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 2026 / 00005
Applicant	Allure Building Design
Proposal	Residential - Construction of a New Shed and Carport PLUS Additions to Dwelling including Deck Alterations to the Shed with Amenities
Location	114 Gardens Road, Binalong Bay (CT 124464/2)

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 18th April 2026 **until 5pm Friday 1st May 2026**.

John Brown
GENERAL MANAGER

WORKING DRAWINGS

Project:
Visitor accomm, dwelling & outbuilding
Address:
114 Gardens Road, Binalong Bay
For:
CON LARCOMBE
Date:
31/03/2026
Job No.:
BINA.GARD.0114

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

ISSUE FOR CONSTRUCTION (REV C)

Drawing Register

Pg No:	Sheet Name	Date	Rev	Scale	Size
WD.1	Cover Sheet	01/03/2026	C		A3
WD.2	General Notes	15/12/2023			A3
WD.3	Safety Notes	15/12/2023			A3
WD.4	Location Plan	01/03/2026	C	1:1000	A2
WD.5	Site Plan	01/03/2026	C	1:20, 1:200	A3
WD.6	Ground Floor Plan	01/03/2026	C	1:100	A3
WD.7	First Floor Plan	03/04/2024	B	1:100	A3
WD.8	Elevations	03/04/2024	B	1:100	A3
WD.9	Elevations	03/04/2024	B	1:100	A3
WD.10	Roof Plan	20/03/2024	A	1:100	A3
WD.11	Footing Plan	01/03/2026	C	1:100, 1:20, 1:50	A3
WD.12	Floor Framing Plan	01/03/2026	C	1:100, 1:20	A3
WD.13	Bracing & Lintel Plan	01/03/2026	C	1:100	A3
WD.14	Roof Framing Plan	15/12/2023		1:100, 1:20	A3
WD.15	Section A-A	03/04/2024	B	1:50, 1:20	A3
WD.16	Section B-B	03/04/2024	B	1:50	A3
WD.17	Section C-C	03/04/2024	B	1:50	A3
WD.18	Typical Details	15/12/2023		1:20	A3
WD.19	Typical Details	15/12/2023		1:20	A3
WD.20	Ground Floor Plumbing Plan	15/12/2023		1:100	A3
WD.21	First Floor Plumbing Plan	15/12/2023		1:100	A3
WD.22	Electrical Plan	01/03/2026	C	1:100	A3
WD.23	Window Schedule	15/12/2023		1:50	A3
WD.24	Door Schedule	15/12/2023		1:50	A3
WD.25	Shed Floor Plan	01/03/2026	C	1:100	A3
WD.26	Shed Elevations	01/03/2026	C	1:100	A3
WD.27	Shed Roof Plan	01/03/2026	C	1:100	A3
WD.28	Shed Footing Plan	01/03/2026	C	1:100, 1:50	A3
WD.29	Shed Slab & Floor Framing Plan	01/03/2026	C	1:100	A3
WD.30	Shed Bracing & Roof Frame Plan	01/03/2026	C	1:100	A3
WD.31	Shed Sections	15/12/2023		1:50	A3
WD.32	Shed Typical Details	15/12/2023		1:20	A3
WD.33	Shed Typical Details	15/12/2023		1:20	A3
WD.34	Shed Plumbing Plan	15/12/2023		1:100	A3
WD.35	Shed Electrical Plan	15/12/2023		1:100	A3
WD.36	Shed Window & Door Schedule	15/12/2023		1:50	A3
WD.37	Exist. Floor Plan (Prop. Visitor Accommodation)	20/03/2024	A	1:100	A3
WD.38	BAL 29 Notes	20/03/2024	A		A3
WD.39	BAL 29 Notes	20/03/2024	A		A3
WD.40	Shed #2 Floor Plan	01/03/2026	C	1:100	

Working Drawings General Notes

Scale: - A3

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works.
Use written dimensions only. Do not scale from drawings.
Surveyor to verify all dimensions, set outs, levels, location of services, easements and any other information relevant to the proposed building works.
Engineer to provide all structural certificates as required by Local Council and relevant autherities. Engineering details to overide Architectural drawings and specifications.
All construction work shall be carried out in accordance with the Planning and Building permits. Materials and workmanship to conform with the state building regulations local council by-laws and relevant NCC codes, Australian Standards, plans, specifications and manufacturers written instructions.
Builder and Surveyor to report to the Designer all relevant discrepancies, variations and changes prior to any works commencing. 48 Hours minimum required for drawings to be ammended.

SOIL CLASSIFICATION

According to AS2870-1996 the soil is classified:
Foundation soil classification: **Class S**

WIND CLASSIFICATION
The AS4055-2066 Wind Load for Housing classification of this site is:
Region: **A**
Terrain Category: **TC2.0**
Shielding Classification: **FS**
Topographic Classification: **T1**
Wind classification: **N2**
Max design gust speed: **Vh,u 40 m/sec**

Geotechnical Report
Carried out by: **GES Geo-Environmental Solutions**
Date: **29/3/2023**

SEWER & STORMWATER
All plumbing work to be in accordance with Local council by-laws, local water authority, AS/NZ 3500 & the Tasmanian Plumbing Regulations 2014 relevant codes and standards.
Final internal sizes & layout to be determined by the plumber to council approval.
Exact location for sewer & stormwater connection points to be confirmed by both builder and council's Plumbing Services Department prior to commencing work.
Provide overflow relief gulley with tap over.
Invert level to be 150mm minimum.
All drainage pipework to be UPVC class SN6.
All waste and vents to be DWV class pipe.
Exposed tempered water lines to be lagged with 38mm Bradflex FR or similar.
All valves and fittings to be tested and approved.
Tempered water to be set at 50 degrees celcius.

ELECTRICAL
To be in accordance with the AS/NZS 3018

BRACING & WIND LOADS
Transfer of racking forces around bracing walls to be in accordance with AS1684.2 2021 & AS4055.
Roof and walls to be in accordance with the AS1684.2 2021.
Bracing of roof structures to be in accordance with AS1684.2 section 8.

SITE PREPARATION NCC Part 3.
Earthworks to be in accordance with NCC 3.2.
Drainage to be in accordance with NCC 3.3.

FOOTINGS & SLABS NCC Part 4.
All workmanship to be in accordance with NCC 4.2 and AS2870 2011 and engineering specifications.
All concrete to be moist cured for a minimum of 7 days and shall be no less than grade N20.
Steel reinforcing also to comply with AS4671.

MASONRY NCC Part 5.
General compliance with NCC 5.1 and AS3700.
NCC 5.2 Masonry Veneer
NCC 5.3 Cavity Masonry
NCC 5.4 Unreinforced single leaf masonry
NCC 5.4.2 External walls
NCC 5.5 Isolated piers
NCC 5.6 Masonry accessories
NCC 5.6.2 Masonry units
NCC 5.6.3 Mortar mixes
NCC 5.6.4 Mortar joints
NCC 5.6.5 Wall ties
NCC 5.6.6 Fixing straps and tie-down systems
NCC 5.6.7 Lintels
NCC 5.6.8 Vertical articulation
NCC 5.7 Weather proofing of masonry
NCC 5.7.2 Cavities
NCC 5.7.3 Damp-proof courses and flashings - material & AS2904
NCC 5.7.4 Damp-proof courses and flashings - installation
NCC 5.7.5 Weepholes
NCC 5.7.6 Weatherproofing for single leaf masonry walls

SUB-FLOOR VENTILATION NCC 6.2
Zone 3 - Minimum sub-floor ventilation (mm²/m of wall).
No membrane = 6000.
Ground sealed with impervious membrane = 3000.
Place vents not more than 600mm in from corner.
Ensure internal walls maintain air flow from outside.
Vents to be evenly spaced around perimeter.

MORTAR MIXES NCC 5.6.3
Mortar used for masonry construction must comply with AS 3700 except that the mortar may be mixed by volume in the proportions stated below.
Brick Classification Mortar mixed by volume - Cement: Lime: Sand
General use Suitable for concrete masonry -
requires the use of methyl cellulose
water thickner
Protected 1:2:9 1:0:5
General purpose 1:1:6 1:0:5
Exposure class 1:0.5:4.5 1:0:4.2

WALL TIES NCC 5.6.5
Masonry wall ties must -
(a) comply with AS 2699.1 and -
  (i) for masonry veneer walls be -
    (A) a minimum of light duty veneer ties in areas where the design wind speed is not more than N2; and
    (B) a minimum of medium duty veneer ties in areas where the design wind speed is more than N2; and
  (ii) for cavity masonry walls be -
    (A) a minimum of light duty cavity ties in areas where the design wind speed is N1; and
    (B) a minimum of medium duty cavity ties in areas where the design wind speed is more than N1; and
  (iii) where non-engaged piers are provided, piers must be tied to walls using medium duty ties; and
  (iv) for monolithic or solid masonry construction be a minimum of medium duty ties; and
(b) be spaced and fixed in accordance with Tables 5.6.5a, 5.6.5b and 5.6.5c (see also Figures 5.6.5a and 5.6.5b); and
(c) be protected against corrosion in accordance with Table 5.6.5d.

VERTICAL ARTICULATION JOINTS NCC 5.6.8
(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on sites where the soil classification is A or S (see 4.2.2).

(2) Articulation joints between masonry elements must have a width of not less than 10 mm and be provided (see Figures 5.6.8a and 5.6.8b) -

  (a) in straight, continuous walls with openings less than 900 mm x 900 mm or walls without openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and
  (b) in straight, continuous walls with openings more than 900 mm x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and
  (c) where the height of the wall changes by more than 20% — at the position of change in height; and
  (d) where a wall changes in thickness; and
  (e) at control or construction joints in footings or slabs; and
  (d) at junctions of walls constructed of different masonry materials.

(3) Articulation joints must not be located adjacent to arched openings.

(4) Articulation joints must be filled with flexible sealant that is supported during installation by -

  (a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or
  (b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

ROOF & WALL CLADDING NCC Part 7.
Wall cladding, roofing, gutters and downpipes to be in accordance with NCC 7.1 & AS1562.
All materials to be installed to manufacturers specifications.
Flashings to comply with the NCC 7.2.7, 7.3.3 & 7.5.6.

INTERNAL WALL & CEILING LININGS
Wall & ceiling linings to be in 10mm plasterboard in accordance with NCC Part S7C4

GLAZING NCC Part 8.
Glazing to be in accordance with NCC 8.1 and AS 1288 & 2047.
All aluminium window framing to comply with AS2047.

FIRE SAFETY NCC Part 9.
Fire safety in accordance with Australian Standards & NCC 9.1.
Smoke detectors to be mains wired with battery backup in accordance with AS3786 and NCC 9.5. See plans for locations.
Heating appliances, installation of fire places, flues and free standing appliances shall comply with NCC 12.4.
Bushfire areas to comply with NCC Part G5.
Alpine areas to comply with NCC Part G4.

HEALTH & AMENITY NCC Part 10.
Health & amenity in accordance with NCC 10.1.
Wet areas to be in accordance with AS3740-2004 & NCC 10.2.
Room heights to comply with NCC 10.3.
Provide impervious walls to a height of 1800mm around a shower and 300mm above the rim of a bath, sink and vanity basin.
Natural light and ventilation in accordance with NCC 10.5 & 10.6. Natural lighting to be provided by means of windows having an aggregate light transmitting area of not less than 10% of the floor area of the room.
Windows to have an aggregate opening of not less than 5% of the floor area of the room.
All ventilation to comply with NCC 10.6.
Provide exhaust fans to bathrooms vented to outside (damper on outlet).

SAFE MOVEMENT & ACCESS NCC Part 11.
Safe movement and access to be in accordance with NCC 11.1.
Stairs to be constructed in accordance with NCC 11.2. Railing to comply with NCC 11.3.
Stair treads to be a min 240mm and max 355mm deep. Risers to be min 115mm and max 190mm high.
Spacing or rails to handrail and balastrade not to exceed 125mm.

ENERGY EFFICIENCY NCC Part 13.
All insulation products and window glazing are to be installed in accordance with selections made in the Energy EffeciencyReport unless noted otherwise on plans.
Building fabric to comply with NCC 13.2.
External glazing to comply with NCC 13.3.
Building sealing to comply with NCC 13.4.
Ceiling fans to comply with NCC 13.5.
Whole-of-home energy usage to comply with NCC 13.6.
Services to comply with NCC 13.7.

FRAMING NCC Part 6.
Residential Timber Framing to comply with NCC 6.1 & AS1684.2 2021.
Provide minimum clearance of 150mm above ground level to underside of all framing members.
Specific Tie-Downs & Workmanship to be in accordance with AS1684.2 2021.
Steel framing to be in accordance with NCC 6.3 & AS4100.

'SPECIFIC' TIE-DOWNS FOR N3 50/sec' (AS1684.2-2021)
BOTTOM PLATE TO SLAB OR FLOOR FRAME (single or upper storey).
• 1XM10 'Dynabolt' (or 'chemset') or M10 Cup head bolt:
(min' 50mm to edge of concrete, 65mm deep) @ 1200cts, or;
• 1/30 x 0.8mm G.I flat strap with 4/2.8mm dia' nails to each 'leg' (250mm long) @450cts.
BOTTOM PLATE TO STUDS (single or upper storey).
1/30mm x 0.8mm G.I flat strap with 4x2.8mm dia' nails to each 'leg' (250mm long) @1200 cts.
STUDS TO TOP PLATE (single or upper storey).
• 1/30 x 0.8mm G.I flat strap with 4/2.8mm dia' nails to each 'leg' (250mm long) @1200cts.
TRUSS/RAFTER TO TOP PLATE (single or upper storey).
• 1/30 x 0.8mm G.I flat strap looped over roof member with 4/2.8mm dia' nails to each 'leg': @ each rafter / truss member, or;
• 4/framing anchors with 4/2.8mm dia' nails to each leg.

BEARERS TO COLUMNS, PIERS OR MASONRY SUPPORTS (Lower storey).
In additional to nominal fixings (Table 9.4):
• 4/75 x 3.33mm or 5/75mm x 3.05mm machine driven nails plus 1/30 x 0.8mm G.I strap over bearer and fixed to stump with 4/2.8mm dia' nails (each 'leg'), or:
• 1xM10 Cup head bolt through bearer to stump ('housed').

BEARERS TO MASONRY COLUMN, WALL OR PIER (Lower storey).
• 1 X M10 BOLT OR 1/50 X 4mm flat MS bar fixed to bearer with 1/M10 Cup head bolt and cast into masonry at top of footings.
Transfer of racking forces around bracing walls to be in accordance with AS1684.2-1999; Tables 8.22 & 8.24.

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE General Notes
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.2 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Safety Notes

Scale: - A3

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

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

1.1.2 DURING OPERATION OR MAINTENANCE

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

Buildings where scaffolding, ladders and trestles are not appropriate:
Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

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

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

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

1.2.2 FLOOR FINISHES - By Owner

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

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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

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

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace.

Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

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

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

2.2 BUILDING COMPONENTS

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

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:
Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas,

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

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

4. SERVICES

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

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

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

5. MANUAL TASKS

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

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

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

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

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:
1990 - it may contain asbestos
1986 - it is likely to contain asbestos,
either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

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

6.3 TREATED TIMBER

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

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

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

6.6 TIMBER FLOORS

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

7. CONFINED SPACES

7.1 EXCAVATION

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

7.2 ENCLOSED SPACES

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

7.3 SMALL SPACES

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

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access 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
The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS
Non-residential buildings where the end-use has not been identified:
The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.
Non-residential buildings where the end-use is known:
The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

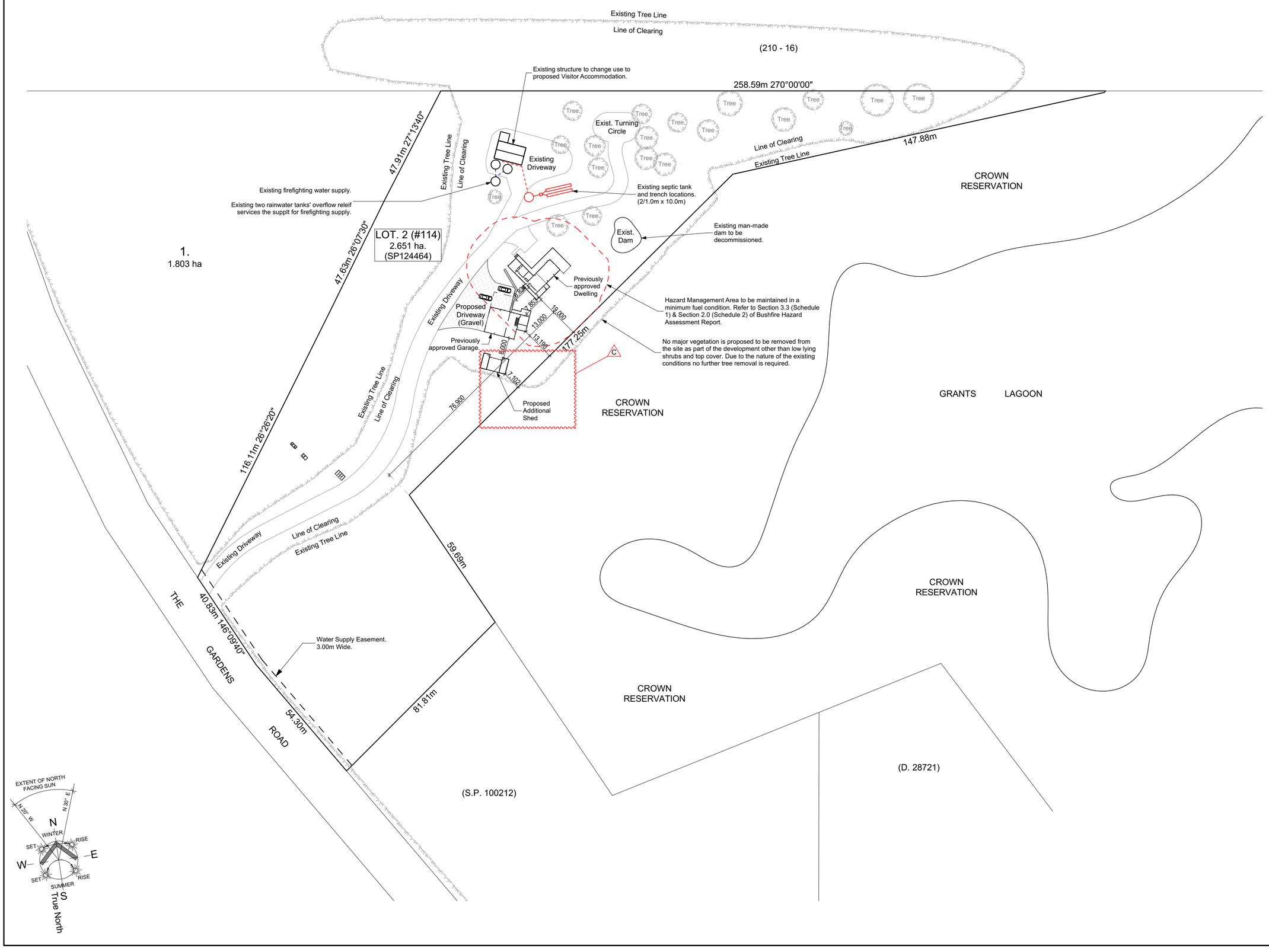
DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE Safety Notes
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.3 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Location Plan

Scale: 1:1000 - A2



ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Location Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

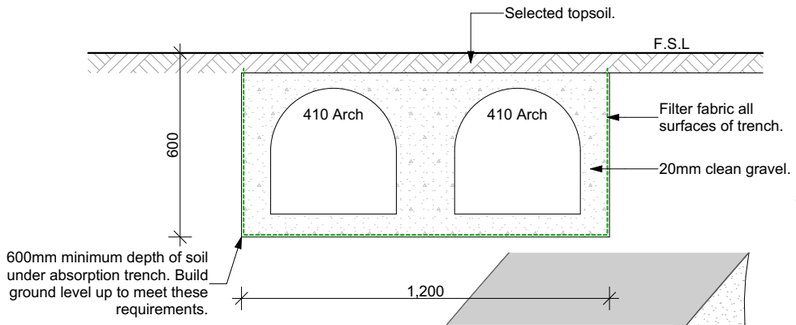
SHEET: WD.4 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional shed & carport addition.

Working Drawings Site Plan

Scale: 1:200, 1:20 - A3



ABSORPTION TRENCH - TYPICAL DETAIL

SCALE 1:20

All Sewer catchement for proposed dwelling and shed to connect to Engineer designed septic system. Refer to GES Solutions design for detail.

Proposed Parking (Gravel)

Proposed Septic Irrigation location (Approx.) Refer to GES Solutions wastewater design for details.

LOT. 2 (#114)
2.651 ha.
(SP124464)

Deck
Deck
Deck
Deck
Previously Approved Dwelling

ORG

DN100 overflow from top arch to discharge to surface.

1,200
2,400
1,200

Tapered Rock Retaining Wall. Max Height 1.7m.

6,824

24,000L Rainwater Tank

24,000L Rainwater Tank

8,000

2 x 1.2m W x 8.0m L Stormwater Absorbtion Trench complete with 2 rows of 410mm high arches each (4 total). Trench to be lined with Geofabric to manufacturers requirements. Refer to Typical Detail.

DN100 Stormwater pipes (typ).

Existing Driveway

Proposed Carport

C

7,853

Proposed Deck

19,000

13,000

Proposed Driveway (Gravel)

Previously Approved Shed

ORG

24,000L Rainwater Tank

177.25m

Adjacent Property Crown Reservation

Firefighting water supply. Refer to Section 3.6 (Schedule 1) of Bushfire Hazard Assessment Report.

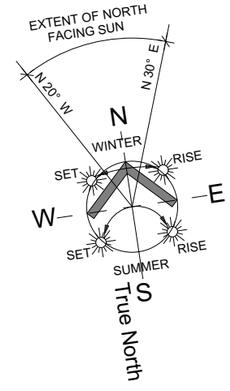
76,900

13,190

8,000

C

Proposed Shed



ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Site Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.5 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
A	20/03/2024	Additional Stormwater Soakage Detail.
C	01/03/2026	Additional shed & carport addition.

ISSUE: Working Drawings

PROPOSED AREA SCHEDULE

SITE	26,510.00 m²
SURFACE COVER	00.00 m² / 00.00%
BUILDING COVER	405.28 m² / 1.53%
PERMEABILITY	26,104.72 m² / 98.47%

Working Drawings Ground Floor Plan

Scale: 1:100 - A3

AREAS		
GROUND FLOOR		128.31m²
FIRST FLOOR		45.19m²
DECK		82.73m²
BALCONY		14.87m²
TOTAL	**29.18SQ**	**271.10m²**

GENERAL NOTES:

* SHOULD ANY DISCREPANCY BETWEEN STRUTURAL & ARCHITECTURAL DRAWINGS BE NOTED WITH REGARDS TO LOCATIONS & DIMENSIONS THE BUILDER IS TO NOTIFY ALLURE BUILDING DESIGN TO SEEK CLARIFICATION.
* Smoke detectors to be installed to AS 3786 and Vic Supp E1.7.1
* Provide impervious floor & wall covering and substration to wet areas. 1800mm high in showers,150mm high minimum height to all other walls.
* Grade finished ground surface for 1500mm away from the building.
* All glazing to comply with AS1288.
* All Glazing to be as per manufacturers specifications.
* Downpipes may be relocated on site at builders discretion
* Allow for lift-off hinges if centre of threshold is less than 1200mm from the front edge of any sanitary fitting
*Ⓢ = denotes hard wired smoke detector to mains incorporating battery back-up as per BCA Part 3.7.2 requirements
* Provide backfill to all external doors to provide max. stepdown of 190mm
* The threshold of a doorway must not incorporate a step or ramp at door leaf unless the door sill is not more than 190mm above the finished surface of the ground, balcony, or the like to which the doorway opens.
* Non Combustable Roofing, Fascia, Gutter & Eave Lining to extend to the underside of the roof covering within 1800mm of adjoing dwelling
*All exhaust fans & rangehoods to be ventilated externally
* First floor bedroom windows to be fitted with child restrictrion mechanism so a 125mm sphere cannot pass through.
* CJ - Denotes control joints at 5M max. as per AS 2870-2011

STAIRCASE NOTES:

Stair treads must have a surface with a slip-resistance classification not less than P3 or R10 (Dry Conditions), P4 or R11 (Wet Conditions) when tested in accordance with AS4586.

Hand rail to comply with Part 3.9.2.4 of BCA 2020.

ALLURE BUILDING DESIGN

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PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Ground Floor Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.6 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
A	20/03/2024	Wet area requirements.
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.
C	01/03/2026	Additional walk in pantry.

