Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2022/031512

PROPOSAL: 2 Multiple Dwellings

LOCATION: 35 Matilda Crescent, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 December 2022

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 December 2022. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 21 December 2022.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

E-MAILED
Date 28/9 By RLC.

Clarence City Council

Clarence... a brighter place

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal: Construction of multiple dwellings x 2

Location:
Address: 35 Matilda Crescent
Suburb/Town: Rokeby Postcode: 7019

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development: $500,000 –

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☑

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site: Vacant Land

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☑

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature ..... *Date* 28 . 9 . 2022

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
182816	111
EDITION	**DATE OF ISSUE**
2	29-Aug-2022

SEARCH DATE : 28-Sep-2022
SEARCH TIME : 02.09 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 111 on Sealed Plan 182816
Derivation : Part of 410 Acres Gtd. to Robert White & John Robertson
Prior CT 182164/501

SCHEDULE 1

M978388 TRANSFER to TROY GORDON MASON and TAMMY LOUISE MASON Registered 29-Aug-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182816 FENCING PROVISION in Schedule of Easements
SP180218 FENCING PROVISION in Schedule of Easements
SP156979 FENCING COVENANT in Schedule of Easements
E311665 MORTGAGE to Westpac Banking Corporation Registered 29-Aug-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182816

EASEMENTS AND PROFITS

Each lot on the plan is together with:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 122 to 127 (inclusive), 160 to 167 (inclusive), 168-175 (inclusive), 104-110 (inclusive), 402 and 404 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land").

Lots 122 to 127 (inclusive), 160 to 167 (inclusive), 168-175 (inclusive), 104-110 (inclusive), 402 and 404 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (HBA Daesung Pty Ltd) shall not be required to fence.

DEFINITIONS

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REF: 182164/501 SOLICITOR & REFERENCE: Page Seager (DAS 182259 – Stages 10-13)	PLAN SEALED BY: Clarence City Council DATE: 22 April 2022 ..... Stage ..... CShea REF NO. SD-2018/3 10-13 Clare Shea Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 182816
SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164/501	

employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"**Pipeline and Services Easement**" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Director

Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 182816
SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164/501	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

"**Infrastructure**" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

"**TasWater**" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Director

Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 182816
SUBDIVIDER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164/501	

EXECUTED by **HBA DAESUNG PTY LTD (ACN 133 810 714)**, as registered proprietor of the land comprised in Folio of the Register Volume 182164 Folio 501 pursuant to section 127 of the *Corporations Act 2001* by:)

.....
Director Signature

Dong Keun Yoon
.....
Director Full Name (print)

.....
*Director/*Secretary Signature

Jinho Lee
.....
*Director/*Secretary Full Name (print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

OWNER: HBA DAESUNG PTY LTD

FOLIO REFERENCE: CT.182164–501

GRANTEE: PART OF 410–0–0 GRANTED TO ROBERT WHITE & JOHN ROBERTSON. ~~PART OF 100 ACRES & 50 ACRES LOCATED TO WILLIAM NICHOLLS SNR.~~

PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898 MOB. 0419–594–966

CITY OF CLARENCE

SCALE 1:1250 LENGTHS IN METRES

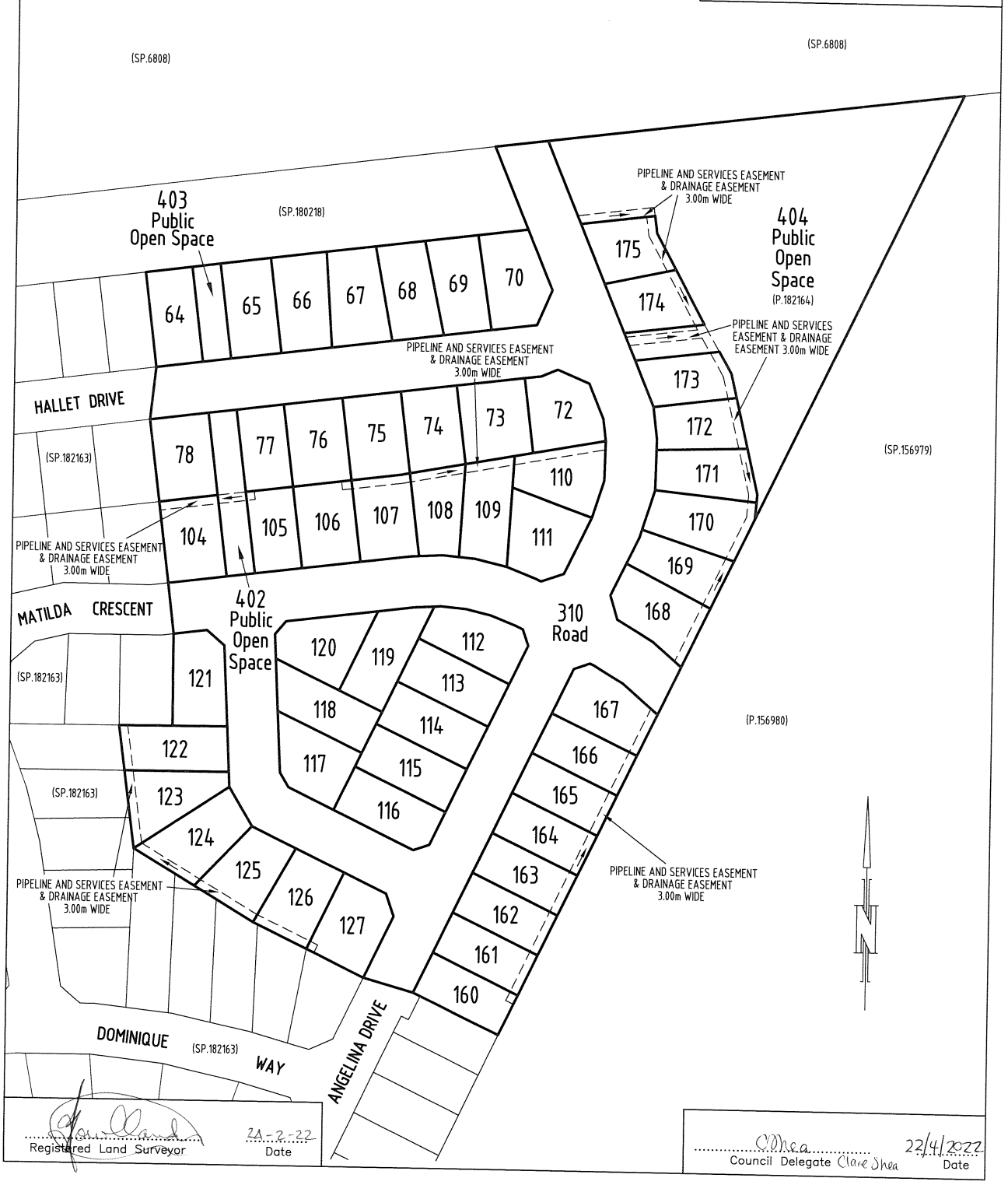
REGISTERED NUMBER
SP182816

APPROVED
EFFECTIVE FROM - 4 MAY 2022
Recorder of Titles

PRIORITY FINAL PLAN

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

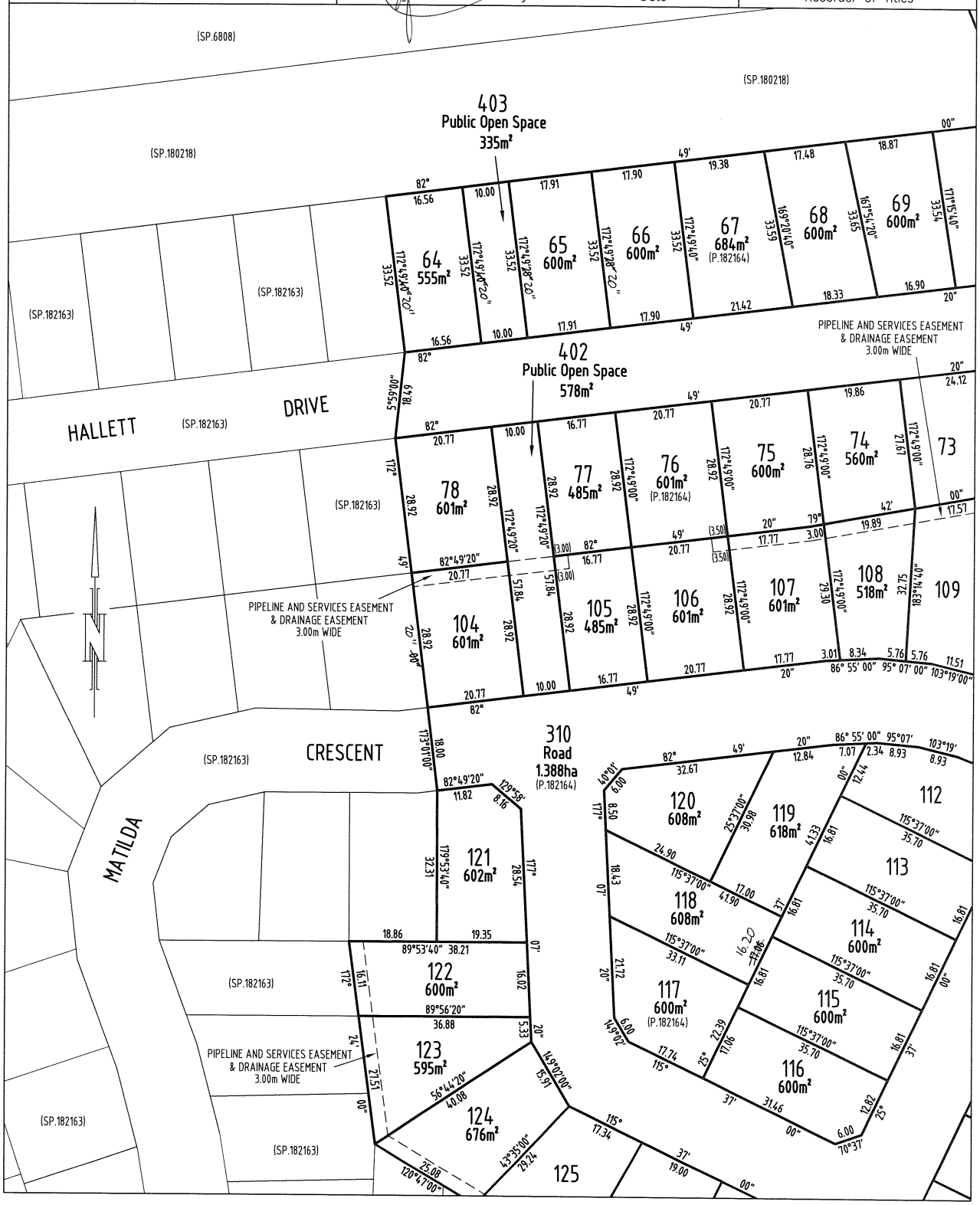


Registered Land Surveyor — 24-2-22 Date

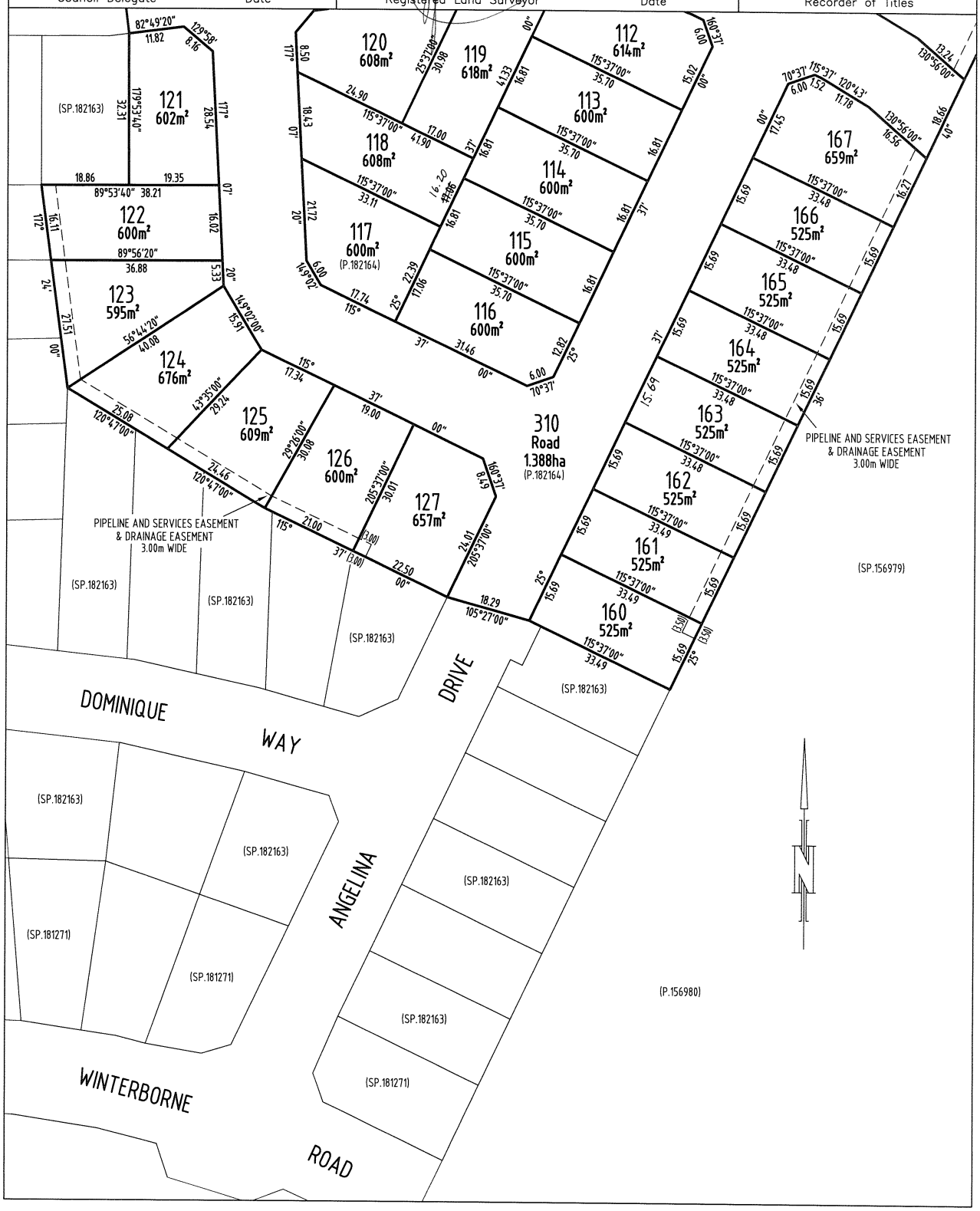
Council Delegate Clare Shea — 22/4/2022 Date

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: CT.182164–501 SCALE 1:750 LENGTH IN METRES	Registered Number SP182816
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate ..... Date 22/4/2022	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN Registered Land Surveyor ..... Date 24-2-22	APPROVED EFFECTIVE FROM - 4 MAY 2022 Recorder of Titles

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164–501 SCALE 1:750 LENGTH IN METRES	Registered Number SP182816
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 22/4/2022	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 24-2-22	APPROVED EFFECTIVE FROM 4 MAY 2022 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: HBA DAESUNG PTY LTD FOLIO REFERENCE: 182164–501 SCALE 1:750 LENGTH IN METRES	Registered Number SP 182816
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 22/4/2022	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 24-2-22	APPROVED EFFECTIVE FROM - 4 MAY 2022 Recorder of Titles



Proposed New Dwelling for
TROY MASON AND TAMMY MASON
35 MATILDA CRESCENT, ROKEBY

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

Land Title Reference: CT 182816/111
Wind Classification: N2
Soil Classification: M
Climate Zone: 7
BAL Level: LOW
Alpine Area: N/A Less than 900m AHD
Corrosion Envrionment: NA

AREA SCHEDULE

SITE AREA	:	651 m²
UNIT 1		
FLOOR AREA	:	105.4 m²
DECK	:	2.0 m²
UNIT 1- TOTAL AREA	:	107.4 m²
UNIT 2		
FLOOR AREA	:	117.3 m²
DECK	:	1.5 m²
UNIT 2- TOTAL AREA	:	118.8 m²
UNIT1+UNIT2	=	**226.2 m²**

DRAWINGS:

01	SITE PLAN
02	UNIT-1 FLOOR PLAN
03	UNIT-1 ROOF PLAN
04	UNIT-1 ELEVATIONS
05	UNIT-1 SECTION
06	UNIT-1 ELECTRICAL LAYOUT

DRAWINGS:

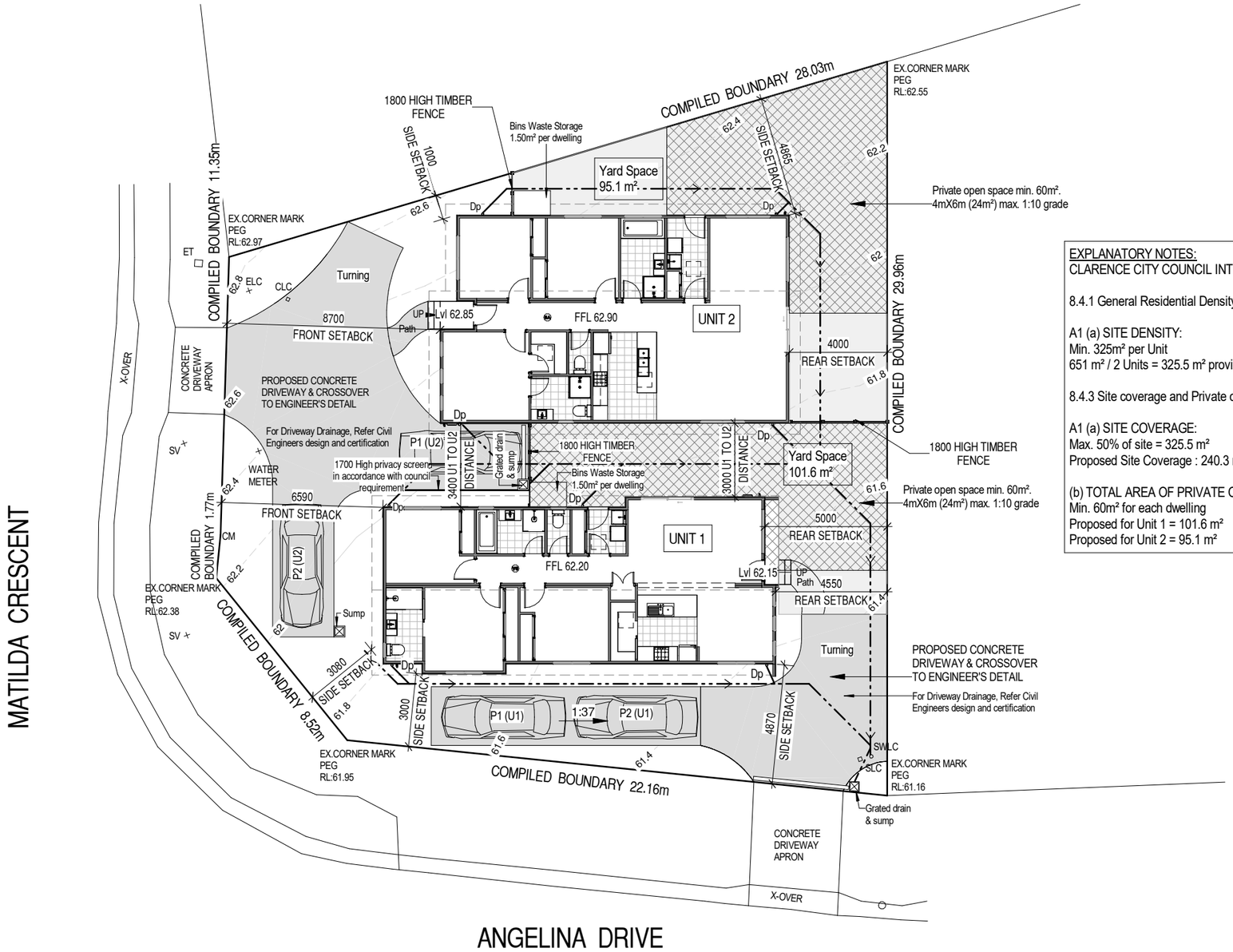
07	UNIT-2 FLOOR PLAN
08	UNIT-2 ROOF PLAN
09	UNIT-2 ELEVATIONS
10	UNIT-2 SECTION
11	UNIT-2 ELECTRICAL LAYOUT

DRAWINGS:

12	SHADOW ANALYSIS
13	3D VIEWS
14	NOTES & DETAILS
15	WET AREA NOTES
16	BAL NOTES

GLAZING NOTES:
- ALL EXTERNAL TO BE DOUBLE GLAZED.
- ALL GLAZING TO BE LOW REFLECTIVE TO MINIMISE BIRD STRIKE AS PER COUNCIL REQUIREMENT

No.	Date	Description	Drawn
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK
2	18.09.2022	Concept plan revised	RK



EXPLANATORY NOTES:
CLARENCE CITY COUNCIL INTERIM PLANNING SCHEME

8.4.1 General Residential Density for Multiple Dwellings:

A1 (a) SITE DENSITY:
Min. 325m² per Unit
651 m² / 2 Units = 325.5 m² provided

8.4.3 Site coverage and Private open space for Dwellings:

A1 (a) SITE COVERAGE:
Max. 50% of site = 325.5 m²
Proposed Site Coverage : 240.3 m² (36.9%)

(b) TOTAL AREA OF PRIVATE OPEN SPACE:
Min. 60m² for each dwelling
Proposed for Unit 1 = 101.6 m²
Proposed for Unit 2 = 95.1 m²

LEGEND

ET = Electrical Turret
SV = Stop Valve
ELC = Electricity Lot Connection
CLC= Comms Lot connection
SEP= Side Entry Pit

SLC = Sewer Lot Connection
Top RL 61.11
Inv RL 60.46

SWLC = Stormwater Lot Connection
Top RL 61.12
Inv RL 60.45

BM = BENCH MARK
R/Set In Kerb
RL 60.97

CM = EX.CORNER MARK
Peg
RL 62.43

GENERAL NOTES:

1. This plan has been prepared by Surey plus from a combination of existing records and field survey for the purposes of showing the physical features of the land and should not be used for any other purpose.

2. The boundaries shown were not verified or marked at the time of survey.

3. Services shown on this plan were located where possible by field survey, they are not a completed picture of services on site. All services locations are to be verified before commencement of ay work on site. In particular those services not previously located through field survey.

4. Survey plus can not accept liablity whatsoever for loss or damage caused to any underground no service whether shown by our survey or not.

5. This note is a integral part of this plan / data reproduction of this plan or any part of it without this note being included in full will render the information shown on such a reproduction invalid and not suitable for use without prior auothority of survey plus.

6. Horizontal datum is MGA (GDA 94).

7. Vertical datum is AHD.

8. Contour interval is 0.2m. Index is 1.0 meters.

9. Survey by robotic total station and GPS.

10. Approximate boundaries shown on this plan have been derived from boundary Stakes and/or Pegs placed on site by PDA surveyors and sale plans stage 3 and are approximate and subject to final survey.

