Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041129

PROPOSAL: Single Dwelling

LOCATION: 4 Munros Court, Mornington

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 2024. 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 30 January 2024.

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.

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: Single dwelling

Location:

Address 4 Munros Court

Suburb/Town Mornington *Postcode* 7018

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 $ 360,000.00

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(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	x

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 Kara Stewart *Date* 18/12/2023

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

Clarence... a brighter place

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ❑ Details of the location of the proposed use or development.
- ❑ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ❑ Full description of the proposed use or development.
- ❑ Description of the proposed operation.
  May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ❑ Declaration the owner has been notified if the applicant is not the owner.
- ❑ Crown or Council consent (if publically-owned land).
- ❑ Any reports, plans or other information required by the relevant zone or code.
- ❑ Fees prescribed by the Council.

  Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ❑ **Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- ❑ Where it is proposed to erect buildings, **detailed plan**s with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- ❑ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- ❑ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178318

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.
(3) a Drainage Easement (as hereinafter defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT 3.00 WIDE shown on the plan.

Lots 1, 2, 3, 4 and 201 are:

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT, DRAINAGE EASEMENT 3.00 WIDE (SP173136) and shown on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE and shown on the plan.

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 201 are:

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH and shown on the plan.

Lots 2 and 3 are:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT 4.00 WIDE shown on the plan.

Lots 14 and 22 are:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT 3.00 WIDE shown on the plan.

Lot 100 is:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FUTURE DEVELOPMENTS PTY LTD FOLIO REF: 173136/101 SOLICITOR & REFERENCE: MURDOCH CLARKE RJB:1802053	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 23.12.2019 SD –2017/29 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 178318
SUBDIVIDER: : FUTURE DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173136/101	

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT, DRAINAGE EASEMENT 3.00 WIDE (SP173136) and shown on the plan.

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT 4.00 WIDE and shown on the plan.

Lot 200 is:

SUBJECT TO a Electricity Infrastructure Easement (as hereinafter defined) in gross in favour of Tasmanian Networks Pty Ltd over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE and shown on the plan.

FENCING PROVISION

In respect to each lot shown on the plan (except lots 100 and 101) the Vendor (Future Developments Pty Ltd) shall not be required to fence.

COVENANTS

The owners of each lot shown on the plan (except Lots 100, 101, 200 and 201) covenant with the Vendor and the Clarence City Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part thereof and be in favour of the Clarence City Council to observe the following stipulations:–

(a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.

(b) Not to use unpainted galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.

(c) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.

(d) Not to construct any dwellings on the lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish.

(e) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.

(f) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs or where the owner of the lot does not have the right to determine the tenants.

(g) The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not

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 7 PAGES	Registered Number SP 178318
SUBDIVIDER: : FUTURE DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173136/101	

subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

The owners of Lots 1, 2, 3, 4, 5, 6, 7 and 8 on the plan covenant with the Vendor to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and the benefit thereof shall be annexed to and devolved with each and every part of every lot shown on the plan to observe the following stipulations:-

(a) Not to carry out any development of such lot except in accordance with the recommendations contained in a Geotechnical report to be obtained prior to lodging a development application with the Clarence City Council.

(b) Not to erect or place any dwelling or residence or any part thereof on such lot within the Sound Attenuation Zone 20.00 wide shown on the plan.

(c) Not to erect or place any dwelling on such lot unless the Clarence City Council have approved of such attenuation measures as are required to achieve a noise level of less than 35dB in living areas in night time, 45dB(a) in living areas in day time, 30dB(a) in sleeping areas in night time and 40dB(a) in sleeping areas in the day time and 63dB(a) to the closest point of any such dwelling or residence.

(d) Not to gain access to or from such lot from the highway known as the Tasman Highway.

The owner of Lots 22 and 23 on the plan covenant with the Vendor and Clarence City Council to the intent that the burden of this covenant may run with and bind the Covenantor's Lot and every part thereof and the benefit thereof shall be annexed to and devolved with each and every part of every lot shown on the plan to observe the following stipulation:-

(a) Not to erect or permit to be erected on the common boundary between Lot 22, Lot 200, Lot 23 and Lot 200 any boundary fence with a height greater than 1.2 metres above natural ground level.

Each lot on the plan is burdened by the restrictive covenants contained in Sealed Plan 173136 ~~and Sealed Plan 176198.~~

DEFINITIONS

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 7 PAGES	Registered Number SP 178318
SUBDIVIDER: : FUTURE DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173136/101	

"**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 form 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 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.

"**TasWater**" means the Tasmanian Water and Sewerage Corporation Pty Limited its successors & assigns.

"**Pipeline and Services Easement**" means-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;

(4) remove and replace the Infrastructure;

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

(6) 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; and

(7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) 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

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 178318
SUBDIVIDER: : FUTURE DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173136/101	

consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

"**Easement Land**" means the land which is subject to this easement.

"**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;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 178318
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(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

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

(f) anything reasonably required to support, protect or cover any of the 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.

"**Owner**" means the registered proprietors of the lot in the folio of the Register from time to time.

"**Electricity Infrastructure**" means –

FIRSTLY all the full and free right and liberty for Tasmania Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Tas Networks") at all times hereafter:

a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora may determine above, on or under the land respectively marked "Electricity Infrastructure Easement" on the Plan annexed hereto (hereinafter called the "servient land";

b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;

c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora these are necessary for reasons of safety;

d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;

e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;

f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 178318
SUBDIVIDER: : FUTURE DEVELOPMENTS PTY LTD FOLIO REFERENCE: 173136/101	

title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of Tas Networks compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for Tas Networks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of Tas Networks 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 hereinbefore described.

EXECUTED by **FUTURE DEVELOPMENTS TAS PTY LTD** (ABN 52 616 042 632) by its duly authorised Attorney ROBERT JOHN BADENACH pursuant to Power of Attorney registered on 20th May 2019 Registered Number PA 117473 having received no notice of the revocation thereof)

.....
Robert John Badenach

WITNESS: .....
FULL NAME: Julie Ann Sullivan
ADDRESS: Personal Assistant
OCCUPATION: 10 Victoria Street, Hobart 7000

SIGNED SEALED AND DELIVERED
for and on behalf of COMMONWEALTH BANK
OF AUSTRALIA by its Attorney Romelinda Amurao
under Registration Power of Attorney No. 72/617
who certifies that he/she is SENIOR CONVEYANCING OFFICER
of the COMMONWEALTH BANK OF AUSTRALIA
and declares that he/she has received no notice
of revocation of the said Power of Attorney and
in the presence of
Rajalakshmi Narayana
.....
Bank Officer, Sydney

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: FUTURE DEVELOPMENTS TAS PTY LTD

FOLIO REFERENCE: CT. 176921/1

GRANTEE: Part of Lot 31838, 69A-2R-32P Gtd. to R P Fitzgerald.

PLAN OF SURVEY

BY SURVEYOR: T. W. COX of LEARY AND COX SURVEYORS, Unit C04 40 Molle Street, HOBART TAS 7000, P 03 6118 2030, E admin@learyandcox.com

