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

Break O'Day COUNCIL

Development Applications

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

DA Number	DA 2025 / 00044
Applicant	J Binns
Proposal	Residential - Dwelling Alterations and Construction of a Deck Extension and Retaining Walls
Location	34 Main Road, Binalong Bay

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 17th May, 2025 **until 5pm Friday 30th May, 2025.**

John Brown
GENERAL MANAGER

project information

building designer:	jennifer binns
accreditation no:	CC 1269L
title reference:	c.t. 60431/12
design wind speed:	design for N3
soil classification:	design for M
climate zone:	7
bushfire prone BAL rating:	n/a
alpine area:	n/a
corrosion environment:	very high
other hazards:	unknown
datum level at kerb:	unknown
ground level:	existing
finished floor level:	existing
overflow relief gully level:	existing

associated documents

engineering certification by MV Consulting

referenced manufacturers specifications:

note

these drawings are for permit approval purposes and additional information may be required to inform construction.

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering.

IF IN DOUBT ASK

Building Areas

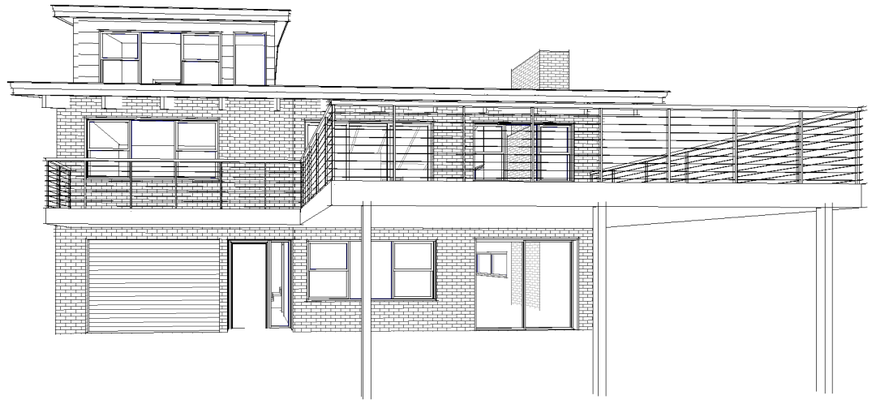
first floor	103.71
ground floor	69.18
deck	42.72
second floor	36.01
garage	35.03

jennifer binns

www.jenniferbinnsdesign.com.au
0439 765 452 : mail@jenniferbinnsdesign.com.au
52 cecilia street st helens tasmania 7216

proposed dwelling alterations

cathy byrne + alex smith
34 main road, binalong bay tasmania 7216



notes

general

all dimensions are in millimetres unless otherwise specified.
dimensions are to structure not finish.
verify dimensions and measurements prior to commencement of work.
reference to manufacturer's specification is to a current approved specification appropriate for the proposed use.
engineer's specifications take precedence over drawing notes.
all work to generally comply with the national construction code of australia (NCC), relevant australian standards,codes of practice + the practices set out in the guide to standards and tolerances 2007.
it is the responsibility of the builder to ensure that suitable materials and construction methods are used, work is undertaken in accordance with the required standards and specifications and that work is finished in a professional manner.

work health + safety

refer safe design notes.
contractors to comply with state work health + safety act and all relevant codes of practice.

materials

building materials to be new material in sound condition.
re-used material may be used if builder is satisfied that the material is sound and appropriate for the proposed use.

vehicle access

vehicle crossovers to be provided in accordance with local authority requirements
contractor to obtain relevant permits for works in road reserve and comply with relevant planning conditions.
council infrastructure services to be notifed prior to commencing workks.
provide 3% crossfall to driveways with stormwater runoff directed to on-site absorption or approved stormwater discharge point.
concrete driveways to be minimum 120mm 25mpa concrete with saw cuts @ max 4m cen.
24 hours after pour.

site works

check boundaries, easements + service locations on site prior to commencing works.
site to be filled/excavated to levels indicated on drawings.
excavation works to comply with NCC part 3.2 and AS 2870 residential slabs + footings.
construction area to be cleared of vegetation, top soil and upper strata containing organic matter.
prepare foundation so footings can be placed on level undisturbed material.
drains and pipes to be provided as required or indicated to facilitate drainage of water away from building and foundations.
install site drainage prior to footing excavation where possible.
grade finished ground levels away from building footings, including areas under decks, 1:20 for 1m around building to a point where ponding won't occur.
finished ground level below concrete slabs to be as follows:
- 100mm in sandy and well drained areas
- 50mm for paved and concreted areas drained away from building @ 1:20
- 150mm in all other cases

electricty, communication, water, sewer, stormwater + gas services to be connected as per local authority requirements, verify connection locaations on site in consultation with owner.
verify setout of building on site. no part of building works, including eaves, fascia, downpipes, drainage, excavations or any building element, to encroach over property boundary.
where a building is located on or near a property boundary and the boundary cannot be accurately identified, a registered land surveyor is to be engaged to establish + mark the property boundary/ies.
where excavation work is to a level below that of an adjoining property, on the property boundary or within 3m of a building on an adjoining property, protection work is to be carried out in accordance with section 121 of the building act and relevant building regulations.
where required, obtain agreement with adjoining property owners for protection work in accordance with form 6 prior to commencing works.

external taps

external garden taps to be provided in accordance with owner's requirements.
external taps to be fitted with hose conneection vacumn breakers if required by local authority.

soil + water management notes

connect downpipes to stormwater system as soon as practical.
works to be scheduled appropriately and stopped if conditions are not suitable, such as during and after heavy rain.
phase works as required to minimise wind erosion.
limit disturbance of vegetation to that required for construction of the development
stockpile top soil separately from subsoil.
protect stockpiles with geotextile sediment fencing on the low side of stockpiles.
minimise the time service trenches are left open + progressively backfill trenches with compacted backfill finished 100mm above adjacent ground level.
limit vehicle movement on disturbed areas.
prevent transfer of sediment to roadway by sealing crossover where possible, using bunds or parking construction vehicles on street.
store pollutants well clear of poorly drained areas.
remove sorted waste in an approved manner by means of suitable transport to an acceptable disposal area.
maintain waste disposal and collection systems.
on completion, erosion matting to be installed to slopes and disturbed areas for natural revegetation.

asbestos

asbestos material to be removed in accordance with workplace standards code of practice.
designer has not carried out a survey of asbestos materials and shall not be held liable for asbestos materials or other hazardous material.

concrete

concrete footings + slabs to be constructed in accordance with NCC part 4.2 and AS 2870.
refer site classification report, footing details + engineering specification where applicable

masonry

masonry to be constructed in accordance with NCC part 5, relevant standards + codes of practice.
damp proof course to be placed 150mm above ground level.
provide control joints as indicated on drawings @ max 6m cen. 10mm wide joint with compressible backing foam + mastic sealant.
reinforced concrete clockwork shall be in accordance with AS 3700 masonry structures code.
all cores containing reinforcing to be filled with 20mpa grout.
clean-out all cores after each days laying.
brickwork shall be in accordance with AS 1225 clay building bricks.
approved stainless steel ties to be placed at 450 x 600mm centres and to 300mm centres to raised floor levels.
use medium duty type ties and Grade 316 stainless steel in areas within 1km of the coast.
standard reinforcing to be placed every 4th course (bricktour).
cavity walls to have a continuous cavity kept clear of morter droppings.
openings to be fully flashed with standard damp proof course material to prevent water penetration to internal areas.
all perpends to be fully filled with mortar.
weep holes to be placed above damp proof course layer at maximum 1200mm centres.

timber

framing to be constructed in accordance with NCC part 6.
sub-floor ventilation to be provided in accordance with NCC part 6.2.
structural timber to be in accordance with AS 1684 residential timber framed construction, AS 1720 timber structures, AS 1328 glued laminated structural timber and AS 1170 structural design actions.
provide temporary bracing during construction in accordance with AS 1684.
no untreated timber to be used within 150mm of ground level.
framing, drilling, cutting and connections to be carried out in accordance with the requirements of AS 1684.
fittings and fixings to be hot dip galvanised or of specifically approved materials and finishes.
all nuts and bolts to be provided with washers.
all bolts to be tightened before handover.
bolt holes to be 2mm oversize in unseasoned timber.
unless otherwise specified, timber members to be fixed with nominal fixing as specified in AS 1684.
sizes and details not shown to comply with AS 1684
timber roof trusses + innstallation to be to manufacturer's specification, specification + certification to be provided to building surveyor.
install damp proof course as required to prevent moisture from concrete + masonry building elements effecting timber framing
tie-down f ixings and bracing to be provided in accordance with AS 1684.
openings to be fully flashed with galvanised or colorbond sheet steel flashing
unless otherwise specified
hardwood shall be minimum stress grade F17, strength group S3, joint group J2.
softwood shall be minimum stress grade F5, strength group SD6, joint group JD4.
timber shall be free of defects.
wall studs: 90 x 35 MGP10 or F17 HW @ max 450 cen.
wall plates: 90 x 35 F17 HW
provide double top plate on load bearing walls.
noggins @ max 1200mm centres.
provide the following studs at openings:
- 1 stud either side of openings up to 900mm
- 2 studs either side of openings up to 1200mm
- 3 studs either side of openings up to 3000mm.

specified timber sizes have been determined using AS 1684 and manufacturer's design guides.
external timber to be treated timber suitable for application, have adequate natural durabaility or have a protective coating applied and maintained in accordance with NAFI timber manual datafile P4 *timber design for durability*.
initial coating
coat all timber with intergrain DWD trishield application system or equivalent:
1 coat intergrain reviva, 1 coat dimension 4 ultraprimer and 1 coat intergrain DWD
annual maintenance:
clean areas where weathering or deterioration of coating is evident with intergrain reviva, sand back coating and reapply as per initial coating.
to re-coat areas in good conditon, apply intergrain reviva and follow with 1 coat intergrain DWD.

steelwork

framing to be constructed in accordance with NCC part 6.
steel to be fabricated and erected in accordance with AS 4100 steel structures and AS 1554 structural steel welding.
unless otherwise specified, 10mm plate and 6mm continuous fillet weld to be used.
steelwork to be protected in accordance with NCC part 6.3.9
steel in exposed locations to be hot dipped galvanised or a proprietry galvanised product (duragal).
all bolts steel/steel to be M16 8.8/s unless otherwise specified.
all connections to be 2/M16 8.8/s unless otherwise specified.

fitout

joinery, fixtures + finishes to owner's specification.
finished measurements for joinery and built-in applicances to be provided to contractor prior to setout of joinery.
floor coverings to owner's specification
use flexible adhesives for brittle surfaces
timber flooring to be installed in accordance with recognised codes of practice, refer timber.net.au
ensure building is fully weatherproof before installing flooring
allow flooring to acclimatise to site conditions as required prior to installation + sealing
provide 10mm expansion gap @ wall junctions + intermediate expansion joints @ max 6m cen.
seal new concrete substrate with waaterproofing membrane if required before installing flooring to protect timber from moisture.
punch nail holes 3mm below flooring + fill to match flooring
electrical installations to be in accordance with AS/NZS 3000 electrical installations
unless otherwise specified, install light switches 1150mm above f.f.l.
unless otherwise specified, install GPOs 300mm above f.f.l. and 1050mm above f.f.l. for benchtops.
unless otherwise specified, install dimmer switches to lights in bedrooms, living and dinig areas.
exhaust fans to be fitted with backdraft dampners/shutters.
provide power as required for air conditioning/heat pumps, locations of units to be verifed by owner.
unless otherwise specified provide 10mm plasterboard ceiling lining over metal furring channel @ 450 cen.
hardies villaboard or equivalent to all wet areas.