LEGEND

S	SMOKE DETECTOR (TO COMPLY WITH AS3786 & TO BE INTERLINKED)
	EXHAUST FAN
TR/TH	TOWEL RAIL / TOWEL HOOK
DP	DOWNPIPE LOCATION
DP & RH	DOWNPIPE & RAINHEAD
OHC	OVERHEAD CUPBOARD
S/B	ELECTRICAL SWITCHBOARD
M/B	ELECTRICAL EXTERNAL METER BOX
A/C	AIR CONDITIONING UNIT
A/C	AIR CONDITIONING CONDENSER
HWU	GAS HOT WATER UNIT
EXIT	LOCATION OF EMERGENCY EXIT LIGHTING

Working Drawings First Floor Plan

Scale: 1:100 - A3

AREAS		
GROUND FLOOR		128.31m²
FIRST FLOOR		45.19m²
DECK		82.73m²
BALCONY		14.87m²
TOTAL	**29.18SQ**	**271.10m²**

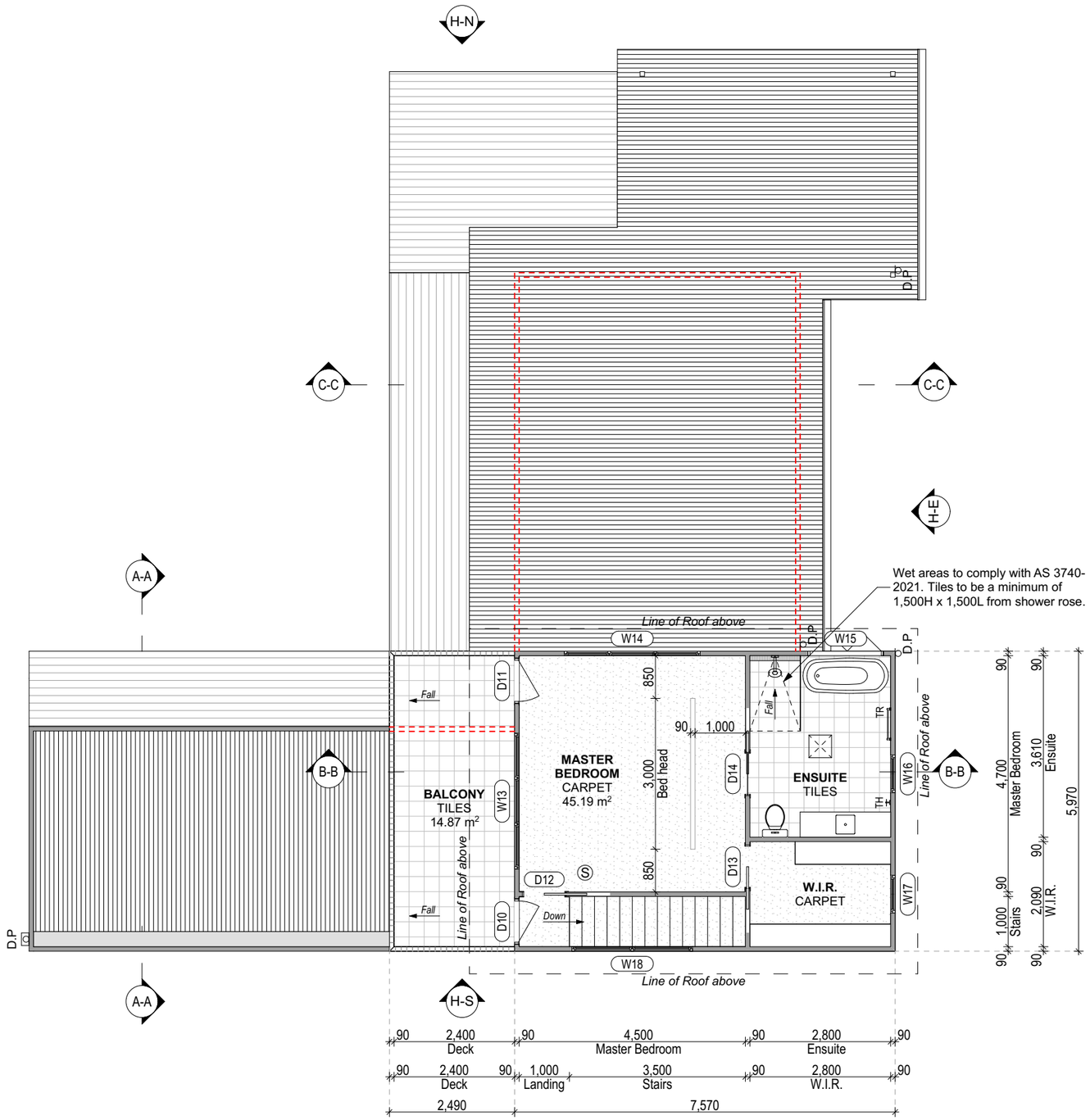
GENERAL NOTES:

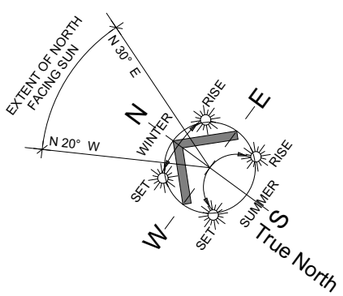
* SHOULD ANY DISCREPANCY BETWEEN STRUTURAL & ARCHITECTURAL DRAWINGS BE NOTED WITH REGARDS TO LOCATIONS & DIMENSIONS THE BUILDER IS TO NOTIFY ALLURE BUILDING DESIGN TO SEEK CLARIFICATION.
* Smoke detectors to be installed to AS 3786 and Vic Supp E1.7.1
* Provide impervious floor & wall covering and substration to wet areas. 1800mm high in showers,150mm high minimum height to all other walls.
* Grade finished ground surface for 1500mm away from the building.
* All glazing to comply with AS1288.
* All Glazing to be as per manufacturers specifications.
* Downpipes may be relocated on site at builders discretion
* Allow for lift-off hinges if centre of threshold is less than 1200mm from the front edge of any sanitary fitting
*Ⓢ = denotes hard wired smoke detector to mains incorporating battery back-up as per BCA Part 3.7.2 requirements
* Provide backfill to all external doors to provide max. stepdown of 190mm
* The threshold of a doorway must not incorporate a step or ramp at door leaf unless the door sill is not more than 190mm above the finished surface of the ground, balcony, or the like to which the doorway opens.
* Non Combustable Roofing, Fascia, Gutter & Eave Lining to extend to the underside of the roof covering within 1800mm of adjoing dwelling
*All exhaust fans & rangehoods to be ventilated externally
* First floor bedroom windows to be fitted with child restrictrion mechanism so a 125mm sphere cannot pass through.
* CJ - Denotes control joints at 5M max. as per AS 2870-2011

STAIRCASE NOTES:

Stair treads must have a surface with a slip-resistance classification not less than P3 or R10 (Dry Conditions), P4 or R11 (Wet Conditions) when tested in accordance with AS4586.

Hand rail to comply with Part 3.9.2.4 of BCA 2020.





ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE First Floor Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.7 SHEET SIZE: A3

Revisions

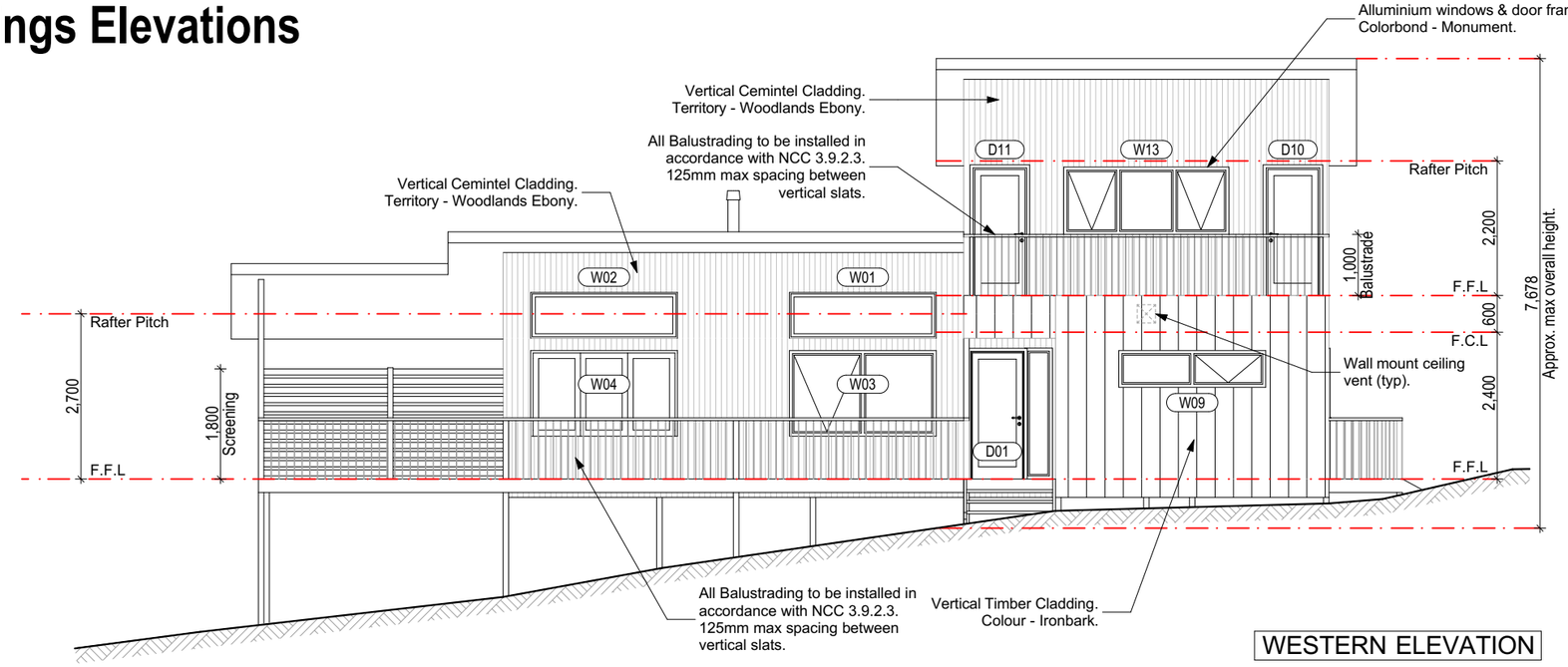
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
A	20/03/2024	Wet area requirements.
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.

LEGEND

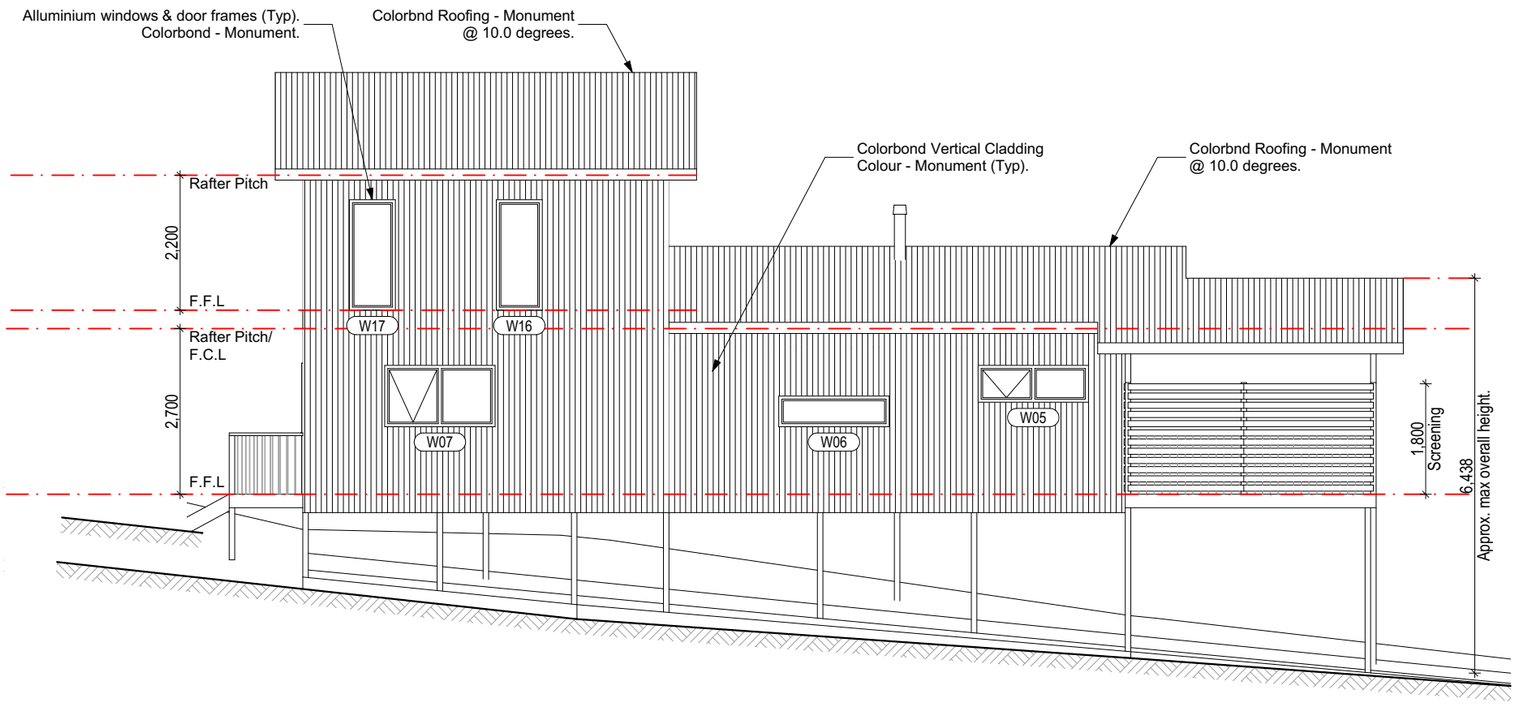
Ⓢ	SMOKE DETECTOR (TO COMPLY WITH AS3786 & TO BE INTERLINKED)
	EXHAUST FAN
TR/TH	TOWEL RAIL / TOWEL HOOK
DP	DOWNPIPE LOCATION
DP & RH	DOWNPIPE & RAINHEAD
OHC	OVERHEAD CUPBOARD
S/B	ELECTRICAL SWITCHBOARD
M/B	ELECTRICAL EXTERNAL METER BOX
A/C	AIR CONDITIONING UNIT
A/C	AIR CONDITIONING CONDENSER
HWU	GAS HOT WATER UNIT
EXIT	LOCATION OF EMERGENCY EXIT LIGHTING

Working Drawings Elevations

Scale: 1:100 - A3



WESTERN ELEVATION



EASTERN ELEVATION

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Elevations

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

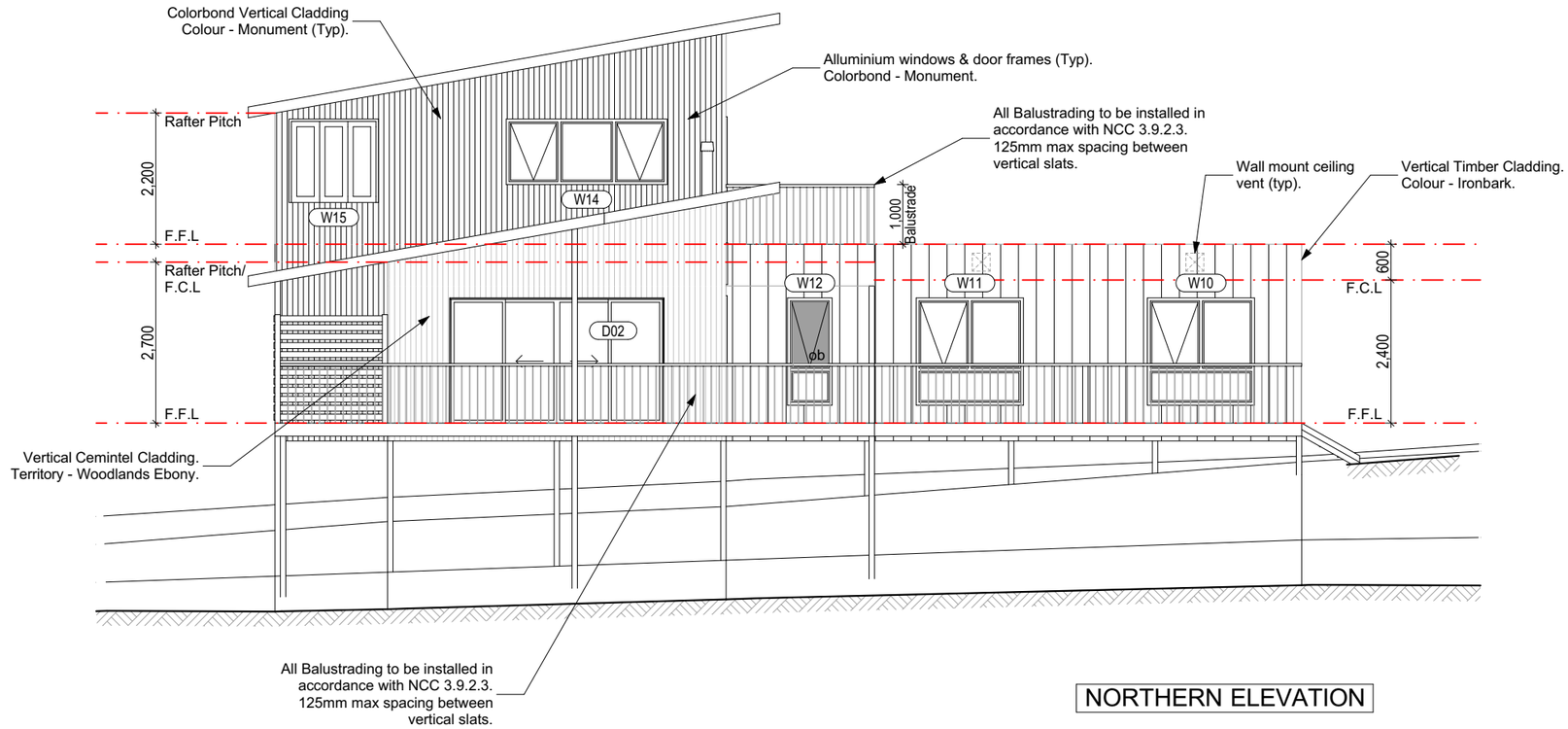
SHEET WD.8 SHEET SIZE: A3

Revisions

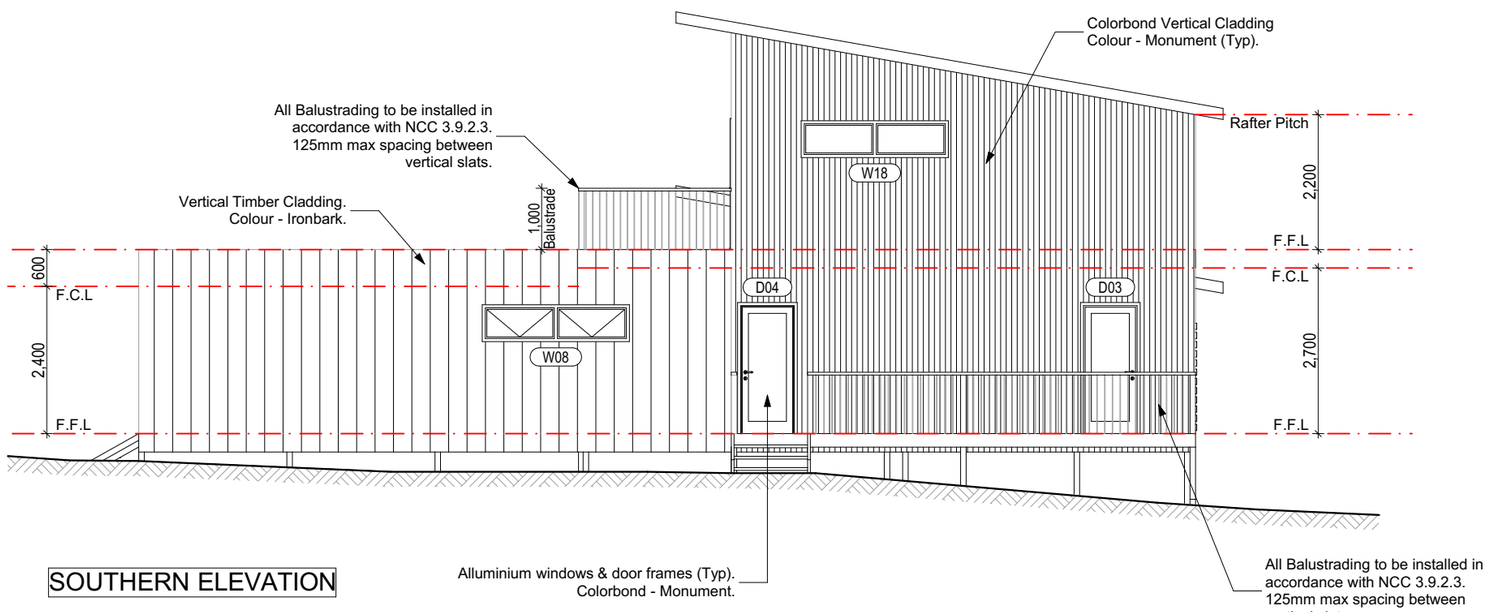
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.

Working Drawings Elevations

Scale: 1:100 - A3



NORTHERN ELEVATION



SOUTHERN ELEVATION

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Elevations

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.9 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.

Working Drawings Roof Plan

Scale: 1:100 - A3

CEILING VENTILATION & CONDENSATION MANAGEMENT

ROOF 1 CALCULATIONS:

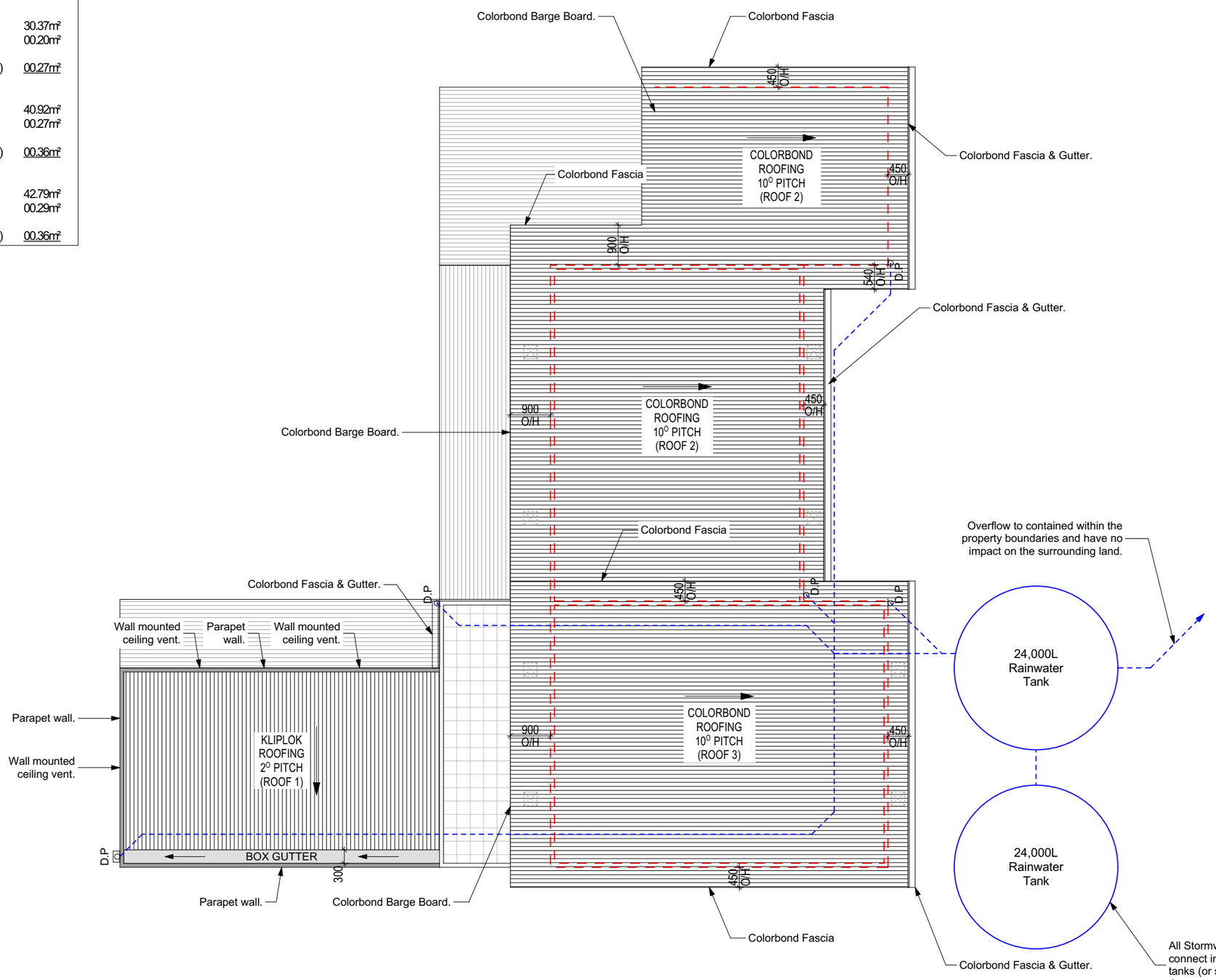
CEILING AREA	30.37m²
MINIMUM VENTILATION AREA REQUIRED	00.20m²
3/300 x 300 EAVE VENTS (0.09m² PER VENT)	00.27m²

ROOF 2 CALCULATIONS:

CEILING AREA	40.92m²
MINIMUM VENTILATION AREA REQUIRED	00.27m²
4/300 x 300 EAVE VENTS (0.09m² PER VENT)	00.36m²

ROOF 3 CALCULATIONS:

CEILING AREA	42.79m²
MINIMUM VENTILATION AREA REQUIRED	00.29m²
4/300 x 300 EAVE VENTS (0.09m² PER VENT)	00.36m²



ALLURE BUILDING DESIGN

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Roof Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.10 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
A	20/03/2024	Additional Rainwater Tank.

NOTE:

ANY PARAPET 400MM OR MORE IN HEIGHT TO BE INTERNALLY LINED WITH CORRGUGATD ROOFING.

CHECK ALL *APPROXIMATE* PITCHES WITH TRUSS MANUFACTUER TO ENSURE CORRECT ROOFING MATERIAL HAS BEEN NOMINATED.

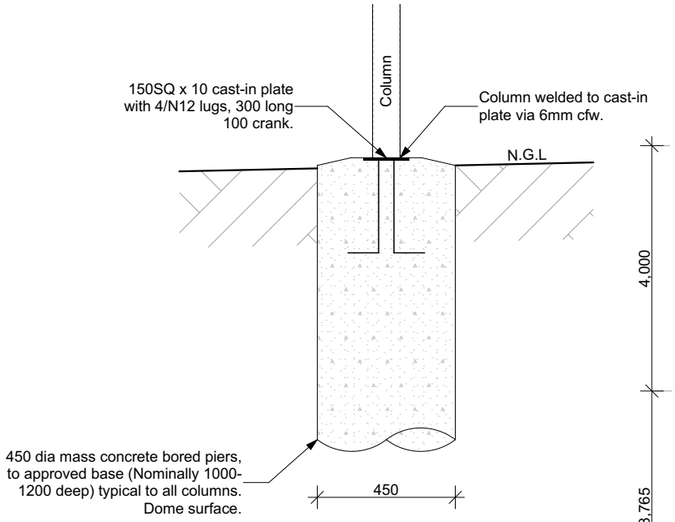
BOX GUTTERS TO HAVE A MINIMUM FALL OF 1:100.

LEGEND:

- DP RAINHEAD/DOWNPIPE
- DP DOWN PIPE
- DIRECTION OF FALL
- BOX GUTTER
- 300 x 300 EAVE VENT

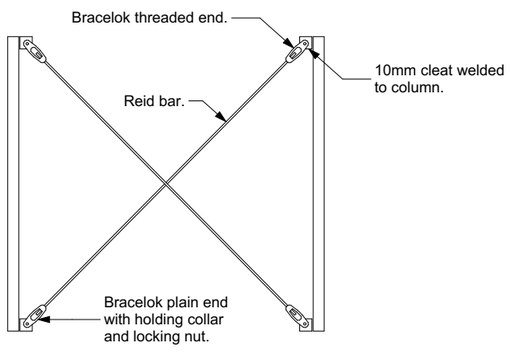
Working Drawings Footing Plan

Scale: 1:100, 1:20, 1:50 - A3



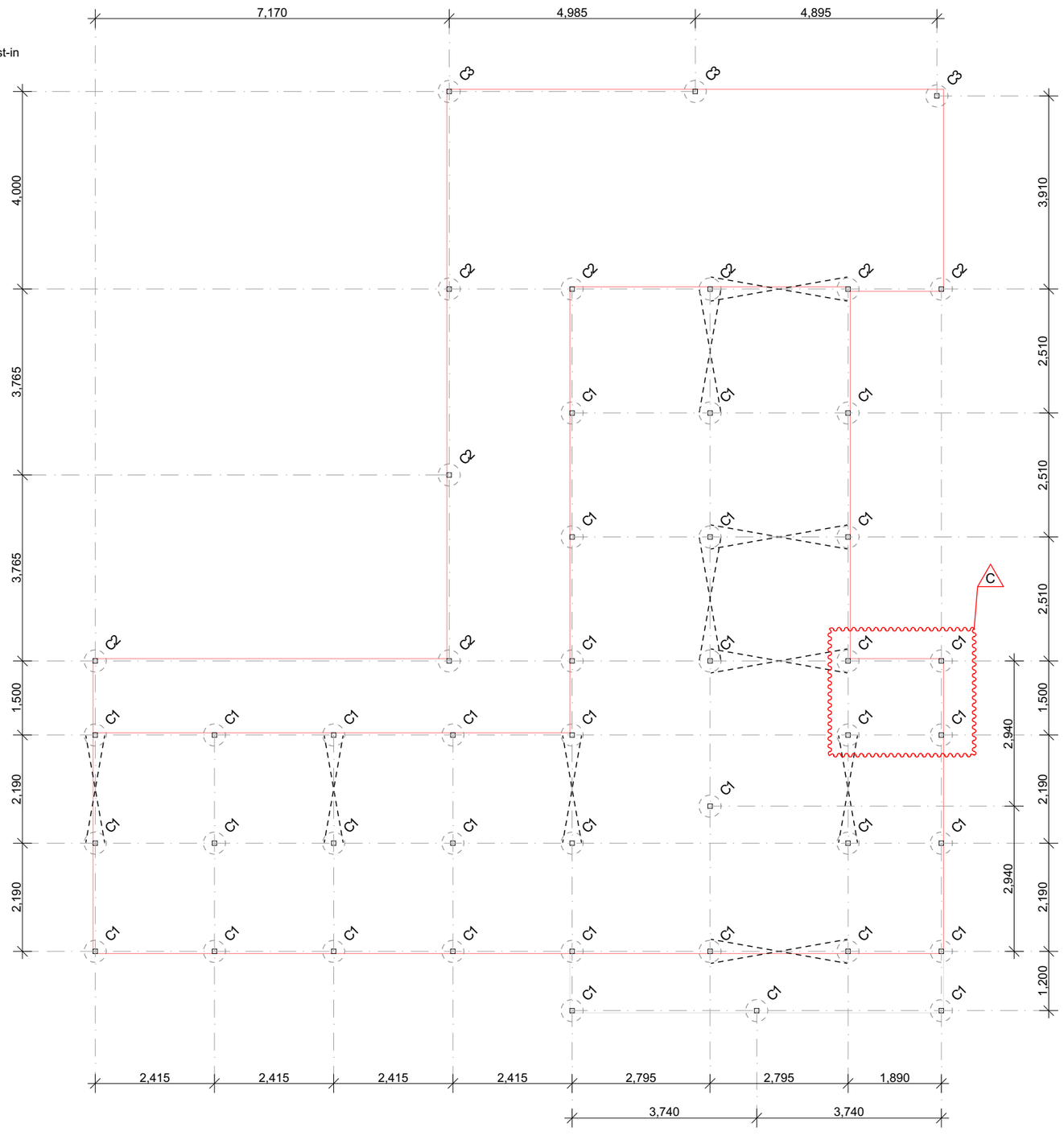
TYPICAL FOOTING DETAIL

SCALE 1:20



TYPICAL REID BAR CONNECTION

SCALE 1:20



Footing Schedule

C1	89 x 3.5 SHS column with 6mm cfw to cast-in plate.
C2	89 x 5.0 SHS column with 6mm cfw to cast-in plate.
C3	100 x 5.0 SHS column with 6mm cfw to cast-in plate.
	450 dia bored pier to Engineer approved base (nominally 1000-1200), Dome pier surface.
	16mm Reid Bar brace as per detail.