11. 3D data turned off in layer control.
3D TIN
Major contour 3D
Minor Contour 3D

GPS DATA SCALE LOCATION
JOB CONTROL POINT
POINT NO: 1
DESCRIPTION: R/S IN KERB #
GPS SCALE FACTOR =1. 000394679
E: 535312.4788
N: 5252633.397
RL: 62.7953
EPU = 0.04 ±

AREA SCHEDULE

SITE AREA	:	651 m²
UNIT 1		
FLOOR AREA	:	105.4 m²
DECK	:	2.0 m²
UNIT 1- TOTAL AREA	:	107.4 m²
UNIT 2		
FLOOR AREA	:	117.3 m²
DECK	:	1.5 m²
UNIT 2- TOTAL AREA	:	118.8 m²
UNIT1+UNIT2	=	**226.2 m²**

GLAZING NOTES:
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SITE PLAN

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01

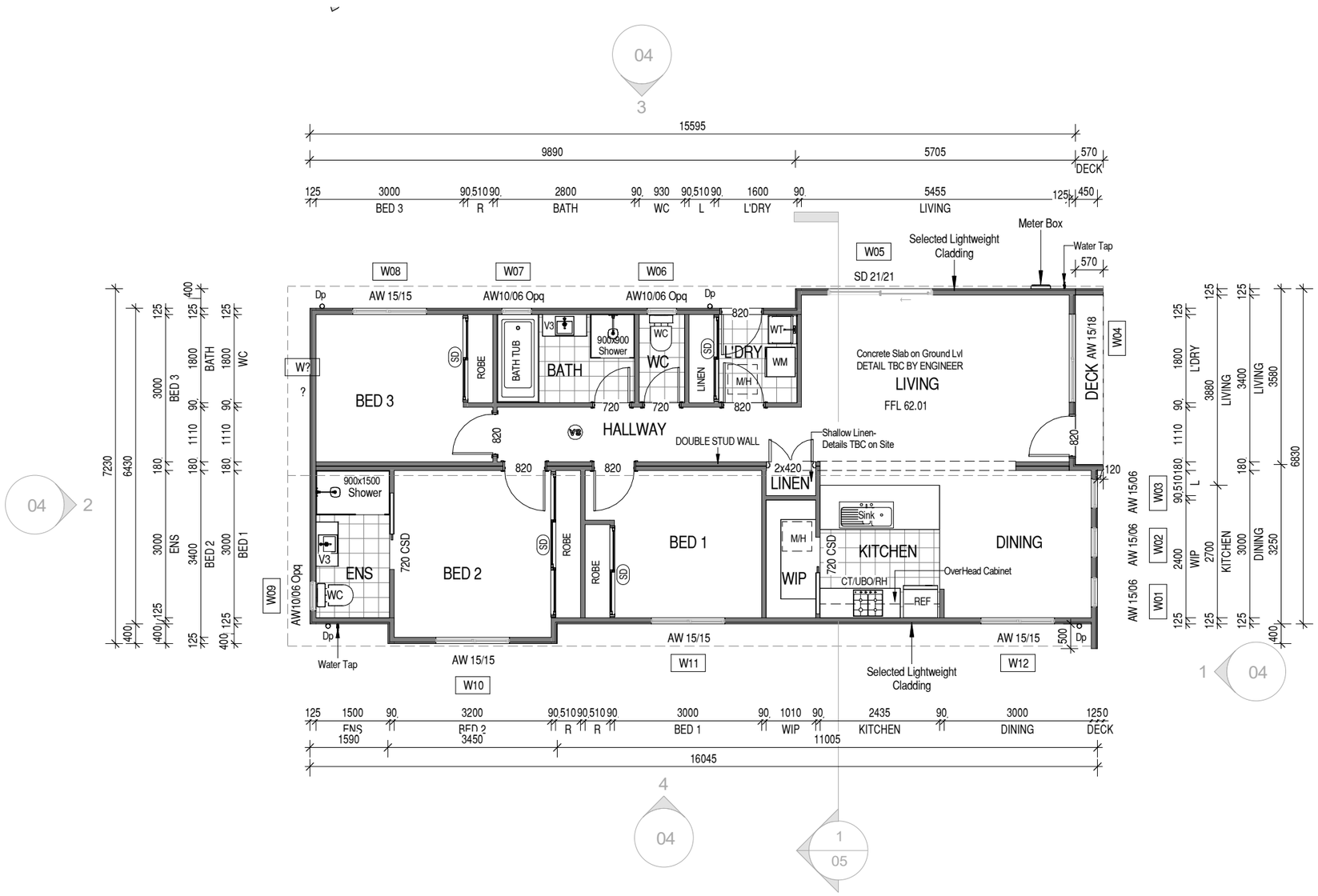
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
F	25.11.2022	Visitor parking removed	RK
E	11.11.2022	U1 & U2 Floor system modified	RK
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY			CLIENT : TROY MASON AND TAMMY MASON
APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur	SHEET:	01 OF 16
CHECKED: SC	DATE: 25.11.2022	PROJECT NO:	CH_53
SCALE: 1 : 200	REVISION: F		



Legend:

AAW	Aluminum awning window
ADH	Aluminium double hung window
AFW	Aluminium fixed window
ASD	Aluminium sliding door
ASW	Aluminium sliding window
B/O	Beam over
BRM	Broom cupboard
CSD	Cavity sliding door
CT	Cook top
DP	Downpipe (Location)
DW	Dishwasher
FW	Floor waste
MW	Mocrowave
MH	Manhole
OHC	Overhead cupboards
OBS	Obscured (Glazing)
REF	Fridge / Refrigerator
RH	Range hood
SC	Solid core (Door)
SHR	Shower
SHS	Square hollow section (column)
U/M	Under mount
UBO	Under beam oven
VB	Vanity basin
WC	Water closet (Toilet)
WM	Washing machine
WT	Wash tub

Note:

1. Tile layout indicative only.
2. Provide lift off hinges to WC doors- to comply with NCC requirements.
3. Confirm level on the site to all external doors if steps are required- to comply with NCC requirement.
4. All smoke alarms to be inter-connected to NCC requirements.

Vanity Legend	
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

Note:
DP Down Pipe

UNIT 1-Window Schedule

Win.Num.	Type	Height	Width	Sill Ht.	Head Ht.
01	AW 15/06	1500	600	600	2100
02	AW 15/06	1500	600	600	2100
03	AW 15/06	1500	600	600	2100
04	AW 15/18	1500	1800	600	2100
05	SD 21/21	2100	2100	0	2100
06	AW10/06 Opq	1000	600	1100	2100
07	AW10/06 Opq	1000	600	1100	2100
08	AW 15/15	1500	1500	600	2100
09	AW10/06 Opq	1000	600	1100	2100
10	AW 15/15	1500	1500	600	2100
11	AW 15/15	1500	1500	600	2100
12	AW 15/15	1500	1500	600	2100
Grand total: 12					

AREA SCHEDULE

SITE AREA	:	651 m²
UNIT 1		
FLOOR AREA	:	105.4 m²
DECK	:	2.0 m²
UNIT 1- TOTAL AREA	:	107.4 m²
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GLAZING NOTES:
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NOTES :

1. ENS TILES, FITTINGS AND FIXTURES AS PER SELECTION
2. BATH TILES, FITTINGS AND FIXTURES AS PER SELECTION
3. DRESS WARDROBE FITOUT AS PER SELECTION
4. KITCHEN JOINERY, SPLASHBACK, FITTINGS AND FIXTURES AS PER SELECTION

UNIT-1 FLOOR PLAN

© COPYRIGHT IN WHOLE OR IN-PART

02

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CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS :
35 MATILDA CRESCENT, ROKEBY

APPROVED BY: Stuart Chugg
DRAWN : Ranjot Kaur
CHECKED: SC DATE: 07.11.2022
SCALE: 1 : 100 REVISION: D

CLIENT :
TROY MASON AND TAMMY MASON

SHEET: 02 OF 16
PROJECT NO: CH_53

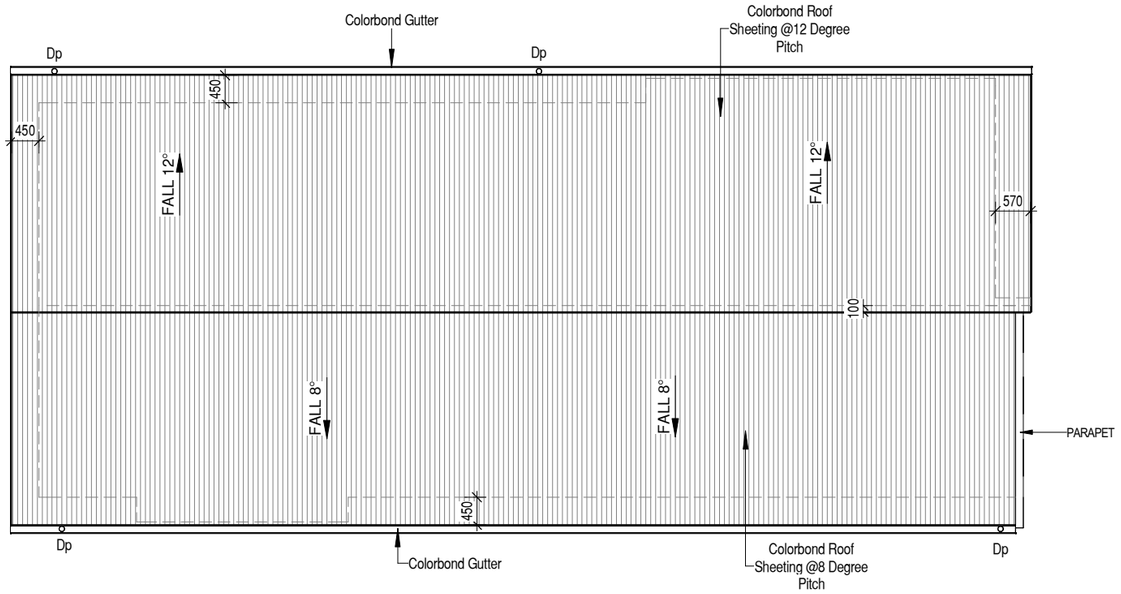
ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.

2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.

3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.

4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.)IN ACCORDANCE WITH NCC.



U1-ROOF CATCHMENT AREA CALCULATION		
Ah	128.1 m²	Plan area of roof including gutter (parapet included where applicable)
Ac	139.7 m²	catchment area of a roof and vertical surface (wall or parapet)
Ae	6555	effective cross-sectional area of a gutter (assumed 57x115 quad gutter)
DRI	85	Rainfall intensity (mm/h) - 5 Min - ARI 20 years. (as per Figure E8)
Acdp	70	The maximum catchment area of roof per vertical downpipe
Downpipes required	2	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

AREA SCHEDULE

SITE AREA	:	651 m²
UNIT 1		
FLOOR AREA	:	105.4 m²
DECK	:	2.0 m²
UNIT 1- TOTAL AREA	:	107.4 m²
UNIT 2		
FLOOR AREA	:	117.3 m²
DECK	:	1.5 m²
UNIT 2- TOTAL AREA	:	118.8 m²
UNIT1+UNIT2	=	**226.2 m²**

UNIT-1 ROOF PLAN

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART

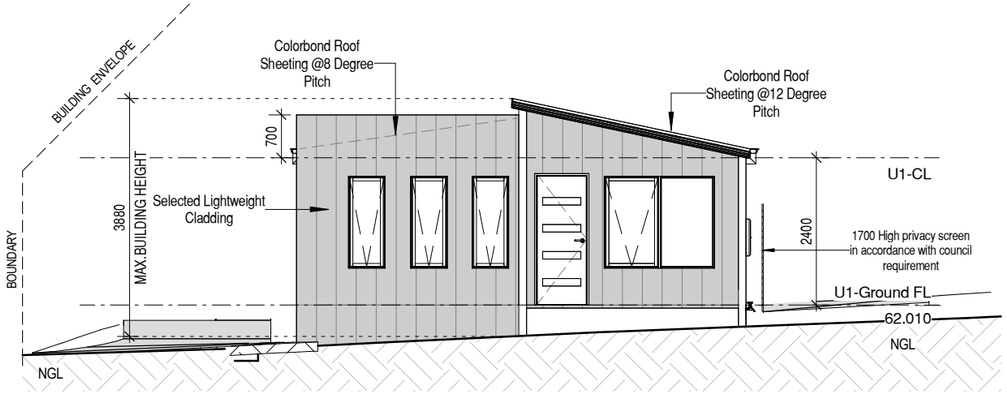
CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY

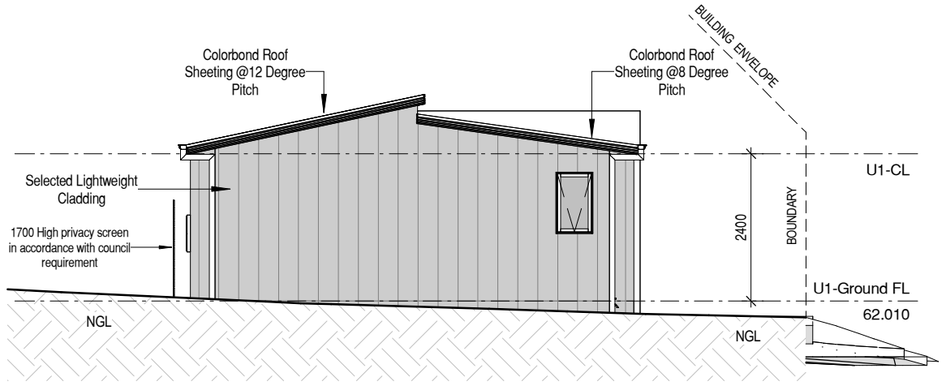
APPROVED BY: Stuart Chugg
DRAWN : Ranjot Kaur
CHECKED: SC DATE: 07.11.2022
SCALE: 1 : 100 REVISION: C

CLIENT : TROY MASON AND TAMMY MASON

SHEET: 03 OF 16
PROJECT NO: CH_53

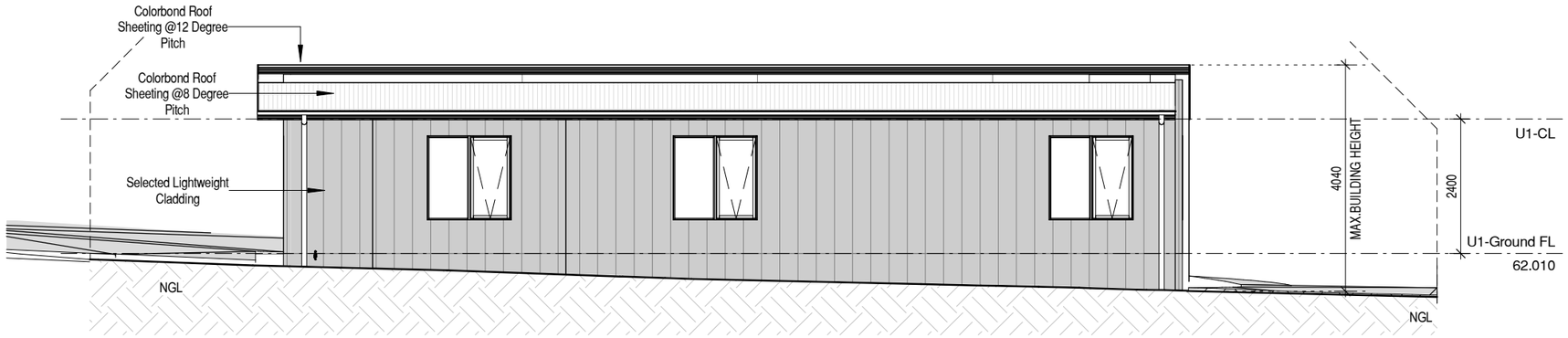


U1-NORTH Elevation



U1-SOUTH Elevation

U1-WEST Elevation



U1-EAST Elevation

ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.
2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.
3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.
4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.)IN ACCORDANCE WITH NCC.

