



Devonport City Council

# PUBLIC NOTICE

## APPLICATION FOR PLANNING PERMIT

*Section 57(3) Land Use Planning Approvals Act 1993*

An application for a planning permit has been made which may affect you.

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### Application Details

Application Number:	<b>PA2025.0110</b>
Proposed Use or Development:	<b>Residential (dwelling and shed, including vegetation removal)</b>
Address of the Land:	<b>128a Tugrah Road, Tugrah</b>
Date of Notice:	<b>30/08/2025</b>

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You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

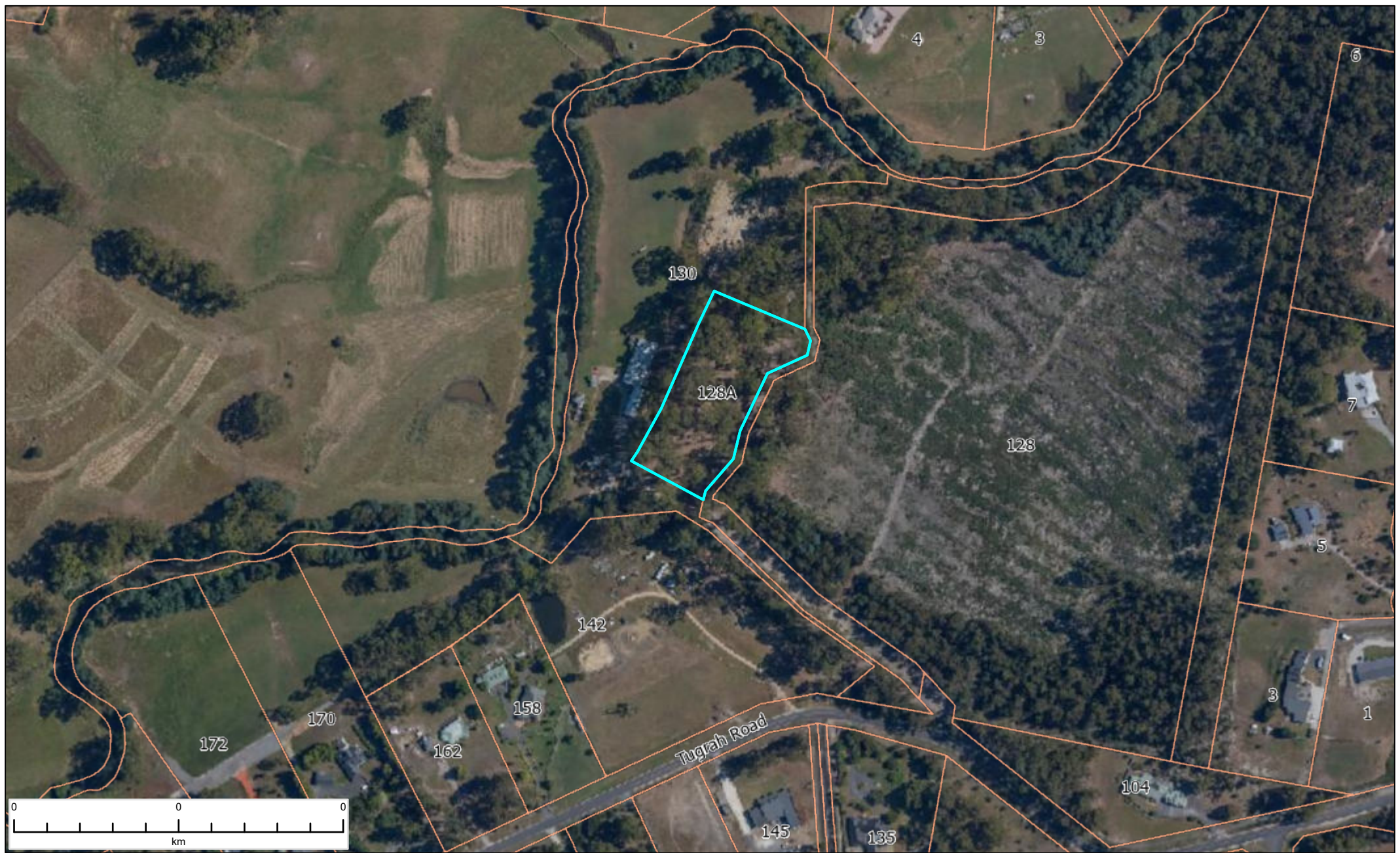
**Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.**

Your representation must:

- be received by close of business on **12/09/2025**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
  - P.O. Box 604, Devonport, Tasmania, 7310; or
  - [townplanning@devonport.tas.gov.au](mailto:townplanning@devonport.tas.gov.au)

If you make a representation then Council must consider your submission before making its decision on the application.

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**PA2025.0110 - 128a Tugrah Road, Tugrah**



This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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**Devonport  
City Council**

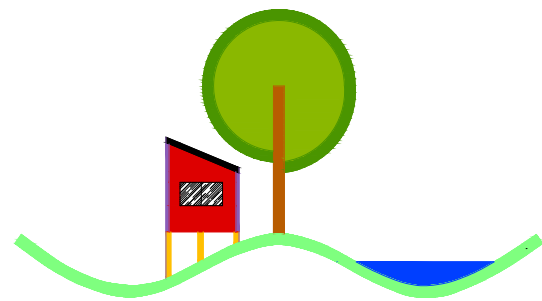
Hello,

Regarding our planning application for 128a Tugrah Road.

**As the owners of 128a Tugrah Road, we are working with the local landcare group to rehabilitate our property with the appropriate natives and trees in the area.**

We have met with two members of the landcare community onsite and are waiting on their advice on what species of plants and trees we should plant back on the property.

Thank you and Kind Regards  
Rachel and Clint



WOOD DRAFTING & DESIGN SERVICE  
 41C STEWART ST, DEVONPORT, TAS 7310  
 0408583646

ACCREDITED DESIGNER: Raquel Innis  
 Accreditation Number 539021287

Drawing Number - CM-2086 01 to 16

Drawings

- 01 Site Plan
- 02 Floor Plan
- 07 Sections
- 03 Elevations 1 of 2
- 04 Elevations 2 of 2
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- 16 BAL Notes

# PROJECT: NEW RESIDENCE & SHED

C. & R. MATTHEWS  
 128A TUGRAH RD  
 TUGRAH  
 TAS 7310

NOTE:-  
 FOR FOUNDATION DETAILS,  
 BRACING & LINTELS  
 REFER TO ENGINEERS DRAWINGS  
 & SPECIFICATIONS

N°	DESCRIPTION	DATE
A	Planning & Building Application	11.07.25
REVISIONS		

<b>SITE AREA:</b>		
FLOOR AREAS -		
NEW RESIDENCE	238.1 m <sup>2</sup>	
NEW SHED	96.0 m <sup>2</sup>	
TOTAL	334.1 m <sup>2</sup>	
SITE COVERAGE:	334.1 m <sup>2</sup>	(4.2%)
SITE AREA	8000.0 m <sup>2</sup>	

CLIMATE ZONE - 7

WIND SPEED DESIGN - N2

SITE SOIL CLASSIFICATION - CLASS M

Volume 187797 Folio 6

BAL 19

**DRAINAGE PLAN LEGEND**

- SEWER LINE (100mm DIA UPVC PIPE)
- STORMWATER LINE (100mm DIA UPVC PIPE)
- IO INSPECTION OPENING
- RE RODDING END
- ORG OVERFLOW RELIEF GULLY
- EV EDUCT VENT
- AAV AIR ADMITTANCE VALVE
- SJ SWIVEL EXPANSION JOINT
- AWTS AERATED WASTEWATER TREATMENT SYSTEM
- DP DOWNPIPE (90mm)

WET AREA (REFER TO WATERPROOFING NOTES)

**DRAINAGE PLAN NOTES**

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

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

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

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

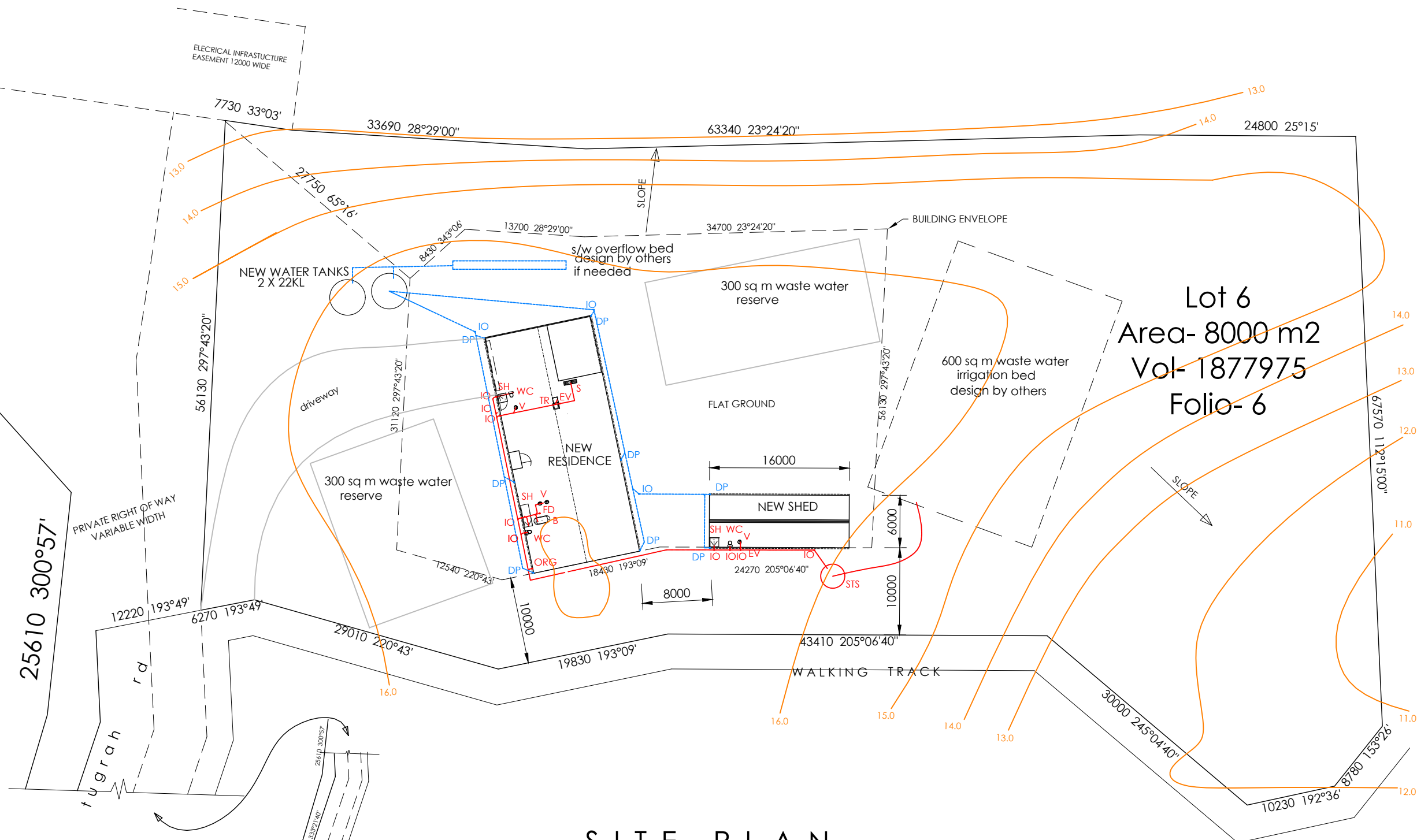
THERMAL INSULATION FOR HEATED WATER PIPING MUST:  
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND  
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND  
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

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

1. INTERNAL PIPING
  - A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
    - I) WITHIN AN UNVENTILATED WALL SPACE
    - II) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
    - III) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2 (ie, 9mm OF CLOSED CELL POLYMER INSULATION)
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
  - A) ALL FLOW AND RETURN PIPING
  - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45 (ie, 19mm OF CLOSED CELL POLYMER INSULATION)
3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
  - A) ALL FLOW AND RETURN PIPING
  - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6 (ie, 25mm OF CLOSED CELL POLYMER INSULATION)

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

DOWNPIPES MUST NOT SERVE MORE THAN 12m GUTTER LENGTH FOR EACH DOWNPIPE. AS PER ABCB HOUSING PROVISIONS 7.4.5. DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.



**SITE PLAN**

NOTE:-  
NEW PLUMBING LAYOUT TO BE PROVIDED BY PLUMBER

- B BATH
- V VANITY
- SPA SPA BATH
- SH SHOWER
- TR TROUGH
- S SINK
- WC TOILET
- HWC HOT WATER CYLINDER
- FD FLOOR DRAIN
- EV EDUCT VENT
- ORG OVER FLOW RELIEF GULLY
- RE ROD EYE
- DP DOWNPIPE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WARNING SIGNS AND BARRIERS ARE TO BE ERECTED TO PREVENT ENTRY OF UNAUTHORISED PERSONS AND WARN OF DANGERS ON SITE



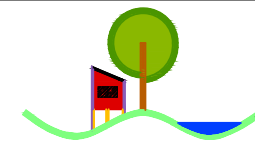
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**MASTER BUILDERS  
TASMANIA  
PREFERRED SUPPLIER**

