SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 70 Allambie Road, Orielton

PROPOSED DEVELOPMENT:

DWELLING, SECONDARY RESIDENCE/OUTBUILDING

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 **Friday 5th April 2024.** Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Friday 5th April 2024.**

APPLICANT: D Scott

DATE: 14 March 2024

APPLICATION NO: 5.2024.26.1

SORELL COUNCIL

70 Allambie Road, Orielton

14-Mar-2024

500 m

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Residential *Development:* House and ancillary building /Garage *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 400,000.00
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 70B Allambie Road Suburb: Orielton Postcode: 7172 Certificate of Title(s) Volume: 185647 Folio: 2
Current Use of Site	Vacant Land
Current Owner/s:	Name(s) Darryn Scott

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 13/2/2024

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

GEO-ENVIRONMENTAL ASSESSMENT

70B Allambie Road

Orielton

May 2023

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	DARRYN SCOTT
Site Address:	70 Allambie Road, Orielton
Date of Inspection:	17/04/2023
Proposed Works:	New house
Investigation Method:	Test Pits & Hand Auger
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	tba
Title Area:	Approx. 1.037 ha
Applicable Planning Overlays:	Bushfire-prone Areas, Airport obstacle limitation area, Dispersive Soils Specific Area Plan
Slope & Aspect:	2° S facing slope
Vegetation:	Pasture Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 1 Depth (m)	HRZ	Description
0.00-0.80	0.00-0.90	A1	**CLAY (CH)**: High plasticity, black, moist, stiff.
0.80-1.00	0.90-1.00	BC	**Clayey Gravels (GC)**: Yellow-brown, moist, medium dense, refusal on extremely weathered rock.

Site Notes

The soils on site consist of black cracking clay soils which have developed from Tertiary Basalt.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: Soils on site are likely to exhibit high plasticity and reactivity, however, these soils are shallow and not likely to exhibit maximum ground surface movement potential with an indicative Y's range of 30-40mm. All foundations must be founded into the underlying bedrock

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N3**
Region:	A
Terrain Category:	2.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Dispersion Testing

The property resides within the dispersive soils specific area plan overlay. A number of samples were taken from site, and an Emmerson Aggregated Stability test was used to check for dispersion. The soil showed no signs of dispersion and was found to be Class 8.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Heavy clay (category 6)**. The site is unsuited to the installation of a traditional septic tank and trenches due to lower permeability subsoils. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. A Design Irrigation Rate (DIR) of 2L/m^2/day has been assigned for this site.

The proposed four-bedroom dwelling has a calculated maximum wastewater output of 720L/day. This is based on a tank water supply and a maximum occupancy of 6 people (120L/day/person). With secondary treatment this will require an absorption area of at least 360m^2. This can be accommodated by subsurface irrigation. Additional sandy loam (min 200mm) is to be added to the irrigation area during installation. For all calculations please refer to the Trench summary reports.

A cut-off drain will be required and the area excluded from traffic or any future building works. In light of the use of irrigation and secondary treatment the designation of a reserve area can be eliminated. This is justified by the ease at which irrigation systems can be replaced, with old lines and topsoil removed and replaced with new topsoil and irrigation systems within a 48 hour period..

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	3m
Upslope or level boundaries:	1.5m
Downslope boundaries:	5.5m
Downslope surface water:	>100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class M**.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for wastewater system

Assessment for	Darryn Scott	Assess. Date	24-May-23
		Ref. No.	
Assessed site(s)	70b Allambie Road, Orielton	Site(s) inspected	17-Apr-23
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 240
Sullage volume (L/day) = 480
Total nitrogen (kg/year) generated by wastewater = 3.9
Total phosphorus (kg/year) generated by wastewater = 1.8

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	47	44	48	48	47	49	55	47	49
Adopted rainfall (R, mm)	41	36	36	47	44	48	48	47	49	55	47	49
Retained rain (Rr, mm)	36	32	32	42	40	43	43	42	44	50	42	44
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**94**	**78**	**59**	**21**	**2**	**-14**	**-12**	**0**	**19**	**35**	**63**	**82**

Annual evapotranspiration less retained rain (mm) = 425

Soil characterisitics

Texture = Medium clay Category = 6 Thick. (m) = 1
Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 2 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	30
Width (m) =	12
Depth (m) =	0.2
Total disposal area (sq m) required =	360
comprising a Primary Area (sq m) of:	360
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comment

Calculated DIR for the soil for wastewater is 2mm/day, with a required irrigation area of 360m^2. Wastewater loading is based upon a three bedrrom house on tank water and a water usage of 600 L/day (5 persons @ 120 L/day).

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for wastewater system

Assessment for	Darryn Scott	Assess. Date	24-May-23
		Ref. No.	
Assessed site(s)	70b Allambie Road, Orielton	Site(s) inspected	17-Apr-23
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	900	V. high	Moderate		
	Density of disposal systems	/sq km	15	High	Moderate		
	Slope angle	degrees	4	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.7	Mod.	Low		
	SAR of sullage		2.1	Mod.	Moderate		
	Soil thickness	m	1.0	V. high	Low		
A	Depth to bedrock	m	1.0	High	High		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.06	High	Low		
A	Long Term Accept. Rate	L/day/sq m	2	High	High		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

The site is limited by the clay subsoils on site this can be managed by installaing subsurface irrigation and the addition of sandy loam to the irrigation area.

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for wastewater system

Assessment for	Darryn Scott	Assess. Date	24-May-23
		Ref. No.	
Assessed site(s)	70b Allambie Road, Orielton	Site(s) inspected	17-Apr-23
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	100	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.8	Mod.	Moderate		
	Annual rainfall excess	mm	-425	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.6	High	Low		
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		High	Very low		
	Surf. water env. value	Agric non-sensit		High	Low		
	Dist. to nearest surface water	m	800	High	Very low		
AA	Dist. to nearest other feature	m	8.8	V. high	Very high		
	Risk of slope instability	Low		High	Low		
	Distance to landslip	m	600	Mod.	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area will be located a minimum of >100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 5.5m of downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 70B Allambie Road, Orielton

System Capacity: 6 persons @ 120L/person/day

Summary of Design Criteria

DIR: 2mm/day.

Irrigation area: 360m^2

Reserve area location /use: Not assigned. Irrigation lines and topsoil will need to be replaced within a 48 hour period

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: DARRYN SCOTT *Owner name*
70 Allambie Road *Address*
Orielton 7172 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant DARRYN SCOTT
Designer's project reference No. J8651
Address: 70b Allambie Rd
Lot No: TBA
Orielton 7172

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

AWTS with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: May-23
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: May-23
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: May-23

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Geo-Environmental Assessment - 70B ALLAMBIE RD ORIELTON TAS 7172 - May-23

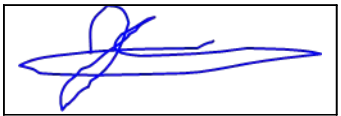
Geo-Environmental Assessment - 70B ALLAMBIE RD ORIELTON TAS 7172 - May-23

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		25/05/2023
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

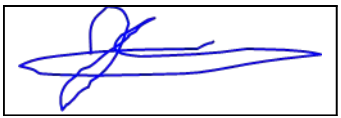
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		25/05/2023

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: DARRYN SCOTT *Owner /Agent*

70 Allambie Road *Address*

Orielton 7172 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 70b Allambie Rd

Orielton 7172

Lot No:

Certificate of title No: TBA

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of Work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

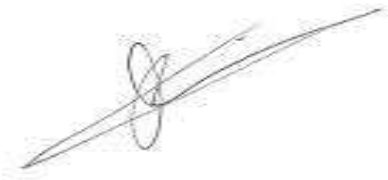
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J8651

Date: 25/05/2023

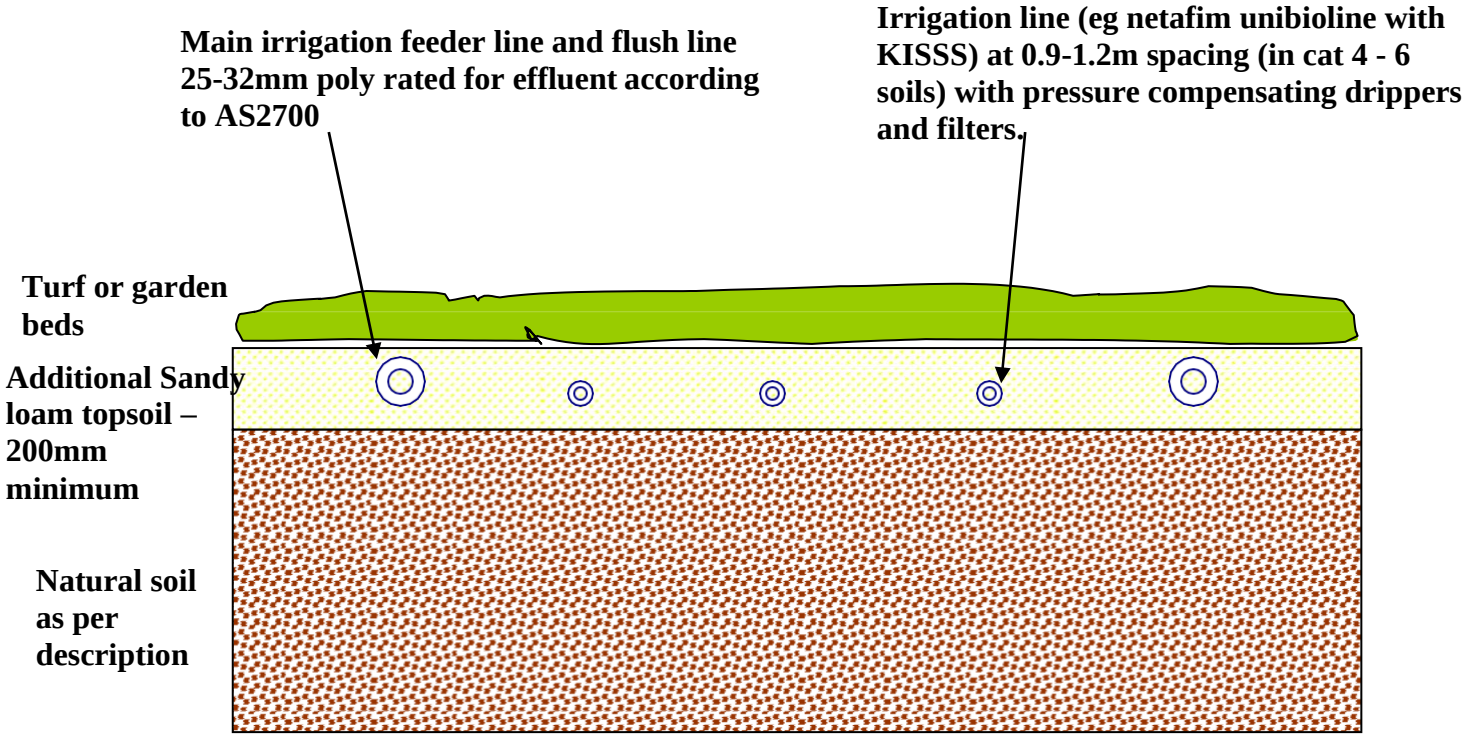
Figure 1

Subsurface irrigation design

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m^2. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

Irrigation Area Cross Section

20



Note – the bedding sandy loam & topsoil/turf depths are minimum, with a maximum depth below surface of 100mm recommended (range 100-200mm).

- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods – all stones must be removed
- A minimum of 200mm of sandy loam should be added to the site to aid installation of the drip line into a suitable medium – the loam should be mixed into the exiting subsoil with another pass of the cultivating tines or similar
- Turf, seed or plants should be applied to the are as soon as practical after the laying of dripper line and commissioning of the system

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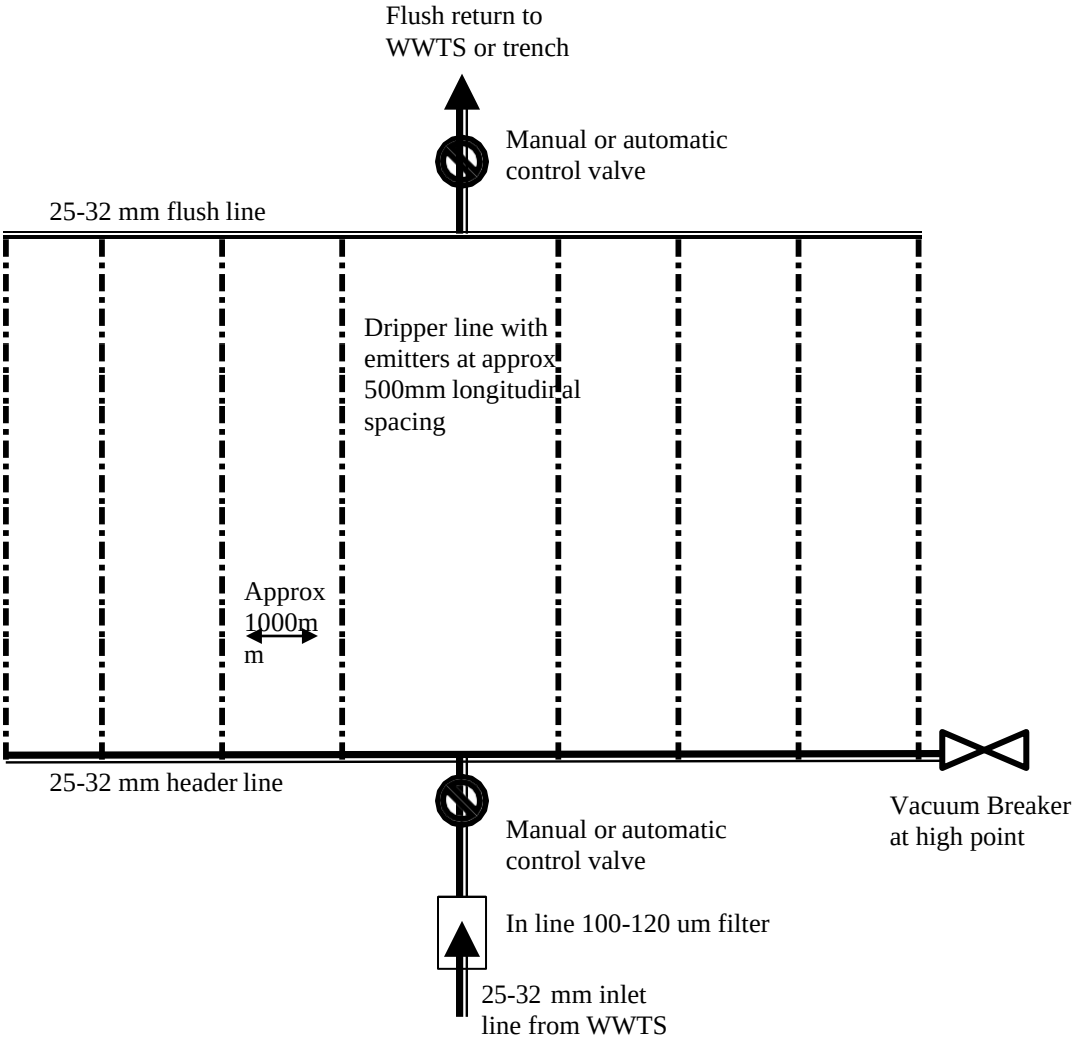
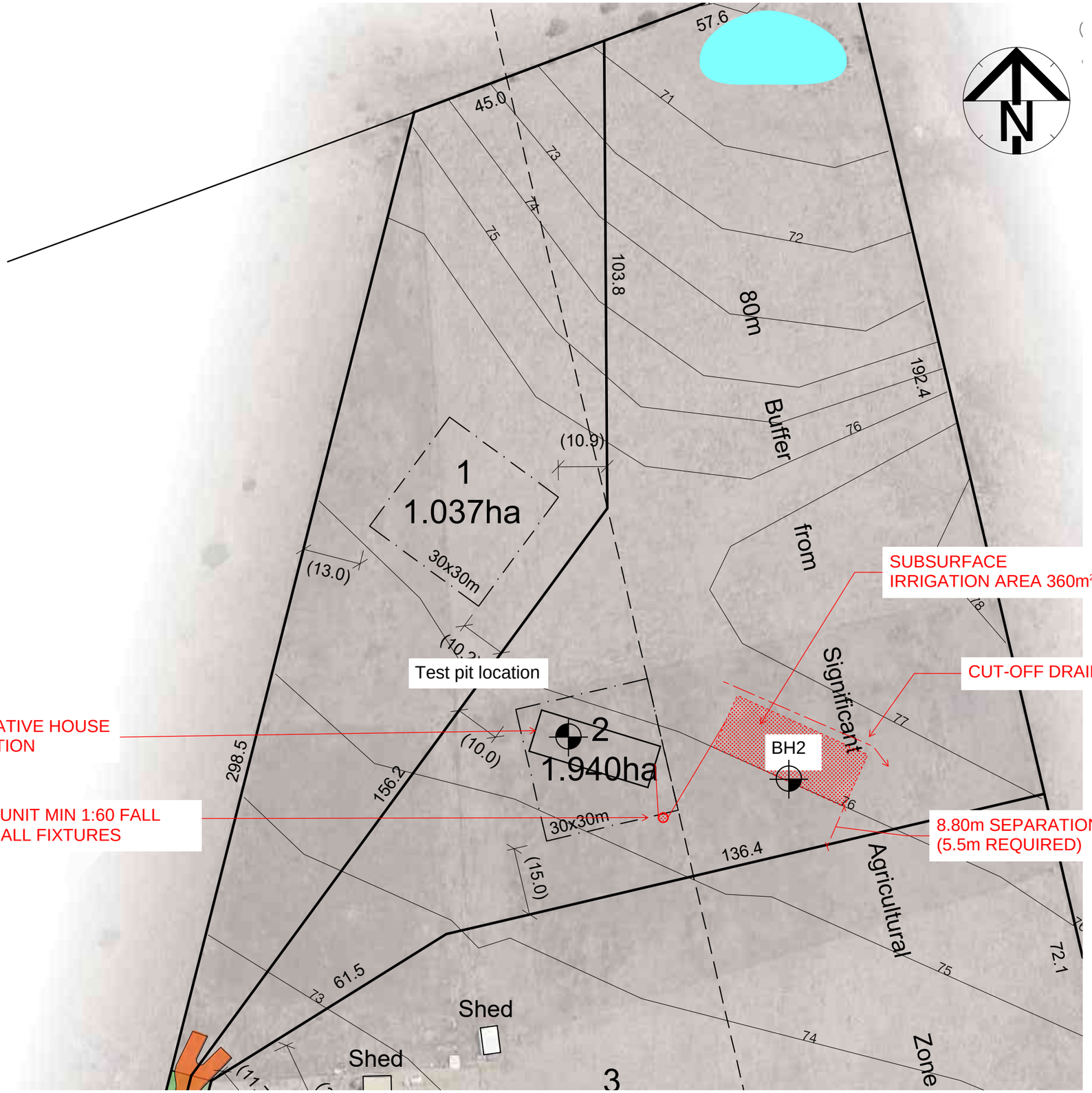
Irrigation Area Plan View



Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (eg netafim unibioline with/without KISSS) with commonly used with spacing of 0.3m (0.6m KISSS) in highly permeable soils and 0.6m (1.0-1.2m KISSS) in less permeably loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the furthest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.



