

## **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:

<b>DA Number</b>	DA 2025 / 00222
<b>Applicant</b>	B Davis
<b>Proposal</b>	Residential - Demolition of Existing Dwelling and Construction of New Dwelling with Attached Deck
<b>Location</b>	107 Scamander Avenue, Scamander

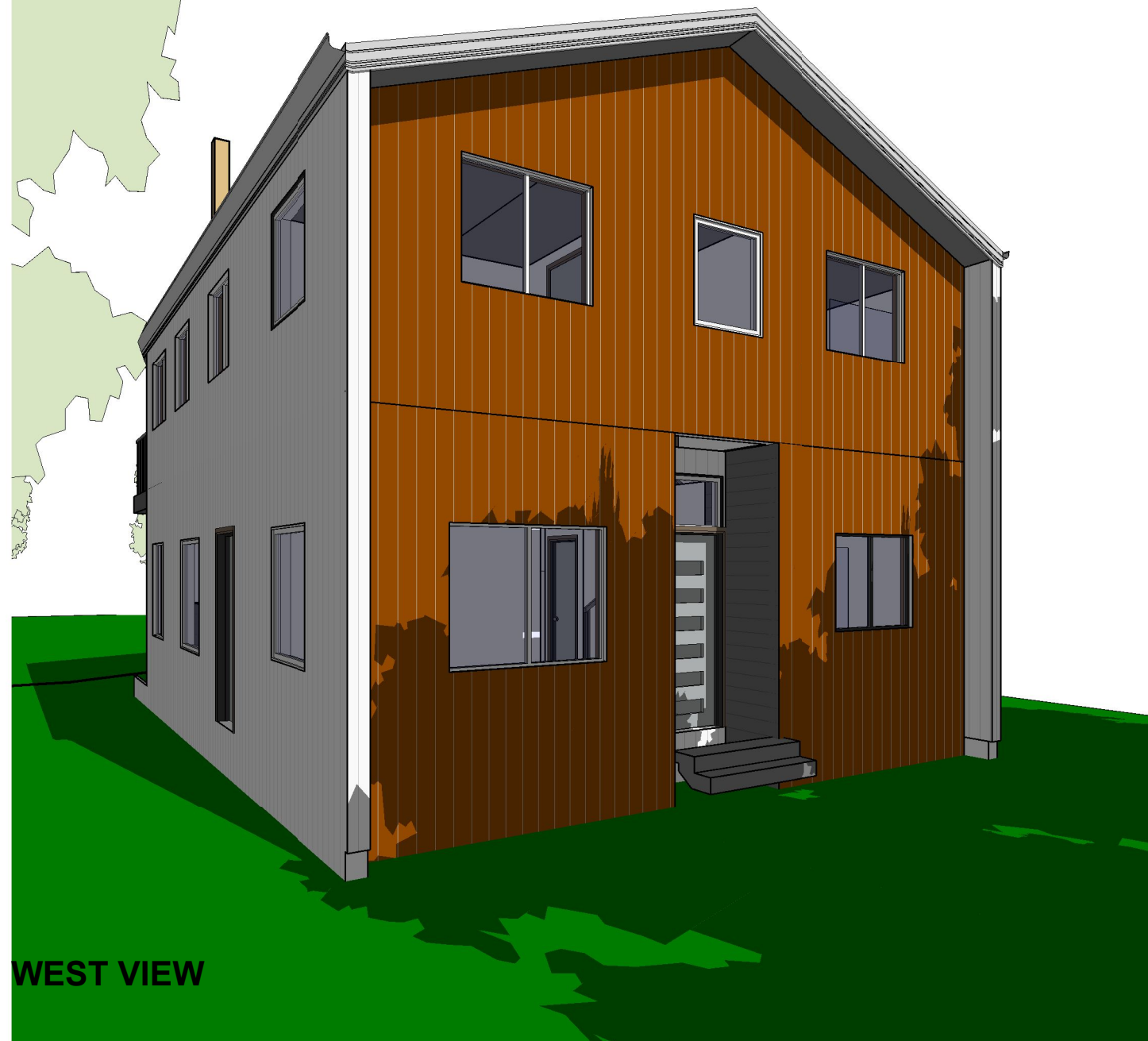
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

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](mailto: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 20<sup>th</sup> December 2025 **until 5pm Tuesday 13<sup>th</sup> January 2026.**

**John Brown**  
**GENERAL MANAGER**

# 107 SCAMANDER AVENUE

## SCAMANDER TAS. 7215



WEST VIEW



EAST VIEW

GRAPHICAL PRESENTATION ONLY

# GENERAL DRAFTING NOTES TO THE NCC2022 - TO AS1100 AUSTRALIAN STANDARD FOR DRAFTING

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

ALL CONSTRUCTION DETAILS MUST COMPLY WITH THE NCC2022 PARTS H1 - H8. ACCEPTED CONSTRUCTION AND ALL AUSTRALIAN STANDARDS WITHIN.

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED I THE SOIL REPORT.

WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS3660.1 PART 1 NEW WORK /AS3660.2 PART 3 (ASSESSMENT CRITERIA).

2. LPOD WILL BE ONLY INDICATIVE, BASED ON INFORMATION SUPPLIED AT THE TIME OF DRAFTING. BUILDER/DRAINER TO CONFIRM ON SITE WITH COUNCIL AND/OR WATER SERVICES BOARD DIRECTIONS

3. SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

4. FOOTINGS ARE NOT TO ENCROACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

5. FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONARY BE PROTECTED IN ACCORDANCE WITH A.S. 3700-2011 (TABLE 2.2), HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED

6. BUILDING SETBACKS ARE FROM TITLE LINE (NOT FENCELINE) REFER TITLE RE-ESTABLISHMENT PLAN FOR CORRECT OFF SETS IN RELATION TO FENCELINES

7. ALL WET AREAS ARE TO COMPLY WITH A.S. 3740-2010. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO ANY SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

8. RISERS -(where applicable) 190MM MAXIMUM, 115MM MINIMUM. GOING -355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS. ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS.PROVIDE CONTINUOUS HANDRAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL. HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM.

9. SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-2014, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACK-UP INTERCONNECTED.

## MASONRY: H1D5

PROVIDE WALL-TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS. FOR PERPS AND BEDS JOINTS SPACINGS

ALL BRICKWORK SHOULD BE INSTALLED IN ACCORDANCE WITH AS3700-2011

ALL BRICKWORK AND ARTICULATION JOINTS MUST BE CONSTRUCTED AND COMPLY WITH AS3700 & AS4773.1. MASONRY CODES IN BUILDINGS

## FLOORING & FOOTINGS:

FINISHED FLOOR LEVELS ARE NOMINAL ONLY AND SHOULD BE CONFIRMED PRIOR TO START OF WORK.

READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS FOR ALL FOOTING SIZE & DETAILS.

PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS "NOTED" IN THE SOIL REPORT

## WALL LINTELS & SUPPORT STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS AND TO GENERAL SPECIFICATIONS

## INTERNAL DOORS:

ALL INTERNAL DOORS ARE TO BE 2040mm HIGH UNLESS NOTED OTHERWISE ON THE PLAN

## WC DOORS: H4P3

HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

## ROOF AND WALL CLADDING: H1D7

ALL WALL CADDING TO BE INSTALLED IN ACCORDANCE WITH H1P1 BOARDS (ABCB PART 7.5.2 - 7.5.3) SHEETS (ABCB PART 7.5.4)

METAL ROOF OVER ROOF BATTENS AT 330 CTRS. TYPICAL THRU OUT UNLESS NOTED OTHERWISE.

METAL ROOF ON EITHER TIMBER OR METAL BATTENS TO BE USED & FIXED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS & SPECIFICATIONS & PROVIDE APPROVED CAPPING & FLASHING THRU-OUT.

SELECTED TIMBER FRAMED ROOF TRUSS AT 600mm MAX CTRS. TO MANUFACTURERS SPECIFICAIONS UNESS NOTED OTHERWISE. PLASTERBOARD LINED CEILINGS THRU-OUT.SELECTED PROFILE METAL EAVES GUTTER & FASCIA TO THE PERIMETER OF THE ROOF AREA.

ALSO READ IN CONJUNCTION WITH ANY ENGINEERS DETAILS & DRAWINGS FOR ANY ROOF BEAMS, LINTELS, ETC. 4.5mm THICK F.C. SHEET CEILING LINING TO THE UNDERSIDE OF THE FIRST FLOOR EAVES

## LINTEL NOTES:

BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILE ROOFING & TRUSS LOADS WHERE ARE AT 600mm MAXIMUM CTRS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS.

TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL & SUPPORTING STUDS ARE ADEGATE.

ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER NOMINAL SIZES INDICATED ON THESE PLANS

## WINDOWS: H1D8

WINDOWS MUST BE CONSTRUCTED IN ACCORDANCE WITH AS2047 & AS1288- BCA PART 3.6.0

ALL GLAZING SHALL CONFORM TO AS1288-2006.WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICATIONS.

1. ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1228-2006.
2. READ IN CONJUNCTION WITH THE WINDOW SCHEDULE & ELEVATIONS.
3. ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
4. REFER TO WINDOW SCHEDULE FOR OPENING STYLES

NOTE: THESE HEIGHTS MAY VARY SLIGHTLY ACCORDING TO DIFFERENCES IN BRICK SIZES.

## WALL FRAME: H1D6 - AS1684.2 2021

90 X 35 MGP10 COMMON STUDS  
70 X 35 F5 NOGGINGS  
2 (90 X 35) MGP10 TOP PLATES EXTERNAL WALL  
2 (90 X 45) MGP12 TOP PLATES - INTERNAL LOAD BEARING WALLS  
2 (90 X 45) MGP10 JAMB STUDS  
3 (90 X 45) MGP10 JAMB STUDS TO GIRDER TRUSS

## TIMBER FRAMING:H1D6 - AS1684.2 2021

ALL TIMBER FRAMING THRU-OUT IS TO BE IN ACCORDANCE WITH AS1684.2- 2021 AND ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS

## LININGS:

10mm PLASTERBOARD TO ALL INTERNAL WALLS.  
10mm PLASTERBOARD TO CEILINGS.

SELECTED WATER RESISTANT SUB-STRATE & TILING TO WET AREAS.

ALL PLASTERBOARD SHOULD BE INSTALLED IN ACCORDANCE WITH AS2589-2007



## HEATING & COOLING:

ALL HEATING & COOLING UNITS, SIZES, TYPES & LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER & THE SUPPLIER.

ALL HEATING & COOLING DUCTS & VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED.

ALL HEATING & COOLING POINTS LOCATIONS, MAY VARY FROM PLAN TO PLAN.

## GEOTECHNICAL:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH A GEOTECHNICAL REPORT. IT IS THE BUILDERS'S RESPONSIBILITY TO OBTAIN SUCH REPORTS PRIOR TO COMMENCEMENT OF WORKS.

FULL HEIGHT CONTROL JOINTS (FOOTING TO EAVES) AT 5m MAX CTRS UNLESS NOTED OTHERWISE - REFER TO ARTICULATION JOINT PLAN.

REFER TO SOIL REPORT.

