NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 73 Federation Drive, Sorell

PROPOSED DEVELOPMENT:
TWO MULTIPLE DWELLINGS

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 2nd June 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 2nd June 2025.**

APPLICANT: **Ronald Young & Co Builders Pty Ltd**

APPLICATION NO: **DA 2024 /111 1**
DATE: **16 May 2025**

CIVIL WORKS
73 FEDERATION DRIVE, SORELL

CONCRETE NOTES:

1. ALL WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS IN PARTICULAR AS3600 AND AS3727 AS WELL AS ANY REQUIREMENTS OFF THE RELEVANT AUTHORITIES.
2. PAVEMENT IS TO BE FOUNDED ON FIRM NATURAL CUT GROUND OR COMPACTED FILL. ANY SOFT AREAS ARE TO BE REMOVED AND REPLACED WITH COMPACTED FILL TO MEET MINIMUM OF 100KPA ALLOWABLE BEARING PRESSURE.
3. ANY FILL MUST BE PLACED IN 150mm THICK MAXIMUM LAYERS AND COMPACTED TO A RELATIVE DRY DENSITY OF 98% TO AS1289.5.1.1.
4. THE BASE COURSE IS TO BE GRANULAR GRADED MATERIAL, SUCH AS FINE CRUSHED ROCK.
5. HARDSTANDS GENERALLY TO BE DESIGNED TO HAVE A 2.5% MAX CROSS FALL. POORLY DRAINED SITES MAY REQUIRE SUB SURFACE DRAINAGE TO PROTECT THE PAVEMENT.
6. THE FINISHED LEVEL OF ANY PAVEMENT ABUTTING A WALL MUST BE BELOW THE DAMP PROOF COURSE AND MUST NOT OBSCURE ANY WEEP HOLES OR DRAINAGE OPENINGS.
7. DOWELS ARE TO BE ACCURATELY ALIGNED PARALLEL TO THE PAVEMENT SURFACE AND THE PAVEMENT CENTRE LINE. ALL DOWLES AND JOINT FORMERS ARE TO BE GALVANIZED.
8. POLYURETHANE/ SILICONE SEALANT TO MATCH CONCRETE COLOUR TO TOP 10mm JOINT.
9. CONCRETE THICKNESS, GRADE, REINFORCEMENT AND COVER IS AS DETAILED ON ON THIS SHEET AND C-100
10. TO ASSIST IN THE CURING AND DURABILITY OF HARDSTAND SLABS:
    - THE SUB BASE SHOULD BE THOROUGHLY MOISTENED PRIOR TO PLACING CONCRETE (RESULTING IN REDUCED LOSS OF MOISTURE);
    - AS SOON AS THE TEXTURING VIA WITHER A SPECIFIED DECORATIVE FINISH, WOOD FLOAT OF BROOMING HAS BEEN DONE, CURING SHOULD BE INITIATED BY APPLYING A CURING COMPOUND AT THE RATE OF 0.3 L/M ².
    - WATER SHOULD NOT BE ADDED TO THE AS-DELIVERED MIX.
11. RUN SURFACE TEXTURE TO EDGE ALL ROUND INCLUDING STEEL TROWLLED SURFACE EDGES.
12. TOLERANCE 3mm MAX CHANGE IN HEIGHT EACH SIDE OF JOINT.

SUBGRADE PREPARATION AND EARTHWORKS:

1. UNDER ALL PAVEMENT AREAS, STRIP ALL TOPSOIL AND PREPARE FOR PAVEMENT AS PER DETAIL.
2. CUT AND FILL AS REQUIRED TO PRODUCE FINISHED SURFACE LEVEL AS SPECIFIED LESS PAVEMENT THICKNESS AS SHOWN ON DRAWINGS.
3. COMPACT CUT SURFACE TO 98% STANDARD MAXIMUM DRY DENSITY (SMDD). WHERE THE NATURAL SUBGRADE IS UNABLE TO BE SUCCESSFULLY COMPACTED AND PROOF ROLLED, THEN SUBGRADE MAY BE IMPROVED BY THE PLACEMENT OF ROCK SPALLS 100 - 150MM.
4. THE MOISTURE CONTENT OF THE SUBGRADE OR FILL SHOULD BE WITHIN 85%-115% OF THE STANDARD OPTIMUM MOISTURE CONTENT AT THE TIME OF COMPACTION.
5. PRIOR TO PLACEMENT OF FILL OR PAVEMENT REMOVE AND REPLACE SOFT OR UNSTABLE SUBGRADE WITH CLEAN WELL GRADED APPROVED MATERIAL TO 98% SMDD. PROOF ROLL SUBGRADE SURFACE WITH A DUAL WHEELED PNEUMATIC TYRED VEHICLE (MIN. 10 TONNE LOADED AXLE) AND MAKE GOOD TO ANY SOFT SPOTS.
6. EXCAVATED AND PREPARED SURFACES UNDER ALL PAVEMENTS SHALL BE SPRAYED WITH AN APPROVED WEED KILLER. CARE MUST BE TAKEN TO AVOID CONTAMINATING GARDEN BEDS AND LAWN AREAS.
7. FILLING SHALL BE CLEAN WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% MMDD IN MAX.200mm LOOSE THICKNESS LAYERS, OR APPROVED IMPORTED CLAY FILL COMPACTED TO 98% SMDD IN 150mm LAYERS.
8. 98%SMDD IS APPROXIMATELY EQUIVALENT TO 95%MMDD OR 75% MINIMUM DENSITY INDEX AS NOTED IN TABLE 5.1 OF AS3798-2007.

WATER AND SEWER SERVICES

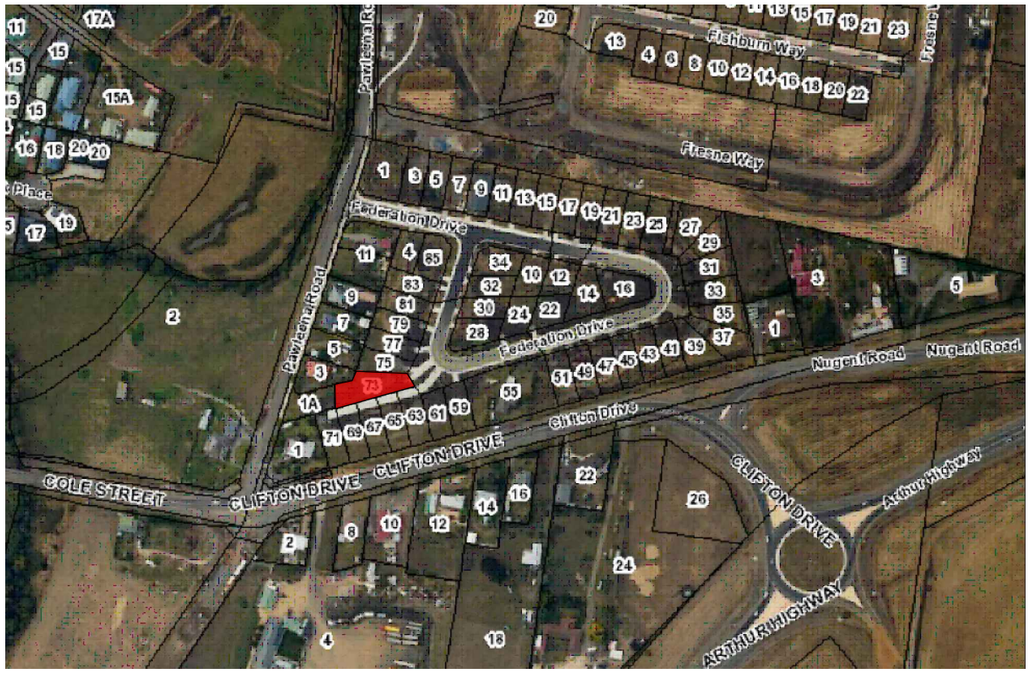
1. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02—2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

GENERAL CIVILWORKS NOTES

1. UNLESS NOTED ON THE DESIGN DRAWINGS ALL CONSTRUCTION WORK SHALL COMPLY WITH THE LGAT STANDARD DRAWINGS AND IPWEA SPECIFICATIONS EXCEPT FOR THE SPECIFICATION AS LISTED BELOW:
   ROADWORKS - THE DEPARTMENT OF STATE GROWTH STANDARD SPECIFICATIONS FOR ROADWORKS.
2. PAVEMENT DESIGN ASSUMES A CBR OF 5. SHOULD AREAS LESS THAN CBR 5 BE FOUND DURING CONSTRUCTION, PROVIDE SUBGRADE REPLACEMENT IN ACCORDANCE WITH THE ENGINNER'S INSTRUCTION.
3. THE CONTRACTOR SHALL PREPARE AND PROVIDE THE COUNCIL WITH A SEDIMENT AND EROSION CONTROL PLAN FOR THE WORKS. NO WORK SHALL COMMENCE UNTIL THIS PLAN HAS BEEN APPROVED BY THE COUNCIL.
4. ALL STRIPPED TOPSOIL IS TO BE STORED IN AN APPROVED MANNER FOR REHABILITATION WORKS AND VEGETATION RESEEDING.
5. ALL DISTURBED AND BARE GROUND INCLUDING ALL CUT & FILL SURFACES SHALL BE REHABILITATED BY INSTALLING "JUTEMASTER " BIODEGRADABLE VEGETATION ENHANCEMENT MATTING TO ALL EMBANKMENT BATTERS STEEPER THAN 1V:4H. UNLESS ROCK LINING IS SPECIFIED.
6. ALL GRASSED AREAS SHALL BE TOP DRESSED WITH A MINIMUM DEPTH OF 75mm OF APPROVED TOPSOIL, RAKED AND SEEDED.
7. ALL KERB ACCESS RAMPS TO COMPLY WITH IPWEA STD DRG TDS-R18-V1.
8. ALL LOT ACCESS DRIVEWAYS SHALL COMPLY WITH LGAT STANDARDS.
9. ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS "B" LOAD RATING TO AUSTRALIAN STANDARD AS 3996.
10. ALL EARTHWORKS, FILLING AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE DIER EARTHWORKS SPECIFICATION R22 DATED JUNE 2012.
    - "COMPACTED LAYER METHOD" OR "MECHANICAL INTERLOCK LAYER METHOD" IS TO BE USED USED AS A LAYER PLACEMENT METHODOLOGY AND COMPACTION ROLLING (REF TABLES R22.4 OR R22.5) IS TO BE USED TO ENSURE SUITABLE COMPACTION IS ACHIEVED.
    - PROOF ROLL WITNESSING OF LAYERS OF THE COMPLETED FILL SHALL BE THE METHOD OF CONFIRMING THAT COMPACTION HAS BEEN ACHIEVED.
    - SURVEYING OF THE FILLED AREAS FOR COUNCIL / BUILDERS RECORDS WILL ALSO BE REQUIRED.
12. CUT OR BACKFILL AREA BEHIND KERBING TO TOP OF KERB AND GRADE TO 1 IN 5 MAX SLOPE TO MATCH EXISTING SURFACE LEVELS BETWEEN DRIVEWAYS.
13. ALL DISTURBED AREAS ARE TO BE REINSTATED AND SHAPED AS DIRECTED.

STORMWATER

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORM WATER PIPES LESS THAN DN225 TO BE PVC-U-SWJ CLASS "SN8" IF IN TRAFFICABLE AREA IF NON-TRAFFICABLE "SN6" TO AS 1254 UNO.
4. ALL STORMWATER PIPES DN225 & LARGER TO BE POLYPROPYLENE TO AS5065 RRJ 'STORMPRO' UNO.
5. PROVIDE ANCHOR BLOCKS IN ACCORDANCE WITH TSD-SW01 WHERE PIPE GRADES EXCEED 10%.
6. CONNECTIONS TO LIVE COUNCIL MAINS TO BE CARRIED OUT BY COUNCIL OR APPROVED CONTRACTOR AT DEVELOPERS COST.
7. ALL SW LOT CONNECTIONS SHALL BE 150 DIAMETER EX DN150 PVC PIPE WITH DN150 RISER AND SCREW CAP TO SURFACE AND COVERED WITH INSPECTION BOXES IN ACCORDANCE WITH IPWE STD DRG TSD-SW25-V3 UNLESS NOTED OTHERWISE.
8. SW LOT CONNECTIONS DIRECTLY TO MAINS SHALL BE FORMED JUNCTIONS.
9. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
10. ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS "B" LOAD RATING TO AUSTRALIAN STANDARD AS 3996 AND TSD-SW02.
11. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.
12. SUBSOIL DRAINS UNDER INFILTRATION SWALES SHALL BE SLOTTED UPVC CLASS "SN4"TO AS 1254 & INSTALLED IN ACCORDANCE WITH AS3500.
13. SUBSOIL DRAINS ARE TO BE CONNECTED TO STORMWATER PITS.



NEW DEVELOPMENT AREA

DRAWING LIST		
DRG No.	TITLE	DRG Rev.
G-000	COVER SHEET	01
C-100	DRIVEWAY PLAN	01
C-101	DRIVEWAY SLOPE PLAN	00
C-105	DRIVEWAY SETOUT	00
C-110	TYPICAL DRIVEWAY SECTIONS	00
C-111	TYPICAL DRIVEWAY SECTIONS	00
C-120	TURNING PATHS	00
C-121	TURNING PATHS	00
C-200	DRIVEWAY LONG SECTION	00
C-210	DRIVEWAY CROSS SECTIONS	00
C-211	DRIVEWAY CROSS SECTIONS	00
C-212	DRIVEWAY CROSS SECTIONS	00
H-100	STORMWATER PLAN	00
H-110	STORMWATER LONG SECTION	00
H-111	STORMWATER LONG SECTION	00
H-112	STORMWATER LONG SECTION	00
H-113	STORMWATER LONG SECTION	00
H-200	SEWER PLAN	00
H-210	SEWER LONG SECTION	00
H-300	WATER PLAN	00
H-310	WATER CONNECTIONS SPECIFICATIONS	00

REV:	DESCRIPTION:	BY:	DATE:
01	RFI	RU	07/05/25
00	CONSTRUCTION	RU	09/04/25

STATUS: CONSTRUCTION

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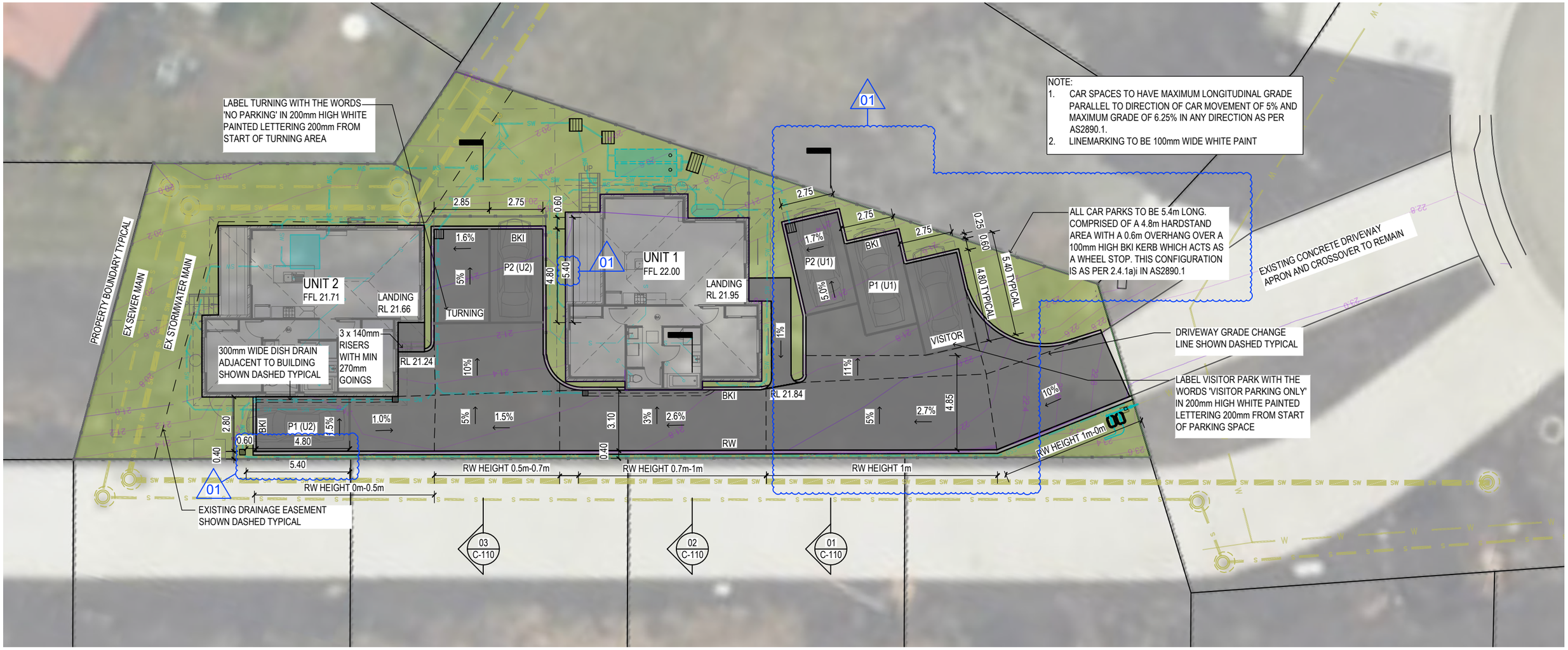
CLIENT: RONALD YOUNG + CO BUILDERS
SITE: 73 FEDERATION DRIVE, SORELL
TITLE: COVER SHEET
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NA	07/05/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	G-000	01



DRIVEWAY PLAN

SCALE 1:200

NOTE: UNDER ALL PAVEMENT AREAS, STRIP MINIMUM 150MM AND ALL VEGETATION INCLUDING ROOT MATERIAL AS WELL AS THE TOPSOIL. INSTALL IMPORTED SUB-BASE 1 UP TO THE UNDERSIDE OF CONCRETE BASE LAYER WITH COMPACTED LAYERS OF MAXIMUM 300MM DEPTH.

LEGEND

EXTENT OF NEW CONCRETE DRIVEWAY.
150mm THICK, MINIMUM N25 CONCRETE, SL72 MESH, 50mm COVER. SUB-BASE TO BE MINIMUM 150mm COMPACTED BASE CLASS A. CONCRETE FINISH TO BE BROOM FINISHED WITH STRAIGHT STROKES PERPENDICULAR TO DRIVEWAY ALIGNMENT.

JOINT LAYOUT TO BE PROVIDED BY CONTRACTOR. PROVIDE EXPANSION JOINTS AT MAXIMUM 18m CENTRES AND SAW CUT JOINTS AT 3m CENTRES. EXPANSION JOINTS TO BE IN GENERAL ACCORDANCE WITH EXPANSION JOINT ON TSD-R11-v3. SAW CUT JOINTS TO BE 30mm DEEP AND CUT 12-24 HOURS AFTER CONCRETE POUR. SEAL JOINTS WITH POLYURETHANE SEALANT TO MATCH CONCRETE COLOUR.
1200LONG N12 TRIMMER BARS TO BE INSTALLED ON ALL REENTRANT CORNERS. PIT SURROUNDS ADJACENT TO BK KERB TO HAVE 2X N12 BARS UNDER KERB WITH MINIMUM 2 BARS OVERLAP TO ADJACENT MESH.

BKI — INTEGRATED BARRIER KERB MODIFIED TO 100mm HEIGHT, REFER TSD-R14-v3 & TSD-R15-v3. REFER SHEET C-110 FOR CROSS SECTION DETAIL.

RW — RETAINING WALL BY OTHERS TO BE CORE FILLED BLOCK OR SIMILAR ENGINEER APPROVED

GRATED STORMWATER PIT. REFER TO H-100 FOR DETAILS

EXISTING SERVICE LEGEND

- SW — EXISTING STORMWATER
- S — EXISTING SEWER
- W — EXISTING WATER

NEW SERVICE LEGEND

- SW — STORMWATER
- S — SEWER
- W — WATER

Sorell Council

Development Application: 5.2024.111.1 - Response to Request For Information - 73 Federation Drive, Sorell - P7.pdf
Plans Reference: P7
Date Received: 13/05/2025

REV:	DESCRIPTION:	BY:	DATE:
01	RFI	RU	07/05/25
00	CONSTRUCTION	RU	09/04/25

STATUS: CONSTRUCTION

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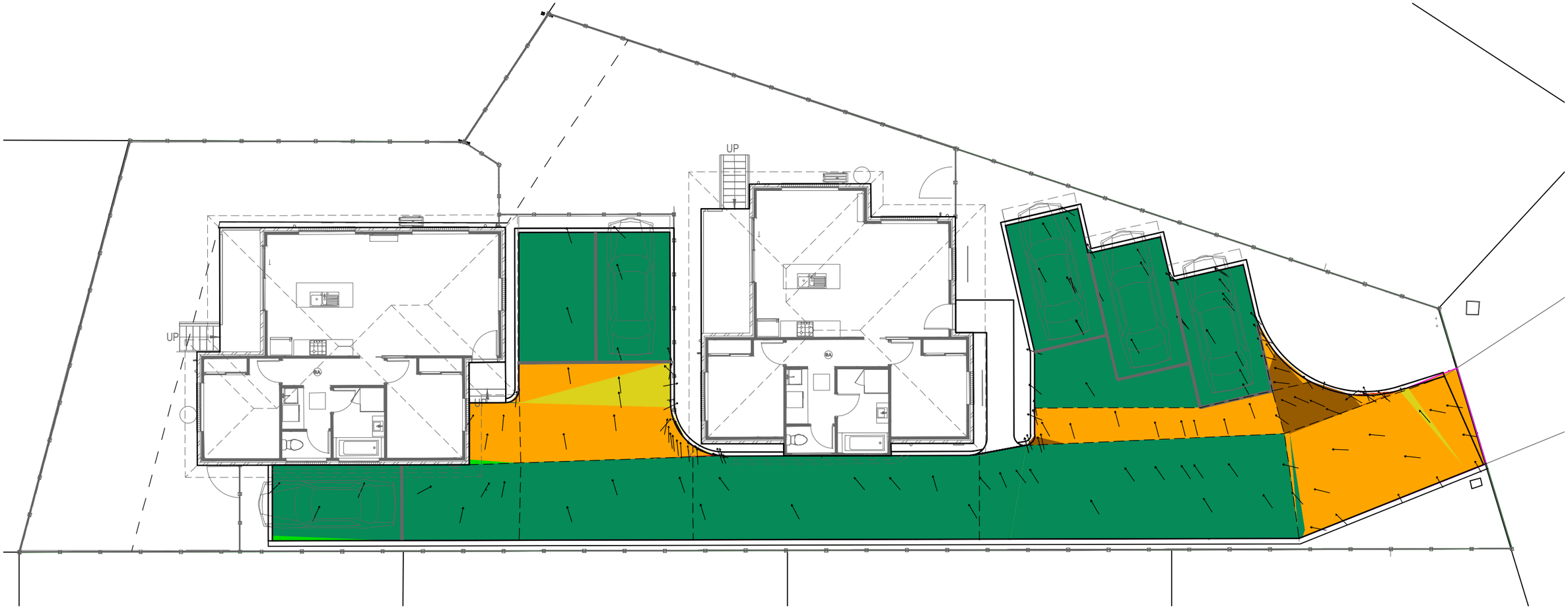
SITE: 73 FEDERATION DRIVE, SORELL
TITLE: DRIVEWAY PLAN
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN
SCALE AT A3: 1:150
DATE: 07/05/2025
DRAWN: RU
CHECKED: MM
PROJECT NO: FE-25584
DRAWING NO: C-100
REVISION: 01



DRIVEWAY SLOPE PLAN

SCALE 1:150

LEGEND

← SLOPE DIRECTION

SLOPE Lower_value		Upper_value	Colour	
-1	to	.5	%	
.5	to	1	%	
1	to	2.5	%	
2.5	to	6.25	%	
6.25	to	10	%	
10	to	15	%	
15	to	20	%	
20	to	200	%	

Sorell Council

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PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SITE: 73 FEDERATION DRIVE, SORELL

