

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-24-161
<b>PROPOSED DEVELOPMENT:</b>	Single Dwelling (Residential)
<b>LOCATION:</b>	36 Alexa Drive Austins Ferry
<b>APPLICANT:</b>	Tassie Homes Pty Ltd
<b>ADVERTISING START DATE:</b>	24/07/2024
<b>ADVERTISING EXPIRY DATE:</b>	06/08/2024

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **06/08/2024**.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **06/08/2024**, or for postal and hand delivered representations, by 5.00 pm on **06/08/2024**.

# H1336 - Proposed Dwelling, GHIMIRE & GAJUREL AT 36 ALEXA DRIVE, AUSTINS FERRY

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No. PLN-24-161

DATE RECEIVED 17/07/2024



<i>Architectural Drawing No.</i>	<i>Description</i>
01	Site Plan
01a	Driveway Chainage
02	Drainage Plan
02a	Shadow Diagrams for 21 June
02b	Isometric Shadow Diagrams for 21 June
02c	Solar Access Diagram for 21 June
03	Lower Floor Plan
03a	Upper Floor Plan
04	Elevations Sheet 1 of 2
04a	Elevations Sheet 2 of 2
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
11	Wet Area Specifications
11a	Stair Notes
11b	Balustrade Notes
12	Vegetation Overlay
13	BAL Construction Requirements

Climate Zone - 7  
C.T. No. 180201/10  
Wind Speed - N3  
Corrosion Environment - MODERATE  
Soil Classification - M  
FLOOR AREA -  
Lower Floor = 87.0m<sup>2</sup>  
Upper Floor = 131.5m<sup>2</sup>  
Total = 218.5m<sup>2</sup>  
= 23.5 sq

**PROTECTIVE COATINGS FOR STEELWORK**

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE <small>More than 1 km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas</small>	INTERNAL	No protection required	
	EXTERNAL	<b>Option 1</b> 2 coats alkyd primer; or <b>Option 2</b> 2 coats alkyd gloss <b>Option 3</b> Hot dip galvanise 300 g/m <sup>2</sup> min. <b>Option 4</b> Hot dip galvanise 100 g/m <sup>2</sup> min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

**NOTES:**

- Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
- The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
- Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
- All zinc coatings (including Inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
- Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
- Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
- For applications outside the scope of this table, seek specialist advice.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

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DATE:

.....

REVISION	DATE	SHEETS	DESCRIPTION
A	16 July 2024	00, new 02a - 02c, 03a, 04 & 09	Provide shadow diagrams for 21 June as requested by GCC planning RFI.

## BAL-19

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: 17/07/24  
DATE: H1336 DA 220524.dgn  
FILE NAME: PC  
DRAWN BY: PC

DWG No: **COVER SHEET**

- 6 JUNE 2024  Preliminary drawings  Preliminary construction drawings  
Engineer not to sign this copy, only provide notes, additions & amendments  Approved by Engineer
- 17 JULY 2024  Development application drawings (DA)  Final construction drawings (BA)  Approved by Building Surveyor

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**IMPORTANT NOTES:**

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.

C.T. No. 180201/10  
720m<sup>2</sup>

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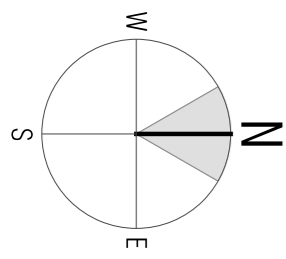
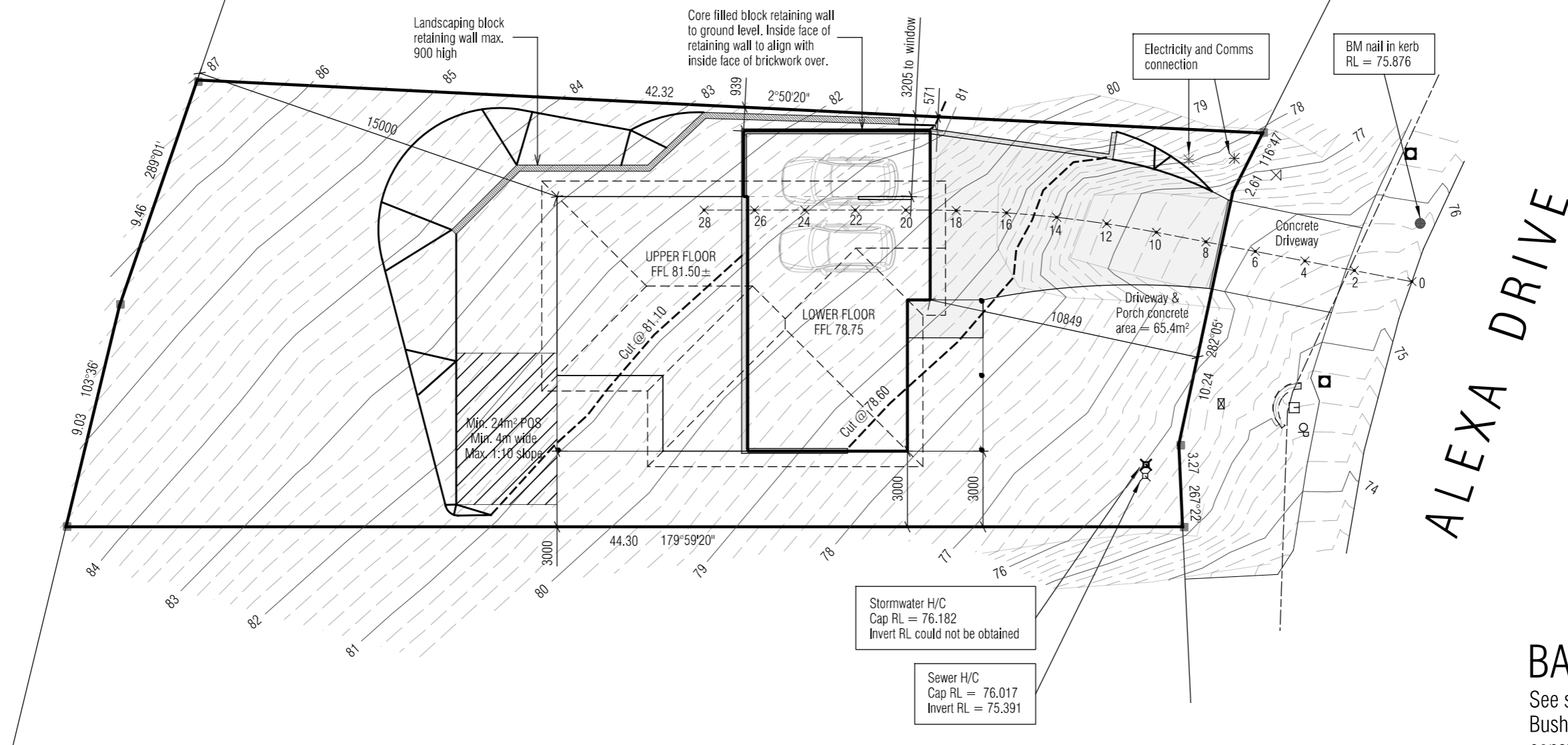
**TH**

**TASSIE HOMES**

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055  
Ph. (03) 62 833 273    www.tassiehomes.com.au

- |       |                   |   |                             |
|-------|-------------------|---|-----------------------------|
| —     | LOT BOUNDARY      | ■ | TITLE PEG                   |
| —     | BANK TOP          | ● | NAIL                        |
| —     | BANK BOTTOM       | ✕ | STORMWATER HOUSE CONNECTION |
| —     | BITUMEN EDGE      | ✕ | ELECTRICITY MAIN            |
| —     | KERB INVERT       | ○ | PYLON                       |
| —     | KERB BACK         | * | CABLE HYDRO UNDERGROUND     |
| —     | FOOTPATH          | ⊠ | TELSTRA PIT                 |
| —     | DRIVEWAY          | * | CABLE COMMS UNDERGROUND     |
| - - - | RET WALL ROCK     | □ | SEWER MANHOLE               |
| - - - | SEWER UNDERGROUND | ✕ | SEWER HOUSE CONNECTION      |
|       |                   | ✕ | SEWER UNDERGROUND           |
|       |                   | □ | WATER MAIN                  |

**DRIVEWAY INFORMATION**  
See driveway chainage on Sheet 01a for gradients. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway and path to be concrete, by builder.



Scale 1:200

**PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY**

**BAL-19**  
See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING:    SITE PLAN  
DATE:        17/06/24  
FILE NAME:    H1336 DA 220524.dgn  
DRAWN BY:    PC

DWG No:

THIS PLAN IS ACCEPTED BY:

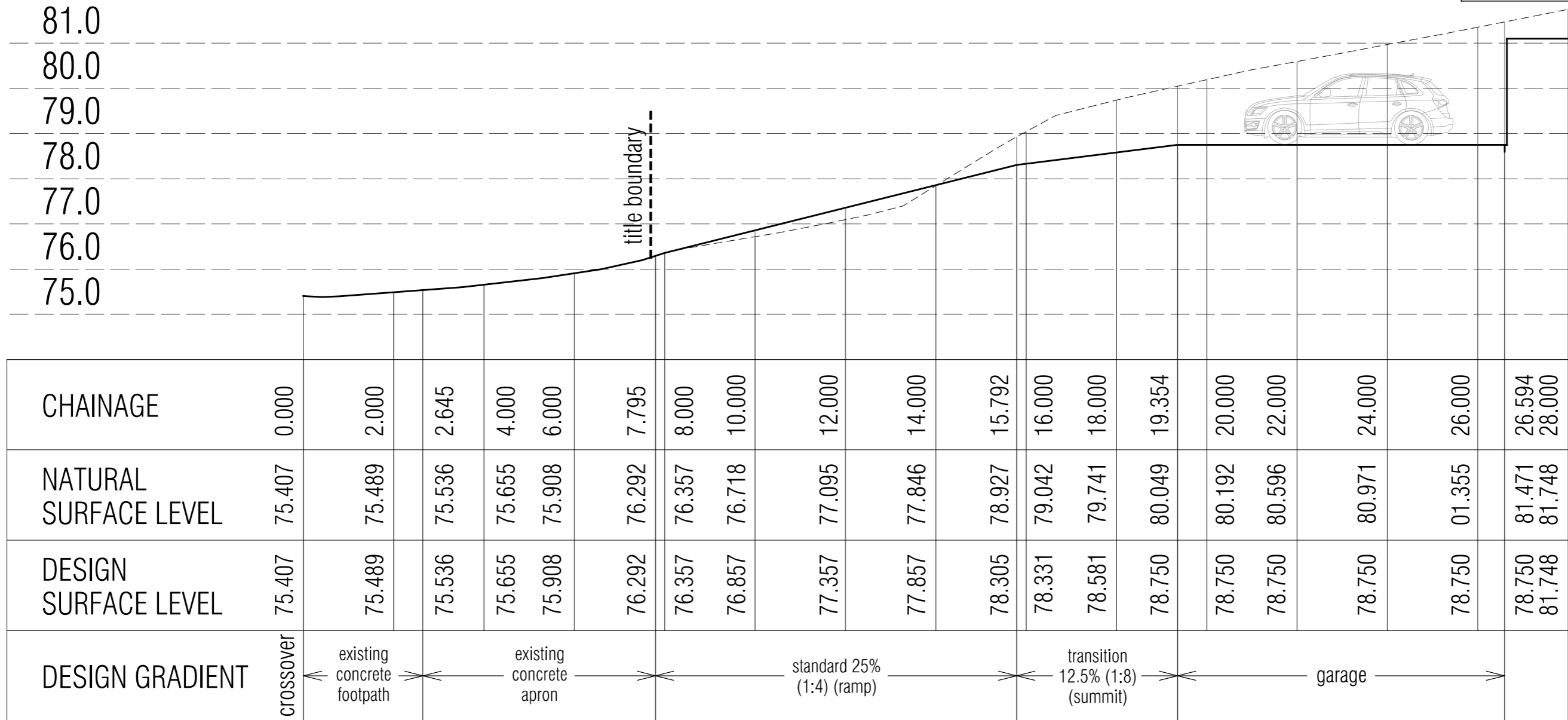
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
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PLANNING SERVICES**  
APPLICATION No PLN-24-161  
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### BAL-19

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: DRIVEWAY CHAINAGE  
DATE: 17/06/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

01a

Scale 1:100

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
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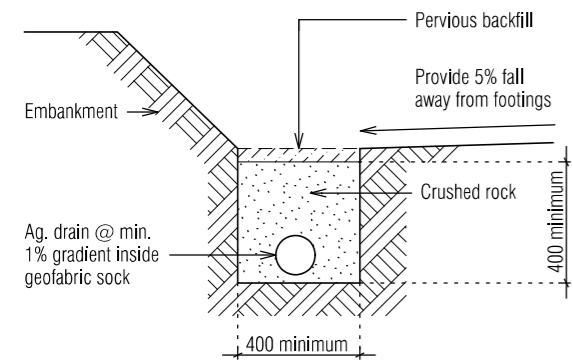
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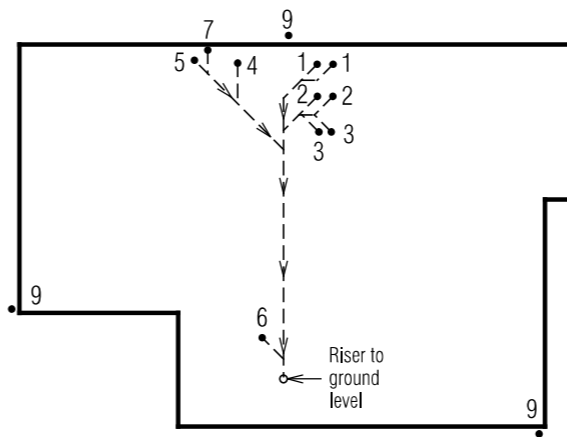
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055  
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All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