roof + wall cladding

roof + wall cladding to be generally in accordance with NCC part 7
cladding materials to be installed in accordance with manufacturer's specification.
cladding materials to be appropriate for proposed use + site application.
roof cladding profile must be suitable for roof pitch.
vapour permeable sarking to be provided between wall + roof framing and cladding.
cornice, architraves + skirting to be installed to owners specification and as required to make neat junctions between components and finishes.
for sites within 200m of breaking surf or protected coastal waters, colorbond ultra steel or colorbond stainless steel to be used for roof cladding.
for sites within 1km of breaking surf or protected coastal waters, colorbond ultra steel to be used for wall cladding.
for sites within 500m of breaking surf or protected coastal waters, colorbond stainless steel to be used for wall cladding.
for sites within 400m of breaking surf or protected coastal waters Class 4 fixings in accordance with AS 3566 are to be used.
valley gutters to be min 400mm wide colorbond colour matched to roof
box gutters to have minimum fall of 1:100 and be installed over continuous board support to prevent ponding.
roof penetrations + flashing to be in accordance with NCC part 7.2.7.
downpipe material to owners specification and min 90mm or 100mm x 50mm rectangular.
gutter overflow provisions in accordance with NCC part 7.4.

glazing

glazing elements to be in accordance with NCC part 8, AS 1288 glass in buildings and AS 2047 windows and glazed doors in buildings.
refer schedules.

fire safety

smoke alarms and heating applicances to be installed in accordance with NCC part 9.5
smoke alarms to be connected to consumer mains power where available and be in compliance with AS 3786.
all smoke alarms in building to be interconnected.
refer floor plan for woodheater installation notes.
for buildings in bushfire prone areas refer bushfire prone construction (BPC) notes and approved hazard management plan.

wet areas

refer drainage plan

energy efficiency

energy efficiency provisions to be in accordance with BCA 2019 part 3.12
refer energy efficiency assessment report.
provide seals to retsrict air movement to each edge of an openable door or window, including internal garage doors.
seal to bottom edge of external swings doors, including internal garage doors, to be be a draft protection device (raven or equivalent). other edges to swing doors + windows may be a foam or rubber compressible strip, fibrous seal or the like.
roof, external walls, external floors and openings must be constructed to minimise air leakage. provide internal lining systems that are close fitting at ceiling, wall + floor junctions or seal with caulking, skirting, architrave, cornice + the like.
provide vapour permeable wall wrap + roof sarking installed in accordance with manufacturer's specification. water must have a clear unimpeded path of travel to the gutter..
refer section details for required insulation.
provide insulation to separating wall between dwelling + attached garage.

condensation management

construction of external building envelope and installation of exhaust systems to be in accordance with NCC part 10.8. refer drawings for details
vapour permeable membranes to be class 4

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed extension

FOR:

c byrne + a smith

34 main road binalong bay tasmania 7216

DRAWING TITLE:

notes

DRAWING NO:	DRAWN BY: JB
a01	DATE: 19.02.25
SCALE: 1 : 100	PROJECT: 0824BY

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITATION NO: CC 1269L

safety notes

these notes must be read and understood by all involved in the project
this includes (but is not excluded to) : owners, builders, sub-contractors, consultants, renovators, operators, maintenors, demolishers

1. falls, slips, trips

a) working at heights

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 meters. however, construction of this building will require workers to be working at heights where a fall in excess of two meters 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 meters is a possibility.

during operation or maintenance
for houses or other low-rise buildings where scaffolding is appropriate:
cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
for buildings where scaffolding, ladders, trestles are not appropriate:
cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. where this type of activity is required, scaffolding, fall barriers or personal protective equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) slippery or uneven surfaces

floor finishes specified
if finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or 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.

floor finishes by owner
if 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 for this building. surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

steps, loose objects and uneven surfaces
due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. steps should be clearly marked with both visual and tactile warning 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 so 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 hazard should be cleaned or removed from access ways.
contractors should be required to maintain a tidy work site suring construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

co2. falling objects

loose materials or small objects
construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the 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 toeboards to scaffolding or work platforms.
3. provide protective structure below the work area.
4. ensure that all persons below the work area have personal protective equipment (PPE)

building components
during construction, renovation or demolition of this building, parts of the structure including fabrictaed 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

for building on a major road, narrow road or steeply sloping road:
parking of vehicles or loading/uunloading of vehicles on this roadway may cause a traffic hazard. during construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided. trained traffic management personnel should be responsible for the supervision of these areas.
for building where on-site loading/unloading is restricted:
construction of this building will require loading and unloading of 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. busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. a traffic management plan supervised by trained traffic management personnel should be adopted for the site.

4. services

general
rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. existing services are located on or around this site. where known, these are identified on the plans 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), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
locations with underground power:
underground power lines may be located in or around this site. all underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
location with overhead power lines:
overhead power lines may be near or on this 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 occuring, 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 25kg should be lifted by two or more workers or by 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 shold be stored on site in a way which minimises bending before lifting. advice should be provided on safe lifting methods in all areas where lifting may occur.
construction, maintenance and demolition of this building will require the use of portable tools and equipment. these should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case electrical equipment) not carrying a current electrical safety tag. all safety guards or devices shuld be regularly checked and pesonal protective equipment (PPE) should be used in accordance with manufacturer's specification.

6. hazardous substances

asbestos
for alterations to a building constructed prior to 1990:
if this building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore 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 otherewise disturbing or creating powdered material.

powdered material
many materials used in the construction of this building can cause harm if inhaled in powdered form. persons working on or in the building during construction, operational maintenance or demolitionshould ensure good ventilation and wear personal protective equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

treated timber
the design of this building may include provision for the 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, oeprational maintenance or demolition should ensure good ventilation and wear personal protective equipment (PPE) 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.

volatile organic compounds
many types of glue, 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 (PPE) may also be required. the manufacturer's recommendations for use must be carefully considered at all times.

synthetic mineral fibre
fibreglass, rockwool, ceramic and other material used for thermal or sound inulation 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 (PPE) including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

timber floors
this building may contain timber floors which 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 (PPE) may also be required. the manufacturer's recommendations for use must be carefully considered at all times.

7. confined spaces

excavation
construction of this building and some maintenance on the building will require excavation and installation of items within excavations. where practical, installation should be carried out using methods which 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.

enclosed spaces
for buildings with enclosed spaces where maintenance or other access may be required:
enclosed spaces within this building may present a risk to persons entering for construction, maintenance or other purpose. warning signs and barriers to unauthorised access are to be used and maintained throughout the life of the building. where workers are required to enter enclosed spaces, air testing equipment and personal protective equipment (PPE) should be provided.

small spaces
for buildings with small spaces where maintenance or other access may be required:
some small spaces within this building will require access by construction or maintenance workers. warning signs and barriers to unauthorised access are to be used and 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

public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. warning signs and secure barriers to unauthorised access should be provided. where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. operational use of building

residential buildings
this building has been designed as a residential building. if at a later date it is used or intended to be used as a workplace, the provisions of the work health and safety act 2011 or subsequent replacement act should be applied to the new use.

non-residential buildings
for non-residential buildings where the end use has not been identified:
this 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 fitout for the end user.
for non-residential buildings where the end use is known:
this 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 electical risks at the workplace, AS/NZ 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.

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed extension
FOR:
c byrne + a smith
34 main road binalong bay tasmania 7216

DRAWING TITLE:
safety notes

DRAWING NO:	DRAWN BY: JB
a02	DATE: 19.02.25
SCALE: 1 : 100	PROJECT: 0824BY

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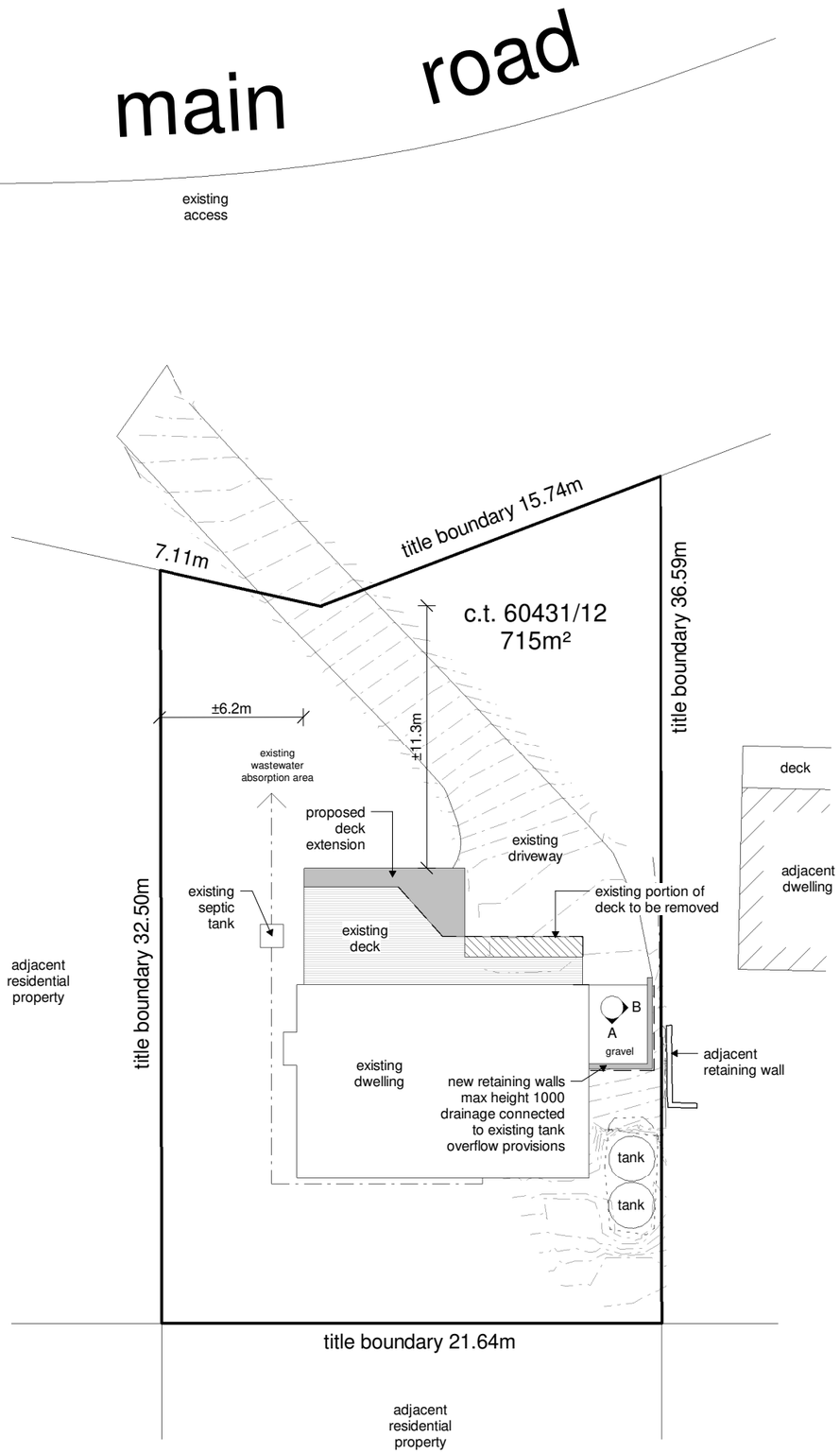
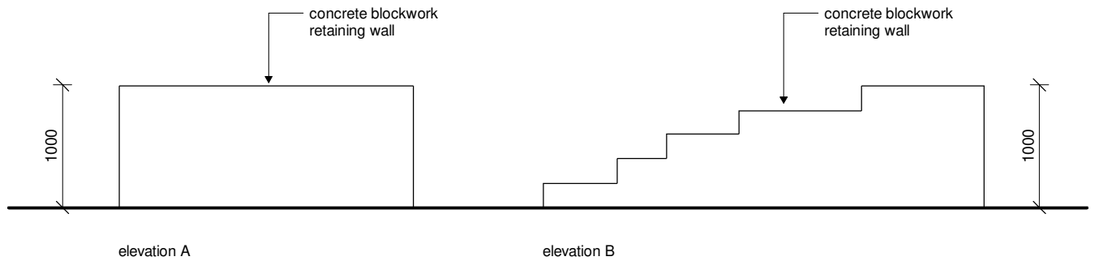