TITLE: DRIVEWAY PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
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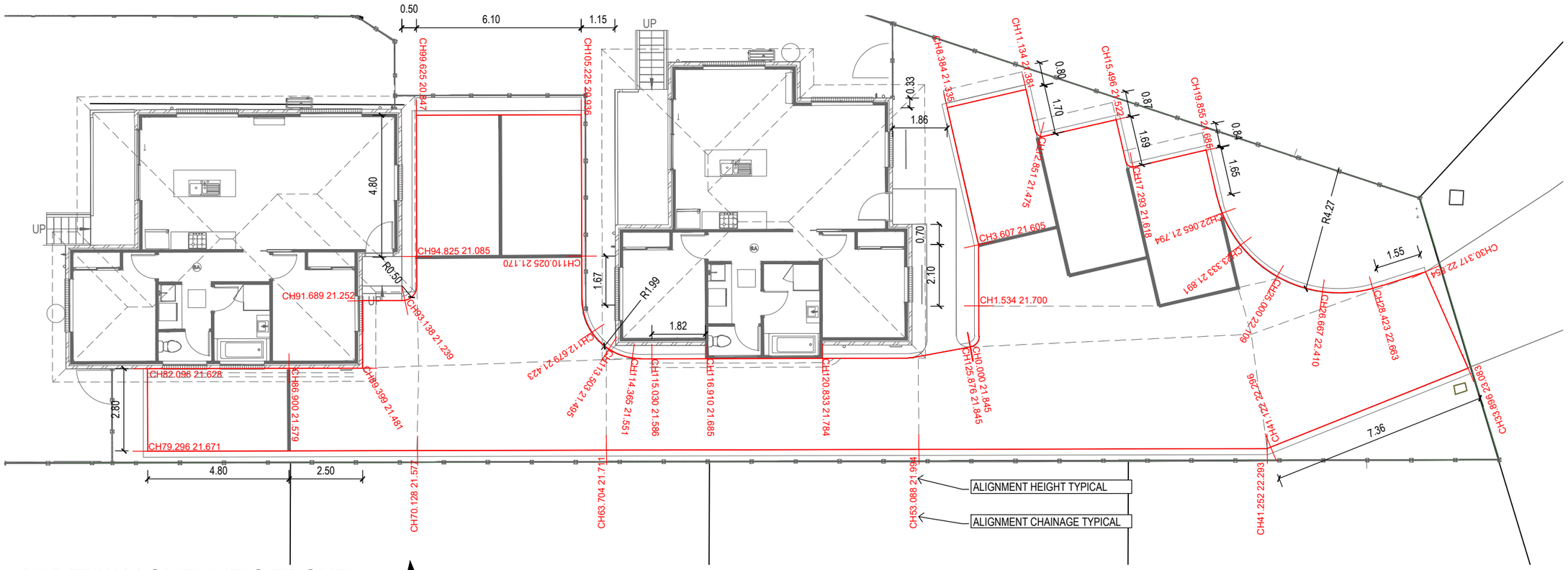
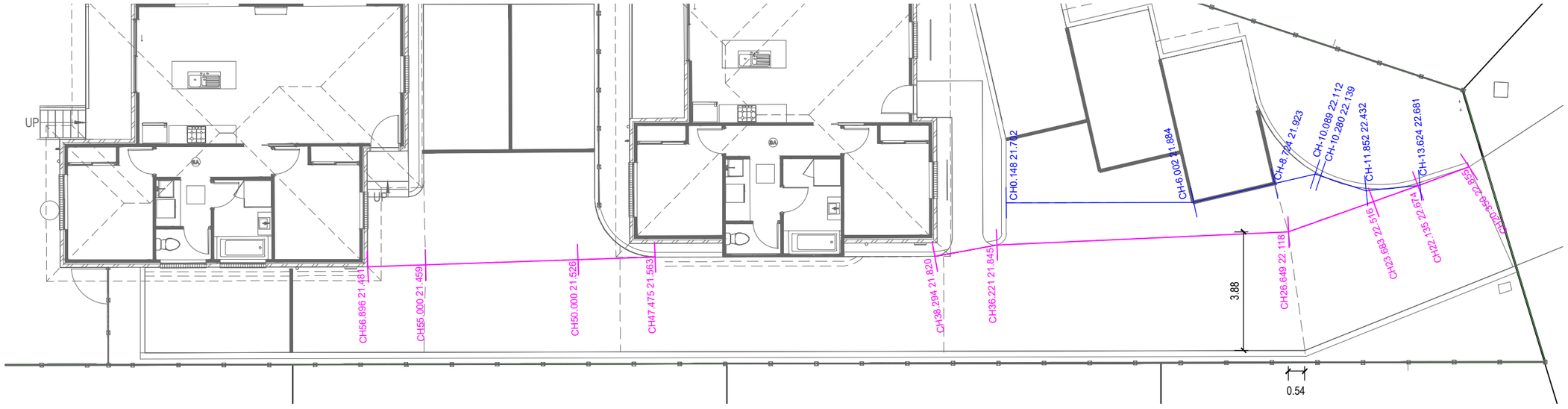


DRIVEWAY OUTLINE SET OUT

SCALE 1:150



GRADE CHANGE SET OUT

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CLIENT: RONALD YOUNG + CO BUILDERS

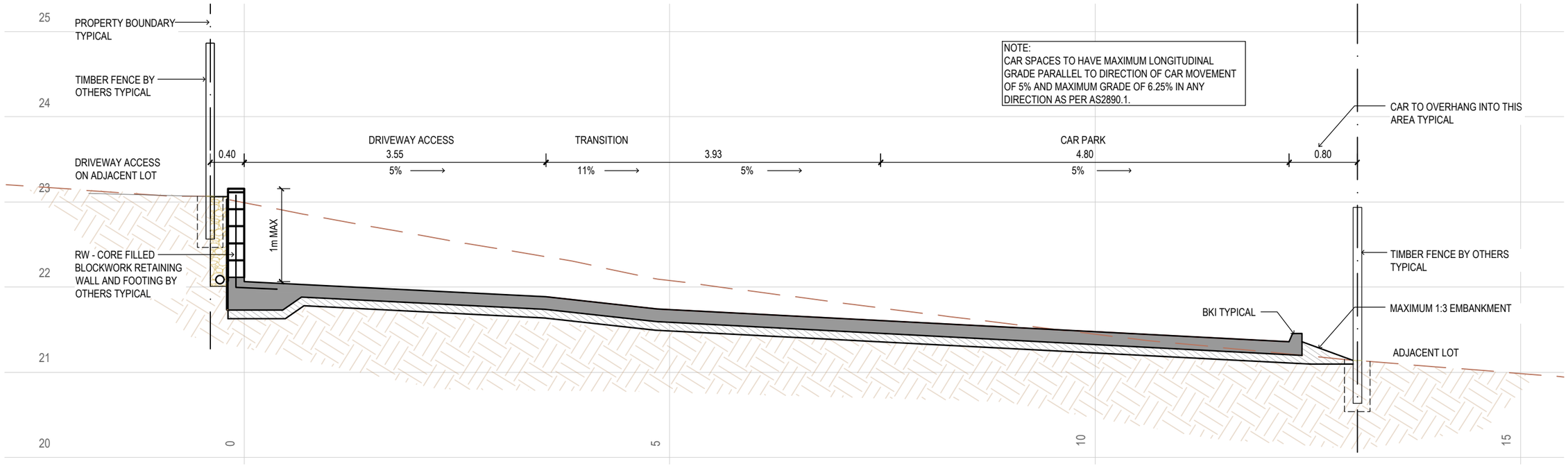
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: DRIVEWAY SETOUT

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/2025	RU	MM

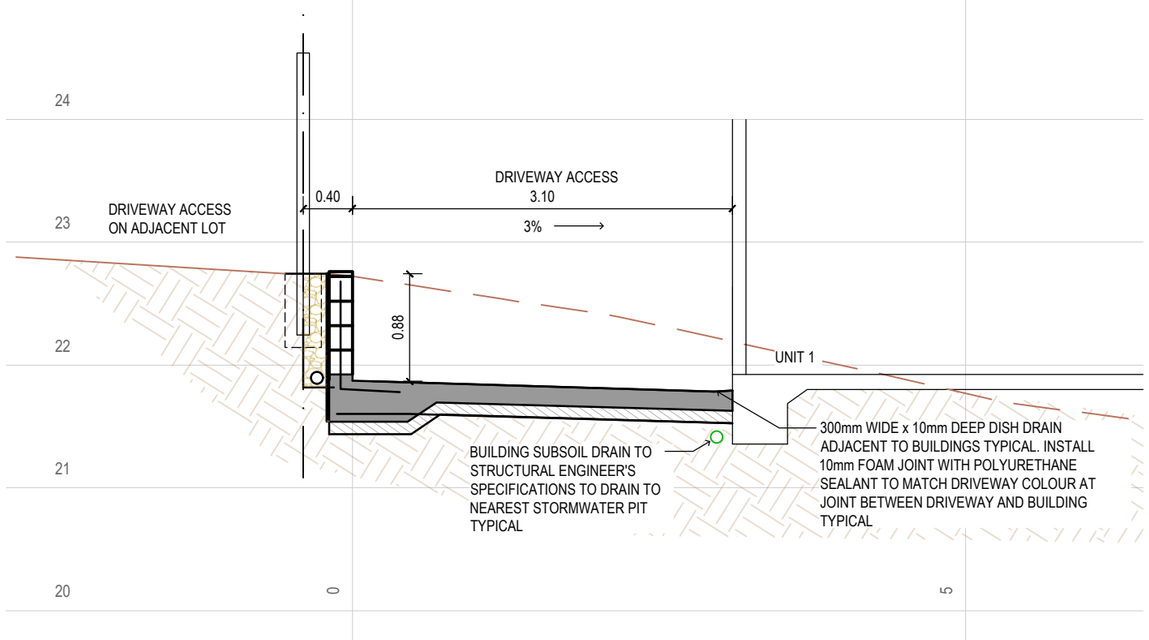
PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-105	00



01 C-100

TYPICAL DRIVEWAY SECTION

SCALE 1:50



02 C-100

TYPICAL DRIVEWAY SECTION

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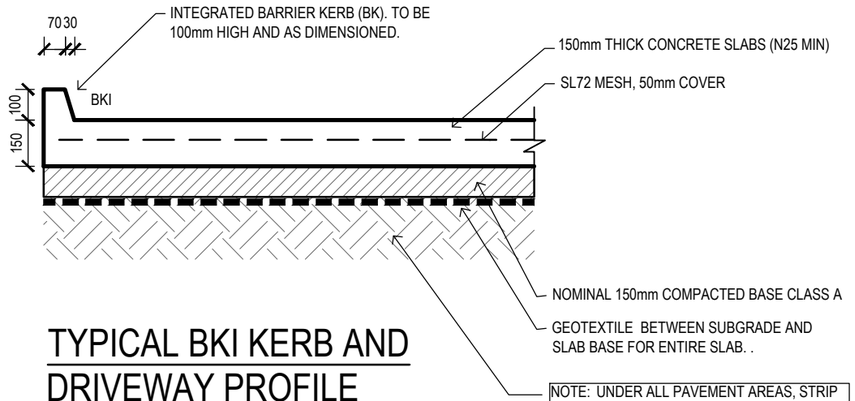

TYPICAL BKI KERB AND DRIVEWAY PROFILE

SCALE 1:20

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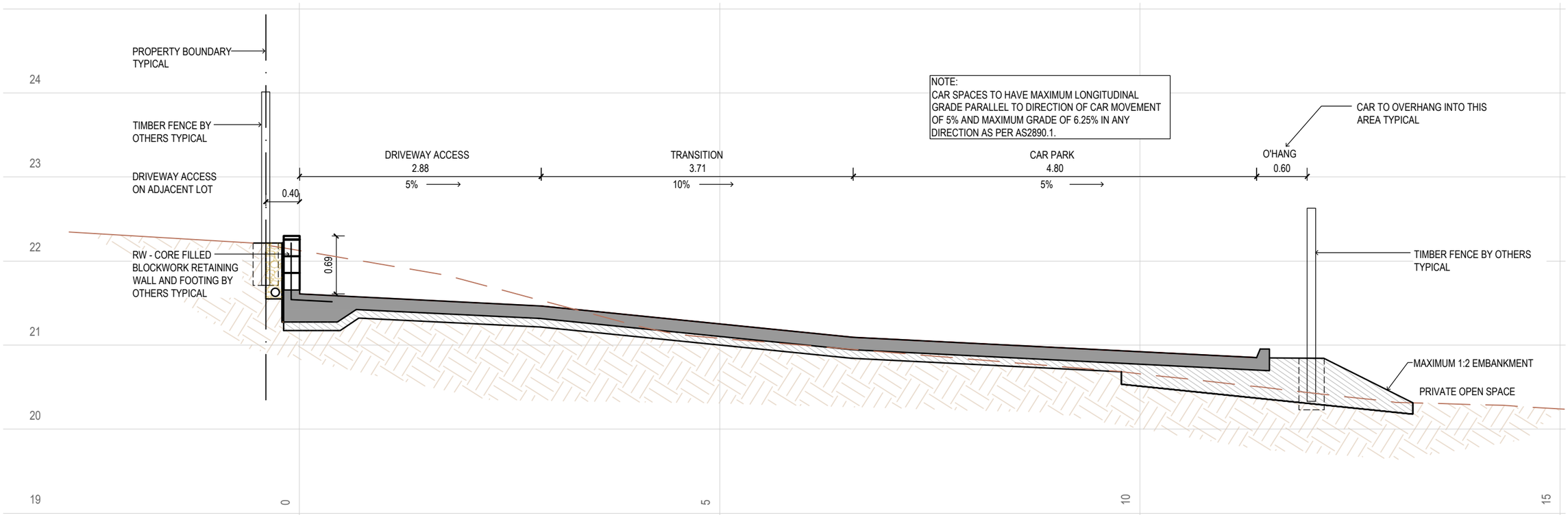
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-110	00



03
C-100

TYPICAL DRIVEWAY SECTION

SCALE 1:50

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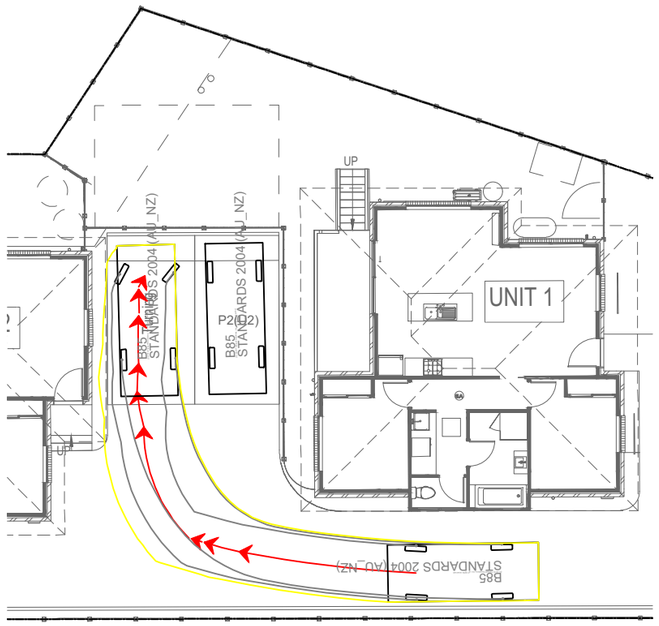
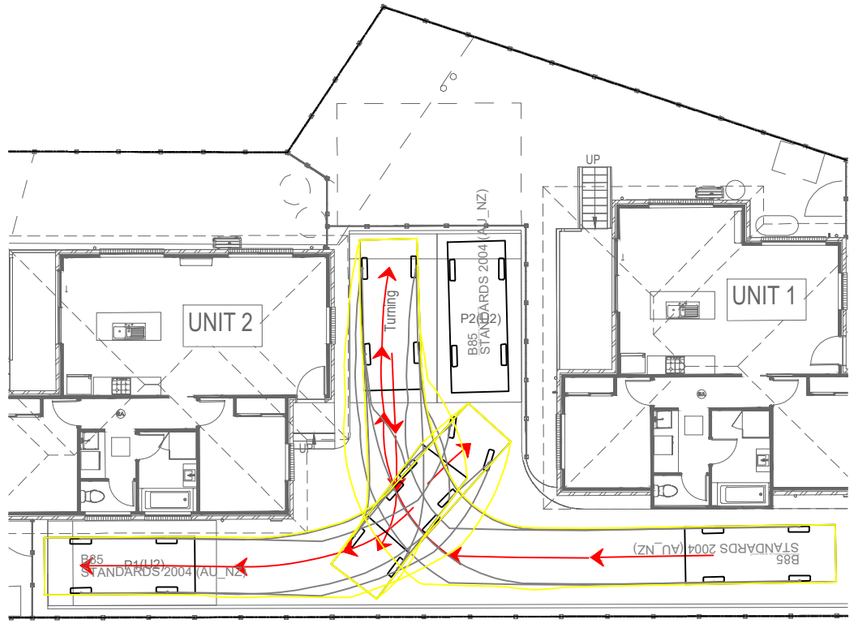
	TITLE: SECTIONS
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN	SCALE AT A3: 1:50 / DATE: 09/04/2025 / DRAWN: RU / CHECKED: MM
	PROJECT NO: FE-25584 / DRAWING NO: C-111 / REVISION: 00



TURNING AREA - FRONT IN
SCALE 1:200



P1 (U2) - USE TURNING AREA FOR FOUR POINT REVERSE IN
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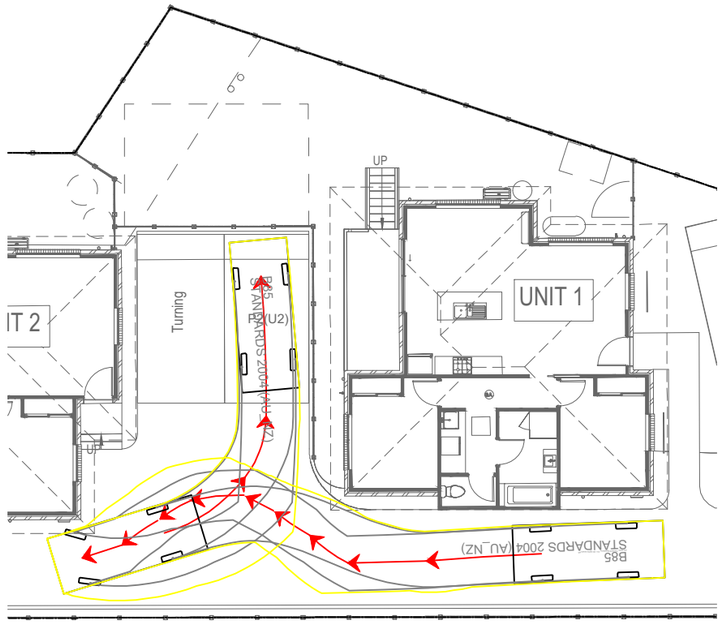

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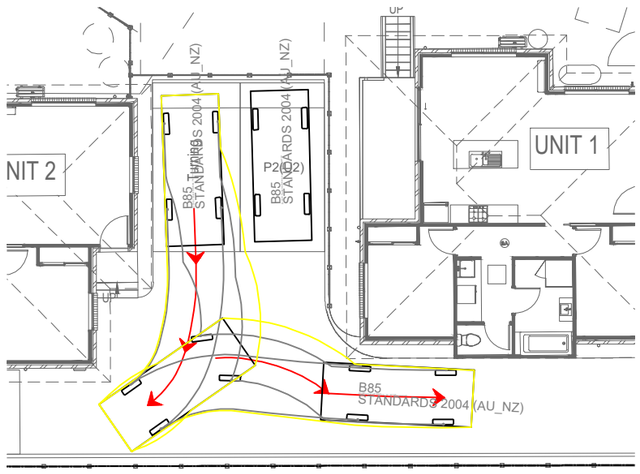

TURNING AREA - REVERSE OUT FORWARD EXIT
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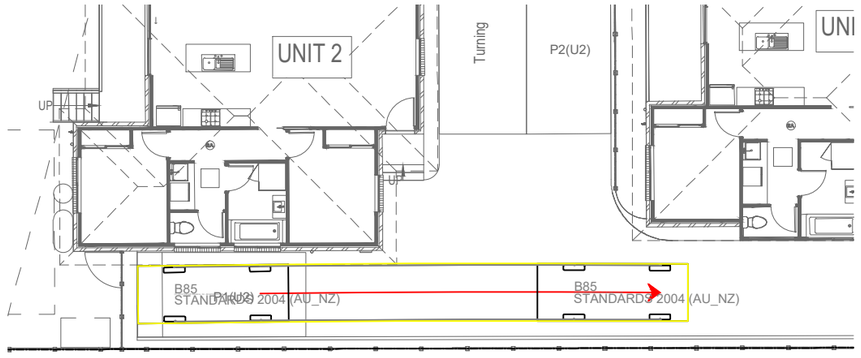
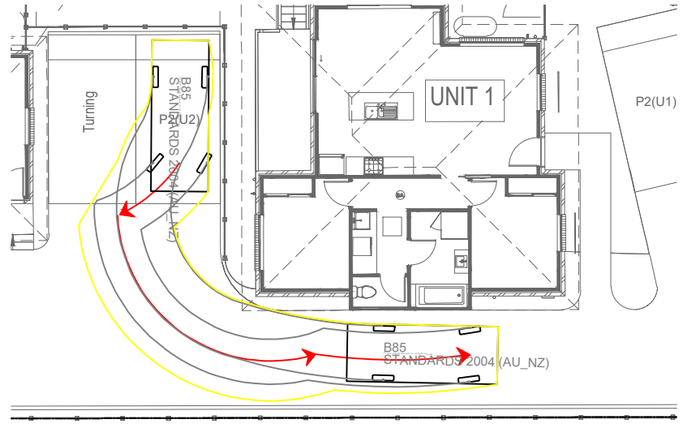


P1 (U2) - FORWARD EXIT
SCALE 1:200



P2 (U2) - FORWARD EXIT
SCALE 1:200

Sorell Council

Development Application: 5.2024.111.1 - Response to Request For Information - 73 Federation Drive, Sorell - P7.pdf
Plans Reference: P7
Date Received: 13/05/2025

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CLIENT: RONALD YOUNG + CO BUILDERS

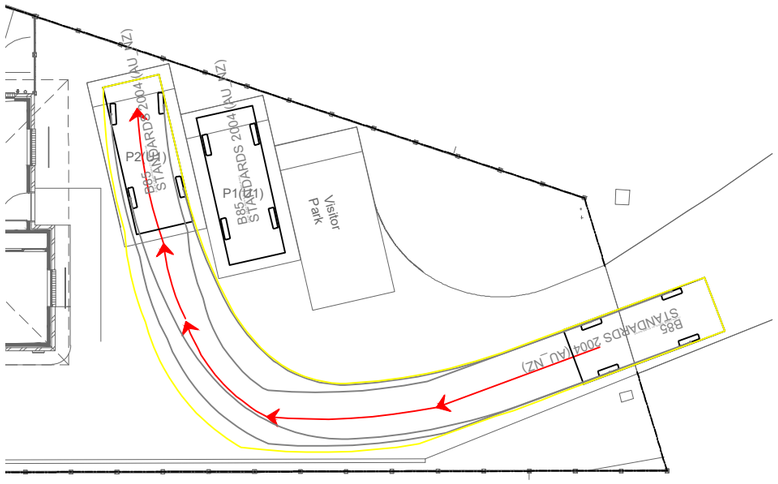
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: TURNING PATHS

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

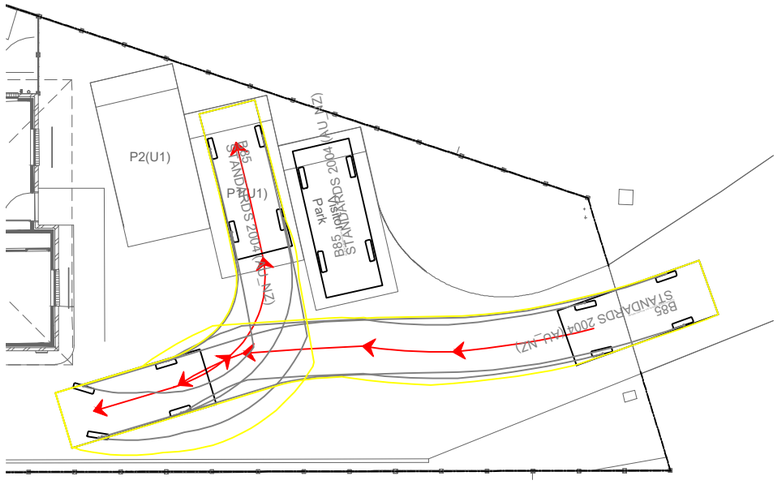
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:200	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-120	00



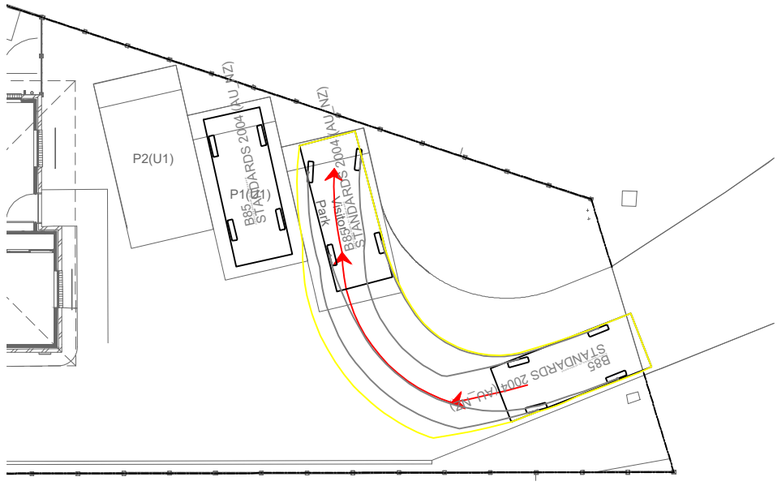
P2 (U1) - FRONT IN

SCALE 1:200



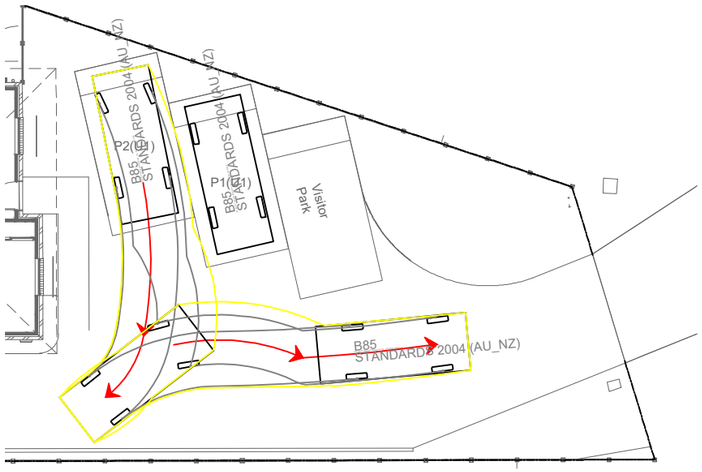
P1 (U1) - REVERSE IN

SCALE 1:200



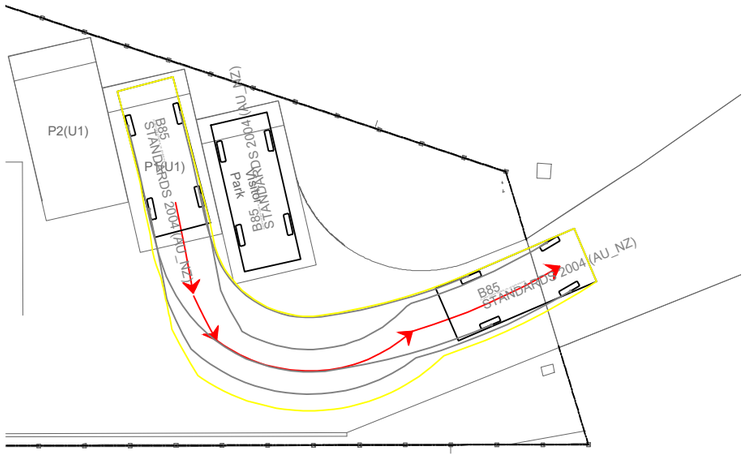
VISITOR - FRONT IN

SCALE 1:200



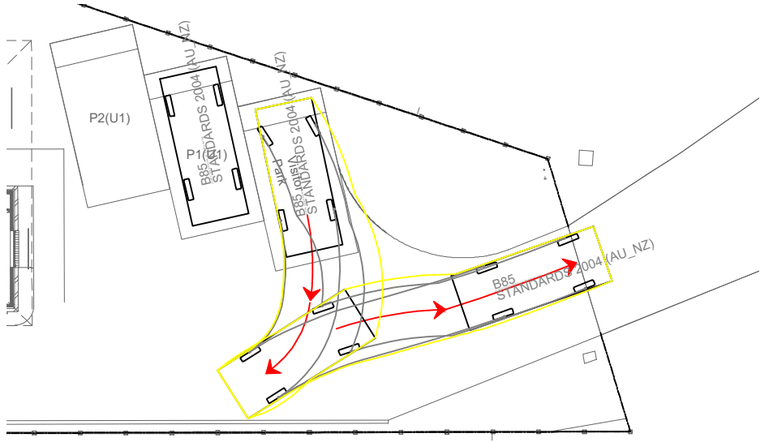
P2 (U1) - REVERSE OUT FORWARD EXIT

SCALE 1:200



P1 (U1) - FORWARD EXIT

SCALE 1:200



VISITOR - REVERSE OUT FORWARD EXIT

SCALE 1:200

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TITLE: TURNING PATHS

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

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1:200	09/04/2025	RU	MM

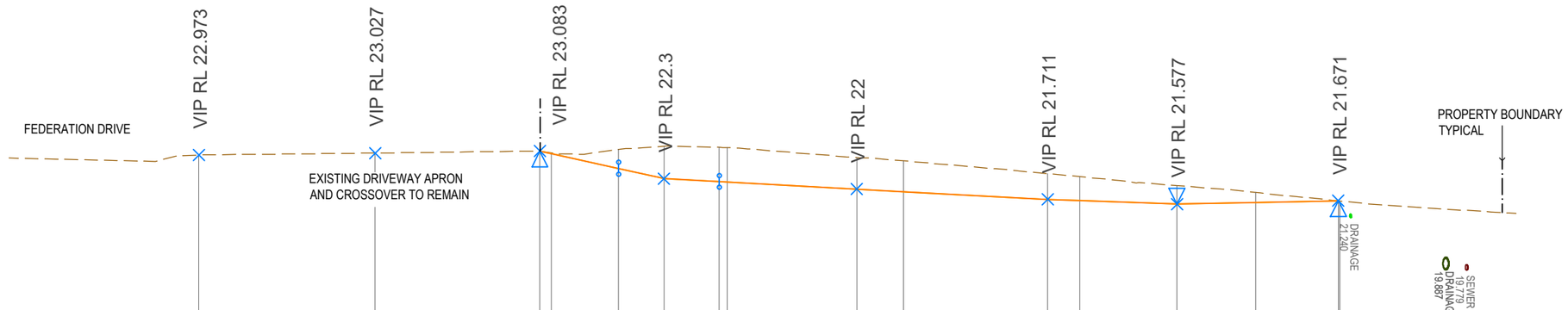
PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-121	00

Sorell Council

Development Application: 5.2024.111.1 - Response to Request For Information - 73 Federation Drive, Sorell - P7.pdf
Plans Reference: P7
Date Received: 13/05/2025

DRIVEWAY ALIGNMENT REFERENCE PLAN

SCALE 1:300



VERTICAL GEOMETRY GRADE (%)		0.5%		0.6%		-11.1%			-2.7%		-2.7%		-1.8%		1%	-3.6%
VERTICAL GEOMETRY LENGTH (m)		10		9.35		7.05			10.94		10.84		7.33		9.17	0.17
FINISHED SURFACE LEVEL	22.973	23.027	23.083	23.011	22.587	22.300	22.215	22.202	22.000	21.930	21.711	21.678	21.577	21.623	21.671	21.668
EXISTING SURFACE LEVEL	22.973	23.027	23.083	23.030	23.131	23.223	23.188	23.177	22.900	22.805	22.443	22.357	22.104	21.907	21.671	21.667
CUT / FILL DEPTH	0.000	0.000	0.000	-0.018	-0.545	-0.923	-0.973	-0.976	-0.900	-0.875	-0.732	-0.679	-0.527	-0.284	0.000	0.001
CONTROL LINE CHAINAGE	0	10	19.352	20	23.823	26.405	29.524	30	37.347	40	48.186	50	55.52	60	64.687	64.777

A1 SCALE: H 1:300, V 1:150

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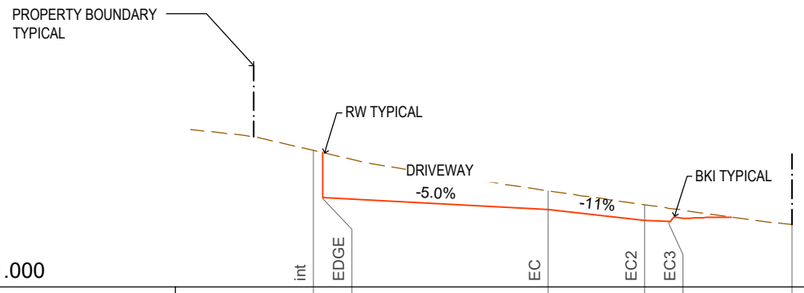
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: DRIVEWAY LONG SECTION

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

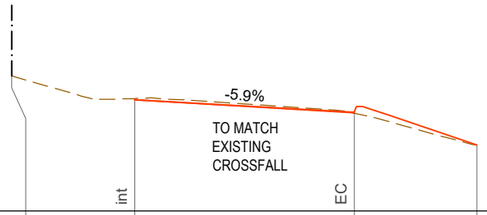
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-200	00



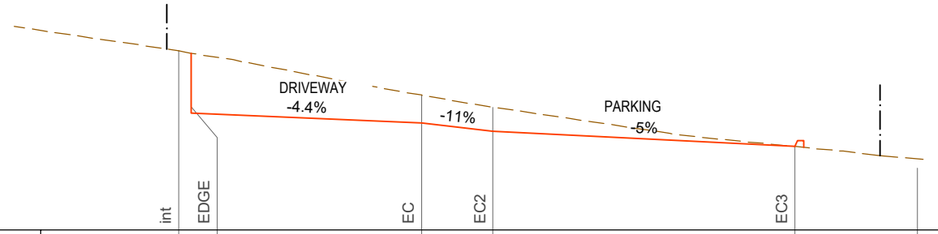
DATUM RL 21.000	int	EDGE	EC	EC2	EC3		
FINISHED SURFACE LEVEL	23.225	22.456	22.260	22.087	22.067		
EXISTING SURFACE LEVEL	23.225	23.190	22.565	22.340	22.282	22.013	
OFFSET	-0.154	0.000	3.674	5.251	5.651	7.651	

CH 25.000



DATUM RL 21.200		int	EC		
FINISHED SURFACE LEVEL		23.030	22.801		
EXISTING SURFACE LEVEL	23.399	23.030	22.788	22.272	
OFFSET	-2.004	-0.004	3.581	5.581	

CH 20.000



DATUM RL 20.300	int	EDGE	EC	EC2	EC3		
FINISHED SURFACE LEVEL	23.218	22.202	22.037	21.909	21.663		
EXISTING SURFACE LEVEL	23.218	23.177	22.494	22.299	21.657	21.307	
OFFSET	-0.203	0.000	3.757	4.922	9.844	11.844	

CH 30.000

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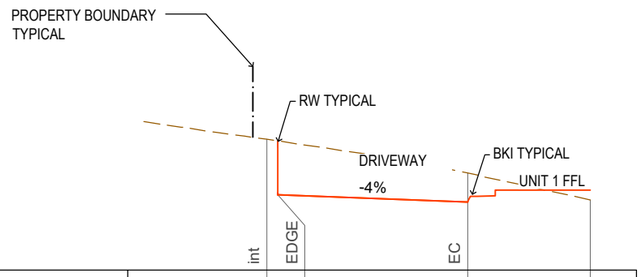
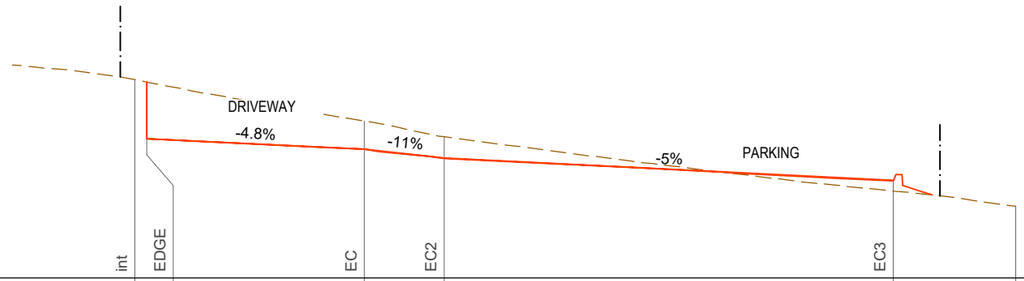
CLIENT: RONALD YOUNG + CO BUILDERS
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN
SITE: 73 FEDERATION DRIVE, SORELL
TITLE: DRIVEWAY CROSS SECTIONS
SCALE AT A3: 1:100
DATE: 09/04/2025
DRAWN: RU
CHECKED: MM
PROJECT NO: FE-25584
DRAWING NO: C-210
REVISION: 00



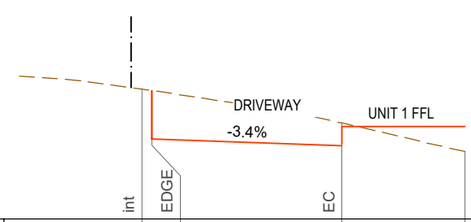
DATUM RL 20.700	int	EDGE	EC	
FINISHED SURFACE LEVEL	22.832	21.930	21.805	
EXISTING SURFACE LEVEL	22.832	22.805	22.279	21.843
OFFSET	-0.180	0.000	3.102	5.102

CH 40.000



DATUM RL 19.800	int	EDGE	EC	EC2		EC3	
FINISHED SURFACE LEVEL	23.028	22.065	21.894	21.751		21.384	
EXISTING SURFACE LEVEL	23.028	22.991	22.357	22.096		21.214	20.868
OFFSET	-0.193	0.000	3.547	4.854		12.179	14.179

CH 35.000



DATUM RL 20.500	int	EDGE	EC	
FINISHED SURFACE LEVEL	22.615	21.796	21.692	
EXISTING SURFACE LEVEL	22.615	22.590	22.060	21.594
OFFSET	-0.164	0.000	3.101	5.101

CH 45.000

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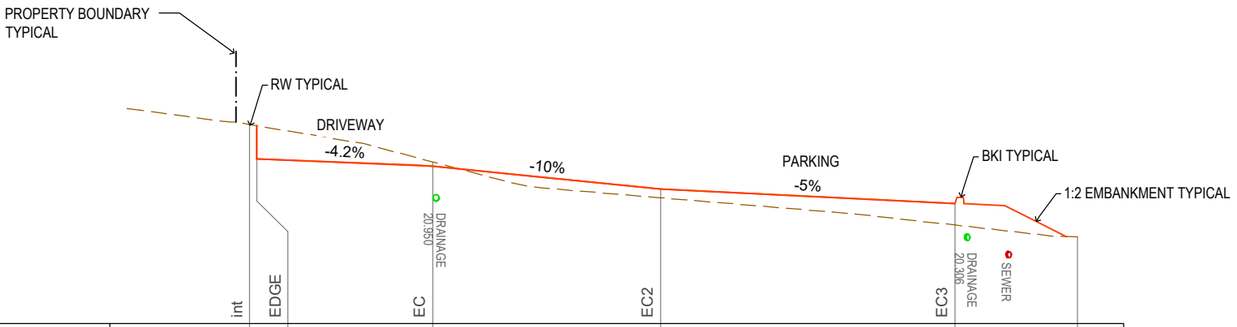
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: DRIVEWAY CROSS SECTIONS

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/04/2025	RU	MM

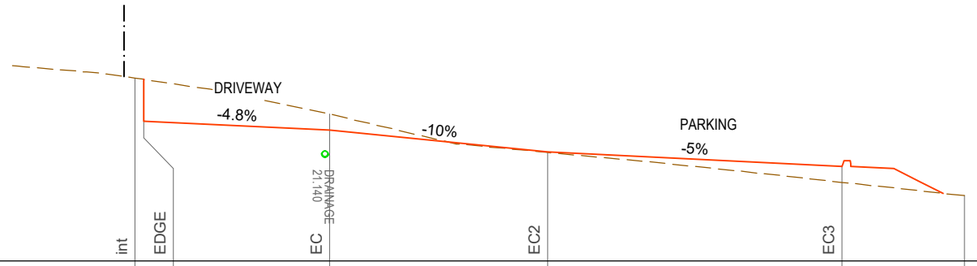
PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-211	00



DATUM RL 18.900

	int	EDGE	EC	EC2	EC3	DRAINAGE 20.306	SEWER
FINISHED SURFACE LEVEL	22.144	21.586	21.465	21.094	20.854		
EXISTING SURFACE LEVEL	22.144	22.125	21.533	20.950	20.506	20.310	
OFFSET	-0.112	0.000	2.876	6.590	11.390	13.390	

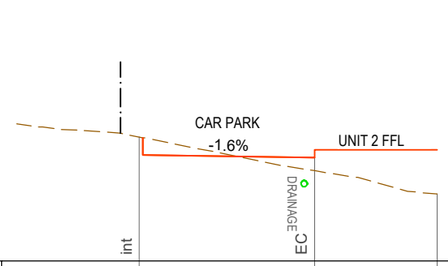
CH 55.000



DATUM RL 19.400

	int	EDGE	EC	EC2	EC3	
FINISHED SURFACE LEVEL	22.377	21.678	21.533	21.177	20.937	
EXISTING SURFACE LEVEL	22.377	22.357	21.791	21.167	20.679	20.464
OFFSET	-0.140	0.000	3.035	6.590	11.390	13.390

CH 50.000



DATUM RL 19.900

	int	EC	
FINISHED SURFACE LEVEL	21.919	21.579	
EXISTING SURFACE LEVEL	21.919	21.367	20.988
OFFSET	-0.059	2.800	4.800

CH 60.000

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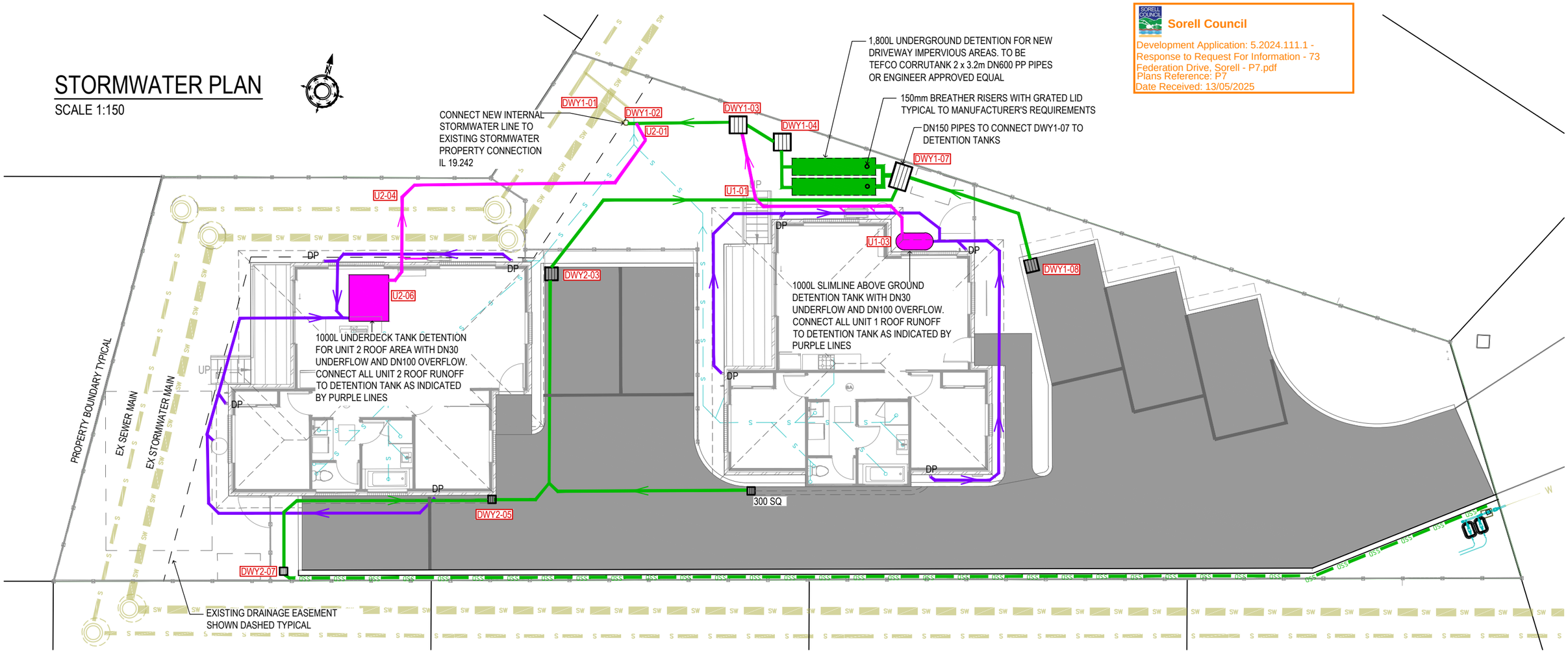
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN
SITE: 73 FEDERATION DRIVE, SORELL
TITLE: DRIVEWAY CROSS SECTIONS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	C-212	00

STORMWATER PLAN

SCALE 1:150



IFD DATA

Location

Label: 73 Federation Drive, Sorell

Latitude: -42.7816 [Nearest grid cell: 42.7875 (S)]

Longitude: 147.5705 [Nearest grid cell: 147.5625 (E)]

IFD Design Rainfall Intensity (mm/h)

Issued: 08 April 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart — Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	63.7	71.9	99.6	120	142	173	198
2 min	54.4	61.0	82.3	97.5	112	131	145
3 min	48.2	54.1	73.5	87.4	101	119	133
4 min	43.5	49.0	67.0	80.1	93.3	111	125
5 min	39.9	45.0	61.9	74.2	86.9	104	119
10 min	29.1	32.9	45.8	55.4	65.7	80.8	93.4
15 min	23.6	26.6	37.1	45.1	53.5	65.9	76.4
20 min	20.2	22.8	31.7	38.4	45.5	56.0	64.7

RATIONAL DETENTION CALCULATIONS

Roofs

	Pre	post
Tc	10	10
I(mm/h)	65.7	65.7
C	0.3	1
A	222.000	222
Peak flow(m3/s)	1.21545	4.0515
difference(L/s)		2.83605
Storage		1701.6
m3		1.70

Driveway

	Pre	post
Tc	10	10
I(mm/h)	65.7	65.7
C	0.3	0.9
A	274.000	274
Peak flow(m3/s)	1.50015	4.50045
difference(L/s)		3.00030
Storage		1800.2
m3		1.80

NEW STORMWATER SERVICE LEGEND

NOTE: ALL REQUIRED CLEARANCES TO SERVICE AUTHORITY ASSETS ARE TO BE ADHERED TO

- UNIT STORMWATER PIPE FLOWING TOWARDS INDIVIDUAL UNIT DETENTION. PIPES TO BE SN4 PVC DN100 @ MINIMUM 1% GRADE UNO. ARROW INDICATES FLOW DIRECTION TYPICAL
- UNIT STORMWATER PIPE FLOWING FROM INDIVIDUAL UNIT DETENTION TANKS. PIPES TO BE SN4 PVC DN100 @ MINIMUM 1% GRADE UNO.
- DRIVEWAY DRAINAGE STORMWATER PIPE. PIPES TO BE SN4 PVC DN100 @ MINIMUM 1% GRADE UNO.
- SSD — 100mm SLOTTED AND SOCKED AG PIPE TO FALL TO PITS AS INDICATED
- GRATED STORMWATER PIT. REFER TO LONG SECTIONS FOR PIT SIZES. LIDS TO BE CLASS B NON-SLIP IN TRAFFICABLE AREAS AND CLASS A NON-SLIP IN NON-TRAFFICABLE AREAS. CONNECT PITS TO ADJACENT STORMWATER PIPES AS DRAWN
- DP — DOWN PIPE

EXISTING SERVICE LEGEND

- SW — EXISTING STORMWATER
- S — EXISTING SEWER
- W — EXISTING WATER

NEW SERVICE LEGEND

- S — SEWER
- W — WATER

NOTE:
BUILDING FOOTING SUBSOIL DRAINS ARE TO BE AS PER STRUCTURAL ENGINEER'S SPECIFICATIONS AND ARE TO FALL TO THE NEAREST STORMWATER PIT

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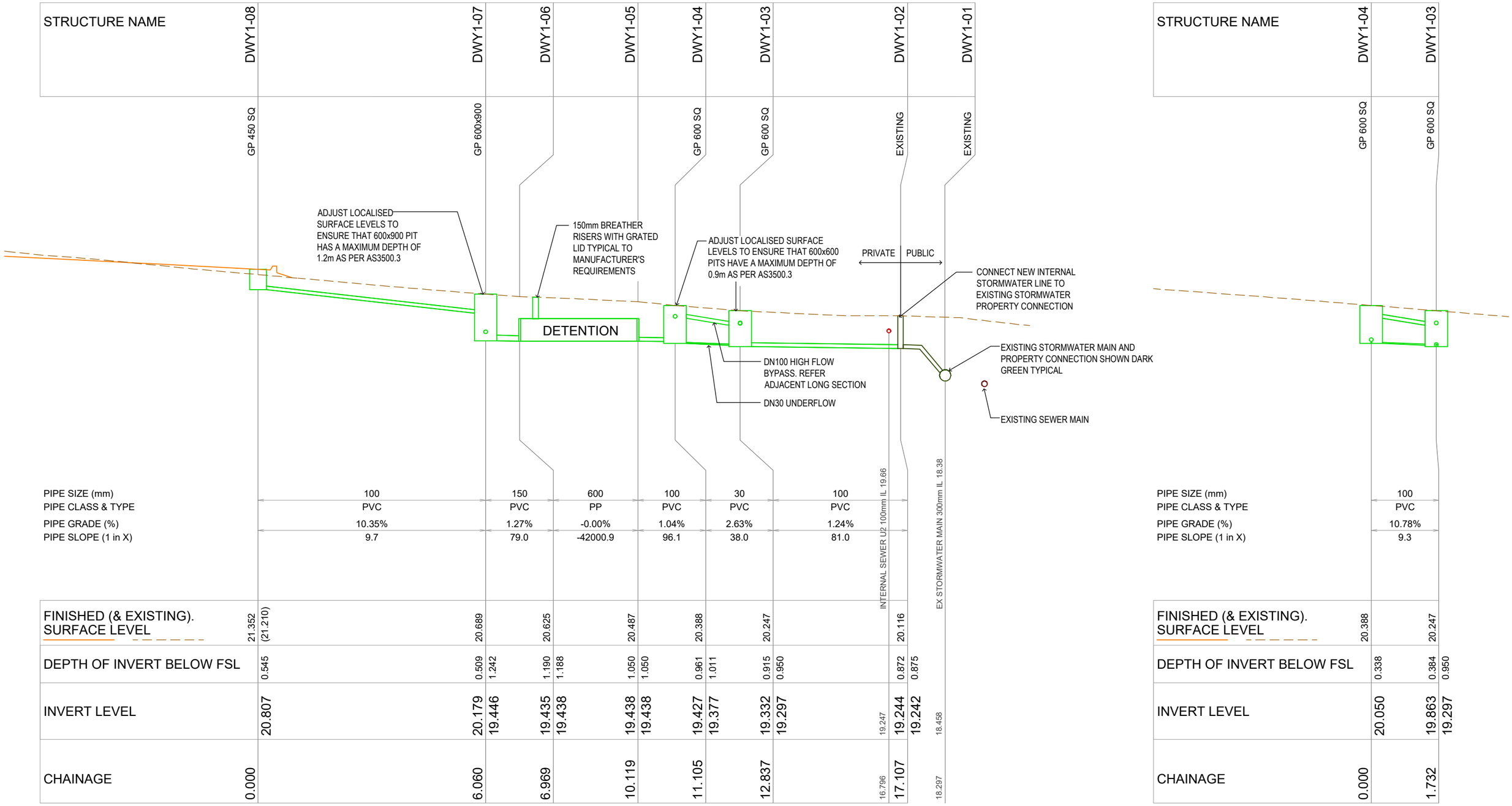
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: DRIVEWAY PLAN

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-100	00



Sorell Council

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Plans Reference: P7
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SITE: 73 FEDERATION DRIVE, SORELL
TITLE: STORMWATER LONG SECTION

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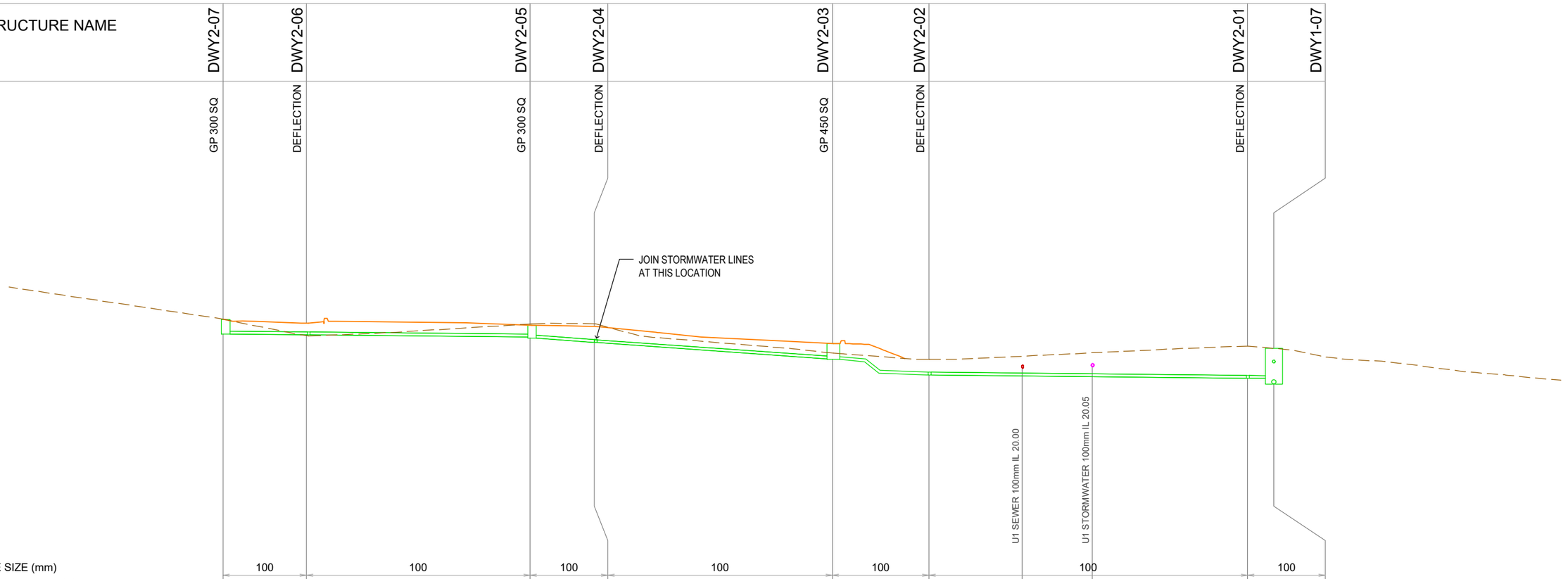
PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-110	00



STRUCTURE NAME	DWY2-07	DWY2-06	DWY2-05	DWY2-04	DWY2-03	DWY2-02	DWY2-01	DWY1-07
	GP 300 SQ	DEFLECTION	GP 300 SQ	DEFLECTION	GP 450 SQ	DEFLECTION	DEFLECTION	
PIPE SIZE (mm)	100	100	100	100	100	100	100	100
PIPE CLASS & TYPE	PVC	PVC	PVC	PVC	PVC	PVC	PVC	PVC
PIPE GRADE (%)	1.00%	1.00%	6.82%	6.83%	16.16%		1.00%	1.00%
PIPE SLOPE (1 in X)	100.0	100.0	14.7	14.6	6.2		100.0	100.0
FINISHED (& EXISTING). SURFACE LEVEL	21.691	21.567	(21.115) 21.492	(21.543) 21.454	(21.543) 20.859	(20.517) 20.302	20.770	20.689
DEPTH OF INVERT BELOW FSL	0.500	0.404	0.404 0.407	0.442 0.556	0.568 0.539	0.559 0.545	0.545 1.123	1.123 1.051 1.242
INVERT LEVEL	21.191	21.162	21.162 21.084	21.050 20.898	20.886 20.320	20.300 19.758	19.758 19.725 19.701 19.647	19.647 19.638 19.446
CHAINAGE	-21.186	-18.287	-10.507	-8.280	0.000	3.357	6.598 9.037 14.440	15.351
	2.900m	7.780m	2.227m	8.280m	3.357m	11.083m		0.911m

LINE DWY2

Sorell Council

Development Application: 5.2024.111.1 - Response to Request For Information - 73 Federation Drive, Sorell - P7.pdf
Plans Reference: P7
Date Received: 13/05/2025

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00	CONSTRUCTION	RU	09/04/25

STATUS: CONSTRUCTION

flussig ENGINEERS
e: admin@flussig.com.au
p: (03) 6288 7704
w: www.flussig.com.au
a: 116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

CLIENT: RONALD YOUNG + CO BUILDERS

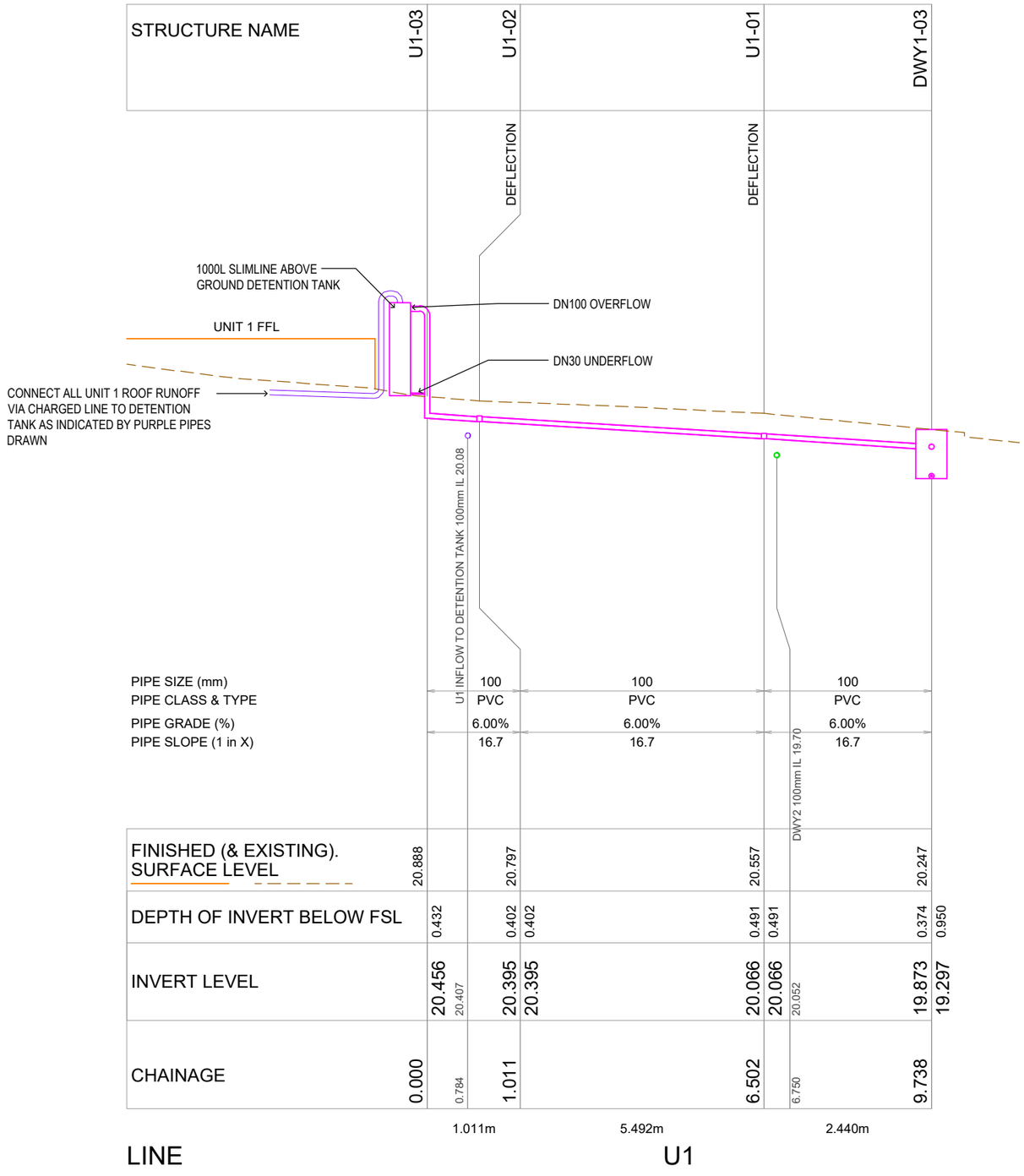
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SITE: 73 FEDERATION DRIVE, SORELL

TITLE: STORMWATER LONG SECTION

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-111	00



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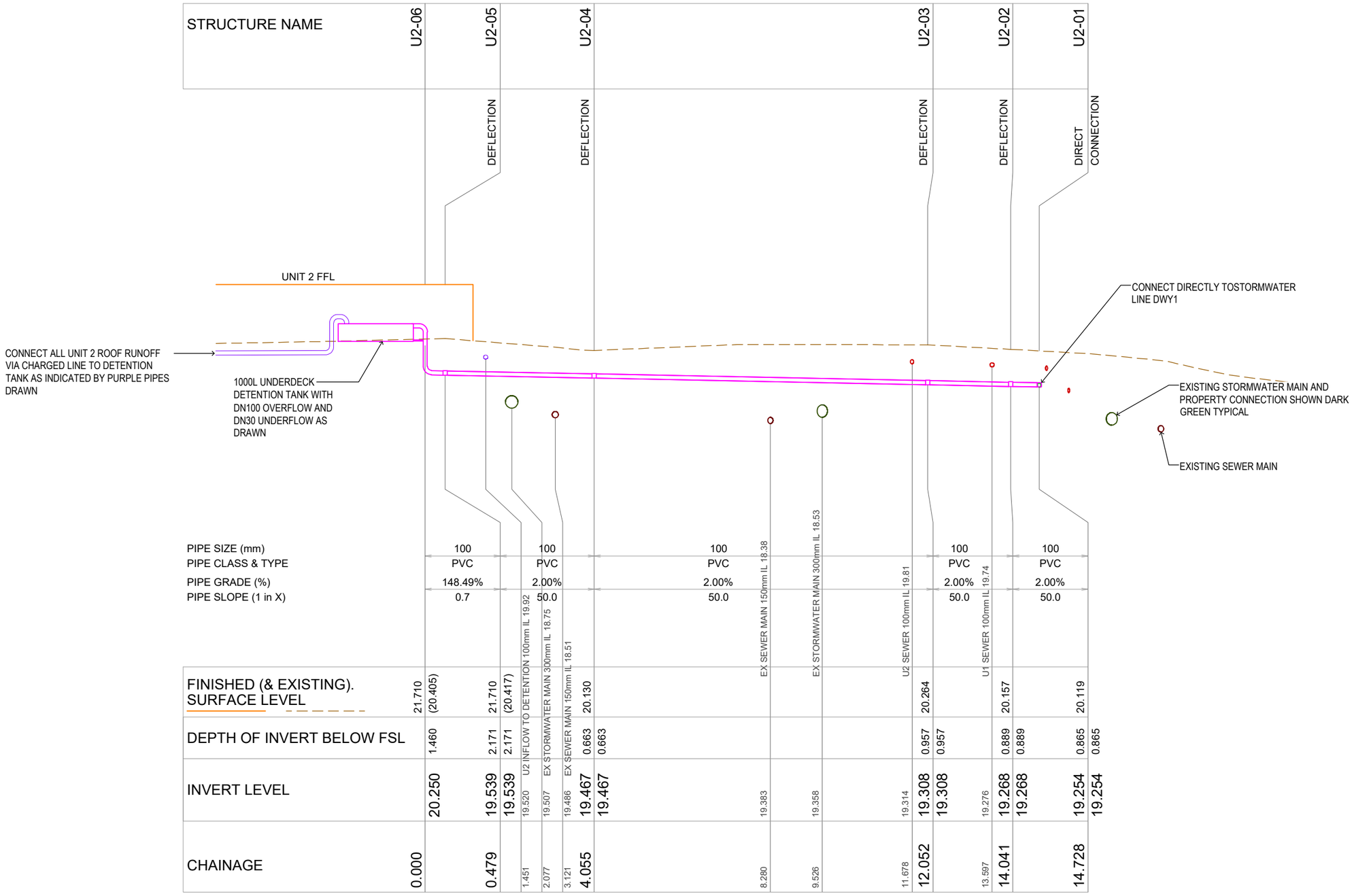
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-112	00



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CLIENT: RONALD YOUNG + CO BUILDERS

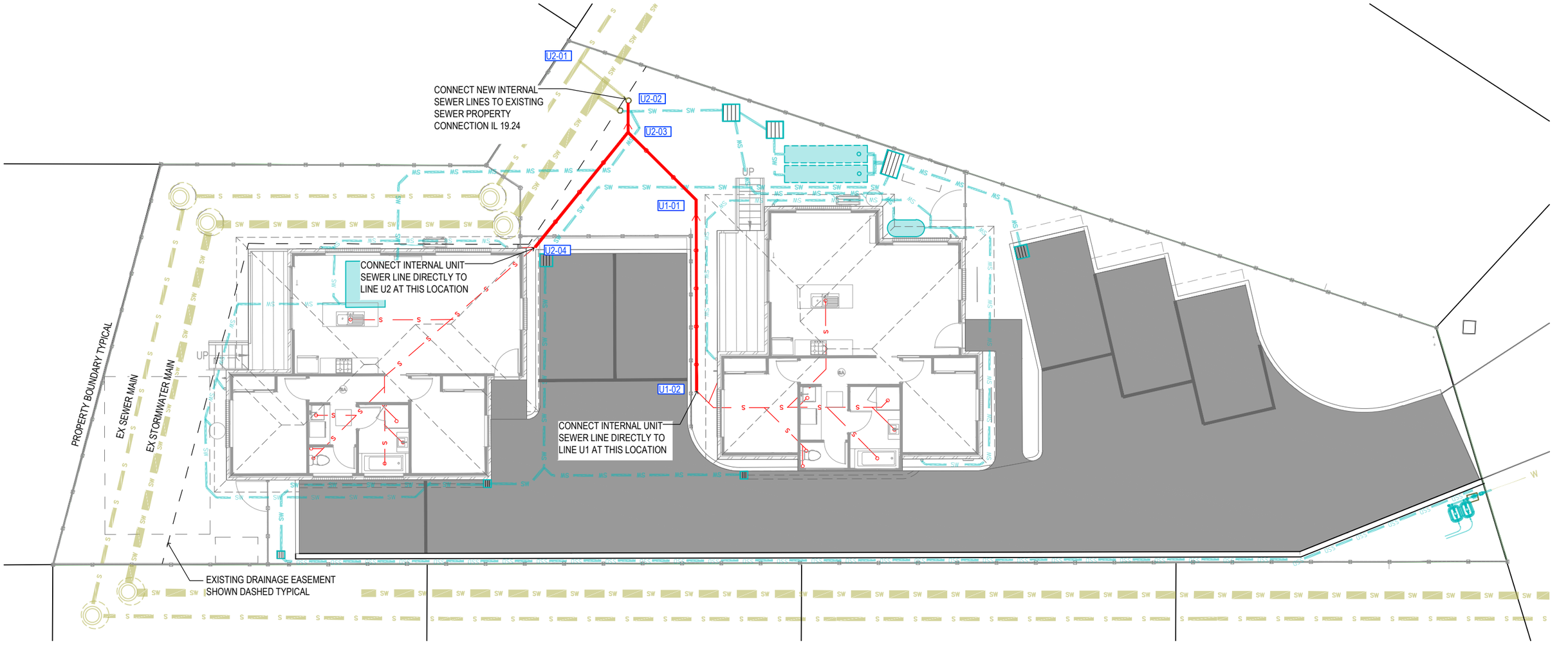
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: STORMWATER LONG SECTION

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-112	00



SEWER PLAN

SCALE 1:150

NEW SEWER LEGEND

UNIT SEWER DRAIN FROM BUILDING TO PROPERTY CONNECTION. PIPES TO BE SN4 PVC DN100 @ MINIMUM 1.7% GRADE UNO.

INTERNAL UNIT SEWER DRAIN BY OTHERS

NEW SERVICE LEGEND

SW — STORMWATER

W — WATER

EXISTING SERVICE LEGEND

SW — EXISTING STORMWATER

S — EXISTING SEWER

W — EXISTING WATER

Sorell Council

Development Application: 5.2024.111.1 - Response to Request For Information - 73 Federation Drive, Sorell - P7.pdf
Plans Reference: P7
Date Received: 13/05/2025

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CLIENT: RONALD YOUNG + CO BUILDERS

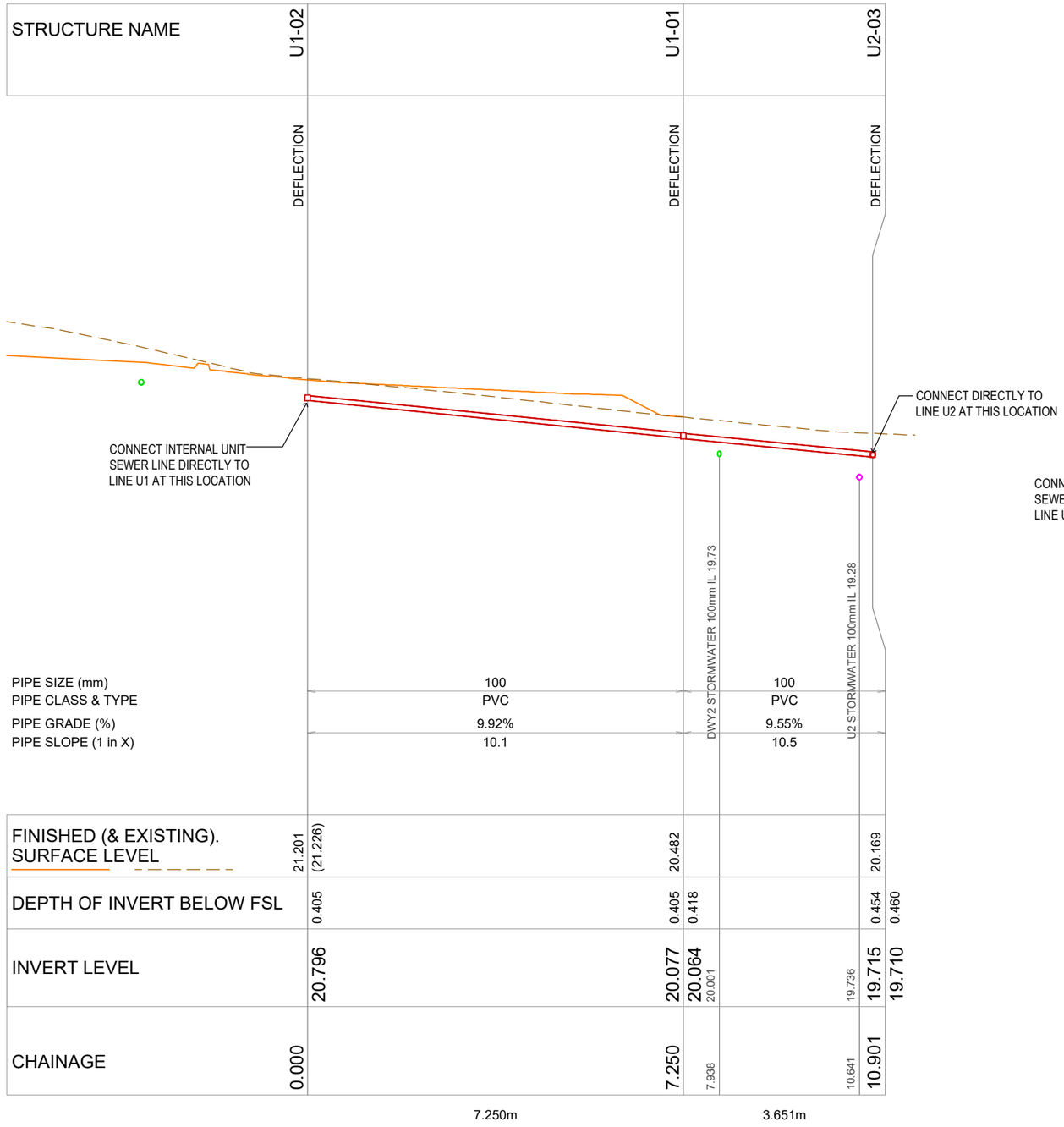
PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

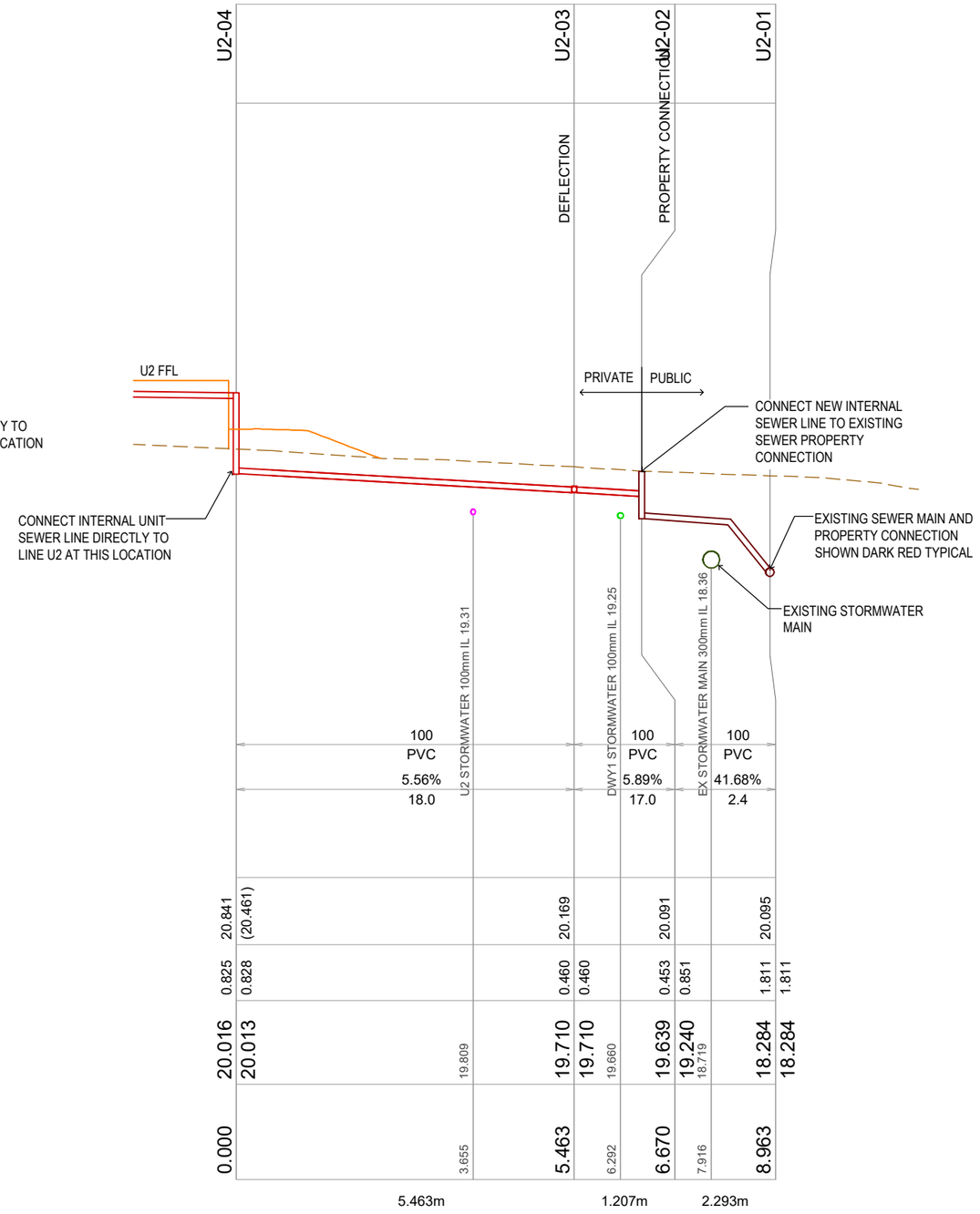
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: SEWER PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-200	00





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CLIENT: RONALD YOUNG + CO BUILDERS

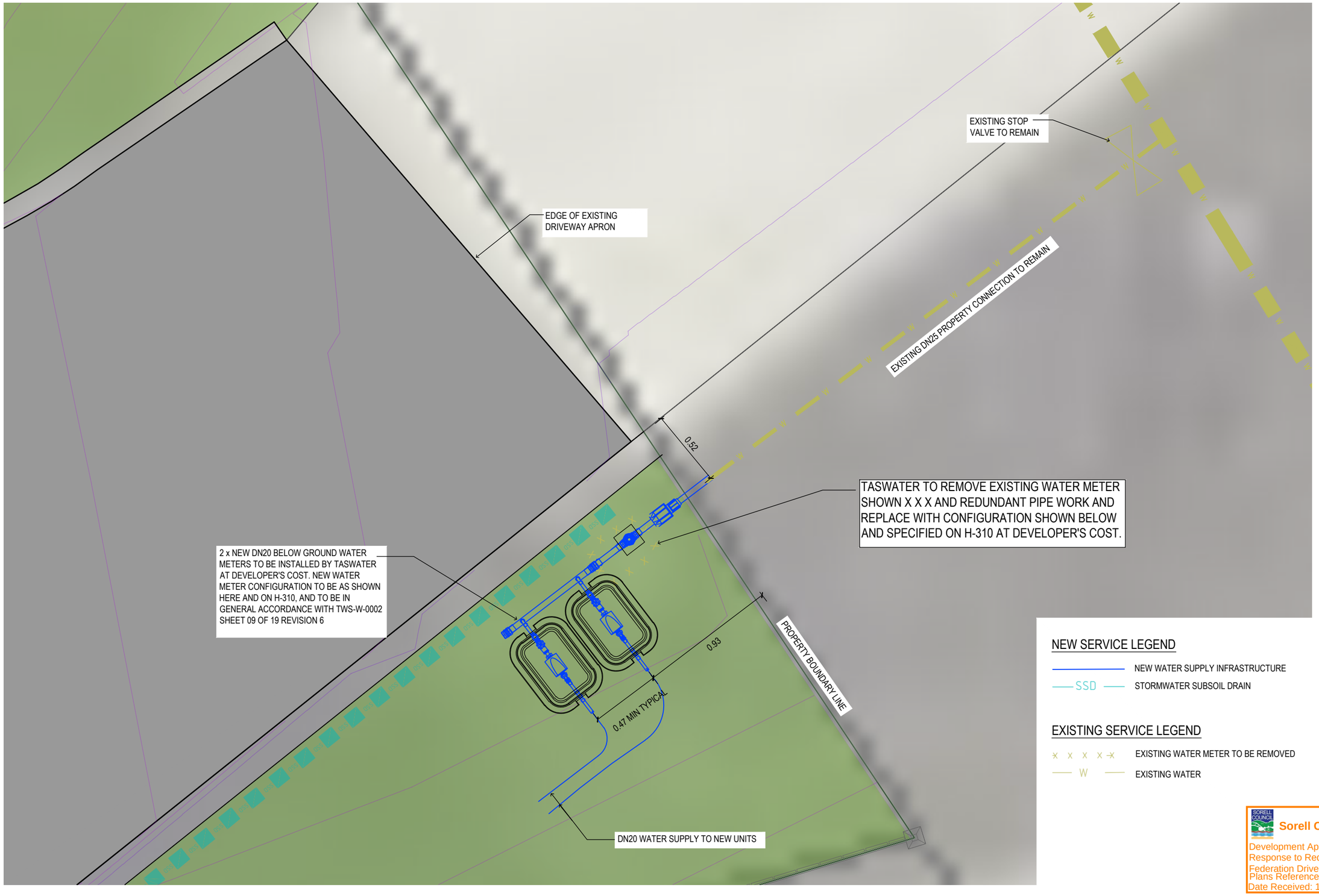
SITE: 73 FEDERATION DRIVE, SORELL

TITLE: SEWER LONG SECTIONS

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	09/04/2025	RU	MM

PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-210	00



NEW SERVICE LEGEND

- NEW WATER SUPPLY INFRASTRUCTURE
- SSD — STORMWATER SUBSOIL DRAIN

EXISTING SERVICE LEGEND

- EXISTING WATER METER TO BE REMOVED
- W — EXISTING WATER

WATER PLAN

SCALE 1:25

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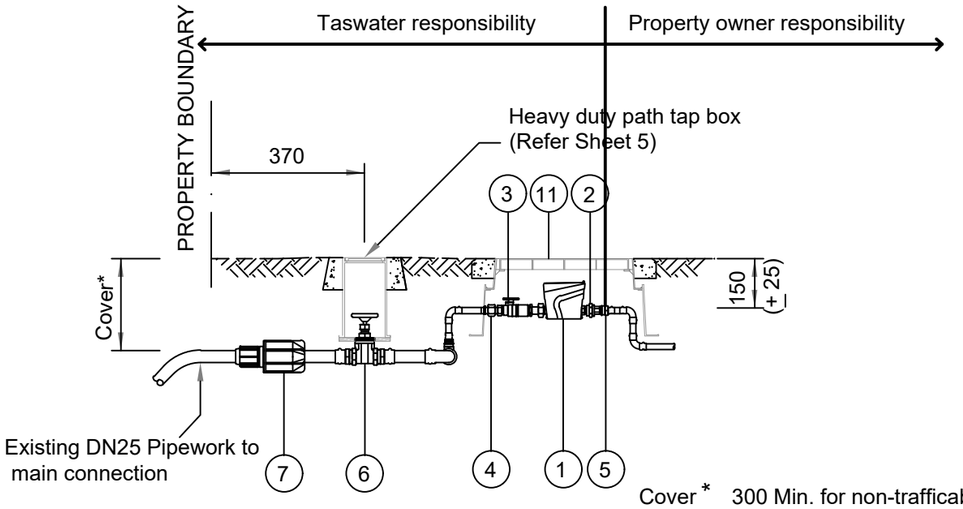
e: admin@flussig.com.au
p: (03) 6288 7704
w: www.flussig.com.au
a: 116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

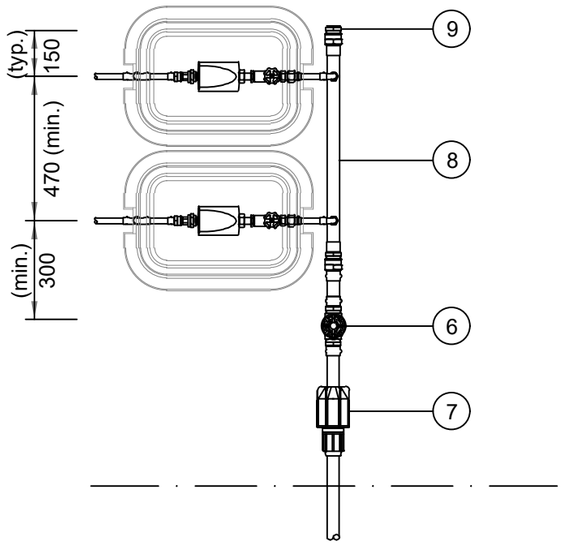
CLIENT:	RONALD YOUNG + CO BUILDERS
SITE:	73 FEDERATION DRIVE, SORELL
TITLE:	WATER PLAN
PROJECT:	DRIVEWAY & CIVIL SERVICES DESIGN
SCALE AT A3:	1:25
DATE:	09/04/2025
DRAWN:	RU
CHECKED:	MM
PROJECT NO:	FE-25584
DRAWING NO:	H-300
REVISION:	00



PROFILE

Cover * 300 Min. for non-trafficable
450 Min. for trafficable
(Refer Table 5.3 of AS3500.1)

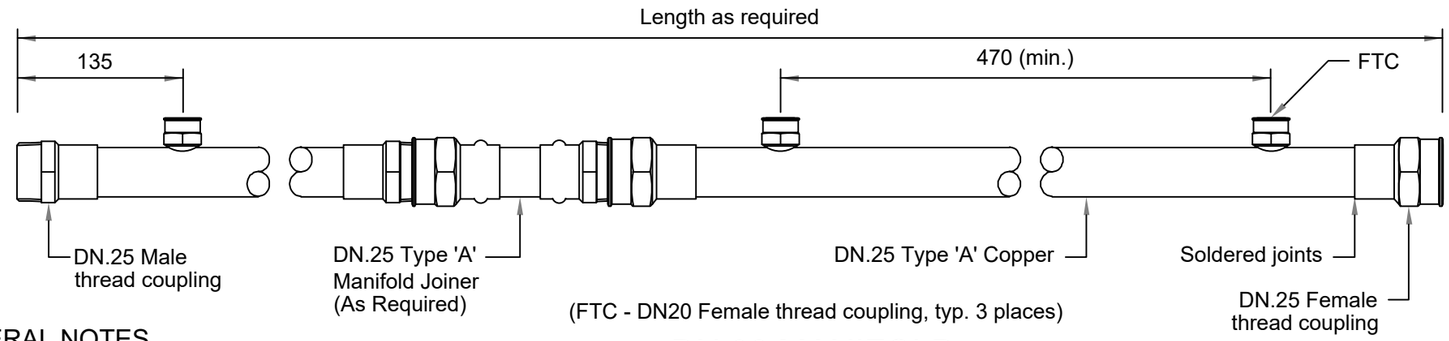
SCHEDULE OF ITEMS		
No.	DESCRIPTION	COMMENTS
1	'Sensus' Water Meter with Dual Check Valve	Supplied by TasWater
2	Brass Nut and Tail	Supplied by TasWater
3	Ball Valve - W/MRK Lockable Quarter Turn Brass DZR, Resilient Seated with Extendable Nut and Tail	
4	'Viega' Pro-press Water Female Line Adaptor	Or Approved Equivalent
5	'Viega' Pro-press Water Female Line Adaptor	Or Approved Equivalent
6	Gate Valve - Brass DZR, Resilient Seated with Brass Handle	
7	Universal Adaptor	
8	DN.25 Type 'A' Copper Manifold	Refer Detail
9	DN.25 Brass Plug	
10	~~DN.25 Type 'A' Manifold Joiner (As Required)~~	
11	Meter Pit - Non-Trafficable 'Draper' Model Modular DRA 100, or similar	Refer Sheet 5



PLAN VIEW

BELOW GROUND

1 : 20



(FTC - DN20 Female thread coupling, typ. 3 places)

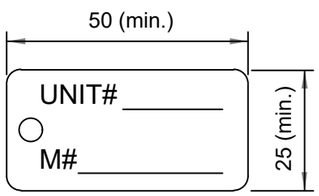
DN.32 MANIFOLD

1 : 5

GENERAL NOTES

BELOW GROUND

1. All dimensions in millimeters (mm), unless noted otherwise.
2. DN refers to the nominal internal diameter of the installation/components.
3. Water connection to be located next to driveway entrance.
4. Light trafficable areas are defined as areas with a Class 'B' wheel loading to AS/NZS 3996. In areas with a wheel loading greater than Class 'B' then a "Draper" pit is unsuitable.
5. All meters shall be tagged with a meter tag that clearly shows the unit # and meter number.
6. The meter tag shall have a hole to allow attachment to meter assembly.
7. The meter tag needs to be of a material that is water proof and the required information to be in a legible permanent print to identify the meter.



METER TAG

N.T.S.

VALVE & EQUIPMENT SCHEDULE

1. Only use products with watermark certification and approved for use by TasWater and listed within TasWater's approved products catalogue.
2. Installation must comply with manufacturer's written instructions.
3. All valves must be resilient seated, clockwise closing to AS 1628 with 316 stainless steel bolts and washers.
4. In footpaths and paved areas the meter box must be supported with insitu N25 concrete.
5. Unless approved otherwise the water meter/s, tails and meter boxes are to be supplied by TasWater.

Sorell Council

Development Application: 5.2024.111.1 - Response to Request For Information - 73 Federation Drive, Sorell - P7.pdf
Plans Reference: P7
Date Received: 13/05/2025

REV:	DESCRIPTION:	BY:	DATE:
00	CONSTRUCTION	RU	09/04/25

STATUS: CONSTRUCTION

flüssig ENGINEERS
e: admin@flussig.com.au
p: (03) 6288 7704
w: www.flussig.com.au
a: 116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

CLIENT: RONALD YOUNG + CO BUILDERS

SITE: 73 FEDERATION DRIVE, SORELL

TITLE: WATER CONNECTIONS SPECIFICATIONS

PROJECT: DRIVEWAY & CIVIL SERVICES DESIGN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/04/2025	RU	MM

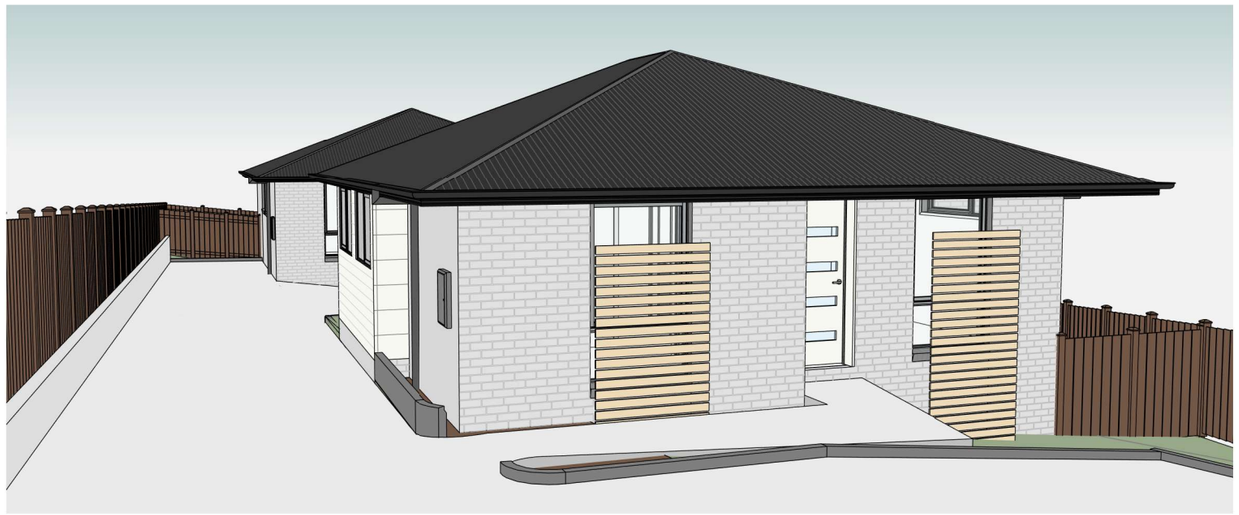
PROJECT NO:	DRAWING NO:	REVISION:
FE-25584	H-310	00

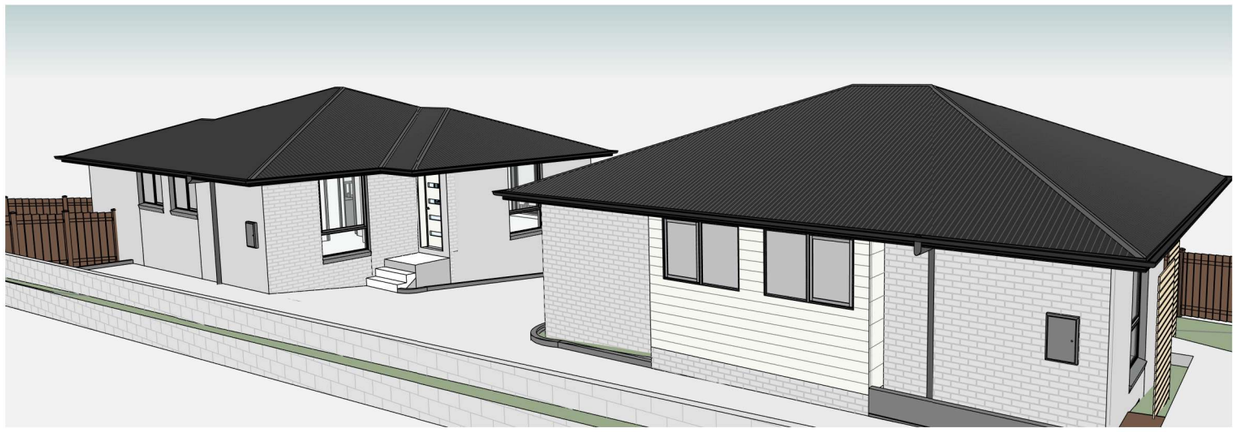
2293 Proposed Dwelling, BURNELL DEVELOPMENTS

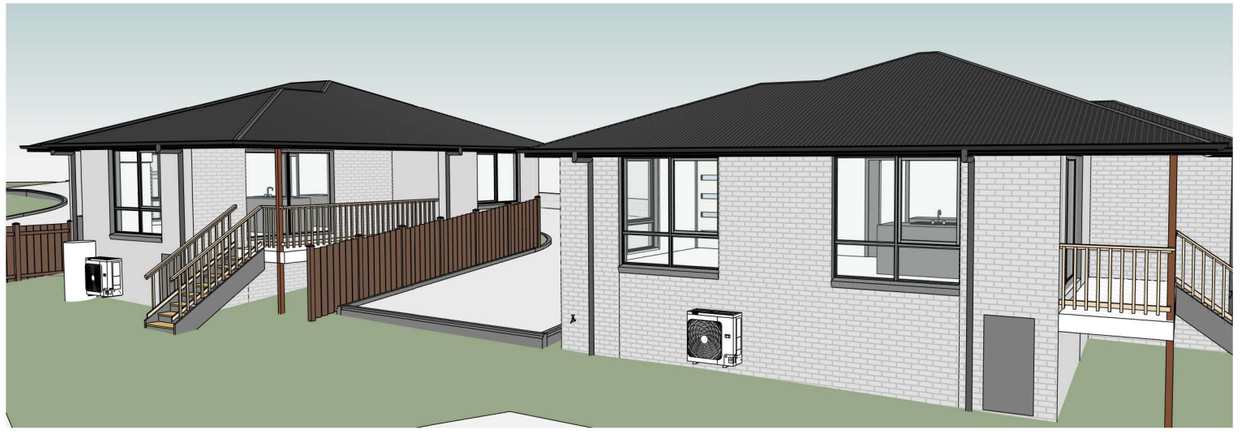
73 FEDERATION DRIVE, SORELL

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633







Drawing No.	Description
01	SITE PLAN
02	U1-FLOOR PLAN
03	U1-ELEVATIONS
04	U1-STRUCTURE PLAN
05	U1-SECTION
06	U1-ROOF PLAN
07	U1-BRACING PLAN
08	U1-ELECTRICAL PLAN
09	U1-LIGHTING CAL. & WINDOW SCHEDULE
10	U2-FLOOR PLAN
11	U2-ELEVATIONS
12	U2-STRUCTURE PLAN
13	U2- SECTION
13A	U2-DETAILS
14	U2-ROOF PLAN
15	U2-BRACING PLAN
16	U2- ELECTRICAL PLAN
17	U2-LIGHTING CAL. & WINDOW SCHEDULE
18	DRAINAGE SITE PLAN
19	GENERAL NOTES
20	BCA COMPLIANCE
21	BAL LOW NOTES
22	WET AREA SPECIFICATIONS
23	BALUSTRADE NOTES

Site Information

Land Title Reference : CT 184546/38
Wind Classification : TBC
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: LOW

AREA SCHEDULE

Site Area	:	761 m²
UNIT 1:		
Ground Floor (Dwelling)	:	81.4 m²
U1 DECK (Including Steps)	:	10.4 m²
UNIT 2:		
Ground Floor (Dwelling)	:	84.6 m²
U2 PORCH	:	2.0 m²
U2 DECK (Including Steps)	:	8.5 m²
TOTAL FLOOR AREA U1+U2	**:**	**166 m²**
TOTAL PORCH/DECK U1+U2	**:**	**20.9 m²**

THIS PLAN IS ACCEPTED BY:

.....

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

.....

DATE:

.....

GLAZING NOTE:
All Windows are Double glazed Awning.

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

Rev.	Description	Date	Drawn
A	Driveway & Drainage modified as Civil plans	15.04.2025	RK
	Revised BA PLANS	17.02.2025	RK

DRAWING: COVER SHEET
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 00

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

.....

DATE:

.....

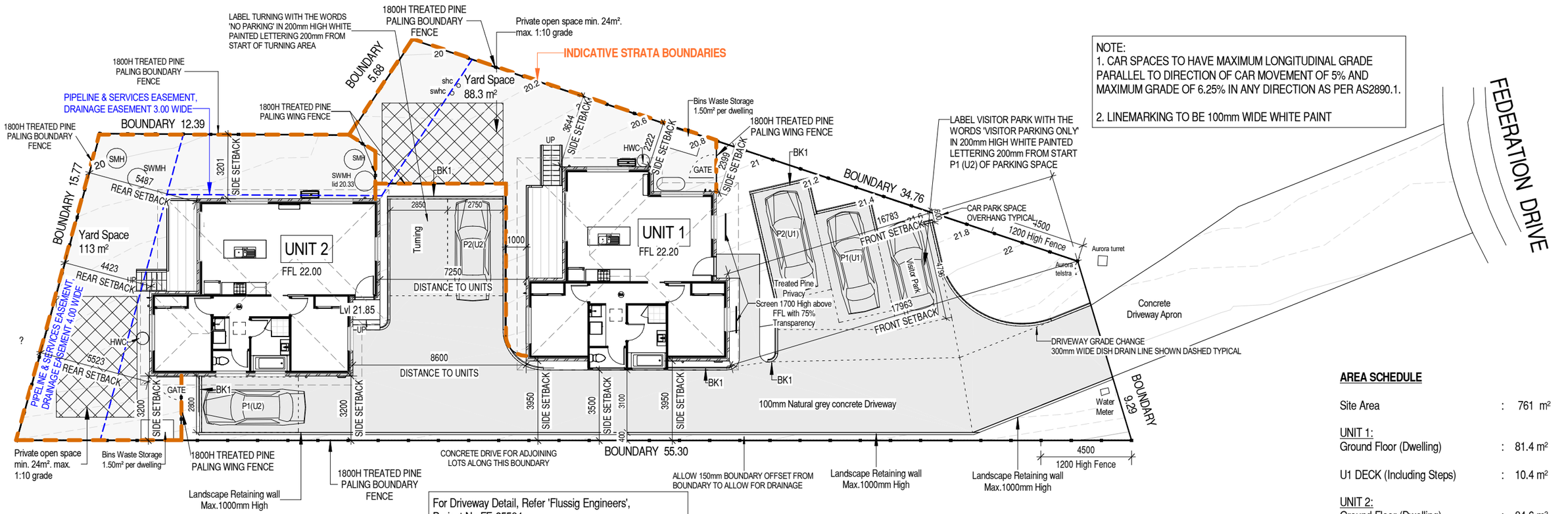
U2-Ground Floor	22.000
U1-Ground Floor	22.200

U2-CL	24.400
U1-CL	24.600

EXPLANATORY NOTES: SORELL COUNCIL - PLANNING SCHEME		
9.4.1 Residential Density for Multiple Dwellings:		
A1	(a)	SITE DENSITY: Min. 200 m² per Unit 761 m² / 2 Units = 380.5 m² provided
9.4.3 Site coverage and Private open space for Dwellings:		
A1	(a)	SITE COVERAGE: Max. 65% of site = 494.65 m² Proposed Site Coverage :166 m² (21.8%)
	(b)	TOTAL PRIVATE OPEN SPACE/EACH UNIT: 40 m²

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



NOTE:
1. CAR SPACES TO HAVE MAXIMUM LONGITUDINAL GRADE PARALLEL TO DIRECTION OF CAR MOVEMENT OF 5% AND MAXIMUM GRADE OF 6.25% IN ANY DIRECTION AS PER AS2890.1.

2. LINEMARKING TO BE 100mm WIDE WHITE PAINT

For Driveway Detail, Refer 'Flussig Engineers',
Project No FE-25584,
Sheet No. C-100,C-105,C-110,C-111,C-120,C-121,C-200

AREA SCHEDULE

Site Area	:	761 m²
UNIT 1:		
Ground Floor (Dwelling)	:	81.4 m²
U1 DECK (Including Steps)	:	10.4 m²
UNIT 2:		
Ground Floor (Dwelling)	:	84.6 m²
U2 PORCH	:	2.0 m²
U2 DECK (Including Steps)	:	8.5 m²
TOTAL FLOOR AREA U1+U2	**:**	**166 m²**
TOTAL PORCH/DECK U1+U2	**:**	**20.9 m²**

NOTE:
This drawing has been prepared for Ronald Young & Co. by Garry Coombe Surveyor. It has been created to assist Ronald Young & Co. with house site design. The information on this plan should not be used for any other purpose. Garry Coombe Surveyor can supply drawings for other purposes upon request.
Boundaries shown for indentification purposes only and have not been re-established or re-marked. Visible services located only. Other services may exist. This disclaimer forms an integral part of the plan

NOTE:
COMMON SERVICES INCLUDING WATER, STORM WATER, SEWER, ELECTRICAL AND COMMUNICATION SERVICES MUST BE INSTALLED IN ONE LOCATION AND BE IN THE COMMON AREA OF THE SITE

GLAZING NOTE:
All Windows are Double glazed Awning.

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: SITE PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 01

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

Scale: 1 : 200

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

THIS PLAN IS ACCEPTED BY:

.....

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

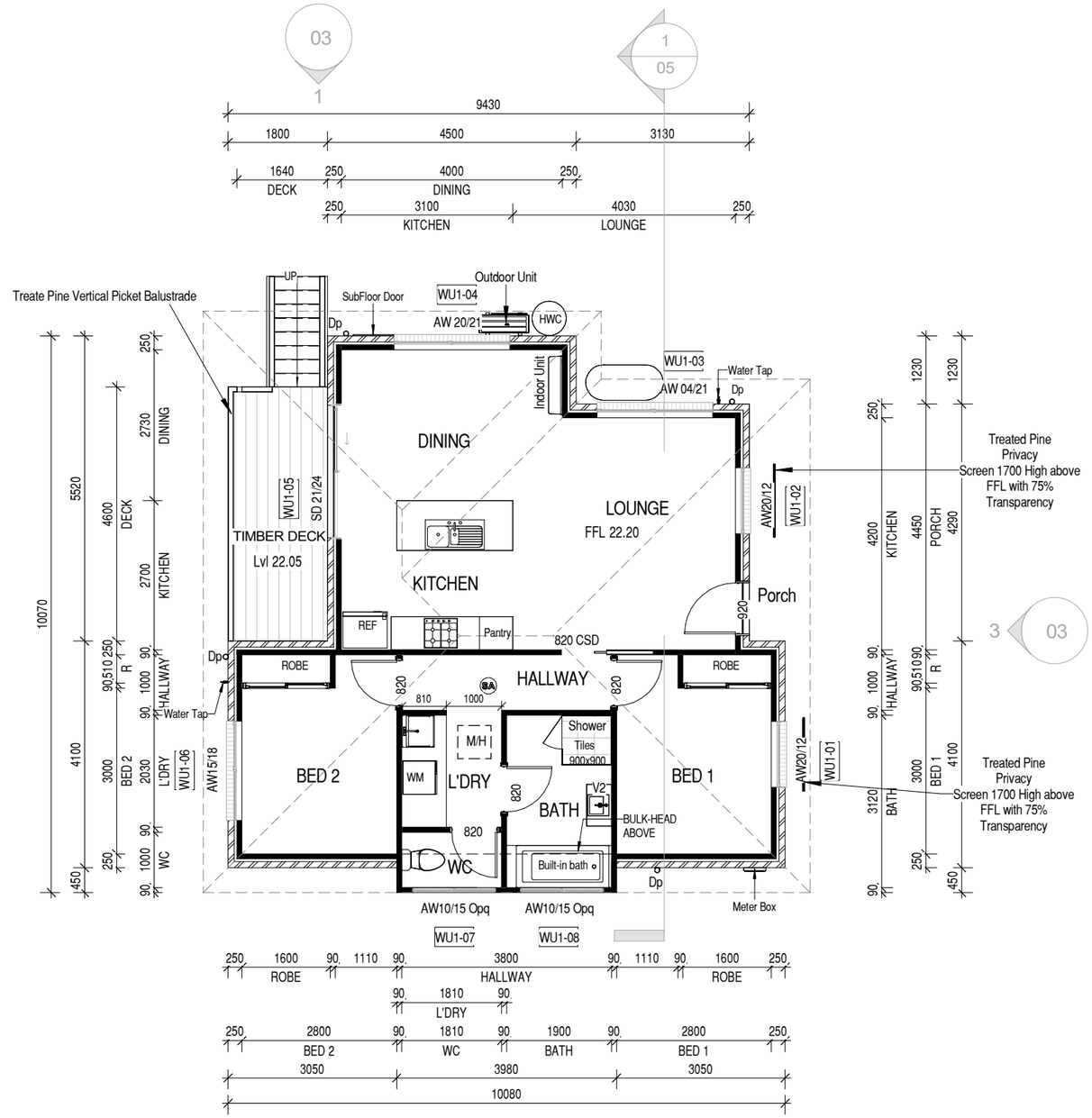
.....