LOCATION: CITY OF CLARENCE

SCALE 1:600 LENGTHS IN METRES

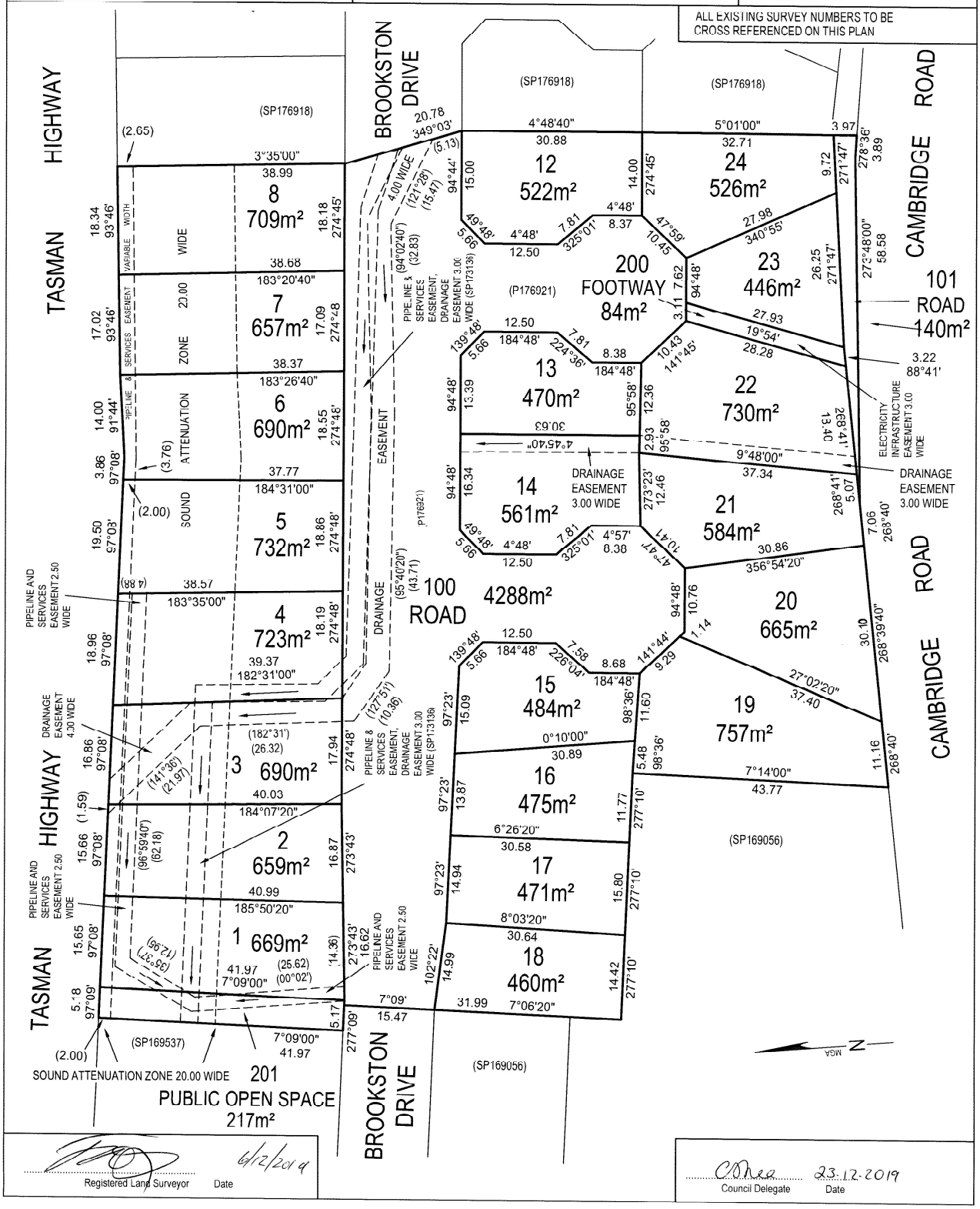
REGISTERED NUMBER

SP178318

APPROVED EFFECTIVE FROM 16 JAN 2020

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — Date 6/12/2019

Council Delegate — Date 23.12.2019

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178318	22
EDITION	DATE OF ISSUE
3	14-Nov-2023

SEARCH DATE : 18-Dec-2023
SEARCH TIME : 12.45 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 22 on Sealed Plan 178318
Derivation : Part of Lot 31838, 69A-2R-32P Gtd. to R P Fitzgerald
Prior CT 176921/1

SCHEDULE 1

N164620 TRANSFER to BIKRAM KHADKA and SUJATA ADHIKARI Registered 14-Nov-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178318 EASEMENTS in Schedule of Easements
SP178318 COVENANTS in Schedule of Easements
SP178318 FENCING PROVISION in Schedule of Easements
SP143447, SP166783 & SP173136 COVENANTS in Schedule of Easements
SP143447, SP166783 & SP173136 FENCING PROVISION in Schedule of Easements
E158564 INSTRUMENT Creating Restrictive Covenants Registered 16-Mar-2020 at 12.02 PM
E366330 MORTGAGE to Westpac Banking Corporation Registered 14-Nov-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

H1315 - Proposed Dwelling, ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tasslehomes.com.au

Architectural Drawing No.	*Description*
01	Site Plan
02	Drainage Plan
02a	Driveway Chainage
03	Lower Floor Plan
03a	Upper Floor Plan
04	Elevations Sheet 1 of 2
04a	Elevations Sheet 2 of 2
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
11	Wet Area Specifications
11a	Stair Notes
11b	Balustrade Notes

Climate Zone - 7
C.T. No. 178318/22
Wind Speed - N2
Corrosion Environment - MODERATE
Soil Classification - M
Floor Area = 180.9m²
= 19.5 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	INTERNAL	No protection required	
	EXTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss Option 3 Hot dip galvanise 300 g/m² min. Option 4 Hot dip galvanise 100 g/m² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	SHEETS	DESCRIPTION
A	9 January 2024	00, 01, 02, 04, 04a & 05	Change cladding to Hardies Fine Texture cladding for upper floor. Amend all affected notes. Show POS and associated notes.

5 DECEMBER 2023 ● Preliminary drawings
9 JANUARY 2024 ● Development application drawings (DA)

○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)

○ Approved by Engineer
○ Approved by Building Surveyor

Drafted by Phil Chamberlain, Accreditation CC5652Y

DRAWING: COVER SHEET
DATE: 09/01/24
FILE NAME: H315 DA 031123.dgn
DRAWN BY: PC

DWG No: COVER SHEET

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

C.T. No. 178318/22

729m²

NOTES:

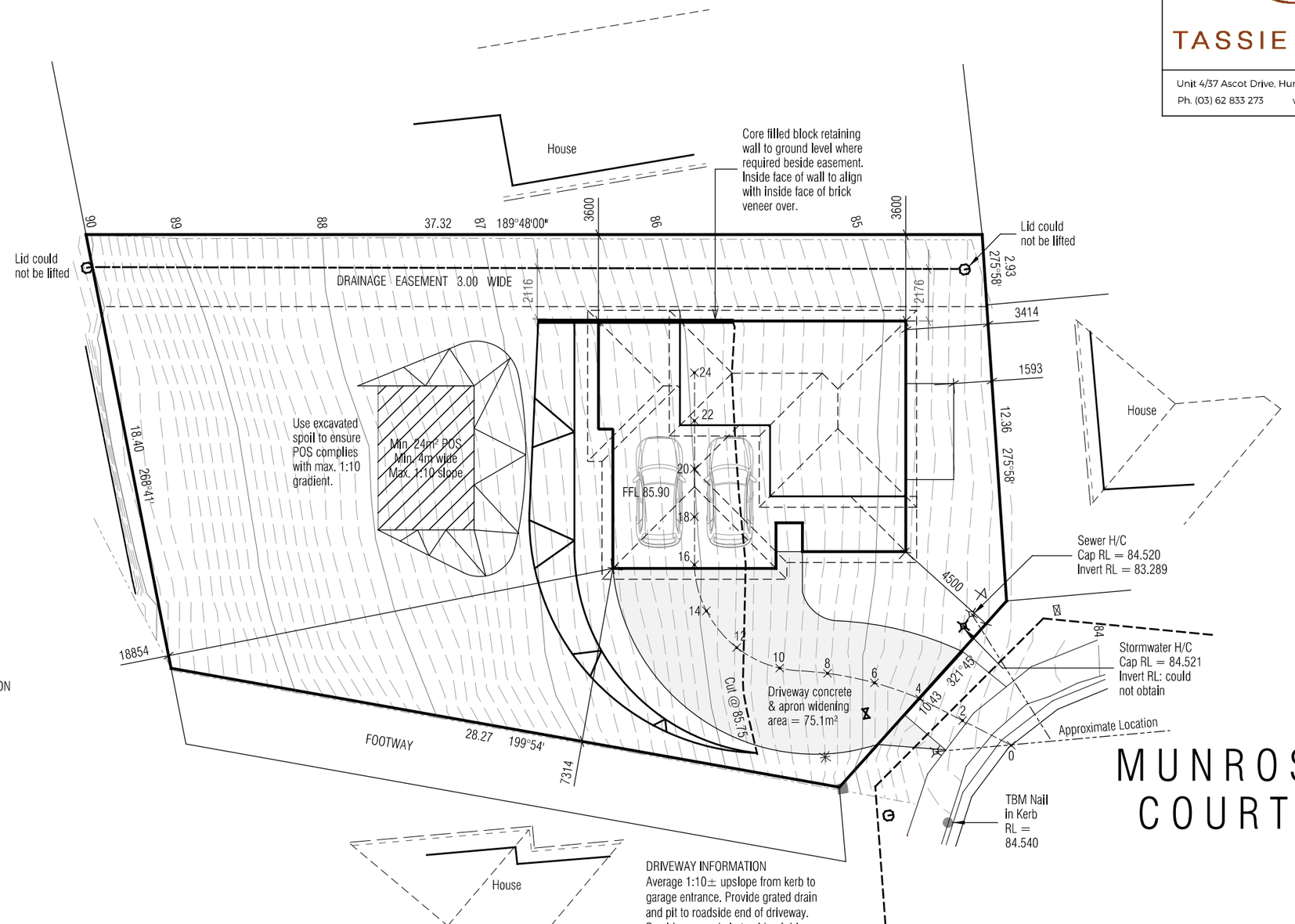
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

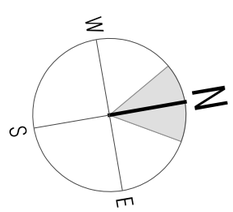
DATUM - Vertical : AHD per SPMSPM 11070 with reputed AHD level of 89.955 from SURCOM

Date of Survey : 03/11/2023



DRIVEWAY INFORMATION
Average 1:10± upslope from kerb to garage entrance. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway to be concrete, by builder.

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK BOTTOM
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- HOUSE
- WALL
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- SEWER HOUSE CONNECTION
- SEWER UNDERGROUND
- WATER MAIN
- FENCE
- TITLE PEG
- NAIL
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- ELECTRICITY MAIN
- CABLE HYDRO UNDERGROUND
- OPTIC FIRBRE UNDERGROUND
- TELSTRA PIT
- SEWER HOUSE CONNECTION
- METER WATER



Scale 1:200

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

REVISION	DATE	DESCRIPTION
A	9 January 2024	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SITE PLAN
DATE: 09/01/24
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 01

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

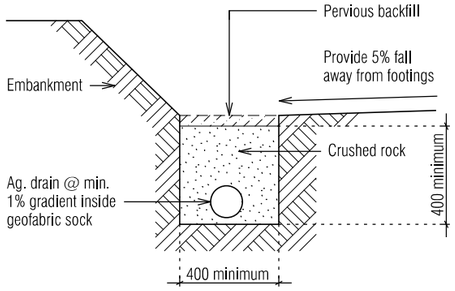
DATE:

.....