NOTE:

- If bored piers cannot be acheived due to site fill, bulk concrete pads are required to Engineer's design.
- 150 x 150 x 10 cast in plate with 4/N12 tangs beneath all columns. Welded to columns via 6mm cfw.

ALLURE BUILDING DESIGN

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Footing Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.11 SHEET SIZE: A3

Revisions

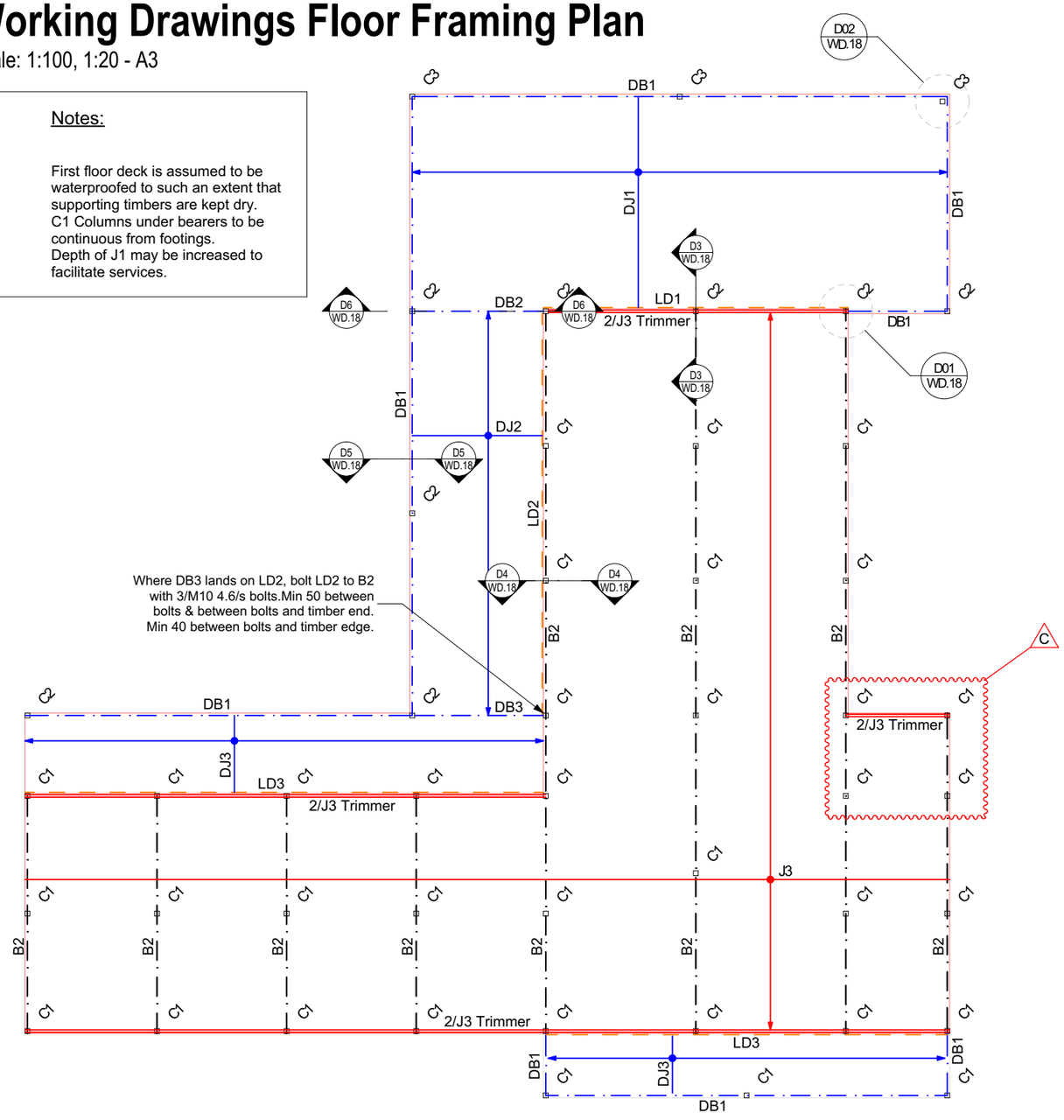
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional walk in pantry.

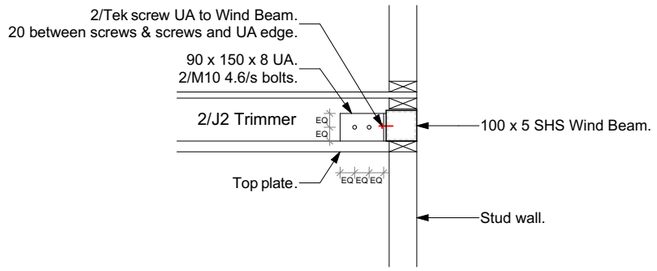
Working Drawings Floor Framing Plan

Scale: 1:100, 1:20 - A3

Notes:

- First floor deck is assumed to be waterproofed to such an extent that supporting timbers are kept dry.
- C1 Columns under bearers to be continuous from footings.
- Depth of J1 may be increased to facilitate services.



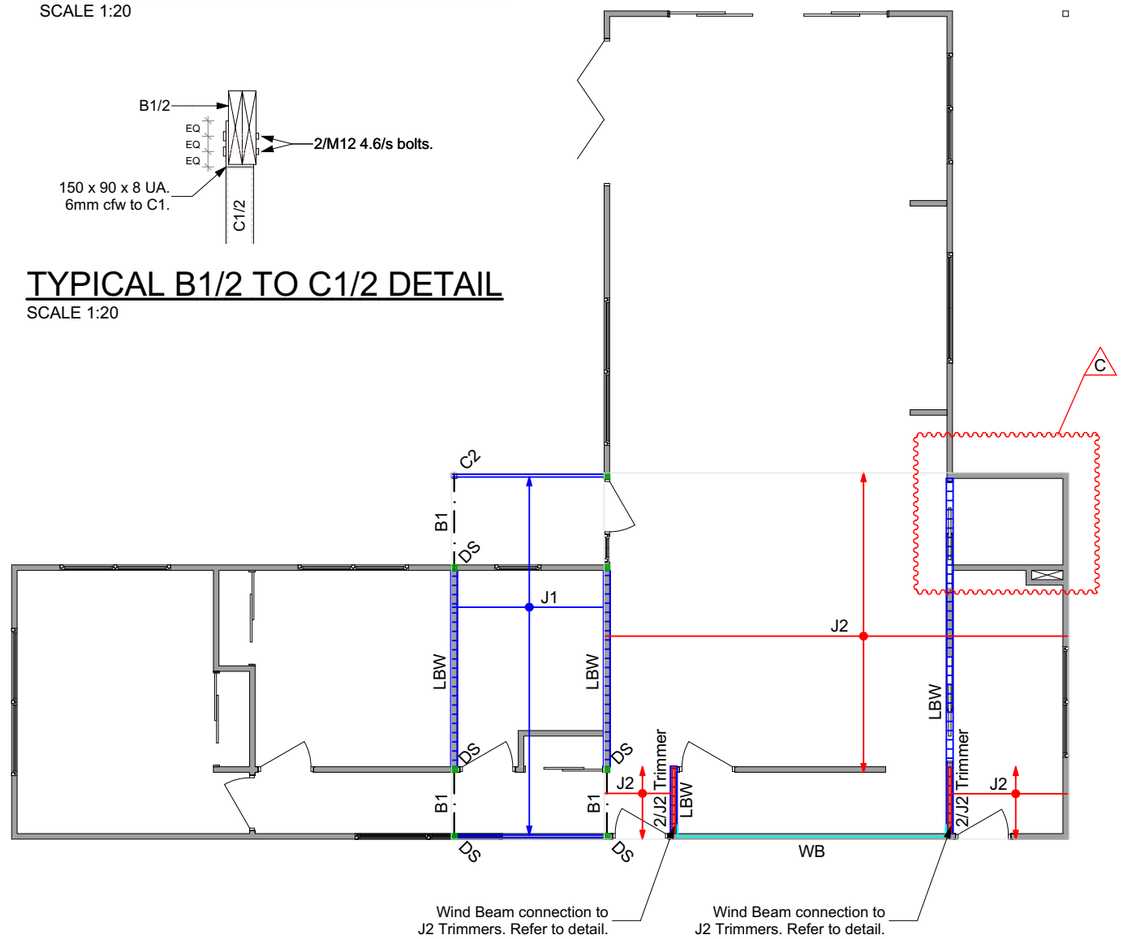


TYPICAL WIND BEAM DETAIL

SCALE 1:20

TYPICAL B1/2 TO C1/2 DETAIL

SCALE 1:20



Floor Framing Schedule

B1	2/140 x 45 F17/LVL bearer		top & bottom. 6 nails each end of each leaf.
B2	2/240 x 45 F17/LVL continuous bearer (Max 3800 span)	J1	140 x 45 F17/LVL joist at 450 ctrs (Max 2600 span)
B3	2/240 x 45 F17/LVL bearer (Max 3200 span)	J2	290 x 45 F17/LVL joist at 450 ctrs (Max 5700 span)
C1	89 x 3.5 SHS column, weld to cast-in plate via 6mm cfw.	J3	140 x 45 F17/LVL continuous joist at 450 ctrs (Max 2800 span)
C2	89 x 5.0 SHS column, weld to cast-in plate via 6mm cfw..	LBW	Load Bearing Wall.
C3	100 x 5.0 SHS column, weld to cast-in plate via 6mm cfw.	LD1	240 x 45 F7 TP deck ledger bolted to 2/J3 trimmer with M12 bolts at 450 ctrs.
DB1	250 PFC deck bearer	LD2	190 x 45 F7 TP deck ledger bolted to B2 trimmer with M12 bolts at 450 ctrs.
DB2	2/240 x 45 F7 TP deck ledger	LD3	140 x 45 F7 TP deck ledger bolted to 2/J3 trimmer with M12 bolts at 450 ctrs.
DB3	2/190 x 45 F7 TP deck ledger	WB	100 x 5 SHS Column. Refer to detail.
DJ1	240 x 45 F7 TP deck joist at 400 ctrs (Max 4000 span)		
DJ2	190 x 45 F7 TP deck joist at 400 ctrs (Max 2600 span)		
DJ3	140 x 45 F7 TP deck joist at 400 ctrs (Max 1600 span)		
DS	2/90 x 45 F17 double studs with double strap tie downs,		

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional walk in pantry.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Floor Framing Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.12 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Bracing & Lintel Plan

Scale: 1:100 - A3

Notes:

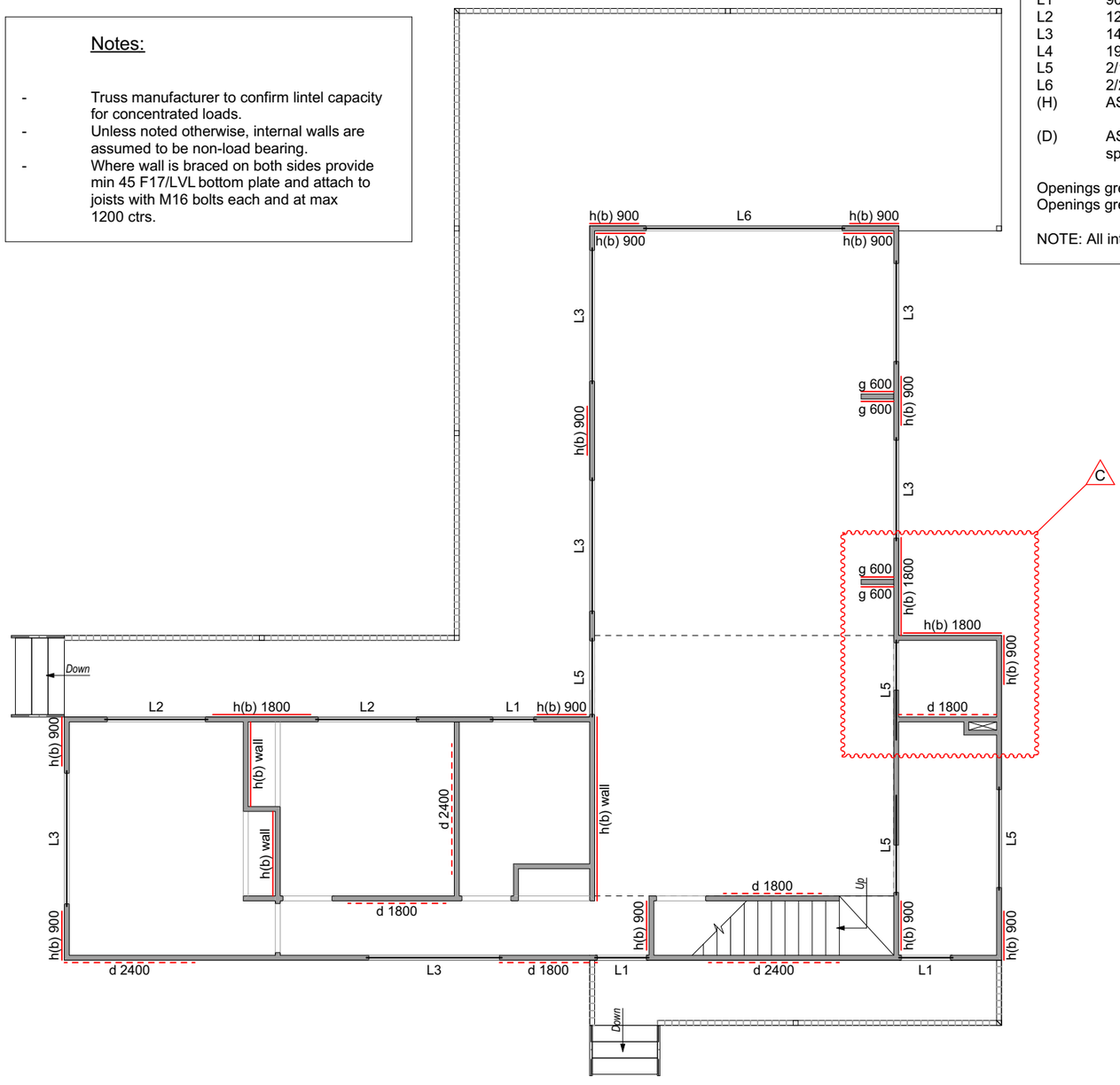
- Truss manufacturer to confirm lintel capacity for concentrated loads.
- Unless noted otherwise, internal walls are assumed to be non-load bearing.
- Where wall is braced on both sides provide min 45 F17/LVL bottom plate and attach to joists with M16 bolts each and at max 1200 ctrs.

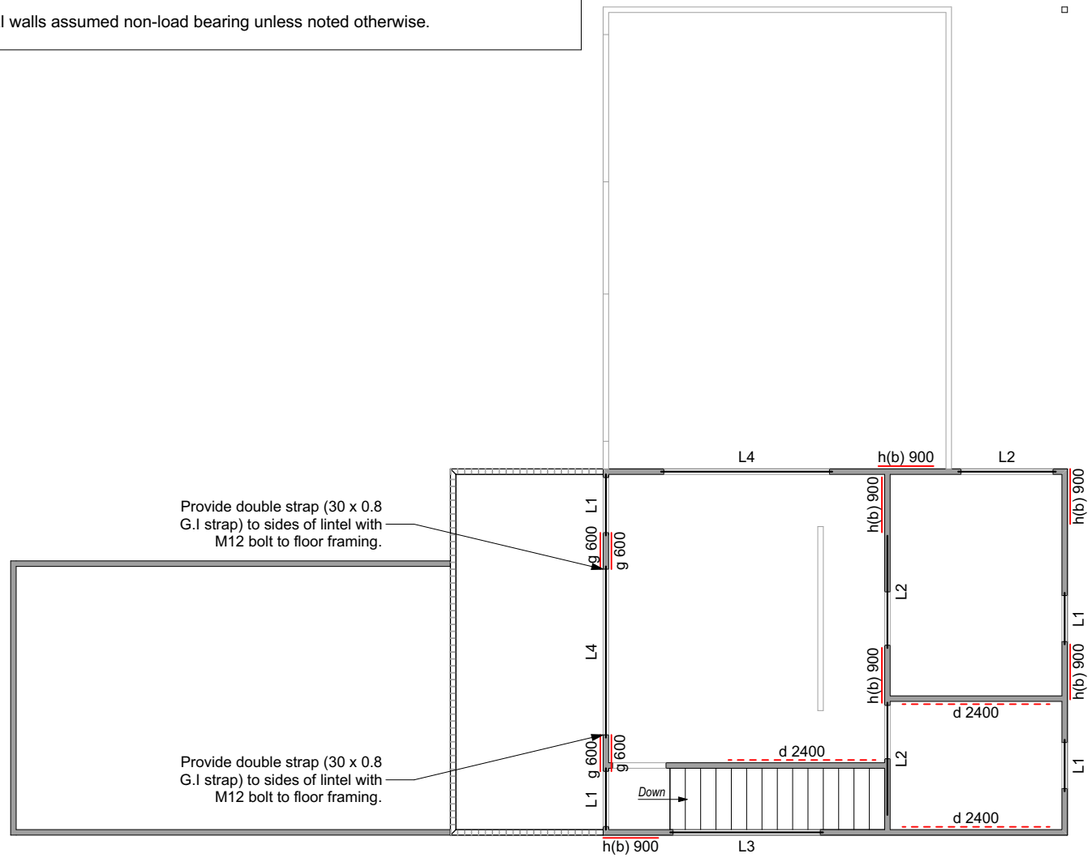
Bracing & Lintel Schedule

L1	90 x 35 F17/LVL equivalent.
L2	120 x 35 F17/LVL equivalent.
L3	140 x 45 F17/LVL equivalent.
L4	190 x 45 F17/LVL equivalent.
L5	2/140 x 45 F17/LVL equivalent.
L6	2/240 x 45 F17/LVL equivalent.
(H)	AS1684.2 type h(B) plywood bracing panel, length specified on plan.
(D)	AS1684.2 type (d) tensioned diagonal galvanised steel strap, length specified on plan.

Openings greater than 1,000mm - 2/90 x 35 MGP10 double stud with Type A tie down (UNO).
Openings greater than 2,400mm - 2/90 x 45 F17 double stud with Type A tie down (UNO).

NOTE: All internal walls assumed non-load bearing unless noted otherwise.





Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional walk in pantry.

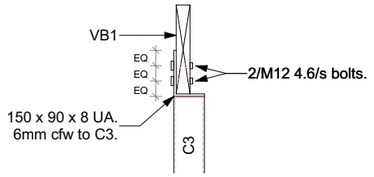
DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE Bracing & Lintel Plan
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.13 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

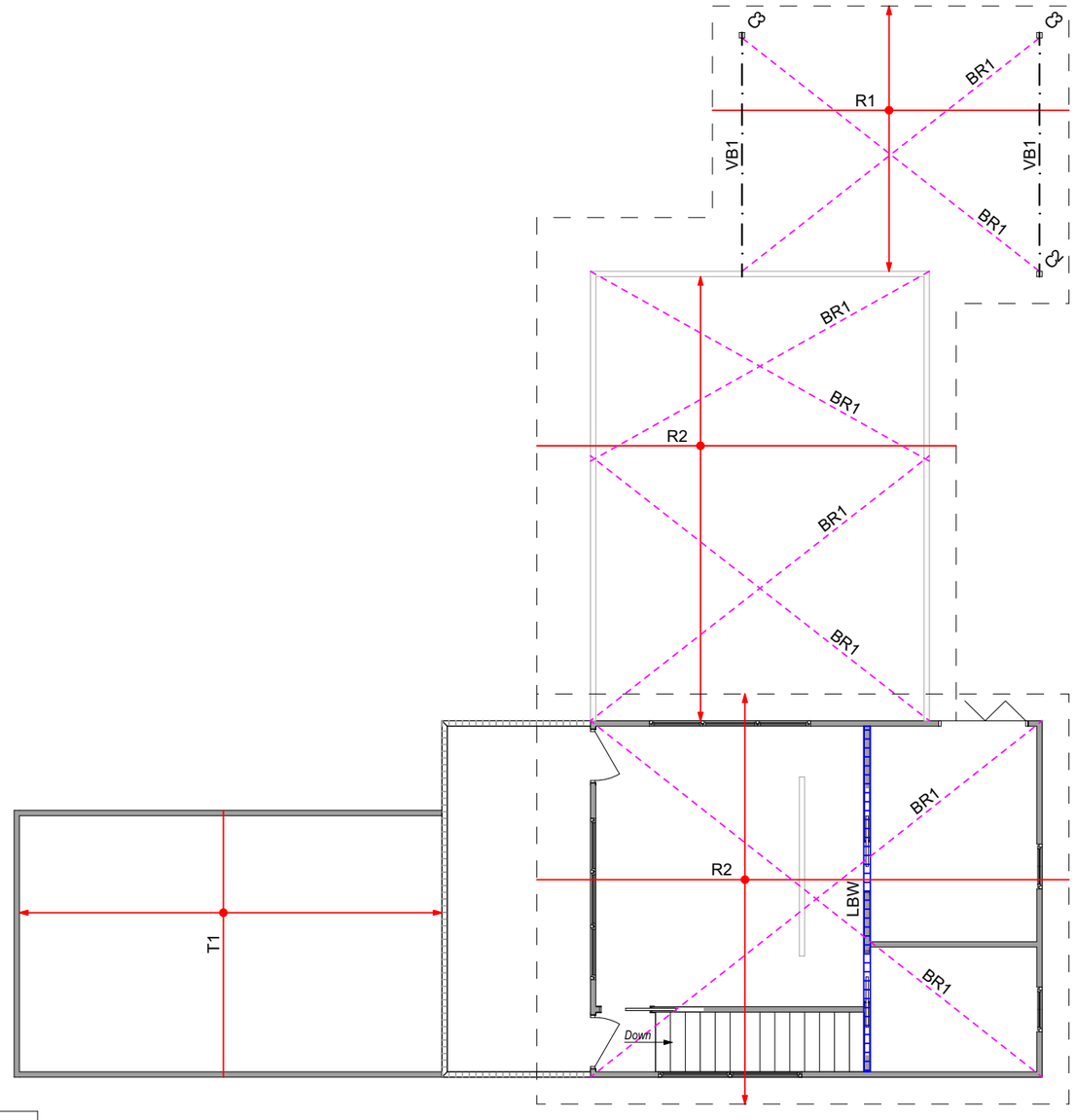
Working Drawings Roof Framing Plan

Scale: 1:100, 1:20 - A3



TYPICAL C3 TO VB1 DETAIL

SCALE 1:20



Roof Framing Schedule

BR1	30 x 0.8 diagonal tensioned galvanised steel strap brace.
C2	89 x 5.0 SHS column
C3	100 x 5.0 SHS column
R1	240 x 35 F17/LVL rafters at 900 ctrs (5400 max span, 600 max cantilever).
R2	240 x 45 F17/LVL rafters at 900 ctrs (5600 max span, 1000 max cantilever).
T1	Truss to manufacturers specifications.
VB1	290 x 45 F17/LVL equivalent verandah beam.

NOTE: Unless noted otherwise, internal walls are assumed to be non-load bearing.