DATE:

.....

U2-Ground Floor	22.000
U1-Ground Floor	22.200

U2-CL	24.400
U1-CL	24.600



Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

NOTES:

AJ Articulation Joint

Dp Downpipe

FOR KITCHEN, LAUNDRY AND ROBE DETAILS REFER TO JOINERY DETAILS

AREA SCHEDULE

Site Area	:	761 m²
UNIT 1:		
Ground Floor (Dwelling)	:	81.4 m²
U1 DECK (Including Steps)	:	10.4 m²
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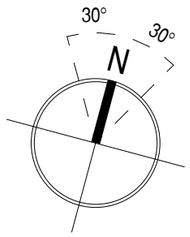
GLAZING NOTE:
All Windows are Double glazed Awning.



Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

BAL : LOW

DRAWING: U1-FLOOR PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 02

RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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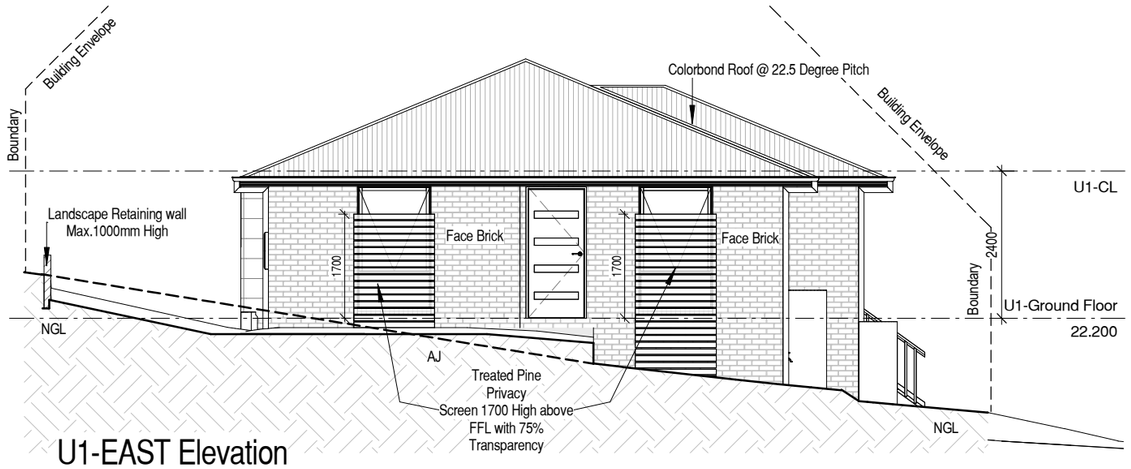
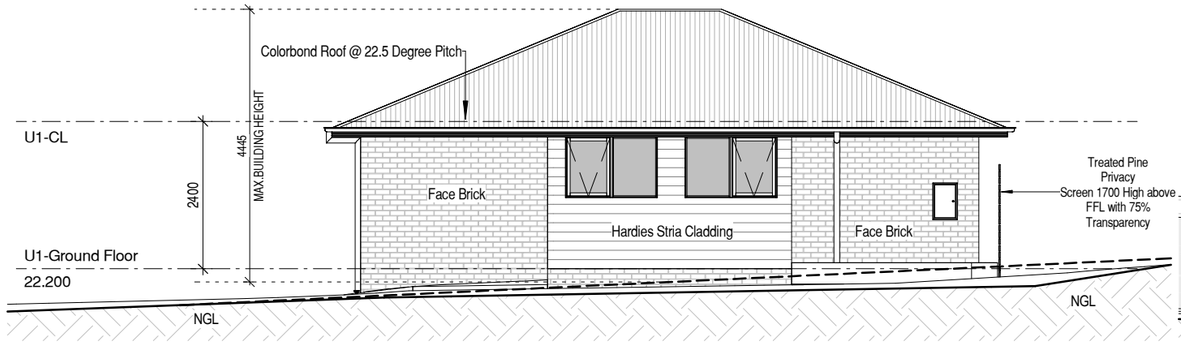
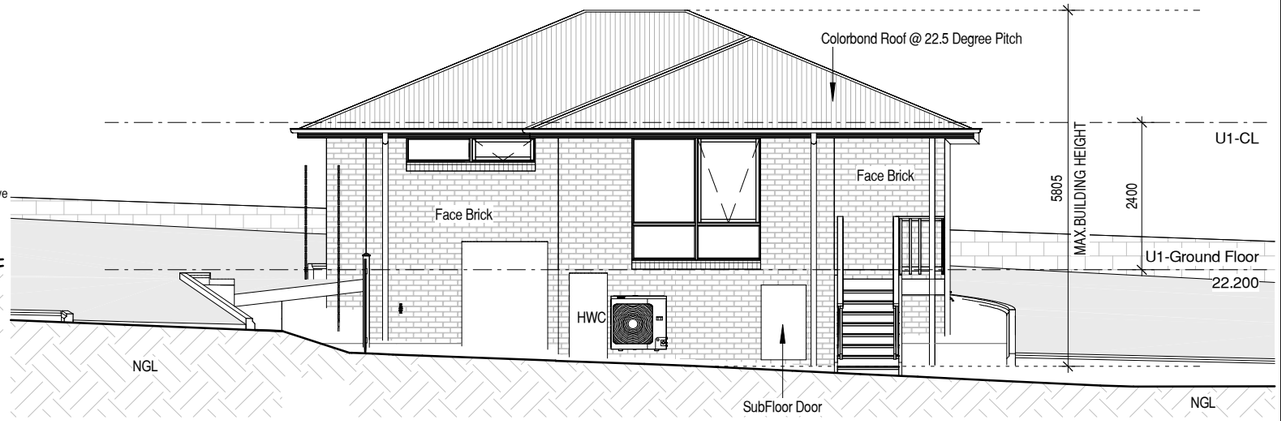


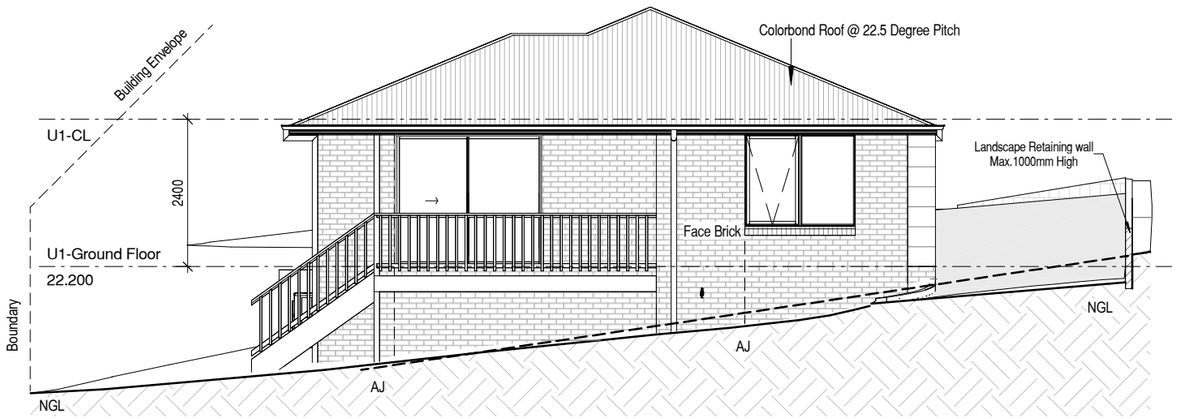
U1-EAST Elevation



U1-SOUTH Elevation



U1-NORTH Elevation



U1-WEST Elevation

NOTES:

AJ	Articulation Joint
Dp	Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U1-ELEVATIONS
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 03

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

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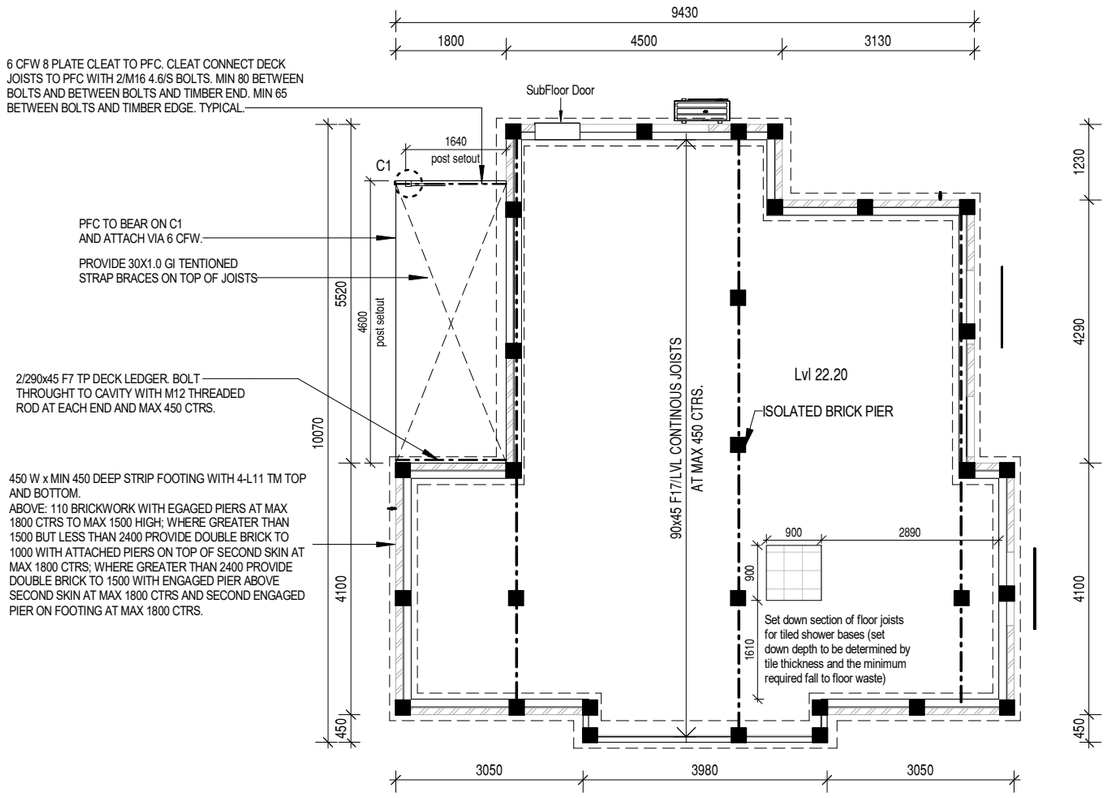
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Site Classification 'Class M'



C1: 90x90 wood post

BAL : LOW

DRAWING: U1-STRUCTURE PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 04

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

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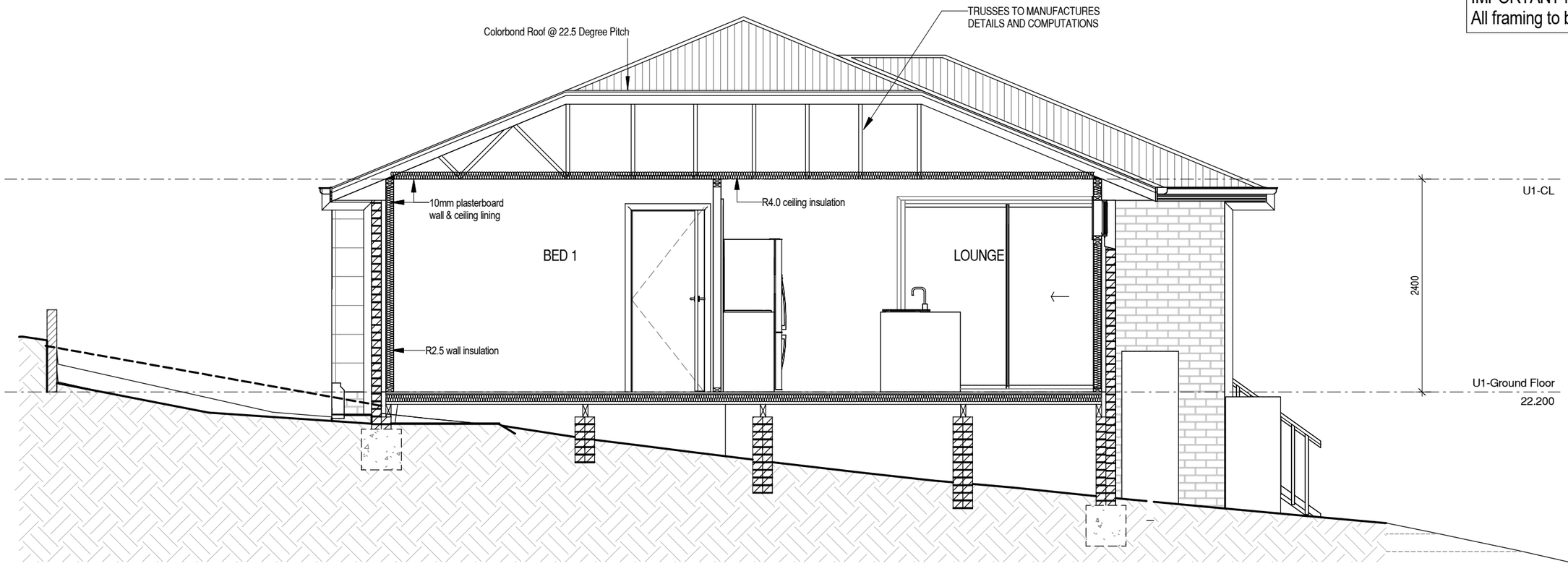
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Site Classification 'Class M'

IMPORTANT NOTE:
All framing to be (MGP10) Pine.



GLAZING NOTE:
All Windows are Double glazed Awning.

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U1-SECTION
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 05

Scale: 1 : 50

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

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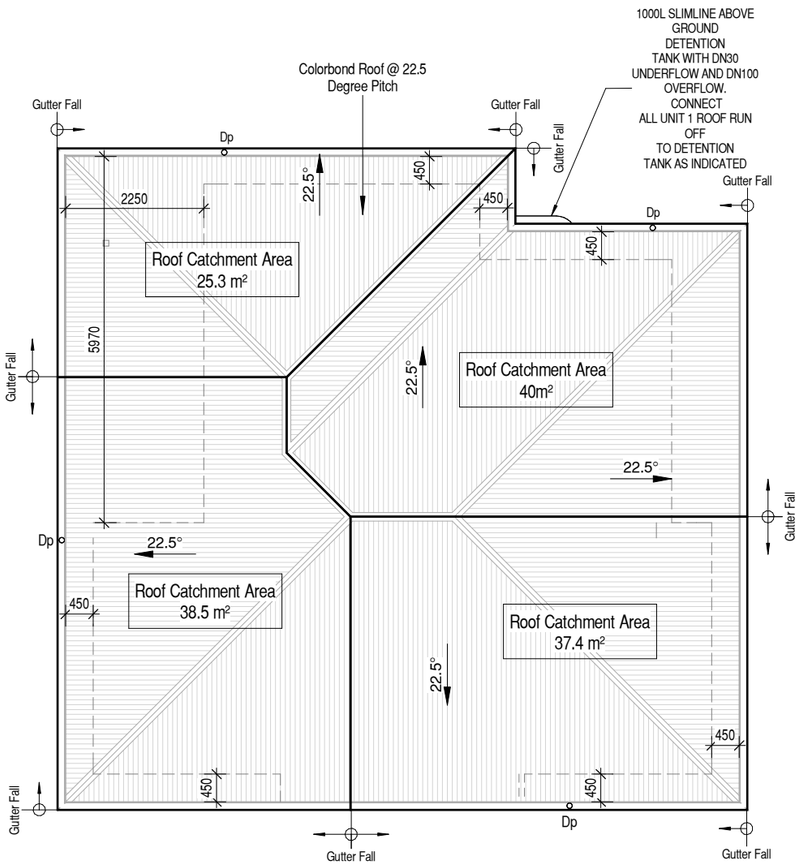

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC 2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

U1-ROOF CATCHMENT AREA CALCULATION		
Ah	116.6 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	141.1 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

BAL : LOW

DRAWING: U1-ROOF PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 06

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
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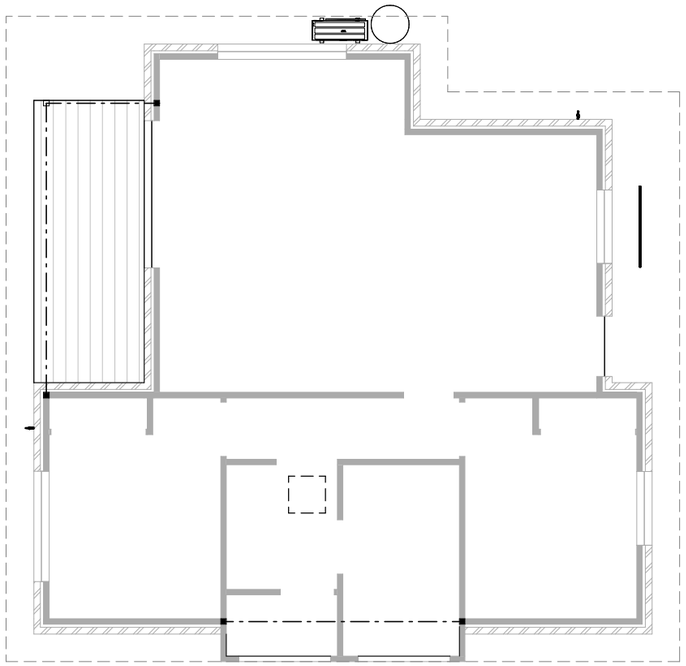

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IMPORTANT NOTE:
All framing to be (MGP10) Pine.

BRACING LEGEND

D - DOUBLE DIAGONAL METAL STRAP AS PER TABLE 8.18 FIG (d) CAPACITY 3.0 kN/m

H - PLYWOOD AS PER TABLE 8.18 FIG (h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

" REFER TO ENGINEERING DRAWING SHEETS FOR TIE DOWN DETAILS

" REFER TO ENGINEERING DRAWING SHEETS FOR WALL BRACING DETAILS

TRUSS MANUFACTURER TO CONFIRM ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE NON- LOAD BEARING.

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U1-BRACING PLAN

DATE: 15.04.2025

PROJECT No: 2293

DRAWN BY: RK

DWG No: 07

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

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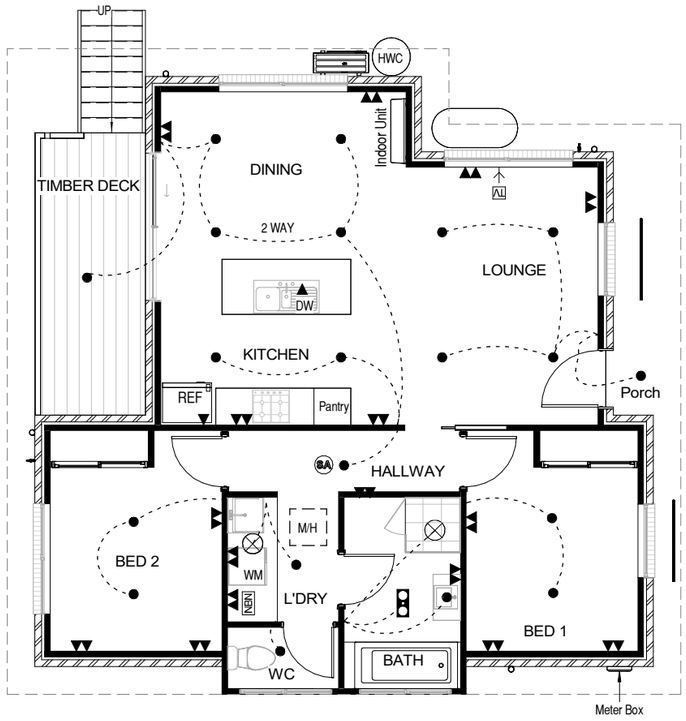

U1- ELECTRICAL LEGEND

		No.s
▼	Single GPOs	2
▼▼	Double GPOs	16
NBN	Phone / NBN point	1
TV	TV point	1
●	LED Downlight	20
	Tastics	1
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	1

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014,

Sorell Council

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Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U1-ELECTRICAL PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 08

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
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RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description: Proposed Dwelling_2293- Burnell Developments-Unit 1_73 Federation Drive, Sorell

Classification: Class 1

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

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two (n/a for Class 1)	Dimming Percentages		Design Lumen Depreciation Factor	OVERALL DESIGN PASSES		
						Adjustment Factor One: Adjustment	% Area	% of full power		Adjustment Factor Two: Adjustment	% Area	% of full power		Lamp or Illumination Power Density: System Allowance	Lamp or Illumination Power Density: System Design	System Share of % of Aggregate Allowance Used
1	KITCHEN	Kitchen	10.8 m²	24 W	Class 1 building									5.0 W/m²	2.2 W/m²	7% of 66%
2	LOUNGE	Living room	13.2 m²	48 W	Class 1 building									5.0 W/m²	3.6 W/m²	11% of 66%
3	BED 1	Bedroom	9.1 m²	24 W	Class 1 building									5.0 W/m²	2.6 W/m²	8% of 66%
4	BED 2	Bedroom	9.1 m²	24 W	Class 1 building									5.0 W/m²	2.6 W/m²	8% of 66%
5	HALLWAY	Corridor	4.2 m²	12 W	Class 1 building									5.0 W/m²	2.9 W/m²	9% of 66%
6	DINING	Lounge room	10.9 m²	48 W	Class 1 building									5.0 W/m²	4.4 W/m²	14% of 66%
7	WC	Toilet	2.0 m²	12 W	Class 1 building									5.0 W/m²	***6.0 W/m²***	19% of 66%
8	L'DRY	Laundry	3.4 m²	12 W	Class 1 building									5.0 W/m²	3.5 W/m²	11% of 66%
9	BATH	Bathroom	5.7 m²	24 W	Class 1 building									5.0 W/m²	4.2 W/m²	13% of 66%

	Allowance	***Design Average***
Class 1 building	5.0 W/m²	3.3 W/m²

68.4 m²	228 W

if inputs are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

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

U1-Window Schedule-GLASS SUPPLIES

Number	Type	ID	Size	Glass	Uw	SHGC
U1-01	AW	AWS-008-01A	20-12	Clear	4.32	0.55
U1-02	AW	AWS-008-01A	20-12	Clear	4.32	0.55
U1-03	AW	AWS-008-01A	04-21	Clear	4.32	0.55
U1-04	AW	AWS-008-01A	20-21	Clear	4.32	0.55
U1-05	SD	AWS-013-01A	21-24	Clear	4.02	0.61
U1-06	AW	AWS-008-01A	15-18	Clear	4.32	0.55
U1-07	AW	AWS-008-01A	10-15	Opaque	4.32	0.55
U1-08	AW	AWS-008-01A	10-15	Opaque	4.32	0.55

LEGEND:

SW = Sliding Window; AW = Awning window; FW = Fixed Window; SD = Sliding Door, BF = Bi-Fold Door or Window; FD = French Door; TW = Transom Window

NOTE:

Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements.
(Refer to sheet 'BAL NOTES')

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U1-LIGHTING CAL. & WINDOW SCHEDULE
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 09

Scale:

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

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U2-Ground Floor	22.000
U1-Ground Floor	22.200

U2-CL	24.400
U1-CL	24.600

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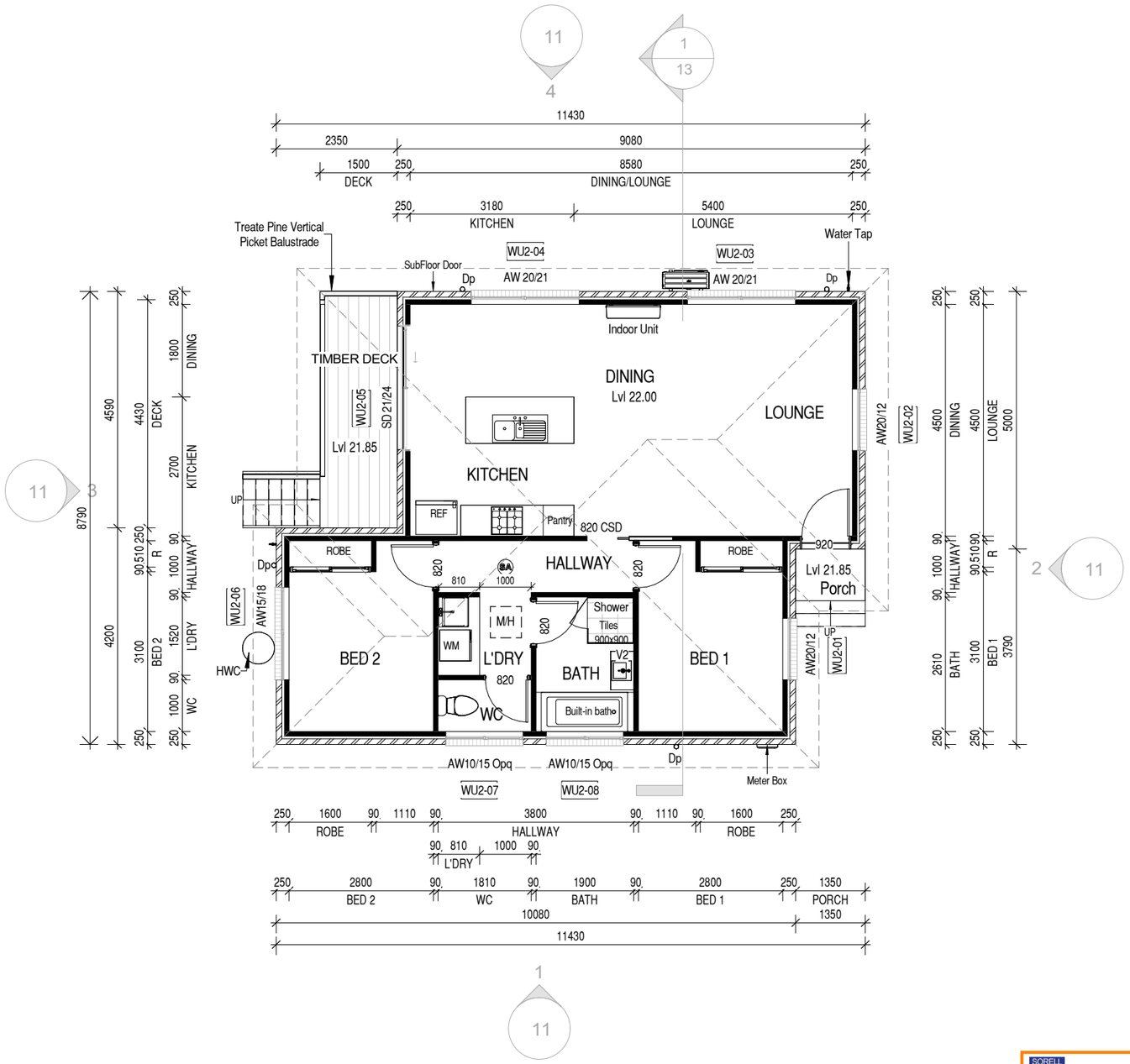


Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

NOTES:

AJ Articulation Joint

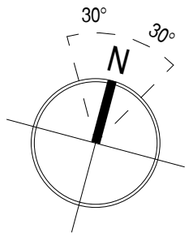
Dp Downpipe

FOR KITCHEN, LAUNDRY AND ROBE DETAILS REFER TO JOINERY DETAILS

AREA SCHEDULE

Site Area	:	761 m²
UNIT 1:		
Ground Floor (Dwelling)	:	81.4 m²
U1 DECK (Including Steps)	:	10.4 m²
UNIT 2:		
Ground Floor (Dwelling)	:	84.6 m²
U2 PORCH	:	2.0 m²
U2 DECK (Including Steps)	:	8.5 m²
TOTAL FLOOR AREA U1+U2	**:**	**166 m²**
TOTAL PORCH/DECK U1+U2	**:**	**20.9 m²**

GLAZING NOTE:
All Windows are Double glazed Awning.



Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Sorell Council

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A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

BAL : LOW

DRAWING: U2-FLOOR PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 10

THIS PLAN IS ACCEPTED BY:

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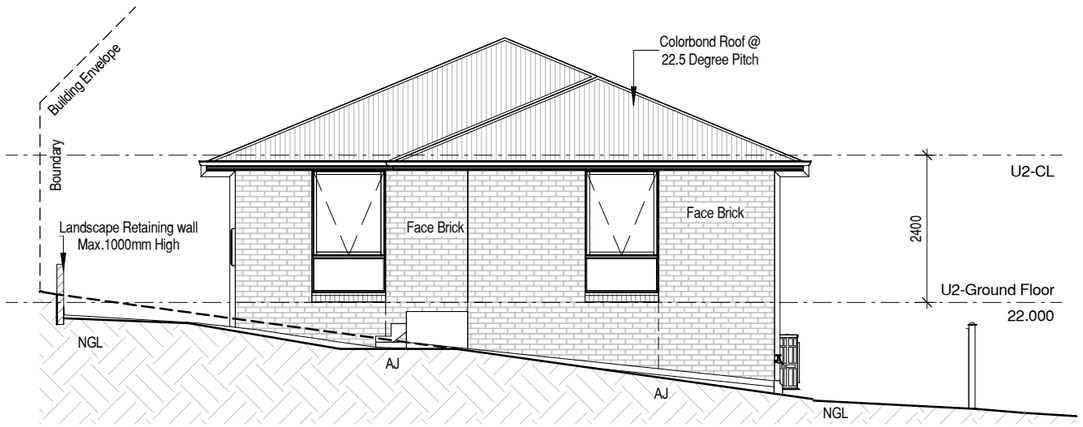
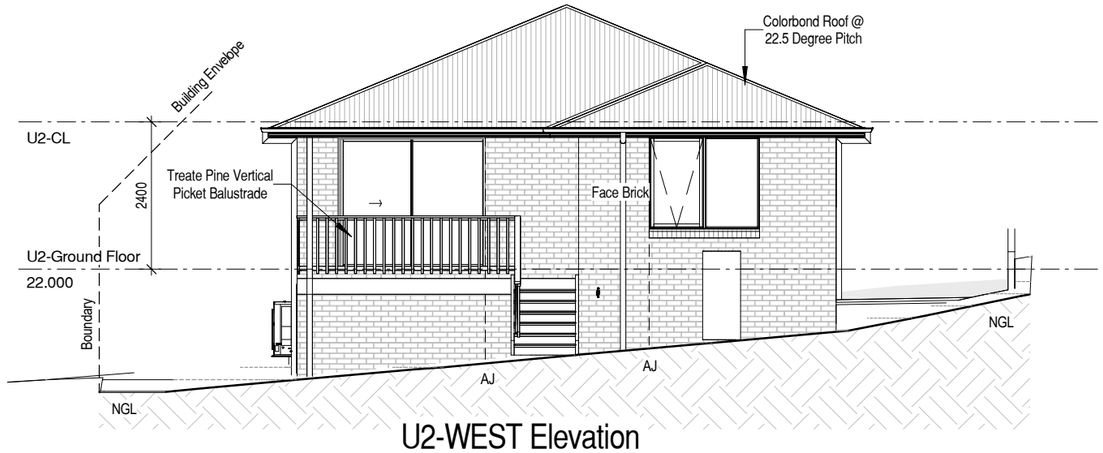
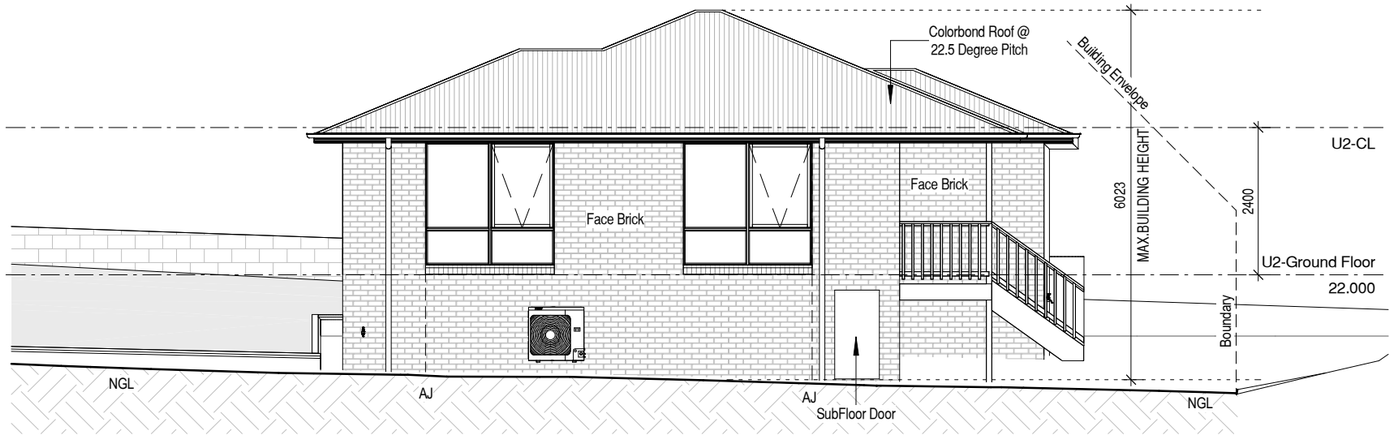


U2-EAST Elevation

U2-SOUTH Elevation



U2-WEST Elevation



U2-NORTH Elevation

NOTES:

AJ	Articulation Joint
Dp	Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

Sorell Council

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Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2-ELEVATIONS
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 11

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

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174 Bathurst Street, Hobart, Tasmania 7000
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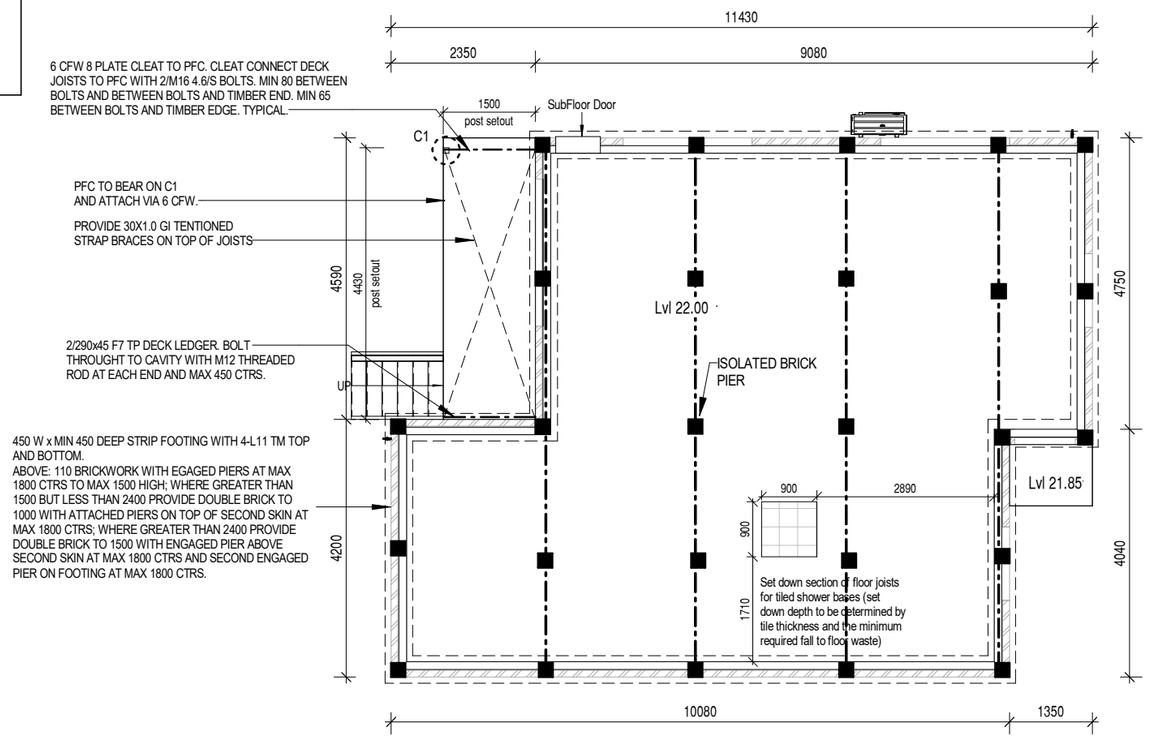
Site Classification 'Class M'



C1: 90x90 wood post

NOTE:
R1.0 XPS insulation to slab

BAL : LOW

DRAWING: U2-STRUCTURE PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 12

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
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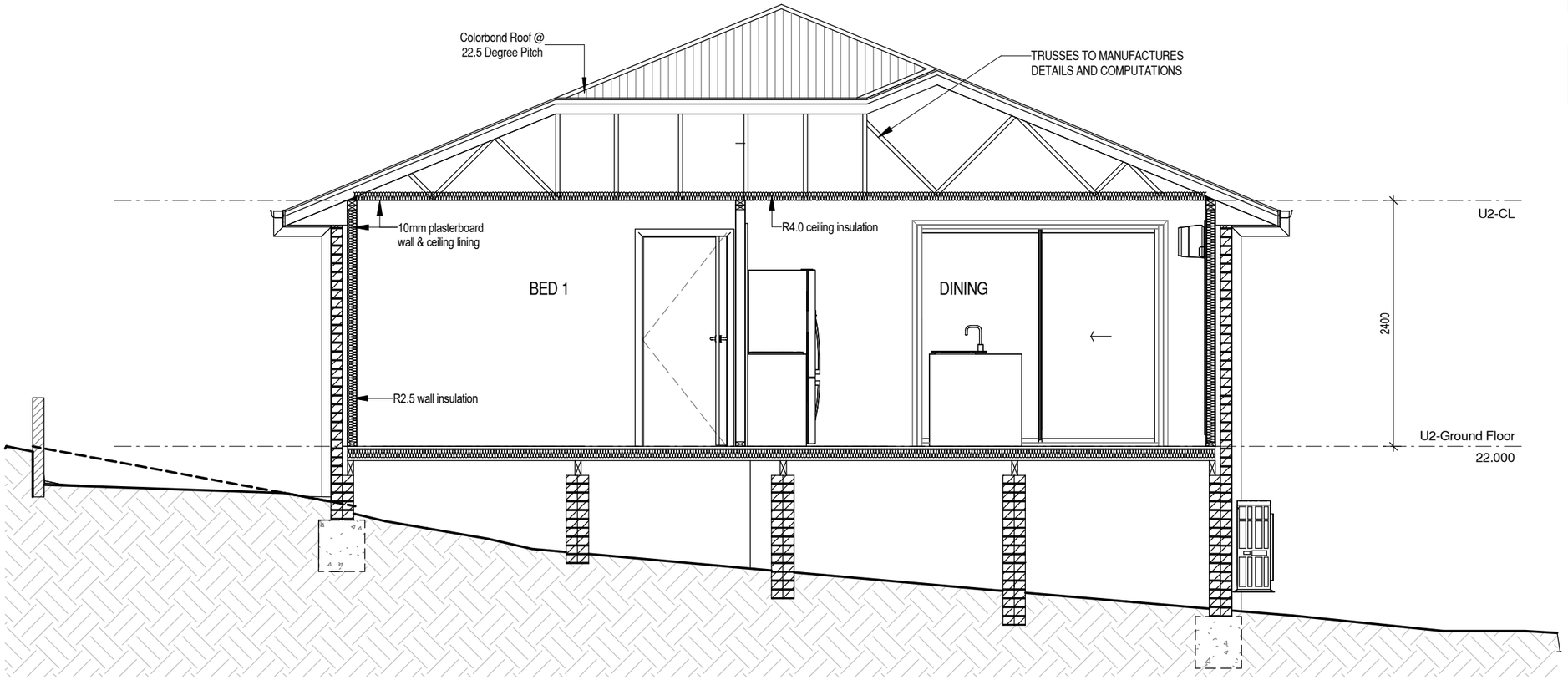
Site Classification 'Class M'

IMPORTANT NOTE:
All framing to be (MGP10) Pine.



GLAZING NOTE:
All Windows are Double glazed Awning.

SORELL COUNCIL
Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2- SECTION
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 13

Scale: 1 : 50

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
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	17.02.2025	Revised BA PLANS	RK

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SIGNATURE:

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DATE:

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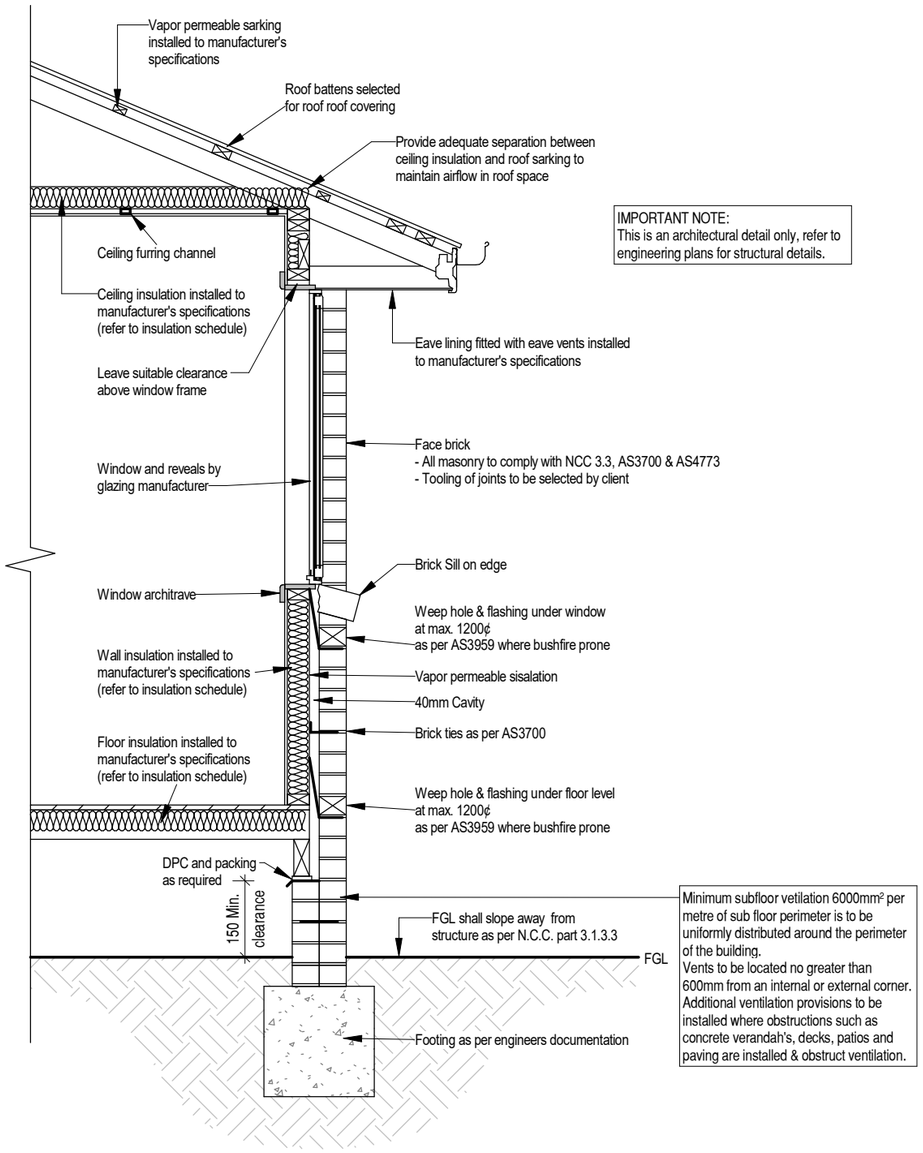
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



TYPICAL WALL DETAIL (BRICK VENEER)

Scale: 1 : 25

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
	17.02.2025	Revised BA PLANS	RK

SORELL COUNCIL

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2-DETAILS
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 13A

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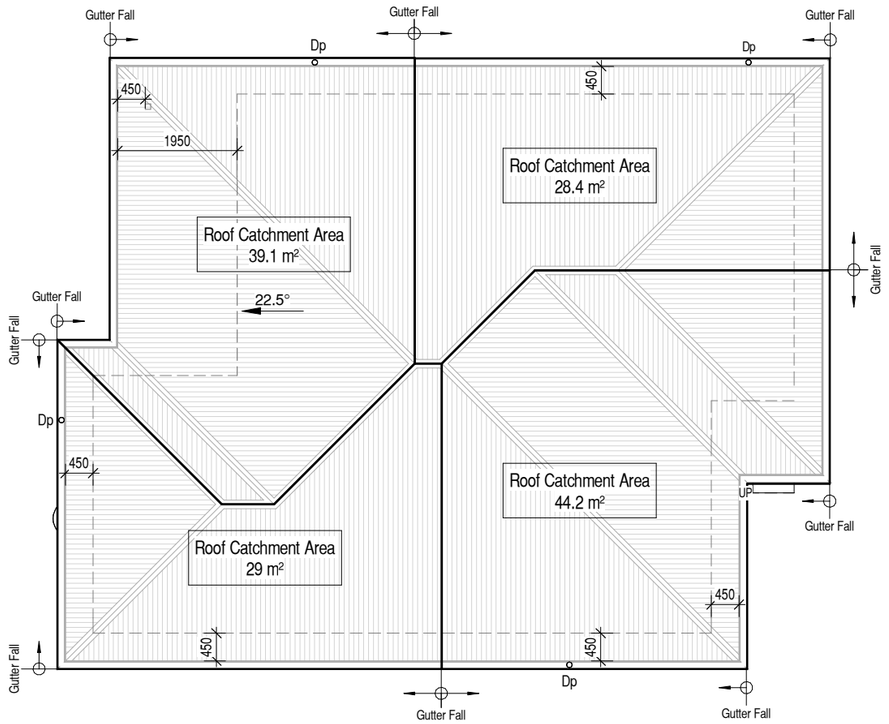

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC 2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

U2-ROOF CATCHMENT AREA CALCULATION		
Ah	116.3 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	140.7 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 3.5.2.2)
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2-ROOF PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 14

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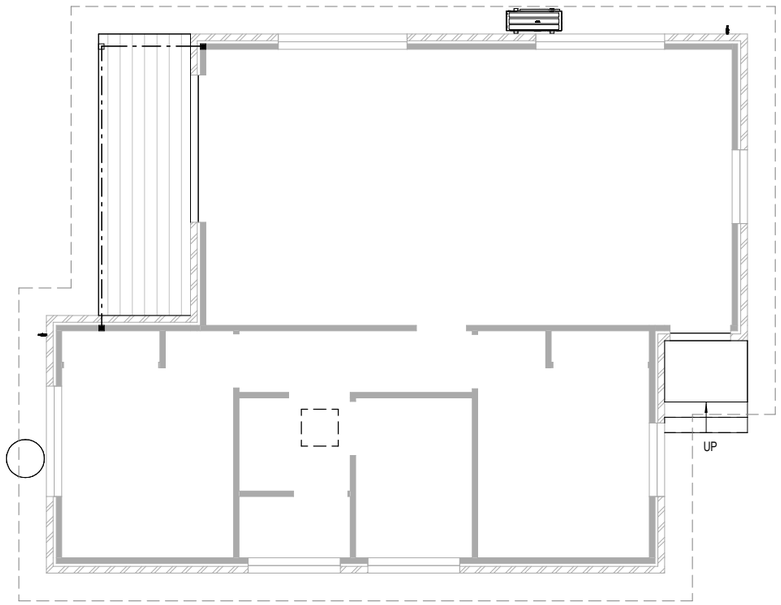

IMPORTANT NOTE:
All framing to be (MGP10) Pine.

BRACING LEGEND

D - DOUBLE DIAGONAL METAL STRAP AS PER TABLE 8.18 FIG (d) CAPACITY 3.0 kN/m

H - PLYWOOD AS PER TABLE 8.18 FIG (h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

" REFER TO ENGINEERING DRAWING SHEETS FOR TIE DOWN DETAILS

" REFER TO ENGINEERING DRAWING SHEETS FOR WALL BRACING DETAILS

TRUSS MANUFACTURER TO CONFIRM ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE NON- LOAD BEARING.

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2-BRACING PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 15

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
A	15.04.2025	Driveway & Drainage modified as Civil plans	RK
	17.02.2025	Revised BA PLANS	RK

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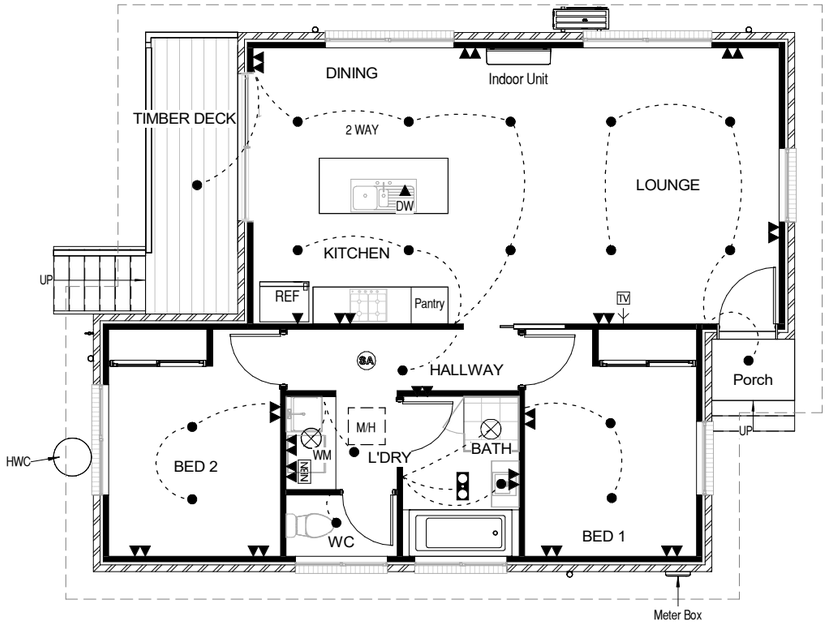

U2- ELECTRICAL LEGEND

▼	Single GPOs	2
▼▼	Double GPOs	16
NBN	Phone / NBN point	1
TV	TV point	1
●	LED Downlight	20
	Tastics	1
⊗	Mechanical Exhaust Fan	2
SA	Smoke Alarm	1

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014, and installed to NCC Clause 3.7.5.5.

