENERGY EFFICIENCY

13.1.1 Scope

This Section sets out the following Deemed-to-Satisfy Provisions for energy efficiency:
(a)Building fabric (see Part 13.2).
(b)External glazing (see Part 13.3).
(c)Building sealing (see Part 13.4).
(d)Ceiling fans (see Part 13.5).
(e)Whole-of-home energy usage (see Part 13.6).
(f) Services (see Part 13.7).

13.1.2 Application

The application of this Section is subject to the following:
(a)The Governing Requirements of NCC Volume Two.
(b)The State and Territory variations, additions and deletions contained in the Schedules to the ABCB Housing Provisions and NCC Volume Two.

H7P1 Swimming pool access

A barrier must be provided to a swimming pool and must-
(a)be continuous for the full extent of the hazard; and
(b)be of a strength and rigidity to withstand the foreseeable impact of people; and
(c)restrict the access of young children to the pool and the immediate pool surrounds; and
(d)have any gates and doors fitted with latching devices not readily operated by young children, and constructed to automatically close and latch.

H7P1 only applies to a swimming pool with a depth of water more than 300 mm, in conjunction with the Swimming Pools Act 1992 and the Swimming Pools Regulation 2018.

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

PROJECT NUMBER: A129

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August
CBOS: 964058515

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

A18

SHEET SIZE **A3**

GENERAL NOTES 3

SCALE:

PROJECT NUMBER: A129

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

FILL UNDER CONCRETE SLAB

Filling used in the construction of a slab, except where the slab is suspended, shall consist of controlled fill or rolled fill as follows :

(a)Control fill is material that has been placed and compacted in layers by compaction equipment within a defined moisture range to a defined density requirement. Except as provided below, controlled fill shall be placed in accordance with AS 3798. Sand fill up to 0.8 m deep, well compacted in not more than 0.3 m thicklayers by a vibrating plate or vibrating roller, shall be deemed to comply with this requirement. A satisfactory test for sand fill not containing gravel sized material is the achievement of a blow count of 7 or more per 0.3 m using the penetrometer test described in AS 1289.F3.3.Non-sand fill up to 0.4 m deep, well compacted in not more than 0.15 m layers by a mechanical roller, shall be deemed to comply with this requirement. Clay fill shall be moist during compaction.

(b)Roll fill consists of material compacted in layers by repeated rolling with an excavator. Rolled fill shall not exceed 0.6m compacted in layers not more than 0.3 m thick for sand material or 0.3 m compacted in layers not more than 0.15 m thick for other material.

Note : The depth of fill given in this Clause are the depths measured after compaction.

CONSTRUCTION SUMMARY

ROOFING
- Colorbond corrugated roof see elevations & cross section
- 70 X 35 MGP10 Battens at 900 crs
- Roof design as per engineers spec.
- Plaster ceilings.
- Colourbond fascia & flashing
- Colourbond quad gutters.
- Downpipes 90mm dia or 100 x 50
- Sisalation.
- Roof design & construction: as per **AS 1684 / roof truss supplier spec & Design / Engineer**

WALLS
- 2700 high ceilings see cross sections & Elevations
- 90 x 45 MGP10 plates (double top plates to all external walls.
- 90 x 35 MGP10 studs at 450 crs.
- 90 x 35 MGP10 noggins at max. 1350 crs.
- Wall cladding as noted on elevations
- Plaster lining to internal walls.
- Plaster lining to internal walls.
- Internal doors 820 wide (TYP.)
- Wall Framing design & construction: as per **Engineers design & Spec**

ALFRESCO
- Posts as per engineer's spec
- Merbau decking OR as selected by client
- Sub floor design & construction: as per **Engineers design**

Australian Standards codes for reference:

No	AS Code Number	AS Code name
1	AS 3660-2014	Termite protection barriers.
2	AS 3600-2018	Concrete Structures.
3	AS 2870-2011	Residential slabs and footing.
4	AS 4671-2001	Steel reinforcement materials.
5	AS 2904-1995	Dam proof courses flashing.
6	AS 1684-2010	Residential timber framed construction.
7	AS 1860-2006	Installation of practice board floors.
8	AS 4055-2012	Wind Loading for housing.
9	AS 4100-1998	Steel Structures.
10	AS 3700 & AS4773	Masonry in building.
11	AS 1562-2018	Design and install of sheet roof and wall cladding.
12	AS 2049-2014	Roof tiles.
13	AS 2050-2018	Fixing of Roof tiles.
14	AS 1288-2006	Glass in building
15	AS 3740-2014	Water proofing of wet areas.
16	AS 3786-1993	Smoke Alarms.
17	AS 1657-1992	Stair case & balustrades.
18	AS 3958.1-2007	Installation of ceramic tiles.
19	AS 2455.2-2007	Installation of carpet flooring.
20	AS/NZS 2311- 2009	Painting of building
21	AS2047	Selection & installation of doors & windows

PROJECT NUMBER: A129

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

DRAWN BY: MP
CHECKED BY: MP
DATE: Tuesday, 13 August
CBOS: 964058515

ISSUE LIST

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

PROJECT
Binalong House Alterations & Additions

PROJECT ADDRESS:
23960/2 PID:6797508
62 Main Road Binalong Bay TAS 7216

CLIENT
Russell Reid

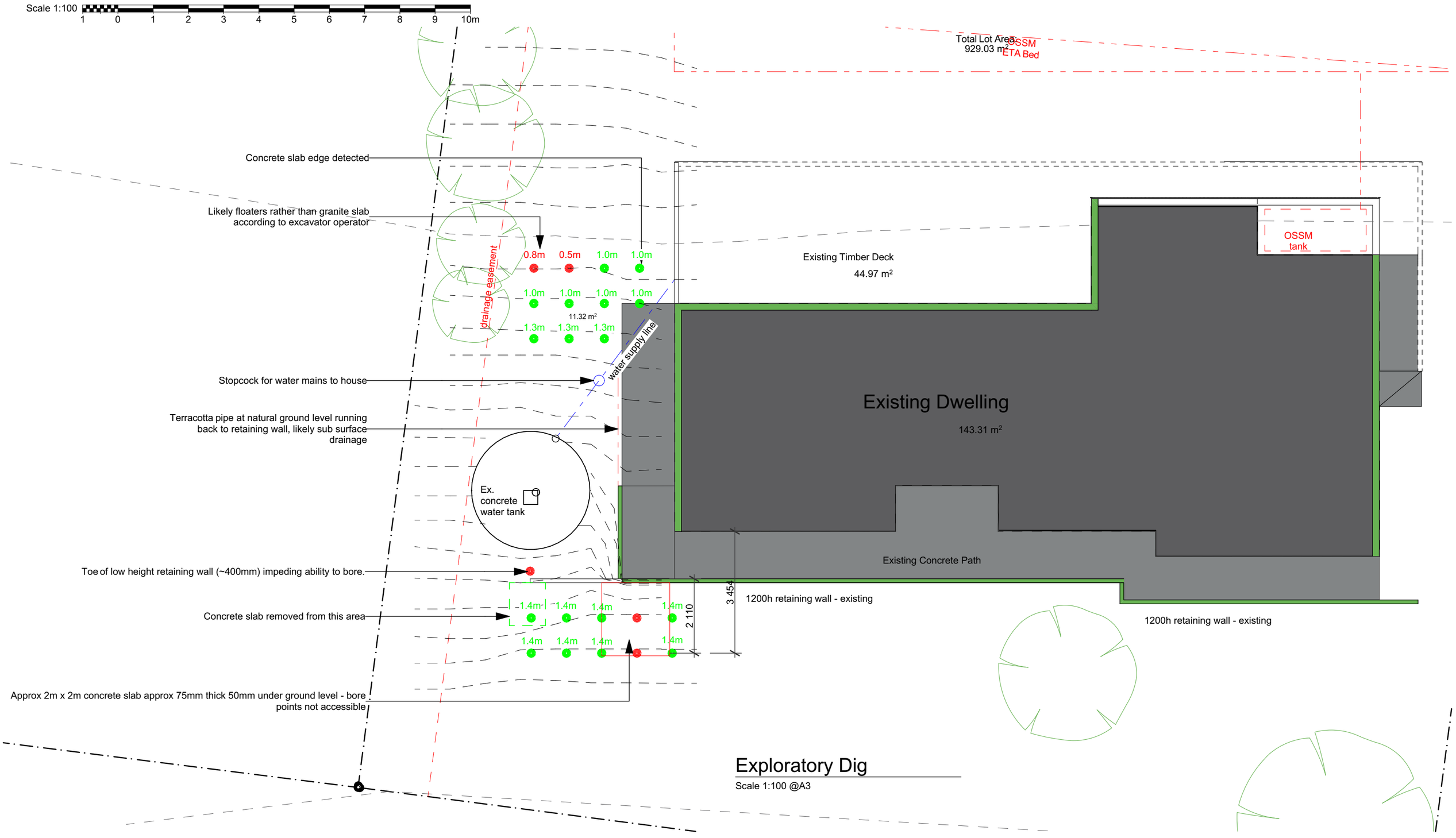
A19

SHEET SIZE **A3**

GENERAL NOTES 4

SCALE:
PROJECT NUMBER: A129

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.
WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.



Exploratory Dig

Scale 1:100 @A3

PROJECT NUMBER: A129	ISSUE LIST	PROJECT Binalong House Alterations & Additions
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP CHECKED BY: MP DATE: Tuesday, 13 August CBOS: 964058515	PROJECT ADDRESS: 23960/2 PID:6797508 62 Main Road Binalong Bay TAS 7216 CLIENT Russell Reid

No.	DESCRIPTION	DATE
A	DA / Building Permit Issue	24/07/2024

A20

SHEET SIZE **A3**

EXPLORATORY DIG

SCALE: 1:100

PROJECT NUMBER: A129

N

NOTE:
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

Proposed Alterations & Additions

62 Main Road Binalong Bay
TAS 7216

Planning Scheme Response

August 2024

SPECTURA
STUDIO
BUILDING DESIGN

SPECTURA STUDIO
6 Sunrise Court Scamander
INFO@SPECTURA.COM.AU
0423 250 079

Subject site & locality

1.0 Introduction

