



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>PA2025.0172</b>
Proposed Use or Development:	<b>Residential (dwelling additions)</b>
Address of the Land:	<b>18 Forest Heights Drive, Tugrah</b>
Date of Notice:	<b>06/12/2025</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)

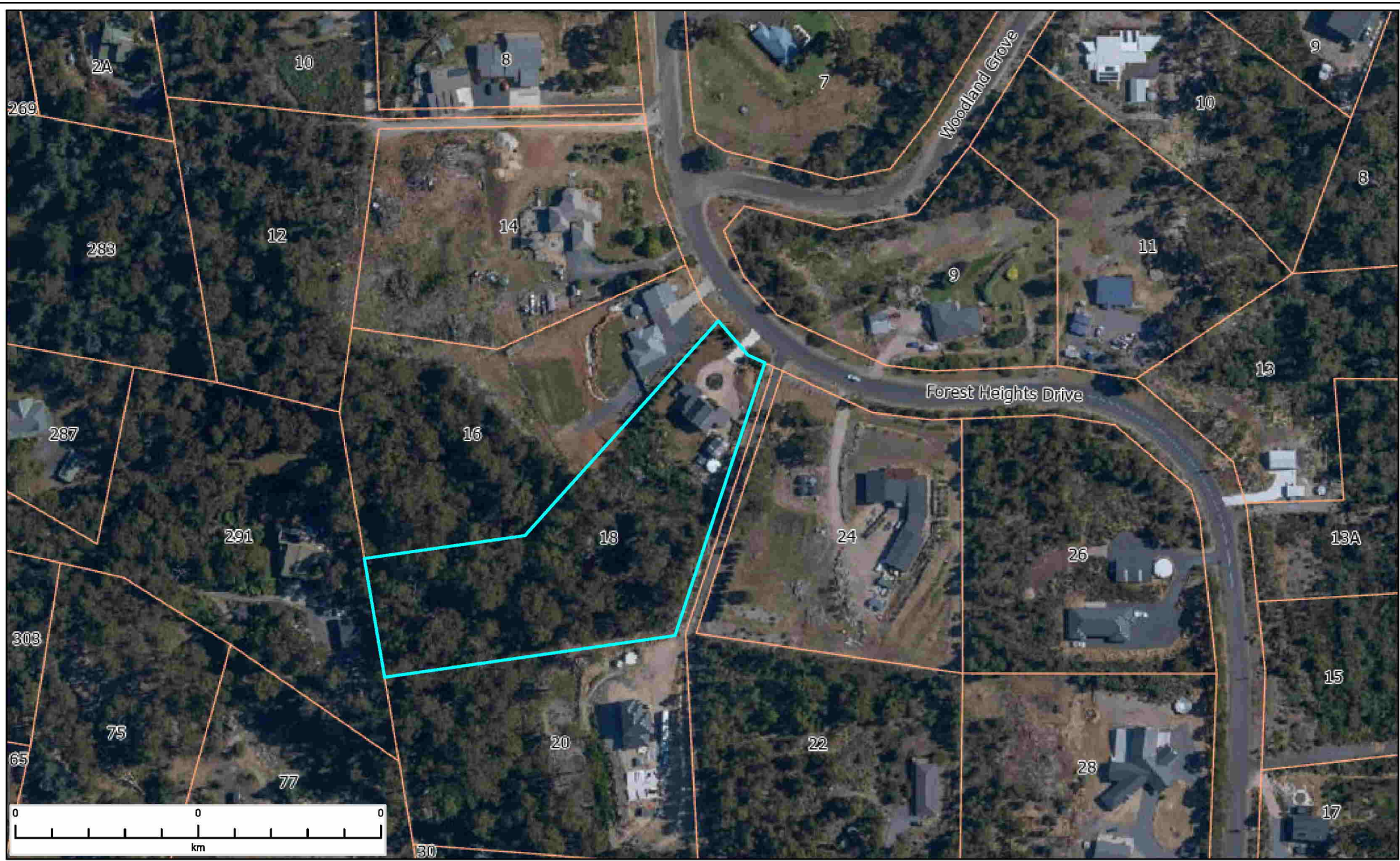
**Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.**

Your representation must:

- be received by close of business on **22/12/2025**;
- 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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# 18 Forest Heights Drive, Tugrah