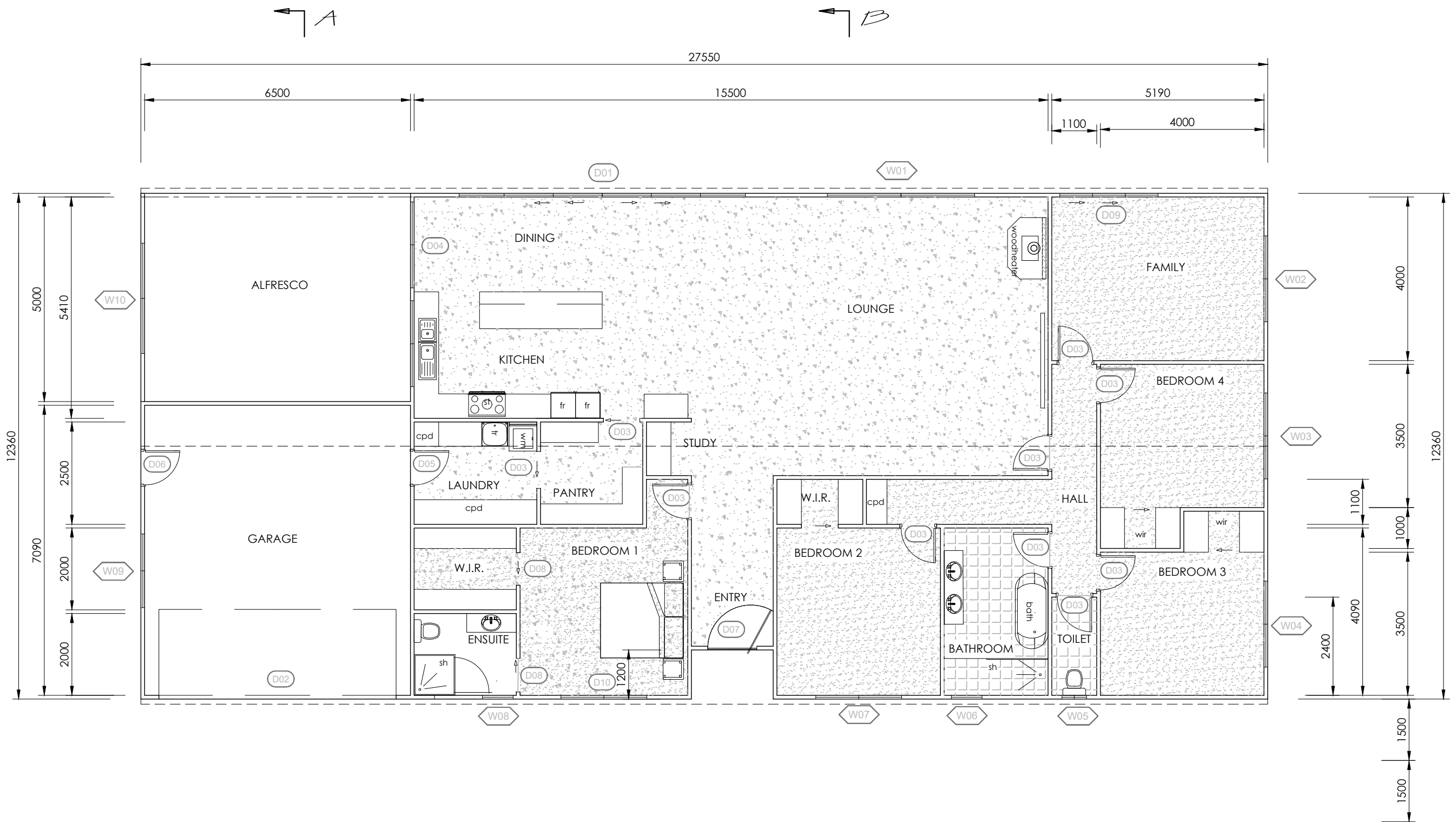






**HIA  
MEMBER**

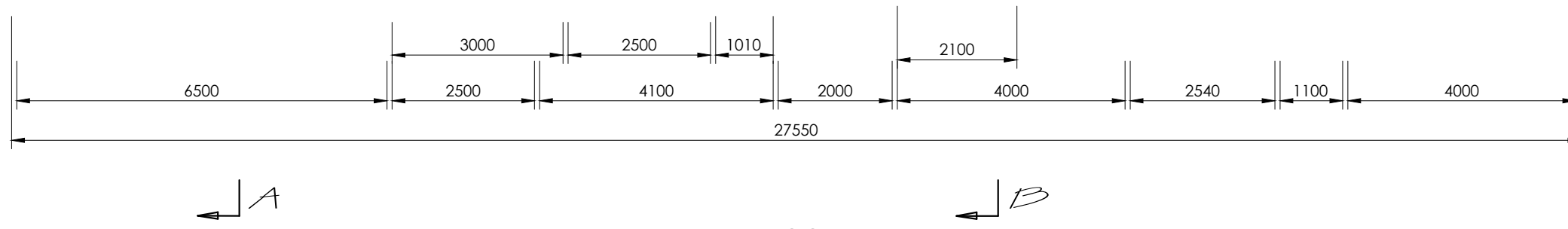


**WOOD DRAFTING & DESIGN SERVICES**  
41C STEWART ST DEVONPORT TAS 7310  
MOBILE- 0408 583 646  
ACCREDITED DESIGNER: RAQUEL INNIS  
ACCREDITATION NUMBER: 539021287

PROJECT:- NEW RESIDENCE & SHED					
C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310					
FIRST FLOOR PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	01
1:500	PGW	11.07.25	A	CM-2086	
					OF 16



-  TILES
-  CARPET
-  CONCRETE
-  POLISHED CONCRETE



FLOOR PLAN



A3



MASTER BUILDERS  
TASMANIA  
PREFERRED SUPPLIER



HIA  
MEMBER

FLOOR AREAS - NEW RESIDENCE	238.1 m <sup>2</sup>
NEW SHED	96.0 m <sup>2</sup>
<b>TOTAL</b>	<b>334.1 m<sup>2</sup></b>



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C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310					
FLOOR PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	02
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**LEGEND & NOTES - Section Notes**

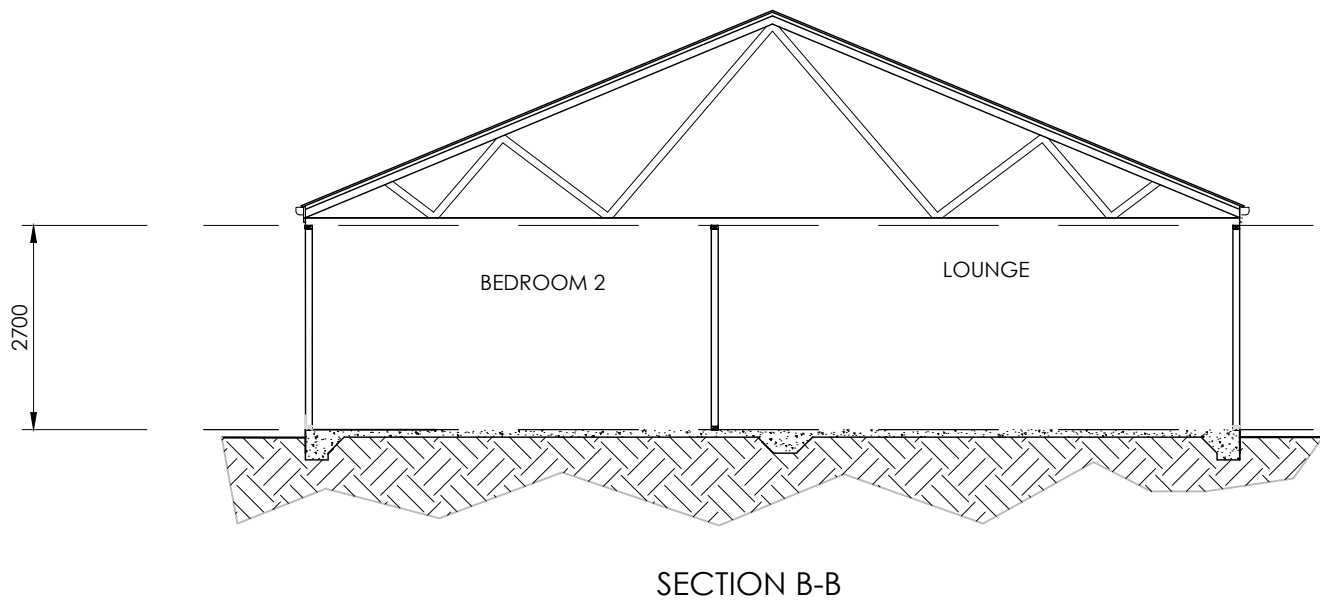
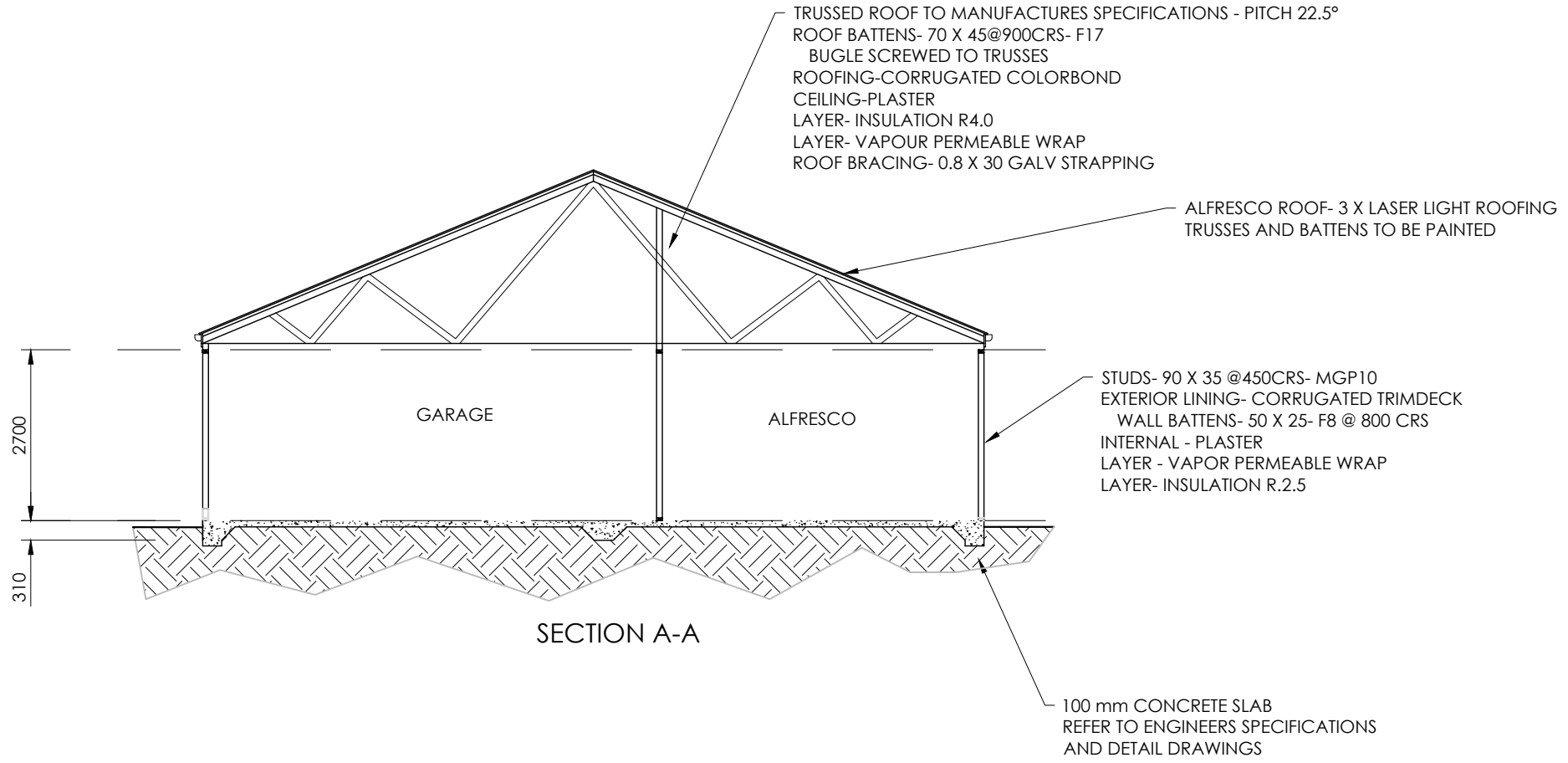
**Sparking**  
 Vapor permeable roof wrap installed as per manufacturer's instructions. (will be specific for different buildings).

**Condensation**  
 Reference should be made to the "Condensation in Buildings- Tasmania Designers' Guide Version 2" (by CBOS)


**Garage**  
 Refer to Floor Plan for location of R2.5 insulation to walls separating Garage from the dwelling.  
 No other insulation is required to external garage walls.  
 No insulation is required to garage ceiling.

Building complies with minimum 6 star requirements of NCC 2022

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, COUNCIL BY-LAWS.  
 RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

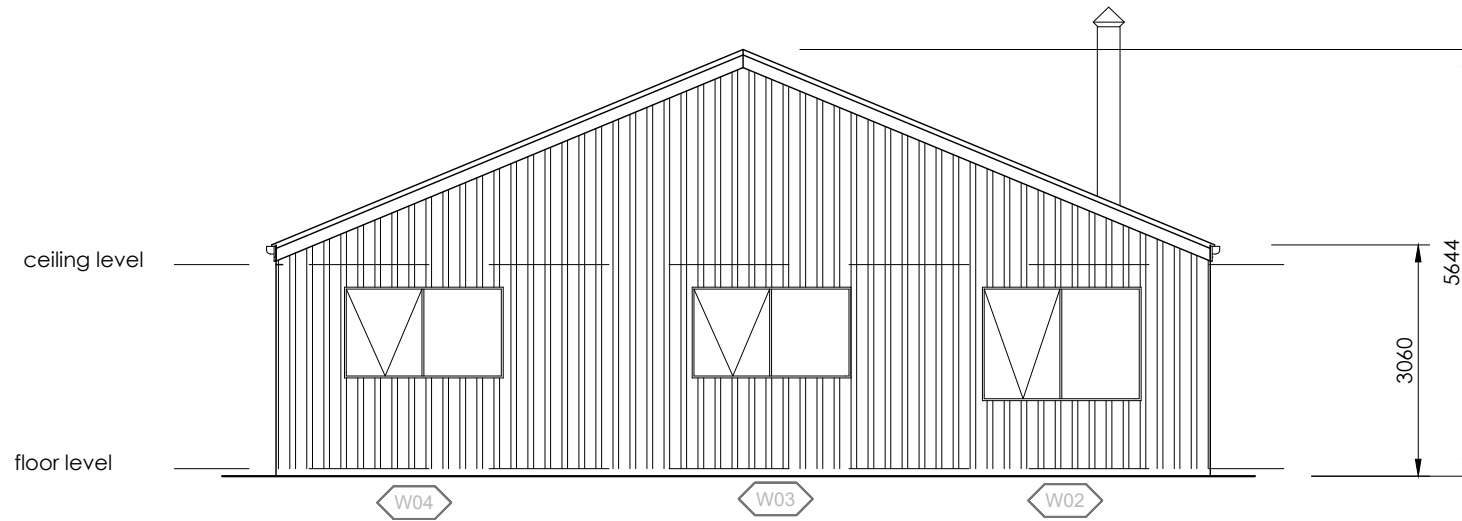


A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>HIA MEMBER</b>
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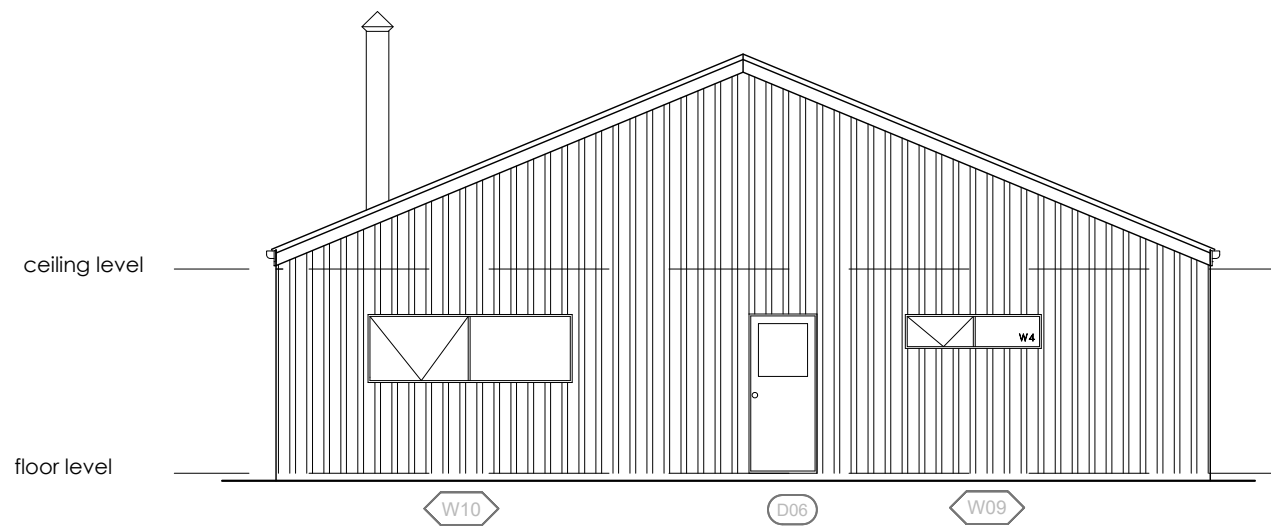
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	C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310				
	SCALE	DRAWN	DATE	REV	DRAW NUMB
1:100	PGW	11.07.25	A	CM-2086	03 OF 16

LEGEND & NOTES - Elevations

- Cj Control joint
- DP Downpipe
- SD Sliding door
- A Awning window
- F Fixed window
- CL Ceiling level
- FL Floor level