1 site plan
1 : 250



2 retaining wall elevations
1 : 50

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c byrne + a smith

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DRAWING TITLE:

site plan

DRAWING NO:	DRAWN BY: JB
a03	DATE: 09.04.25
SCALE: As indicated	PROJECT: 0824BY

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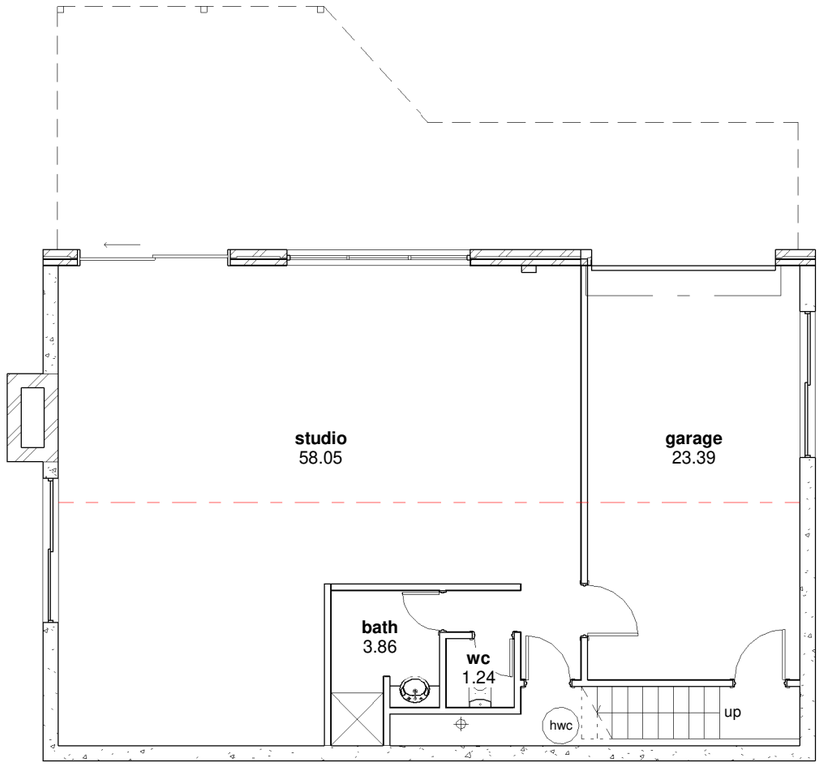
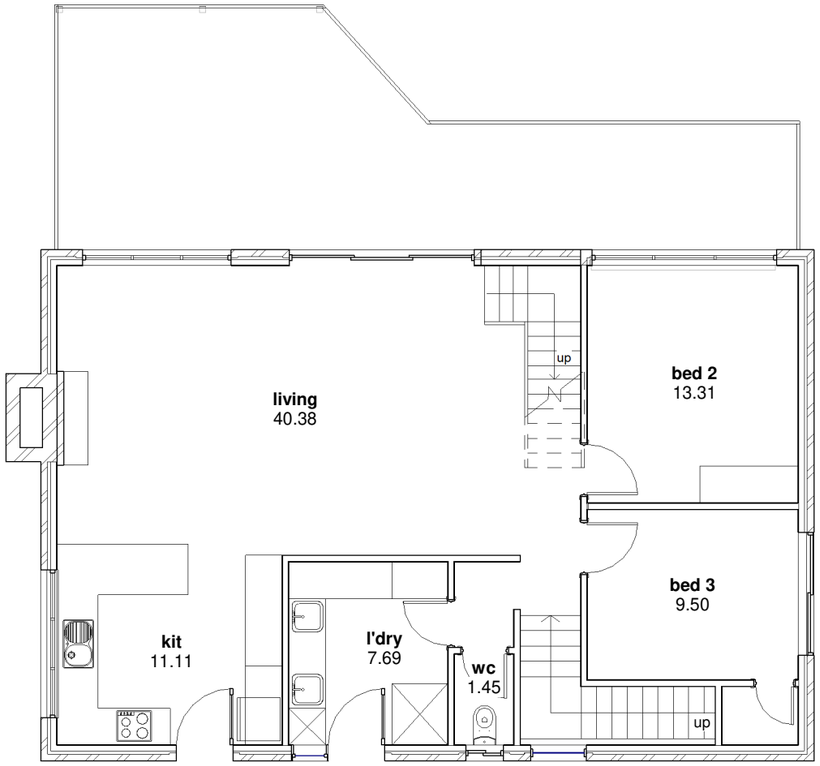
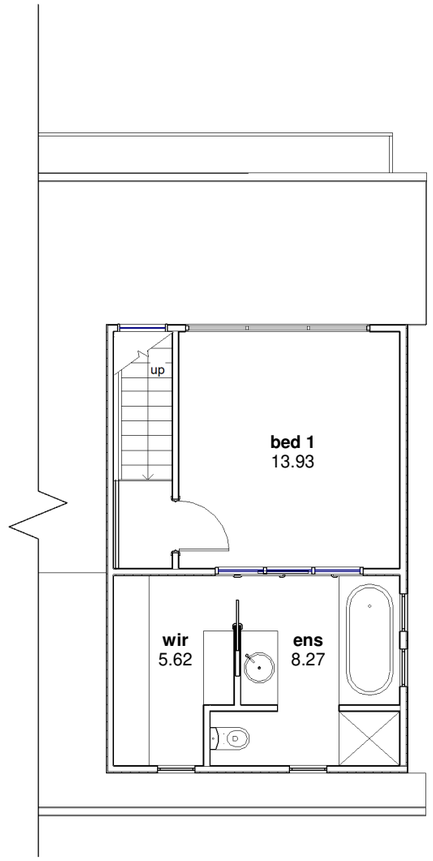


1 existing ground floor
1 : 100



2 existing first floor
1 : 100



3 existing second floor
1 : 100

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed extension

FOR:

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tasmania 7216

DRAWING TITLE:

existing floor plans

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a04	DATE: 19.02.25
SCALE: 1 : 100	PROJECT: 0824BY