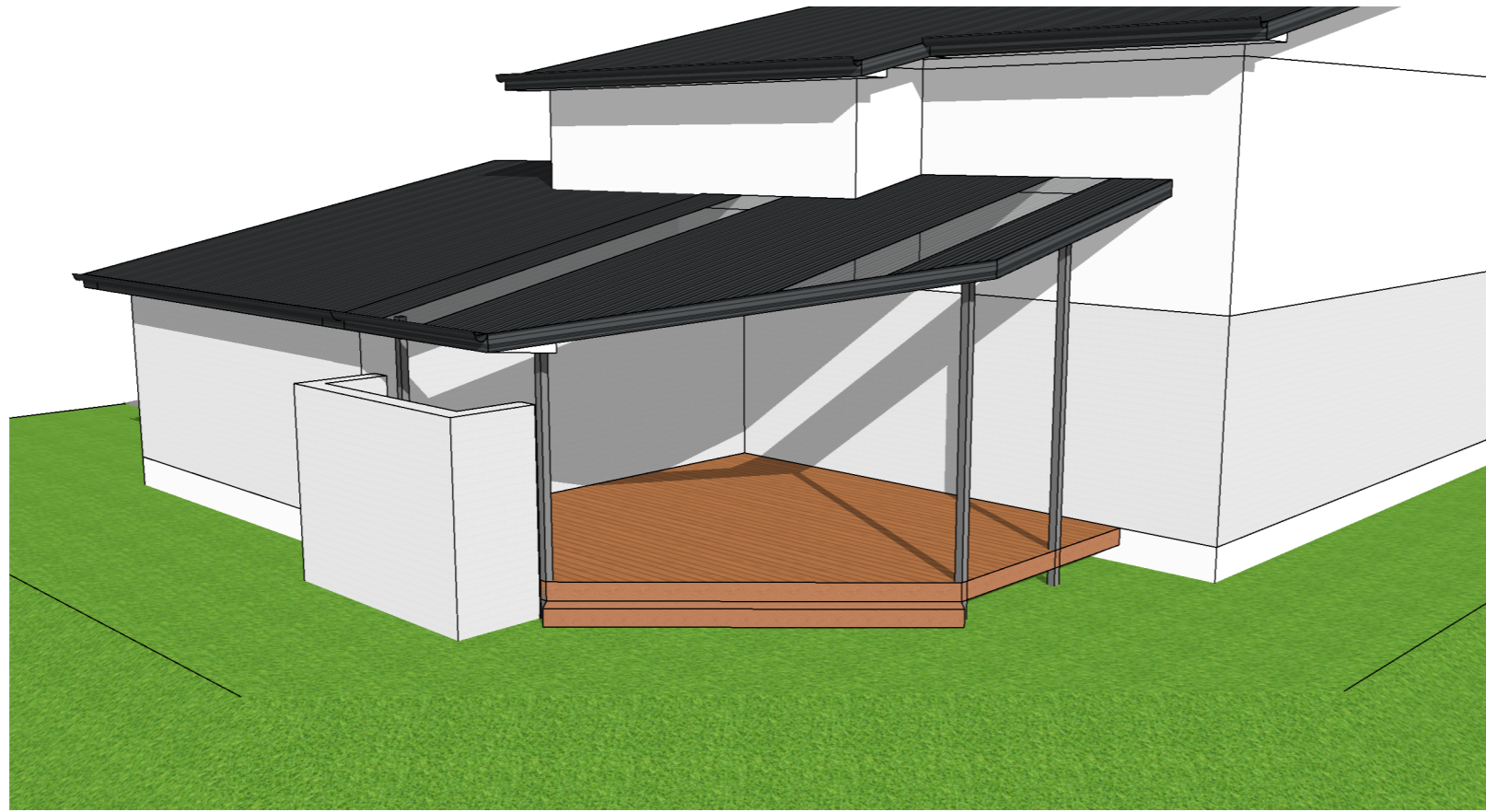


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Created: 03-12-2025 11:50:50



# Proposed alfresco AT 18 Forest Heights drive, Tugrah FOR J&D Bayles



## SITE INFORMATION

LAND TITLE REFERENCE: **165566/9**  
 WIND CLASSIFICATION: **N2**  
 SOIL CLASSIFICATION: **P/H1**  
 CLIMATE ZONE: **7**  
 BAL LEVEL: **19**  
 ALPINE OR SUB-ALPINE AREA: **N/A**  
 CORROSION ENVIRONMENT: **N/A**  
 OTHER HAZARDS: **N/A**  
 PID: **3228967**  
 ZONING: **RURAL LIVING**

## AREA SCHEDULE

SITE AREA: **1037ha**

**ALFRESCO ROOF AREA: 27.71m2**

## CONTACT REFERENCES:

BUILDING DESIGNER:  
 ECLO DESIGNS ~ CHLOE OVERTON  
 4 RIVERBEND DRIVE DON 7310, TAS  
 0419387746

STRUCTURAL ENGINEER:  
 ?

GEO ENGINEER:  
 GEOTON  
 PO BOX 522 PROSPECT VALE 7350 TAS  
 (03) 6326 5003

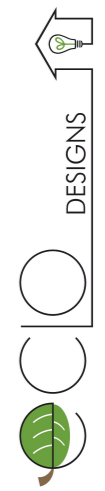
CITY/MUNICIPAL COUNCIL:  
 DEVONPORT CITY COUNCIL 17 FENTON WAY  
 DEVONPORT 7310, TAS  
 6424 0511

DIAL BEFORE YOU DIG PHONE: 1100

## THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:

- STRUCTURAL & HYDRAULIC ENGINEERING DRAWINGS
- SITE CLASSIFICATION & SOIL REPORT
- BAL REPORT
- FORMS 35

COVER PAGE	A00
SITE PLAN	A01
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BAL NOTES 4	A11



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 0419387746

REV	DATE	DESCRIPTION

CLIENT  
**J&D Bayles**

PROJECT NO.  
**25014**

PROJECT NAME  
**Proposed alfresco**

PROJECT ADDRESS  
**18 Forest Heights drive, Tugrah**

DRAWN C.O. ACCREDITATION CC6669

DOCUMENT DATE 29/09/2025 PAPER SIZE A3

DRAWING TITLE  
**Cover Page**

DOCUMENT PHASE  
 Development application

# A0C

**WARNING  
BEWARE OF  
UNDERGROUND SERVICES**

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

CONTOURS AT 5M INTERVALS

**SITE PLAN LEGEND & NOTES:**

**GENERAL NOTES:**  
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

**EXCAVATION:**  
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

**SETTING OUT:**  
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

**PROTECTION WORK:**  
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

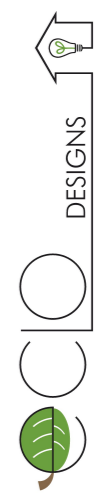
**DRIVEWAY:**  
EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER

**SITE SERVICES:**

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.



PROPOSED ALFRESCO  
OVER EXISTING DECK



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DOCUMENT DATE  
29/09/2025

PAPER SIZE  
A3

DRAWING TITLE  
**Site Plan**

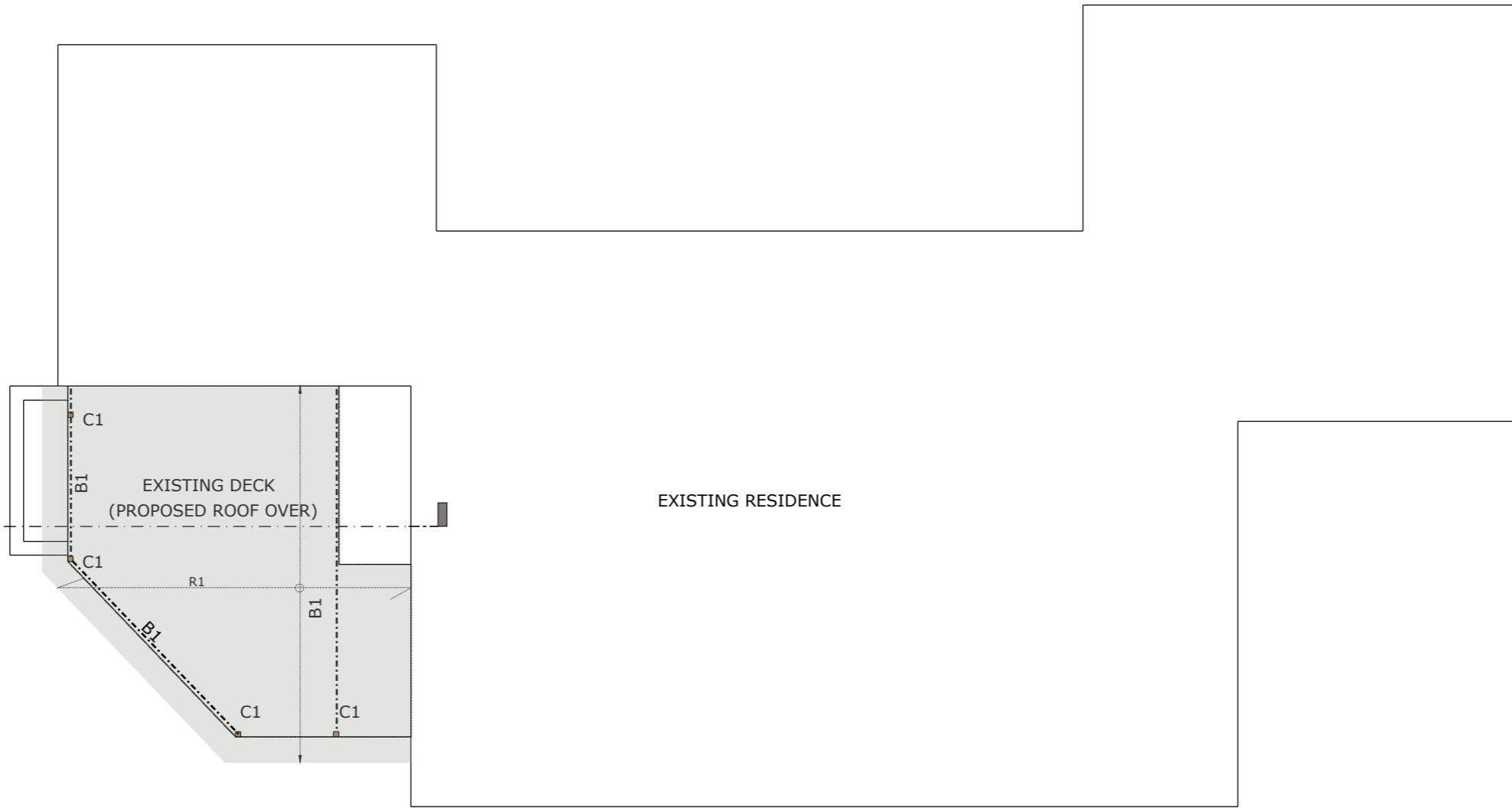
DOCUMENT PHASE  
**Development application**