## ELECTRICAL SAFETY:

ELECTRICAL REQUIREMENTS  
THE PRESCRIBED STANDARDS IN RELATION TO THE ELECTRICAL REQUIREMENTS OF A ROOMING HOUSE ARE THAT ALL POWER OUTLETS AND LIGHTING CIRCUITS OF OR IN A ROOMING HOUSE ARE CONNECTED TO  
(A) A SWITCHBOARD TYPE CIRCUIT BREAKER THAT COMPLIES WITH AS/NZS 3000 ELECTRICAL INSTALLATIONS, AS PUBLISHED FROM TIME TO TTIME; AND  
(B) A SWITCHBOARD TYPE RESIDUAL CURRENT DEVICE THAT COMPLIES WITH - (i) AS/NZS 3190 APPROVAL AND TEST SPECIFICATION - RESIDUAL CURRENT DEVICES (CURRENT OPERATED EARTH-LEAKAGE DEVICES), AS PUBLISHED FROM TIME TO TIME; OR (ii) AS/NZS 61008.1 RESIDUAL CURRENT OPERATED CIRCUITBREAKERS WITHOUT INTEGRAL OVERCURRENT PROTECTION FOR HOUSEHOLD AND SIMILAR USES (RCCBs): PART 1: GENERAL RULES, AS PUBLISHED FROM TIME TO TIME; OR R.15  
PART 2: STANDARDS  
RESIDENTIAL TENANCIES (ROOMING HOUSE STANDARDS)  
REGULATIONS 2012 S.R. NO. 17/2012 8 (iii) AS/NZS 61009.1 RESIDUAL CURRENT OPERATED CIRCUITBREAKERS WITH INTEGRAL VERCURRENT PROTECTION FOR HOUSEHOLD AND SIMILAR USES (RCBOs)

## 6 STAR ENERGY UPGRADE:

1. ALL EXTERNAL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION.
2. SISALATION APPLIED TO ALL WALLS, & GAPS/JOINS SEALED.
3. SELF CLOSING EXHAUST FANS THROUGHOUT OR 'DRAFT STOPPER' SHROUDS OVER EXHAUST FANS.
4. WEATHER STRIPS/SEALS TO ALL EXTERNAL HINGED DOORS AND INTERNAL GARAGE ACCESS DOOR.
5. ALL CHIMNEYS FITTED WITH DAMPERS.
6. ALL DOWNLIGHTS OF "CLOSED-RING" TYPE.
7. INSULATION LEVELS AS DETAILED IN ATTACHED ENERGY RATING ASSESSOR'S REPORT.

ALL CONSTRUCTION DETAILS MUST COMPLY WITH THE NCC - Volume 2-2022 - AS1288-2021 - AS1684.2-2021. ACCEPTED CONSTRUCTION AND ALL AUSTRALIAN STANDARDS WITHIN

LINTEL SCHEDULE		
MEMBER SIZE	UPPER FLOOR SINGLE STORY	LOWER FLOOR
	MAX SIZE OF OPENING (mm)	MAX SIZE OF OPENING (mm)
90x45 F17 KDHW	1000	800
140x45 F17 KDHW	1400	1200
190x45 F17 KDHW	1900	1600
240x45 F17 KDHW	2400	2000
290x45 F17 KDHW	2900	2400
2/290x35 F17 KDHW	3600	3000
90x45 F17 KDHW	1000 FRONT DOOR	800
90x45 F17 KDHW	900 GARAGE REAR DOOR	800

SITE ASSESSMENT refer to soil report attached	
REPORT NO:	
BY:	
DATE:	
B.A.L.:	-
WIND SPEED:	

WALLING FRAME CENTRES	
EXTERNAL STUDS	450mm
INTERNAL STUDS	450mm

ENERGY REPORT - STARS	
INSULATION TO BE INSTALLED TO THE FOLLOWING AREAS:	
FLOORS: - CONCRETE SLAB ON GROUND (EXCEPT GARAGE) - CONCRETE SLAB ON GROUND - (GARAGE ONLY) - ELEVATED SUSPENDED TIMBER FLOOR (MASTER BED) - SLAB EDGE INSULATION (GROUND FLOOR EXCEPT GARAGE)	ADDED R-VALUE REQUIRED R R R R
EXTERNAL WALLS: - WEATHERBOARD CLAD WALLS - METAL CLAD WALLS - BRICK VENEER (GARAGE ONLY) - WT-D	ADDED R-VALUE REQUIRED R R - R
NOTE 1: ALL METAL ROOF HAVE BEEN MODELLED WITH A SOLAR ABSORPTANCE VALUE 0.3 (LIGHT) NOTE 2: THE ANTI-GLARE FOR REFERRED TO ABOVE IS ASSUMED TO HAVE AN ENTRANCE VALUE OF 60.90 (OUTWARD FACING ANTI-GLARE FACE)	
INTERNAL WALLS: - STUD WALLS (THROUGHOUT)	ADDED R-VALUE REQUIRED R
ROOF: -METAL ROOFS (EXCEPT GARAGE) -METAL ROOFS (GARAGE ONLY)	ADDED R-VALUE REQUIRED R R
NOTE: ALL METAL ROOF HAVE BEEN MODELLED WITH A SOLAR ABSORPTANCE VALUE 0.3 (LIGHT)	
REQUIREMENTS ARE AS PER STANDARD INCLUSION ENERGY REPORT BY FIRST RATES ENERGY RATING REPORT - TBM	
WINDOW MATERIALS: ROOF LIGHTS(SKYLIGHTS) GLAZING: - LOW-E / - ARGON GAP / - CLEAR LAMINATE EXTERNAL GLAZING (WINDOWS AND DOORS): GLAZING: - CLEAR / - AIR GAP / - CLEAR LOW-E	

PROJECT  <
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**NOTE: SITE SCRAPE**  
SCRAPE SITE TO REMOVE SURFACE VEGETATION AND PROVIDE LEVEL BUILDING PLATFORM. PROVIDE ADDITIONAL CUT TO GARAGE AREA TO ACCOMMODATE 86mm SLAB STEP DOWN.

**NOTE: AUTHORITY APPROVAL**  
SITING OF PROPOSED RESIDENCE IS SUBJECT TO APPROVAL BY DEVELOPER AND RELEVANT LOCAL AUTHORITY.

**NOTE: BACK FILL**  
SITE TO BE BACK FILLED TO REBATE HEIGHT & FALL AWAY FROM DWELLING.

**NOTE: DRIVEWAY GRADIENT**  
DRIVEWAY TO BE GRADED TO ENSURE MAXIMUM 1:6 GRADIENT FROM CROSSOVER TO GARAGE FLOOR.

**NOTE: TERMITE PROTECTION**  
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

**NOTE: DRAINAGE REQUIREMENTS**

1. SITE PLUMBING & DRAINAGE SHALL COMPLY WITH AS 2870-2011 RESIDENTIAL SLABS & FOOTINGS, NCC312 DRAINAGE AND AS3500 NATIONAL PLUMBING AND DRAINAGE CODE.
2. SURFACE WILL BE GRADED AWAY FROM FOOTING (MINIMUM FALL 1:20).
3. TEMPORARY DOWNPIPES CONNECTED TO THE STORMWATER SYSTEM TO BE INSTALLED UPON COMPLETION OF THE ROOF COVER.
4. BASE OF CUT GRADED TO SILT TRAP(S) PROTECTED BY GRAVEL FILTERS &/OR SPOON DRAINS AS REQUIRED TO REMOVE SURFACE WATER AWAY FROM FOOTINGS AND TO PREVENT ON SITE PONDING.
5. DESIGN OF SITE & STORMWATER DRAINAGE IS AT THE DISCRETION OF THE DRAINAGE CONTRACTOR.
6. SEWER PIPE AND DRAINAGE PIPE DIMENSIONS AND OFFSETS HAVE BEEN COPIED FROM RELEVANT AUTHORITIES OF THESE ASSESTS. ALL MEASUREMENTS SHOWN ARE APPROXIMATE.

**NOTE: BOUNDARY PEGS**

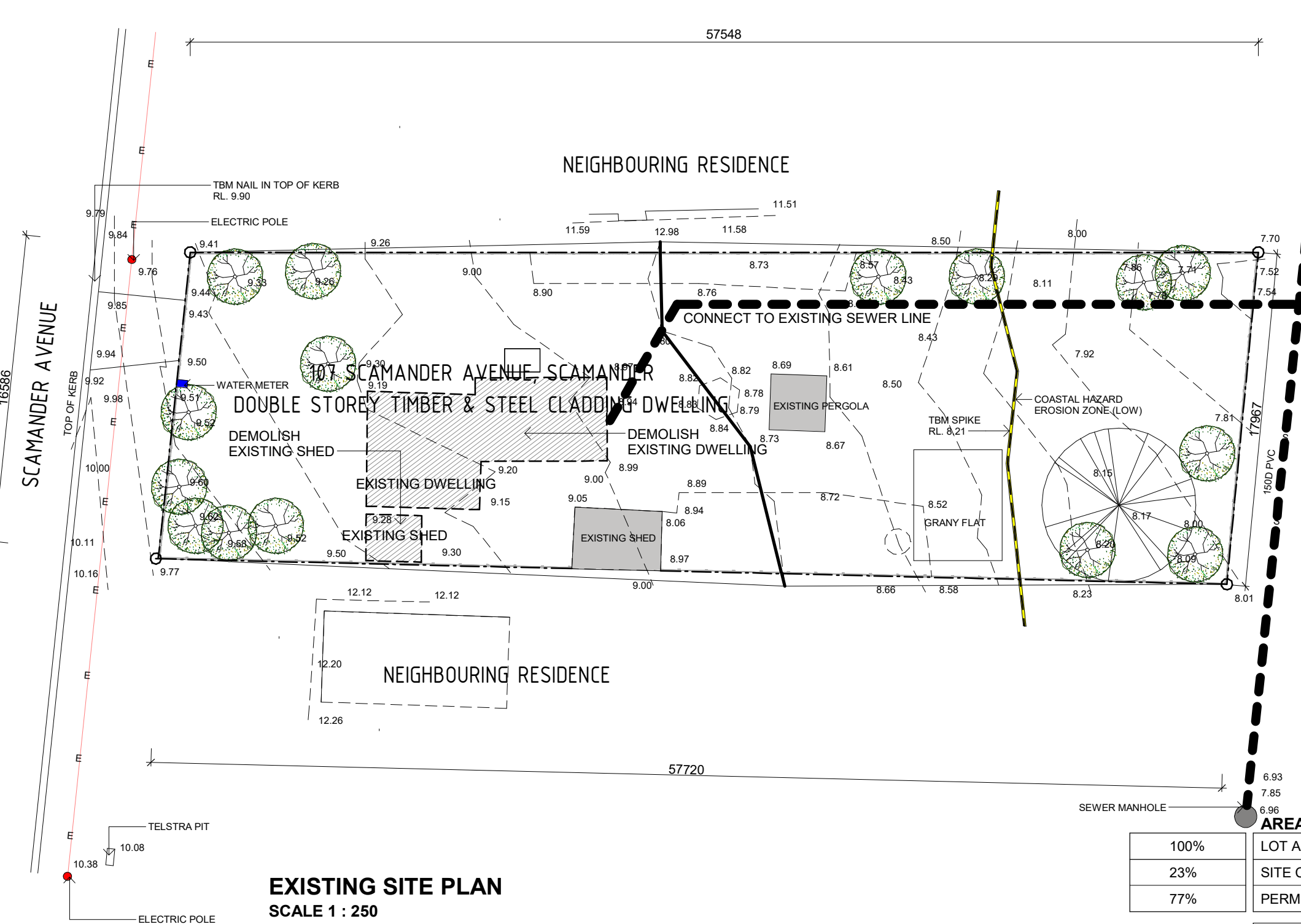
1. TO BE LOCATED PRIOR TO COMMENCEMENT OF WORKS.

