DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056714

PROPOSAL: Two Multiple Dwellings (one new & one existing)

LOCATION: 20 Clinton Road, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 16/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 16/04/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 16/04/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: 3 bed 2 bath, open plan kitchen, living and dining, second living, ga

Location: 20 Clinton Road, Geilston Bay

Personal Information Removed

Document Set ID: 5734992
Version: 1, Version Date: 31/10/2025

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Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: Existing dwelling

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

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Development/use or subdivision checklist

Mandatory Documents
This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.

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- Location and capacity of any existing services or easements on/to the site.
- Existing pedestrian and vehicle access to the site.
- Location of existing and proposed buildings on the site.
- Location of existing adjoining properties, adjacent buildings and their uses.
- Any natural hazards that may affect use or development on the site.
- Proposed roads, driveways, car parking areas and footpaths within the site.
- Any proposed open space, communal space, or facilities on the site.
- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:

- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:

- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

Document Set ID: 5734992
Version: 1, Version Date: 31/10/2025

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
101277	102
EDITION	DATE OF ISSUE
4	19-Jul-2013

SEARCH DATE : 12-Jul-2025
SEARCH TIME : 02.12 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 102 on Sealed Plan 101277
Derivation : Part of 2560 Acres Gtd. to T.G.Gregson and duly surrendered to Her Majesty the Queen by A248554 and regranted to the Director of Housing by A939348
Prior CT 4832/96

SCHEDULE 1

M424559 TRANSFER to SIMON PETER ATTONI and CAROLINE ATTONI Registered 19-Jul-2013 at 12.01 PM

SCHEDULE 2

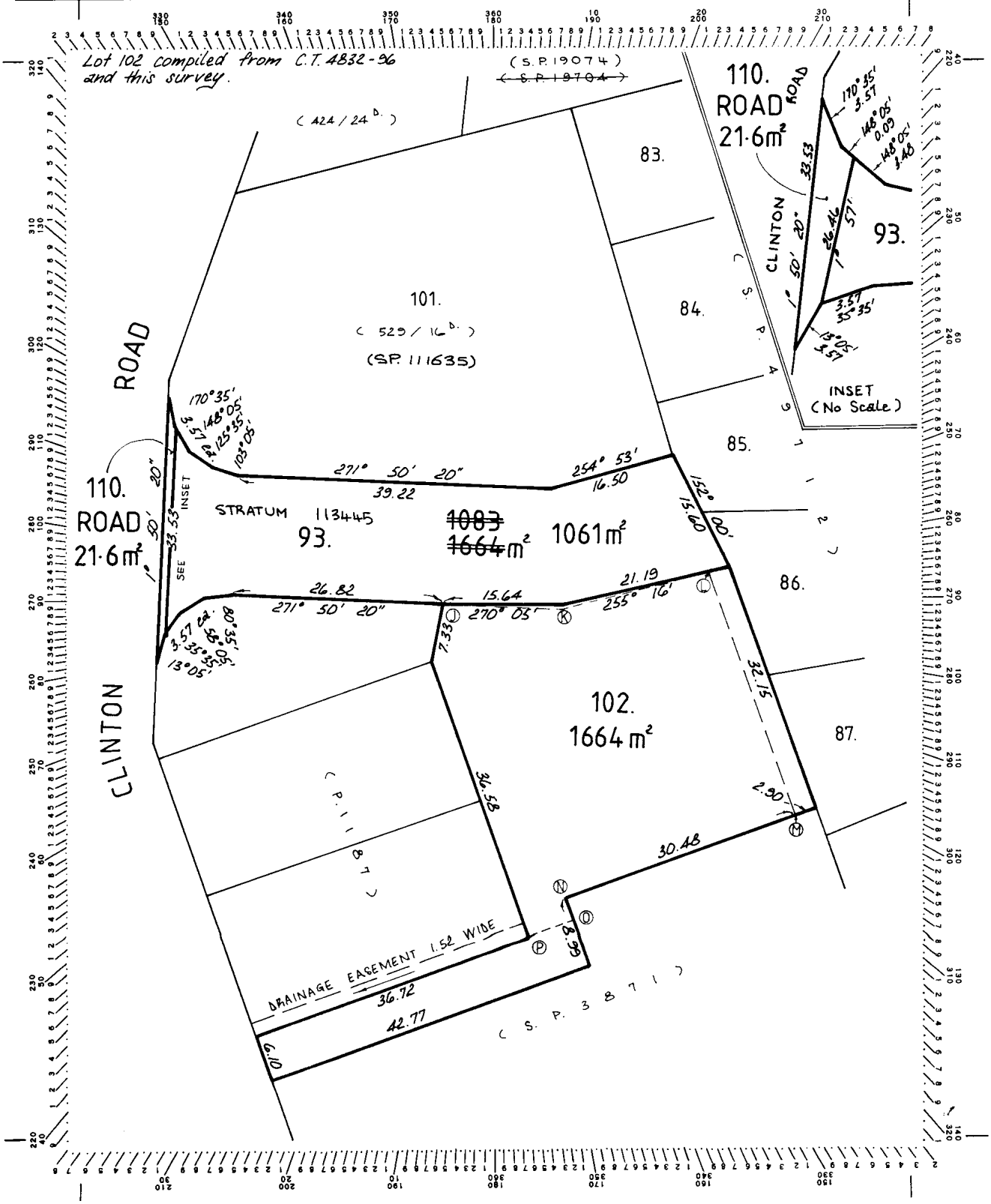
Reservations and conditions in the Crown Grant if any
SP101277 EASEMENTS in Schedule of Easements
SP49712 FENCING COVENANT in Schedule of Easements
A59577 FENCING CONDITION in Transfer
D95050 MORTGAGE to Bank of Queensland Limited Registered 19-Jul-2013 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
Version: 1, Version Date: 31/10/2025
Document Set ID: 5734992
www.thelist.tas.gov.au

Owner: E.D. & J.S. Maher	**PLAN OF SURVEY** by Surveyor J.B. Medbury of land situated in the J.B. MEDBURY P/L., SURVEYORS OF 224 CAMPBELL ST., HOBART. CITY OF CLARENCE SCALE 1: 500 MEASUREMENTS IN METRES	REGISTERED NUMBER SP 101277 Approved Effective from: 14 APR 1993 Recorder of Titles
Title Reference: C.T. 4832 - 96		
Grantee: Part of 2560 acres granted to Thomas George Gregson.		



Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au
Document Set ID: 5734992
Version: 1, Version Date: 31/10/2025

REGISTERED NUMBER

SP101277

SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Together with a right of Drainage appurtenant to ~~of~~ that portion of Lot 102 marked J.K.L.M.N.O.P. over the Drainage Easement 1.52 metre wide shown on the plan.

SIGNED by EDWARD DAVID MAHER)
and JOSEPHINE SARAH MAHER the)
registered proprietors of the)
land comprised and described in)
Certificate of Title Vol 4832)
Folio 96 in the presence of:)

E D Maher

J S Maher

Department of Natural Resources and Environment Tasmania
Version: 1, Version Date: 31/10/2025
www.thelist.tas.gov.au

This is the schedule of easements attached to the plan of EDWARD DAVID MAHER and JOSEPHINE SARAH MAHER affecting land in CERTIFICATE OF TITLE VOL. 4832 FOL. 96

(Insert Subdivider's Full Name)

(Insert Title Reference)

Sealed by THE CITY OF CLARENCE on 23rd June 1992

Solicitor's Reference K HEINIGER

RITCHIE & PARKER ALFRED GREEN & CO

82 Collins Street Hobart

~~Council Clerk~~/Town Clerk

OS 3134

Document Set ID: 5734992
Version: 1, Version Date: 31/10/2025
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

TB_04 - TAYLOR AND BEESON PTY.LTD.

20 CLINTON ROAD, GEILSTON BAY

Taylor and Beeson Building
www.taylorandbeeson.com.au

Site Information

Land Title Reference:	CT 101277/102
Wind Classification:	N2
Soil Classification:	S
Climate Zone:	7
Bushfire Attack Level:	TBC
Alpine Area:	N/A Less than 900m AHD
Corrosion Envrionment:	TBC
Other Hazards:	CLA-C16.0
Zoning:	

AREA SCHEDULE

Site Area	:	1665 m²
Ground Floor	:	115.2 m²
Upper Floor	:	118.2 m²
	:	**233.4 m²**
Porch/	:	2.9 m²
Balcony	:	31.5 m²
Total Area	:	**267.8 m²**
New Driveway Area	:	93 m²
Existing Driveway Area	:	261 m²

The owner (s) acknowledge that this set of contract plans may not reflect all of the selections made or requested. I agree that deviating color choices or update plans can be signed with construction plans before construction begins.

PLEASE NOTE: No Variations will be accepted on these plans after signature. I the owner/s accept these plans:

SIGNATURE:

DATE:

SHEET	REVISION	SHEET NAME	SHEET	REVISION	SHEET NAME
00	6	COVER VIEW	07	5	ELECTRICAL PLAN
01	6	SITE PLAN	08	6	DRAINAGE PLAN
01A	5	SHDOW ANALYSIS	09	5	DRIVEWAY CHAINAGE
01B	5	SITE _CAR EXIST PLAN	10	5	CALCULATIONS & SCHEDULES
02	5	GROUND FLOOR PLAN	11	5	SLAB_GROUND FLOOR
02A	5	UPPER FLOOR PLAN	11B	5	RETAINING WALL DETAILS
03	5	ROOF PLAN	12	5	STRUCTURE_UPPER FLOOR
04	5	ELEVATIONS 01	13	5	BRACING_GROUND & UPPER FLOOR
04A	5	ELEVATIONS 02	14	1	GENERAL NOTES
05	5	3D VIEWS	15	1	BCA COMPLIANCE
06	5	SECTION	16	1	WET AREA SPECS
06A	5	DETAILS			

NOTE:
3D View colours/materials is indicative only and is subject to final selection.

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

6	Drainage modified as Council RFI	19.03.2026	RK
5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
3	Existing Driveway Levels added	22.01.2026	RK
2	Modified as Council RFI 2025/056714 Dated 13.11.2025	14.11.2025	RK
No.	Amendment	Date	Drawn

PERYTON HOMES
Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytonhomes.com.au
Licence Number: 173530973

*GENERAL NOTES:
- All works to be completed as per the current National Construction Code (N.C.C.) and relevant Australian Standards
- All products and materials must be installed as per the relevant manufacturers specifications
- This document is uncontrolled in hard copy format, do not scale from drawings
- Builder to confirm all dimensions are correct prior to start of works

CONTROL MEASURE:
All persons entering the site must be made aware of potential hazards and take relevant actions to ensure that their work are is maintained as safe to proceed. If you are unable to proceed due to the existence of an unsafe work area, you must notify your site supervisor immediately so that action can be taken to remedy the situation.

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TITLE
COVER VIEW

Scale:	1 : 200	Client / Project Name	Job No:
		TAYLOR AND BEESON PTY.LTD.	TB_04
Date:	19.03.2026	Project Address	Sheet No:
Drawn by:	RK	20 CLINTON ROAD, GEILSTON BAY	00

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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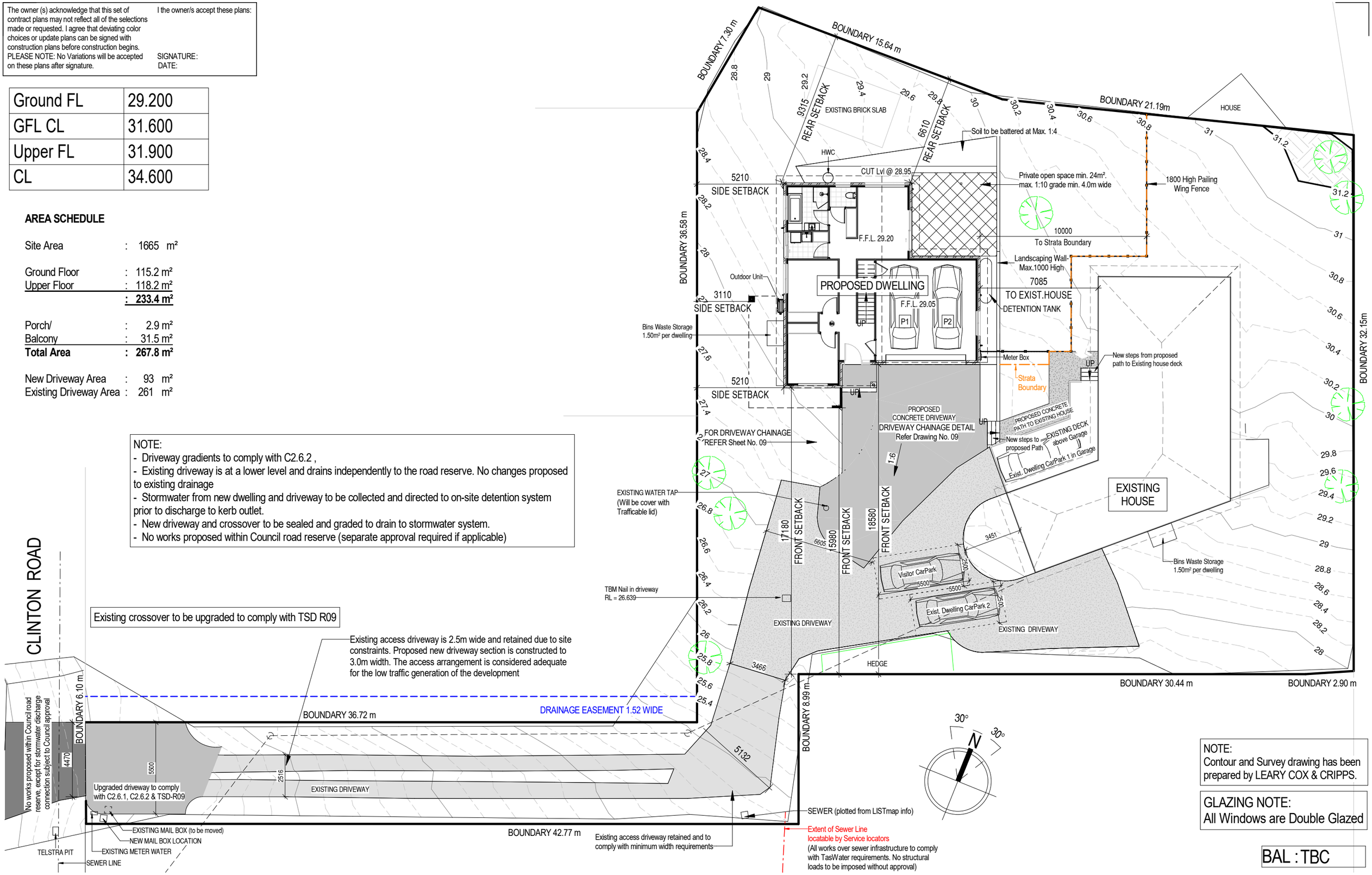
SIGNATURE:
DATE:

Ground FL	29.200
GFL CL	31.600
Upper FL	31.900
CL	34.600

AREA SCHEDULE

Site Area	:	1665 m²
Ground Floor	:	115.2 m²
Upper Floor	:	118.2 m²
	:	**233.4 m²**
Porch/	:	2.9 m²
Balcony	:	31.5 m²
Total Area	:	**267.8 m²**
New Driveway Area	:	93 m²
Existing Driveway Area	:	261 m²

NOTE:
- Driveway gradients to comply with C2.6.2 ,
- Existing driveway is at a lower level and drains independently to the road reserve. No changes proposed to existing drainage
- Stormwater from new dwelling and driveway to be collected and directed to on-site detention system prior to discharge to kerb outlet.
- New driveway and crossover to be sealed and graded to drain to stormwater system.
- No works proposed within Council road reserve (separate approval required if applicable)



NOTE:
Contour and Survey drawing has been prepared by LEARY COX & CRIPPS.

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

6	Drainage modified as Council RFI	19.03.2026	RK
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1	DA PLANS	29.10.2025	RK
Revision	Description	Date	Drawn

Taylor and Beeson Building
www.taylorandbeeson.com.au

PERYTON HOMES
Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytonhomes.com.au
Licence Number: 173530973

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TITLE
SITE PLAN

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Scale:	1 : 200	Client / Project Name	TAYLOR AND BEESON PTY.LTD.
Date:	19.03.2026	Job No:	TB_04
Drawn by:	Ranjot Kaur	Project Address	20 CLINTON ROAD, GEILSTON BAY
		Sheet No:	01

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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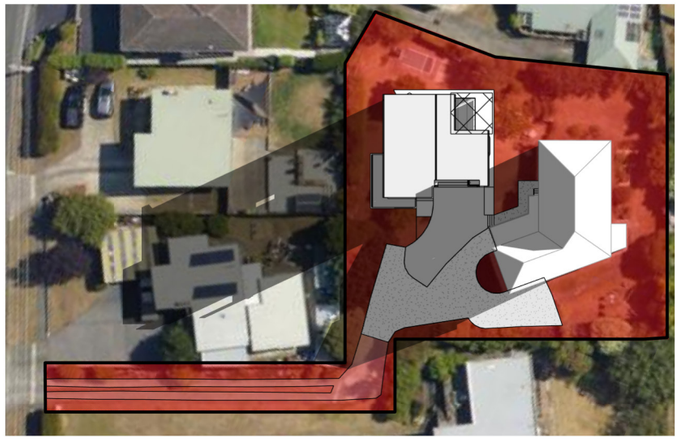
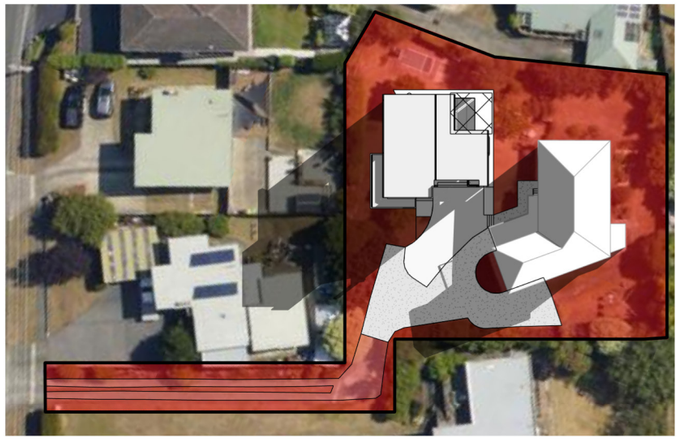
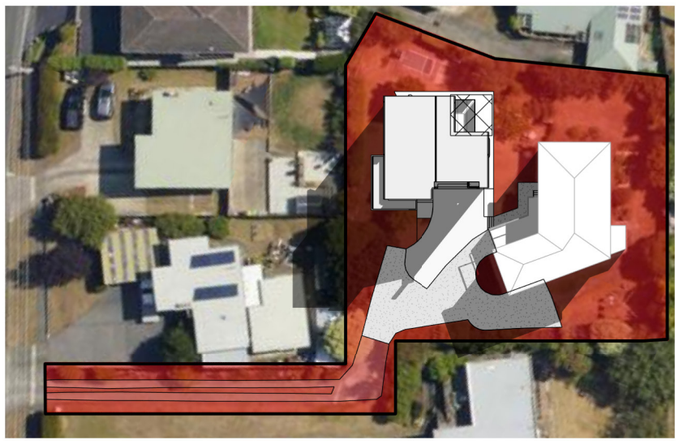
SIGNATURE:
DATE:



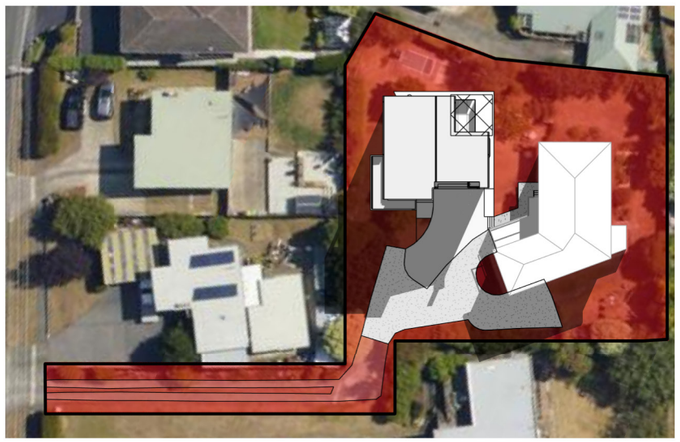
Shadow Analysis _9am



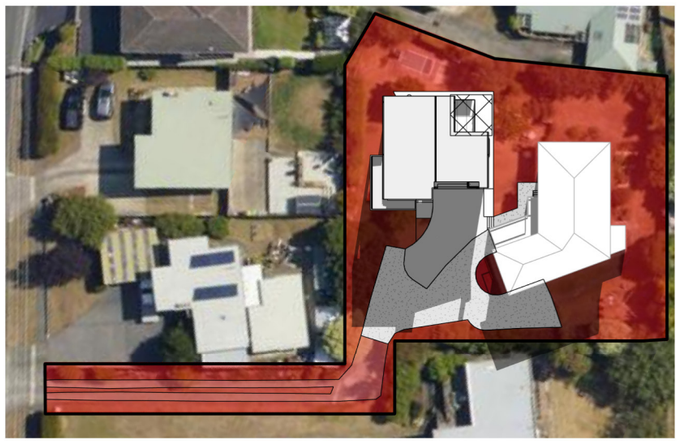
Shadow Analysis _10am



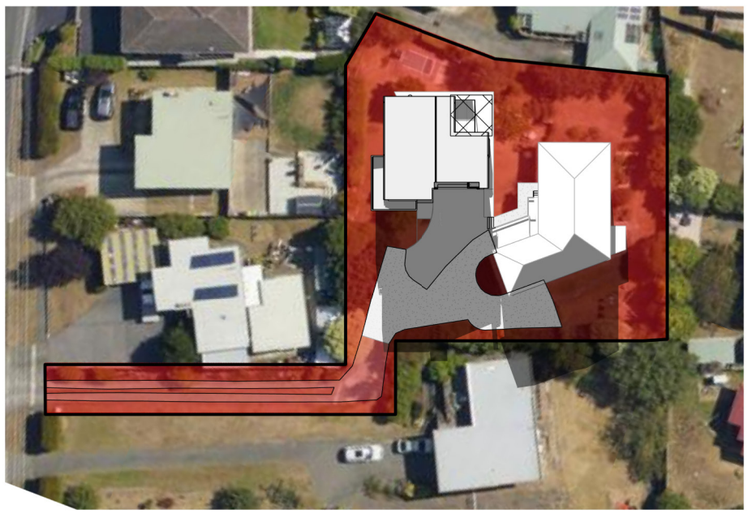
Shadow Analysis _11am



Shadow Analysis _12pm



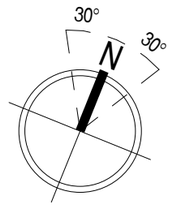
Shadow Analysis _01pm



Shadow Analysis _02pm

Shadow Analysis _03pm

NOTE:
Shadow diagram based on 21 June (winter solstice) showing maximum overshadowing



BAL : TBC

5	Structural details added	19.03.2026	RK
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TITLE
SHDOW ANALYSIS

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Scale: 1 : 750
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No: TB_04
Sheet No: 01A

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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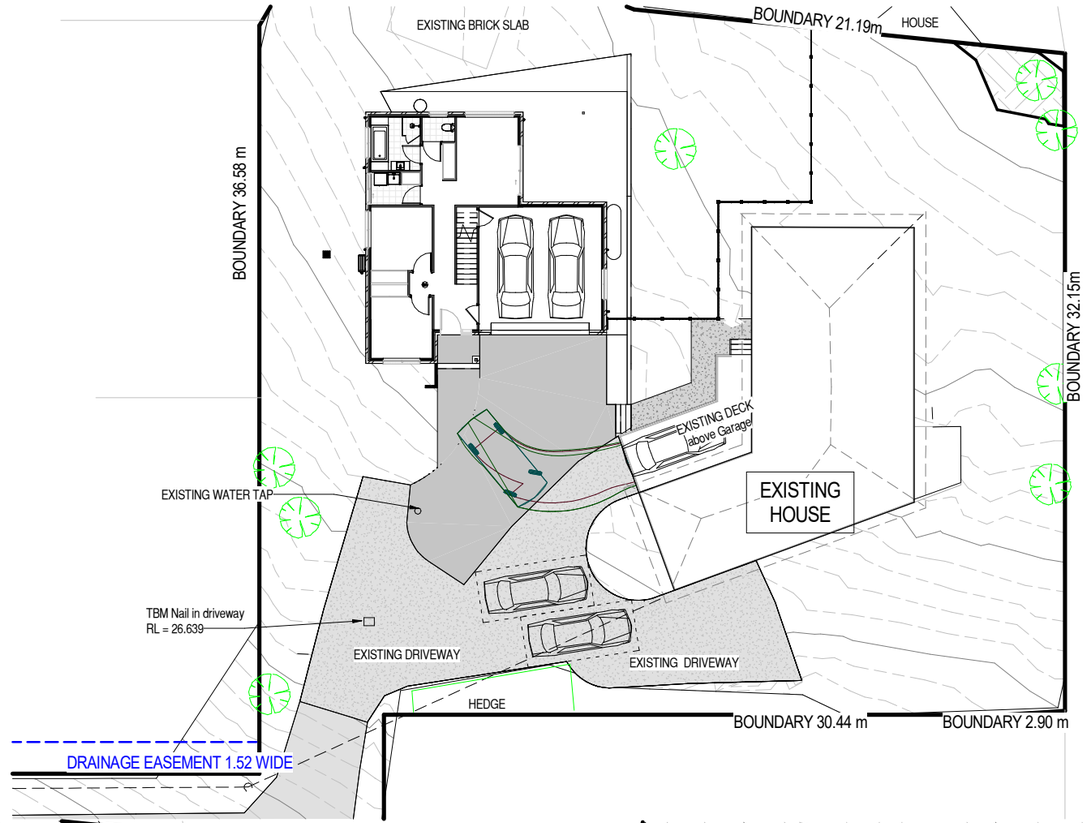

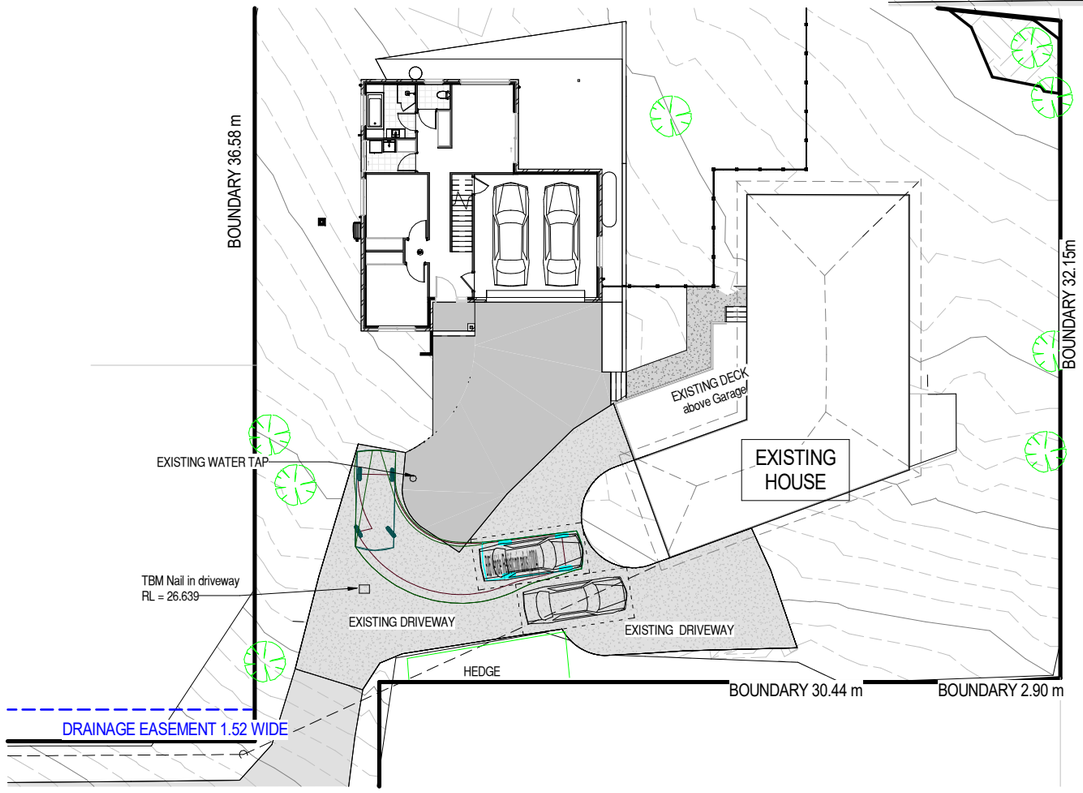

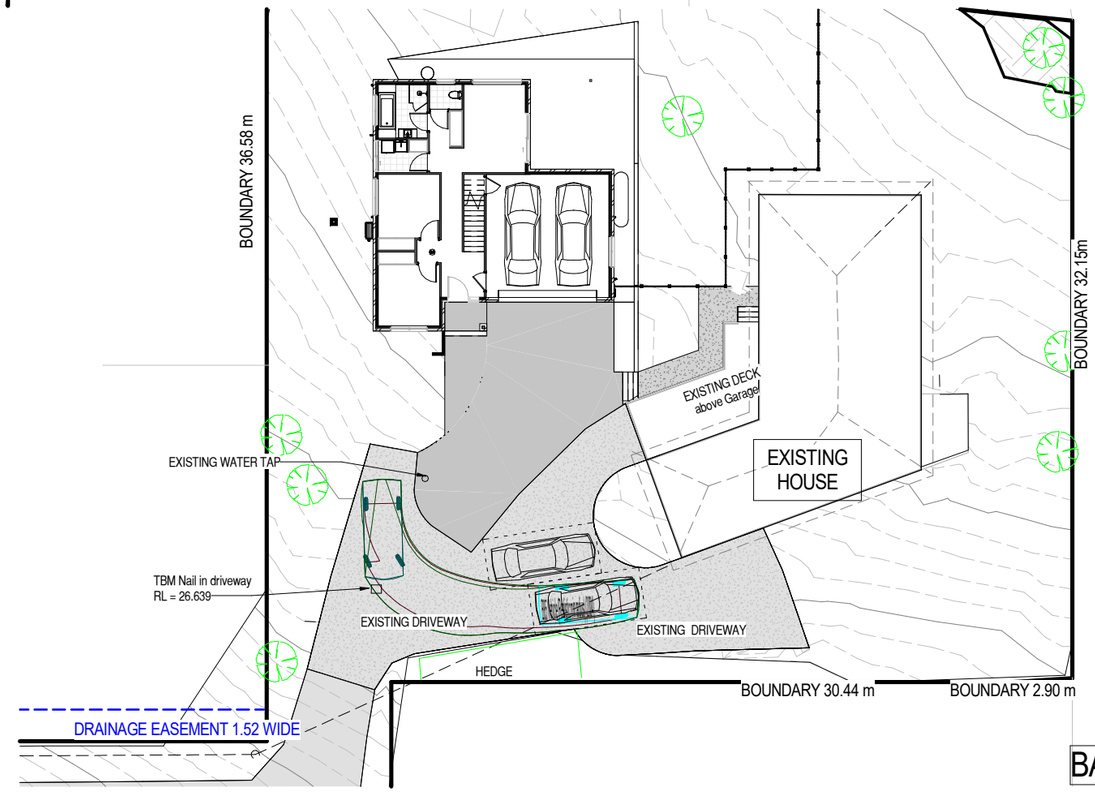

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TITLE

SITE _CAR EXIST PLAN

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Scale:	1 : 300
Date:	19.03.2026
Drawn by:	Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
01B

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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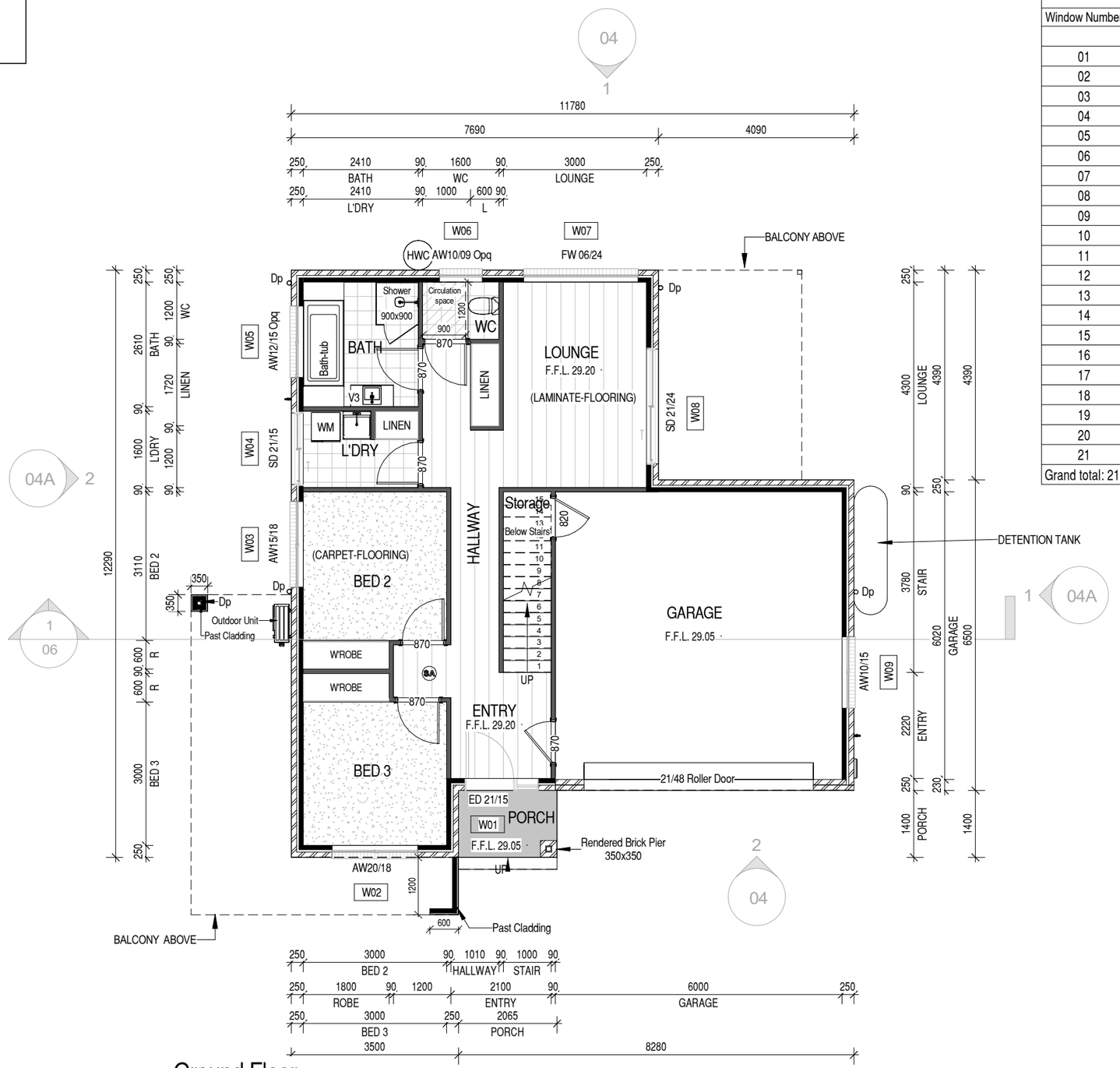
SIGNATURE:
DATE:

Ground FL	29.200
GFL CL	31.600
Upper FL	31.900
CL	34.600

AREA SCHEDULE

Site Area	:	1665 m²
Ground Floor	:	115.2 m²
Upper Floor	:	118.2 m²
	:	**233.4 m²**
Porch/	:	2.9 m²
Balcony	:	31.5 m²
Total Area	:	**267.8 m²**
New Driveway Area	:	93 m²
Existing Driveway Area	:	261 m²



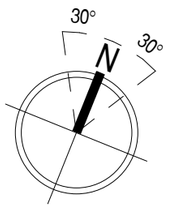
Ground Floor

Window Schedule

Window Number	Level	Type	Size	Glass	Height	Width	Sill Height	Head Height
01	Ground FL	ED	21-15	Clear	2100	1500	0	2100
02	Ground FL	AW	20-18	Clear	2000	1800	100	2100
03	Ground FL	AW	15-18	Clear	1500	1800	600	2100
04	Ground FL	SD	21-15	Clear	2100	1500	0	2100
05	Ground FL	AW	12-15	Opaque	1200	1500	900	2100
06	Ground FL	AW	10-09	Opaque	1000	900	1100	2100
07	Ground FL	FW	06-24	Clear	600	2400	1500	2100
08	Ground FL	SD	21-24	Clear	2100	2400	0	2100
09	Ground FL	AW	10-15	Clear	1000	1500	1100	2100
10	Upper FL	AW	15-15	Opaque	1500	1500	600	2100
11	Upper FL	AW	15-24	Clear	1500	2400	600	2100
12	Upper FL	AW	20-24	Clear	2000	2400	100	2100
13	Upper FL	SD	21-36	Clear	2100	3600	0	2100
14	Upper FL	FW	20-20	Clear	2000	2000	100	2100
15	Upper FL	AW	10-09	Clear	1000	900	1100	2100
16	Upper FL	FW	06-24	Clear	600	2400	900	1500
17	Upper FL	SD	21-24	Clear	2100	2400	0	2100
18	Upper FL	AW	10-06	Opaque	1000	600	1100	2100
19	Upper FL	FW	04-12	Clear	400	1200	1700	2100
20	Upper FL	AW	10-09	Opaque	1000	900	1100	2100
21	Upper FL	FW	06-36	Clear	600	3600	2100	2700

Grand total: 21

NOTE:
W01- ED SIZE = 21-15 including 1000mm Entry door



Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

NOTES:
Dp DownPipe

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
3	Existing Driveway Levels added	22.01.2026	RK
2	Modified as Council RFI 2025/056714 Dated 13.11.2025	14.11.2025	RK
1	DA PLANS	29.10.2025	RK
Rev.	Description	Date	Drawn

Taylor and Beeson Building
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PERYTON HOMES
Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytonhomes.com.au
Licence Number: 173530973

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TITLE
GROUND FLOOR PLAN

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Scale: 1 : 100
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
02

