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



# **Development Applications**

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

DA NumberDA 2024 / 00203ApplicantDesign To LiveProposalResidential - Dwelling Alterations & Deck ExtensionLocation24 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 <u>www.bodc.tas.gov.au</u>.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to <u>admin@bodc.tas.gov.au</u>, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 7<sup>th</sup> December, 2024 **until 5pm Friday 20<sup>th</sup> December, 2024** 

John Brown GENERAL MANAGER

		DRAWING #	DR
	PROPOSED INTERNAL MODIFICATIONS	STLS24-1	CC
	& DECK EXTENSION	STLS24-2	SITE
		STLS24-3	G.F
	24 SILLE SIRLET,	STLS24-4	G.F
DESIGN	SCAMANDER, 7215.	STLS24-5	F.F.
		STLS24-6	F.F.
		STLS24-7	G.F
		STLS24-8	G.F
		STLS24-9	G.F
		STLS24-10	ELE
		STLS24-11	SEC
		STLS24-12	WI
		STLS24-13	CC
		STLS24-14	CC
		STLS24-15	CC
		STLS24-16	WA
		STLS24-17	WA

AREAS			COUNCIL		ZONE									
		(m²)	BREAK O'DAY CO	DUNCIL	GENERAL RESIDENT	AL								
DWELLING		163.36	LAND TITLE REFERENCE	140964/1	ENERGY STAR RATING	6.1								
EXISTING DECK		8.71	PROPERTY ID	6406482	CLIMATE ZONE	7				AIIACHN	VEN13			
INTERNAL MODIF		111.52	LOT SIZE (M <sup>2</sup> )	1102	ALPINE AREA	N/A	Q2D	YEWC	DV2	ENERGY ASS	essment			
PROPOSED DECK	k extension	17.15	BAL RATING	N/A	CORROSION ENV'	HIGH	TBC			STRUCTURAL			I	
			DESIGN WIND CLASS	N/A	SITE HAZARDS	N/A								
			SOIL CLASSIFICATION	N/A										
			PLANNING OVERLAY	SPECIFIC AREA PLAN - BRE-S2	2.0									
	CC # 371799313			DRAWING	I/WE APPROVE THES	E DRAWING TO BE CONTRACT.	COPYRIGHT: This is the sole property of Design To	REV.	DA	TE DESCRIPTION		M.L.	JOB NUMBER	STLS24
PH	BN. /1 615 812 /4 H. 6344 7319				SIGNATURE:	DATE:	Live, and may not be used in whole, or in part without written or formal	R1 R2	08/10/2	2024 FOR REVIEW	DRAWN	J.L.	DRAWING	1/17
DESIGN W.	info@designtolive. . designtolive.com	.com.au 1.au 2 5	IIE ADDRESS: 4 STEEL STREET, CAMANDER, 7215.		SIGNATURE:	DATE:	consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	R3	06/11/2	2024 FOR R.F.I	CHECKED	M.L.	SCALE (@A3)	NTS

# RAWING

OVER PAGE FE PLAN F. DEMOLITION FLOOR PLAN F. PROPOSED FLOOR PLAN . EXISTING FLOOR PLAN . PROPOSED FLOOR PLAN F. EXTERNAL SERVICES F. INTERIOR PLUMBING .F. ELECTRICAL PLAN evations CTION 11A NDOW & DOOR SCHEDULE ONSTRUCTION NOTES 1 ONSTRUCTION NOTES 2 **DNSTRUCTION NOTES 3** ATERPROOFING DETAILS 1 ATERPROOFING DETAILS 2



AREA	m²
DWELLING	163.36
EXISTING DECK	8.71
INTERNAL MODIFICATIONS	111.52
PROPOSED DECK EXTENSION	17.15

CLIENT/S:

24 STEEL STREET,

SITE ADDRESS:

SCAMANDER, 7215.

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ACC # 371799313

PH. 6344 7319

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DESIGN	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: VINEY HOLDINGS PTY LTD. SITE ADDRESS: 24 STEEL STREET,	DRAWING G.F. DEMOLITION FLOOR PLAN	I/WE APPROVE THESE DRA CORRECT PER CONT SIGNATURE: SIGNATURE:	WING TO BE IRACT. DATE: DATE:	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	<b>REV.</b> R1 R2 R3	DATE 08/10/2024 21/10/2024 06/11/2024	DES 4 FOR R 4 FOR D 4 FOR R
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**<u>NOTE:</u>** INTERNAL FRAMING OF EXISTING EXTERNAL WALLS TO BE CONFIRMED











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LEGEND					
В	BASIN				
Ва	BATH				
S	SINK (65Ø)				
Т	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				
Х	EXTERNAL TAP				
Р	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'SSUPPLEMENTS TO THESE CODES.



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



**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

L

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

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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 MAX IPD (m2) (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						

ELECTRICAL LAYOUT TO BE CONFIRMED ON SITE BY CLIENT WITH ELECTRICIAN





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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

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

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# 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 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** 

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

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

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### 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 DRAWNGS TAKE PRECEDENT OVER DRAWING NOTES.

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

### SITE PREPARATION:

(c)

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

3.2.1 UN-RETAINED BULK EARTHWORKS - SITE CUT AND FILL

- A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE-(1)
  - WITHIN THE ALLOTMENT; AND (a)
  - NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON (b) THE PROPERTY. OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
    - NOT DEEPER THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY

### POINT.

AT

FILL, USING AN UN-RETAINED EMBANKMENT MUST-(2)

- BE PLACED WITHIN THE ALLOTMENT; AND (a)
  - BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND (b) FIGURE 3.2.1B: AND
  - BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN (c) 150mm; AND
  - BE NOT MORE THAN 2m IN HEIGHT FROM THE NATURAL GROUND LEVEL (d) ANY POINT; AND
  - WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND (e) COMPACTED IN ACCORDANCE WITH PART 4.2: AND
  - HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE (f) 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:

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

b)

MORTAR JOINTS TO BE NOMINAL 10mm THICK, RUNNING BOND, IRONED OR FLUSH MORTAR **IOINTS** 

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 MINIMUM OF 50mm IN HEIGHT AND WIDTH OF THE JOINT (a)

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:

REQUIREMENTS

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

STRUCTURAL DRAWINGS. AND FIGURES 6.3.9a, 6.3.9b AND 6.3.9c BELOW.

FI	GURE 6.3.9a											
	Environmen	t	Locat	ion		Minimu	m protective	coa	ating			
						Option galvani	1 (hot dip sing)		Option 2 system). 6.3.9c	(duplex See Table	Option 3 ( Table 6.3.	paint). See 9b
	Low (mild st corrosion rai 25 µm/year	eel te 1.3 to	Typic inland than shelte	ally remote d areas or mo 1 km from ered bays	ore	HDG75	5		_		ACL2, AC PUR2A	C2, IZS1,
	Medium (mil corrosion ra 50 µm/year)	d steel te 25 to	Typic km fro or age indus more shelte	ally more tha om <i>breaking</i> gressive trial areas or than 50 m fre ered bays	n 1 <i>surf</i> om	HDG22	25		-		ACL3, AC IZS1, PUF	C4, ACC5, R3, PUR4
	High (mild s corrosion ra 80 µm/year)	teel te 50 to	Typic 200 n <i>surf</i> c indus withir shelte	ally more than n from <i>breaki</i> or aggressive trial areas or n 50 m from ered bays	n ing	HDG45	50		HDG150 (10-15 ye HDG300 2D (5-10	(5 years) 4D ears) or (10 years) years)	ACC6, IZS	33, PUR5
	Very High (n corrosion ra' 200 µm/year	nild steel te 80 to r)	Typic 100 n break m inla break withir aggre areas m of	ally extends to in inland from ting surf to 20 and from ting surf, or 200 m of essive industr and within 1 breaking surf	from 00 ial 00	HDG90	00	HDG300 (5 years) 5D (10-15 years) or HDG600 (10 years) 4D (5-10 years)		ACC6 (C5 PUR5	-M only),	
FI	GURE 6.3.9b											
	AS 2312.1	Surface prepa	ration	1st coat			2nd coat			3rd coat		Total DFT
	system			Type of paint	DFT		Type of paint	DFT	Ī	Type of paint	DFT	
	ACC2	Sa 2.5		Epoxy primer	75		Acrylic (2 pack)	125		- Acpdic (2 pack)	- 50	125
		04 2.0		Lboxy builde			epoxy	123		noryme (z pack)		200
	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	200		Acrylic (2 pack)	50	325

AS 2312.1	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
system		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

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#### ALL TIMBER FRAMING TO COMPLY WITH AS 1684.2-2021, ANY STRUCTURAL DRAWINGS/ SPECIFICATIONS, MATERIAL SUPPLIER'S SPECIFICATIONS AND LOCAL COUNCIL

WALL BRACING AND TIE-DOWN OF TIMBER CONSTRUCTION TO COMPLY WITH AS 1684.2-2021 AND STRUCTURAL DRAWINGS & DETAILS.

ALL STRUCTURAL STEEL MEMBERS TO BE IAW WITH NCC 2022 VOL 2 PART 6.3, AS 4100 AND

ALL EXPOSED STEEL CORROSION PROTECTION TO COMPLY WITH NCC 2022 VOL 2 PART 6.3.9

CRIPTION	DESIGNER	M.L.	JOB NUMBER	STLS24
D.A.	DRAWN	J.L.	DRAWING	13/17
?.F.I	CHECKED	M.L.	SCALE (@A3)	NTS

#### FRAMING (CONTINUED):

#### 

AS 2312.2 duplex system	Surface preparation	1st coat		2nd coat	2nd coat		3rd coat		
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT		
2D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	Polyuretha ne or acrylic gloss (2 pack)	100	-	-	175	
4D	Degrease, wash and dry, sweep blast clean	High-build epoxy (2 pack)	250	Polyuretha ne or acrylic gloss (2 pack)	100	-	-	350	
5D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	High-build epoxy (2 pack)	225	Polyuretha ne or acrylic gloss (2 pack)	100	400	

#### **ROOF AND WALL CLADDING:**

SHEET ROOFING, CORROSION PROTECTION AND FLASHINGS / CAPPINGS TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS / DETAILS AND IAW NCC 2022 VOL 2 PART 7.2.1-7.2.8 AND AS 1562.1

ROOF TILES AND SHINGLES IAW NCC 2022 VOL 2 PART 7.3.1-7.3.6

EAVE GUTTERING TO HAVE MINIMUM CROSS SECTION AREA OF 6500mm2.

BOX GUTTING TO HAVE CROSS SECTION AREA OF 7900mm2.

GUTTERING TO BE LAPPED 75mm IN DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

TAKE 150mm UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES AND LAPPED 150mm IN DIRECTION OF FLOW.

GUTTERING TO BE INSTALLED WITH FALL NO LESS THAN 1:500 AND BE SUPPORTED AND FIXED AT STOP ENDS. CORNERS AND AT NOT MORE THAN 1.200mm CRS FOR BAL 19 OR UNDER

DOWNPIPES TO BE FIXED WITH WALL BRACKETS.

DOWNPIPES MUST NOT SERVE MORE THAN 12,000mm OF GUTTER LENGTH FOR EACH DOWNPIPE, BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND DOWNPIPES TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS AND IAW NCC 2022 VOL 2 PART 7.4.1-7.4.7, AS/NZS 3500

TIMBER AND COMPOSITE WALL CLADDING TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS AND IAW NCC 2022 VOL 2 PART 7.5 1 - 7.5.8

CLASS 4 VAPOUR PERMEABLE SARKING TO BE PROVIDED FOR ROOF & WALLS AS PER DETAILS AND IAW AS 4200.1

#### **EXTERNAL DOORS & WINDOWS:**

WINDOWS AND EXTERNAL GLAZED DOORS TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS / DETAILS AND IAW NCC 2022 VOL 2 PART 8.2.1- 8.2.2 AND 8.3 GLAZING TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS / DETAILS AND IAW NCC 2022 VOL 2 PART 8.3 AND AS 1288

THICKNESS AND TYPE OF GLAZING INSTALLED THAT HAVE HIGH POTENTIAL FOR HUMAN IMPACT TO IAW WITH NCC 2022 VOL 2 PART 8.4 (GLAZING HUMAN IMPACT)

REFER TO WINDOW SCHEDULE FOR SIZES & TYPES.

