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 2024 / 00056
Applicant	S Lawes
Proposal	Residential - Dwelling
Location	25572 Tasman Highway, St Helens

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 6th April, 2024 **until 5pm Friday 19th April, 2024.**

John Brown
GENERAL MANAGER

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
LAND TITLE REFERENCE No	-	VOLUME 153672 FOLIO 3
LAND AREA	-	5520 m2
PROPOSED DWELLING AREA	-	98 m2
DESIGN WIND SPEED	-	N2
SOIL CLASSIFICATION	-	CLASS "S"
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	EXEMPT
CORROSION ENVIROMENT	-	MEDIUM

DRAWING SCHEDULE

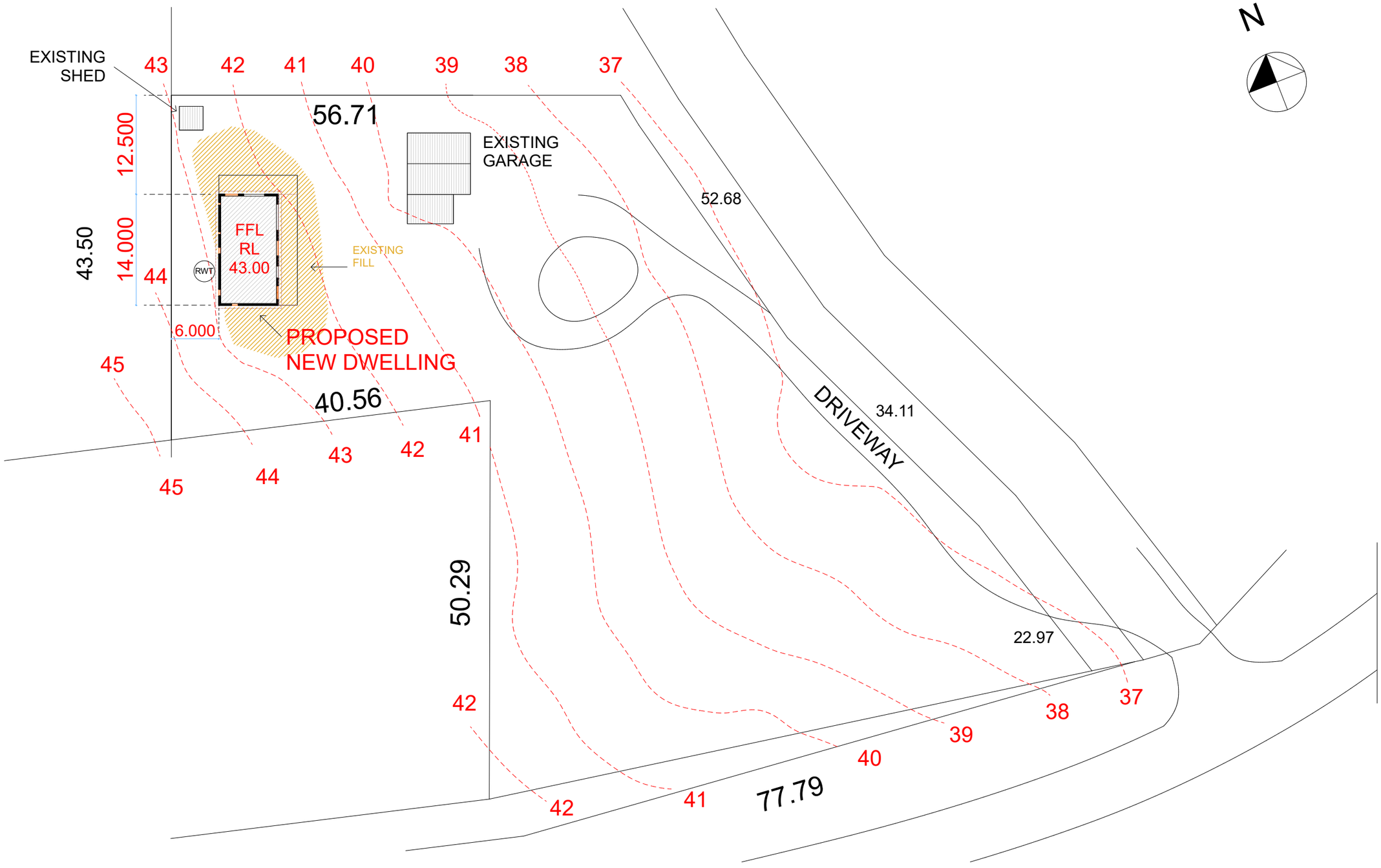
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED NEW DWELLING
25572 TASMAN HWY, St HELENS
FOR JASON & AMANDA WESTBROOK

DRAWING	COVER SHEET
DATE	29/1/2024
DWG 701	SHEET 1
SCALE	



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DRAWING	SITE PLAN
DATE	29/1/2024
DWG 701	SHEET 2
SCALE	1:500

WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT WIDTH	TYPE	GLASS
W 1	1800X2100	FXD	
W 2	900X1800	AWN	
W 3	1800X900	AWN	
W 4	1800X900	FXD	
W 5	1800X900	AWN	
W 6	1800X400	FXD	
W 7	1800X400	FXD	
W 8	600X1800	FXD	

	DOORS		
D 1	2100X3400		BIFOLD
D 2	2100X1600		FULL GLASS
D 3	2100X2700		BIFOLD

INTERNAL DOORS	
2040X820 UNLESS SHOWN	
OTHERWISE ON FLOOR PLAN	
TIMBER LINTELS MGP IO	
0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45
METAL LINTELS	
0-1200	75X10 BAR
1200-1500	75X75 10 ANGLE
1500-2400	125X75X10 ANGLE
2400-3000	150X90X10 ANGLE
FOR LINTELS OVER 3000 mm	
SEE ENGINEER'S DRAWINGS	
ROOF LOAD WIDTH	
UP TO 4500 mm	

CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION V
IN ACCORDANCE WITH NCC 2019
PART 3.8.7 -CONDENSATION MANAGEMENT