Site Plan  
Scale: 1 : 1000

**A01**

6060  
3030  
3030

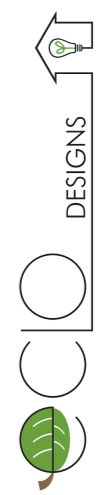


2900 3030  
5930

**LEGEND:**

- P1- 450DIA x 1000 CONCRETE PAD FOOTING (TO BE DETERMINED BY ENGINEER)
- C1- 89 SHS (TO BE DETERMINED BY ENGINEER)
- B1- 190 x 45 F17SHW VERANDAH BEAM (TO BE DETERMINED BY ENGINEER)
- B2- 240 x 45 F17SHW VERANDAH BEAM (TO BE DETERMINED BY ENGINEER)
- R1- 190 x 45 F17SHW RAFTERS AT 900 CRS (TO BE DETERMINED BY ENGINEER)

Floor plan  
Scale: 1 : 100



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DRAWING TITLE  
**Floor plan**

DOCUMENT PHASE  
**Development application**

**A02**

NEW COLORBOND CUSTOM ORB ROOFING  
COLOR, PITCH, AND GUTTER TO MATCH EXISTING

EXISTING RESIDENCE

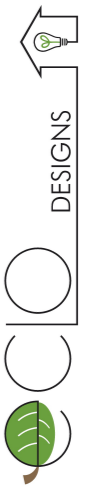
EXISTING DECK

1 South/East Elevation  
Scale: 1 : 100

LASERLITE SHEETSX2

EXISTING RESIDENCE

2 South/West Elevation  
Scale: 1 : 100



DESIGNS

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DRAWING TITLE  
**Elevations**

DOCUMENT PHASE  
**Development application**

**A03**

**LEGEND & NOTES**

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)

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 levelled 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.

**ROOF PLAN NOTES:**

GUTTERS AND DOWNPIPES TO AS3500. MAXIMUM CENTRES FOR DOWNPIPES TO BE 12M

**ROOF PLUMBING:**

**D.P.** 90 DIA UPVC DOWNPIPES  
PAINT FINISH

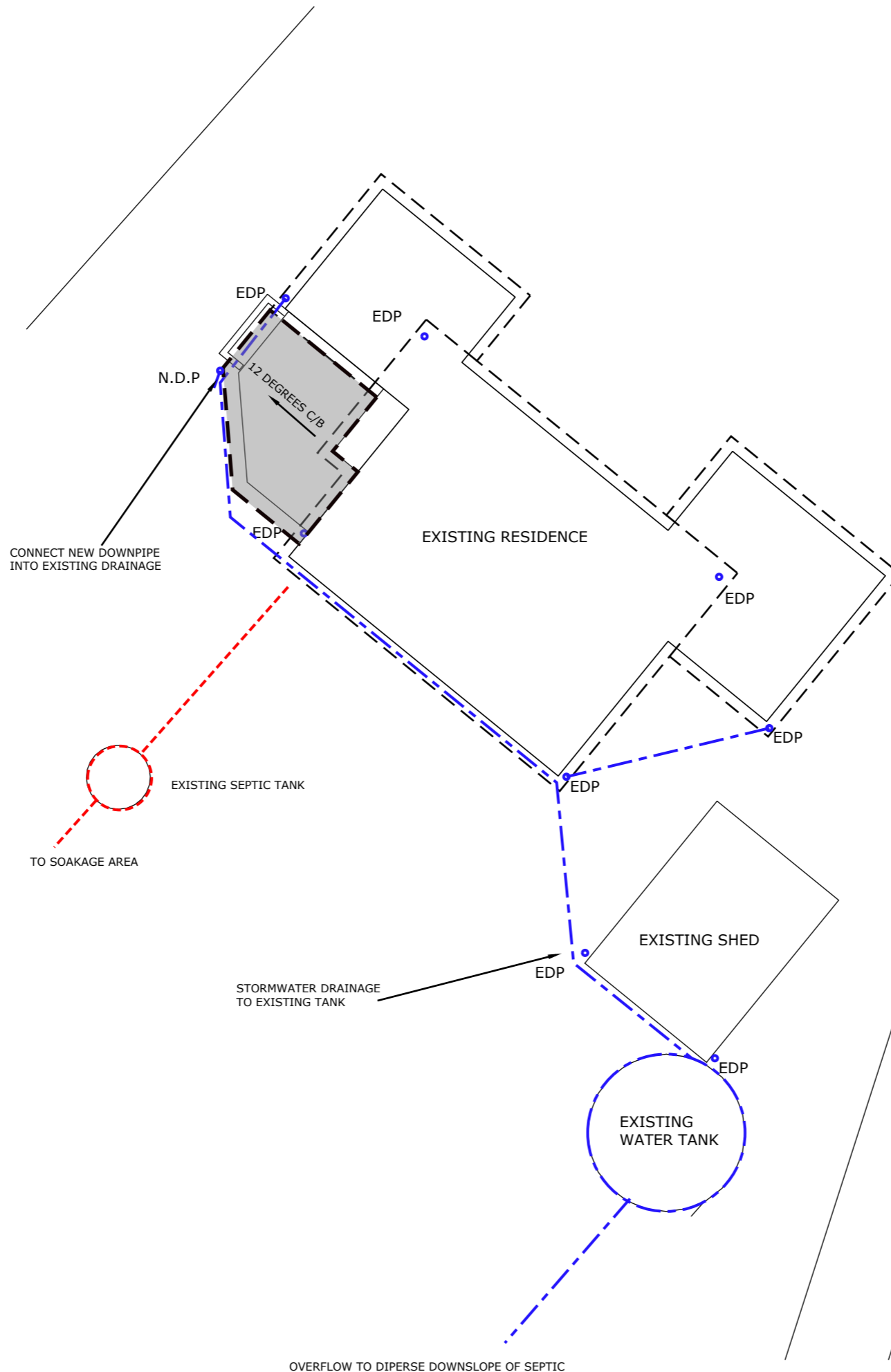
**NOTES:**

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

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

ROOF CLADDING TO COMPLY WITH AS 1562.1.

