

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 / 00203
Applicant	Design To Live
Proposal	Residential - Dwelling Alterations & Deck Extension
Location	24 Steel Street, Scamander

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 7th December, 2024 **until 5pm Friday 20th December, 2024**

John Brown
GENERAL MANAGER



PROPOSED INTERNAL MODIFICATIONS
& DECK EXTENSION
24 STEEL STREET,
SCAMANDER, 7215.

DRAWING #	DRAWING
STLS24-1	COVER PAGE
STLS24-2	SITE PLAN
STLS24-3	G.F. DEMOLITION FLOOR PLAN
STLS24-4	G.F. PROPOSED FLOOR PLAN
STLS24-5	F.F. EXISTING FLOOR PLAN
STLS24-6	F.F. PROPOSED FLOOR PLAN
STLS24-7	G.F. EXTERNAL SERVICES
STLS24-8	G.F. INTERIOR PLUMBING
STLS24-9	G.F. ELECTRICAL PLAN
STLS24-10	ELEVATIONS
STLS24-11	SECTION 11A
STLS24-12	WINDOW & DOOR SCHEDULE
STLS24-13	CONSTRUCTION NOTES 1
STLS24-14	CONSTRUCTION NOTES 2
STLS24-15	CONSTRUCTION NOTES 3
STLS24-16	WATERPROOFING DETAILS 1
STLS24-17	WATERPROOFING DETAILS 2

AREAS	(m ²)	COUNCIL	BREAK O'DAY COUNCIL	ZONE	GENERAL RESIDENTIAL
DWELLING	163.36	LAND TITLE REFERENCE	140964/1	ENERGY STAR RATING	6.1
EXISTING DECK	8.71	PROPERTY ID	6406482	CLIMATE ZONE	7
INTERNAL MODIFICATIONS	111.52	LOT SIZE (M ²)	1102	ALPINE AREA	N/A
PROPOSED DECK EXTENSION	17.15	BAL RATING	N/A	CORROSION ENV'	HIGH
		DESIGN WIND CLASS	N/A	SITE HAZARDS	N/A
		SOIL CLASSIFICATION	N/A		
		PLANNING OVERLAY	SPECIFIC AREA PLAN - BRE-S2.0		

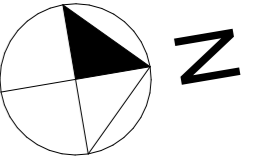
ATTACHMENTS

Q2DYEWODV2	ENERGY ASSESSMENT
TBC	STRUCTURAL DOCUMENTATION

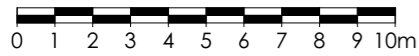
<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: VINEY HOLDINGS PTY LTD.</p>	<p>DRAWING COVER PAGE</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>SIGNATURE: _____ DATE: _____</p> <p>SIGNATURE: _____ DATE: _____</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	STLS24
						R1	08/10/2024	FOR REVIEW	DRAWN	J.L.	DRAWING	1/17
						R2	21/10/2024	FOR D.A.	CHECKED	M.L.	SCALE (@A3)	NTS
						R3	06/11/2024	FOR R.F.I				



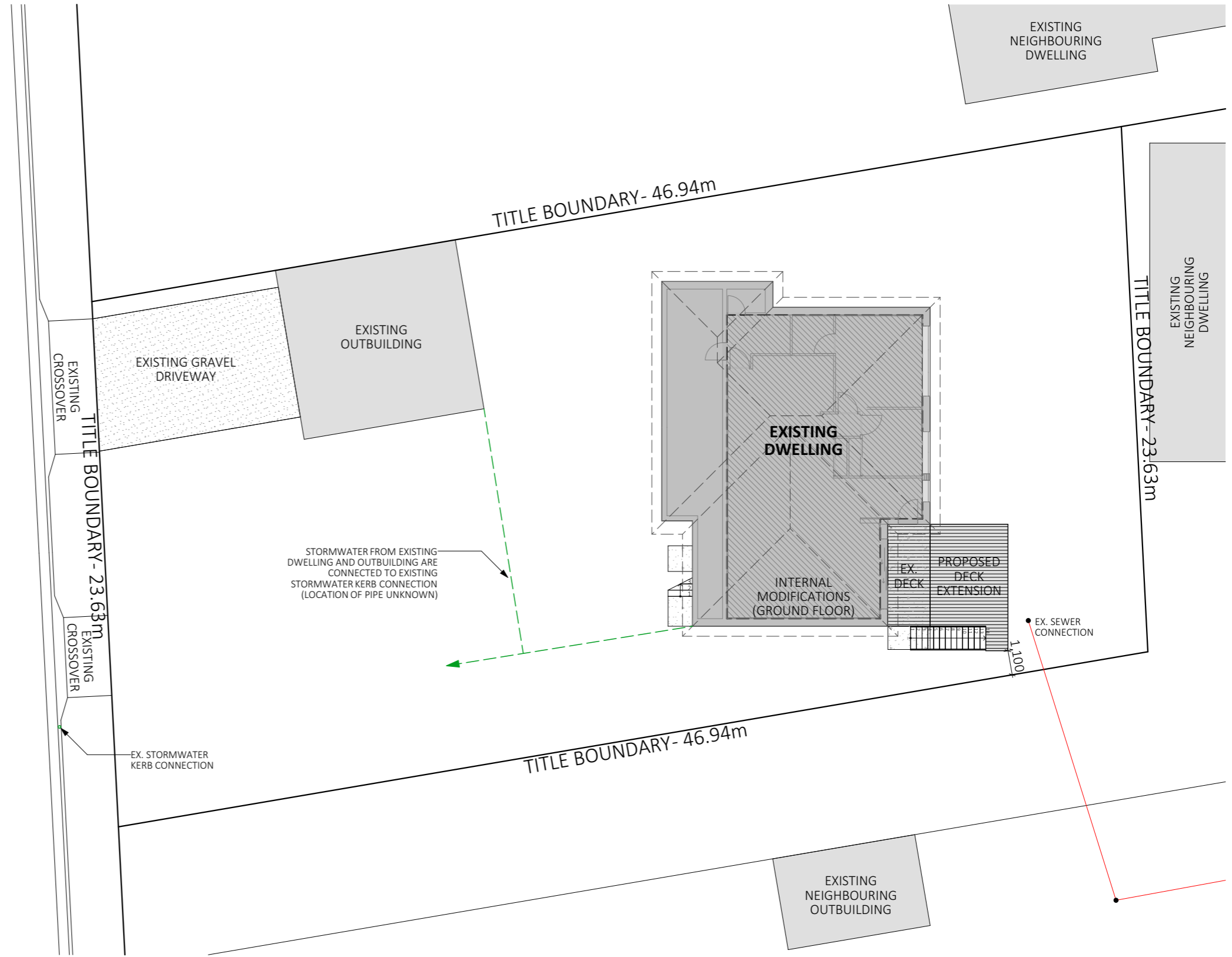
ADDRESS OF WORKS
24 STEEL STREET,
SCAMANDER



AREA	m ²
DWELLING	163.36
EXISTING DECK	8.71
INTERNAL MODIFICATIONS	111.52
PROPOSED DECK EXTENSION	17.15



STEEL STREET



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SCAMANDER, 7215.

DRAWING
SITE PLAN

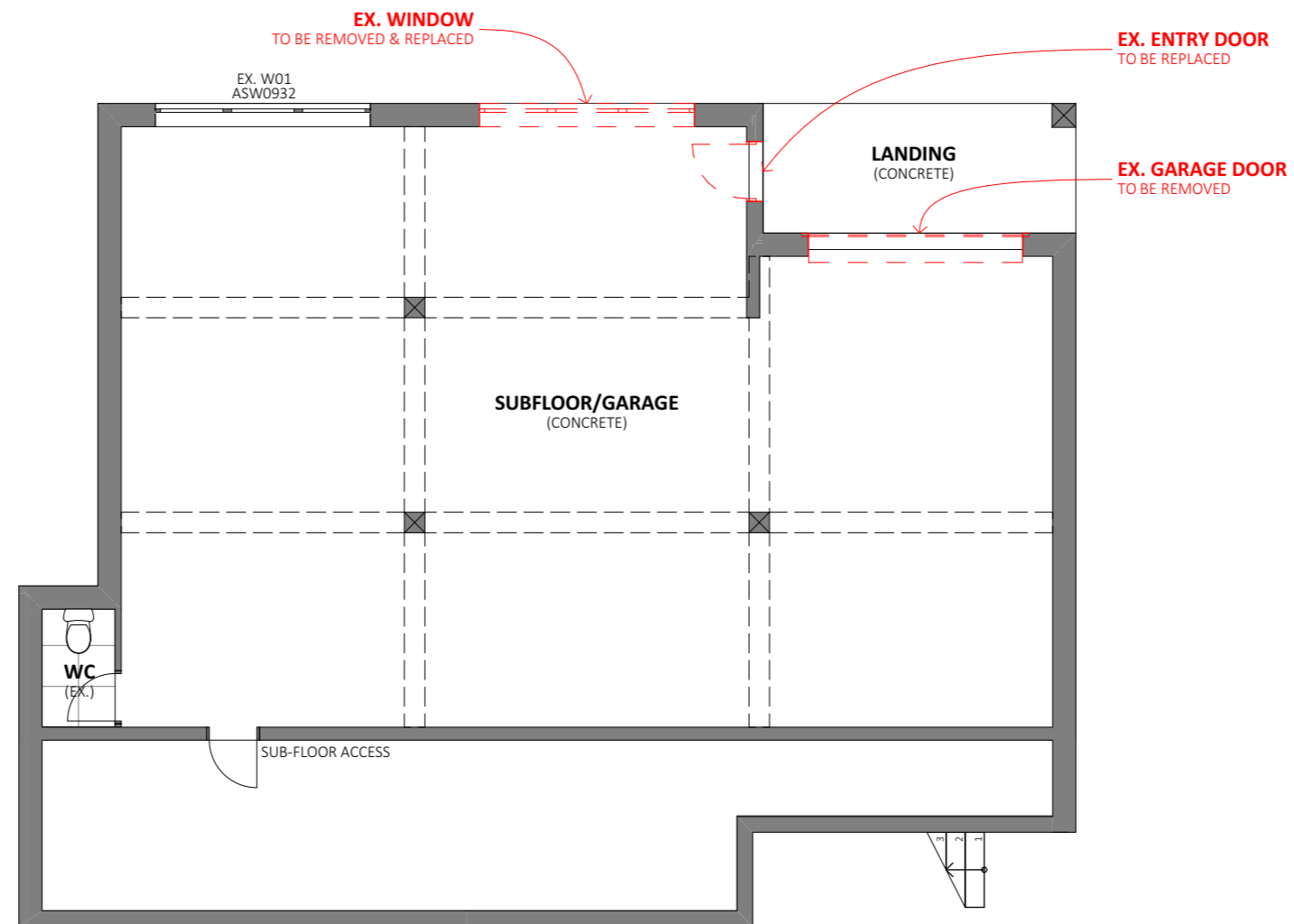
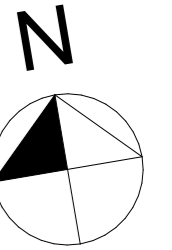
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R2	21/10/2024	FOR D.A.				
R3	06/11/2024	FOR R.F.I	CHECKED	M.L.	SCALE (@A3)	1:200