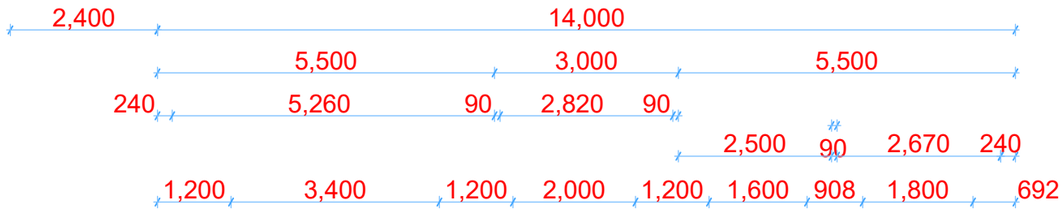
INSTALL VENTS TO EAVES AND GABLE ENDS
WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
98 m2 - MINIMUM 0.65 m2 OF VENTS

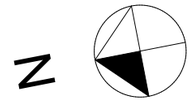
EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY, TOILETS AND BATHROOMS TO BE VENTED TO OUTDOOR AIR IN ACCORDANCE WITH NCC 2019 PART 3.8.7.2

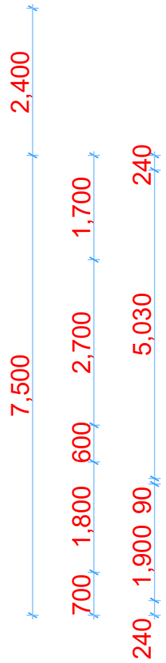
PERMEABLE VAPOUR BARRIER TO WALLS AND GABLE ENDS

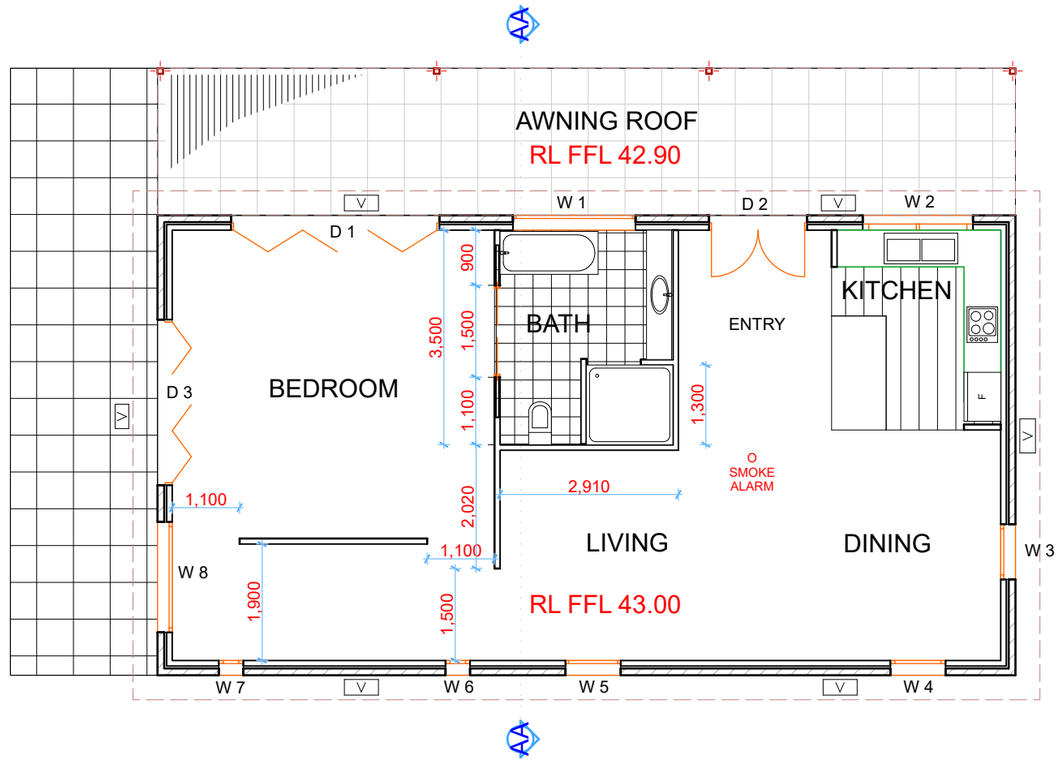
ANTICONDENSATION BLANKET OR SARKING TO FINISH AT EACH TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE
" GUIDE FOR CONTROL OF CONDENCATION AND MOULD IN TASMANIAN HOMES"
THAT SHOULD BE ADHERED TO WHERE POSSIBLE.









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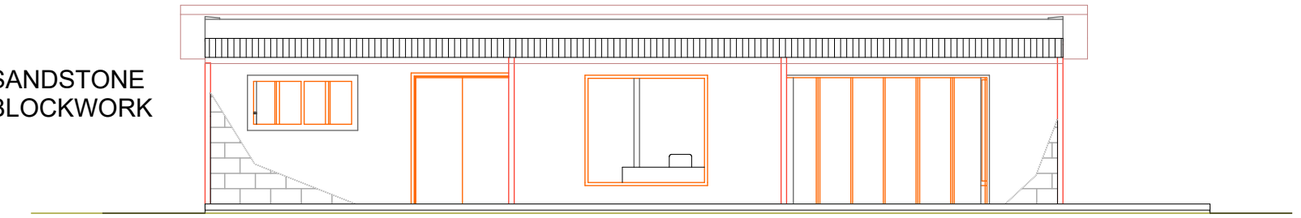
DRAWING	FLOOR PLAN
DATE	29/1/2024
DWG 701	SHEET 3
SCALE	1:100