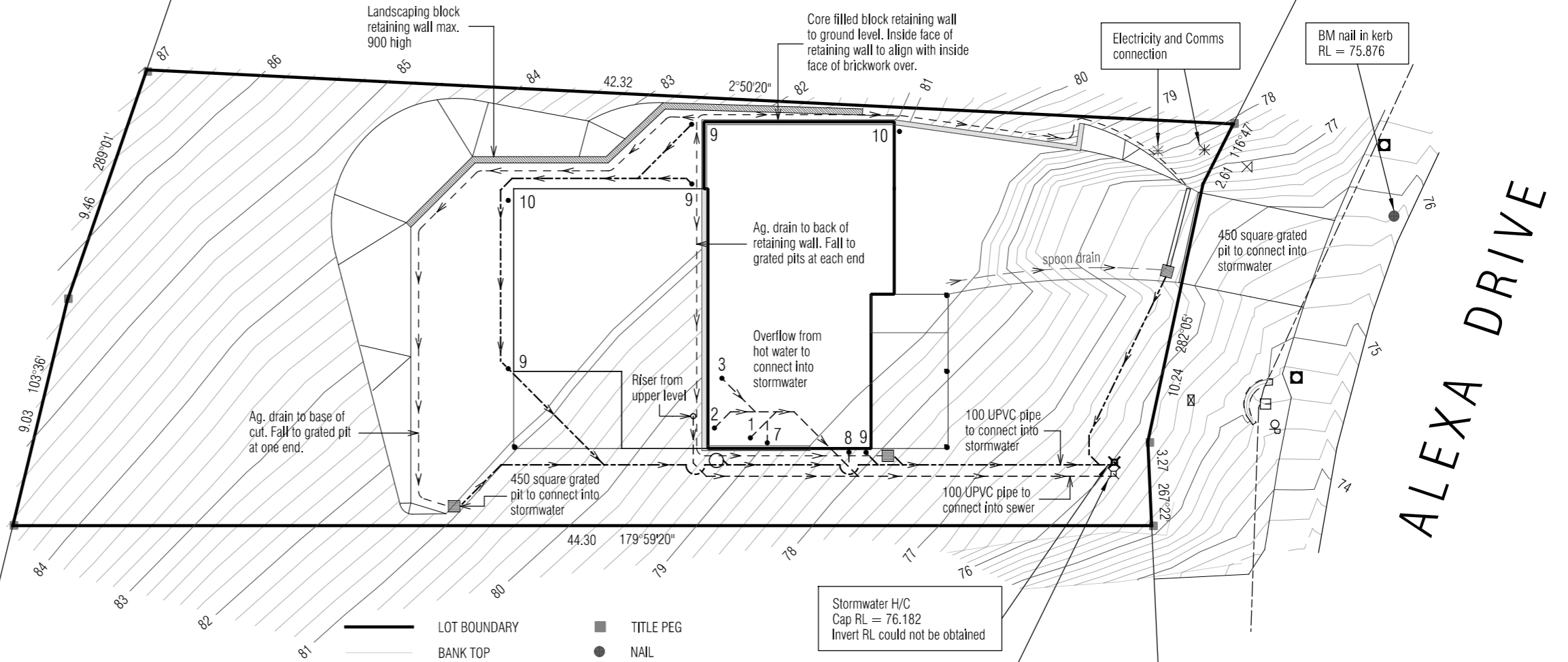
**DRAINAGE LEGEND**

- |     |                                      |         |
|-----|--------------------------------------|---------|
| 1   | WC                                   | 100 dia |
| 2   | HANDBASIN                            | 40 dia  |
| 3   | SHOWER                               | 50 dia  |
| 4   | BATH                                 | 40 dia  |
| 5   | LAUNDRY TROUGH                       | 50 dia  |
| 6   | KITCHEN SINK                         | 50 dia  |
| 7   | VENT                                 | 50 dia  |
| 8   | TAP CHARGED ORG min. 150mm below FFL |         |
| 9   | DOWNPIPE                             | 90 dia  |
| 10  | TAP                                  |         |
| 11  | INSPECTION OPENING TO GROUND LEVEL   |         |
| f/w | FLOOR WASTE                          |         |



**UPPER FLOOR DRAINAGE PLAN**

**DRIVEWAY INFORMATION**  
See driveway chainage on Sheet 01a for gradients. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway and path to be concrete, by builder.



- |       |                   |   |                             |
|-------|-------------------|---|-----------------------------|
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| —     | BANK BOTTOM       | ✕ | STORMWATER HOUSE CONNECTION |
| —     | BITUMEN EDGE      | ✕ | ELECTRICITY MAIN            |
| —     | KERB INVERT       | ⊙ | PYLON                       |
| —     | KERB BACK         | ✱ | CABLE HYDRO UNDERGROUND     |
| —     | FOOTPATH          | ⊠ | TELSTRA PIT                 |
| —     | DRIVEWAY          | ✱ | CABLE COMMS UNDERGROUND     |
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| - - - | SEWER UNDERGROUND | ✕ | SEWER HOUSE CONNECTION      |
|       |                   | ✕ | SEWER UNDERGROUND           |
|       |                   | □ | WATER MAIN                  |

Stormwater H/C  
Cap RL = 76.182  
Invert RL could not be obtained

Sewer H/C  
Cap RL = 76.017  
Invert RL = 75.391

**BAL-19**

See sheet 13 for  
Bushfire Attack Level  
construction requirements

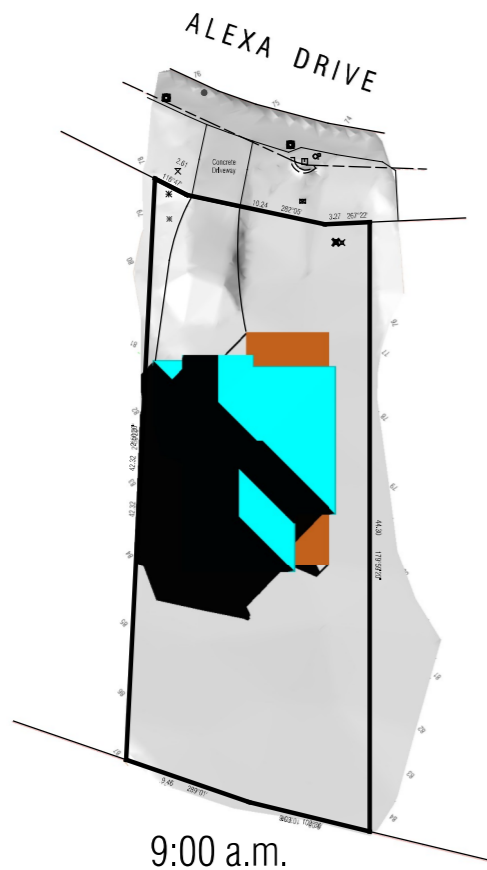
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FILE NAME: H1336 DA 220524.dgn  
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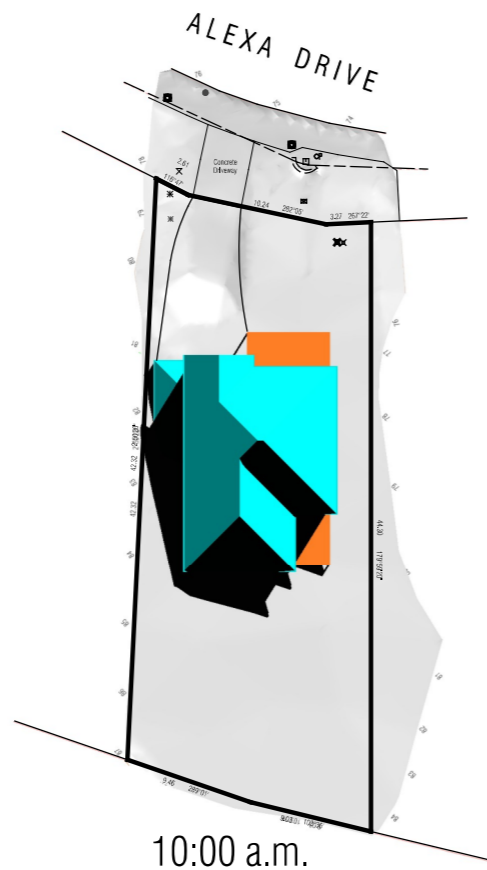
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**PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY**

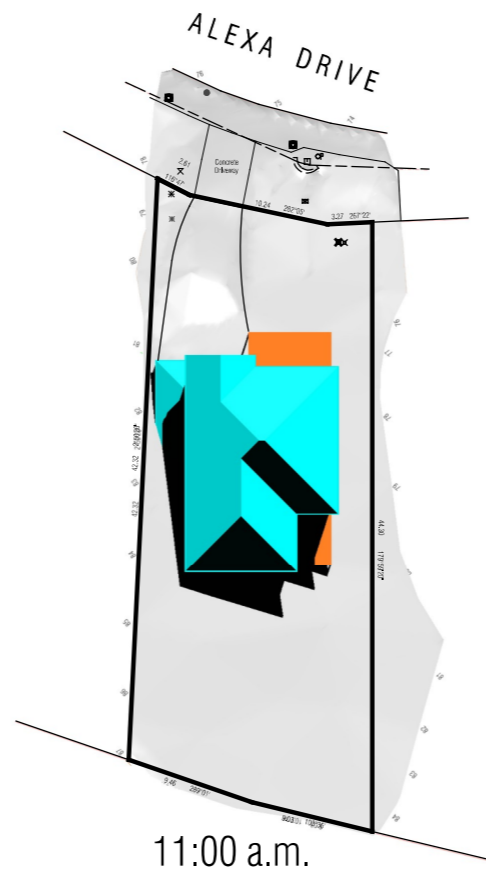
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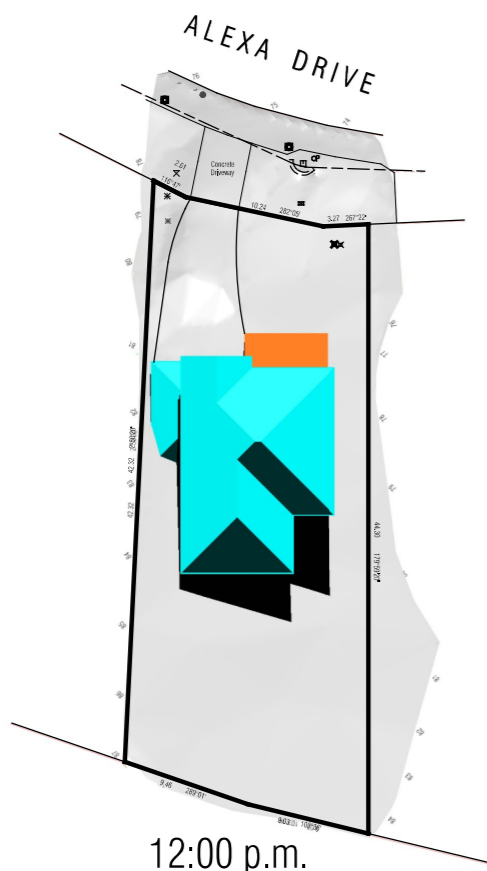
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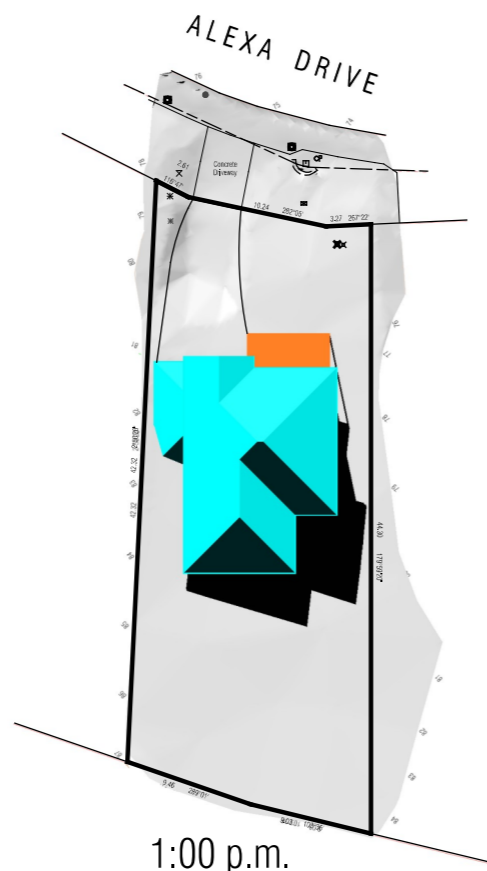
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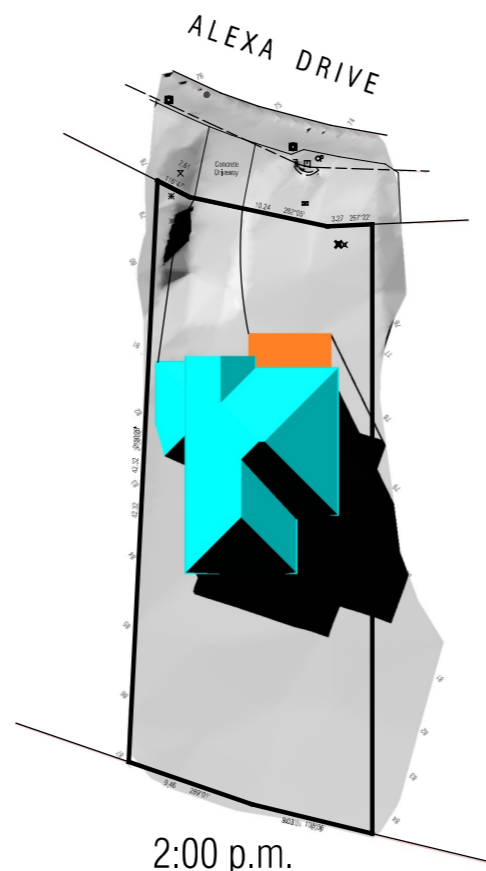
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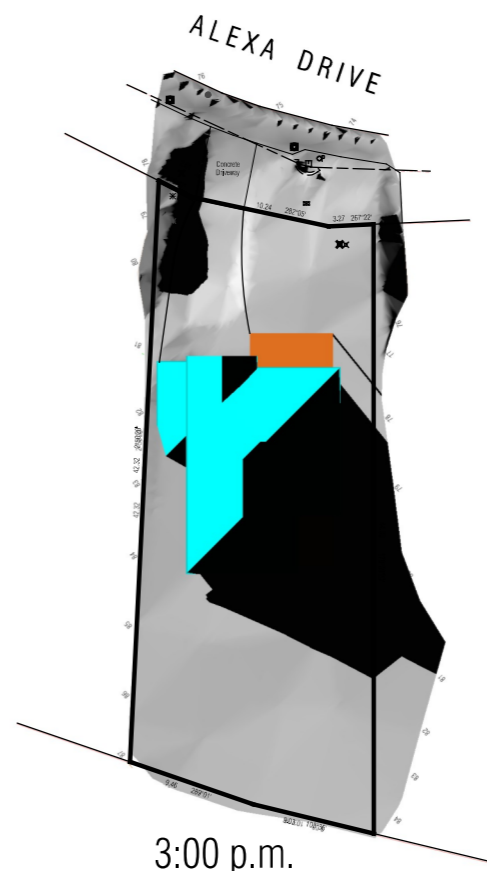
12:00 p.m.



1:00 p.m.



2:00 p.m.



3:00 p.m.

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

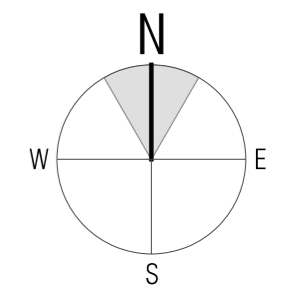
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Ph. (03) 62 833 273 www.tassiehomes.com.au

Shadow diagrams for 36 Alexa Drive, AUSTINS FERRY on 21 June.  
42° 46' 37" South  
147° 14' 43" East



**GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No PLN-24-161

DATE RECEIVED 17/07/2024

REVISION	DATE	DESCRIPTION
A	16 July 2024	Changes as described on Cover Sheet

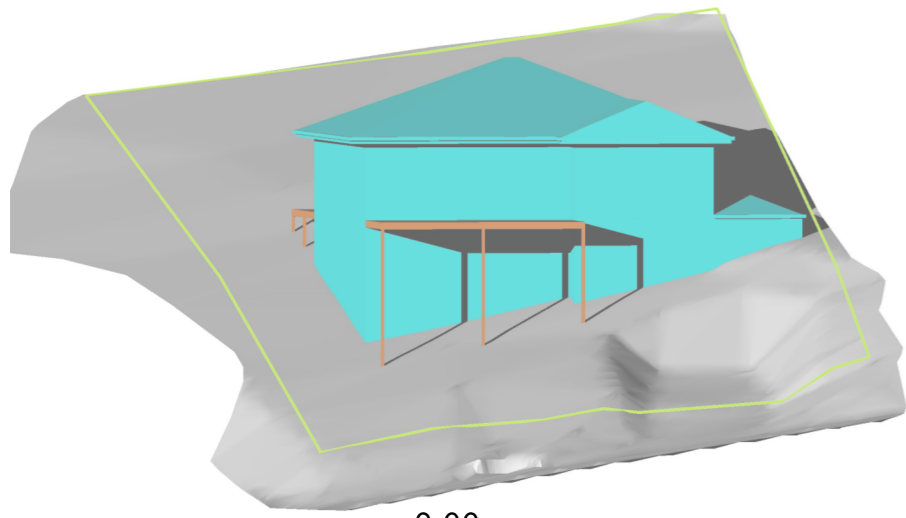
**BAL-19**  
See sheet 13 for Bushfire Attack Level construction requirements

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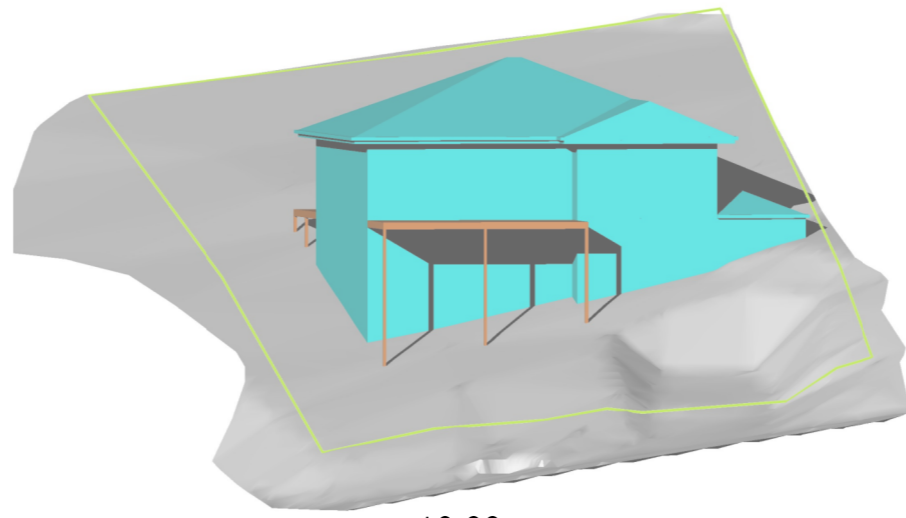
DRAWING: SHADOW DIAGRAMS  
DATE: 16/07/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

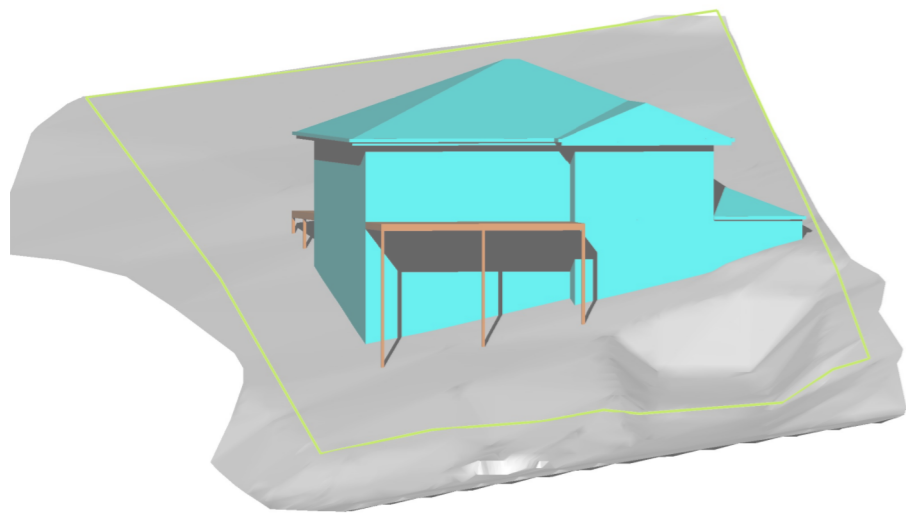
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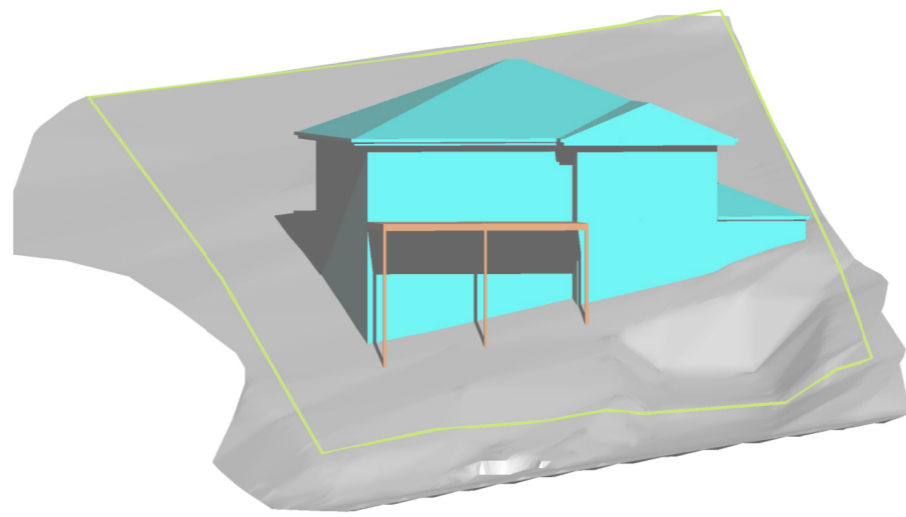
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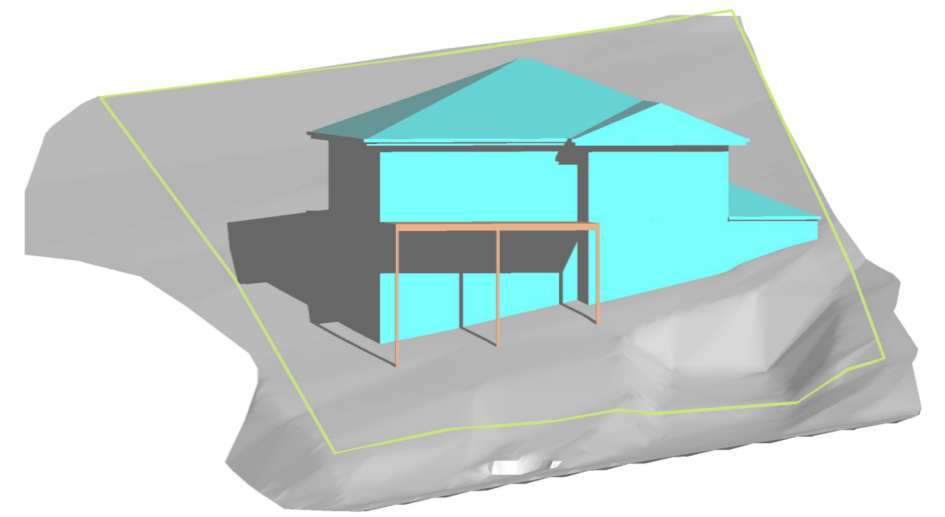
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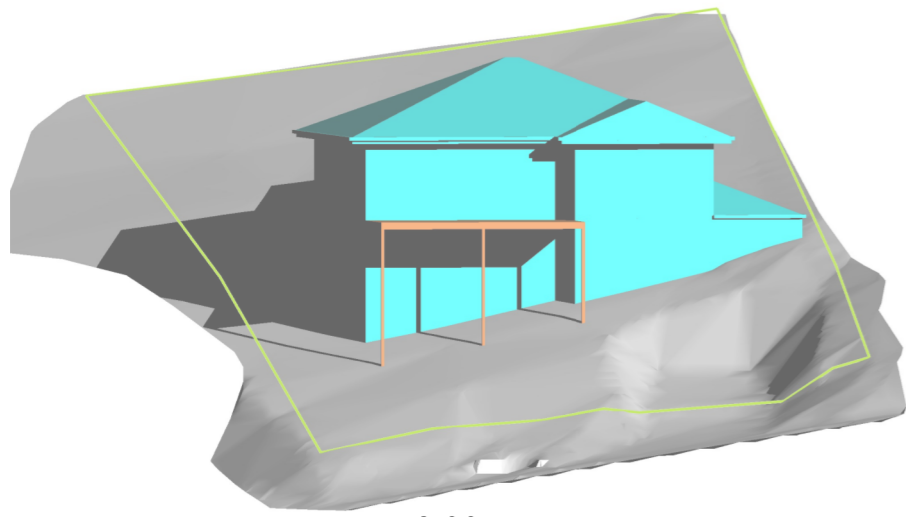
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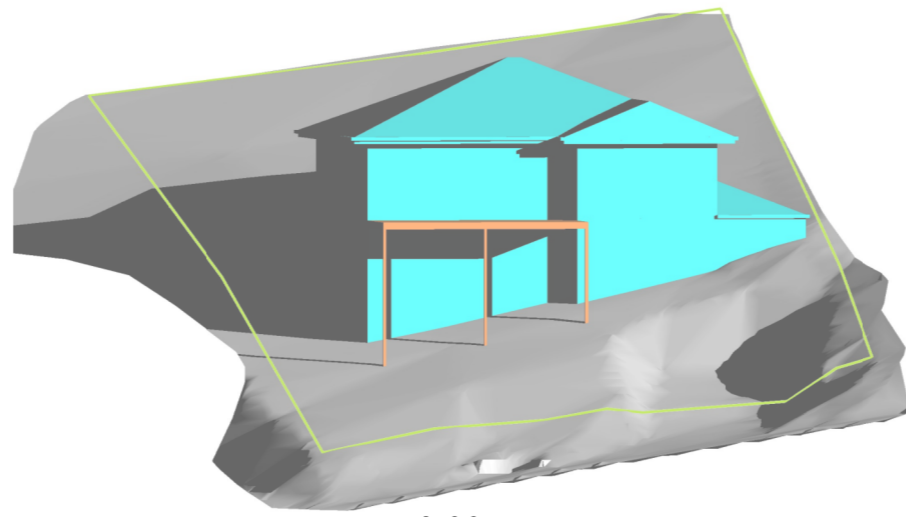
12:00 p.m.



1:00 p.m.



2:00 p.m.



3:00 p.m.

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

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Shadow diagrams  
for 36 Alexa Drive,  
AUSTINS FERRY  
on 21 June.  
42° 46' 37" South  
147° 14' 43" East

**BAL-19**

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: ISOMETRIC SHADOW DIAGRAMS  
DATE: 16/07/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

**02b**

REVISION	DATE	DESCRIPTION
A	16 July 2024	Changes as described on Cover Sheet

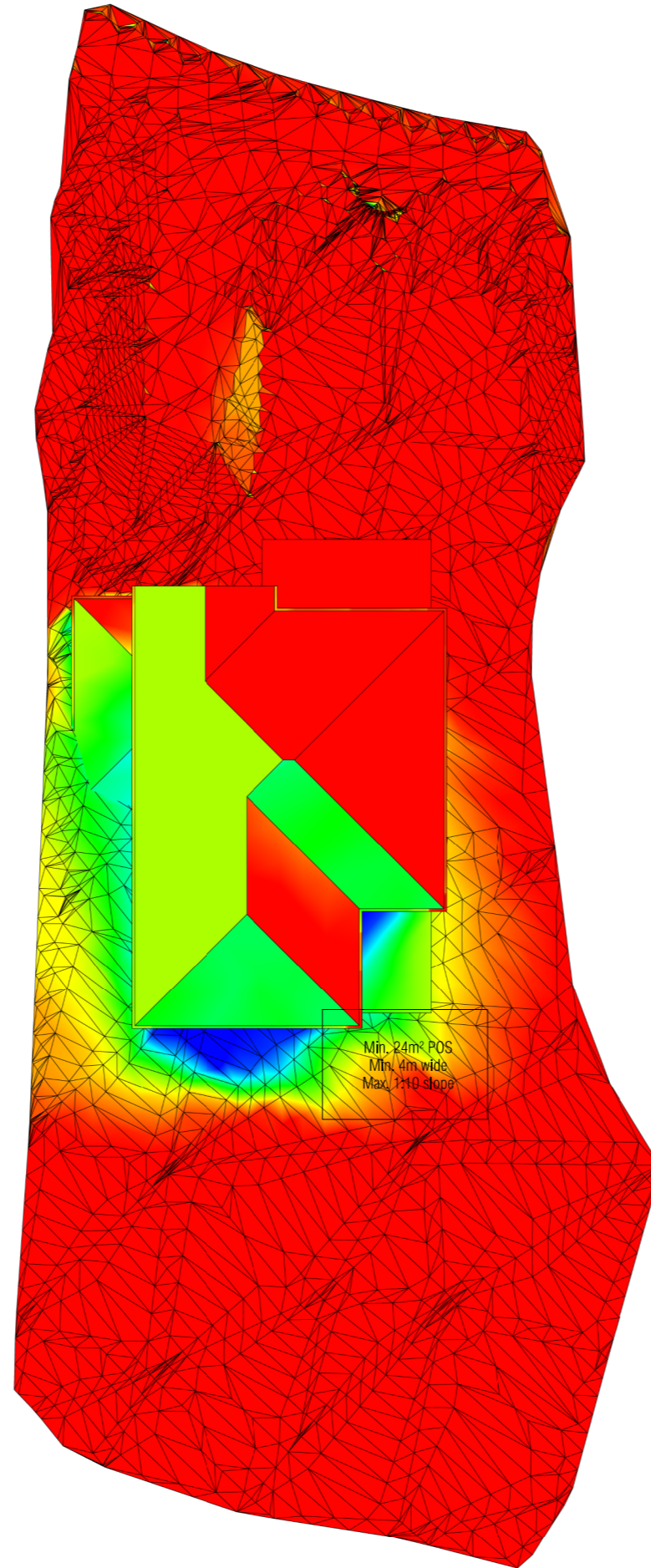
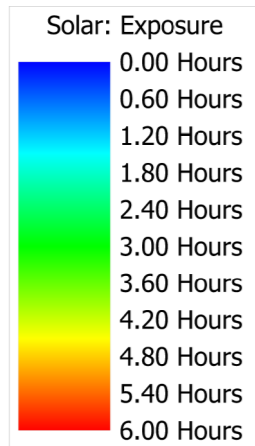
\* NOTE: boundaries are for illustrative purposes and are not exact.



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

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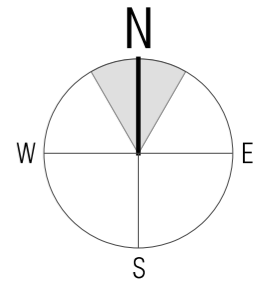
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Shadow diagrams  
for 36 Alexa Drive,  
AUSTINS FERRY  
on 21 June.  
42° 46' 37" South  
147° 14' 43" East



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DRAWING: SOLAR ACCESS DIAGRAM  
DATE: 16/07/24  
FILE NAME: H1336 DA 220524.dgn  
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DWG No:

**02c**

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DATE:

Lower Floor Area = 87.0m<sup>2</sup>  
 Upper Floor Area = 131.5m<sup>2</sup>  
 Total Floor Area = 218.5m<sup>2</sup>  
 Tiled Deck Area = 18.0m<sup>2</sup>  
 Timber Deck Area = 12.6m<sup>2</sup>

**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**

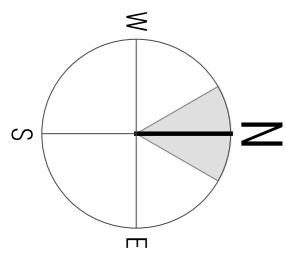
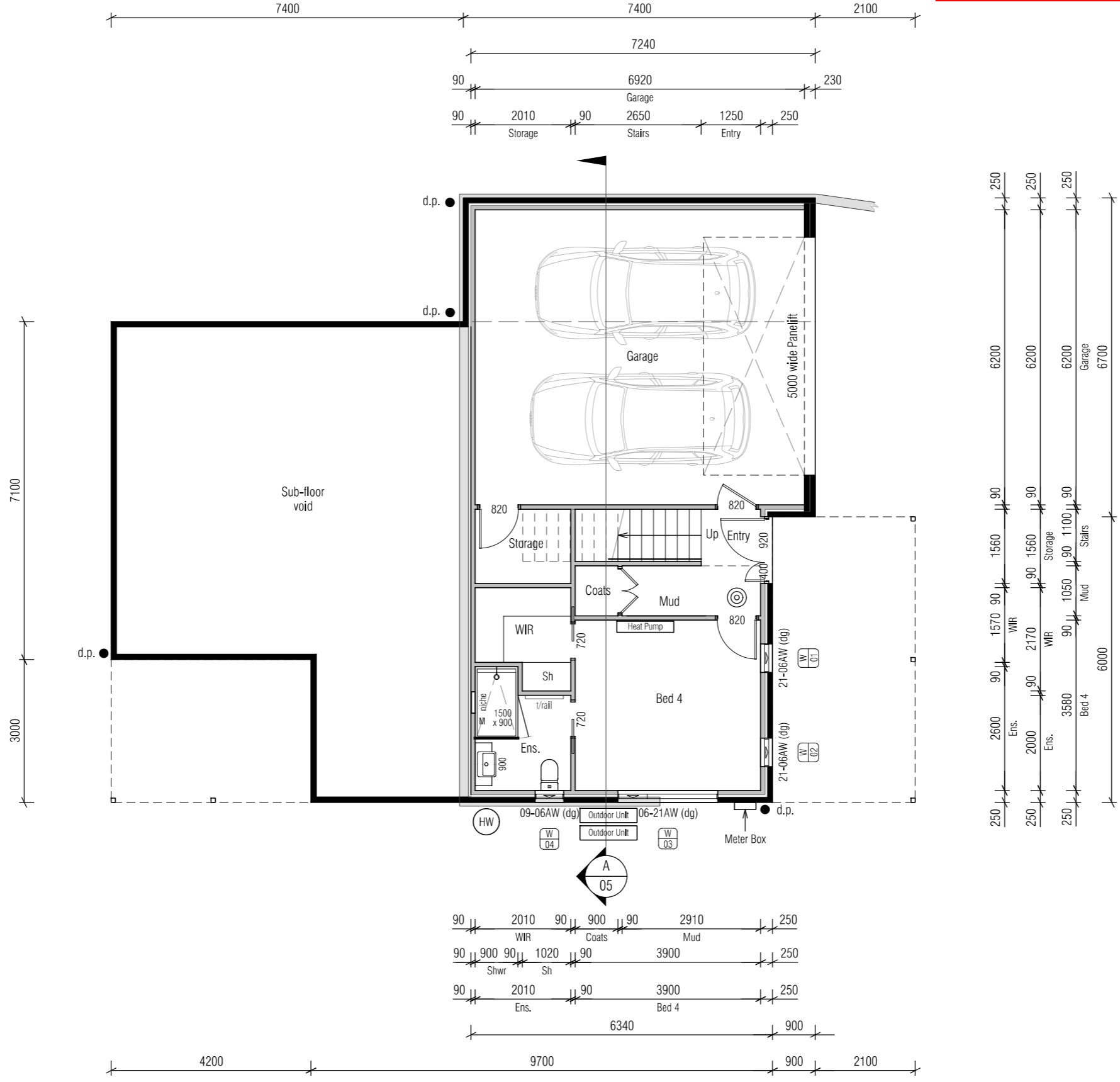
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Scale 1:100

**PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
 AT 36 ALEXA DRIVE, AUSTINS FERRY**

**BAL-19**  
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 Bushfire Attack Level  
 construction requirements

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DRAWING: LOWER FLOOR PLAN  
 DATE: 18/06/24  
 FILE NAME: H1336 DA 220524.dgn  
 DRAWN BY: PC

DWG No:

**03**



THIS PLAN IS ACCEPTED BY:

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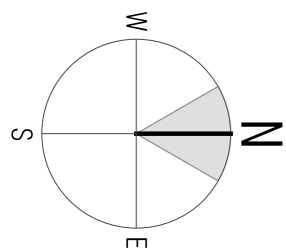
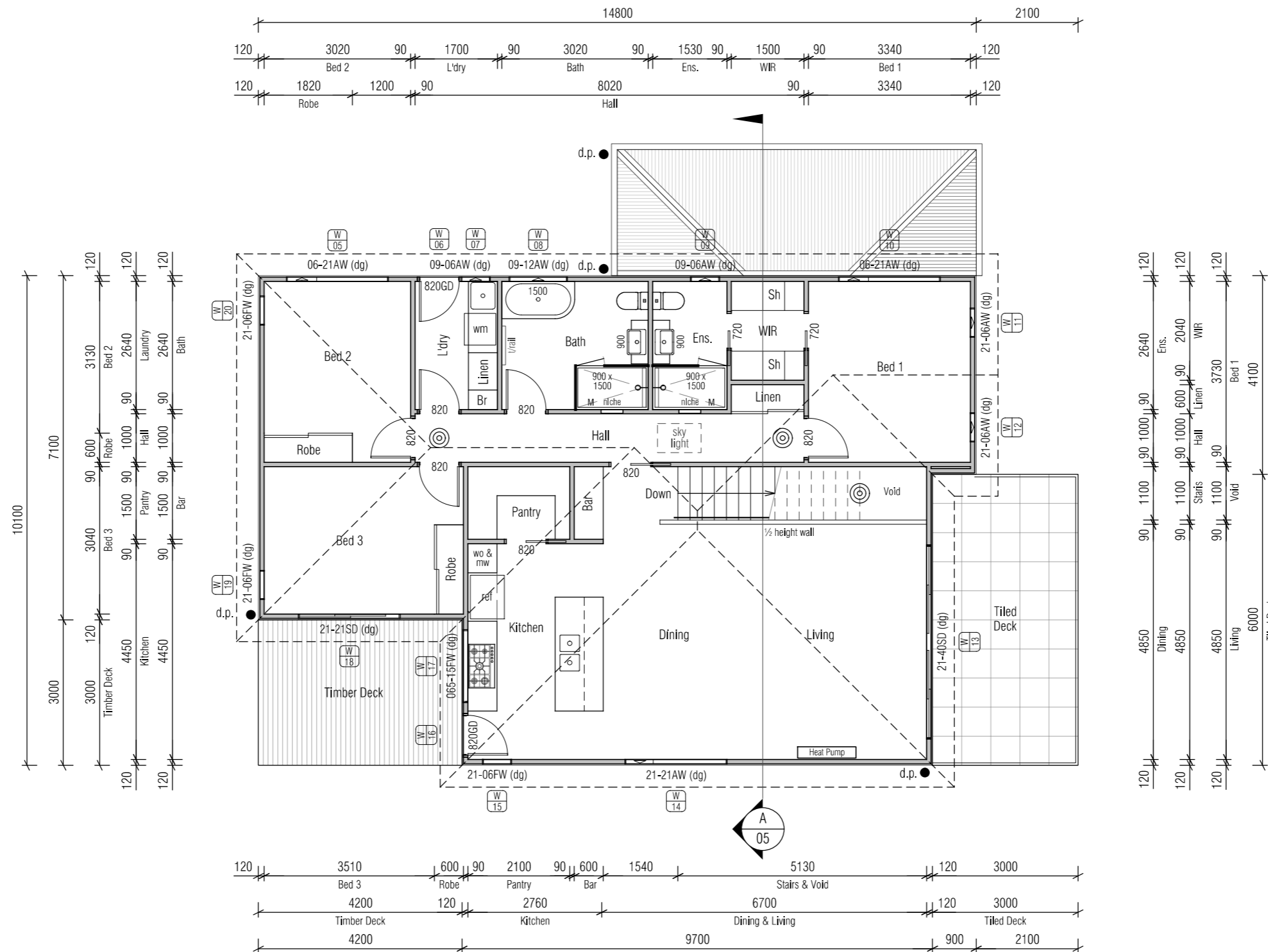
Lower Floor Area = 87.0m<sup>2</sup>  
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Scale 1:100

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REVISION	DATE	DESCRIPTION
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DRAWING: UPPER FLOOR PLAN  
DATE: 17/07/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

**03a**

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SIGNATURE:

DATE:

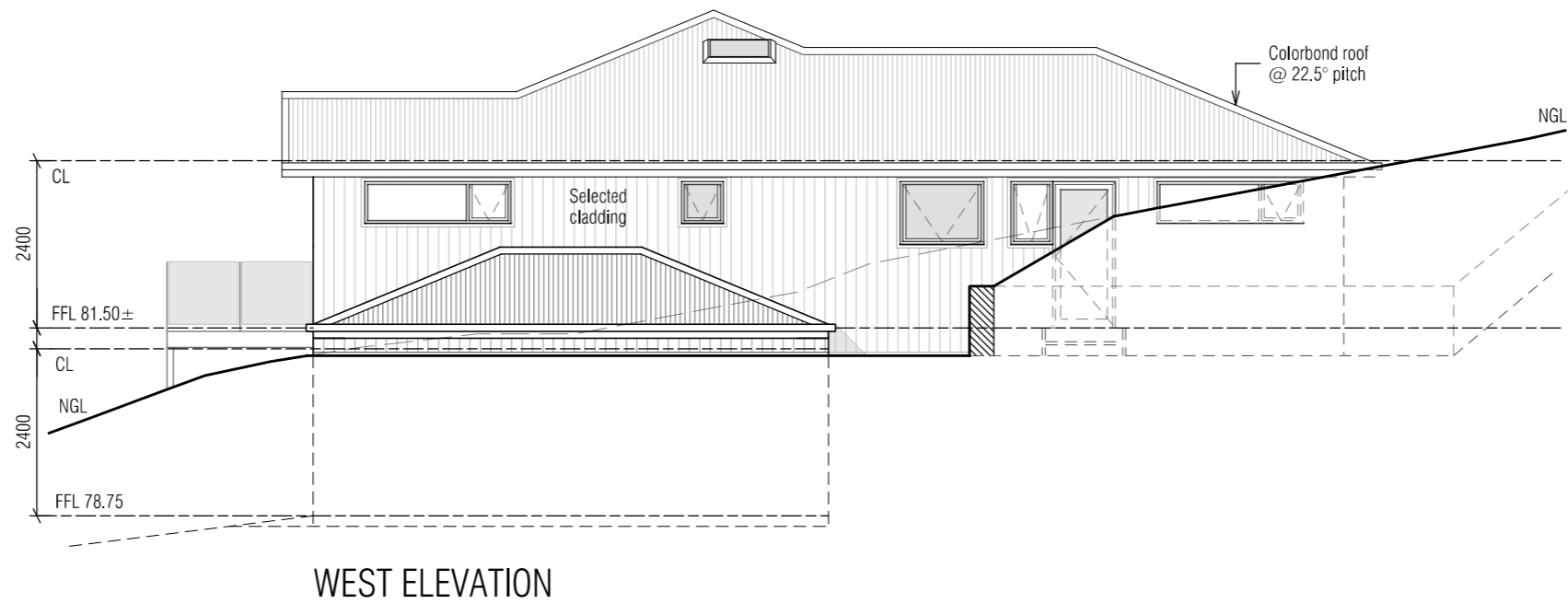
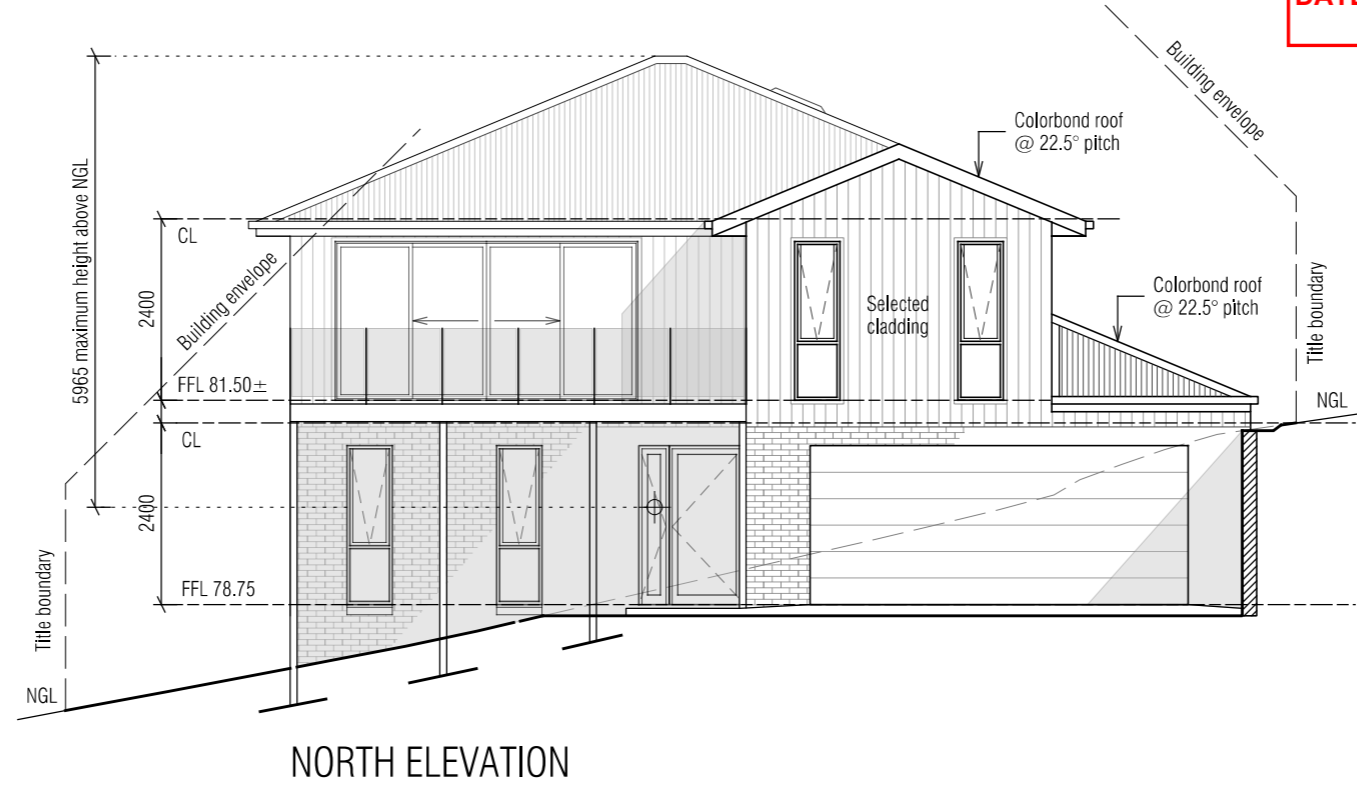
**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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PLANNING SERVICES**  
APPLICATION No PLN-24-161  
DATE RECEIVED 17/07/2024



**TASSIE HOMES**

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055  
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Scale 1:100

**PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY**

REVISION	DATE	DESCRIPTION
A	16 July 2024	Changes as described on Cover Sheet

**BAL-19**  
See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: ELEVATIONS Sheet 1 of 2  
DATE: 17/07/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

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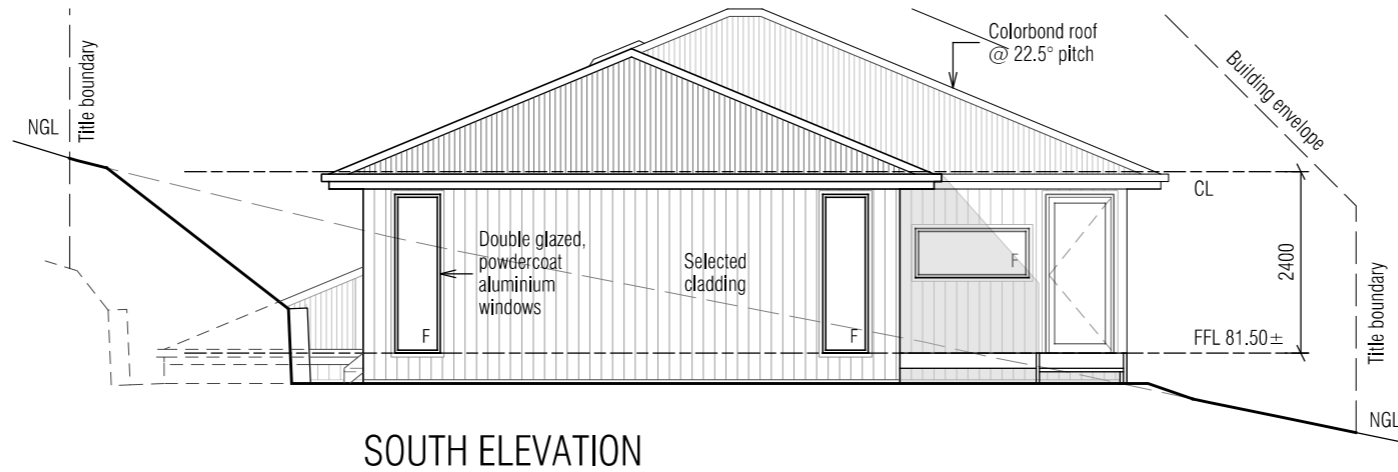
**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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APPLICATION No PLN-24-161  
DATE RECEIVED 17/07/2024

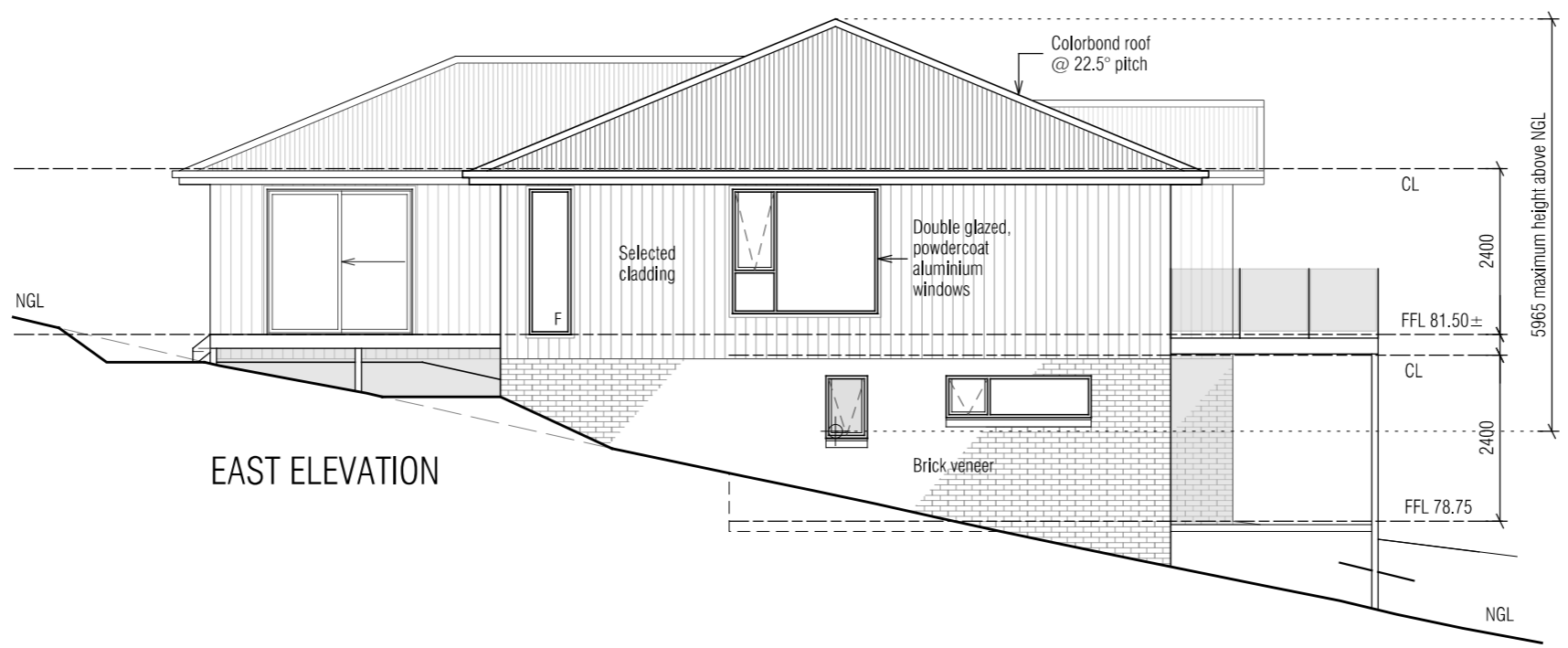


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**SOUTH ELEVATION**



**EAST ELEVATION**

**PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY**

Scale 1:100

**BAL-19**  
See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: ELEVATIONS Sheet 2 of 2  
DATE: 17/06/24  
FILE NAME: H1336 DA 220524.dgn  
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**04a**

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APPLICATION No PLN-24-161

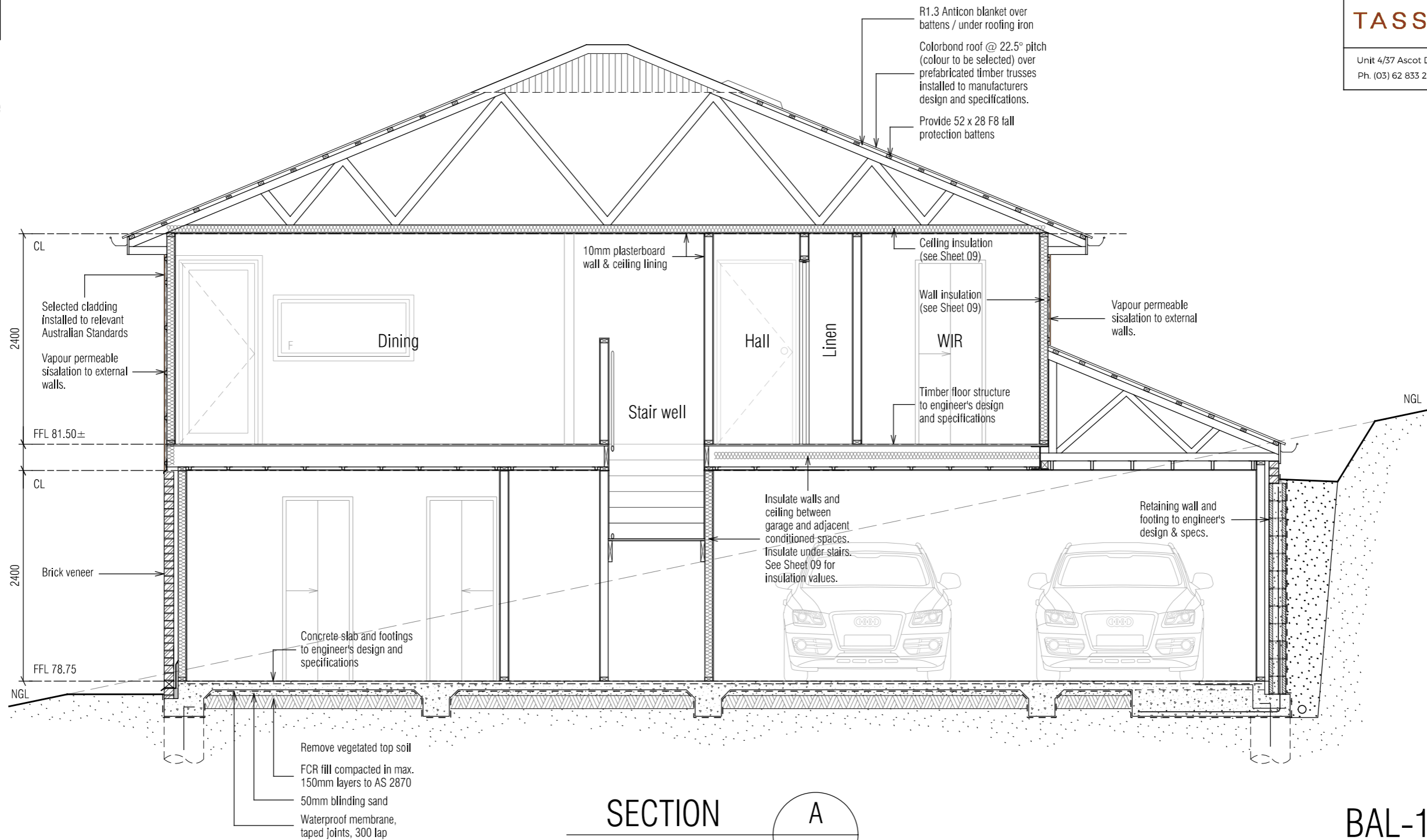
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**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



**SECTION**

Scale 1:50

A

03

**PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY**

**BAL-19**

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DATE: 17/06/24  
FILE NAME: H1336 DA 220524.dgn  
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DWG No:

Scale 1:50

**05**

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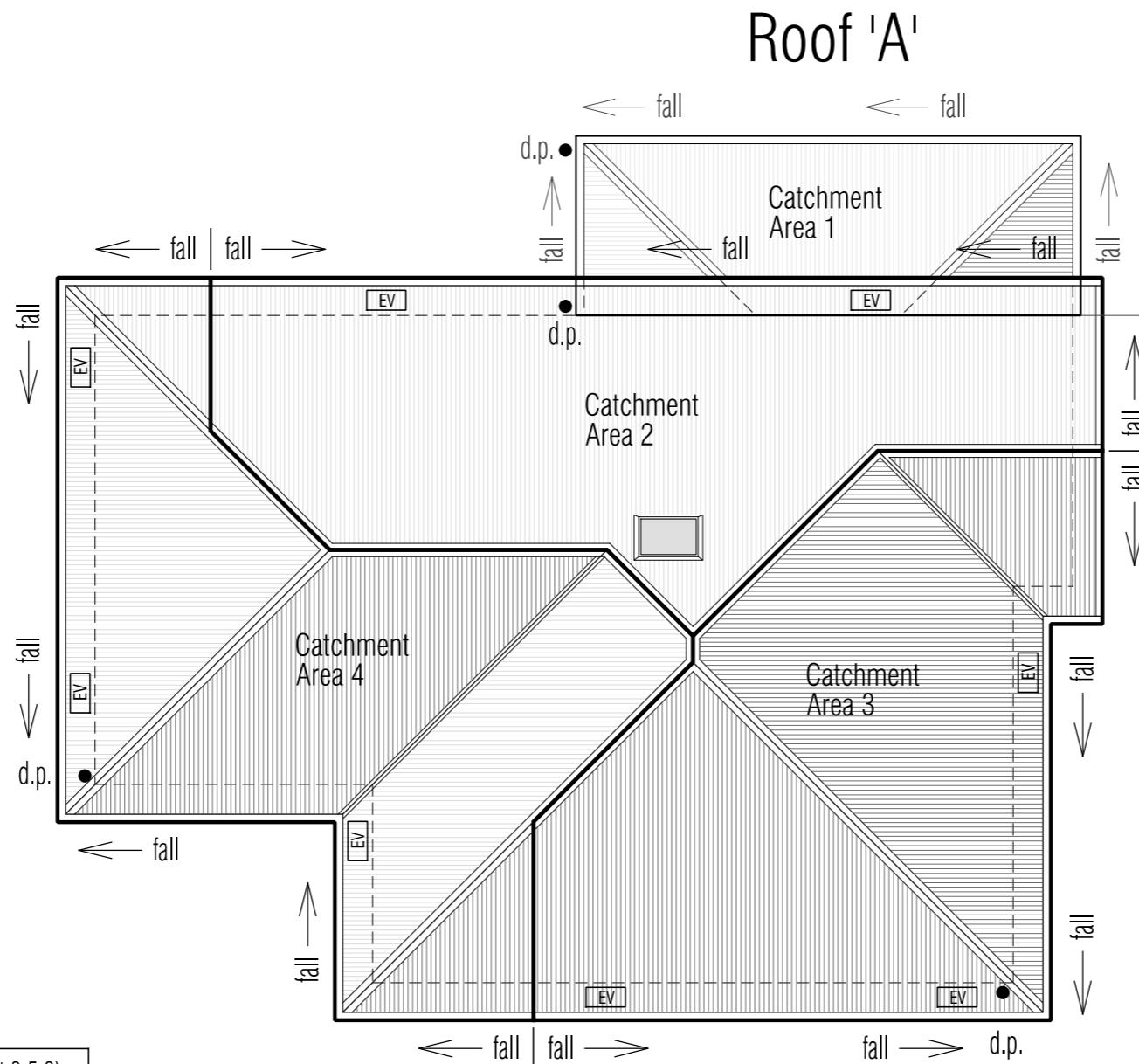
DATE:

Scale 1:100

Roof 'B'

Roof 'A'

Roof 'B'



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PLANNING SERVICES**  
APPLICATION No PLN-24-161  
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**TH**

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**ROOF A CATCHMENT AREA:**  
Colorbond hip roof @ 22.5° pitch  
CATCHMENT AREA 1 = 25.2m<sup>2</sup>

**ROOF B CATCHMENT AREA:**  
Colorbond hip roof @ 22.5° pitch  
CATCHMENT AREA 2 = 67.9m<sup>2</sup>  
CATCHMENT AREA 3 = 59.9m<sup>2</sup>  
CATCHMENT AREA 4 = 66.6m<sup>2</sup>

- denotes roof area
- d.p.** ● denotes downpipe
- denotes direction of fall
- denotes 200 x 400 ridge vent
- denotes 200 x 400 eaves vent

**IMPORTANT NOTES:**  
The position and quantity of downpipes are not to be altered without consulting with designer. Areas shown are surface / catchment areas NOT plan areas.  
Where downpipes are further than 1.2m away from valley, refer to NCC 3.5.2.5 (b)  
All roof areas shown are indicative only and not to be used for any other purpose.  
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	20.8	Area of roof (including 115mm Quad Gutter) (m <sup>2</sup> )
Ac	25.2	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Gutter type	A	Cross sectional area 6500mm <sup>2</sup> (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Ac <sub>dp</sub>	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	1	$\frac{Ac}{Ac_{dp}}$
Downpipes Provided	1	

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	160.5	Area of roof (including 115mm Quad Gutter) (m <sup>2</sup> )
Ac	194.2	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Gutter type	A	Cross sectional area 6500mm <sup>2</sup> (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Ac <sub>dp</sub>	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Ac_{dp}}$
Downpipes Provided	3	

Roof 'A'

**ROOF VENTILATION CALCULATIONS  
(23° hip roof)**

200 x 400 eaves vents (0.08m<sup>2</sup>)  
Ceiling area = 17.2m<sup>2</sup> / 300 = 0.057 m<sup>2</sup>  
30% of 0.057m<sup>2</sup> = 0.017m<sup>2</sup>  
0.017m<sup>2</sup> / 0.08m<sup>2</sup> = 0.2 (x 2) = 1 ridge vent  
70% of 0.057m<sup>2</sup> = 0.040 m<sup>2</sup>  
0.040 m<sup>2</sup> / 0.08m<sup>2</sup> = 0.5 (x 2) = 1 eaves vent

200 x 400 ridge vent (50% opening)  
 200 x 400 eaves vent (50% opening)

NOTE:  
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

Roof 'B'

**ROOF VENTILATION CALCULATIONS  
(23° hip roof)**

200 x 400 eaves vents (0.08m<sup>2</sup>)  
Ceiling area = 125.6m<sup>2</sup> / 300 = 0.419 m<sup>2</sup>  
30% of 0.419m<sup>2</sup> = 0.126m<sup>2</sup>  
0.126m<sup>2</sup> / 0.08m<sup>2</sup> = 1.6 (x 2) = 4 ridge vents  
70% of 0.419m<sup>2</sup> = 0.293m<sup>2</sup>  
0.293m<sup>2</sup> / 0.08m<sup>2</sup> = 3.7 (x 2) = 8 eaves vents

200 x 400 ridge vent (50% opening)  
 200 x 400 eaves vent (50% opening)

NOTE:  
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

**BAL-19**  
See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: ROOF PLAN  
DATE: 17/06/24  
FILE NAME: PC H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

06
















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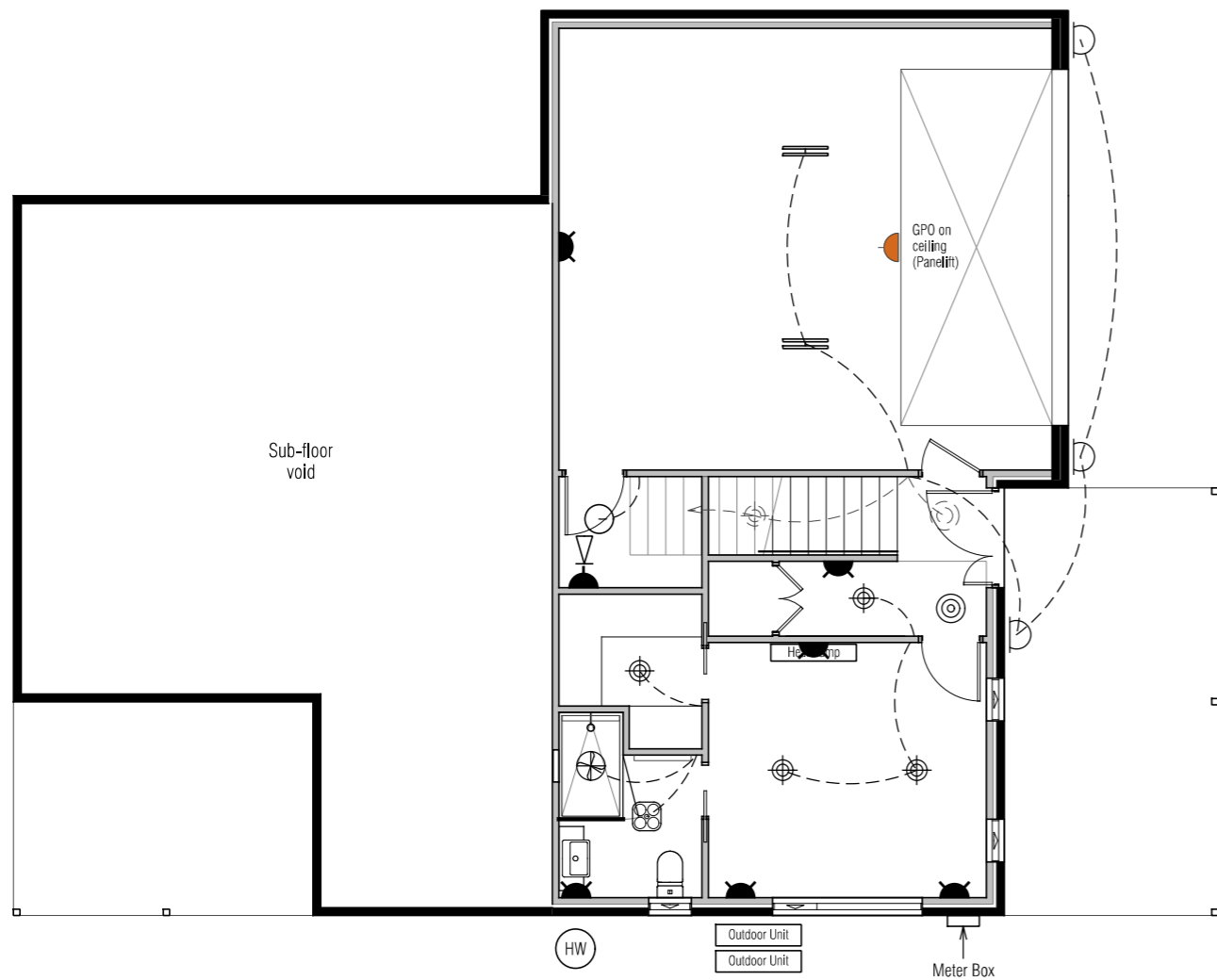
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No **PLN-24-161**  
DATE RECEIVED **17/07/2024**

-  Fluorescent light (19 W)
-  Ducted exhaust fan
-  LED spotlight (sensor)
-  4-light Tastic (10W centre light only)
-  Pendant light (28W)
-  LED downlight (12W)
-  Single GPO
-  Double GPO
-  Double GPO (exterior)
-  Smoke alarm
-  Phone / NBN point
-  TV point
-  Data point

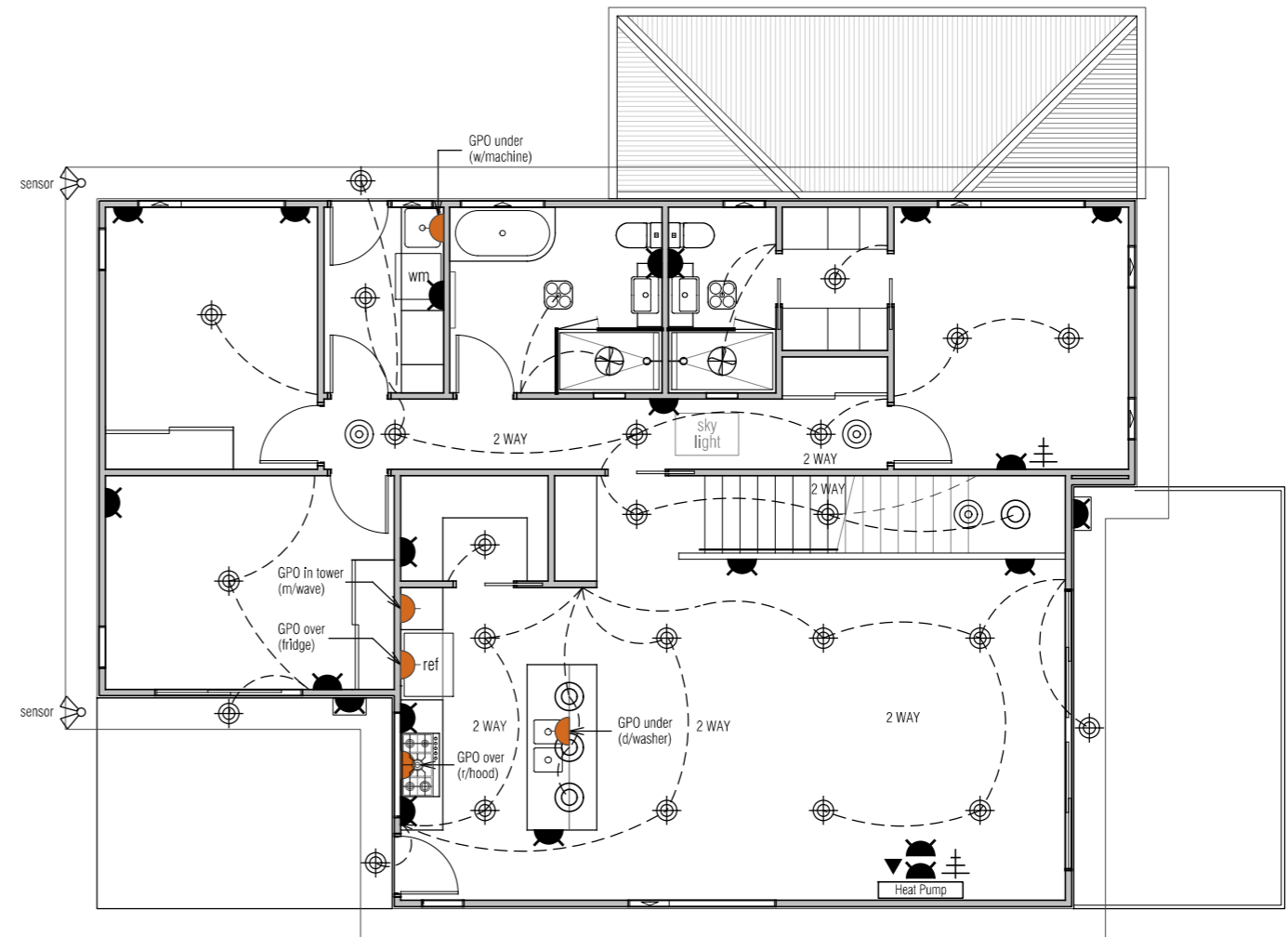
**IMPORTANT NOTES:**  
Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2019, Part 3.7.5. Smoke alarms are to be interconnected where more than one alarm is installed.  
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.  
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.  
All downlights are to be sealed and IC-F rated.