This planning scheme response supports the development application for alterations and additions to an existing dwelling located at 62 Main Road Binalong Bay. The proposed development is situated within the Low Density Residential Zone (LDRZ) as defined in the Tasmanian Planning Scheme - State Planning Provisions (SPPs).

2.0 Project Description

The project involves alterations and additions to the existing residential dwelling. The scope of work includes:

- Demolition of existing rainwater tank.
- New Lounge, theatre & study to be added to the western elevation of the existing dwelling
- Existing deck to have structural members replaced
- New rainwater tanks to be installed

3.0 Planning Assessment

3.1 Compliance with Low Density Residential Zone (LDRZ)

Objective:

The Low Density Residential Zone aims to provide for residential use and development in areas where the density of development is compatible with the environmental characteristics of the land and its ability to support low-density residential development.

Development Standards:
The proposal has been assessed against the relevant development standards of the LDRZ, including:

- **Building Height (10.4.2):** The alterations and additions will not increase the building height beyond the maximum permissible height of 8.5 meters. The proposed height of the additions is 6.57m metres, which complies with this standard.

- **Setbacks (10.4.3):** The proposed additions respect the existing setback conditions and comply with the minimum setback requirements:
    - Front setback: 12.27 metres (minimum required: 8 metres)
    - Side setback: 2.71 metres (minimum required: 5 metres)
    - Rear setback: 4.25 metres (minimum required: 5 metres)

  Side and rear setbacks do not meet acceptable solution criteria, so must be assessed against the relevant performance criteria, states as follows:

  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;
  (b) the size, shape and orientation of the site;
  (c) the setbacks of surrounding buildings;
  (d) the height, bulk and form of existing and proposed buildings;
  (e) the existing buildings and private open space areas on the site;
  (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and
  (g) the character of development existing on established properties in the area.