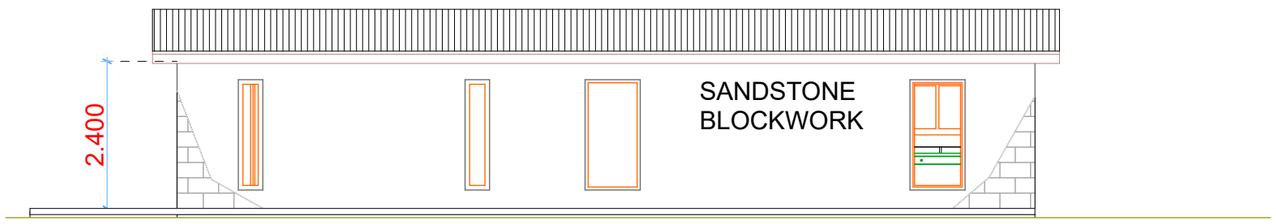
COLORBOND ROOF SHEETS

SANDSTONE
BLOCKWORK



NORTH Elevation 1:100

COLORBOND ROOF SHEETS



SOUTH Elevation 1:100

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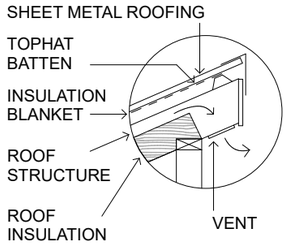
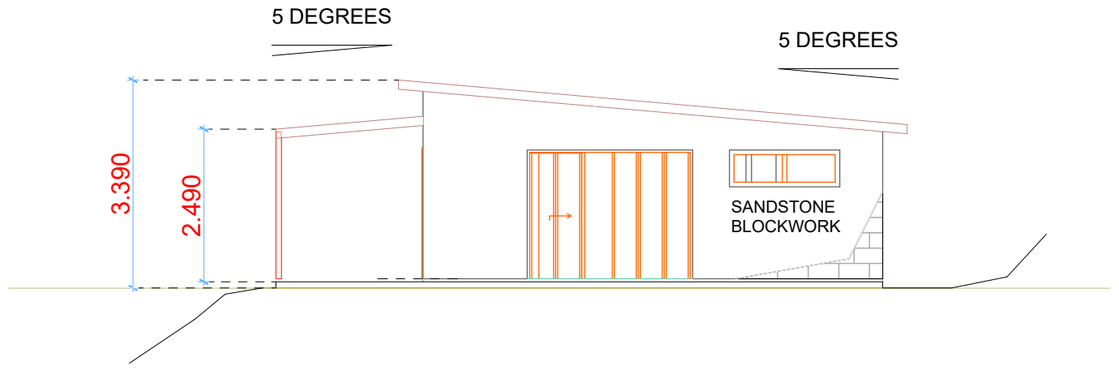
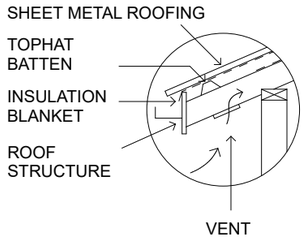
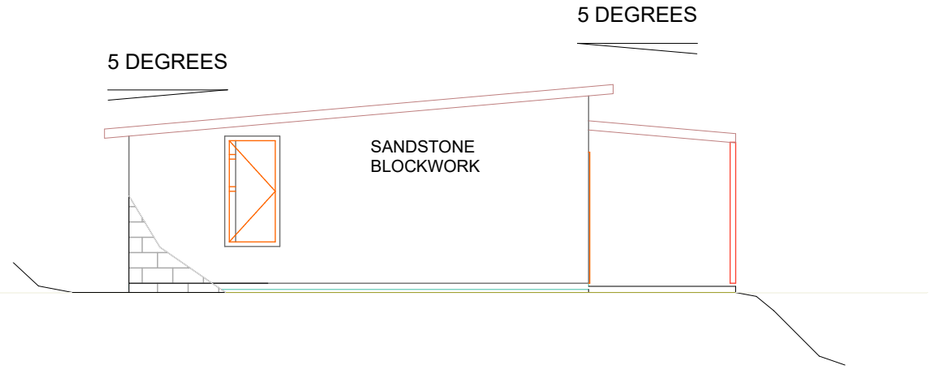
DRAWING	NS ELEVATIONS
DATE	29/1/2024
DWG 701	SHEET 4
SCALE	1:100





WEST Elevation 1:100





EAST Elevation 1:100

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DRAWING	EW ELEVATIONS
DATE	29/1/2024
DWG 701	SHEET 5
SCALE	1:100

WALL FRAMING

TO COMPLY WITH BCA AND AS 1684
2400 mm HIGH BLOCK VENEER WALLS
90X35 MGP IO PINE STUDS AND NOGGINGS
90X35 MGP IO PINE TOP AND BOTTOM PLATES

BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS
INSULATION BATTS TO WALLS
INSULATION BATTS TO CEILINGS

- SEE ENEGRY EFFICIENCY CERTIFICATE

TRUSSES

DESIGNED BY MANUFACTURER
-INSTALLATION, BRACING AND FIXING
TO MANUFACTURERS SPECIFICATIONS
METAL CEILING BATTENS @ 450 CRS

ROOF PITCH - 5 DEGREES
INSULATION BLANKET OR SARKING TO BE
FIXED AS PER MANUFACTURERS SPECIFICATIONS
REFER TO CONDENSATION IN BUILDINGS
TASMANIAN DESIGNERS GUIDE - VERSION 2
400 mm EAVES -4.5 mm FIBRE CEMENT SHEET