GLAZING NOTES:
- ALL EXTERNAL TO BE DOUBLE GLAZED.
- ALL GLAZING TO BE LOW REFLECTIVE TO MINIMISE BIRD STRIKE AS PER COUNCIL REQUIREMENT

UNIT-1 ELEVATIONS

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY
APPROVED BY: Stuart Chugg
DRAWN : Ranjot Kaur
CHECKED: SC DATE: 07.11.2022
SCALE: 1 : 100 REVISION: D

CLIENT : TROY MASON AND TAMMY MASON
SHEET: 04 OF 16
PROJECT NO: CH_53

ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.
2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.
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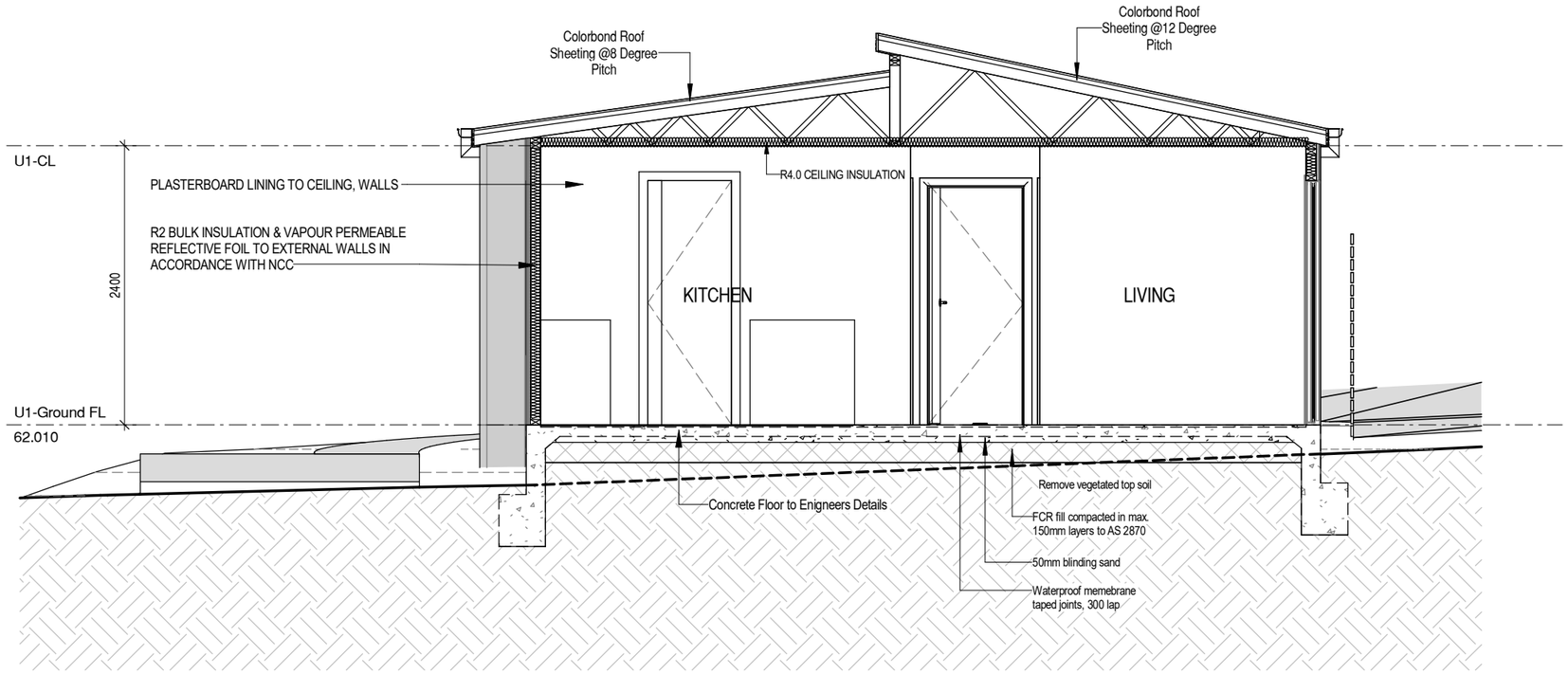
4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.)IN ACCORDANCE WITH NCC.



GLAZING NOTES:
- ALL EXTERNAL TO BE DOUBLE GLAZED.
- ALL GLAZING TO BE LOW REFLECTIVE TO MINIMISE BIRD STRIKE AS PER COUNCIL REQUIREMENT

UNIT-1 SECTION

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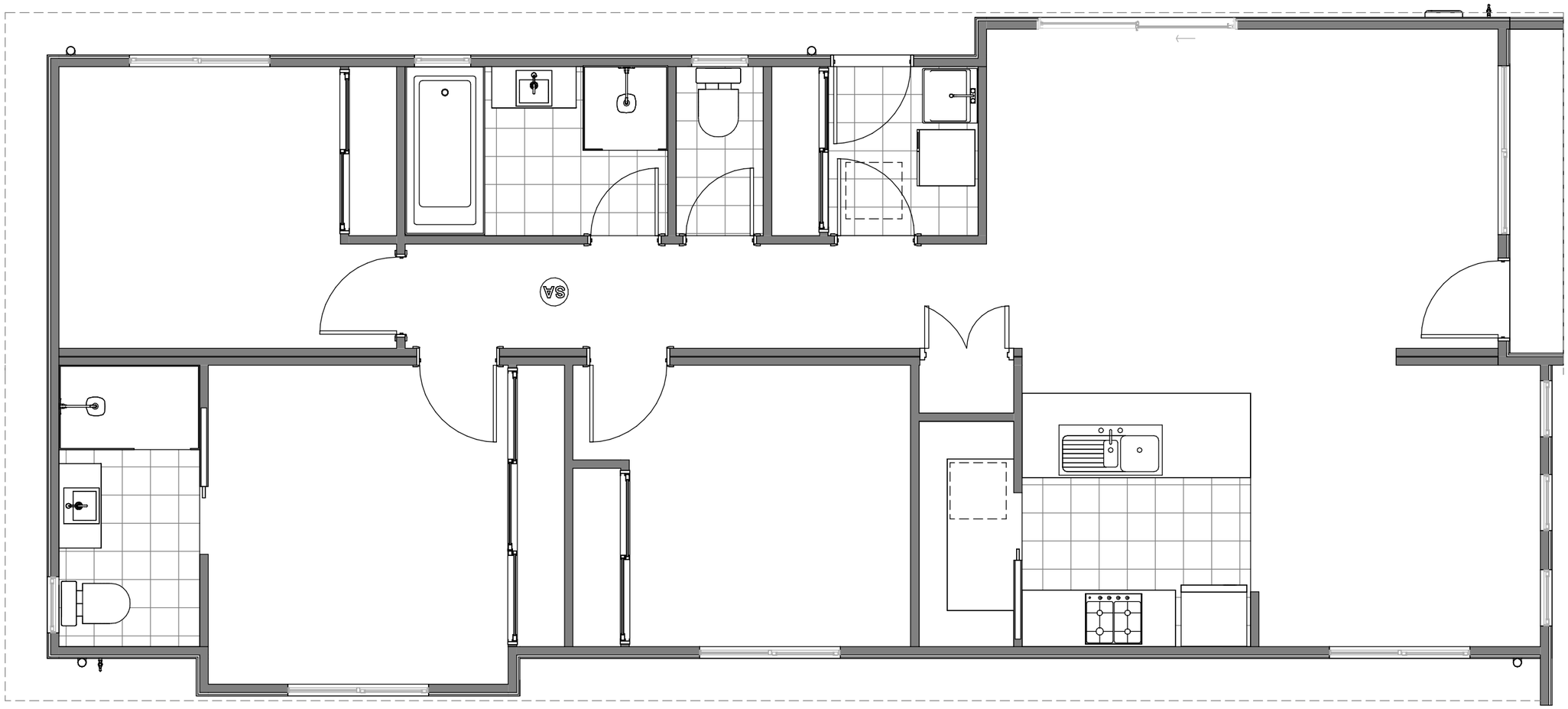
DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS :	35 MATILDA CRESCENT, ROKEBY
APPROVED BY:	Stuart Chugg
DRAWN :	Ranjot Kaur
CHECKED:	SC
DATE:	07.11.2022
SCALE:	As indicated
REVISION:	B
CLIENT :	TROY MASON AND TAMMY MASON
SHEET:	05 OF 16
PROJECT NO:	CH_53



UNIT-1 ELECTRICAL LAYOUT

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY

APPROVED BY: Stuart Chugg

DRAWN : Ranjot Kaur

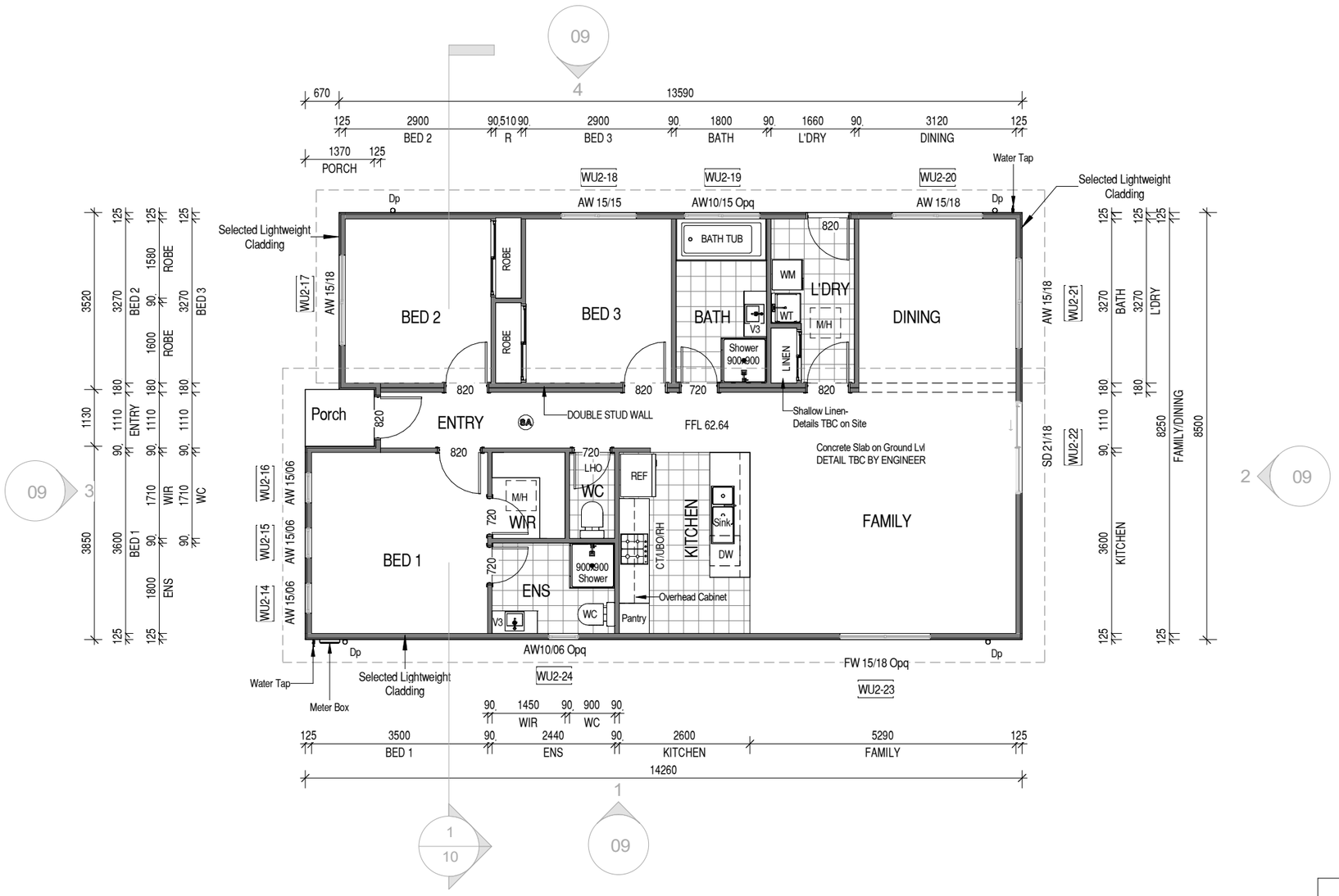
CHECKED: SC | DATE: 07.11.2022

SCALE: 1 : 50 | REVISION: B

CLIENT : TROY MASON AND TAMMY MASON

SHEET: 06 OF 16

PROJECT NO: CH_53



Legend:

AAW	Aluminum awning window
ADH	Aluminium double hung window
AFW	Aluminium fixed window
ASD	Aluminium sliding door
ASW	Aluminium sliding window
B/O	Beam over
BRM	Broom cupboard
CSD	Cavity sliding door
CT	Cook top
DP	Downpipe (Location)
DW	Dishwasher
FW	Floor waste
MW	Mocrowave
MH	Manhole
OHC	Overhead cupboards
OBS	Obscured (Glazing)
REF	Fridge / Refrigerator
RH	Range hood
SC	Solid core (Door)
SHR	Shower
SHS	Square hollow section (column)
U/M	Under mount
UBO	Under beam oven
VB	Vanity basin
WC	Water closet (Toilet)
WM	Washing machine
WT	Wash tub

Note:

1. Tile layout indicative only.
2. Provide lift off hinges to WC doors- to comply with NCC requirements.
3. Confirm level on the site to all external doors if steps are required- to comply with NCC requirement.
4. All smoke alarms to be inter-connected to NCC requirements.

Note:
DP Down Pipe

Vanity Legend	
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

GLAZING NOTES:
- ALL EXTERNAL TO BE DOUBLE GLAZED.
- ALL GLAZING TO BE LOW REFLECTIVE TO MINIMISE BIRD STRIKE AS PER COUNCIL REQUIREMENT

NOTES :

1. ENS TILES, FITTINGS AND FIXTURES AS PER SELECTION
2. BATH TILES, FITTINGS AND FIXTURES AS PER SELECTION
3. DRESS WARDROBE FITOUT AS PER SELECTION
4. KITCHEN JOINERY, SPLASHBACK, FITTINGS AND FIXTURES AS PER SELECTION

UNIT 2-Window Schedule

Win.Num.	Type	Height	Width	Sill Ht.	Head Ht.
U2-14	AW 15/06	1500	600	600	2100
U2-15	AW 15/06	1500	600	600	2100
U2-16	AW 15/06	1500	600	600	2100
U2-17	AW 15/18	1500	1800	600	2100
U2-18	AW 15/15	1500	1500	600	2100
U2-19	AW10/15 Opq	1000	1500	1100	2100
U2-20	AW 15/18	1500	1800	600	2100
U2-21	AW 15/18	1500	1800	600	2100
U2-22	SD 21/18	2100	1800	0	2100
U2-23	FW 15/18 Opq	1500	1800	600	2100
U2-24	AW10/06 Opq	1000	600	1100	2100
Grand total: 11					

AREA SCHEDULE

SITE AREA	:	651 m²
UNIT 1		
FLOOR AREA	:	105.4 m²
DECK	:	2.0 m²
UNIT 1- TOTAL AREA	:	107.4 m²
UNIT 2		
FLOOR AREA	:	117.3 m²
DECK	:	1.5 m²
UNIT 2- TOTAL AREA	:	118.8 m²
UNIT1+UNIT2	=	**226.2 m²**

UNIT-2 FLOOR PLAN

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DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK
2	18.09.2022	Concept plan revised	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS :	35 MATILDA CRESCENT, ROKEBY
APPROVED BY:	Stuart Chugg
DRAWN :	Ranjot Kaur
CHECKED:	SC
DATE:	07.11.2022
SCALE:	1 : 100
REVISION:	D
CLIENT :	TROY MASON AND TAMMY MASON
SHEET:	07 OF 16
PROJECT NO:	CH_53

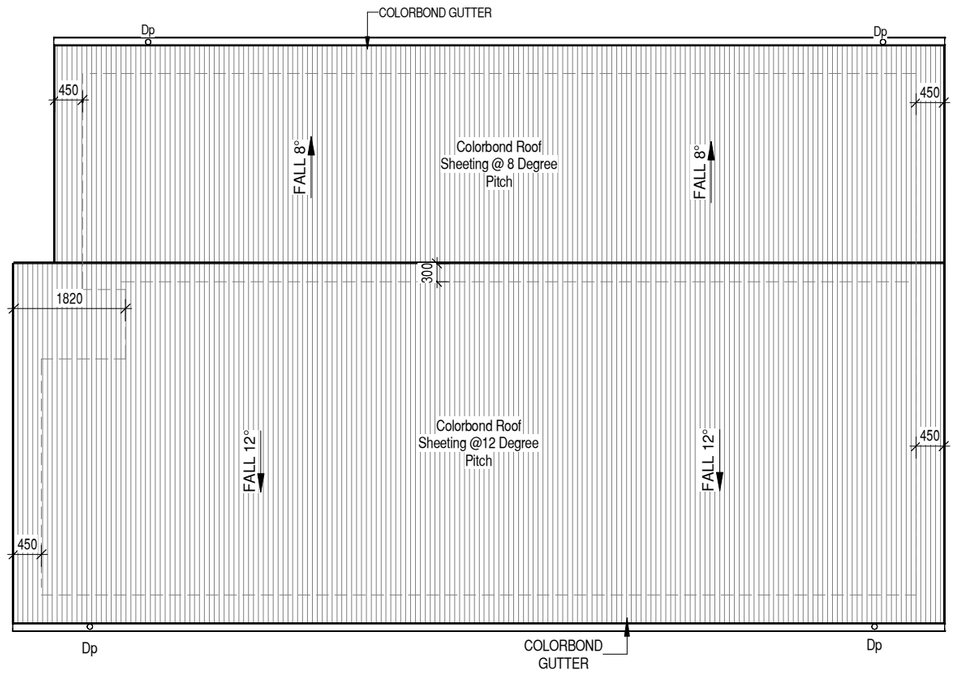
ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.

2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.

3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.

4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.)IN ACCORDANCE WITH NCC.



U2-ROOF CATCHMENT AREA CALCULATION		
Ah	147 m²	Plan area of roof including gutter (parapet included where applicable)
Ac	161 m²	catchment area of a roof and vertical surface (wall or parapet)
Ae	6555	effective cross-sectional area of a gutter (assumed 57x115 quad gutter)
DRI	85	Rainfall intensity (mm/h) - 5 Min - ARI 20 years. (as per Figure E8)
Acdp	70	The maximum catchment area of roof per vertical downpipe
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

AREA SCHEDULE

SITE AREA	:	651 m²
UNIT 1		
FLOOR AREA	:	105.4 m²
DECK	:	2.0 m²
UNIT 1- TOTAL AREA	:	107.4 m²
UNIT 2		
FLOOR AREA	:	117.3 m²
DECK	:	1.5 m²
UNIT 2- TOTAL AREA	:	118.8 m²
UNIT1+UNIT2	=	**226.2 m²**

UNIT-2 ROOF PLAN

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No.	Date	Description	Drawn
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

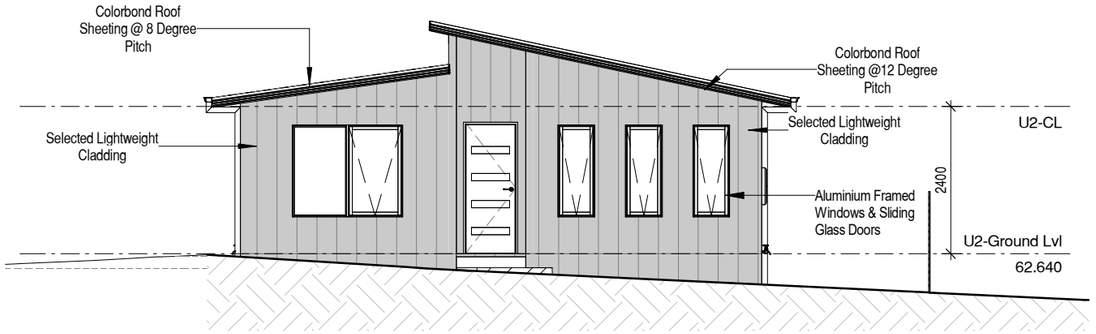
CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

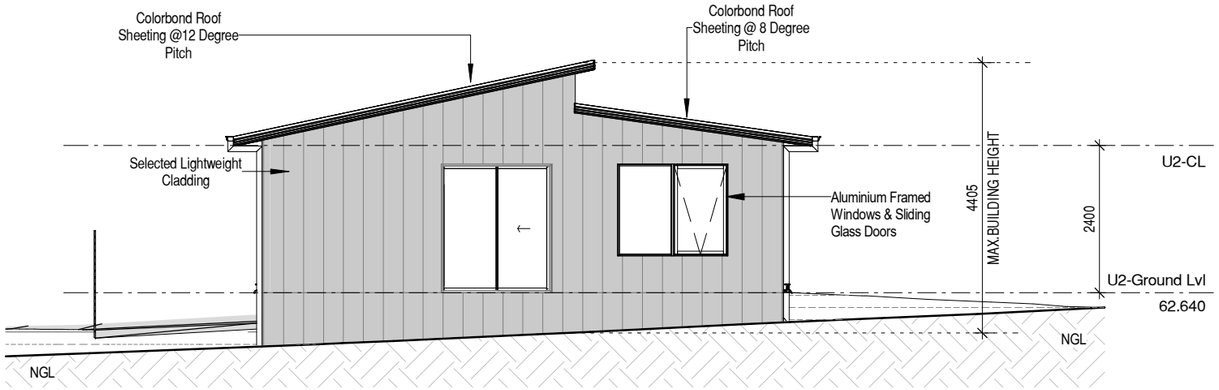
JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY

CLIENT : TROY MASON AND TAMMY MASON

APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur		
CHECKED:	SC	DATE:	07.11.2022
SCALE:	1 : 100	REVISION:	C
SHEET:	08 OF 16		
PROJECT NO:	CH_53		