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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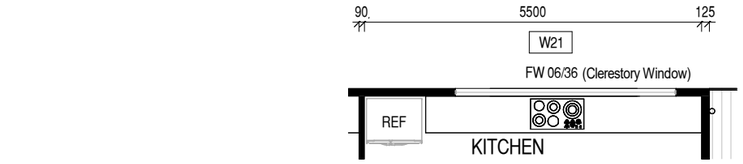
DATE:

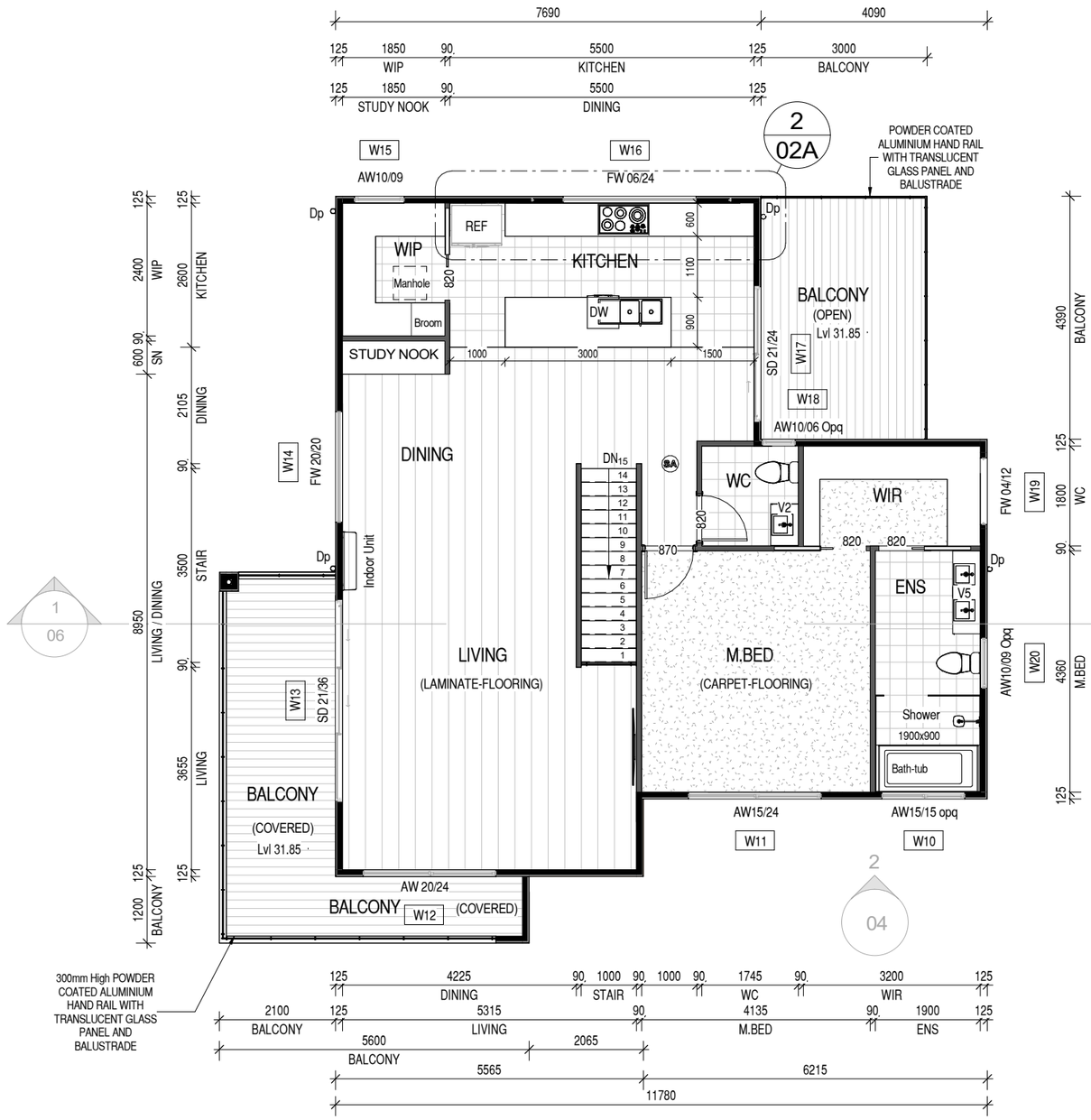
Ground FL	29.200
GFL CL	31.600
Upper FL	31.900
CL	34.600

AREA SCHEDULE

Site Area	:	1665 m²
Ground Floor	:	115.2 m²
Upper Floor	:	118.2 m²
	:	**233.4 m²**
Porch/	:	2.9 m²
Balcony	:	31.5 m²
Total Area	:	**267.8 m²**
New Driveway Area	:	93 m²
Existing Driveway Area	:	261 m²



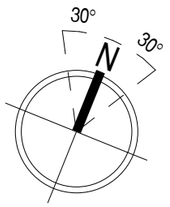
Upper Floor @ 2600 Ht.



Window Schedule

Window Number	Level	Type	Size	Glass	Height	Width	Sill Height	Head Height
01	Ground FL	ED	21-15	Clear	2100	1000	0	2100
02	Ground FL	AW	20-18	Clear	2000	1800	100	2100
03	Ground FL	AW	15-18	Clear	1500	1800	600	2100
04	Ground FL	SD	21-15	Clear	2100	1500	0	2100
05	Ground FL	AW	12-15	Opaque	1200	1500	900	2100
06	Ground FL	AW	10-09	Opaque	1000	900	1100	2100
07	Ground FL	FW	06-24	Clear	600	2400	1500	2100
08	Ground FL	SD	21-24	Clear	2100	2400	0	2100
09	Ground FL	AW	10-15	Clear	1000	1500	1100	2100
10	Upper FL	AW	15-15	Opaque	1500	1500	600	2100
11	Upper FL	AW	15-24	Clear	1500	2400	600	2100
12	Upper FL	AW	20-24	Clear	2000	2400	100	2100
13	Upper FL	SD	21-36	Clear	2100	3600	0	2100
14	Upper FL	FW	20-20	Clear	2000	2000	100	2100
15	Upper FL	AW	10-09	Clear	1000	900	1100	2100
16	Upper FL	FW	06-24	Clear	600	2400	900	1500
17	Upper FL	SD	21-24	Clear	2100	2400	0	2100
18	Upper FL	AW	10-06	Opaque	1000	600	1100	2100
19	Upper FL	FW	04-12	Clear	400	1200	1700	2100
20	Upper FL	AW	10-09	Opaque	1000	900	1100	2100
21	Upper FL	FW	06-36	Clear	600	3600	2100	2700
Grand total: 21								

NOTE:
W01- ED SIZE = 21-15 including 1000mm Entry door



NOTES:
Dp DownPipe

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
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Designer: Ranjot Kaur
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Licence Number: 173530973

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TITLE
UPPER FLOOR PLAN

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Scale: 1 : 100
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No: TB_04
Sheet No: 02A

Document Set ID: 5351642
Version: 1, Version Date: 23/03/2026

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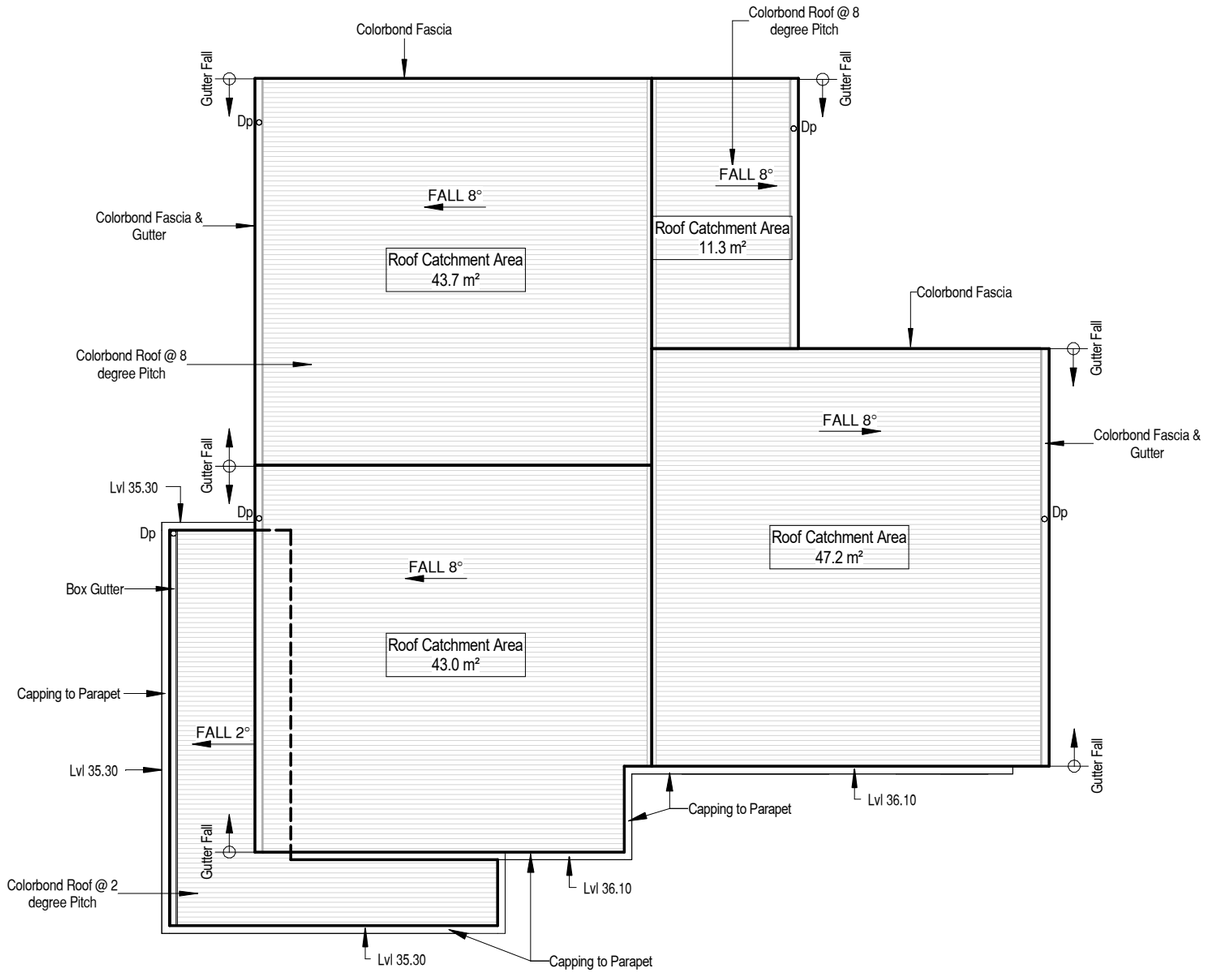
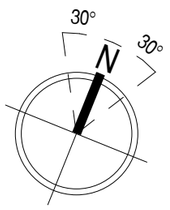


ROOF CATCHMENT AREA CALCULATION		
Ah	152.1 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	161.8 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 3.5.2.2)
Downpipes required	3	Ac / Acdp
Downpipes provided	5	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
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 further purpose.



NOTE:
dp DOWN PIPE

GLAZING NOTE:
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BAL : TBC

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TITLE
ROOF PLAN

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Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
03

Document Set ID: 5851642
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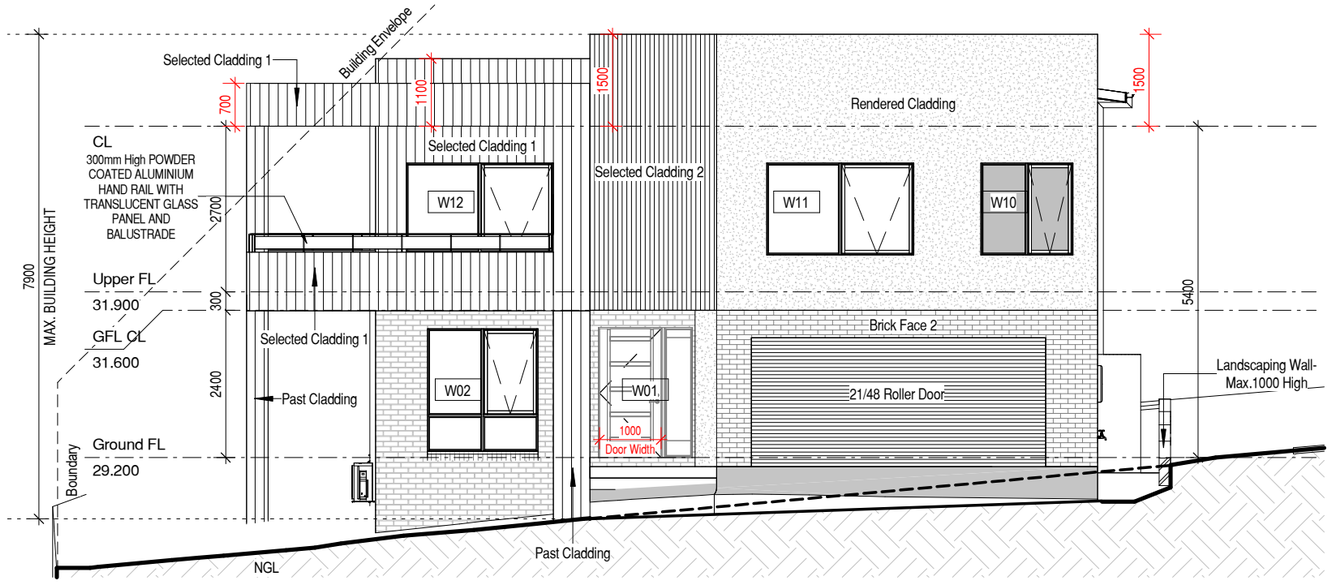
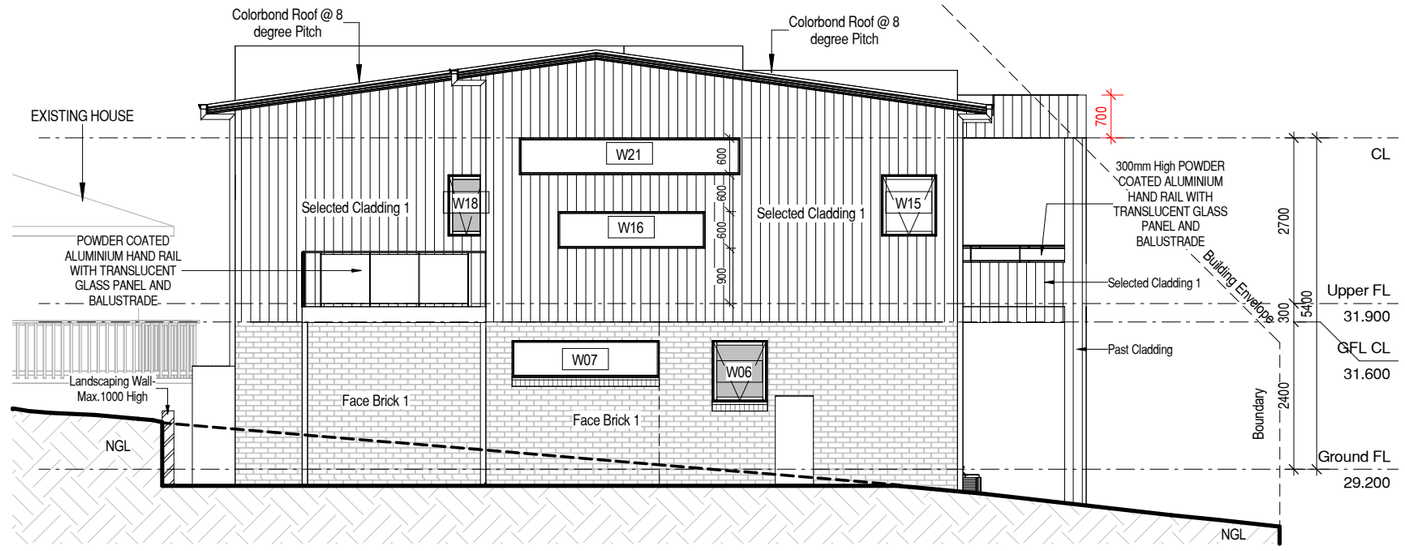


South Elevation



North Elevation

Provide Vertical AJ (Articulation Joint) to Foundation Walls @6m Max. CRS to BCA required

CLADDING / COLOUR SELECTION	
Element	**Colour / Type**
Roof	TBC
Brick	TBC
Cladding	TBC

NOTE:
The colours shown on this plan may not reflect the colour of the final product. If colour has been listed as TBC this means the colours is indicative only and is subject to final selection

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

5	Structural details added	19.03.2026	RK
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1	DA PLANS	29.10.2025	RK
Revision	Description	Date	Drawn

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Architectural Service Provider

PERYTON HOMES Pty Ltd
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TITLE
ELEVATIONS 01

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Scale: 1 : 100
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
04