KEY:	
	NEW WALL
	WALL TO BE REMOVED
	EXISTING/UNMODIFIED



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DRAWING
 G.F. DEMOLITION
 FLOOR PLAN

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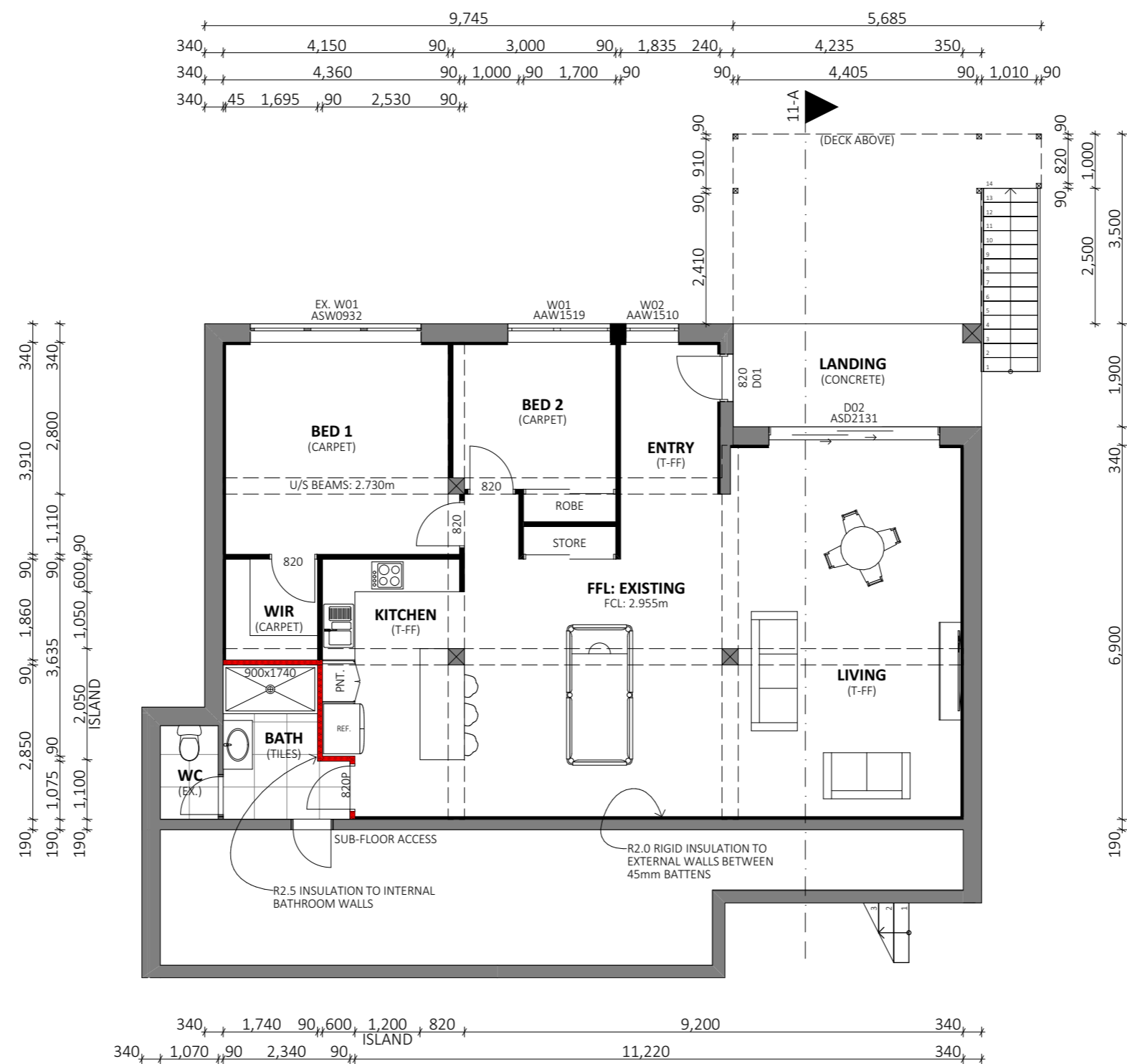
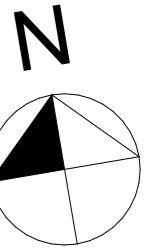
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NOTE: INTERNAL FRAMING OF EXISTING EXTERNAL WALLS TO BE CONFIRMED ONCE ENERGY ASSESSMENT HAS BEEN COMPLETED AND MINIMUM R-VALUE OF REQUIRED INSULATION IS SPECIFIED.

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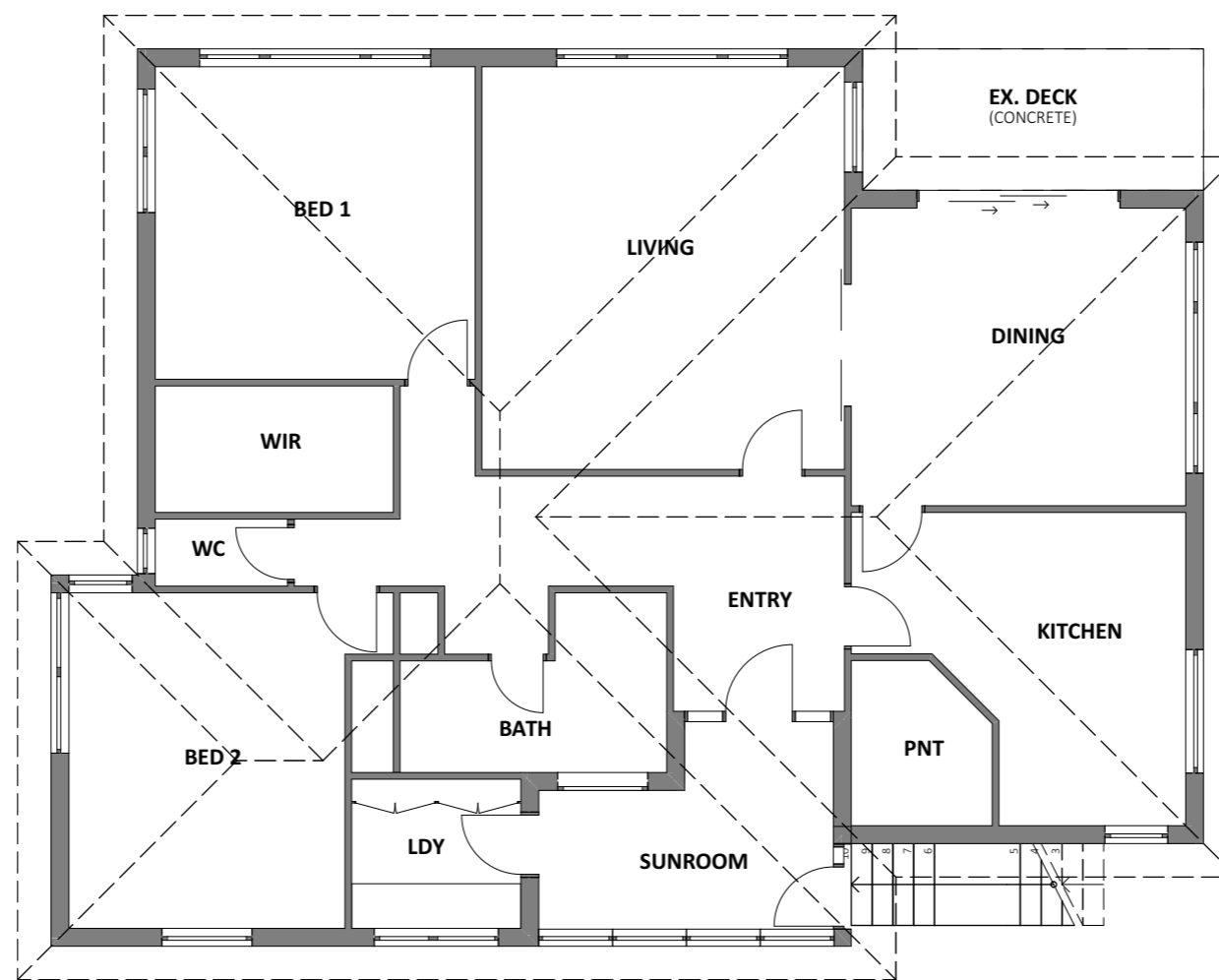
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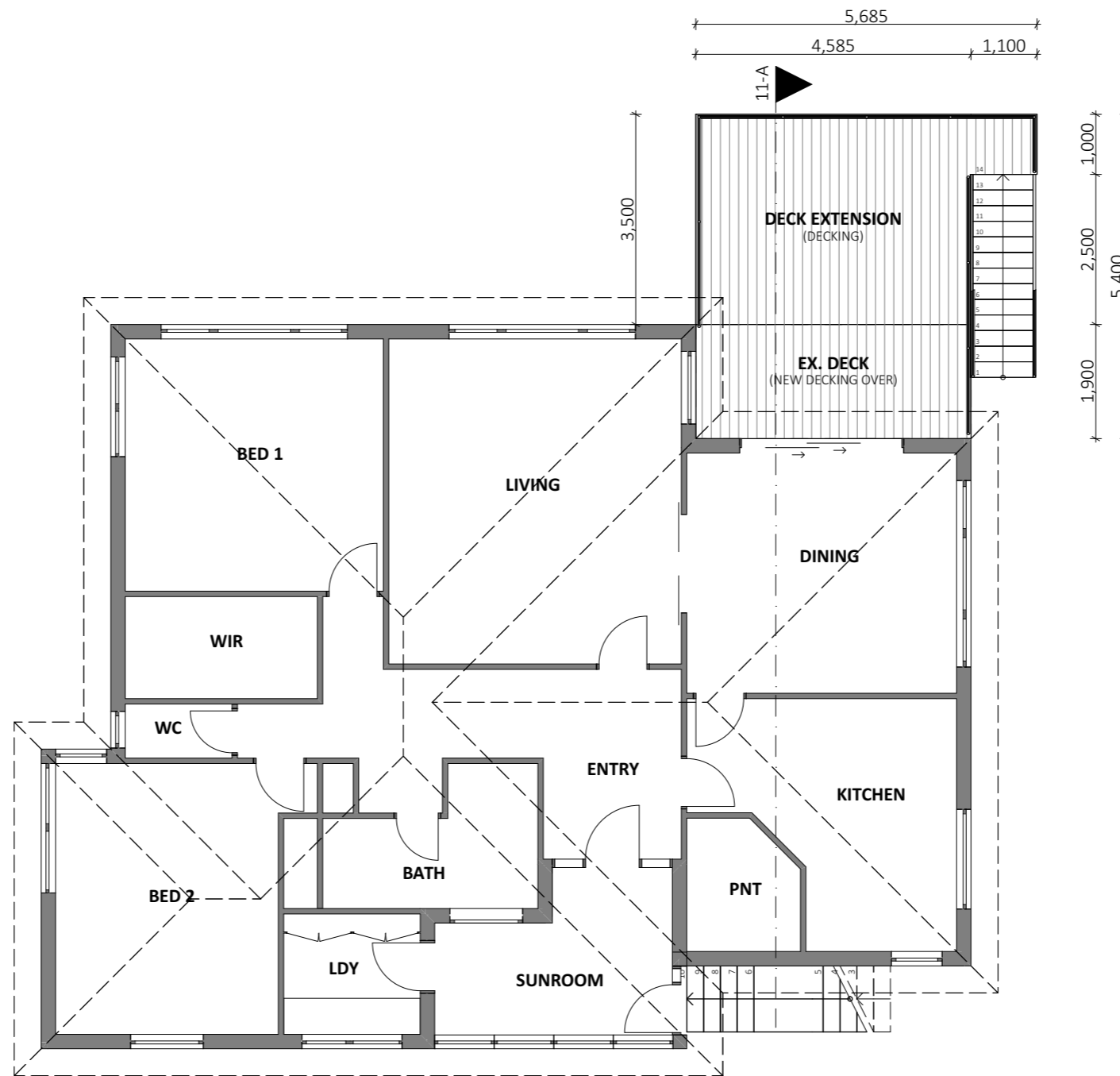
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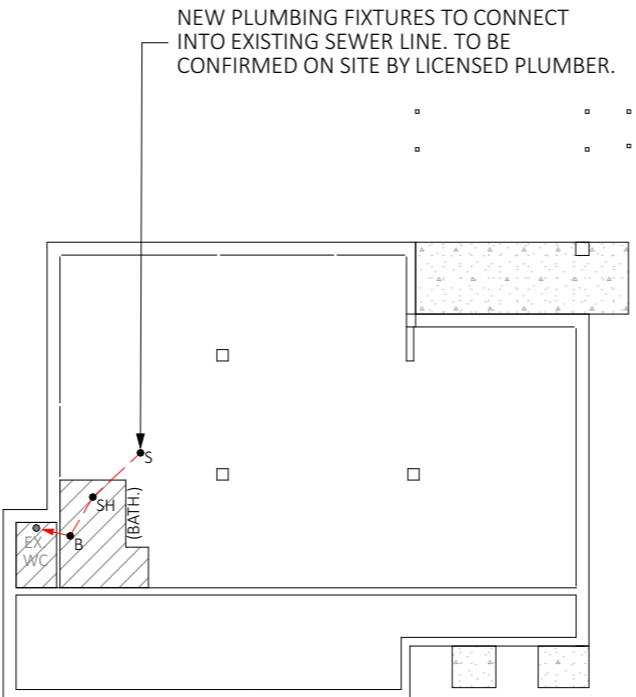
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LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.