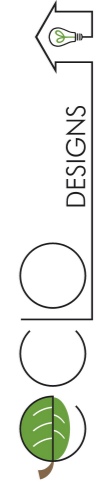
ROOF DRAINAGE MUST COMPLY WITH:  
 - PLUMBING CODE OF AUSTRALIA PART D1  
 - AS/NZS 3500.3  
 - BCA VOLUME 2 PARTS 3.1.2 AND 3.5.2.  
 (DEEMED TO SATISFY PROVISIONS)



NOTE: ASSUMED LOCATION OF DRAINAGE, TO BE CONFIRMED ON SITE PRIOR

(REFER TO GEO-TECH REPORT)

Plumbing plan  
Scale: 1 : 100



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DRAWING TITLE  
**Plumbing plan**

DOCUMENT PHASE  
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**A04**

**ROOF FRAMING**

BATTENS  
NCC V2 H1D6(3)& AS 4100 & 4600 FOR STEEL BATTENS AND  
H1D6(4) & AS 1720.1 FOR TIMBER BATTENS

SHEET ROOFING ACCORDING TO NCC V2 PART 7.2 & H1D7

**RECOMMENDED:**

45 x 45 HARDWOOD ROOF BATTENS AT MAX 600 CRS.OR  
EQUILIVANT TOPHATS. WITH 35 x 35 COUNTER BATTENS FOR  
VENTILATION

**NOT RECOMMENDED:**

DO NOT USE GREEN OR UNSEASONED TIMBER  
ALL HW MEMBERS TO BE SEASONED TO NO MORE THAN 15%  
MOISTURE CONTENT.  
TREATED PINE NOT RECOMMENDED DUE TO CORROSION  
EFFECT IN DIRECT CONTACT WITH METAL. IF TREATED PINE  
MUST BE USED H3 LSOP MINIMUM FULLY SEALED BY PAINTING  
OR DPC SEPERATION PRIOR TO INSTALLATION.

**CAPPING & FLASHING**

ACCORDING TO NCC 7.2.7  
PREFORMED CAPPING AND FLASHING NECESSARY TO  
PREVENT WATER PENETRATION. INTALLED TO ROOF VENTS,  
FLUES ECT.

**FASCIA & GUTTER**

ACCORDING TO NCC 7.4 HPD6 COLORBOND PREFORMED  
METAL FASCIA AND GUTTER INSTALLED TO  
MANUFACTURES SPECIFICATIONS.  
WHERE BOX GUTTERS ARE PROPOSED TO BE INSTALLED,  
AS/NZS 3500.3 MAY BE USED TO CALCULATE MINIMUM  
SIZES, FALLS AND OVERFLOOR REQUIREMENTS

**EAVES**

ACCORDING TO NCC 7.5.5 & AS2908.2  
OVERHANG AS INDICATED, LINED WITH CEMENT SHEETING.  
PAINTED WITH PLASTIC STRIP MOLDED JOINTS AND VENTS  
AS REQUIRED FOR VENTILATION

**DOWNPIPES**

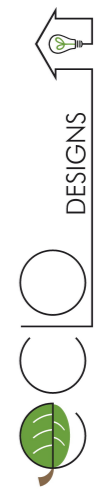
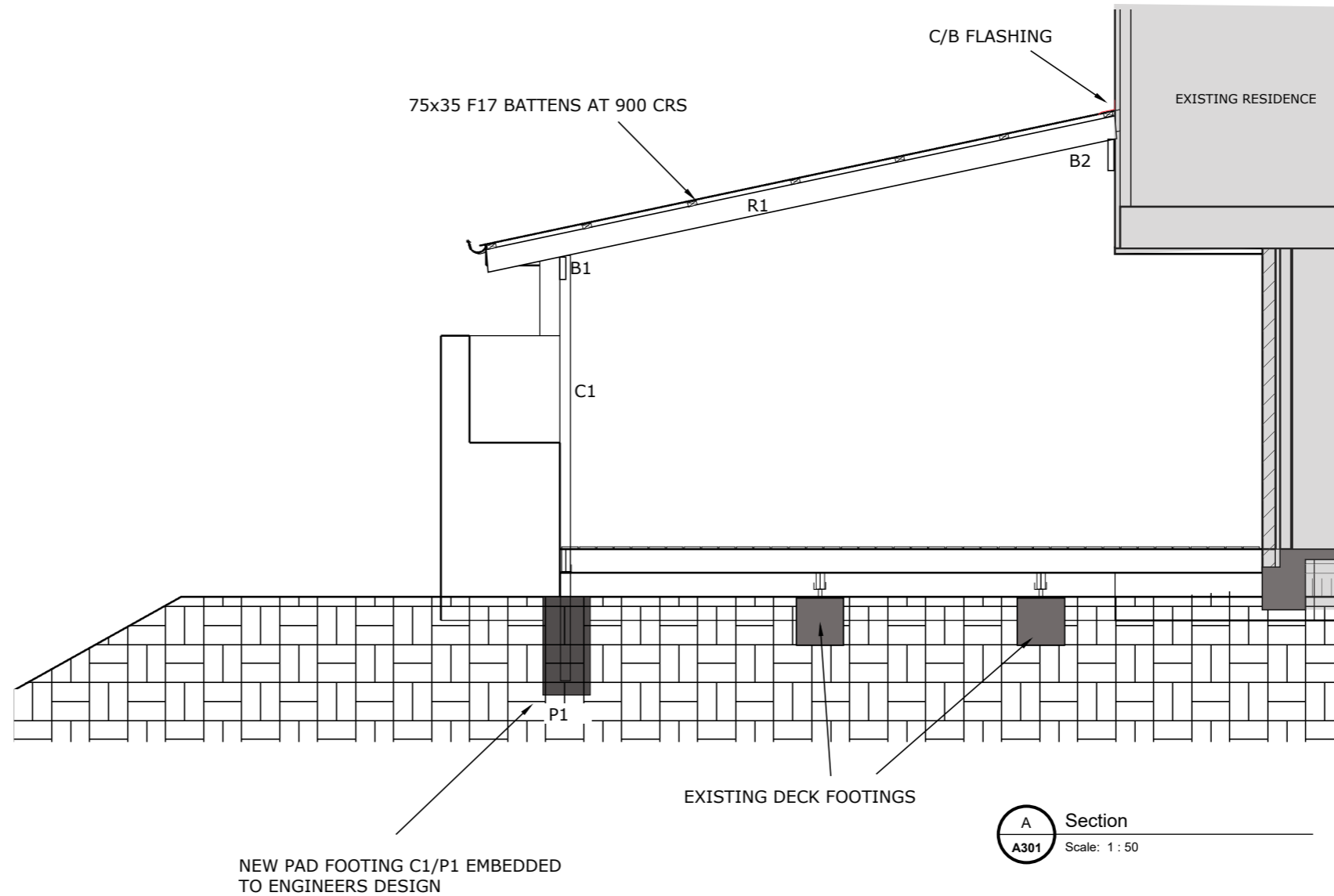
ACCORDING TO NCC 7.4.5  
DOWNPIPES TO BE 90 DIA PVC PAINTED TO MATCH  
GUTTERING. FIXED WITH WALL BRACKETS AT 1200 CRS  
BEGINNING AT DOWNPIPE ELBOW.