EAST ELEVATION



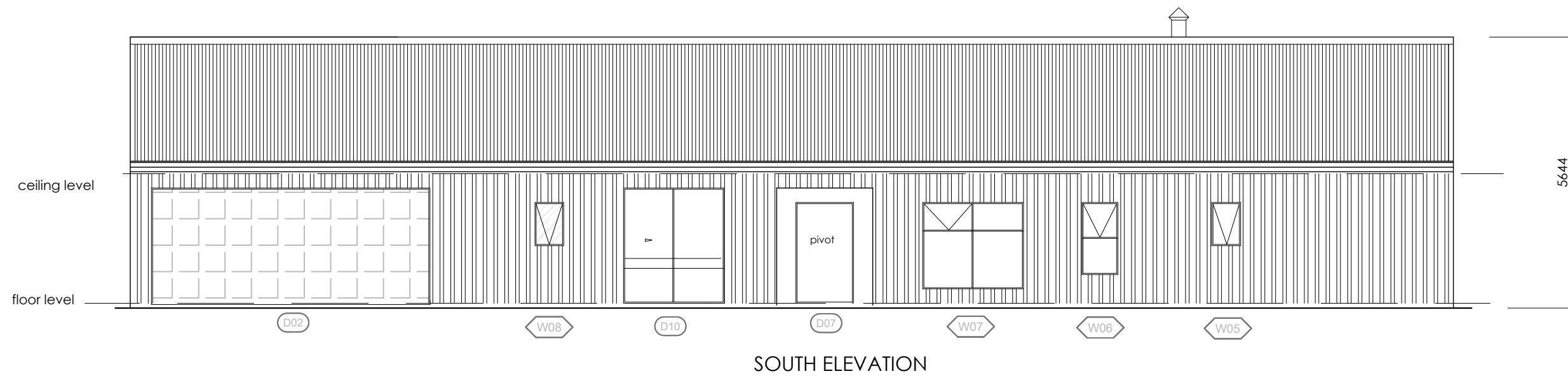
WEST ELEVATION

A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>HIA MEMBER</b>
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LEGEND & NOTES - Elevations

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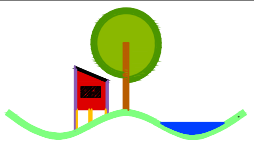
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**MASTER BUILDERS  
TASMANIA  
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**HIA  
MEMBER**



**WOOD DRAFTING & DESIGN SERVICES**  
41C STEWART ST. DEVONPORT TAS 7310  
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ACCREDITED DESIGNER: RAQUEL INNIS  
ACCREDITATION NUMBER: 539021287

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C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310					
ELEVATIONS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	<b>05</b> OF 16
1:100	PGW	11.07.25	A	CM-2086	

WINDOW SCHEDULE												
MATTHEWS – 2086 RLW – 6600 WIND RATING N2 – BAL 19												
NUMBER	HEIGHT	WIDTH	QTY	U Value	SHG	OPENING	TYPE	GLAZING	LINTEL	STUD	WALL	ORIENTATION
W1	2.4	3.6	1	4.8	0.51		ALUMINIUM FIXED Grade A glass min – 4mm	Double	290 x 45 – hySPAN	Double	STUD	NORTH
W2	2.1	1.5	1	4.8	0.51	1.575	ALUMINIUM AWNING Grade A glass min – 4mm	Double	120 x 45 – hySPAN	Double	STUD	EAST
W3	2.1	1.5	2	4.8	0.51	1.575	ALUMINIUM AWNING Grade A glass min – 4mm	Double	120 x 45 – hySPAN	Double	STUD	EAST
W4	2.1	1.5	1	4.8	0.51	1.575	ALUMINIUM AWNING Grade A glass min – 4mm	Double	120 x 45 – hySPAN	Double	STUD	EAST
W5	0.6	0.6	1	4.8	0.51	0.360	ALUMINIUM AWNING Grade A glass min – 4mm	Double	90 x 45 – hySPAN	Double	STUD	SOUTH
W6	1.0	1.5	1	4.8	0.51	0.750	ALUMINIUM AWNING Grade A glass min – 4mm	Double	120 x 45 – hySPAN	Double	STUD	SOUTH
W7	1.8	2.1	1	4.8	0.51	0.756	ALUMINIUM AWNING Grade A glass min – 4mm	Double	170 x 45 – hySPAN	Double	STUD	SOUTH
W8	0.6	1.5	1	4.8	0.51	0.900	ALUMINIUM AWNING Grade A glass min – 4mm	Double	120 x 45 – hySPAN	Double	STUD	SOUTH
W9	0.45	1.5	1	4.8	0.51	0.338	ALUMINIUM AWNING Grade A glass min – 4mm	Double	120 x 45 – hySPAN	Double	STUD	WEST
W10	0.9	2.7	1	4.8	0.51	1.215	ALUMINIUM AWNING Grade A glass min – 4mm	Double	200 x 45 – hySPAN	Double	STUD	WEST

DOOR SCHEDULE												
MATTHEWS – 2086 RLW – 6600 WIND RATING N2 – BAL 19												
NUMBER	HEIGHT	WIDTH	QTY	U Value	SHG	OPENING	TYPE	GLAZING	LINTEL	STUD	WALL	ORIENTATION
D1	2.4	7.0	1	4.8	0.59	10.080	ALUMINIUM SLIDING-LH	Double	TO ENGINEERS SPECS	Double	STUD	NORTH
D2	2.4	5.0	1				PANEL LIFT		290 x 45 – hySPAN	Double	STUD	NORTH
D3	2.04	0.87	9				TIMBER PANEL		90 x 45 – hySPAN	Single	STUD	
D4	2.04	2.4	1	4.8	0.59	2.448	ALUMINIUM SLIDING	Double	190 x 45 – hySPAN	Double	STUD	WEST
D5	2.04	0.87	1				TIMBER SOLID		90 x 45 – hySPAN	Single	STUD	
D6	2.04	0.87	1	4.8	0.59	1.775	ALUMINIUM 1/3 GLASS	Double	190 x 45 – hySPAN	Double	STUD	WEST
D7	2.4	1.0	1				TIMBER PIVOT FEATURE		90 x 45 – hySPAN	Single	STUD	SOUTH
D8	2.04	0.72	2				CAVITY SLIDING		90 x 45 – hySPAN	Single	STUD	
D9	2.4	2.4	1	4.8	0.59	2.880	ALUMINIUM SLIDING	Double	190 x 45 – hySPAN	Double	STUD	NORTH
D10	2.4	2.1	1	4.8	0.59	2.520	ALUMINIUM SLIDING	Double	190 x 45 – hySPAN	Double	STUD	SOUTH

**WINDOW & DOOR SCHEDULE NOTES**

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).  
GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

**SHOWER SCREENS**

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH ABCB HOUSING PROVISIONS TABLE 8.4.2 & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

**OPAQUE BANDS**

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

**FLASHINGS TO WALL OPENINGS**

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A15 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

**PROTECTION OF OPENABLE WINDOWS**

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

**SANITARY COMPARTMENT (WC OR TOILET) DOORS**

SANITARY COMPARTMENT DOORS TO COMPLY WITH PART 10.4.2 OF ABCB HOUSING PROVISION. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 10.4.2, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY. PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:

- A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- B) A SCREEN WITH SECURE FITTINGS.

**NOTE:**

ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

**THE DEVICE OR SCREEN MUST:**

- A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
- C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

**BAL COMPLIANCE**

ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2018 5.5.1A

**SAFETY GLAZING NOTE**

WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2018 5.5.2 (c) (iii).

WINDOW SCHEDULE



<p>WOOD DRAFTING &amp; DESIGN SERVICES 41C STEWART ST DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</p>	PROJECT:- NEW RESIDENCE & SHED				
	C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310				
	WINDOW & DOOR SCHEDULE				
SCALE	DRAWN	DATE	REV	DRAW NUMB	SHEET
1:100	PGW	11.07.25	A	CM-2086	06 OF 16

**ROOF PLAN LEGEND & NOTES**

- DP - 90mm UPVC STORMWATER DOWNPIPES
- — — - BUILDING ENVELOPE OUTLINE
- - ROOF & GUTTER OUTLINE
- [Ex] - EXHAUST VENT - 400 X 200 (x 00)
- [Sv] - SUPPLY VENT - 400 X 200 (x 00)

ALL EXHAUST/EXTRACTION FANS TO BE DUCTED TO EAVE VENT

- [Ex] - BATHROOM HEATER/EXHAUST/LIGHT
- (F) - EXHAUST FAN ONLY
- [R/H.] - KITCHEN RANGEHOOD

**REFER TO ENGINEER DRAWINGS AND SPECIFICATIONS**

ROOF CLADDING - ABCB HOUSING PROVISIONS PART 7.2  
 METAL SHEETING INSTALLED IN ACCORDANCE WITH PART AS1562.1 AND  
 MANUFACTURERS SPECIFICATIONS REFER TO LYSAGHT ROOFING &  
 WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS &  
 FLASHINGS.

CORROSION PROTECTION IN ACCORDANCE WITH ABCB HOUSING  
 PROVISIONS TABLE 7.2.2a.

- END LAP OF SHEETS 5 -15 DEGREES - MINIMUM 200mm  
 ABOVE 15 DEGREES - MINIMUM 150mm
- 1) RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED)
  - 2) FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
  - 3) CREST FIXINGS OF END SPAN @ EVERY SECOND RIB AND INTERNAL SPANS AT EVERY THIRD RIB.
  - 4) WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
  - 5) REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

RECOMMENDED FIXINGS FOR SEVERE WEATHER EXPOSURE TO AS 3566. USE  
 CLASS 4 MATERIALS FOR SEVERE WEATHER EXPOSURE & STAINLESS STEEL  
 FOR VERY SEVERE COASTAL ENVIRONMENTS.

BATTENS TYPICALLY 70x35 DEEP MGP10 AT 450 CRS SEE ABCB HOUSING  
 PROVISIONS FIGURE 7.2.4 FOR DEFINITION OF INTERNAL AND END SPANS.

VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S  
 INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR  
 WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER.  
 ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

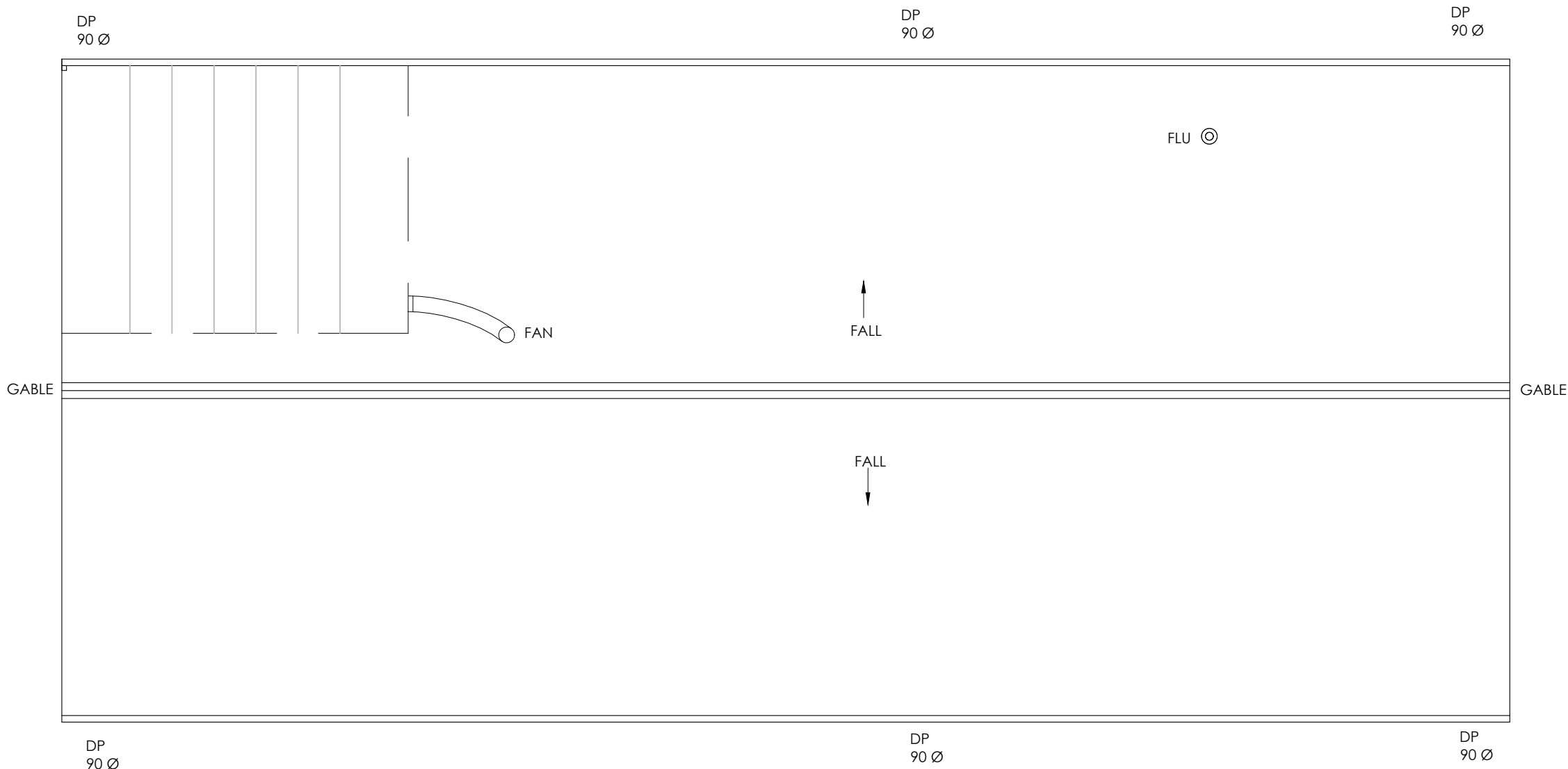
GUTTERS & DOWNPIPES TO BE SELECTED IN ACCORDANCE WITH ABCB  
 HOUSING PROVISION PART 7.4 & TABLE 7.4.3

DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR  
 EACH DOWNPIPE. EAVE GUTTER INSTALLED WITH A FALL OF 1:500  
 (NORMALLY). DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO  
 VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM  
 A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO  
 THE GUTTER.

ROOF CLADDING TO COMPLY WITH AS 1562.1.


- ROOF DRAINAGE MUST COMPLY WITH:
- PLUMBING CODE OF AUSTRALIA PART D1
  - AS/NZS 3500.3
  - ABCB HOUSING PROVISION PARTS 3.3 AND 7.4  
 (DEEMED TO SATISFY PROVISIONS)

REFER TO :-  
 CONDENSATION IN BUILDINGS-  
 Tasmanian Designers' Guide  
 - Version 2



ROOF PLAN



 <p>WOOD DRAFTING &amp; DESIGN SERVICES                  41C STEWART ST DEVONPORT TAS 7310                  MOBILE:- 0408 583 646                  ACCREDITED DESIGNER: RAQUEL INNIS                  ACCREDITATION NUMBER: 539021287</p>		PROJECT:- NEW RESIDENCE & SHED			
		C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310			
ROOF PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	07 OF 16
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**ELECTRICAL PLAN**

EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT SENSOR, OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W.


























ALL FANS (INCLUDING KITCHEN RANGEHOOD) VENTED TO OUTSIDE VIA EAVES AND FITTED WITH BACKDRAFT DAMPERS/SHUTTERS.