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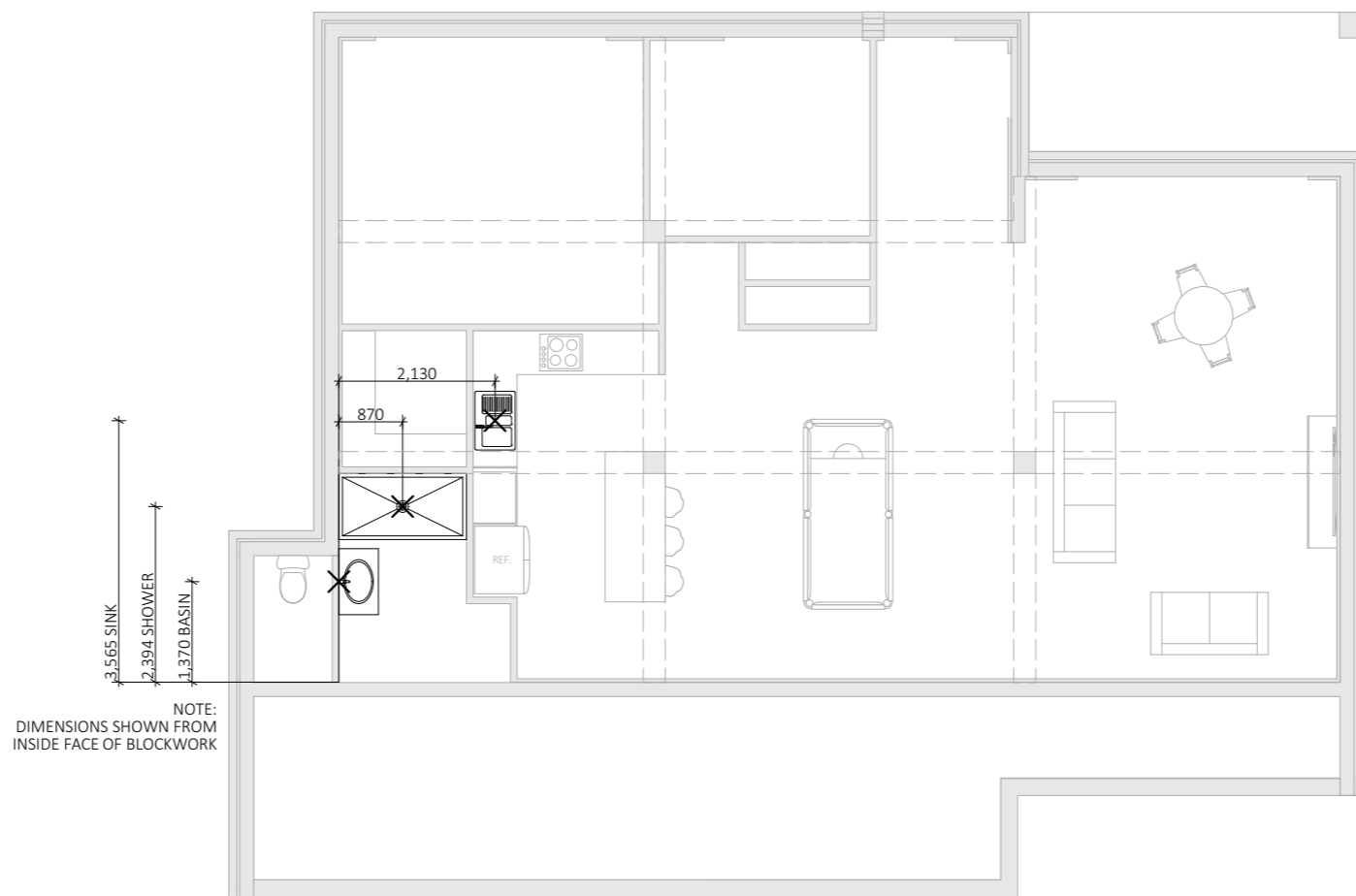
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 G.F. EXTERNAL
 SERVICES

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DIMENSIONS TO BASIN ARE CENTERED TO THE FIXTURE AND ALIGNED WITH THE WALL FRAME. BUILDER TO CONFIRM PRODUCT SPECIFICATION WITH CLIENT PRIOR TO CONSTRUCTION AND INSTALL PLUMBING PENETRATIONS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.



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DRAWING
 G.F. INTERIOR
 PLUMBING

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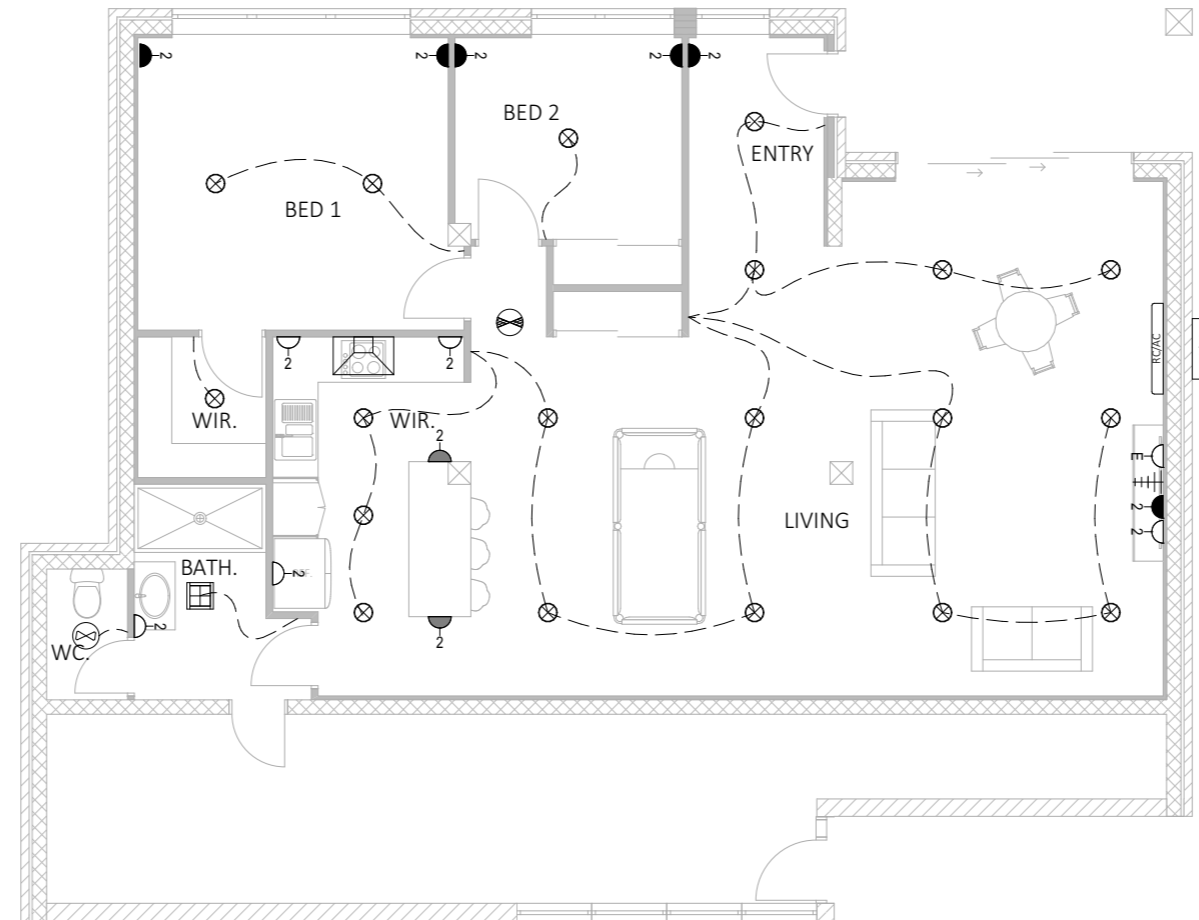
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ELECTRICAL SYMBOLS		
LEGEND	TYPE	QUANTITY
	4 GLOBE HEAT, FAN, LIGHT	1
	DOUBLE GPO 300 OFF FLOOR	6
	DOUBLE GPO 750 OFF FLOOR	2
	DOUBLE GPO 1050 OFF FLOOR	5
	DOWNLIGHT (LED)	19
	ETHERNET OUTLET	1
	EXHAUST FAN	1
	RANGE HOOD	1
	REVERSE CYCLE AIR CONDITIONER EXTERNAL	1
	REVERSE CYCLE AIR CONDITIONER INDOOR	1
	SMOKE DETECTOR	1
	TV OUTLET	1



