Public Notice Details

Planning Application Details

Application No	DA2500035

Property Details

Property Location	300 White Kangaroo Road Campania

Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding (with Temporary Occupancy for a Dwelling)
Advertising Commencement Date	28/3/2025
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	11/4/2025

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

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SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:
(Provide details of proposed works and use).

Outbuilding associated with approved dwelling to be used as a temporary dwelling

Location of Development:
(If the development includes more than one site, or is over another property include address of both Properties).

300 White Kangaroo Road, Campania

Certificate of Title/s Volume Number/Lot Number:

128530/1

Land Owners Name:

Broad Valley Farm Pty Ltd

Full Name/s or Full Business/Company Name

Applicant's Name:

The Young Group

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 860 Cambridge Road, Cambridge, 7170

Telephone or Mobile: 0490 451 913

Email address: lisa@theyounggroup.com.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

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

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address	*ABN*

What is the estimated value of all the new work proposed

$ 100,000

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SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage: Is any signage proposed? Yes ☐ No ☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees: ☐ Number of proposed new employees: ☐

Traffic Movements:	Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: Please tick ✓answer Yes ☐ No ☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.

2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.

3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.

4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.

5. I/we declare that, in accordance with Section 52(1) 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 consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
	Lisa Balding obo The Young Group	5 March 2025

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
	Broad Valley Farm Pty Ltd	5 March 2025

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

YOUNG GROUP

www.theyounggroup.com.au
enquire@theyounggroup.com.au
860 Cambridge Road, Cambridge
+61 (03) 6128 1002

PLANNING REPORT

Residential outbuilding

300 White Kangaroo Road, Campania

Lisa Balding

Date: 5 March 2025

Table of contents

Appendixes

1. Certificate of Title
2. Plans – Draft One Tasmania, 29 January 2025

1. Introduction

The proposal is to construct an outbuilding to be located in close proximity to the dwelling approved by Permit DA 230082. It is proposed that the outbuilding will be used as a temporary dwelling while the approved dwelling is being constructed and therefore the plans show all the fixtures and fittings required to be able to use the building for habitable purposes.

Building Surveyor, Pitt and Sherry have provided the following advice:

'Pitt and Sherry Building Surveying will issue a building approval for the use of the building as a 10a outbuilding for non-habitable purposes. Once construction has completed, they will grant a Temporary Occupancy Permit for the use of the outbuilding as a class 1a dwelling for the currency of 3 years or until an Occupancy Permit is granted for the main dwelling (to be approved separately). An additional Temporary Occupancy Permit may be considered only if construction has started on the main dwelling and is not completed prior to the expiry.

On the expiration of the Temporary Occupancy Permit or the issue of an Occupancy Permit, all domestic services are to be decommissioned from the outbuilding.

If the Temporary Occupancy Permit expires with no approval for the construction of the main dwelling, then the outbuilding will need to have a change of use to a Class 1a.'

1.1 Site and surrounds

The site is a 886ha agricultural property located at 300 White Kangaroo Road, Campania. Approximately 250ha is cleared and currently used for the grazing sheep for wool production. The remainder of land consists of remnant vegetation.

The site contains a shearing shed and stock yards located approximately 350m from White Kangaroo Road, and a number of agricultural buildings located in other parts of the property. The property contains a large dam used for irrigation approximately 2.5km in from the White Kangaroo Road boundary.

The surrounding properties are used for agricultural or rural purposes.

Figure 1: Location plan (Source: LISTmap)

1.2 Certificate of Title

The property is contained within CT 128530/1. There are no restrictions or easements registered.

2 Proposal

The outbuilding will have a floor area of 90m^2 and constructed using Colorbond wall and roof cladding, see plans in Appendix 2.

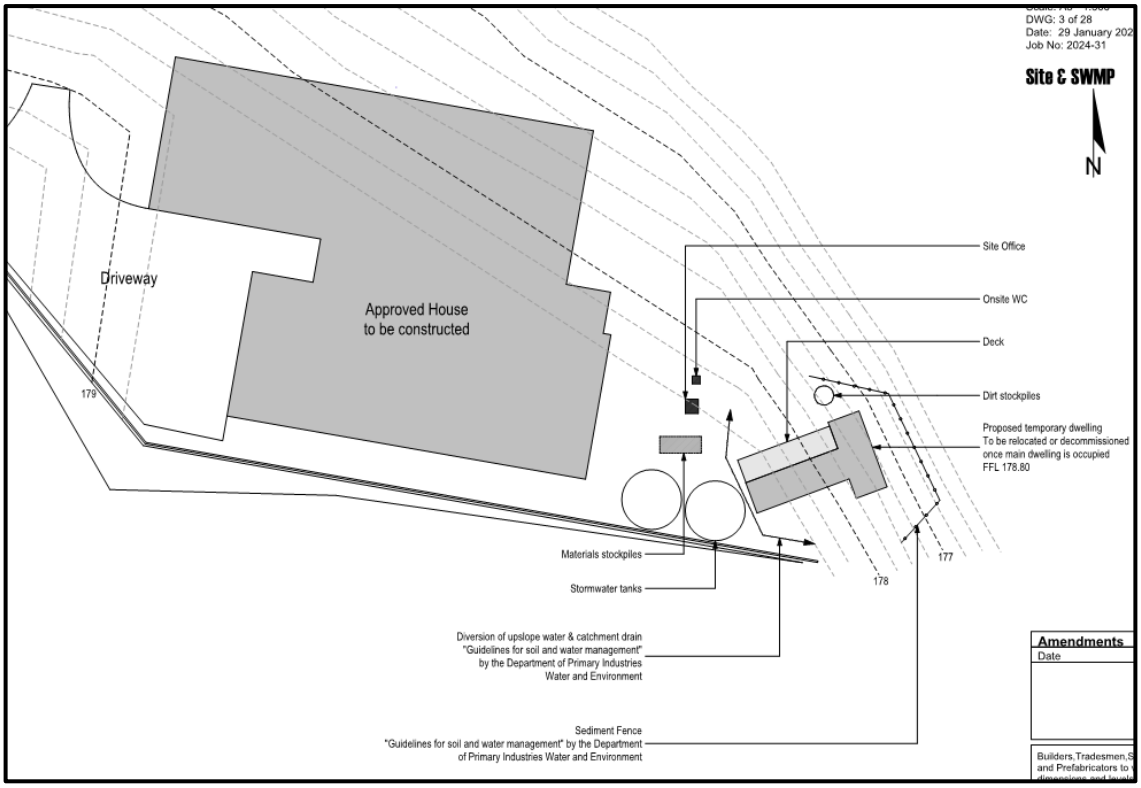


Figure 2: Site plan showing approved dwelling and proposed temporary dwelling.

3 Planning Scheme

3.1 Summary of applicable Zones and Codes

Code	Applicable/Exempt/Not applicable
Signs Code	N/A
Parking and Sustainable Transport Code	N/A
Road and Railway Assets Code	N/A
Electricity Transmission Infrastructure Protection Code	N/A
Telecommunications Code	N/A
Local Historic Heritage Code	N/A
Natural Assets Code	Waterway and Coastal Protection Area - not applicable as the dwelling is not located on area of site covered by the Code.
Scenic Protection Code	N/A
Attenuation Code	N/A
Coastal Erosion Hazard Code	N/A
Coastal Inundation Hazard Code	N/A

Flood-Prone Areas Code	N/A
Bushfire-Prone Areas Code	N/A
Potentially Contaminated Land Code	N/A
Landslip Hazard Code	N/A
Safeguarding of Airports Code	N/A

3.2 Zone

The site is zoned Agriculture under the Tasmanian Planning Scheme – Southern Midlands.

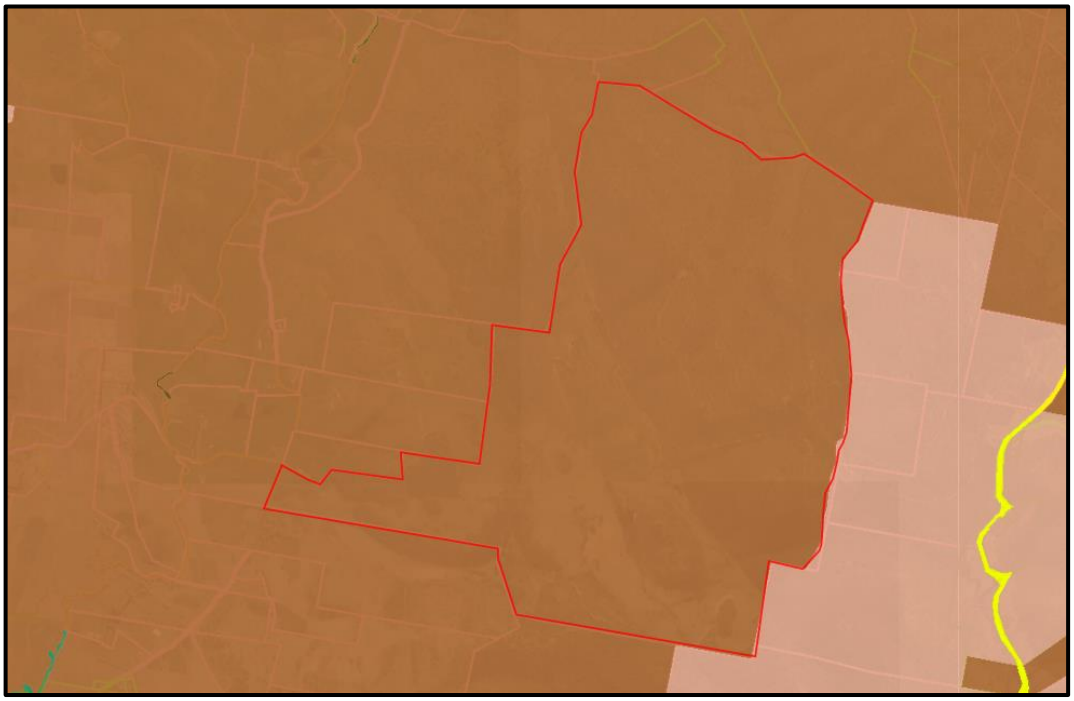


Figure : Zoning map (Source: LISTmap)

3.3 Zone Purpose

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

The proposed outbuilding is ancillary to the approved dwelling and therefore is considered to meet the purpose of the zone.

3.4 Use

The outbuilding is associated with an approved dwelling, however, as it is not existing, the proposed residential outbuilding is a discretionary use in the zone.

3.5 Use standards

Clause 21.3.1 A1, A2 & A3 are not applicable as the proposed use is residential, therefore the development requires assessment against A4:

Use standard	Assessment
A4 No Acceptable Solution.	As there is no Acceptable Solution for a residential use, the application must be assessed against P4.
P4 A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.	The outbuilding is associated with an approved residential use and therefore the proposal is considered to comply with this standard. N/A as (a) has been addressed.

3.6 Development standards

21.4.1 Building Height

Development standard	Assessment
A1 Building height must be not more than 12m.	The proposed dwelling has a maximum building height of 4.6m from existing ground level and therefore complies.

6

21.4.2 Setbacks

Development standard	Assessment
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	Complies.
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sen boundary, not less than the existing building.	Complies.

21.4.3 Access for new dwellings

Development standard	Assessment
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	Complies as White Kangaroo Road is a Council maintained road.

4 Conclusion

The proposal for an outbuilding associated with the approved, but unconstructed dwelling, is considered to comply with all relevant planning scheme requirements and therefore should be approved.

APPENDIX 2

Plans

Soil Test
By: Enviro-Tech Consultants
Date: 6 February 2023

BAL Assessment
Rate: BAL 12.5
By: Enviro-Dynamics
Date: 15 June 2023

Land Survey
By: PDA Kingston
Date: 17 July 2023

Thermal Assessment
By: 6 Star Energy Ratings
Date: November 2024

Corrosion Environment
Class: NCC 2022: Table 6.3.9a and DWG 24 - Specifications 3

Alpine Area
Class:

Climate Zone - 7

Soil Classification
Class: H-2

Wind Speed
N2 Vh,u = 40m/s

Land Title
Folio No: 1
Volume: 128530

Site Coverage

Land	-	8,920,000.00m²
House	-	91.76m²
Deck	-	36.81m²
TOTAL (for site coverage)	-	128.57m²
Site Coverage	-	0.00144%

draftone TASMANIA
building design drafting
ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Broad Valley Farm P/L
Job
Class 10A Building
Job address
300 White Kangaroo Road, Campania
Drawing
Scale: A3
DWG: 1 of 28
Date: 29 January 2025
Job No: 2024-31

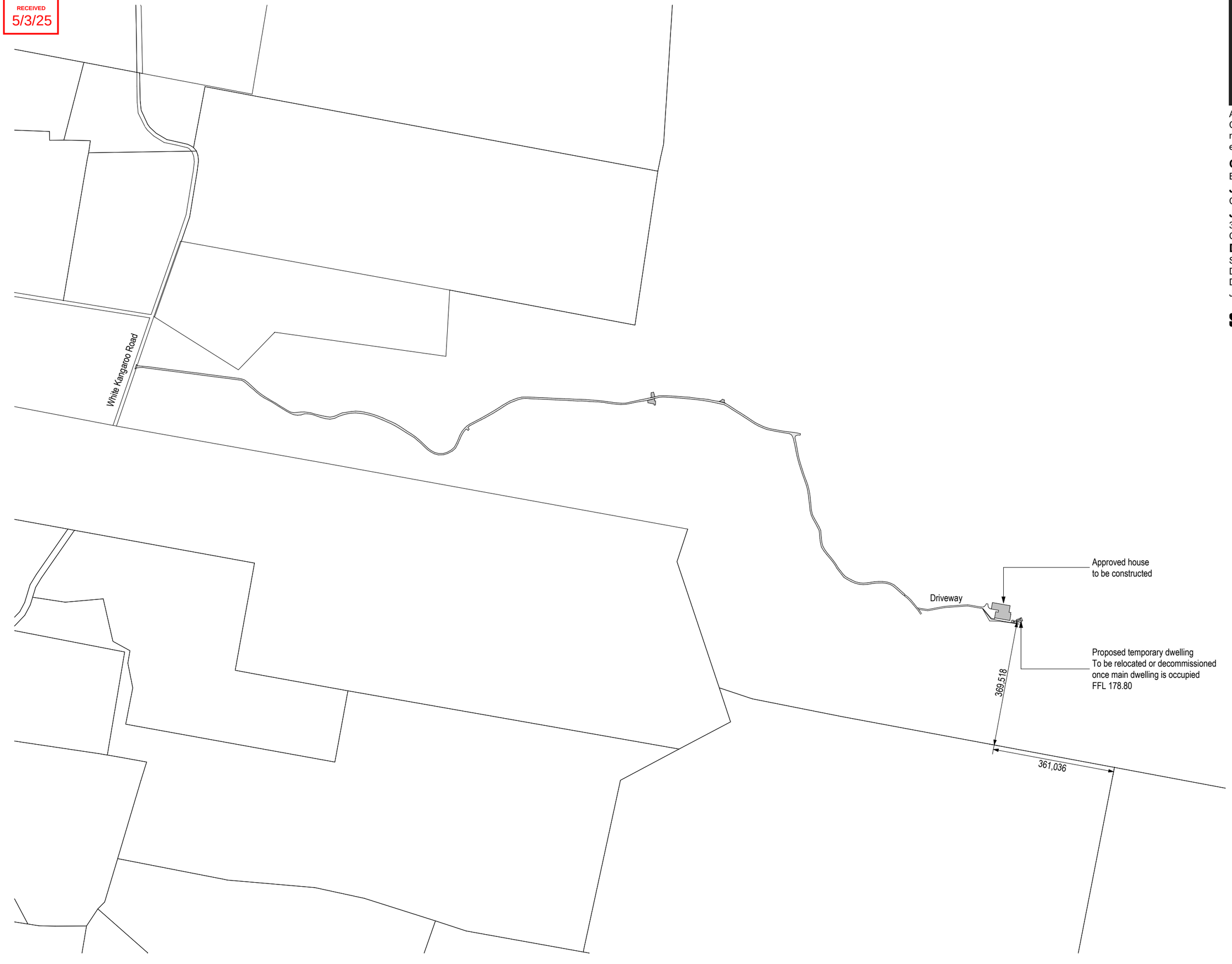
Cover

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Layout Index



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Client
Broad Valley Farm P/L