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	



All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BANK BOTTOM
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- HOUSE
- WALL
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- SEWER HOUSE CONNECTION
- SEWER UNDERGROUND
- WATER MAIN
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- NAIL
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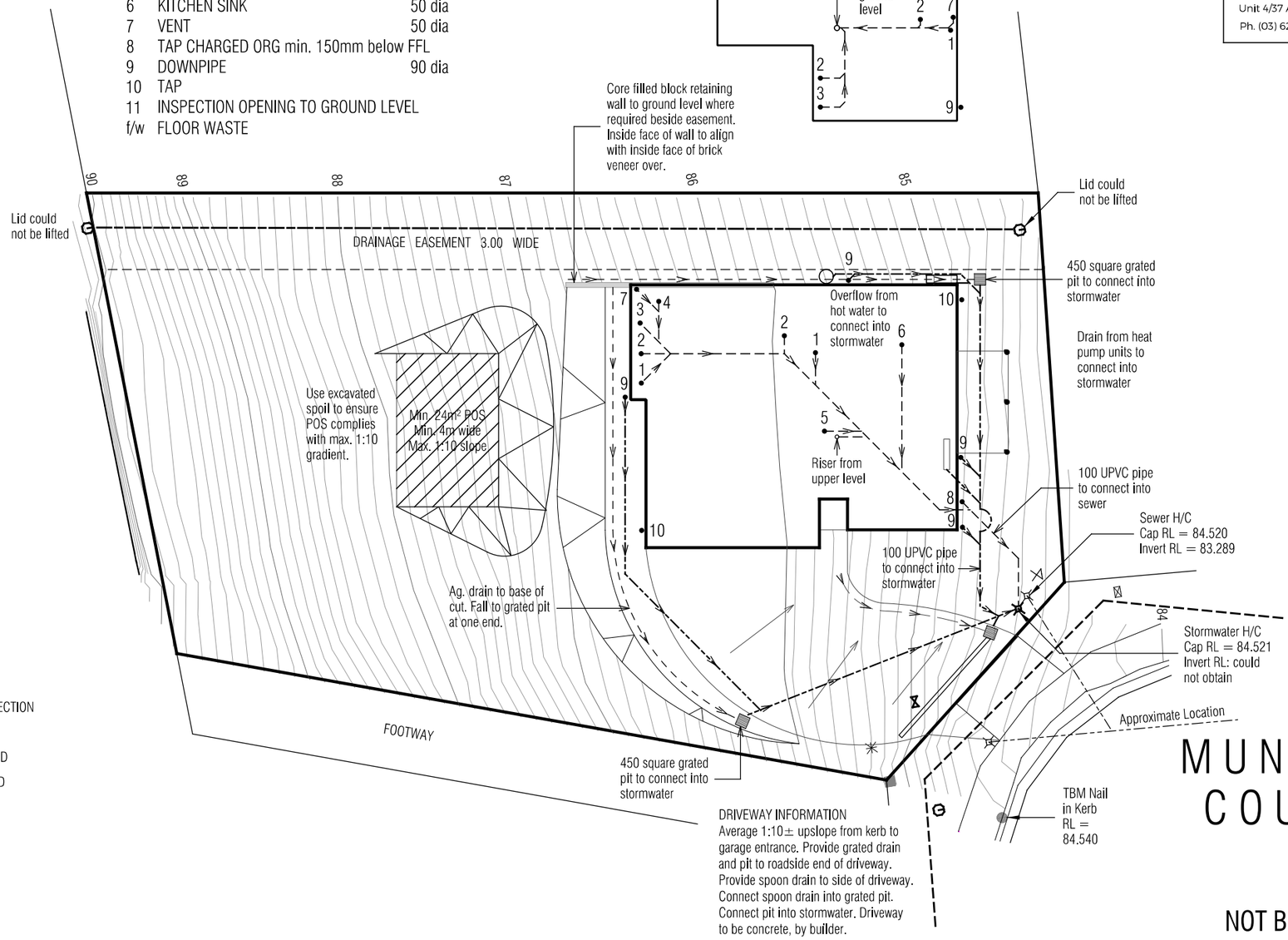
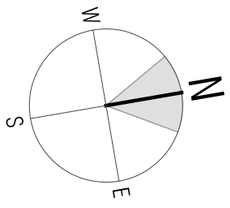
- CABLE HYDRO UNDERGROUND
- OPTIC FIRBRE UNDERGROUND
- TELSTRA PIT
- SEWER HOUSE CONNECTION
- METER WATER



MUNROS COURT



Scale 1:200

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

REVISION	DATE	DESCRIPTION
A	9 January 2024	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: DRAINAGE PLAN
DATE: 09/01/24
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 02

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

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DATE:

.....

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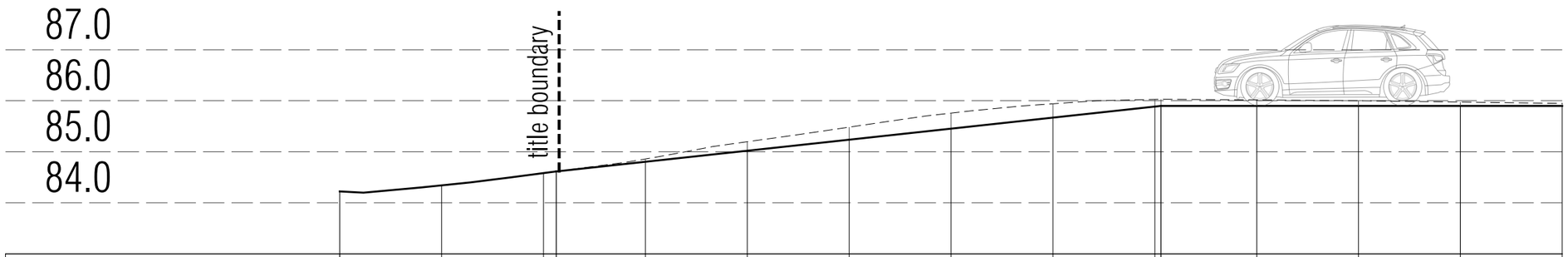
Ph. (03) 62 833 273 www.tassiehomes.com.au



CHAINAGE	0.000	2.000	4.000	4.250	6.000	8.000	10.000	12.000	14.000	16.000	16.120	18.000	20.000	22.000	24.000
NATURAL SURFACE LEVEL	84.223	84.342	84.582	84.615	84.859	85.197	85.482	85.757	85.941	86.028	86.031	86.016	85.999	85.973	85.947
DESIGN SURFACE LEVEL	84.223	84.342	84.582	84.615	84.804	85.021	85.237	85.454	85.670	85.887	85.900	85.900	85.900	85.900	85.900
DESIGN GRADIENT	kerb	existing concrete apron		standard 10%± (1:10±) (ramp)							garage/residence				

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: DRIVEWAY CHAINAGE
DATE: 13/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 02a

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

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.....

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SIGNATURE:

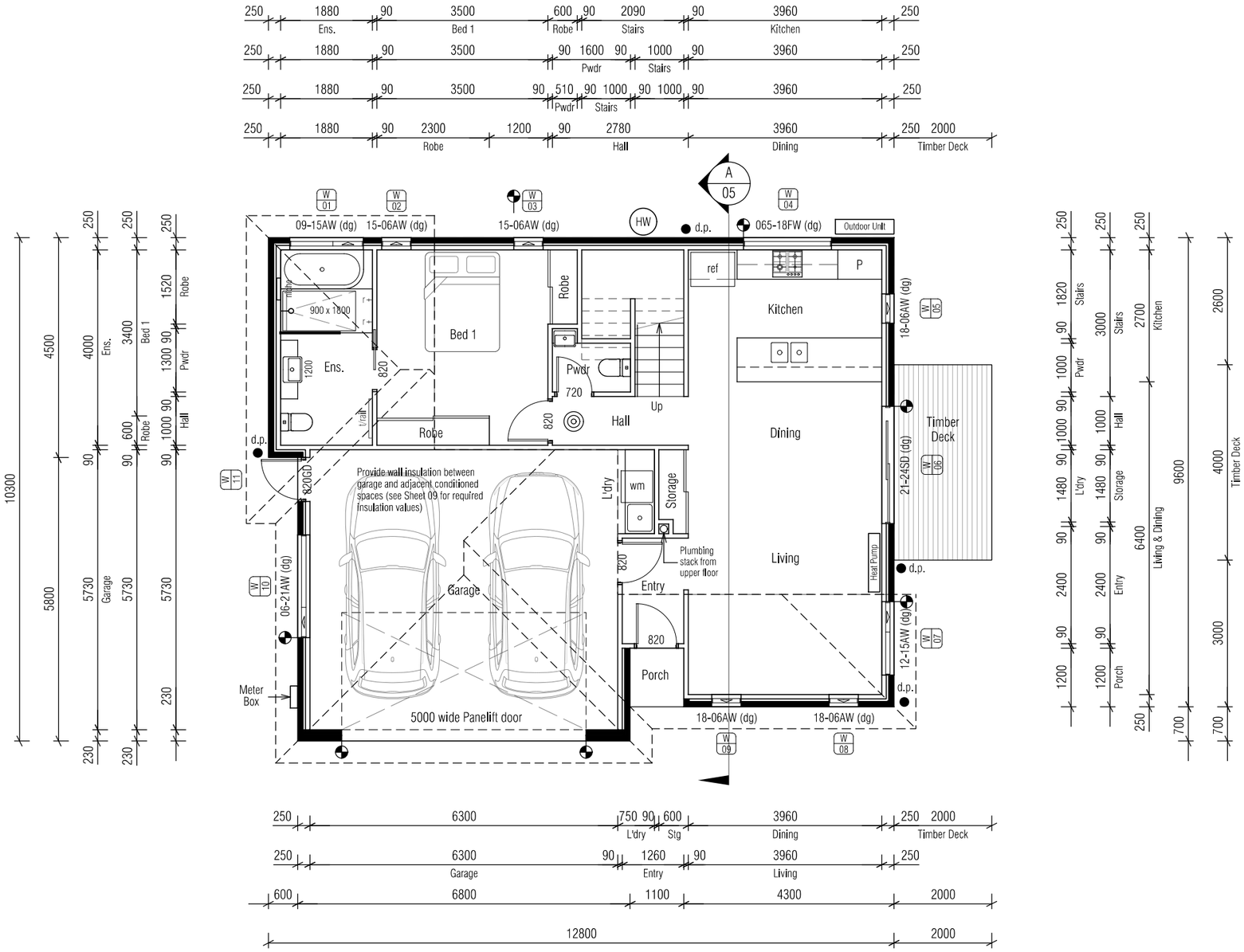
.....