Document Set ID: 5551642
Version: 1, Version Date: 23/03/2026

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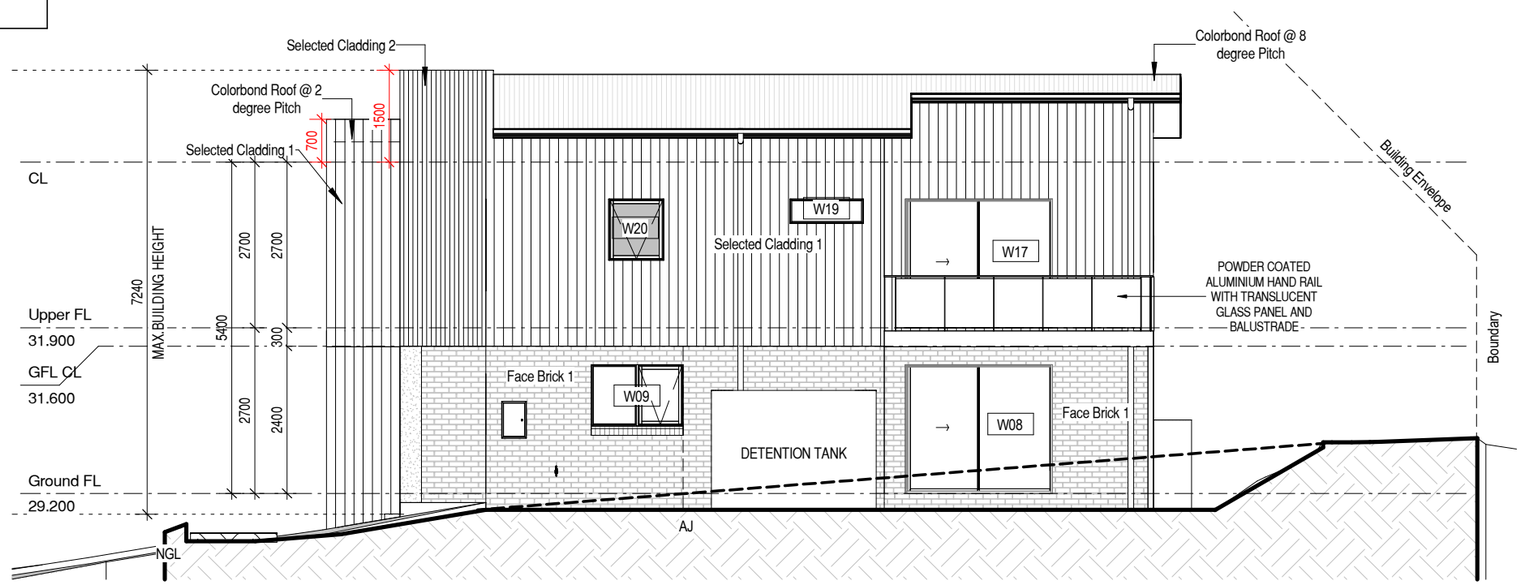
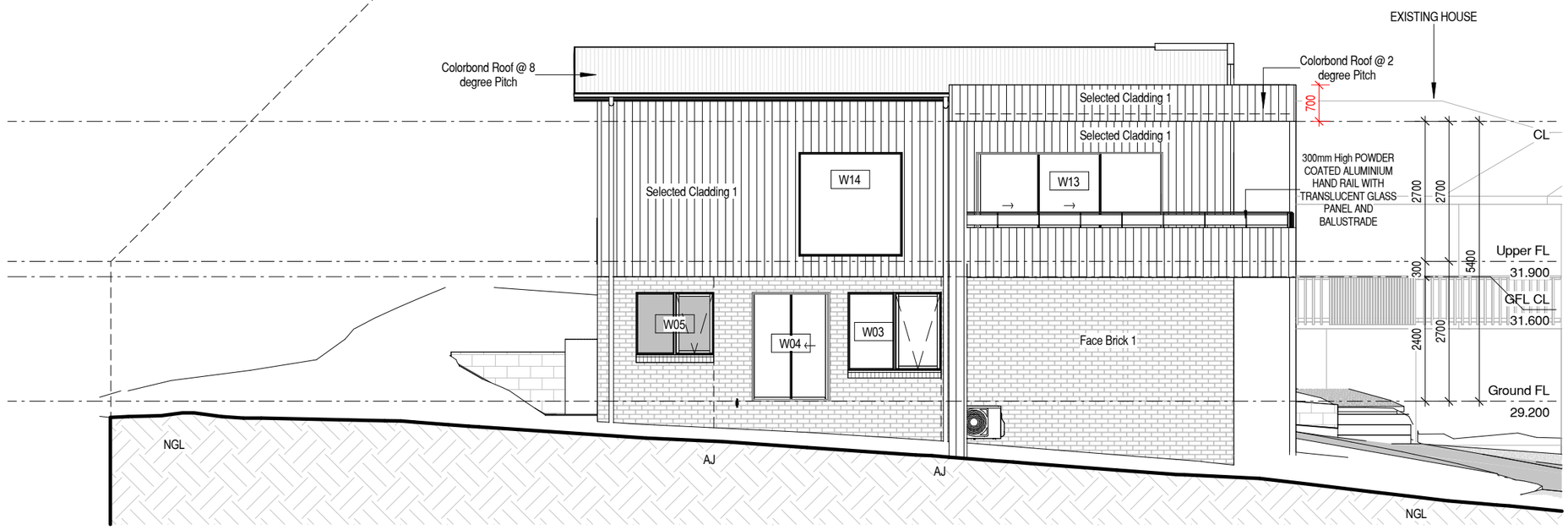


East Elevation



West Elevation

Provide Vertical AJ (Articulation Joint) to Foundation Walls @6m Max. CRS to BCA required

CLADDING / COLOUR SELECTION	
Element	**Colour / Type**
Roof	TBC
Brick	TBC
Cladding	TBC

NOTE:
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GLAZING NOTE:
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BAL : TBC

5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
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No.	Description	Date	Drawn

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TITLE
ELEVATIONS 02

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Scale: 1 : 100
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
04A

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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SIGNATURE:
DATE:

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

5	Structural details added	19.03.2026	RK
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Issue	Description	Date	Drawn

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TITLE
3D VIEWS

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Scale:

Date: 19.03.2026

Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
05

Document Set ID: 5851642
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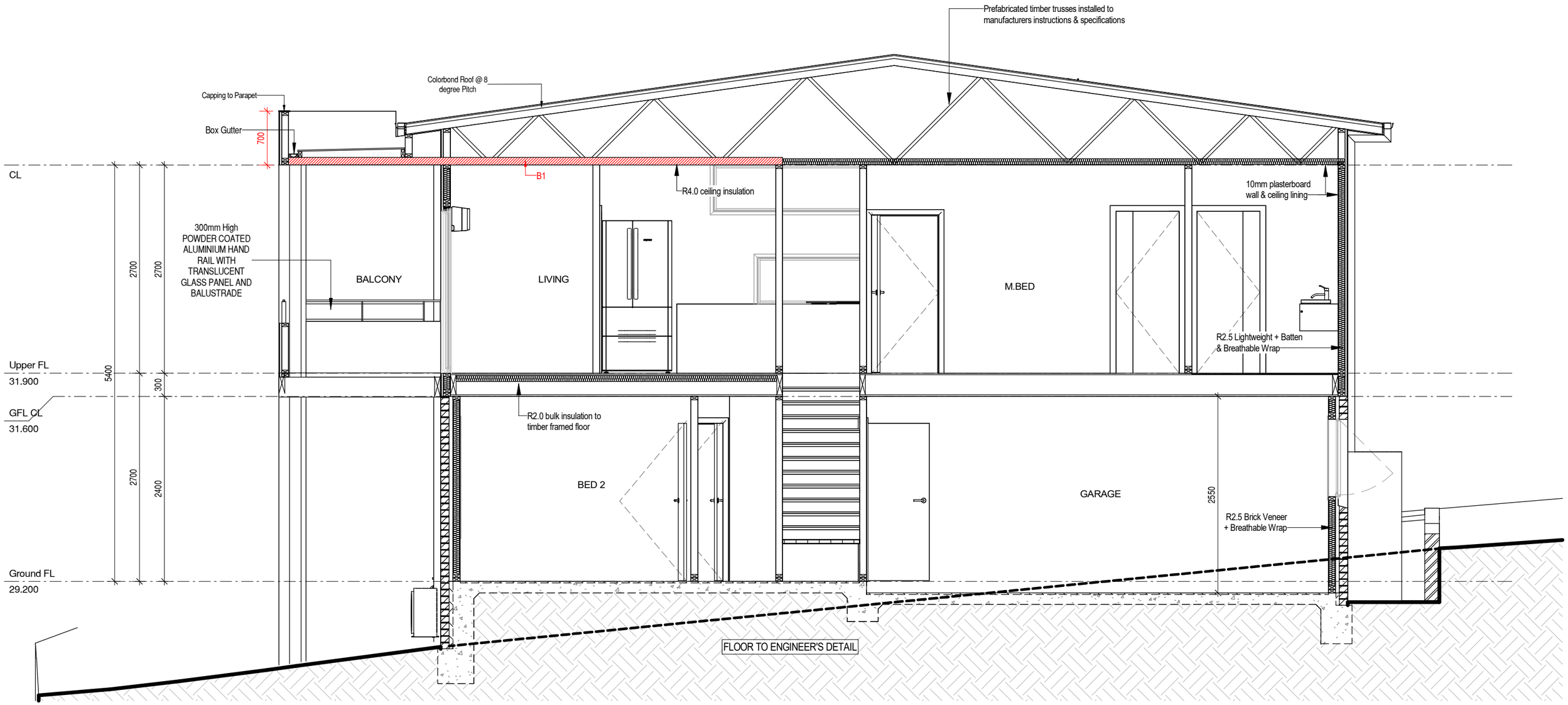
PLEASE NOTE: No Variations will be accepted on these plans after signature.

I the owner/s accept these plans:

SIGNATURE:
DATE:

Site Classification 'Class S'

IMPORTANT NOTE:
All framing to be Pine (MGP10)



GLAZING NOTE:
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BAL : TBC

5	Structural details added	19.03.2026	RK
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TITLE
SECTION

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Scale:	1 : 50	Client / Project Name	TAYLOR AND BEESON PTY.LTD.
Date:	19.03.2026	Job No:	TB_04
Drawn by:	Ranjot Kaur	Project Address	20 CLINTON ROAD, GEILSTON BAY
		Sheet No:	06

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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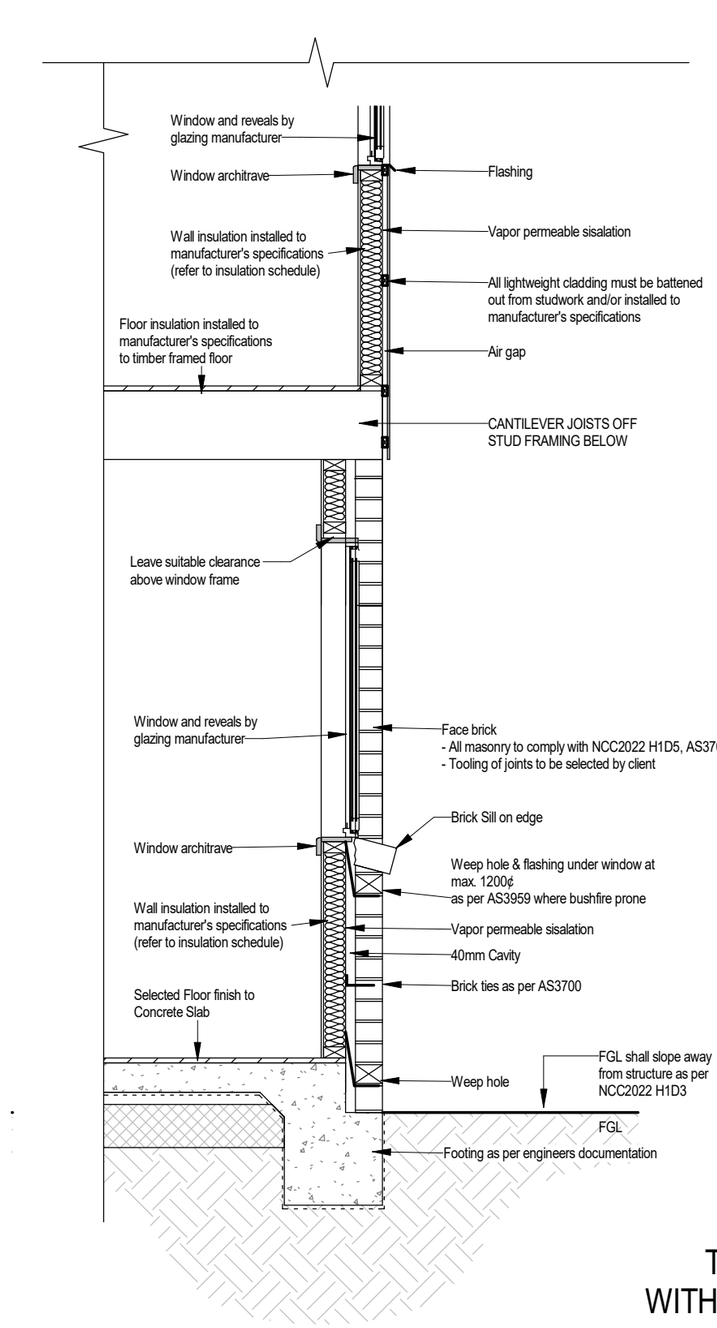

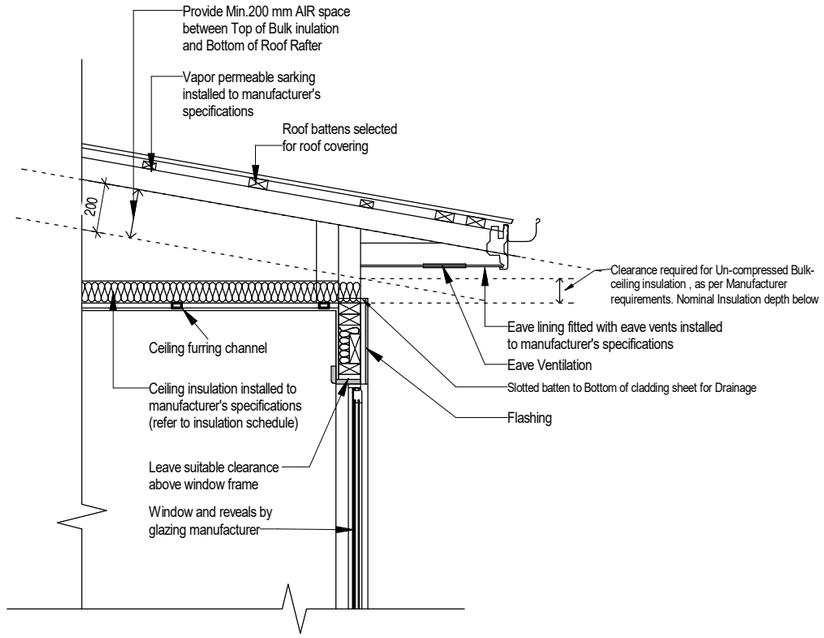

TYPICAL WALL DETAIL WITH LIGHTWEIGHT CLADDING AT UPPER FLOOR

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

5	Structural details added	19.03.2026	RK
1	DA PLANS	29.10.2025	RK
Issue	Description	Date	Drawn

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www.taylorandbeeson.com.au

PERYTON HOMES
Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Designer: Ranjot Kaur
Mob. 0450 656 007
Email: ranjot@perytonhomes.com.au
Licence Number: 173530973

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TITLE
DETAILS

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Date:	19.03.2026	Job No:	TB_04
Drawn by:	Ranjot Kaur	Project Address	20 CLINTON ROAD, GEILSTON BAY
		Sheet No:	06A

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Version: 1, Version Date: 23/03/2026

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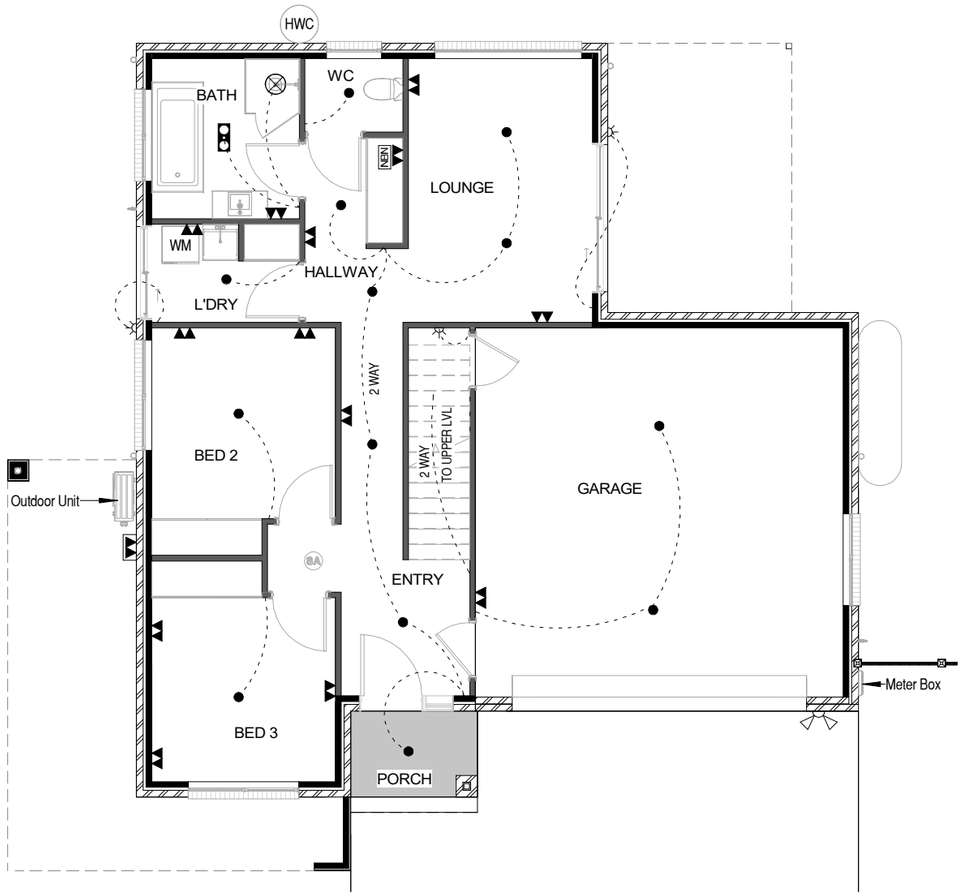
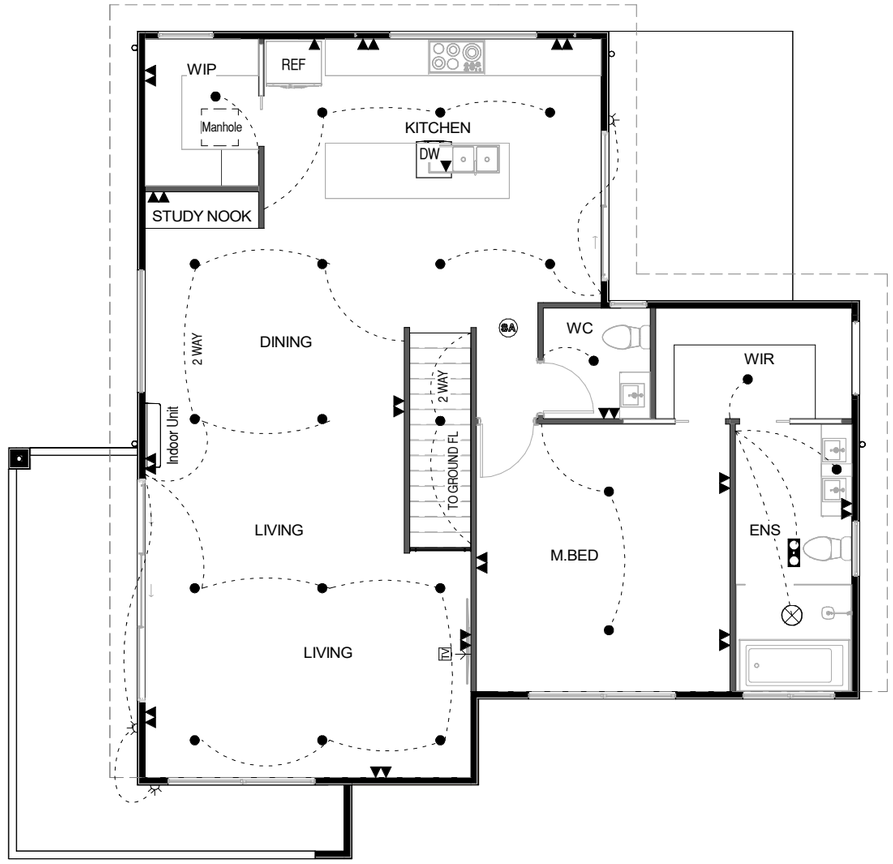


Electrical-Ground Floor

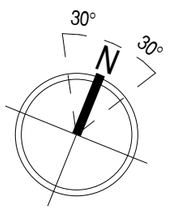


Electrical-Upper Floor

ELECTRICAL LEGEND

		No.s
▼	Single GPOs	2
▼▼	Double GPOs	27
NBN	Phone / NBN point	1
●	LED Downlight	35
☆	Wall light	6
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	2
	3 Tastics(2 heat lamps & 1 Light)	2
▼▼	Power Point Double Weatherproof	1
	LED Sensor Light	1

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.