Job
Class 10A Building

Job address
300 White Kangaroo Road,
Campania

Drawing
Scale: A3 - 1:10000
DWG: 2 of 28
Date: 29 January 2025
Job No: 2024-31

Site Location Plan

N

Amendments

Date	By

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Job
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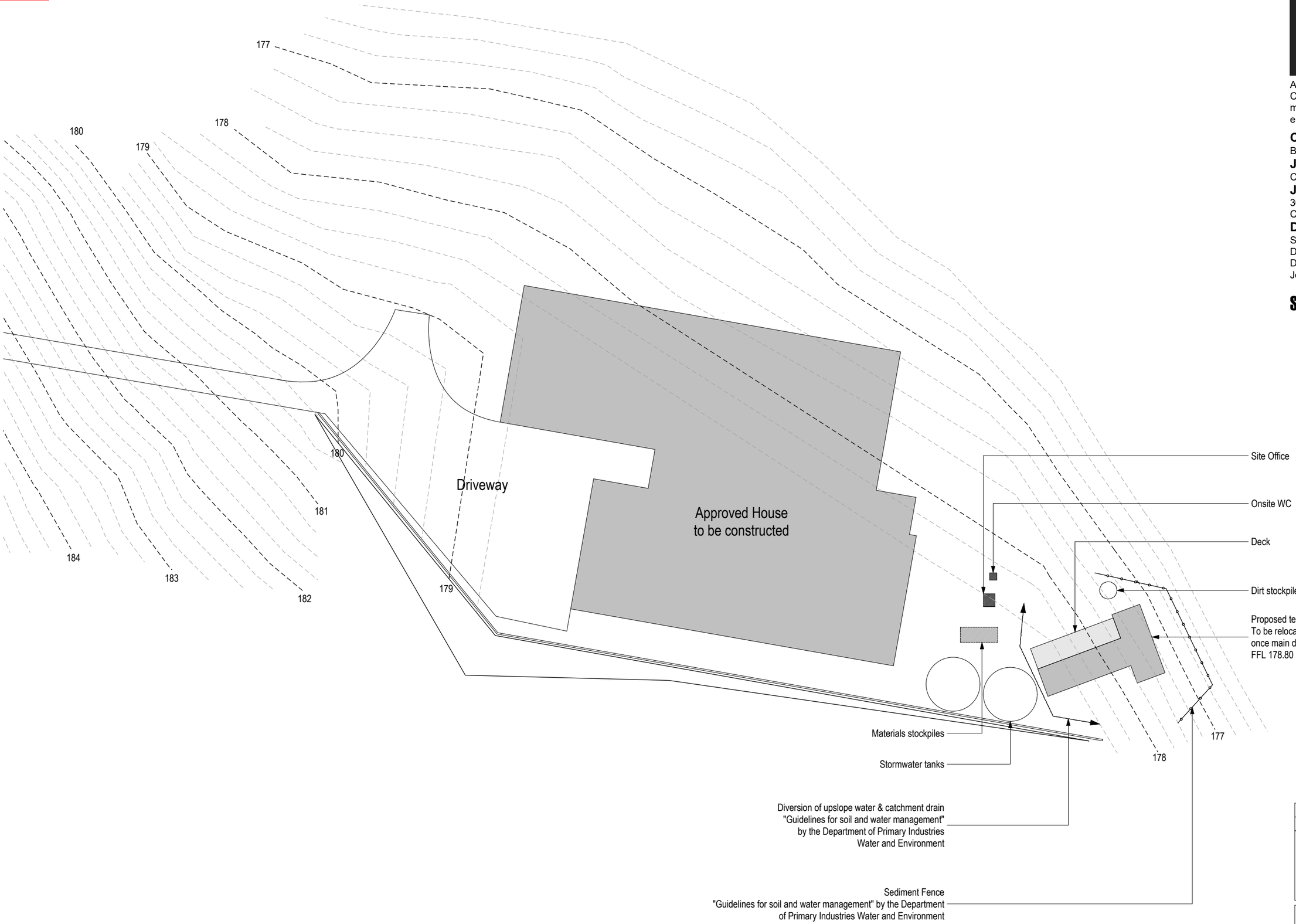
Job address
300 White Kangaroo Road,
Campania
Drawing
Scale: A3 - 1:500
DWG: 3 of 28
Date: 29 January 2025
Job No: 2024-31

Site & SWMP



Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

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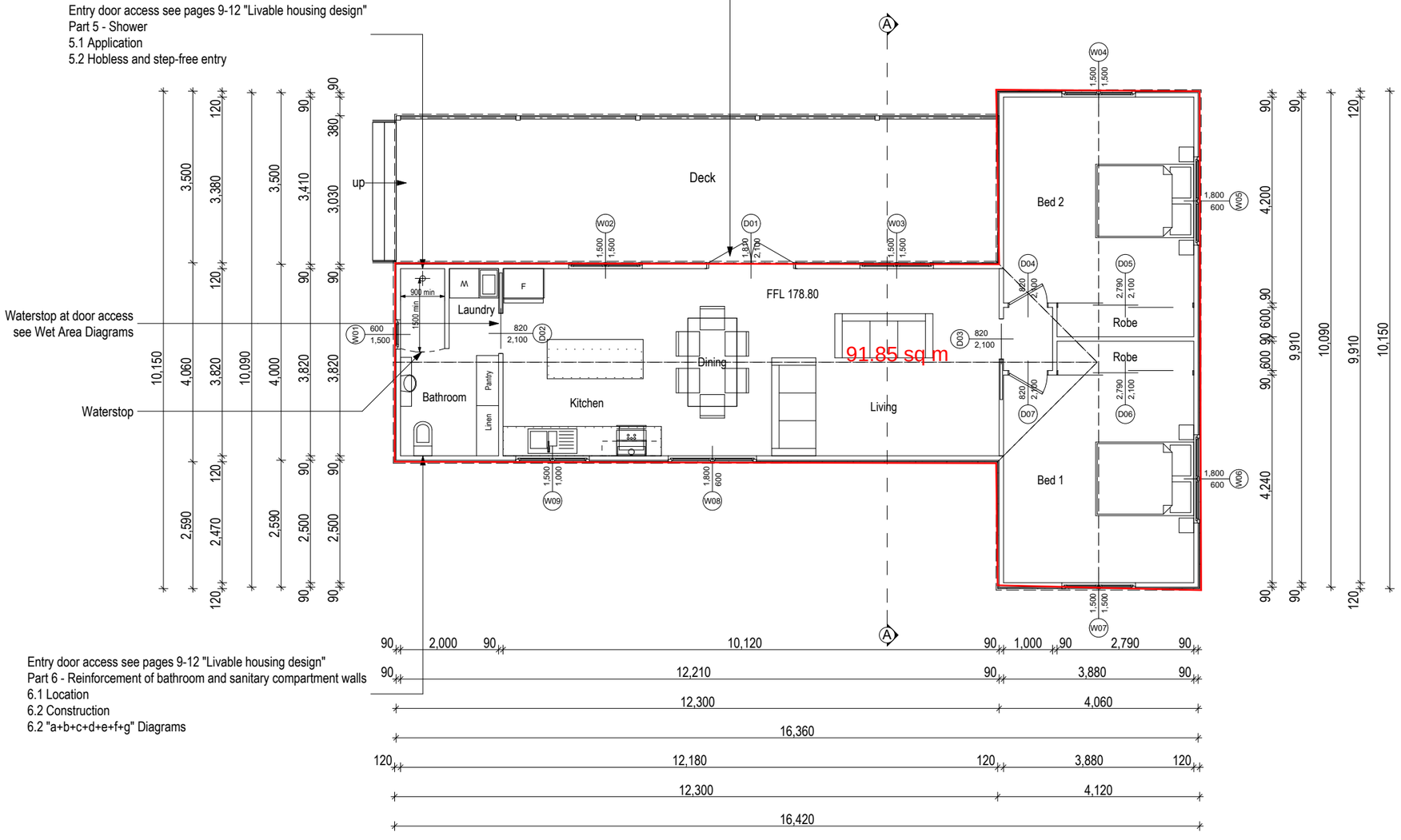
Entry door access see pages 9-12 "Livable housing design"
Part 2 - Dwelling Entrance
2.1 Clear opening width
2.2 Threshold
2.3 Landing area
2.4 Weatherproofing for external step-free entrance

Entry door access see pages 9-12 "Livable housing design"
Part 5 - Shower
5.1 Application
5.2 Hobless and step-free entry

Entry door access see pages 9-12 "Livable housing design"
Part 6 - Reinforcement of bathroom and sanitary compartment walls
6.1 Location
6.2 Construction
6.2 "a+b+c+d+e+f+g" Diagrams



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Client
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Job
Class 10A Building
Job address
300 White Kangaroo Road,
Campania
Drawing
Scale: A3 - 1:100
DWG: 4 of 28
Date: 29 January 2025
Job No: 2024-31

Floor Plan

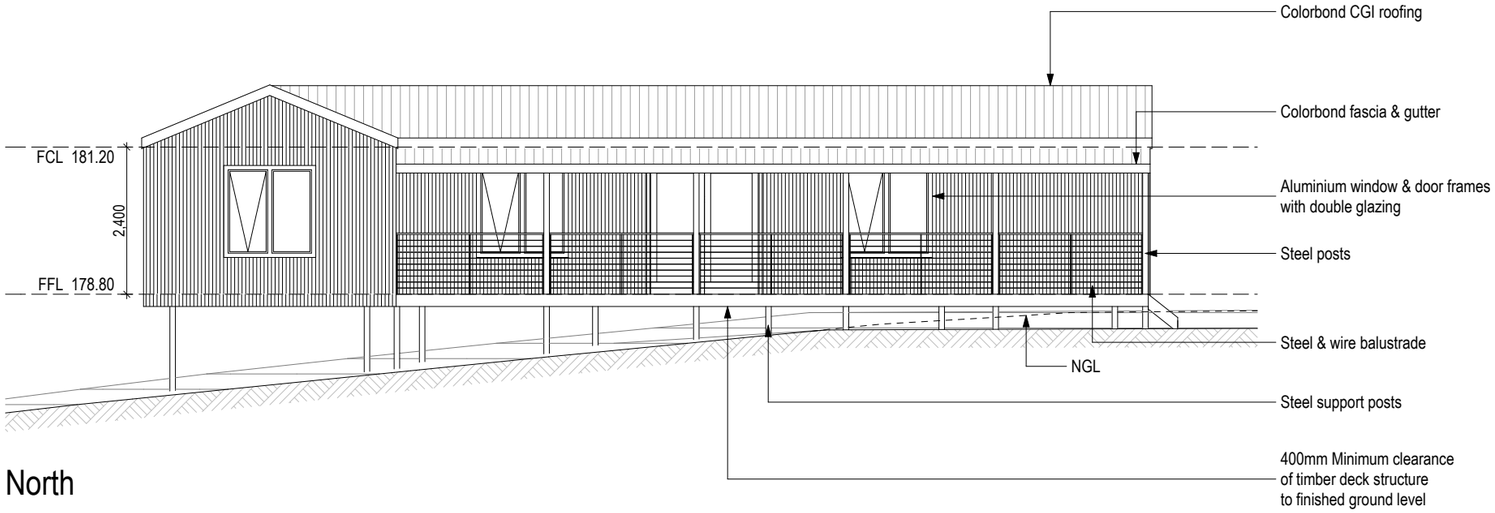
Walls
Existing Walls
New Walls
Walls to be removed

Windows
Width 1,210 900 Height
W05 Window number

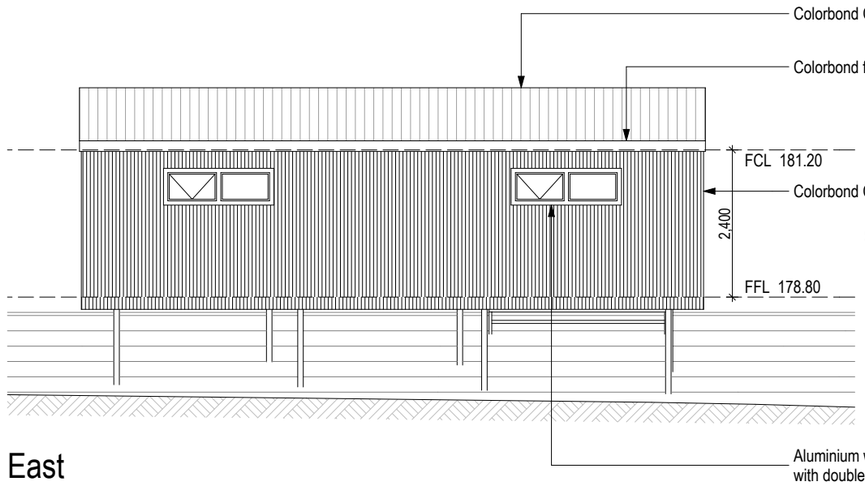
Amendments

Date	By
24-1-2025	CW

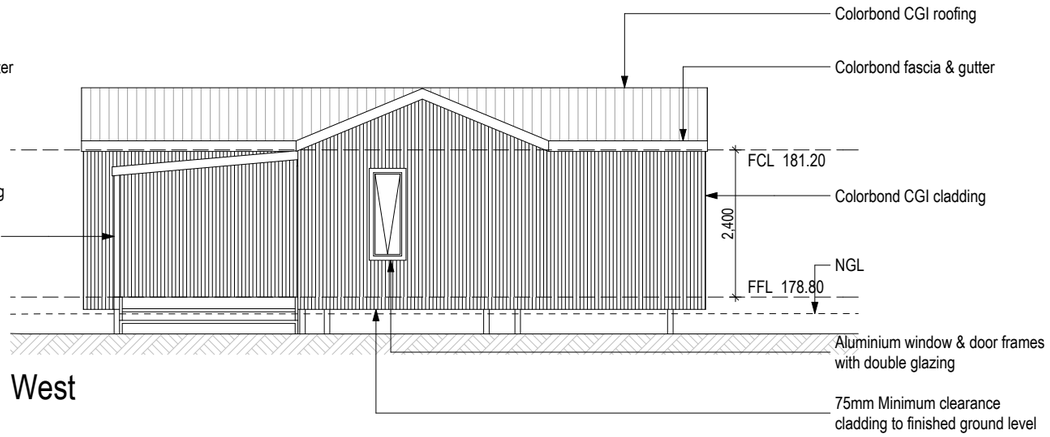
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



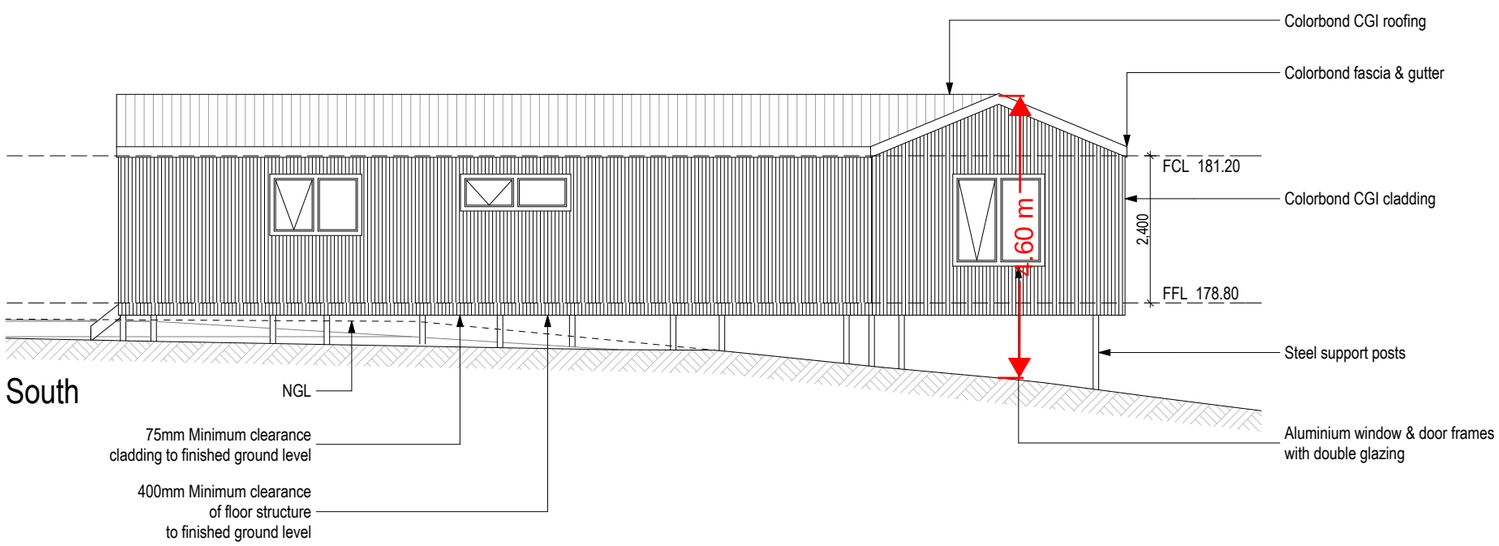
North



East



West



South

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Colorbond CGI Vertical	CB Dune or similar
Foundation Posts	Galvanised Steel	Natural
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Off White
Windows & Doors	Aluminium	White
Deck	Timber BAL 12.5 compliant	TBA
Deck balustrade	Steel & Wire	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
24-1-2025	CW