DATE:

.....

Articulation joint

Lower Floor Area = 123.4m²
Upper Floor Area = 57.5m²
Total Floor Area = 180.9m²
Porch Area = 1.3m²
Timber Deck Area = 8.0m²



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NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LOWER FLOOR PLAN
DATE: 19/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 03

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

.....

DATE:

.....

Lower Floor Area = 123.4m²
Upper Floor Area = 57.5m²
Total Floor Area = 180.9m²
Porch Area = 1.3m²
Timber Deck Area = 8.0m²

TASSIE HOMES

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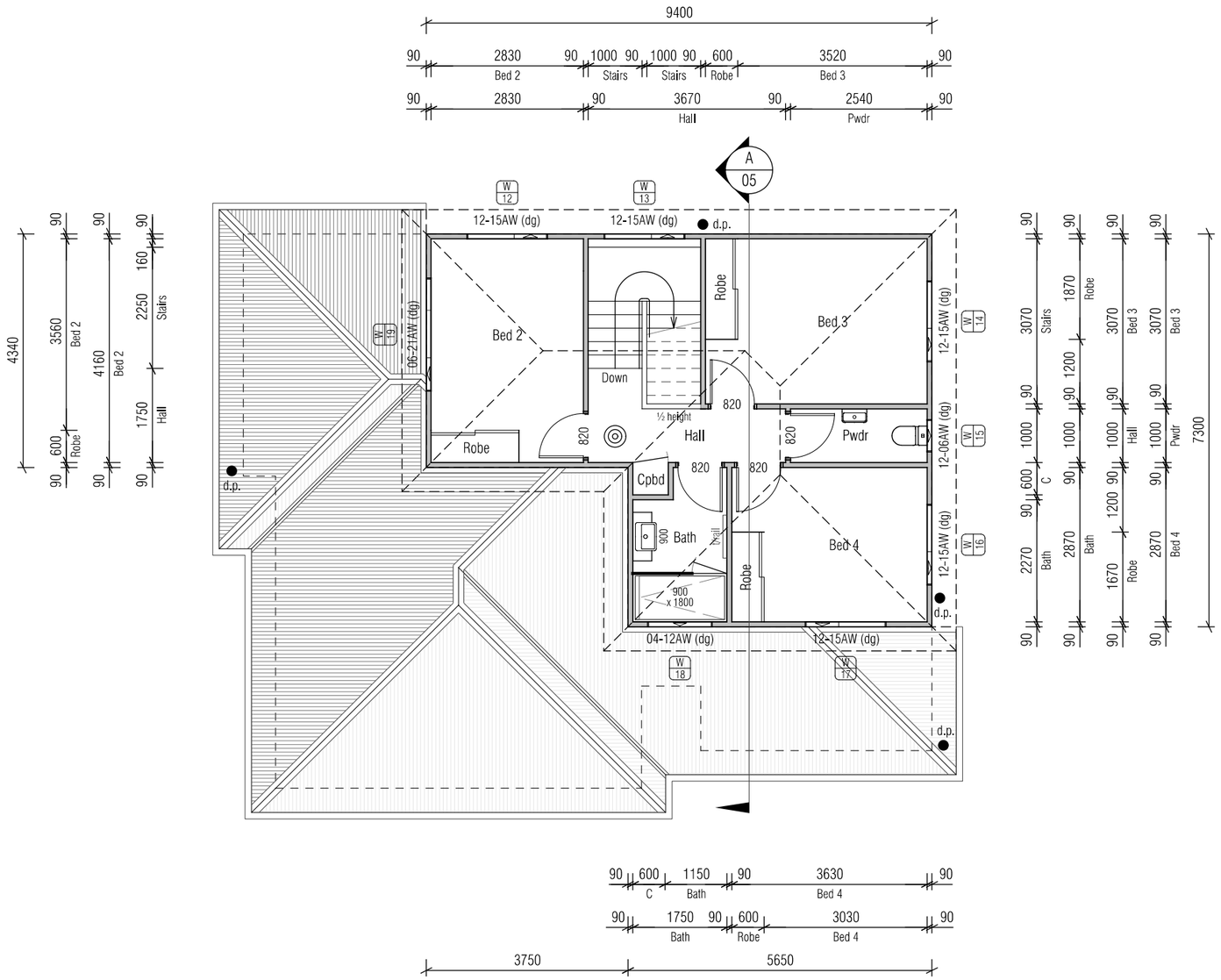


NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: UPPER FLOOR PLAN
DATE: 19/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 03a

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

THIS PLAN IS ACCEPTED BY:

.....

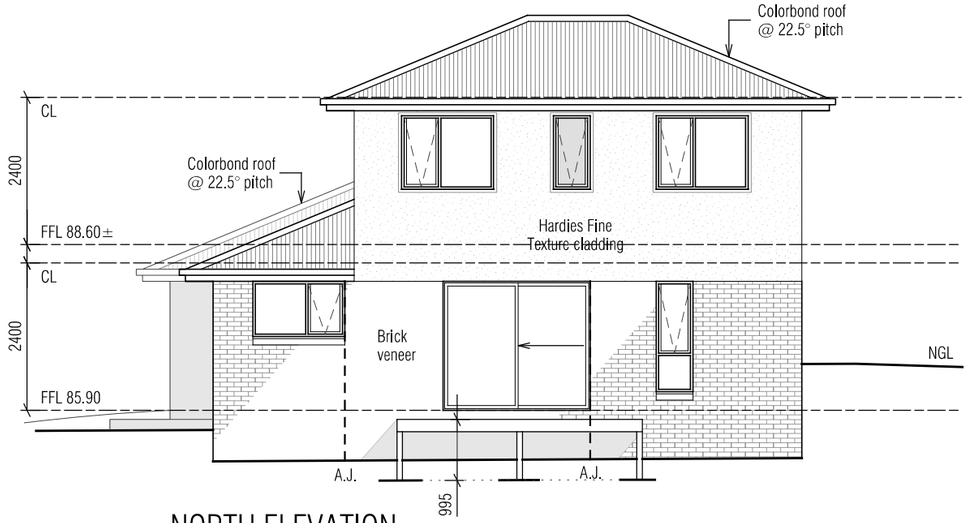
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

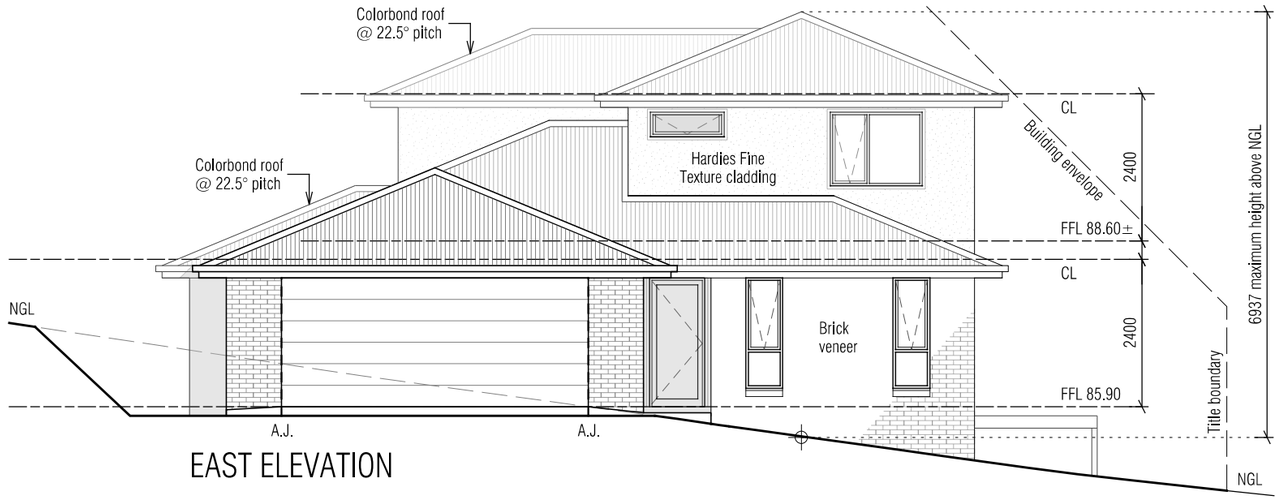
DATE:

.....