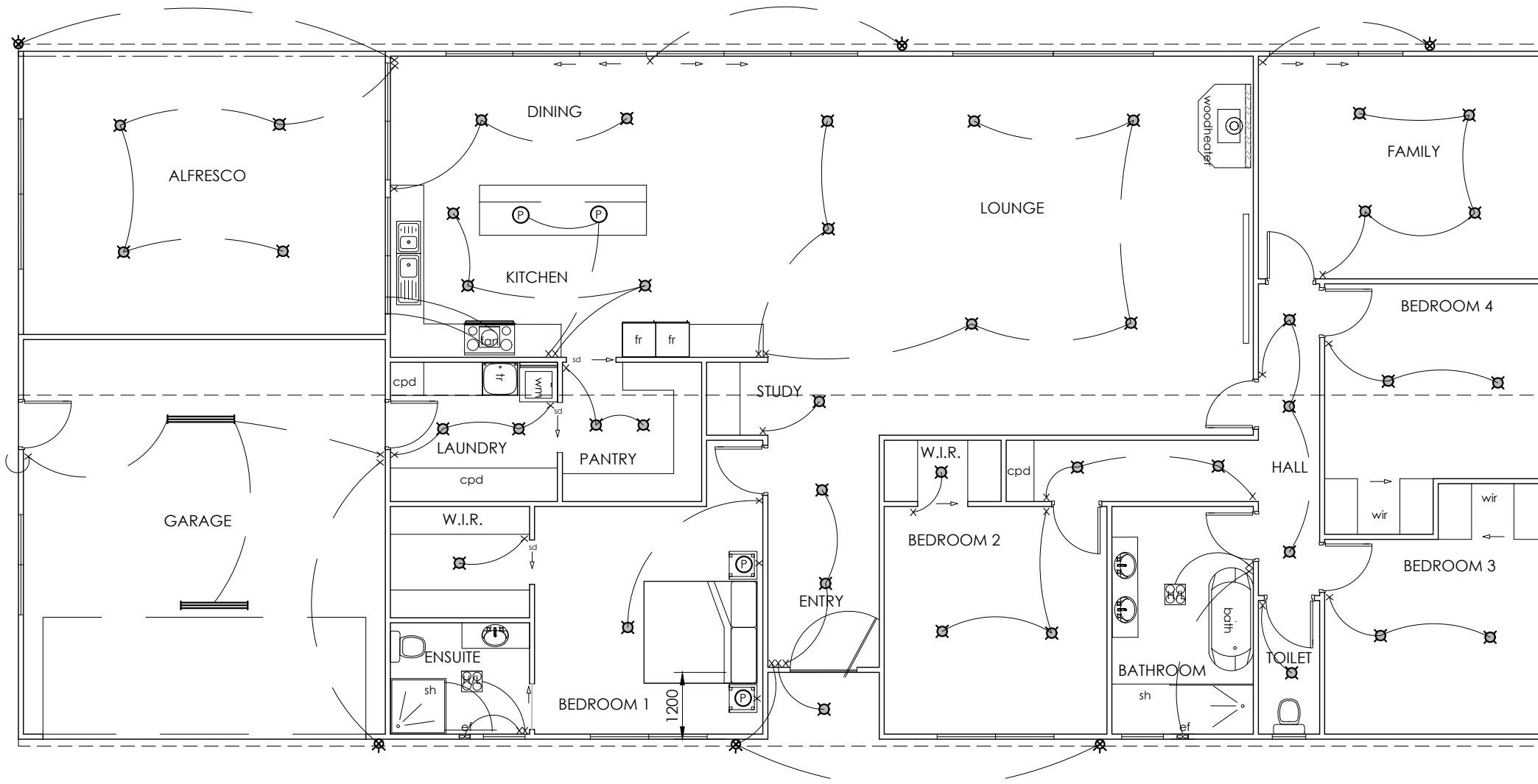
REFER TO LIGHTING CALCULATOR FOR LIGHTING COMPLIANCE.

ALL LIGHTING AND POWER POINT FITTINGS (INCLUDING MODEL NUMBERS) ARE REPRESENTED AS SUGGESTION ONLY.

THIS LAYOUT SHOULD BE REVIEWED BY BOTH THE CLIENT & ELECTRICIAN PRIOR TO INSTALLATION ONSITE.


**LEGEND**

-  BATTEN HOLDER
-  PENDANT LIGHT
-  FLOODLIGHT
-  LIGHT SWITCH
-  DIMMER SWITCH
-  SINGLE SOCKET OUTLET
-  DOUBLE SOCKET OUTLET
-  OUTDOOR OUTLET
-  T.V. OUTLET - Refer note for details
-  TELEPHONE OUTLET
-  CEILING DOWN LIGHT
-  WALL LIGHT
-  LIGHT / HEATER
-  SENSOR LIGHT
-  LED BATTEN
-  SMOKE ALARM - Hard Wired with Battery Backup To AS 3786 and part 3.7.2 of current BCA. INTERCONNECTED
-  DOOR BELL SYSTEM TBC
-  METER BOX
-  EXHAUST FAN
-  FAN - LIGHT
-  USB - DOUBLE
-  USB - SINGLE
-  LAN CABLE
-  LAN CABLE RECEIVER
-  WALL EXHAUST FAN













**LIGHTING PLAN**



 <b>WOOD DRAFTING &amp; DESIGN SERVICES</b> 41C STEWART ST DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287		PROJECT:- NEW RESIDENCE & SHED			
		C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310			
LIGHTING PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	08
1:100	PGW	11.07.25	A	CM-2086	OF 16

**DRAINAGE PLAN LEGEND**

-  SEWER LINE (100mm DIA UPVC PIPE)
-  STORMWATER LINE (100mm DIA UPVC PIPE)
-  IO INSPECTION OPENING
-  [RE] RODDING END
-  ORG OVERFLOW RELIEF GULLY
-  EV EDUCT VENT
-  AAV AIR ADMITTANCE VALVE
-  SJ SWIVEL EXPANSION JOINT
-  AWTS AERATED WASTEWATER TREATMENT SYSTEM
-  DP DOWNPIPE (90mm)

WET AREA (REFER TO WATERPROOFING NOTES)

**DRAINAGE PLAN NOTES**

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

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

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

**SERVICES**

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

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

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

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



1. INTERNAL PIPING
  - A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
    - I) WITHIN AN UNVENTILATED WALL SPACE
    - II) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
    - III) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2 (ie, 9mm OF CLOSED CELL POLYMER INSULATION)
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
  - A) ALL FLOW AND RETURN PIPING
  - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45 (ie, 19mm OF CLOSED CELL POLYMER INSULATION)
3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
  - A) ALL FLOW AND RETURN PIPING
  - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6 (ie, 25mm OF CLOSED CELL POLYMER INSULATION)

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

DOWNPIPES MUST NOT SERVE MORE THAN 12m GUTTER LENGTH FOR EACH DOWNPIPE. AS PER ABCB HOUSING PROVISIONS 7.4.5. DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

NOTE:-  
FOR FOUNDATION DETAILS,  
BRACING & LINTELS  
REFER TO ENGINEERS DRAWINGS  
& SPECIFICATIONS

**LEGEND & NOTES - Slab Plan**

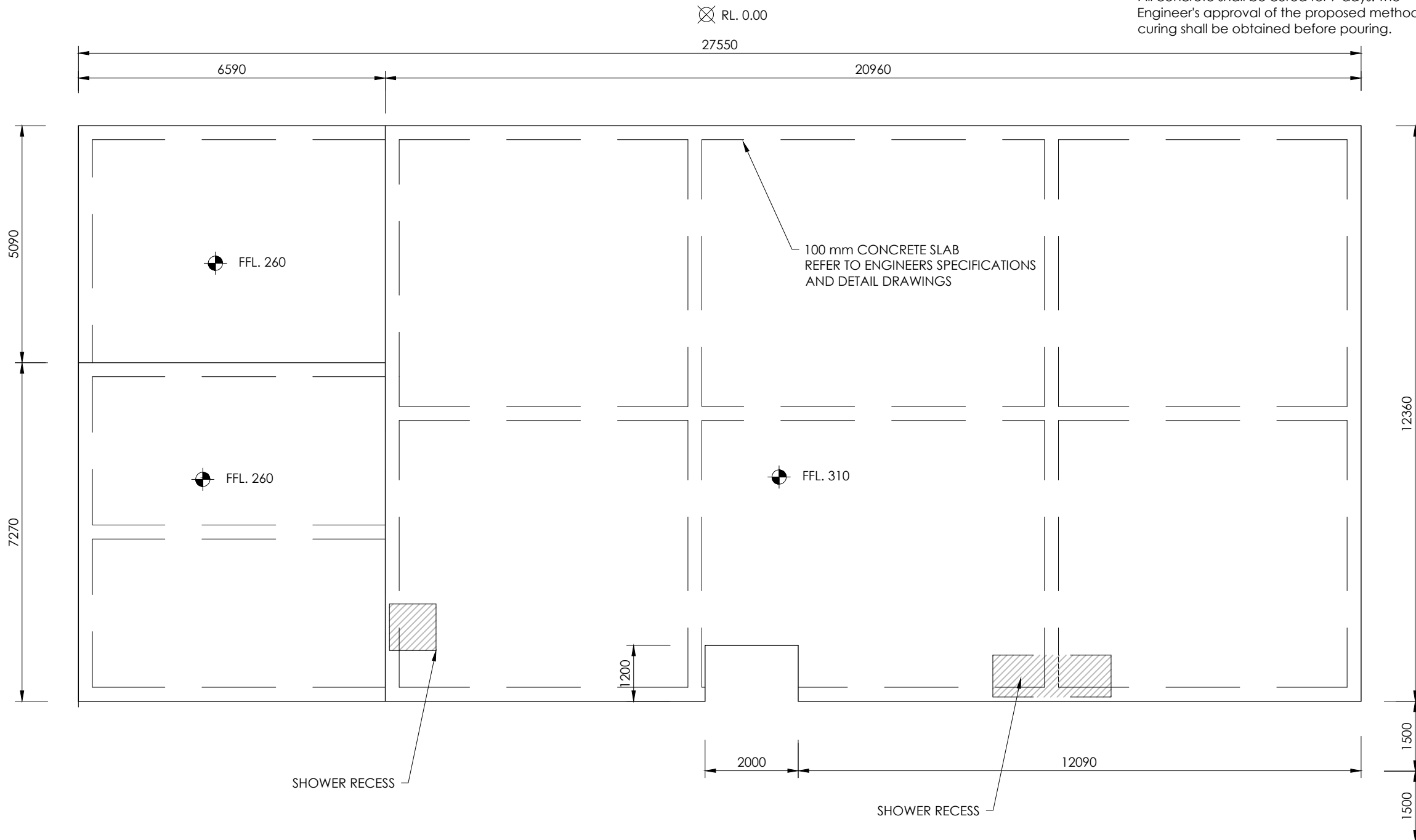
-  Existing levels
-  New levels

Foundation depth: 500mm  
Foundation material: Weathered rock

Footings shall be founded on approved material having a bearing capacity of 100kPA


Concrete slump : 80mm  
Concrete strength : 25MPa  
Aggregate size : 20mm nominal  
Finish : Steel trowel

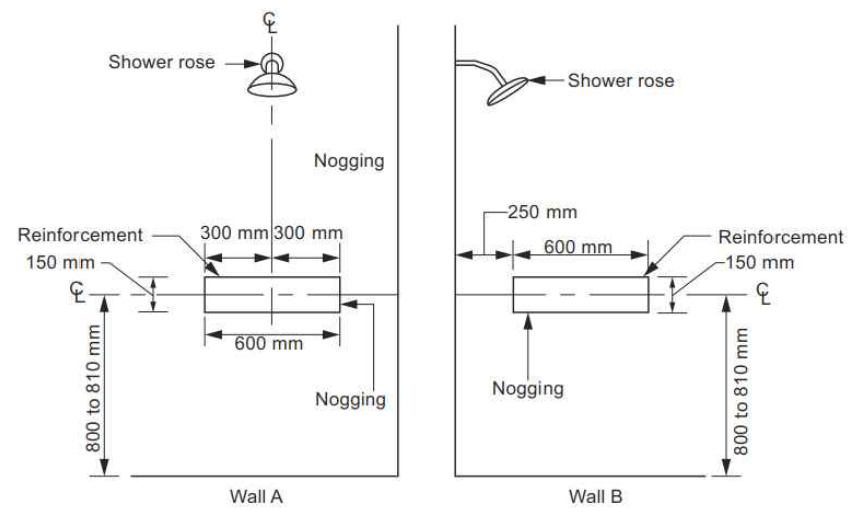
All concrete shall be cured for 7 days. The Engineer's approval of the proposed method of curing shall be obtained before pouring.



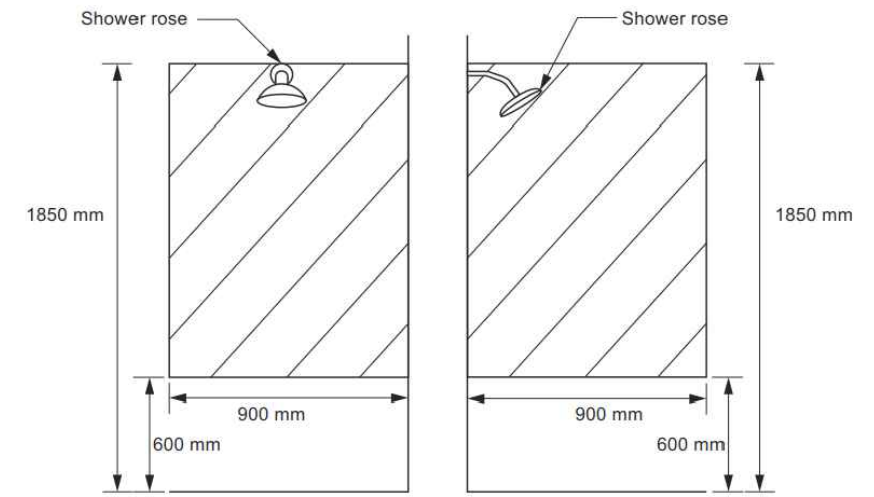
FOUNDATION PLAN



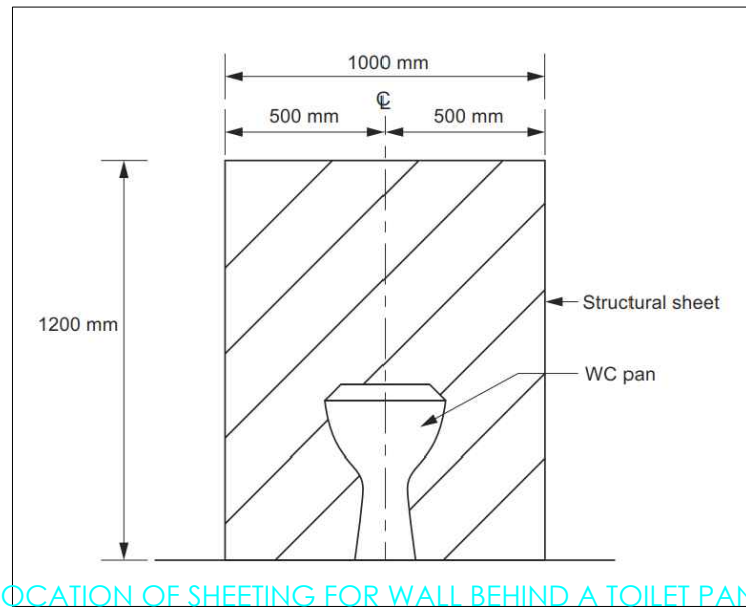
 WOOD DRAFTING & DESIGN SERVICES 41C STEWART ST. DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287		PROJECT:- NEW RESIDENCE & SHED			
		C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310			
FOUNDATION PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	09
1:100	PGW	11.07.25	A	CM-2086	OF 16