**SLABS & FOOTINGS**

ACCORDING TO NCC 4.1& AS 2870  
ALL FOUNDATIONS PREPERATION INCLUDING EARTHWORKS  
IS TO BE SEEN AND APPROVED BY COUNCIL, BUILDING  
SURVEYORS AND/ OR ENGINEERS PRIOR TO POURING ANY  
CONCRETE.  
REFER TO ENGINEERS PLANS FOR FOOTING AND  
CONCRETE SLAB DETAILS .  
REFER TO SOIL REPORT FOR CLASSIFICATION AND SITE  
MAINTENANCE REQUIREMENTS.

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A3

DRAWING TITLE  
**Section**

DOCUMENT PHASE  
**Development application**

**A05**

## GENERAL NOTES

### INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of [insert] (the designer), for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

### MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of [insert name of state/territory building regulations & year], National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

### VARIATIONS

- Should any conflict arise between these plans and BCA, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the [relevant building surveyor/building certifier] makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the [relevant building surveyor/building certifier], prior to implementation.

### MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

### SITE CLASSIFICATIONS & PROPERTY INFORMATION

The climate zone for this site is 12.5

Assumed design gust wind speed / wind classification is N2(to be confirmed on site by [relevant building surveyor/building certifier]).

Environmental classification (saline and/or aggressive industrial environment per BCA Table 7.2.2a) is low

Soil classification is class H1 Refer to soil report no. . The builder shall immediately report to the engineer any observable variation from this soil type.

Slope ratio is low No cut/fill shall be within 100mm of neighbouring boundaries.

This site is not in a declared termite area.

This site is in a declared bushfire area. Site bushfire attack level assessment is 19

This site is not subject to flood overlay. Minimum FFL is AHD

This site is not in an alpine area.

Annual 5 minute duration rainfall intensities:

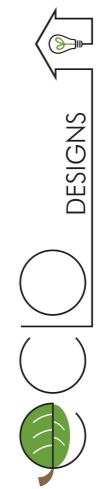
- Annual exceedance probability, 5% (mm/h) is from BCA Table 7.4.3d]
- Annual exceedance probability, 1% (mm/h) is from BCA Table 7.4.3d]

Earthquake risk for a domestic structure of a height less than or equal to 8.5m:

- Building type importance level – 2
- Annual probability of exceedance – 1:500
- Probability factor (kp) – 1.0
- Hazard factor (Z) for project location -0.09
- hazard at the (kpZ) – <0.11

Earthquake risk for an outbuilding of a height less than or equal to 8.5m:

- Building type importance level – 1
- Annual probability of exceedance – 1:250
- Probability factor (kp) 0.75
- Hazard factor (Z) for project location – 0.9
- hazard at the (kpZ) – <0.11



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DOCUMENT DATE 29/09/2025 PAPER SIZE A3

DRAWING TITLE  
**notes 1**

DOCUMENT PHASE  
**Development application**

**A0€**

# SUPPLEMENTARY NOTES

## SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

## PROTECTION OF THE BUILDING FABRIC

- The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
  - 7,500mm<sup>2</sup> clear ventilation where particle board flooring is used; or
  - 6,000mm<sup>2</sup> for other subfloor types.
- [Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.

- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.

## GLAZING

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass – including, but not limited to, windows, doors, screens, panels, splashbacks and barriers – shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

## FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
  - 100 x 100mm (1x 5mm HD wire) if up to 1400mm long
  - 100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long
  - 125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

## Stormwater and sewers

- 90 mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers to underground stormwater drains shall be not less than:
  - 100mm under soil
  - 50mm under paved or concrete areas
  - 100mm under unreinforced concrete or paved driveways
  - 75mm under reinforced concrete driveways
- The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings, footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

## Safety of building users

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:
  - Risers shall be 190mm max and 115mm min
  - Goings shall be 355mm max and 240mm min
  - 2r+g shall be 700mm max and 550mm min
  - There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:
  - 1000mm min above finished stair level (FSL) of balconies, landings etc; and
  - 865mm min above FSL of stair nosing or ramp; and
  - vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3. Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm – 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

## SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.

## TIMBER FRAMING

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.
- Electrical
  - Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
  - New smoke detectors shall be interconnected; mains-powered; and located and installed per BCA 9.5.2 and 9.5.4.
  - In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
  - Light switches shall be positioned in a consistent location 900mm – 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.
  - Power points shall not be installed lower than 300mm above finished floor level.
  - All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
  - Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
  - Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.
  - Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
    - 40 l/s for kitchen & laundry
    - 25 l/s for bathroom or sanitary compartment.
  - An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
  - Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

TIMBER FRAMING	
STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.	
WALL PLATES	2/45x90 MGP10
STUDS	90x45 MGP10 <450mm CENTRES <3600mm SPAN DOUBLE STUDS TO SUPPORT ALL BEAMS AND LINTELS UNLESS NOTED OTHERWISE BY ENGINEER
JAMB STUDS	2/90x45 MGP10 REFER TO ENGINEER'S DRAWINGS FOR LOCATIONS
NOGGINGS	90x45 MGP10 1000mm CENTRES
BRACING	7mm PLYBRACE/20mm METAL ANGLE AS REQUIRED (REFER TO AS1684/ENGINEER'S DETAILS)
FLOOR JOISTS	TO HAVE SOLID BLOCKING AT <1800mm CENTRES REFER TO ENGINEER'S MEMBERS SCHEDULE FOR SIZE AND SPACING
LINTELS	UNLESS NOTED OTHERWISE IN ENGINEER'S DRAWINGS: 90x45 F17 SHW UP TO 1400mm OPENINGS 140x45 F17 SHW OPENINGS FROM 1400mm TO 2200mm 290x45 F17 SHW OPENINGS FROM 2200mm TO 4000mm REFER TO ENGINEER'S MEMBERS SCHEDULE
RAFTERS	

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REV	DATE	DESCRIPTION

CLIENT  
**J&D Bayles**

PROJECT NO.  
**25014**

PROJECT NAME  
**Proposed alfresco**

PROJECT ADDRESS  
**18 Forest Heights drive, Tugrah**

DRAWN C.O  
ACCREDITATION CC6669

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**Development application**

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## 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) mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 6.7).

C6.2 Combustible materials stored in the subfloor space may be ignited by embers and impact the building.

## 6.3 FLOORS

### 6.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground.

### 6.3.2 Elevated floors

#### 6.3.2.1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, 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 2 mm, made of corrosion resistant steel, bronze or aluminium; or
- (c) a combination of Items (a) and (b).

#### 6.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

- (a) Materials that conform with the following:
  - (i) Bearers and joists shall be—
    - (A) non-combustible; or
    - (B) bushfire-resisting timber (see Appendix F); or
    - (C) a combination of Items (A) and (B).

(ii) Flooring shall be—

(A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F); or

(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or

- (D) a combination of any of Items (A), (B) or (C).
- (B) A system conforming with AS 1530.8.1.