**NOTE: DOWNPIPES**

1. 100x75mm RECTANGULAR DOWNPIPES THROUGHOUT.
2. FLOW: L/S 10.7983
3. CATCHMENT IS 47m² (AS 3500.3)
4. TO BE CONNECTED TO THE STORMWATER LINE AND LEGAL POINT OF DISCHARGE (LPD)

**NOTE: BOUNDARY WALLS**

1. WALL ON BOUNDARY CAICULATION : MAX ALLOWABLE TO BE BUILT IS 10m + 25% OF REMAINING LENGTH OF BOUNDARY.



**NOTE: BACK FILL**  
SITE TO BE BACK FILLED TO REBATE HEIGHT & FALL AWAY FROM DWELLING.

LEGEND	
	- GAS METER
	- HOT WATER SYSTEM
	- METER BOX
	- TITLE PEG
	- SEWER VENT / I.S.
	- TELSTRA PIT
	- TREE
	- STREET SIGN
	- SEWER MANHOLE
	- ELECT. PIT
	- ELEC. POLE
	- SIDE ENTRY PIT
	- WATER VALVE
	- S/W PROPERTY INLET
	- WATER METER
	- STORM WATER PIT
	- TBM
	- HABITABLE ROOM WINDOW
	- SIGN STAMPED ON CONCRETE KERB
	- NON-HABITABLE ROOM WINDOW
	- PRIVATE OPEN SPACE
	- POWERLINES
	- PROPOSED FENCE
	- EXISTING FENCE
	- SEWER PIPE
	- STORM WATER PIPE
	- EASEMENT
	- SILT PIT
	- AG DRAIN
	- RETAINING WALL

#### AREAS

100%	LOT AREA	:	418.00 m²
23%	SITE COVERAGE	:	94.20 m²
77%	PERMEABILITY/GARDEN	:	323.80 m²

TOTAL DWELLING AREA	:	182.50 m²
EXISTING GF	:	80.90 m²
EXISTING 1F	:	75.00 m²
VERANDAH & PORCH	:	13.30 m²
BALCONY	:	13.30 m²

DEMOLITION NOTE: EXISTING DWELLING & SHED

ALL DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS2601 DEMOLITION AND THE COMPLIANCE CODE - DEMOLITION FOR YOUR RELEVANT STATE

ANY REPLACEMENT OF BEAM AND STUMPS WITH LOAD POINTS IS TO ENGINEER DESIGN AND CERTIFICATION - INSITU INSPECTION REQUIRED BY BUILDER

SHEET CONTENT:  
**EXISTING SITE PLAN**

HOUSE TYPE:  
TOWN PLANNING

PROPERTY ADDRESS:  
107 SCAMANDER AVENUE  
SCAMANDER TAS. 7215

CLIENT:  
**BENJAMIN DAVIS**

#### CLIENT

I / WE.....

CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

#### GENERAL NOTES:

- \* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.
- \* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE
- \* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.
- \* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- \* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.



1202 G/470 St Kilda Road, Melbourne VIC 3004  
Phone: 61 3 8687 2118  
Email: info@draftee.com.au  
CDP-AD 66464  
TAS 400648168  
QLD 15127260

NORTH:



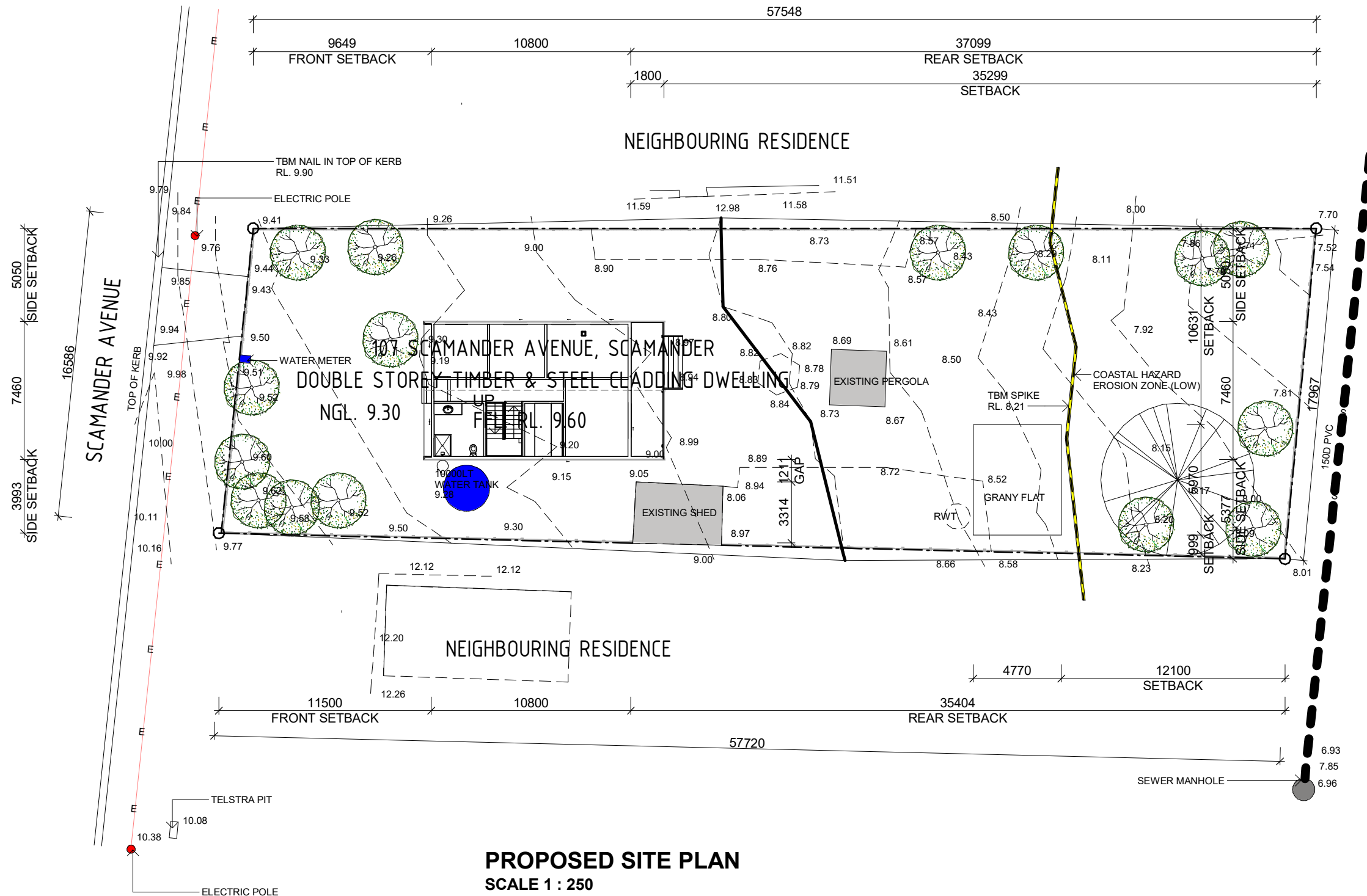
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DATE: 12/06/2025  
DRAWN: MM  
CHECKED: MS

SHEET NUMBER:  
**1.2**

JOB NUMBER:  
**25-0028**  
JOB ISSUE:  
**C**

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	01/04/25	PRELIMINARY SET	MM
B	29/04/25	PRELIMINARY SET - MARKUP	MM
C	09/06/25	CONSTRUCTION SET	MM
	12/06/25	FINAL AFC ISSUE SET	MM



PROPOSED SITE PLAN  
SCALE 1 : 250

T O W N P L A N	SHEET CONTENT:
	PROPOSED SITE PLAN
	HOUSE TYPE:
	TOWN PLANNING
	PROPERTY ADDRESS:
C L I E N T	107 SCAMANDER AVENUE SCAMANDER TAS. 7215
	CLIENT:
	BENJAMIN DAVIS

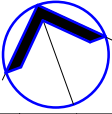
S I G N O F F	CLIENT
	I / WE.....
	CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
	SIGNED..... DATE.....
	SIGNED..... DATE.....

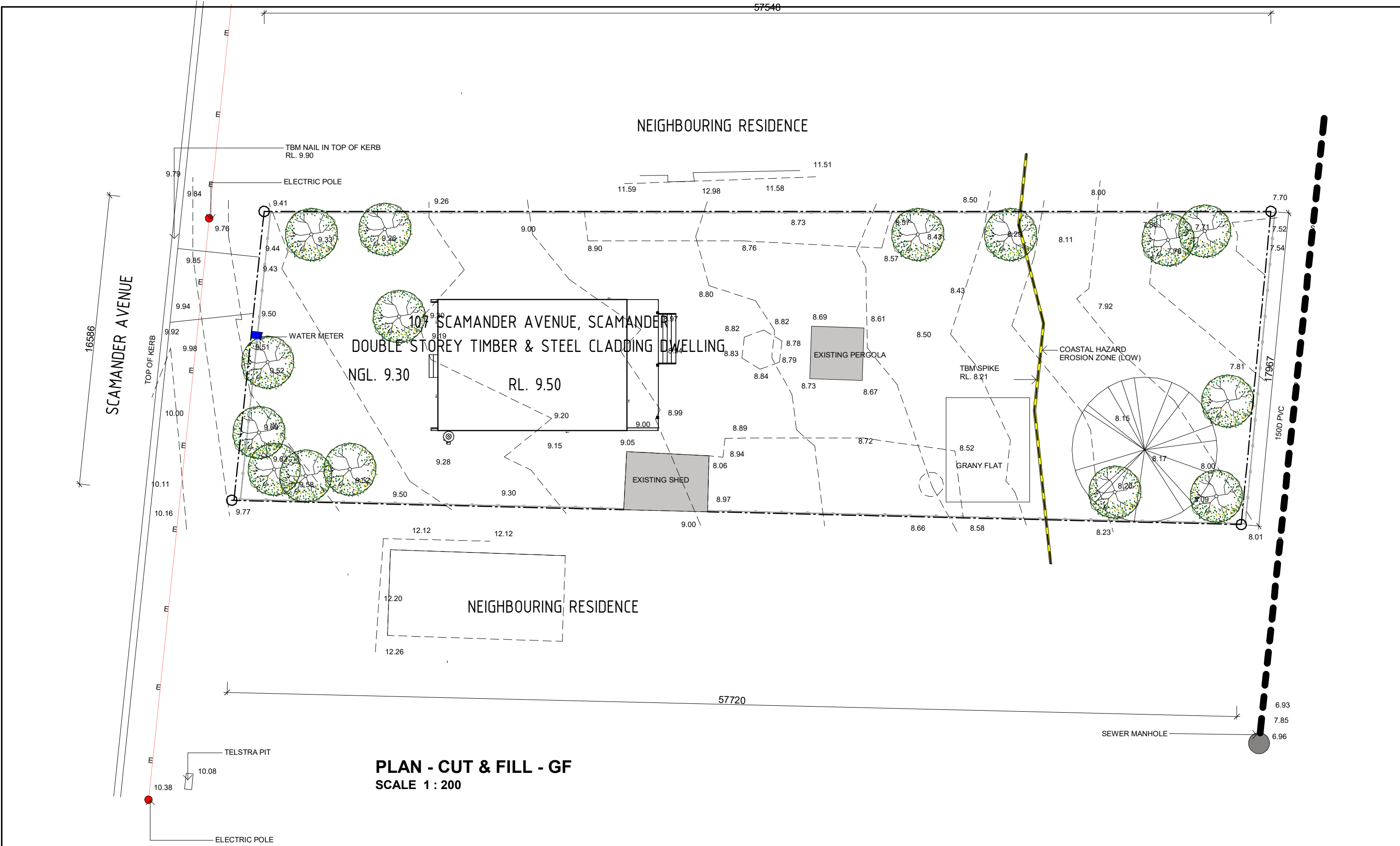
**GENERAL NOTES:**

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- \* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.
- \* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- \* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.