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Wastewater system:

AWTS unit vented according to
NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Cut-off drain

Subsurface irrigation - 360m²
eg. 30m x 12m

Min 3m from upslope buildings
Min 3m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 5.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

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Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A

25/05/2023

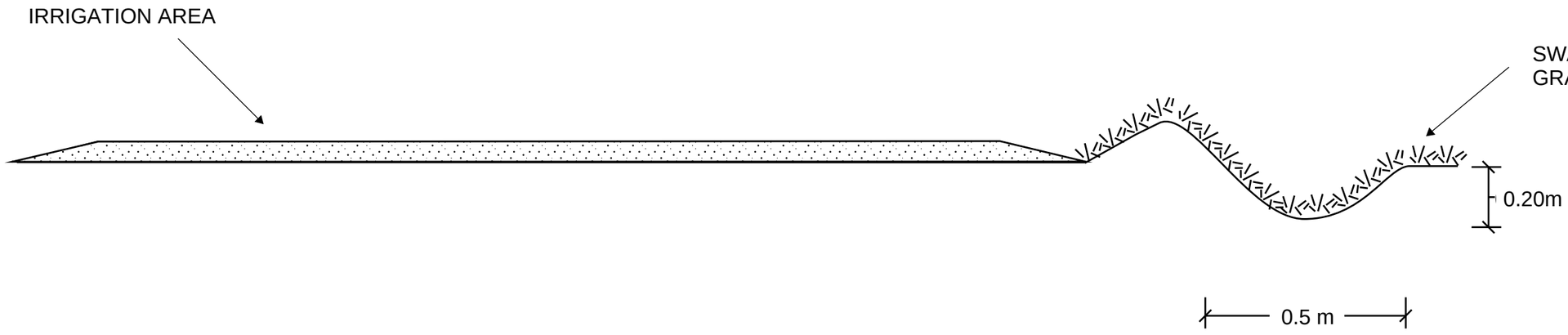
Do not scale from these drawings. Dimensions to take precedence over scale.	Darryn Scott 70B Allambie Road Orieltion 7127	C.T.: TBA PID:	Date: 25/05/2023	On-Site Wastewater Management Plan	Drawing Number:	Sheet 1 of 1 Drawn by:

GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Nov 2021	Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR

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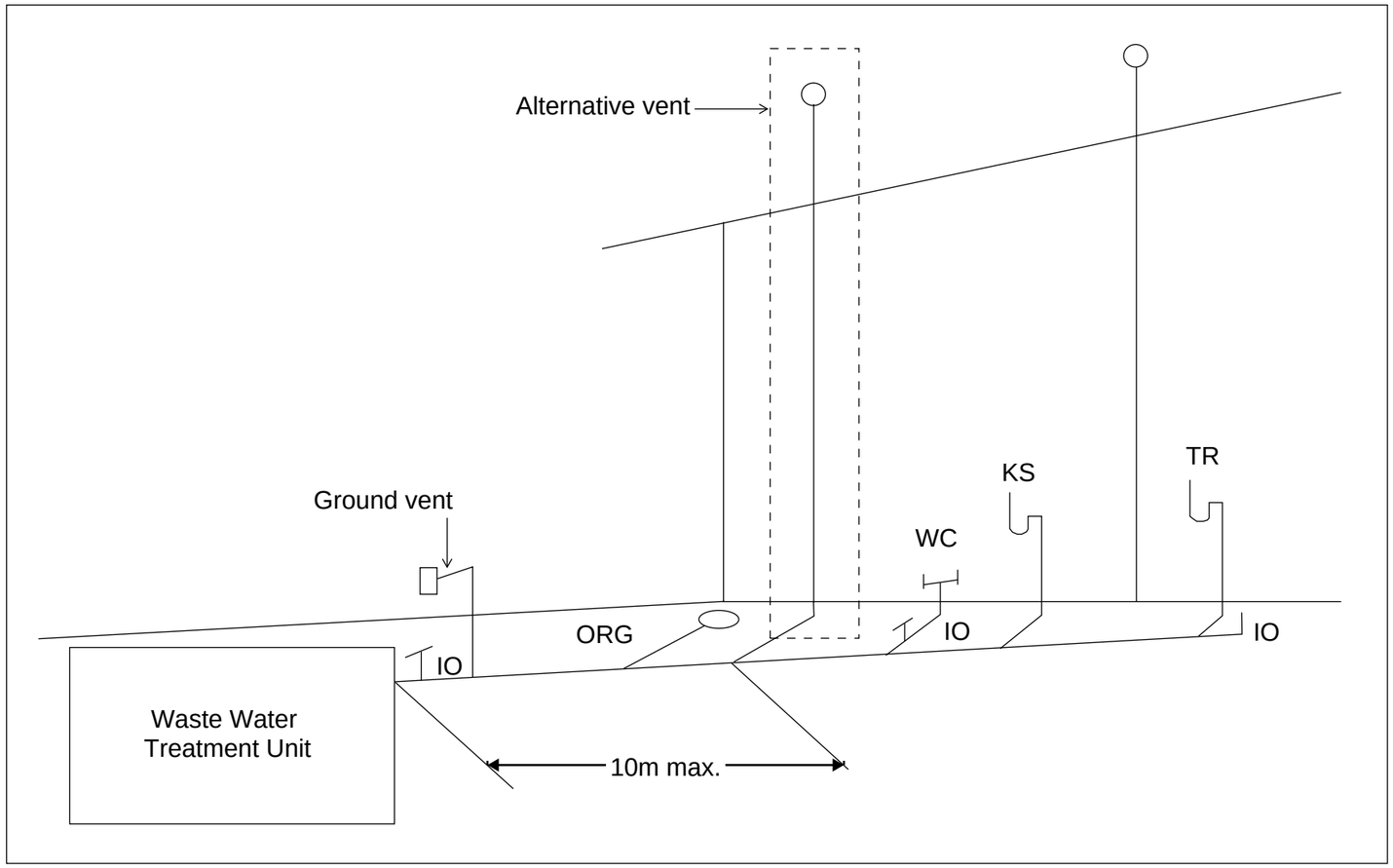
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



Tas Figure H101.2 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure H101.2 Alternative Venting Arrangements		Sheet 1 of 1

NEW DWELLING GARAGE

SITE INFORMATION	
LAND TITLE REFERENCE:	FR 101262/9
WIND CLASSIFICATION:	N3
SOIL CLASSIFICATION:	M
CLIMATE ZONE:	7
BAL LEVEL:	19
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
OTHER HAZARDS:	N/A
FLOOR AREA DWELLING:	206 M²
FLOOR AREA SHED GROUND:	96 M²
FLOOR AREA SHED MEZZANINE:	1.4 M²
TOTAL FLOOR AREA SHED:	97.4 M²

DRAWING SCHEDULE	
A000	COVER PAGE
A001	LOCATION PLAN
A002	SITE PLAN
A200	FLOOR PLANS
A201	FOOTING / SLAB PLANS
A202	DRAINAGE PLANS
A300	ROOF FRAMING AND BRACING PLANS
A301	ROOF PLANS
A302	REFLECTED CEILING PLANS
A400	ELEVATIONS DWELLING
A401	ELEVATIONS SHED
A500	SECTIONS A AND B
A501	NOTES - WATERPROOFING AND SECTION J
A800	SECTION C AND DETAILS
A801	CONSTRUCTION DETAILS - WALL SECTIONS
A802	CONSTRUCTION DETAILS
A900	WINDOW SCHEDULE
A901	DWELLING LIGHTING CALCULATOR
A902	DWELLING GLAZING CALCULATOR
A903	SHED LIGHTING CALCULATOR
A904	SHED GLAZING CALCULATOR
A905	BUSHFIRE PROTECTION PLANS

GENERAL NOTES

All work shall comply with the Tasmanian Building Regulations 2016, the latest versions of NCC 2019, and relevant current Australian Standards.

Confirm all sizes and heights on site. Do not scale off plan.
All framing to comply with AS 1684 Residential Timber-Framed Construction.
These documents are to be read in conjunction with any project specifications, soil tests and all documentation approved by an engineer, relevant consultants and authorities.

SITE NOTES:
All site works shall be in accordance with the latest versions of NCC 2019-Volume 2, CSIRO Building Technology File 18, 19, and 22 and AS 2870.
Sediment control shall be a; 'geolab' silt fence 1000 or similar.

SITE PREPARATION AND EXCAVATION:
Shall be in accordance with part 3.1 of current NCC and to local council requirements.
The structural floor level (SFL) shall be a minimum of 150mm above pervious external ground areas (flower beds or grassed areas) and a minimum of 50mm above the finished external hard, paved or concrete areas.
Provide a minimum 50 mm fall for the first metre away from build surfaces towards lower ground or alternatively sufficient drainage provisions (ag drains, sumps or similar).

FOOTINGS:
Concrete footings and slabs in accordance with part 3.2 of the latest versions of NCC 2019-Volume 2, AS 2970.1 and engineer's specifications.
Unless otherwise specified, concrete footings and slabs shall have a compressive strength of 25mpa.

DAMP PROOFING:
In accordance with part 3.3.4 of the latest versions of NCC 2019-Volume 2 and to AS/NZS 2904.

TIMBER FRAMING:
Timber framing, tie down and wind bracing details to AS 1684.2. and AS 4055.

WALL CLADDING:
In accordance with part 3.5 of the latest versions of NCC 2019-Volume 2 and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with 3.5.1 and parts 3.5.2 of the latest versions of NCC 2019-Volume 2 and AS/NZS 3500.5. Installation to be in accordance with manufacturer's specifications and recommendations.

WINDOWS & GLAZING:
Glazing units, frames, windows and glazing to AS 2047 and AS 1288 and part 3.6 of the latest versions of NCC 2019-Volume 2.

All window measurements shown are nominal only and are to be verified on site, prior to ordering.

GENERAL NOTES continued

ELECTRICAL:
All wiring and electrical installation to be in accordance with AS 3000.

Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per the latest versions of NCC 2019.

INTERIOR NOTES:
Plasterboard:
All internal plasterboard finishes to be in accordance with AS/NZS 2588.

Joinery:
- Hardwood in accordance with AS 2796.
- Softwood in accordance with AS 4785.
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271.

Domestic Kitchen Assemblies:
In accordance with AS/NZS 4386.

Ceramic Tiling:
In accordance with AS 4662, AS 2358 and AS 4992.

WATERPROOFING / WET AREAS:
In accordance with AS 3740.

Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.

- Walls and floors of shower, baths, laundries and toilets, splash backs and floor wastes to NCC-Volume 2 2019, Clause 3.8.1.2 'Water resistance requirements'.
- All areas to be lined with moisture resistant plasterboard, fibre cement sheet or similar.

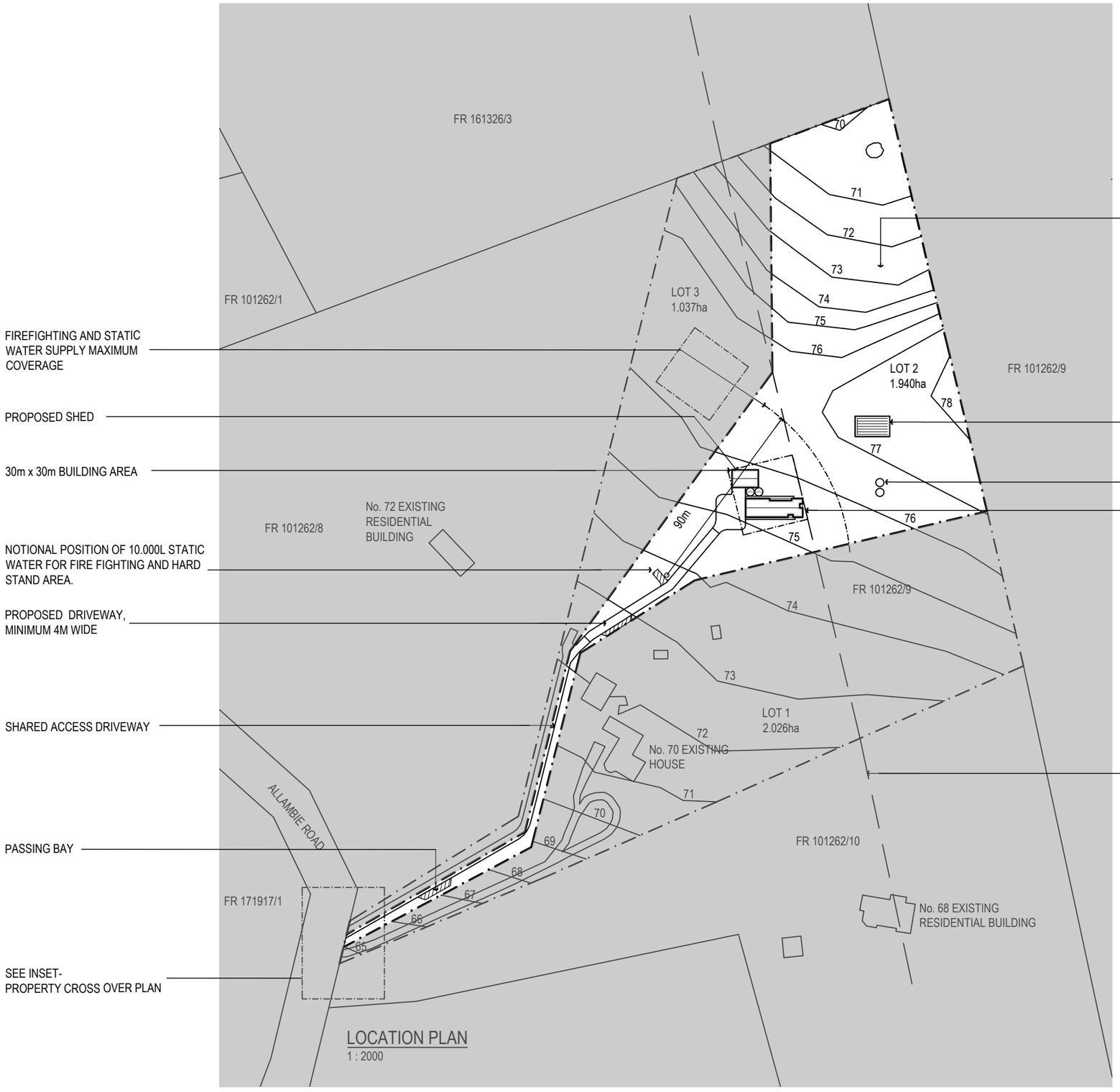
REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
0	28.06.23	FOR CONSTRUCTION

N W E S

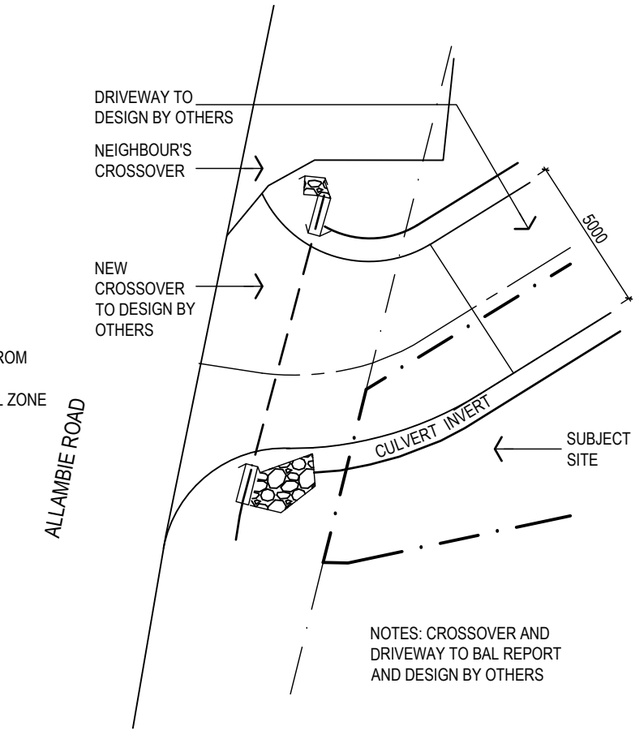
SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
COVER PAGE

scale NTS @ A3
drawn JM
date 21.04.23
project H2305 sheet A000 rev 0

BPSM architects
Bush Parkes Shugg & Moon
119 Hampden Road
Battery Point TAS 7004
www.bpsm.com.au e: bpsm@bpsm.com.au p: (+61) 03 6223 7311



LOCATION PLAN
1 : 2000



PROPERTY CROSSOVER PLAN
1 : 200

REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
0	28.06.23	FOR CONSTRUCTION
1	31.01.24	CLIENT REVIEW

N
W North E
S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
LOCATION PLAN

scale 1:2000 @ A3
0m 20m 40m 60m 80m
drawn JM
date 31.01.24
H2305 A001 1
project sheet rev

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Battery Point TAS 7004
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LEGEND AND NOTES	
⌖	NEW LEVELS
-·-	AGRICULTURAL DRAIN
DOWNPIPES TO BE CONNECTED INTO STORMWATER TANKS AS SOON AS THE ROOF IS INSTALLED.	