NOTE:
Cladding - Colorbond CGI
See Installation manual from manufacturer

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

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DWG: 5 of 28
Date: 29 January 2025
Job No: 2024-31

Elevations

Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m²	Roof catchment area per downpipe — 40 m²	Roof catchment area per downpipe — 50 m²	Roof catchment area per downpipe — 60 m²	Roof catchment area per downpipe — 70 m²
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm²)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

State	Locality	*Annual exceedance probability*, 5% (mm/h)	*Annual exceedance probability*, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

(1) For an end-stop weir with—
  (a) a minimum clear width of 100 mm; and
  (b) the weir edge installed a minimum 25 mm below the top of the fascia,
  the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
(2) An end-stop weir is not suitable where the end-stop abuts a wall.
(3) For an inverted nozzle installed within 500 mm of a gutter high point with—
  (a) a minimum nozzle size of 100 mm × 50 mm positioned lengthways in the gutter; and
  (b) the top of the nozzle installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
(4) For a front face weir with—
  (a) a minimum clear width of 200 mm; and
  (b) a minimum clear height of 20 mm; and
  (c) the weir edge installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
(5) For a rainhead with—
  (a) a 75 mm diameter hole in the outward face of the rainhead; and
  (b) the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

(1) For a front face slotted gutter with—
  (a) a minimum slot opening area of 1200 mm² per metre of gutter; and
  (b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
(2) For a controlled back gap with—
  (a) a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
  (b) one spacer per bracket, with the spacer not more than 50 mm wide; and
  (c) the back of the gutter installed a minimum of 10 mm below the top of the fascia,
  the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
(3) For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the *required* offset of the gutter from the fascia.
(4) For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter

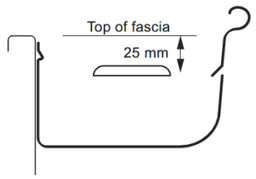


Figure 7.4.6b: Construction of controlled back gap

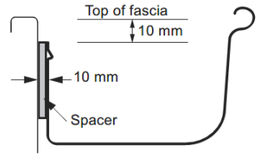


Figure 7.4.6c: Construction of controlled front bead height

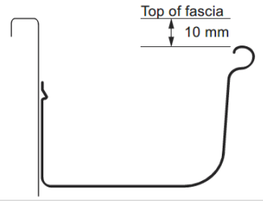
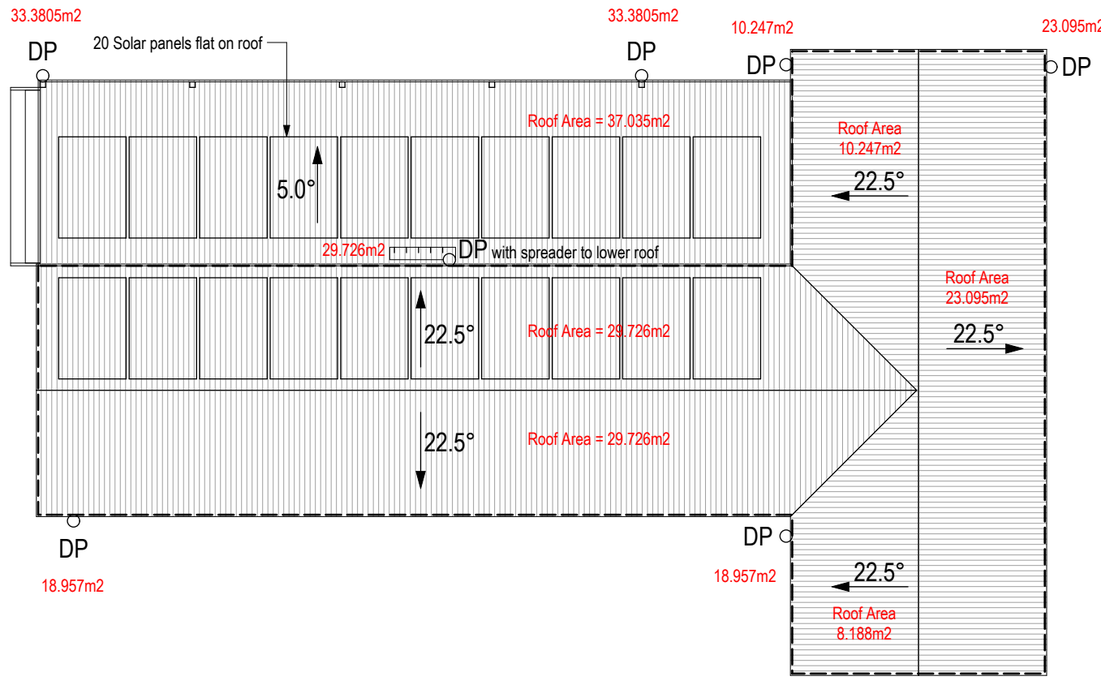


Figure Notes
Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



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Roof Plan

Amendments

Date	By

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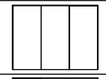
Window List

ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
W01		1,500	600	2,100	Top Hung	Aluminium	Obscure Double	
W02		1,500	1,500	2,100	Aluminium	Aluminium	Clear Double	
W03		1,500	1,500	2,100	Aluminium	Aluminium	Clear Double	
W04		1,500	1,500	2,100	Aluminium	Aluminium	Clear Double	
W05		600	1,800	2,100	Aluminium	Aluminium	Clear Double	
W06		600	1,800	2,100	Aluminium	Aluminium	Clear Double	
W07		1,500	1,500	2,100	Aluminium	Aluminium	Clear Double	
W08		600	1,800	2,100	Aluminium	Aluminium	Clear Double	
W09		1,000	1,500	2,100	Aluminium	Aluminium	Clear Double	

Door List

ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing
D01		2,100	1,810	2,100	Hinged	Aluminium	Clear Double
D02		2,100	820	2,100	Sliding	Timber	
D03		2,100	820	2,100	Sliding	Timber	
D04		2,100	820	2,100	Hinged	Timber	
D05		2,100	2,790	2,100	Sliding	Timber	
D06		2,100	2,790	2,100	Sliding	Timber	
D07		2,100	820	2,100	Hinged	Timber	

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Window & Door Schedule

Amendments

Date	By

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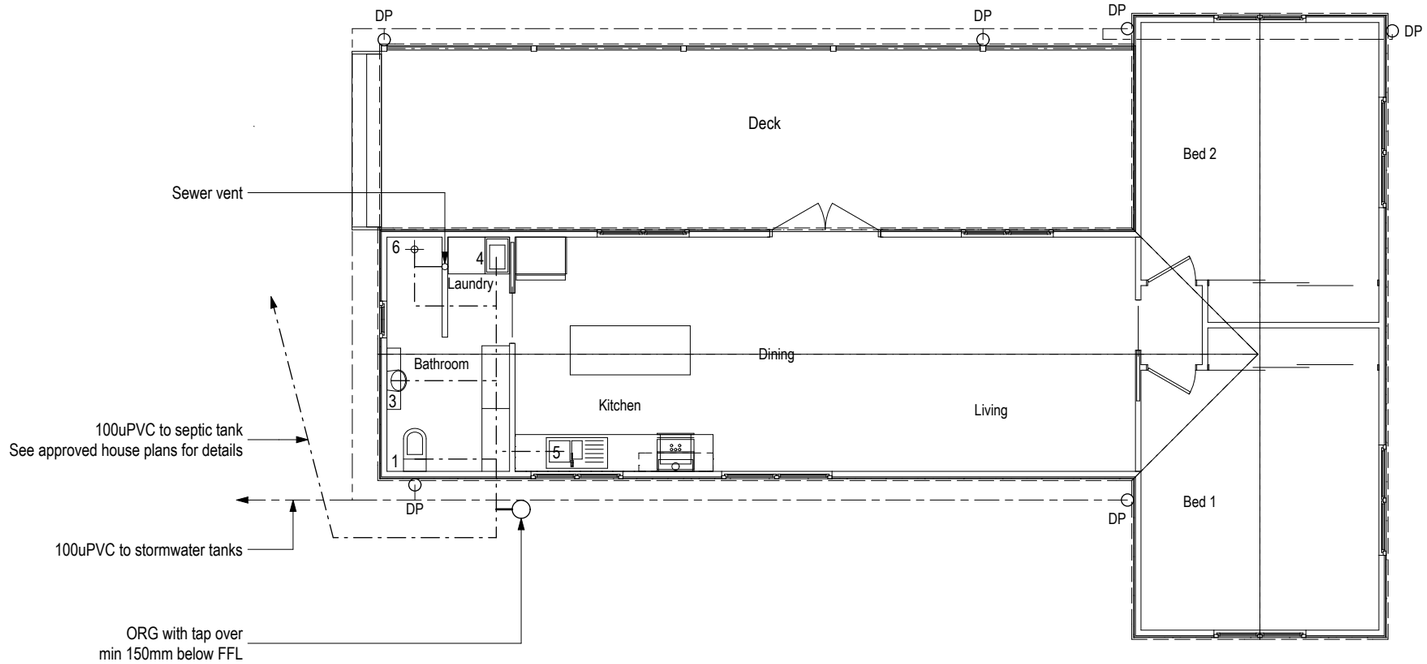

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Plumbing Plan

N

Plumbing
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

- Downpipes
- Sewer Line
- Stormwater Line
- Agg Pipe
- 450x450 Pit

1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia

Amendments

Date	By

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Part 2 Dwelling entrance

2.1 Clear opening width

(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.

(2) The minimum clear opening width required by (1) must be measured in accordance with Figure 2.1.

Figure 2.1: Measurement of clear opening width

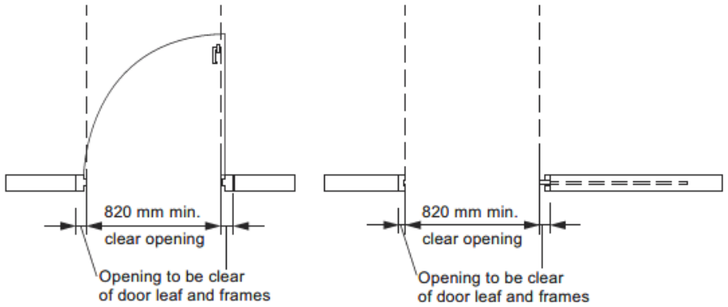

Figure Notes

(1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.

(2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.

(3) The door handle may encroach the required minimum clear opening width.

Information: Door leaf dimensions

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Meaning of 'entrance door'

An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold

The threshold of an entrance door that is subject to Clause 2.1 must—

(a) be level; or

(b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the entrance door; and

(iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or

(d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—

(i) have no lip or upstand greater than 15 mm within the sill profile; and

(ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Information: Termite management

For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling: see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1.

AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.

Information: Damp-proof course

For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

Information: Finished surface

The finished surfaces abutting a door sill will involve the external surface on one side and the internal floor finish on the other side. Finished surfaces may include a carpet or tiled finish internally, or decking, paving or the like externally. Door mats should not be counted as forming a finished surface either side of the door sill.

2.3 Landing area

An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is—

(a) unobstructed (other than by a gate or a screen door); and

(b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Applications

(1) Clause 2.3 only applies to a Class 1a building.

(2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.

(3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

Information: Entrance doors to Class 2 sole-occupancy units

Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

(a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.

(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—

(i) 8 mm: or

(ii) in a *designated bushfire prone area*, that permitted by AS 3959.

(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Applications

(1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage.

(2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed.

(3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas.

(4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

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Job
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Livable Housing Part 2

Amendments

Date	By

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Part 5 Shower

5.1 Application

At least one shower must comply with Clause 5.2.

Information

"At least one shower" means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part.

A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry

(1) At least one shower must have a hobless and step-free entry.

(2) A lip not more than 5 mm in height may be provided for water retention purposes.

Applications

For the purposes of 5.2, a lip meeting the requirements of 5.2(2) is not a step.

Information: Hobless and step-free

Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e. 'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.

Information: Waterproofing

AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location

(1) Reinforcing in accordance with Clause 6.2 must be provided to any—

(a) *sanitary compartment* that is subject to Part 4; and

(b) bathroom containing a—

(i) shower that is subject to Part 5; or

(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.

(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.

(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

6.2 Construction

(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—

(a) Figures 6.2a or 6.2b for walls surrounding a bath; and

(b) Figures 6.2c or 6.2d for shower walls; and

(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and

(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.

(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—

(a) is narrower than the width of the area *required* to be provided with reinforcing; or

(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.

(3) Reinforcing required by (1) must be constructed using one of the following materials:

(a) A minimum of 12 mm thick structural grade plywood, or similar.

(b) Timber noggings with a minimum thickness of 25 mm.