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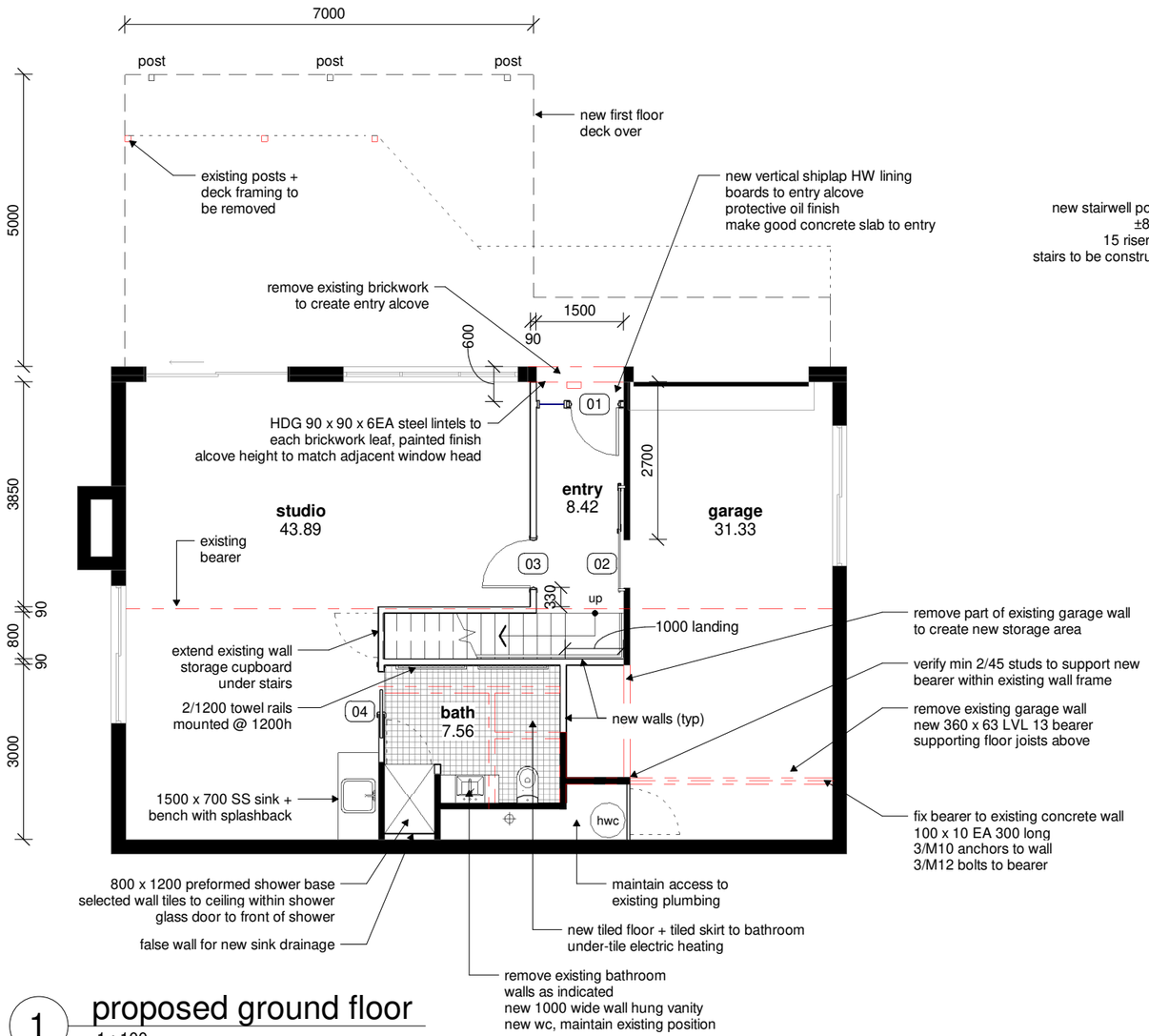
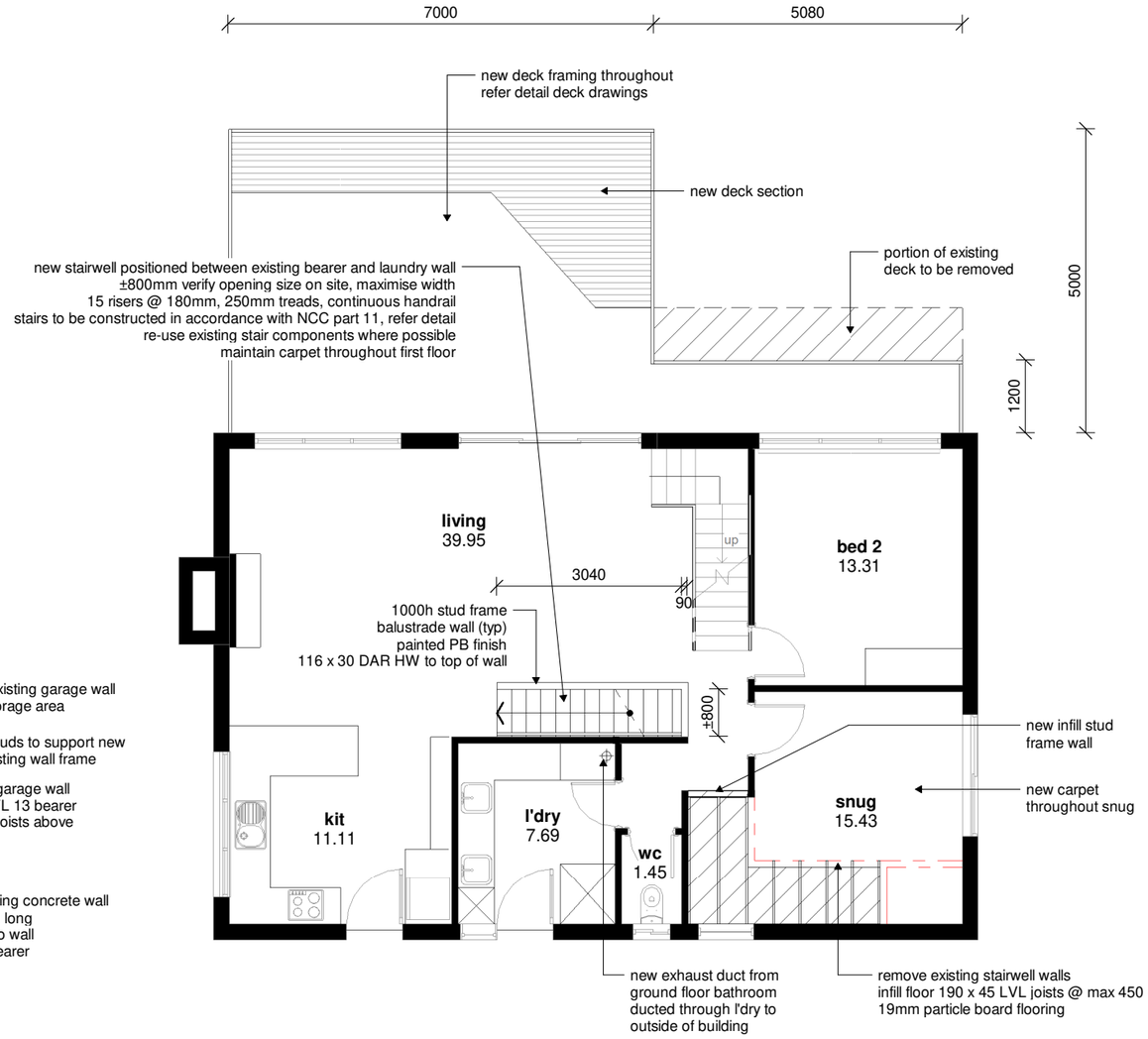
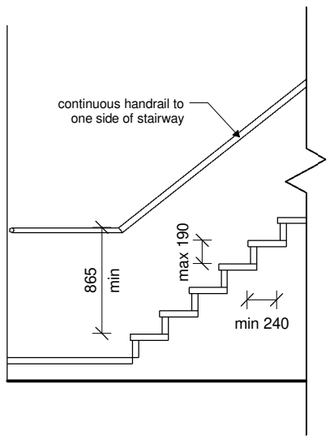


1 proposed ground floor
1 : 100



2 proposed first floor
1 : 100



stair notes

· dimensions of treads and risers to be consistent throughout flight
· risers openings must not allow a 125mm sphere to pass through between treads
· treads must have a slip-resistent finish or suitable non-skid strip near the edge of the nosing
· tread and riser relationship 2R+G to be min 550 max 700, max 190 riser, min 240 tread
· a continuous barrier must be provided along the side of stairways with a trafficable surface >1m below
· barrier height must be min 865mm above stair nosing, 1000mm above the floor of a landing or access path
· openings in barrier must not permit a 125mm sphere to pass through
· barriers must be constructed in accordance with BCA part 3.9.2
· a handrail must be provided to a stairway along one side with the top surface min 865mm above the stair nosing
· handrails must be continuous with no obstruction which would break handhold except for newell posts, stanchions or the like

3 stair detail
1 : 50

Door Schedule

Mark	Location	Height	Width	Description
01	entry	2040	820	solid core entry + 500 fixed sidellght
02	garage	2100	820	face sliding
03	studio	2040	820	swing
04	bathroom	2040	820	internal cavity slider

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed extension

FOR:
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34 main road binalong bay tasmania 7216

DRAWING TITLE:
proposed floor plans

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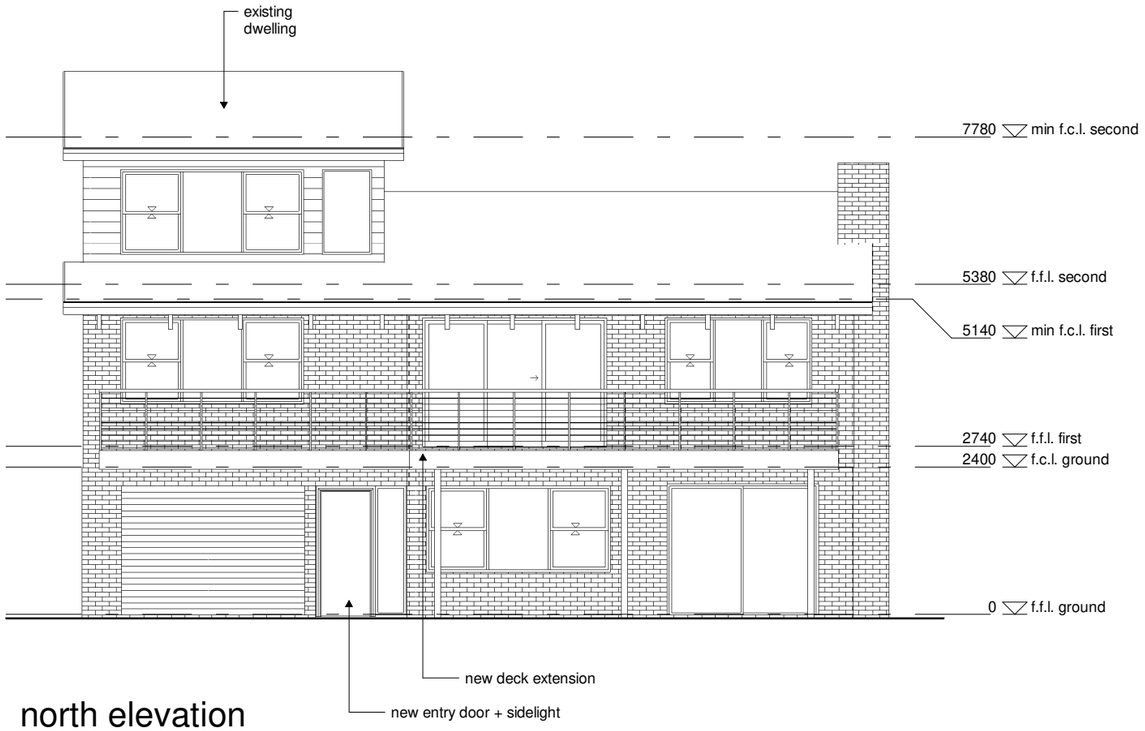


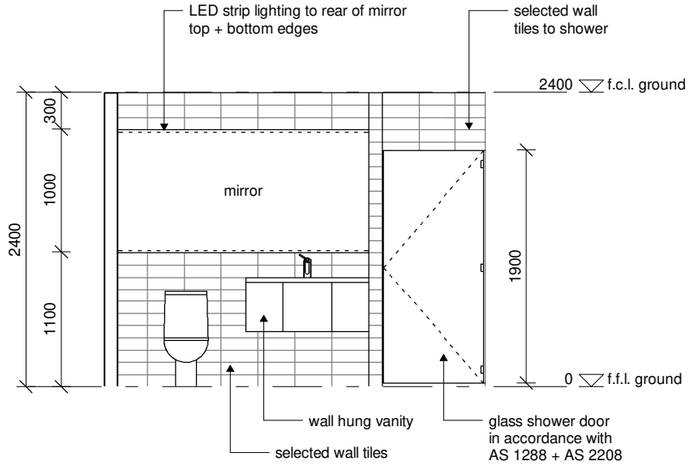
1 north elevation
1 : 100

note:

external timber to be selected with appropriate natural durability or have a protective coating applied and maintained in accordance with NAFI timber manual datafile P4 *timber design for durability.*

initial coating
coat all timber with intergrain DWD trishield application system :
1 coat intergrain reviva, 1 coat dimension 4 ultraprimer and 1 coat intergrain DWD

annual maintenance
clean areas where weathering or deterioration of coating is evident with intergrain reviva, sand back coating and reapply as per initial coating.
to re-coat areas in good conditon, apply intergrain reviva and follow with 1 coat intergrain DWD.