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NORTH:		SCALE: 1 : 250		SHEET NUMBER:		JOB NUMBER:	
		DATE: 12/06/2025		1.3		25-0028	
		DRAWN: MM				JOB ISSUE:	
		CHECKED: MS				C	
REVISIONS	ISSUE	DATE	REVISION DESCRIPTION				INITIALS
	A	01/04/25	PRELIMINARY SET				MM
		29/04/25	PRELIMINARY SET - MARKUP				MM
	B	09/06/25	CONSTRUCTION SET				MM
	C	12/06/25	FINAL AFC ISSUE SET				MM



PLAN - CUT & FILL - GF  
SCALE 1 : 200

PROJECT   <
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# CBOS CONDENSATION GUIDELINE NOTES - Condensation Management must be addressed by the builder under the CBOS Guidelines for Tasmania 2018" Details are reference only

Consumer, Building and Occupational Services

## Roof space

### Typical roof

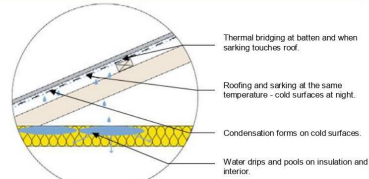
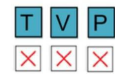


Fig. 9. Typical roof

### Sarking under battens

Move sarking to underneath the battens to reduce thermal bridging.

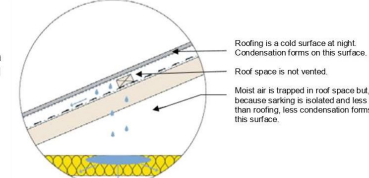
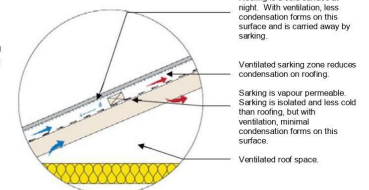


Fig. 10. Sarking under battens

### Best practice

Move sarking underneath the battens to reduce thermal bridging. Ensure ventilation in both sarking zone and roof space.



## Roof space

### Exhaust vent reference diagrams

Fig. 29. Ridge cap continuous gap

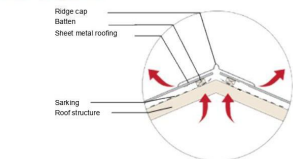


Fig. 30. BAL compliant ridge cap continuous gap

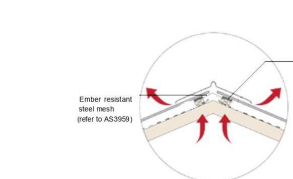


Fig. 31. Gable vent

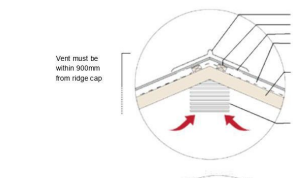
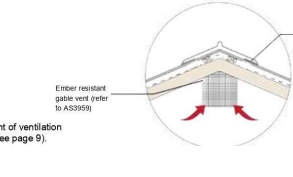


Fig. 32. BAL compliant gable vent



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).

## Roof space

### Pitch

Air space in the sarking zone ensures a path for water vapour to escape from the roof space. The minimum air space height required is dependent on roof pitch.

#### Low pitch roof <5°

Sarking and insulation system in low pitch roofs of <5° are to be designed to Performance Based Requirements. Typical systems have no air gap between the sheet metal roofing and the sarking and utilise a foil blanket system.

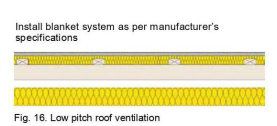


Fig. 16. Low pitch roof ventilation

#### Medium pitch roof >5° to <16°

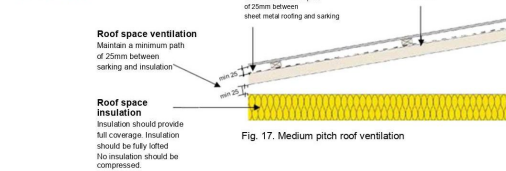


Fig. 17. Medium pitch roof ventilation

#### High pitch roof >16°

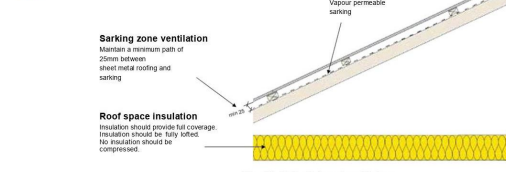


Fig. 18. High pitch roof ventilation

Fig. 33. Typical cathedral vent



Fig. 34. BAL compliant cathedral vent

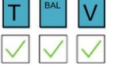


Fig. 35. Parapet vent



Fig. 36. BAL compliant parapet vent



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).

## Roof space

### Supply vent reference diagrams

Fig. 19. Typical eaved roof



Fig. 20. BAL compliant eaved roof



Fig. 21. Typical cathedral roof



Fig. 22. BAL compliant cathedral roof



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).

## Wall reference diagrams

Fig. 39. Suspended timber floor with horizontal battens



Fig. 40. Suspended timber floor with vertical battens



Fig. 41. Suspended timber floor horizontal battens and rigid insulation



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).

Fig. 23. Eaved roof with eave vent



Fig. 24. BAL compliant eaved roof with eave vent

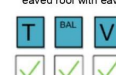
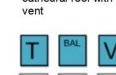


Fig. 25. Cathedral roof with eave vent



Fig. 26. BAL compliant cathedral roof with eave vent



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).

Fig. 42. Concrete floor horizontal battens



Fig. 43. Concrete floor with vertical battens



Fig. 44. Concrete floor with horizontal battens with rigid insulation



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).

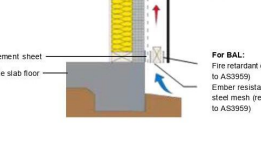
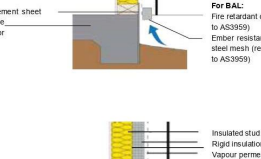
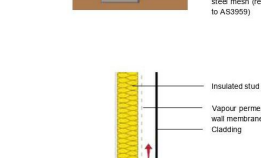
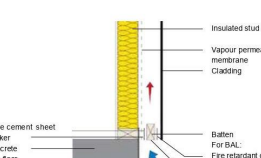
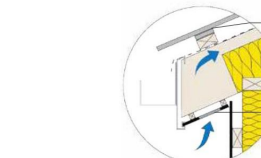
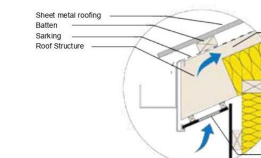
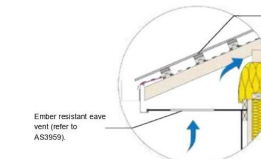
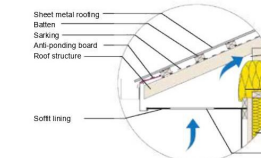


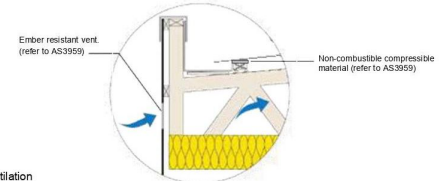
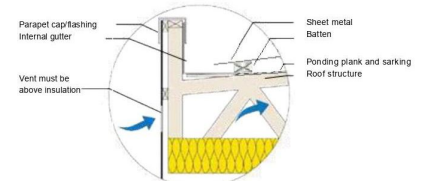
Fig. 27. Eave vent



Fig. 28. BAL compliant eave vent



Note: For all diagrams, the amount of ventilation required depends on roof pitch (see page 9).



SHEET CONTENT:  
BAL - CBOS

HOUSE TYPE:  
TOWN PLANNING

PROPERTY ADDRESS:  
107 SCAMANDER AVENUE  
SCAMANDER TAS. 7215

CLIENT:  
BENJAMIN DAVIS

## CLIENT

I / WE.....

CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

## GENERAL NOTES:

\* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.

\* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE

\* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.

\* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.

\* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.



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TAS 400648168  
QLD 15127260

NORTH:

SCALE:

DATE: 12/06/2025

DRAWN: MM

CHECKED: MS

SHEET NUMBER:

1.5

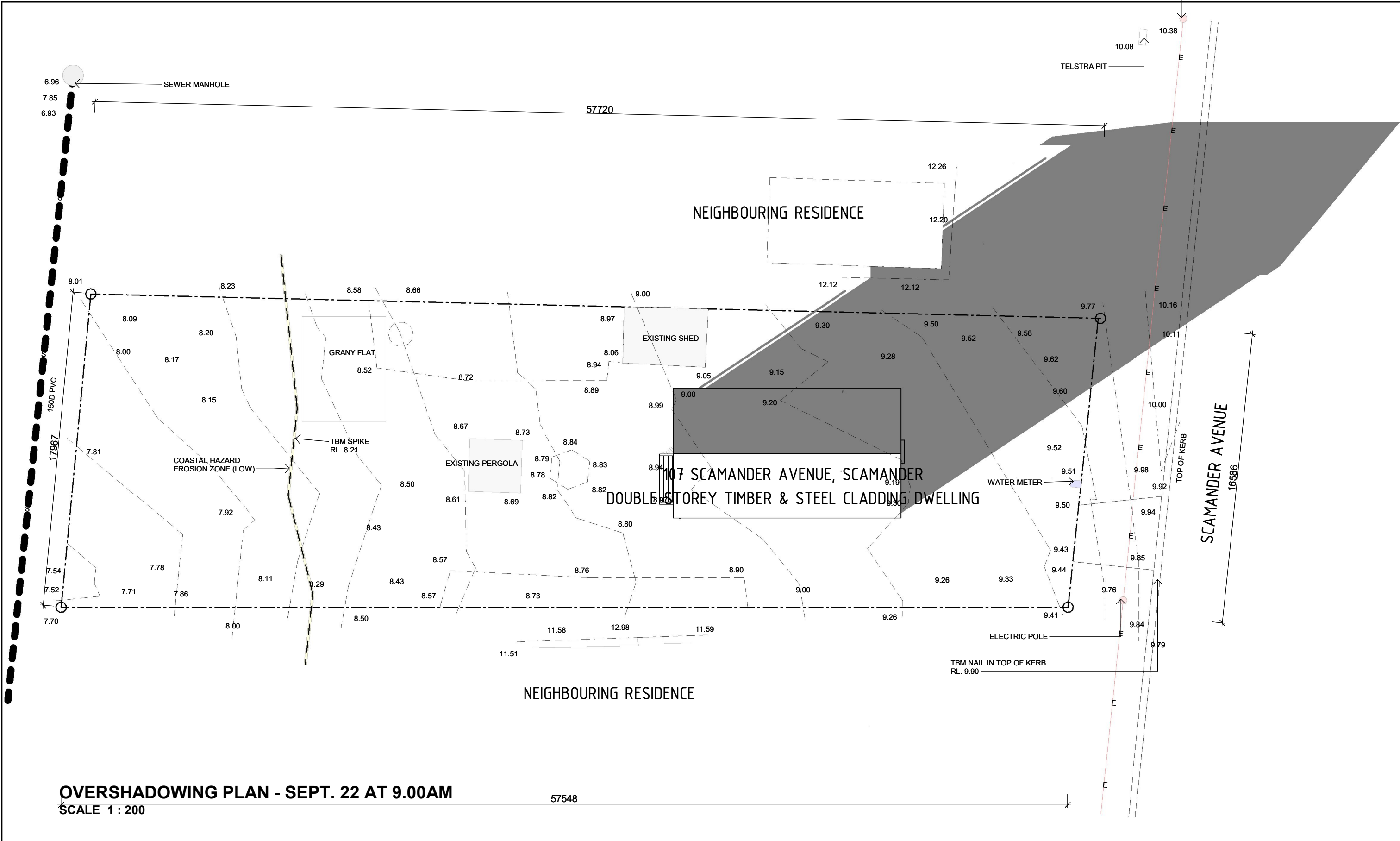
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25-0028

JOB ISSUE:

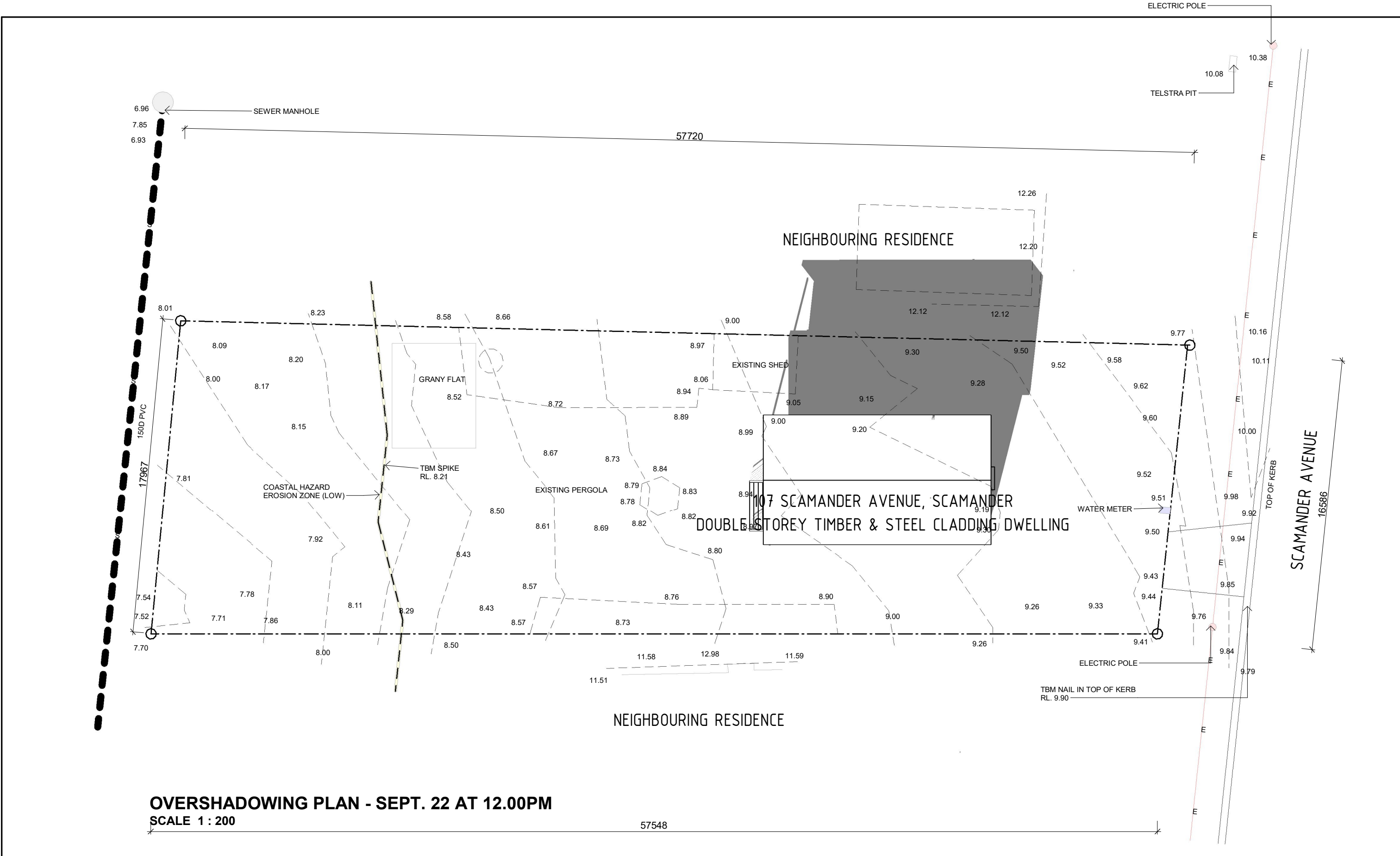
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ISSUE	DATE	REVISION DESCRIPTION	INITIALS
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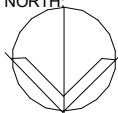


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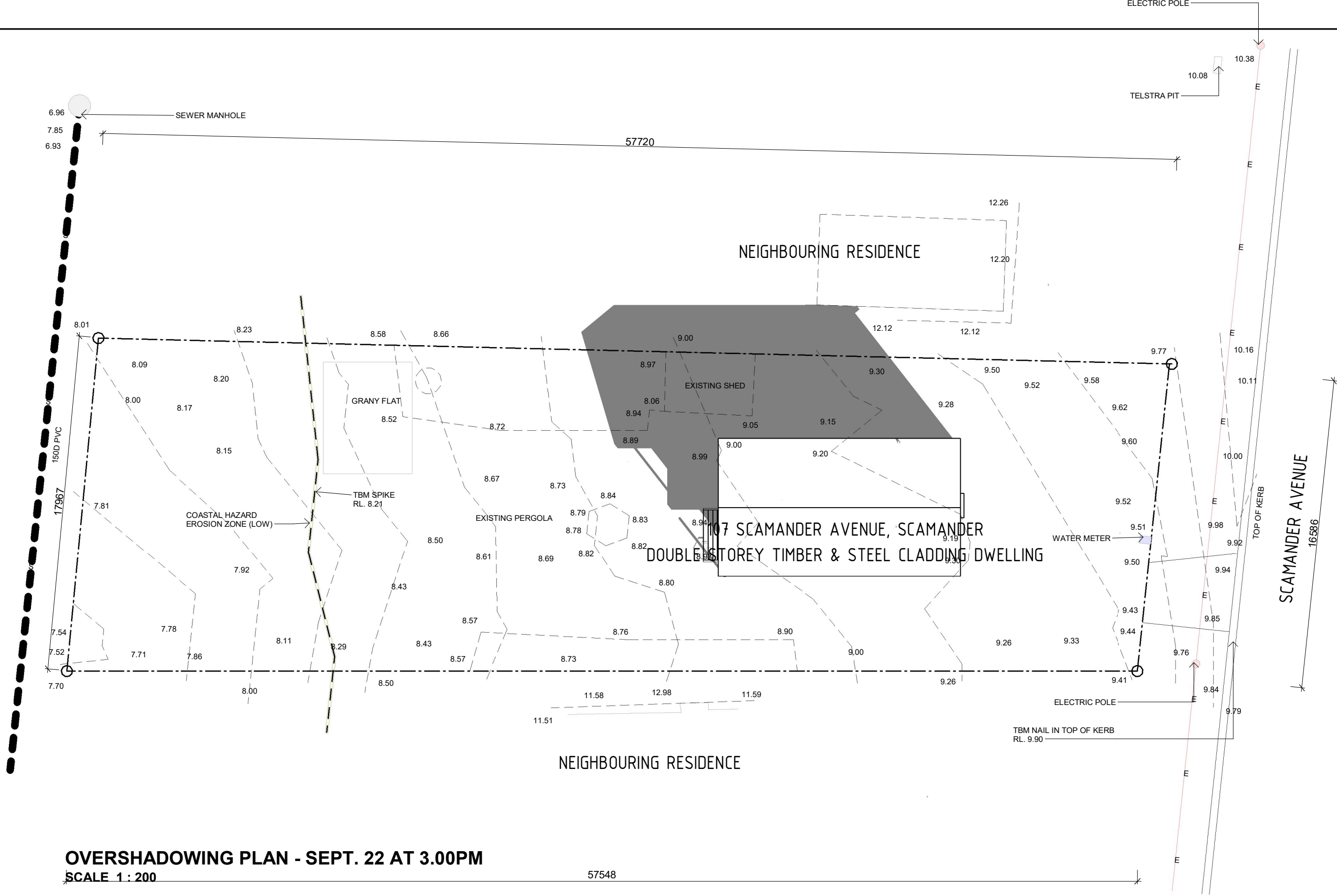





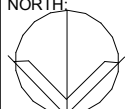
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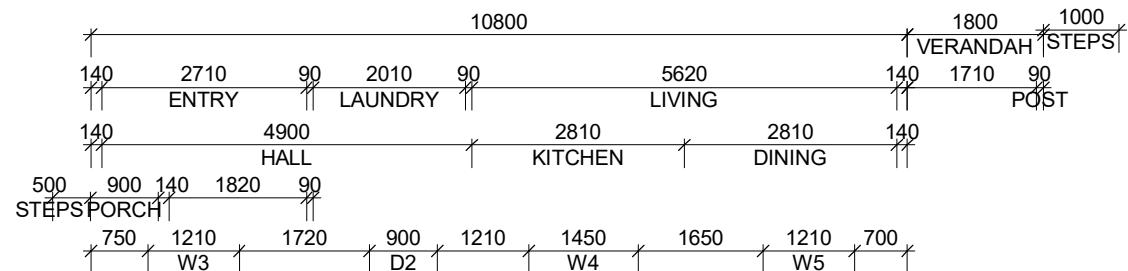
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	CLIENT: BENJAMIN DAVIS			SIGNED..... DATE.....									
				SIGNED..... DATE.....									