STRUCTURAL DRAWINGS

PADS, SLABS AND FOOTINGS
TO COMPLY WITH AS 2870
(RESIDENTIAL SLABS AND FOOTINGS)
-SEE STRUCTURAL DRAWINGS

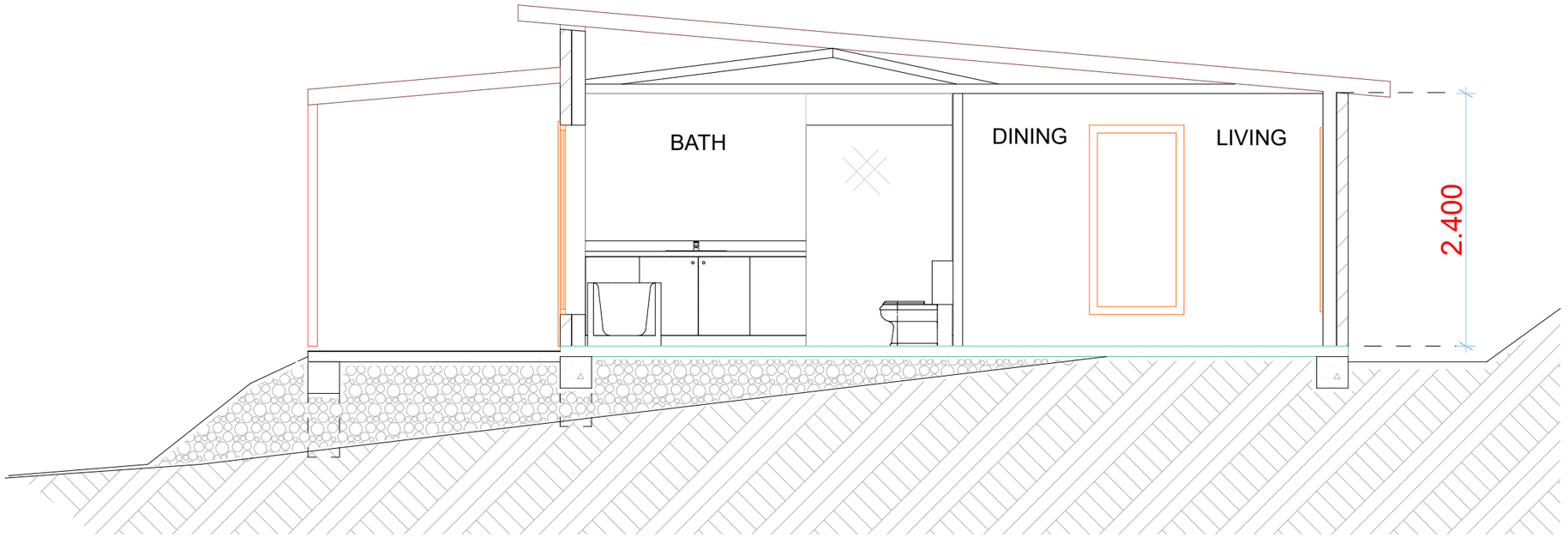
WATERPROOFING

WATER PROOFING TO COMPLY WITH
NCC 2021 10.2 AND AS 3740

LATOURETTE- HYDRO BAN WATERPROOFING
SYSTEM TO BE APPLIED WHERE

-FIXTURES ARE INSTALL LED
-ENTIRE FLOORS AND WALLS WHERE TO TILED
-SHOWER FLOORS AND HOBS
-1800mm HIGH ABOVE SHOWER FLOOR
-150 mm ABOVE BATH AND LAUNDRY TUB
-WALL JUNCTIONS AND WALL/FLOOR JUNCTIONS
-ALL PENETRATIONS

AND TO BE APPLIED
IN ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS
VILLA BOARD OR MOISTURE RESISTANT
PLASTERBOARD TO BE USED IN WET AREAS



SECTION AA

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25572 TASMAN HWY, St HELENS
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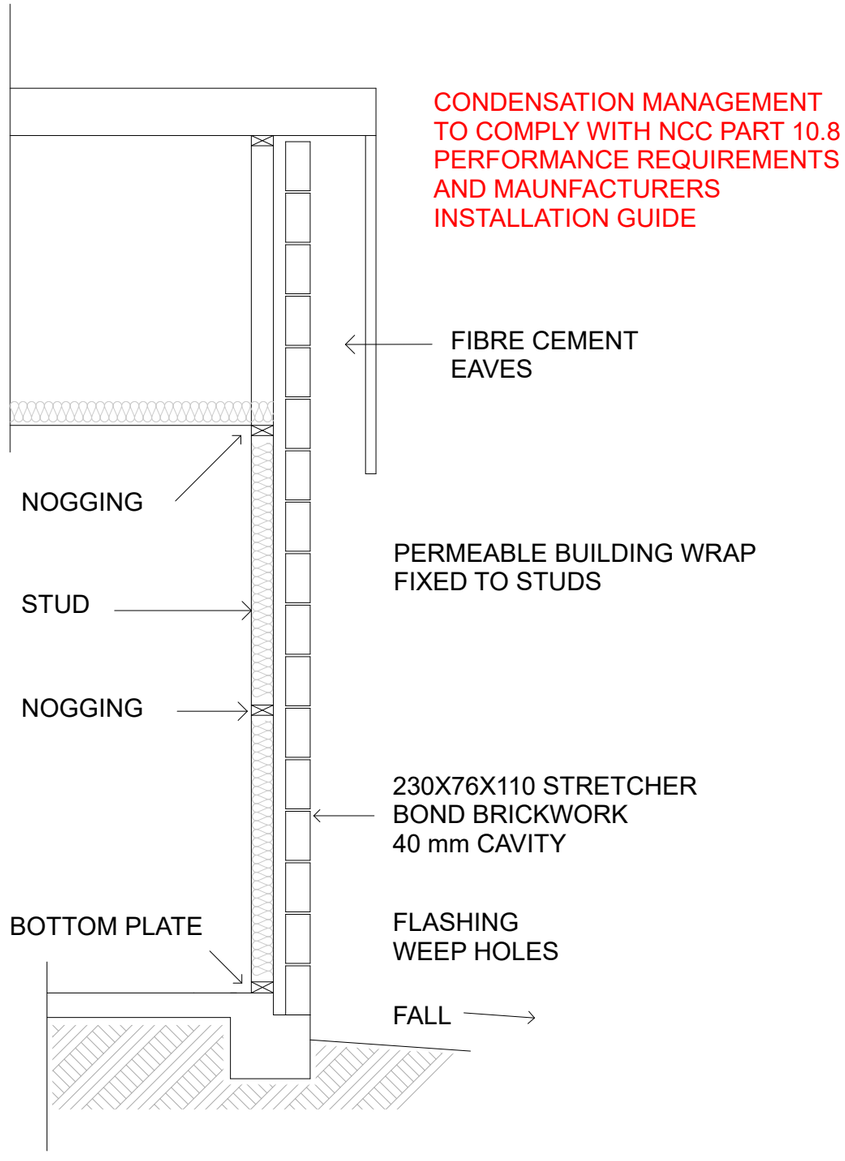
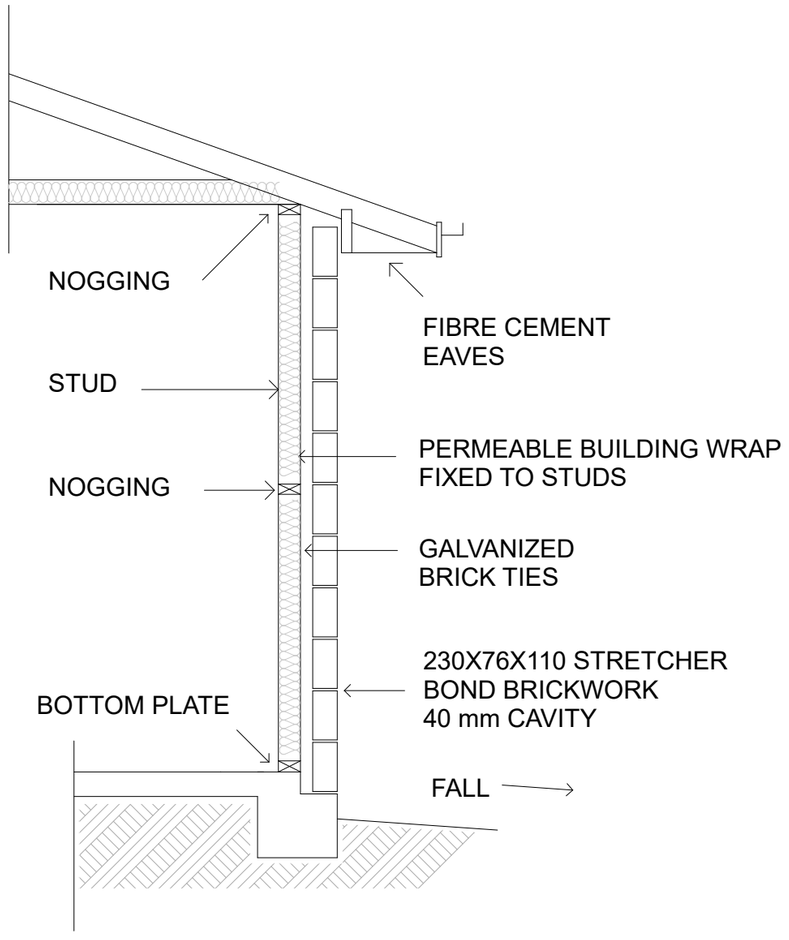
DRAWING	SECTION AA
DATE	29/1/2024
DWG 701	SHEET 6
SCALE	1:50