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Roof Framing Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

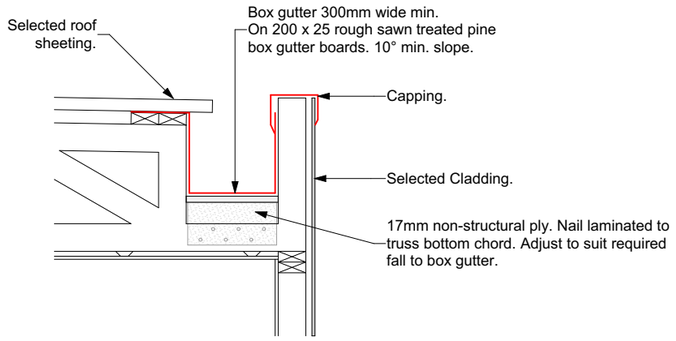
SHEET WD.14 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

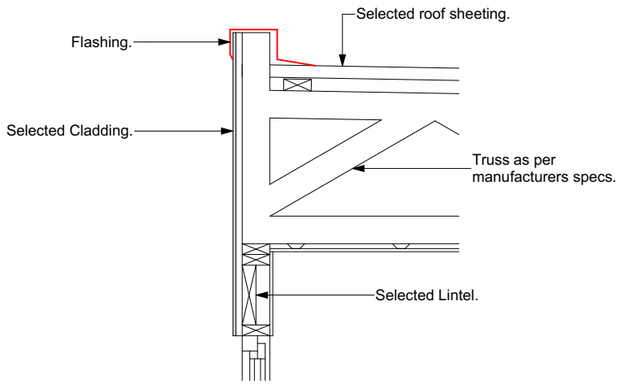
Working Drawings Section A-A

Scale: 1:50, 1:20 - A3



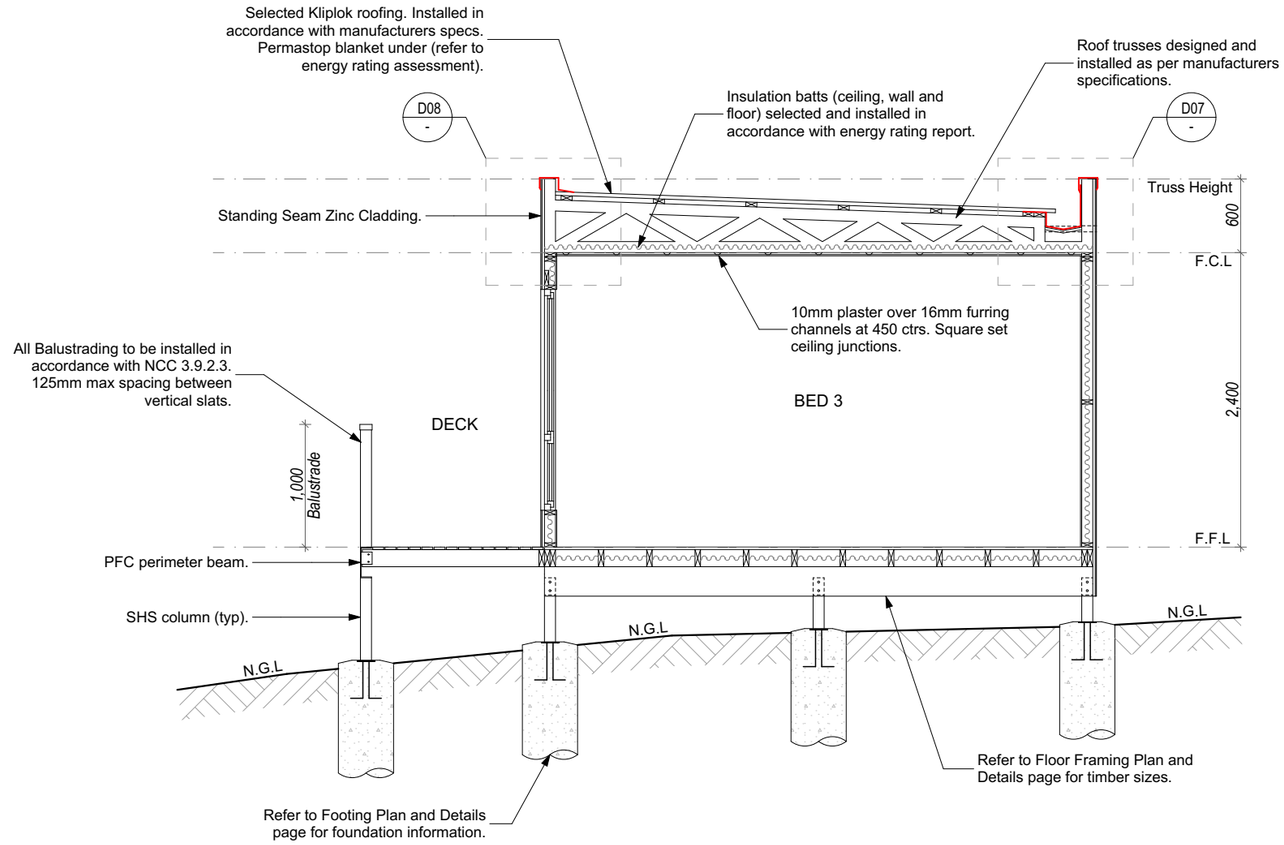
DETAIL 7 - WD.15

SCALE 1:20



DETAIL 8 - WD.15

SCALE 1:20



Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Section A-A

DRAWN: JF

DATE: 31/03/2026

JOB: BINA.GARD.0114

SHEET: WD.15

SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

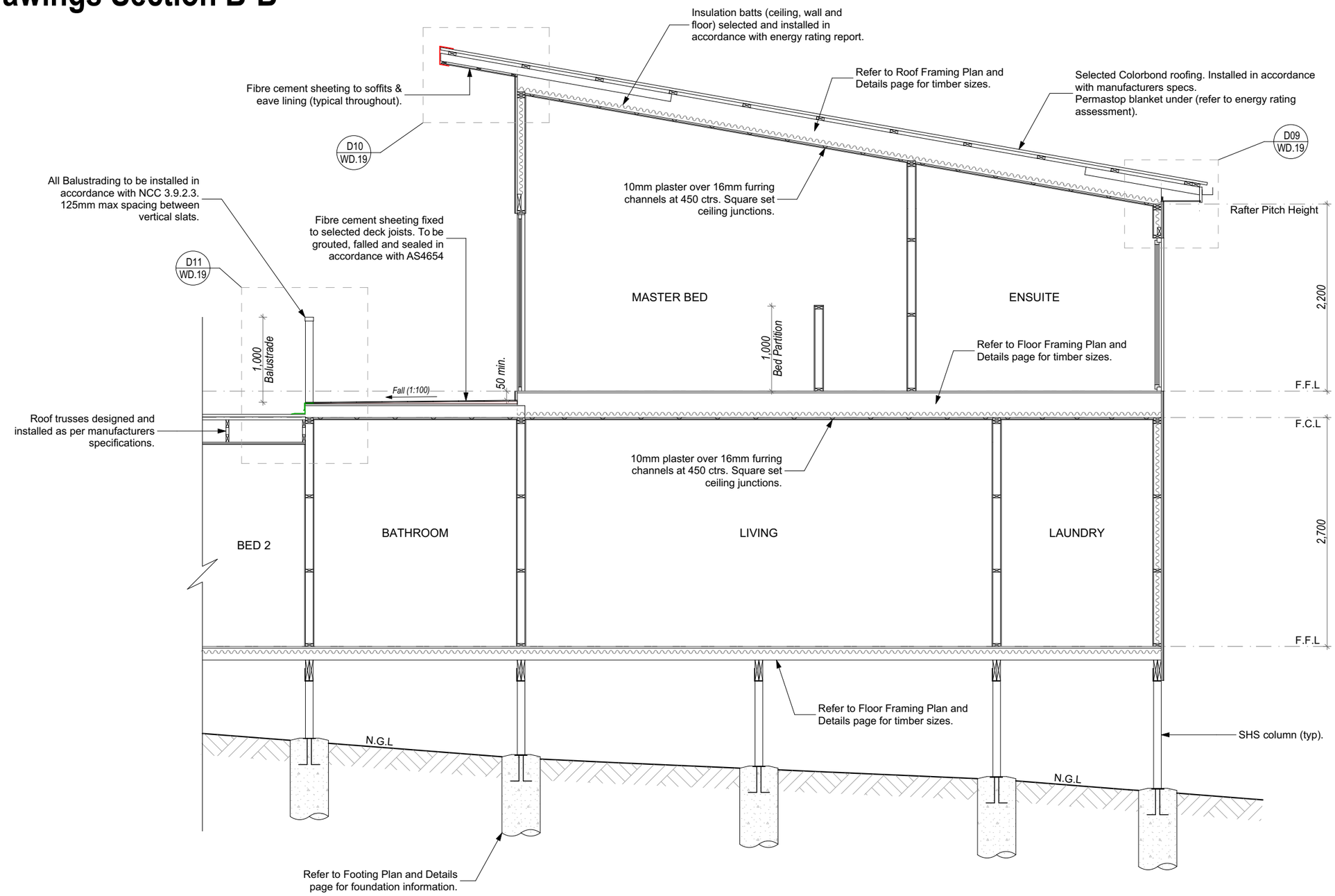
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Section B-B

Scale: 1:50 - A3



Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Section B-B

DRAWN: JF

DATE: 31/03/2026

JOB: BINA.GARD.0114

SHEET: WD.16

SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

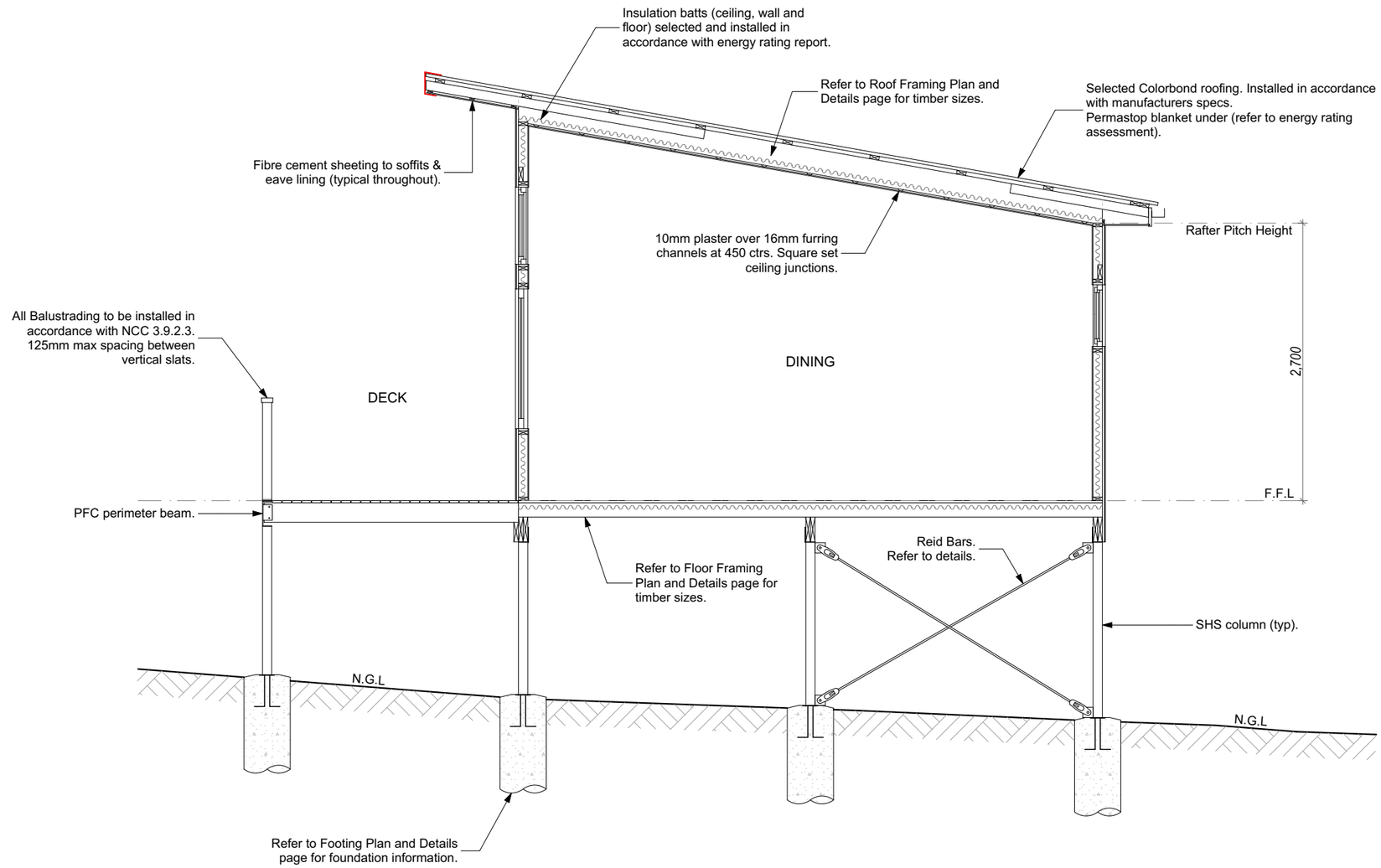
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Section C-C

Scale: 1:50 - A3



Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
B	03/04/2024	Balustrade changed from glazing to steel slats with timber railing.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Section C-C

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.17 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

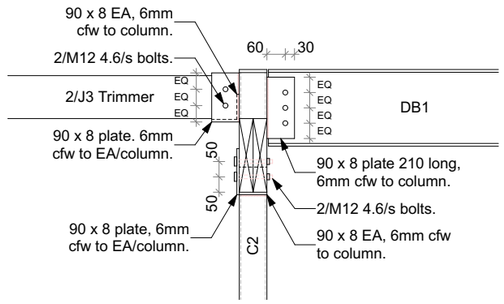
info@allurebuildingdesign.com.au

Building Designer No. 147104095

BDAA Membership No. 9540-22

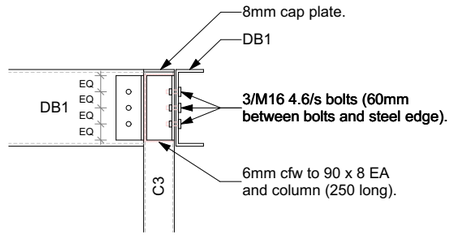
Working Drawings Typical Details

Scale: 1:20 - A3



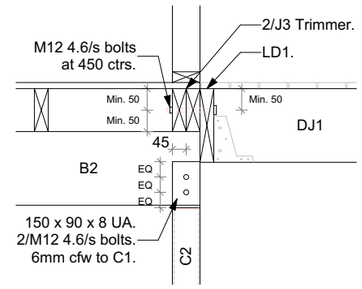
DETAIL 1 - WD.12

SCALE 1:20



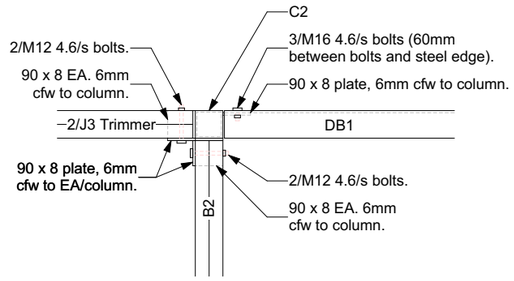
DETAIL 2 - WD.12

SCALE 1:20



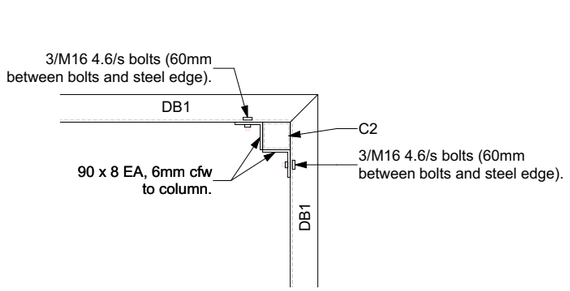
DETAIL 3 - WD.12

SCALE 1:20



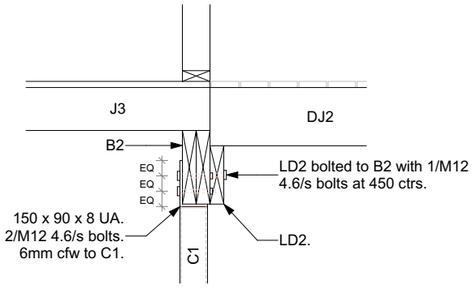
DETAIL 1 - PLAN VIEW

SCALE 1:20



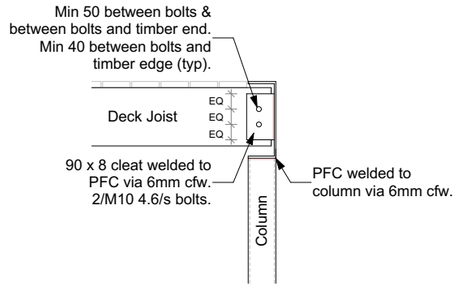
DETAIL 2 - PLAN VIEW

SCALE 1:20



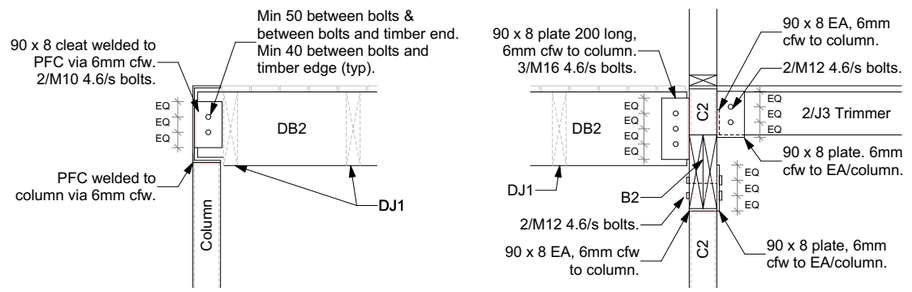
DETAIL 4 - WD.12

SCALE 1:20



DETAIL 5 (TYPICAL DJ TO PFC) - WD.12

SCALE 1:20



DETAIL 6 (DB2 CONNECTION) - WD.12

SCALE 1:20

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Typical Details

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.18 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

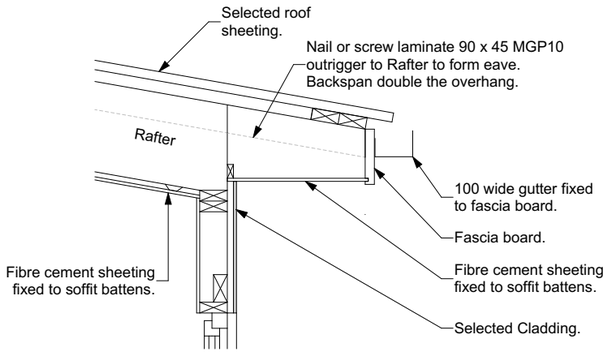
info@allurebuildingdesign.com.au

Building Designer No. 147104095

BDAA Membership No. 9540-22

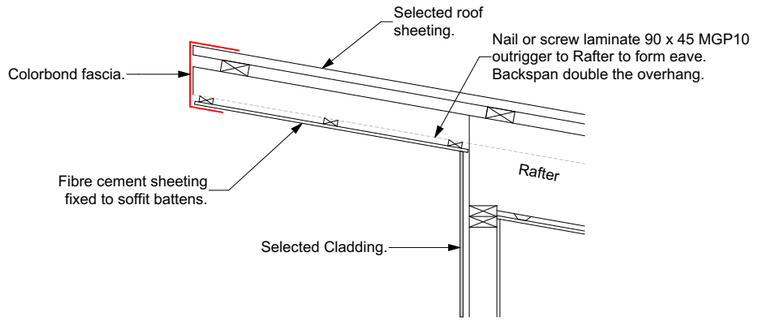
Working Drawings Typical Details

Scale: 1:20 - A3



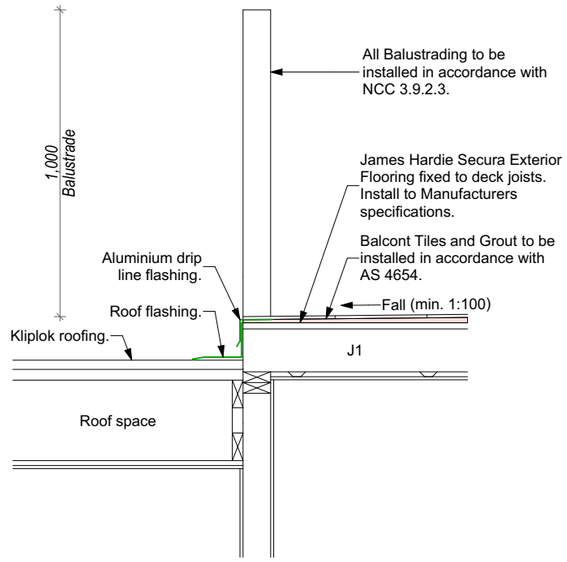
DETAIL 9 - WD.16

SCALE 1:20



DETAIL 10 - WD.16

SCALE 1:20



DETAIL 11 - WD.16

SCALE 1:20

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Typical Details

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.19 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Ground Floor Plumbing Plan

Scale: 1:100 - A3

PLUMBING NOTES

• 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.

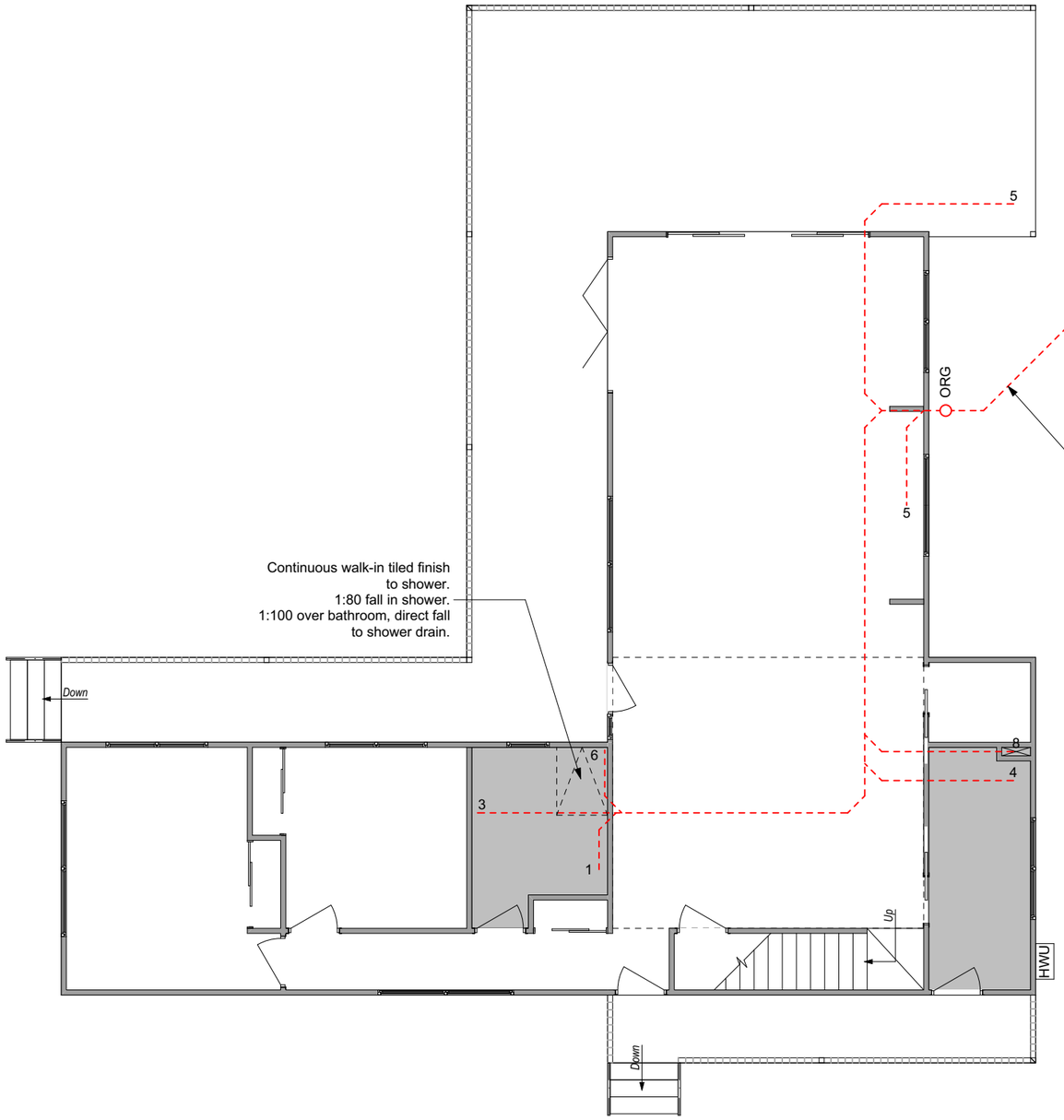
PLUMBING LEGEND

1	100Ø	Toilet
2	40Ø	Bath
3	40Ø	Basin
4	50Ø	Trough
5	50Ø	Sink
6	50Ø	Shower
7	50Ø	Floor Waste
8	100Ø	Stack

ORG Overflow Relief Gully (Tap over)

Stack location below

Proposed wet areas refer to Plumbing Notes for details.



ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Ground Floor Plumbing Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.20 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

Working Drawings First Floor Plumbing Plan

Scale: 1:100 - A3

PLUMBING NOTES

• 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.

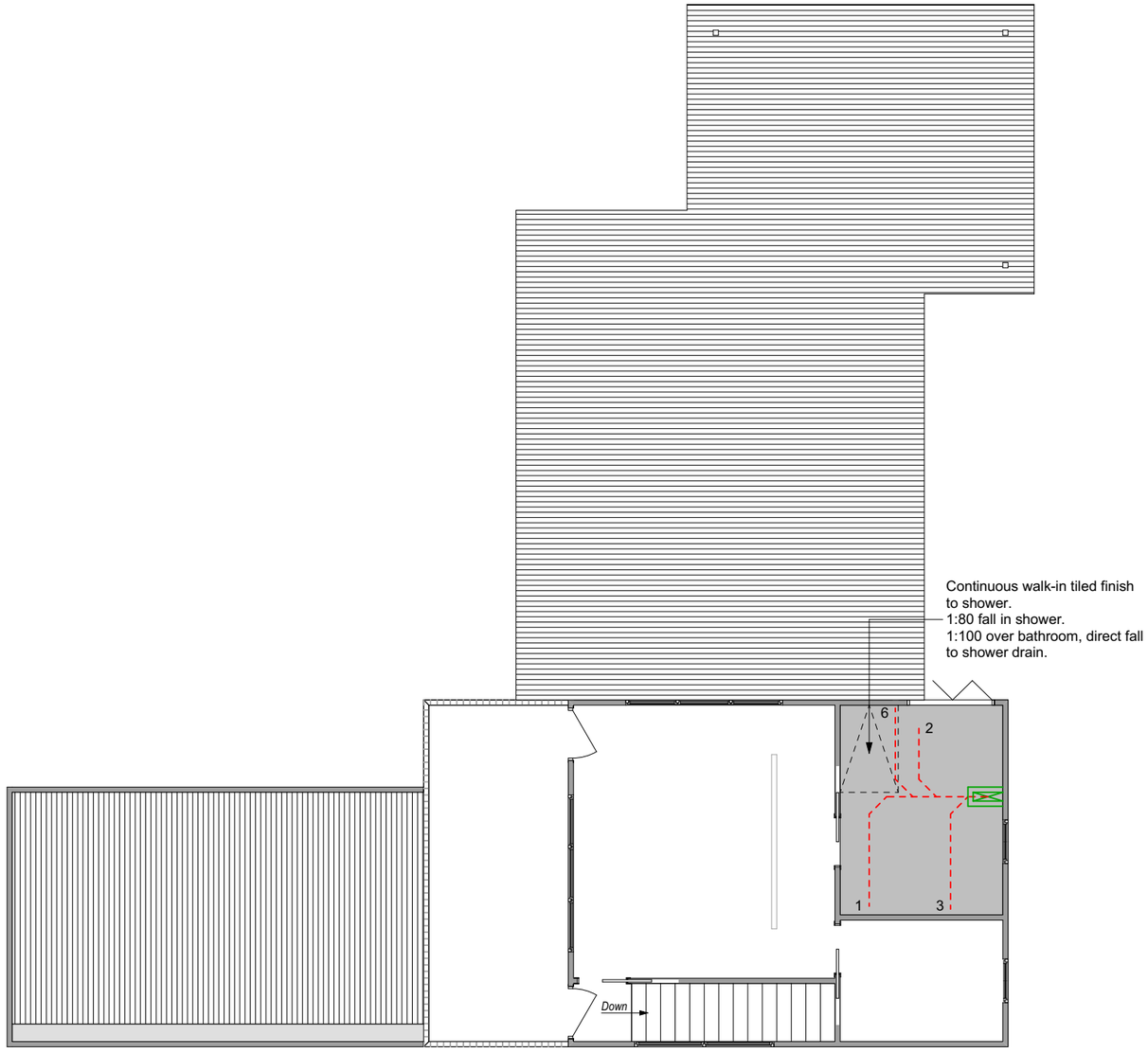
PLUMBING LEGEND

1	100Ø	Toilet
2	40Ø	Bath
3	40Ø	Basin
4	50Ø	Trough
5	50Ø	Sink
6	50Ø	Shower
7	50Ø	Floor Waste
8	100Ø	Stack

ORG Overflow Relief Gully (Tap over)

Stack location below

Proposed wet areas refer to Plumbing Notes for details.



ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE First Floor Plumbing Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

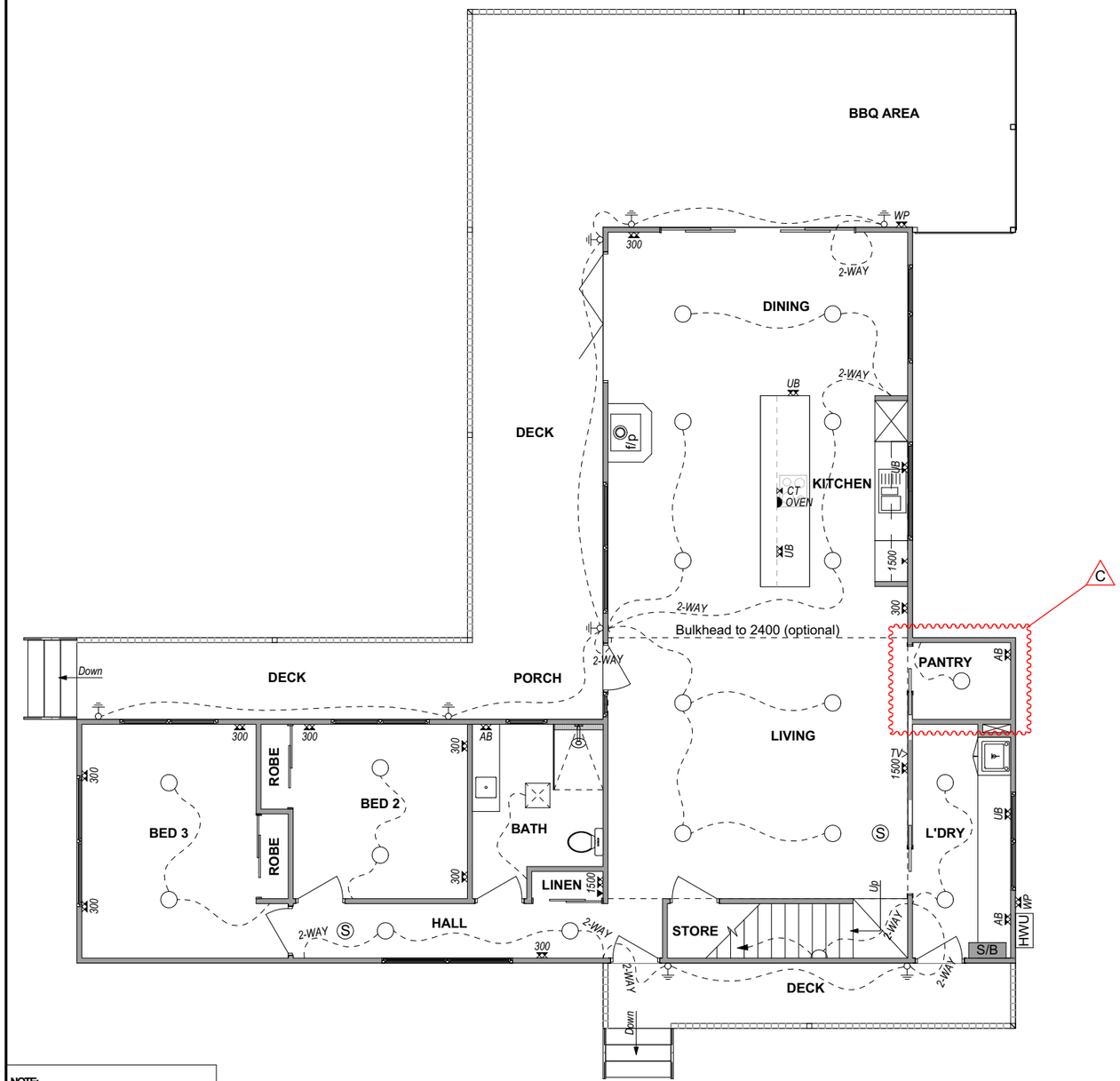
SHEET WD.21 SHEET SIZE: A3

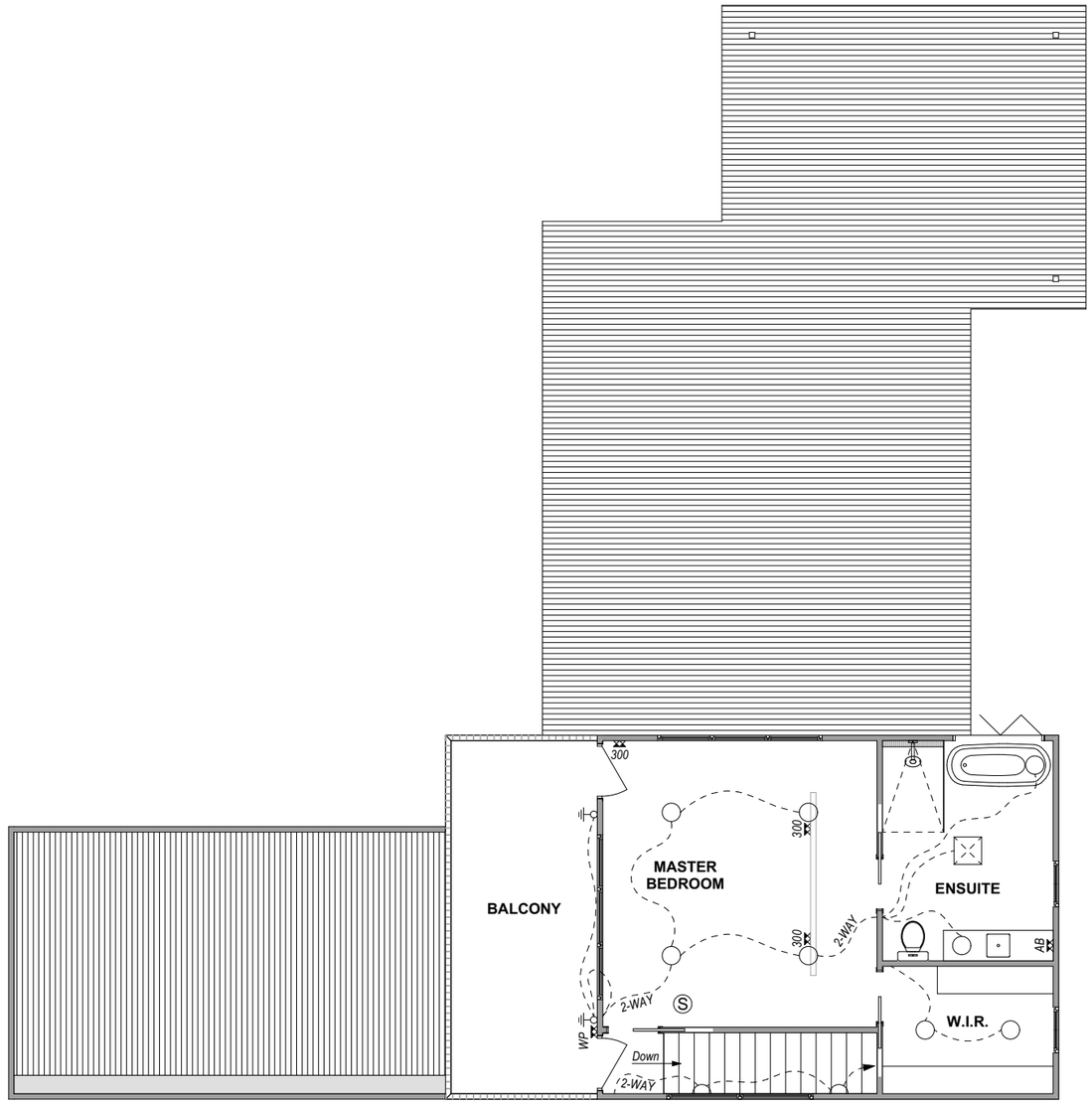
Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

Working Drawings Electrical Plan

Scale: 1:100 - A3





NOTE:
ALL PROPOSED SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH ALL EXISTING SMOKE DETECTORS AS PART OF THE EXISTING DWELLING. TO BE IN ACCORDANCE WITH AS3786.

LEGEND

- (S) SMOKE DETECTORS TO COMPLY WITH AS 3786. CONNECTED TO MAINS & ALL INTERCONNECTED WITHIN DWELLING.
- IS ISOLATOR SWITCH TO EXTERNAL AIR CON UNIT/WATER TANK PUMP
- EXHAUST FAN
- DIRECT WIRED EQUIPMENT
- SINGLE GPO
- DOUBLE GPO
- TELECOMMUNICATIONS POINT
- TV POINT
- WALL MOUNTED UP-DOWN LIGHT 1700mm ABOVE FFL
- PENDANT FEATURE LIGHTING OVER ISLAND BENCHTOP
- EXTERNAL WEATHERPROOF BUNKER
- EXTERNAL WEATHERPROOF LED LIGHTING
- LED DOWNLIGHT
- IXL TASTIC/EXHAUST FAN
- SENSOR
- AB ABOVE BENCH GPO
- UB BELOW BENCH GPO
- WP WEATHERPROOF GPO
- GAS COOKTOP
- HTR HEATER PANEL
- A/C AIR CONDITIONING UNIT
- A/C EXTERNAL A/C CONDENSER
- S/B SWITCHBOARD
- HWU INSTANTANIOUS GAS HOT WATER UNIT
- CEILING FAN

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional walk in pantry.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Electrical Plan

DRAWN: JF

DATE: 31/03/2026

JOB: BINA.GARD.0114

SHEET: WD.22

SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

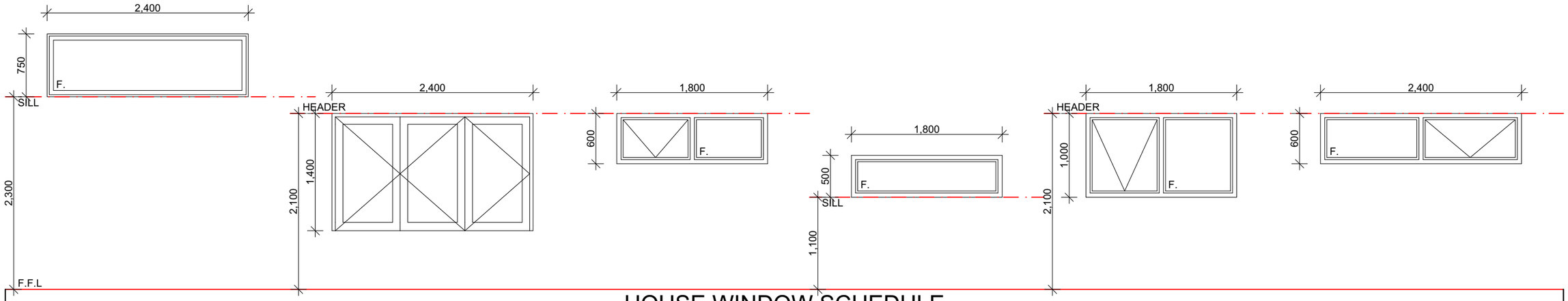
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

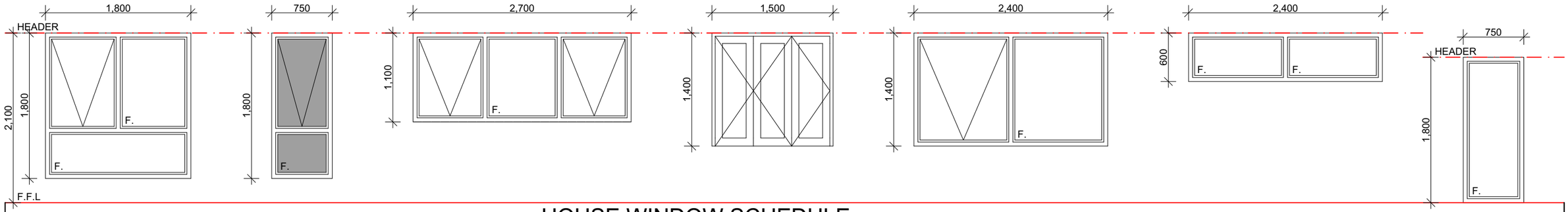
Working Drawings Window Schedule

Scale: 1:50 - A3



HOUSE WINDOW SCHEDULE

W01 & W02	W04	W05	W06	W07	W08 & W09
FIXED WINDOW - CLEAR GLAZING	BI-FOLD WINDOW - CLEAR GLAZING	AWNING WINDOW - CLEAR GLAZING	FIXED WINDOW - CLEAR GLAZING	AWNING WINDOW - CLEAR GLAZING	AWNING WINDOW - CLEAR GLAZING
ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME



HOUSE WINDOW SCHEDULE

W10 & W11	W12	W13 & W14	W15	W03	W18	W16 & W17
AWNING WINDOW - CLEAR GLAZING	AWNING WINDOW - OBSCURE	AWNING WINDOW - CLEAR GLAZING	BI-FOLD WINDOW - CLEAR GLAZING	AWNING WINDOW - CLEAR GLAZING	FIXED WINDOW - CLEAR GLAZING	FIXED WINDOW - CLEAR
ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME

NOTE:
GLAZING SHALL BE SELECTED & INSTALLED IN ACCORDANCE WITH AS1288.
GLAZING ASSEMBLIES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2047.
EXTERNAL SWING DOORS TO BE INSTALLED WITH DRAFT SEALS IN ACCORDANCE WITH BCA PART 3.12.

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

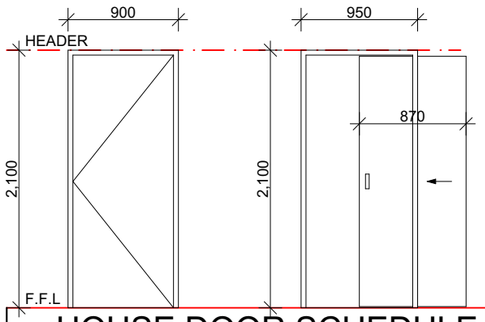
TITLE Window Schedule
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.23 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Door Schedule

Scale: 1:50 - A3

HOUSE DOOR SCHEDULE		
D01	D02	D03, D04, D10 & D11
2040H x 820W PANEL (WITH SIDELIGHT)	2100H X 2400W	2040H X 820W PANEL (CLEAR)
ALUMINIUM FRAME - FIXED (CLEAR)	ALUMINIUM FRAME - 2 PANEL SLIDER	ALUMINIUM FRAME - FIXED GLAZING



HOUSE DOOR SCHEDULE	
D05, D06, D07 & D08	D09, D12, D13, D14 & D15
2040H x 820W PANEL	2040H x 870W PANEL
HOLLOW CORE SWING DOOR	HOLLOW CORE CAVITY SLIDING DOOR

NOTE:
GLAZING SHALL BE SELECTED & INSTALLED IN ACCORDANCE WITH AS1288.
GLAZING ASSEMBLIES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2047.
EXTERNAL SWING DOORS TO BE INSTALLED WITH DRAFT SEALS IN ACCORDANCE WITH BCA PART 3.12.

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

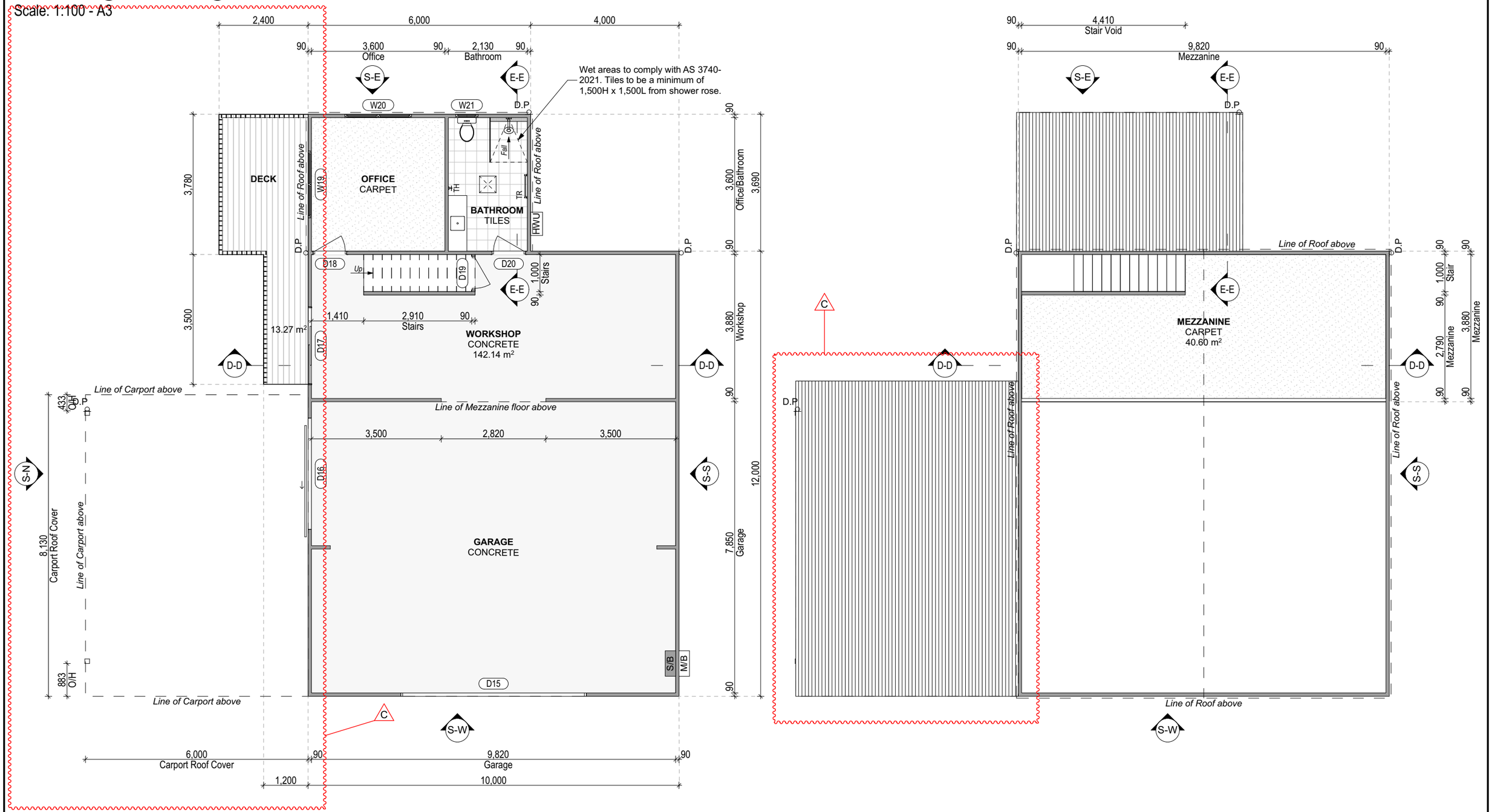
DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE Door Schedule
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.24 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Shed Floor Plan

Scale: 1:100 - A3



AREAS

GARAGE		142.14m²
MEZZANIE		40.60m²
DECK		4.20m²
TOTAL	**20.12SQ**	**186.94m²**

STAIRCASE NOTES:
Stair treads must have a surface with a slip-resistance classification not less than P3 or R10 (Dry Conditions), P4 or R11 (Wet Conditions) when tested in accordance with AS4586.

Hand rail to comply with Part 3.9.2.4 of BCA 2020.

LEGEND

(S)	SMOKE DETECTOR (TO COMPLY WITH AS3786 & CONNECTED TO MAINS	S/B	ELECTRICAL SWITCHBOARD
	EXHAUST FAN / IXL TASTIC	M/B	ELECTRICAL EXTERNAL METER BOX
TR/TH	TOWEL RAIL / TOWEL HOOK	A/C	AIR CONDITIONING UNIT
DP	DOWNPIPE LOCATION	A/C	AIR CONDITIONING CONDENSER
DP & RH	DOWNPIPE & RAINHEAD	HWU	GAS HOT WATER UNIT
OHC	OVERHEAD CUPBOARD		

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
A	20/03/2024	Wet area requirements.
C	01/03/2026	Additional Carport & deck alterations.

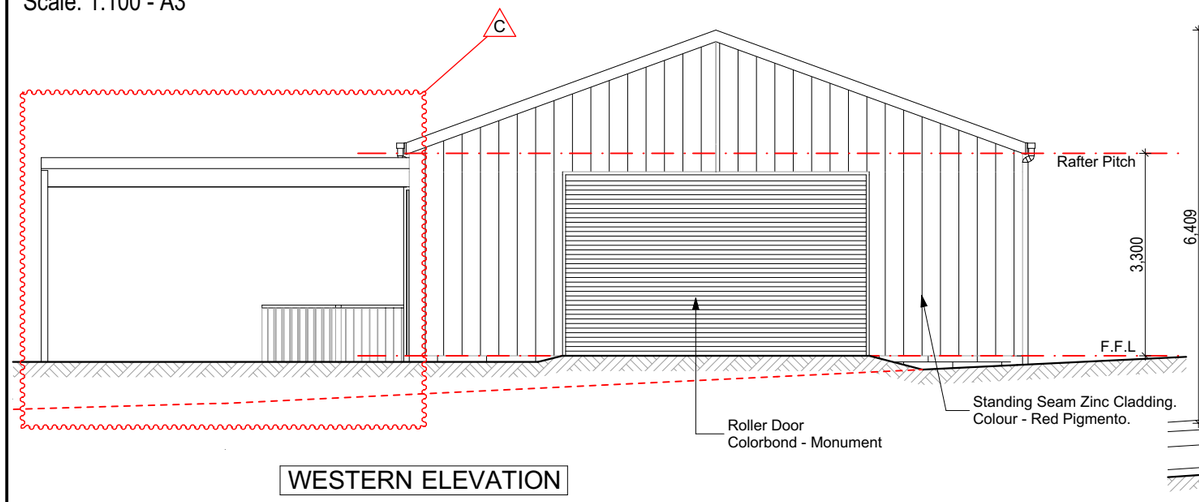
DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE: Shed Floor Plan
DRAWN: JF
DATE: 31/03/2026
JOB: BINA.GARD.0114
SHEET: WD.25
SHEET SIZE: A3

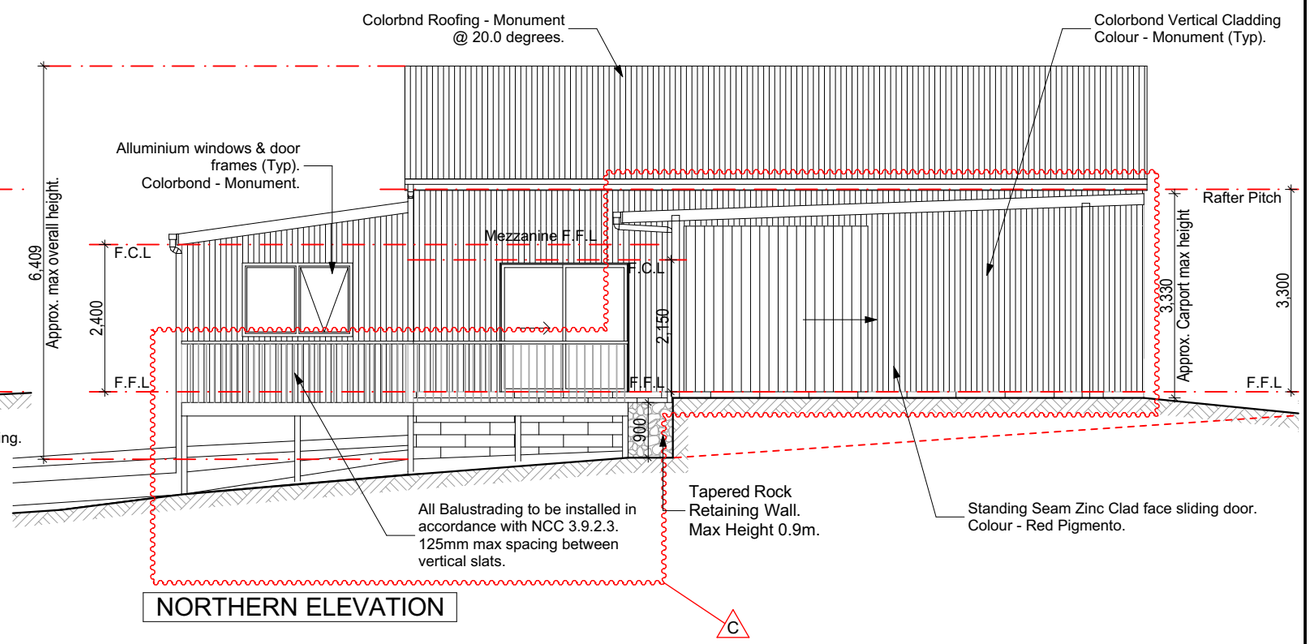
ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Shed Elevations

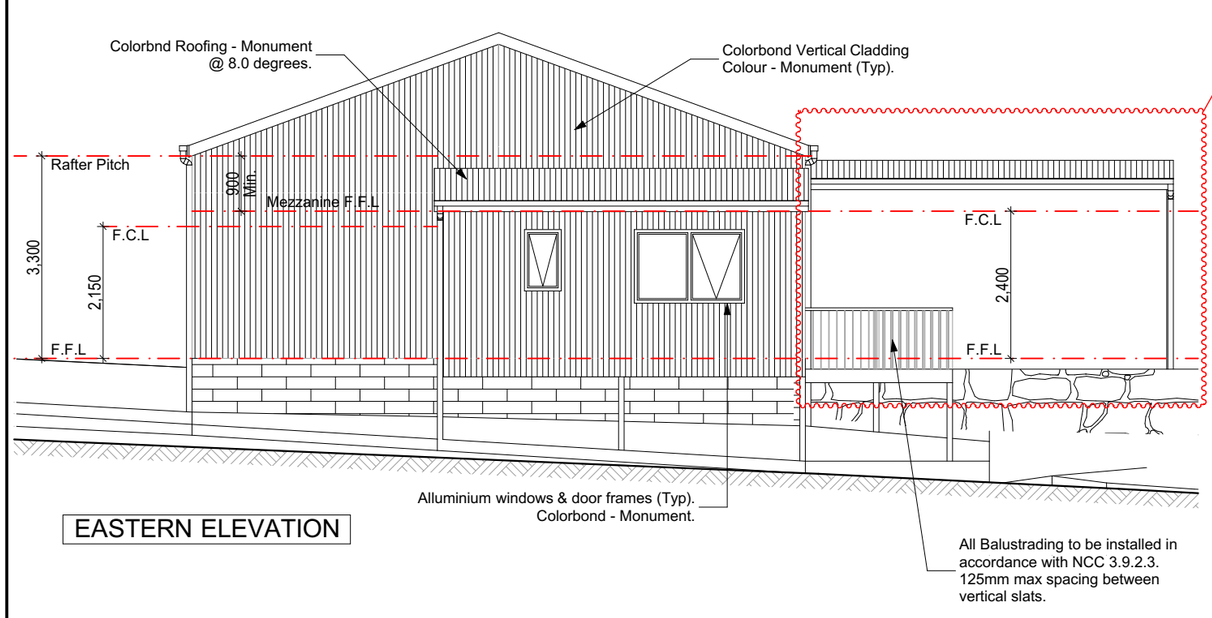
Scale: 1:100 - A3



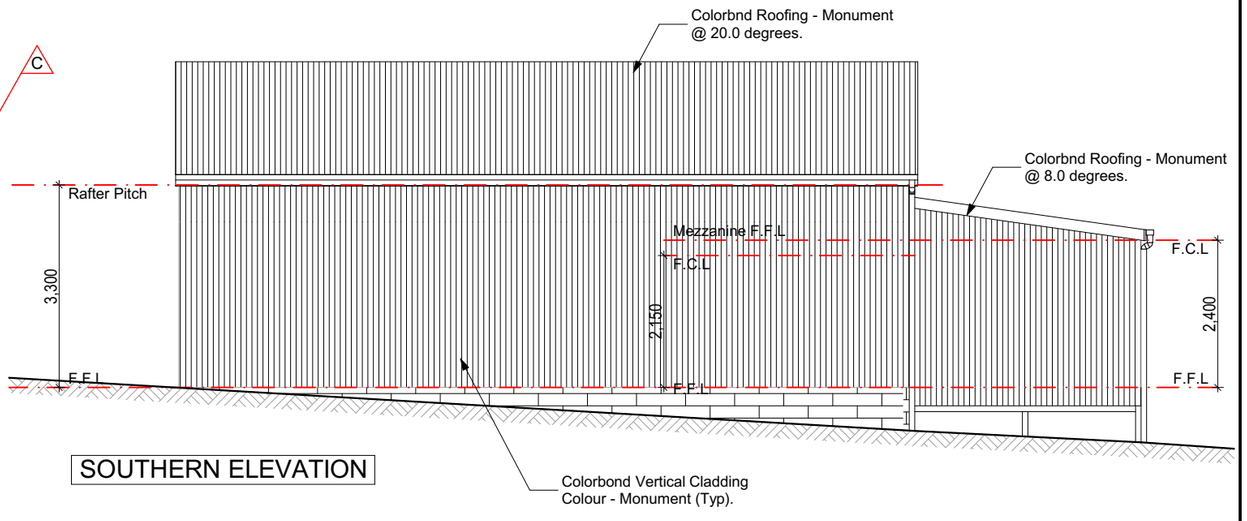
WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional Carport & deck alterations.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Elevations

DRAWN: JF

DATE: 31/03/2026

JOB: BINA.GARD.0114

SHEET: WD.26

SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

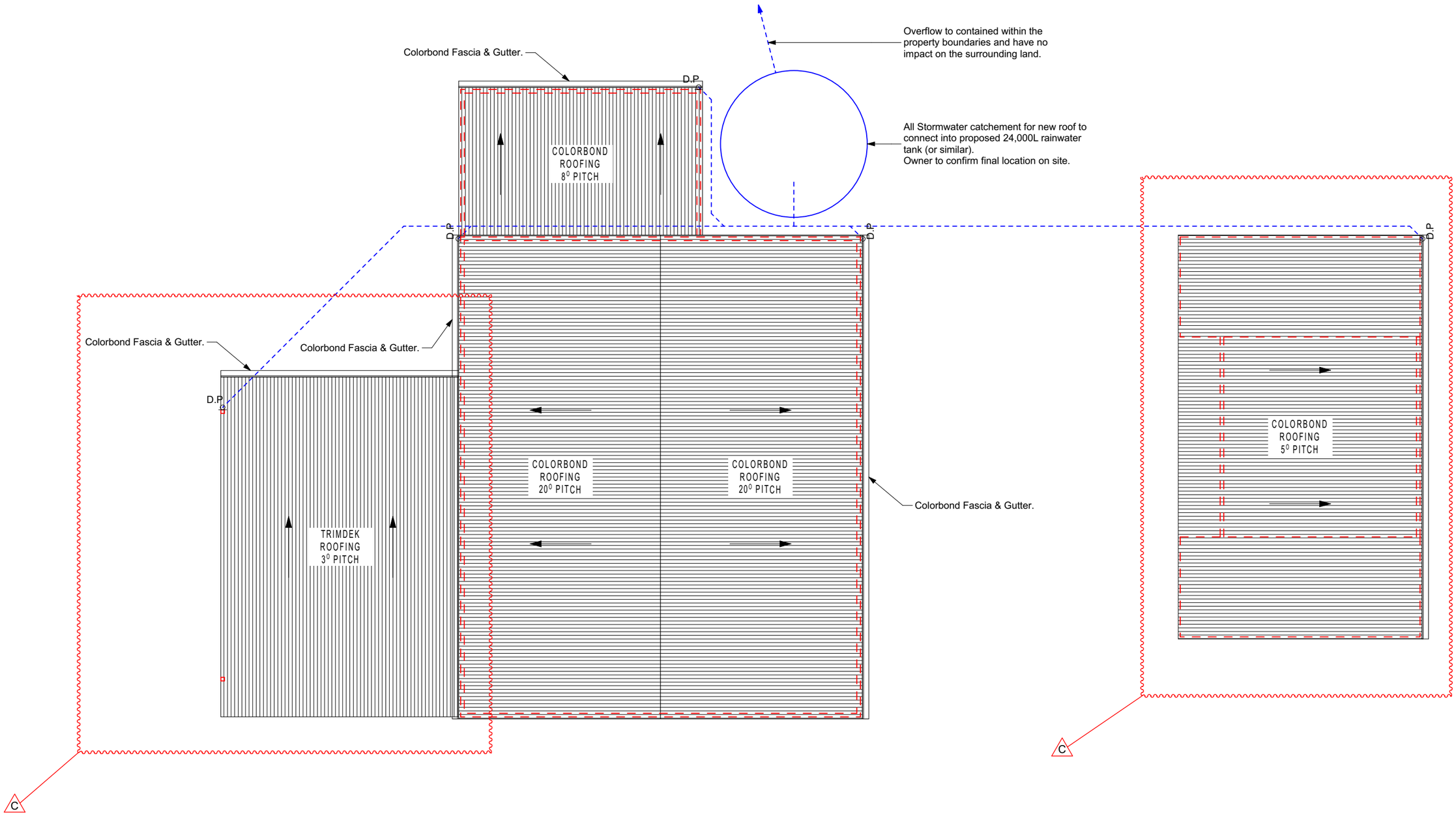
info@allurebuildingdesign.com.au

Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Shed Roof Plan

Scale: 1:100 - A3



LEGEND:

- DP — RAINHEAD/DOWNPIPE
- DP — DOWN PIPE
- DIRECTION OF FALL
- BOX GUTTER
- SUMP LOCATION

NOTE:

ANY PARAPET 400MM OR MORE IN HEIGHT TO BE INTERNALLY LINED WITH CORRGUGATD ROOFING.