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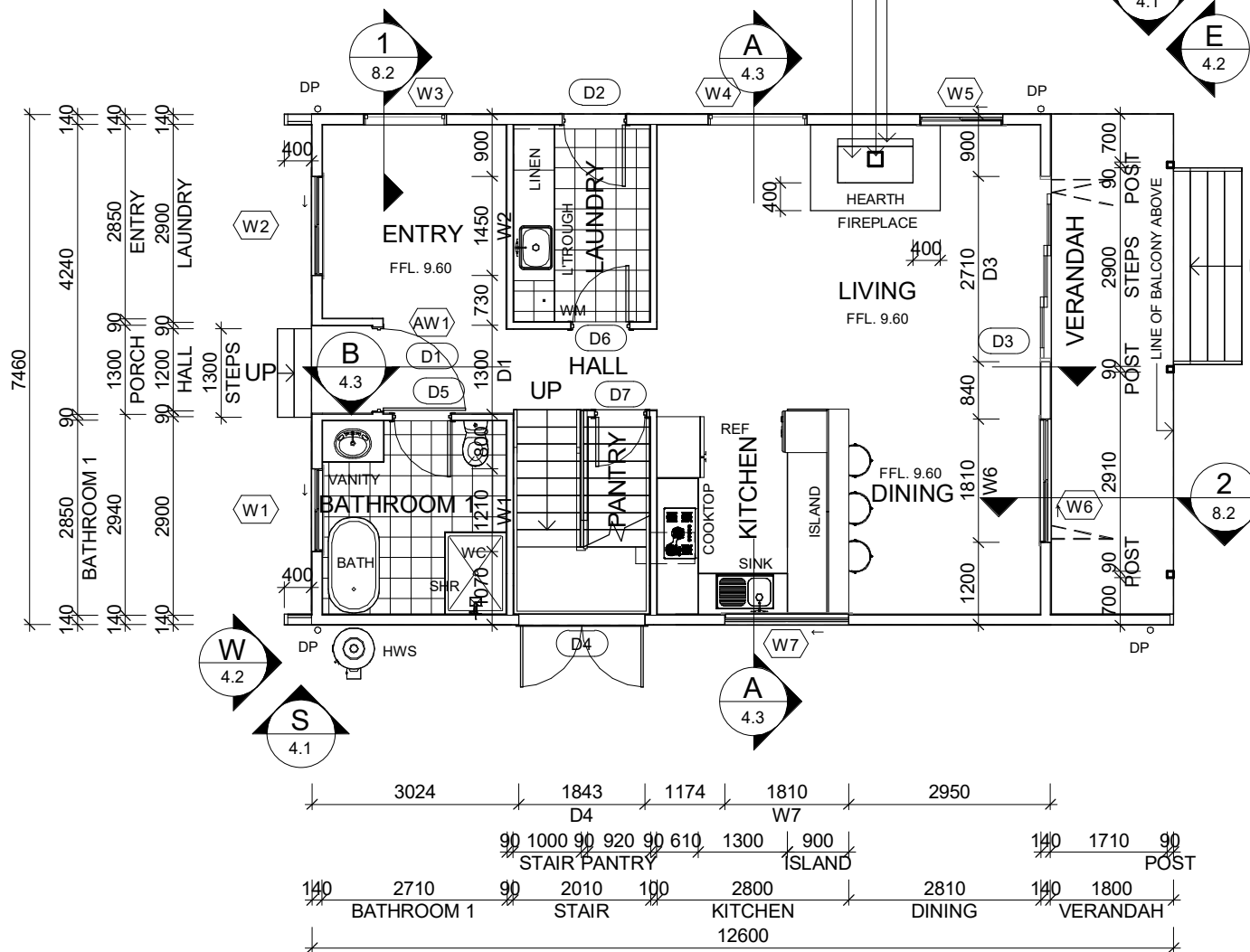
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PROJECT OVERSHADOWING PLAN	SHEET CONTENT:		SIGN OFF	CLIENT		GENERAL NOTES:		<div><div>1202 G/470 St Kilda Road, Melbourne VIC 3004 Phone: 61 3 8687 2118 Email: info@draftee.com.au CDP-AD 66464 TAS 400648168 QLD 15127260</div></div>	NORTH: 		SCALE: 1 : 200		SHEET NUMBER:		JOB NUMBER:	
	HOUSE TYPE: TOWN PLANNING			I / WE.....		* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.			DATE: 12/06/2025		2.3		25-0028			
	PROPERTY ADDRESS: 107 SCAMANDER AVENUE SCAMANDER TAS. 7215			CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.		* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE			DRAWN: MM				JOB ISSUE:			
	CLIENT: BENJAMIN DAVIS			SIGNED..... DATE.....		* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.			CHECKED: MS				C			
				SIGNED..... DATE.....		* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.										
						* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.										



FIREPLACE - NCC2022 H7D5-ASNzs 2918 HEATING APPLIANCES  
INSTALLED TO BCA PART 3.10.7 & AS/NZS 2918  
NOTE: INSTALLATION OF INSERT WOOD FIREPLACES AND FLUES  
AN INSERT FIREPLACE AND FLUE MUST COMPLY WITH THE FOLLOWING:  
\* THE INSERT FIREPLACE AND FLUE MUST BE:  
- TESTED AND PASSED THE TESTS REQUIRED BY AS/NZS 2918 AND  
- FITTED INTO A MASONRY FIREPLACE (INCLUDING CHIMNEY) CONSTRUCTED IN ACCORDANCE  
WITH H1D5 AND FIGURE 12.4.4  
\* THE FLUE MUST BE DOUBLE SKIN AND HAVE BEEN TESTED AND PASS THE TESTS REQUIRED BY  
AS/NZS 2918  
\* THERE MUST BE CLEARANCE OF 50MM BETWEEN THE OUTER FLUE AND ADJACENT MATERIAL  
\* THE FLUE MUST TERMINATE IN ACCORDANCE WITH FIG. 12.4.3  
\* THE HEARTH MUST BE CONSTRUCTED IN ACCORDANCE WITH 12.4.2 (B) AND (D)

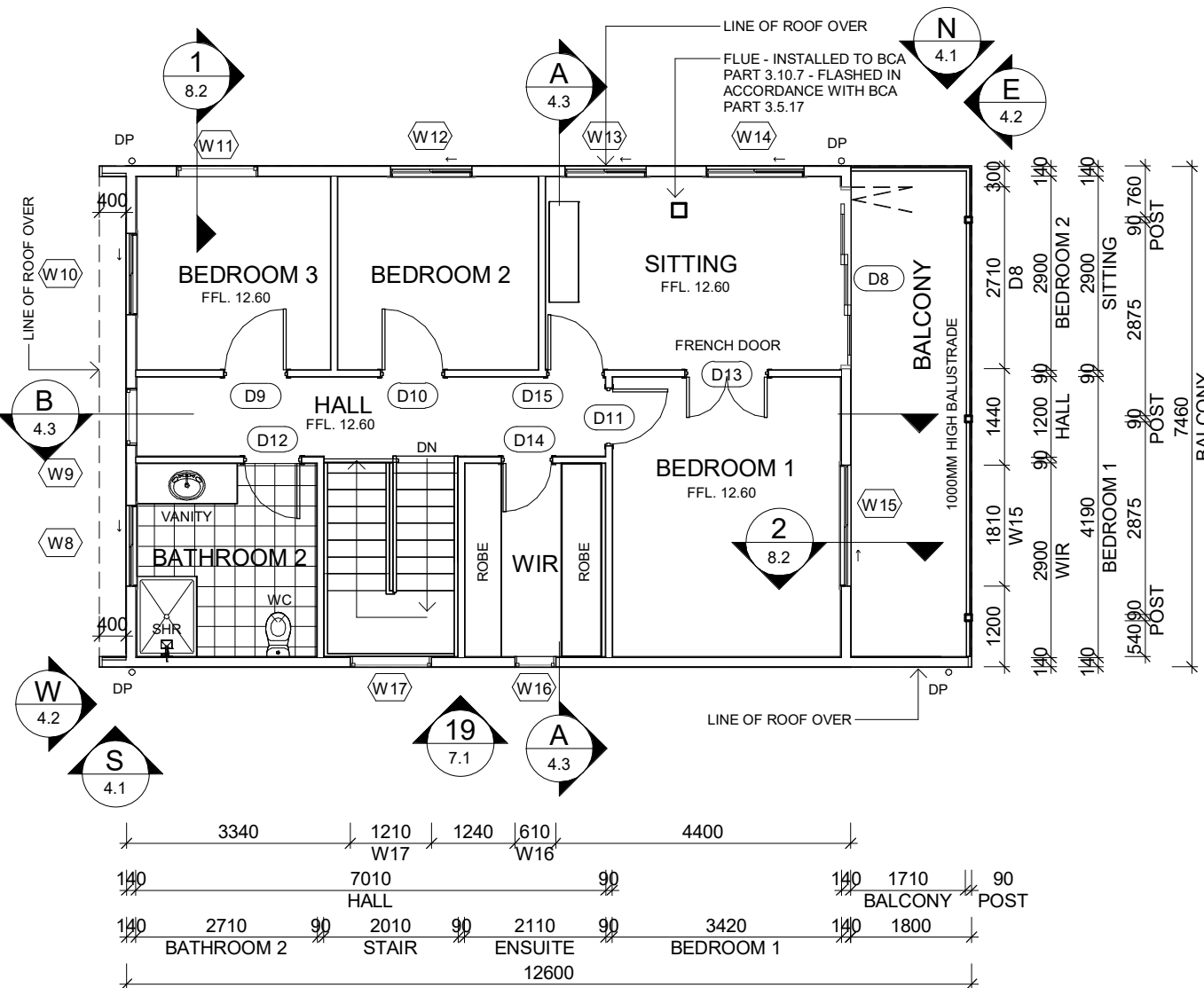
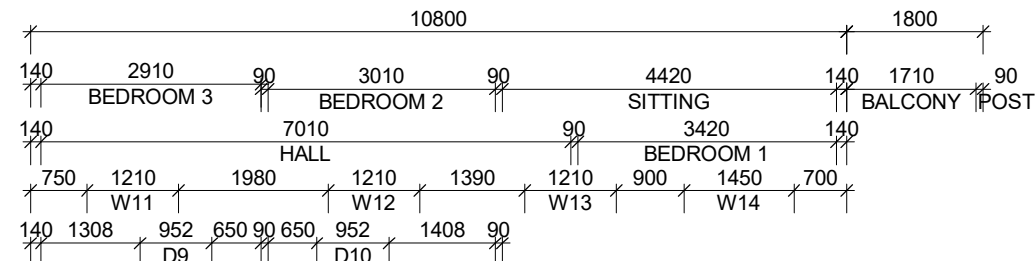
FLUE - INSTALLED TO BCA PART 3.10.7 - FLASHED  
IN ACCORDANCE WITH BCA PART 3.5.17  
MASONRY HEAT SHIELD 600MM  
ABOVE HEATING APPLIANCE



PLAN - PROPOSED GROUND FLOOR  
SCALE 1 : 100

### CBOS CONDENSATION GUIDELINE NOTES

- LEGEND**
- GAS METER
  - METER BOX
  - HOT WATER SYSTEM



PLAN - PROPOSED FIRST FLOOR  
SCALE 1 : 100

SHEET CONTENT:  
**PLAN - PROPOSED GF & 1F**  
HOUSE TYPE:  
TOWN PLANNING  
PROPERTY ADDRESS:  
107 SCAMANDER AVENUE  
SCAMANDER TAS. 7215  
CLIENT:  
**BENJAMIN DAVIS**

### CLIENT

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SIGNED..... DATE.....  
SIGNED..... DATE.....