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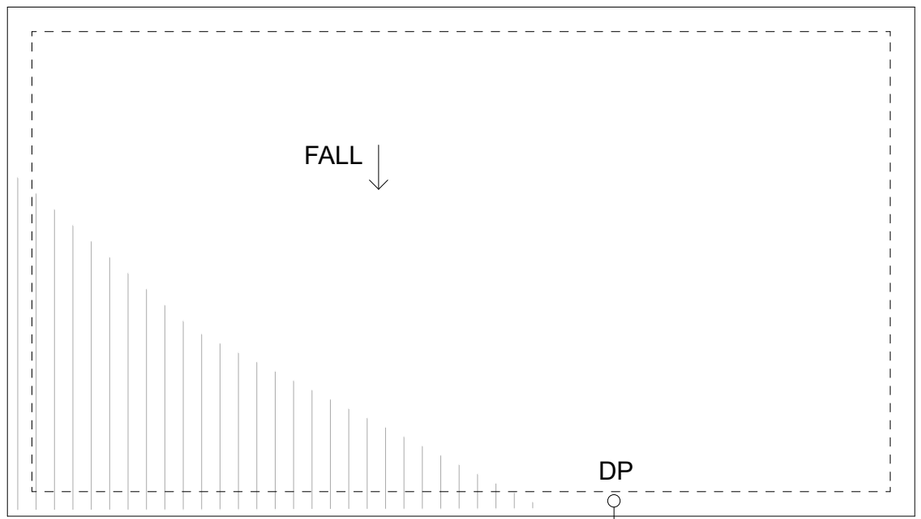
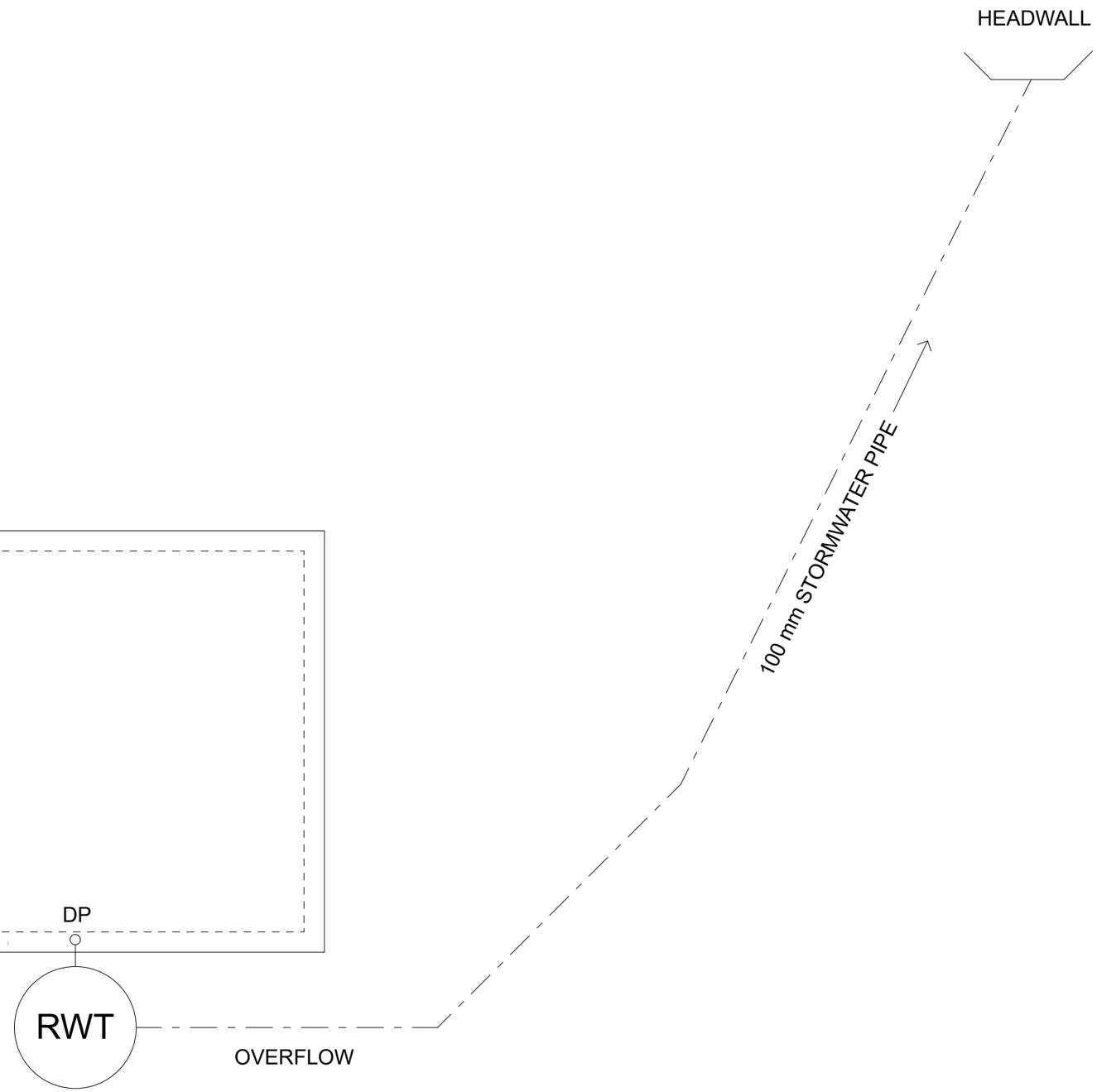
DRAWING	BRICK WALL DETAILS
DATE	29/1/2024
DWG 701	SHEET 7
SCALE	1:100

N

ROOF PITCH - 15 DEGREES

REFER TO TRUSS MANUFACTURERS
TRUSS LAYOUT PLAN, TIEDOWN NOTES
AND SPECIFICATIONS.





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DRAWING	ROOF PLAN
DATE	29/1/2024
DWG 701	SHEET 8
SCALE	1:100

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED
IN ACCORDANCE WITH AS 3500
,THE PLUMBING CODE OF AUSTRALIA
AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A
QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS
ARE APPROXIMATE ONLY.

LEGEND

⬚ - WET AREAS
○ IO - INSPECTION POINT
⊠ ORG - OVERFLOW RELIEF GULLY
Ⓥ EV - VENT PIPE
□ DP - DOWN PIPE
– -- - STORM WATER PIPE - MINIMUM FALL OF 1:100
—— - SEWER PIPE - MINIMUM FALL OF 1:60
⊠ - SILT PIT

PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
STORM WATER AND DOWNPIPES TO BE 90 mm
SEWER TO BE 100 mm

MATERIALS

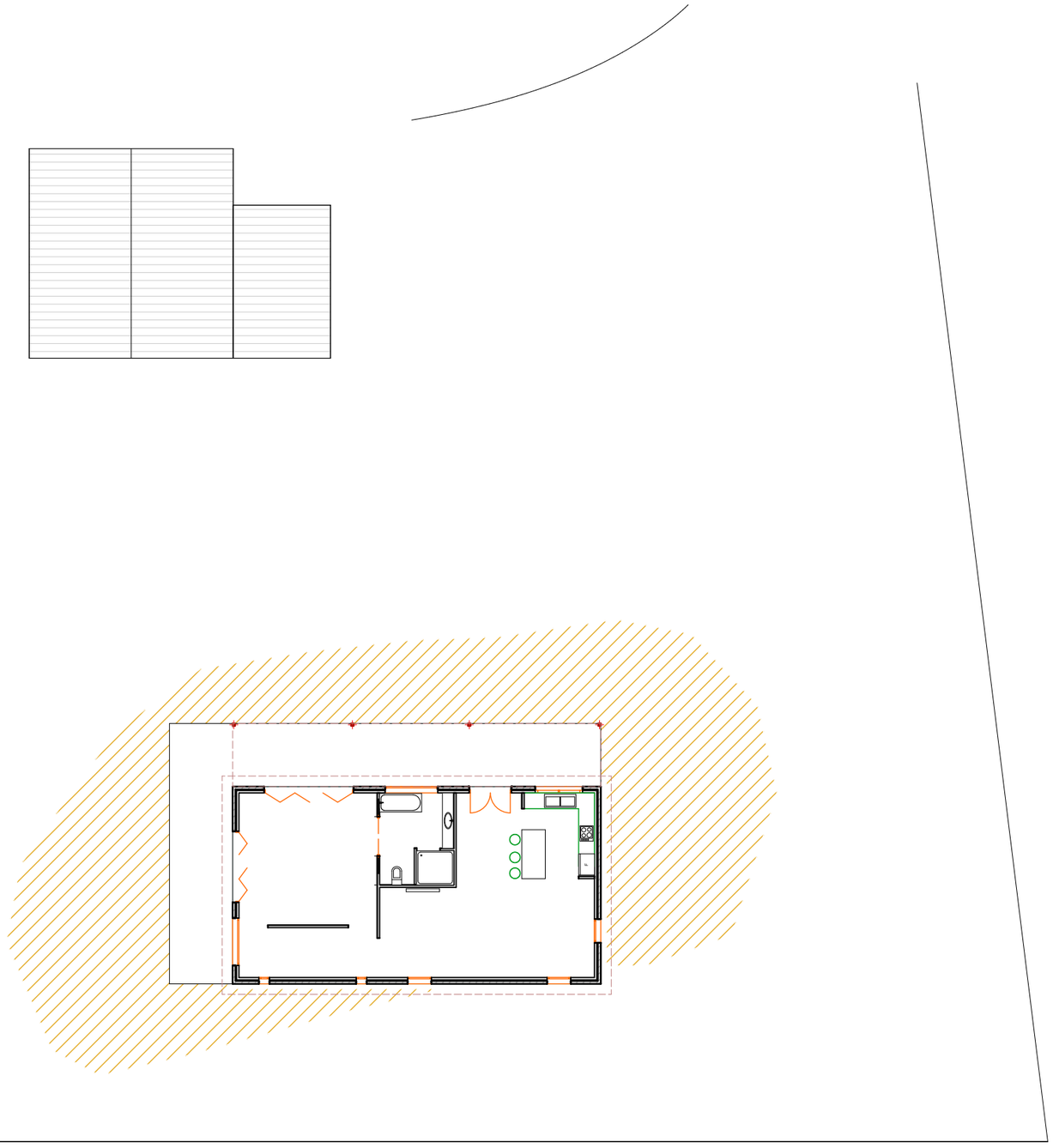
WATER PIPES TO COMPLY WITH
AS/NZS 3500.1 AND AS/NZS 3500.5
COPPER OR POLY TYPE PIPES
HOT AND COLD WATER BRANCHES TO BE DN 16 mm
MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES
60 DEGREES TO LAUNDRY AND KITCHEN SINK
OUTLET PIPES FROM THE HOT WATER UNIT MUST
BE COPPER FOR AT LEAST 1 METER BEFORE
CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION
DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN
MAINS WATERLINE AND HOUSE.



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DRAWING	DRAINAGE PLAN
DATE	29/1/2024
DWG 701	SHEET 9
SCALE	1:200

WET AREA WATERPROOFING
ABCB HOUSING PROVISION Part 10.2

Compliance with AS 3740:2021 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions.

PERFORMANCE REQUIREMENTS FOR WET AREAS WHERE STANDARDS ARE NOT USED .

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating-
(a)behind fittings and linings; or
(b)into concealed spaces,

of sanitary facilities, bathrooms, laundries and the like.

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

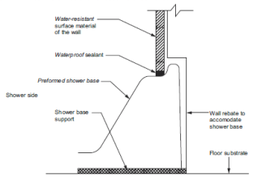
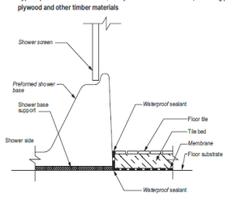


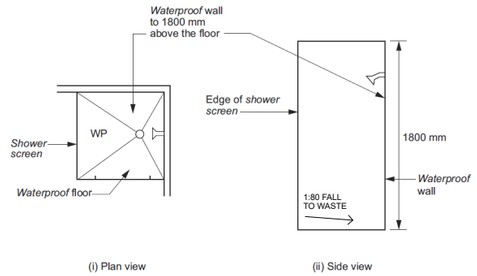
Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



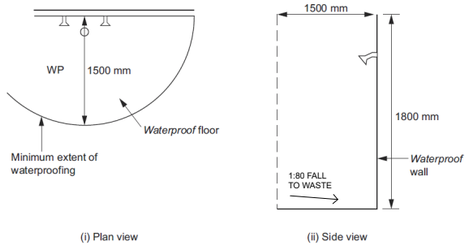
10.2.19 Preformed shower bases

Preformed shower bases must- (a)have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and
(b)be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and
(c be supported to prevent distortion or cracking.

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



(a) Enclosed shower

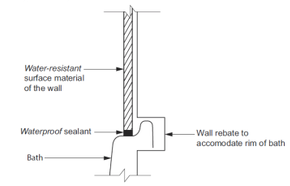


(b) Unenclosed shower

10.2.25 Shower area floor membrane application

For hobless showers, or showers with hobs or stepdowns, the membrane must be applied over the floor and up the vertical face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.

Figure 10.2.20: Typical bath junctions

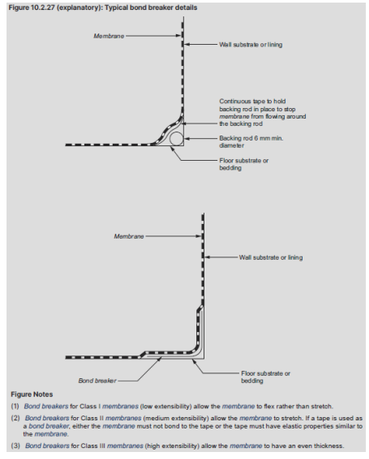


(a) Bath/wall junction - recessed

10.2.20 Baths and spas

Baths and spas, except freestanding baths and spas, must- (a)have an upturn lip; and
(b)be recessed into the wall (see Figure 10.2.20); and
(c)have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).

Figure 10.2.27 (explanatory): Typical bond breaker details

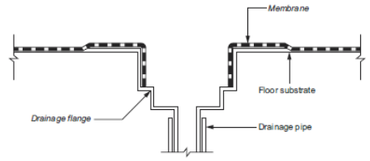


10.2.27 Bond breaker installation for bonded membranes

(1)Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate.

(2)Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.

Figure 10.2.29: Typical membrane termination at drainage outlet



10.2.29 Membrane to drainage connection

(1)Membrane drainage connections in concrete floors must comply with one of the following: (a)A drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29).
(b)Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain.

(2)For membrane drainage connections in other floors, a drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29).
(3)Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain.
(4)Floor wastes must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.

Figure 10.2.18: Typical termination of membrane at extent of shower area

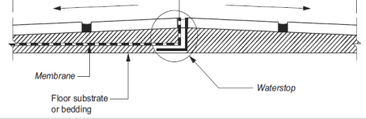


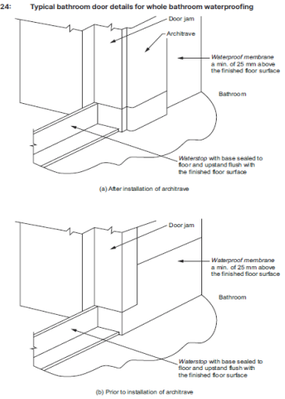
Figure Notes
Fall is to be provided in accordance with 10.2.12.

10.2.18 Unenclosed showers

(1)Unenclosed showers must be constructed as follows: (a)
A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.
(b)The vertical leg of the waterstop must finish- (i)flush with the top surface of the floor (see Figure 10.2.18); and
(ii)where the waterstop intersects with a wall or is joined-
(the junction must be waterproof; or

(B)
the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area.
(2)In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

Figure 10.2.24: Typical bathroom door details for whole bathroom waterproofing



10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following: (a)Perimeter flashing to wall/floor junctions must have a- (i)vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and
(ii)horizontal leg that has a minimum width of not less than 50 mm.

(b)Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction.

(c)Perimeter flashings at a floor level opening must comply with the following: (i)Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24).
(ii)In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing.

(d)A vertical flashing, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

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ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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SCALE	

GENERAL SPECIFICATIONS

BEFORE COMMENCING ANY WORK, QUOTING ON OR ORDERING ANY MATERIALS VERIFY DIMENSIONS, SETBACKS AND ALL EXISTING AND PROPOSED LEVELS.

IF DURING THE SETOUT AND CONSTRUCTION OF THE WORKS ANY DISCREPANCIES ARISE IN THE DIMENSIONS OR LOGIC THE DESIGNER SHOULD BE CONTACTED FOR CLARIFICATION AND ADVICE BEFORE WORK CONTINUES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS " AND "THE BUILDING CODE OF AUSTRALIA" AND AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS.

WHERE REQUIRED FOR BUILDING APPROVAL, THERE WILL ALSO BE A SOIL TEST AND STRUCTURAL DRAWINGS TO BE SUBMITTED AS PART OF THE THE BUILDING APPLICATION.

NOTE: DOOR AND WINDOW SIZES ARE NOMINAL ONLY/ OPENING SIZES ARE TO SUITE ACTUAL DOORS OR WINDOWS.

ENGINEERING

ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS WITH THE ENGINEERING DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS .

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH BCA PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

SURFACE DRAINAGE-ALL FINISHED GROUND TO FALL AWAY FROM BUILDING 1 IN 50 (1 IN 100 MINIMUM). FINISHED SLAB LEVELS ARE TO BE 150 mm MINIMUM ABOVE FINISHED GROUND LEVEL AND 100 mm ABOVE PATHS. GARAGE DOORWAY TO BE SHAPED TO TAKE WATER AWAY.

FOOTINGS AND SLABS

GENERALLY TO BE IN ACCORDANCE WITH AS 2870 . PREPARATION AND PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS 2870 CONCRETE AND STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS 2870 - 2011 AND AS 3500.

ALTERNATIVELY FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870- 2011. REFER TO SOIL REPORT FOR SITE CLASSIFICATION , IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND

FLOORS

GENERALLY TO COMPLY WITH BCA 3.12.1.5 AND AS 1668.2 - SEE PLANS AND ENGINEERS DRAWINGS FOR MEMBER SIZES, SPACING AND RELEVANT SPECIFICATIONS

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 2010 MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH BCA 3.4.1 SUBFLOOR AREA IS TO FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm 2/M OF WALL LENGTH, WITH VENTS NOT MOE THAN 600 mm FROM CORNERS.

UNDERSIDE OF FLOOR FRAMING MEMBERS TO HAVE A MINIMUM CLEARANCE OF 150 mm WITHIN 2000 mm OF THE EXTERNAL SUBFLOOR WALLS AND 400mm TO ALL OTHER AREAS -SEE BCA TABLE 3.4.1.2 SUBFLOOR VENTILATION CLEARANCE.

TIE DOWN AND BRACING OF TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION 8 OF AS 1684.2 AND, AS 4055 AND ANY ENGINEERS DRAWINGS AND SPECIFICATIONS

STRUCTURAL STEEL FRAMING TO BE IN CCORDANCE WITH BCA 3.4.4 AS 1250, AS 4100 AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

ROOF TRUSSES

TO BE DESIGNED BY TRUSS MANUFACTURER ON APPROVED OR ACCREDITED SOFTWARE AND AN ENGINEERS CERTIFICATE, IS TO BE SUPPLIED BY THE MANUFACTURER. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES

TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4440 AND MANUFACTURERS SPECIFICATIONS.

TIE TRUSSES TO TOP PLATE OF EXTERNAL WALLS WITH PRYDA'S UNITIE BRACKETS -FIX WITH 4/35X3.15mm GALVANIZED CONNECTOR NAILS TO EACH END

TRUSS -BOTTOM CORD TO BE TIED TO INTERNAL WALLS WITH PRYDA HITCH STABILIZES -FIX WITH 3/35X3.15mm CONNECTOR NAILS TO TRUSS CORD AND 3 TO TOP PLATE

PRYDA SPEED BRACING INSTALLATION AS TO TRUSS MANUFACTURERS BRACING LAYOUT PLAN -FIX WITH 2/35X3.15mm CONNECTOR NAILS PER TRUSS AND TO MANUFACTURERS SPECIFICATIONS

MANUFACTURERS SPECIFICATION TO TAKE PRECEDENCE OVER THE ABOVE RECOMMENDED TIE DOWN OPTIONS

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH 3.12.1 BUILDING FABRIC INSULATION INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS .

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FORM 20 mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/CLADDING FITTED CLOSELY UP TO PENETRATIONS/OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED A MINIMUM OF 150 mm .

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5, ROOF CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.1 AND : ROOF TILES AS 2049 AND AS 2050, METAL SHEET ROOFING AS 1562.1 , POLYCARB ROOF SHEETING AS/NZS 4256.1.2.3 AND AS 1562.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5.2 AND AS/NZS 3500.3.2 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA, OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY

WALL CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.3 AND MANUFACTURERS SPECIFICATIONS , FLASHINGS TO BCA 3.5.3.6.

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH 3.1.2.2. . WINDOWS ARE TO COMPLY WITH BCA WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.3 AND AS 3700 UNREINFORCED MASONRY TO BCA 3.3.1 REINFORCED MASONRY TO BCA 3.3.2 MASONRY ACCESSORIES TO BCA 3.3.3 WEATHERPROOFING OF MASONRY TO BCA 3.3.4.

-SEE ENGINEERS DRAWINGS FOR SPECIFIC DETAILS AND POSITION OF CONTROL JOINTS.

INSULATION

TO MAINTAIN THICKNESS AND POSITION AFTER INSTALLATION INSURE CONTINUOUS COVER WITHOUT VOIDS EXCEPT AROUND SERVICES AND FITTINGS .

TYPICAL WALL FRAME

TO COMPLY WITH BCA AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90X35 MGP IO PINE STUD AND NOGGINGS, 90X35 MGP IO PINE TOP AND BOTTOM PLATES . BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION BATTS TO WALLS TO COMPLY WITH BCA PART 3.12.1.3 INSULATION BATTS TO CEILING TO COMPLY WITH BCA PART 3.12.1.1

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.12, ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.1.2.5 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY - AREA WATERPROOFING TO BE IN ACCORDANCE WITH AS 3740 AND BCA 3.8.1 WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH 1500 mm FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

WALL SURFACES ADJACENT TO PLUMING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES, CEILING HEIGHTS TO BE IN ACCORDANCE WITH BCA 3.8.2

FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.8.3 REQUIRED FACILITIES IN ACCORDANCE WIT 3.8.3.2 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH BCA 3.8.3.3 . PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH BC 3.8.4.2. WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

VENTILATION TO BE IN ACCORDANCE WITH BCA 3.8.5 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF, NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA, IN ACCORDANCE WITH BCA 3.8.5.2

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