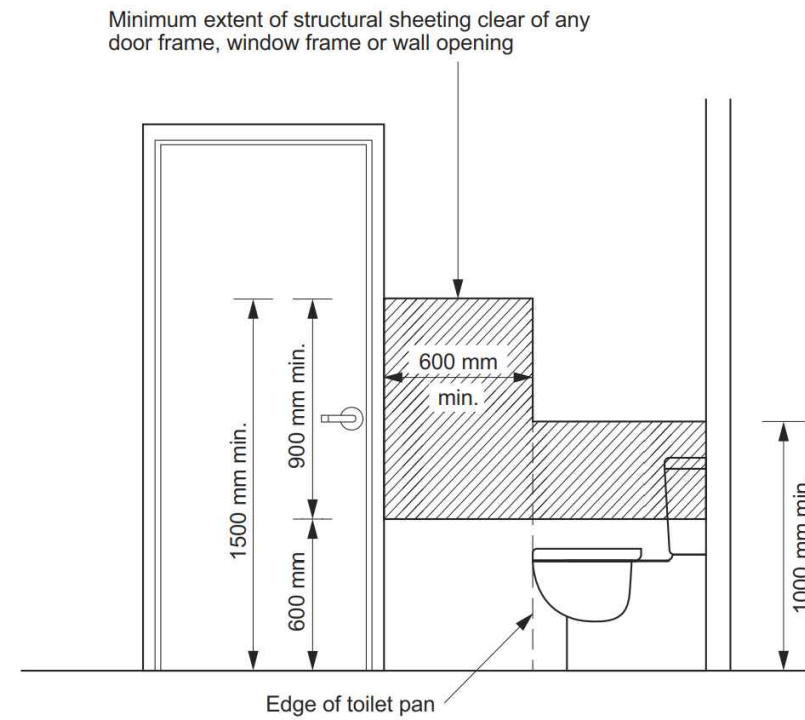
LOCATION OF NOGGINGS FOR SHOWER WALLS



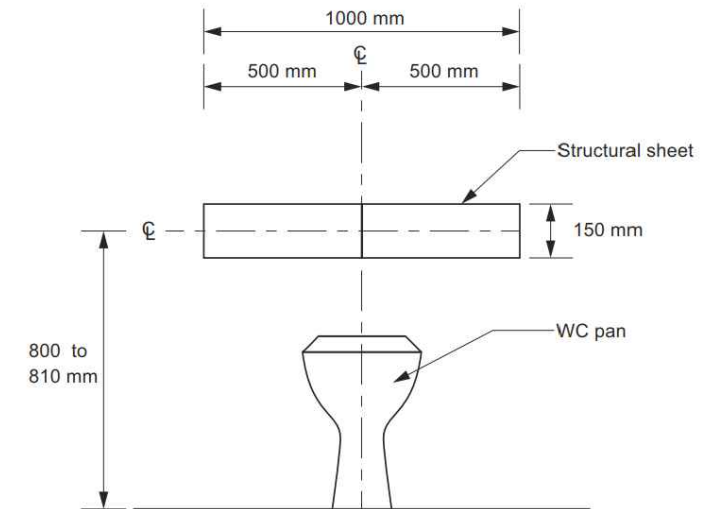
LOCATION OF SHEETING FOR SHOWER WALLS



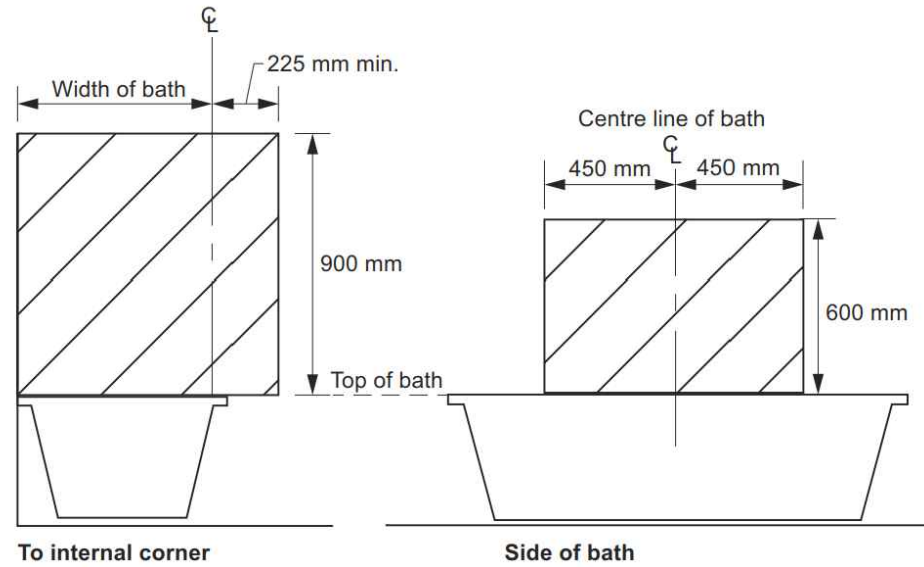
LOCATION OF SHEETING FOR WALL BEHIND A TOILET PAN



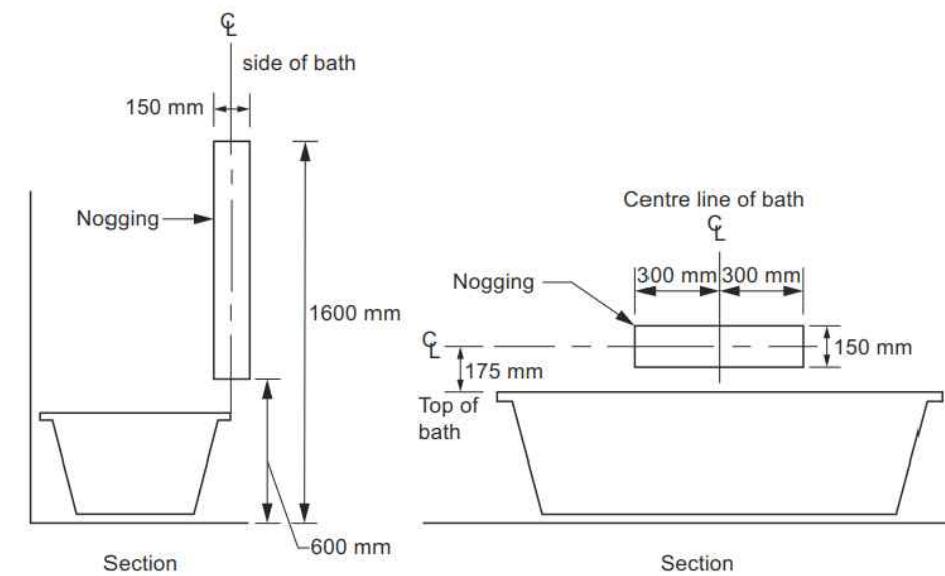
MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN



LOCATION OF NOGGINGS FOR WALL BEHIND A TOILET PAN



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH

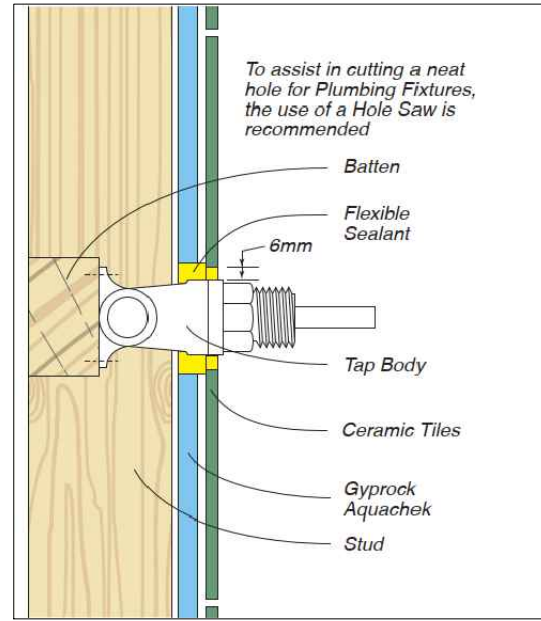
**MASTER BUILDERS  
TASMANIA  
PREFERRED SUPPLIER**

**HIA  
MEMBER**

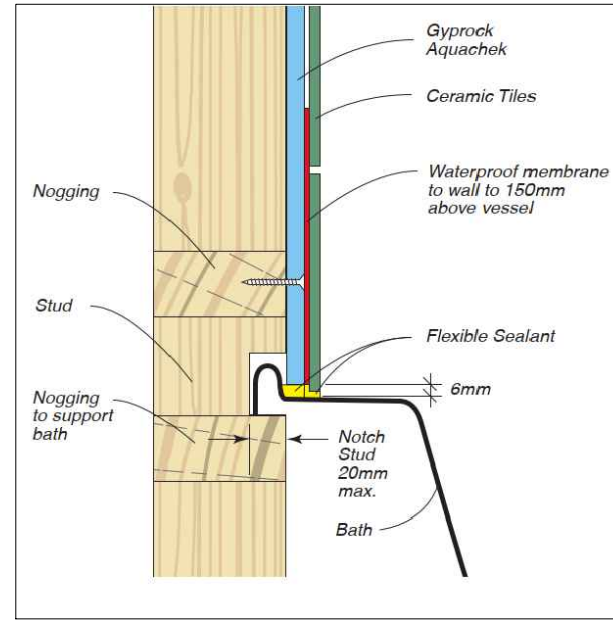
A3

**WOOD DRAFTING & DESIGN SERVICES**  
41C STEWART ST. DEVONPORT TAS 7310  
MOBILE:- 0408 583 646  
ACCREDITED DESIGNER: RAQUEL INNIS  
ACCREDITATION NUMBER 539021287

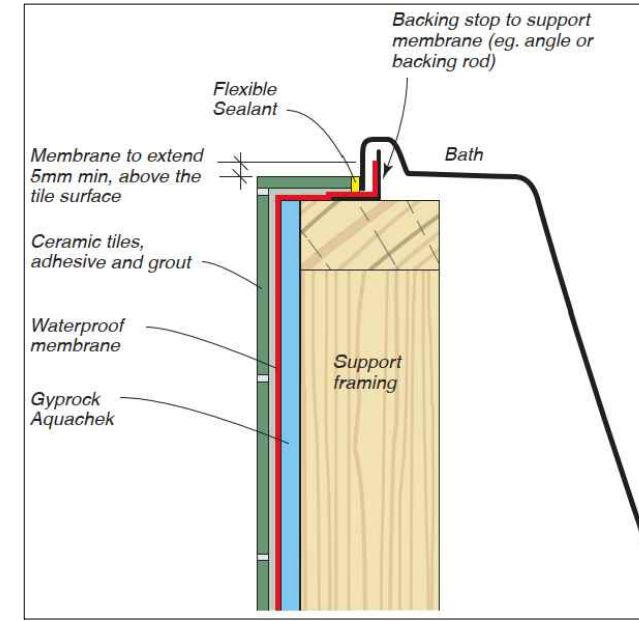
PROJECT:- NEW RESIDENCE & SHED					
C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310					
TYPICAL WET AREA DETAILS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	<b>10</b> OF 16
	PGW	11.07.25	A	CM-2086	