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



NORTH ELEVATION



EAST ELEVATION

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
A	9 January 2024	Changes as described on Cover Sheet

DRAWING: ELEVATIONS Sheet 1 of 2
DATE: 09/01/24
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 04

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

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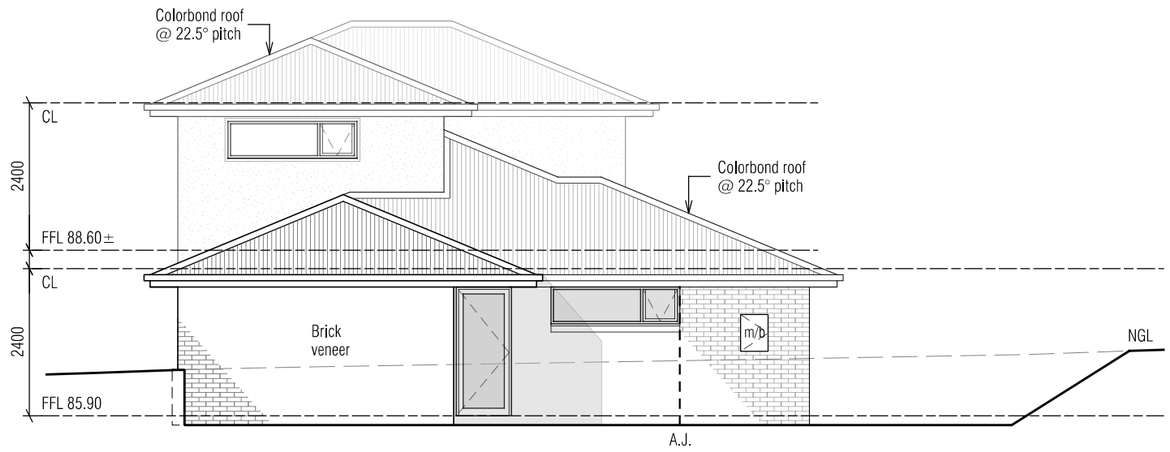
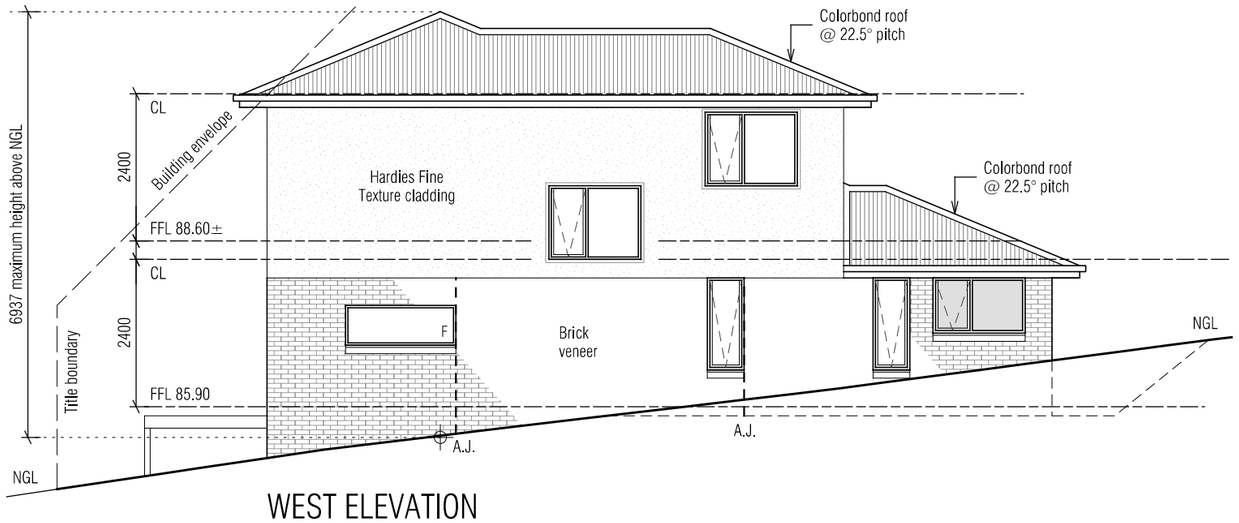
IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



SOUTH ELEVATION



WEST ELEVATION

REVISION	DATE	DESCRIPTION
A	9 January 2024	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELEVATIONS Sheet 2 of 2
DATE: 09/01/24
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 04a

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

THIS PLAN IS ACCEPTED BY:

.....

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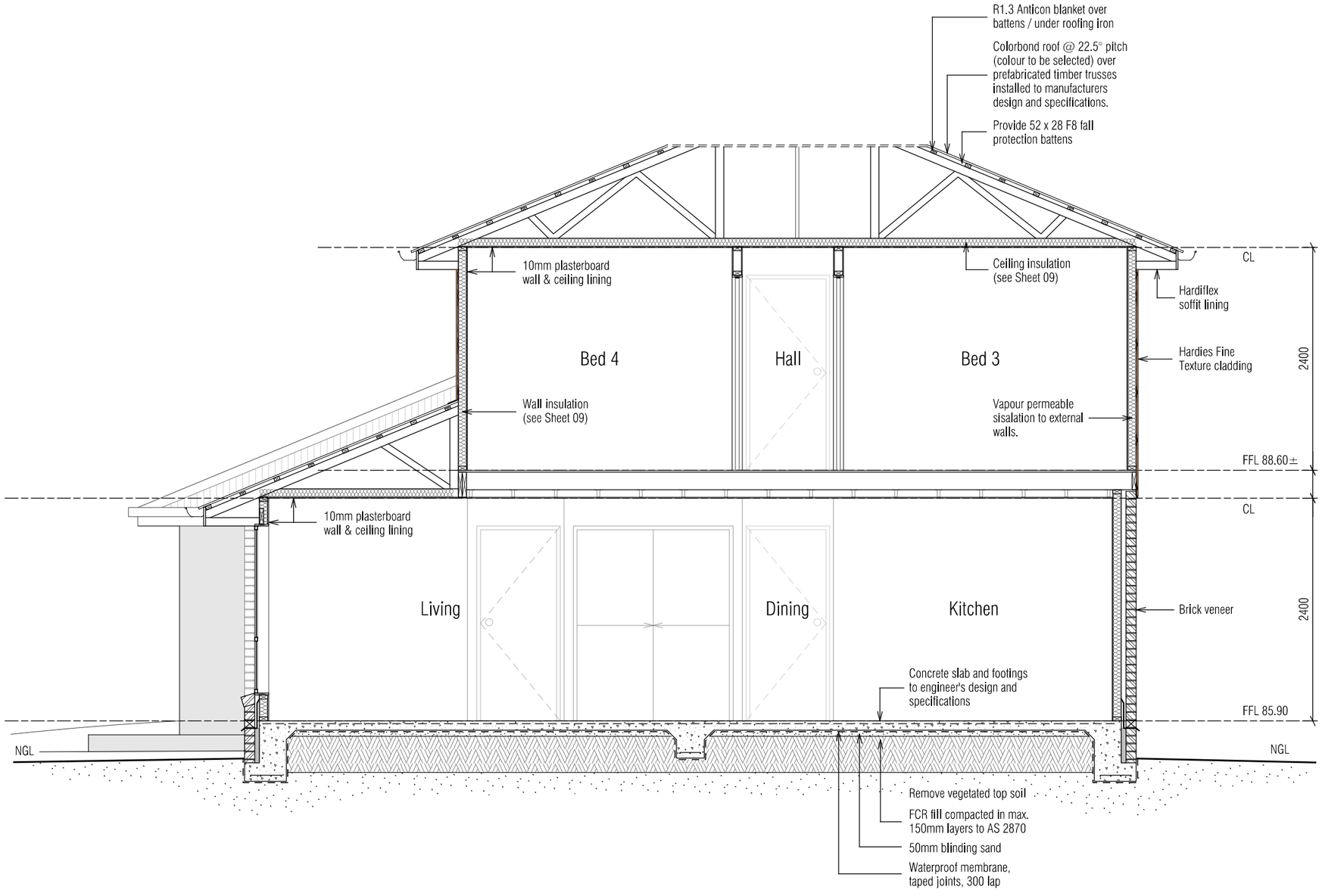
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



SECTION A 03

Scale 1:50

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

Scale 1:50

REVISION	DATE	DESCRIPTION
A	9 January 2024	Changes as described on Cover Sheet

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SECTION
DATE: 09/01/24
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 05

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

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DATE:

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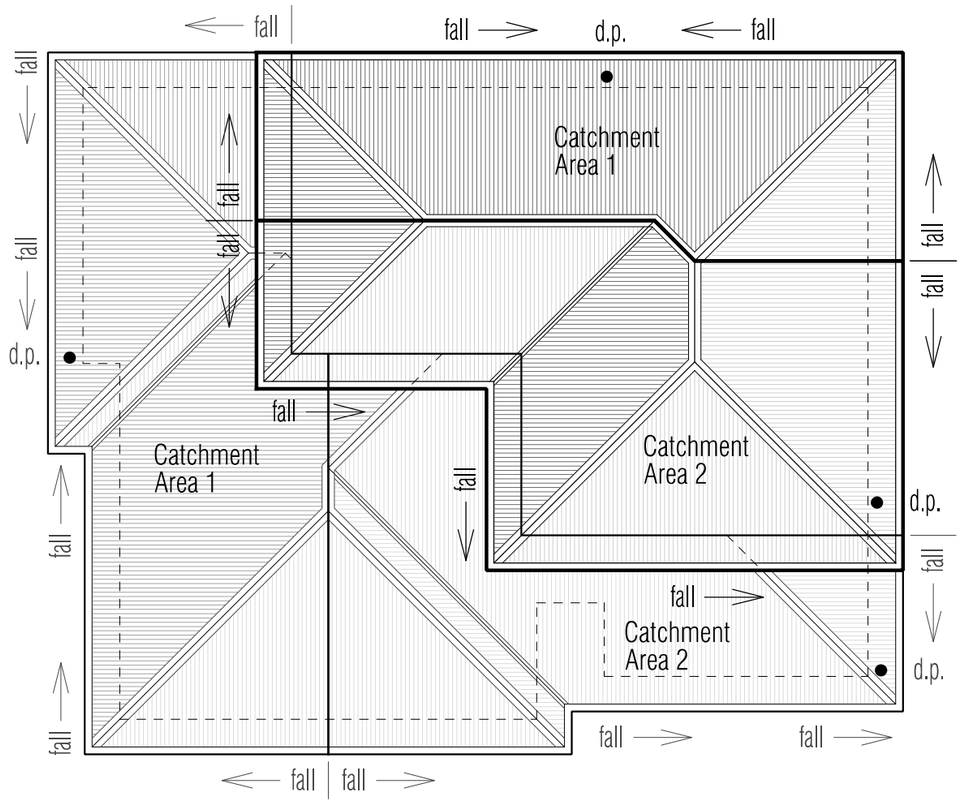
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



LOWER ROOF

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	85.4	**Area of roof** (including 115mm Quad Gutter) (m^2)
Ac	103.3	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m^2)
Gutter type	A	**Cross sectional area** 6500mm^2 (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	2	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

UPPER ROOF

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	77.9	**Area of roof** (including 115mm Quad Gutter) (m^2)
Ac	94.3	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m^2)
Gutter type	A	**Cross sectional area** 6500mm^2 (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	2	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

LOWER ROOF
CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 56.1m^2
CATCHMENT AREA 2 = 47.2m^2

UPPER ROOF
CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 37.9m^2
CATCHMENT AREA 2 = 56.3m^2

- denotes roof area
- d.p. denotes downpipe
- denotes direction of fall
- r.h. denotes rain head
- RV denotes 200 x 400 ridge vent
- EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are futher than 1.2m away from valley, refer to NCC 3.5.2.5 (b)
All roof areas shown are indicative only and not to be used for any other purpose.

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

DRAWING: ROOF PLAN
DATE: 13/12/23
FILE NAME: PC H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 06

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

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DATE:

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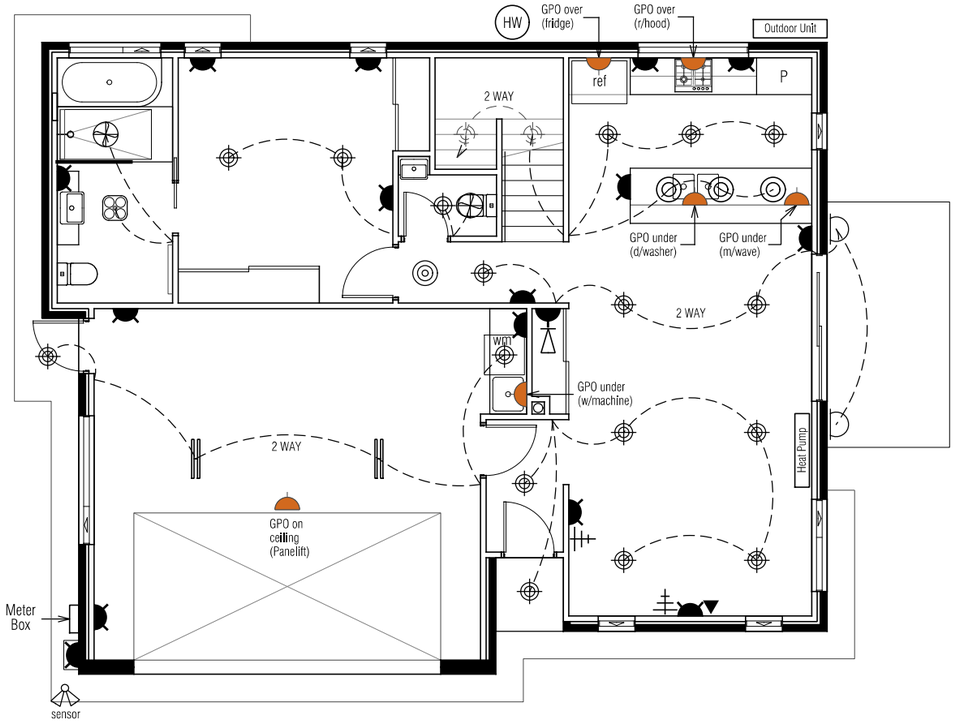

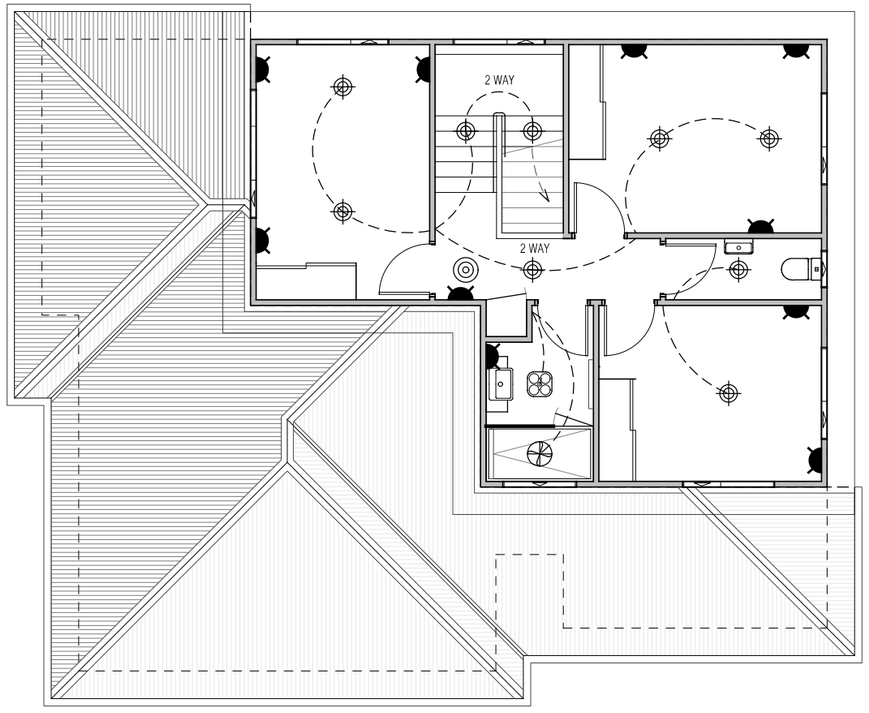

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- Wall light (28W)
- Fluorescent light (19 W)
- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2019, Part 3.7.5.
Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELECTRICAL PLAN
DATE: 19/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 07

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

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DATE:

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TASSIE HOMES

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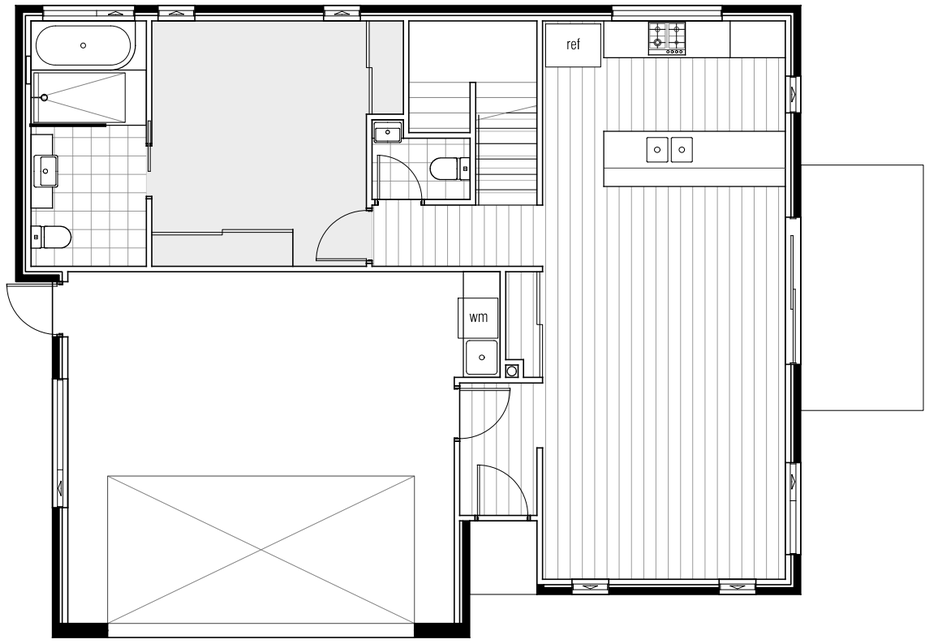