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OVER SCALE
- \* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL  
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240mm THICK.
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- \* REFER TO ENGINEERS DETAILS FOR STRUCTURAL  
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### NORTH:



SCALE: As indicated  
DATE: 12/06/2025  
DRAWN: MM  
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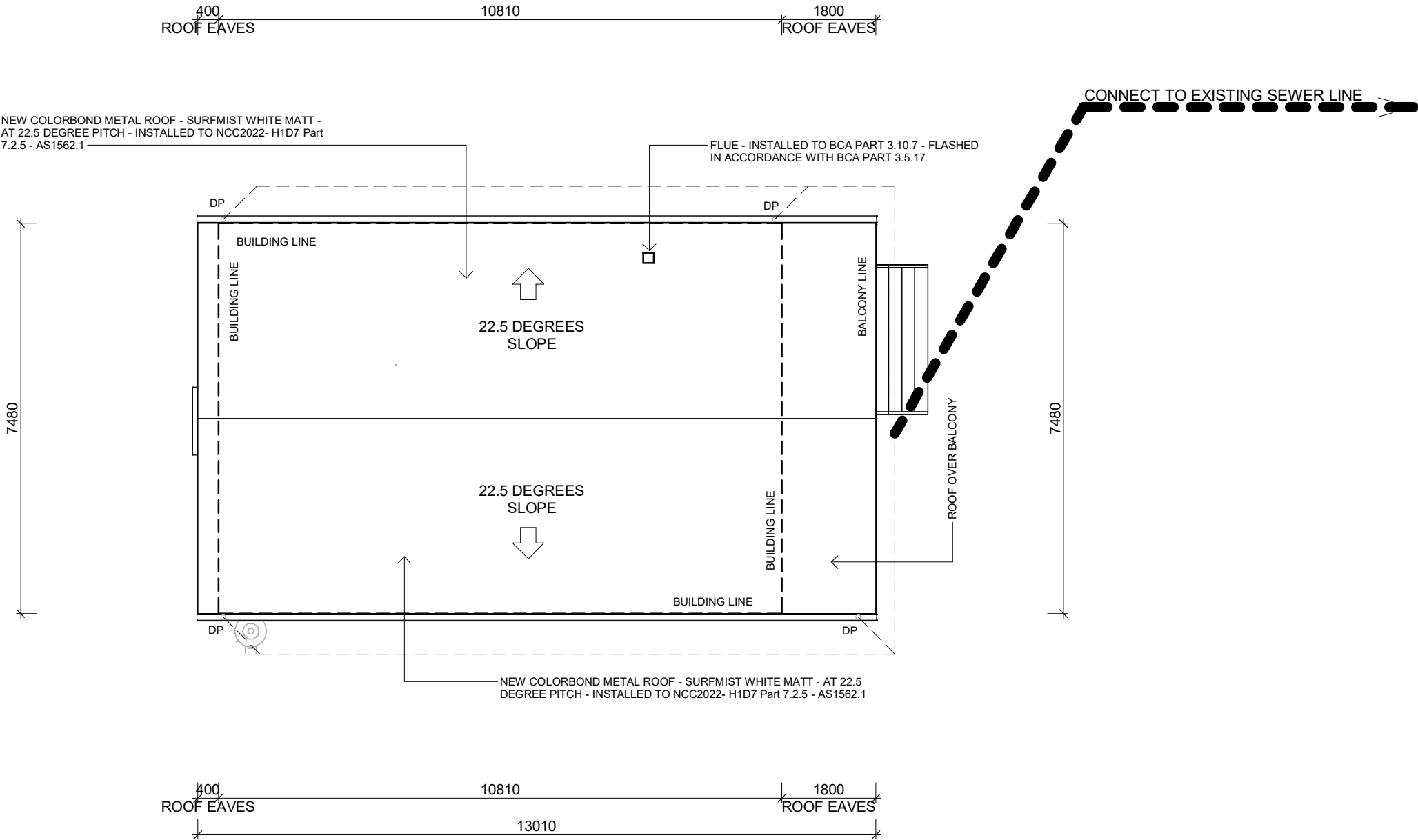
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JOB NUMBER:  
**25-0028**  
JOB ISSUE:  
**C**

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C	12/06/25	FINAL AFC ISSUE SET	MM





FIREPLACE - INSTALLED TO BCA PART 3.10.7 & AS/NZS 2918  
NOTE: INSTALATION OF INSERT WOOD FIREPLACES AND FLUES  
AN INSERT FIREPLACE AND FLUEMUST COMPLY WITH THE  
FOLLOWING:  
\* THE INSERT FIREPLACE AND FLUE MUST BE:  
- TESTED AND PASSED THE TESTS REQUIRED BY AS/NZS  
2918AND  
- FITTED INTO A MASONRY FIREPLACE (INCLUDING CHIMNEY)  
COSTRUCTED IN ACCORDANCE WITH H1D5 AND FIGURE 12.4.4  
\* THE FLUE MUST BE DOUBLE SKIN AND HAVE BEEN TESTED  
AND PASS THE TESTS REQUIREDBY AS/NZS 2918  
\* THERE MUST BE CLEARANCE OF 50MM BETWEEN THE OUTER  
FLUE AND ADJACENT MATERIAL  
\* THE FLUE MUST TERMINATE IN ACCORDANCE WITH FIG. 12.4.3  
\* THE HEARTH MUST BE CONSTRUCTED IN ACCORDANCE WITH  
12.4.2 (B) AND (D)

ROOF TRUSSES NOTES - PERFORMANCE REQUIREMENT - H1P1  
IS SATISFIED FOR TIMBER FRAMING IF IT IS DESIGNED AND  
CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING, AS  
APPROPRIATE:  
A. DESIGN OF TIMBER STRUCTURES; AS1720.1  
B. DESIGN OF NAILPLATED TIMBER ROOF TRUSSES; AS1720.1



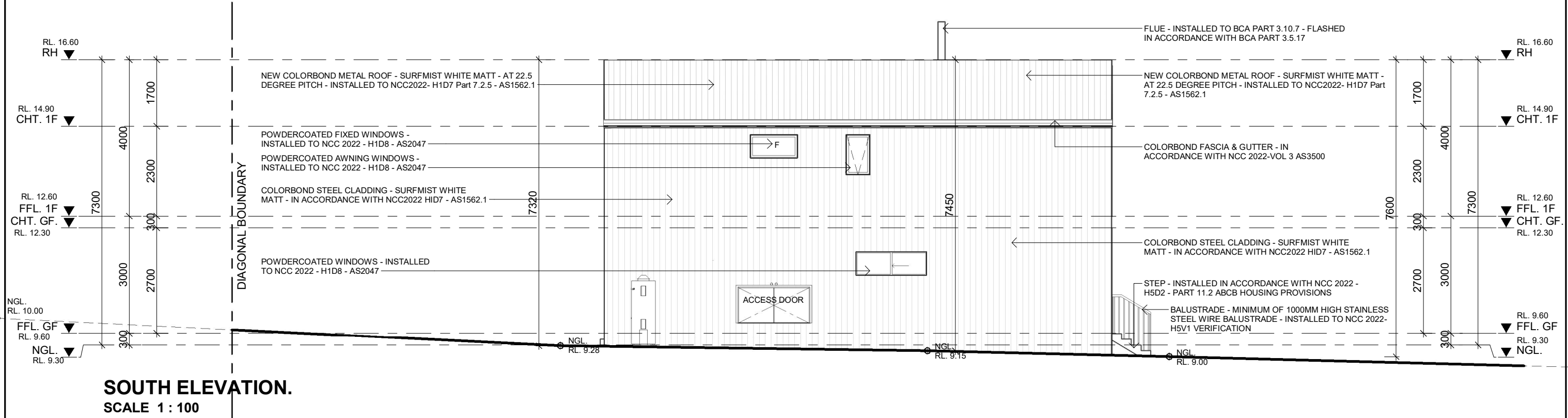
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P R O J E C T	SHEET CONTENT: ROOF PLAN		SIGN OFF	CLIENT		GENERAL NOTES:		<div><div>1202 G/470 St Kilda Road, Melbourne VIC 3004 Phone: 61 3 8687 2118 Email: info@draftee.com.au CDP-AD 66464 TAS 400648168 QLD 15127260</div></div>	NORTH: 		SCALE: 1 : 100		SHEET NUMBER:		JOB NUMBER:																																															
	HOUSE TYPE: TOWN PLANNING			I / WE.....		* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.			DATE: 12/06/2025		25-0028		JOB ISSUE:																																																	
	PROPERTY ADDRESS: 107 SCAMANDER AVENUE SCAMANDER TAS. 7215			CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.		* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE			DRAWN: MM		3.2		C																																																	
	CLIENT:			SIGNED..... DATE.....		* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.			CHECKED: MS																																																					
	BENJAMIN DAVIS			SIGNED..... DATE.....		* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.			<table><tr><th rowspan="5">REVISIONS</th><th>ISSUE</th><th>DATE</th><th>REVISION DESCRIPTION</th><th>INITIALS</th></tr><tr><td>A</td><td>01/04/25</td><td>PRELIMINARY SET</td><td>MM</td></tr><tr><td></td><td>29/04/25</td><td>PRELIMINARY SET - MARKUP</td><td>MM</td></tr><tr><td>B</td><td>09/06/25</td><td>CONSTRUCTION SET</td><td>MM</td></tr><tr><td>C</td><td>12/06/25</td><td>FINAL AFC ISSUE SET</td><td>MM</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>						REVISIONS	ISSUE	DATE	REVISION DESCRIPTION	INITIALS	A	01/04/25	PRELIMINARY SET	MM		29/04/25	PRELIMINARY SET - MARKUP	MM	B	09/06/25	CONSTRUCTION SET	MM	C	12/06/25	FINAL AFC ISSUE SET	MM																											
REVISIONS	ISSUE	DATE	REVISION DESCRIPTION	INITIALS																																																										
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**draftee**