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Date: 29 January 2025
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Livable Housing Part 5-6

Amendments

Date	By

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(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2a: Location of noggings for walls surrounding a bath

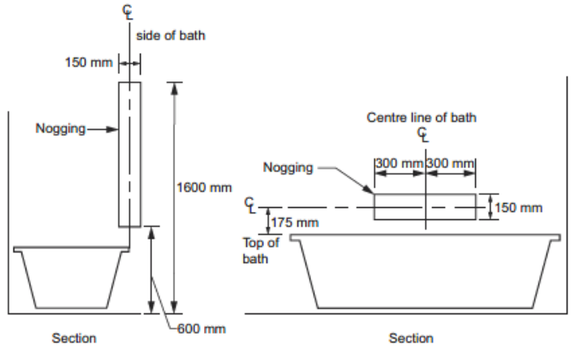

Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2b: Location of sheeting for walls surrounding a bath

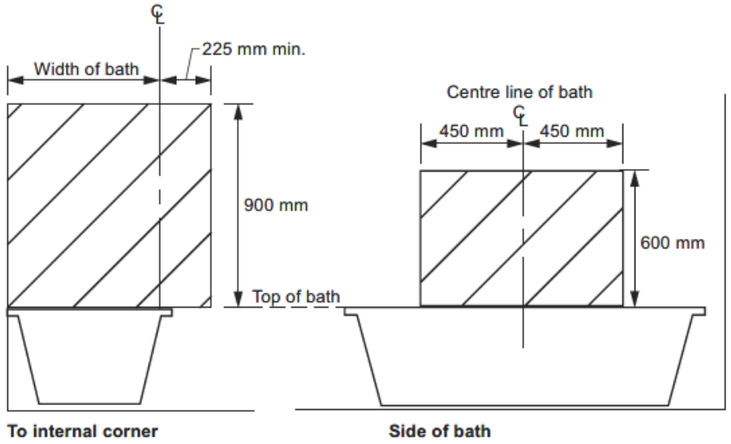

Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

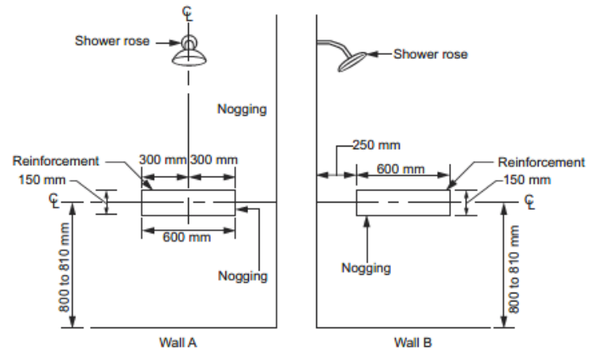

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

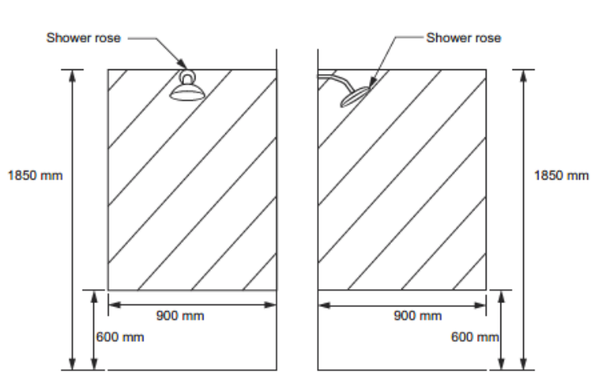

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

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Livable Housing Part 6

Amendments

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(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

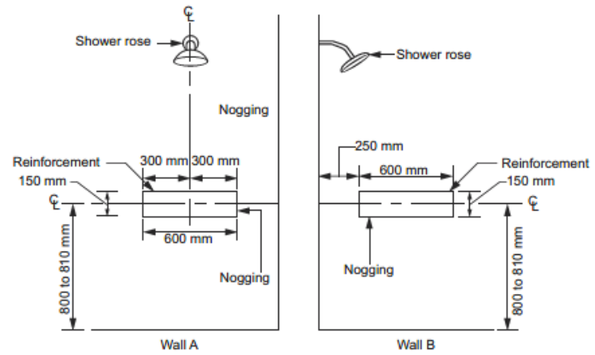


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

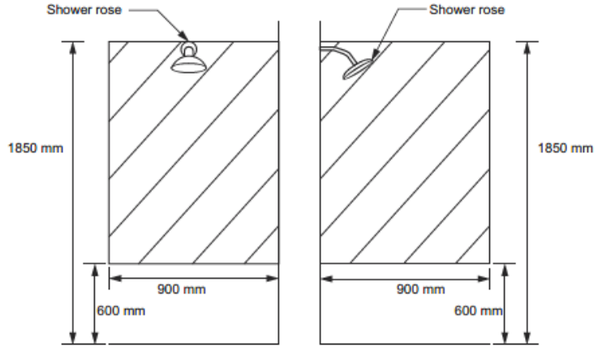


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

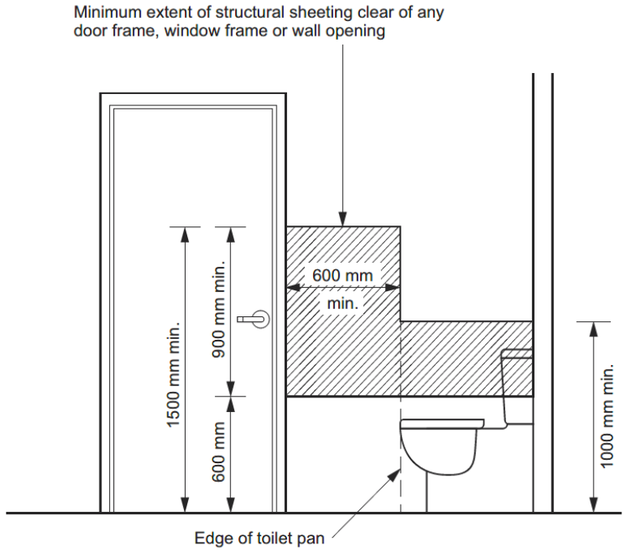


Figure 6.2f: Location of noggings for a wall behind a toilet pan

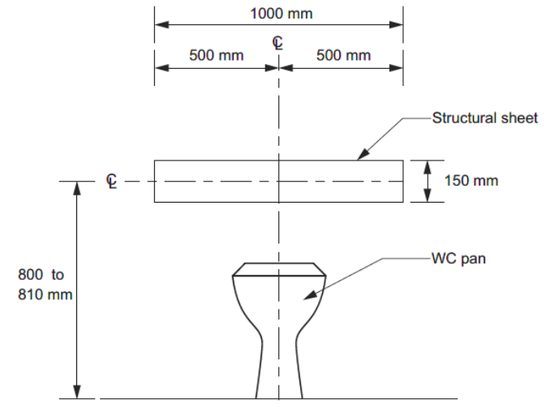
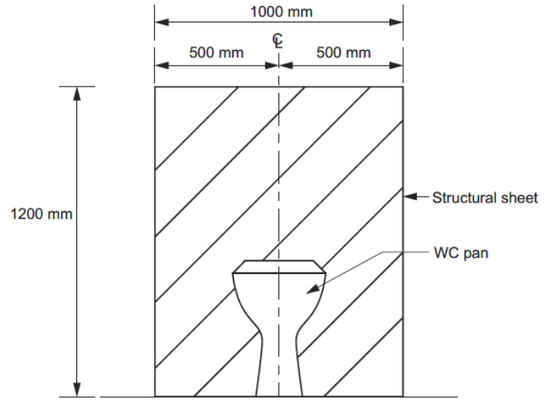


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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Livable Housing Part 6

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Bushfire Related Notes (BAL 12.5)
To comply with Section 6 of AS3959-Current Edition. Including but not limited to the following.

Subfloor & Elevated Floors (Principal Building)
There are no BAL related construction requirements for subfloor support posts, columns, stumps, piers, poles, bearers,
joists and flooring.

Subfloor (Principal Building)
If the Subfloor is to be enclosed then non-combustible, fibre-cement minimum 6mm thick or bushfire-resisting timber cladding must be used.

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

Vents and weepholes
Vents and weepholes in external walls shall be screened with aluminium mesh with a maximum aperture of 2mm, except where the vents and weepholes have an aperture less than 3mm.

Screens for Windows
Aluminium screens with powderedcoated aluminium frames must have a maximum aperture of 2mm. Gaps between
the perimeter of the screen assemly and the window frame shall not exceed 3mm.

Windows Glazing
Window frame and supporting frame shall be powdercoated aluminium with Grade A safety glass or annealed glass minimum 4mm thickness as required in accordance with AS 3959-Current Edition clause 5.5.2. Openable portions of windows to be screened internally or externally with screens as described below.

Roof
Roof sheeting to be colorbond (ie. non-combustible). The roof/wall junction shall be sealed to prevent openings greater than 3mm by the use of facia and eaves lining.

Roof ventilation openings, such as gable and roof vents shall be fitted with aluminium ember gaurds with a maximum aperture of 2mm.

Sheet roof to be fully sarked. The sarking shall:
a. be located on top of the roof framing except that the roof battens may be fixed above the sarking;
b. cover the entire roof area including hips - with exeptions of ridges which should be ventilated to avoid condensation (see approved BSOL details within 'Condensation in Buildings' Tasmanian Designer's Guide); and
c. extend into gutter's and valleys.

Any gaps greater than 3mm (such as under corrugations or ribs of sheet roofing and between roof compoents) sealed at the fascia or wall line and at valleys, hips and ridges by-
(I) aluminium mesh with maximum aperture of 2mm; or
(II) mineral wool; or
(III) other non-combustible material; or
(IV) a combination of any of the above items.

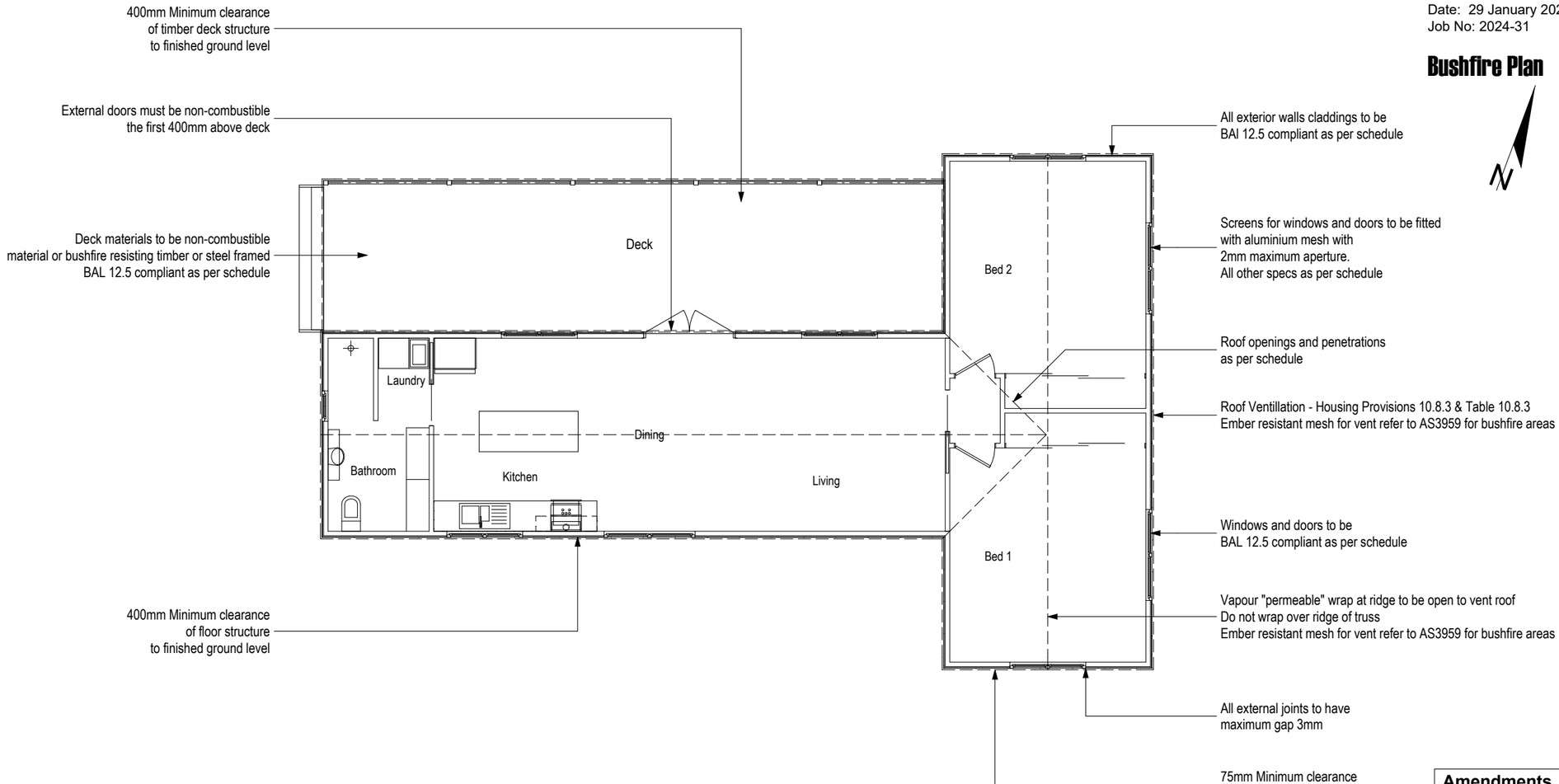
Roof Penetrations
Roof penetration, including roof ventillators, roof-mounted evaporative coolers units, aerials, vent pipes and supports for solar collectors shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used for sealing shall be non-combustible.

Openings in roof ventilators or vent pipes shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Evaporative cooling units (fitted to the roof) to be fitted with non-combustible butterfly closers as closers as close as practicable to the roof level, or the units shall be fitted with non-combustible covers with aluminium mesh or proforated sheet with a maximum aperture of 2mm.

Eaves Linings, Fascias and Gables
Gables linedexternally with Weathertex BAL 12.5 compliant cladding (as scheduled). Eaves penetrations sealed to prevent any gaps greater than 3mm using non-combustible sealent. Eaves and gable vents fitted with aluminium ember guards with maximum aperture of 2mm. Propietry plastic joining strips to eaves.

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



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Bushfire Plan

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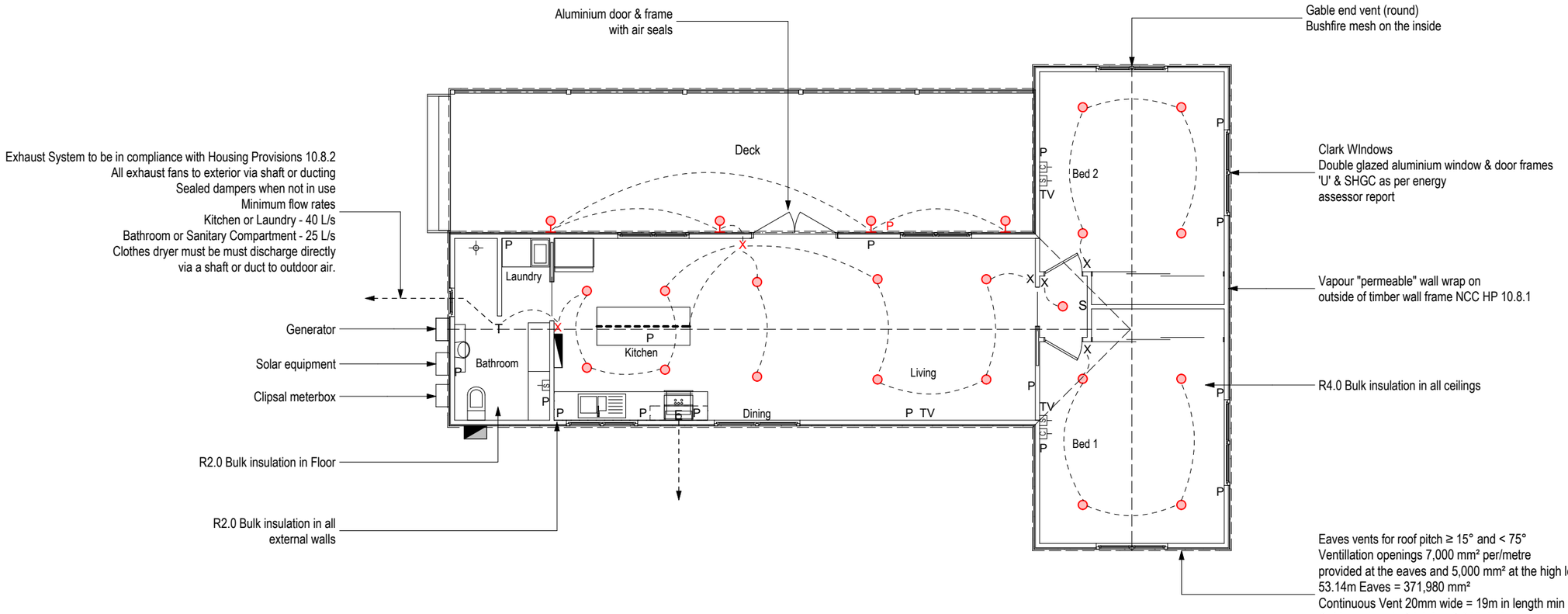

Table 10.8.3: Roof space ventilation requirements

Roof pitch	Ventilation openings
< 10°	25,000 mm²/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
≥ 15° and < 75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling

Table Notes

(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

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Client
Broad Valley Farm P/L

Job
Class 10A Building

Job address
300 White Kangaroo Road,
Campania

Drawing
Scale: A3 - 1:100
DWG: 14 of 28
Date: 29 January 2025
Job No: 2024-31

Lighting & Insulation Plan

Electrical Legend

○	IC-F rated recessed LED downlight (max 12w) Atom AT9012/WH/Tri
⊢○	Up/Down LED light (max 15w)
- - - -	LED Batten light - Boxed profile (35w/pm)
T	Ducted Clipsal Tastic (15w centre light)
S	Smoke Alarm - Must comply with AS3786 and connected to mains power and interconnected. Locations may vary to ensure compliance with the BCA
E	Exhaust fan
X	1 Gang Light Switch
X	5 Gang Light Switch
P	Double GPO
P	Weatherproof Double GPO
Ph/in	Phone/Internet
~	Cabling
◢	Heat pump motor
▬	Heat pump outlet
TV	TV Antenna Mech
[S]	Starlink Connection
[C]	Cat 6 Outlet