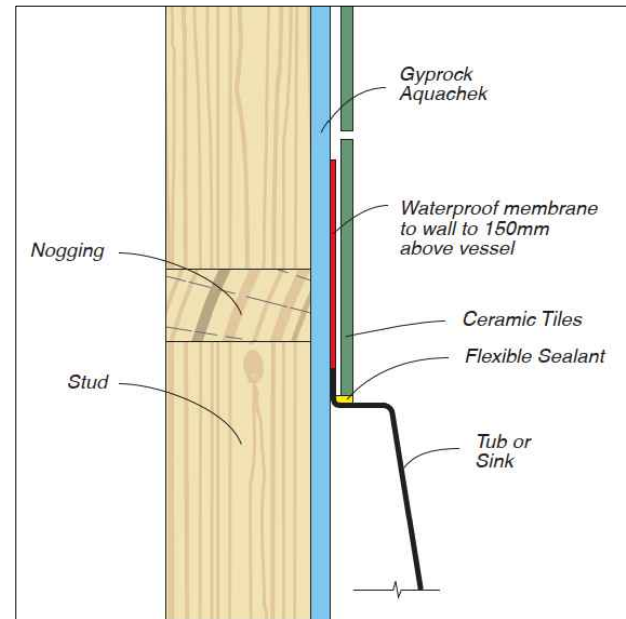
TAP & FIXTURE DETAIL



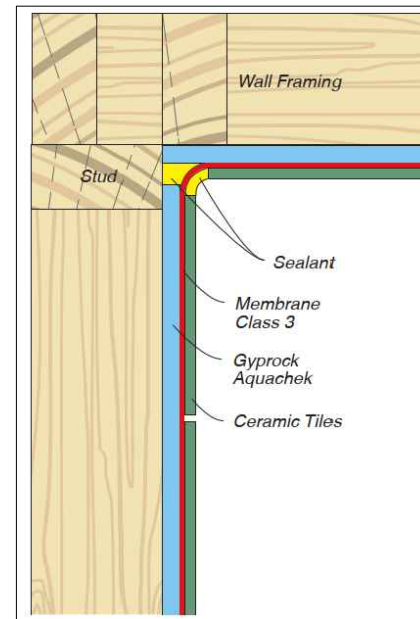
RECESSED BATH DETAIL



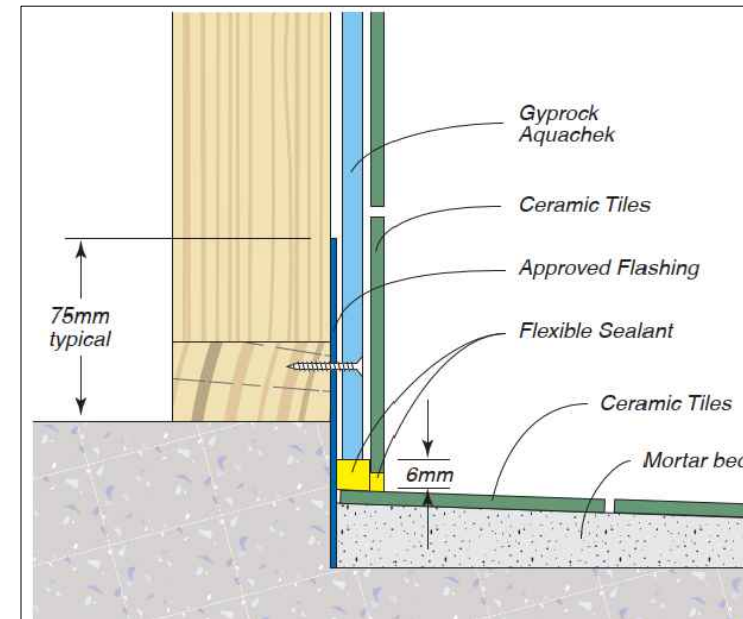
DROP-IN BATH DETAIL



LAUNDRY SINK DETAIL




WALL CORNER DETAIL

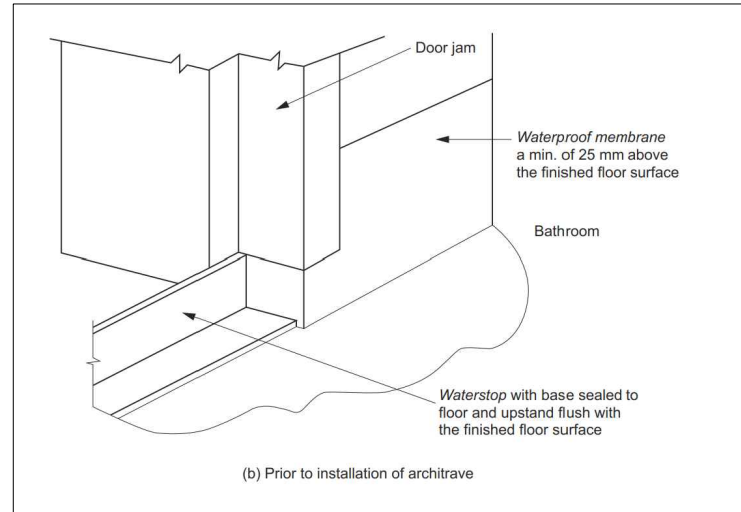


SET-DOWN SHOWER DETAIL

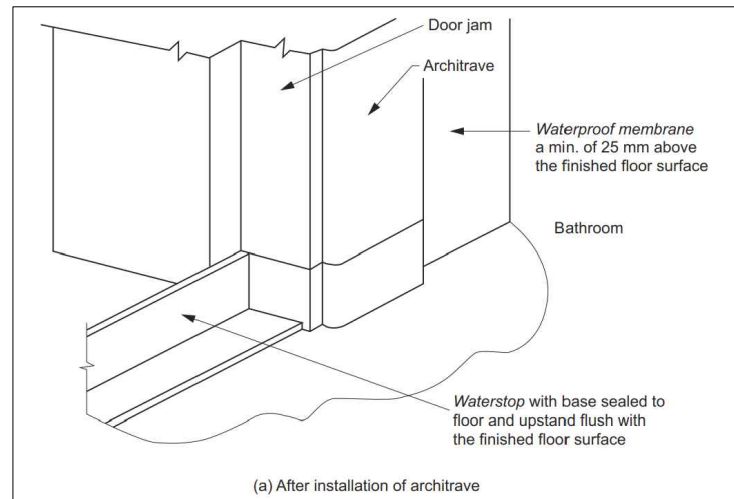
WATERPROOFING DETAILS 1 OF 2

A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>HIA MEMBER</b>
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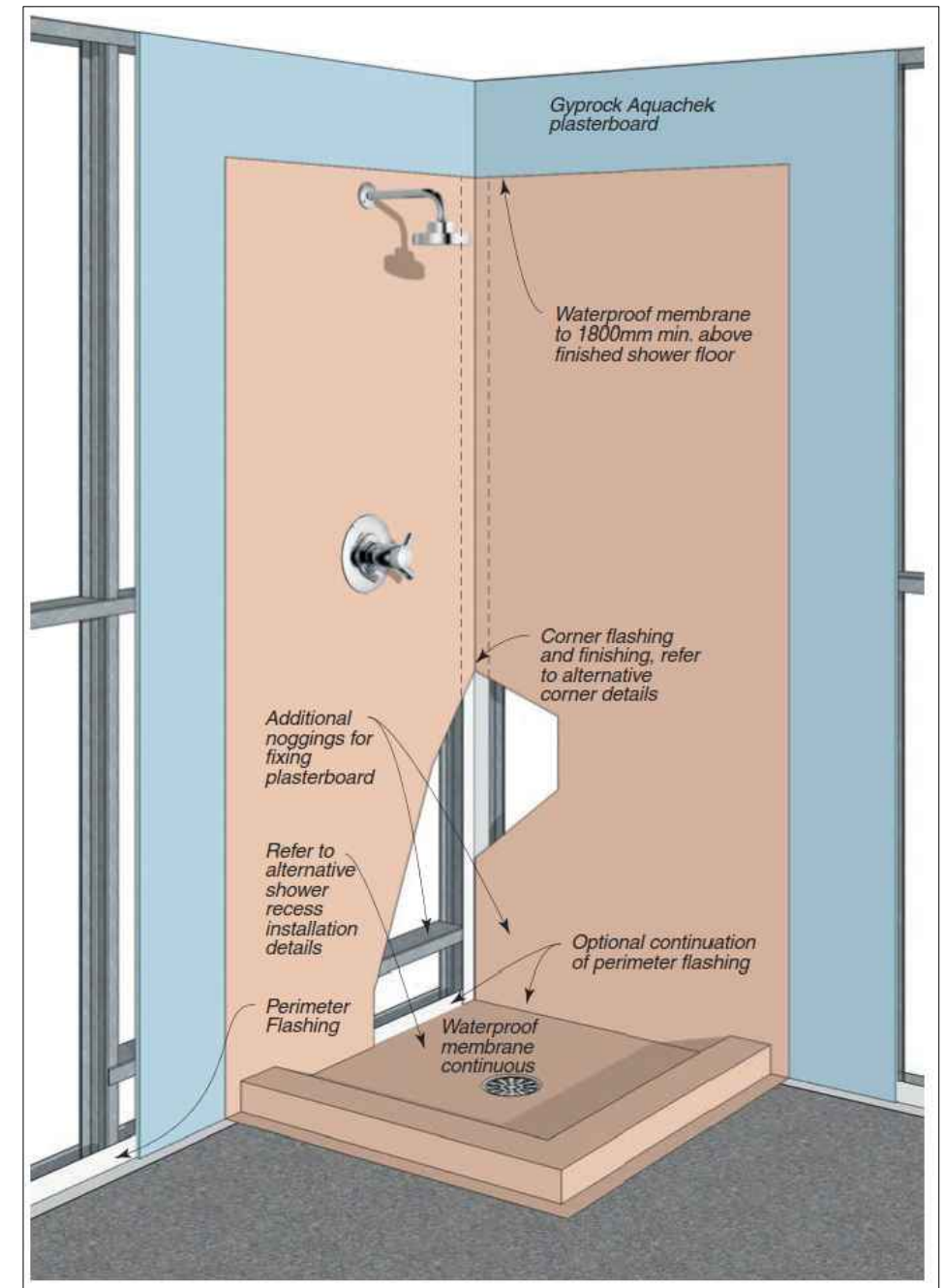
 <b>WOOD DRAFTING &amp; DESIGN SERVICES</b> 41C STEWART ST. DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER 539021287		PROJECT:- NEW RESIDENCE & SHED C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310			
WATER PROOFING DETAILS 1 of 2			SHEET		
SCALE	DRAWN	DATE	REV	DRAW NUMB	11 OF 16
NTS	PGW	11.07.25	A	CM-2086	



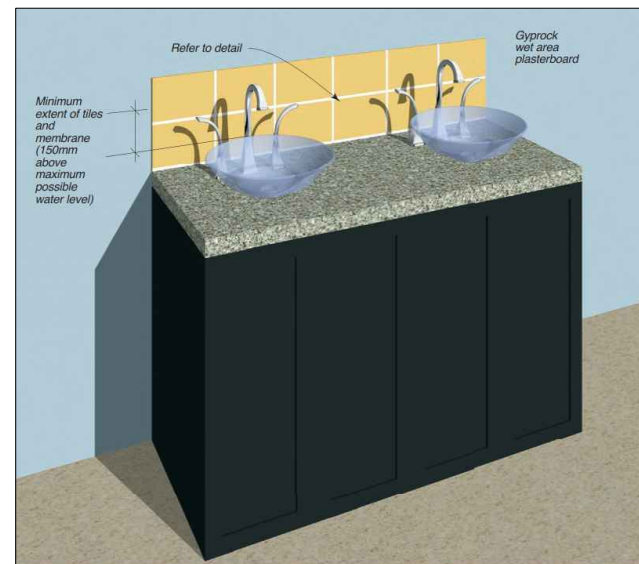
BATHROOM DOOR DETAIL 1



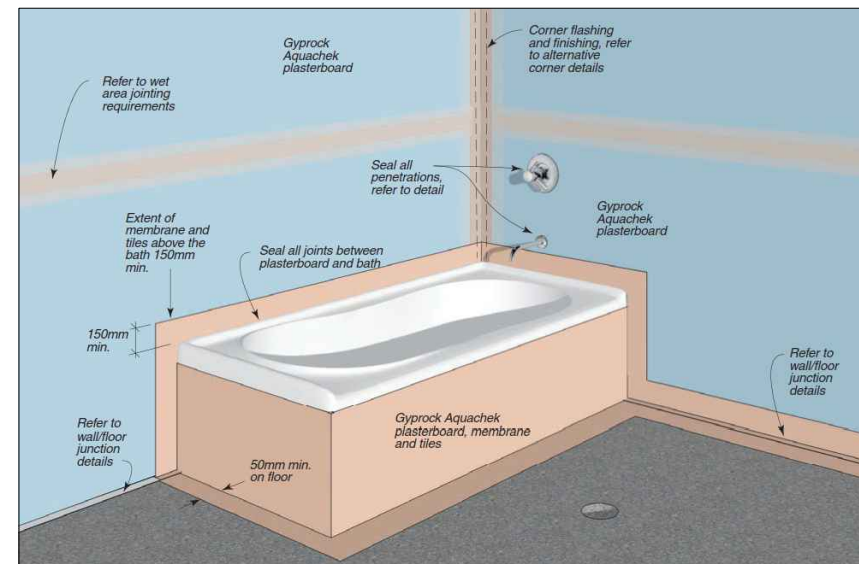
BATHROOM DOOR DETAIL 2



INSITU SHOWER DETAIL




VANITY DETAIL

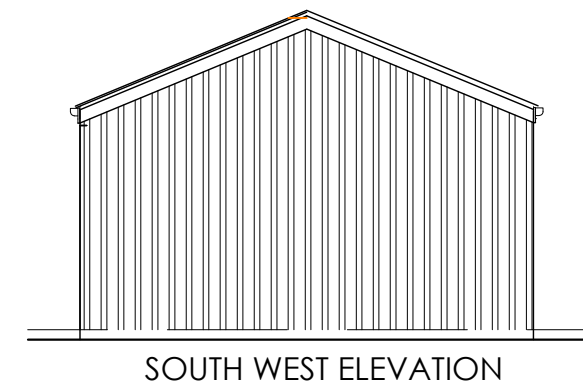
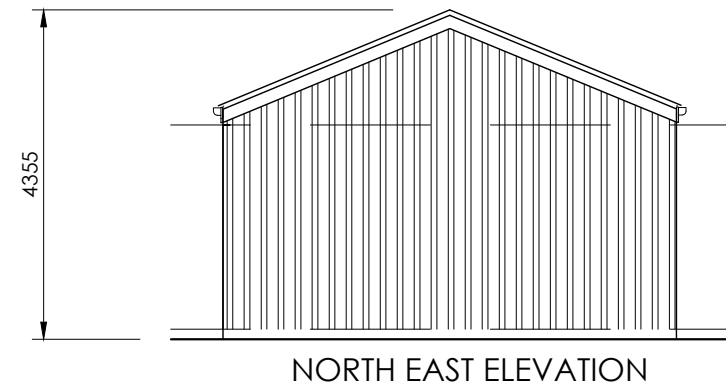
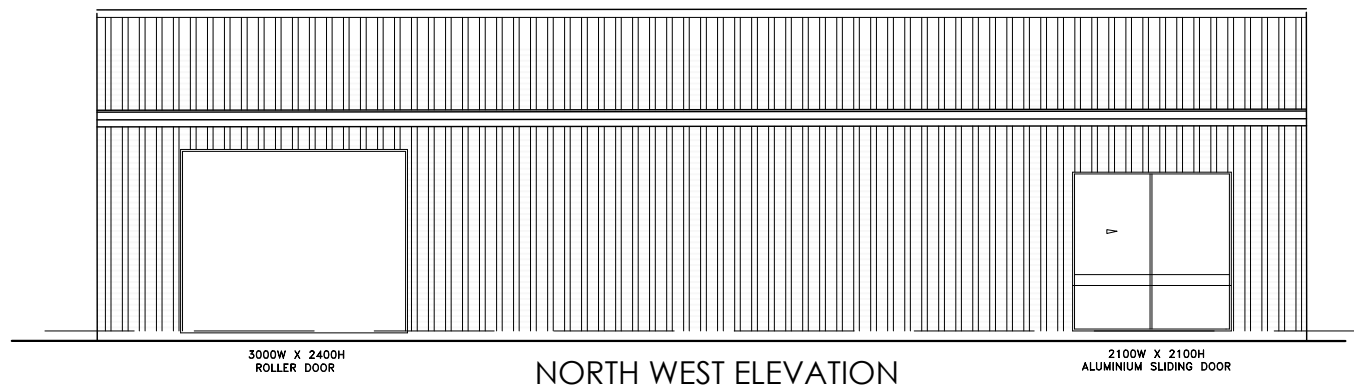
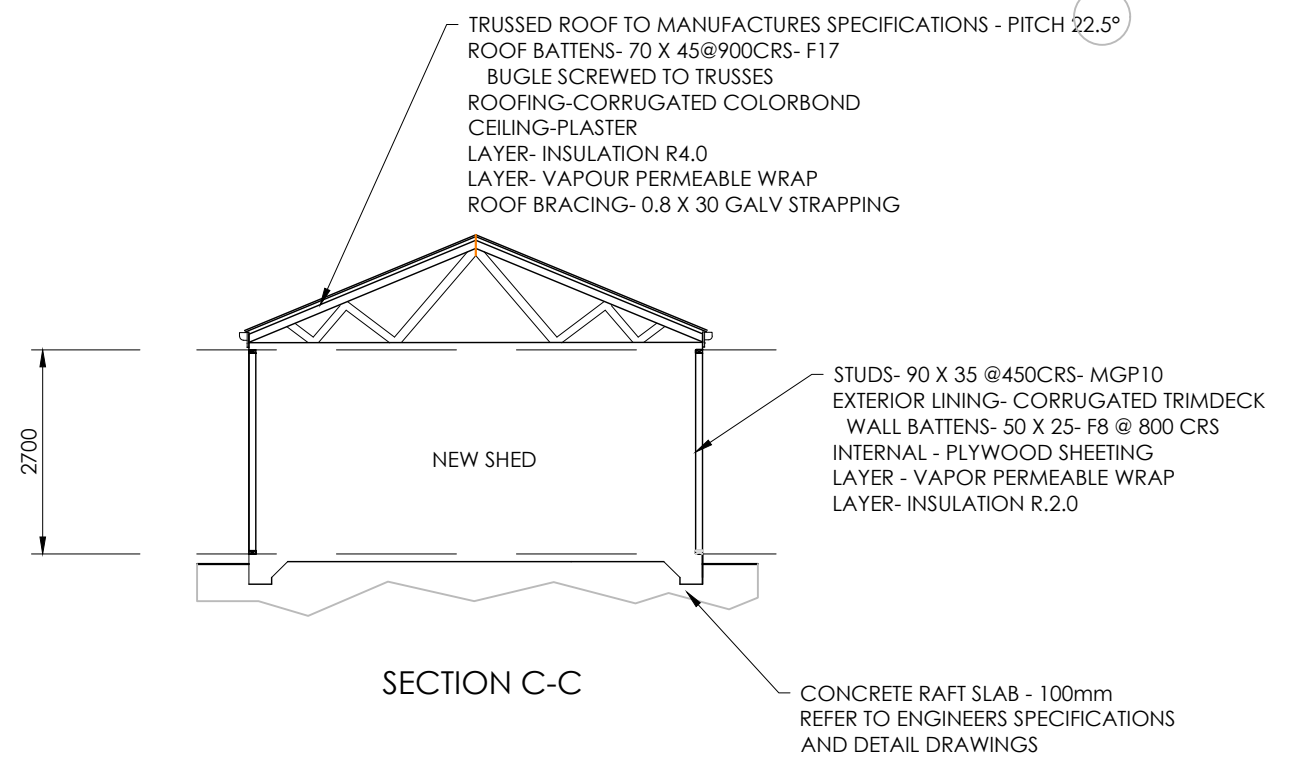
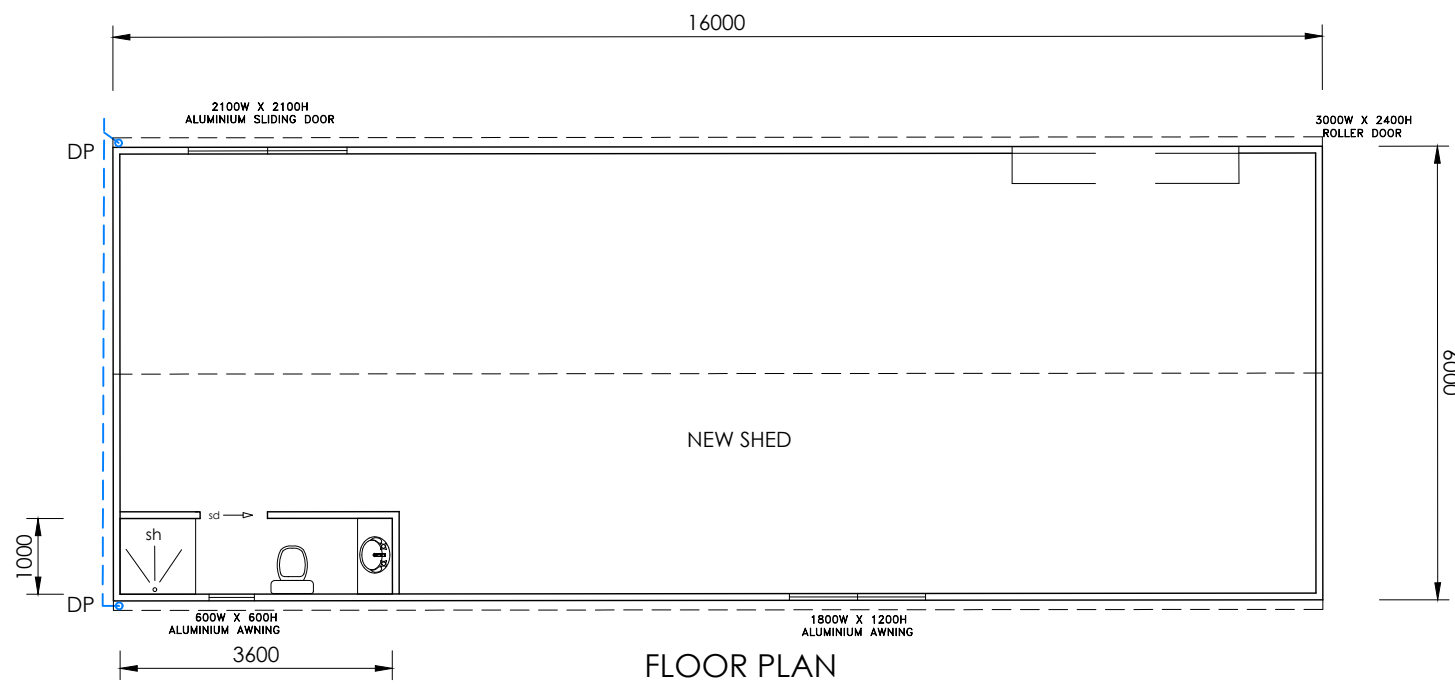