GLAZING NOTE:
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BAL : TBC

5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
3	Existing Driveway Levels added	22.01.2026	RK
2	Modified as Council RFI 2025/056714 Dated 13.11.2025	14.11.2025	RK
1	DA PLANS	29.10.2025	RK
No.	Description	Date	Drawn

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TITLE
ELECTRICAL PLAN

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Scale:	1 : 100
Date:	19.03.2026
Drawn by:	Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
07

Document Set ID: 5351642
Version: 1, Version Date: 23/03/2026

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I the owner/s accept these plans:

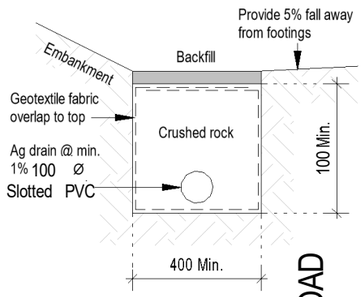
SIGNATURE:

DATE:

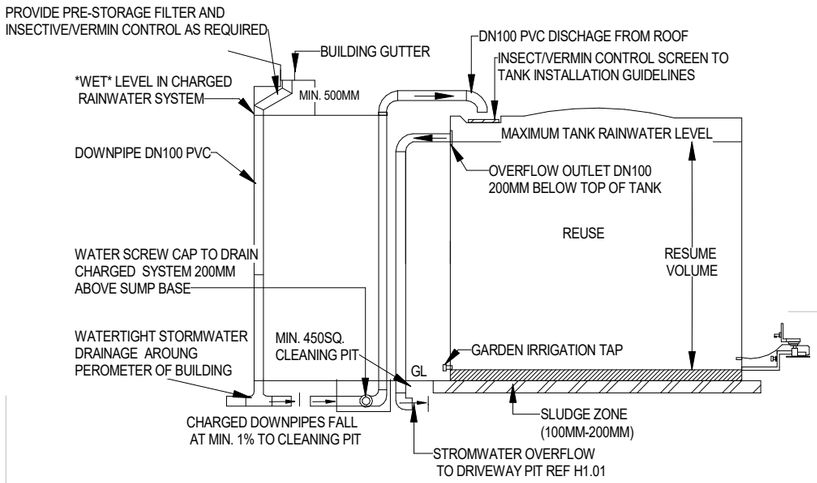
LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
Dp	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

Sewer line 100Ø UPVC U.N.O.

Stormwater line 100Ø UPVC U.N.O.

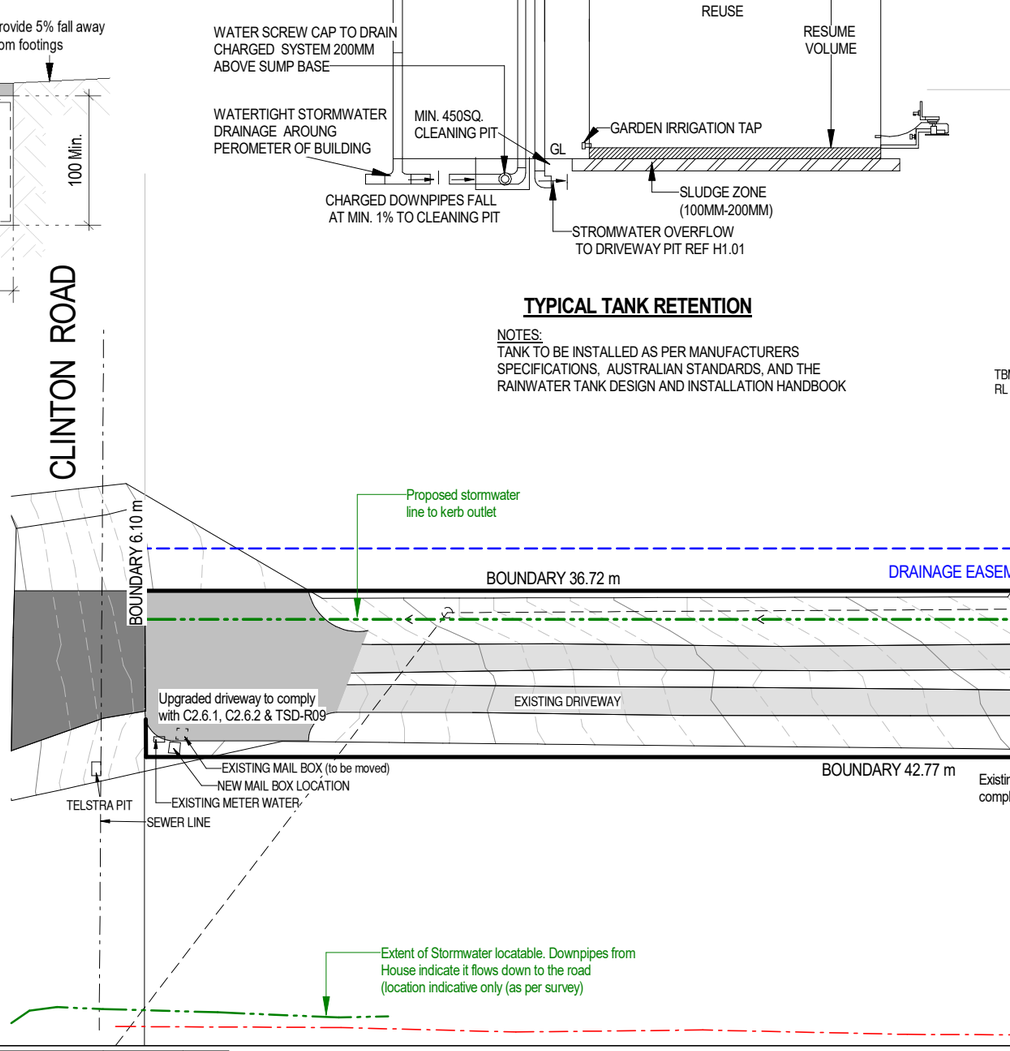


AG Drain (Typical)



TYPICAL TANK RETENTION

NOTES:
TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, AUSTRALIAN STANDARDS, AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK



NOTE:

Existing Condition:Existing driveway is located at a lower level and drains directly to the road reserve. No modifications to existing drainage are proposed."

New Works:Stormwater from new dwelling roof and new driveway is collected via grated pits and directed to an on-site detention tank.

Detention Tank & Discharge:Detention tank provided to control discharge from proposed development. Discharge to kerb outlet via pipe connection. Details to be confirmed at building approval stage

System Separation :Due to level differences, existing and proposed drainage systems operate independently. Proposed works do not increase runoff from existing areas."

Driveway & Crossover:New driveway and crossover to be sealed and graded to direct runoff to the stormwater system. Existing crossover upgraded as required to comply with TSD R09.

Compliance:Proposed stormwater system manages runoff from all new impervious surfaces in accordance with C2.6.1 and C2.6.2.

NOTE:
Survey indicates existing services only approximately. Final locations to be verified on site at construction stage. Proposed stormwater to discharge to kerb outlet in absence of underground main. Any works within Council road reserve subject to Council Landowner Consent.

BAL : TBC

6	Drainage modified as Council RFI	19.03.2026	RK
5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
3	Existing Driveway Levels added	22.01.2026	RK
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1	DA PLANS	29.10.2025	RK
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TITLE

DRAINAGE PLAN

Scale:	1 : 225	Client / Project Name	TAYLOR AND BEESON PTY.LTD.
Date:	19.03.2026	Job No:	TB_04
Drawn by:	Ranjot Kaur	Project Address	20 CLINTON ROAD, GEILSTON BAY
		Sheet No:	08

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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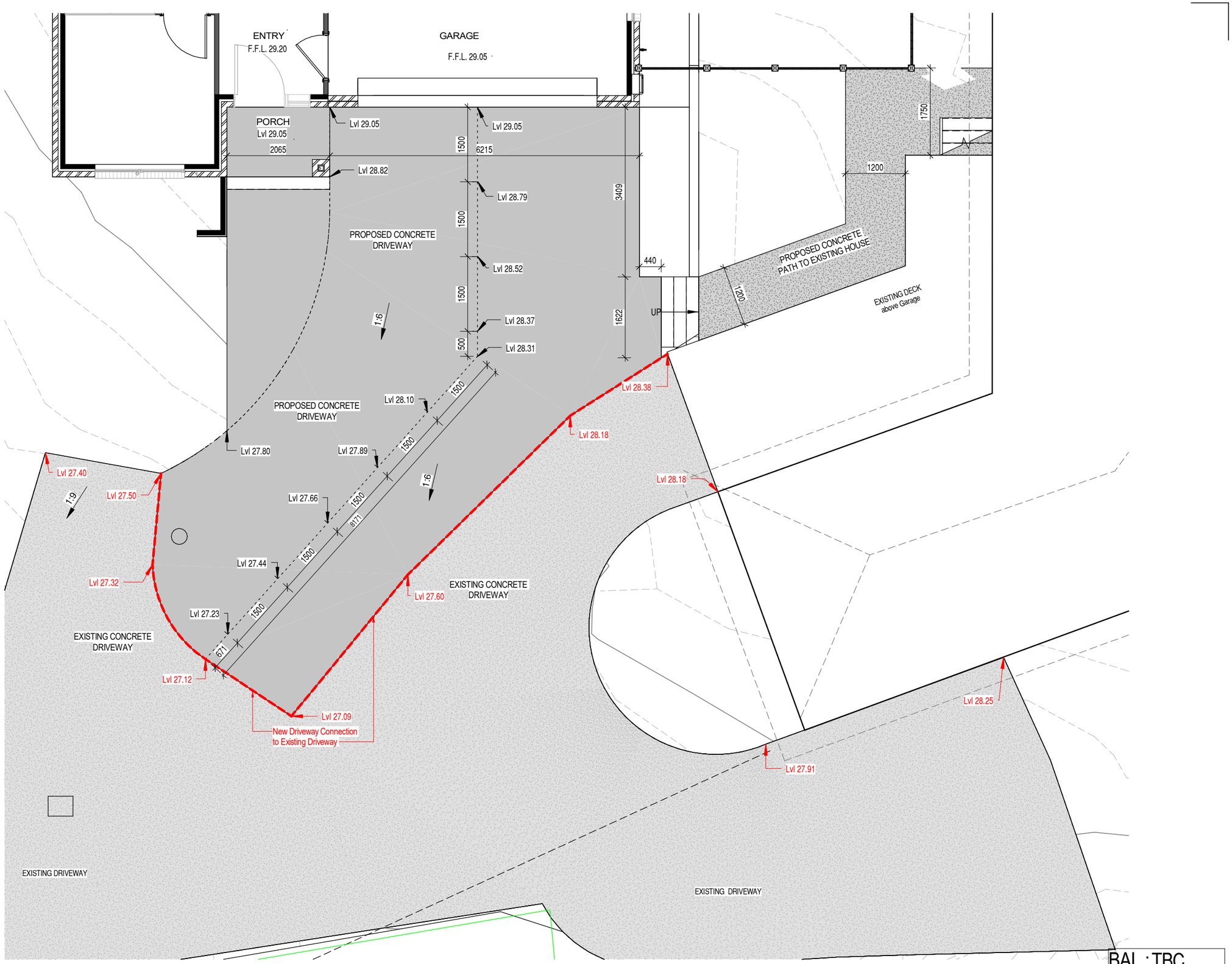

NOTE:
Driveway gradients to comply with C2.6.2 , max grade 1:4, transitions provided.

All driveway and parking areas to be sealed (concrete) and graded to drain to stormwater system.

BAL : TBC

5	Structural details added	19.03.2026	RK
4	Modified as Council RFI 2025/056714 Dated 13.02.2026	18.02.2026	RK
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TITLE
DRIVEWAY CHAINAGE

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Scale: 1 : 75
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
09

Document Set ID: 5851642
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Insulation Schedule

NOTES:
Clearance must be provided for uncompressed installation of bulk insulation and timber shall be sized accordingly from the dimensions below.
210mm for R4.1 Bulk Insulation
240mm for R5.0 Bulk Insulation
260mm for R6.0 Bulk Insulation
The dimension above are only nominal and could very depending on insulation installed.

Area	Product (minimum)
Roof	Vapour permeable sarking (where applicable) (provide R1.3 Anticon Sarking where skillion roof is used and/or BAL level is 12.5 or greater)
Ceiling	R4.0 Bulk insulation (or equivalent) excluding garage (where applicable)
Walls (external)	R2.0 Bulk insulation (or equivalent) excluding garage (where applicable)
Walls (internal)	R2.0 Bulk insulation (or equivalent) to internal walls adjacent garage/subfloor/roof space (where applicable)
Floors	R2.0 Bulk insulation (or equivalent) to timber floors (where applicable) Refer to Cupolex Design (where applicable) No insulation for CSOG (where applicable)

Window Schedule

LEGEND:

AW	- Awning window	DG	- Double glazing
SW	- Sliding window	Opq	- Opaque glazing
FW	- Fixed window	XX	- Window to be measured on site
SD	- Sliding door	H/L	- Highlight window
GD	- Glazed door		
FD	- French door		
BF	- Bi-fold door		

NOTES:
- All glazing must comply with AS1288
- Windows shall have a Uw that is better or equal to the stated figures within a 5% tolerance
- On site measurements to take precedent over window schedule to determine NCC protectection method

NCC 3.9.2.6 Protection of openable windows - Bedrooms
A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath and has a sill height less than 1.7m from the floor. (Refer to NCC 3.9.2.6 for further details)

NCC 3.9.2.7 Protection of openable windows - Rooms other than bedrooms
A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4m or more above the surface beneath. (Refer to NCC 3.9.2.7 for further details)

Window Schedule

Window Number	Level	Type	Size	Glass	Height	Width	Sill Height	Head Height
01	Ground FL	ED	21-15	Clear	2100	1000	0	2100
02	Ground FL	AW	20-18	Clear	2000	1800	100	2100
03	Ground FL	AW	15-18	Clear	1500	1800	600	2100
04	Ground FL	SD	21-15	Clear	2100	1500	0	2100
05	Ground FL	AW	12-15	Opaque	1200	1500	900	2100
06	Ground FL	AW	10-09	Opaque	1000	900	1100	2100
07	Ground FL	FW	06-24	Clear	600	2400	1500	2100
08	Ground FL	SD	21-24	Clear	2100	2400	0	2100
09	Ground FL	AW	10-15	Clear	1000	1500	1100	2100
10	Upper FL	AW	15-15	Opaque	1500	1500	600	2100
11	Upper FL	AW	15-24	Clear	1500	2400	600	2100
12	Upper FL	AW	20-24	Clear	2000	2400	100	2100
13	Upper FL	SD	21-36	Clear	2100	3600	0	2100
14	Upper FL	FW	20-20	Clear	2000	2000	100	2100
15	Upper FL	AW	10-09	Clear	1000	900	1100	2100
16	Upper FL	FW	06-24	Clear	600	2400	900	1500
17	Upper FL	SD	21-24	Clear	2100	2400	0	2100
18	Upper FL	AW	10-06	Opaque	1000	600	1100	2100
19	Upper FL	FW	04-12	Clear	400	1200	1700	2100
20	Upper FL	AW	10-09	Opaque	1000	900	1100	2100
21	Upper FL	FW	06-36	Clear	600	3600	2100	2700
Grand total: 21								

NOTE:
W01- ED SIZE = 21-15 including 1000mm Entry door

GLAZING NOTE:
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BAL : TBC

5	Structural details added	19.03.2026	RK
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1	DA PLANS	29.10.2025	RK
No.	Description	Date	Drawn

Document Set ID: 5551642
Version: 1, Version Date: 23/03/2026

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TITLE
CALCULATIONS & SCHEDULES

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Scale:
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No: TB_04

Sheet No: 10

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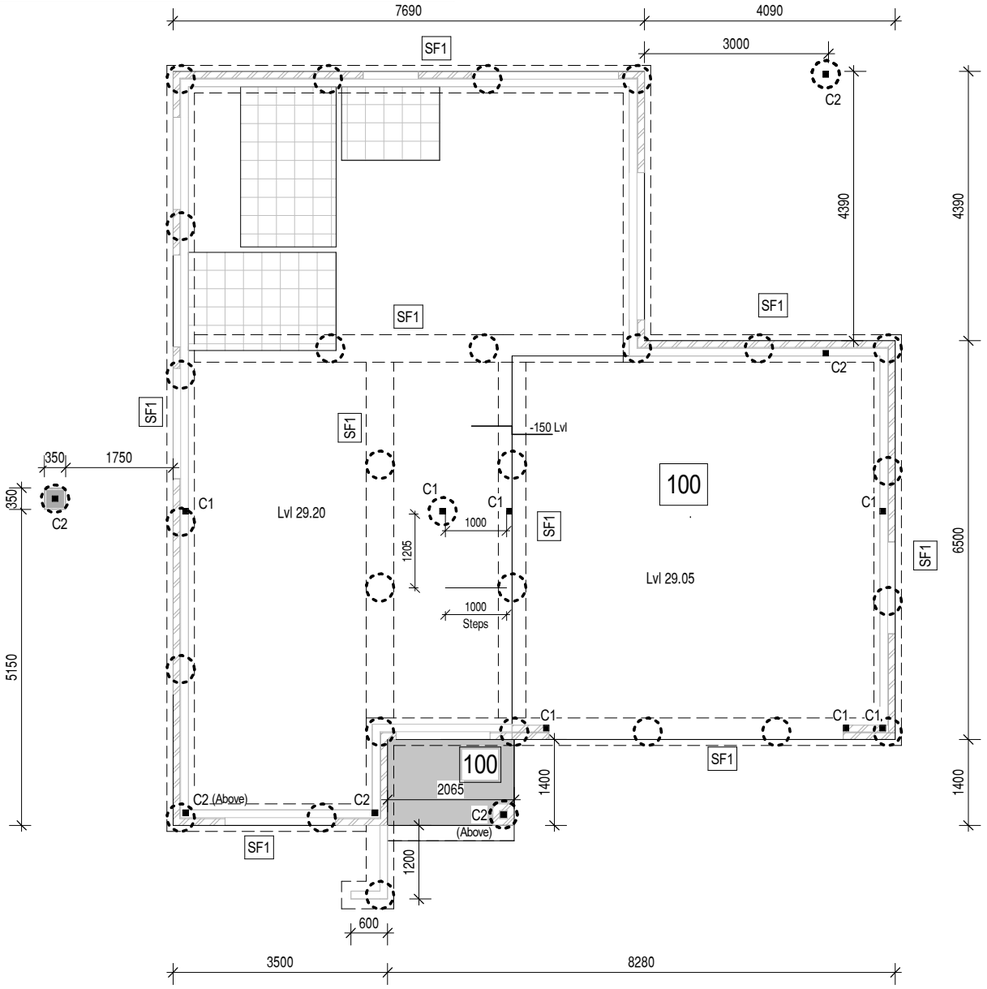
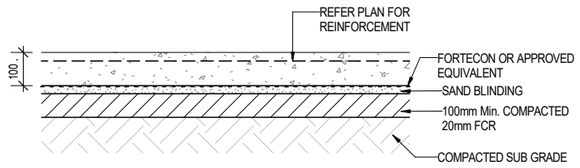
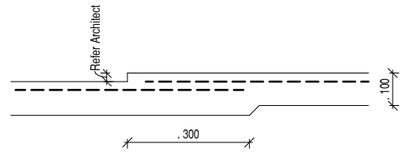