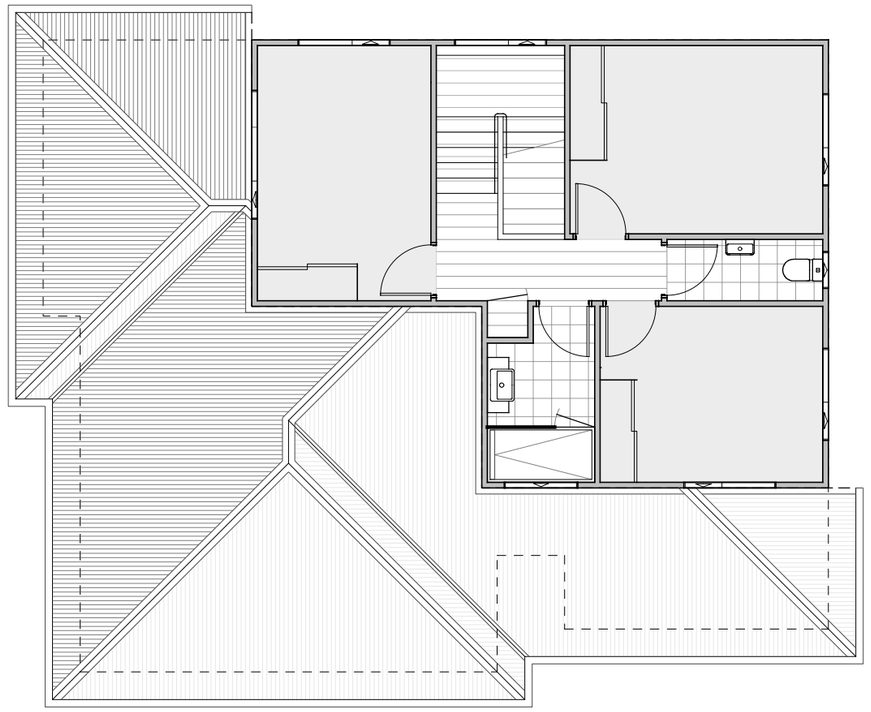

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: FLOORING LAYOUT PLAN
DATE: 19/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 08

Scale 1:100

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

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DATE:

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Ph. (03) 62 833 273 www.tassiehomes.com.au

LIGHTING CALCULATIONS

Main Menu — **LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)** — Help screen

Building name/description: 4 Munros Court, MORNINGTON

Classification: Class 1

Number of rows preferred in table below: 13 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages		Design Lumen Depreciation Factor	OVERALL DESIGN PASSES		
						Adjustment	% Area	% of full power		Adjustment	% Area	% of full power		Lamp or Illumination Power Density: System Allowance	System Design	System Share of % of Aggregate Allowance Used
1	Ens	Bathroom	7.5 m²	10 W	Class 1 building									5.0 W/m²	1.3 W/m²	3% of 56%
2	Bed 1	Bedroom	15.1 m²	24 W	Class 1 building									5.0 W/m²	1.6 W/m²	4% of 56%
3	Pwdr	Bathroom	1.8 m²	12 W	Class 1 building									5.0 W/m²	*6.7 W/m²*	16% of 56%
4	Kitchen, Dining & Living	Living Room	39.9 m²	204 W	Class 1 building									5.0 W/m²	*5.1 W/m²*	13% of 56%
5	Entry	Corridor	2.8 m²	12 W	Class 1 building									5.0 W/m²	4.3 W/m²	11% of 56%
6	Garage	Other	37.4 m²	50 W	Class 1 building									5.0 W/m²	1.3 W/m²	3% of 56%
7	Bed 2	Bedroom	11.8 m²	24 W	Class 1 building									5.0 W/m²	2.0 W/m²	5% of 56%
8	Stairs	Corridor	5.0 m²	24 W	Class 1 building									5.0 W/m²	4.8 W/m²	12% of 56%
9	Bed 3	Bedroom	12.7 m²	24 W	Class 1 building									5.0 W/m²	1.9 W/m²	5% of 56%
10	Pwdr	Bathroom	2.5 m²	12 W	Class 1 building									5.0 W/m²	4.8 W/m²	12% of 56%
11	Bed 4	Bedroom	10.5 m²	24 W	Class 1 building									5.0 W/m²	2.3 W/m²	6% of 56%
12	Bath	Bathroom	4.6 m²	10 W	Class 1 building									5.0 W/m²	2.2 W/m²	5% of 56%
13	Hall	Corridor	4.8 m²	12 W	Class 1 building									5.0 W/m²	2.5 W/m²	6% of 56%

	156.4 m²	442 W

	Allowance	Design Average
Class 1 building	5.0 W/m²	2.8 W/m²

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid ✓

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  - (i) 5W per m² in Class 1 building;
  - (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  - (iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	09-15	Opaque	4.30	0.55
W02	AW	AWS-008-01	15-06	Clear	4.30	0.55
W03	AW	AWS-008-01	15-06	Clear	4.30	0.55
W04	FW	AWS-067-08	065-18	Clear	3.20	0.68
W05	AW	AWS-008-01	18-06	Clear	4.30	0.55
W06	SD	AWS-013-01	21-24	Clear	4.00	0.61
W07	AW	AWS-008-01	12-15	Clear	4.30	0.55
W08	AW	AWS-008-01	18-06	Clear	4.30	0.55
W09	AW	AWS-008-01	18-06	Clear	4.30	0.55
W10	AW	AWS-008-01	06-21	Clear	4.30	0.55
W11	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W12	AW	AWS-008-01	12-15	Clear	4.30	0.55
W13	AW	AWS-008-01	12-15	Clear	4.30	0.55
W14	AW	AWS-008-01	12-15	Clear	4.30	0.55
W15	AW	AWS-008-01	12-06	Opaque	4.30	0.55
W16	AW	AWS-008-01	12-15	Clear	4.30	0.55
W17	AW	AWS-008-01	12-15	Clear	4.30	0.55
W18	AW	AWS-008-01	04-12	Opaque	4.30	0.55
W19	AW	AWS-008-01	06-21	Clear	4.30	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.0 bulk insulation;
240mm for R4.0 bulk insulation;
260mm for R4.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 19/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 09

NCC COMPLIANCE NOTES

SITEWORKS

Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS/NZS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- 150 above finished ground.
- 50 above paved surfaces.

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in Table 3.1.1.1 of the current N.C.C.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
STABLE ROCK (A)	2:3	8:1
SAND (A)	1:2	1:2
SILT (P)	1:4	1:4
FIRM CLAY	1:2	1:4
SOFT CLAY	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

FOOTINGS AND SLAB

Generally to be in accordance with AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700.
Un-reinforced masonry to NCC 3.3.1.
Reinforced masonry to NCC 3.3.2.
Masonry accessories to NCC 3.3.3.
Weatherproofing of to NCC 3.3.4.

FRAMING

Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 3.4.1. Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^2 per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 3.4.4, AS 1250, AS 4100 & structural engineers design & specification.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and:
Roof tiles AS 2049 & AS 2050.
Metal sheet roofing AS 1562.1.
Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3.
Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Downpipes to be 90Ø or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.
Wall cladding to be installed in accordance with NCC 3.5.3 & Manufacturers specification.
Flashings to NCC 3.5.3.6.

GLAZING

Generally glazing to be in accordance with AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.
Glazing to comply with NCC Volume 2 3.6.4

SERVICES

Generally in accordance with 3.12.5.
Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally to be in accorance with NCC 3.7.
Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 900 of boundary are to extend to underside of non combustible roofing / eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 3.7.2. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
Ceilings - 300 away from wall junction.
Cathedral ceiling - 500 down from apex.
Walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918
Fireplace - extend hearth 150 to side of opening. 300 in front of opening.
Freestanding - extend hearth 400 beyond unit.
Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall.
Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.
Flue installation to NCC 3.7.3.4.
Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof.
Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.
Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to pluming fixtures, bath etc. to be protected to a height of 150 above fixture.
Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.

FACILITIES

Generally to be in accordance with NCC 3.8.3.
Required facilities in accordance with 3.8.3.2.
Refer to plan for locations.
Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.
Provision of natural light to be in accordance with 3.8.4.2.
Windows / rooflights to provide light transmition area equal to 10% of floor area of room.
Ventilation to be in accordance with NCC 3.8.5 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vened to outside for steel roof and to roof space for tile roof.
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

STAIR CONSTRUCTION

Generally to be in accordance with 3.9.1.
Stairs.
Maximum of 18 risers to each flight.
Riser opening to be less than 125.
Treads to have non slip surface or nosing.
Risers - min. 115, max. 190.
Tread - min 240, max. 355.
Balustrade.
Generally in accordance with NCC 3.9.2.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs, measured from line of stair nosing.
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ENERGY EFFICIENCY

Generally in accordance with NCC 3.12 Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas)
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

BUILDING FABRIC

Generally in accordance with 3.12.1
BUILDING FABRIC INSULATION
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION
To maintain thickness and position after installation
Continuous cover without voids except around services / fittings.
ROOF INSULATION
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.
Wall surface density minimum - 220kg/m^2
FLOORS
Generally in accordance with 3.12.1.5.
Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.
Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING
External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

EXTERNAL GLAZING

Generally in accordance with 3.12.2.
To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.
Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.
Window weatherproofing to AS 2047.