U2-SOUTH Elevation



U2-NORTH Elevation

ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.
2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.
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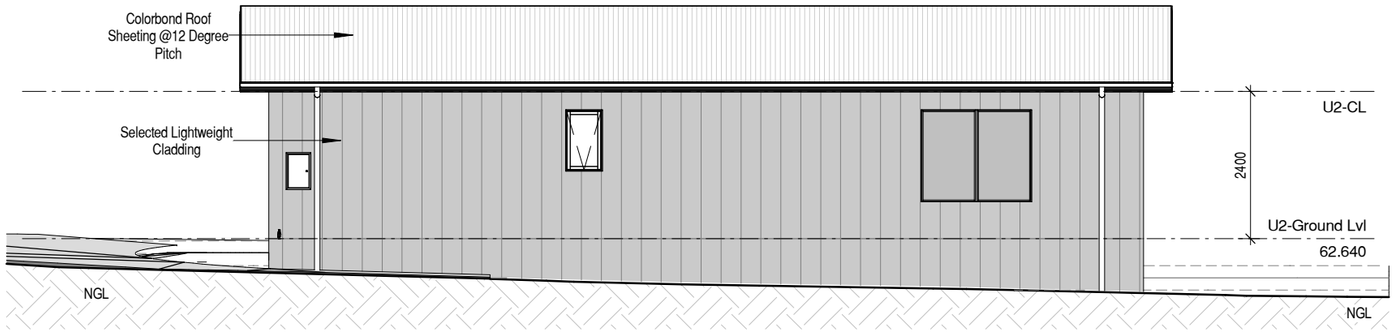
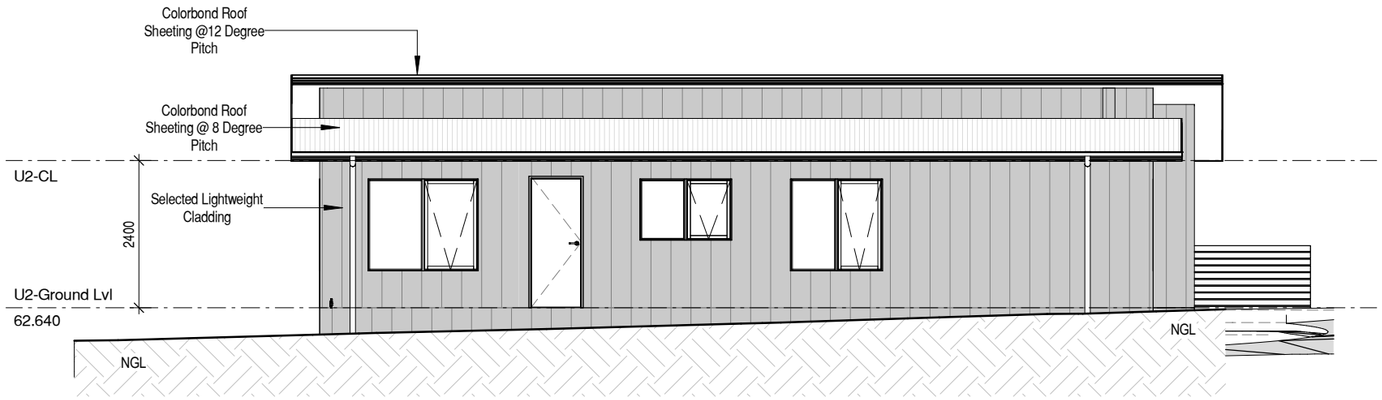


U2-EAST Elevation



U2-WEST Elevation

GLAZING NOTES:
- ALL EXTERNAL TO BE DOUBLE GLAZED.
- ALL GLAZING TO BE LOW REFLECTIVE TO MINIMISE BIRD STRIKE AS PER COUNCIL REQUIREMENT

UNIT-2 ELEVATIONS

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No.	Date	Description	Drawn
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY

CLIENT : TROY MASON AND TAMMY MASON

APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur	SHEET:	09 OF 16
CHECKED:	SC	DATE:	07.11.2022
SCALE:	1 : 100	REVISION:	D
PROJECT NO:	CH_53		

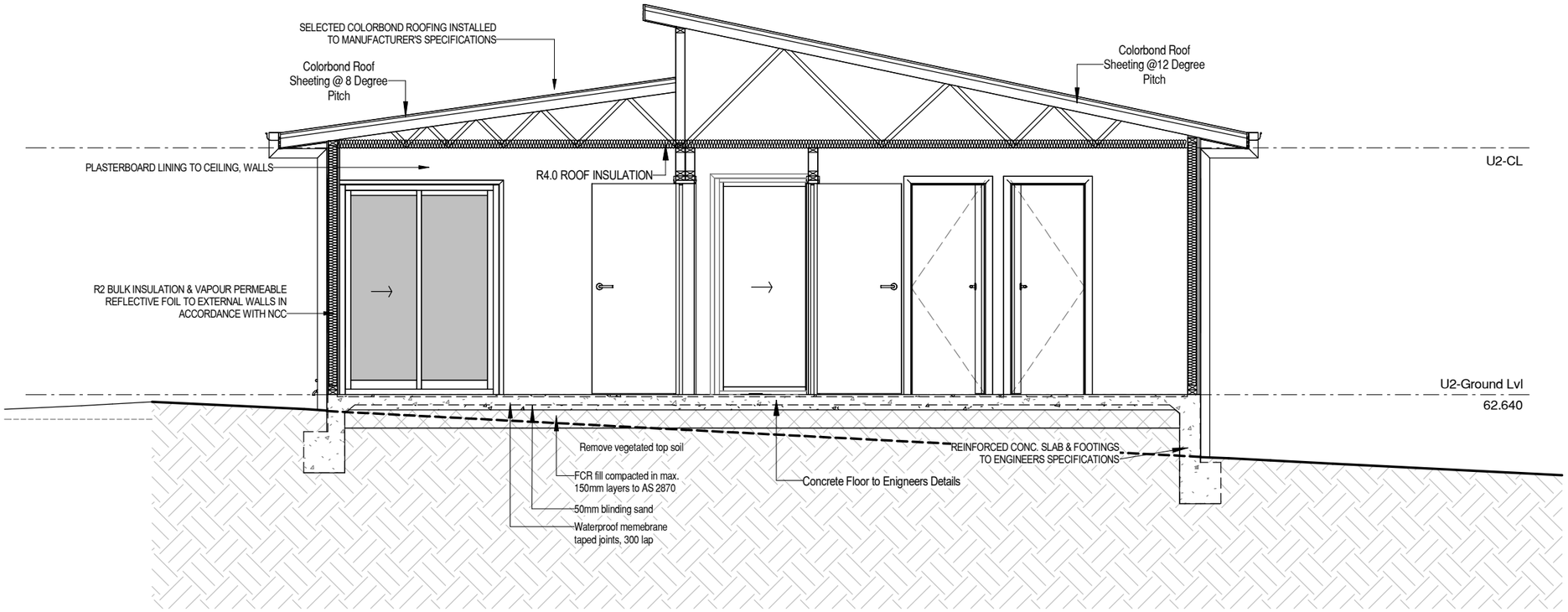
ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.

2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.

3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.

4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.)IN ACCORDANCE WITH NCC.



GLAZING NOTES:
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UNIT-2 SECTION

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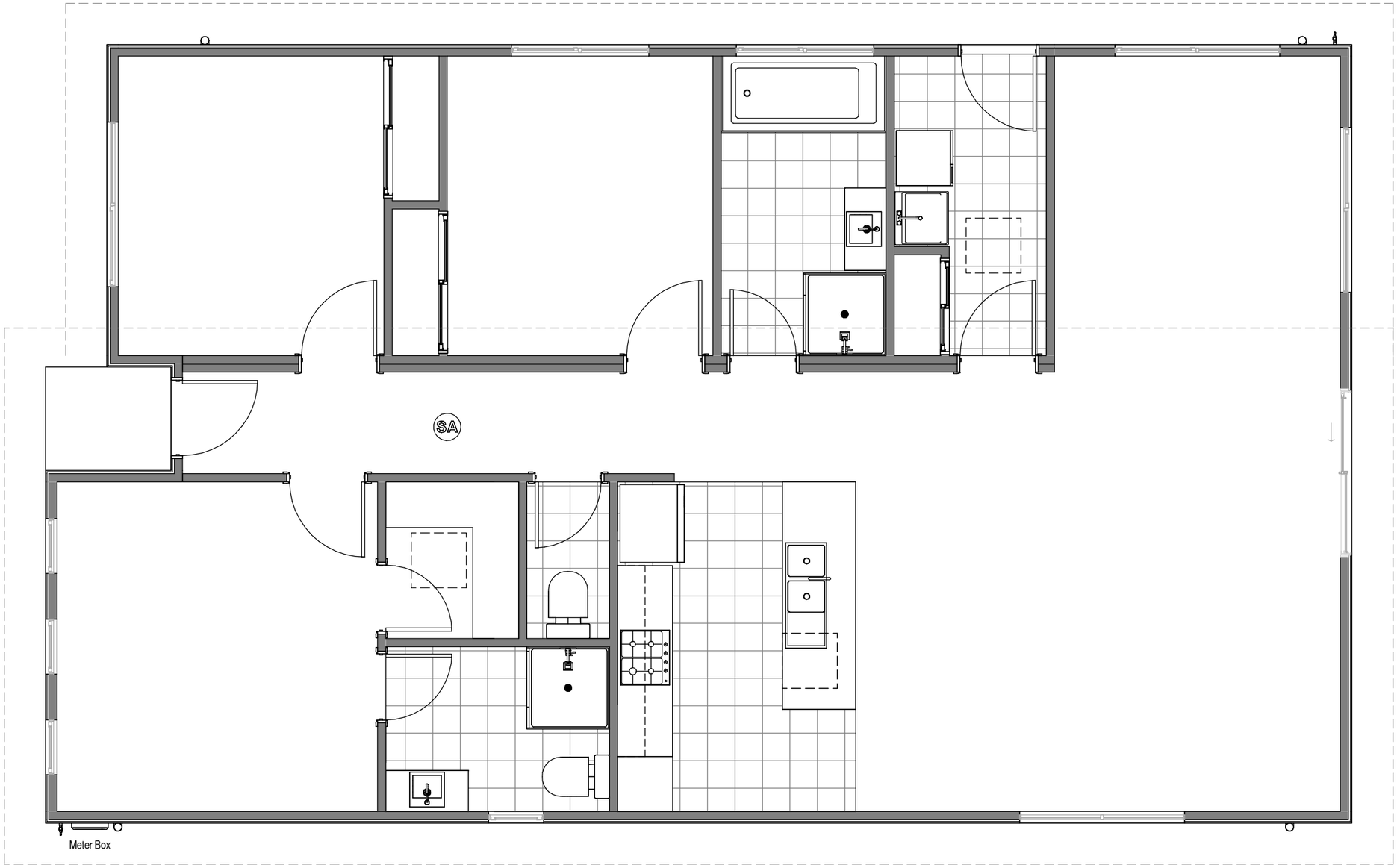
DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY			CLIENT : TROY MASON AND TAMMY MASON
APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur	SHEET:	10 OF 16
CHECKED: SC	DATE: 07.11.2022	PROJECT NO:	CH_53
SCALE: As indicated	REVISION: C		



UNIT-2 ELECTRICAL LAYOUT

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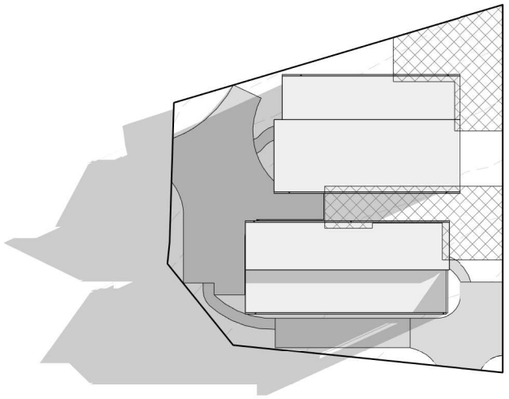
No.	Date	Description	Drawn
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

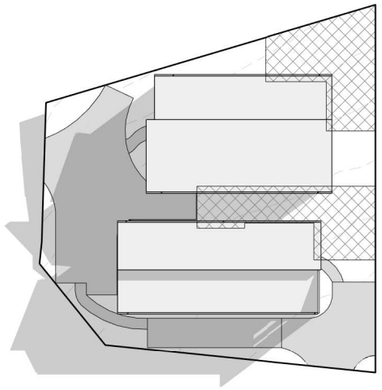
CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

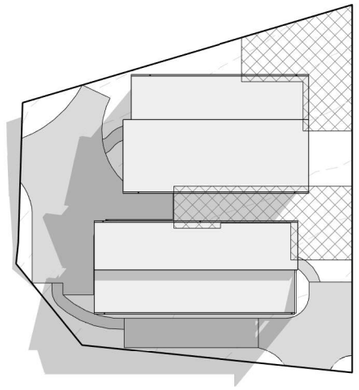
JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY			CLIENT : TROY MASON AND TAMMY MASON
APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur		SHEET: 11 OF 16
CHECKED: SC	DATE:	07.11.2022	PROJECT NO: CH_53
SCALE: 1 : 50	REVISION:	C	



Site Plan SHADOW-9 am



Site Plan SHADOW-10 am



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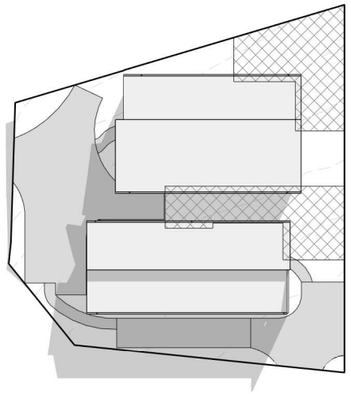

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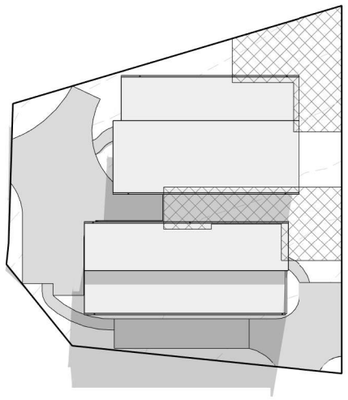

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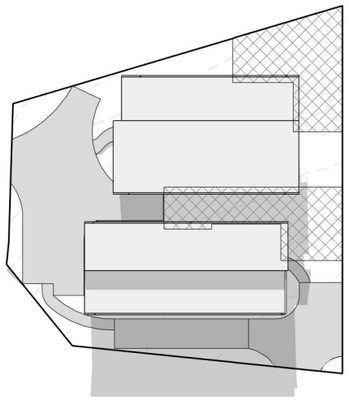

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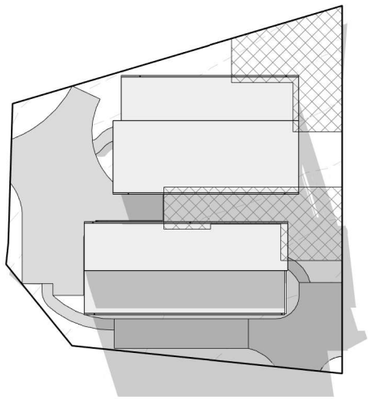

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SHADOW ANALYSIS

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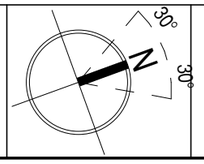
12



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DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK
2	18.09.2022	Concept plan revised	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY			CLIENT : TROY MASON AND TAMMY MASON
APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur		SHEET: 12 OF 16
CHECKED: SC	DATE:	07.11.2022	PROJECT NO: CH_53
SCALE: 1 : 500	REVISION:	D	

3D VIEWS

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NOTE:
MATERIALS COLOR TO BE CONFIRMED.