CHECK ALL *APPROXIMATE* PITCHES WITH TRUSS MANUFACTUER TO ENSURE CORRECT ROOFING MATERIAL HAS BEEN NOMINATED.

BOX GUTTERS TO HAVE A MINIMUM FALL OF 1:100.

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional Carport & deck alterations.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Roof Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.27 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

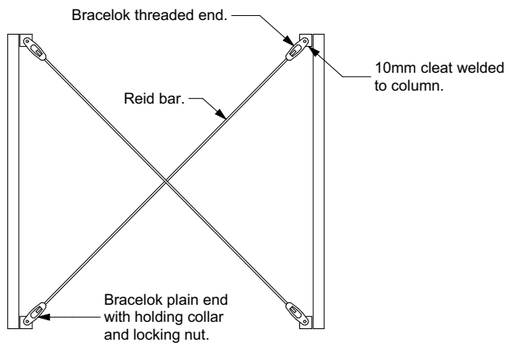
info@allurebuildingdesign.com.au

Building Designer No. 147104095

BDAA Membership No. 9540-22

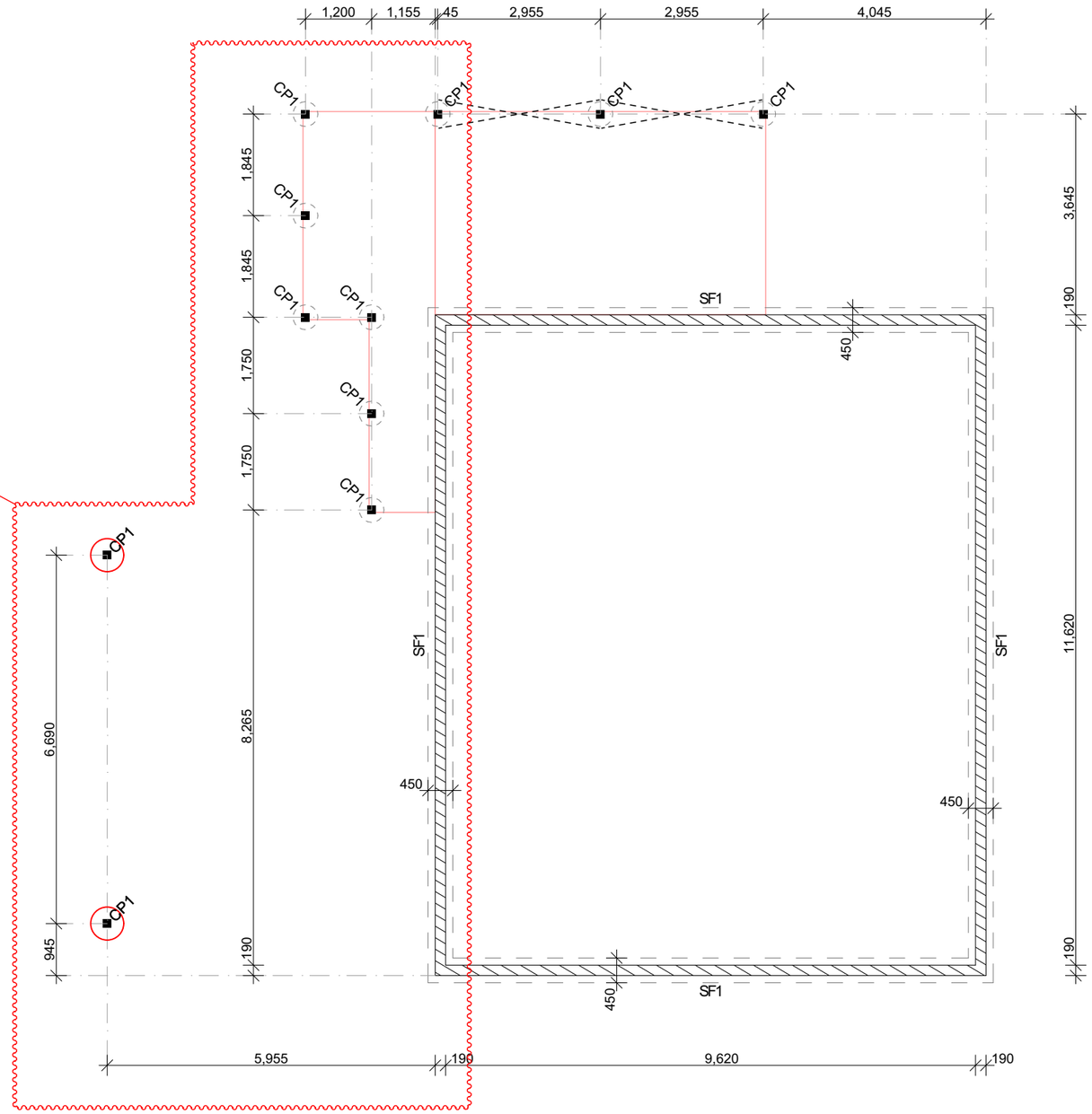
Working Drawings Shed Footing Plan

Scale: 1:100, 1:50 - A3



TYPICAL REID BAR CONNECTION

SCALE 1:20



Footing Schedule

CP1	150sq. x 10mm thick cast-in plate, plus 4/N12 lugs 300 long, 100 crank.
SF1	450W x 400D strip footing, with 4-L8 TM top and bottom. Core-filled 190 thick blockwork over with N12's at 400ctrs each way as required under slab.
	450 dia bored pier to Engineer approved base (nominally 1000-1200), dome top of pier.
	600 dia bored pier to Engineer approved base (nominally 1000-1200 deep), dome top of pier.
	16mm Reid Bar brace as per detail

NOTE:

- If bored piers cannot be acheived due to site fill, bulk concrete pads are required to Engineer's design.
- 150 x 150 x 10 cast in plate with 4/N12 tangs beneath all columns. Welded to columns via 6mm cfw.

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional Carport & deck alterations.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Footing Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.28 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

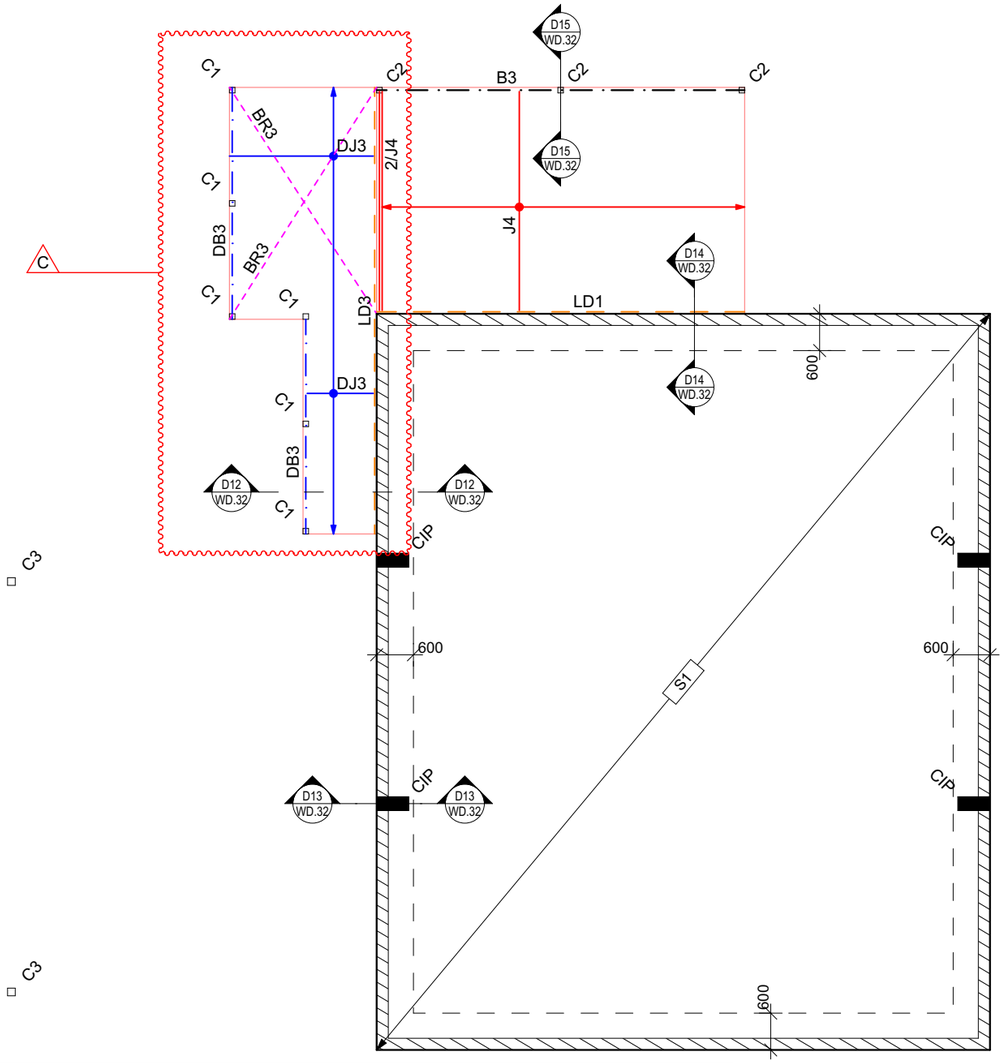
info@allurebuildingdesign.com.au

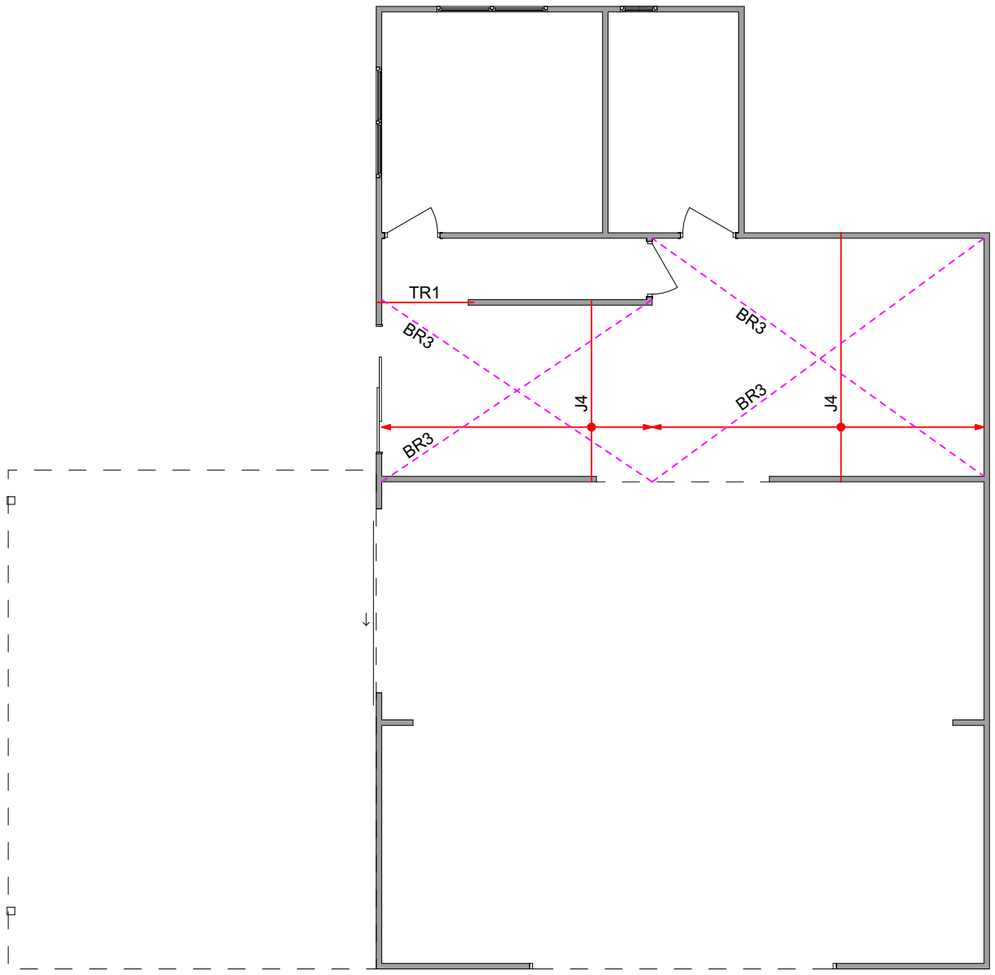
Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Shed Slab & Floor Framing Plan

Scale: 1:100 - A3





Slab & Floor Framing Schedule

B3	2/240 x 45 F17/LVL continuous floor bearer (Max 3200 span)
BR3	30 x 1.2 tensioned diagonal galvanised steel strap bracing in floor plane.
C1	89 x 3.5 SHS column, weld to cast-in plate via 6mm cfw.
C2	89 x 5.0 SHS column, weld to cast-in plate via 6mm cfw.
C3	125 x 4 SHS column, weld to cast-in plate via 6mm cfw.
CIP	Cast-in Plate for portal frame. Refer detail.
DB3	2/140 x 45 F7 TP deck bearer.
DJ3	140 x 45 F7 TP deck joist at 400 ctrs (Max 1600 span)
J4	240 x 45 F17/LVL floor joists at 450ctrs, close-up to 300ctrs under tiled areas with max 50mm notch for shower set-down, double joists to the end of each run. Joists to sit LD1 and saddle connect B3.
LD1	240 x 45 F17/LVL ledger, fixed into concrete at 450ctrs with M12 Chemset 101 bolts and 70mm embedment depth.
LD3	140 x 45 F7 TP deck ledger, fixed into concrete at 450ctrs with M12 Chemset 101 bolts and 70mm embedment depth.
S1	120 thick concrete slab on 20mm FCR compacted in max 150 thick lifts with SL92 top mesh, plus 1/N12 perimeter bars. Locally deepen 600 edge of slab to 300 deep.
TR1	240 x 45 F17/LVL floor trimmer. Saddle connect J4 joists.

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional Carport & deck alterations.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Slab & Floor Framing Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.29 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

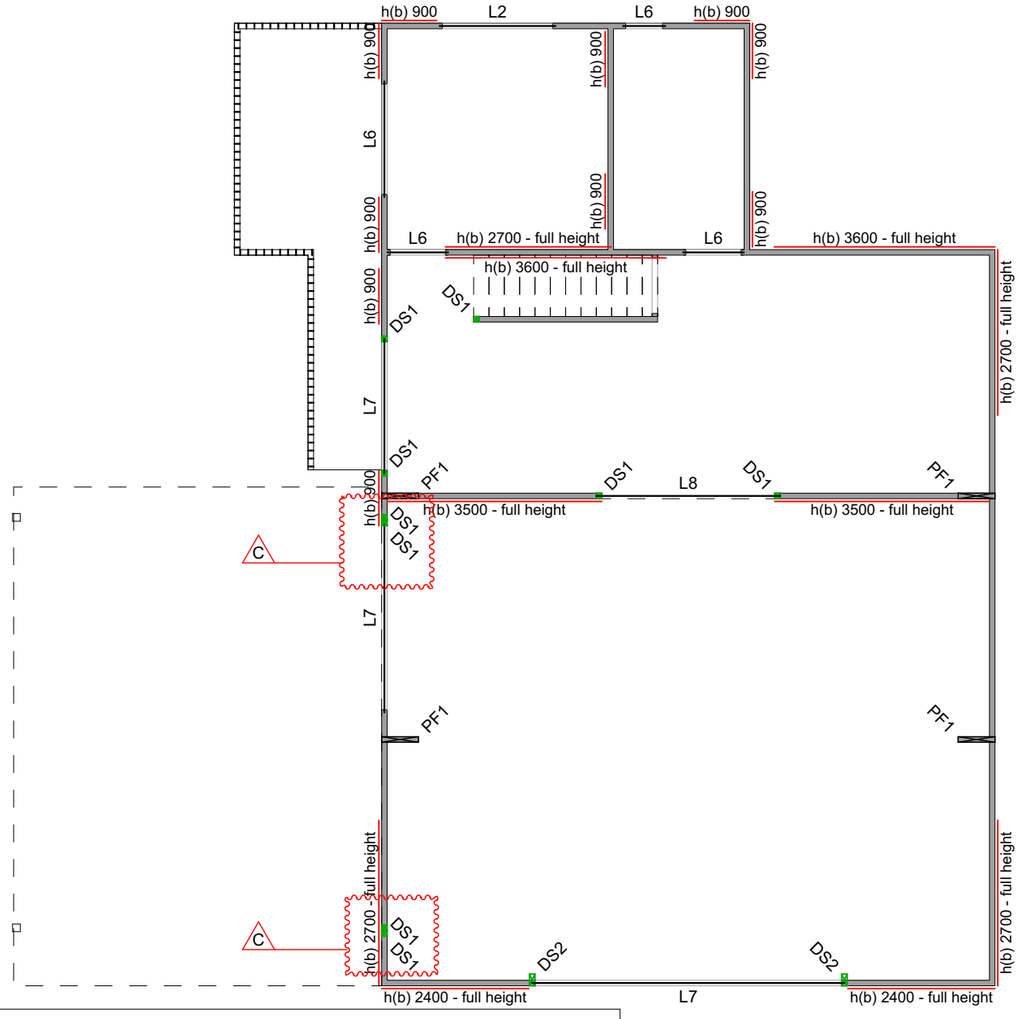
info@allurebuildingdesign.com.au

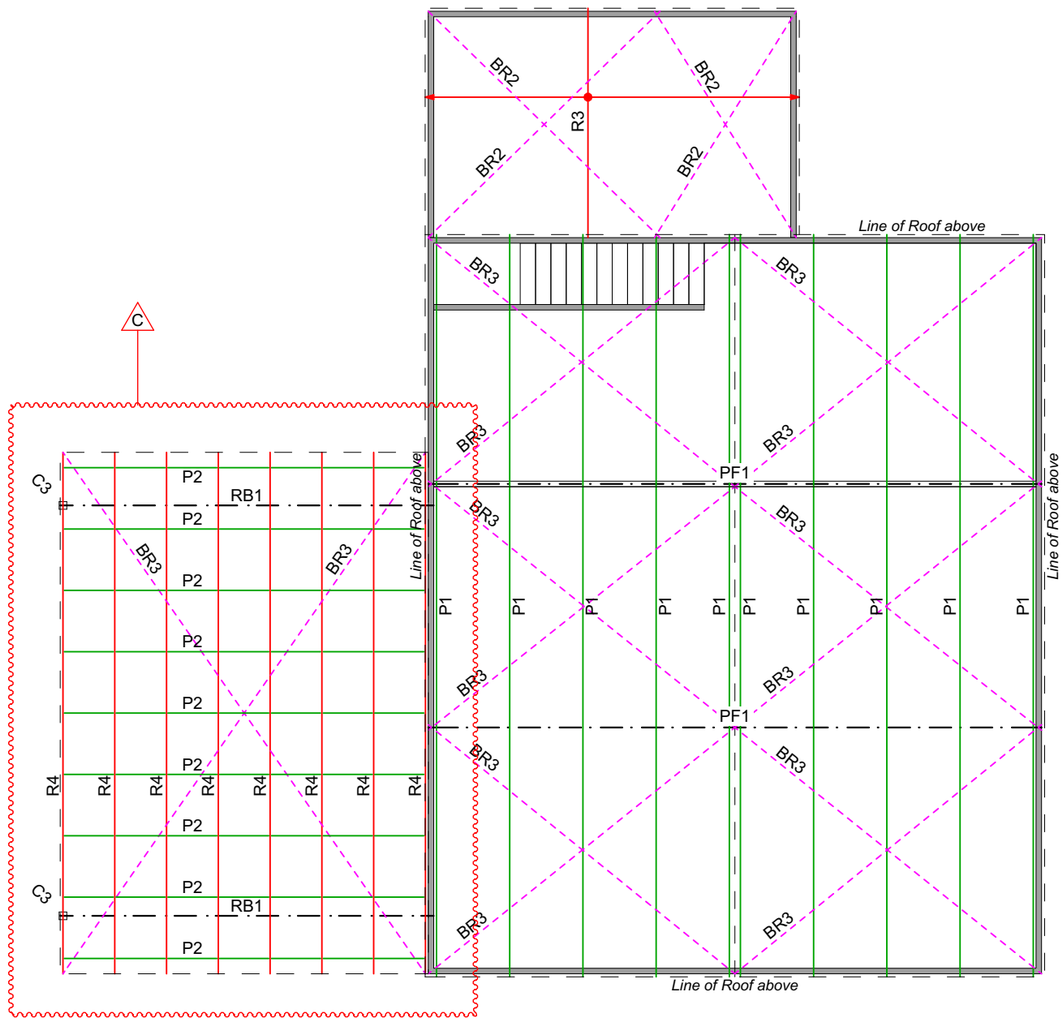
Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Shed Bracing & Roof Frame Plan

Scale: 1:100 - A3





Bracing & Roof Framing Schedule

BR2	30 x 1.0 tensioned diagonal galvanised steel strap bracing in roof plane.
BR3	30 x 1.2 tensioned diagonal galvanised steel strap bracing in roof plane.
C3	125 x 4 SHS column, weld to cast-in plate via 6mm cfw.
DS1	2/90 x 45 F17 double studs.
DS2	2/190 x 45 F17 double studs.
L2	120 x 45 F17/LVL equivalent.
L6	90 x 45 F17/LVL equivalent.
L7	240 x 45 F17/LVL equivalent.
L8	2/240 x 45 F17/LVL equivalent.
P1	240 x 45 LVL 15 purlins at 1250ctrs.
P2	100 x 50 x 4.0 RHS Purlins. Welded between each R4 via 6mm cfw at 900ctrs.
PF1	525 x 75 LVL 15 portal frame.
R3	190 x 45 F17/LVL rafters at 900ctrs.
R4	150 x 50 x 4.0 RHS Rafters at 900 ctrs.
RB1	200UB22 Roof Beam. Fully Welded to C2 Column via 6mm cfw. With 6PL web stiffeners over columns and 2/M/12 through 8PL cleat to internal double studs.
(H)	AS1684.2 type h(B) plywood bracing panel, length specified on plan.
(D)	AS1684.2 type (d) tensioned diagonal galvanised steel strap, length specified on plan.

NOTE: Studs must be continuous full height to roof.

Wall Framing Note

Stud 4800 high, max1200 rafter spacing, 450ctrs	2/90x45 F17
Stud 4200 high, max1200 rafter spacing, 450ctrs	90x45 F17
Stud 3600 high, max1200 rafter spacing, 450ctrs	90x45 MGP10
Stud 3600 high, max1200 rafter spacing, 450ctrs	90x35 F17

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
C	01/03/2026	Additional Carport & deck alterations.