3 bathroom elevation
1 : 50

REV:	DESCRIPTION:	DATE:

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DRAWING TITLE:
elevations

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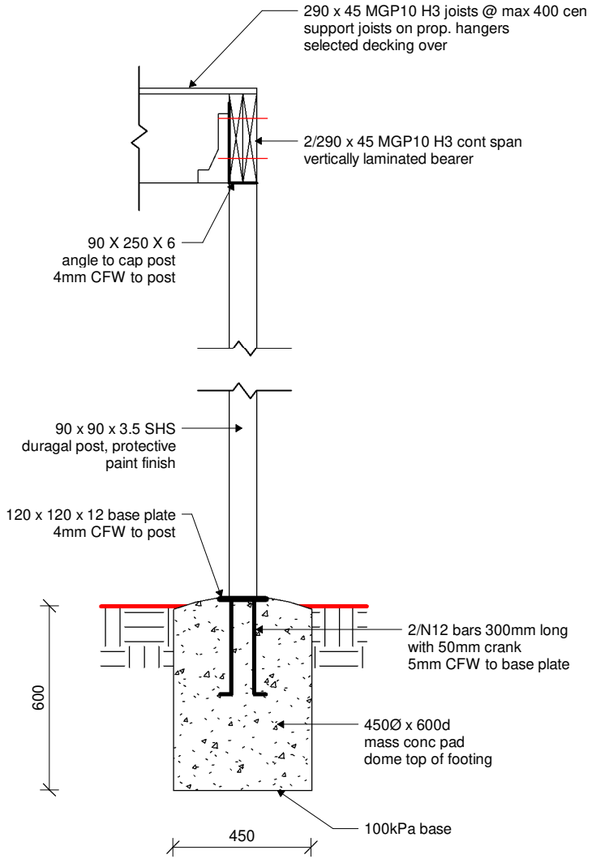
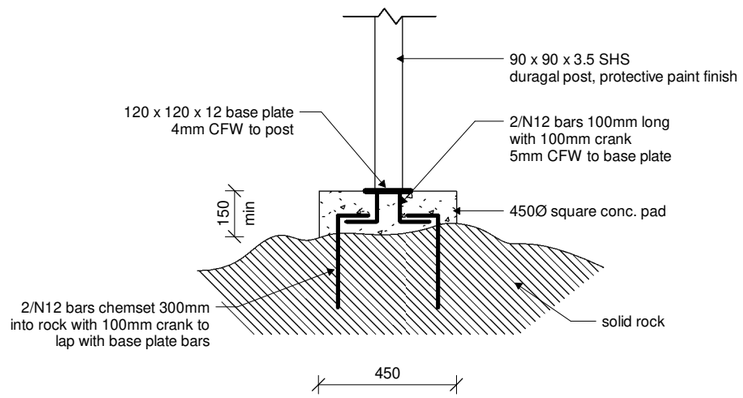
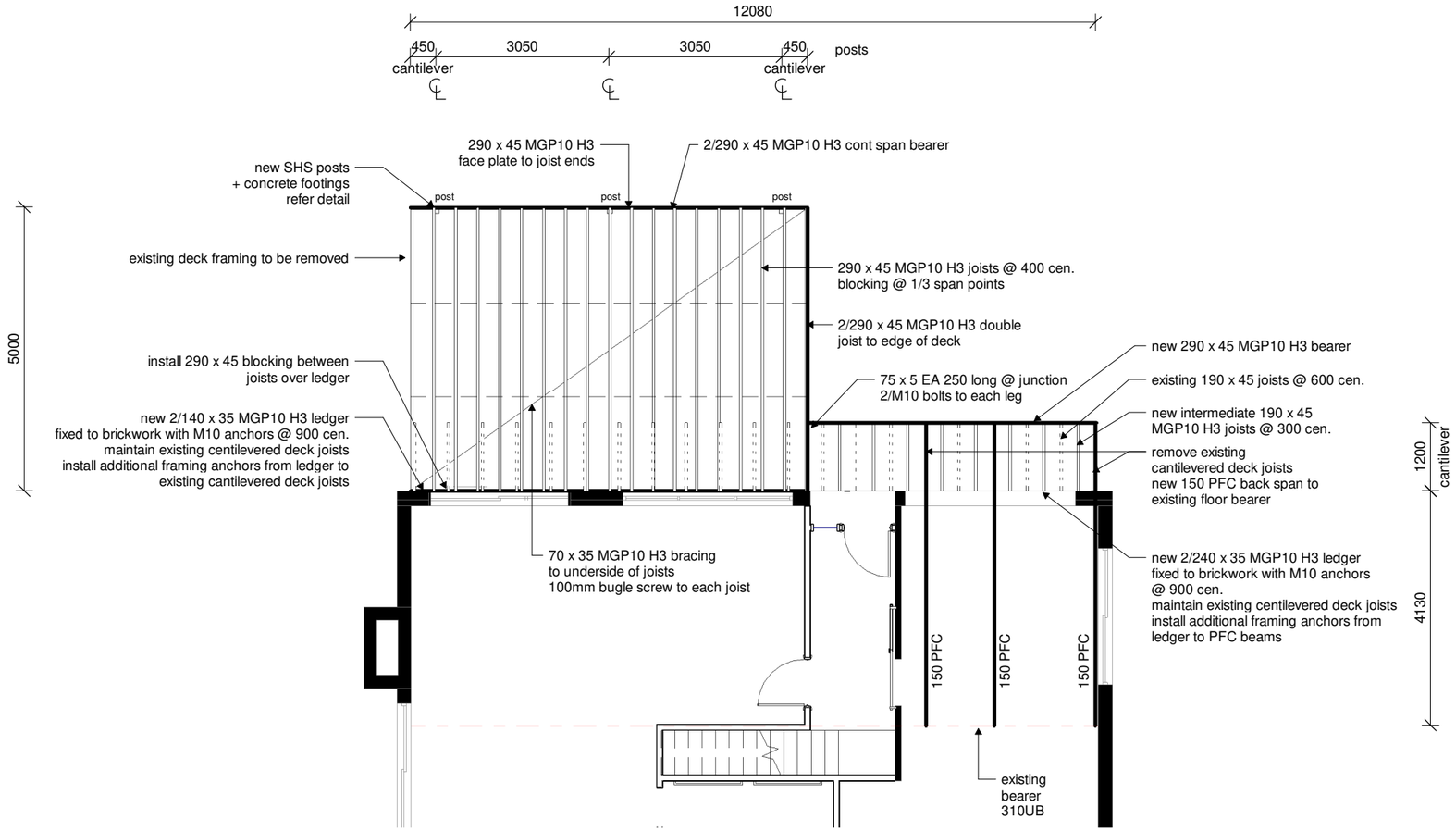


2 deck detail
1 : 20



3 rock connection detail
1 : 20



1 deck framing plan
1 : 100

6.3.9 CORROSION PROTECTION
STRUCTURAL STEEL MEMBERS THAT ARE NOT BUILT IN TO A MASONRY WALL MUST —
(a) BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH TABLES 6.3.9A, 6.3.9B AND 6.3.9C; AND
(b) WHERE A PAINT FINISH IS APPLIED TO THE SURFACE, BE FREE FROM RUST; AND
(c) WHERE ZINC COATINGS ARE APPLIED TO THE SURFACE, BE PROVIDED WITH A BARRIER COAT TO PREVENT DOMESTIC ENAMELS FROM PEELING; AND
(d) WHEN CUT OR WELDED ON-SITE, HAVE THOSE AREAS AND ANY OTHER AREAS OF DAMAGE TO PROTECTIVE COATINGS COMPLY WITH (A).

TABLE 6.3.9A: MINIMUM PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS

TABLE NOTES
HOT DIP GALVANISING AND DUPLEX SYSTEMS MUST BE IN ACCORDANCE WITH AS 2312.2. PAINT SYSTEMS MUST BE IN ACCORDANCE WITH AS 2312.1.

		Minimum protective coating		
ENVIRONMENT	LOCATION	OPTION 1 (HOT DIP GALVANISING)	OPTION 2 (DUPLEX SYSTEM) SEE TABLE 6.3.9C	OPTION 3 (PAINT) SEE TABLE 6.3.9B
LOW (MILD STEEL CORROSION RATE 1.3 TO 25 UM/YEAR	TYPICALLY REMOTE INLAND AREAS OR MORE THAN 1KM FROM SHELTERED BAYS	HDG75	N/A	ACL2, ACC2, IZS1, PUR2A
MEDIUM (MILD STEEL CORROSION RATE 25 TO 50 UM/YEAR)	TYPICALLY MORE THAN 1 KM FROM BREAKING SURF OR AGGRESSIVE INDUSTRIAL AREAS OR MORE THAN 50 M FROM SHELTERED BAYS	HDG225	N/A	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4
HIGH (MILD STEEL CORROSION RATE 50 TO 80 UM/YEAR)	TYPICALLY MORE THAN 200 M FROM BREAKING SURF OR AGGRESSIVE INDUSTRIAL AREAS OR WITHIN 50 M FROM SHELTERED BAYS	HDG450	HDG150 (5 YEARS) 4D (10-15 YEARS) OR HDG300 (10 YEARS) 2D (5-10 YEARS)	ACC6, IZS3, PUR5
VERY HIGH (MILD STEEL CORROSION RATE 80 TO 200UM/YEAR)	TYPICALLY EXTENDS FROM 100M INLAND FROM BREAKING SURF TO 200M INLAND FROM BREAKING SURF, OR WITHIN 200 M OF AGGRESSIVE INDUSTRIAL AREAS AND WITHIN 100 M OF BREAKING SURF.	HDG900	HDG300 (5 YEARS) 5D (10-15 YEARS) OR HDG600 (10 YEARS) 4D (5-10 YEARS)	ACC6 (C5-M only), PUR5

REV:	DESCRIPTION:	DATE:

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DRAWING TITLE:
deck framing

DRAWING NO:	DRAWN BY: JB
a07	DATE: 19.02.25
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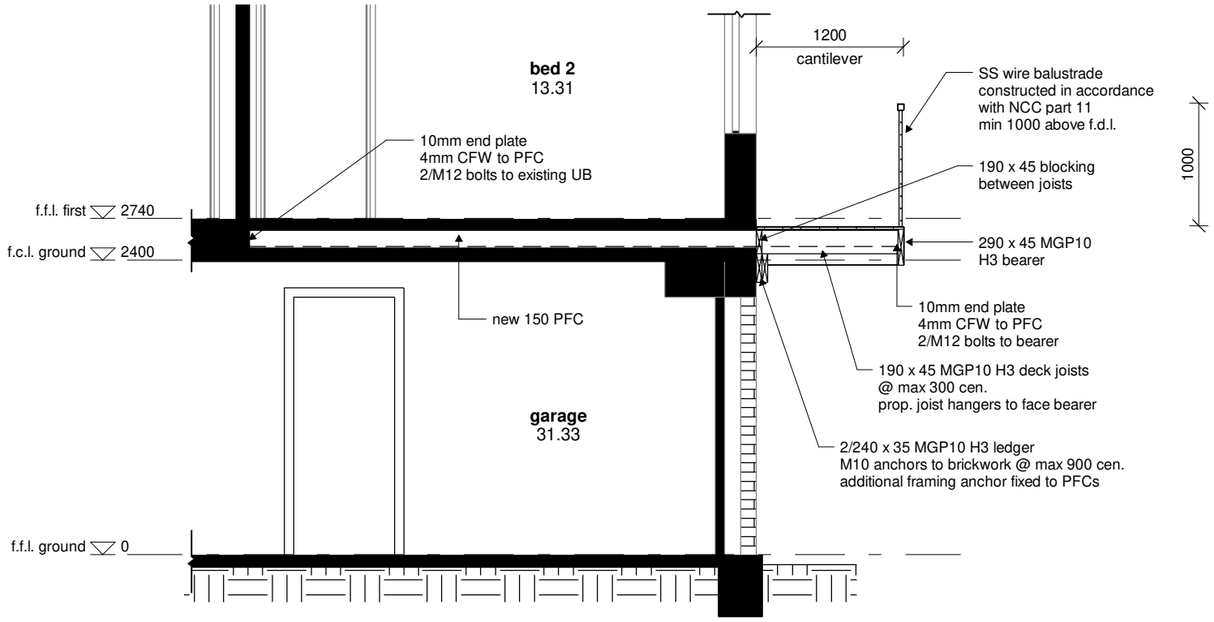
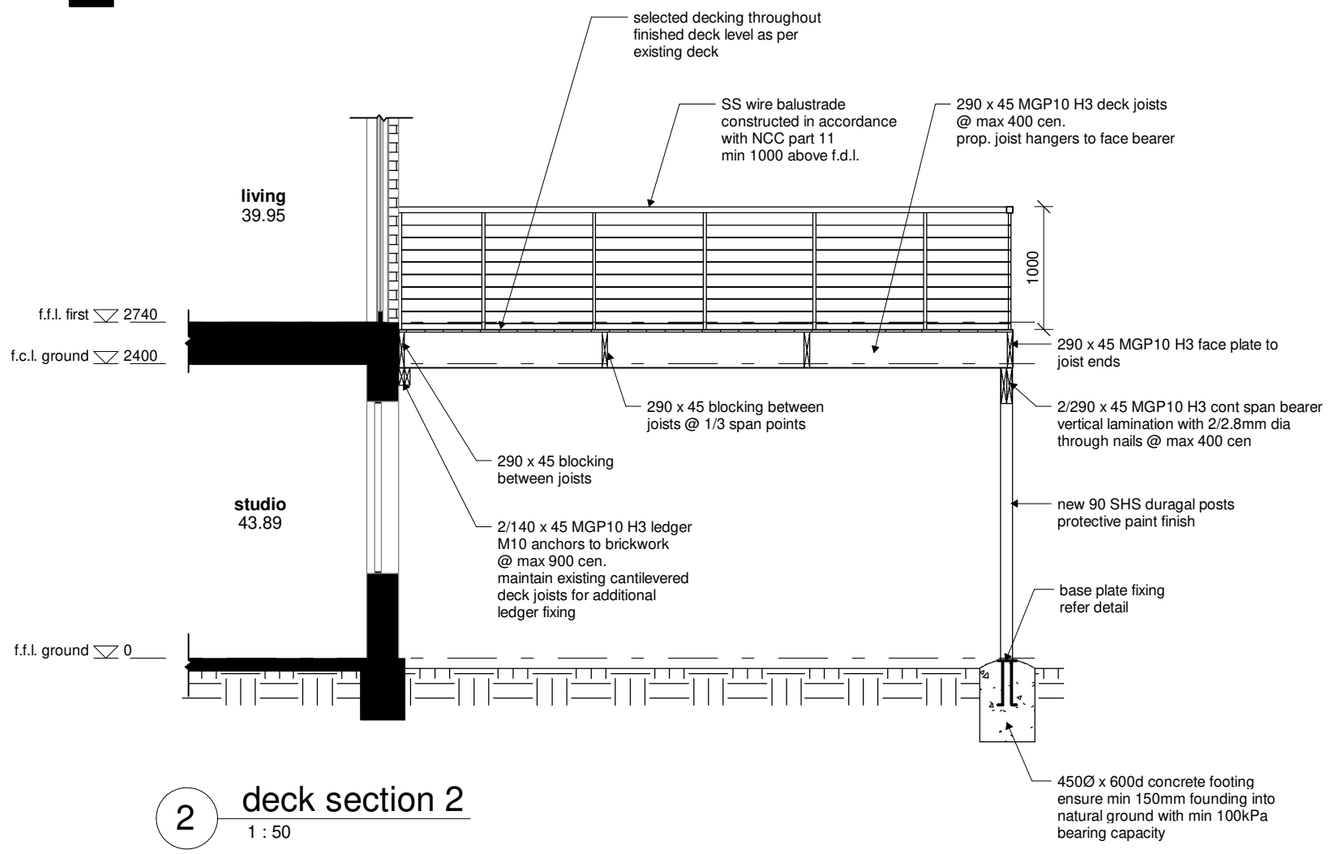


1 deck section 1
1 : 50



2 deck section 2
1 : 50

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed extension

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DRAWING TITLE:

deck sections

DRAWING NO:	DRAWN BY: JB
a08	DATE: 19.02.25
SCALE: 1 : 50	PROJECT: 0824BY

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plumbing notes

50mmØ uPVC sewer line

100mmØ uPVC sewer line

wet areas shown hatched.
refer wet area table for details

- wet areas to be constructed in accordance with AS 3740 *waterproofing of wet areas within residential buildings*
- plumbing work to comply with AS 3500 *national plumbing and drainage code.*
- all plumbing & drainage to be in accordance with local council requirements.
- no work to commence until a start work notice has been submitted to council by a registered plumber.
- for internal hot water storage provide galv. tundish under storage cylinder with overflow piped to outside of building
- inspection openings to be provided on sewer lines @ max 30m intervals.
- ensure inspection openings on wc connections.
- any tank used to store drinking water must comply with section B of the tasmanian appendices of the plumbing code of australia to provide for safe drinking water supply.
- pre-fabricated tanks must be marked to comply with clause 8.9 of AS/NZS 3500 and plumbing code of australia tas B101.5
- bury all external water supply pipes and enclose pumps within a 6mm FC sheet.
- connect outlets from condensing units into stormwater drainage system.
- heated water systems must be designed and installed with part B2 of the NCC vol 3 - plumbing code of australia.
- thermal insulation for heated water piping must:
  - be protected against the effects of weather and sunlight;
  - be able to withstand the temperature within the piping; and
  - 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:
  - internal piping

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 min. r-value of 0.2 (ie 9mm of closed cell polymer insulation)

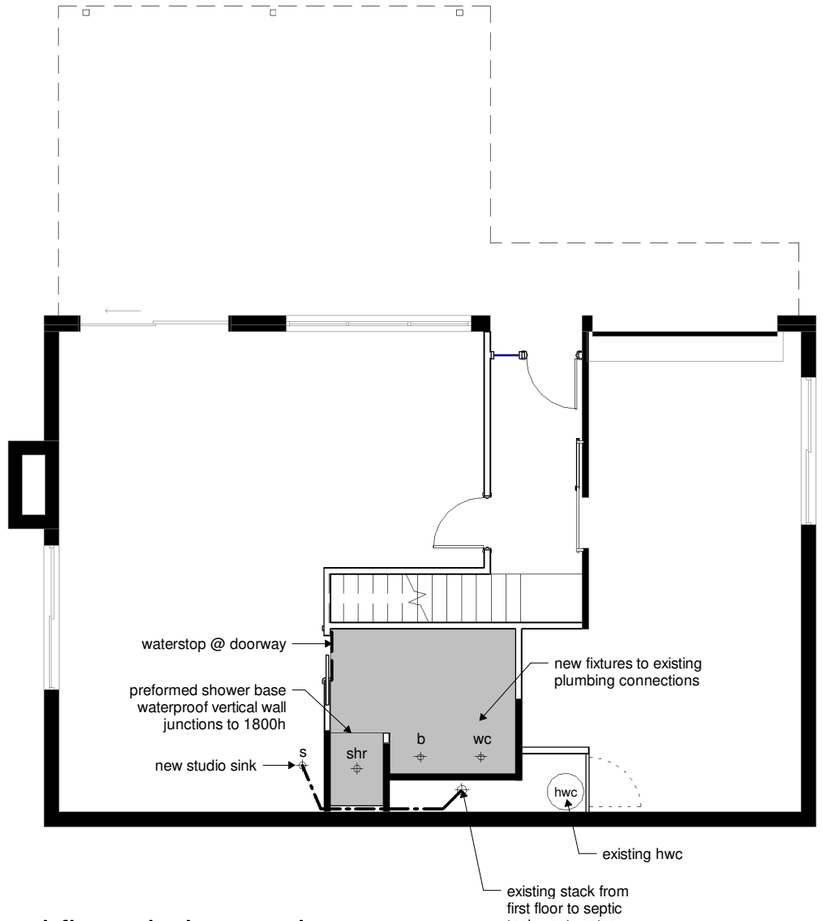
  - piping located within a ventilated wall space, an enclosed building subfloor or a roof space

all flow and return piping and cold water supply piping and relief valve piping within 500mm of the connection to central water heating system
must have a min. r-value of 0.45 (ie 19mm of closed cell polymer insulation)

  - piping located outside the building or in an unenclosed building sub-floor or roof space

all flow and return piping and cold water supply piping and relief valve piping within 500mm if 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.



1 ground floor drainage plan
1 : 100

plumbing legend

b	40Ø	basin
shr	50Ø	shower
bth	40Ø	bath
s	50Ø	sink
dwm	40Ø	dish washing machine
tr	50Ø	trough
cwm	40Ø	clothes washing machine
wc	100Ø	water closet
ev		educt vent
org		overflow relief gully
re		rod eye
io		inspection opening

WET AREA REQUIREMENTS FOR BUILDING ELEMENTS to comply with NCC part 10.2 and AS 3740

vessels or area	floors and horizontal surfaces	walls	wall junction and joints	wall/floor junctions	penetrations
shower area					
unenclosed	waterproof floor within 1500 of shower rose (including any hob or step-down) membrane M01	waterrpoof walls in shower area to not <1800mm above finished floor level of the shower	waterproof wall junctions within shower area membrane M01	waterproof wall + floor junctions within shower area membrane M01	waterproof floor penetrations in shower area with membrame M01 waterproof tap + spout penetrations with 'waterbar' tap penetration flange and silicone
enclosed	within shower area	waterpoof walls in shower area to not <1800mm above finished floor level of the shower	waterproof wall junctions within shower area membrane M01	waterproof wall + floor junctions within shower area membrane M01	
area outside shower area					
for concrete and compressed fibre-cement sheet flooring	water-resistant floor to the room	N/A	N/A	waterproof wall + floor junctions membrane M02	N/A
for timber floors, including particleboard, plywood and other timber-based flooring materials	waterproof floor to the room membrane M02				
area adjacent to baths and spas (see note 1)					
for concrete and compressed fibre-cement sheet flooring	water-resistant floor to the room	(a) water-resistant to a height of not <150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm of a wall (b) water-resistant all exposed surfaces below vessel lip	water-resistant junctions within 150mm above a vessel for the extent of the vessel	water-resistant wall + floor junctions for the extent of the vessel	waterproof tap + spout penetrations within splashback + on horizontal surfaces with 'waterbar' tap penetration flange and silicone
for timber floors, including particleboard, plywood and other timber-based flooring materials	waterproof floor to the room membrane M02				

vessels or area	floors and horizontal surfaces	walls	wall junction and joints	wall/floor junctions	penetrations
inserted baths and spas	(a) waterproof shelf area incorporating waterstop under the bath lip membrane M02 (b) no requirement under bath	(a) waterproof to not <150mm above lip of bath or spa (b) no requirement under bath	(a) waterproof junctions within 150mm above bath or spa (b) no requirement under bath	N/A	waterproof floor penetrations in shower area with membrame M01 waterproof tap + spout penetrations within splashback and on horizontal surfaces with 'waterbar' tap penetration flange and silicone
walls adjoining other vessel (e.g. sink, basin or laundry tub)	N/A	water-resistant to a height of not <150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm of a wall	waterproof wall junctions where a vessel is fixed to a wall	N/A	
laundries and WC's	water-resistant floor to the room	N/A	N/A	waterproof wall + floor junctions membrane M02	
bathrooms and laundries required to provide a floor waste	waterproof floor of the room membrane M02	N/A	N/A	waterproof wall + floor junctions membrane M02	

notes

1 where shower is above a bath or spa, use requirements for shower
2 for unenclosed showers:
for concrete and compressed fibre-cement sheet flooring waterproof floor within 1500mm of shower rose
for timber floors, including particleboard, plywood and other timber based flooring materials waterproof entire floor
3 where floor drain is installed, provide 1:50 - 1:80 fall to drain within general bathroom area
4 where a penetration passes through waterproof or water-resistant construction, the penetration should be made waterproof
5 waterproofing mebrane to wall + floor junctions to be min 40mm each side of junction
6 membrame M01: dunlop shower waterproofing kit or equivalent complete with reinforcing mat, priumer, neutral cure silicone + membrane to manufacturer's specification
membrame M02: dunlop water based polyurethane membrane or equivalent applied to consistent thickness by brush or roller as per manufacturer's specification
7 glass shower screens to comply with BCA table 3.6.5 and AS 1288. min 4mm toughened grade A safety glass labelled to comply with industry standards.

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed extension

FOR:

c byrne + a smith

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DRAWING TITLE:

drainage plan

DRAWING NO: **a09**

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DATE: 19.02.25

SCALE: As indicated

PROJECT: 0824BY

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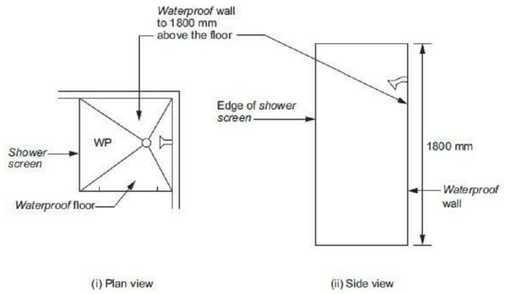
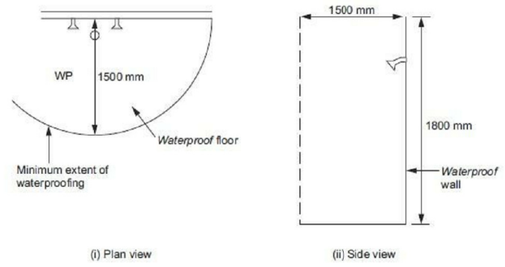
WATERRPOOFING DETAILS - NCC 2022

Figure 10.2.2: Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



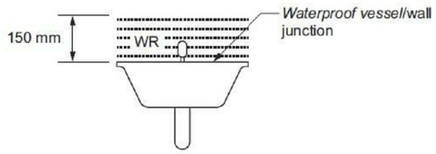
(a) Enclosed shower

note: waterproofing required 1500 from shower rose

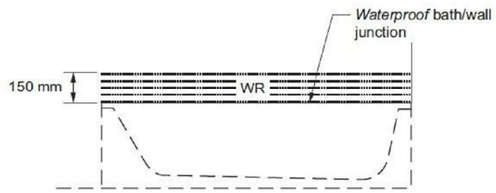


(b) Unenclosed shower

Figure 10.2.5: Bath and vessel abutting wall — areas to be protected

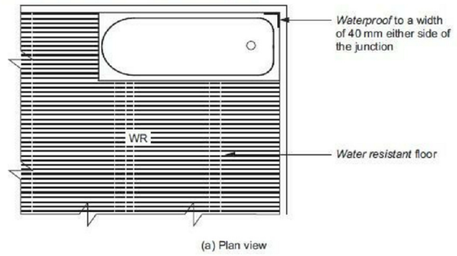


(a) Vessel abutting wall

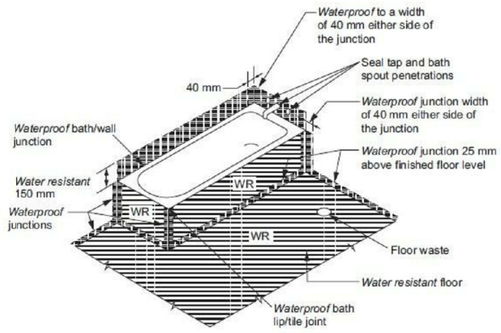


(b) Wall/bath junction

Figure 10.2.4a: Areas adjacent to baths and spas without showers for concrete, compressed fibre-cement and fibre-cement sheet flooring

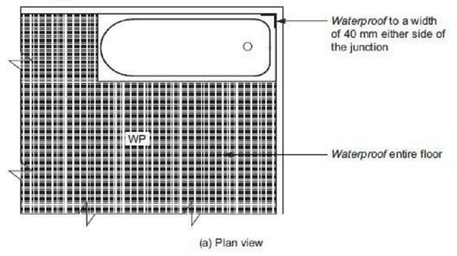


(a) Plan view

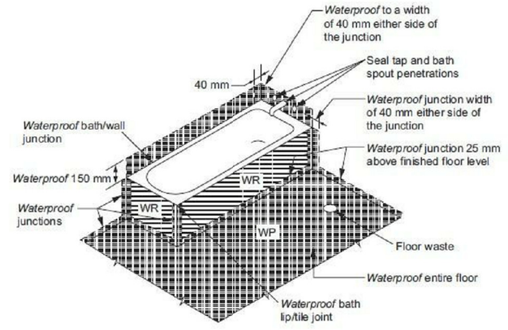


(b) Isometric view

Figure 10.2.4b: Areas adjacent to baths and spas without showers for timber floors including particleboard, plywood and other floor materials

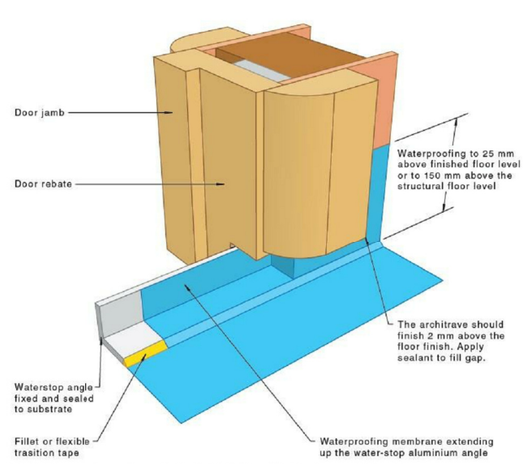


(a) Plan view



(b) Isometric view

WATERRPOOFING DETAILS - AS3740:2021



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

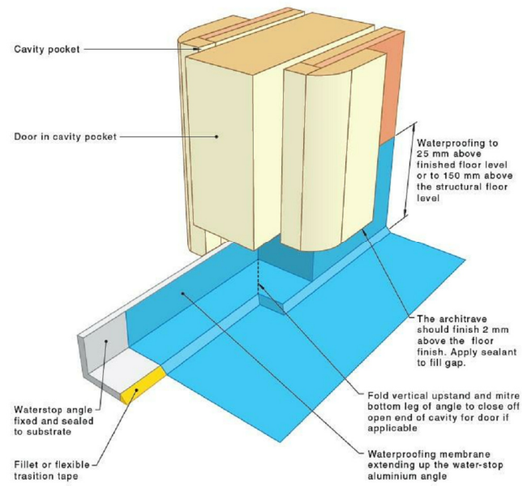


Figure 4.9.1(B) — Waterproofing at door opening cavity slider

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34 main road binalong bay tasmania 7216

DRAWING TITLE:

waterproofing details

DRAWING NO:	DRAWN BY: JB
a10	DATE: 19.02.25
SCALE: 1 : 280	PROJECT: 0824BY

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WATERRPOOFING DETAILS - NCC 2022

Figure 10.2.15a: Typical enclosed stepped down shower construction (membrane below tile bed)

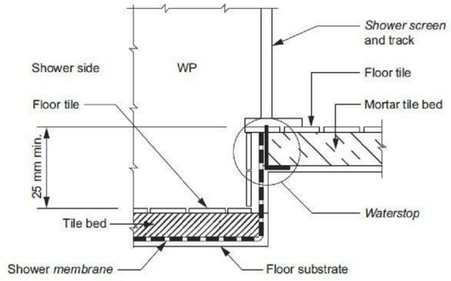


Figure 10.2.15b: Typical enclosed stepped down shower construction (membrane above tile bed)

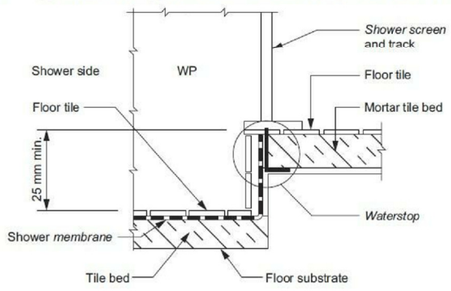


Figure 10.2.15c: Typical unenclosed stepped down shower construction (membrane below tile bed)

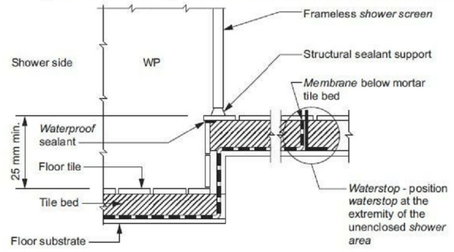


Figure 10.2.15d: Typical unenclosed stepped down shower construction (membrane above tile bed)

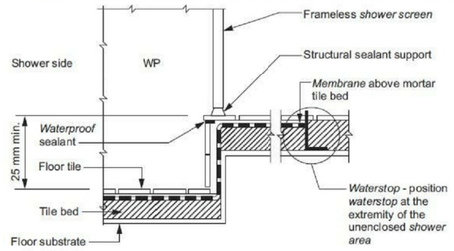


Figure 10.2.16: Typical hob construction — internal membrane

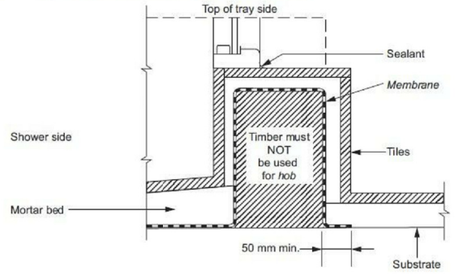


Figure 10.2.17: Typical hobless construction

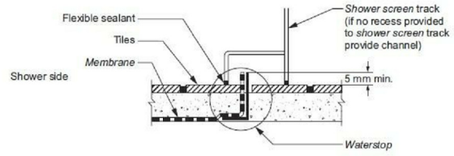


Figure 10.2.19a: Typical preformed shower base wall/floor junction

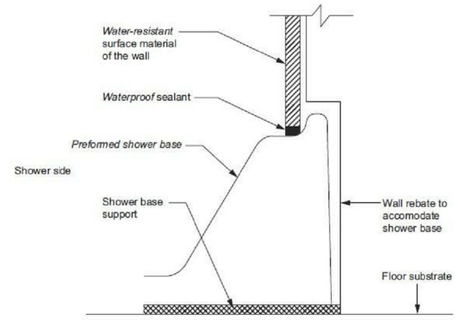
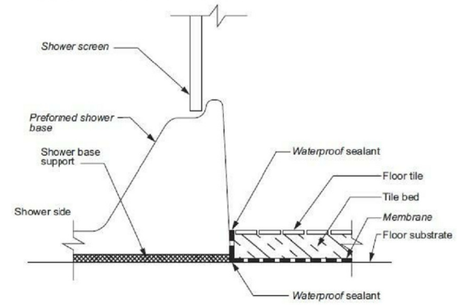


Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials

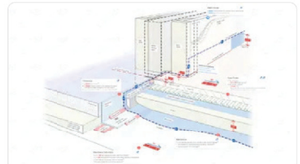


WATERPROOFING DETAILS - TOOLS APP

Baths - Fitting Details
Waterproofing / ... / Baths and Spas / NCC 2022 • Tools v5
https://buildingtools.co/r/jqBOph

Baths - Insert Type in Framing
Waterproofing / ... / Baths and Spas / NCC 2022 • Tools v20
https://buildingtools.co/r/aiS2Tx

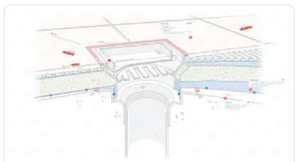
Linear Shower Drain
Waterproofing / ... / Drainage / NCC 2022 • Tools v14
https://buildingtools.co/r/b3R23d



Cavity Slider Waterstop
Waterproofing / ... / Waterstop / NCC 2022 • Tools v39
https://buildingtools.co/r/E3MSmX

Framed Shower Screen Waterstop
Waterproofing / ... / Waterstop / NCC 2022 • Tools v5
https://buildingtools.co/r/WBnYC5

Door Near Shower (Waterproofing)
Waterproofing / ... / Showers / NCC 2022 • Tools v1
https://buildingtools.co/r/KZ2Rk9



Floor Waste - Insert Type
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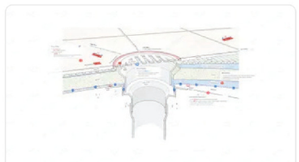
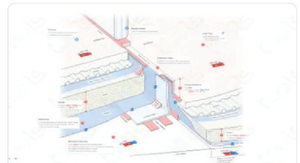


Floor Waste
Waterproofing / ... / Drainage / NCC 2022 • Tools v8
https://buildingtools.co/r/ctEAsG

Sheet Vinyl Wall & Floor Junction
Waterproofing / ... / Junctions / NCC 2022 • Tools v5
https://buildingtools.co/r/58sBew



Shower Setdown
Waterproofing / ... / Showers / NCC 2022 • Tools v5
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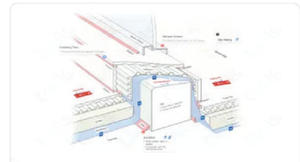

Shower Screen Hob
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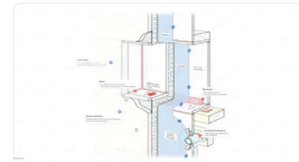

Shower Penetrations & Niche
Waterproofing / ... / Showers / NCC 2022 • Tools v3
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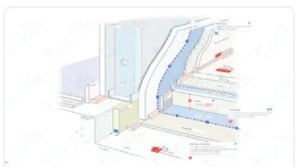
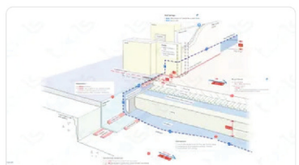


Tiled Wall & Floor Junction
Waterproofing / ... / Junctions / NCC 2022 • Tools v8
https://buildingtools.co/r/KWvvxp

Type 2 Unenclosed Shower Waterstop
Waterproofing / ... / Waterstop / NCC 2022 • Tools v3
https://buildingtools.co/r/PywAkZ



Swing Door Waterstop
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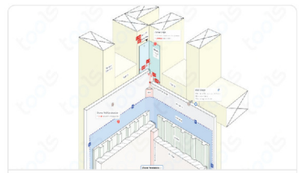

Shower Corner Angle
Waterproofing / ... / Showers / NCC 2022 • Tools v1
https://buildingtools.co/r/KtcnA2

Preformed Shower Base
Waterproofing / ... / Showers / NCC 2022 • Tools v4
https://buildingtools.co/r/ENGwsN

Window Near Shower (Waterproofing)
Waterproofing / ... / Showers / NCC 2022 • Tools v1
https://buildingtools.co/r/ktXjMj

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed extension
FOR:
c byrne + a smith
34 main road binalong bay
tasmania 7216

DRAWING TITLE:
waterproofing details

DRAWING NO:	DRAWN BY: JB
a11	DATE: 19.02.25
SCALE: As indicated	PROJECT: 0824BY

jennifer binns
www.jenniferbinnsdesign.com.au
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52 cecilia street st helens tasmania 7216
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITATION NO: CC 1269L

proposed dwelling alterations

cathy byrne + alex smith
34 main road binalong bay tasmania 7216

planning compliance report

april 9 2025

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

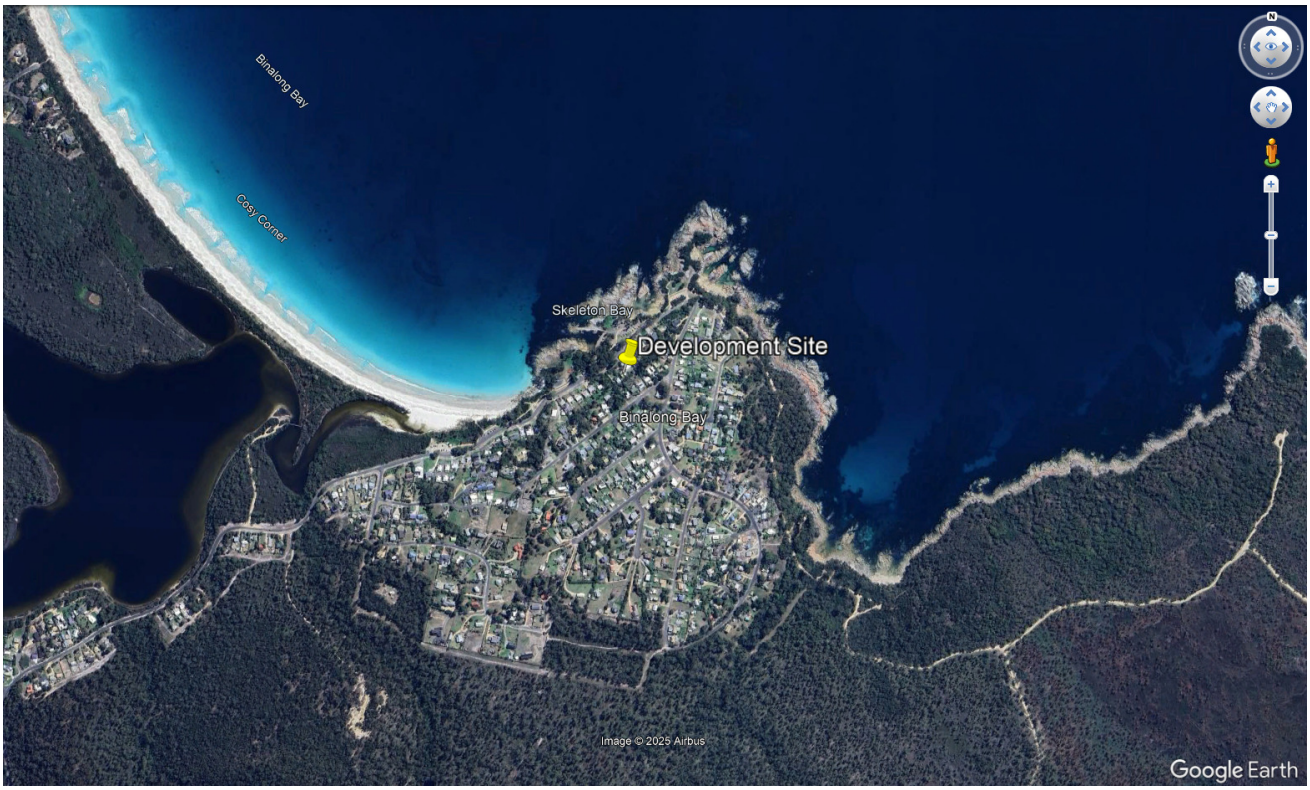
This report aims to demonstrate compliance with relevant planning standards for proposed dwelling alterations for Cathy Byrne + Alex Smith at 34 Main Rod Binalong Bay (c.t. 60431/12). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Solutions** to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Site Details

The development site is an established residential property within the Binalong Bay township. No alteration is proposed to the existing vehicle access and parking provisions or the on-site wastewater treatment system and no vegetation removal is required for the proposed development. No additional hardstand area is proposed and no alteration is proposed to the existing stormwater management.

Zone: Low Density Residential



Development Details

The proposed development primarily comprises internal alterations and includes an extension to the existing first floor deck and a low level retaining wall to parking area adjacent to the dwelling.

Dwelling area: 207.9m^2

Deck area: 42.7m^2

Use Class: Residential

Applicable Planning Codes

The proposed development is in the *Residential* use class which in the *low Density Residential* Zone is a *No Permit Required* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 10.0 LOW DENSITY RESIDENTIAL ZONE**

Table 10.3 LOW DENSITY RESIDENTIAL USE STANDARDS

10.3.1 Discretionary uses

Not Applicable

The proposed development is a *No Permit Required* use.

10.3.2 Visitor accommodation

Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

Table 10.4 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS

10.4.1. Residential density for multiple dwellings

Not Applicable

The proposed development does not include multiple dwellings.

10.4.2 Building height

Not Applicable

No alteration is proposed to the existing building height.

10.4.3 Setback

A1 Acceptable Solution

The proposed deck extension is not within 8m of the front boundary.

P2 Performance Solution

The proposed deck extension is not within 5m of a side or rear boundary. The new retaining walls are within 5m of the side boundary but do not impact on the amenity of the adjoining property. Drainage from the retaining walls is discharged into the existing tank overflow provisions.

10.4.4 Site coverage

A1 Acceptable Solution

Site coverage does not exceed 30% of the site area.

10.4.5 Fencing

A1 Not Applicable

No fencing is proposed as part of this application

Table 10.5 DEVELOPMENT STANDARDS FOR NON-DWELLINGS

Not Applicable

The proposed development is part of a dwelling.

Table 10.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.