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

## 6.4 WALLS

### 6.4.1 General

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm 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 90 mm:
  - (i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete,
  - (ii) Precast or in situ walls of concrete or aerated concrete.
  - (iii) Earth wall including mud brick.
- or
- (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 minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (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 a minimum of 6 mm in thickness; or
  - (iii) bushfire-resisting timber (see Appendix F); 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).
- 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 decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm 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 a mesh made of corrosion-resistant steel, bronze or aluminium.

## 6.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND 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-resisting timber (see Appendix F); or
- (d) a combination of any of Items (a), (b), or (c).

### 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 or perforated sheet shall be made from—

- (a) metal; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a timber species as specified in Paragraph E2, Appendix E.

### 6.5.3 Windows and sidelights

Window assemblies shall—

- (a) be completely protected by a bushfire shutter conforming with Clause 3.7 and Clause 6.5.1; or
- (b) be completely protected externally by screens conforming with Clause 3.6 and Clause 6.5.2; or
- C6.5.3(b) For Item (b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.

(c) conform with the following:

- (i) Frame material For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery, shall be made from one 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.

- (ii) Hardware There are no specific requirements for hardware at this BAL level.
- (iii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings, having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be toughened glass a minimum of 5 mm in thickness, or glass blocks with no restriction on glazing methods.

There are no restrictions on frame material for all other windows.

- (ii) Hardware There are no specific restrictions on hardware for windows.
- (iii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings, having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be toughened glass a minimum of 5 mm in thickness, or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only.

For all other glazing, annealed glass may be used in accordance with AS 1288.

- (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.

- (v) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 6.5.2. Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with Clause 6.5.2.

C6.5.3(c) For Item (c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open. For Item (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and has to be externally fixed.

For Item (c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally

### 6.5.4 Doors—Side-hung external doors (including French doors, panel fold and bi fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—

- (a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 6.5.1; or
- (b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2; or
- (c) conform with the following:
  - (i) Door panel material Materials shall be—
    - (A) non-combustible; or
    - (B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm 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 400 mm 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 a 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.

(A) non-combustible; or

(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm 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 400 mm 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 a 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 level.
- (iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
- (v) Seals and weather strips Weather strips, draught excluders or draught seals shall be installed.
- (vi) Screens There are no requirements to screen the openable part of the door at this BAL level.
- (vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

### 6.5.5 Doors—Sliding doors

Sliding doors shall—

- (a) 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 conform with Clause 3.6 and Clause 6.5.2; or
- or
- (c) conform with the following:

- (i) Frame material The material for door frames, including fully framed glazed doors, 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 and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

- (ii) Hardware There are no specific requirements for hardware at this BAL level.
- (iii) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
- (iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
- (v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level.
- (vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

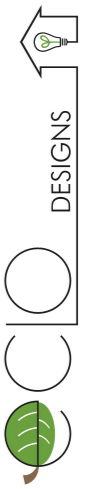
### 6.5.6 Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:

- (a) The lower portion of a vehicle access door that is within 400 mm 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 6 mm 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 do not need edge gap protection.

NOTES:

- 1 Refer to AS/NZS 4505 for door types.
- 2 Gaps of door edges or building elements should be protected as per Section 3.
- C6.5.6(b) These guide tracks do not provide a direct passage for embers into the building.



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REV	DATE	DESCRIPTION

CLIENT  
**J&D Bayles**

PROJECT NO.  
**25014**

PROJECT NAME  
**Proposed alfresco**

PROJECT ADDRESS  
**18 Forest Heights drive, Tugrah**

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**Development application**

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- (c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
- (d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

## 6.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

### 6.6.1 General

The following applies to all types of roofs and roofing systems:

- (a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

- (b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.

- (c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

- (d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 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

Sheet 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 of Items (i), (ii), or (iii).

- C6.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

### 6.6.4 Veranda, carport and awning roof

The following applies 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 the requirements for the main roof, as specified in Clauses 6.6.1 to 6.6.6.

- (b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 6.4 shall have a non-combustible roof covering, except where the roof 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 applies 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.

NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located. In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.

- (c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.

- (d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness 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 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 2 mm, 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 and gables

The following applies to eaves linings, fascias and gables:

- (a) Gables shall conform with Clause 6.4.
- (b) Eaves penetrations shall be protected the same 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.

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

### 6.6.7 Gutters and downpipes

This Standard does not provide material requirements for—

- (a) gutters, with the exception of box gutters; and
- (b) downpipes.

If installed, gutter and valley leaf guards shall be non-combustible. Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

## 6.7 VERANDAS, DECKS, STEPS AND LANDINGS

### 6.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C6.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm-5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm 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 and 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 400 mm from the ground. Where the materials used to enclose a subfloor space are less than 400 mm 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, pergolas, decks, ramps or landings (i.e. bearers and joists).

#### 6.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—

- (a) non-combustible material; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a timber species as specified in Paragraph E1, Appendix E; or
- (d) a combination of any of Items (a), (b), or (c).

### 6.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and 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 (i.e. bearers and joists).

#### 6.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—

- (a) non-combustible material; or
- (b) bushfire-resisting timber (see Appendix F); or
- (c) a timber species as specified in Paragraph E1, Appendix E; or
- (d) a combination of any of Items (a), (b), or (c).

### 6.7.4 Balustrades, handrails or other barriers

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

### 6.7.5 Veranda posts

Veranda posts—

- (a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or

- (b) if less than 400 mm (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 of Items (a) or (b).

## 6.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes 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 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.

NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.

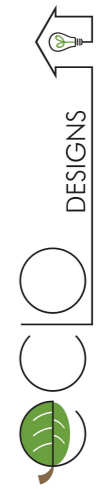
C6.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

## BUSH FIRE RESISTING SPECIES

The following species have been tested and meet the requirements for a bush fire resisting timber species:

Standard trade name Botanical name

Ash silvertop	Eucalyptus sieberi	Blackbutt	Eucalyptus pilularis	Gum, red, river
Eucalyptus camaldulensis	Gum, spotted	Corymbia maculata	Corymbia henryi	
Corymbia citriodora	Ironbark, red	Eucalyptus sideroxylon	Kwila (Merbau)	Intsia
bijuga	Turpentine	Syncarpia		