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Bracing & Roof Frame Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.30 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

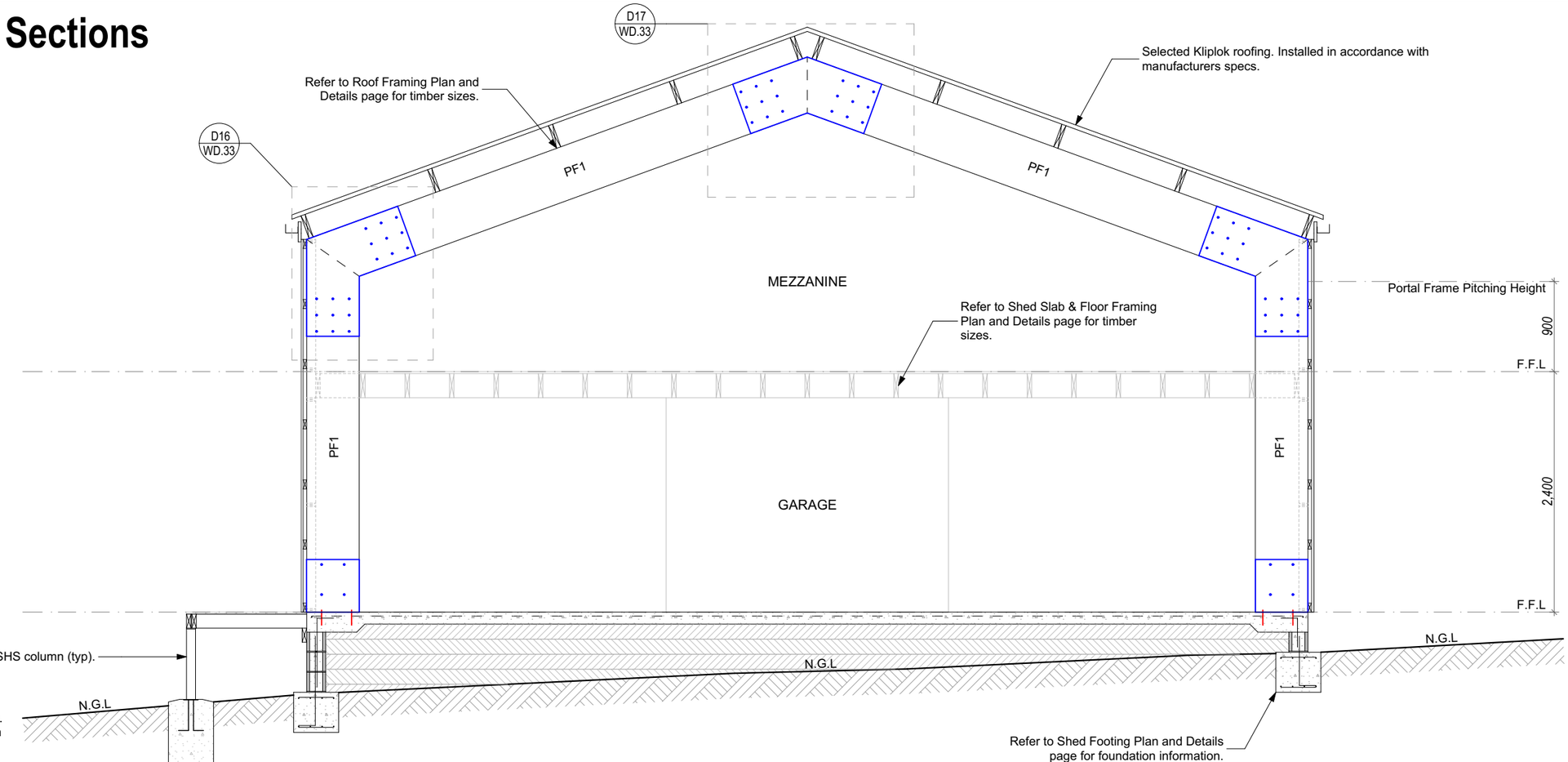
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

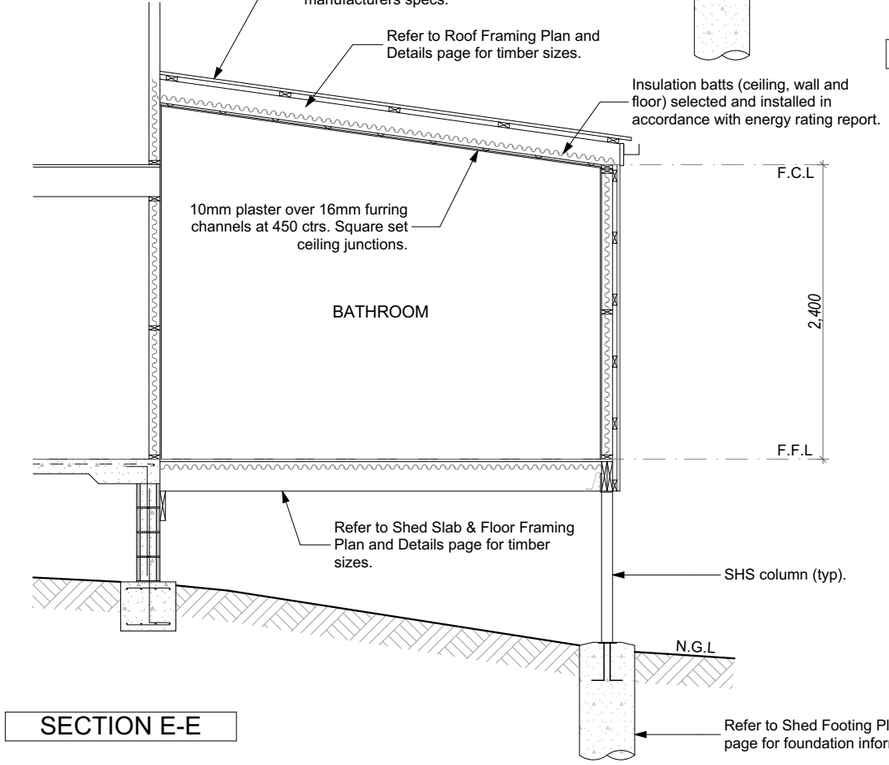
BDAA Membership No. 9540-22

Working Drawings Shed Sections

Scale: 1:50 - A3



SECTION D-D



SECTION E-E

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Shed Sections

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.31 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

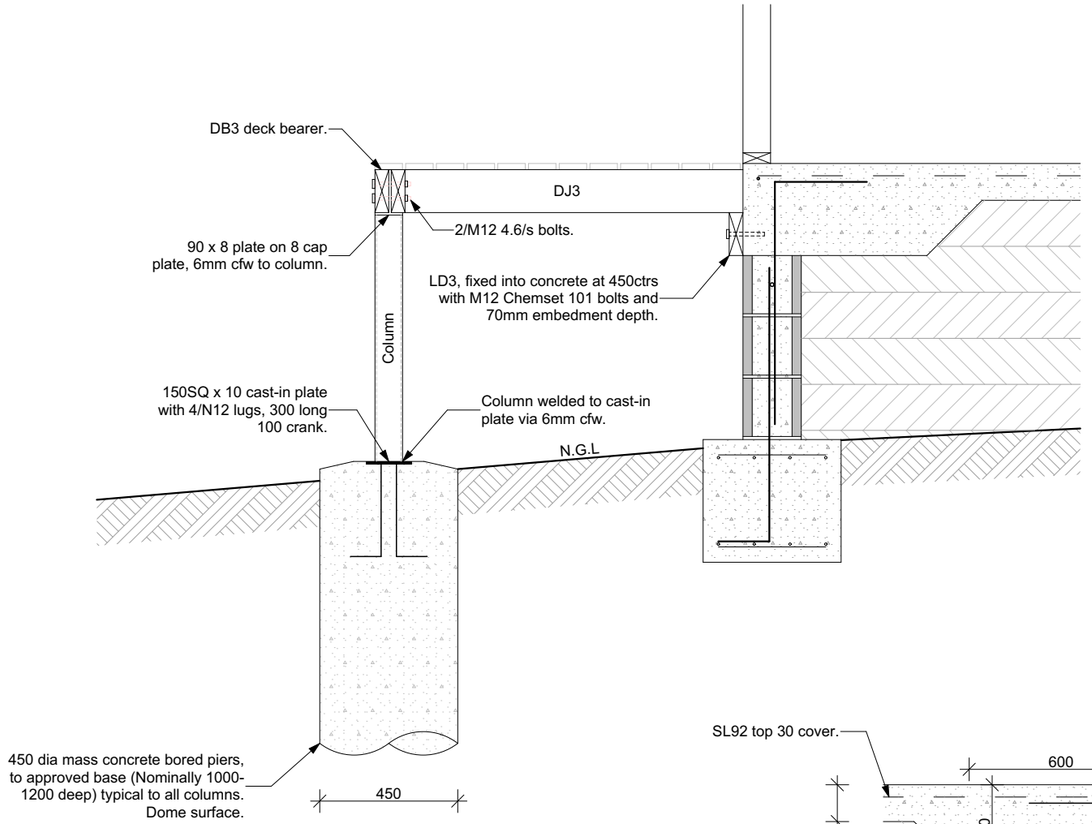
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

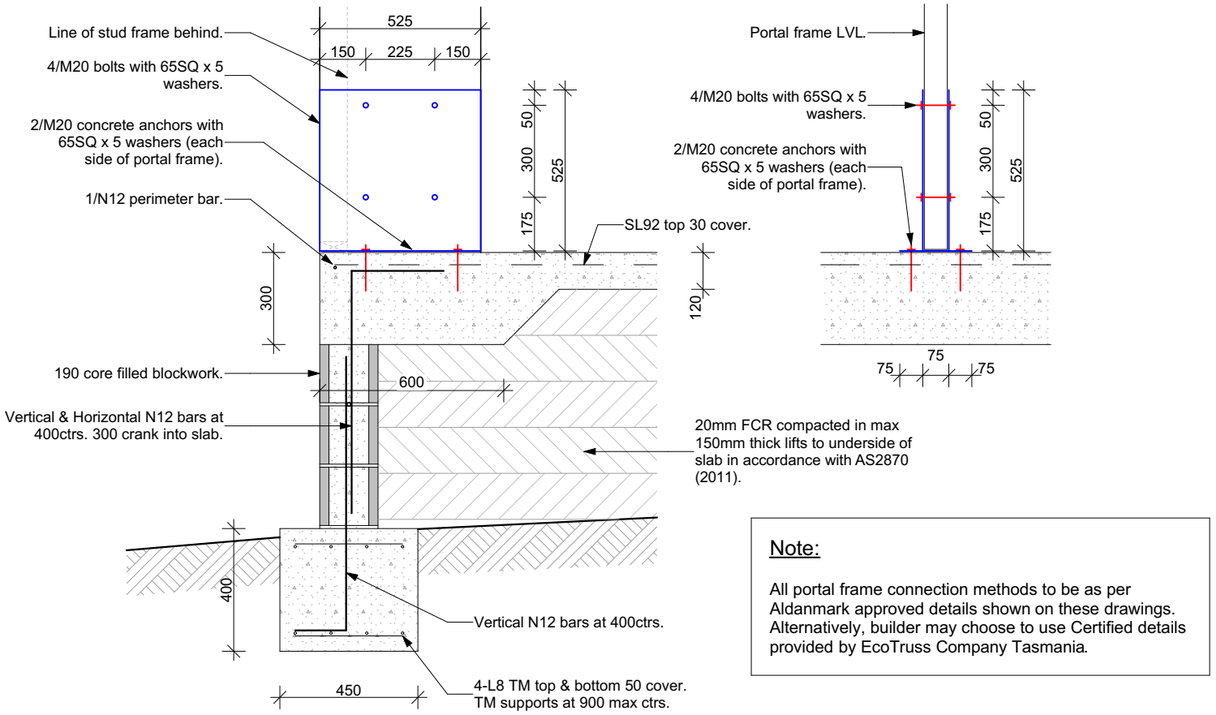
Working Drawings Shed Typical Details

Scale: 1:20 - A3



DETAIL 12 - WD.29

SCALE 1:20

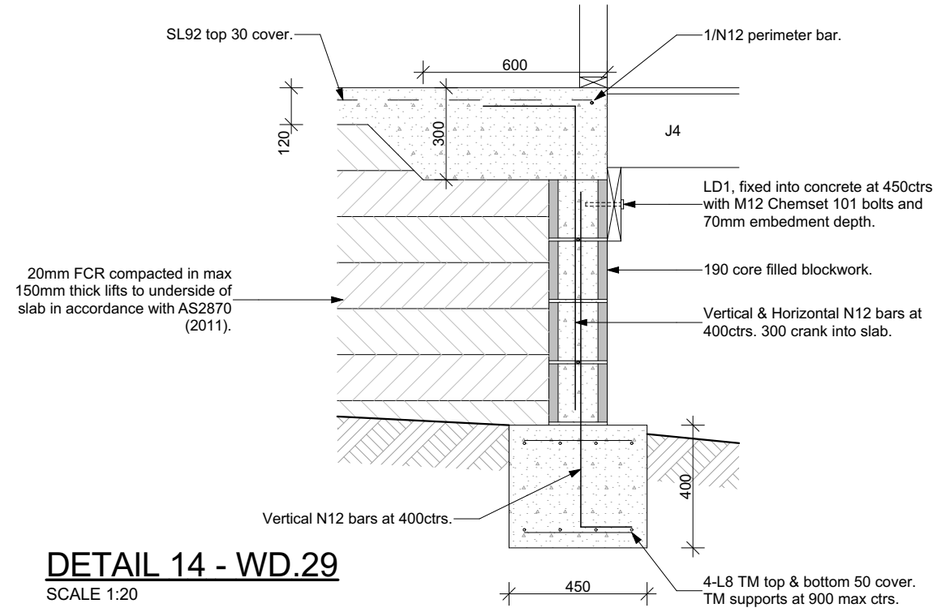


Note:

All portal frame connection methods to be as per Aldanmark approved details shown on these drawings. Alternatively, builder may choose to use Certified details provided by EcoTruss Company Tasmania.

DETAIL 13 - WD.29

SCALE 1:20



DETAIL 14 - WD.29

SCALE 1:20

DETAIL 15 - WD.29

SCALE 1:20

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Typical Details

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.32 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

Building Designer No. 147104095

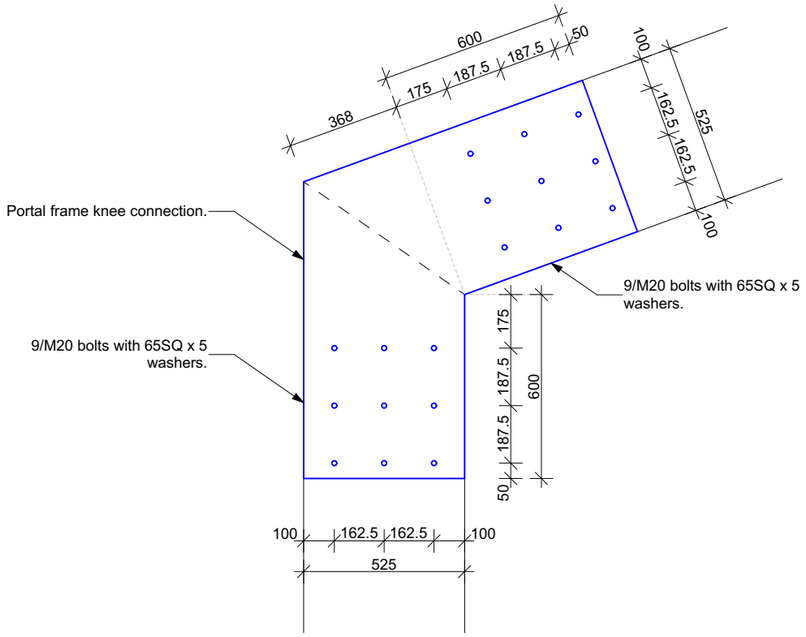
BDAA Membership No. 9540-22

Working Drawings Shed Typical Details

Scale: 1:20 - A3

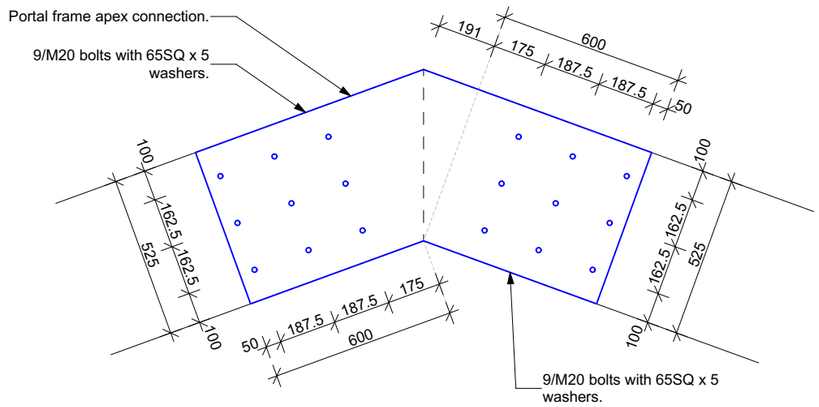
Note:

All portal frame connection methods to be as per Aldanmark approved details shown on these drawings. Alternatively, builder may choose to use Certified details provided by EcoTruss Company Tasmania.



DETAIL 16 - WD.31

SCALE 1:20



DETAIL 17 - WD.31

SCALE 1:20

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Shed Typical Details

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.33 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

BDAA Membership No. 9540-22

Working Drawings Shed Plumbing Plan

Scale: 1:100 - A3

PLUMBING NOTES

• 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.

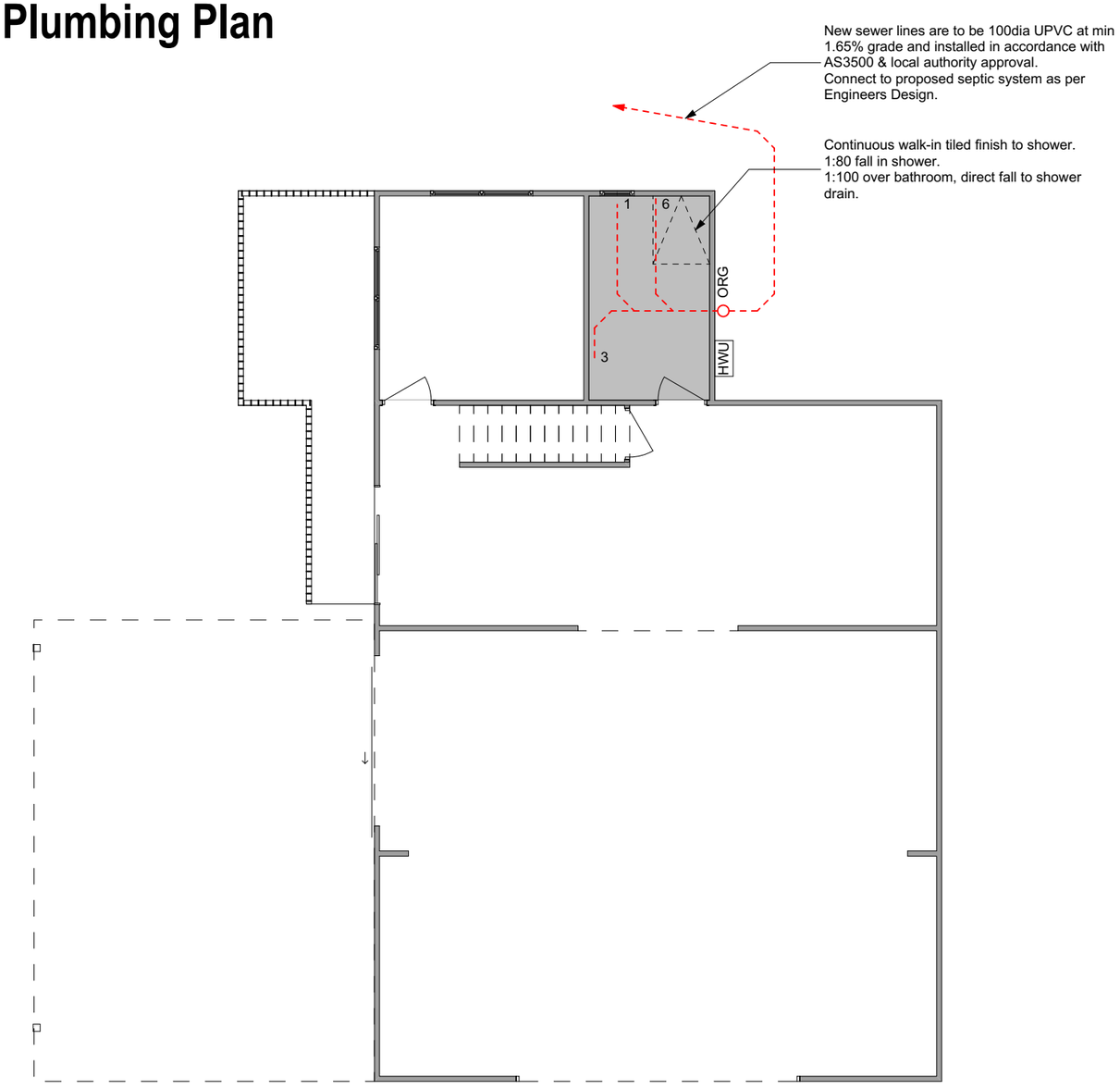
PLUMBING LEGEND

1	100Ø	Toilet
2	40Ø	Bath
3	40Ø	Basin
4	50Ø	Trough
5	50Ø	Sink
6	50Ø	Shower
7	50Ø	Floor Waste
8	100Ø	Stack

ORG Overflow Relief Gully (Tap over)

Stack location below

Proposed wet areas refer to Plumbing Notes for details.



ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Shed Plumbing Plan

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

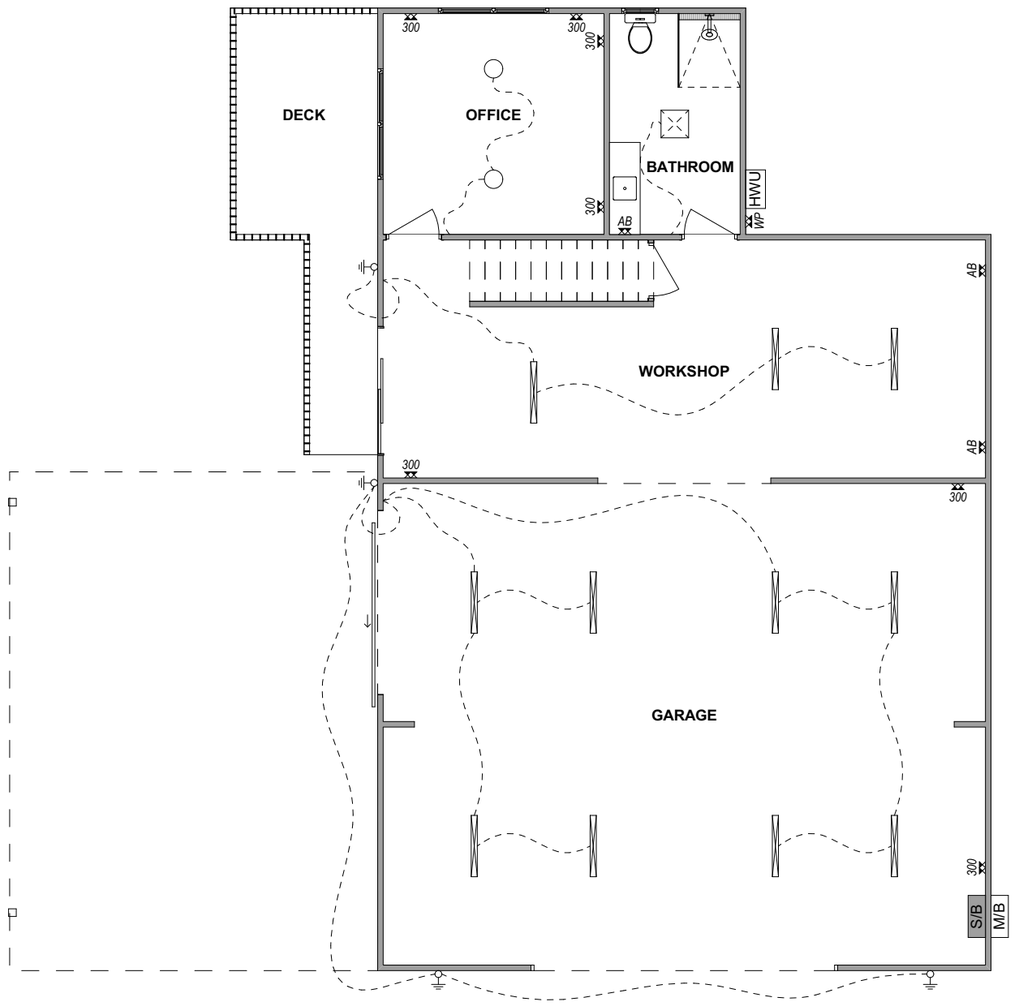
SHEET WD.34 SHEET SIZE: A3

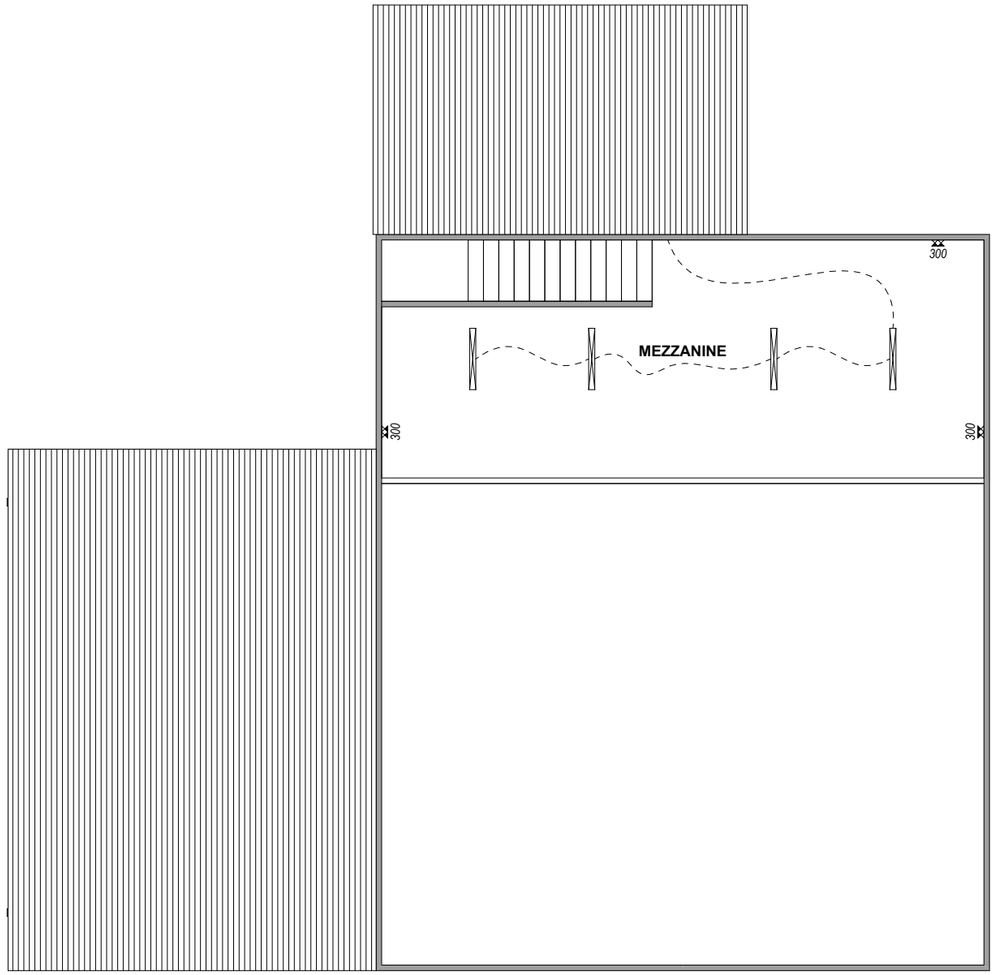
Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

Working Drawings Shed Electrical Plan

Scale: 1:100 - A3





NOTE:
ALL PROPOSED SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH ALL EXISTING SMOKE DETECTORS AS PART OF THE EXISTING DWELLING. TO BE IN ACCORDANCE WITH AS3786.