Amendments

Date	By

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ABCB

Lighting
(Beta release)

Class 1 & 10a buildings

National Construction Code

Calculator

Building name/description
300 White Kangaroo Road, Campania

Classification
Class 1

Number of rows preferred in table below	9	*(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
						Adjustment factors						
1	Bed 1	Bedroom	18.4 m²	48 W	Class 1 building					5.0 W/m²	2.6 W/m²	6% of 78%
2	Bed 2	Bedroom	18.2 m²	48 W	Class 1 building					5.0 W/m²	2.6 W/m²	6% of 78%
3	Hall	Corridor	1.3 m²	12 W	Class 1 building					5.0 W/m²	*9.3 W/m²*	21% of 78%
4	Living	Living room	16.0 m²	48 W	Class 1 building					5.0 W/m²	3.0 W/m²	7% of 78%
5	Dining	Living room	10.3 m²	24 W	Class 1 building					5.0 W/m²	2.3 W/m²	5% of 78%
6	Kitchen	Kitchen	12.3 m²	118 W	Class 1 building					5.0 W/m²	*9.6 W/m²*	22% of 78%
7	Bathroom	Bathroom	6.4 m²	15 W	Class 1 building					5.0 W/m²	2.3 W/m²	5% of 78%
8	Laundry	Laundry	1.2 m²	15 W	Class 1 building					5.0 W/m²	*12.4 W/m²*	28% of 78%
9	Deck	Verandah or balcony	50.8 m²	60 W	Verandah or balcony					4.0 W/m²	1.2 W/m²	100% of 30%

135.0 m²	388 W

	Allowance	*Design average*
Class 1 building	5.0 W/m²	3.9 W/m²
Verandah or balcony	4.0 W/m²	1.2 W/m²

if inputs are valid ✓

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Job
Class 10A Building
Job address
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Drawing
Scale: A3
DWG: 15 of 28
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Lighting Calculations

Amendments

Date	By

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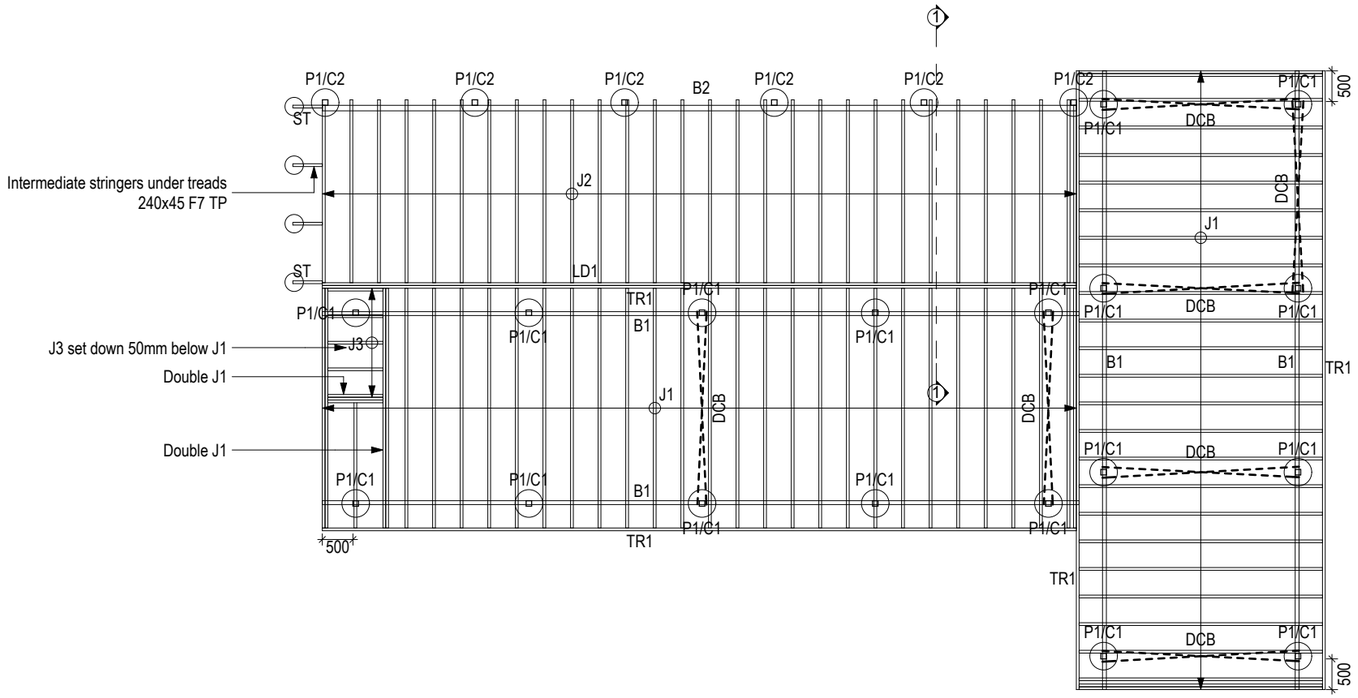

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Client
Broad Valley Farm P/L

Job
Class 10A Building

Job address
300 White Kangaroo Road,
Campania

Drawing
Scale: A3 - 1:100
DWG: 16 of 28
Date: 29 January 2025
Job No: 2024-31

Foundation & Floor Frame

Foundation Schedule:
P1 450 25MPa mass concrete bored piers to rock or engineer approved base
200x200x10 Cast in base plate with 4-N12 lugs 300/100
C1 89x3.5 SHS Column
C2 90x90 H3 TRP

Floor Framing Schedule:
J1 190x45 LVL 13 at 450crs maximum single span 4300
J2 190x45 F7 TP at 450crs maximum single span 3600
J3 140x45 LVL 13 at 450crs (Shower recess)
B1 2/190x45 LVL13
B2 2/190x45 F7 TP
ST 290x45 F7 TP Stringer
TR1 190x45 LVL 13 Trimmer
LD1 190x45 F7 TP Ledger
1-M12 Coach bolts to floor frame at 600crs
DCB 40x3 SHS diagonal cross bracing
welded between inside face of columns

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JSA (TAS) PTY LTD JSA.COM.AU
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Signature ..... Date. Feb 21, 2025
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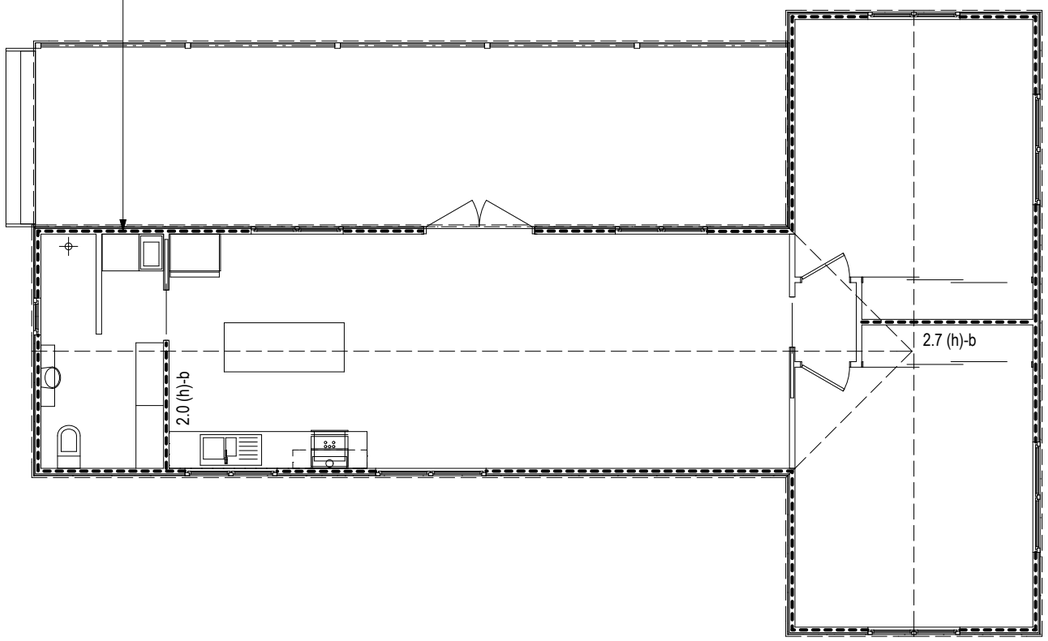
Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Interior walls to be clad in 12mm thick decorative ply
Plywood sheet brace to AS1684.2 Type H Method B



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Client
Broad Valley Farm P/L
Job
Class 10A Building
Job address
300 White Kangaroo Road,
Campania
Drawing
Scale: A3 - 1:100
DWG: 17 of 28
Date: 29 January 2025
Job No: 2024-31

Bracing Plan

Timber & Steel Framing Notes
Design wind speed of **50m/sec Vh,u**
Bracing shown is the minimum required to satisfy the bracing requirements of AS 1684.2- (Current Edition) section 8.
Additional bracing including temporary bracing may be required to facilitate the safe erection and stabilisation of the wall and roof framing in accordance with good building practice.
Studs & plates to be 90x35 MGP10 minimum

Bracing
(g) Plywood bracing with a bracing capacity 3.0 kN/m
(h)-b Plywood bracing with a bracing capacity 5.2 kN/m
(d) Double diagonal metal tension strapfixing
to be in accordance with section 9 with a bracing capacity 3.0 kN/m
(c) Mini brace (metal angle) with a bracing capacity 1.5 kN/m
(h)-a With tie-down rods

All bracing and tie down to be in accordance with the requirements of AS 1684.2- (Current Edition) sections 8&9.
Bracing to be in accordance with table 8.18.

CJ - Control Joint

Amendments

Date	By

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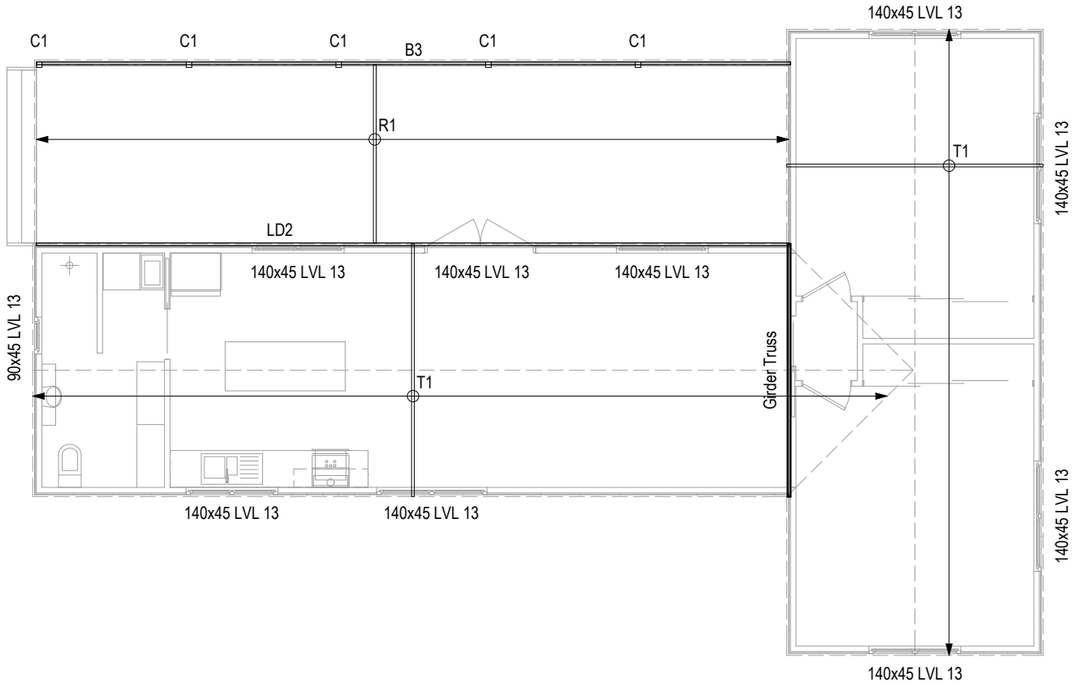

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Job
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Job address
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Scale: A3 - 1:100
DWG: 18 of 28
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Roof Framing Plan

Roof Framing Schedule

T1	Timber roof trusses by others
R1	140x45 LVL 13 at 900crs
LD2	140x45 LVL 13 Ledger 1-M12 Coach screws to roof frame at 900crs
C1	89x3.5 SHS
B3	190x45 F7 TRP

Amendments

Date	By

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Job address
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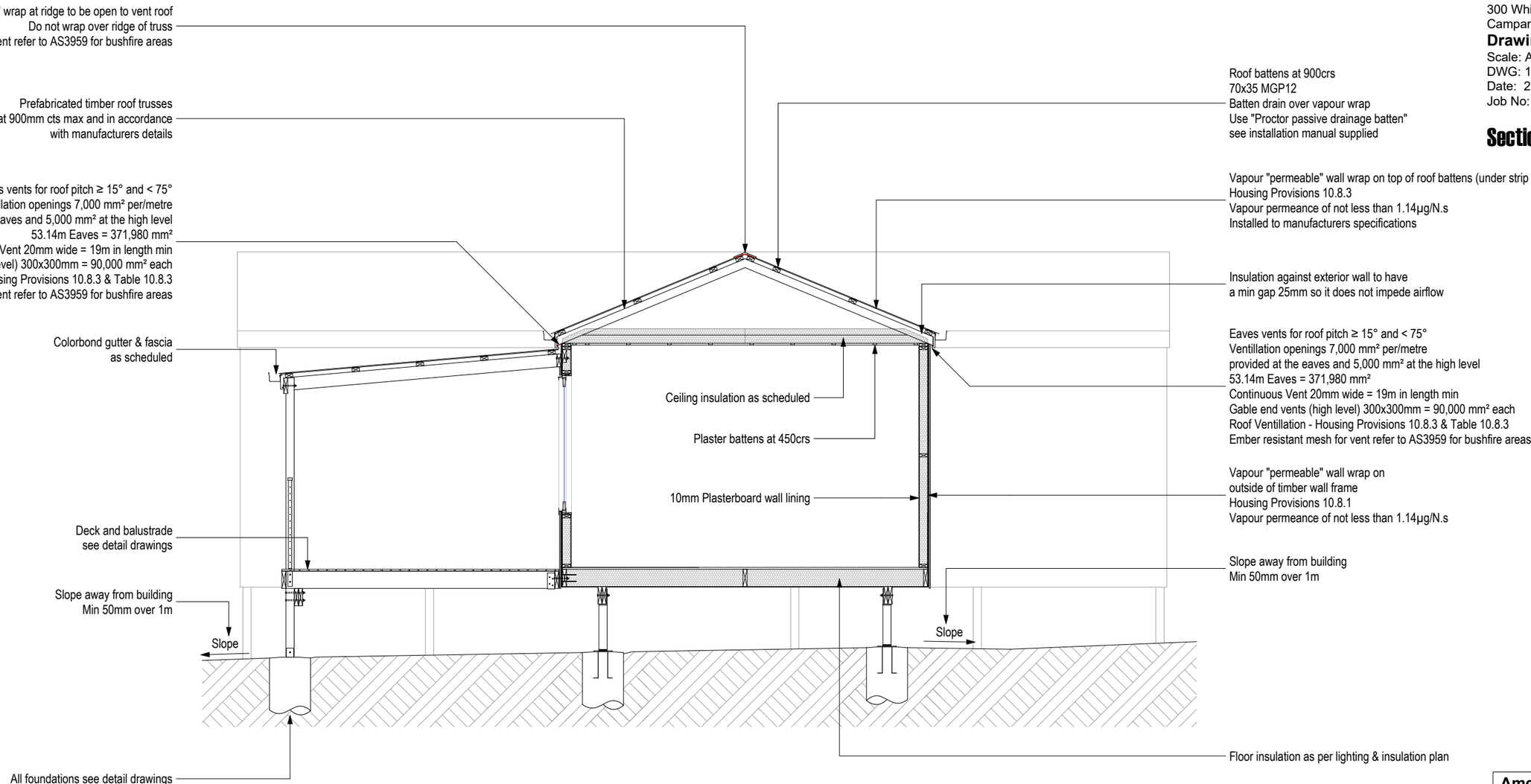
Section A-A