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**25014**

PROJECT NAME  
**Proposed alfresco**

PROJECT ADDRESS  
**18 Forest Heights drive, Tugrah**

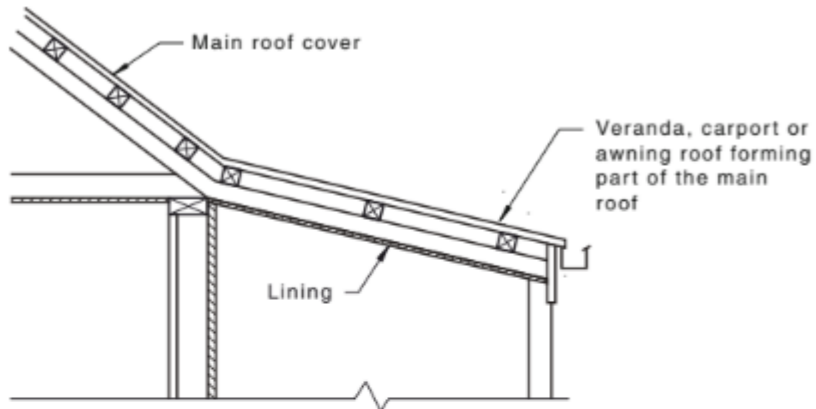
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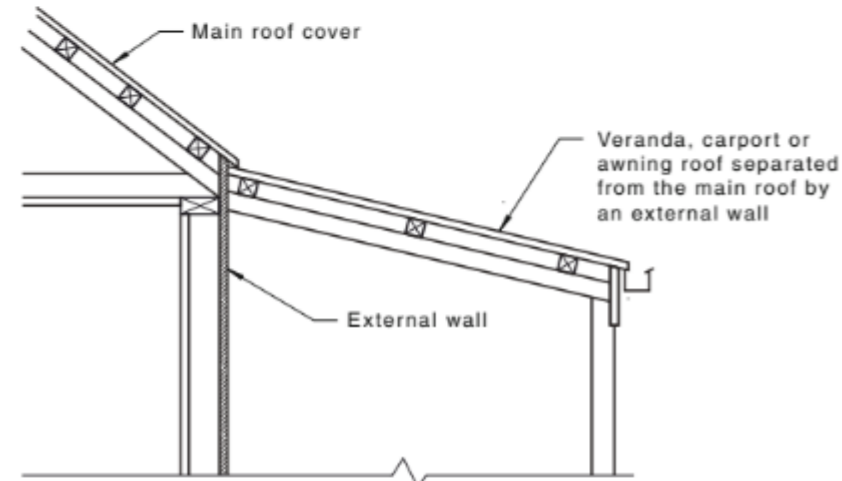
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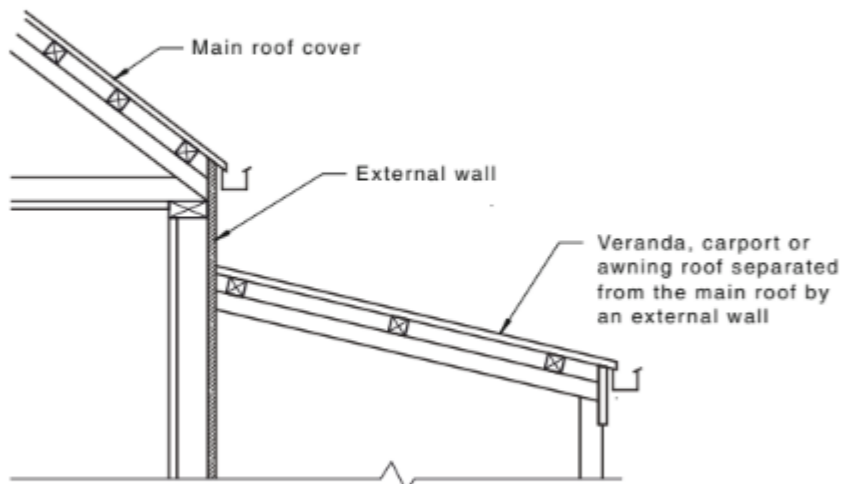
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(a) Continuous roof

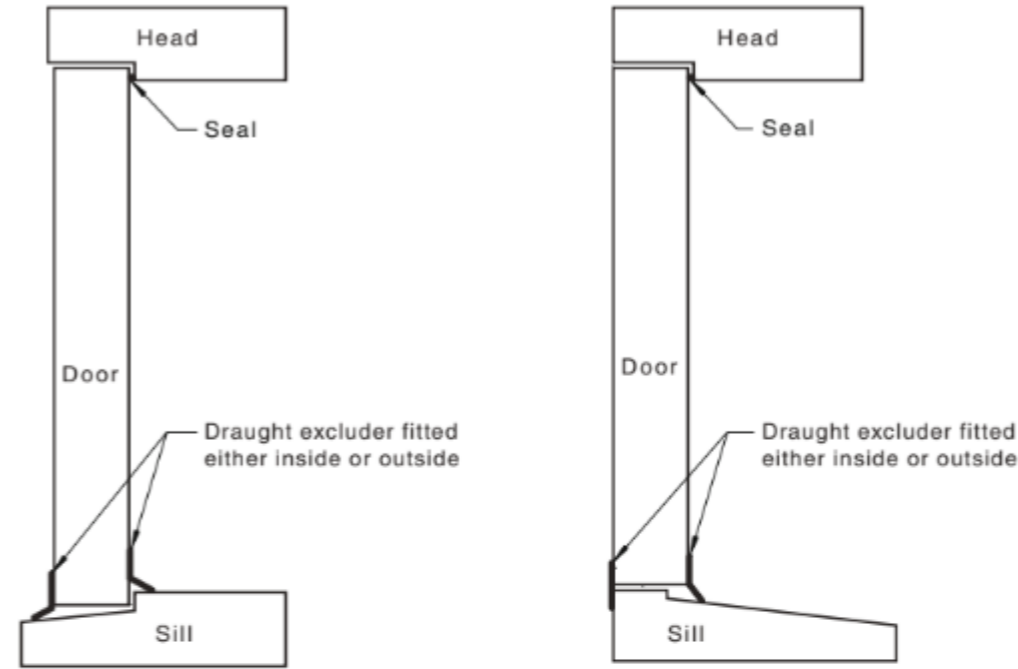


(b) Continuous roof with veranda, carport or awning roof separated from main roof



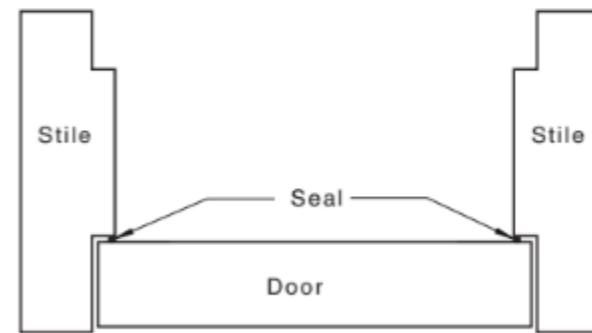
(c) Discontinuous roof

FIGURE D1 VERANDA, CARPORT OR AWNING ROOFS SHOWING CONTINUOUS AND DISCONTINUOUS ROOF TYPES



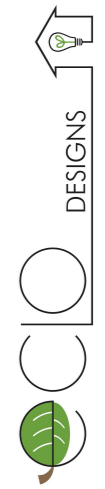
(a) Open out

(b) Open in



(c) Either opening in or out

FIGURE 3.2 GAPS BETWEEN DOORS AND THE DOOR JAMBS, HEADS OR SILLS (THRESHOLDS)