ALL EXTERNAL DOORS TO BE FIITED WITH WEATHER SEALS.

EXTERNAL DOOR LEAF TYPE / COLOUR - TBC BY CLIENT

INTERNAL DOOR LEAF TYPE / COLOUR - TBC BY CLIENT

DOOR HANDLES, CLOSERS, LOCKS - TBC BY CLIENT

PROTECTION OF OPERABLE WINDOWS IN BEDROOMS TO BE IAW NCC 2022 VOL 2 PART 11.3.7

AND ROOMS OTHER THAN BEDROOMS TO BE IAW NCC 2022 VOL 2 PART 11.3.8.

DOORS AND WINDOWS TO POOL AREAS TO BE IAW AS 1926

REFER TO BUSHFIRE REPORT TBC AND BAL N/A CONSTRUCTION NOTES FOR SPECIFIC GLAZING REQUIREMENTS IN ADDITION TO THE ABOVE.

#### FIRE SAFETY:

GENERALLY IAW NCC 2022 VOL 2 PART 9.4 SARKING TO HAVE A FLAMMABILITY INDEX LESS THAN 5 SMOKE ALARMS AND EVACUATION LIGHTING IAW WITH NCC 2022 VOL 2 PART 9.5. REFER TO ELECTRICAL PLAN FOR LOCATION ON CEILING MUST BE A MINIMUM 300mm AWAY FROM CORNER JUNCTION OF THE WALL AND CEILING. TO BE BETWEEN 500mm AND 1500mm AWAYFROM A RAKED CEILING APEX.

#### SAFE MOVEMENT AND ACCESS

STAIRWAYAND RAMP CONSTRUCTION TO BE IAW NCC 2022 VOL 2 PART 11.2; MAXIMUM 18 RISERS IN A FLIGHT, TREADS (GOING MINIMUM 240mm, RISER MAXIMUM 190mm.

TREADS & RISERS CONSTANT THROUGHOUT AND A SLOPE RELATIONSHIP QUANTITY (2R+G) AS PER TABLE 11.2.2a

CONSTRUCTION OF BARRIERS TO BE IAW NCC 2022 VOL 2 PART 11.3.4; HEIGHT MUST BE NO LESS THAN 865mm ABOVE NOSING AND 1m ABOVE LANDINGS, HALLWAYS, BALCONY, DECK AND THE LIKE AS PER FIGURES 11.3.3b, 11.3.4a GAPS AND SPACINGS IN BARRIERS MUST NOT PERMIT A 125mm SPHERE TO PASS THROUGH. SLIP RESISTANCE OF LANDINGS, STAIR TREADS RAMPS TO BE IAW NCC 2022 VOL 2 PART 11.2.4 & TABLE 11.2.4

#### **TABLE 11.2.4**

Application	Dry surface conditions	Wet surface conditions
Ramp not steeper than 1:8	P4 or R10	P5 or R12
Tread surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

#### FIGURE 11.3.4a



#### CONSTRUCTION OF WIRE BARRIERS TO BE IAW NCC 2022 VOL2 PART 11.3.6

Wire	Lay	Wire	Clear distance between posts (mm)								
dia. (mm)		spacing (mm)	600	800	900	1000	1200	1500	1800	2000	2500
2.5	7x7	60	55	190	263	415	478	823	1080	1139	x
		80	382	630	730	824	1025	1288	x	x	x
		100	869	1218	1368	x	x	x	x	x	x
2.5	1x19	60	35	218	310	402	585	810	1125	1325	x
		80	420	630	735	840	1050	1400	1750	x	x
		100	1140	1565	x	x	x	x	x	x	x
3.0	7x7	60	15	178	270	314	506	660	965	1168	1491
		80	250	413	500	741	818	1083	1370	1565	x
		100	865	1278	1390	1639	x	x	x	x	x
3.0	1x19	60	25	183	261	340	520	790	1025	1180	x
		80	325	555	670	785	1025	1330	1725	1980	x
		100	1090	1500	1705	1910	x	x	x	x	x
4.0	7x7	60	5	156         166         166         166         166         166           1565         x         x         x         x         x         x           178         270         314         506         660         965           413         500         741         818         1083         1370           1278         1390         1639         x         x         x           183         261         340         520         790         1025           555         670         785         1025         1330         1725           1500         1705         1910         x         x         x           73         97         122         235         440         664           422         480         524         760         1100         1358           1182         1360         1528         1837         2381         2811           5         10         15         20         147         593           192         300         415         593         1105         1303	664	813	1178				
		80	196	422	480	524	760	1100	1358	1530	2130
		100	835	1182	1360	1528	1837	2381	2811	3098	x
4.0	1x19	60	5	5	10	15	20	147	593	890	1280
		80	30	192	300	415	593	1105	1303	1435	1844
		100	853	1308	1487	1610	2048	2608	3094	3418	3849
4.0	7x19	60	155	290	358	425	599	860	1080	1285	1540
		80	394	654	785	915	1143	1485	1860	2105	2615
1		100	1038	1412	1598	1785	2165	2735	x	x	x

PROTECTION OF OPENABLE WINDOWS IN BEDROOMS TO BE IAW NCC 2022 VOL 2 PART 11.3.7 AND ROOMS OTHER THAN BEDROOMS TO BE IAW NCC 2022 VOL 2 PART 11.3.8.

#### ANCILLARY PROVISIONS

12.3.2b AND STRUCTURAL SPECIFICATIONS. PI ATF OR 90x35 F5 WHEN FIXED INTO TIMBER FRAMES. **ΡΙ ΔΤΕ** 

# SPECIFICATIONS.

RIGHT ANGLE TO THE EXTERNAL WALL. RING SHANK OR FLAT HEAD DEFORMED NAILS. AND 6.3.9c OF CORROSION PROTECTION.

HEATING APPLIANCES GENERALLY TO BE IAW NCC 2022 PART 12.4, AS/NZS 2918:2018 AND MANUFACTURERS SPECIFICATIONS.

#### ENERGY EFFICIENCY

REFER TO ENERGY EFFICIENCY REPORT TBC DOMESTIC SERVICE OR FITTING.

MINIMISE AIR LEAKAGE. CLOSING DAMPER OR FILTER.

SERVICES GENERALLY IAW WITH NCC 2022 VOL 2 PART 13.7, AS 4859.1 AND AS 4254 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IAW AS/NZS 3500

#### GENERAL ENERGY EFFICIENCY:

ALL EXHAUST FANS TO BE SELF CLOSING, MAX 250mm DIA ALL WINDOW FRAMES TO BE WEATHER STRIPPED ALL GAPS AND CRACKS SEALED DOWN LIGHTS - LED (SEALED) ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MINIMUM U & SHGC VALUES. PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION AND NOT TOTAL R VALUE. ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999.

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ATTACHMENT OF A FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDING USING A WALING PLATE / LEDGER TO BE IAW NCC 2022 VOL 2 PART 12.3.2, FIGURE 12.3.2a, FIGURE

DECK OR BALCONY JOIST FRAMING MEMBERS MUST BE SUPPORTED BY WALL OR WALING

JOIST SPAN CLOSEST TO THE EXTERNAL WALL TO BE NO MORE THAN 3m (SINGLE OR CONTINUOUS) AND BE NO LESS THAN 140x35 F5 WHEN FIXED INTO CONCRETE CORE FILLED

CORROSION PROTECTION FOR FIXINGS STAINLESS STEEL WITHIN 200m OF BREAKING SURF OR HOT DIP GALVANISED FOR ALL OTHER AREAS. APPLIES TO JOIST CONNECTIONS TO WALING

DECK BRACING TO BE IAW NCC 2022 VOL 2 PART 12.3.4, FIGURE 12.3.4 AND STRUCTURAL

WHERE DECK IS MORE THAN 1m OFF THE GROUND AT THE UPPERMOST SURFACE OF THE DECK OR BALCONY AT ANY POINT, BRACING MUST BE INSTALLED.

TWO DIAGONALLY OPPOSED 30 X 0.8mm GALV STEEL STRAPS INSTALLED ACCROSS THE TOPSIDE OR UNDERSIDE OF DECK OR BALCONY JOISTS.

STEEL STRAPS MUST BE CONTINUOUS IN LENGTH DIAGONALLY AND AT AN ANGLE BETWEEN 30° TO 60° AND SPAN NO MORE THAN 4m WHEN MEASURED ALONG THE LINE OF AT THE

FIX STRAP TO EACH JOIST USING 2 / 50mm X 3.15mm HOT-DIPPED GALVANISED FLAT HEAD

DECK BRACING IN CORROSION ENVIRONMENT MUST COMPLY WITH TABLES 6.3.9a, 6.3.9b

CLIMATE ZONE 7 - APPLICABLE TO TASMANIA (EXCLUDING ALPINE AREAS)

BUILDING FABRIC GENERALLY IAW WITH NCC 2022 PART 13.2.2, AS 4859.1, AS 3999 AND

WHERE INSULATION IS REQUIRED MUST ABUT OR OVERLAP ADJOINING INSULATION OTHER THAN SUPPORTING STRUCTURAL MEMBERS TO FORM A CONTINUOUS BARRIER TO ROOF/ CEILING, WALLS AND FLOORS THAT DOES NOT AFFECT THE SAFE EFFECTIVE OPERATION OF A

INSULATION MUST MAINTAIN ITS POSITION AND THICKNESS, OTHER THAN WHERE IT CROSSES ROOF BATTENS, WATER PIPES, ELECTRICAL CABELING OR THE LIKE.

BUILDING SEALING GENERALLY IAW WITH NCC 2022 VOL 2 PART 13.4 AND REFER TO ENERGY EFFICIENCY REPORT TBC THE 6 STAR PROVISION ALLOWS UP TO 1% OF THE CEILING INSULATION AREA TO BE LOST TO PENETRATIONS SUCH AS CEILING FANS AND RECESSED DOWN LIGHTS. IF THIS IS EXCEEDED, THE REMAINDER OF THE INSULATION MUST BE INCREASED BY 25% AND UPWARDS DEPENDING ON ACTUAL PERCENTAGE OF PENETRATIONS. ROOF LIGHTS TO HABITABLE ROOMS TO BE FITTED WITH OPERABLE OR PERMANENT SEAL TO

EXTERNAL WINDOWS AND DOORS TO HABITABLE ROOMS/CONDITIONED SPACES TO BE FITTED WITH AIR SEAL TO RESTRICT AIR INFILTRATION. EXHAUST FANS TO HABITABLE ROOMS/ CONDITIONED SPACES TO BE FITTED WITH SELF

BUILDING ENVELOPE TO BE CONSTRUCTED TO MINIMISE AIR LEAKAGE. CONSTRUCTION JOINTS AND JUNCTIONS OF ADJOINING, SKIRTING, ARCHITRAVES AND CORNICES.

CRIPTION	DESIGNER	M.L.	JOB NUMBER	STLS24
	DRAWN	J.L.	DRAWING	14/17
R.F.I				
	CHECKED	/v\.L.	SCALE (@A3)	CIVID

#### 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

EXAUST 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.
- (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

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-RESISTANTALL WALL/FLOOR JUNCTIONS, WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAT 40MM	N/A

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### NCC VOL 2 PART 10.2 WET AREA WATERPROOFING

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DESIGN ΤΟΙΙΥ

## TYPICAL BATH JUNCTIONS

# TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING

![](_page_17_Figure_2.jpeg)

![](_page_17_Figure_3.jpeg)

### TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING

![](_page_17_Figure_5.jpeg)

BOND BREAKER INSTALLATION OF BONDED MEMBRANES

![](_page_17_Figure_7.jpeg)

FIGURE 10.2.27- BOND BREAKER DETAILS

## MEMBRANE TO DRAINAGE CONNECTION

![](_page_17_Figure_10.jpeg)

# TYPICAL MEMBRANE DRAINAGE WITH CHANNEL & GRATE

![](_page_17_Figure_12.jpeg)

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WATERPROOF MEMBRANE

- FLOOR SUBSTRATE OR BEDDING