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2- ELECTRICAL PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 16

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
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	17.02.2025	Revised BA PLANS	RK

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Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description: Proposed Dwelling_2293- Burnell Developments-Unit 2_73 Federation Drive, Sorell

Classification: Class 1

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

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One: Adjustment	Adjustment Factor One: Dimming Percentages: % Area	Adjustment Factor One: Dimming Percentages: % of full power	Adjustment Factor One: Design Lumen Depreciation Factor	Adjustment Factor Two (n/a for Class 1): Adjustment	Adjustment Factor Two: Dimming Percentages: % Area	Adjustment Factor Two: Dimming Percentages: % of full power	Adjustment Factor Two: Design Lumen Depreciation Factor	OVERALL DESIGN PASSES: Lamp or Illumination Power Density: System Allowance	OVERALL DESIGN PASSES: Lamp or Illumination Power Density: System Design	OVERALL DESIGN PASSES: System Share of % of Aggregate Allowance Used
1	KITCHEN	Kitchen	8.6 m²	24 W	Class 1 building									5.0 W/m²	2.8 W/m²	8% of 64%
2	LOUNGE	Living room	12.1 m²	48 W	Class 1 building									5.0 W/m²	4.0 W/m²	12% of 64%
3	BED 1	Bedroom	9.4 m²	24 W	Class 1 building									5.0 W/m²	2.6 W/m²	8% of 64%
4	BED 2	Bedroom	9.4 m²	24 W	Class 1 building									5.0 W/m²	2.6 W/m²	8% of 64%
5	HALLWAY	Corridor	4.2 m²	12 W	Class 1 building									5.0 W/m²	2.9 W/m²	9% of 64%
6	DINING	Lounge room	17.9 m²	48 W	Class 1 building									5.0 W/m²	2.7 W/m²	8% of 64%
7	WC	Toilet	1.9 m²	12 W	Class 1 building									5.0 W/m²	***6.3 W/m²***	19% of 64%
8	L'DRY	Laundry	2.5 m²	12 W	Class 1 building									5.0 W/m²	4.8 W/m²	14% of 64%
9	BATH	Bathroom	4.8 m²	24 W	Class 1 building									5.0 W/m²	5.0 W/m²	15% of 64%

			Allowance	Design Average
70.8 m²	228 W	***Class 1 building***	5.0 W/m²	3.2 W/m²

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

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

if inputs are valid

U2-Window Schedule-GLASS SUPLLIES

Number	Type	ID	Size	Glass	Uw	SHGC
U2-01	AW	AWS-008-01A	20-12	Clear	4.32	0.55
U2-02	AW	AWS-008-01A	20-12	Clear	4.32	0.55
U2-03	AW	AWS-008-01A	20-21	Clear	4.32	0.55
U2-04	AW	AWS-008-01A	20-21	Clear	4.32	0.55
U2-05	SD	AWS-013-01A	21-24	Clear	4.02	0.61
U2-06	AW	AWS-008-01A	15-18	Clear	4.32	0.55
U2-07	AW	AWS-008-01A	10-15	Opaque	4.32	0.55
U2-08	AW	AWS-008-01A	10-15	Opaque	4.32	0.55

LEGEND:

SW = Sliding Window; AW = Awning window; FW = Fixed Window; SD = Sliding Door, BF = Bi-Fold Door or Window; FD = French Door; TW = Transom Window

NOTE:

Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements.
(Refer to sheet 'BAL NOTES')

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: U2-LIGHTING CAL. & WINDOW SCHEDULE
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 17

Scale:

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
	17.02.2025	Revised BA PLANS	RK

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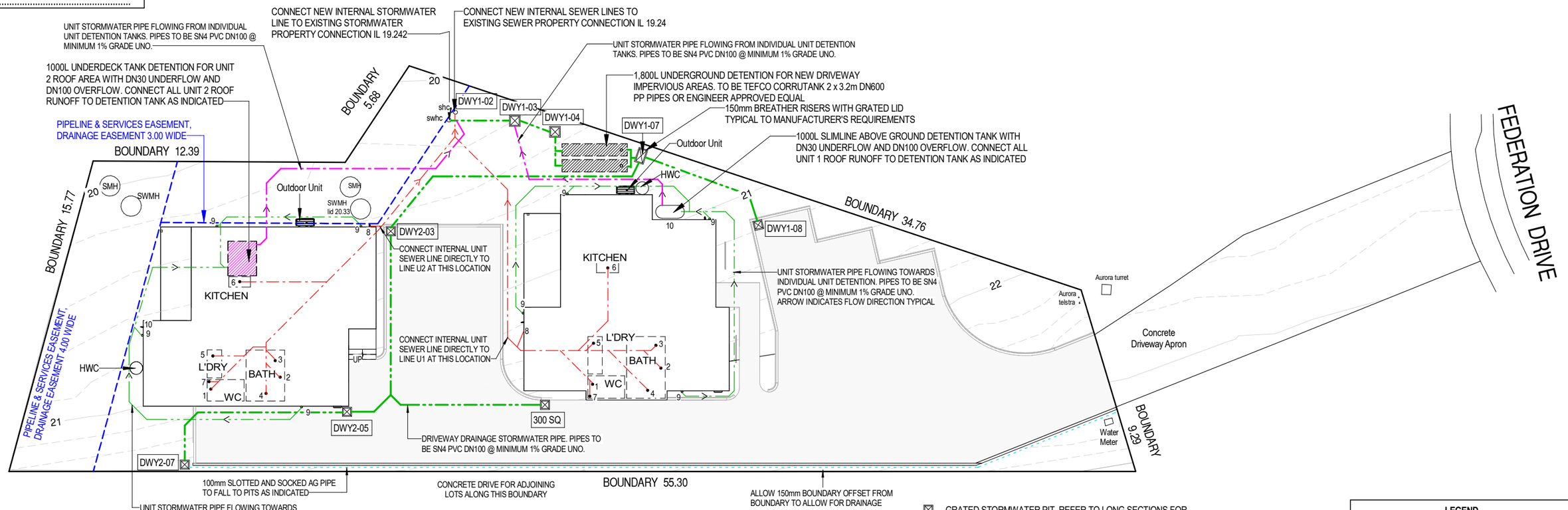


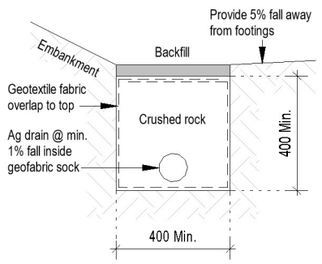
For Driveway Detail, Refer 'Flussig Engineers', Project No FE-25584, Sheet No. C-100,H-100

GRATED STORMWATER PIT. REFER TO LONG SECTIONS FOR PIT SIZES. LIDS TO BE CLASS B NON-SLIP IN TRAFFICABLE AREAS AND CLASS A NON-SLIP IN NON-TRAFFICABLE AREAS. CONNECT PITS TO ADJACENT STORMWATER PIPES AS DRAWN

LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

Sewer line 100Ø UPVC U.N.O.

Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

Sorell Council

Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: DRAINAGE SITE PLAN
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 18

Scale: 1 : 200

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
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	17.02.2025	Revised BA PLANS	RK

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General Notes (NCC 2022 BCA Vol 2)

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, National Construction Code 2022
Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.
- Unless otherwise specified, the term BCA shall refer to National Construction Code 2022 Building Code of Australia Volume 2.

- All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

- Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
–BCA H1D8 for Class 1 and 10 Buildings within a design wind speed of not more than N3;

- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

- Step sizes (other than for spiral stairs) to be:
–Risers (R) 190mm maximum and 115mm minimum
–Going (G) 355mm maximum and 240mm minimum
–2R + 1G = 700mm maximum and 550mm minimum
–with less than 125mm gap between open treads.

- All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

- Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
–1000mm min. above finished surface level of balconies, landings or the like, and
–865mm min. above finished surface level of stair nosing or ramp, and
–vertical with less than 125mm gap between, and
–any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire barrier construction to comply with NCC 2022 BCA Part 11.3.4 for Class 1 and 10 Buildings

- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2010 'Masonry in small buildings' Part 1: Design.

- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

- These drawings shall be read in conjunction with all relevant structural and all other consultants ' drawings/ details and with any other written instructions issued in the course of the contract.

- Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.

- Figured dimensions take precedence over scaled dimensions.

- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new
and/or existing structures during all works.

- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

- Installation of all services shall comply with the respective supply authority requirements.

- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

- The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER
90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than
–100mm under soil
–50mm under paved or concrete areas
–100mm under unreinforced concrete or paved driveways
–75mm under reinforced concrete driveways

BRICKWORK:
ALL BRICKWORK IN ACCORDANCE WITH AS3700.
ALL BRICKWORK ON EXTERNAL FACADES TO BE FACE BRICKWORK AS SELECTED OR RENDERED WHERE SPECIFIED. PROVIDE WEEP HOLES AT 1200mm CTRS MAX AT BASE OF BRICKWORK AND AS REQUIRED.
PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC REQUIREMENTS WHERE REQUIRED.
PROVIDE ARTICULATION JOINTS IN BRICKWORK IN ACCORDANCE WITH NCC2022 PART 5.2.5. REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS.
PROVIDE FACE FIXING CAVITY TIES TO BRICKWORK TO AVOID HOLES IN FOIL INSULATION MATERIALS,
INSTALLED AT 600mm CTRS MAX IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS
(TYPICAL) OR AS SPECIFIED BY ENGINEER'S DETAILS.
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684. REFER TO ENGINEER'S DETAILS
AND BUILDING SURVEYOR TO CONFIRM ON SITE AT FIRST INSPECTION.

ARTICULATION JOINTS:
aj DENOTES LOCATION OF ARTICULATION JOINTS FOR BRICKWORK, MAXIMUM 5.0 METRE SPACING.
WHEN ARTICULATION JOINTS ARE REQUIRED, THEY SHALL BE FILLED TO PREVENT MOISTURE PENETRATION AND SPACED AT CENTRES NOT EXCEEDING THE VALUE GIVEN IN TABLE 12.14. AS 3700 ARTICULATION JOINTS SHALL BE PLACED AT A DISTANCE FROM ALL CORNERS NOT LESS THAN 0.5M AND NOT GREATER THAN 3.0M.

MECHANICAL VENTILATIONS:
MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
REQUIREMENTS IF APPLICABLE.
LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, CONNECTED TO LIGHT SWITCH AND DUCTED EXTERNALLY.
ALL EXHAUST FANS SHALL BE PROVIDED WITH DAMPERS OR SELF CLOSING DEVICES SUCH AS DAMPERS, FILTERS, ETC. WHICH SEAL OR SHUT WHEN NOT IN USE.

SMOKE DETECTORS AND ALARM:
SMOKE DETECTORS/ ALARMS TO BE INTERCONNECTED AND HARD WIRED TO MAINS POWER AND WITH BATTERY BACK-UP WHERE NOTED ON PLANS. SMOKE DETECTORS/ ALARMS TO COMPLY WITH AS 3786 AND NCC2022 PART 9.2 AND SPECIFICATIONS E2.2a.
FOR PRIVATE AREAS, SMOKE DETECTORS AND ALARM SYSTEM TO BE INSTALLED ON OR NEAR THE CEILING IN:
- COMMON STAIRWAY ON EACH LEVEL,
- ANY STOREY CONTAINING BEDROOMS,
FOR PUBLIC AREAS, REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL SMOKE DETECTOR LOCATIONS AND REQUIREMENTS IF APPLICABLE.
COORDINATE WITH LOCATION OF LIGHTS OR OTHER ELECTRICAL FITTINGS ON CEILING.

WET AREAS:
ALL WET AREA TO BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE CURRENT NCC2022 PART 10.2 AND AS 3740.
PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECTED SURFACE FINISH AND COMPLETE WITH UPTURNED FLASHINGS IS REQUIRED TO ALL WET AREAS INCLUDING TOILETS, BATHROOMS, ENSUITES, ETC TO:
- FLOORS: WITHIN 1500mm MIN. OF AN UNENCLOSED SHOWER
- WALLS: TO 1800mm MIN. ABOVE FLOOR TO SHOWER ENCLOSURES AND ALCOVES,
40mm EITHER SIDE OF A JUNCTION,
150mm MIN. SPLASHBACKS ABOVE BATHS, SINKS, BASINS AND TROUGHS.
SELECTED WATERPROOFING MEMBRANE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR USE IN THE LOCATION PROPOSED.
THE FLOOR OF EACH BATHROOM AND LAUNDRY LOCATED AT ANY LEVEL ABOVE A SOLE OCCUPANCY UNIT OR PUBLIC SPACE MUST BE ENSURE A MINIMUM FALL WITHIN THE SHOWER BASE OF 1:60 TO A FLOOR WASTE THAT IS SIZED TO SUIT THE WATER FLOW. THIS INSTRUCTION OVERRIDES THE ALL OTHER DIRECTIONS ON SHOWER BASES.

BAL : LOW

DRAWING: GENERAL NOTES
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 19

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
	17.02.2025	Revised BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

SITEWORKS

Excavation and filling of site to be in accordance with BCA Part 3.2 and AS 2870.
Drainage works to be in accordance with BCA Part 3.3 & AS/NZS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
150 above finished ground.
50 above paved surfaces.
Prevent ponding of water under suspended floors.
Al l embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in Table 3.2.1 of the current N.C.C

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Compacted Fill	Cut
Stable Rock (A)	3:3	8:1
SAND(A)	1:2	1:2
FIRM CLAY (M-E)	1:2	1:1
SOFT CLAY (M-E)	Not Suitable	2:3
SOFT SOILS (P)	Not Suitable	Not Suitable

FOOTINGS AND SLAB

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

MASONRY

Generally, masonry walls to be constructed in accordance with BCA H1D5 & AS 3700.
Un-reinforced masonry to BCA 5.4. Reinforced masonry to BCA 5.2. Masonry accessories to BCA 5.6. Weatherproofing of to BCA 5.7.

FRAMING

Timber framing to be in accordance with AS 1684. Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with BCA 6.2. Sub– floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than6000mm2 per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with BCA 6.3, AS 1250, AS 4100 & structural engineers design & specification

ROOF AND WALL CLADDING

Generally, to be in accordance with BCA H1D7. Roof cladding to be in accordance with BCA 3.5.1 and:
Roof tiles AS 2049 & AS 2050. Metal sheet roofing AS 1562.1.
Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3.
Gutters and downpipes, generally to be in accordance with BCA 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm2.
Downpipes to be 900 or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.
Wall cladding to be installed in accordance with BCA part 7.5.2 & Manufacturers specification.
Flashings to BCA 7.5.6.

GLAZING

Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type.
Windows to comply with BCA part 11.3.7 Protection of Openable Windows.

SERVICES

Generally, in accordance with 13.7.
Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally, to be in accordance with BCA Part H3. Fire separation to be in accordance with BCA H3D2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing/ eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/ 60/60
Sarking to have a flammability index less than 5. Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with BCA H3D3. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed. Installation locations;
Ceilings - 300 away from wall junction. Cathedral ceiling - 500 down from apex.
Walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with BCA 37.4 & AS 2918
Fireplace - extend hearth 150 to side of opening. 300 in front of opening.
Freestanding - extend hearth 400 beyond unit. Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gaps to combustible wall, extend 600 above unit.
Flue installation to BCA 9.3.3.
Top of chimney/ flue to terminate300 above horizontal plane 3600 away from roof.
Construction in Bush Fire Area to be in accordance with BCA 37.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and BCA H4D2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture. Ceiling heights to be in accordance with BCA H4D4. Refer to drawing.

FACILITIES

Generally, to be in accordance with BCA H4D5. Required facilities in accordance with 10.4.1. Refer to plan for locations.
Sanitary compartment to be in accordance with BCA 10.4.2. Refer to plan for detail.
Provision of natural light to be in accordance with 10.5.1.
Windows/ roof lights to provide light transmition area equal to 10% of floor area of room.
Ventilation to be in accordance with BCA 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof.
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with BCA 10.6.2.

STAIR CONSTRUCTION

Generally, to be in accordance with H5D2. Stairs.
Maximum of 18 risers to each flight. Riser opening to be less than 125.
Treads to have non slip surface or nosing. Risers - min. 115, max. 190.
Tread - min 240, max. 355. Balustrade.
Generally, in accordance with BCA2022 H5D3. Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs, measured from line of stair nosing
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ENERGY EFFICIENCY

Generally, in accordance with BCA2022 H6D2. Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas)
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

BUILDING FABRIC

Generally, in accordance with Part 13.2 BUILDING FABRIC INSULATION
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

REFLECTIVE BUILDING MEMBRANE

To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.

BULK INSULATION

To maintain thickness and position after installation Continuous cover without voids except around services / fittings.

ROOF INSULATION

Roof construction to achieve minimum additional R Value of R4 .0 unless noted otherwise.
Roof lights to comply with 13.2.4.
EXTERNAL WALLS
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.
Wall surface density minimum - 220kg/m2 FLOORS
Generally, in accordance with 13.2.6.
Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.
Concrete slab on ground with an in-slab heating system to be insulated to R1.0 around vertical edge of slab perimeter. ATTACHED CLASS 1Oa BUILDING
External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

EXTERNAL GLAZING

Generally, in accordance with Part 13.3.
To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.
Windows to comply with BCA 11.3.7 Protection of Openable Windows.

BUILDING SEALING

Generally, in accordance with Part 13.4.
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.
External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filler.
Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

AIR MOVEMENT

Generally, in accordance with Part 13.5.
Windows to comply with BCA 11.3.7 Protection of Openable Windows.

Sorell Council
Development Application: 5.2024.111.1 - Response to request For Information - 73 Federation Drive, Sorell - P6.pdf
Plans Reference: P6
Date Received: 15/04/2025

BAL : LOW

DRAWING: BCA COMPLIANCE
DATE: 15.04.2025
PROJECT No: 2293
DRAWN BY: RK
DWG No: 20

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
	17.02.2025	Revised BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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

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DATE:

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RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

BAL LOW

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

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

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

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

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

JOINT
This standard does not provide construction requiments for joints.

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

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

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

WINDOWS
This standard does not provide construction requiments for windows.

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

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

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

AS3959:2018 to take precedence over this document

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

ROOFS
This standard does not provide construction requiments for roofs.

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

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

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

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

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

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

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

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

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

AS3500.1(2003)
(Amend 2 2010)

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

BAL : LOW

DRAWING: BAL LOW NOTES
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PROJECT No: 2293
DRAWN BY: RK
DWG No: 21

Scale: 1 : 100

PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
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THIS PLAN IS ACCEPTED BY:

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Wet Areas (to comply with BCA H4D2 and AS 3740)

H4D2 Part 10.2.1 Wet Areas

Building elements in *wet areas* within a building must

(a) be *waterproof* or *water resistant* in accordance with Table 10.2.2; and

(b) comply with AS 3740.

Table 10.2.2 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)	The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate	*Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction*	*Wall/floor junctions within the shower area must be waterproof*	*Waterproof* penetrations in *shower area.*
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	*N/A*	*N/A*	*a) Waterproof* wall / floor junctions b) where a flashing is used, the horizontal leg must be not less than 40 mm	*N/A*
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water proof* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water proof* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the vessel lip. (b) No requirement under bath.	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)*Waterproof* junctions within 150 mm above bath or spa; and (b)No requirement under bath.	*N/A*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.

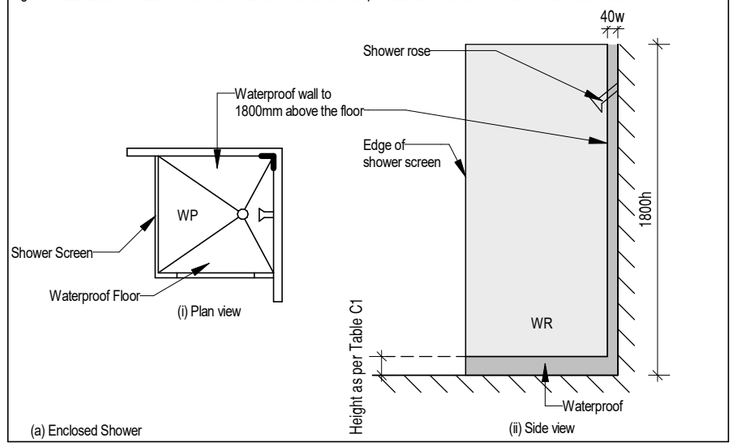
NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

***Vessels* or area where the fixture is installed**	**Floors and horizontal surfaces**	**Walls**	**Wall junctions and joints**	**Wall / floor junctions**	**Penetrations**
Other areas					
Laundries and WCs	*Water resistant* floor of the room	*N/A*	*N/A*	*Water resistant* wall / floor junctions. and where a flashing is used, the horizontal leg must not be less than 40 mm.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	*N/A*	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant.*
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

Extent of Waterproofing

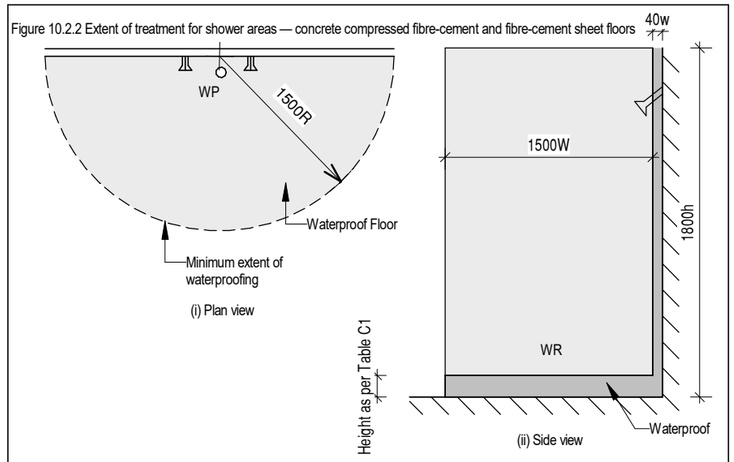
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.

Figure 10.2.2 Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



(a) Enclosed Shower

Figure 10.2.2 Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



(b) Unenclosed Shower

Dimensions in Millimetres

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

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PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

Rev.	Date	Revision Description	Drawn
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THIS PLAN IS ACCEPTED BY:

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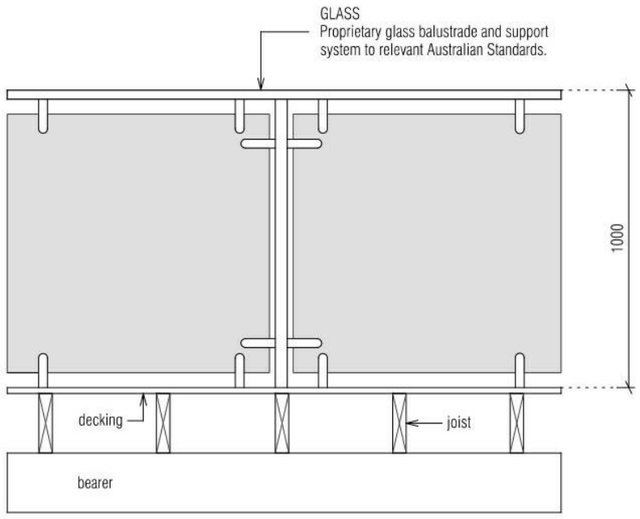

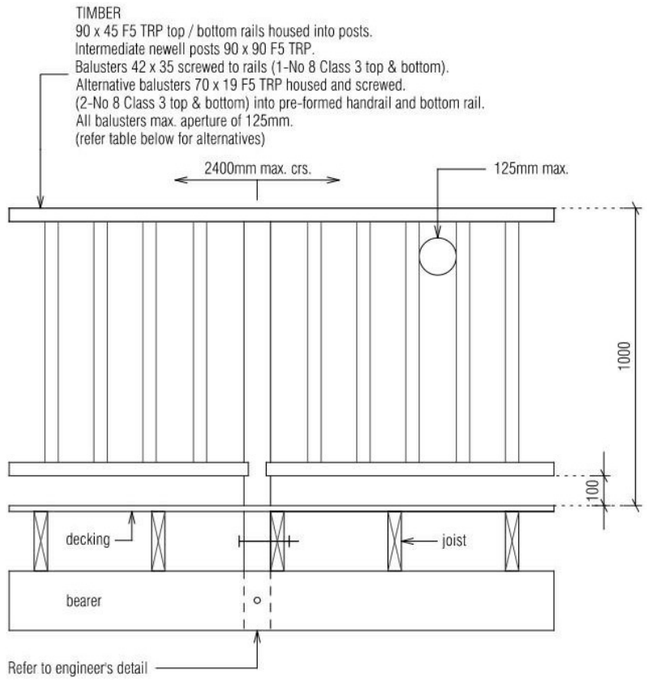

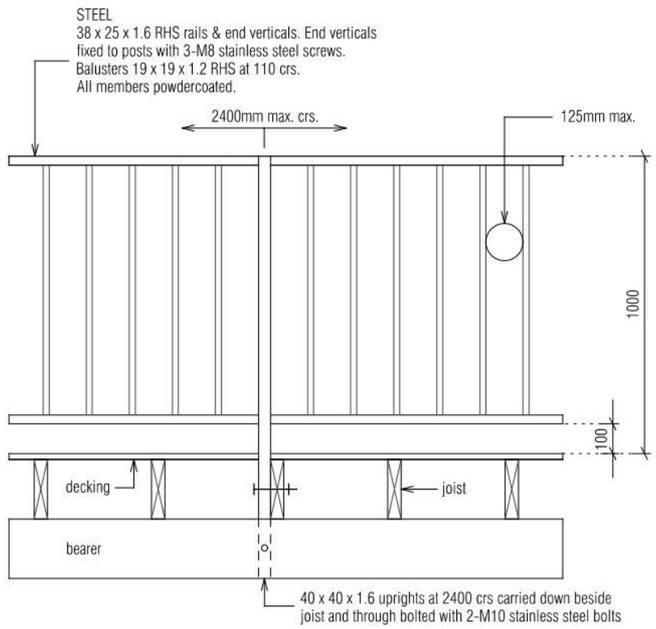

TIMBER STRINGERS

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

* Sizes stated are minimum sizes.

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

SIZES OF HANDRAILS

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

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

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

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

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

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

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

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PROPOSED DWELLING FOR BURNELL DEVELOPMENTS
AT 73 FEDERATION DRIVE, SORELL

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