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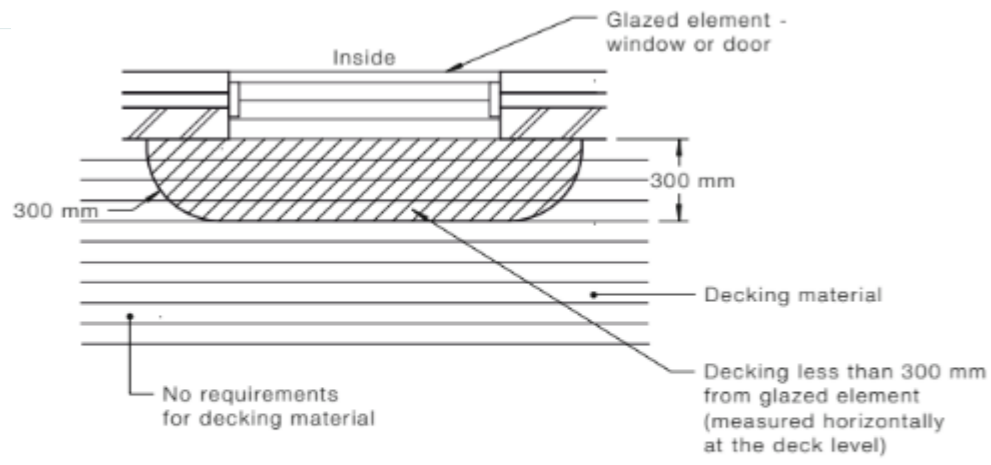
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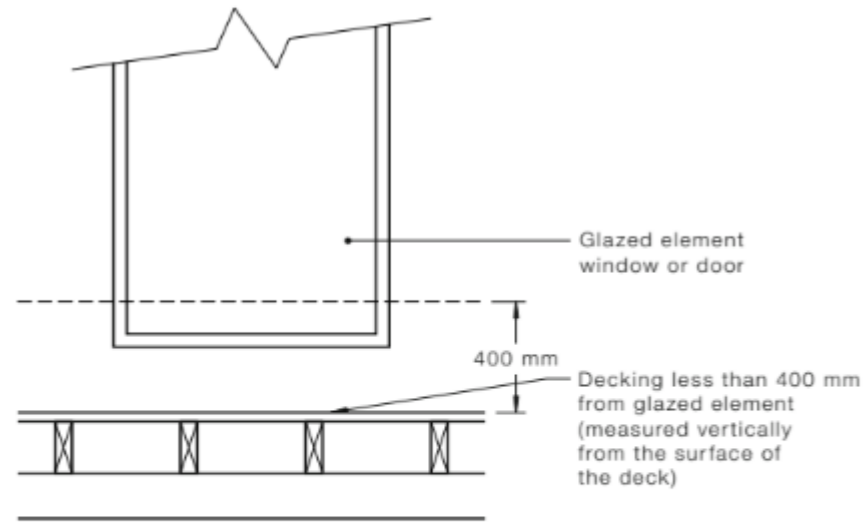
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(a) Plan view



(b) Elevation view

FIGURE D2 DECKING WITHIN HORIZONTAL AND VERTICAL LIMITS OF GLAZED ELEMENTS

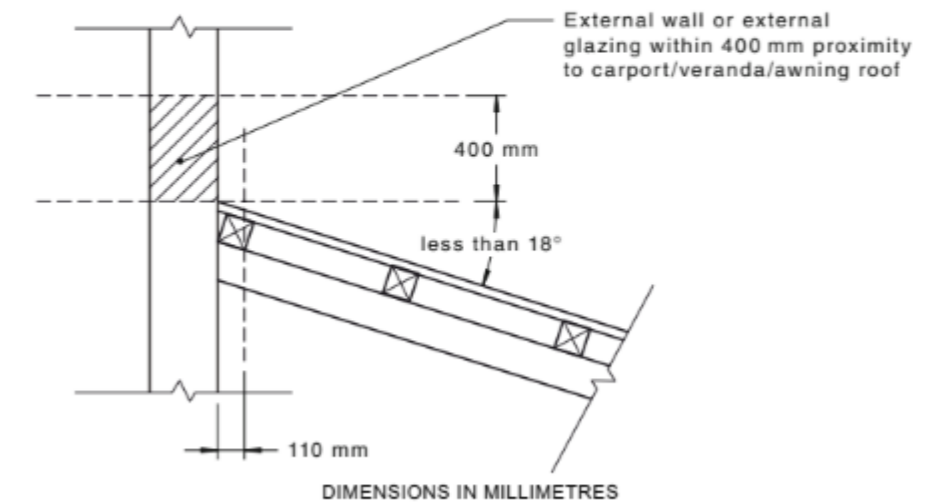
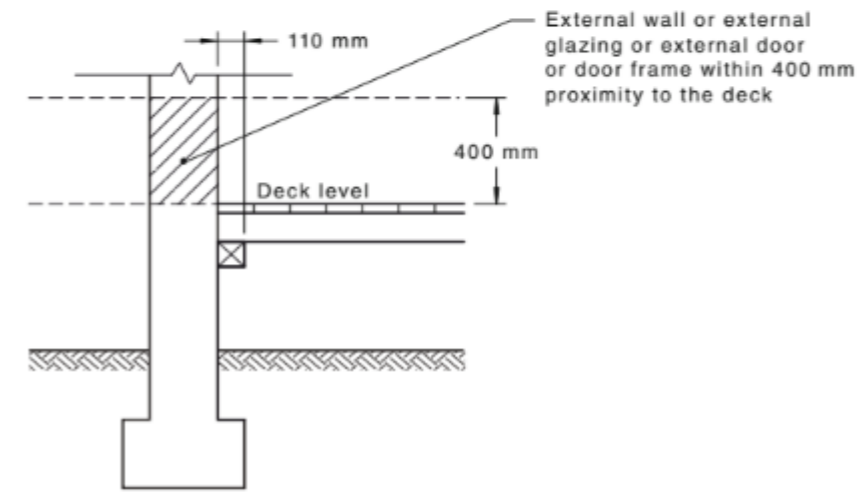
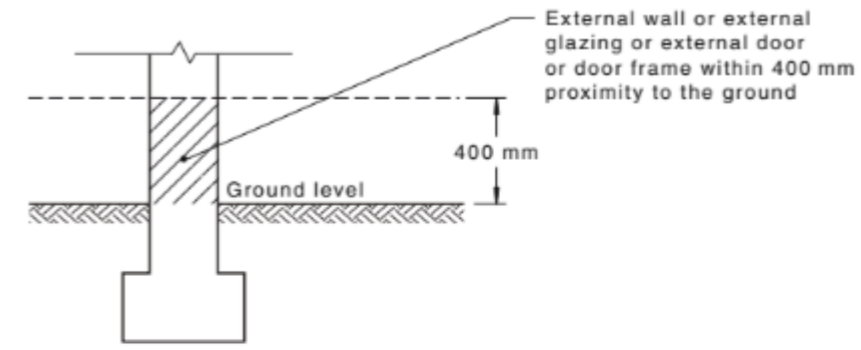
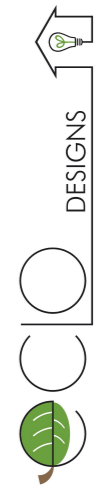


FIGURE D3 EXTERNAL WALLS OR EXTERNAL GLAZING, OR EXTERNAL DOORFRAMES WITHIN LIMITS ABOVE GROUND, DECKS, CARPORT ROOFS



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