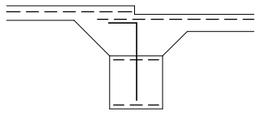
100	100 SLAB ON GRADE SL82(T), 30 COVER, N25 CONC 0.2mm FORTECON 20mm MAX BEDDED SAND 100mm MIN COMPACTED FCR	C1	89x5 SHS SITE WELD TO 150x10 CAST IN PLATE
		C2	89x3.5 SHS SITE WELD TO 150x10 CAST IN PLATE
	450 DIA MASS CONC BORED PIER TO APPROVED BASE N12 CENTRAL (TYP)		
	450 DIA MASS CONC BORED PIER TO APPROVED BASE 150x10 CAST IN PLATE HDG (TYP)		
	450 DIA MASS CONC BORED PIER TO APPROVED BASE 230x230 BRICK PIER, 1500 HIGH MAX (TYP)		
SF1	450w x 400d STRIP FOOTING 4-11TM(T&B), 50 COVER		



SLAB ON GRADE



SLAB SETDOWN



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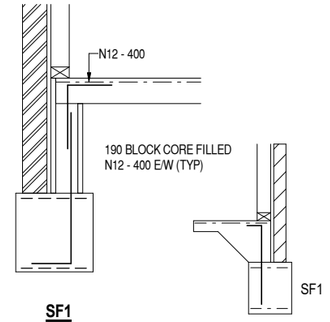
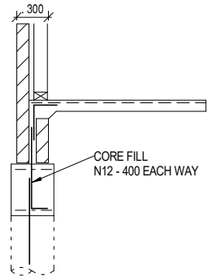
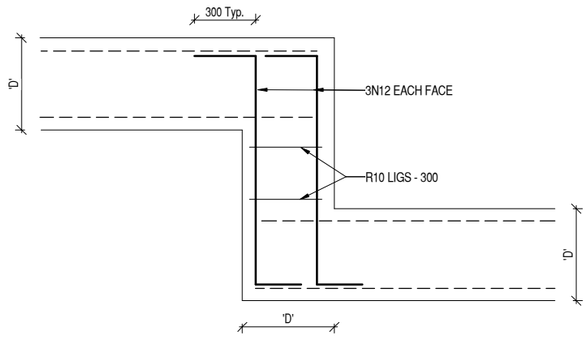


SF1

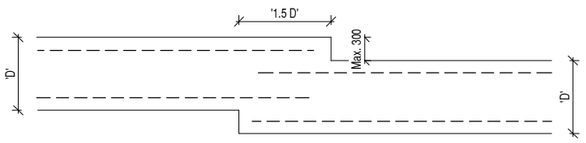
OR



SF1

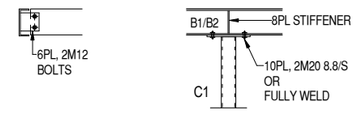


OPTION 1

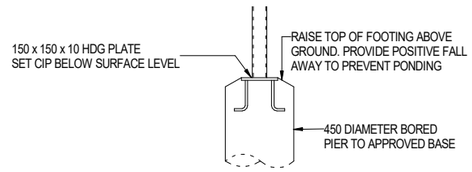


OPTION 2

STEPPED FOOTING



STEEL TO TIMBER



TYPICAL STEEL CONNECTIONS

FOR RETAINING WALL DETAILS 'REFER SHEET No.-11B'

BAL : TBC

5	Structural details added	19.03.2026	RK
Rev	Description	Date	Drawn

Document Set ID: 5851642
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TITLE
SLAB_GROUND FLOOR

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Scale: 1 : 100
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
11

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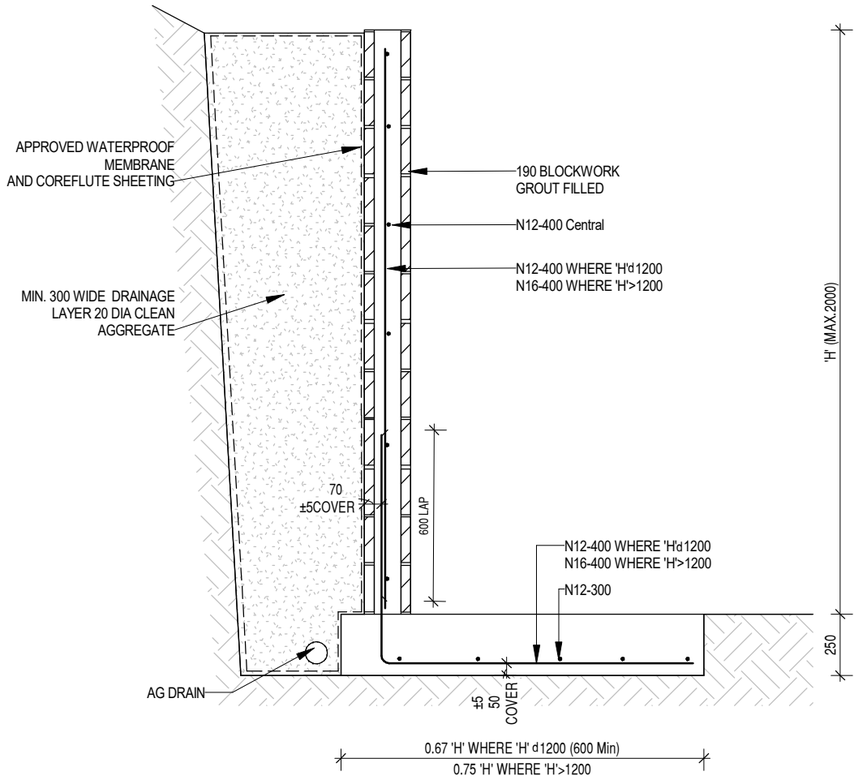
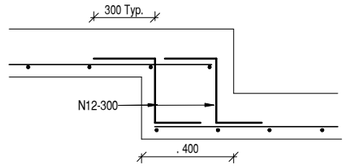
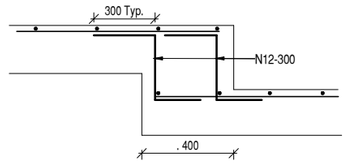


RW1 - RETAINING WALL (Up to 2 metres)
(Footing in front of Retained Fill)

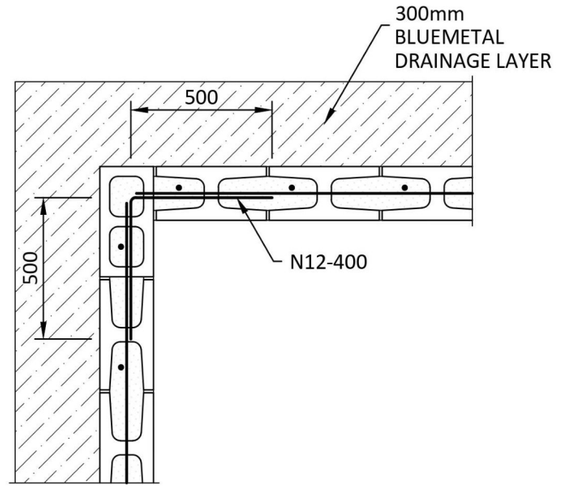


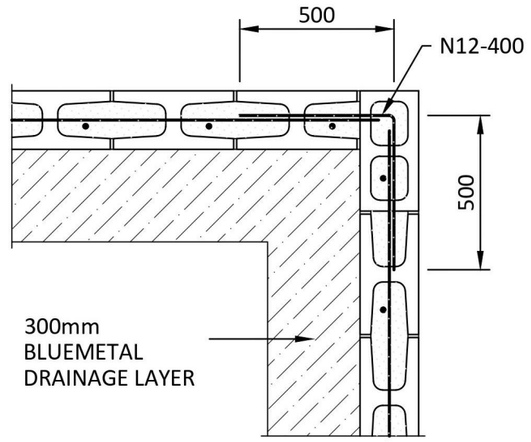
FOOTING IN FRONT OF RETAINED FILL



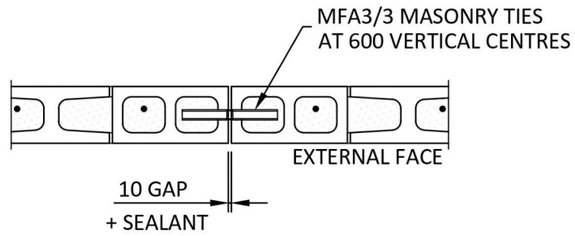
FOOTING UNDER RETAINED FILL

RETAINING WALL STEPPED FOOTING





TYPICAL BLOCKWORK CORNER DETAILS



BLOCKWORK EXPANSION JOINT

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

5	Structural details added	19.03.2026	RK
No.	Description	Date	Drawn

Taylor and Beeson Building
www.taylorandbeeson.com.au

PERYTON HOMES
Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
Hobart TAS 7140

Designer: Ranjot Kaur
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TITLE
RETAINING WALL DETAILS

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Scale:	As indicated
Date:	19.03.2026
Drawn by:	Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
11B

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

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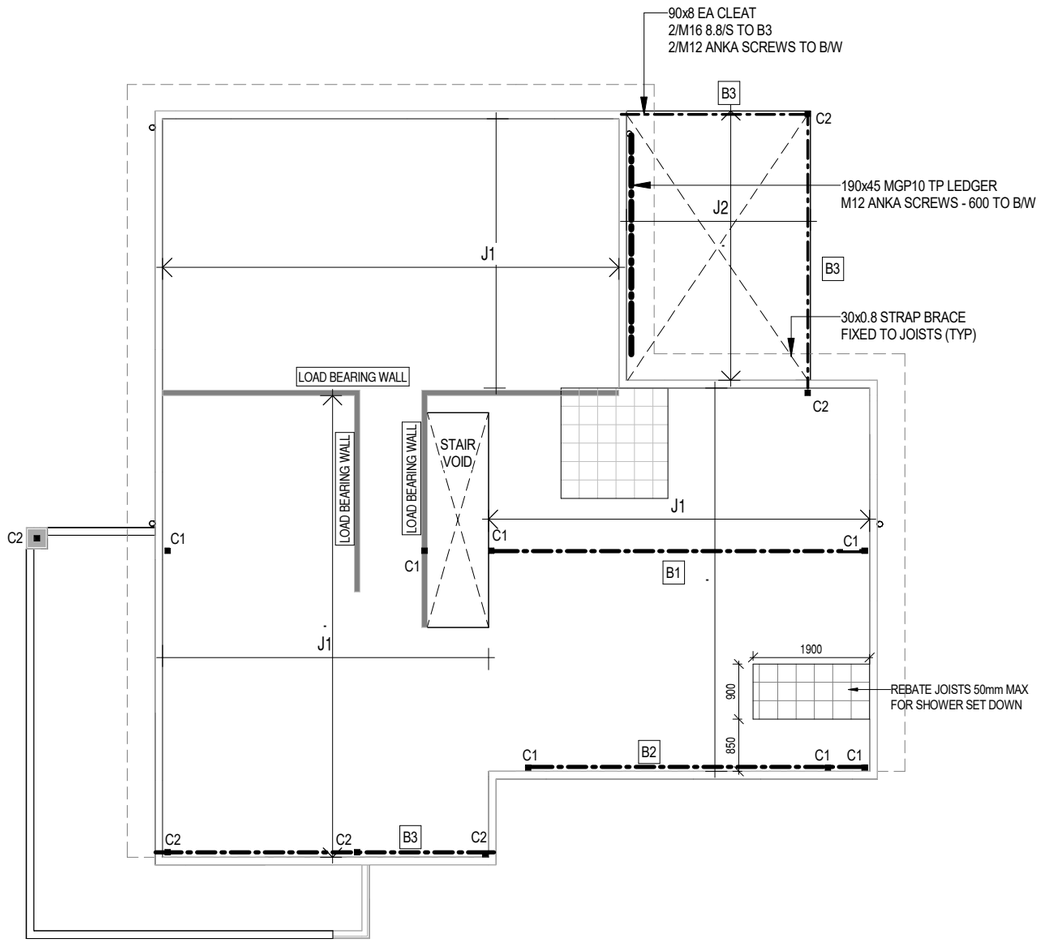

C1	89x5 SHS SITE WELD TO 150x10 CAST IN PLATE
C2	89x3.5 SHS SITE WELD TO 150x10 CAST IN PLATE
J1	190x45 LVL14 - 450 DOUBLE JOISTS UNDER EXTERNAL WALLS 8PL CLEAT, 2/M12 8.8/S TO B1 / B2 (TYP)
J2	190x45 MGP10 TP - 450, BLOCK MIDSPAN, FIX BLOCKING TO B3 8PL CLEAT, 2/M12 8.8/S TO B3 FULLY NAILED JOIST HANGERS TO LEDGER (TYP)
B1	310UB32, SUITABLY PAINTED SITE WELD TO C1
B2	250PFC + 125x75 8 UA, 6mm CFW, WELD 50mm MISS 50mm (T&B), SUITABLY PAINTED SITE WELD TO C1
B3	200PFC, SUITABLY PAINTED SITE WELD TO C2

BAL : TBC

5	Structural details added	19.03.2026	RK
No.	Description	Date	Drawn

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TITLE
STRUCTURE_UPPER FLOOR

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Scale: 1 : 100
Date: 19.03.2026
Drawn by: Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No: TB_04
Sheet No: 12

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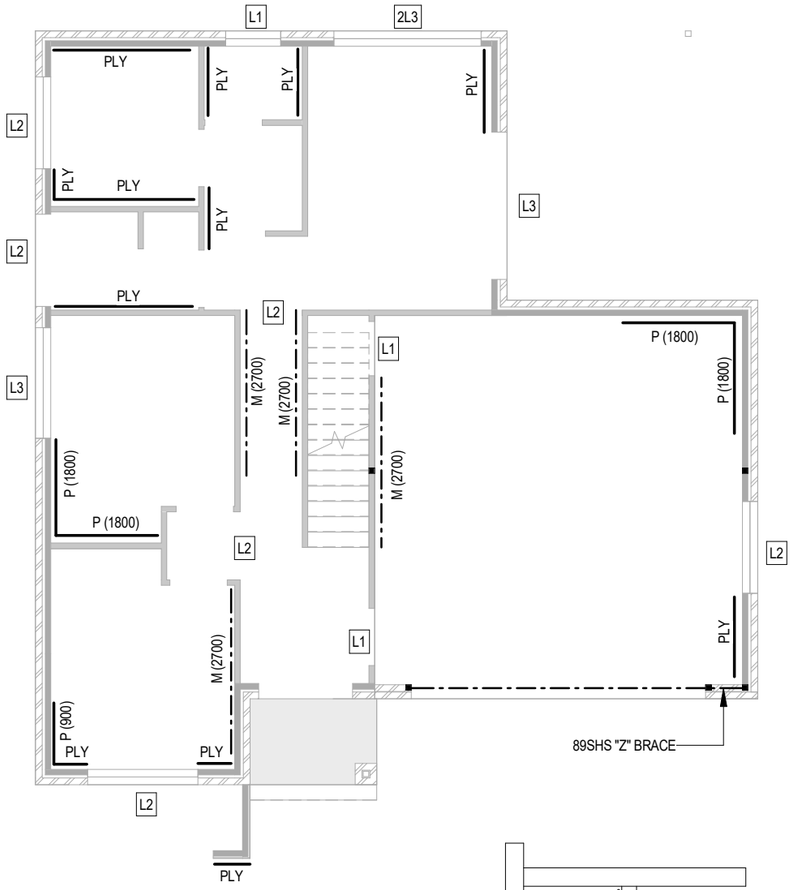
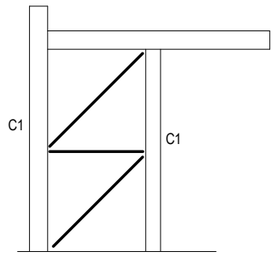




TYP Z BRACE DETAIL

M (2700) — DOUBLE DIAGONAL STRAP BRACING 3kN/m

P (900) — PLY BRACING 5.2kN/m

STEEL LINTEL SCHEDULE

90 x 10 FLAT	SPAN <= 900
100 x 75 x 8 UA	>900 SPAN <= 1500
100 x 100 x 8 EA	>1500 SPAN <= 1800
100 x 100 x 10 EA	>1800 SPAN <= 2400
100 x 150 x 8 UA	>2400 SPAN <= 3600

PROVIDE 150mm END BEARING EACH SIDE OF LINTEL.

TIMBER LINTEL SCHEDULE

L1	90 x 45 LVL 14
L2	120 x 45 LVL 14
L3	190 x 45 LVL 14

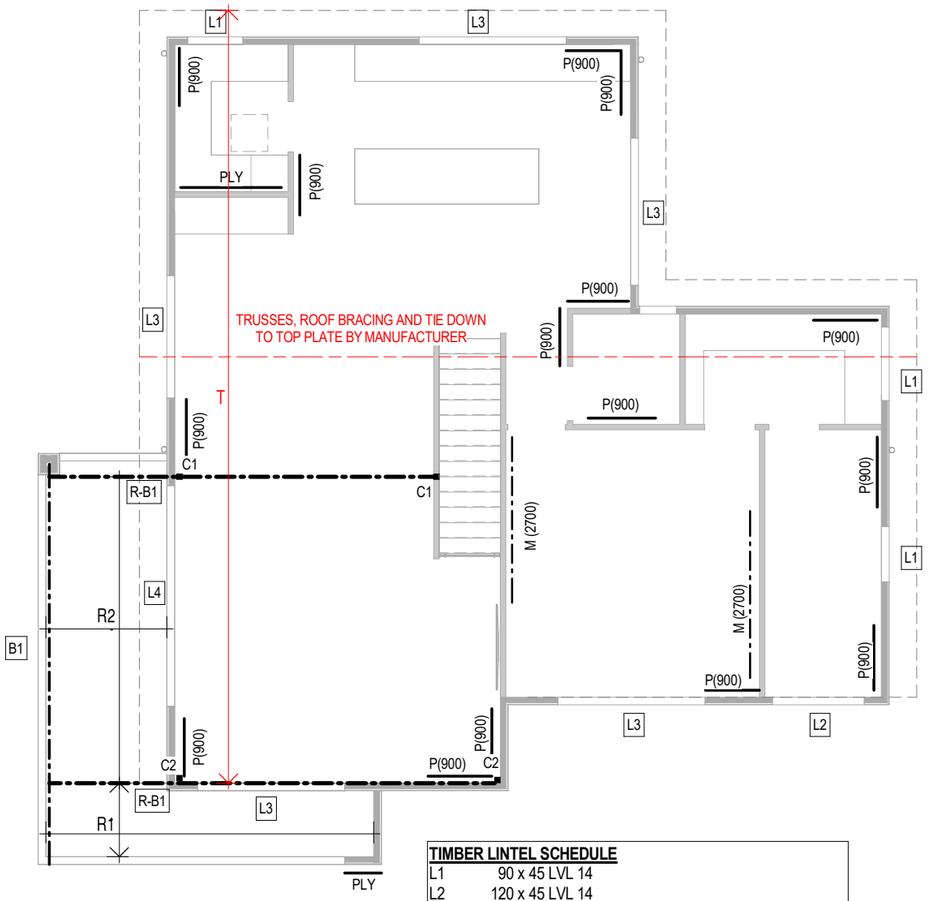
NOTES:
- DOUBLE STUDS EACH SIDE OF LINTEL FOR SPANS GREATER THAN 1200mm.