  The proposal is not viewed as causing a loss of amenity to adjoining properties and is in keeping with neighboring properties' existing setbacks from their respective boundaries, as can be seen along Main Road Binalong Bay.
  All aspects of the performance criteria have been considered in the design of the proposed addition, with the impact of the proposed additions seen as minimal and meeting the setback performance criteria.

- **Site Coverage (10.4.4):** The total site coverage after the proposed additions will be 21.5%, within the allowable limit of 30% for the LDRZ.

- **Private Open Space (10.4.5):** The alterations and additions will not reduce the private open space below the minimum requirement of 60 square meters as the area of the proposed addition does not currently serve this purpose. The proposed open space areas remain functional for active and passive recreational use with the proposed addition providing additional amenity to the existing POS.

- **Parking and Access (C2.0):** The existing parking provisions will be maintained and supplemented as needed to meet the requirement of 1 space per bedroom. Access to the property remains via the existing driveway.

- **C2.6.1 Construction of parking areas:** The existing carparking spaces may not meet this clause as they are not constructed from durable all weather pavement. They do however contain stormwater on site. Whilst not meeting the acceptable solution, the condition of the permeable area in front of the dwelling at the proposed site is testament to their meeting the performance criteria for this clause. This car parking arrangement has been in place since the inception the building and shows no sign of failure against the code. Furthermore, no changes to the approved use of this dwelling and the respective approved car parking arrangements are proposed.
    (a) Nature of the use; The existing carparking spaces, in their current state are in good condition and the nature of the use will not be affected by the proposed additions.
    (b) The topography of the land; The existing carparking spaces are located on well draining land, and have to this date, not failed in their ability to maintain an appropriate location to park a vehicle.
    (c) The natural drainage system has to date, had no issues with it's ability to drain adequately.
    (d) The likelihood of sediment or debris transporting from the site onto a road or public place is minimal to none with the existing arrangement showing no signs of this due to the lack of debris on site and the catchment system by means of a low concrete fence and shrubbery bordering the boundaries of the lot.

(e) The likelihood of generating dust is currently minimal to none.
(f) The nature of the proposed surface if to remain unchanged, will continue to operate functionally with no impact on the amenity of the area.

- **C2.6.2 Design and layout of parking areas:** The existing carparking spaces comply. Swept path tracking curves for a B85 vehicle in compliance with AS2890 are shown on the proposed site plan to illustrate such.

3.2 General Provisions

Stormwater Management (E7.0):

The development includes appropriate modifications to the existing stormwater management system to accommodate the proposed additions and improve on the existing measures, ensuring compliance with the requirements of the Tasmanian Planning Scheme. A proposed plumbing plan is provided showing the upgraded rainwater catchment provisions.

Landscaping (E10.0):

The proposed site plan has been reflects the proposed additions. No significant vegetation removal outside of small non-endemic shrubs and bushes are proposed. The retention of native vegetation enhances the aesthetic appeal and environmental value of the site.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.7.1 Stormwater Management

The development includes appropriate modifications to the existing stormwater management system to accommodate the proposed additions and improve on the existing measures, ensuring compliance with the requirements of the Tasmanian Planning Scheme. A proposed plumbing plan is provided showing the upgraded rainwater catchment provisions. Any overflow of the proposed rainwater catchment/retention is proposed to be via existing means (overland flow in easement via spreader), which is predicted to be minimal, and the upgraded means of discharge provide an improvement on existing arrangements, which have been sufficient to date.

4.0 Conclusion

The proposed alterations and additions to the existing dwelling at 62 Main Road Binalong Bay comply with the relevant provisions of the Tasmanian Planning Scheme for the Low Density Residential Zone. The design and layout of the additions have been carefully considered to ensure compatibility with the surrounding area and to meet the objectives of the zone.

We respectfully request that the planning authority grant approval for this development application.

Matthew Purves
Spectura Studio
CBOS Tas: 964058515