BUILDING SEALING

Generally in accordance with NCC 3.12.3.
Chimneys or flues to be fitted with sealing damper or flap.
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.
External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter.
Building envelope to be constructed to mimimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.
Windows and external door weatherproofing to AS 2047.

AIR MOVEMENT

Generally in accordance with 3.12.4.
Windows to comply with NCC 3.9.2.5 Protection of Openable Windows.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: COMPLIANCE NOTES
DATE: 13/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 10

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

THIS PLAN IS ACCEPTED BY:

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TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED DWELLING FOR ADHIKARI & KHADKA
AT 4 MUNROS COURT, MORNINGTON

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: WET AREA SPECIFICATIONS
DATE: 13/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 11

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

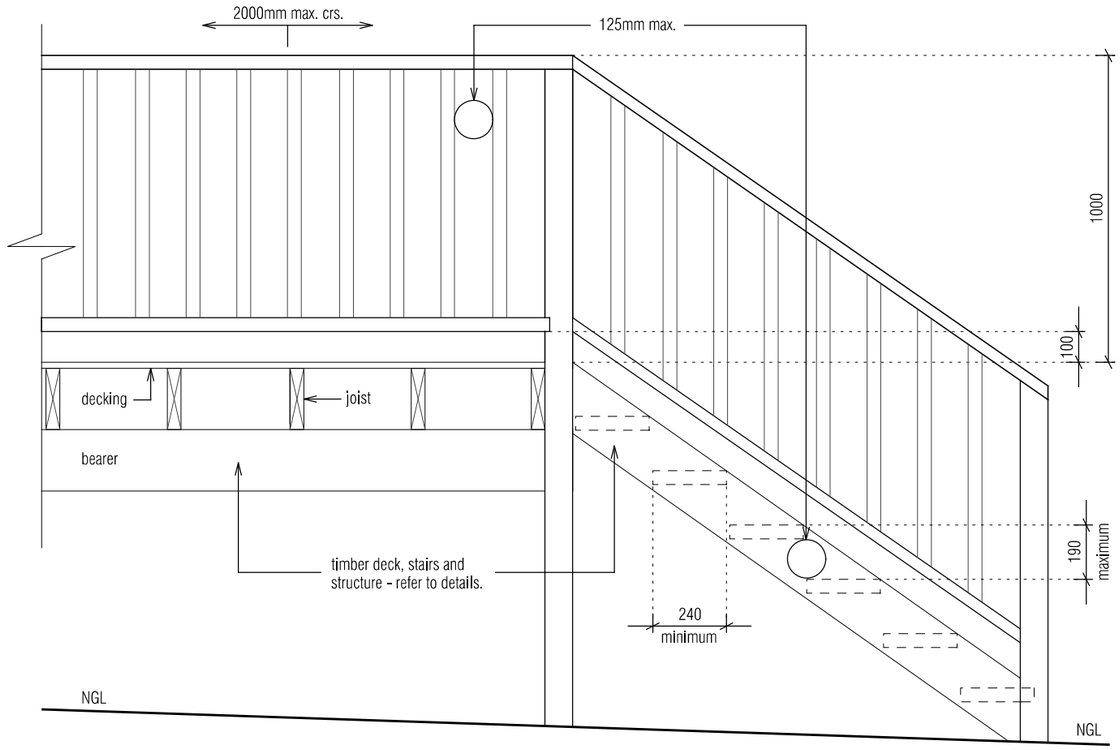
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

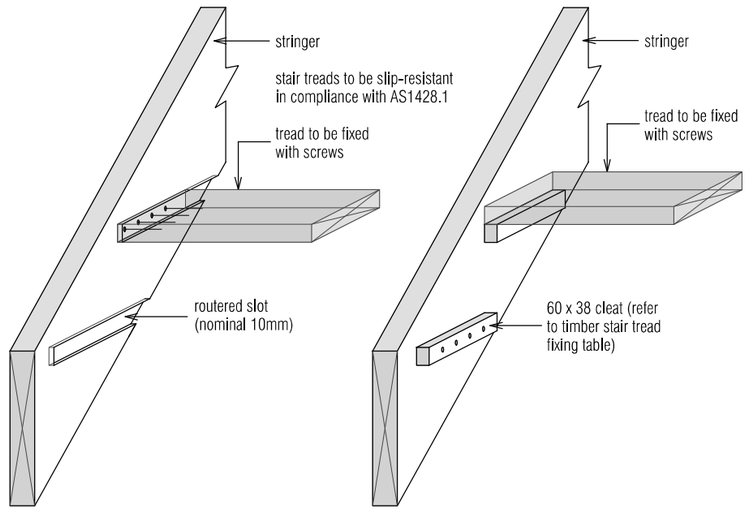
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR ADHIKARI & KHADKA AT 4 MUNROS COURT, MORNINGTON

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

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As shown in the Tasmanian Planning Scheme Overlay

DRAWING: STAIR NOTES
DATE: 13/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 11a

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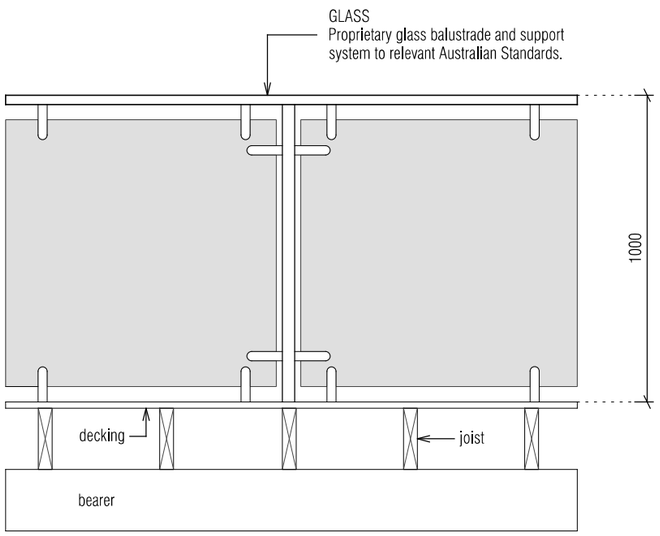

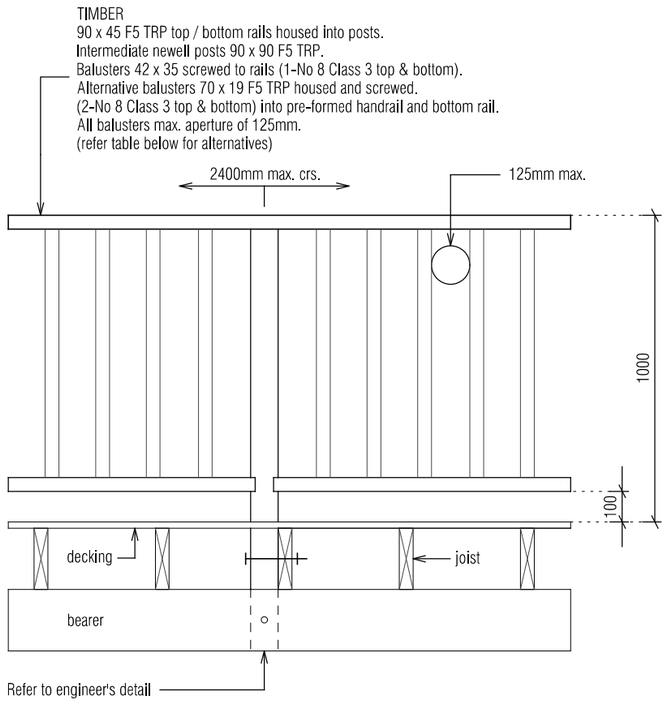

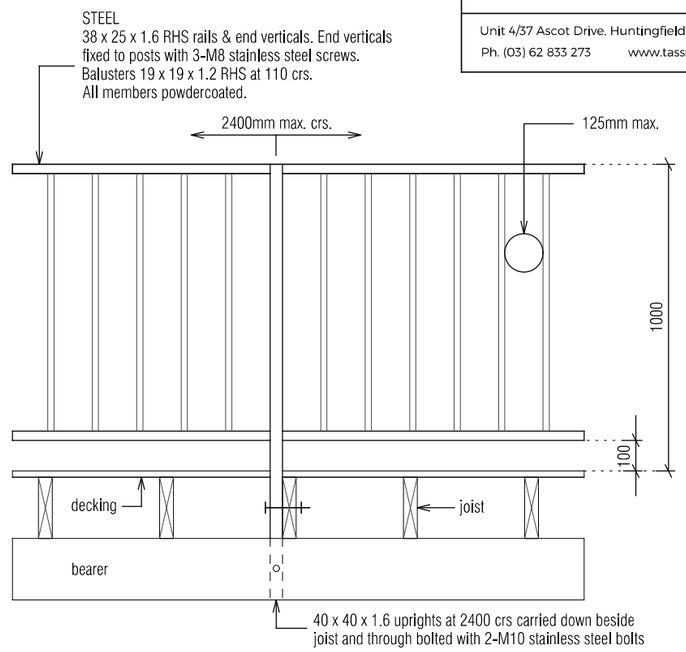

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER CLAUSE 3.9.2.3 OF BCA
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

PROPOSED DWELLING FOR ADHIKARI & KHADKA AT 4 MUNROS COURT, MORNINGTON

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: BALUSTRADE NOTES
DATE: 13/12/23
FILE NAME: H1315 DA 031123.dgn
DRAWN BY: PC

DWG No: 11b