1969
12050
15032
BOUNDARY
10000
SETBACK
BUILDING ZONE 30.00m
TOP
2083
SETOUT POINT
BOTTOM
EMBANKMENT CUT TO ACHIEVE EVEN FALLS.
INDICATIVE BUILDING AREA.
6978
15°33'
FALL
PROPOSED SHED
SFL. 75.60
8050
75.50m
25
SETOUT POINT
GARAGE DOOR
GROUND TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS AS PER THE REQUIREMENTS OF AS2870
200
22000L WATER TANK
22000L WATER TANK
CONCRETE FOOTPATH 1.0m WIDE
OUTLINE OF ROOF SHOWN DASHED
FALL
FALL
3200
R2000
4975
PATH
RL. 75.35
R2000
100 CONCRETE DRIVE SL82 MESH TOP. 25 MPA CONC. ON 100 COMPACTED F.C.R.
PROPOSED CONCRETE DRIVEWAY
FALL
GARAGE DOOR
PROPOSED DWELLING
SFL. 75.50
BUILDING ZONE 30.00m
8050
BUILDING
30000
BUILDING ZONE 30.00m
76.00m
75.00m
19000
GRATED DRAIN TO DISCHARGE TABLE DRAIN
RL. 75.00
FALL
498
75.50m
100 AGRICULTURAL DRAIN. GRAVEL BED WITH FALL THROUGH OUT (SELF DRAINING)
R5000
R2000
9000
CONCRETE FOOTPATH 1.0m WIDE
BUILDING ZONE 30.00m
EMBANKMENT FILL TO EVEN FALLS.
VERGE
R5000
TOP
BOTTOM
4000
TABLE DRAIN
641
26050
BUILDING
2361
80m BUFFER FROM SIGNIFICANT ZONE
PROPOSED COMPACTED GRAVEL DRIVEWAY
13300
75.00m
SITE PLAN
1 : 200
LOT. 2
1.940 ha

REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
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1	31.01.24	CLIENT REVIEW

N
W
North
E
S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
SITE PLAN

scale 1:200 @ A3
0m 2m 4m 6m 8m
drawn JM
date 31.01.24
project H2305 sheet A002 rev 1

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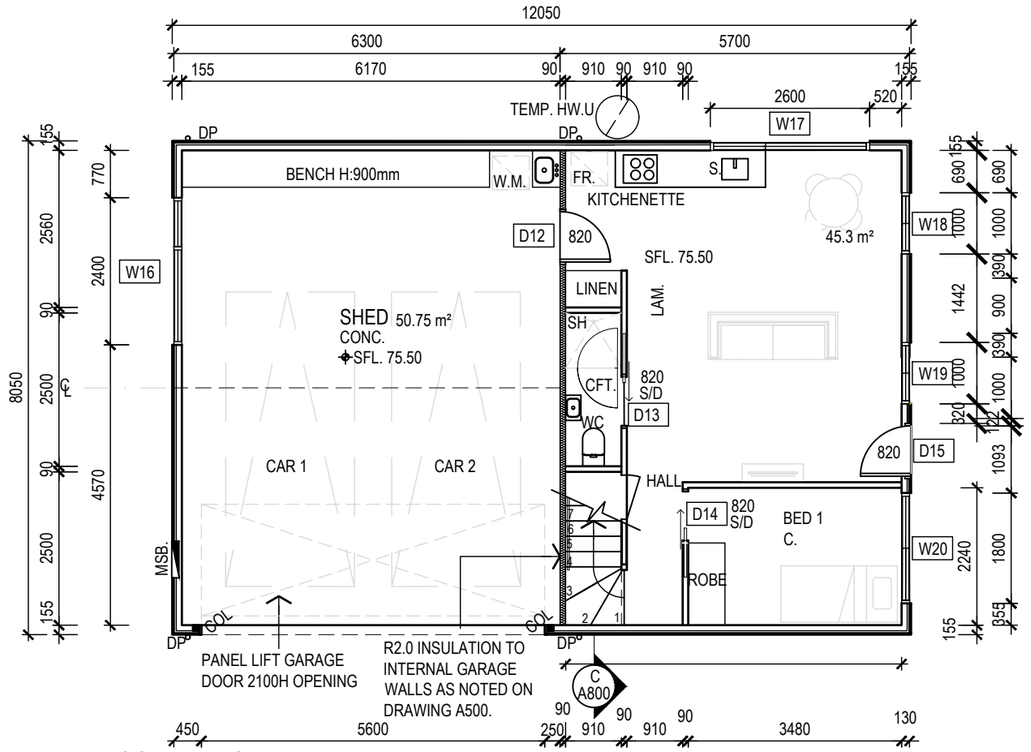
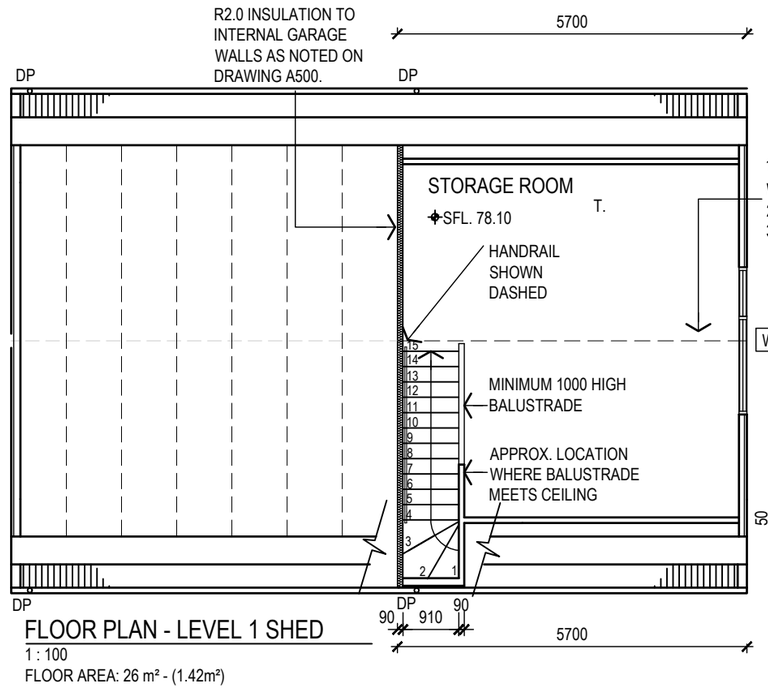


FLOOR PLAN SHED

1 : 100

FLOOR AREA: 96 m²

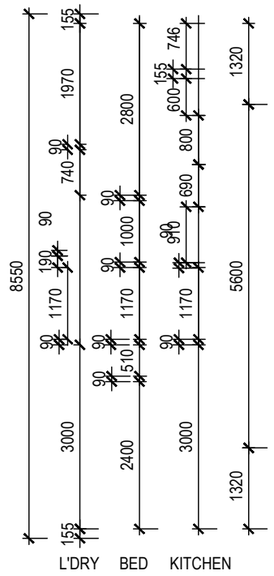


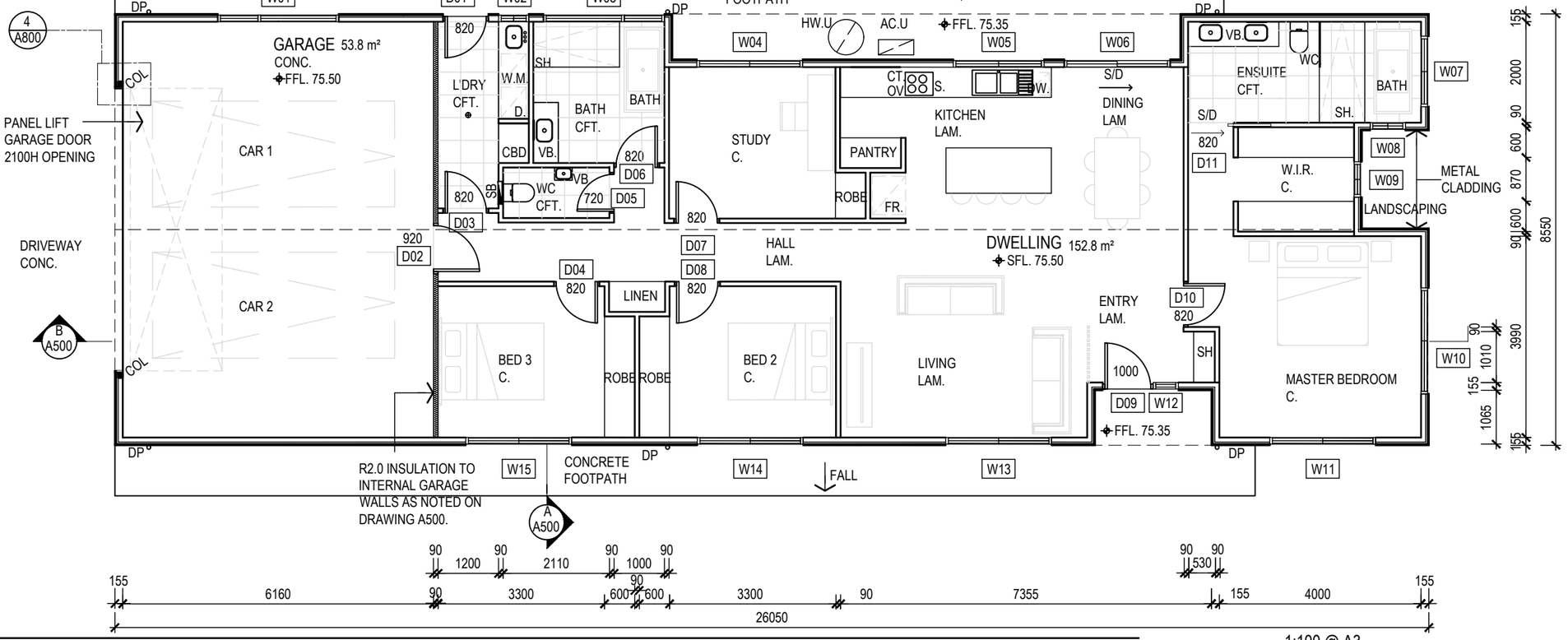
FLOOR PLAN - LEVEL 1 SHED

1 : 100

FLOOR AREA: 26 m² - (1.42m²)

LEGEND AND NOTES	
═══	EXTERNAL WALL WITH SELECTED CLADDING AND 90mm STUD WALL.
═══	90mm STUD WALLS WITH 10mm PLASTERBOARD LINING, THROUGHOUT. (WET AREAS TO BE LINED IN MOISTURE RESISTAND PLASTEBOARD, VILLABOARD OR SIMILAR)
⌖	NEW LEVELS
C.	CARPET WITH FOAM UNDERLAY.
CFT.	CERAMIC FLOOR TILES WITH WATER PROOF MEMBRANE
CONC.	CONCRETE FLOOR FINISH
LAM.	TIMBER LAMINATE FLOOR
CJ.	CONTROL JOINT
DP.	DOWN PIPE
MSB.	MAIN SWITCH BOAED & METER BOX
SB.	SWITCH BOARD
COL.	90 SHS





FLOOR PLAN DWELLING

1 : 100

FLOOR AREA: 206 m²

REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
0	28.06.23	FOR CONSTRUCTION
1	31.01.24	CLIENT REVIEW

N / W / E / S (North)

SCOTT RESIDENCE LOT 2

70 ALLAMBIE ROAD, ORIELTON, TAS, 7172

BRAIDEN SCOTT

FLOOR PLANS

scale 1:100 @ A3

0m 1m 2m 3m 4m

drawn JM

date 31.01.24

H2305 project | A200 sheet | 1 rev

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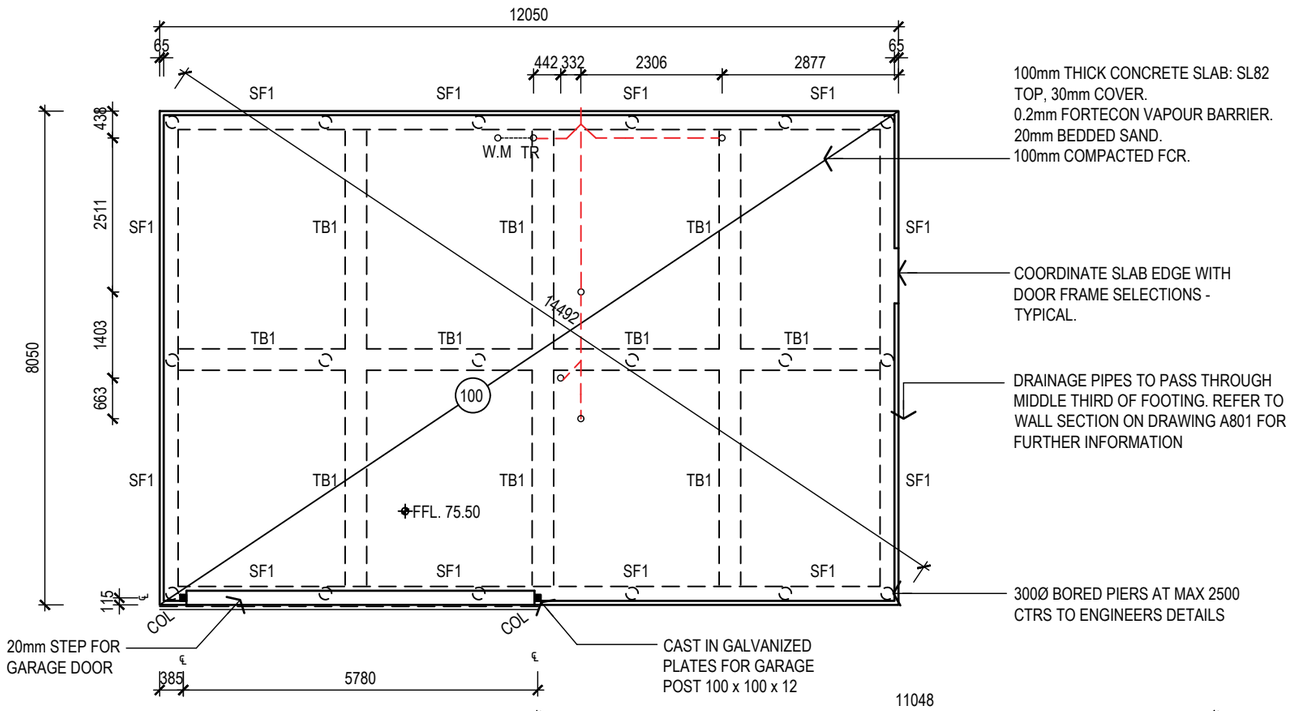


FOOTING / SLAB PLAN - SHED

1 : 100

LEGEND AND NOTES

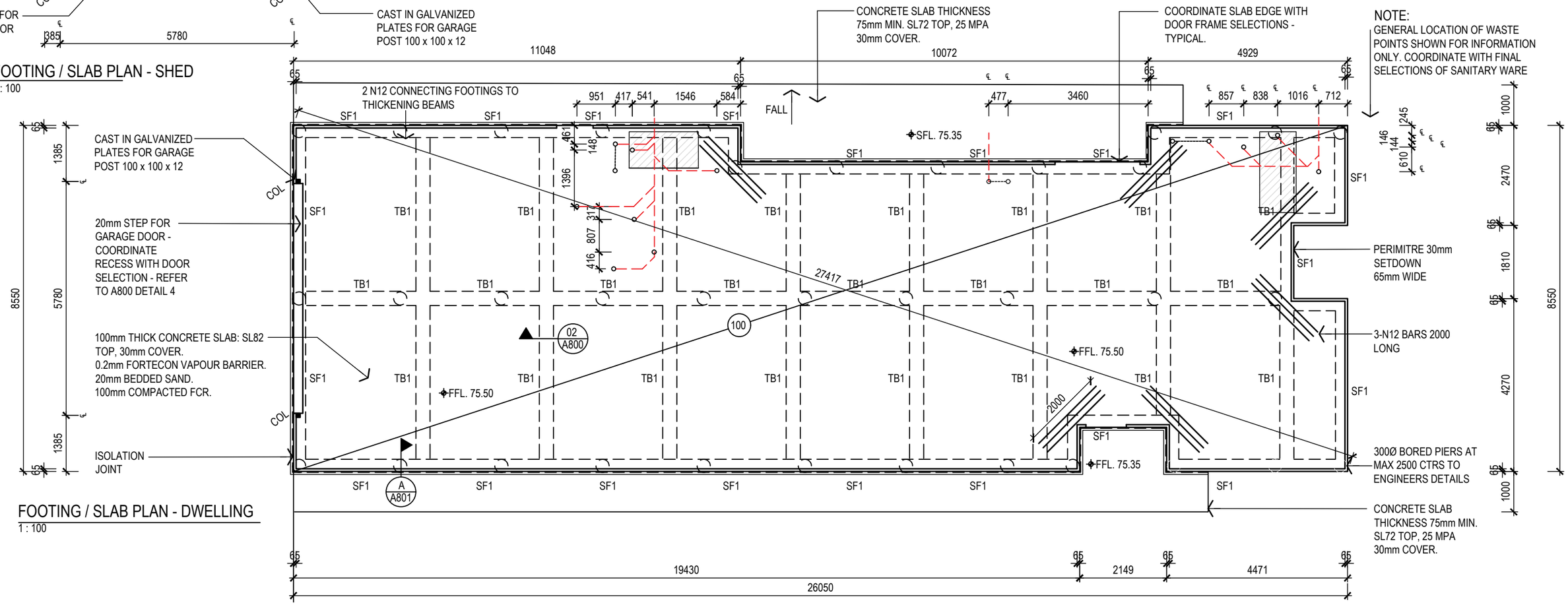
⌖	NEW LEVELS	
SF1	STRIP FOOTING 1	- REFER TO A801 - 500 x 350mm
TB1	THICKENING BEAM 1	- REFER TO A800 - 350 x 300mm
	SETDOWN 30mm	
═══	EXTENT OF ISOLITE	

FOUNDING DEPTH: 500MM
FOUNDING MATERIAL: WEATHERED ROCK

FOOTINGS SHALL BE FOUNDED ON APPROVED MATERIAL HAVING A BEARING CAPACITY OF 100KPA.

CONCRETE SLUMP: 80MM
CONCRETE STRENGTH: 25MPA
AGGREGATE SIZE: 20MM NOMINAL
FINISH: STEEL TROWEL

ALL CONCRETE SHALL BE CURED FOR 7 DAYS. THE ENGINEER'S APPROVAL OF THE PROPOSED METHOD OF CURING SHALL BE OBTAINED BEFORE POURING.