LEGEND

- (S) SMOKE DETECTORS TO COMPLY WITH AS 3786. CONNECTED TO MAINS & ALL INTERCONNECTED WITHIN DWELLING.
- IS ISOLATOR SWITCH TO EXTERNAL AIR CON UNIT/WATER TANK PUMP
- EXHAUST FAN
- DIRECT WIRED EQUIPMENT
- SINGLE GPO
- DOUBLE GPO
- TELECOMMUNICATIONS POINT
- TV POINT
- WALL MOUNTED UP-DOWN LIGHT 1700mm ABOVE FFL
- PENDANT FEATURE LIGHTING OVER ISLAND BENCHTOP
- EXTERNAL WEATHERPROOF BUNKER
- EXTERNAL WEATHERPROOF LED LIGHTING
- LED DOWNLIGHT
- IXL TASTIC/EXHAUST FAN
- SENSOR
- AB ABOVE BENCH GPO
- UB BELOW BENCH GPO
- WP WEATHERPROOF GPO
- GAS COOKTOP
- HTR HEATER PANEL
- A/C AIR CONDITIONING UNIT
- A/C EXTERNAL A/C CONDENSER
- S/B SWITCHBOARD
- HWU INSTANTANEOUS GAS HOT WATER UNIT
- CEILING FAN

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE: Shed Electrical Plan

DRAWN: JF

DATE: 31/03/2026 JOB: BINA.GARD.0114

SHEET: WD.35 SHEET SIZE: A3

ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008

PH: 0400 020 908

info@allurebuildingdesign.com.au

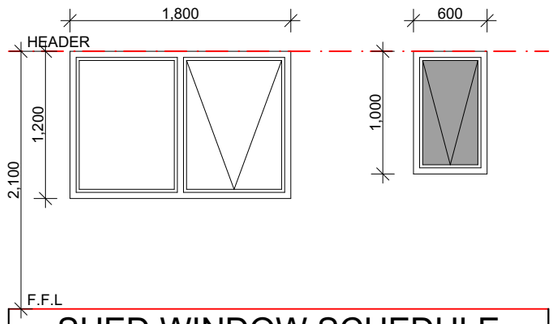
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Building Designer No. 147104095

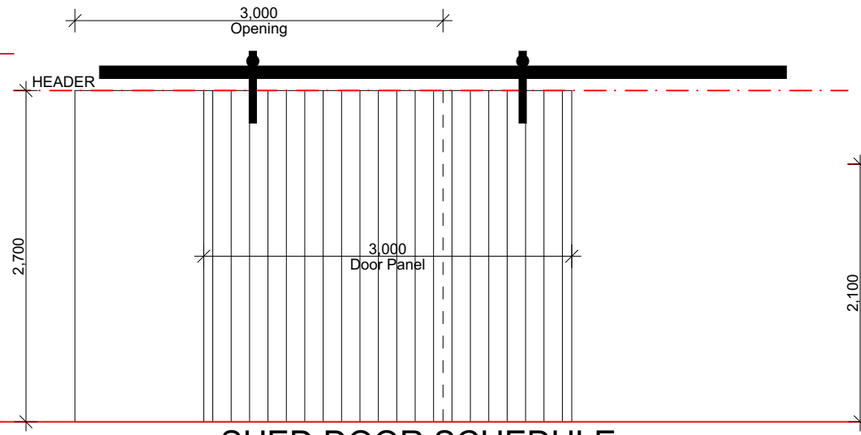
BDAA Membership No. 9540-22

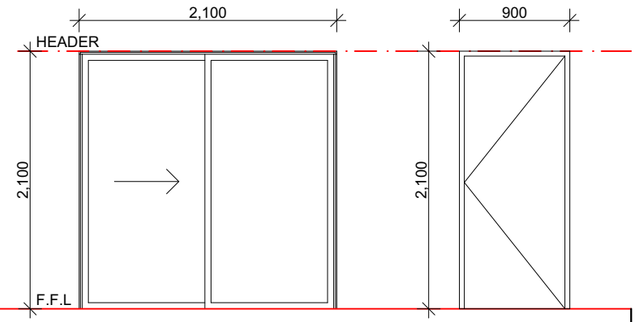
Working Drawings Shed Window & Door Schedule

Scale: 1:50 - A3



SHED WINDOW SCHEDULE	
W19 & W20	W21
AWNING WINDOW - CLEAR GLAZING	AWNING WINDOW - OBSCURE
ALUMINIUM FRAME	ALUMINIUM FRAME





SHED DOOR SCHEDULE			
D15	D16	D17	D18, D19 & D20
3,000H x 5,000W - ROLLER DOOR	2,700H x 3,000W PANEL	2100H X 2100W	2040H x 820W PANEL
COLORBOND	STANDING SEAM ZINC CLAD - FACE SLIDER	ALUMINIUM FRAME - 2 PANEL SLIDER	HOLLOW CORE SWING DOOR

NOTE:
GLAZING SHALL BE SELECTED & INSTALLED IN ACCORDANCE WITH AS1288.
GLAZING ASSEMBLIES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2047.
EXTERNAL SWING DOORS TO BE INSTALLED WITH DRAFT SEALS IN ACCORDANCE WITH BCA PART 3.12.

Revisions		
Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE: Shed Window & Door Schedule
DRAWN: JF
DATE: 31/03/2026
JOB: BINA.GARD.0114
SHEET: WD.36
SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Exist. Floor Plan (Prop. Visitor Accommodation)

Scale: 1:100 - A3

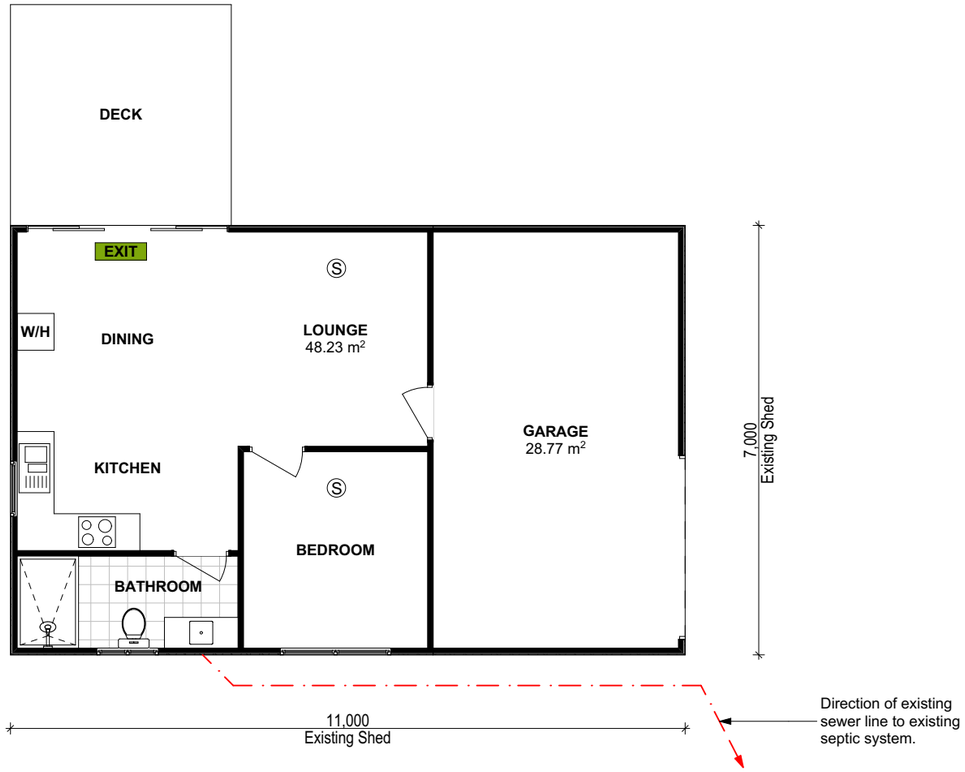
GENERAL NOTES:

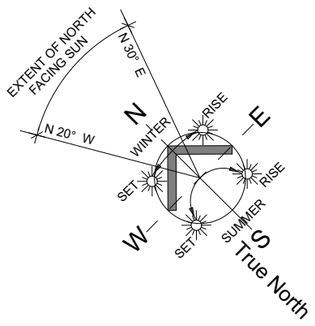
* SHOULD ANY DISCREPANCY BETWEEN STRUTURAL & ARCHITECTURAL DRAWINGS BE NOTED WITH REGARDS TO LOCATIONS & DIMENSIONS THE BUILDER IS TO NOTIFY ALLURE BUILDING DESIGN TO SEEK CLARIFICATION.
* Smoke detectors to be installed to AS 3786 and Vic Supp E1.7.1
* Provide impervious floor & wall covering and substration to wet areas. 1800mm high in showers,150mm high minimum height to all other walls.
* Grade finished ground surface for 1500mm away from the building.
* All glazing to comply with AS1288.
* All Glazing to be as per manufacturers specifications.
* Downpipes may be relocated on site at builders discretion
* Allow for lift-off hinges if centre of threshold is less than 1200mm from the front edge of any sanitary fitting
*Ⓢ = denotes hard wired smoke detector to mains incorporating battery back-up as per BCA Part 3.7.2 requirements
* Provide backfill to all external doors to provide max. stepdown of 190mm
* The threshold of a doorway must not incorporate a step or ramp at door leaf unless the door sill is not more than 190mm above the finished surface of the ground, balcony, or the like to which the doorway opens.
* Non Combustable Roofing, Fascia, Gutter & Eave Lining to extend to the underside of the roof covering within 1800mm of adjoing dwelling
*All exhaust fans & rangehoods to be ventilated externally
* First floor bedroom windows to be fitted with child restrictrion mechanism so a 125mm sphere cannot pass through.
* CJ - Denotes control joints at 5M max. as per AS 2870-2011

STAIRCASE NOTES:

Stair treads must have a surface with a slip-resistance classification not less than P3 or R10 (Dry Conditions), P4 or R11 (Wet Conditions) when tested in accordance with AS4586.

Hand rail to comply with Part 3.9.2.4 of BCA 2020.





ALLURE BUILDING DESIGN

3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

DESCRIPTION: Visitor accomm, dwelling & outbuilding

ADDRESS: 114 Gardens Road, Binalong Bay

FOR: CON LARCOMBE

TITLE Exist. Floor Plan (Prop. Visitor Accommodation)

DRAWN JF

DATE 31/03/2026 JOB BINA.GARD.0114

SHEET WD.37 SHEET SIZE: A3

Revisions

Rev.	Date	Comments
-	30/11/2023	Prelim Issue (Not for Construction)
-	15/12/2023	Issue for Construction
A	20/03/2024	Additional smoke detectors & Emergency exit lighting.

LEGEND

Ⓢ	SMOKE DETECTOR (TO COMPLY WITH AS3786 & TO BE INTERLINKED)
	EXHAUST FAN
TR/TH	TOWEL RAIL / TOWEL HOOK
DP	DOWNPIPE LOCATION
DP & RH	DOWNPIPE & RAINHEAD
OHC	OVERHEAD CUPBOARD
S/B	ELECTRICAL SWITCHBOARD
M/B	ELECTRICAL EXTERNAL METER BOX
A/C	AIR CONDITIONING UNIT
A/C	AIR CONDITIONING CONDENSER
HWU	GAS HOT WATER UNIT
EXIT	LOCATION OF EMERGENCY EXIT LIGHTING

AREA SCHEDULE

EXISTING:

LIVING AREA	48.23 m²
GARAGE	28.77 m²
TOTAL	**77.00 m²**
	8.29 SQ

Working Drawings BAL 29 Notes

Scale: - A3

Bushfire construction must comply with Section 5 of AS 3959-2009 (current edition) as follows but not limited to:

1) External Walls;

Non combustible material or;

Cladding that is fixed externally to a timber-framed or a steel-framed wall and is-
(i) non-combustible material; or
(ii) fibre-cement external cladding, a minimum of 6 mm in thickness; or
(iii) bushfire-resisting timber (see Appendix F); or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of Items (i), (ii), (iii) or (iv) above.

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.

2) Vents and weepholes:

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

3) Screens:

Screens shall be of aluminium frame with aluminium mesh and maximum aperture size of 2mm and shall fit window and door openings to prevent gaps greater than 3mm.

4) Windows:

The openable portions of windows shall be screened using screens as specified above in clause 3 above. Frames and glazing, if less than 400mm from an external 'horizontal surface' shall have frames made from metal or fire resistant timber and shall have Grade A safety glass of minimum 4mm thickness

5) Doors:

Doors shall be-
(A) non-combustible; or
(B) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) a door, including a hollow core door, with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
(D) a door, including a hollow core door, protected externally by a screen that complies with Clause 5.5.1A; or
(E) a fully framed glazed door, where the framing is made from materials specified for bushfire shutters (see Clause 5.5.1), or from a timber species as specified in Paragraph E2, Appendix E.
(ii) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
(iii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
iv) Where any part of the door frame is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that part of the door frame shall be made from:
(A) Bushfire-resisting timber (see Appendix F).
or
(B) A timber species as specified in Paragraph E2, Appendix E.
(C) Metal.or
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the doorassembly shall satisfy the design load, performance and structural strength of the member.
(v) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.
Sliding doors shall have frames made from metal or fire resistant timber and shall have Grade A safety glass complying with AS 1288 *OR* be protected by an external screen complying with clause 3 (above)

Garage doors:

(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D of AS3959) shall be made from-
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet, a minimum of 6 mm in thickness; or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of Items (i), (ii), (iii) or (iv) above.
(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.
(c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D of AS3959).

6) Roofs

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

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

(b) The roof/wall junction shall be sealed, to prevent openings greater than 3 mm,
either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall-
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.

Sheet roofs

Sheet roofs shall-
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; and
(b) have any gaps greater than 3 mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and
at valleys, hips and ridges by-
(i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

Roof ventilation is to be provided to roofs with sarking

Veranda, carport and awning roofs

The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see
Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, 5.6.2, 5.6.3, 5.6.5 and 5.6.6. of AS3959
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 5.4 of AS 3959 and shall have a non-combustible roof covering.

7) Roof penetrations

The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted
evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of
2 mm, made of corrosion-resistant steel, bronze or aluminium. This requirement does not apply to the exhaust flues of heating or cooking devices with closed combustion chambers.
In the case of gas appliance flues, ember guards shall not be fitted.

Revisions		
Rev.	Date	Comments
A	20/03/2024	Issue for Construction

DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE BAL 29 Notes
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.38 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings BAL 29 Notes

Scale: - A3

NOTE: Gasfitters are required to provide a metal flue pipe above the roof and terminate with
a certified gas flue cowl complying with AS 4566. Advice may be obtained from State gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the
glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass minimum 4 mm, shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material,
provided the roof integrity is maintained by an under-flashing of a material having a flammability index no greater than 5.
(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level or, the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosionresistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.

Eaves linings, fascias and gables

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 5.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as
specified in Clause 5.6.5.

Eaves ventilation openings greater than 3 mm shall be fitted with ember guards
made of non-combustible material or a mesh or perforated sheet with a maximum
aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber
storm moulds.

8) DECKING & STEPS

Decks, stairs and landings to be in accordance with clause 5.7 of AS3959 and where less than 300mm from glazed elements that are less than 400mm from surface of the decl shall be made from bushfire-resisting timber. Enclcosed decks to be in accordance with Clause 5.4 of AS3959.

9)

WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

Revisions		
Rev.	Date	Comments
A	20/03/2024	Issue for Construction

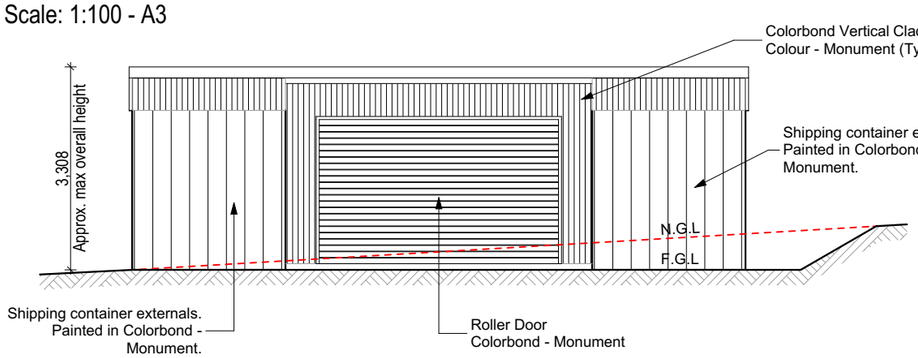
DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

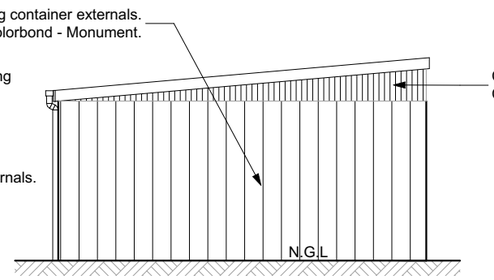
TITLE BAL 29 Notes
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.39 SHEET SIZE: A3

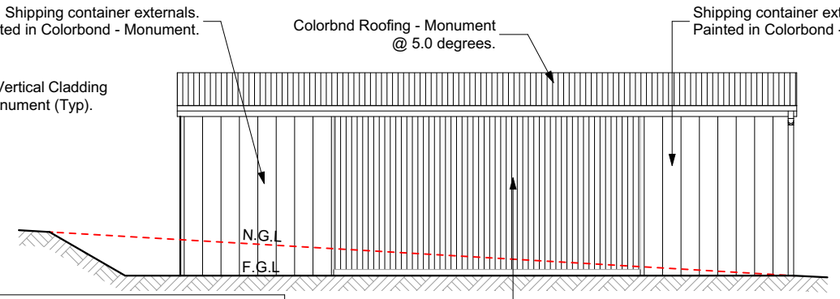
ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

Working Drawings Shed #2 Floor Plan

Scale: 1:100 - A3

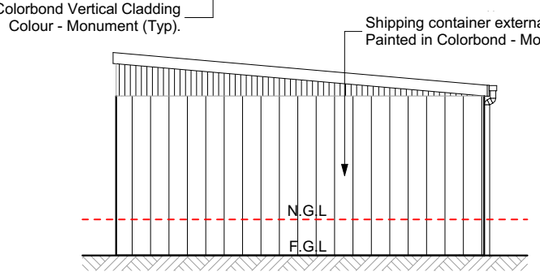


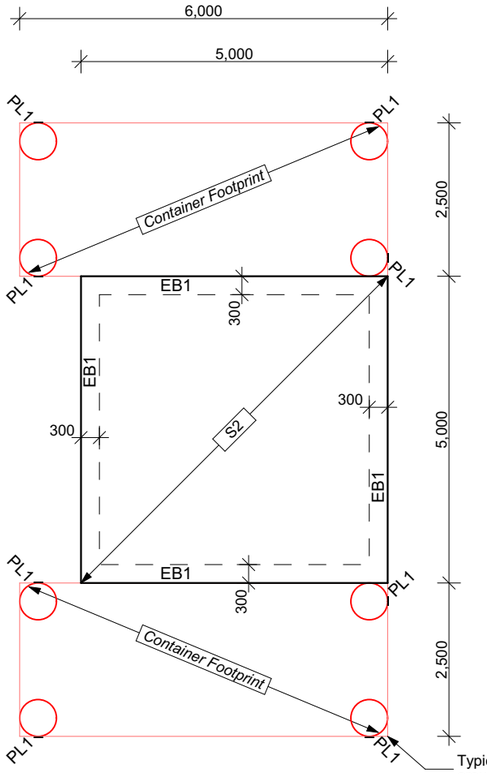


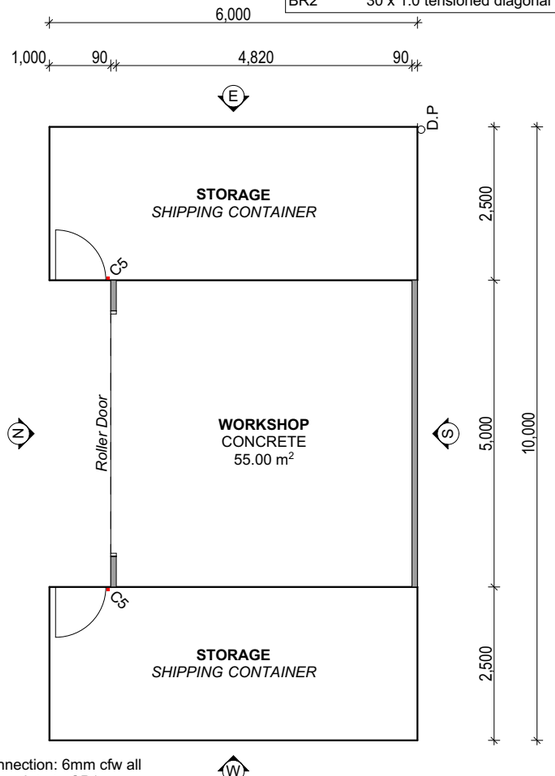


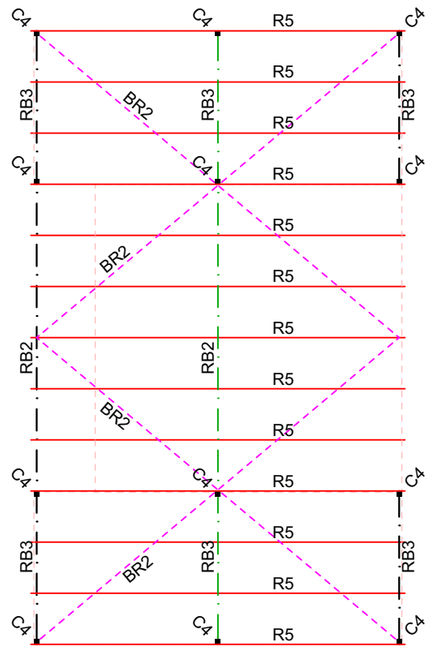
Schedule

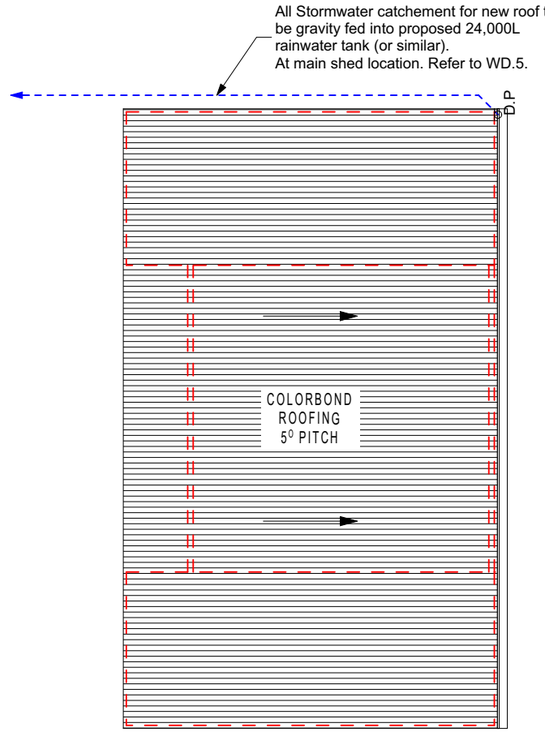
◯	600 dia bored pier to approved base (nominally 1000-1200), Dome pad surface.
PL1	90 X 10 plate connection. Bolt to side of footing using 2/M16 anchors, 200mm into concrete. Fully weld to container at top using 6mm cfw.
CP1	150sq. x 10mm thick cast-in plate, plus 4/N12 lugs 300 long, 100 crank.
S2	100 thick concrete (32 MPa) slab with SL 82 top (30 cover). 10mm adhesive backed closed cell foam to and shared edges with shipping container.
EB1	300W x 300D edge beam with 3-L8 TM bottom (50 cover).
C4	89 x 3.0 SHS column, welded to top of container via 6mm cfw. 150 x 90 x 8 top cleat.
C5	50 x 4.0 SHS full height from bottom rail to top rail, with 50 long stitch welds at max 600ctrs each end.
RB2	2/290 x 45 LVL roof beam, bolted to cleat using 2/M16 bolts.
RB3	2/140 x 45 F17 roof beam, bolted to cleat using 2/M16 bolts.
R5	150 x 50 rough sawn (min F17) Rafters at max 900 ctrs.
BR2	30 x 1.0 tensioned diagonal galvanised steel strap bracing in roof plane.











AREAS

GARAGE		142.14m²
MEZZANIE		40.60m²
DECK		4.20m²
TOTAL	**20.12SQ**	**186.94m²**

STAIRCASE NOTES:
Stair treads must have a surface with a slip-resistance classification not less than P3 or R10 (Dry Conditions), P4 or R11 (Wet Conditions) when tested in accordance with AS4586.

Hand rail to comply with Part 3.9.2.4 of BCA 2020.

LEGEND

S	SMOKE DETECTOR (TO COMPLY WITH AS3786 & CONNECTED TO MAINS	S/B	ELECTRICAL SWITCHBOARD
	EXHAUST FAN / IXL TASTIC	M/B	ELECTRICAL EXTERNAL METER BOX
TR/TH	TOWEL RAIL / TOWEL HOOK	A/C	AIR CONDITIONING UNIT
DP	DOWNPIPE LOCATION	A/C	AIR CONDITIONING CONDENSER
DP & RH	DOWNPIPE & RAINHEAD	HWU	GAS HOT WATER UNIT
OHC	OVERHEAD CUPBOARD		

Revisions

Rev.	Date	Comments
C	01/03/2026	Additional shed details.

DESCRIPTION: Visitor accomm, dwelling & outbuilding
ADDRESS: 114 Gardens Road, Binalong Bay
FOR: CON LARCOMBE

TITLE Shed #2 Floor Plan
DRAWN JF
DATE 31/03/2026 JOB BINA.GARD.0114
SHEET WD.40 SHEET SIZE: A3

ALLURE BUILDING DESIGN
3/13 Dowding Crescent, New Town TAS 7008
PH: 0400 020 908
info@allurebuildingdesign.com.au
Building Designer No. 147104095
BDAA Membership No. 9540-22

31/03/2026

ALLURE
BUILDING DESIGN

Break O'Day Council
Planning Department
32-34 Georges Bay Esplanade,
St Helens, TAS 7216

3/17 Dowding Crescent
New Town, TAS 7008
0400 020 908

To whomever it may concern,

RE: 114 Gardens Road, Binalong Bay 7216 – DA for Minor Amendment.

The following responses have been written in response to the letter dated 29 January 2026 as a request for further information in order they are listed:

1) Title plan has been repurchased and provided
2) Amended Application form as requested. As per phone conversation with Alex McKinlay on 31/03/26, we would like to proceed under the one DA application.
3) Submitted plans clearly cloud (In Red) what works are new for reassessment. Anything that is not clouded is part of the previously approved design - DA131-2023. The main items for consideration (that have not already been approved by BODC) are the additional container shed arrangement, the pantry addition to the dwelling and the carport addition/deck adjustment to the garage.
   It should also be very clear, that we are not proposing any vegetation removal as part of the new shed location. It has purposely located by the owner in an area of an existing clearing. Plans have been amended to more accurately depict this.
   As per phone conversation with Alex McKinlay on 31/03/26, plans have been amended to change the reference from Proposed dwelling & Proposed Shed to Previously Approved Dwelling & Previously Approved Shed to eliminate confusion. All other clouded notations are satisfactory for the changes to previously approved structures.
4) Written responses are as per below -

22.0 LANDSCAPE CONSERVATION ZONE

22.4.1 Site coverages

P1 Performance Criteria

Including the existing floor plan (Proposed Visitor Accommodation, proposed new dwelling, proposed new garage and proposed new shed. The total site coverage is 405sqm.
This equates to approximately 1.5% of the site. Therefore, the additional site coverage is more than acceptable under P1 requirements.

22.4.2 Building height, siting and exterior finishes

P1 Performance Criteria

The proposed minor amendment for a new shed, carport and dwelling extension does not exceed the maximum build height more than what was approved as part of the original application.

A2 Acceptable Solution

P3 Performance Criteria

The additional shed that was not part of the existing approval is the only unapproved item that is a new Performance Criteria.

The proposal encroaching the setback requirements will have no impact on any surrounding buildings as the property abuts crown land and will have no impact on vegetation, views from roads, and will be completely contained visually within the subject site.

A4 Not Applicable

A5 Acceptable Solution

All materials for the proposed Shed are to be Colorbond Monument. Providing a solor reflectance index of 27.

22.4.4 Landscape protection

P1 Performance Criteria

No vegetation disturbance is proposed as part of the new shed siting. Works are located within an existing cleared site as part of the existing property conditions.

P2.1 Performance Criteria

The siting of the proposed shed has been chosen purposely and is of a low scale. Therefore, adding no risk to topography or impose on any existing structures through height, bulk or orientation. The size of the property ensures that there will be no disturbance to surrounding properties or a visual impact from the road.

C7.0 NATURAL ASSETS CODE

C7.6.2 Clearance within a priority vegetation area

A1 Not Applicable

No vegetation clearance is required.

5) As per item 2, we will proceed under a single DA application for efficiency.

I trust that this clarification and response should now enable you to continue with your assessment/approvals. Feel free to contact me if you have any queries or concern. Otherwise please proceed with your assessment and I look forward to hearing from you soon.

Yours Faithfully,

James Faulkner
Allure Building Design
E: james@allurebuildingdesign.com.au
P: 0400 020 908
A: 3/17 Dowding Crescent, New Town 7008