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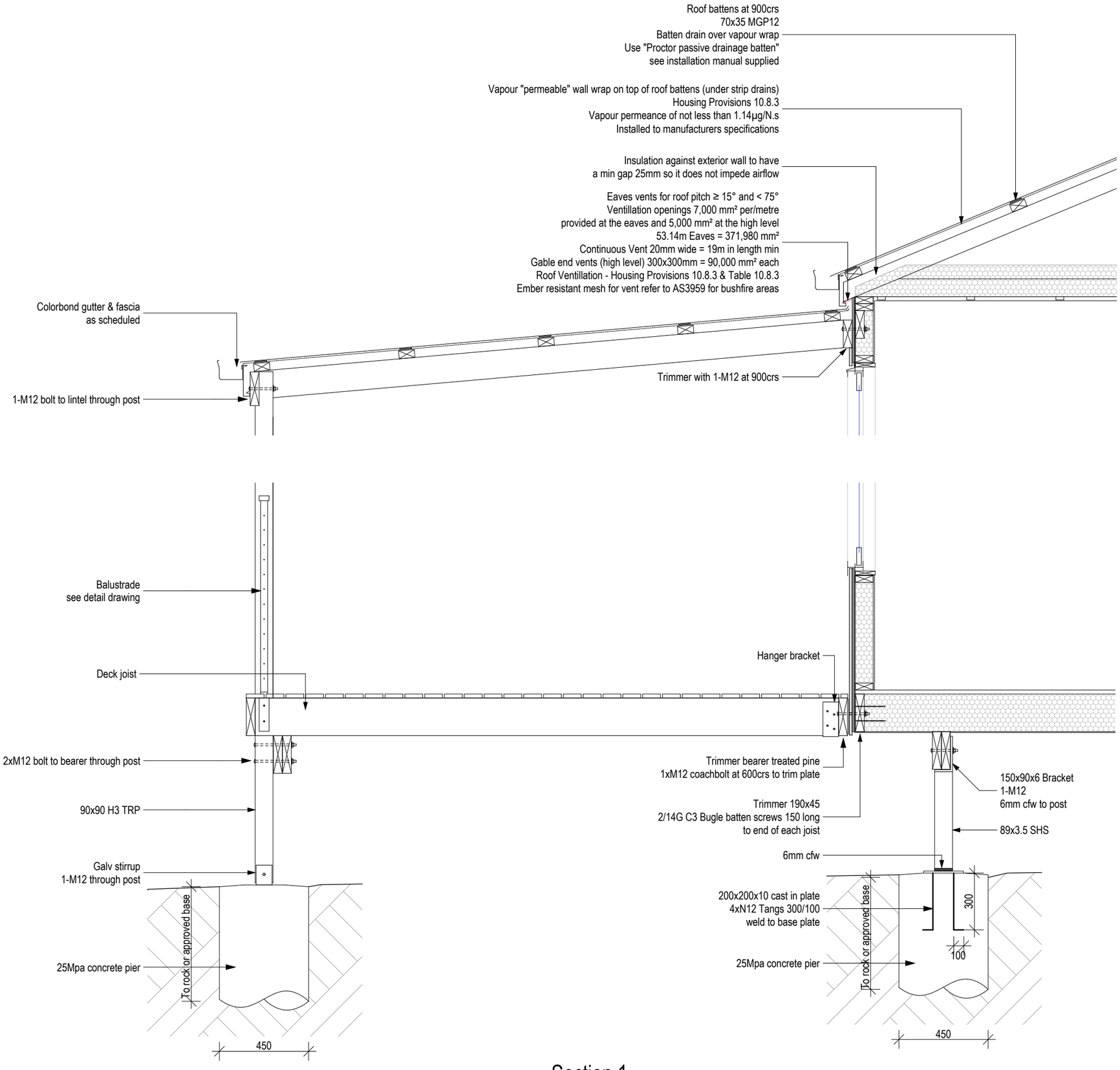

Section 1

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Client
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Details

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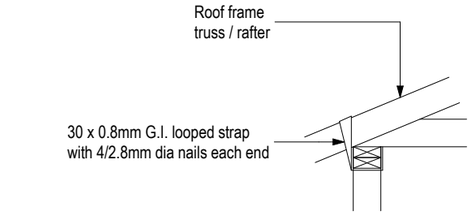
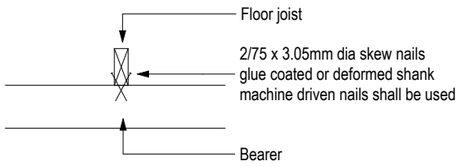
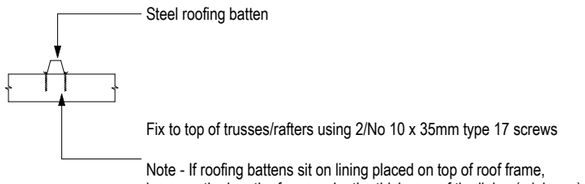
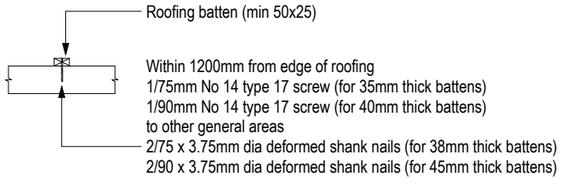
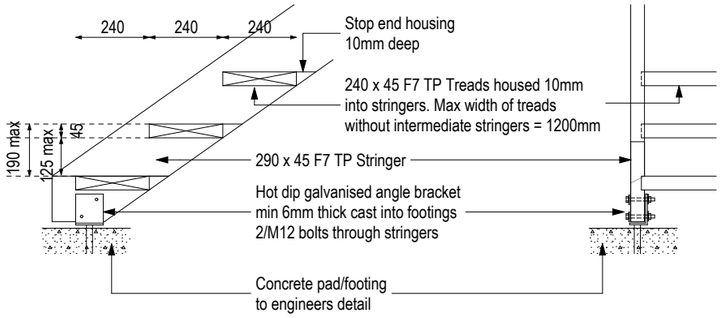




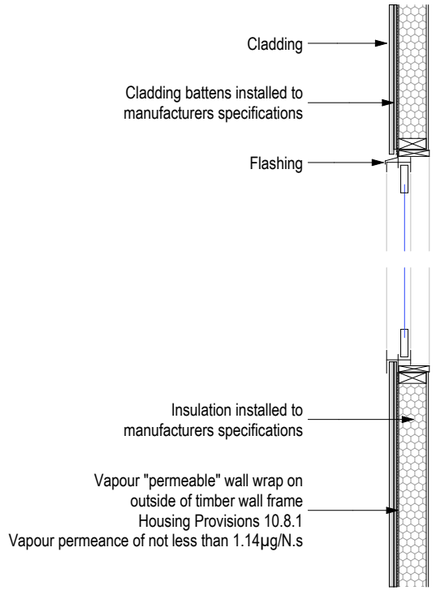




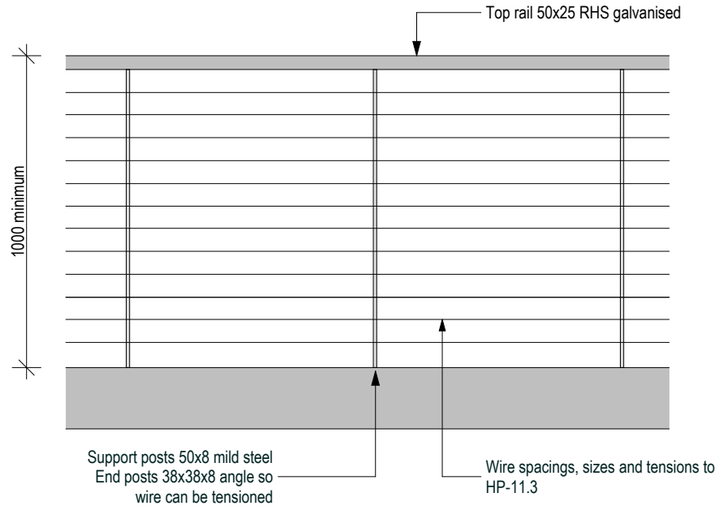
Timber Connections



Exterior Stairs



Window Sills



Balustrade

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DWG: 21 of 28
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Details

Amendments	
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Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

NCC - Volume Two (Building Code of Australia)
Section H - Housing

Part H1 - Structure

Objectives
H1O1 Objective
Functional Statements
H1F1 Functional Statements
Performance requirements
H1P1 Structural reliability and resistance
H1P2 Buildings in flood areas
Verification Methods
H1V1 Structural reliability
H1V2 Structural robustness
Deemed-to-Satisfy Provisions
H1D1 Deemed-to-Satisfy Provisions
H1D2 Structural provisions
H1D3 Site preparation
H1D4 Footings and slabs
H1D5 Masonry
H1D6 Framing
H1D7 Roof and wall cladding
H1D8 Glazing
H1D9 Earthquake areas
H1D10 Flood hazard areas
H1D11 Attachment of framed decks and balconies to external walls of buildings using a waling plate
H1D12 Piled footings

Part H2 - Damp and weatherproofing

Objectives
H2O1 Objective
Functional Statements
H2F1 Surface water
H2F2 Weatherproofing and dampness
H2F3 Drainage from swimming pools
Performance requirements
H2P1 Rainwater management
H2P2 Weatherproofing
H2P3 Rising damp
H2P4 Drainage from swimming pools
Verification Methods
H2V1 Weatherproofing
Deemed-to-Satisfy Provisions
H2D1 Deemed-to-Satisfy Provisions
H2D2 Drainage
H2D3 Footings and slabs
H2D4 Masonry
H2D5 Subfloor ventilation
H2D6 Roof and wall cladding
H2D7 Glazing
H2D8 External waterproofing

Part H3 - Fire safety

Objectives
H3O1 Objective
Functional Statements
H3F1 Protection from the spread of fire
H3F2 Fire detection and early warning
Performance requirements
H3P1 Spread of fire
H3P2 Automatic warning for occupants
Verification Methods
H3V1 Avoidance of spread of fire between buildings on one allotment
H3V2 Avoidance of spread of fire from allotment boundary
H3V3 Avoidance of spread of fire between buildings on adjoing allotments
H3V4 Avoidance of spread of fire between class 2-9 buildings
Deemed-to-Satisfy Provisions
H3D1 Deemed-to-Satisfy Provisions
H3D2 Fire hazard properties and non-combustible building elements
H3D3 Fire separation of external walls
H3D4 Fire protection of separating walls and floors
H3D5 Fire separation of garage-top-dwellings
H3D6 Smoke alarms and evacuation lighting

Part H4 - Health and amenity

Objectives
H4O1 Wet areas
H4O2 Room heights
H4O3 Facilities
H4O4 Light
H4O5 Ventilation
H4O6 Sound insulation
H4O7 Condensation and water vapour management
Functional Statements
H4F1 Wet areas
H4F2 Room heights
H4F3 Facilities
H4F4 Light
H4F5 Ventilation
H4F6 Sound insulation
H4F7 Condensation and water vapour management
Performance requirements
H4P1 Wet areas
H4P2 Room heights
H4P3 Facilities
H4P4 Light
H4P5 Ventilation
H4P6 Sound insulation
H4P7 Condensation and water vapour management
Verification Methods
H4V1 Room or space height
H4V2 Verification of suitable natural light
H4V3 Verification of indoor air quality
H4V4 Sound insulation
H4V5 Verification of condensation management
Deemed-to-Satisfy Provisions
H4D1 Deemed-to-Satisfy Provisions
H4D2 Wet areas
H4D3 Materials and installation of wet area components and systems
H4D4 Room heights
H4D5 Facilities
H4D6 Light
H4D7 Ventilation
H4D8 Sound insulation
H4D9 Condensation management

Part H5 - Safe movement and access

Objectives
H5O1 Objective
Functional Statements
H5F1 Safety from falling
Performance requirements
H5P1 Movement to and within a building
H5P2 Fall prevention barriers
Verification Methods
H5V1 Wire barriers
Deemed-to-Satisfy Provisions
H5D1 Deemed-to-Satisfy Provisions
H5D2 Stairway and ramp construction
H5D3 Barriers and handrails

Part H6 - Energy efficency - Tasmania to implement NCC 2025

Objectives
H6O1 Objective
Functional Statements
H6F1 Energy efficiency
Performance requirements
H6P1 Thermal performance
H6P2 Energy usage
Verification Methods
H6V1 Application of H6V2 and H6V3
H6V2 Verification using a reference building
H6V3 Verification of building envelope sealing
Deemed-to-Satisfy Provisions
H6D1 Deemed-to-Satisfy Provisions
H6D2 Application of Part H6

Part H7 - Ancillary provisions and additional construction requirements

Objectives
H7O1 Objective
Functional Statements
H7F1 Swimming pool access
H7F2 Heating appliances
H7F3 Alpine areas
H7F4 Bushfire areas
H7F5 Private bushfire shelters
Performance requirements
H7P1 Swimming pool access
H7P2 Swimming pool reticulation systems
H7P3 Heating appliances
H7P4 Building in alpine areas
H7P5 Buildings in bushfire prone areas
H7P6 Private bushfire shelters
Verification Methods
H7V1 Combustion appliances
H7V2 Buildings in bushfire prone areas
Deemed-to-Satisfy Provisions
H7D1 Deemed-to-Satisfy Provisions
H7D2 Swimming pools
H7D3 Construction in alpine areas
H7D4 Construction in bushfire prone areas
H7D5 Heating appliances, fireplaces, chimneys and flues

Part H8 - Livable Housing - Tasmania to implement 1st October 2024

Objectives
H8O1 Objective
Functional Statements
H8F1 Livable housing design
Performance requirements
H8P1 Livable housing design
Deemed-to-Satisfy Provisions
H8D1 Deemed-to-Satisfy Provisions
H8D2 Livable housing design

Specification 42 - House energy rating software

S42C1 Scope
S42C2 Heating and cooling loads
S42C3 Net equivalent energy usage
S42C4 Additional Deemed-to-Satisfy Provisions when using house energy rating software

Specification 44 - Calculation of heating load limit, cooling load limit and thermal energy load limit

S44C1 Scope
S44C2 Heating load limit
S44C3 Cooling load limit
S44C4 Thermal energy load limit

Condensation Management Provisions - Tasmania to implement 1st October 2023

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Client
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Job
Class 10A Building
Job address
300 White Kangaroo Road,
Campania
Drawing
Scale: A3
DWG: 22 of 28
Date: 29 January 2025
Job No: 2024-31

Specifications 1 - NCC/BCA Volume Two

Amendments

Date	By

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ABCB - Housing Provisions (Standard)

Part 2 Structure
2.1 Scope and application of Section 2
2.2 Structural provisions

Part 3 Site Preparation
3.1 Scope and application of Section 3
3.2 Earthworks to be in accordance
Earth Retaining Structures in accordance
Un-retained bulk earthworks - site cut and fill
3.3 Drainage to be in accordance
3.4 Termite risk management

Part 4 Footings and Slabs
All workmanship to be in accordance with Part 4 and AS2870 (Current Edition) and engineering specifications
4.1 Scope and application of Section 4
4.2 Footings, slabs and associated elements
Topsoil containing grass roots must be removed from the area on which the footing will rest.
All concrete to be moist cured for a minimum of 7 days and shall be no less than grade N20
Steel reinforcing also to comply with AS1302-1304 (Current Edition).
Footings and slabs, including internal and edge beams, must be founded on soil with an allowable bearing pressure as follows:
(a) Slab panels, load support panels and internal beams (HP for more details)
(b) Edge beams connected to slab (HP for more details)
(c) Pad footings, strip footings and edge beams not connected to slab (HP for more details)

Part 5 Masonry
General compliance with Part 5 and AS3700-AS4773 parts 1&2 (Current Editions)
5.1 Scope and application of Section 5
5.2 Masonry veneer
Damp proof courses and Flashing materials
5.3 Cavity masonry
Damp proof courses and Flashing materials
5.4 Unreinforced single leaf masonry
External walls
Damp proof courses and Flashing materials
5.5 Isolated piers
5.6 Masonry components and accessories
Mortar mixes
Mortar joints
Lintels
Wall ties
Vertical articulation
5.7 Weatherproofing of masonry
Damp-proof courses - materials & AS/NZS 2904
Damp-proof courses - installation

Mortar Mixes - 5.6.3
Mortar used for masonry construction must comply with AS 3700 (Current Edition) except that the mortar may be mixed by volume in the proportions stated below.