NCC 2022 SCHEDULE 9 - TAS PART 13.6 (WHOLE-OF-HOME ENERGY USAGES AS PER NCC 2019 VOL 2 PART 3.12.5.5 ARTIFICIAL LIGHTING)		
MAX ILLUMINATION POWER DENSITY ROOM ALLOWANCES		
ROOM	AREA (m2)	MAX IPD (W)
BATH.	5.60	28.02
BED 1	16.02	80.12
BED 2	7.98	39.90
ENTRY	4.98	24.89
LIVING	54.12	270.58
WC.	1.85	9.26
WIR.	3.10	15.48
WIR.	9.47	47.35

GENERAL:

- ALL EXHAUST FANS TO BE SELF CLOSING, MAX 250MM DIA
- ALL GAPS AND CRACKS SEALED
- DOWN LIGHTS- LED (SEALED)
- HEAT LAMPS NOT INCLUDED IN MAX IPD

NOTES:

- SMOKE ALARMS TO BE INTERLINKED BETWEEN FLOORS
- DRYER AND EXHAUST FANS TO BE DUCTED OUTSIDE

ELECTRICAL LAYOUT
TO BE CONFIRMED
ON SITE BY CLIENT
WITH ELECTRICIAN



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DRAWING
G.F. ELECTRICAL
PLAN

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316 STAINLESS STEEL BALUSTRADE
 WITH WIRE INFILL TENSIONED IAW NCC 2022 VOL 2 PART 11.3.6
 MIN 1m HIGH IAW NCC 2022 VOL 2 PART 11.3.3

TREATED PINE DECK
 DECKING- TBC BY CLIENT
 STAIN FINISH

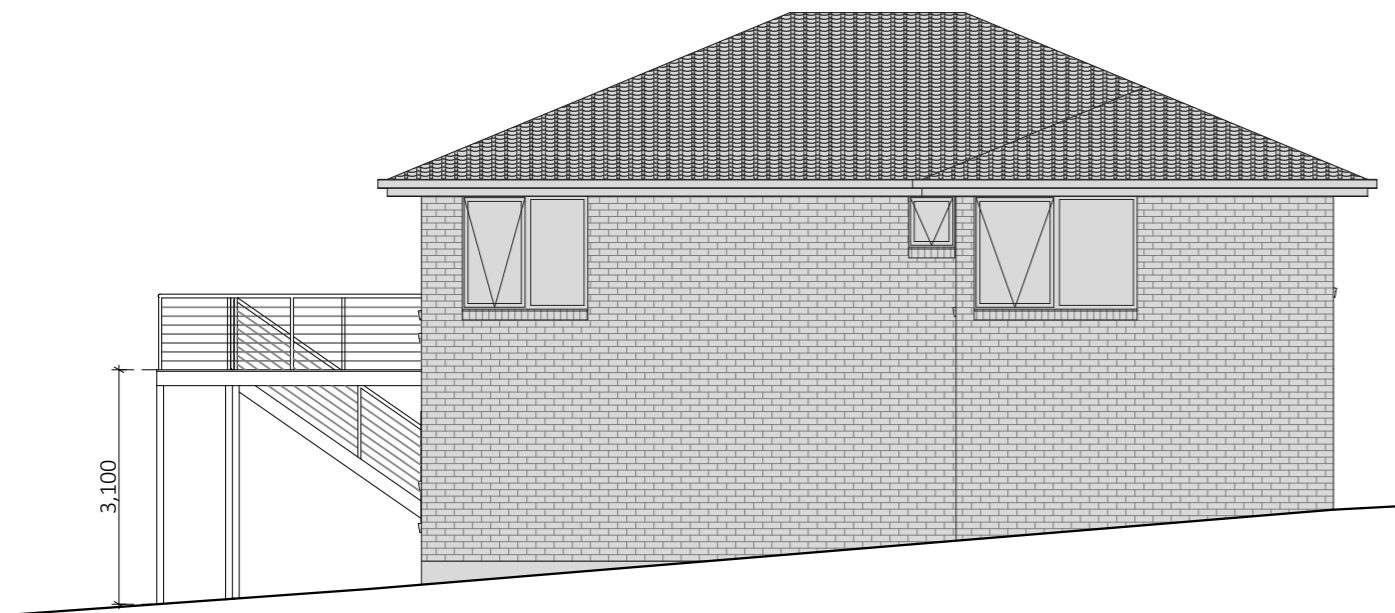
TP TIMBER STAIRS
 IAW NCC VOL 2 PART 11.2
 STAIN FINISH- TBC BY CLIENT

89x89 SHS POST
 CORROSION PROTECTION REQUIRED- REFER NOTES
 PAINT FINISH- TBC BY CLIENT

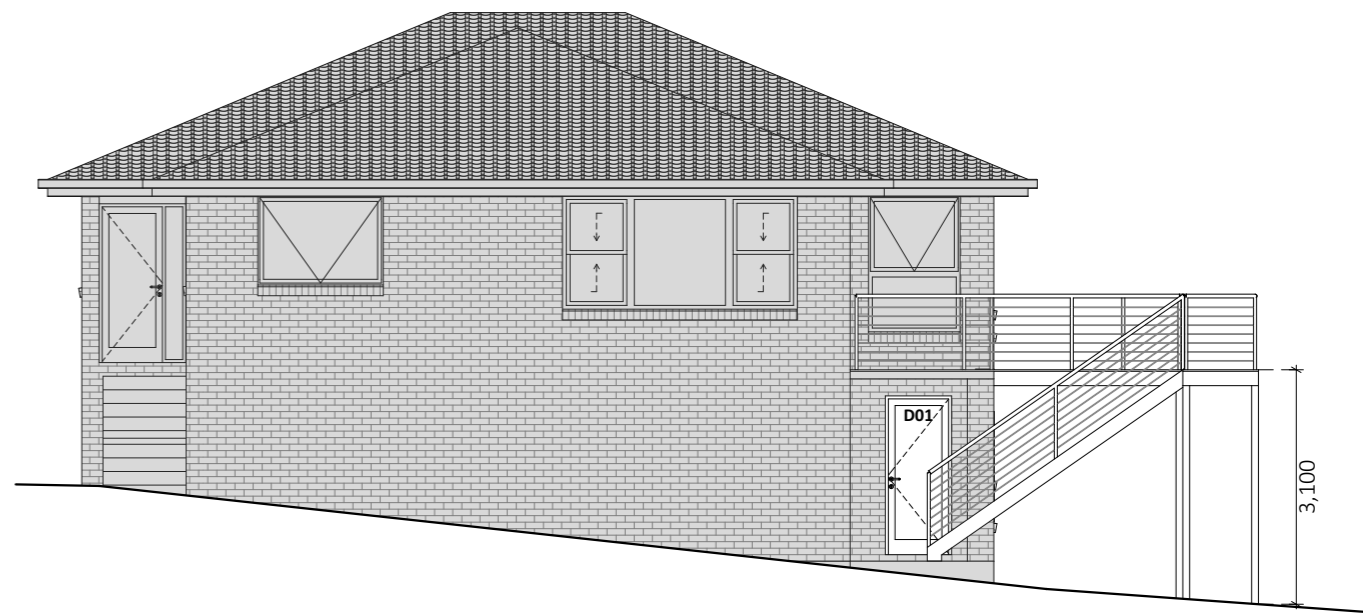


COLORBOND FLASHING
 COLOUR- TO MATCH EXISTING

NORTHERN ELEVATION



WESTERN ELEVATION



EASTERN ELEVATION



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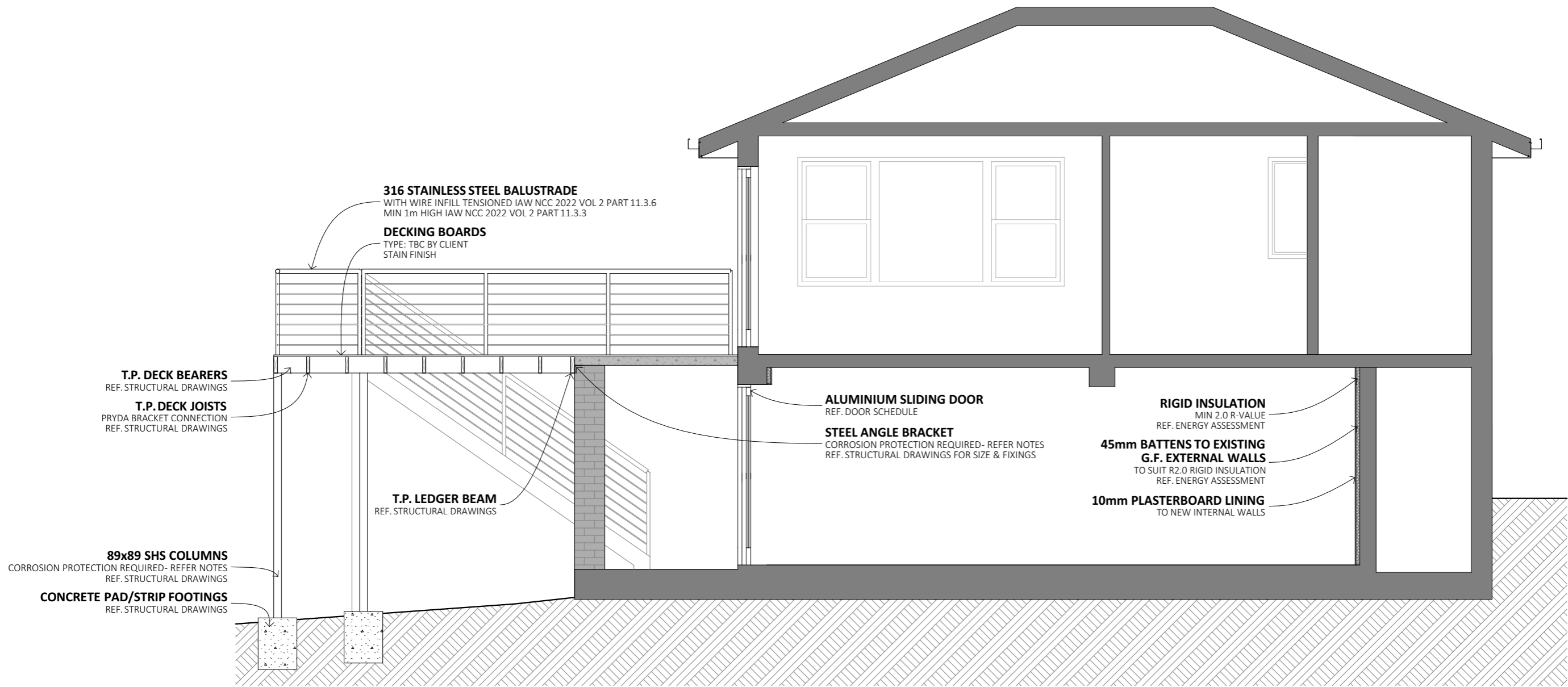
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SECTION 11A



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WINDOW SCHEDULE

NUMBER	HEIGHT	WIDTH	TYPE	AREA	OPENING	GLASS	MATERIAL	ZONE
EX. W01	900	3,150	SLIDING	2.84	66%	DBL CLEAR	ALUMINIUM	BED 1
W01	1,457	1,890	AWNING	2.75	50%	DBL CLEAR	ALUMINIUM	BED 2
W02	1,457	970	AWNING	1.41	100%	DBL CLEAR	ALUMINIUM	ENTRY

WINDOWS

WINDOWS TO BE POWDER COATED ALUMINIUM.
ALL FLASHINGS AND FIXINGS TO MANUFACTURERS SPECIFICATIONS AND AS 2047.
DIMENSIONS SHOWN IN SCHEDULE FOR THESE WINDOWS ARE NOMINAL ONLY.
REFER TO MANUFACTURERS SCHEDULE TO CONFIRM SIZES.

ALL WINDOW FRAMING TO BE IAW AS 2047 (WINDOWS IN BUILDING - SELECTION AND INSTALLATION)

ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES.
ALL GLAZING TO BE IN COMPLIANCE WITH NCC 2022 VOL 2 PART 8.3, AS 1288 AND BAL
CONSTRUCTION REQUIREMENTS: **BAL N/A**

DOOR SCHEDULE

NUMBER	HEIGHT	WIDTH	TYPE	AREA	OPENING	GLASS	MATERIAL	ZONE
D01	2,072	820	HINGED	1.84	100%	DBL CLEAR	ALUMINIUM	ENTRY
D02	2,100	3,150	SLIDING	6.62	66%	DBL CLEAR	ALUMINIUM	LIVING

DOORS

DOORS TO BE POWDER COATED ALUMINIUM.
ALL FLASHINGS AND FIXINGS TO MANUFACTURERS SPECIFICATIONS AND AS 2047.
DIMENSIONS SHOWN IN SCHEDULE FOR THESE DOORS ARE NOMINAL ONLY.
REFER TO MANUFACTURERS SCHEDULE TO CONFIRM SIZES.

ALL DOOR FRAMING TO BE IN COMPLIANCE WITH AS 2047 (WINDOWS IN BUILDING - SELECTION AND INSTALLATION)

ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES.
ALL GLAZING TO BE IN COMPLIANCE WITH NCC 2022 VOL 2 PART 8.3, AS 1288 AND BAL
CONSTRUCTION REQUIREMENTS: **BAL N/A**

ALL DOOR GLAZING TO BE IN COMPLIANCE WITH NCC 2022 VOL 2 PART 8.3 AND AS 1288



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CLIENT/S:
VINEY HOLDINGS PTY LTD.

SITE ADDRESS:
24 STEEL STREET,
SCAMANDER, 7215.

DRAWING
WINDOW &
DOOR SCHEDULE

I/WE APPROVE THESE DRAWING TO BE
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	STLS24
R1	08/10/2024	FOR REVIEW				
R2	21/10/2024	FOR D.A.	DRAWN	J.L.	DRAWING	12/17
R3	06/11/2024	FOR R.F.I	CHECKED	M.L.	SCALE (@A3)	NTS

GENERAL:

DO NOT SCALE DRAWINGS

ALL DIMENSIONS IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.
CHECK ALL DIMENSIONS AND VERIFY LEVELS, PRIOR TO SETOUT OR COMMENCEMENT OF ANY BUILDING WORK.
ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS REFERRING TO THIS PROJECT SHOULD BE MADE AWARE TO THE DESIGNER BEFORE ANY FURTHER WORK CONTINUES.
ALL CONSTRUCTION TO COMPLY WITH THE NCC 2022 VOL 2 AND AUSTRALIAN STANDARDS. STRUCTURAL DRAWINGS TAKE PRECEDENT OVER DRAWING NOTES.

CHECK THE CONSTRUCTION PLANS ARE THE MOST RECENT AMENDMENT.
IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.

SITE PREPARATION:

ALL EARTHWORKS TO BE COMPLETED IAW 2022 NCC VOL 2. PART 3.2

3.2.1 UN-RETAINED BULK EARTHWORKS - SITE CUT AND FILL

- (1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE-
- (a) WITHIN THE ALLOTMENT; AND
 - (b) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
 - (c) NOT DEEPER THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY POINT.
- (2) FILL, USING AN UN-RETAINED EMBANKMENT MUST-
- (a) BE PLACED WITHIN THE ALLOTMENT; AND
 - (b) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
 - (c) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150mm; AND
 - (d) BE NOT MORE THAN 2m IN HEIGHT FROM THE NATURAL GROUND LEVEL ANY POINT; AND
 - (e) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
 - (f) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

SITE DRAINAGE TO BE COMPLETED IAW 2022 NCC VOL 2. PART 3.3 AND AS/NZS 3500 SURFACE WATER MUST BE DIRECTED AWAY FROM A CLASS 1 BUILDING AS FOLLOWS:

- (a) SLAB-ON-GROUND - FINISHED GROUND LEVEL ADJACENT TO A BUILDING: THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN (SEE FIGURE 3.3.3A) -
- (i) 25mm OVER THE FIRST 1m FROM THE BUILDING-
 - (a) IN LOW RAINFALL INTENSITY AREAS FOR SURFACES THAT ARE REASONABLY IMPERMEABLE (SUCH AS CONCRETE OR CLAY PAVING); OR
 - (b) FOR ANY REASONABLY IMPERMEABLE SURFACE THAT FORMS PART OF AN ACCESS PATH OR RAMP PROVIDED FOR THE PURPOSES OF CLAUSES 1.1(2) OR (4)(C) OF THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN; OR
 - (ii) 50mm OVER THE FIRST 1m FROM THE BUILDING IN ANY OTHER CASE.
- (b) SLAB-ON-GROUND - FINISHED SLAB HEIGHTS: THE HEIGHT OF THE SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN (SEE FIGURE 3.3.3A) -
- (i) 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL-DRAINED AREAS; OR
 - (ii) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETE) AREAS THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH (a); OR
 - (iii) 150mm IN ANY OTHER CASE.
- (c) THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING (SEE FIGURE 3.3.3B).

STORM WATER DRAINAGE TO BE IAW 2022 NCC VOL 2 PART 3.3.5, AS/NZS 3500 AND TO THE SATISFACTION OF APPROPRIATE AUTHORITY.
COVER TO STORMWATER DRAINS: THE COVER TO 90mm CLASS 6 UPVC STORMWATER DRAINS INSTALLED UNDERGROUND MUST BE NOT LESS THAN 100mm UNDER SOIL; OR 50mm UNDER PAVED OR CONCRETE AREAS. AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC MUST BE NO LESS THAN 75mm FOR REINFORCED CONCRETE; OR 100mm FOR PAVED.

FOOTINGS AND SLABS:

FOOTINGS AND SLABS TO BE IAW 2022 NCC VOL 2. PART 4.1, 4.2 AND AS 2870, AS 3600 & AS 1289 IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

CONFIRM SITE CLASSIFICATION AND FOUNDING LAYER BY REFERRING TO STRUCTURAL DRAWINGS

MASONRY:

ALL BRICKWORK TO BE IAW NCC 2022 VOL 2. PART 5
MASONRY COMPONENTS AND ACCESSORIES TO NCC 2022 VOL 2. PART 5.6
MORTAR USED FOR MASONRY CONSTRUCTION MUST COMPLY WITH AS 3700 OR AS 4773 EXCEPT THAT THE MORTAR MAY BE MIXED BY VOLUME IN THE PROPORTIONS STATED IN TABLE 5.6.3.

Masonry unit exposure classification	Mortar mix by volume ^{Note 1} Cement: lime: sand	
	General use	Suitable for concrete masonry ^{Note 2}
Protected	1:2:9	1:0:5
General purpose	1:1:6	1:0:5
Exposure class	1:0.5:4.5	1:0:4.2

TABLE 5.6.3

MORTAR JOINTS TO BE NOMINAL 10mm THICK, RUNNING BOND, IRONED OR FLUSH MORTAR JOINTS.
WALL TIES REFER STRUCTURAL DRAWINGS & IAW NCC 2022 VOL 2 PART 5.6.5 & TABLES 5.6.5a, 5.6.5b AND 5.6.5c
CORROSION PROTECTION FOR WALL TIES - REFER NCC 2022 VOL 2 TABLE 5.6.5d
VERTICAL ARTICULATION JOINTS IAW NCC 2022 VOL 2 PART 5.6.8 AND REFER TO STRUCTURAL SPECIFICATIONS FOR ARTICULATION JOINT POSITION AND DETAILS.
WEATHER-PROOFING OF MASONRY TO NCC 2022 VOL 2. PART 5.7
WEEPHOLES MUST BE CREATED IN THE COURSE IMMEDIATELY ABOVE AND FLASHING (INCLUDING ABOVE ANY DAMP-PROOF COURSE ACTING AS A FLASHING) AND BE

- (a) A MINIMUM OF 50mm IN HEIGHT AND WIDTH OF THE JOINT
- (b) AT NOT MORE THAN 1.2m CENTRES; AND NOT REQUIRED WHERE HEAD OPENINGS ARE LESS THAN 1.2m WIDE OR BENEATH WINDOWS AND DOOR SILLS

FRAMING:

ALL TIMBER FRAMING TO COMPLY WITH AS 1684.2-2021, ANY STRUCTURAL DRAWINGS/SPECIFICATIONS, MATERIAL SUPPLIER'S SPECIFICATIONS AND LOCAL COUNCIL REQUIREMENTS.
WALL BRACING AND TIE-DOWN OF TIMBER CONSTRUCTION TO COMPLY WITH AS 1684.2-2021 AND STRUCTURAL DRAWINGS & DETAILS.


SUBFLOOR VENTILATION TO BE IAW WITH NCC 2022 VOL 2 PART 6.2
TABLES 6.2.1a SUBFLOOR OPENINGS, 6.2.1b GROUND CLEARANCE.
WHERE THE GROUND OR SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FREQUENT FLOODING ADDITIONAL REQUIREMENTS ARE REQUIRED TO STRUCTURAL DESIGN REFER 6.2.1 PART 5
ALL STRUCTURAL STEEL MEMBERS TO BE IAW WITH NCC 2022 VOL 2 PART 6.3, AS 4100 AND STRUCTURAL DRAWINGS.
ALL EXPOSED STEEL CORROSION PROTECTION TO COMPLY WITH NCC 2022 VOL 2 PART 6.3.9 AND FIGURES 6.3.9a, 6.3.9b AND 6.3.9c BELOW.

FIGURE 6.3.9a

Environment	Location	Minimum protective coating		
		Option 1 (hot dip galvanising)	Option 2 (duplex system). See Table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Low (mild steel corrosion rate 1.3 to 25 µm/year)	Typically remote inland areas or more than 1 km from sheltered bays	HDG75	—	ACL2, ACC2, IZS1, PUR2A
Medium (mild steel corrosion rate 25 to 50 µm/year)	Typically more than 1 km from <i>breaking surf</i> or aggressive industrial areas or more than 50 m from sheltered bays	HDG225	—	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4
High (mild steel corrosion rate 50 to 80 µm/year)	Typically more than 200 m from <i>breaking surf</i> or aggressive industrial areas or within 50 m from sheltered bays	HDG450	HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years)	ACC6, IZS3, PUR5
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically extends from 100 m inland from <i>breaking surf</i> to 200 m inland from <i>breaking surf</i> , or within 200 m of aggressive industrial areas and within 100 m of <i>breaking surf</i> .	HDG900	HDG300 (5 years) 5D (10-15 years) or HDG600 (10 years) 4D (5-10 years)	ACC6 (C5-M only), PUR5

FIGURE 6.3.9b

AS 2312.1 system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
ACC2	Sa 2.5	Epoxy primer	75	Acrylic (2 pack)	50	—	—	125
ACC4	Sa 2.5	Epoxy primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC5	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC6	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Acrylic (2 pack)	50	325
ACL2	Sa 2.5	Zinc rich primer	75	Acrylic latex	40	Acrylic latex	40	155
ACL3	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic latex	40	240
IZS1	Sa 2.5	Inorganic zinc silicate	75	—	—	—	—	75
IZS3	Sa 2.5	Inorganic zinc silicate	125	—	—	—	—	125
PUR2A	Sa 2.5	Zinc rich primer	75	High build polyurethane	75	—	—	150
PUR3	Sa 2.5	Epoxy primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR4	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR5	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Polyurethane gloss	50	325

 <p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: VINEY HOLDINGS PTY LTD.</p>	<p>DRAWING CONSTRUCTION NOTES 1</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	STLS24
							DRAWN	J.L.	DRAWING	13/17	
							CHECKED	M.L.	SCALE (@A3)	NTS	
<p>SITE ADDRESS: 24 STEEL STREET, SCAMANDER, 7215.</p>			<p>SIGNATURE:</p>	<p>DATE:</p>							

FIT OUT SCHEDULE:

WALL & CEILING LININGS, REFER REFLECTED CEILING PLAN, SECTIONS & DETAILS
 WALL / CEILING JUNCTION TYPE - TBC BY CLEINT
 ARCHITRAVE TYPE / FINISH - TBC BY CLIENT
 WINDOW REVEALS TYPE / FINISH - TBC BY CLIENT
 HARD FLOOR COVERINGS - TBC BY CLEINT
 FLOOR COVERINGS IN WET AREAS TO COMPLY WITH NCC 2022 VOL 2 PART 10.1
 ALL INTERNAL DOORS TO BE REDICOTE HARD BOARD, HONEYCOMB CORE
 REFER AT THE WIDTH NOTED ON FLOOR PLAN.
 ALL ROBES DOOR TYPE / FINISH - TBC BY CLIENT
 ENTRY DOOR TYPE / FINISH - TBC BY CLIENT
 EXTERNAL DOORS TO BE TEMPERED HARDBOARD WITH SOLID CORE
 REFER AT THE WIDTH NOTED ON FLOOR PLAN OR SCHEDULE.
 GARAGE INTERNAL DOOR TO BE SOLID CORE
 GARAGE TO HAVE REMOTE CONTROL PANEL LIFT OR ROLLER DOOR, WIDTH AS PER SCHEDULE.

ELECTRICAL:

ALL WIRING, LIGHTING, ELECTRICAL OUTLETS, FIXTURES MUST BE INSTALLED BY A LICENSED PRACTITIONER AND IAW WITH AS 3000:2018.
 ALL LIGHTING AND ELECTRICAL FITTINGS FIXTURES AS PRESCRIBED BY THE OWNER AT THE TIME OF INSTALLATION.
 REFER ELECTRICAL PLAN - TBC ONSITE BEFORE ROUGH IS COMMENCED.

HEALTH AND AMENITY

WET AREA WATER PROOFING GENERALLY IAW NCC 2022 VOL 2 PART 10.2, REFER TO WATERPROOFING DETAILS
 FACILITIES GENERALLY TO BE IAW NCC 2022 VOL 2. PART 10.4.1 AND FIGURE 10.4.2
 SANITARY COMPARTMENT TO HAVE A MINIMUM 1200mm BETWEEN THE CLOSEST PAN AND THE NEAREST PART OF THE DOOR WHEN CLOSED. IF NOT, LIFT OFF HINGES ARE TO BE FITTED TO SWING DOORS.
 VENTILATION TO BE IAW NCC 2022 VOL 2 PART 10.6 OR AS 1668.2 FOR MECHANICAL VENTILATION
 AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY, KITCHEN OR BATHROOM, OR WHERE MECHANICAL VENTILATION IS PROVIDED IN ACCORDANCE WITH 10.6.3(b), PROVIDED CONTAMINATED AIR EXHAUSTS COMPLY WITH 10.8.2

EXHAUST FANS GENERALLY IAW NCC 2022 VOL 2 PART 10.8.2

- (1) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF-
 - (a) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 - (b) 40 L/S FOR A KITCHEN OR LAUNDRY.
 - (2) EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.
 - (3) WHERE A VENTING CLOTHES DRYER IS INSTALLED, IT MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.
 - (4) AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH 10.6.2(a) MUST-
 - (a) BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
 - (b) INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- VENTILATION OF ROOF SPACES GENERALLY IAW NCC 2022 VOL 2 10.8.3

NCC VOL 2 PART 10.2 WET AREA WATERPROOFING

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH PREFORMED SHOWER BASE IAW PARTS 10.2.2 AND 10.2.19	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAT 1800mm ABOVE THE FINISHED FLOOR SUBSTRATE - SEE FIGURE 10.2.2. WHERE WATER-RESISTANT PLASTERBOARD IS USED ALL CUT EDGES THAT HAVE THE POTENTIAL TO BE AFFECTED BY WATER AND MOISTURE MUST BE WATERPROOFED, INCLUDING THE BOTTOM EDGE OVER PREFORMED SHOWER BASE.	WATERPROOF TO A HEIGHT OF NOT LESS THAT 1800mm ABOVE THE FINISHED FLOOR SUBSTRATE - SEE FIGURE 10.2.2. WHERE WATER-RESISTANT PLASTERBOARD IS USED ALL CUT EDGES THAT HAVE THE POTENTIAL TO BE AFFECTED BY WATER AND MOISTURE MUST BE WATERPROOFED, INCLUDING THE BOTTOM EDGE OVER PREFORMED SHOWER BASE.	ALL PENETRATIONS WITH THE SHOWER TO BE WATERPROOF - REFER TO NCC 2022 VOL 2 PART 10.2.23 PENETRATIONS.
ENCLOSED SHOWER WITH LEVEL THRESHOLD IAW PARTS 10.2.2 AND 10.2.17	AT THE EXTREMITY OF THE SHOWER AREA A WATERSTOP MUST BE INSTALLED & POSITIONED SO THAT ITS VERTICAL LEG FINISHES WHERE A SHOWER SCREEN IS TO BE INSTALLED, NOT LESS THAN 5mm ABOVE FINISHED FLOOR LEVEL- SEE FIGURE 10.2.17 AND 10.2.25.	WATERPROOF TO A HEIGHT OF NOT LESS THAT 1800mm ABOVE THE FINISHED FLOOR SUBSTRATE - SEE FIGURE 10.2.2. WHERE WALL SHEETING IS USED WITH AN EXTERNAL MEMBRANE SYSTEM IN A SHOWER AREA IT MUST BE WATERPROOF TO PREVENT WATER MOVEMENT BY CAPILLARY ACTION.	WHERE WATERSTOP INTERSECTS WITH WALL OR HAS A JOINT, THE JUNCTION MUST BE WATERPROOF.	ALL PENETRATIONS WITH THE SHOWER TO BE WATERPROOF - REFER TO NCC 2022 VOL 2 PART 10.2.23 PENETRATIONS.
UNENCLOSED SHOWERS IAW PARTS 10.2.2 AND 10.2.18	A WATERSTOP MUST BE INSTALLED MINIMUM HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER - SEE PARTS 10.2.2, 10.2.18 AND 10.2.25. WHERE 1500mm FROM SHOWER ROSE CANNOT BE ACHIEVED, ENTIRE FLOOR TO BE WATERPROOFED AND DRAINED TO A FLOOR WASTE. FALL TO BE IAW 10.2.12	WATERPROOF TO A HEIGHT OF NOT LESS THAT 1800mm ABOVE THE FINISHED FLOOR SUBSTRATE	WHERE WATERSTOP INTERSECTS WITH WALL OR HAS A JOINT, THE JUNCTION MUST BE WATERPROOF OR THE WHOLE WET AREA FLOOR MUST BE WATERPROOF AND DRAINED TO A FLOOR WASTE AS FOR THE SHOWER AREA.	ALL PENETRATIONS WITH THE SHOWER TO BE WATERPROOF - REFER TO NCC 2022 VOL 2 PART 10.2.23 PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING IAW PART 10.2.3	WATER RESISTANT TO ENTIRE FLOOR	N/A	MUST BE WATERPROOF AND WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS IAW PART 10.2.3	WATER PROOF ENTIRE FLOOR	N/A	MUST BE WATERPROOF AND WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING IAW PART 10.2.4	WATER RESISTANT TO ENTIRE FLOOR	WALLS MUST BE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL - SEE FIGURES 10.2.4a AND 10.2.4b	WALL JUNCTIONS & JOINTS MUST BE WATER RESISTANT WITHIN 150mm ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL. WALL FLOOR JUNCTIONS MUST BE WATERPROOF FOR THE EXTENT OF THE VESSEL- SEE FIGURES 10.2.4a AND 10.2.4b	ALL TAP & SPOUT PENETRATIONS TO BE WATERPROOF - REFER TO NCC 2022 VOL 2 PART 10.2.5 AND 10.2.23 PENETRATIONS.
AREAS ADJACENT TO BATHS AND SPAS FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS IAW PART 10.2.4	WATER PROOF ENTIRE FLOOR	WALLS MUST BE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL - SEE FIGURES 10.2.4a AND 10.2.4b	WALL JUNCTIONS & JOINTS MUST BE WATERPROOF WITHIN 150mm ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL. WALL FLOOR JUNCTIONS MUST BE WATERPROOF FOR THE EXTENT OF THE VESSEL- SEE FIGURES 10.2.4a AND 10.2.4b	ALL TAP & SPOUT PENETRATIONS TO BE WATERPROOF - REFER TO NCC 2022 VOL 2 PART 10.2.5 AND 10.2.23 PENETRATIONS.
WALLS ADJOINING OTHER VESSELS (E.G. SINKS, LAUNDRY TUBS AND BASINS IAW PART 10.2.5	N/A	WATER RESISTANT TO A HEIGHT OF NOT LESS THAT 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL-SEE FIGURE 10.2.5	WATERPROOF WALL JUNCTIONS WHERE A VESSEL IS FIXED TO WALL	ALL TAP & SPOUT PENETRATIONS TO BE WATERPROOF - REFER TO NCC 2022 VOL 2 PART 10.2.5 AND 10.2.23 PENETRATIONS.
LAUNDRIES AND WCS IAW PART 10.2.5	WATER RESISTANT TO ENTIRE FLOOR	N/A	WATER-RESISTANT ALL WALL/FLOOR JUNCTIONS, WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAT 40MM	N/A