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CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

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No.	Date	Description	Drawn
E	11.11.2022	U1 & U2 Floor system modified	RK
D	07.11.2022	Modifications as Council RFI's	RK
C	14.10.2022	UNIT 1 Front deck & UNIT 2 Facade modified	RK
B	13.10.2022	Unit 1 & 2 windows modified	RK
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS :
35 MATILDA CRESCENT, ROKEBY

APPROVED BY: Stuart Chugg
DRAWN : Ranjot Kaur
CHECKED: SC DATE: 25.11.2022
SCALE: REVISION: E

CLIENT :
TROY MASON AND TAMMY MASON

SHEET: 13 OF 16
PROJECT NO: CH_53

Note:

Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24 hours mininum notice where ammendments are required to design of working drawings. These drawings are to be read in construction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specifications and engineers drawings shall override Architectural drawings.

All construction work shall be carried out in accordance with the state building regulations local council by laws and relevent NCC and AS codes.

Important notice for attention of owners:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires concontinuing maintenance to assist footing performance. Advice for foundations maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with the document.

Energy Efficiency:

Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).

External walls to be clad with peforated reflecive foil over the outside of the timber frame.

Ceiling to be insulated with R4.0 and reflective foil. Seal exhaust fans to ensuite, bathroom, laundry and kitchen. Building to be sealed in accordance with NCC part 3.12.3.

Construction of the external walls, floor, and roof compliance of air leakage to General:

All flashings to be in accordance with part 3.3 of the NCC. Weep holes and damp proof coursing in accordance 3.3.4.4 and 3.3.4.5 of the NCC. Fibre cement sheet in accordance with 3.5.3.4.

Block construction in accordance with the NCC requirements. Plasterboard to internal wall linings and ceilings with selected cornice. (See below for wet areas).

Health & Amenity part 3.8 NCC:

Showers, bath and wall fixtures to all wet areas shall comply with the requirements of clauses 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 and 3.8.1.6. In all wet areas provide selected ceramic tiles to concrete floors or over 15mm cement sheeting where timber framed are proposed.

Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles, lamipanel or other approved water-resistant lining to a min. height of 1800mm to shower walls and to a height of 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures. For the required extent of area to be protected refer to the figures 3.8.1.1, 3.8.1.2
For typical insulation requirements of shower recesses, tap flanges, shower troughs, floors & waterproof memberanes refer to fig. 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 and 3.8.1.9.
For typical installation requirements & sealing of wall junctions with benchtops, laundry sinks & bath refer to figures 3.8.1.10 and 3.8.1.11. Materials shall comply with the requirements of clauses 3.8.1.3, 3.8.1.4 and 3.8.1.5.

Refer to AS 3740-2010 for waterproofing of domestic wet areas as well as appropriative wall & floor treatment when a prefabricated shower unit is not used. (EG. min 1:100 fall to waste).

ARCHITECTURAL NOTES

ARCHITECTURAL PLANS DRAWING NOTE:
All plans shown in this document are architectural only, for structural specification/design refer to engineer drawings. (Engineering plans are documented after DA permit)

ARCHITECTURAL PLANS DRIVEWAY NOTES:
Driveway grades to be in accordance with AS2890.
If noted with "to be designed by Engineer at BA Stage" Engineer design to take precedence over Architectural Driveway.

PLUMBING STACK NOTE:
Plumber to check plumbing stack location with framing plan prior to start of works.

DESIGN RETAINING WALL NOTES:
Extent of any retaining wall design should be assessed on site to determine if unprotected embankment could replace retaining wall.

UNPROTECTED EMBANKMENT :
Any excavation adjacent to boundary shall comply to NCC 2019 3.1.1 Earthworks. For slope ratio refer to the site plan on the Architectural documentation

KITCHEN NOTES:
Kitchen appliances/design/sizes/location are indicitive only (objects shown as placeholders only). Refer to selection documentation.

BATHROOM NOTES:
Bathroom fixtures/design/sizes/location are indicitive
only (objects shown as placeholders only). Refer to selection documentation.

STAIR NOTES:
All internal/external stairs including concrete or timber timber risers and treads shall comply to NCC 3.9.1.2 Stairway construction.

Framing part 3.4 NCC

All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC part 3.4.3 manufactured sizes must not be undersized to those specified. For all timber sizes, stress grades, spacing and wall bracing refer to engineers detail.

Tie down details shall comply with the requirements of tables 3.4.3.8 and 3.4.3.9.

Strucatural steel members shall comply with the requirements of clauses in part 3.4.4. Refer to engineers details where provided.

Glazing part 3.6 NCC
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and NCC clauses in part 3.6.

Human impact safety requirements shall comply with NCC clauses 3.6.4 pane within 500mm from finished floor level & glazed full height

ROOF NOTES:

1. VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.
2. RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV.VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC.
3. SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION.
4. FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV.)IN ACCORDANCE WITH NCC.

DRAINAGE PLAN STANDARD NOTES

GENERAL:
Ensure that there are inspection openings are installed at all major bends for stormwater and all low points of downpipes.

All plumbing & drainage shall be in accordance with local Council requirements.

Provide surface drain to back of any bulk excavation on site to drain levelled pad prior to commencing footing excavation.

SERVICES:
The heated water system shall be designed and installed with Part B2 of the NCC Volume Three - Plumbing Code of Australia.

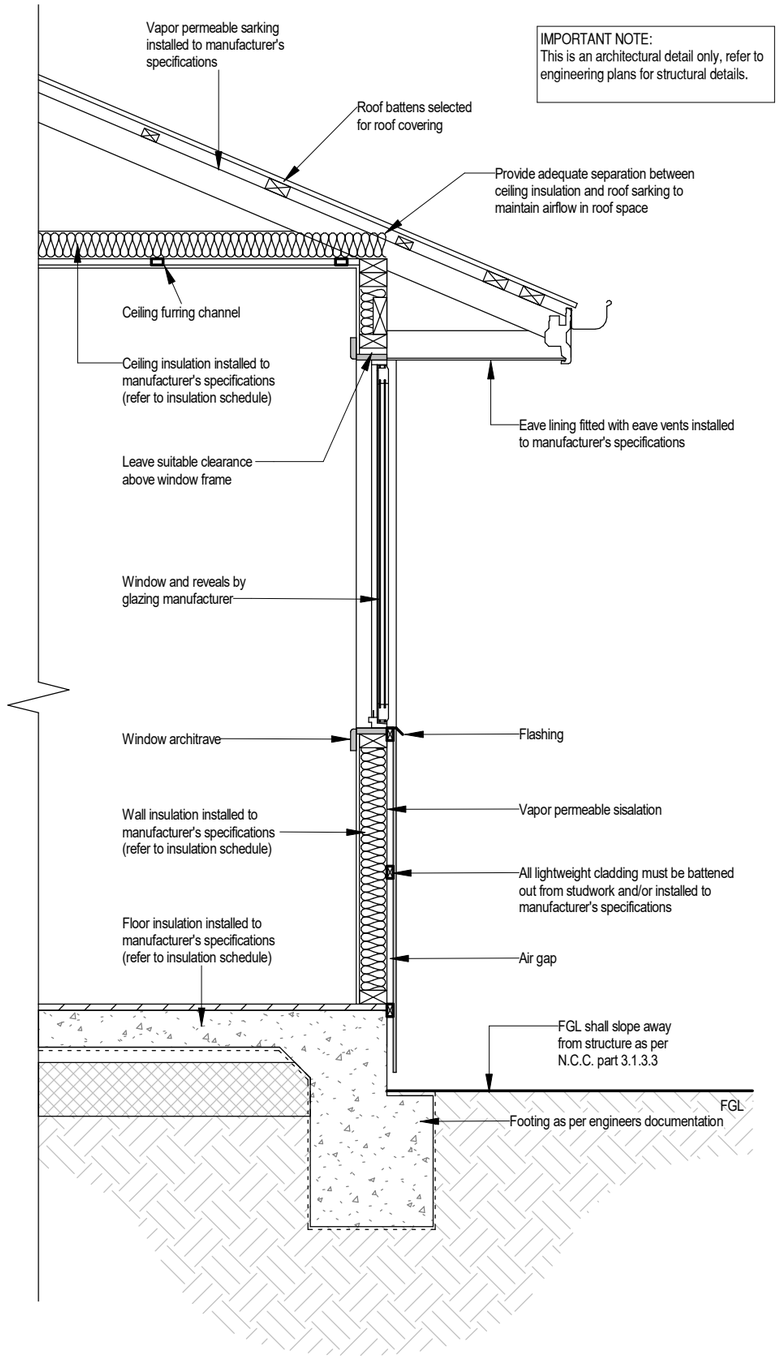
Thermal insulation for heated water piping must:
A) be protected against the effects of weather and sunlight; and
B) be able to withstand the tempretures within the piping; and
C) use thermal insulation in accordance with AS/NZS 4859.1

SOIL & WATER MANAGEMENT STRATEGIES:
Downpipes shall be installed into Council stormwater as soon as the roof has been installed

Ensure that AG drains have been installed prior to footing excavation. Refer to Drainage Plan on the Architectural Drawing Plans

Any excavated materials that are placed up-slope of an Ag drain. Shall be removed when the building works are complete and used as fill on site for any other low points. Ensure a install a sediment fence on the downslope side of material.

All construction vehicles shall be parked on the street only, to prevent transferring debris onto street.



TYPICAL WALL DETAIL
(LIGHTWEIGHT CLADDING)

NOTES & DETAILS

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No.	Date	Description	Drawn
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS :	35 MATILDA CRESCENT, ROKEBY
APPROVED BY:	Stuart Chugg
DRAWN :	Ranjot Kaur
CHECKED:	SC
DATE:	07.11.2022
SCALE:	As indicated
REVISION:	A
CLIENT :	TROY MASON AND TAMMY MASON
SHEET:	14 OF 16
PROJECT NO:	CH_53

WATER PROOFING

WET AREAS
Waterproofing: To AS3740 and NCC 3.8.1

MEMBRANES
Standard: To AS/NZS4858

MEMBRANE SYSTEMS
Requirement: Provide a proprietary membrane system certified as suitable for the intended external waterproofing.

SEALANTS
Requirement: Waterproof, flexible, mould- resistant and compatible with host materials.

SUBSTRATES
General: Provide substrates as follows:
Clean and free of any deposit or finish which may impair adhesion of membranes. If walls are plastered, remove loose sand. If walls or floors are framed or discontinuous, support members in full lengths without splicing. If floors are solid or continuous: Remove excessive projections.
Fill voids and hollows greater than 10mm with abrupt edges with a cement: sand mix not stronger than the substrate nor weaker than the bedding.
Fill depressions less than 10mm with a latex modified cementitious product with feathering eliminated by scabbling the edges.
Fill cracks in substrates wider than 1.5mm with a filler compatible with the membrane system.
External corners: Round or arris edges.