  
**TASSIE HOMES**

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055  
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**LOWER FLOOR ELECTRICAL PLAN**



**UPPER FLOOR ELECTRICAL PLAN**

**BAL-19**

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: ELECTRICAL PLAN  
DATE: 18/06/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

Scale 1:100

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

DATE:

FLOORING LEGEND

Floating Flooring



Carpet



Tiles



GLENORCHY CITY COUNCIL  
PLANNING SERVICES  
APPLICATION No. PLN-24-161  
DATE RECEIVED 17/07/2024

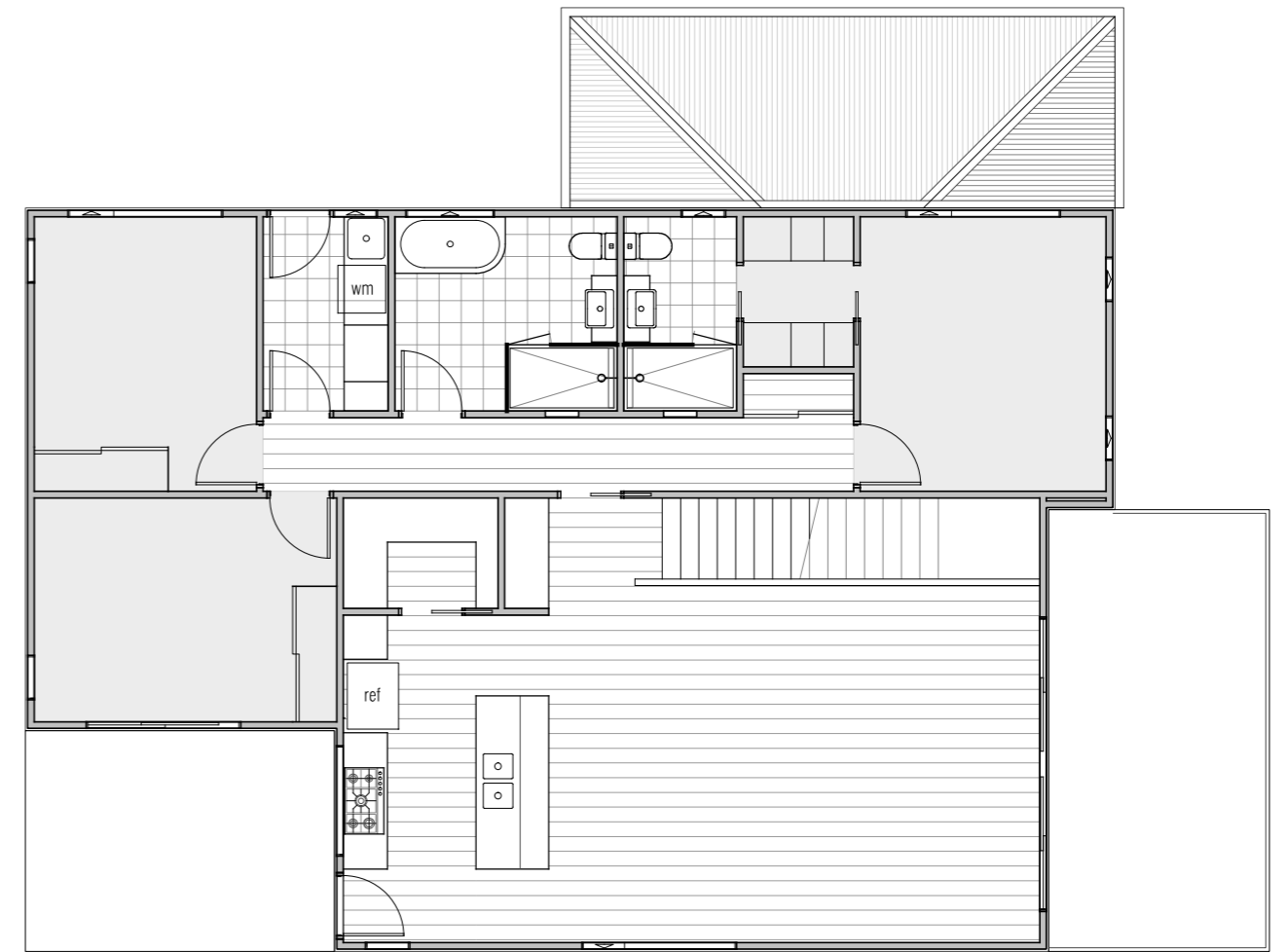


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LOWER FLOOR ELECTRICAL PLAN



UPPER FLOOR ELECTRICAL PLAN

BAL-19

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: FLOORING LAYOUT PLAN  
DATE: 18/06/24  
FILE NAME: H1336 DA 220524.dgn  
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DWG No:

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

Scale 1:100

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PLANNING SERVICES**  
APPLICATION No. PLN-24-161  
DATE RECEIVED 17/07/2024



# LIGHTING CALCULATIONS

## Lighting

Class 1 & 10a buildings

**Building name/description**  
36 Alexa Drive, AUSTINS FERRY

**Classification**  
Class 1

Number of rows preferred in table below: 16 (as currently displayed)

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used
1	Garage	Other	42.9 m <sup>2</sup>	38 W	Class 1 building				5.0 W/m <sup>2</sup>	0.9 W/m <sup>2</sup>	2% of 50%
2	Storage	Other	3.1 m <sup>2</sup>	28 W	Class 1 building				5.0 W/m <sup>2</sup>	9.0 W/m <sup>2</sup>	19% of 50%
3	Mud Room	Other	4.0 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	3.0 W/m <sup>2</sup>	6% of 50%
4	WIR	Other	3.8 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	3.2 W/m <sup>2</sup>	7% of 50%
5	Bed 4	Bedroom	14.0 m <sup>2</sup>	24 W	Class 1 building				5.0 W/m <sup>2</sup>	1.7 W/m <sup>2</sup>	4% of 50%
6	Ens.	Bathroom	4.7 m <sup>2</sup>	10 W	Class 1 building				5.0 W/m <sup>2</sup>	2.1 W/m <sup>2</sup>	5% of 50%
7	Bed 2	Bedroom	11.3 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	1.1 W/m <sup>2</sup>	2% of 50%
8	L'dry	Laundry	4.5 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	6% of 50%
9	Bath	Bathroom	8.0 m <sup>2</sup>	10 W	Class 1 building				5.0 W/m <sup>2</sup>	1.3 W/m <sup>2</sup>	3% of 50%
10	Ens.	Bathroom	4.0 m <sup>2</sup>	10 W	Class 1 building				5.0 W/m <sup>2</sup>	2.5 W/m <sup>2</sup>	5% of 50%
11	Bed 1	Bedroom	12.5 m <sup>2</sup>	24 W	Class 1 building				5.0 W/m <sup>2</sup>	1.9 W/m <sup>2</sup>	4% of 50%
12	Living, Dining, Kitchen and Stairs	Living Room	53.7 m <sup>2</sup>	220 W	Class 1 building				5.0 W/m <sup>2</sup>	4.1 W/m <sup>2</sup>	9% of 50%
13	Hall	Corridor	8.9 m <sup>2</sup>	36 W	Class 1 building				5.0 W/m <sup>2</sup>	4.0 W/m <sup>2</sup>	9% of 50%
14	WIR	Other	3.1 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	3.9 W/m <sup>2</sup>	8% of 50%
15	Pantry	Other	3.2 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	3.8 W/m <sup>2</sup>	8% of 50%
16	Bed 3	Bedroom	12.5 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	1.0 W/m <sup>2</sup>	2% of 50%

194.2 m<sup>2</sup>

484 W

**Class 1 building**

5.0 W/m<sup>2</sup>

2.5 W/m<sup>2</sup>

if inputs are valid

**IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR**  
By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website ([abc.gov.au](http://abc.gov.au)). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

# WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	21-06	Clear	4.30	0.55
W02	AW	AWS-008-01	21-06	Clear	4.30	0.55
W03	AW	AWS-008-01	06-21	Clear	4.30	0.55
W04	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W05	AW	AWS-008-01	06-21	Clear	4.30	0.55
W06	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W07	AW	AWS-008-01	09-06	Clear	4.30	0.55
W08	AW	AWS-008-01	09-12	Opaque	4.30	0.55
W09	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W10	AW	AWS-008-01	06-21	Clear	4.30	0.55
W11	AW	AWS-008-01	21-06	Clear	4.30	0.55
W12	AW	AWS-008-01	21-06	Clear	4.30	0.55
W13	SD	AWS-013-01	21-40	Clear	4.00	0.61
W14	AW	AWS-008-01	21-21	Clear	4.30	0.55
W15	FW	AWS-067-08	21-06	Clear	3.20	0.68
W16	FD	AWS-019-01	21-09	Clear	4.10	0.50
W17	FW	AWS-067-08	21-06	Clear	3.20	0.68
W18	SD	AWS-013-01	21-21	Clear	4.00	0.61
W19	FW	AWS-067-08	21-06	Clear	3.20	0.68
W20	FW	AWS-067-08	21-06	Clear	3.20	0.68

LEGEND:  
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door,  
BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:  
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.  
\* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

# INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:  
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly:  
210mm for R4.0 bulk insulation;  
240mm for R4.0 bulk insulation;  
260mm for R4.0 bulk insulation.  
These dimensions are nominal and may vary depending on the type of insulation to be installed.

## BAL-19

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE  
DATE: 17/07/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

09

REVISION	DATE	DESCRIPTION
A	16 July 2024	Changes as described on Cover Sheet

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

NOTES:  
3.12.5.5 - ARTIFICIAL LIGHTING  
\* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:  
(i) 5W per m<sup>2</sup> in Class 1 building;  
(ii) 4W per m<sup>2</sup> on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);

(iii) 3W per m<sup>2</sup> in a Class 10a building associated with a Class 1 building.

\* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

# NCC COMPLIANCE NOTES

## SITWORKS

Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.  
Drainage works to be in accordance with NCC Part 3.1 & AS/NZS 3500.3.2.  
Surface drainage - finished ground to fall away from building 50mm in 1000mm.  
Finished slab level to be:  
- minimum 150 above finished ground.  
- minimum 50 above paved surfaces.  
Prevent ponding of water under suspended floors.  
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.  
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.  
All unprotected embankments must comply with the slope ratios for soil type in Table 3.1.1.1 of the current N.C.C.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
STABLE ROCK (A)	2:3	8:1
SAND (A)	1:2	1:2
SILT (P)	1:4	1:4
FIRM CLAY	1:2	1:4
SOFT CLAY	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

## FOOTINGS AND SLAB

Generally to be in accordance with AS 2870.  
Preparation for placement of concrete and reinforcement to be to AS 2870.  
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.  
The site classification to be in accordance with AS 2879.  
Alternatively, footings & slabs to be in accordance with structural engineers design & specification.

## MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700.  
Un-reinforced masonry to NCC 3.3.1.  
Reinforced masonry to NCC 3.3.2.  
Masonry accessories to NCC 3.3.3.  
Weatherproofing of to NCC 3.3.4.

## FRAMING

Timber framing to be in accordance with AS 1684.  
Manufactured timber members to be in accordance with prescribed framing manual.  
Sub-floor ventilation in accordance with NCC 3.4.1. Sub-floor area to be clear of organic materials & rubbish.  
Provide vent openings in substructure walls at a rate of not less than 6000mm<sup>2</sup> per meter of wall length, with vents not more than 600mm from corners.  
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.  
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.  
Structural steel framing to be in accordance with NCC 3.4.4, AS 1250, AS 4100 & structural engineers design & specification.

## ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.  
Roof cladding to be in accordance with NCC 3.5.1 and:  
Roof tiles AS 2049 & AS 2050.  
Metal sheet roofing AS 1562.1.  
Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3.  
Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.  
Eaves, internal and valley guttering to have cross sectional area of 6500mm<sup>2</sup>.  
Downpipes to be 90° or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.  
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.  
Wall cladding to be installed in accordance with NCC 3.5.3 & Manufacturers specification.  
Flashings to NCC 3.5.3.6.

## GLAZING

Generally glazing to be in accordance with AS 1288.  
Refer to window legend for sizes and type.  
Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.  
Glazing to comply with NCC Volume 2 3.6.4

## SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC 3.9.3 and AS 1926.1 AS 1926.2 & AS 1926.3.

## FIRE SAFETY

Generally to be in accordance with NCC 3.7.  
Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 900 of boundary are to extend to underside of non combustible roofing / eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.  
Sarking to have a flammability index less than 5.  
Roof lights not to be placed closer than 900 from boundary.  
Smoke alarm installations to be in accordance with NCC 3.7.2. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.  
Installation locations:  
Ceilings - 300 away from wall junction.  
Cathedral ceiling - 500 down from apex.  
Walls - 300 down from ceiling junction.  
Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918  
Fireplace - extend hearth 150 to side of opening, 300 in front of opening.  
Freestanding - extend hearth 400 beyond unit.  
Freestanding appliance to be 1200 from combustible wall surface, 50 from masonry wall.  
Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.  
Flue installation to NCC 3.7.3.4.  
Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof.  
Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

## HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.  
Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.  
Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.

## FACILITIES

Generally to be in accordance with NCC 3.8.3.  
Required facilities in accordance with 3.8.3.2. Refer to plan for locations.  
Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.  
Provision of natural light to be in accordance with 3.8.4.2.  
Windows / rooflights to provide light transmission area equal to 10% of floor area of room.  
Ventilation to be in accordance with NCC 3.8.5 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof.  
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

## STAIR CONSTRUCTION

Generally to be in accordance with NCC 10.2. Stairs.  
Maximum of 18 risers to each flight.  
Riser opening to be less than 125.  
Treads to have non slip surface or nosing.  
Risers - min. 115, max. 190.  
Tread - min 240, max. 355.  
Balustrade.  
Generally in accordance with NCC 10.2.  
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.  
865 high on stairs, measured from line of stair nosing.  
1000 high above floor or landing.  
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

## SERVICES

Generally in accordance with 3.12.5.  
Hot water supply system designed and installed in accordance with AS/NZS 3500.

## ENERGY EFFICIENCY

Generally in accordance with NCC 3.12 Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas)  
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

## GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No ..PLN-24-161.....

DATE RECEIVED ..17/07/2024.....



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055  
Ph. (03) 62 833 273      www.tassiehomes.com.au

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## BUILDING FABRIC

Generally in accordance with 3.12.1  
BUILDING FABRIC INSULATION  
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.  
REFLECTIVE BUILDING MEMBRANE  
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped minimum 150.  
BULK INSULATION  
To maintain thickness and position after installation  
Continuous cover without voids except around services / fittings.  
ROOF INSULATION  
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.  
Roof lights to comply with 3.12.1.3.  
EXTERNAL WALLS  
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.  
Wall surface density minimum - 220kg/m<sup>2</sup>  
FLOORS  
Generally in accordance with 3.12.1.5.  
Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.  
Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.  
ATTACHED CLASS 10a BUILDING  
External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

## EXTERNAL GLAZING

Generally in accordance with 3.12.2.  
To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.  
Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.  
Window weatherproofing to AS 2047.

## BUILDING SEALING

Generally in accordance with NCC 3.12.3.  
Chimneys or flues to be fitted with sealing damper or flap.  
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.  
External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.  
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter.  
Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.  
Windows and external door weatherproofing to AS 2047.

## AIR MOVEMENT

Generally in accordance with 3.12.4.  
Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.  
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.  
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.

## BAL-19

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: COMPLIANCE NOTES  
DATE: 17/06/24  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

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PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

10



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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

**IMPORTANT NOTES:**

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

**NOTES TO THE OCCUPANT**

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; \*
4. Ensure non-condensing clothes dryers are ducted to the outside; \*\*
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

\* these details are also noted on the plans for the builders.  
\*\* or install separate air extractor on ceiling. However, direct ducting is recommended.

# BAL-19

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: WET AREA SPECIFICATIONS  
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## PROPOSED DWELLING FOR GHIMIRE & GAJUREL AT 36 ALEXA DRIVE, AUSTINS FERRY



TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m <sup>2</sup> ) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
	M10	1.0	1.7	0.8
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
RECOMMENDED THICKNESS OF TREAD (mm)					
Treated Pine, Cypress	45	50	55	65	80
Jarra, other hardwoods	45	45	45	55	60
SCREW TYPE / NUMBER					
	3#10	3#10	3#10	3#12	3#12

STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:

- DS - Deformed shank
- 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
- 3. Dome head nails may be used in lieu of flat head nails.