Brick Classification	Mortar mixed by volume - Cement: Lime: Sand	
General use	Suitable for concrete masonry - requires the use of methyl cellulose water thickner	
Protected	**1:2:9**	**1:0:5**
General purpose	**1:1:6**	**1:0:5**
Exposure class	**1:0.5:4.5**	**1:0:4**

Mortar mixes for masonry see Table 5.6.3 of the ABCB Housing Provisions (Current edition)

Wall Ties - 5.6.5
(a) comply with AS2699.1(Current Edition) and:
(i) for masonry veneer walls be:
(A) a minimum of light duty veneer ties in areas where the design wind speed is not more than N2; and
(B) a minimum of medium duty veneer ties in areas where the design wind speed is more than N2; and
(ii) for cavity masonry walls be:
(A) a minimum of light duty cavity ties in areas where the design wind speed is N1; and
(B) a minimum of medium duty cavity ties in areas where the design wind speed is more than N1; and
(iii) where non-engaged piers are provided, piers must be tied to walls using medium duty ties; and
(iv) for monolithic or solid masonry construction be a minimum of medium duty ties; and
(b) be spaced and fixed in accordance with Tables 5.6.5a, 5.6.5b and 5.6.5b (see also Figures 5.6.5a and 5.6.5b); and
(B) be protected against corrosion in accordance with Table 5.6.5d.

Vertical Articulation Joints - 5.6.8
(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on sites where the soil classification is A or S (see 4.2.2).
(2) Articulation joints between masonry elements must have a width not less than 10mm and be provided (see Figures 5.6.8a and 5.6.8b);
(a) in straight, continuous walls with openings less than 900mm x 900mm or walls without openings - at not more than 6m centres and within 4.5m, but not closer than 470mm of all corners; and
(b) in straight, continuous walls with openings more than 900mm x 900mm - at not more than 5m centres and located so that they are not more than 1.2m away from openings; and
(c) where the height of the wall changes by more than 20% - at the position of change in height; and
(d) where walls changes in thickness; and
(e) at control or construction joints in footings or slabs; and
(f) at junctions of walls constructed of different masonry materials.
(3) Articulation joints must not be located adjacent to arched openings.
(4) Articulation joints must be filled with flexible sealant that is supported during installation by;
(a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or
(b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

Part 6 Framing
6.1 Scope and application of Section 6
6.2 Subfloor ventilation
6.3 Structural steel members
Residential Timber Framing to comply with HP Part 6 & AS1684.2 (Current Edition).
Provide minimum clearance of 150mm above ground level to underside of all framing members.
Specific Tie-Downs & Workmanship to be in accordance with AS1684.2 (Current Edition).
Steel framing to be in accordance with HP Part 6.3 & AS4100 (Current Editions).

Sub-Floor Ventilation - 6.2.1
Zone C - Minimum sub-floor ventilation (mm²/m of wall).
No membrane = 6000.
Ground sealed with impervious membrane = 3000.
Place vents not more than 600mm in from corner.
Ensure internal walls maintain air flow from outside.
Vents to be evenly spaced around perimeter.

Part 7 Roof and Wall Cladding
7.1 Scope and application of Section 7
7.2 Sheet roofing
7.3 Roof tiles and shingles
7.4 Gutters and downpipes
7.5 Timber and composite wall cladding
Wall cladding, roofing, gutters and downpipes to be in accordance with HP Part 7 & AS1562 (Current Edition).
All materials to be installed to manufacturers specifications.
Flashings to comply with the HP Part 7.2.7.

Part 8 Glazing
8.1 Scope and application of Section 4
8.2 Windows and external glazed doors
8.3 Glass
8.4 Glazing human impact
Glazing to be in accordance with AS 1288 & 2047 (Current Editions).
All aluminium window framing to comply with AS2047 (Current Edition).
See window schedule form for area compliance.
See Energy Assessment for glazing details.

Part 9 Fire Safety
9.1 Scope and application of Section 9
9.2 Fire separation of external walls
9.3 Fire protection of separating walls and floors
9.4 Fire protection of garage top dwellings
9.5 Smoke alarms and evacuation lighting
Fire safety in accordance with Australian Standards & HP Part 9.
Smoke detectors to be mains wired with battery backup in accordance with AS3786 and HP Part 9.5.
See plans for locations.
Bushfire areas to comply with AS3959 (Current Edition).
Alpine areas to comply with BCA Vol 2 H7F3, H7P4, H7D3.

Part 10 Health and Amenity
10.1 Scope and application of Section 10
10.2 Wet area waterproofing
10.3 Room heights
10.4 Facilities
10.5 Light
10.6 Ventilation
10.7 Sound insulation
10.8 Condensation management - Tasmania to implement 1st October 2023
Health & amenity in accordance with HP Part 10.
Wet areas to be in accordance with AS3740 - (Current Edition) & HP Part 10.2.
Room heights to comply with HP Part 10.3.
Provide impervious walls to a height of 1800mm around a shower and 300mm above the rim of a bath, sink and vanity basin.
Natural light and ventilation in accordance with HP Parts 10.5 & 10.6. Natural lighting to be provided by means of windows having an aggregate light transmitting area of not less than 10% of the floor area of the room. Windows to have an aggregate opening of not less than 5% of the floor area of the room.
All ventilation to comply with HP Part 10.6.
Provide exhaust fans to bathrooms vented to outside (damper on outlet).

Part 11 Safe Movement and Access
11.1 Scope and application of Section 11
11.2 Stairway and ramp construction
11.3 Barriers and handrails
Safe movement and access to be in accordance with HP Part 11.
Stairs to be constructed in accordance with HP Part 11.2. Railing to comply with HP Part 11.3.
Stair treads to be a min 240mm and max 355mm deep. Risers to be min 115mm and max 190mm high.
Treads must have a slip-resistant finish or a suitable non-skid near the edge of the nosings.
Spacing of rails to handrail and balastrade not to exceed 125mm except for cables see HP Part 11.3.6.
Swimming pools to comply with BCA Vol 2 H7F1, H7P1, H7P2, H7D2 & AS1926 Parts 1 & 2 (Current Editions).

Part 12 Ancillary Provisions
12.1 Scope and application of Section 12
12.2 Construction in alpine areas
12.3 Attachment of framed decks and balconies to external walls of buildings using a waling plate
12.4 Heating appliances, fireplaces, chimneys and flues

NCC 3.12 Energy Efficiency - NCC 2019
To comply with the NCC 3.12 Climate zone 7.
See Energy Assessment for insulation details.
Use membrane in roof and walls to meet NCC 3.12.1.
Building fabric to comply with NCC 3.12.1.
External glazing to comply with NCC 3.12.2.
Building sealing to comply with NCC 3.12.3.
Air movement to comply with NCC 3.12.4
Services to be installed in accordance with NCC 3.12.5.

Part 13 Energy Efficiency - Tasmania to implement NCC 2025 - Use NCC 2019
13.1 Scope and application of Section 13
13.2 Building fabric
13.3 External glazing
13.4 Building sealing
13.5 Ceiling fans
13.6 Whole-of-home energy usage
13.7 Services

INTERNAL WALL & CEILING LININGS
Wall & ceiling linings to be in 10mm plasterboard

General Notes

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works.
Use written dimensions only. Do not scale from drawings.

Surveyor to verify all dimensions, set outs, levels, location of services, easements and any other information relevant to the proposed building works.

Engineer to provide all structural certificates as required by Local Council and relevant autherities. Engineering details to overide Architectural drawings and specifications.

All construction work shall be carried out in accordance with the Planning and Building permits. Materials and workmanship to conform with the state building regulations local council by-laws and relevant Current Editions of ABCB, NCC & HP codes, Australian Standards, plans, specifications and manufacturers written instructions.

Builder and Surveyor to report to the Designer all relevant discrepancies, variations and changes prior to any works commencing. 24 Hours minimum required for drawings to be ammended.

SOIL CLASSIFICATION
According to AS2870- Current Edition the soil is classified:
Foundation soil classification: **Class H-2**

WIND CLASSIFICATION
The AS4055- Current Edition Wind Load for Housing classification of this site is:
Region: **A**
Terrain Category: **TC1.0**
Shielding Classification: **PS**
Topographic Classification: **T0**
Wind classification: **N2**
Max design gust speed: **Vh,u 40m/sec**

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

ELECTRICAL
To be in accordance with the AS/NZS 3018 & Aurora Tasmania requirements.

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

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Broad Valley Farm P/L
Job
Class 10A Building
Job address
300 White Kangaroo Road, Campania
Drawing
Scale: A3
DWG: 23 of 28
Date: 29 January 2025
Job No: 2024-31

Specifications 2 - 2022 Housing Provisions

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works.
Use written dimensions only. Do not scale from drawings.

Corrosion protection

[2019: 3.4.4.4]

Structural steel members that are not built in to a masonry wall must—

(a) be protected against corrosion in accordance with Tables 6.3.9a, 6.3.9b and 6.3.9c; and

(b) where a paint finish is applied to the surface, be free from rust; and

(c) where zinc coatings are applied to the surface, be provided with a barrier coat to prevent domestic enamels from peeling; and

(d) when cut or welded on-site, have those areas and any other areas of damage to protective coatings comply with (a).

Table 6.3.9a: Minimum protective coatings for structural steel members

Environment	Location	Minimum protective coating		
		Option 1 (hot dip galvanising)	Option 2 (duplex system). See Table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Low (mild steel corrosion rate 1.3 to 25 µm/year	Typically remote inland areas or more than 1 km from sheltered bays	HDG75	–	ACL2, ACC2, IZS1, PUR2A

Environment	Location	Minimum protective coating		
		Option 1 (hot dip galvanising)	Option 2 (duplex system). See Table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Medium (mild steel corrosion rate 25 to 50 µm/year)	Typically more than 1 km from *breaking surf* or aggressive industrial areas or more than 50 m from sheltered bays	HDG225	–	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4
High (mild steel corrosion rate 50 to 80 µm/year)	Typically more than 200 m from *breaking surf* or aggressive industrial areas or within 50 m from sheltered bays	HDG450	HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years)	ACC6, IZS3, PUR5
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically extends from 100 m inland from *breaking surf* to 200 m inland from *breaking surf*, or within 200 m of aggressive industrial areas and within 100 m of *breaking surf*.	HDG900	HDG300 (5 years) 5D (10-15 years) or HDG600 (10 years) 4D (5-10 years)	ACC6 (C5-M only), PUR5

Table Notes

Hot dip galvanising and duplex systems must be in accordance with AS 2312.2. Paint systems must be in accordance with AS 2312.1.

Table 6.3.9c: Duplex coating system specification

AS 2312.2 duplex system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
2D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	Polyurethane or acrylic gloss (2 pack)	100	–	–	175
4D	Degrease, wash and dry, sweep blast clean	High-build epoxy (2 pack)	250	Polyurethane or acrylic gloss (2 pack)	100	–	–	350
5D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	High-build epoxy (2 pack)	225	Polyurethane or acrylic gloss (2 pack)	100	400

Table Notes

DFT refers to dry film thickness, measured in µm.

Notes

Clause 3.4.4.4 and Table 3.4.4.7 from NCC Volume Two 2019 (Amendment 1) may be used in place of 6.3.9 and Tables 6.3.9a, 6.3.9b and 6.3.9c until 1 May 2024.

Table 6.3.9b: Paint coating system specification

AS 2312.1 system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
ACC2	Sa 2.5	Epoxy primer	75	Acrylic (2 pack)	50	–	–	125
ACC4	Sa 2.5	Epoxy primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC5	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC6	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Acrylic (2 pack)	50	325
ACL2	Sa 2.5	Zinc rich primer	75	Acrylic latex	40	Acrylic latex	40	155
ACL3	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic latex	40	240
IZS1	Sa 2.5	Inorganic zinc silicate	75	–	–	–	–	75
IZS3	Sa 2.5	Inorganic zinc silicate	125	–	–	–	–	125
PUR2A	Sa 2.5	Zinc rich primer	75	High build polyurethane	75	–	–	150
PUR3	Sa 2.5	Epoxy primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR4	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR5	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Polyurethane gloss	50	325

Table Notes

DFT refers to dry film thickness, measured in µm.

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Drawing
Scale: A3
DWG: 24 of 28
Date: 29 January 2025
Job No: 2024-31

Specifications 3 - Steelwork Protection

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

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 150mm above floor substrate: or (ii) not less than 25mm above maximum retained water level: and (b) Waterproof wall in shower are to not less than 1800mm 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					
With preformed shower base	N/A	Waterproof walls in shower area to not less than 1800mm 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
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Waterproof 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	Waterproof floor of the room	(a) Water resistant to a height of not less than 150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm of a wall (b)Water resistant all exposed surfaces below vessel lip	Water resistant junctions within 150mm above a vessel for the extent of the vessel	Waterproof wall / floor junctions for the extent of the vessel	Waterproof tap and spout penetrations where they occur in the horizontal surfaces
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room				
Inserted baths and spas	(a) Waterproof shelf area, incorporating waterstop under the bath lip	(a) Waterproof to not less than 150mm above lip of bath or spa; and	(a) Waterproof junctions within 150mm above bath or spa; and	N/A	Waterproof tap and spout penetrations where they occur in horizontal surfaces
	(b) No requirement under bath	(b) No requirement under bath	(b) No requirement under bath		
Baths & spas without overflow	Waterproof floor with central floor waste - Floor to slope 1:100 to floor waste	(a) Waterproof to not less than 150mm above lip of bath or spa; and	(a) Waterproof junctions within 150mm above bath or spa; and	Waterproof wall / floor junctions	
Note: Where a shower is above a bath or spa, use requirements for shower					
Other area					
Laundries and WCs	Water resistant floor of the room	N/A	N/A	Waterproof wall / floor junctions	
Walls adjoining other vessels (e.g. Sink, basin and laundry tub)	N/A	Water resistant to a height of not less than 150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm 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 resisitant
Note: N/A means not applicable					

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Specifications 4 - Waterproofing Wet Areas

Amendments

Date	By

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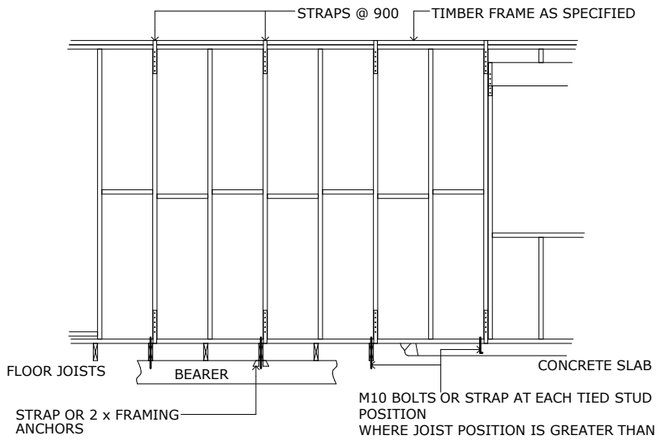
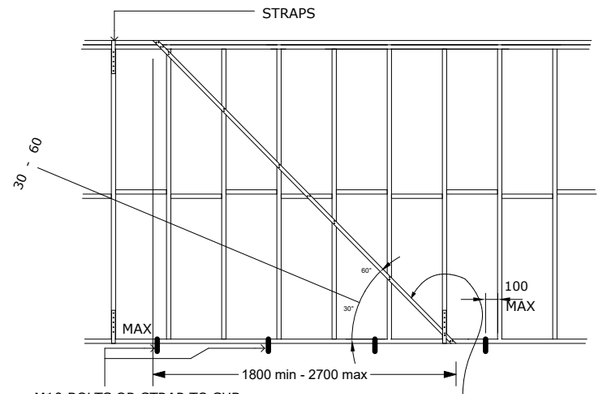
WALL TIE-DOWN