FOOTING / SLAB PLAN - DWELLING

1 : 100

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N / W / E / S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
FOOTING / SLAB PLANS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
project H2305 sheet A201 rev 1

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Battery Point TAS 7004
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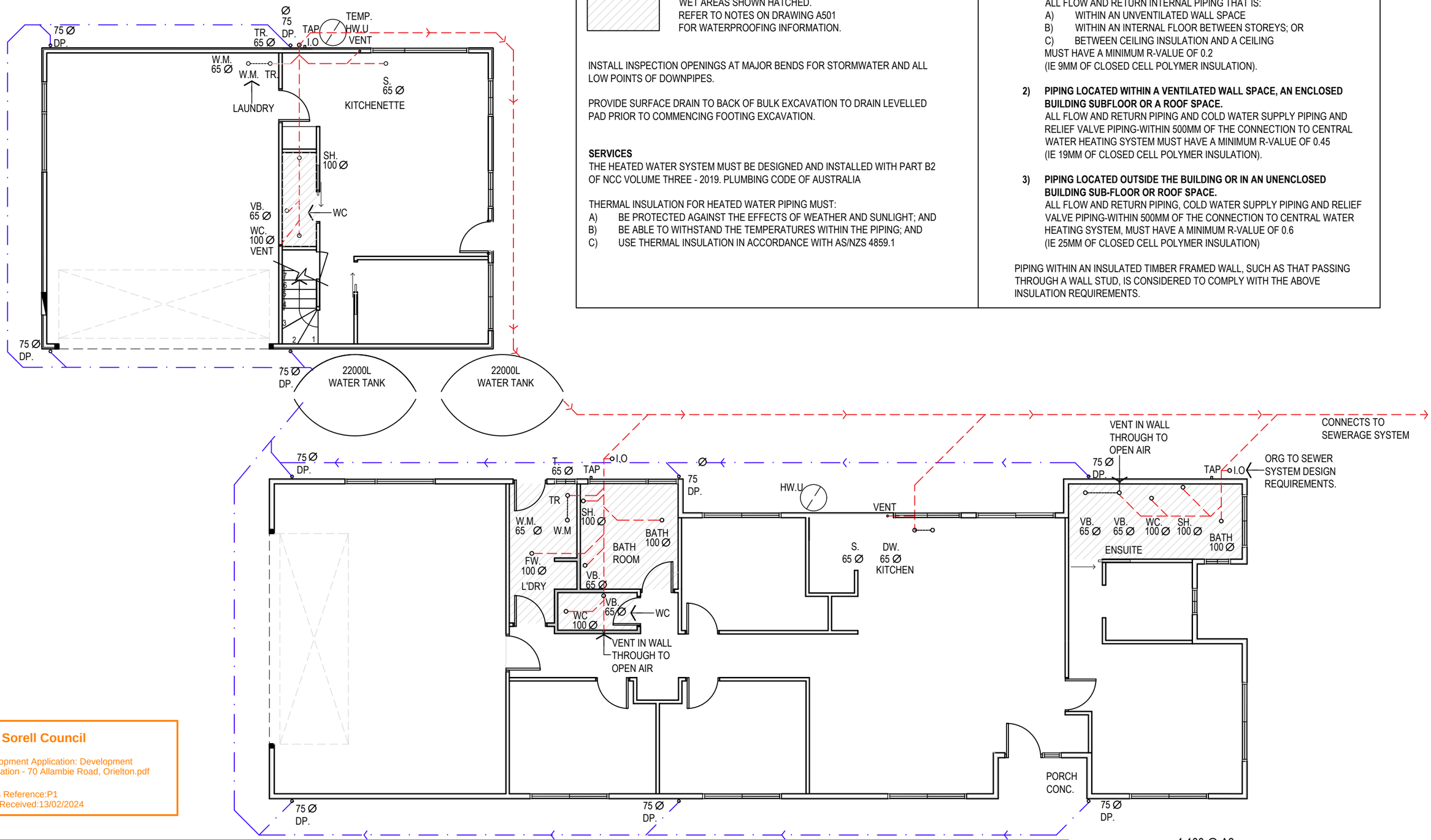

LEGEND AND NOTES

STORMWATER LINE (100mm UPVC)

SEWER LINE (100mm UPVC)

WET AREAS SHOWN HATCHED.
REFER TO NOTES ON DRAWING A501
FOR WATERPROOFING INFORMATION.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF NCC VOLUME THREE - 2019. PLUMBING CODE OF AUSTRALIA

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1) **INTERNAL PIPING**
ALL FLOW AND RETURN INTERNAL PIPING THAT IS:
A) WITHIN AN UNVENTILATED WALL SPACE
B) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
C) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2
(IE 9MM OF CLOSED CELL POLYMER INSULATION).

2) **PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE.**
ALL FLOW AND RETURN PIPING AND COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING-WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45
(IE 19MM OF CLOSED CELL POLYMER INSULATION).

3) **PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE.**
ALL FLOW AND RETURN PIPING, COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING-WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.6
(IE 25MM OF CLOSED CELL POLYMER INSULATION)

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
0	28.06.23	FOR CONSTRUCTION
1	31.01.24	CLIENT REVIEW

N North W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
DRAINAGE PLANS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
H2305 project | A202 sheet | 1 rev

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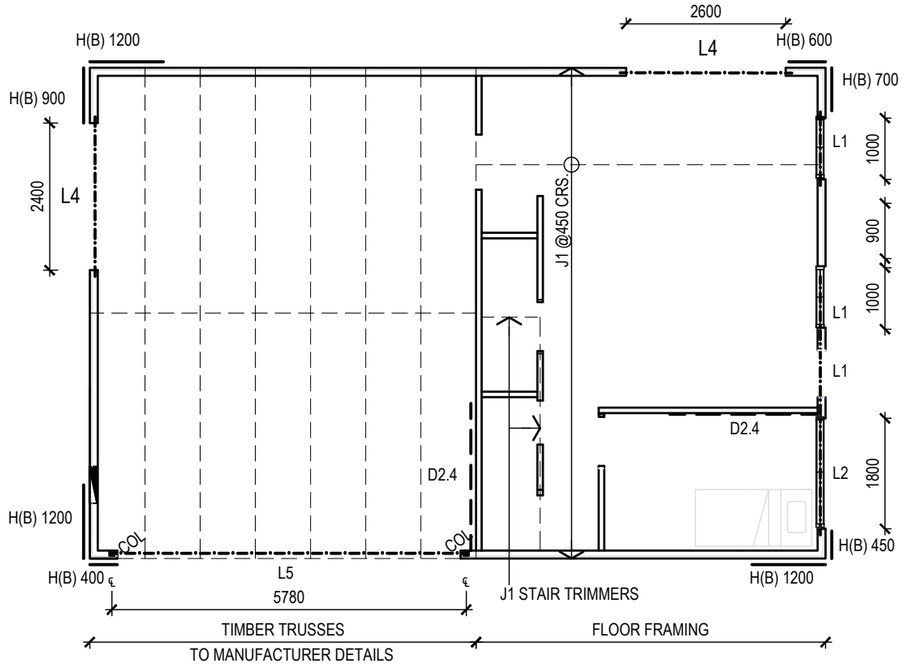
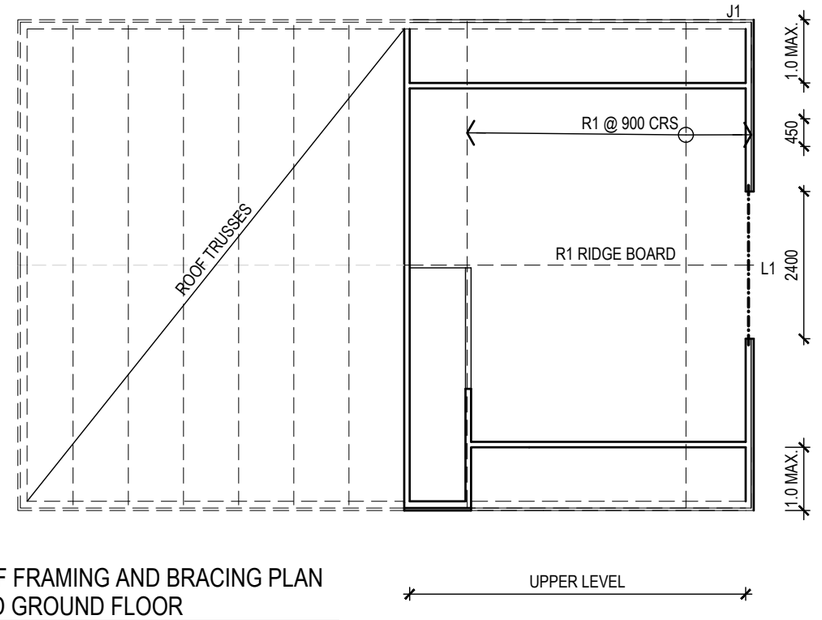
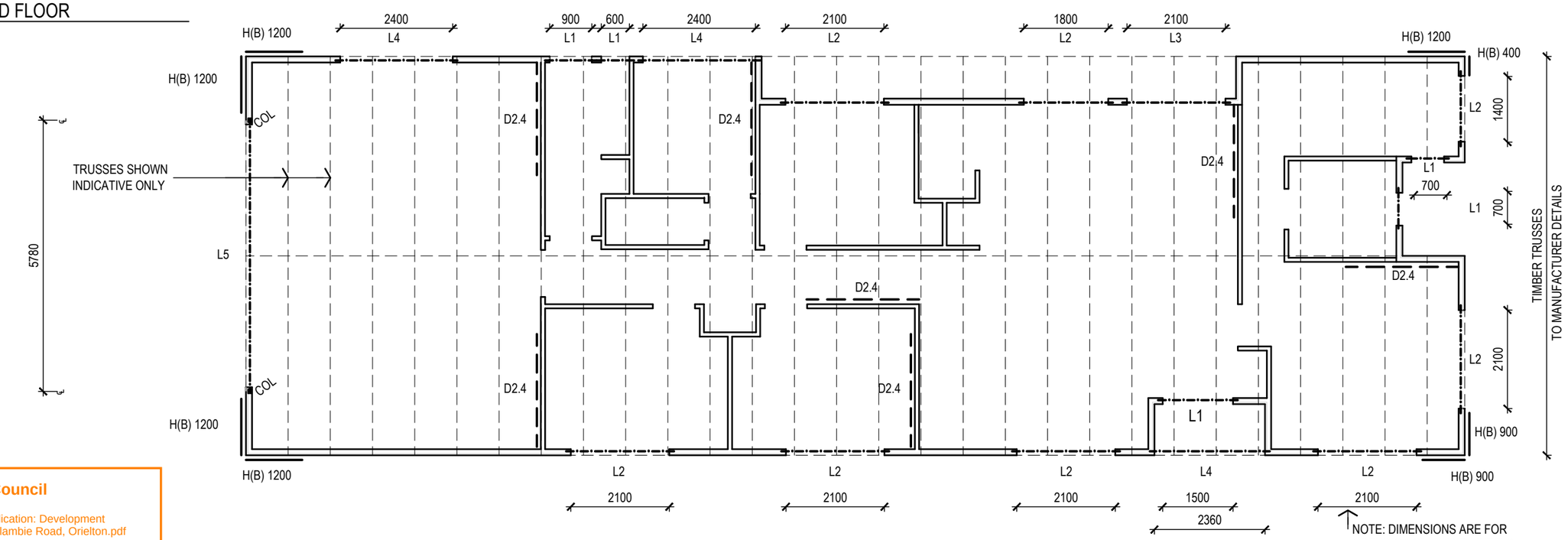


ROOF FRAMING AND BRACING PLAN
SHED GROUND FLOOR
1 : 100



ROOF FRAMING AND BRACING PLAN
SHED GROUND FLOOR
1 : 100

LEGEND AND NOTES		
ROOF PITCH: 30°		
CEILING HEIGHT: 2400mm - TOP PLATE AT 2450 HIGH		
ROOF BATTENS TYPICALLY 70x35 DEEP MGP12 @ 900 CRS.		
LINTEL SCHEDULE		
L1	90 x 45 F17	
L2	140 x 45 F17	
L3	190 x 45 F17	
L4	240 x 45 F17	
L5	200 PFC.	
J1	HYSPAN JOISTS @450 CTS 240 x 45 - 22mm STRUCTAFLOR ON TOP	
R1	RAFTERS @900 CTS - 140 x 45 F17	
WALL FRAMING		
WALL FRAMING TO BE MIN. MGP10 RADIATA PINE		
COMMON STUDS		90 x 35 @ 450 CRS
STUDS AROUND WET AREAS		90 x 45 @ 450 CRS
NOGGINGS		90 x 35
OPEN STUDS		90 x 35
TOP AND BOTTOM PLATES		90 x 45
BRACING		
H(B) 1200	PLY BRACING	
D (2.4)	DOUBLE TENSIONED METAL STRAP	



ROOF FRAMING AND BRACING PLAN
DWELLING GROUND FLOOR

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SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
ROOF FRAMING AND BRACING PLANS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
H2305 project | A300 sheet | 1 rev

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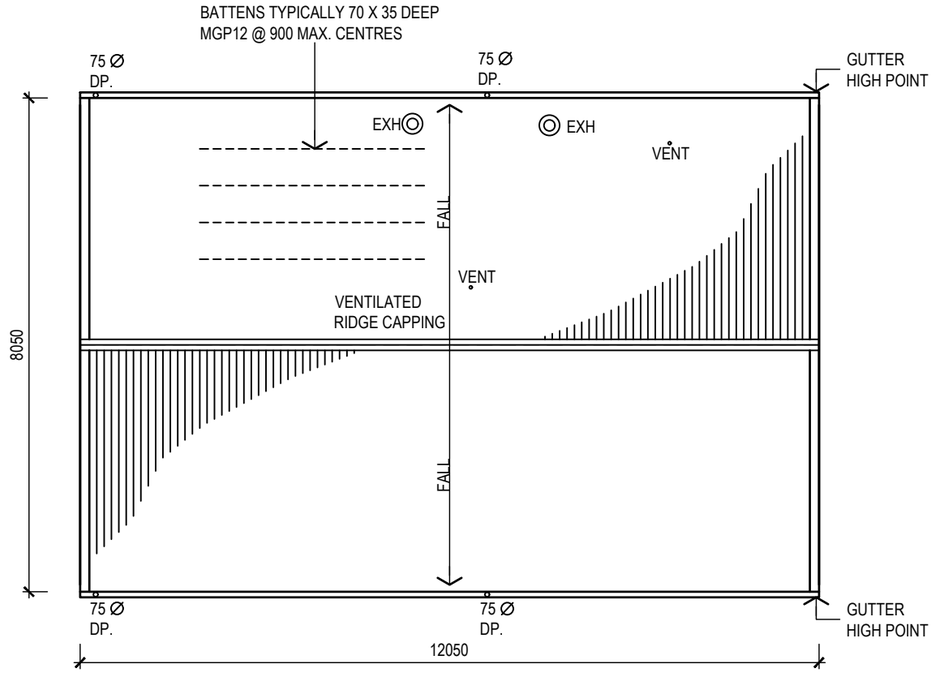


LEGEND AND NOTES

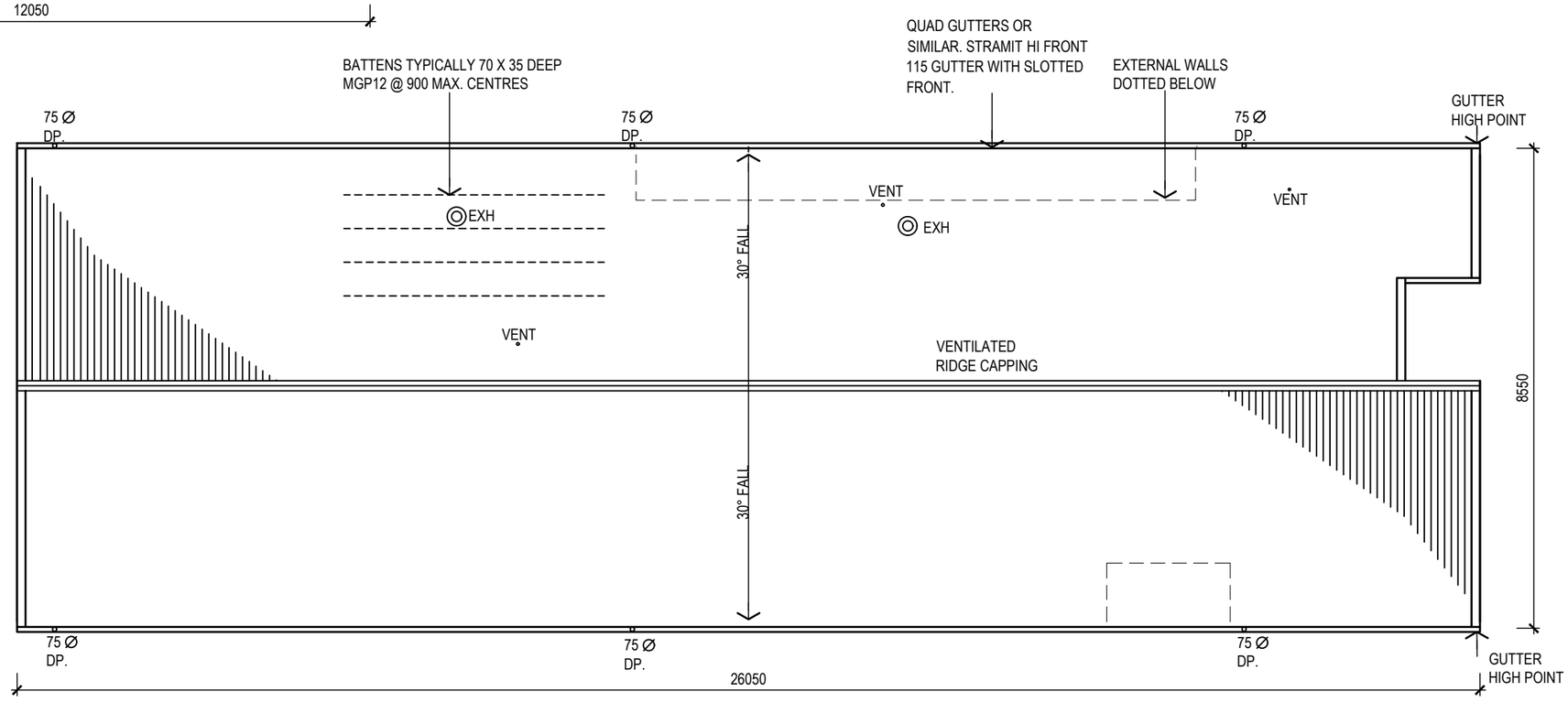
COLORBOND CUSTOM ORB ROOF SHEETING CREST FIXED AT SIDE LAPS WITH 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS.

FIX WITH ROOFZIPS M6 x 50mm (OR EQUAL AS REQUIRED BY ROOFING MANUFACTURER).

DEKTITE TO ALL ROOF PENETRATIONS

COLOUR: COLORBONRD MONUMENT

ROOF PLAN SHED
1 : 100



ROOF PLAN DWELLING
1 : 100

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SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
ROOF PLANS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
project H2305 sheet A301 rev 1

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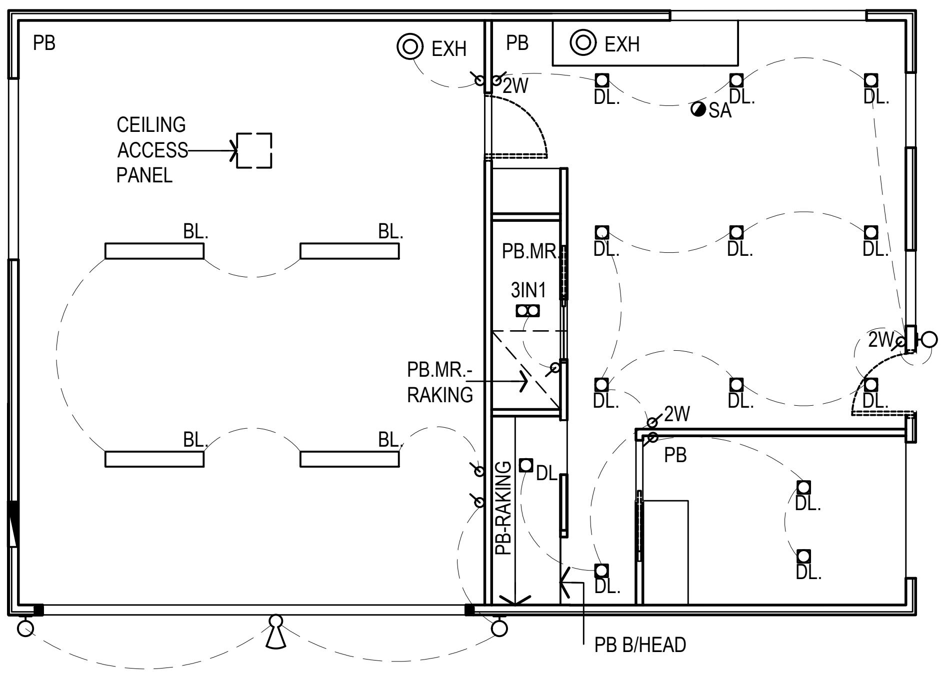
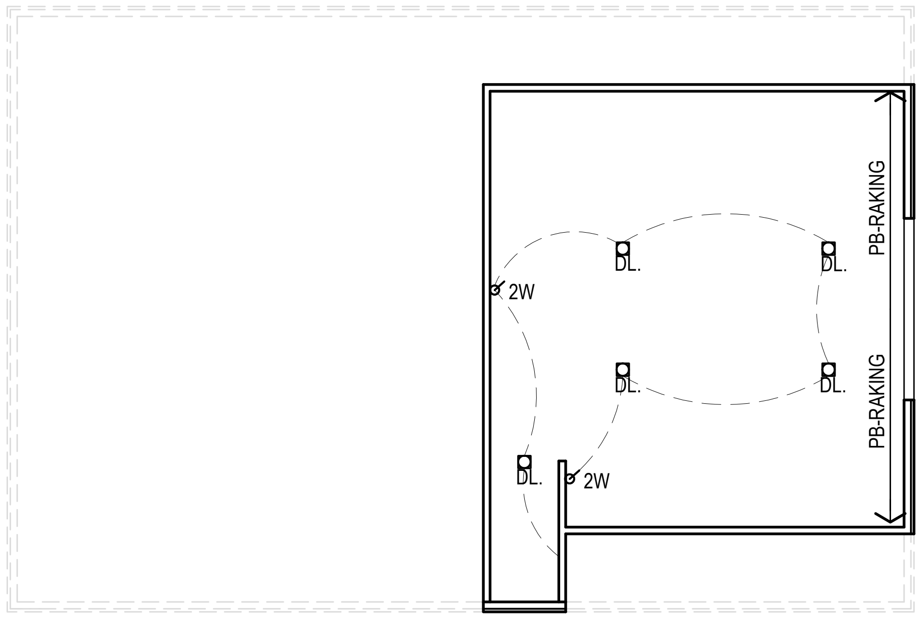


REFLECTED CEILING PLAN - SHED

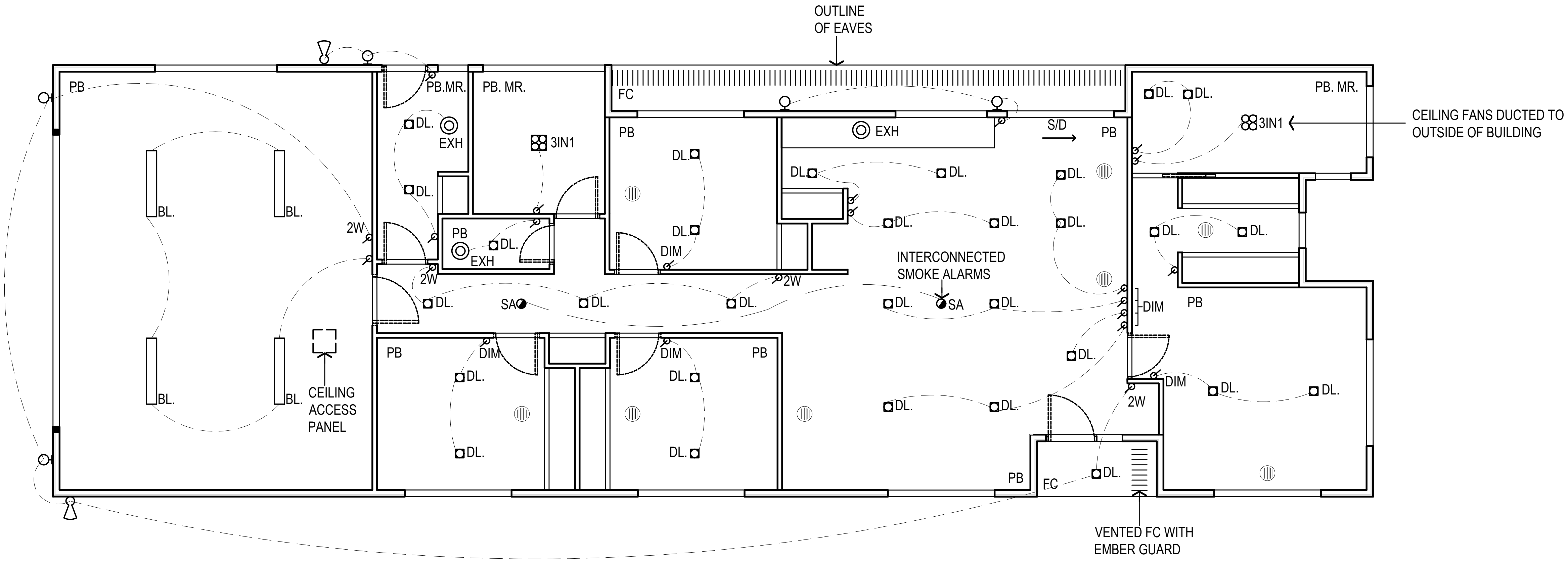
1 : 100



REFLECTED CEILING PLAN - SHED LEVEL 1

1 : 100

LEGEND AND NOTES	
PB.	PLASTERBOARD (H:2400mm UNLESS NOTED OTHERWISE)
PB. MR	PLASTERBOARD MOISTURE RESISTANT (H:2400mm U.N.O.)
FC.	9mm FIBRE CEMENT SHEETING, FLUSH JOINTED
(symbol)	LIGHT SWITCH (2W = 2 WAY SWITCH) (DIM = DIMMER)
(symbol)	METER BOX
(symbol)	EXTERNAL SENSOR (EXTERNAL LIGHTS BE CONTROLLED BY A DAYLIGHT SENSOR AND MOVEMENT)
DL.	RECESSED LED DOWNLIGHT (11W). WARM WHITE.
(symbol)	COMBINATION LIGHT, FAN & HEAT LAMP UNIT (4 LAMP). 4 X 275W HEAT LAMPS (NOT INCLUDED IN CALCULATION) 1 X 15W LED WARM WHITE.
(symbol)	COMBINATION LIGHT, FAN & HEAT LAMP UNIT (2 LAMP). 2 × 275W HEAT LAMPS (NOT INCLUDED IN CALCULATION) I X I5W LED WARM WHITE.
(symbol)	SMOKE ALARM, HARD WIRED WITH BATTERY BACKUP. COMPLY AS PART 3.7.5 OF NCC 2019.
BL.	BATTEN LIGHT x 20 WATT WARM WHITE LED
(symbol)	LED UP/DOWN EXTERIOR WALL LIGHT (12W WARM WHITE LED) MOUNTED AT 2100MM FL.
(symbol)	HEATING SYSTEM
(symbol)	CEILING EXHAUST TO OUTSIDE FREE AIR
DIMMER SWITCHES TO BE INSTALLED ON LIGHTS IN BEDROOMS, LIVING AND DINING AREAS.	
EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT SENSOR (AS SHOWN), OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS.	
ALL BATHROOM FANS TO BE FITTED WITH BACKDRAFT DAMPERS/SHUTTERS.	
SEE ATTACHED LIGHTING CALCULATIONS (A901) FOR ENERGY EFFICIENCY COMPLIANCE.	



REFLECTED CEILING PLAN - DWELLING

1 : 100

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SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
REFLECTED CEILING PLANS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
project H2305 sheet A302 rev 1

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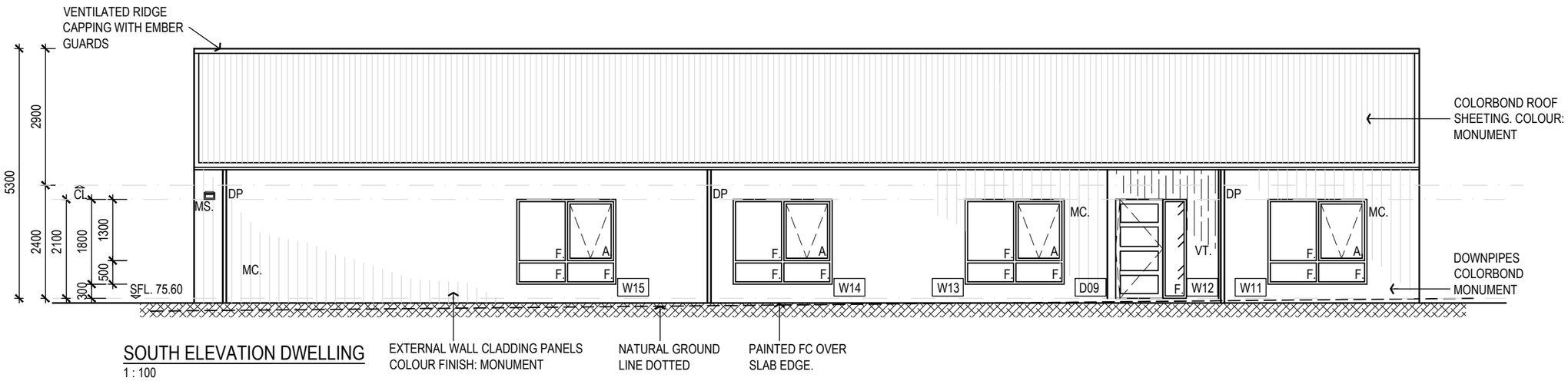
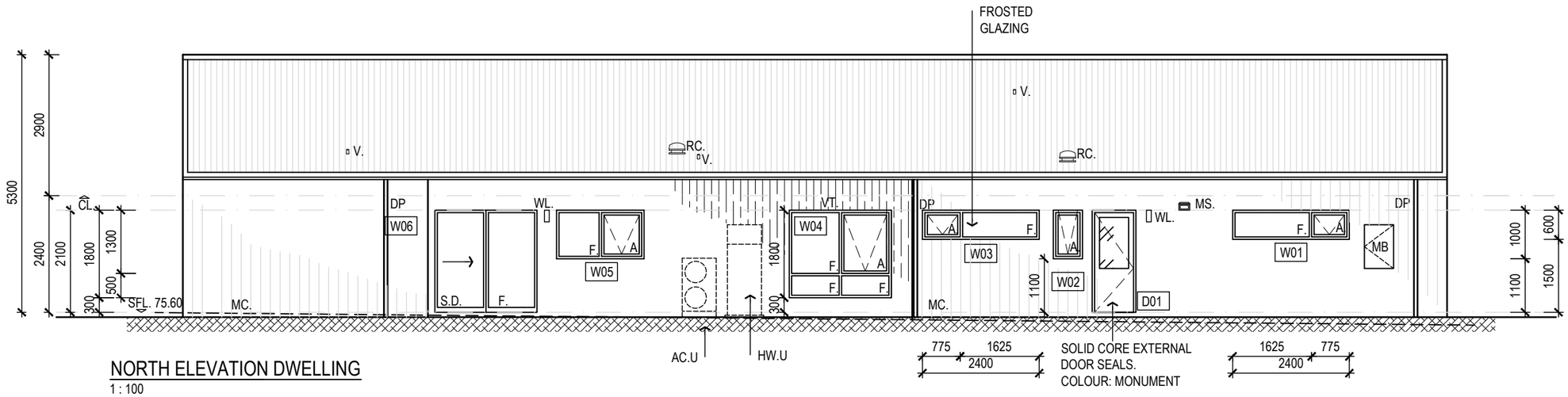
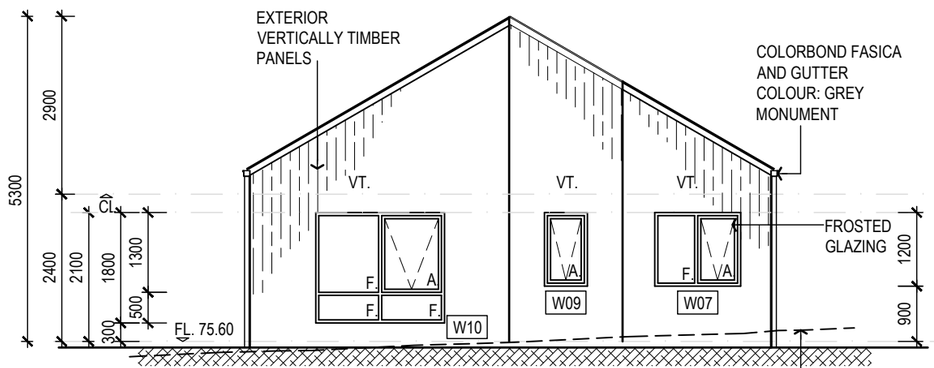


SOUTH ELEVATION DWELLING
1 : 100

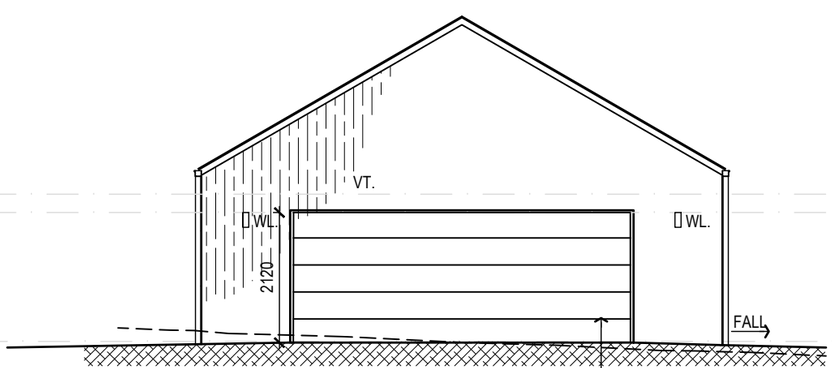
LEGEND AND NOTES	
DP.	DOWNPIPE
SD.	SLIDING DOOR
A.	AWNING WINDOW
F.	FIXED WINDOW
CL.	CEILING LEVEL
SFL.	STRUCTURAL FLOOR LEVEL
MSB.	MAIN SWITCH BOARD & METERS
MS.	MOVEMENT SENSOR
VT.	VERTICAL TIMBER
MC.	METAL CLADDING
WL.	WALL LIGHT
V.	VENT
RC.	ROOF COWL VENT



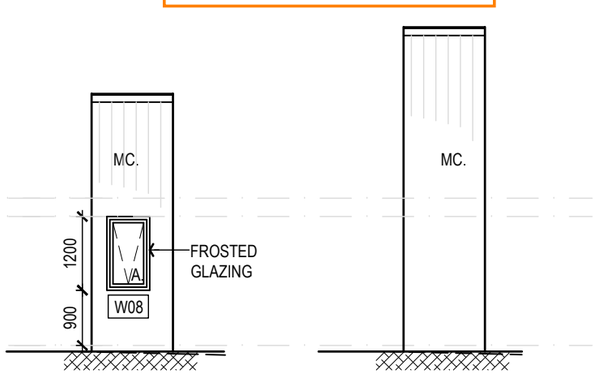
NORTH ELEVATION DWELLING
1 : 100



EAST ELEVATION DWELLING
1 : 100



WEST ELEVATION DWELLING
1 : 100



EAST ELEVATION W08
1 : 100

EAST ELEVATION
1 : 100

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SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
ELEVATIONS DWELLING

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 21.04.23
H2305 (project) A400 (sheet) 1 (rev)

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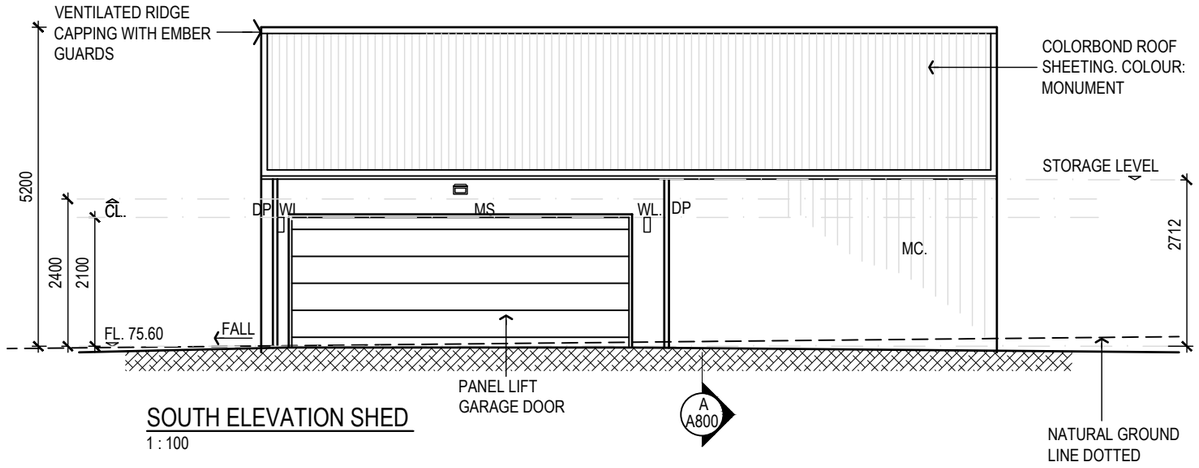
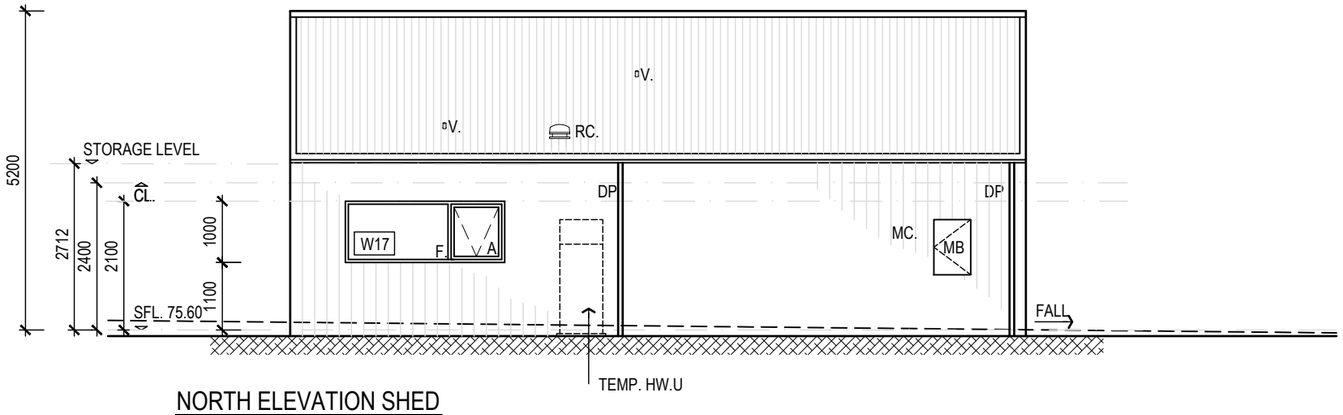
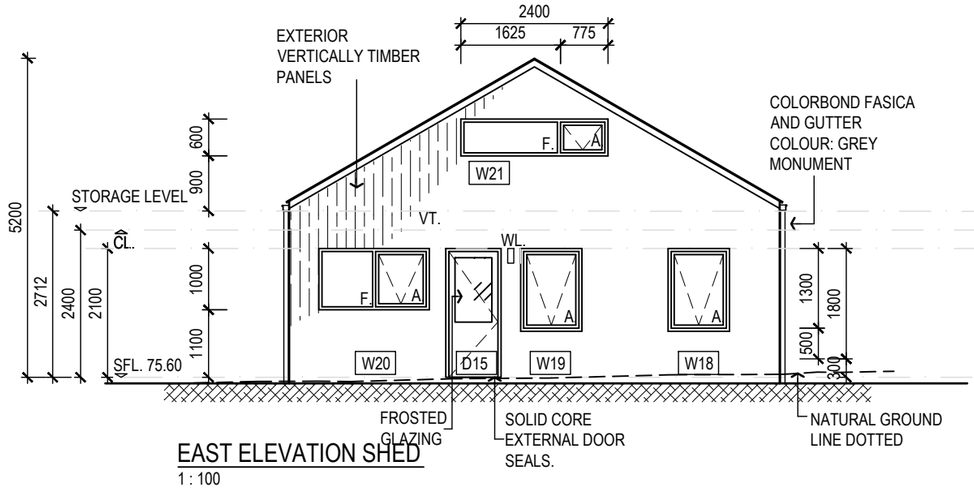


SOUTH ELEVATION SHED
1 : 100

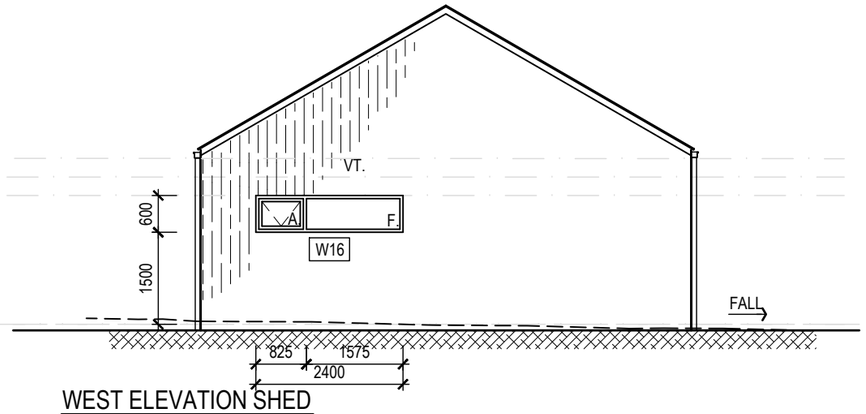
LEGEND AND NOTES	
DP.	DOWNPIPE
SD.	SLIDING DOOR
A.	AWNING WINDOW
F.	FIXED WINDOW
CL.	CEILING LEVEL
SFL.	STRUCTURAL FLOOR LEVEL
MSB.	MAIN SWITCH BOARD & METERS
MS.	MOVEMENT SENSOR
VT.	VERTICAL TIMBER
MC.	METAL CLADDING
WL.	WALL LIGHT
V.	VENT
RC.	ROOF COWL VENT



NORTH ELEVATION SHED
1 : 100



EAST ELEVATION SHED
1 : 100



WEST ELEVATION SHED
1 : 100

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SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
ELEVATIONS SHED

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
H2305 project | A401 sheet | 1 rev

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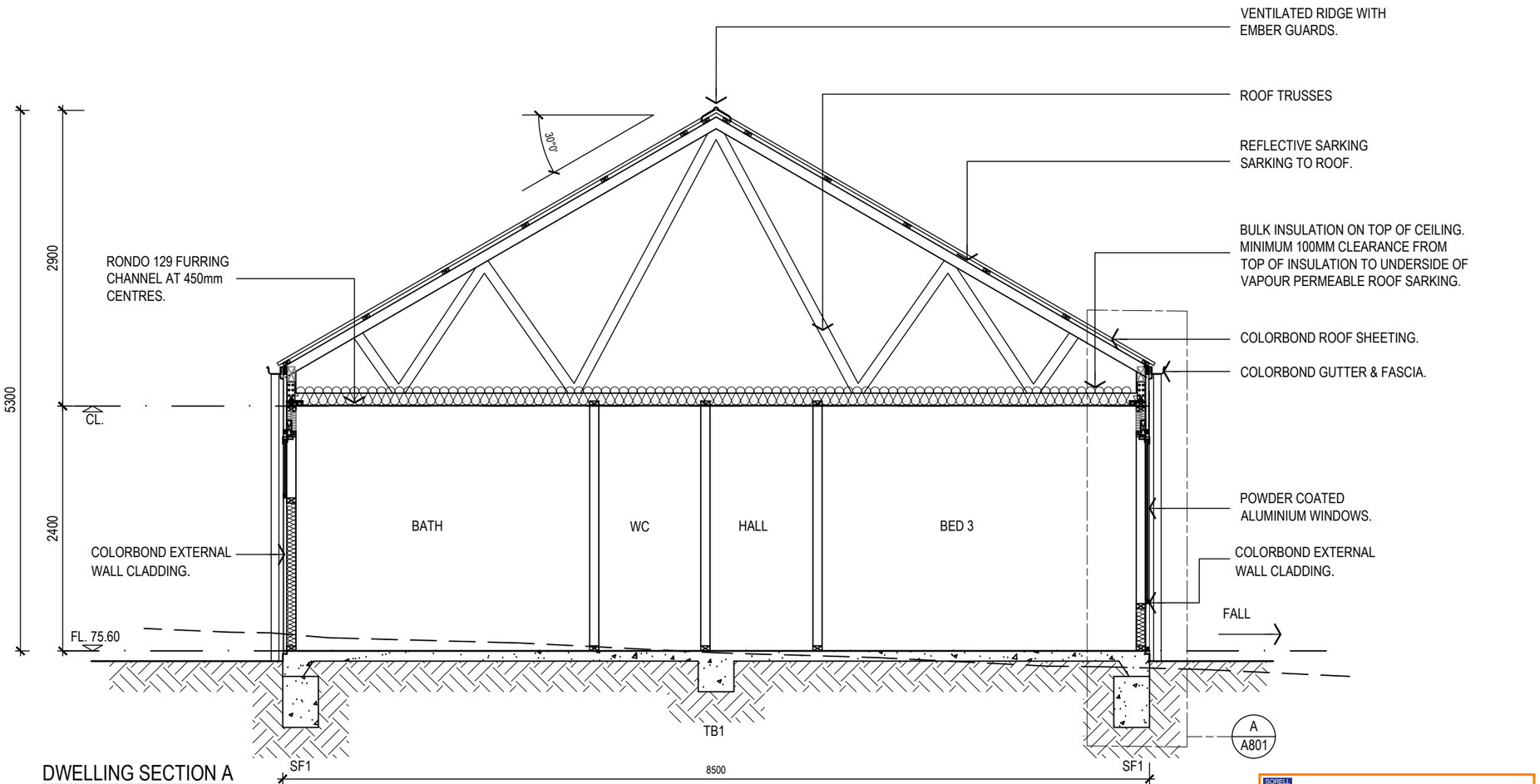
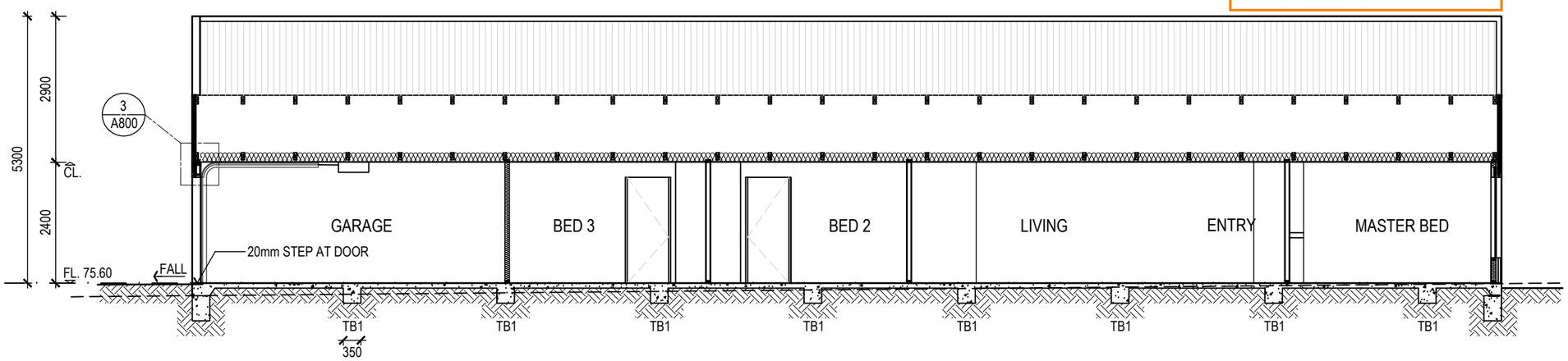


DWELLING SECTION A

1 : 50



DWELLING SECTION B

1 : 100

LEGEND AND NOTES

INSULATION REQUIREMENTS (CLIMATE ZONE 7)

DWELLING AND SHED

EXTERNAL WALLS:	R2.8 REQUIRED
AIRSPACE WALL VERETICAL:	R0.14
REFLECTIVE SARKING (FACING CAVITY):	R0.67
R2.0 WALL BATTS:	R2.0
AIR FILM:	R0.12
PLASTERBOARD 10mm:	R0.06
AIR FILM OUTSIDE:	R0.04
	R3.03 ACHIEVED

DWELLING

ROOF & CEILING:	R4.6 REQUIRED
PLASTERBOARD 10mm:	R0.06
REFLECTIVE SARKING :	R0.11
R5.0 BATTS ON TOP OF CEILING:	R5.0
AIR FILM OUTSIDE:	0.04
	R5.21 ACHIEVED

SHED

ROOF & CEILING:	R4.6 REQUIRED
PLASTERBOARD 10mm:	R0.06
AIR CELL INSULBREAK:	R0.25
R4.5 PIR BOARDS	R4.5
AIR FILM OUTSIDE:	0.04
	R4.85 ACHIEVED

CONCRETE SLAB ON GROUND: R0 REQUIRED
(NOT REQUIRED UNLESS CONTAINING AN IN-SLAB HEATING SYSTEM).

GARAGE

REFER TO A200 FLOOR PLAN FOR LOCATION OF R2.0 INSULATION TO WALLS SEPARATING GARAGE FROM THE DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS.

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N W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
SECTIONS A AND B

scale AS SHOWN @ A3
0m 1m 2m 3m 4m
drawn JM
date 21.04.23
H2305 (project) A500 (sheet) 0 (rev)

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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 (ENSUITE AND BATHROOM)					
WITH PREFORMED SHOWER BASE	N/A	CERAMIC TILES TO SHOWER WALLS 1800mm ABOVE FINISHED FLOOR	MEMBRANE M01	MEMBRANE M01	WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH WATERBAR TAP PENETRATION FLANGE AND SILICONE.
ENCLOSED AND UNENCLOSED SHOWERS	MEMBRANE M01 TO ENTIRE FLOOR ROOM. CERAMIC FLOOR TILES.	CERAMIC TILES TO SHOWER WALLS 1800mm ABOVE FINISHED FLOOR	MEMBRANE M01	MEMBRANE M01	WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH WATERBAR TAP PENETRATION FLANGE AND SILICONE.
AREA OUTSIDE SHOWER AREA (ENSUITE AND BATHROOM)					
CONCRETE FLOOR	MEMBRANE M01 TO ENTIRE FLOOR ROOM. CERAMIC FLOOR TILES.	N/A	N/A	MEMBRANE M02	N/A
AREA ADJACENT TO BATH (ENSUITE AND BATHROOM)					
CONCRETE FLOOR	MEMBRANE M01 TO ENTIRE FLOOR ROOM. CERAMIC FLOOR TILES.	150mm MIN. HIGH CERAMIC TILE SPLASHBACK TO PERIMETER OF BATH. CERAMIC TILE UPSAND FROM FLOOR LEVEL TO UNDERSIDE LIP OF BATH.	N/A	MEMBRANE M02	WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH WATERBAR TAP PENETRATION FLANGE AND SILICONE.
OTHER AREAS					
LAUNDRY AND WC	CERAMIC FLOOR TILES	N/A	N/A	MEMBRANE M02 + CERAMIC TILE SKIRTING	
WALLS ADJOINING SINK, BASIN OR LAUNDRY TUB	N/A	150mm MIN. HIGH CERAMIC TILED SPLASHBACK FOR EXTENT OF VESSEL, WHERE THE VESSEL IS WITHIN 75mm OF A WALL.	WATERPROOF WALL JUNCTION WHERE VESSEL IS FIXED TO A WALL WITH SILICONE.	N/A	WATERPROOF TAP AND SPOUT PENETRATIONS IF WITHIN SPLASHBACK WITH WATERBAR TAP PENETRATION FLANGE AND SILICONE.

KEY
MEMBRANE 'M01': DUNLOP (OR SIMILAR) SHOWER WATERPROOFING KIT COMPLETE WITH REINFORCING MAT, PRIMER, NEUTRAL CURE SILICONE AND MEMBRANE TO MANUFACTURER'S RECOMMENDATIONS.
MEMBRANE 'M02': DUNLOP (OR SIMILAR) WATER BASED ACRYLIC POLYURETHANE MEMBRANE APPLIED BY EITHER BRUSH OR ROLLER IN A CONSISTENT THICKNESS TO MANUFACTURER'S RECOMMENDATIONS.

LEGEND AND NOTES

ENERGY EFFICIENCY (REFER NCC 2019 - SECTION J).

A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR & OPENABLE WINDOW (INCLUDING INTERNAL GARAGE DOOR).
(A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS 2047 NEED NOT COMPLY WITH THE ABOVE).

A SEAL FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR (INCLUDING INTERNAL GARAGE DOOR) MUST BE A DRAFT PROTECTION DEVICE (RAVEN OR EQUIVALENT). OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

ROOF, EXTERNAL WALLS, EXTERNAL FLOORS AND OPENINGS SUCH AS DOOR AND WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE, IE:
ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTIONS; OR SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

SARKING

VAPOUR PERMEABLE WALL WRAP INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
VAPOUR PERMEABLE ROOF SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

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N W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
NOTES - WATERPROOFING AND SECTION J

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 21.04.23
project H2305 sheet A501 rev 0

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LEGEND AND NOTES

INSULATION REQUIREMENTS (CLIMATE ZONE 7)

DWELLING AND SHED

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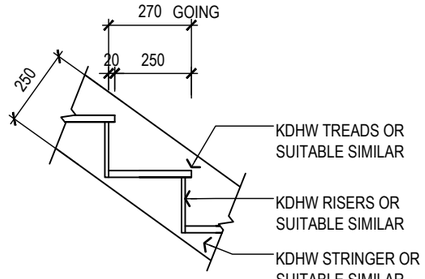
AIRSPACE WALL VERETICAL:	R0.14
REFLECTIVE SARKING (FACING CAVITY):	R0.67
R2.0 WALL BATTS:	R2.0
AIR FILM:	R0.12
PLASTERBOARD 10mm:	R0.06
AIR FILM OUTSIDE:	R0.04
	R3.03 ACHIEVED

SHED

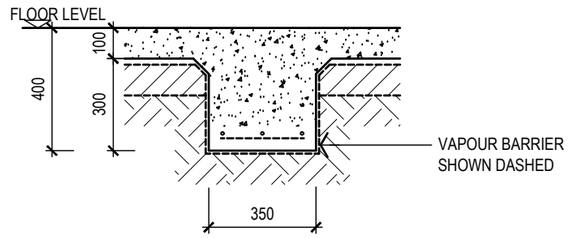
ROOF & CEILING:	R4.6 REQUIRED
PLASTERBOARD 10mm:	R0.06
AIR CELL INSULBREAK:	R0.25
R4.5 PIR BOARDS	R4.5
AIR FILM OUTSIDE:	0.04
	R4.85 ACHIEVED

CONCRETE SLAB ON GROUND: O REQUIRED
(NOT REQUIRED UNLESS CONTAINING AN IN-SLAB HEATING SYSTEM).

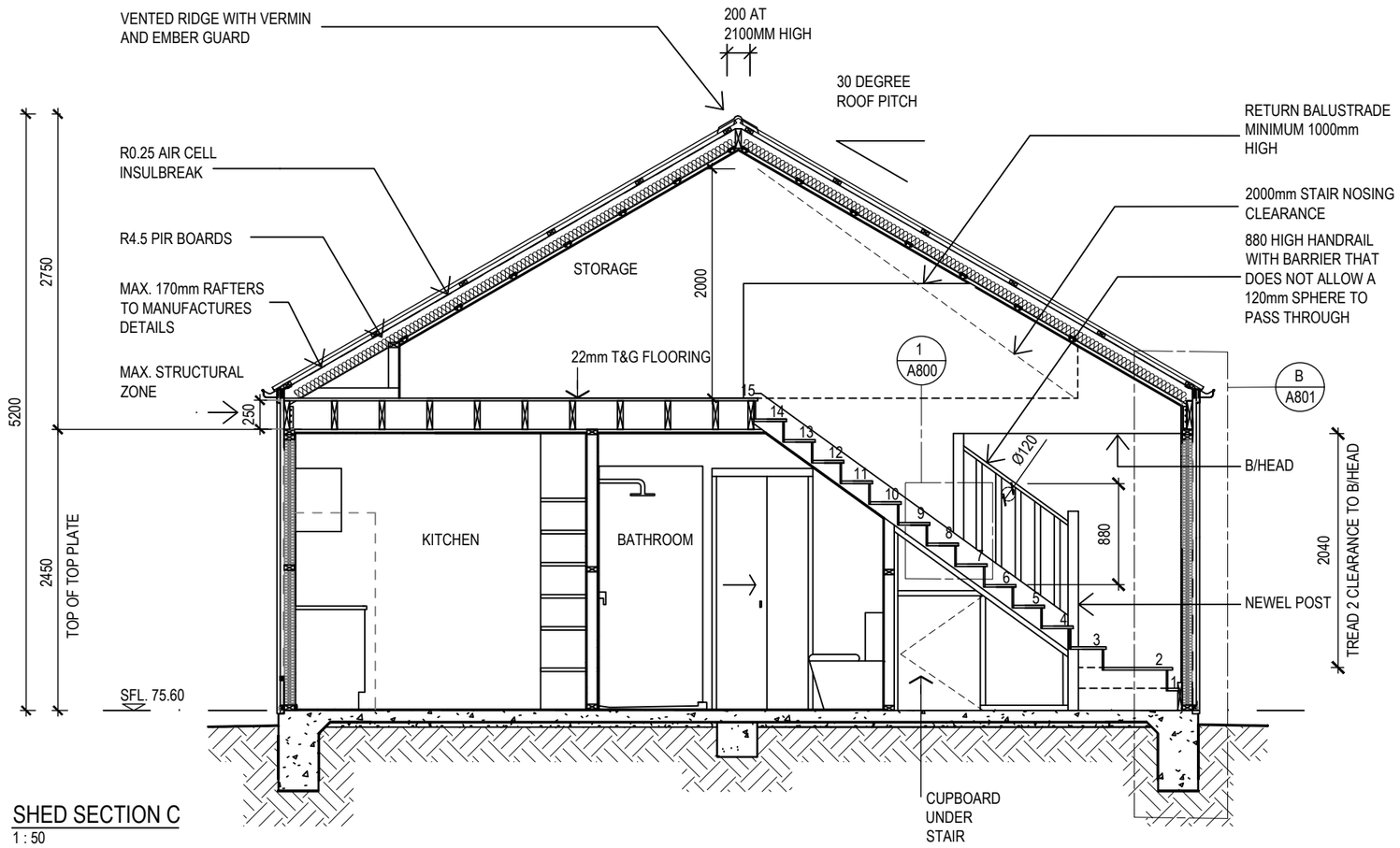
GARAGE
REFER TO A200 FLOOR PLAN FOR LOCATION OF R2.0 INSULATION TO WALLS SEPARATING GARAGE FROM THE DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS.



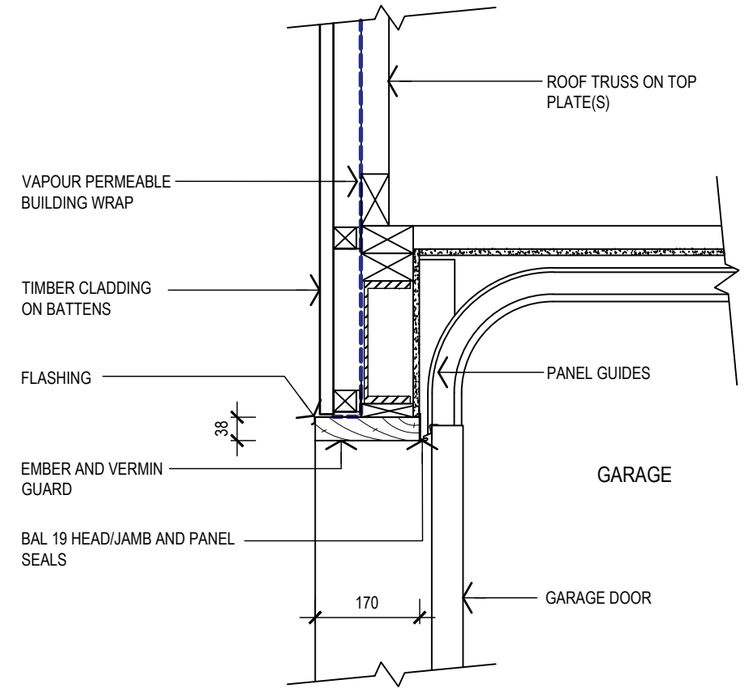
01. STAIR DETAIL
1 : 20



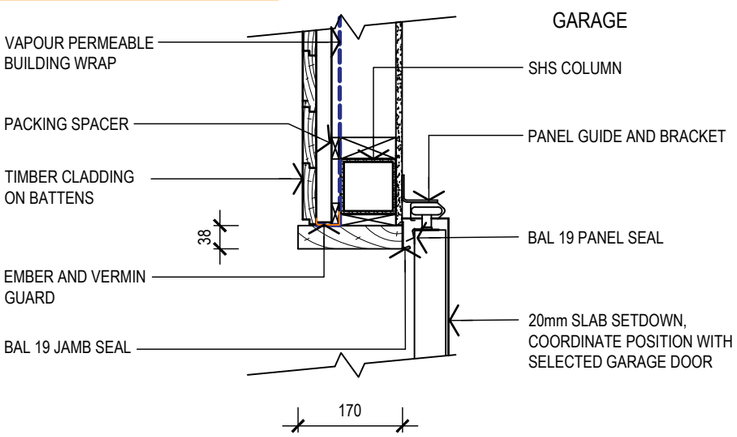
02. THICKENING BEAM TB1
1 : 20



SHED SECTION C
1 : 50



03. GARAGE DOOR HEAD DETAIL
1 : 10



04. GARAGE DOOR JAMB DETAIL
1 : 10

REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
0	28.06.23	FOR CONSTRUCTION

N W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
SECTION C AND DETAILS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 21.04.23
H2305 project | A800 sheet | 0 rev

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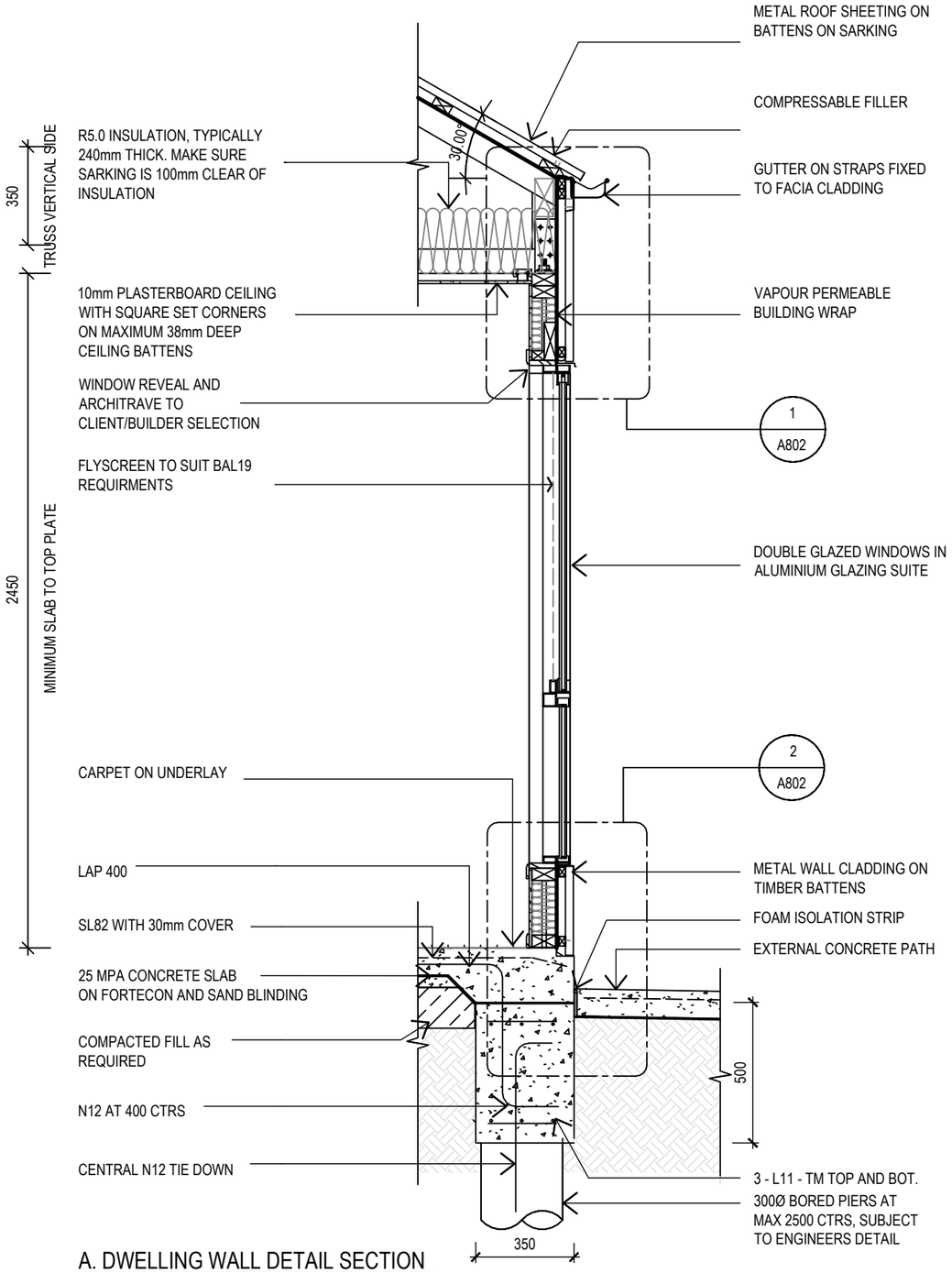
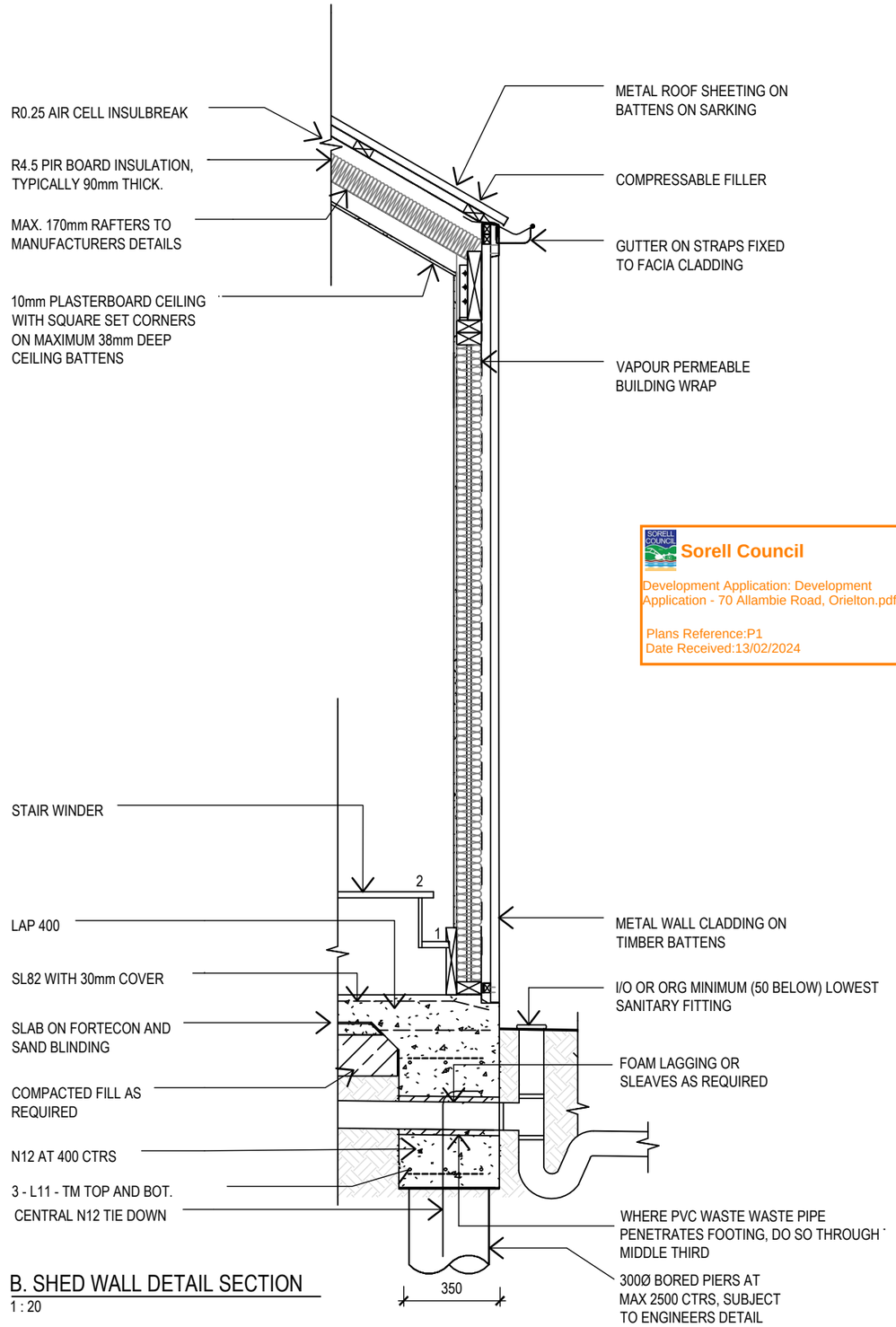


A. DWELLING WALL DETAIL SECTION

1 : 20



B. SHED WALL DETAIL SECTION

1 : 20

REV.	DATE	DETAILS
A.	21.04.23	PRELIMINARY ISSUE FOR REVIEW
0	28.06.23	FOR CONSTRUCTION
1	31.01.24	CLIENT REVIEW

N W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
CONSTRUCTION DETAILS - WALL SECTIONS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
project H2305 sheet A801 rev 1

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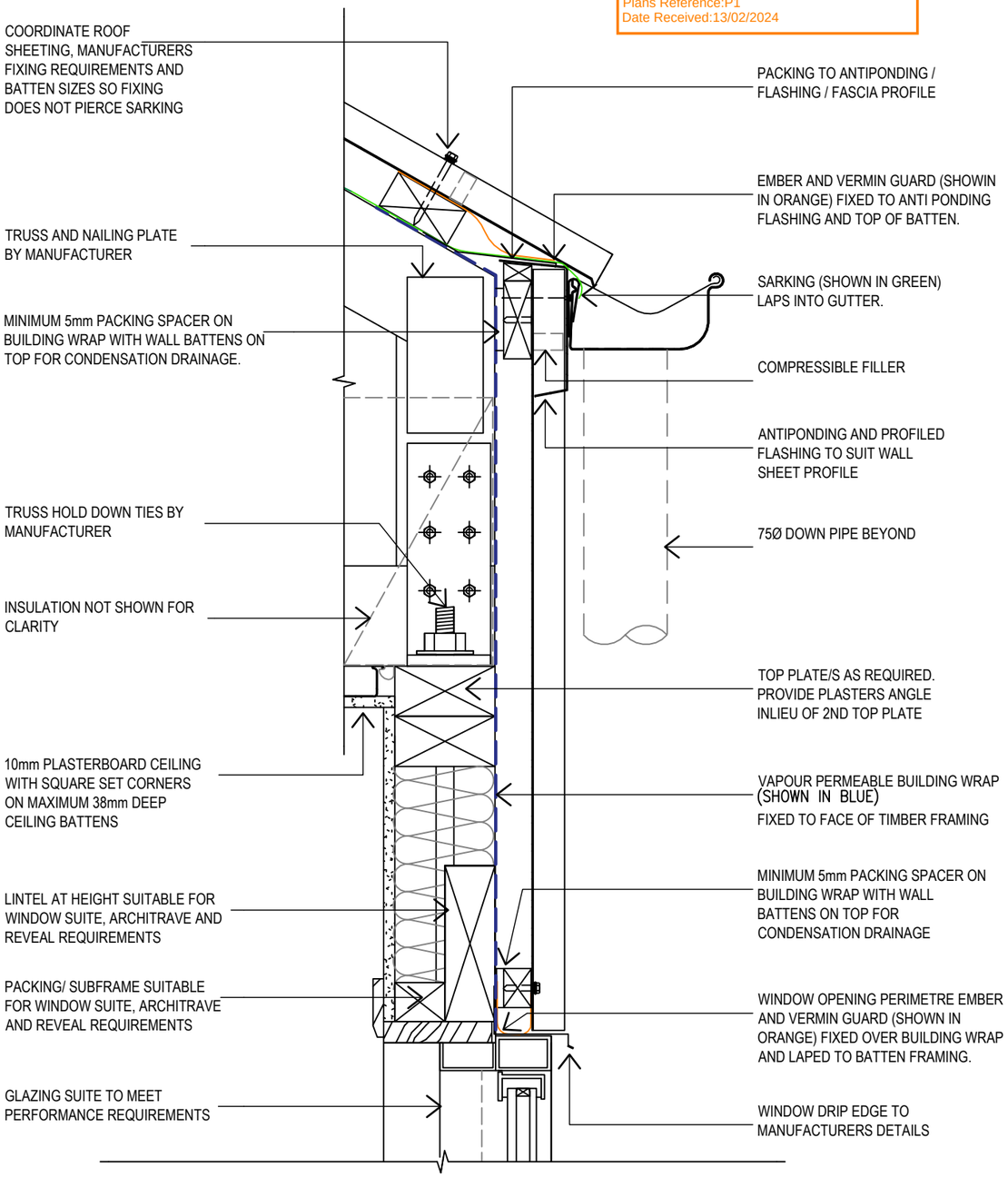
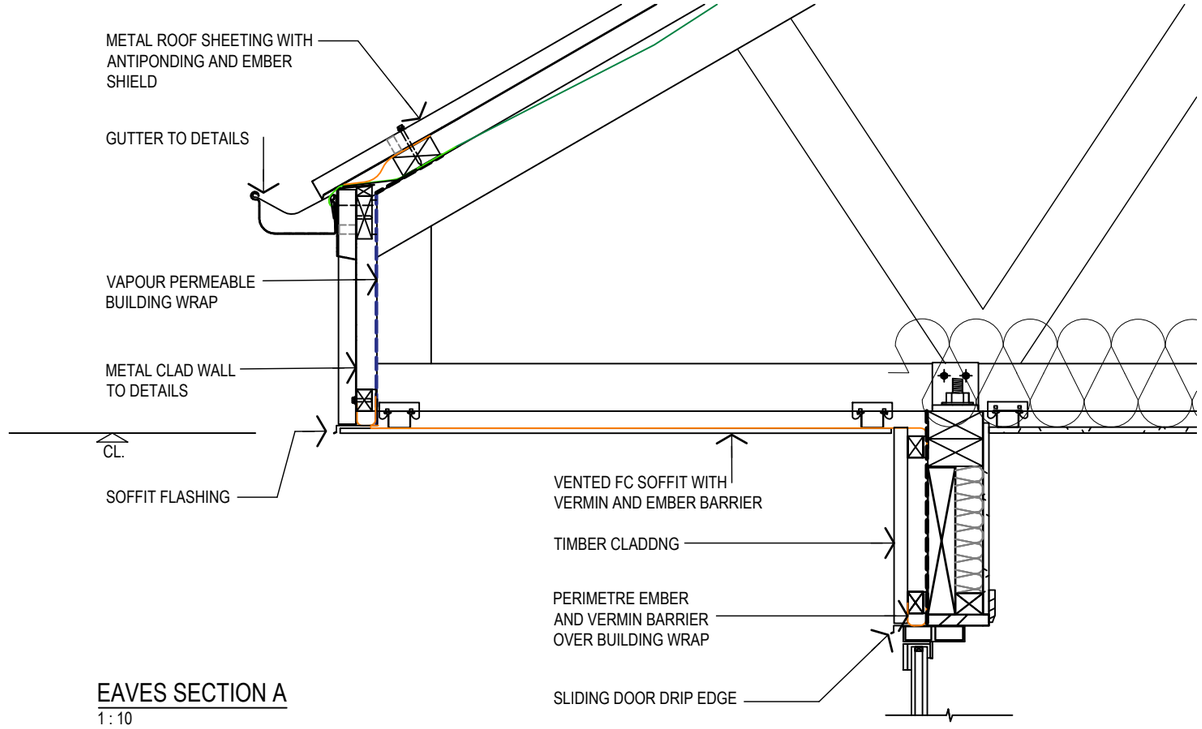


01. WINDOW HEAD AND EAVE DETAIL SECTION
1 : 5



EAVES SECTION A
1 : 10

02. WINDOW SILL DETAIL SECTION
1 : 5

REV.	DATE	DETAILS
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scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
H2305 project | A802 sheet | 1 rev

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WINDOWS SCHEDULE

L.	N.	WINDOW SIZE	SETOUT	OPERATION	OPENING SIZE	GLASS VALUES	GLASS TYPE	FRAME	ORIENTATION	NOTES
DWELLING	W01	600H x 2400W	SILL @1500 HEAD @2100	AWNING	1.44 M²	U-VALUE = N/A SHGC = N/A	CLEAR DOUBLE GLAZING	ALUMINIUM	NORTH	CLASS 10a
	W02	1000H x 600W	SILL @1100 HEAD @2100	AWNING	0.60 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W03	600H x 2400W	SILL @1500 HEAD @2100	AWNING	3.15 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W04	1800H x 2100W	SILL @300 HEAD @2100	AWNING	3.78 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W05	1000H x 1800W	SILL @1100 HEAD @2100	AWNING	1.8 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W06	2100H x 2100W	SILL @0 HEAD @2100	SLIDING DOOR	4.41 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W07	1200H x 1400W	SILL @900 HEAD @2100	AWNING	1.68 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W08	1200H x 700W	SILL @900 HEAD @2100	AWNING	0.84 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	EAST	
	W09	1200H x 700W	SILL @900 HEAD @2100	AWNING	0.84 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	SOUTH	
	W10	1800H x 2100W	SILL @300 HEAD @2100	AWNING	3.78 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	EAST	
	W11	1800H x 2100W	SILL @300 HEAD @2100	AWNING	3.78 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	EAST	
	W12	2100H x 500W	SILL @0 HEAD @2100	FIXED	1.05 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	SOUTH	
	W13	1800H x 2100W	SILL @300 HEAD @2100	AWNING	3.87 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	SOUTH	
	W14	1800H x 2100W	SILL @300 HEAD @2100	AWNING	3.87 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	SOUTH	
	W15	1800H x 2100W	SILL @300 HEAD @2100	AWNING	3.87 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	SOUTH	
SHED	W16	600H x 2400W	SILL @1500 HEAD @2100	AWNING	1.44 M²	U-VALUE = N/A SHGC = N/A	CLEAR DOUBLE GLAZING	ALUMINIUM	WEST	CLASS 10a
	W17	1000H x 2600W	SILL @1100 HEAD @2100	AWNING	2.6 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	NORTH	
	W18	1350H x 1000W	SILL @800 HEAD @2100	AWNING	1.8 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	EAST	
	W19	1350H x 1000W	SILL @800 HEAD @2100	AWNING	1.8 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	EAST	
	W20	1000H x 1800W	SILL @1100 HEAD @2100	AWNING	1.8 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	EAST	
	W21	600H x 2400W	SILL @900 HEAD @1500	AWNING	1.44 M²	U-VALUE = 2.7 OR LESS SHGC = 0.61 OR LESS	5MM CLEAR / 14MM ARGON/ 5MM CLEAR	ALUMINIUM	SOUTH	

ALL FRAMES TO BE POWDERCOATED ALUMINIUM, COLOUR: MONUMENT

NATURAL LIGHT AND VENTILATION

PART 3.8.4 LIGHT MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED (NATURAL LIGHT).

PART 3.8.5 VENTILATION MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED.
(AN EXHAUST FAN MAY BE USED FOR A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAY OF DUCTS).

	ROOM	AREA	WINDOW No. - DOOR No.	LIGHT REQUIRED 10%	LIGHT ACHIEVED	VENTILATION REQUIRED 5%	VENTILATION ACHIEVED
DWELLING	LIVING/KITCHEN/DINING ENTRY	46.09 M²	W05, W06, W12, W13 - D09.	4.61 M²	10.43 M²	2.3 M²	5.9 M²
	MASTER BEDROOM	23.80 M²	W09, W10, W11.	2.38 M²	6.92 M²	1.19 M²	3.08 M²
	BEDROOM 2	9.90 M²	W14	0.99 M²	3.21 M²	0.49 M²	1.21 M²
	BEDROOM 3	9.90 M²	W15	0.99 M²	3.21 M²	0.49 M²	1.21 M²
	BATHROOM	7.28 M²	W03	0.72 M²	1.01 M²	0.36 M²	0.36 M²
	LAUNDRY	6.11 M²	W02 - D.01	0.61 M²	0.95 M²	0.30 M²	2.09 M²
	STUDY	9.90 M²	W04	0.99 M²	3.21 M²	0.49 M²	1.21 M²
	ENSUITE	9.23 M²	W07, W08.	0.92 M²	1.71 M²	0.46 M²	1.37 M²
SHED	LIVING/KITCHEN/DINING	26.2 M²	W17, W18, W19 - D15	1.58 M²	4.11 M²	0.79 M²	3.49 M²
	BEDROOM 1	7.65 M²	W20	0.76 M²	1.28 M²	0.38 M²	1.12 M²
	STORE ROOM	1.42 M²	W21	N/A	1.01 M²	N/A	0.36 M²

LEGEND AND NOTES

REFER TO A400 AND A401 ELEVATIONS FOR WINDOW POSITIONS AND STYLES.

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.

COMPLIANT GLAZING AS OUTLINED IN THE ATTACHED GLAZING CALCULATOR CAN BE ACHIEVED WITH THE FOLLOWING UNITISED GLASS UNITS WITHIN A THERMALLY BROKEN ALUMINIUM FRAME:
5mm CLEAR GLASS, 14mm ARGON, 5mm CLEAR GLASS

ALTERNATIVE OPTIONS FROM GLAZING SUPPLIER MAY BE PRESENTED TO THE ARCHITECT AND BUILDING SURVEYOR IN THE FORM OF A NEW GLAZING CALCULATOR.

SHOWER SCREENS
1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5. & AS|288. MINIMUM 4MM THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20MM IN HEIGHT:
- THE UPPER EDGE IS NOT LESS THAN 700MM ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200MM ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.

REFER TO DRAWING A800 DETAILS FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS.

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N W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
WINDOW SCHEDULE

scale 1:100 @ A3
drawn JM
date 31.01.24
H2305 project | A900 sheet | 1 rev

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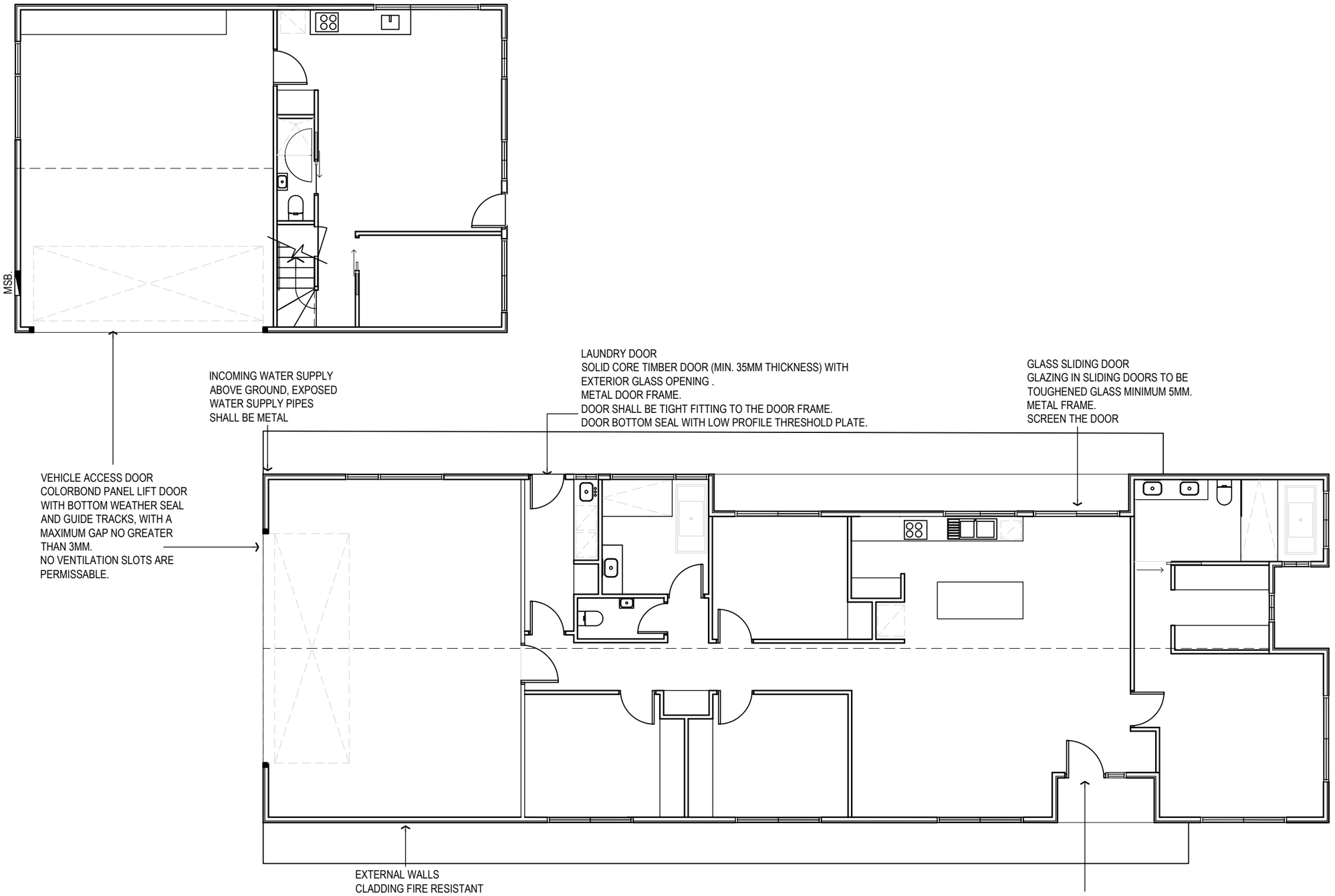

BUSHFIRE PLAN
1 : 100

Sorell Council

Development Application: Development Application - 70 Allambie Road, Orielton.pdf

Plans Reference:P1
Date Received:13/02/2024

LEGEND AND NOTES

JOINTS
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM.

VENTS
VENTS IN EXTERNAL WALLS SHALL BE SCREENED WITH ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2M, EXCEPT WHERE THE VENTS AND WEEPHOLES HAVE AN APERTURE LESS THAN 3MM.

WINDOWS / GLAZING
WINDOW FRAME AND SUPPORTING FRAME SHALL BE POWDERCOATED ALUMINIUM WITH TOUGHENED GLASS MINIMUM 5MM THICKNESS. WHEN USING DOUBLE GLAZING THIS REQUIREMENT APPLIES TO THE EXTERNAL FACE ONLY, UNLESS FULL SAFTEY GLASS IS REQUIRED BY AS 1288.

OPENABLE PORTIONS OF WINDOWS TO BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS AS DESCRIBED BELOW.

SCREENS FOR WINDOWS
ALUMINIUM SCREENS WITHIN POWDERCOATED ALUMINIUM FRAMES MUST HAVE A MAXIMUM APERTURE OF 2MM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE WINDOW FRAME SHALL NOT EXCEED 3MM.

ROOF
ROOF SHEETING TO BE NON-COMBUSTIBLE. THE ROOF / WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3MM.

ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2MM.

SHEET ROOF TO BE FULLY SARKED.
THE SARKING SHALL:
A) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
B) COVER THE ENTIRE ROOF AREA - WITH EXCEPTION OF RIDGES WHICH ARE TO BE VENTILATED TO AVOID CONDENSATION.

ANY GAPS GREATER THAN 3MM (SUCH AS SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE OR RIDGES BY;
(I) ALUMINUM MESH WITH MAXIMUM APERTURE OF 2MM; OR
(II) MINERAL WOOL; OR
(III) OTHER NON-COMBUSTIBLE MATERIAL; OR
(IV) A COMBINATION OF ANY OF THE ABOVE ITEMS.

ROOF PENETRATIONS
ROOF PENETRATIONS, INCLUDING AERIALS AND VENT PIPES SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3MM. THE MATERIAL USED FOR SEALING SHALL BE NON-COMBUSTIBLE. PIPES SHALL BE FITTED WITH ALUMINIUM EMBER GUARDS WITH A MAXIMUM APERTURE OF 2MM.

SIDE HUNG EXTERNAL DOORS
SHALL BE EITHER NON-COMBUSTIBLE OR SOLID TIMBER WITH A MINIMUM THICKNESS OF 35MM, OR HOLLOW CORE WITH A NON-COMBUSTIBLE KICK PLATE ON THE OUTSIDE FOR THE FIRST 400MM ABOVE THE THRESHOLD. GLAZED DOORS INCLUDING FRENCH DOORS AND BI-FOLD MUST HAVE 5MM TOUGHENED GLAZING THAT COMPLIES WITH THE GLAZING REQUIREMENTS FOR WINDOWS AND THE FRAME CAN BE ALUMINIUM FRAMED OR PVC WHICH IS SHOWN TO BE BUSH-FIRE RESISTANT OR BUSH-FIRE RESISTANT TIMBER (AS 3959-2009 APPENDIX E2 OR APPENDIX F COMPLIANT). COMPLIANT TIMBERS INCLUDE CELERY TOP, BLACKWOOD, MYRTLE, SOUTHERN BLUE GUM, SOME TAS OAK (ALPINE ASH, MOUNTAIN ASH, SILVERTOP ASH, PEPPERMINT & MANNA GUM) OR PLANTATION ASH (AS SHINING GUM) AS LONG AS THE DENSITY IS 650 KG/M3 OR GREATER.

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N North W E S

SCOTT RESIDENCE LOT 2
70 ALLAMBIE ROAD, ORIELTON, TAS, 7172
BRAIDEN SCOTT
BUSHFIRE PROTECTION PLANS

scale 1:100 @ A3
0m 1m 2m 3m 4m
drawn JM
date 31.01.24
project H2305 sheet A905 rev 1

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