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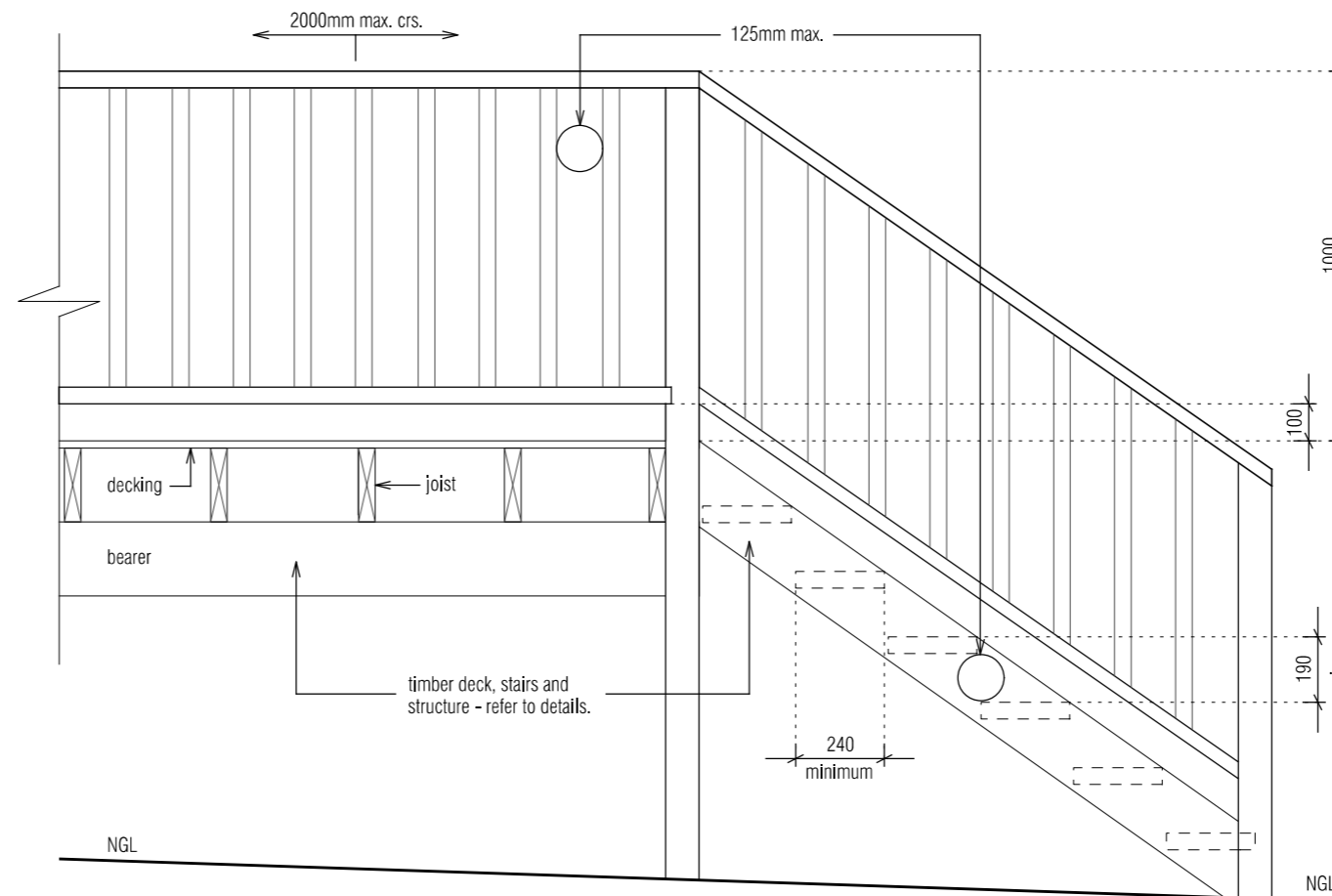
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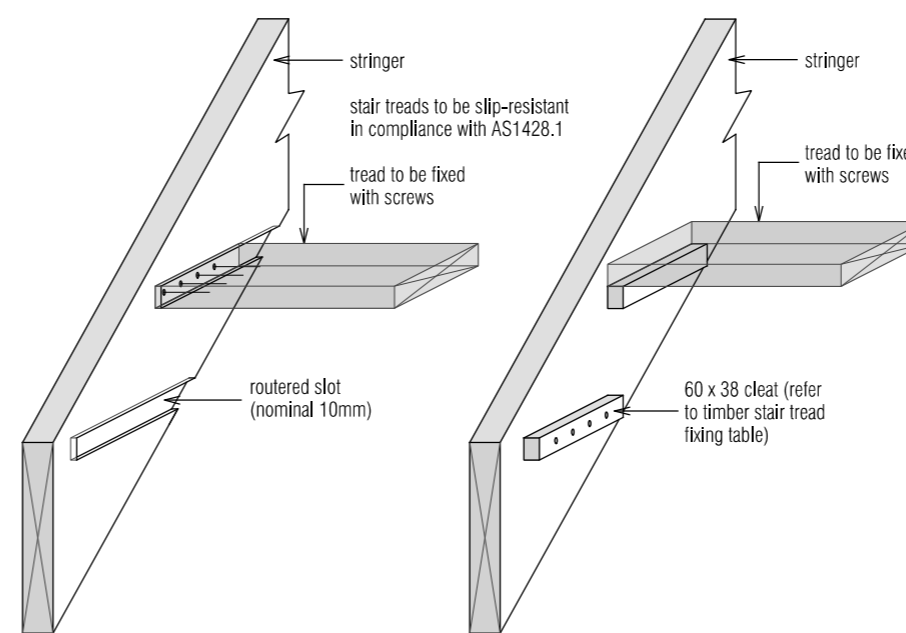


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TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

BAL-19

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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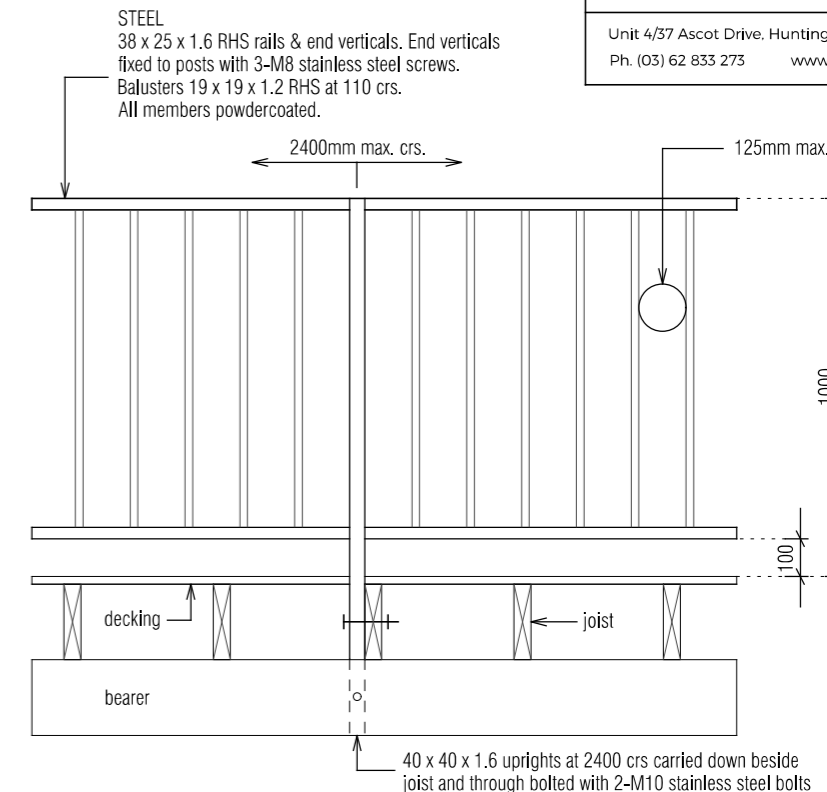
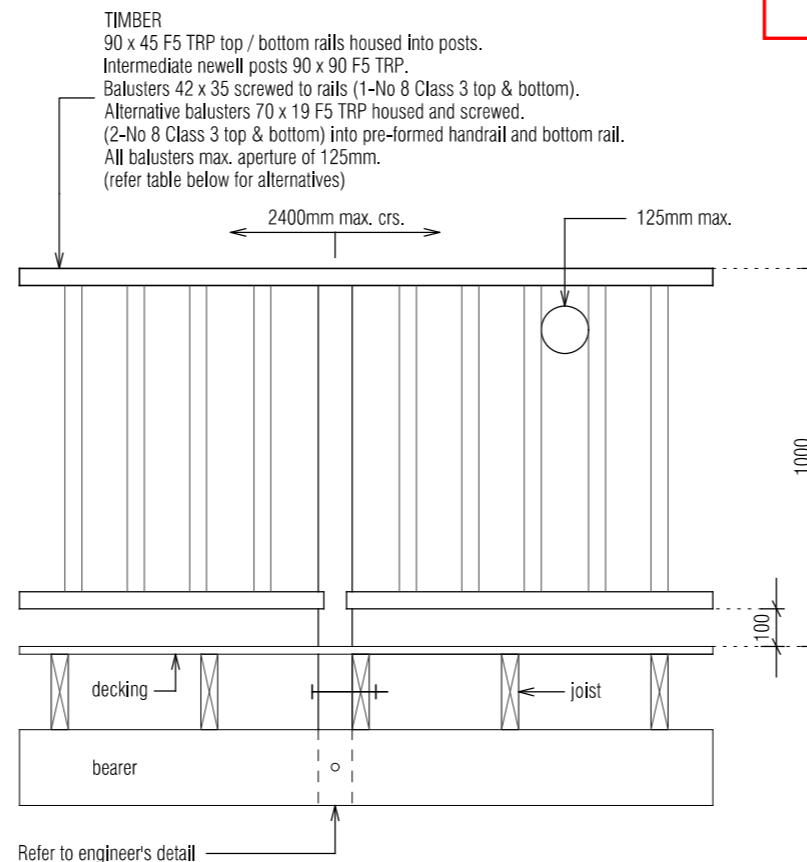
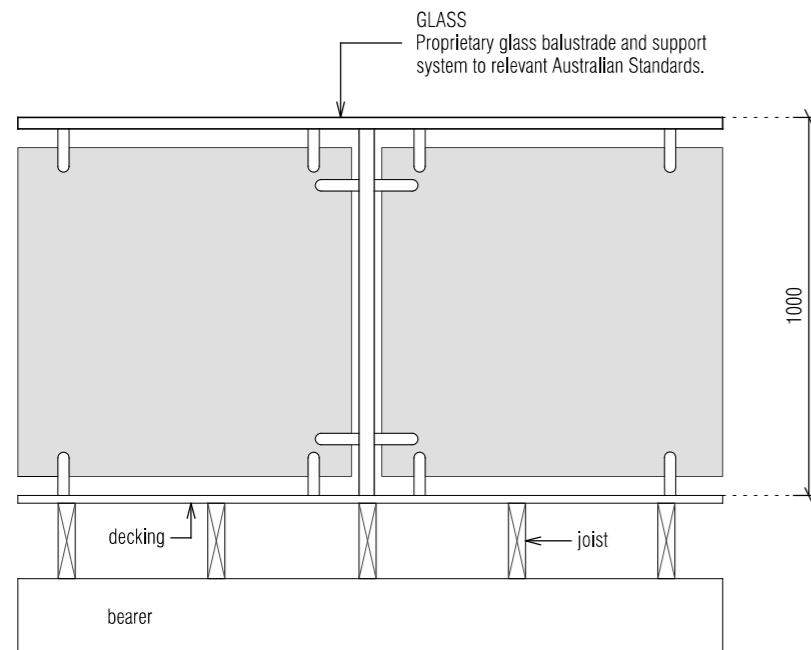
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**TIMBER STRINGERS**

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
290 x 45	18	18	8	17	16	

\* Sizes stated are minimum sizes.

NOTE:  
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

**SIZES OF HANDRAILS**

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
Treated Pine, Cypress	70 x 35	120 x 35	170 x 35	290 x 35	240 x 45
	70 x 45	70 x 45	70 x 45	140 x 45	
Jarrah, other hardwoods	70 x 35	70 x 35	90 x 35	170 x 35	290 x 35
	70 x 45	70 x 45	70 x 45	90 x 45	140 x 45
Kwila	70 x 35	70 x 35	70 x 35	170 x 35	290 x 35
	70 x 45	70 x 45	70 x 45	70 x 45	120 x 45

\* Section sizes can be used in either a vertical or horizontal position.

- NOTES:
- Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
  - The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

\* WIRE HANDRAILS AS PER CLAUSE 3.9.2.3 OF BCA  
\* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

**TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS**

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:  
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

**BAL-19**

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWN BY: PC

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11b

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY



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PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY



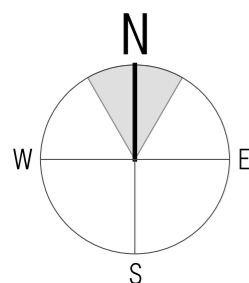
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PLANNING SERVICES**

APPLICATION No PLN-24-161

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Scale 1:1000

## BAL-19

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: VEGETATION OVERLAY  
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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No. PLN-24-161**

**DATE RECEIVED 17/07/2024**

## CONSTRUCTION SCHEDULE BAL-19

*Construction shall be in accordance with Bushfire Attack Level 19 (BAL-19) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 6.*

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 6.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m<sup>3</sup>. Any exposed timber shall be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m<sup>3</sup> or greater. Refer section 6.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 6.4.2 for detail.

VENTS WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel or bronze mesh. Aluminium mesh or perforated sheet cannot be used for the ember guards. Refer section 6.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel or bronze mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 6.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m<sup>3</sup> or greater.

All windows to be minimum 5mm toughened glass. When using double glazing this requirement applies to the external face only. Openable parts of windows to be fitted with compliant screened either internally or externally. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer to section 6.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and BI-fold must have 5mm toughened glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m<sup>3</sup> or greater. Refer section 6.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m<sup>3</sup> or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 6.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel or bronze mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 6.6.1, 6.6.2 & 6.6.3 for detail.

VERANDAH, CARPORT AND AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 6.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel or bronze mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 6.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be 4.5mm cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 6.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-19 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 6.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-19. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Refer section 6.7.1, 6.7.2 & 6.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-19 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750 kg/m<sup>3</sup> or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 6.7.2.4 for detail. Where spaced timber deck flooring is used, bushfire resisting timber must be used for the decking material.

BALUSTRADES AND HANDRAILS may be timber construction as there are no construction requirements in the standard for BAL-19. Refer section 6.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 6.8 for detail.

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

DATE:

PROPOSED DWELLING FOR GHIMIRE & GAJUREL  
AT 36 ALEXA DRIVE, AUSTINS FERRY

## BAL-19

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: BUSHFIRE ATTACK LEVEL  
DATE: 17/06/24 CONSTRUCTION REQUIREMENTS  
FILE NAME: H1336 DA 220524.dgn  
DRAWN BY: PC

DWG No:

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