STUDS

90x35 MGP10 - 450 UNO
2/90x35 MGP10 TOP PLATE
90x35 MGP10 BOTTOM PLATE

C1	89x3.5 SHS 8PL BASE, 2/M12 x 100 COACH SCREWS TO B2
R1	140x45 MGP10 TP - 900 FULLY NAILED PRYDA BRACKETS TO VB1 / LEDGER
VB1	2/140x45 MGP10 TP NAIL LAM 8PL CLEAT, 2/M12 8.8/S BOLTS TO C1 (TYP)
VB2	2/190x45 LVL14 NAIL LAM, SUITABLY PROTECTED 8PL CLEAT, 2/M12 8.8/S BOLTS TO C1 (TYP)

Bracing_Ground Floor



ROOF FRAMING

C1	89x3.5 SHS SITE WELD TO 150x10 CAST IN PLATE
R1	190x45 LVL14 - 600 8PL CLEAT, 2/M12 8.8/S TO B1 (TYP)
R2	190x45 LVL14 - 900 8PL CLEAT, 2/M12 8.8/S TO B1 (TYP)
R-B1	200PFC, SUITABLY PAINTED SITE WELD TO C1

STUDS

90x35 MGP10 - 450 UNO
2/90x35 MGP10 TOP PLATE
90x35 MGP10 BOTTOM PLATE

TIMBER LINTEL SCHEDULE

L1	90 x 45 LVL 14
L2	120 x 45 LVL 14
L3	190 x 45 LVL 14
L4	2/240 x 45 LVL 14

NOTES:
- MAX ROOF LOAD WIDTH 5.0m
- MAX ROOF LOAD 40kg/m2
- DOUBLE STUDS EACH SIDE OF LINTEL FOR SPANS GREATER THAN 1200mm.
- ROOF MANUFACTURER TO CONFIRM TRUSS LAYOUT WITH STRUCTURAL ENGINEER AND PROVIDE POINT LOAD REACTIONS FOR ALL GIRDER TRUSS SUPPORTS ON INTERNAL WALLS AND LINTELS

M (2700) — DOUBLE DIAGONAL STRAP BRACING 3kN/m

P (900) — PLY BRACING 5.2kN/m

Bracing_Upper Floor

BAL : TBC

5	Structural details added	19.03.2026	RK
No.	Revision Description	Date	Drawn

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TITLE
BRACING_GROUND & UPPER FLOOR

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Drawn by:	Ranjot Kaur

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Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No: TB_04

Sheet No: 13

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FOUNDATION MAINTENANCE
It is the owners responsibility for the maintenance of the buildings foundations, the owner must be familiar with the requirements set out in the CSIRO 'Building Technology File 18-2011'. This document can be found on the CSIRO website

SITEWORK

GENERAL
All earthworks to comply with NCC 3.1. Any earthworks shown are subject to engineers advice. All unprotected embankments must be stabilised with vegetation to prevent erosion. Unprotected embankments must not exceed 2.0m high as per NCC 3.1.1.1.
Refer to NCC Table 3.1.1.1 for suitable embankment slope ratios.

CONCRETE

GENERAL
All footing and slabs to be in accordance with AS2870.
All concrete to comply with AS3600.
All footings and slabs to be as per engineer's specifications

CUPOLEX FLOOR SYSTEM
General: Where applicable Cupolex floor system must be installed to manufacturers specifications and engineers plans

Coventional Slab
The external finished surface that is surrounding the concrete slab-on-grade shall:
be 150mm below the top of the slab, and
be drained to move surface water away from building - at the rate of 50mm over the first 1m from the building, and
be graded to NCC figure 3.1.3.2.

TIMBER FRAMING

STANDARDS
Framing: To AS1684.2, AS1684.3 or AS1684.4, as appropriate and NCC 3.4.3
Design: To AS1720.3.
Nail plated roof trusses: To AS1720.5.

FRAMING
Wall framing to be MPG10 radiata pine. Studwork - 90x35 @ max 450crs.
Noggings - 90x35 @ max 1200crs Provide double top and bottom plate.
Provide double studs adjacent to openings.

WALL FRAMING ADDITIONAL SUPPORT
Provide additional support in the form of noggings, trimmers and studs for fixing lining, cladding, hardware, accessories, fixtures and fittings as required. Spacing of noggings: Maximum 1350crs.

FLASHINGS
Provide flashings to external openings sufficient to prevent the entry of moisture. Form trays at the ends of sill flashings.

ROOF FRAMING FIXING PLATES
Provide 45mm minimum thick timber fixing plates to transfer the design loads where timber joists, rafters or purlins bear on or into steel members. Bolt to the steel member at maximum 500crs. and maximum 100mm from the end of the fixing plate.

BEAM FRAMING
Ridge straps: Butt ends of rafters together at ridge,and strap each pair together with 900mm long steel strap passing over the ridge, triple nail to each rafter.

STEEL FRAMING

GENERAL
Design, materials and protection: To AS/NZS 4600 and NCC 3.4.4
Residential and low-rise steel framing: To NASH- I (National Association of Steel Housing) and NASH-2 Standard.

COLD-FORMED STEEL FRAMING
Cold-form sections from metallic-coated steel: To AS1397
Corrosion: To NCC3.4.2.2

METAL SEPARATION
General: Install lagging to separate non-ferrous service pipes and accessories from the framing.

UNSEASONED OR CCA TREATED TIMBER
Do not fix in contact with framing without fully painting the timber and/or the steel.

EARTHING
Permanent earthing: Required.
Temporary earthing: Provide temporary earthing during erection until the permanent earthing is installed.

PROTECTION
General: Restore coatings which have been damaged by welding or other causes. Thoroughly clean affected areas back to base metal and coat with a zinc rich organic primer.
Grommets: Provide grommets to isolate piping and wiring from cold-formed steel framing.

FLOORING - TIMBER

GENERAL
Protection: If floor framing is for ground floor construction, make sure that it is protected from moisture.
Construction loads: If construction loadding exceeds design loading, provide additional support so as to avoid overstressing of members.

PARTICLEBOARD FLOORING
Installation: To AS 1860.2

TIMBER DECKING
Installation: Lay in long lengths with the ends of each board firmly butted to the next and firmly in contact with the joists. Stagger joints and make over joists.
Gap between edges of seasoned boards: 4mm. Minimum number of spans across support: 3. Nailing: Make sure the boards are in contact with the joists at the time of nailing, particularly where boards are machine nailed. If nails are to be less than 10mm from ends of boards, pre-drill nail holes to 1mm undersize.
Top nailing: Double nail at each bearing with nails driven flush. Offset nails at intermediate fixings or skew nails 10° in opposite directions.
Sealing: Apply 1 coat of water repellent preservative and 1 coat of finish coat to top surface of joists and all surfaces of boards before fixing.

SUB FLOOR VENTILATION (where applicable)
Subfloor ventilation: To NCC 3.4.1
Minimum 150mm of sub floor clearance is to be provided between finished surface level & the underside of the floor bearer.
Sub floor area to be clear of organic materials & rubbish.
Minimum subfloor vetilation 6000mm² per metre of sub floor perimeter is to be uniformly distributed around the perimeter of the building.
Vents to be located no greater than 600mm from an internal or external corner.
Additional ventilation provisions to be installed where obstructions such as concrete verandah's, decks, patios and paving are installed & obstruct ventilation.

MASONRY

GENERAL
All masonry to comply with NCC 3.3, AS3700 & AS4773

Articulation Joints
Where the slab and footings are designed in accordance with AS2870 for articulated masonry, articulation joints shall be provided in masonry walls in accordance with the following locations:
(a) In straight wall continuous wall having no openings, at centres not more than the values given in table 13.1
(b) Where the height of the wall changes abruptly by more than 20% of its lesser height
(c) Where openings more than 900x900mm occur, at no more than 5000mm centres
(d) where wall changes thickness (excluding engaged piers)
(e) At control or construction joints in footing or slabs
(f) At a distance from all corners not greater than 4500mm and not less than 470mm for cavity walls or 230mm for veneer walls
Articulation joints shall be vertical, not trothed, full height of the masonry wall, and free of mortar

CLADDING

GENERAL
Wall cladding: To NCC 3.5.3

PROFILED SHEET METAL CLADDING
Standard: To AS1562.1

FLASHING MATERIAL
Standard: To AS/NZS 2904

SUBSTRATES OR FRAMING
Requirement: Before fixing cladding check the alignment of substrates or framing and adjust if necessary.

FIXING
Method: Nail to timber framing, screw to steel framing.

ACCESSORIES AND TRIM
Requirement : Provide accessories and trim required to complete the installation.

FIXING EAVES AND SOFFIT LINING
Nailing: 150 mm centres to bearers at maximum 450 mm centres.

METAL SEPARATION
Requirement: Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either of the following methods:
Applying an anti-corrosion, low moisture transmission coating to contact surfaces.
Inserting a separation layer.

PROFILED SHEET METAL CLADDING INSTALLATION
Swarf: Remove swarf and other debris as soon as it is deposited.
Accessories: Provide material with the same finish as cladding sheets.

DOORS AND WINDOWS

GENERAL
Glazing: To NCC 3.6
Selection and installation: To AS2047

GLAZING
Glass type and thickness: To AS1288, if no glass type or thickness is nominated.
Quality requirements for cut-to-size and processed glass: To AS/NZS 4667

GLASS
Safety glass: To AS/NZS 2208

ALUMINIUM FRAME FINISHES
Powder coating: To AS3715
Grade: Architectural coating.

FLASHINGS
Standard: To AS/NZS 2904

WINDOW LABELLING AND CERTIFICATION
Requirement: To AS2047 Section 8

WINDOWS AND GLAZED DOORS
Install windows and glazed doors frames as follows: Plumb, level, straight and true within acceptable building tolerances.
Fixed or anchored to the building structure in conformance with the wind action loading requirements.
Isolated from any building loads, including loads caused by structural deflection or shortening. Allow for thermal movement.

WEATHERPROOFING
Flashings and weatherings: Install flashings, weather bars, drips, storm moulds, caulking and pointing so that water is prevented from penetrating the building between frames and the building structure under prevailing service conditions. Including normal structural movement of the building.

FIXING
Packing: Pack behind fixing points with durable full width packing.

TRIM
Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the window frames. Install to make neat and clean junctions between frames and the adjoining building surfaces.

DOORS TO SANITARY COMPARTMENTS
Door opening: To NCC 3.8.3.3
Doors to sanitary compartments to be openable outwards, slide or be readily removable from outside the compartment unless there is a clear space of at least 1.2m between the WC pan and door swing.

Windows and other openings in external masonry walls shall be weatherproofed and flashed to:
AS3700 - 2018, or
AS4773.1 - 2015 and AS 4773.2-2015

ROOFING

SHEET METAL ROOFING
Standard: To AS1562.1
Corrosion protection: To NCC Table 3.5.1.1(a)
Supply and install roofing and flashings to roof sheeting manufacturers specification.

ROOF PLUMBING
Standard: To AS/NZS3500.3 and NCC 3.5.2
Requirement: Provide the flashings, cappings, gutters, rainwater heads, outlets and downpipes necessary to complete the roof system.

MATERIALS
Metal rainwater goods: To AS/NZS2179.1
PVC-U rainwater goods and accessories: To AS/NZS3500.3

FLASHINGS AND CAPPINGS
Standard: To AS/NZS2904

PROTECTION
Keep the roofing and rainwater system free of debris and loose material during construction, and leave chem clean and unobstructed on completion. Repair damage to the roofing and rainwater system.

THERMAL MOVEMENT
Requirement: Provide for thermal movement in the roof installation and the structure, including movement in joints and fastenings.

METAL SEPARATION
Requirement: Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either of the following methods:
Applying an anti-corrosion, low moisture transmission coating to contact surfaces.
Inserting a separation layer.

ROOF SHEET INSTALLATION
Ridges and eaves: Treat sheet ends as follows: Project sheets 50mm into gutters.
Close off ribs at bottom of sheets using mechanical means or with purpose-made fillers or end caps.
Turn pans of sheets up at tops and down into gutters by mechanical means.
Provide pre-cut notched eaves flashing and bird proofing if required.
Close off ridges with purpose-made ridge fillers of closed cell polyethylene foam.
Swarf: Remove swarf and other debris as soon as it is deposited.
Accessories: Provide material with the same finish as roofing sheets.

JOINTING SHEET METAL RAINWATER GOODS
Sealing: Seal fasteners and mechanically fastened joints. Fill the holes of blind rivets with silicone sealant.

FLASHINGS AND CAPPINGS
Upstands: Flash projections above or through the roof with two part flashings consisting of an apron flashing and an over flashing, with at least 100mm vertical overlap. Provide for independent movement between the roof and the projection. Wall abutments: Provide over/lashings where roofs abut walls, stepped to the roof slope in masonry and planked cladding, otherwise raking and as follows:
In masonry: Build into the full width of the outer leaf. Turn up within cavity, sloping inward across the cavity and fixed to or built in to the inner leaf at least 75mm above.

GUTTERS
Minimum slope of eaves gutters: l:200.
Minimum width overall of valley gutters: 400 mm
Eaves gutter overflow measures : To NCC 3.5.2.4

DOWNPIPES
General: Prefabricate downpipes to the required section and shape where possible. Connect heads to gutter outlets and connect feet to rainwater drains.
Downpipe support : Provide supports and fixings for down pipes.

VENT PIPES
Staying to roof: If fixings for stays penetrate the roof covering, seal the penetrations and make watertight.
Terminations: Provide bird-proof vent cowls made of the same material and colour as the vent pipe.

DRAINAGE PLAN STANDARD NOTES

GENERAL:
Ensure that there are inspection openings are installed at all major bends for stormwater and all low points of downpipes.

All plumbing & drainage shall be in accordance with local Council requirements.

Provide surface drain to back of any bulk excavation on site to drain levelled pad prior to commencing footing excavation.

SERVICES:
The heated water system shall 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 tempretures within the piping; and
C) use thermal insulation in accordance with AS/NZS 4859.1

ARCHITECTURAL NOTES

ARCHITECTURAL PLANS DRAWING NOTE:
All plans shown in this document are architectural only, for structural specification/design refer to engineer drawings. (Engineering plans are documented after DA permit)

ARCHITECTURAL PLANS DRIVEWAY NOTES:
Driveway grades to be in accordance with AS2890.
If noted with "to be designed by Engineer at BA Stage" Engineer design to take precedence over Architectural Driveway.

PLUMBING STACK NOTE:
Plumber to check plumbing stack location with framing plan prior to start of works.

DESIGN RETAINING WALL NOTES:
Extent of any retaining wall design should be assessed on site to determine if unprotected embankment could replace retaining wall.

UNPROTECTED EMBANKMENT :
Any excavation adjacent to boundary shall comply to NCC 2019 3.1.1 Earthworks. For slope ratio refer to the site plan on the Architectural documentation

KITCHEN NOTES:
Kitchen appliances/design/sizes/location are indicitive only (objects shown as placeholders only). Refer to selection documentation.

BATHROOM NOTES:
Bathroom fixtures/design/sizes/location are indicitive
only (objects shown as placeholders only). Refer to selection documentation.

STAIR NOTES:
All internal/external stairs including concrete or timber timber risers and treads shall comply to NCC 3.9.1.2 Stairway construction.

SOIL & WATER MANAGEMENT

SOIL & WATER MANAGEMENT STRATEGIES:
Downpipes shall be installed into Council stormwater as soon as the roof has been installed

Ensure that AG drains have been installed prior to footing excavation. Refer to Drainage Plan on the Architectural Drawing Plans

Any excavated materials that are placed up-slope of an Ag drain. Shall be removed when the building works are complete and used as fill on site for any other low points. Ensure a install a sediment fence on the downslope side of material.

All construction vehicles shall be parked on the street only, to prevent transferring debris onto street.

SITE INFORMATION NOTES

Title Reference:	Certificate volume and folio
Wind Classification/	Site Classification to AS 4055-2006 Site
Classificaiton	Soil Classification to AS 2870-2011 Refer to *SITE CLASSIFICATION AND SOIL CLASSIFICATION REPORT*
Climate Zone	(www.abcb.gov.au map)
BAL Level:	As determined by Registered Bushfire Assessor / or The List Bushfire overlay
Alpine	NCC 2019 Volume Two Schedule 3 Definitions (c) in Tasmania more than 900m above the Australian Height Datum
Corrosion Environment	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to N.C.C. Table 3.3.5.4.Corrosion prection for wall ties. Table 3.3.5.6 Corrosion protection - Lintels. 3.4.4.7 Protective coats for steel work. For futher detail on particular items not noted in this briefing refer to N.C.C 2019.
Other Hazards	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors.

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

1	DA PLANS	29.10.2025	RK
No.	Revision Description	Date	Drawn

Document Set ID: 5851642
Version: 1, Version Date: 23/03/2026

Taylor and Beeson Building
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Architectural Service Provider

PERYTON HOMES Pty Ltd
177 Pulpit Rock Road, New Norfolk
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Designer: Ranjot Kaur
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Email: ranjot@perytonhomes.com.au
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TITLE
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Scale:	1 : 1
Date:	19.03.2026
Drawn by:	Ranjot Kaur

Client / Project Name
TAYLOR AND BEESON PTY.LTD.

Project Address
20 CLINTON ROAD,
GEILSTON BAY

Job No:
TB_04

Sheet No:
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INSULATION AND MEMBRANES

GENERAL
Building fabric thermal insulation to NCC 3.12.1

MATERIALS
Mineral wool blankets and cut pieces: To AS/NZS4859.1, Section 8.
Polystyrene (extruded rigid cellular RC /PS-E): To AS1366.4 . Polystyrene (moulded rigid cellular RC/PS-M): To AS1366.3. Polyurethane (rigid cellular RC/PUR): To AS1366.1

BULK INSULATION
Standard : To AS3999
Requirement: Firmly butt together fibre batts or blankets, with no gaps except as follows:
Access openings and vents: Do not obstruct. Light fittings: To AS/NZS3000 clause 4.5.
Electrical cables: To AS3999 clause 2.6.

PLIABLE MEMBRANE
Standard: To AS/NZS4200.2 and NCC 3.12.1.1

FRAMED WALLS - BULK INSULATION
Product type: Fibre batts U.N.O.
Installation: Friction fit between framing members.

WALL VAPOUR PERMEABLE (BREATHABLE) MEMBRANE
Application: Provide a vapour permeable membrane behind the external facing material
Installation: Run the vapour permeable membrane horizontally on the outer face of external wall framing, over the flashing, from the bottom plate up. Pull taught over the framing and fix to framing members. Seal across the wall cavity at the top.
Horizontal laps: At least 150mm wide, lapped to make sure water is shed to the outer face of the membrane. Tape all joints including with other elements like door and window frames.

ROOF - BULK INSULATION
Product type: Fibre blankets or batts U.N.O.
Batts: Fit tightly between framing members

CEILING - BULK INSULATION
Product type : Fibre bates U.N.O.
Installation: Fit tightly between framing members

INTERIOR

PLASTERBOARD
Wet areas: Install additional supports, flashings, trim and sealants as required.
Joints in tiled areas: Do not apply a topping coat after bedding perforated paper tape in bedding compound.

FIBRE CEMENT
Standard: To AS/NZS2908.2

SUBSTRATES OR FRAMING
General: Before fixing linings check and, if necessary, adjust the alignment of substrates or framing.