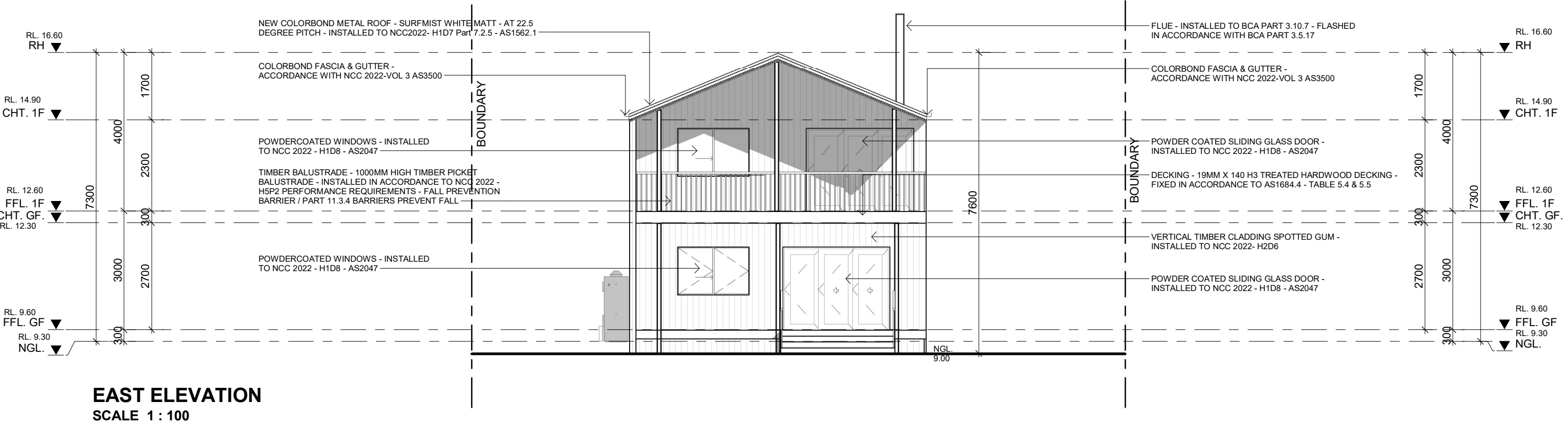
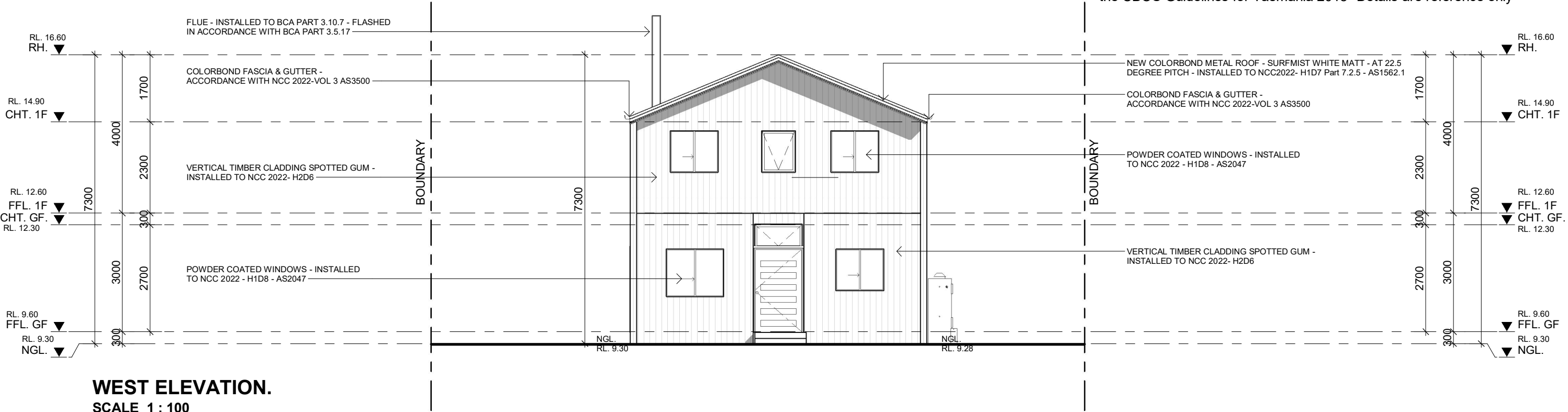
1202 G/470 St Kilda Road, Melbourne VIC 3004  
Phone: 61 3 8687 2118  
Email: [info@draftee.com.au](mailto:info@draftee.com.au)  
CDP-AD 66464  
TAS 400648168  
QLD 15127260




PROJECT ROJ PLAN	SHEET CONTENT: ELEVATION NORTH & SOUTH		SIGN OFF	CLIENT		GENERAL NOTES:		<div></div> <div>1202 G/470 St Kilda Road, Melbourne VIC 3004 Phone: 61 3 8687 2118 Email: info@draftee.com.au CDP-AD 66464 TAS 400648168 QLD 15127260</div>	NORTH:		SCALE: 1 : 100	SHEET NUMBER:  4.1	JOB NUMBER: 25-0028
	HOUSE TYPE: TOWN PLANNING			I / WE.....		* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.			DATE: 12/06/2025		JOB ISSUE: C		
	PROPERTY ADDRESS: 107 SCAMANDER AVENUE SCAMANDER TAS. 7215			.....		* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE			DRAWN: MM				
	CLIENT: BENJAMIN DAVIS			CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.		* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.			CHECKED: MS				
				SIGNED..... DATE.....		* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.							
		SIGNED..... DATE.....		* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.									

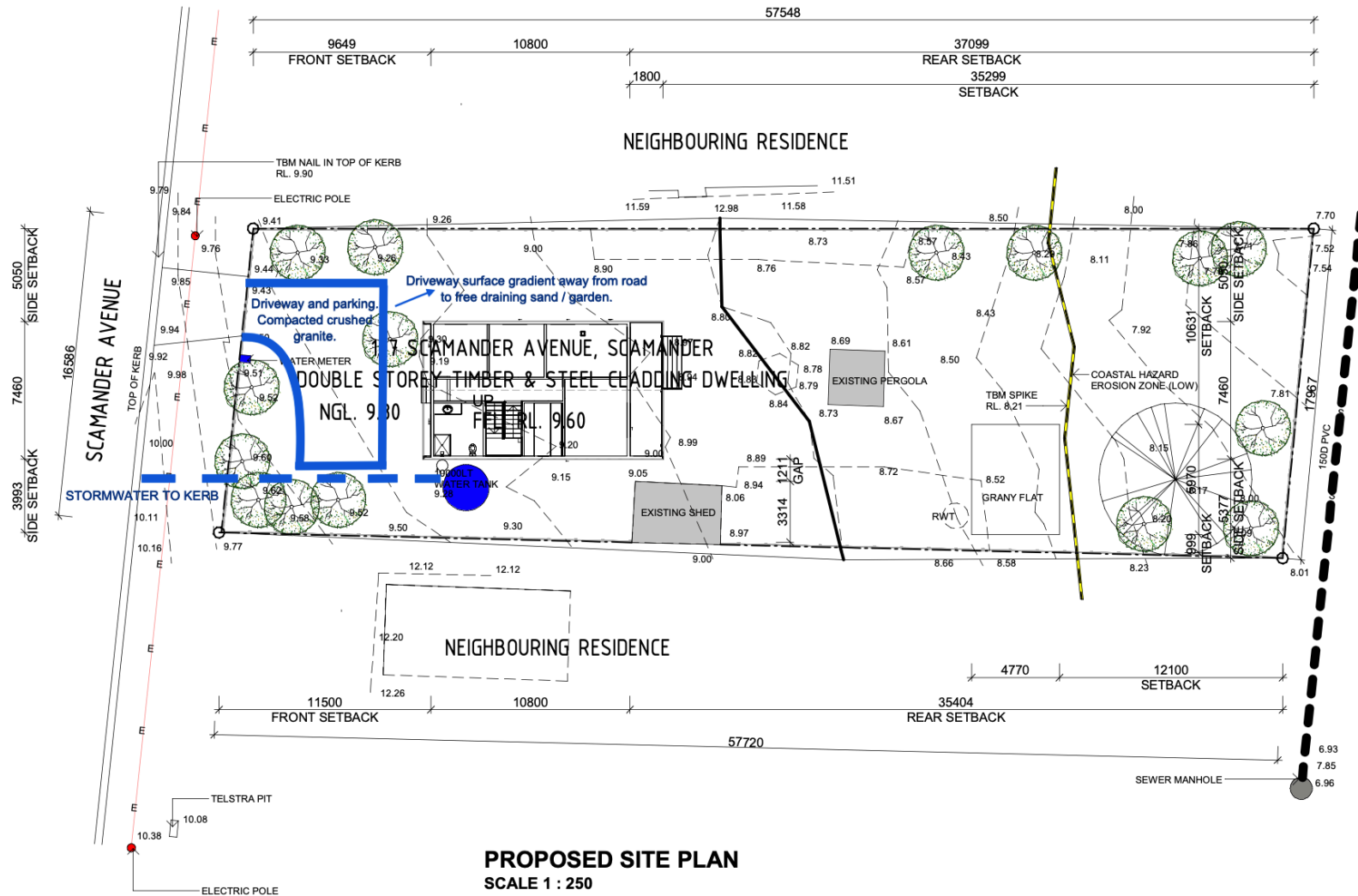
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	B	09/06/25	CONSTRUCTION SET	MM
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CBOS CONDENSATION GUIDELINE NOTES -  
Condensation Management must be addressed by the builder under  
the CBOS Guidelines for Tasmania 2018" Details are reference only



P R O J E C T	SHEET CONTENT: ELEVATION EAST & WEST		S I G N O F F	C L I E N T		GENERAL NOTES:		<div></div> <div>1202 G/470 St Kilda Road, Melbourne VIC 3004 Phone: 61 3 8687 2118 Email: info@draftee.com.au CDP-AD 66464 TAS 400648168 QLD 15127260</div>	NORTH:	SCALE: 1 : 100		SHEET NUMBER:  4.2	JOB NUMBER:  25-0028	
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	PROPERTY ADDRESS: 107 SCAMANDER AVENUE SCAMANDER TAS. 7215			.....		* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE				DRAWN: MM				
	CLIENT:  BENJAMIN DAVIS			CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.		* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.				CHECKED: MS				
				SIGNED..... DATE.....		* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.								
		SIGNED..... DATE.....		* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.										
R E V I S I O N S	ISSUE	DATE	REVISION DESCRIPTION		INITIALS									
	A	01/04/25	PRELIMINARY SET		MM									
		29/04/25	PRELIMINARY SET - MARKUP		MM									
	B	09/06/25	CONSTRUCTION SET		MM									
	C	12/06/25	FINAL AFC ISSUE SET		MM									





**SHEET CONTENT:**  
**PROPOSED SITE PLAN**

**HOUSE TYPE:**  
TOWN PLANNING

**PROPERTY ADDRESS:**  
107 SCAMANDER AVENUE  
SCAMANDER TAS. 7215

**CLIENT:**  
**BENJAMIN DAVIS**

**CLIENT**

I / WE.....

CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

**GENERAL NOTES:**

- \* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.
- \* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE
- \* UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.
- \* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- \* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.



NORTH:		SCALE: 1 : 250	SHEET NUMBER:	JOB NUMBER:
		DATE: 12/06/2025		25-0028
		DRAWN: MM		JOB ISSUE:
		CHECKED: MS		C
REVISIONS	ISSUE	DATE	REVISION DESCRIPTION	INITIALS
	A	01/04/25	PRELIMINARY SET	MM
	B	29/04/25	PRELIMINARY SET - MARKUP	MM
	C	09/06/25	CONSTRUCTION SET	MM
		12/06/25	FINAL AFC ISSUE SET	MM