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DRAWING CONSTRUCTION NOTES 3

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DATE:

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	STLS24
R1	08/10/2024	FOR REVIEW	DRAWN	J.L.	DRAWING	15/17
R2	21/10/2024	FOR D.A.				
R3	06/11/2024	FOR R.F.I	CHECKED	M.L.	SCALE (@A3)	NTS

SHOWER AREAS (ENCLOSED & UNENCLOSED)

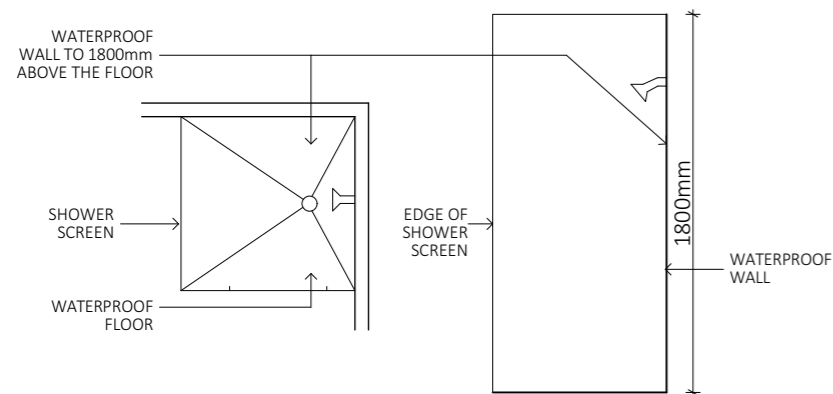


FIGURE 10.2.2- ENCLOSED SHOWER

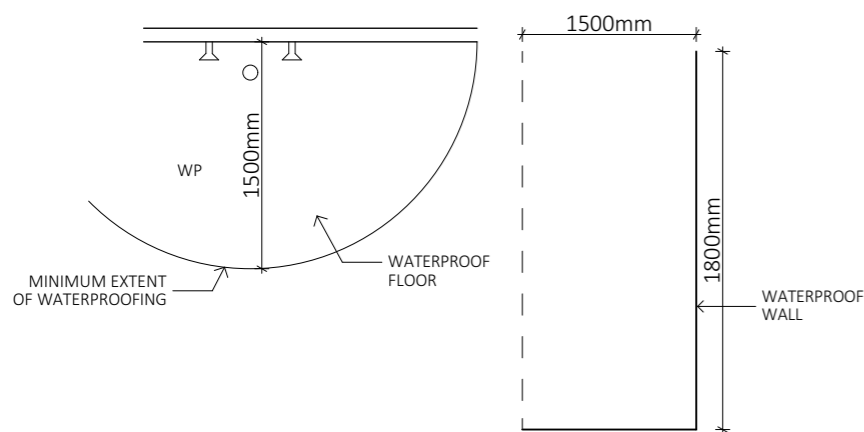


FIGURE 10.2.2- UNENCLOSED SHOWER

AREAS ADJACENT TO BATHS & SPAS WITHOUT SHOWERS

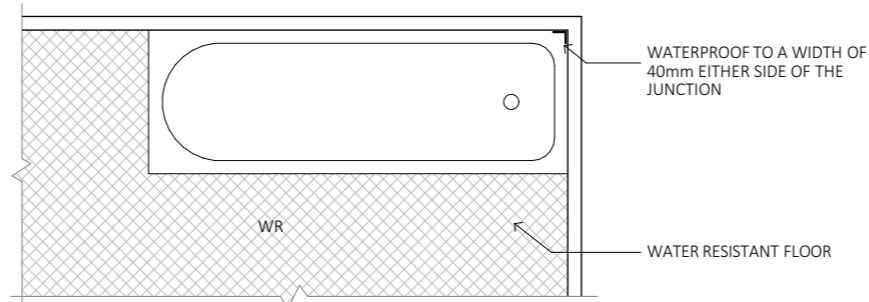


FIGURE 10.2.4a- PLAN VIEW
(CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING)

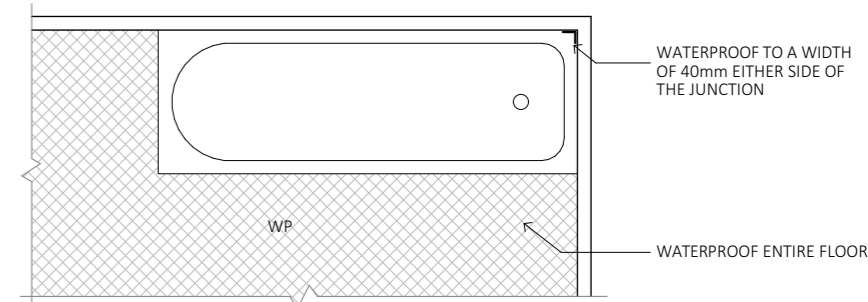


FIGURE 10.2.4b- PLAN VIEW
(TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS)

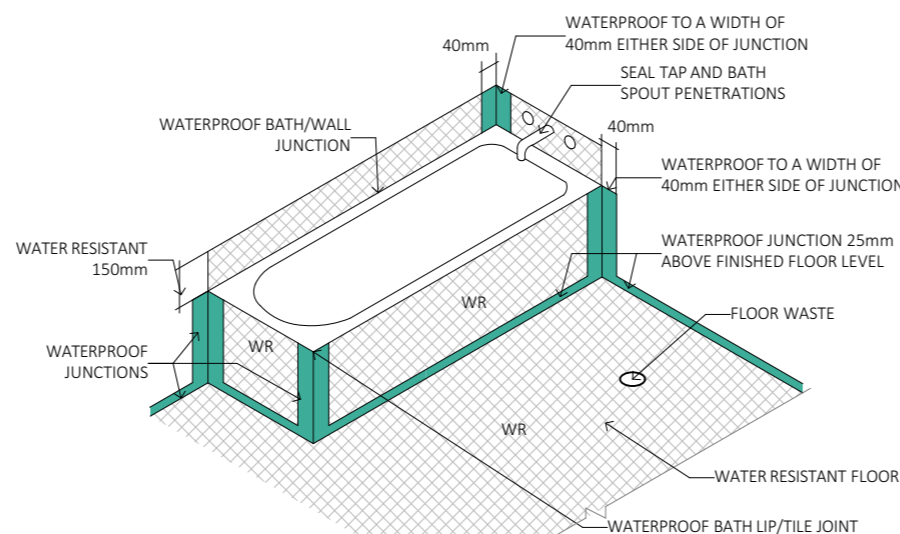


FIGURE 10.2.4a- ISOMETRIC
(CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING)

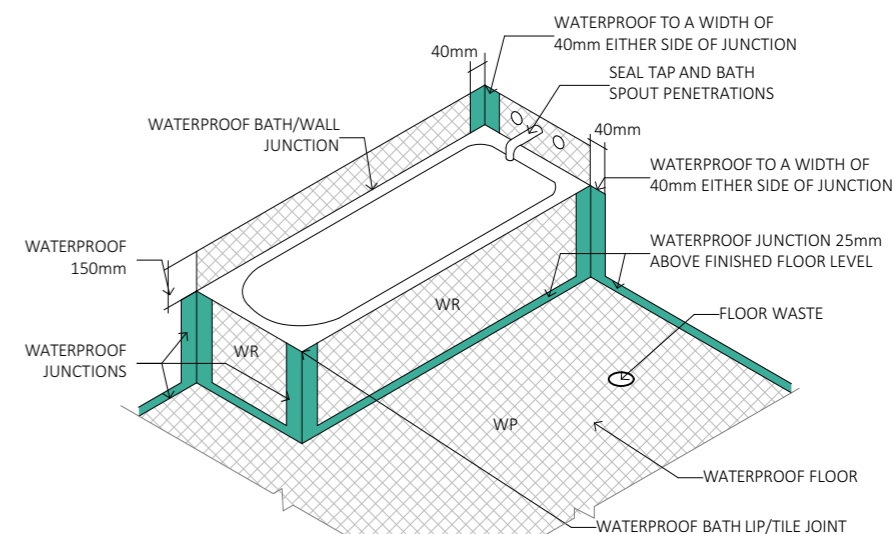


FIGURE 10.2.4b- ISOMETRIC
(TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS)