ACCESSORIES AND TRIM
General: Provide accessories and trim as required to complete the installation.

PLASTERBOARD LINING
Gypsum plasterboard: To AS/NZS2589
Supports: Install timber battens or proprietary cold-formed galvanized steel furring channels as follows:
Where framing member spacing exceeds the recommended spacing.
Where direct fixing of the plasterboard is not possible due to the arrangement or alignment of the framing or substrate.
Where the lining is the substrate for tiled finishes. If required to support fixtures.
Flush joints: Provide recessed edge sheets and finish flush using perforated paper reinforcing tape.
External corner joints: Make joints over metallic-coated steel corner beads.
Control joints: Provide purpose-made metallic-coated control joint beads at not more than 12m crs. in plasterboard linings or 7.2m crs. in fibre cement lining in walls and ceilings and to coincide with structural control joints.

WATER PROOFING

WET AREAS
Waterproofing: To AS3740 and NCC 3.8.1

MEMBRANES
Standard: To AS/NZS4858

MEMBRANE SYSTEMS
Requirement: Provide a proprietary membrane system certified as suitable for the intended external waterproofing.

SEALANTS
Requirement: Waterproof, flexible, mould- resistant and compatible with host materials.

SUBSTRATES
General: Provide substrates as follows:
Clean and free of any deposit or finish which may impair adhesion of membranes. If walls are plastered, remove loose sand. If walls or floors are framed or discontinuous, support members in full lengths without splicing. If floors are solid or continuous: Remove excessive projections.
Fill voids and hollows greater than 10mm with abrupt edges with a cement: sand mix not stronger than the substrate nor weaker than the bedding.
Fill depressions less than 10mm with a latex modified cementitious product with feathering eliminated by scabbling the edges.
Fill cracks in substrates wider than 1.5mm with a filler compatible with the membrane system.
External corners: Round or arris edges.

FALLS
Substrate: If the membrane is directly under the floor finish, make sure the fall in the substrate conforms to the fall documented for the finish.

WATER STOP ANGLES
Requirement: Provide water stop angles at door thresholds and shower enclosures to support the waterproof membrane at junctions between waterproofed and non-waterproofed areas. Sealant fillet bond breakers:
Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
Widths : 8mm minimum to vertical corners. 10-12mm to horizontal corners.
Backing rod bond breakers: Retain in position with continuous
length of tape pressed firmly in place against the surfaces on each side of the rod.

BOND BREAKERS
Requirement: After the priming of surfaces, provide bond breakers at all wall/floor, hob/wall junctions and at control joints where the membrane is bonded to the substrate.
Sealant fillet bond breakers:
Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
Widths: 8mm minimum to vertical corners. 10-12 mm to horizontal corners.

PROTECTION
General: Protect membrane from damage during installation and for the period after installation until the membrane achieves its service characteristics that resist damage

EXTENT OF WATERPROOFING
Waterproof or water resistant surfaces: To requirement s of NCC 3.8.1.2

VERTICAL MEMBRANE TERMINATIONS
Upstands: At least 150mm above the finished tile level of the floor or 25mm above the maximum retained water level, whichever is the greater.
Anchoring: Secure sheet membranes along the top edge. Edge protection: Protect edges of the membrane.
Waterproofing above terminations: Waterproof the structure above the termination to prevent moisture entry behind the membrane using tiler's angle and finish over laps.

DOOR JAMBS AND ARCHITRAVES
Requirement: If the bottom of doorjambs and architraves do not finish above the floor tiling, waterproof their surfaces below tile level to provide a continuous seal between the perimeter flashing at the wall/floor junction and the water stop angle.

DRAINAGE CONNECTIONS
Floor wastes: Turn membrane down 50mm minimum into the floor waste drainage flanges and adhere to form a waterproof connection.

ENCLOSED SHOWERS WITH HOBS
Internal membranes: Extend membrane over the hob and into the room at least 50mm.

UNENCLOSED SHOWERS
Requirement: Extend membrane at least 1500mm into the room from the shower rose outlet on the wall.

MEMBRANE VERTICAL PENETRATIONS
Pipes, ducts, and vents: Provide separate sleeves for all pipes, ducts, and vents and have fixed to the substrate.

MEMBRANE HORIZONTAL PENETRATIONS
Sleeves: Provide a flexible flange for all penetrations, bonded to the penetration and to the membrane.

CURING OF LIQUID APPLIED SYSTEMS
General: To the manufacturer's instructions.
Curing: Allow membrane to fully cure before tiling.

OVERLAYING FINISHES ON MEMBRANES
Requirement: Protect waterproof membranes with compatible water-resistant surface materials that do not cause damage to the membrane.
Bonded or partially bonded systems: If the topping or bedding mortar is required to be bonded to the membrane, provide sufficient control joints in the topping or bedding mortar to reduce the movement over the membrane.

GLAZING

GENERAL
Bathroom glazing: To NCC 3.6.4.5
Materials and installation: To AS1288
Safety glass: To AS/NZS2208

GLAZED SHOWER SCREENS
General: Provide an assembly which sheds water to the inside without retaining it on the frame surfaces. Seal the edge of the frame to ad joining surfaces with a resilient strip.

GLASS BALUSTRADES
Standard: To AS1288 Section 7

STAIRS

GENERAL
Materials, design and construction: To NCC 3.9.1
Risers and going to NCC 3.9.1.2
Stair Slip-resistance to NCC 3.9.1.4

BARRIERS AND HANDRAILS
Materials, design and construction: To NCC 3.9.2

Steps serving the laundry and garage doorways shall:
Have a riser and going dimensions and a slope relationship to NCC Table 3.9.1.1 and,
Have constant riser and going dimensions throughout each flight, and
be solid construction or not have an opening that would allow a 125mm sphere to pass through between the threads.

External stair treads and landings (wet surface conditions) shall:
Have a slip-resistant surface of P4 or R11, or
Have a slip-resistant nosing or landing edge strip of P4, and
be to NCC table 3.9.1.3

HYDRAULIC DESIGN

GENERAL
Hydraulic design and installation: To NCC Plumbing Code of Australia
Plumbing and drainage: To the AS/NZS3500

CONNECTIONS TO NETWORK UTILITY OPERATOR MAINS
Excavate to locate and expose the connection points and connect to the network utility operator mains. On completion, backfill and compact the excavation and reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.

PIPING
Requirement: Install piping in straight lines and to uniform grades. Arrange and support the piping so that it remains free from vibration and water hammer, while permitting thermal movement. Keep the number of joints to a minimum. Prevent direct contact between incompatible metals.
Embedded pipes: Do not embed pipes that operate throughout for inspection. Provide at least 25mm clearance between adjacent pipelines (measured from the piping insulation where applicable).
Building penetrations: If piping or conduit penetrates building elements, provide metal or PVC-U sleeves formed from oversized pipe sections.
Cover plates: If exposed piping emerges from wall, floor or ceiling finishes, provide cover plates of non-ferrous metal, finished to match the piping, or of stainless steel.
Pipe support materials: The same as the piping, or galvanized or non-ferrous metals, with bonded PVC-U or glass fibre woven tape sleeves where needed to separate dissimilar metals.

WASTE WATER
General: To AS/NZS3500.2 or AS/NZS3500.5

ELECTRICAL

SMOKE DETECTION
Provide smoke alarms to the requirements of the NCC 3.7.2. Connect smoke alarms to mains power.

MECHANICAL VENTILATION
Provide mechanical ventilation if required by NCC 3.8.5.2 ducted to the outside

SOLAR SYSTEM
Where applicable provide 5.8 kW with 14x370 watt panels with 5kW solar inventor with rails. Fittings to suit model ES55W heat pump HWS. Dynamic x 8260 Litre stainless steel system.

COLD & HEATED WATER

GENERAL
Standards: To AS/NZS3500.1 and AS/NZS3500.4 or AS/NZS3500.5
Copper pipe: To AS4809
Energy performance: To AS/NZS4692.2
Gas hot water heaters: To AS/NZS5263.1.2. If a flue damper is available for the water heater supplied, provide one.
Energy performance: To AS4552.2. Solar water heaters: To AS/NZS2712
Heat pump water heaters: To AS/NZS2712
Tariff: Install so that the heating system qualifies for the tariff concession or subsidy offered by the statutory authority.
Isolating valves: Provide isolation valves to water heaters.

TAP POSITIONS
Requirement: Locate hot tap to the left of, or above, the cold water tap.
Concealment: If practicable, conceal piping and fittings requiring maintenance or servicing so that they are accessible within non-habitable enclosed spaces such as roof spaces, subfloor spaces and ducts. Keep pipelines in subfloor spaces at least 150mm above ground and make sure access can be provided.

FITTING AND ACCESSORIES
Provide the accessories and fittings necessary for the proper functioning of the plumbing systems, including taps, valves, outlets, pressure and temperature control devices, strainers, gauges and pumps.

WATER HEATERS
Electric water heaters: To AS/NZS4692.1
Locate water heaters where they can be maintained or replaced without damaging adjacent structures, fixtures or finishes.

HEATED WATER TEMPERATURE
Standard: To AS/NZS3500.4
Maximum temperature at ablution outlets: 50°C. Maximum recommended temperature at kitchen sinks and laundry tubs: 60°C.

STORMWATER

GENERAL
Standards: To AS/NZS3500.3 or AS/NZS3500.5.

CLEANING
During construction, use temporary covers to openings and keep the system free of debris. On completion, clean and flush the system.

PIPE LAYING
Lay pipelines with the spigot ends in the direction of flow.

INSPECTION OPENINGS
Provide inspection openings at major bends for stormwater and all low points of downpipes

DOWNPIPE CONNECTIONS
Turn up drain branch pipelines to finish 50mm above finished ground or pavement level

SUBSOIL DRAINS
Connection: Connect subsoil drains to the stormwater drainage system.
Trench width : Minimum 450mm.
Subsoil drains: Provide proprietary perforated plastic pipe.
Filter fabric: Provide a polymeric fabric formed from a plastic yarn containing stabilisers or inhibitors to make the filaments resistant to deterioration due to ultraviolet light.

FILTER SOCK
Provide a polyester permeable sock capable of retaining particles of 0.25 mm size. Securely fit or join the sock at each joint.

PITS
Cover levels: Locate the top of covers or gratings , including frames as follows:
In paved areas: Flush with the paving surface.
In landscaped areas: 25mm above finished surface.
Gratings taking surface water runoff: Set to receive the runoff without ponding.

ENERGY EFFICIENCY

GENERAL
Standard: to NCC 3.12

CONDENSATION

GENERAL
Standard: to NCC 3.8.7

For further condensation control measures refer to CBOS Condensation in Buildings - Tasmanian Designers' Guide - Version 2

WALL
All lightweight cladding must be battened out from studwork and/or installed to manufacturer's specifications.

ROOF
Provide adequate separation between ceiling insulation and roof sarking to maintain airflow in roof space / raked ceilings. Builder to ensure no contact can be made between products.

EXHAUST SYSTEMS
An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of 25 L/s for a bathroom or sanitary compartment and 40 L/s for a kitchen or laundry. Exhaust from a bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air as per NCC 3.8.7.3

GLAZING NOTE:
All Windows are Double Glazed

BAL : TBC

1	DA PLANS	29.10.2025	RK
No.	Description	Date	Drawn

Taylor and Beeson Building
www.taylorandbeeson.com.au

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Architectural Service Provider

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BCA COMPLIANCE

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Project Address
20 CLINTON ROAD,
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Job No:
TB_04

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15

Document Set ID: 5851642
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Wet Areas (to comply with BCA 3.8.1.2 and AS 3740)

3.8.1.2 Wet Areas
Building elements in *wet areas* within a building must·
(a) be *waterproof* or *water resistant* in accordance with Table 3.8.1.1; and
(b) comply with AS 3740.

Table 3.8.1.1 Waterproofing and water resistance requirements for building elements in wet areas

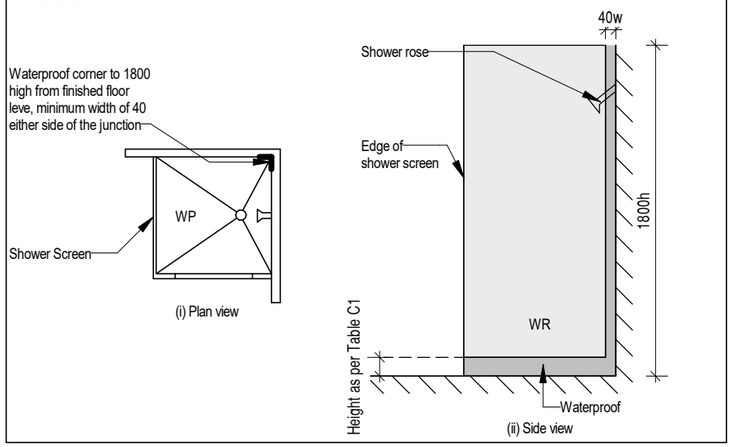
***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Shower area (enclosed and unenclosed)					
With hob	*Waterproof* floor in *shower area* (including any hob or step-down)	(a) *Waterproof* all walls in *shower area* to a height the greater of - (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and (b) W*ater resistant* walls in *shower area* to not less than 1800 mm above finished floor level of the shower	*Waterproof* wall junctions within *shower area.*	*Waterproof* wall / floor junctions within *shower area.*	*Waterproof* penetrations in *shower area.*
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	*N/A*	*N/A*	*Waterproof* wall / floor junctions	*N/A*
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water resistant* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water resistant* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the bath lip. (b) No requirement under bath.	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)*Waterproof* junctions within 150 mm above bath or spa; and (b)No requirement under bath.	*N/A*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

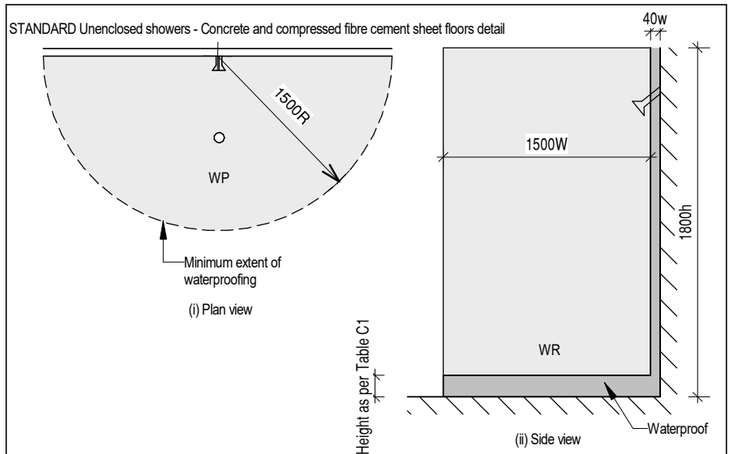
***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Other areas					
Laundries and WCs	*Water resistant* floor of the room	*N/A*	*N/A*	*Water resistant* wall / floor junctions.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	*N/A*	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant.*
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

Extent of Waterproofing
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.

STANDRD Enclosed shower wet area detail



STANDARD Unenclosed showers - Concrete and compressed fibre cement sheet floors detail



Dimensions in Millimetres

For further wet area notes not shown on this document, refer to AS3740

AS3740 to take precedence of this document

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TITLE
WET AREA SPECS

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Document Set ID: 5851642
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AS2870:2011 SITE ASSESSMENT

20 Clinton Road

Geilston Bay

September 2025

GEO-ENVIRONMENTAL

SOLUTIONS

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Document Set ID: 5734989
Version: 1, Version Date: 31/10/2025

Investigation Details

Client:	Taylor and Beeson Building
Site Address:	20 Clinton Road, Geilston Bay
Date of Inspection:	10/09/2025
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	101277/102
Title Area:	Approx. 1670 m²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	6° SW facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Permian Siltstone
Climate:	Annual rainfall 500mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Document Set ID: 5734989
Version: 1, Version Date: 31/10/2025

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	SM	**Silty SAND**: grey, brown, slightly moist, medium dense
0.30-0.50	0.20-0.40	SC	**Clayey SAND**: with gravels, yellow, brown, slightly moist dense, refusal on rock/boulder.

Site Notes

Soils on the site are developing from Permian sediments. The clay fraction is likely to show slight ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class S

y_s range: **0-20mm**

Notes: that is a slightly reactive site.

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification: N2

Region:	A
Terrain Category:	3.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Construction Notes & Recommendations

The site has been classified as **Class S** - Slightly reactive site, which may experience only slight ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

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1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

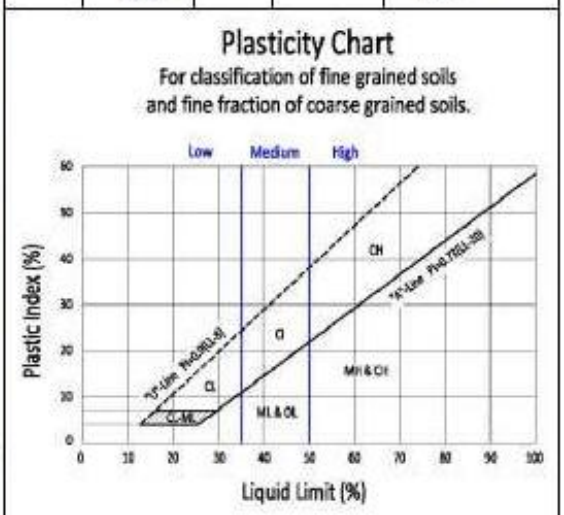
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

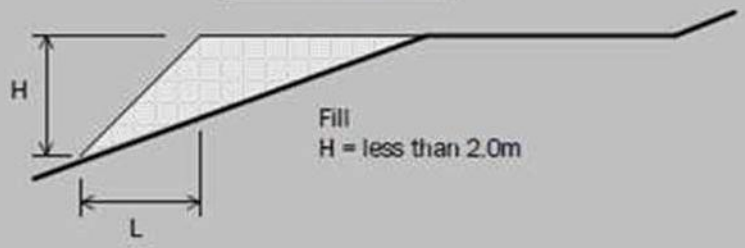
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

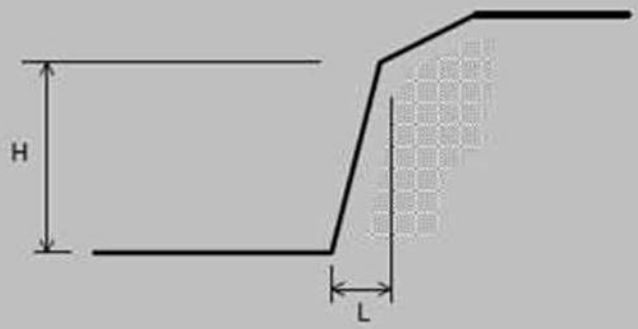
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

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Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

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Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

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Site Plan

APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio (ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	2	50.0	0.6	69	4
100-200	2	50.0	0.6	69	4
200-300	10	10.0	3.1	347	22
300-400	11	9.1	3.4	382	25
400-500	20	5.0	6.3	694	48

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Appendix 2 – Site Photos

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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Taylor and Beeson Building *Owner /Agent*

PO Box 2017 *Address*

Howrah 7018 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 20 Clinton Road

Geilston Bay 7015

Lot No:

Certificate of title No: 101277/102

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

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In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J12101

Date: 11/09/2025

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