FREESTANDING BATH DETAIL

WATERPROOFING DETAILS 2 OF 2

A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>MEMBER</b>
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 <b>WOOD DRAFTING &amp; DESIGN SERVICES</b> 41C STEWART ST. DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287		PROJECT:- NEW RESIDENCE & SHED C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310			
WATER PROOFING DETAILS 2 of 2			SHEET		
SCALE	DRAWN	DATE	REV	DRAW NUMB	<b>12</b>
NTS	PGW	11.07.25	A	CM-2086	
					OF 16



**SHED DETAILS**

FLOOR AREAS -	
NEW RESIDENCE	238.1 m <sup>2</sup>
NEW SHED	96.0 m <sup>2</sup>
<b>TOTAL</b>	<b>334.1 m<sup>2</sup></b>

**WOOD DRAFTING & DESIGN SERVICES**  
 41C STEWART ST DEVONPORT TAS 7310  
 MOBILE:- 0408 583 646  
 ACCREDITED DESIGNER: RAQUEL INNIS  
 ACCREDITATION NUMBER 539021287

PROJECT:- NEW RESIDENCE & SHED					
C. & R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310					
FLOOR PLAN, SECTION, ELEVATIONS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	13 OF 16
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A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>HIA MEMBER</b>
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# CONSTRUCTION NOTES

## NCC - VOLUME 2 (2022)

Generally all work is to be in accordance with the National Construction Code (NCC) Volume 2, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

### PART H1 - STRUCTURE

- H1D1 - Deemed to Satisfy Provisions
- H1D2 - Structural Provisions
- H1D3 - Site Preparation
- H1D4 - Footings & Slabs
- H1D5 - Masonry
- H1D6 - Framing
- H1D7 - Roof & Wall Cladding
- H1D8 - Glazing
- H1D9 - Earthquake Areas
- H1D10 - Flood Hazard Areas
- H1D11 - Attachment of Framed Decks & Balconies to External Walls of Buildings Using Waling Plate
- H1D12 - Piled Footings

### PART H2 - DAMP & WEATHERPROOFING

- H2D1 - Deemed to Satisfy Provisions
- H2D2 - Drainage
- H2D3 - Footings & Slabs
- H2D4 - Masonry
- H2D5 - Sub-floor Ventilation
- H2D6 - Roof & Wall Cladding
- H2D7 - Glazing
- H2D8 - External Waterproofing

### PART H3 - DAMP & WEATHERPROOFING

- H3D1 - Deemed to Satisfy Provisions
- H3D2 - Fire Hazard Properties & Non-Combustible Building Elements
- H3D3 - Fire Separation of External Walls
- H3D4 - Fire Protection of Separating Walls & Floors
- H3D5 - Fire Separation of Garage - Top Dwellings
- H3D6 - Smoke Alarms & Excavation Lighting

### PART H4 - HEALTH & AMENITY

- H4D1 - Deemed to Satisfy Provisions
- H4D2 - Wet Areas
- H4D3 - Materials & Installation of Wet Area Components & Systems
- H4D4 - Room Heights
- H4D5 - Facilities
- H4D6 - Light
- H4D7 - Ventilation
- H4D8 - Sound Insulation
- H4D9 - Condensation Management

### PART H5 - SAFE MOVEMENT & ACCESS

- H5D1 - Deemed to Satisfy Provisions
- H5D2 - Stairway & Ramp Construction

### H5D3 - Barriers & Handrails

### PART H6 - ENERGY EFFICIENCY

- H6D1 - Deemed to Satisfy Provisions
- H6D2 - Application of Part H6

### PART H7 - ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

- H7D1 - Deemed to Satisfy Provisions
- H7D2 - Swimming Pools
- H7D3 - Construction in Alpine Areas
- H7D4 - Construction in Bushfire Prone Areas
- H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues

### PART H8 - LIVABLE HOUSING DESIGN

#### **(Effective of Oct 1, 2024)**

- H8D1 - Deemed to Satisfy Provisions
- H8D2 - Livable Housing Design

## NCC - VOLUME 3 (2022)

Generally all plumbing work is to be in accordance with the National Construction Code (NCC) Volume 3, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

Refer to the following Sections for Specific works:

- A - Governing Requirements
- B - Water Services
- C - Sanitary Plumbing & Drainage
- D - Excessive Noise
- E - Facilities & Ancillary Additions

### SCHEDULE 9 - Tasmanian Provisions

## GENERAL NOTES

Generally all work is to be in accordance with the National Construction Code (NCC) 2022, relevant Australian Standards (AS) and the ABCB Housing Provisions - Standard (2022).

### STRUCTURE - SECTION 3

- Earthwork associated with the site is to be in accordance with ABCB Part 3.2, AS 2870 & AS 3798.
- Drainage works to be in accordance with ABCB Part 3.3, AS 3500.3 and AS 2870

### FOOTINGS & SLABS - SECTION 4

- Generally to be in accordance with ABCB Part 4.2 and AS 2870.
- Alternatively, footings & slabs to be in accordance with Structural Engineers design & specification.

### MASONRY - SECTION 5

Generally masonry structures to be constructed in accordance with ABCB Part 5.1 & AS 3700 and AS 4773.

- Masonry veneer to ABCB Part 5.2
- Cavity masonry to ABCB Part 5.3
- Un-reinforced single leaf masonry to ABCB Part 5.4
- Masonry components and accessories to ABCB Part 5.6
- Weatherproofing of masonry to ABCB Part 5.7

### FRAMING - SECTION 6

Generally framing to be in accordance with ABCB Part 6.1 and AS 1684.

- Cavity masonry to ABCB Part 5.3
- Sub-floor ventilation in accordance with ABCB Part 6.2.
- Structural steel members to be in accordance with ABCB Part 6.3, AS 4100, AS 4600 & structural engineers design & specification.

### ROOF & WALL CLADDING - SECTION 7

Generally roof and wall cladding to be in accordance with ABCB Part 6.1 and the relevant Australian Standards AS 1562, AS 2049, AS 2050 and AS 4256.1.

- Sheet roofing to be in accordance with ABCB Part 7.2.
- Roof tiles and shingles in accordance with ABCB Part 7.3
- Gutter and downpipes in accordance with ABCB Part 7.4
- Timber and composite wall cladding in accordance with ABCB Part 7.5

### GLAZING - SECTION 8

Generally glazing to be in accordance with ABCB Part 8.1 and AS 1288.

Refer to window schedule for sizes and type.

- Windows and external glazed doors in accordance with ABCB Part 8.2
- Glass in accordance with ABCB Part 8.3
- Glazing Human Impact in accordance with ABCB Part 8.4

### FIRE SAFETY - SECTION 9

Generally to be in accordance with ABCB Part 9.1

- Fire separation of external walls to be in accordance with ABCB Part 9.2
- Fire protection of separating walls and floors to be in accordance with ABCB Part 9.3
- Fire protection of garage top dwellings to be in accordance with ABCB Part 9.4
- Smoke alarms and evacuation lighting to be in accordance with ABCB Part 9.5 and AS 3786

### HEALTH & AMENITY - SECTION 10

Generally to be in accordance with ABCB Part 10.1 and AS 1668.2

- Wet area waterproofing to be in accordance with ABCB Part 10.2
- Room heights to be in accordance with ABCB Part 10.3
- Facilities to be in accordance with ABCB Part 10.4
- Light to be in accordance with ABCB Part 10.5
- Ventilation to be in accordance with ABCB Part 10.6
- Sound insulation to be in accordance with ABCB Part 10.7
- Condensation management to be in accordance with ABCB Part 10.8

### SAFE MOVEMENT & ACCESS - SECTION 11

Generally to be in accordance with ABCB Part 11.1

- Stairway and ramp construction to be in accordance with ABCB Part 11.2
- Barriers and handrails to be in accordance with ABCB Part 11.3

Stairs (Part 11.2):

- Maximum of 18 risers and minimum of 2 risers to each flight.
- Riser opening to be less than 125 mm.
- Treads to have non slip surface or nosing.

- Riser - min. 115 mm, max. 190 mm.
- Going - min 240 mm, max. 355 mm.
- Slope relationship to be 700 max, 550 min (2R + G)

Balustrade (Part 11.3):

- Balustrade required where area is not bounded by a wall or where level exceeds 1000 mm above floor level to finished floor or ground level.
- 865 mm high on stairs, measured from line of stair nosing.
- 1000 mm high above floor or landing.
- Openings between balusters/infill members to be constructed so as not to allow 125 mm sphere to pass between members.
- Where floor level exceeds 4000 mm above lower level, infill members between 150 mm and 760 mm above floor level, to be constructed so as to prevent climbing.

### ANCILLARY PROVISIONS - SECTION 12

Generally to be in accordance with ABCB Part 12.1

- Construction in alpine areas to be in accordance to ABCB Part 12.2
- Attachment of framed decks and balconies to external walls of building using waling plate to be in accordance to ABCB Part 12.3
- Heating appliances, fireplaces, chimneys and flues to be in accordance to ABCB Part 12.4


### ENERGY EFFICIENCY - SECTION 13

Generally to be in accordance with ABCB Part 13.1

- Building Fabric to be in accordance with ABCB Part 13.2
- External Glazing to be in accordance with ABCB Part 13.3
- Building sealing to be in accordance with ABCB Part 13.4
- Ceiling fans to be in accordance with ABCB Part 13.5
- Whole of home energy usage to be in accordance with ABCB Part 13.6
- Services to be in accordance with ABCB Part 13.7



NOTE:  
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

 <p>WOOD DRAFTING &amp; DESIGN SERVICES 41C STEWART ST. DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</p>		PROJECT:- NEW RESIDENCE & SHED			
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# OH&S NOTES

## 1. FALLS, SLIPS AND TRIPS

### 1.1 WORKING AT HEIGHTS

#### 1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

#### 1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

#### 1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

## 1.2 SLIPPERY OR UNEVEN SURFACES

### 1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

### 1.2.2 FLOOR FINISHES - By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian-trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

### 1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

## 2. FALLING OBJECTS

### 2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

### 2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.

## 3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas; Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

## 4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

## 5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

## 6. HAZARDOUS SUBSTANCES

### 6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to 1990 - it may contain asbestos

1986 - it is likely to contain asbestos,

either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

### 6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

### 6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

### 6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have

dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

## 6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

## 6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

## 7. CONFINED SPACES

### 7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

### 7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment shall be provided.

### 7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These shall be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

## 8. PUBLIC ACCESS

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING

### RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

### NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified:

The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.

Non-residential buildings where the end-use is known:

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

## 10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.


All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



NOTE:  
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

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# COMPLIANCE NOTES - BAL 19

## 6.1 GENERAL

A BUILDING ASSESSED IN SECTION 2 AS HAVING BAL RATING OF 19 SHALL CONFORM WITH SECTION 3 & CLAUSE 6.2 TO 6.8 OF AS3959-2018.

ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS1503.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS IN CLAUSE 6.2 TO 6.8 (SEE CLAUSE 3.8)

NOTE: BAL-19 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT GREATER THAN 12.5 kW/m<sup>2</sup> UP TO AND INCLUDING 19kW/m<sup>2</sup>.

## 6.2 SUB-FLOOR SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORTS WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH:

- (a) A WALL THAT CONFORMS WITH CLAUSE 6.4; OR
- (b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- (c) A COMBINATION OF ITEMS (a) & (b).

WHERE THE SUBFLOOR SPACE IS ENCLOSED, THE SUPPORT POSTS, COLUMNS, STUMPS, PIERS AND POLES SHALL BE CONSTRUCTED OF:

- (i) NON-COMBUSTIBLE MATERIAL; OR
- (ii) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
- (iii) A TIMBER SPECIES AS SPECIFIED IN APPENDIX E PARAGRAPH E1; OR
- (iv) A COMBINATION OF ITEMS (i), (ii) & (iii).

## 6.3 FLOORS

### 6.3.1 GENERAL

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON GROUND.

#### 6.3.2.1 ENCLOSED SUBFLOOR SPACE

- (a) A WALL THAT CONFORMS WITH CLAUSE 6.4; OR
- (b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- (c) A COMBINATION OF ITEMS (a) & (b).

#### 6.3.2.2 UNENCLOSED SUBFLOOR SPACE

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING;

- (a) A MATERIAL THAT CONFORMS WITH THE FOLLOWING;
  - (i) BEARERS AND JOISTS SHALL BE:
    - (A) NON-COMBUSTIBLE
    - (B) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR
    - (C) A COMBINATION OF ITEMS (A) & (B)
  - (ii) FLOORING SHALL BE
    - (A) NON-COMBUSTIBLE
    - (B) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR
    - (C) TIMBER (OTHER THAN BUSHFIRE-RESISTING TIMBER), PARTICLEBOARD OR PLYWOOD FLOORING WHERE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION; OR
    - (D) A COMBINATION OF ANY ITEMS (A), (B) OR (C).