FALLS
Substrate: If the membrane is directly under the floor finish, make sure the fall in the substrate conforms to the fall documented for the finish.

WATER STOP ANGLES
Requirement: Provide water stop angles at door thresholds and shower enclosures to support the waterproof membrane at junctions between waterproofed and non-waterproofed areas. Sealant fillet bond breakers:
Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
Widths : 8mm minimum to vertical corners. 10-12mm to horizontal corners.
Backing rod bond breakers: Retain in position with continuous
length of tape pressed firmly in place against the surfaces on each side of the rod.

BOND BREAKERS
Requirement: After the priming of surfaces, provide bond breakers at all wall/floor, hob/wall junctions and at control joints where the membrane is bonded to the substrate.
Sealant fillet bond breakers:
Application: Form a triangular fillet or cove of sealant to internal corners within the period recommended by the membrane manufacturer after the application of the primer.
Widths: 8mm minimum to vertical corners. 10-12 mm to horizontal corners.

PROTECTION
General: Protect membrane from damage during installation and for the period after installation until the membrane achieves its service characteristics that resist damage

EXTENT OF WATERPROOFING
Waterproof or water resistant surfaces: To requirement s of NCC 3.8.1.2

VERTICAL MEMBRANE TERMINATIONS
Upstands: At least 150mm above the finished tile level of the floor or 25mm above the maximum retained water level, whichever is the greater.
Anchoring: Secure sheet membranes along the top edge. Edge protection: Protect edges of the membrane.
Waterproofing above terminations: Waterproof the structure above the termination to prevent moisture entry behind the membrane using tiler's angle and finish over laps.

DOOR JAMBS AND ARCHITRAVES
Requirement: If the bottom of doorjambs and architraves do not finish above the floor tiling, waterproof their surfaces below tile level to provide a continuous seal between the perimeter flashing at the wall/floor junction and the water stop angle.

DRAINAGE CONNECTIONS
Floor wastes: Turn membrane down 50mm minimum into the floor waste drainage flanges and adhere to form a waterproof connection.

ENCLOSED SHOWERS WITH HOBS
Internal membranes: Extend membrane over the hob and into the room at least 50mm.

UNENCLOSED SHOWERS
Requirement: Extend membrane at least 1500mm into the room from the shower rose outlet on the wall.

MEMBRANE VERTICAL PENETRATIONS
Pipes, ducts, and vents: Provide separate sleeves for all pipes, ducts, and vents and have fixed to the substrate.

MEMBRANE HORIZONTAL PENETRATIONS
Sleeves: Provide a flexible flange for all penetrations, bonded to the penetration and to the membrane.

CURING OF LIQUID APPLIED SYSTEMS
General: To the manufacturer's instructions.
Curing: Allow membrane to fully cure before tiling.

OVERLAYING FINISHES ON MEMBRANES
Requirement: Protect waterproof membranes with compatible water-resistant surface materials that do not cause damage to the membrane.
Bonded or partially bonded systems: If the topping or bedding mortar is required to be bonded to the membrane, provide sufficient control joints in the topping or bedding mortar to reduce the movement over the membrane.

WET AREA NOTES

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Wet Areas (to comply with BCA 3.8.1.2 and AS 3740)

3.8.1.2 Wet Areas
Building elements in *wet areas* within a building must
(a) be *waterproof* or *water resistant* in accordance with Table 3.8.1.1; and
(b) comply with AS 3740.

Table 3.8.1.1 Waterproofing and water resistance requirements for building elements in wet areas

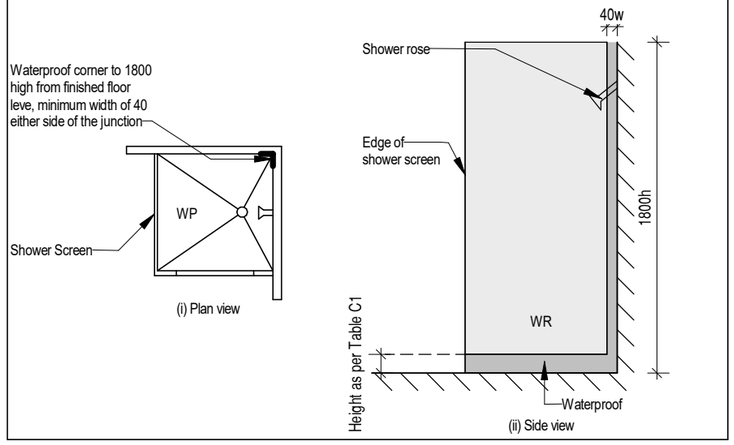
***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Shower area (enclosed and unenclosed)					
With hob	*Waterproof* floor in *shower area* (including any hob or step-down)	(a) *Waterproof* all walls in *shower area* to a height the greater of - (i) not less than 150 mm above floor substrate; or (ii) not less than 25 mm above maximum retained water level; and (b) W*ater resistant* walls in *shower area* to not less than 1800 mm above finished floor level of the shower	*Waterproof* wall junctions within *shower area.*	*Waterproof* wall / floor junctions within *shower area.*	*Waterproof* penetrations in *shower area.*
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	*N/A*	*N/A*	*Waterproof* wall / floor junctions	*N/A*
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water resistant* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water resistant* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the bath lip. (b) No requirement under bath.	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)*Waterproof* junctions within 150 mm above bath or spa; and (b)No requirement under bath.	*N/A*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

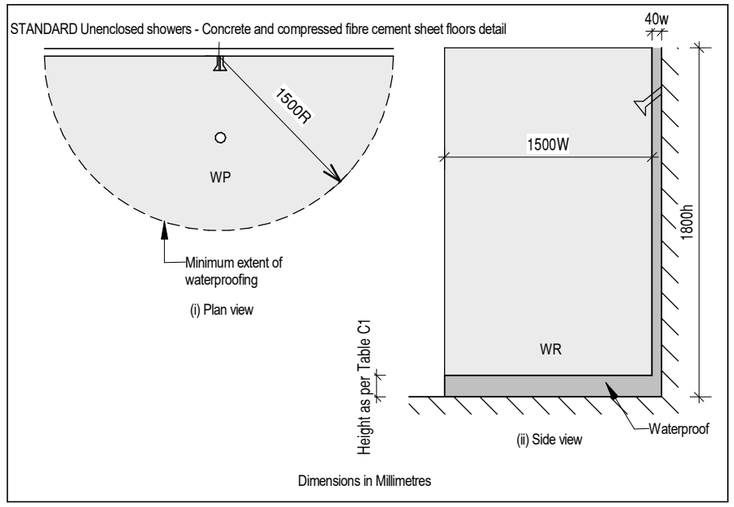
***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Other areas					
Laundries and WCs	*Water resistant* floor of the room	*N/A*	*N/A*	*Water resistant* wall / floor junctions.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	*N/A*	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant.*
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

Extent of Waterproofing
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.

STANDRD Enclosed shower wet area detail



STANDARD Unenclosed showers - Concrete and compressed fibre cement sheet floors detail



For further wet area notes not shown on this document, refer to AS3740

AS3740 to take precedence of this document

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JOB ADDRESS :	35 MATILDA CRESCENT, ROKEBY
APPROVED BY:	Stuart Chugg
DRAWN :	Ranjot Kaur
CHECKED: SC	DATE: 07.11.2022
SCALE:	REVISION: A
CLIENT :	TROY MASON AND TAMMY MASON
SHEET:	15 OF 16
PROJECT NO:	CH_53

BAL LOW:

GENERAL
This Standard does not provide construction requirements for buildings assessed **in** bushfire-prone areas in accordance with Section 2 as being BAL-LOW.
The Bushfire Attack Level BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements.
It is predicated on low threat vegetation and non vegetated areas (see AS3959 Clause 2.2.3.2).

SUB-FLOOR
This standard does not provide construction requirements for subfloor supports, poles, piers, stumps and columns.

CONCRETE SLABS ON GROUND
This standard does not provide construction requirements for concrete slabs on the ground.

ELEVATED FLOORS
This standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

WALL
This standard does not provide construction requirements for the exposed components of an external wall.

JOINT
This standard does not provide construction requiments for joints.

VENTS AND WEEPHOLES
This standard does not provide construction requiments for vents and weepholes.

BUSHFIRE SHUTTERS
This standard does not provide construction requiments for bushfire shutters.

SCREENS FOR WIDOWS AND DOORS
This Standard does not provide construction requirements for window and door screens.

WINDOWS
This standard does not provide construction requiments for windows.

SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BIFOLD)
This standard does not provide construction requiments for side-hung external doors (including french doors, panel fold and bifold).

SLIDING DOORS
This standard does not provide construction requiments for sliding doors.

VEHICLE ACCESS DOORS
This standard does not provide construction requiments for vehicle access doors.

ROOFS
This standard does not provide construction requiments for roofs.

VERANDA, CARPORT AND AWNING
This standard does not provide construction requiments for veranda, carport and awning.

ROOF PENETRATIONS
This standard does not provide construction requiments for roof penetrations.

EAVES LININGS, FASCIAS AND GABLES
This standard does not provide construction requiments for eaves linings, fascias and gables.

GUTTERS AND DOWNPIPES
This standard does not provide construction requiments for gutters and downpipes.

VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
This standard does not provide construction requiments for enclosed subfloor spaces of verandas, decks, steps, ramps and landings.

UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
This standard does not provide construction requiments for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings.

BALUSTRADES, HANDRAILS OR OTHER
This standard does not provide material requirements for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

WATER AND GAS SUPPLY
This standard does not provide construction requirements for water and gas supply pipes.

AS3500.1(2003)
(Amend 2 2010)

5.23 BUSHFIRE ZONES
Pipes of other materials shall be buried with a minimum depth of cover 300mm, measured from the proposed finished surface level and should be identified generally in accordance with AS1345-1995

BAL NOTES

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AS3959:2018 to take precedence over this document

All information on this sheet has been extracted from AS3959:2018

BAL 12.5:

Construction shall be in accordance with Bushfire Attack Level 12.5 BAL-125) specified in AS 7955-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.

SUBFLOOR shall be either stab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer Section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively Weathertex is stated as having a density of 990kg/m^3 Any exposed timber shall bushfire resistant timber (AS 3999-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density Is 750 kg/m^3 or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze, or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill, or head.
They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze, or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate.Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m^3 or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.3 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m^3 or greater Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timbe (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m^3 or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible.Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.6 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated Colourbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze, or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced, it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix EI or Appendix F compliant) or equivalent non- combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Cum) or Southern Blue Gum as long as the density of 750kg/m^3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail

BAL 19:

Construction shall be in accordance with Bushfire Attack Level 19 (BAL-19) as specified in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 6.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 6.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m^3. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix EI or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 6.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 6.4.2 for detail.

VENTS WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel or bronze mesh. Aluminium mesh or perforated sheet cannot be used for the ember guards. Refer section 6.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill, or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows, Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel or bronze mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 6.5.2 for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m^3 or greater.

All windows to be minimum 5mm toughened glass. When using double glazing this requirement applies to the external face only. Openable parts of windows to be fitted with compliant screened either internally or externally. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer to section 6.5.3 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and Bi-fold must have 5mm toughened glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m^3 or greater. Refer section 6.5.4 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant), Compliant timbers include Celery Top, Blackwood, Myrtle. Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Cum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m^3 or greater Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 6.5.6 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated Colourbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant steel or bronze mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer Section 6.61, 6.6.2 & 6.6.3 for detail.

VERANDAH, CARPORT AND AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 6.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, or bronze mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 6.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be 4.5mm cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 6.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-19 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 6.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-19. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced, it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Refer section 6.7.1, 6.7.2 & 6.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-19 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix EI or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate,Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750 kg/m^3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 6.7.2.4 for detail. Where spaced timber deck flooring is used, bushfire resisting timber must be used for the decking material.

BALUSTRADES AND HANDRAILS may be timber construction as there are no construction requirements in the standard for BAL-19. Refer section 6.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 6.8 for detail.

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

No.	Date	Description	Drawn
A	05.10.2022	WORKING DRAWINGS	RK

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CORNOR OF ELWICK ROAD & BROOKER HIGHWAY,GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS : 35 MATILDA CRESCENT, ROKEBY			CLIENT : TROY MASON AND TAMMY MASON
APPROVED BY:	Stuart Chugg		
DRAWN :	Ranjot Kaur	SHEET:	16 OF 16
CHECKED: SC	DATE: 07.11.2022	PROJECT NO:	CH_53
SCALE:	REVISION: A		