ENCLOSED SHOWERS LEVEL THRESHOLD

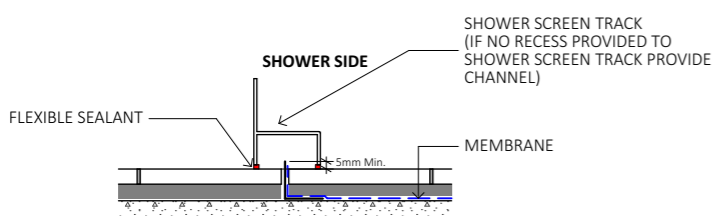


FIGURE 10.2.17

UNENCLOSED SHOWERS

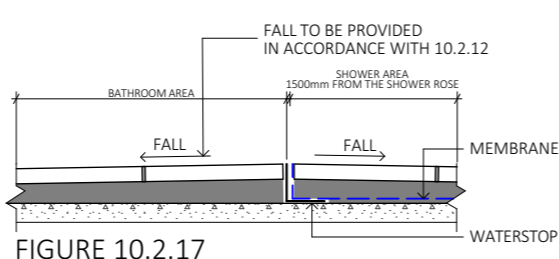


FIGURE 10.2.17

PREFORMED SHOWER BASES

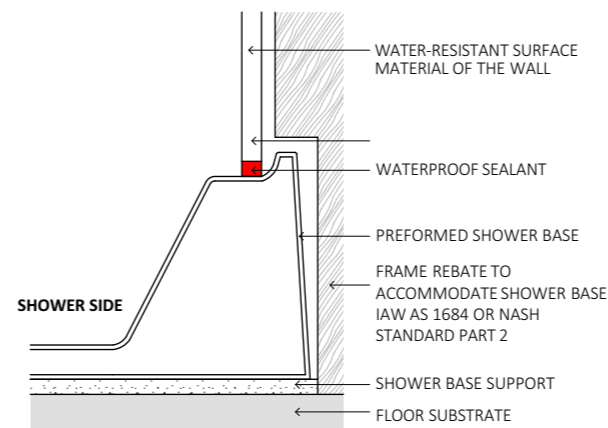


FIGURE 10.2.19a

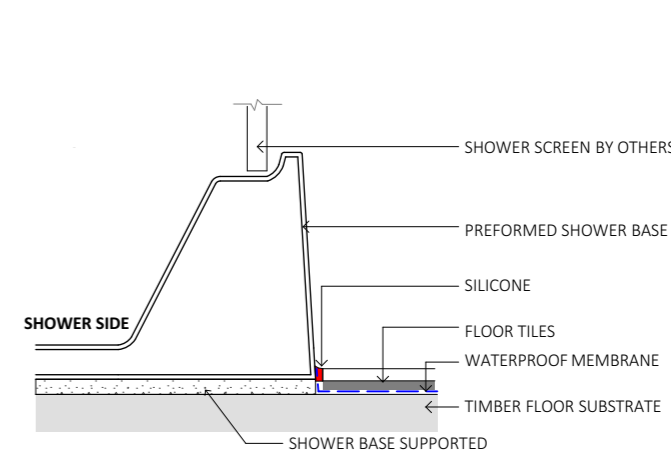


FIGURE 10.2.19b



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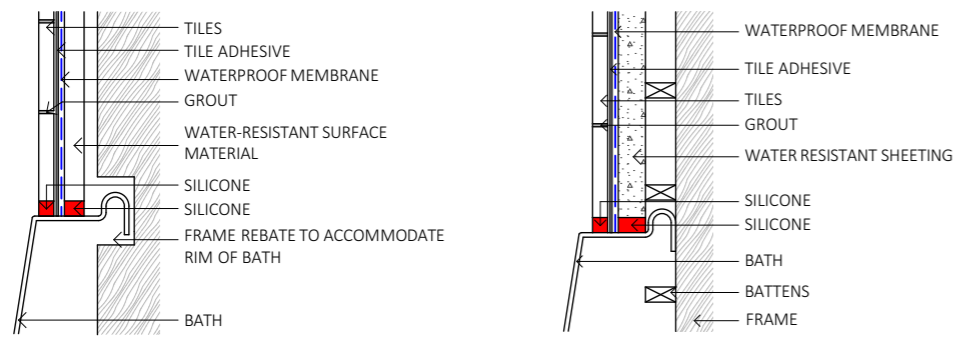
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R3	06/11/2024	FOR R.F.I	CHECKED	M.L.	SCALE (@A3)	NTS

TYPICAL BATH JUNCTIONS



FIGURES 10.2.20 (a,b,c)

TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING

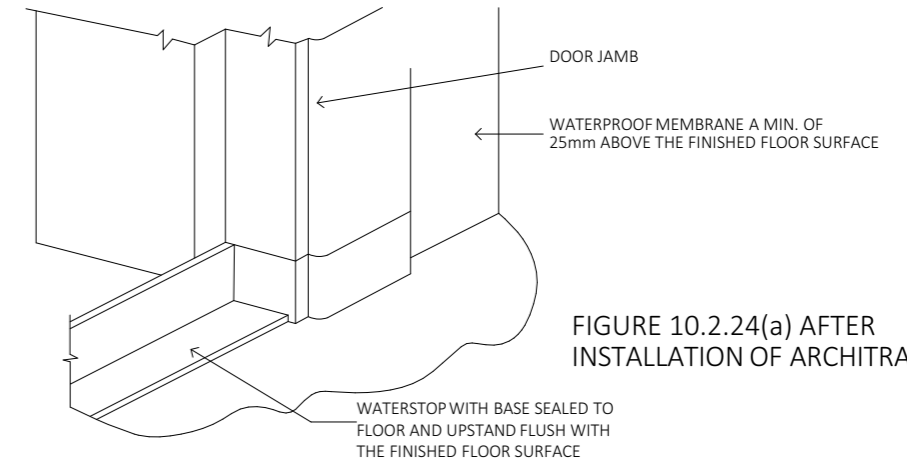
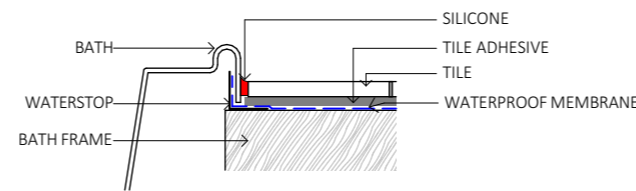


FIGURE 10.2.24(a) AFTER INSTALLATION OF ARCHITRAVE

TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING

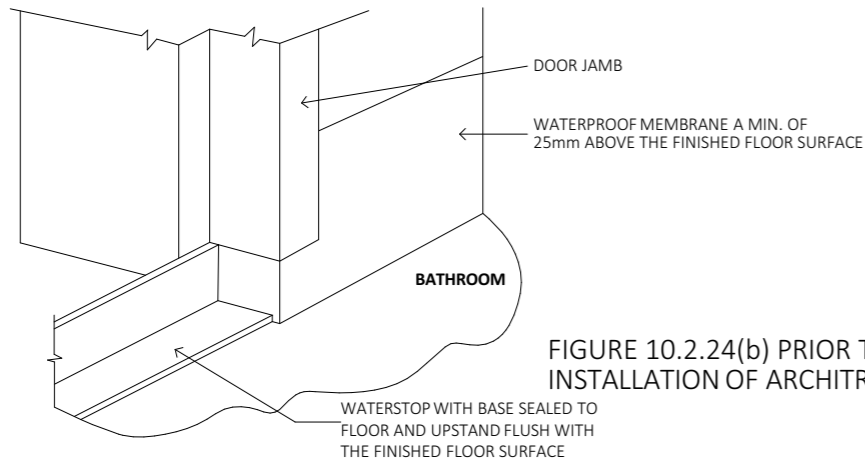


FIGURE 10.2.24(b) PRIOR TO INSTALLATION OF ARCHITRAVE

BOND BREAKER INSTALLATION OF BONDED MEMBRANES

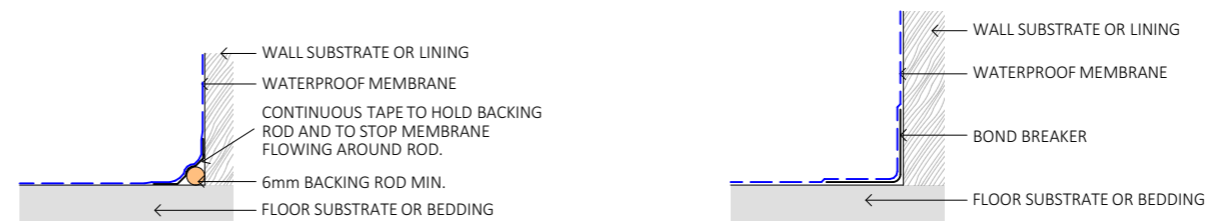
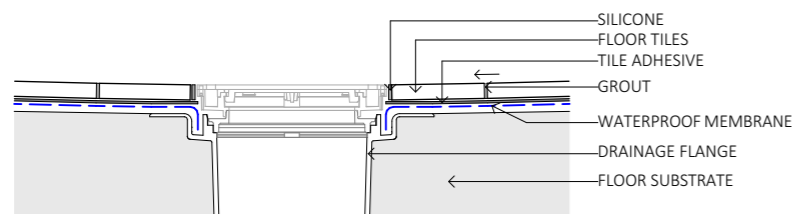
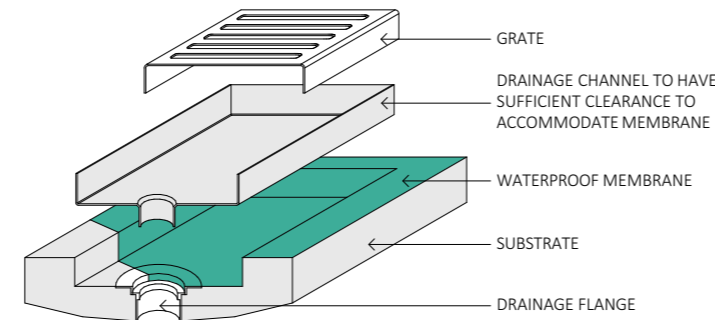


FIGURE 10.2.27- BOND BREAKER DETAILS

MEMBRANE TO DRAINAGE CONNECTION



TYPICAL MEMBRANE DRAINAGE WITH CHANNEL & GRATE



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