## 6.4 WALLS

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL (SEE FIGURE D3, APPENDIX D) SHALL BE AS FOLLOWS:

- (a) NON-COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm:
  - (i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE.
  - (ii) PRECAST OR INSITU WALLS OF CONCRETE OR AERATED CONCRETE
  - (iii) EARTH WALL INCLUDING BRICK
- (b) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680 kg/m<sup>3</sup> OR GREATER AT A 12% MOISTURE CONTENT; OF A MINIMAL NOMINAL OVERALL THICKNESS OF 90mm AND A MINIMUM THICKNESS OF 70mm (SEE CLAUSE 3.11); AND GAUGE PLANED; OR
- (c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL-FRAMED WALL AND IS -
  - (i) NON-COMBUSTIBLE MATERIAL; OR
  - (ii) FIBRE-CEMENT EXTERNAL CLADDING, A MINIMUM OF 6mm IN THICKNESS
  - (iii) BUSHFIRE RESISTANT TIMBER
- (iv) A TIMBER SPECIES IN PARAGRAPH E1, APPENDIX E; OR
- (vi) A COMBINATION OF ANY ITEMS; OR
- (d) A COMBINATION OF ANY OF ITEMS (A), (B) OR (C) ABOVE.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE 400 MM OR MORE FROM THE GROUND OR 400 MM OR MORE ABOVE THE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE

THAN 110mm IN WIDTH FROM THE WALL (SEE FIGURE D3, APPENDIX D).

## 6.4.2 JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

## 6.4.3 VENTS AND WEEPHOLES

EXCEPT FOR EXCLUSIONS PROVIDED IN CLAUSE 3.6 VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

## 6.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES & DOORS

### 6.5.1 BUSHFIRE SHUTTERS

WHERE FITTED, BUSHFIRE SHUTTERS SHALL CONFORM WITH CLAUSE 3.7 AND BE MADE FROM -

- (a) NON-COMBUSTIBLE MATERIAL; OR
- (b) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E;

OR

- (c) BUSHFIRE RESISTANT TIMBER (APPENDIX F)
- (d) A COMBINATION OF ANY ITEMS (a), (b) OR (c) ABOVE.

### 6.5.2 SCREENS FOR WINDOWS AND DOORS

WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

THE FRAME SUPPORTING THE MESH AND PERFORATED SHEET SHALL BE MADE FROM-

- (a) METAL; OR
- (b) BUSHFIRE RESISTANT TIMBER (APPENDIX F)
- (c) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E.

### 6.5.3 WINDOWS & SIDELIGHTS

WINDOW ASSEMBLIES SHALL:

- (a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS WITH CLAUSE 3.7 AND CLAUSE 6.5.1; OR
- (b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORMS WITH CLAUSE 3.6 AND CLAUSE 6.5.2; OR
- (c) CONFORMS WITH THE FOLLOWING:
  - (i) FRAME MATERIAL - FOR WINDOW ASSEMBLIES LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECK, CARPORTS, ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME (SEE FIGURE D3, APPENDIX D), WINDOW FRAMES AND WINDOW JOINERY, SHALL BE MADE FROM ANY OF THE FOLLOWING:
    - (a) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F), OR
    - (b) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E, OR
    - (c) METAL, OR
    - (d) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.

THERE ARE NO SPECIFIC RESTRICTIONS ON FRAME MATERIAL FOR ALL OTHER WINDOWS.

- (ii) HARDWARE - THERE ARE NO SPECIFIC RESTRICTIONS ON FRAME MATERIAL FOR WINDOWS.
- (iii) GLAZING - WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORTS, ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE OF LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME (SEE FIGURE D3, APPENDIX D), THIS GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 5mm IN THICKNESS, OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.

### 6.5.4 DOORS - SIDE HUNG EXTERNAL DOORS

SIDE HUNG EXTERNAL DOORS INCLUDING FRENCH DOORS, PANEL FOLD AND BIFOLD DOORS, SHALL -

- (a) BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTERS THAT CONFORMS WITH CLAUSE 3.7 AND 6.5.1
- (b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT CONFORM WITH CLAUSE 3.6 AND CLAUSE 6.5.2
- (c) CONFORMS WITH THE FOLLOWING:
  - (i) DOOR PANEL MATERIAL - MATERIAL SHALL BE -
    - (a) NON-COMBUSTIBLE, OR
    - (b) SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
    - (c) HOLLOW CORE, SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER WITH A NON-COMBUSTIBLE KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
    - (d) FOR FULLY FRAMED GLAZED DOOR PANELS THE FRAMING SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER(SEE APPENDIX F) OR TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E OR uPVC.
  - (ii) DOOR FRAME MATERIAL - DOOR FRAME MATERIAL SHALL BE -

- (a) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR
- (b) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E; OR
- (c) METAL; OR
- (d) METAL REINFORCED uPVC THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION RESISTANT STEEL.

- (iii) HARDWARE - THERE ARE NO SPECIFIC REQUIREMENTS FOR HARDWARE AT THIS BAL
- (iv) GLAZING - WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS A MINIMUM OF 5mm IN THICKNESS.
- (v) SEALS & WEATHER STRIPS - WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED.
- (vi) SCREENS - THERE ARE NO SPECIFIC REQUIREMENTS FOR OPENABLE PART OF THE DOOR AT THIS BAL.
- (vii) DOORS - SHALL BE TIGHT FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

### 6.5.6 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS)

THE FOLLOWING APPLIES TO VEHICLE ACCESS DOORS;

- (a) THE LOWER PORTION OF THE VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED (SEE FIGURE D4, APPENDIX D) SHALL BE MADE FROM -
  - (i) NON-COMBUSTIBLE MATERIAL; OR
  - (ii) BUSHFIRE RESISTING TIMBER (SEE APPENDIX F); OR
  - (iii) FIBRE-CEMENT SHEET A MINIMUM OF 6mm IN THICKNESS; OR
  - (iv) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
  - (v) A COMBINATION OF ANY OF ITEMS (i), (ii), (iii) OR (iv).
- (b) ALL VEHICLE ACCESS DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DON NOT NEED EDGE GAP PROTECTION. (REFER TO AS4504 FOR DOOR TYPES).
- (c) WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES TO PROTECT EDGE GAPS OR THRESHOLDS SHALL BE MANUFACTURER FROM MATERIAL HAVING A FLAMMABILITY INDEX NOT GREATER THAN 5.
- (d) VEHICLE ACCESS DOORS WITH VENTILATION SLOTS SHALL BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6.

## 6.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIA & GABLES, GUTTERS & DOWNPIPES)

### 6.6.1 GENERAL

THE FOLLOWING APPLIES TO ALL TYPES OF ROOFS & ROOFING SYSTEMS:

- (a) ROOF TILES, ROOF SHEETING & ROOF- COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE.
- (b) THE ROOF/WALL JUNCTION AND ROOF/ROOF JUNCTION SHALL BE SEALED OR OTHERWISE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6.
- (c) ROOF VENTILATION OPENINGS, SUCH AS GABLE & ROOF VENTS, SHALL BE FITTED EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET THAT CONFORMS WITH CLAUSE 3.6 AND MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (d) ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS60335.2.98 SHALL BE USED. EVAPORATIVE COOLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO THE ROOF SPACE NEED NOT BE SCREENED EXTERNALLY.

### 6.6.2 TILED ROOFS

TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL-

- (a) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
- (b) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
- (c) EXTEND INTO GUTTERS AND VALLEYS.

### 6.6.3 SHEET ROOFS

SHEETS ROOFS SHALL-

- (a) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 6.6.2 EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; OR
- (b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY -
  - (i) A MESH OR PERFORATED SHEET THAT CONFORMS WITH CLAUSE 3.6 AND THAT IS MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
  - (ii) MINERAL WOOL; OR
  - (iii) OTHER NON-COMBUSTIBLE MATERIAL; OR
  - (iv) A COMBINATION OF ANY ITEMS (i), (ii), (iii).

### 6.6.4 VERANDA, CARPORT AND AWNING ROOFS

THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:

- (a) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE [SEE FIGURE D1(A), APPENDIX D] SHALL MEET ALL REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN CLAUSE 6.6.1 TO 6.6.6.
- (b) A VERANDA CARPORT AND AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL [SEE FIGURES D1 (B) AND D1 (C), APPENDIX D] THAT CONFORMS WITH CLAUSE 6.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING, EXCEPT

WHERE THE ROOD COVERING IS A TRANSLUCENT OR TRANSPARENT MATERIAL.

NOTE: THERE IS NO REQUIREMENT TO LINE THE UNDERSIDE OF A VERANDA, CARPORT OR AWNING ROOF THAT IS SEPARATED FROM THE MAIN ROOF SPACE.

### 6.6.5 ROOF PENETRATIONS

THE FOLLOWING APPLY TO ROOF PENETRATIONS:

- (a) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF- MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES, AND SUPPORTS FOR SOLAR COLLECTORS OR THE LIKE, SHALL BE SEALED. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
  - (b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL CONFORM WITH CLAUSE 3.6 AND BE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- THIS REQUIREMENT DOES NOT APPLY TO A ROOM SEALED GAS APPLIANCE. (c) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS CONFORMS WITH AS1288.
- (d) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER, PROVIDED A GRADE A SAFETY GLASS DIFFUSER, THAT CONFORMS WITH AS1288, IS INSTALLED UNDER THE GLAZING, WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU) GRADE A TOUGHENED SAFETY GLASS MINIMUM 4mm SHALL BE USED IN THE OUTER PANE OF THE IGU.
  - (e) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF A FIRE-RETARDANT MATERIAL, PROVIDED THE ROOF INTEGRITY IS MAINTAINED BY AN UNDER-FLASHING OF A MATERIAL HAVING A FLAMMABILITY INDEX NOT EXCEEDING FIVE.
  - (f) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL, OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
  - (g) EAVES LIGHTING SHALL BE ADEQUATELY SEALED AND NOT COMPROMISE THE PERFORMANCE OF THE ELEMENT.

### 6.6.6 EAVES LININGS, FASCIAS & GABLES

THE FOLLOWING APPLIES TO EAVES LININGS, FASCIAS AND GABLES;

- (a) GABLES SHALL CONFORM WITH CLAUSE 6.4.
- (b) EAVES PENETRATIONS SHALL BE PROTECTED AS FOR ROOF PENETRATIONS AS SPECIFIED IN CLAUSE 6.6.5.
- (c) EAVES VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS IN ACCORDANCE WITH CLAUSE 3.6 AND MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (d) JOINTS IN EAVES LININGS, FASCIAS AND GABLES SHALL BE SEALED, WITH MATERIAL SUCH AS PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

### 6.6.7 GUTTERS & DOWNPIPES

This standard does not provide material requirements for -

- (a) GUTTERS, WITH EXCEPTION OF BOX GUTTERS; AND
- (b) DOWNPIPES.

IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.

BOX GUTTERS SHALL BE NON-COMBUSTIBLE & FLASHED AT THE JUNCTION WITH THE ROOF WITH NON-COMBUSTIBLE MATERIAL.

## 6.7 VERANDAS, DECKS, STEPS & LANDINGS

### 6.7.1 GENERAL

DECKING MAY BE SPACED.

THERE IS NO REQUIREMENTS TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS OR LANDINGS.

C6.7.1 SPACED DECKING IS NOMINALLY SPACED AT 3mm (IN ACCORDANCE WITH THE STANDARD INDUSTRY PRACTICE); HOWEVER, DUE TO THE NATURE OF TIMBER DECKING WITH SEASONAL CHANGES IN MOISTURE CONTENT, THAT SPACING MAY RANGE FROM 0-5mm DURING SERVICE. IT SHOULD BE NOTED THAT RESEARCH STUDIES HAVE SHOWN THAT GAPS AT 5mm SPACING AFFORD OPPORTUNITY FOR EMBERS TO BECOME LODGED IN BETWEEN TIMBERS, WHICH MAY CONTRIBUTE TO A FIRE. LARGER GAP SPACING OF 10mm MAY PRECLUDE THIS FROM HAPPENING BUT SUCH A SPACING REGIME MAY NOT BE PRACTICAL FOR A TIMBER DECK.

### 6.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS & LANDINGS

#### 6.7.2.1 MATERIALS TO ENCLOSE A SUBFLOOR SPACE

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE MATERIALS USED TO ENCLOSE A SUBFLOOR SPACE EXCEPT WHERE THOSE MATERIALS ARE LESS THAN 400mm FROM THE GROUND.

WHERE THE MATERIAL USED TO ENCLOSE A SUBFLOOR SPACE IS LESS THAN 400mm FROM THE GROUND, THEY SHALL CONFORM WITH CLAUSE 6.4

### 6.7.2.2 SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.

### 6.7.2.3 FRAMING

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS RAMPS OR LANDINGS. (I.E. BEARERS & JOISTS).

### 6.7.2.4 DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS THAT ARE MARE THAN 300mm FROM A GLAZED ELEMENT.

DECKING, STAIR TREADS TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300mm (MEASURED HORIZONTALLY AT DECK LEVEL) FROM A GLAZED ELEMENT THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK (SEE FIGURE D2, APPENDIX D) SHALL BE MADE FROM-

- (a) NON- COMBUSTIBLE MATERIAL; OR
- (b) BUSHFIRE-RESISTANT TIMBER (SEE APPENDIX F); OR
- (c) A TIMBER SPECIES SPECIFIED IN PARAGRAPH E1, APPENDIX E;
- (d) A COMBINATION OF ITEMS (a), (b), (c).

### 6.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS & LANDINGS

#### 6.7.3.1 SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.

#### 6.7.3.2 FRAMING

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS RAMPS OR LANDINGS. (ie, BEARERS & JOISTS).

#### 6.7.3.3 DECKING, STAIR TREADS TRAFFICABLE SURFACES OF RAMPS & LANDINGS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS THAT ARE MARE THAN 300mm FROM A GLAZING ELEMENT.

DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300mm (MEASURED HORIZONTALLY AT DECK LEVEL) FROM A GLAZED ELEMENT THAT ARE LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK (SEE FIGURE D2, APPENDIX D) SHALL BE MADE FROM -

- (a) NON- COMBUSTIBLE MATERIAL; OR
- (b) BUSHFIRE-RESISTANT TIMBER (SEE APPENDIX F); OR
- (c) A TIMBER SPECIES S SPECIFIED IN PARAGRAPH E1, APPENDIX E;
- (d) PVC-U; OR
- (e) A COMBINATION OF ITEMS (a), (b), (c) OR (d) ABOVE.

### 6.7.4 BALUSTRADE, HANDRAILS OR OTHER BARRIERS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR BALUSTRADES, HANDRAILS AND OTHER BARRIERS.

### 6.7.5 VERANDA POSTS

- (a) SHALL BE TIMBER MOUNTED ON GALVANISED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS THAN 75mm ABOVE THE ADJACENT GROUND LEVEL; OR
- (b) LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK OR GROUND (SEE FIGURE D2, APPENDIX D) SHALL BE MADE FROM -
  - (i) NON-COMBUSTIBLE MATERIAL; OR
  - (ii) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
  - (iii) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
  - (iv) A COMBINATION OF ANY ITEMS (a) OR (b).

### 6.8 WATER AND GAS SUPPLIES

ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY SHALL BE METAL.

EXTERNAL GAS PIPES AND FITTINGS ABOVE GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION HAVING A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS THE GREATER. THE METAL PIPE SHALL EXTEND A MINIMUM OF 400MM WITHIN THE BUILDING AND 100mm BELOW GROUND.



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		<p>C. &amp; R. MATTHEWS 128A TUGRAH RD TUGRAH TAS 7310</p>			
BAL NOTES			SHEET		
SCALE	DRAWN	DATE	REV	DRAW NUMB	16 OF 16
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