M10 BOLTS OR STRAP AT EACH TIED STUD POSITION
WHERE JOIST POSITION IS GREATER THAN 100mm FROM TIED STUD PROVIDE 70x45 NOGGING BETWEEN JOISTS WITH 2 FRAMING ANCHORS EACH END

ALL STRAPS TO BE 30x0.8 GALV FIXEDEACH END WITH 6/30x2.8Ø FLAT HEAD GALV NAILS

BRACE TYPE C (1.5kN/m)

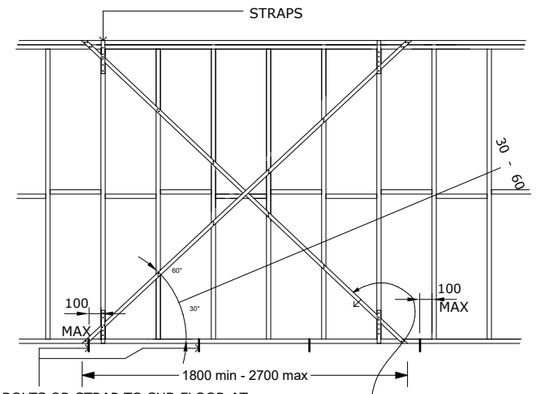


M10 BOLTS OR STRAP TO SUB FLOOR AT EACH END OF BRACING PANEL AND 1200mm MAX INTERMEDIATELY

TIMBER BRACE 75x15 F8 (20mm NOTCHED INTO FRAME) FIXED WITH 2/50x2.8Ø NAILS AT EACH STUD/PLATE
OR
METAL ANGLE BRACE 18x16x1.2 FIXED WITH 30x2.8Ø FLAT HEAD GALV NAILS AT EACH STUD/PLATE

ALL STRAPS TO BE 30x0.8 GALV FIXED EACH END WITH 6/30x2.8Ø FLAT HEAD GALV NAILS

BRACE TYPE D (3.0kN/m)

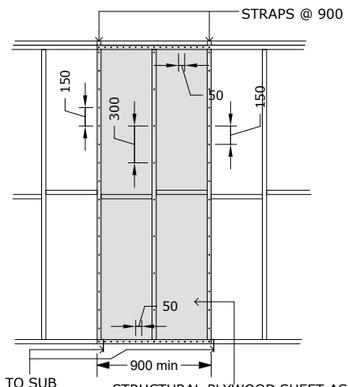


M10 BOLTS OR STRAP TO SUB FLOOR AT EACH END OF BRACING PANEL AND 1200mm MAX INTERMEDIATELY

TENSIONED 30x0.8 GALV STRAP LOOPED OVER AND FIXED TO PLATES WITH 4/30x2.8Ø FLAT HEAD NAILS EACH END

-ALL STRAPS TO BE 30x0.8 GALV FIXED EACH END WITH 6/30x2.8Ø FLAT HEAD GALV NAILS
-PROVIDE STRAPS AT EACH END OF BRACE PANEL AND 1200mm INTERMEDIATELY

BRACE TYPE H-METHOD B (6.0kN/m)

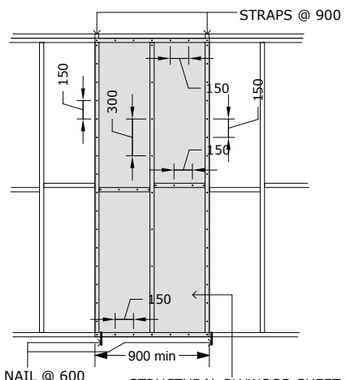


M10 BOLTS OR STRAP TO SUB FLOOR AT EACH END OF BRACING PANEL AND 1200mm MAX INTERMEDIATELY

STRUCTURAL PLYWOOD SHEET AS SPECIFIED BELOW
STUD SPACING: 450mm - F8 - 7mm
F11 - 6mm
F14 - 4mm
ALL FIXING NAILS TO BE 30x2.8Ø FLAT HEAD NAILS 9mm FROM SHEET ENDS

- ALL STRAPS TO BE 30x0.8 GALV FIXED EACH END WITH 6/30x2.8Ø FLAT HEAD GALV NAILS
- PROVIDE STRAPS AT EACH END OF BRACE PANEL AND 1200mm INTERMEDIATELY

BRACE TYPE G (3.4kN/m)



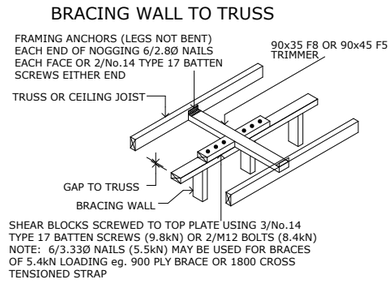
75x3.05Ø NAIL @ 600 MAX FOR TIMBER FLOOR.
75xM10 MASONRY ANCHOR @ 1200 FOR CONCRETE SLAB.

STRUCTURAL PLYWOOD SHEET AS SPECIFIED BELOW
STUD SPACING: 450mm - F8 - 7mm
F11 - 6mm
F14 - 4mm
ALL FIXING NAILS TO BE 30x2.8Ø FLAT HEAD NAILS 9mm FROM SHEET ENDS

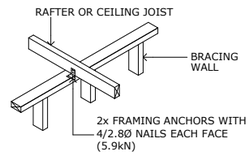
ALL STRAPS TO BE 30x0.8 GALV FIXED EACH END WITH 6/30x2.8Ø FLAT HEAD GALV NAILS

NOTE: BRACING SHEATHS < 900 WILL HAVE THEIR BRACING CAPACITY REDUCED IN ACCORDANCE WITH AS1684.2 CLAUSE 8.3.6.5(b)

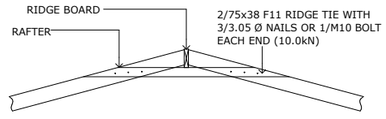
BRACING WALL TO TRUSS



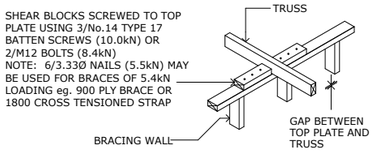
BRACING WALL TO RAFTER OR CEILING JOIST



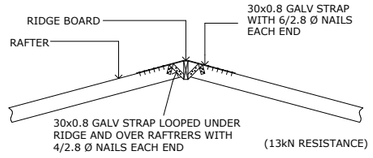
RAFTERS TO RIDGE BOARD & HIP RAFTERS



BRACING WALL TO TRUSS



RAFTERS TO RIDGE BOARD & HIP RAFTERS



NOTE: For futher bracing requirements refer to AS1684.2 - Current Edition

'SPECIFIC' TIE-DOWNS FOR N3 50/sec' (AS1684.2)

BOTTOM PLATE TO SLAB OR FLOOR FRAME (single or upper storey).

- 1XM10 'Dynabolt' (or 'chemset') or M10 Cup head bolt: (min' 50mm to edge of concrete, 65mm deep) @ 1200cts, or;
- 1/30 x 0.8mm G.I flat strap with 4/2.8mm dia' nails to each 'leg' (250mm long) @450cts.

BOTTOM PLATE TO STUDS (single or upper storey).
1/30mm x 0.8mm G.I flat strap with 4x2.8mm dia' nails to each 'leg' (250mm long) @ 1200 cts.
STUDS TO TOP PLATE (single or upper storey).

- 1/30 x 0.8mm G.I flat strap with 4/2.8mm dia' nails to each 'leg' (250mm long) @1200cts.

TRUSS/RAFTER TO TOP PLATE (single or upper storey).

- 1/30 x 0.8mm G.I flat strap looped over roof member with 4/2.8mm dia' nails to each 'leg': @ each rafter / truss member, or;
- 4/framing anchors with 4/2.8mm dia' nails to each leg.

BEARERS TO COLUMNS, PIERS OR MASONRY SUPPORTS (Lower storey).
In additional to nominal fixings (Table 9.4):

- 4/75 x 3.33mm or 5/75mm x 3.05mm machine driven nails plus 1/30 x 0.8mm G.I strap over bearer and fixed to stump with 4/2.8mm dia' nails (each 'leg'), or:
- 1xM10 Cup head bolt through bearer to stump ('housed').

BEARERS TO MASONRY COLUMN, WALL OR PIER (Lower storey).

- 1 X M10 BOLT OR 1/50 X 4mm flat MS bar fixed to bearer with 1/M10 Cup head bolt and cast into masonry at top of footings.

Transfer of racking forces around bracing walls to be in accordance with AS1684.2-Current Edition ; Tables 8.22 & 8.24.

draftone TASMANIA
building design drafting
ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Broad Valley Farm P/L
Job
Class 10A Building
Job address
300 White Kangaroo Road, Campania
Drawing
Scale: A3
DWG: 26 of 28
Date: 29 January 2025
Job No: 2024-31

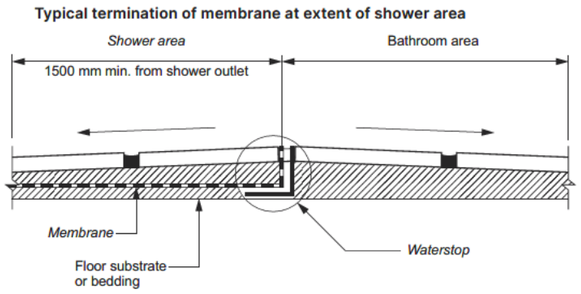
Bracing & Tie-Down Details

Accredited Professional Engineer CC5865I
Mr Matthew Horsham
BE MIEAust CPEng NER
Signature ..... Date. Feb 21, 2025
Accredited in the category of Engineer Civil
Phone: 03 6240 9911

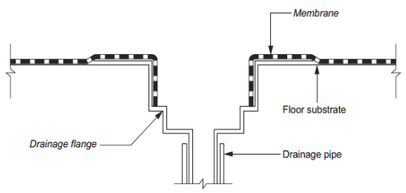
Amendments

Date	By

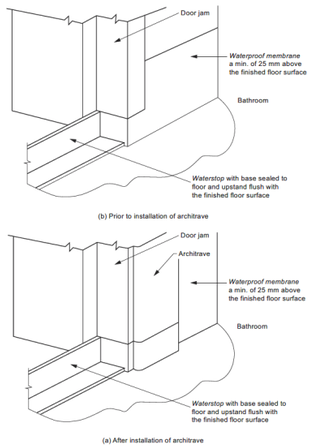
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



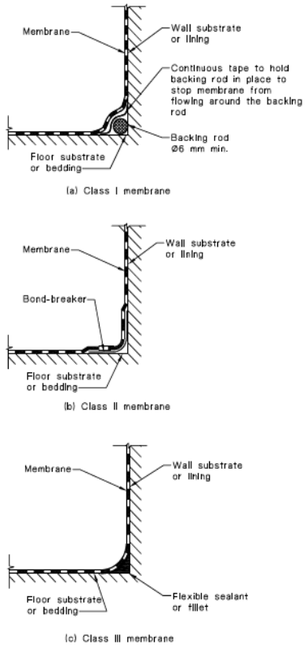
Typical hobless step-free shower construction



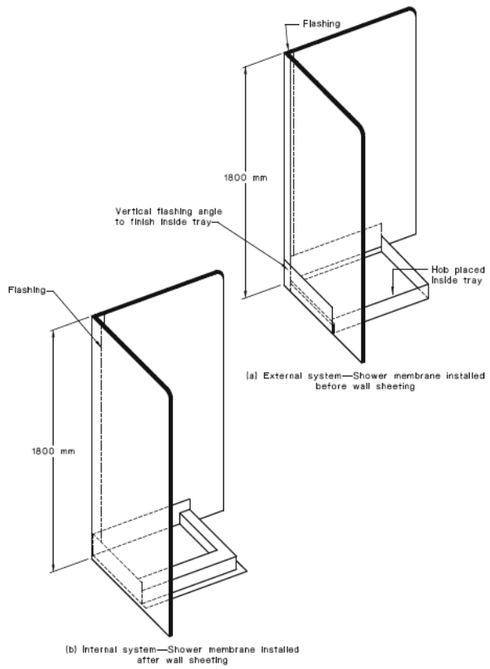
Typical membrane termination at drainage flange



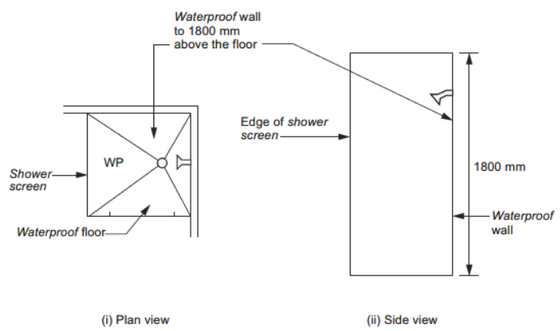
Typical bathroom door detail for whole bathroom waterproofing



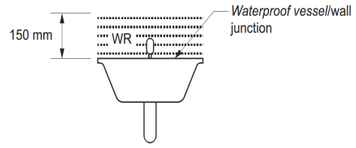
Typical bond breaker details



Shower construction



Enclosed shower



Waterproofing vessels abutting walls

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Wet Area Diagrams

NOTE: Waterproofing to be installed by qualified waterproofer as per directive and inspected by the building surveyor

Amendments

Date	By

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Site Safety Notes

These Notes Must Be Read And Understood By All Involved In The Project

This includes (but is not excluded to): Owner Builder, Sub-Contractors, Consultants, Renovators, Operators, Maintenors & Demolishers

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

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

1.1.2 DURING OPERATION OR MAINTENANCE

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

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

1.1.3 ANCHORAGE POINTS

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

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

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

1.2.2 FLOOR FINISHES - By Owner

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

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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

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

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

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

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

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

3. TRAFFIC MANAGEMENT

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

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

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

4. SERVICES

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

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

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

5. MANUAL TASKS

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

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

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

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

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

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

6.2 POWDERED MATERIALS

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

6.3 TREATED TIMBER

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

6.4 VOLATILE ORGANIC COMPOUNDS

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

6.5 SYNTHETIC MINERAL FIBRE

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

6.6 TIMBER FLOORS

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

7. CONFINED SPACES

7.1 EXCAVATION

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

7.2 ENCLOSED SPACES

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

7.3 SMALL SPACES

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

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

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

10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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OHS

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
128530	1
EDITION	DATE OF ISSUE
6	09-Jun-2022

SEARCH DATE : 11-Nov-2022
SEARCH TIME : 10.23 AM

DESCRIPTION OF LAND

Parish of KILLINGFORD, Land District of PEMBROKE
Parish of STAFFA, Land District of MONMOUTH
Lot 1 on Plan 128530
Derivation : Part of Lot 34110 Gtd to N.J. Downham, Part of Lot 22 and Whole of Lot 25 (Campania Estate) Gtd to R.V. Ellis, Part of Lots 17819,18151 and 23096 Gtd to C.J. Maxwell, Part of Lot 13544 Gtd to R.Williams & Part of 1280 acres Gtd to G.Stokel
Prior CTs 212859/1,244581/1 and 32749/1

SCHEDULE 1

M958417 TRANSFER to BROAD VALLEY FARM PTY LTD Registered 09-Jun-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C17093 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 28-Aug-1997 at 12.01 PM
M960806 MORTGAGE to Murdoch Clarke Mortgage Management Limited Registered 09-Jun-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER FOLIO REFERENCE F/R 212859/1 F/R 244581/1 GRANTEE	**PLAN OF TITLE** LOCATION MONMOUTH - STAFFA & PEMBROKE - KILLINGFORD FIRST SURVEY PLAN No. P.1295, D.32749 COMPILED BY L.T.O. SCALE 1: 25000 LENGTHS IN METRES	REGISTERED NUMBER P128530 APPROVED 28 AUG 1997 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5427) (5227)	LAST 2800460 2800321 UPI No 2800325 2800326	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN