

DISCRETIONARY APPLICATION For Public Display

Applicant:

Bothwell Golf Club

Location:

2122 Highland Lakes Road, Bothwell

Proposal: Demolition of Existing Outbuilding & New Outbuilding

DA Number: DA 2022 / 00070

Date Advertised: 29 July 2022

Date Representation Period Closes: 12 August 2022

Responsible Officer: Louisa Brown (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website <u>www.centralhighlands.tas.gov.au</u> or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager 19 Alexander Street BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au

central highlands



Development & Environmental Services 19 Alexander Street BOTHWELL TAS 7030

Phone: (03) 6259 5503 Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.:

Property ID No.:

Date Received:

Application for Planning Approval Use and Development

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

Applicant / Ow	ner Details:	ite i statistica di second	i II. A I.S. a Kalar			
Applicant Name	BOTHWE	LL GOLT	Chu	8.		
Postal Address	P.O. 1	Box (68	Phone No:	0412	733617
	BOTHWE	-LL	7030	Fax No:		
Email address		an. _E han h				
				Constant and Announcements and an angle of the state Announcements		
Owner/s Name	111 - 111 - 111 1 1 1 1 1 1 1 1 1 1 1 1					
if not Applicant)						
Postal Address	Part 22			Phone No:		
				Fax No:	- ¹¹¹ - 117	to a construction of the second s
				- A A A A A A A A A A A A A A A A A A A		NI - Los
Email address:						
117						
Description of	proposed use and	/or developm	ent:			
Address of new use and development:	2122	HIGHLAN	D LAK	es Ro	Bot	HWELL
Certificate of Title No:	Volume No	in and a second se	Lot No:			
Description of	STARCAGE	AND TRA	an k . 19			
lescription of		11-2	NING	SHED.	ie: New Dw	elling /Additions/ Demolition
proposed use or		11.5	NNG	SHED.	ie: New Dw //Shed/Fa	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc.
proposed use or development:		11.5	NNG	SHED.	ie: New Dw / /Shed / Fa Swimming	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc.
broposed use or development:				SHED.	ie: New Dw / /Shed / Fa Swimming	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc.
development:		D.1 A.P. D.47	TAN SE	SHED.	ie: New Dw / /Shed / Fi Swimming Eg. Are t	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc. here any existing buildings
levelopment:	EXISTING D	DILAPIDAT	Tels Sh	SHED.	ie: New Dw / /Shed / Fi Swimming Eg. Are t on this t	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc. here any existing buildings tle?
Current use of land and buildings:	EXISTING E To Be	DILAPIDAT Removel	TED SA	SHED.	ie: New Dw / /Shed / Fi Swimming Eg. Are t on this t If yes, w used as?	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc. here any existing buildings tle? hat is the main building
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Current use of land Ind buildings:	$\frac{F + 15 T_{10} + C_{10}}{T_{10} B_{c}}$ What are the proposed external wall colours	DILAPIDAT Removel GALVANI	Tels Sh S	SHLD.	ie: New Dw / /Shed / Fi Swimming Eg. Are t on this t If yes, w used as i	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc. here any existing buildings tle? hat is the main building
Current use of land and buildings:	$\frac{E \neq 15 \tau_{10} \neq C}{T_{2} B_{c}}$ What are the proposed external wall colours	DILAPIDAT Removel GALVANI	iels Sh Se	SHED.	ie: New Dw / /Shed / Fi Swimming Eg. Are t on this t If yes, w used as f	elling /Additions/ Demolition arm Building / Carport / Pool or detail other etc. here any existing buildings tle? hat is the main building

Is proposed development to be staged:	Yes		No		Tick 🖌
Is the proposed development located on land previously used as a tip site?	Yes		No	Ø	
Is the place on the Tasmanian Heritage Register?	Yes		No		
Have you sought advice from Heritage Tasmania?	Yes		No		
Has a Certificate of Exemption been sought for these works?	Yes	U	No		

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- 1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- 2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 3. I am the applicant for the planning permit and <u>I have notified the owner/s of the land in writing</u> of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature); Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature	Applicant Name (Blease print) Jim BORC	Date / 8/7/22.
Land Owner(s) Signature	Land Gwners Warfie (please)print)	Date 8/7/22
Land Owner(s) Signature	Land Owners Name (please print)	Date



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

- 1		
	VOLUME	FOLIO
	164109	1
	EDITION	DATE OF ISSUE
	9	28-Oct-2019

SEARCH DATE : 08-Jul-2022 SEARCH TIME : 03.31 PM

DESCRIPTION OF LAND

Parish of GRANTHAM Land District of MONMOUTH Parish of AMHERST Land District of CUMBERLAND Town of BOTHWELL Lot 1 on Sealed Plan 164109 Derivation : Part of 400 Acres Gtd. to William North; Part of 400 Acres located to P. Taylor; Part of 820 Acres Gtd. to Archibald McDowall & Part of 1400 Acres located to Alexander Reid Prior CTs 149019/1, 123547/1, 123548/1 and 156931/1

SCHEDULE 1

M771348 TRANSFER to GREGORY JAMES FREDERICK RAMSAY Registered 28-Oct-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP164109 EASEMENTS in Schedule of Easements

E3154	BURDENING EASEMENT: an electricity infrastructure	
	easement (appurtenant to Lot 3 on Sealed Plan 164109)	
	over the land marked Electricity Infrastructure	
	Easement 6.00 wide on Sealed Plan 164109 Registered	
	11-Apr-2019 at noon	
E3154	BURDENING EASEMENT: a stock route easement	
	(appurtenant to Lot 3 on Sealed Plan 164109) over the	
	land marked Stock Route Easement on Sealed Plan	
	164109 Registered 11-Apr-2019 at noon	
E3154	BURDENING EASEMENT: a wayleave easement (appurtenant	
	to Lot 3 on Sealed Plan 164109) over the land marked	
	Wayleave Easement 6.00 wide on Sealed Plan 164109	
	Registered 11-Apr-2019 at noon	
C654187	FENCING CONDITION in Transfer	
D88892	LEASE to CLYDE RIVER HOLDINGS PTY LTD of a leasehold	
	estate for the term of 10 years from 01-Jul-2012 of	
	that part of the said land within described with	
	portion being shown as Lot 1 on Plan 166334	
	Registered 21-Aug-2013 at noon	

the **list**...

RESULT OF SEARCH

RECORDER OF TITLES

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D88893	LEASE to CLYDE RIVER HOLDINGS PTY LTD of a leasehold
	estate for the term of 10 years from 01-Jul-2022 of
	that part of the said land within described with
	portion being shown as Lot 1 on Plan 166334
	Registered 21-Aug-2013 at 12.01 PM
D88894	LEASE to CLYDE RIVER HOLDINGS PTY LTD of a leasehold
	estate for the term of 10 years from 01-Jul-2032 of
	that part of the said land within described with
	portion being shown as Lot 1 on Plan 166334
	Registered 21-Aug-2013 at 12.02 PM
D88895	LEASE to CLYDE RIVER HOLDINGS PTY LTD of a leasehold
	estate for the term of 10 years from 01-Jul-2042 of
	that part of the said land within described with
	portion being shown as Lot 1 on Plan 166334
	Registered 21-Aug-2013 at 12.03 PM
M783491	MORTGAGE to MyState Bank Limited Registered
	28-Oct-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Volume Number: 164109









RECORDER OF TITLES

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SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

PAGE 1 OF # PAGE/S

Registered Number

164

SP

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2)any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as (1) may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and (2)any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to a right to pass and repass over the "Right of Way (Private) 15.24 wide" created by Conveyance 40/517# and shown on the Plan.

Lot 1 is subject to a pipeline casement and pumphouse casement for the benefit of the balance of Certificate of Title Volume 156931 Folio 1 after issue of the Plan over the "Pipeline and Pumphouse Easement 6.00 wide" shown on the Plan.

Lot 1 is subject to a right of drainage appurtenant to the balance of Certificate of Title Volume 149019 Folio 1 after the issue of the Plan over the "Drainage Easement 'B' 6.00 wide" and the "Drainage Easement 'A' 6.00 wide" shown on the Plan.

Lot 1 is subject to a right of carriageway appurtenant to Lot 1 on Scaled Plan 139378 over the "Right of Way (Private) 5.00 wide" shown on the Plan.

Lot 1 is subject to a powerline casement more particularly described in Scaled Plan 139378 appurtenant to Lot 1 on Scaled Plan 139378 over the "Powerline Easement 6.00 wide" shown on the Plan.

Lot 1 is subject to:

- (a) a powerline casement; a pipeline easement;
- (b) a pumphouse easement;
- a right of carriageway; (c)

appurtenant to the balance of Certificate of Title Volume 149019 Folio 1 after the issue of the Plan over the area marked "Right of Way 'C' (Private), Pipeline & Pumphouse Easement (variable width)" shown on the Plan.

Lot 1 is subject to:

- (a) a right of carriageway;
- (b) a powerline easement;

(c) an irrigation easement more particularly described in Sealed Plan 139378; ANNEVUDE DAOD

SUBDIVIDER: FOLIO REF: SOLICITOR & REFERENCE	MS Ramsay & Clyde River Holdings Pty Ltd 123547/1, 156931/1, 149019/1 & 123548/1 Will Edwards Lawyers : Will Edwards	PLAN SEALED BY: Central Highlands Central DATE: 30 1813 REF NO. Council Delegate
NOTE: The C	council Delegate must sign the Cer	tificate for the purposes of identification.
Many	Bausang.	AL B

Search Date: 08 Jul 2022 Department of Natural Resources and Environment Tasmania

Volume Number: 164109



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF # PAGES

Registered Number

SP 164109

SUBDIVIDER: M S RAMSAY & CLYDE RIVER HOLDINGS PTY LTD FOLIO REFERENCE: 123547/1, 156931/1, 149019/1 & 123548/1

as described in Scaled Plan 139378 appurtenant to Lot 1 on Scaled Plan 139378 over the "Right of Way (Private), Pipeline, Powerline & Pumphouse Easement 10.00 wide" shown on the Plan.

Lot 1 is together with a right of drainage over the "Drainage Easement 'A' 6.00 wide" shown passing through Lot 2 on the Plan.

Lot 2 is subject to a right of drainage:

(a) appurtenant to Lot 1;

(b) appurtenant to the balance of Certificate of Title Volume 149019 Folio 1 after issue of the Plan;

over the "Drainage Easement 'A' 6.00 wide" shown on the Plan.

Lot 1 is subject to a pumphouse casement and a powerline casement for the benefit of the balance of Certificate of Title Volume 149019 Folio 1 after issue of the Plan over the "Pumphouse and Powerline Easement" shown on the Plan.

Subject to the condition mentioned at the end of this Schedule, Lot 1 is subject to a right of carriageway for the benefit of Lot 2 over the "Right of Way 'D' (Private) (variable width)" shown on the Plan provided always that in exercising such rights it must be done between the hours of sunset and sunrise and regard must be had to the use of Lot 1 to minimise noise and interruption.

Subject to the condition mentioned at the end of this Schedule, Lot 1 is subject to a right of carriageway for the benefit of Lot 3 over the "Right of Way 'C' (Private), Pipeline and Pumphouse Easement (variable width)" shown passing through Lot 1 on the Plan.

Lot 1 is subject to a pipeline casement and pumphouse casement for the benefit of Lot 3 over the "Right of Way 'C' (Private), Pipeline and Pumphouse Easement (variable width)" shown passing through Lot 1 on the Plan.

Subject to the condition mentioned at the end of this Schedule, Lot 2 is together with a right of carriageway over the "Right of Way 'D' (Private) (variable width)" shown passing through Lot 1 on the Plan provided always that in exercising such rights it must be done between the hours of sunset and sunrise and regard must be had to the use of Lot 1 to minimise noise and interruption.

Subject to the condition mentioned at the end of this Schedule, Lot 3 is together with a right of carriageway, pipeline easement and pumphouse easement over the "Right of Way 'C' (Private), Pipeline and Pumphouse Easement (variable width)" shown passing through Lot 1 on the Plan.

Lot 1 is subject to a right of carriageway for the benefit of the balance of Certificate of Title Volume 156931 Folio 1 after issue of the Plan over the "Right of Way (Private) 15.24 wide" shown on the Plan.

- For the purpose of this Schedule (unless defined by reference to another Scaled Plan):
- (a) "pipeline casement" means the full right and liberty for the registered proprietor of the land entitled to the benefit of the casement, its servants, agents and contractors ("the owner of the dominant tenement") at all times:

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

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 3 OF # PAGES

SUBDIVIDER: M S RAMSAY & CLYDE RIVER HOLDINGS PTY LTD FOLIO REFERENCE: 123547/1, 156931/1, 149019/1 & 123548/1

 to draw water through pipes now or to be installed within the area marked "Pipeline Easement" on the Plan ("the servient tenement");

Registered Number

SP 164109

- (ii) to maintain, lay crect and install pipes and associated items for the piping of water ("the pipeline infrastructure) within the servient tenement;
- (iii) to enter into and upon the servient tenement for the purpose of examining, operating, maintaining, repairing, modifying or replacing the pipeline infrastructure without doing unnecessary damage to the servient tenement and making good all damage done or damage occasioned thereby.
- (b) "powerline casement" means the full right and liberty for the registered proprietor of the land entitled to the benefit of the casement, its servants agents and contractors ("the owner of the dominant tenement"), at all times:
 - to maintain, lay, crect and install anything used for or in connection with the generation, transmission or distribution of electricity including poles, powerlines and conduits (overhead or underground) sub-stations for converting electricity, sub-stations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity ("the electricity infrastructure") within the area marked "Powerline Easement" on the Plan ("the servient tenement");
 - to enter into and upon the servient tenement for the purpose of examining, operating, maintaining, repairing, modifying or replacing the electricity infrastructure without doing unnecessary damage to the servient tenement and making good all damage done or damage occasioned thereby;
 - (iii) to cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.
- (c) "pumphouse casement" means the full right and liberty for the registered proprietor of the land entitled to the benefit of the casement, its servants agents and contractors ("the owner of the dominant tenement") at all times:
 - to maintain, lay, crect and install a pumphouse and install within it a pump and associated items for the operation of it ("the pumphouse infrastructure") within the area marked "Pumphouse Easement" on the Plan ("the servient tenement");
 - (ii) to enter into and upon the servient tenement for the purpose of examining, operating, maintaining, repairing, modifying or replacing the pumphouse infrastructure without doing unnecessary damage to the servient tenement and making good all damage done or damage occasioned thereby.
- (d) the words "subject to the condition" means that the rights granted by the Schedule pursuant to the casement which follow those words will only apply whilst:
 - i) the land which benefits from the relevant easement is either owned or occupied by:
 - A. John William Skardon Ramsay ("John");
 - B. a Related Party of John;
 - C. a Family Company of John;
 - D. a Family Trust of John;
 - E. an Associated Trust of John (being a Trustee);
 - F. a beneficiary of any Family Trust or Associated Trust mentioned in (iv) and (v) for the benefit of which the owner holds such land;

and for this purpose:

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

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Department of Natural Resources and Environment Tasmania

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Volume Number: 164109



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS

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PAGE 4 OF # PAGES

Registered Number

164109

SUBDIVIDER: M S RAMSAY & CLYDE RIVER HOLDINGS PTY LTD FOLIO REFERENCE: 123547/1, 156931/1, 149019/1 & 123548/1

- "Related Party" means a spouse or lineal descendant of John; A.
- Β. "Family Company" means a company where more than 75% of the ordinary shares in which are beneficially owned by John or a Related Party of John or by a Family Trust of John:
- C. "Family Trust" means a Trust which is substantially for the benefit of John or his Related Party:
- "Associated Trust" means a Trust which is substantially for the benefit of the same D. beneficiaries as a Trust for the benefit of which the owner holds such land.

Any dispute as to whether a Trust is substantially for the benefit of John or his Related Party or substantially for the benefit of the same beneficiaries of the Trust for the benefit of which the land is held, shall be referred if unable to be agreed, at the joint cost of the owner of the land subject to the easement and the party obtaining or seeking to obtain the benefit of it, to the arbitration of a solicitor of no less than five (5) years standing to be nominated (in the case where the parties cannot otherwise agree) by the President for the time being of the Law Society of Tasmania or its successor at the request of either the owner of the land subject to the easement or the party obtaining or seeking to obtain the benefit of the relevant easement whose decision shall be final and binding; and/or

(ii) only if all of Lots 2, 3 and 4 on the Plan are owned by the same proprietor.

EASEMENTS CONTINUED ON PAGE 6

SIGNED by MARY STENHOUSE RAMSAY as registered proprietor of Folios of the Register Volume 123548 Folio 1, Volume 123547 Folio 1 & Volume 149019 Folio 1 in the presence of:

maryKamaa

(witness signature) (Witness full name) GLENN ANDREN RICHARDS

1

(witness occupation) FARM HAND.

(witness address) | ELIZABETH ST BOTHNELL, TAS. 7140.

EXECUTED by CLYDE RIVER HOLDINGS PTY LTD as registered proprietor of Folio of the Register Volume 156931 Folio 1 in accordance with Section 127 of the Corporations Act 2001:

(Sole Director/Secretary)

Department of Natural Resources and Environment Tasmania

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

Search Time: 03:31 PM

Volume Number: 164109



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 5 OF 6

SP 164109

EXECUTION OF CONSENT

COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124 being the Proprietor of Mortgages No. C424445, C424448, C773502, C424446 & C811467 hereby consents to the within Schedule of Easements

SIGNED SEALED and DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney Lisa Jane Webb under Registration Power of Attorney No. 72/6177 who certifies that she is a Conveyancing Officer of the COMMONWEALTH BANK OF AUSTRALIA

and declares that she has received no notice of revocation of the said Power of Attorney and in the presence of:

1

Arthur Danopoulos, Bank Officer Level 8, 385 Bourke St, Melbourne Victoria 3000

Registered Number

Search Date: 08 Jul 2022 Search Time: 03:31 PM
Department of Natural Resources and Environment Tasmania

Volume Number: 164109

Revision Number: 02

Page 5 of 6



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO						
SCHEDULE	OF	EASEMENTS				

Registered Number

SP164109

PAGE 6 OF 6 PAGES

SUBDIVIDER: -

the

M S RAMSAY & CLYDE RIVER HOLDINGS PTY LTD

FOLIO REFERENCE: -

149019/1, 123547/1, 123548/1 & 156931/1

EASEMENTS CONTINUED

Lot 2 & that part of Lot 1 on the Plan formerly comprised in Lot 1 on P149019 are each subject to an easement for nine hundred and ninety nine years granted by Agreement dated the thirtieth day of June 1922 to the Minister charged with the administration of "The Complex Ores Act 1909" and its amendments for Hydro Electric purposes.

Lot 1 on the Plan is subject to:

(a) a right of carriageway

(b) a pipeline easement and

(c) a powerline easement

appurtenant to the balance of Folio of the Register Volume 149019 Folio 1 after issue of the Plan over the Right of Way (Private), Pipeline & Powerline Easement 6.00 wide shown on the Plan.

Lot 3 is together with a pipeline easement and pumphouse easement over the Right of Way 'C' (Private), Pipeline and Pumphouse Easement (variable width) shown passing through Lot 1 on the Plan.

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

Search Time: 03:31 PM

Department of Natural Resources and Environment Tasmania

Volume Number: 164109



Tasmanian Heritage Council

Tasmanian Heritage Council GPO Box 618 Hobart Tasmania 7000 134 Macquarie St, Hobart Tasmania 7000 Tel: 1300 850 332 enquiries@heritage.tas.gov.au www.heritage.tas.gov.au

PLANNING REF:n/aEXEMPTION NO:4975REGISTERED PLACE NO70FILE NO:06-28-85 THCAPPLICANT:Jim Poore (President, Bothwell Golf Club)DATE:28-Jun-2022

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: Ratho

2122 HIGHLAND LAKES RD BOTHWELL 7030 TAS

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3) (a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Demolish existing storage shed and erect new shed on same site.

- <u>Documents:</u>
 1. Exemption certificate application form, completed.
 2. Construction drawings and generic specifications by Pettit Designs, dated June 2022 (17 sheets).
 3. Photographs of existing shed (i.e, that which is proposed to be demolished).
- <u>Comments:</u> The existing shed is constructed of painted vertical timber palings with a skillion galvanised corrugated iron roof. The proposed new shed will be larger than the existing, with a floor area of approximately 11 x 4 metres. It is to have a concrete floor slab, walls 2.4m high, and gabled roof pitched at 18.5 degrees with the ridge central to the long axis of the building. Walls and roof to be clad in corrugated galvanised corrugated steel (not Zincalume).

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this certificate of exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a certificate of exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from www.heritage.tas.gov.au.

Please contact the undersigned on 1300 850 332 if you require clarification of any details in this certificate.

Signed:

Ian Boersma **Works Manager - Heritage Tasmania** *Under delegation of the Tasmanian Heritage Council*



Site plan (annotations on aerial image obtained from LIST, 28/06/2022)





LE	GEND		
C1	COLUMN	90x90 F7 TRP POST SUPPORTED ON GALVANISED STIRRUP	
DS	STUD	EMBEDDED INTO FOOTING FIXED USING 2/M12 BOLTS 2/90x45 MGP10	
L1	LINTEL	190x45 F17	
L2	LINTEL	2/190x35 F17	
L3	LINTEL	2/190x45 F17	
L4	LINTEL	170x35 F17	
CJ	JOIST	90x45 MGP10 <u>OR</u> 90x35 F17 @ 1000€	
	ALTERNATIVE:	120x45 F17 @ 1000€ OMIT [H2]	
H1	BEAM	2/190x45 F17 <u>OR</u> 2/190x45 MGP10	
H2	HANGER	90x45 F17 <u>OR</u> 120x35 MGP10	
P1	PROP	90x45 F17 OR 90x45 MGP10	
RB	RIDGE BEAM	140x35 F17 CONTINUOUS SPAN OR 140x45 F17 SINGLE SPA	N
R1	RAFTER	90x35 F17 <u>OR</u> 90x45 MGP10 @ 1000€	

E	•		-			R1			
-	► P1	RB		Р1	RB	Р1	RB	P1	RB
	~					*			
			-				-1		P

ROOF FRAME PLAN



[ph] 03 62730986 | DRAFTED BY: MATTHEW RICHARD PETTIT [mob] 0406481283 | ACCREDITATION No. : CC5092U [email] matthew.pettit@bigpond.com | DATE: June 2022



0 50 100

PROPOSED SHED RATHO FARM GOLF COURSE 2122 HIGHLAND LAKES ROAD BOTHWELL

> RATHO GOLF CLUB JOB: 220401

ROOF FRAMING PLANS

Scale: 1:50



Low Туріса inland (Mild steel corrosion than rate 1.3 to 25 µm/y) shelte

Roof area - 92.8m² CALCULATIONS 1 2

downpipe.



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BCA - Table 3.5.1.1a ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING

OCATION	MINIMUM METAL COATING IN ACCORDANCE WITH AS 1397			
	Metallic coated steel	Metallic and organic coated steel		
ally remote l areas or more 1km from ered bays	Z450 galvanised <u>OR</u> AZ150 aluminium/zinc <u>OR</u> AM125 aluminium/zinc/ magnesium	Z275 galvanised <u>OR</u> AZ150 aluminium/zinc <u>OR</u> AM100 aluminium/zinc/ magnesium		

ROOF WATER DRAINAGE

Rainfall intensity - 155mm/hour (1 in 100 years) Number of downpipes - 2 Size of downpipe - 75mm Size of gutter - 115mm D gutter

- Downpipe Size Catchment
 - Ø75 46.4m²
 - Ø75 46.4m²

NOTE: All eaves gutters to have a fall of 1:500 to

50 100 Ω

PROPOSED SHED RATHO FARM GOLF COURSE 2122 HIGHLAND LAKES ROAD BOTHWELL

> RATHO GOLF CLUB JOB: 220401







	(a) FILL		(0) (0)		
DIL TYPE R BCA 3.2.4)		EMBANKMENT SLOPES H:L			
		COMPACTED FILL	CUT		
E ROCK (A*)		2:3	8:1		
AND (A*)		1:2	1:2		
ILT (P*)		1:4	1:4		
FIRM CLAY		1:2	1:1		
	SOFT CLAY	NOT SUITABLE	2:3		
SOILS (P)		NOT SUITABLE	NOT SUITABLE		



Plumbing and drainage shall comply with AS3500. Fixtures to be installed to 3.8.1 of BCA96 vol 2. Hot and cold water reticulation 20Ø with 15Ø branches to each individual fixture. Fit RMC or similar temp control valve to limit water temperature at basin, bath and shower to 50°C. Outlet temperature at HWC 60°C. HWC to be installed internally. Provide safe

tray and 50Ø outlet to flap valve. Connect to main.

PLUMBING ON SOIL CLASS M, H-1, H-2 & E SITES:

Refer AS2870 (2011), Section 6.6 - Joints in plumbing shall be articulated immediately outside the footing and commencing within 1m of house under construction to accommodate ground movement with out leakage. Penetrations to edge beams and slabs shall be sleeved so as to maintain a minimum of 35mm clearance all round penetrating pipe. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

(14/2

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PIPE THROUGH FOOTING DETAILS IN CLASS M, H1, H2, E soils (Refer details right)

NOTES:

- * All pipework eg 100Ø etc denotes DIN 100 etc
- * Location of existing sewer and stormwater lines INDICATIVE only.
- * All new sewer lines suspended under new floor * Sewer falls min 1:60
 - min. cover
- 300mm under soil
- 75mm under paving (driveway-light)
- 100mm under concrete (driveway heavy)
- 50mm under paving (non-trafficable)
- under building 25mm cover to u/s slab * Stormwater falls min 1:100
 - min. cover
- 100mm under soil
- 50mm under paving
- driveway 75mm under concrete
- 100mm under paving

Trench construction in M,H1,H2 and E soil classifications as per AS 3500

For soil classifications H1,H2 and E Provide 20mm closed cell polyethylene lagging around pipes for Class H1 Provide 40mm " " Class H2 & E Provide articulated joints, expansion joints, swivel joints etc to manufacturers directions Penetrations through the middle third only of the footing

- * Ag drains falls min 1:300
- * Provide IO"s to SL at approx. 8m crs



15/25

DRAINAGE DETAILS



SILT PIT



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100 200

RATHO FARM GOLF COURSE BOTHWELL





SPECIFICATIONS TO NCC

- To be read in conjunction with notations as shown on ALL sheets in this plan set.

- It is expected that the builder or project supervisor have access on site to a copy of the current National Construction Code Volume 2 Building Code of Australia for their own reference.

3.1 - SITE PREPARATION

- All filling and excavations to be in accordance with Clause 3.1.1.1 & 2 and Figures 3.1.1.1a & b and Table 3.1.1.1
- Agricultural drains to be provided where indicated on drawings to SW outfall with silt trap as required. All in accordance with Clause 3.1.3.2/3/4. installation as per Figure 3.1.3.4
- For slab on ground buildings the finished slab height shall be generally 150mm above the external finished surface levels or in accordance with Clause 3.1.3.3(b) where applicable
- Grade finished external surfaces around perimeter of building outwards at 50mm over the first 1 meter
- Grade surface levels under timber/suspended floors to obviate ponding
- Stormwater drainage to comply with Clause 3.1.3.5

3.2 - FOOTINGS and SLABS

- Excavations for footings to be in accordance with Clause 3.2.2.1
- Filling and compacting under slabs to be in accordance with Clause 3.2.2.2
- Site classifications as per Engineers report. Drawings certified by the consulting engineer detailing to be used by Contractor in all construction work
- All stump footings to be in accordance with Clause 3.2.5.6
- Fireplace footings to be in accordance with Clause 3.2.5.5

3.3 - MASONRY

- External walls to be in accordance with AS3700, AS4773 and as shown on the drawings
- Internal walls as shown on the drawings
- Isolated piers as shown on the drawings
- Vertical articulation joints to be provided in unreinforced masonry walls for all site classifications except A and S. Joint width to be not less than 10mm and provided at the following positions. ie-
 - at 6m crs for straight, continuous walls having no openings
 - at change in height of wall where the same is greater than 20%
 - at 5m crs where openings occur greater than 900x900 with joint line with opening edge
 - change in wall thickness
 - at control and construction joints in slabs and footings
 - at wall junctions of different masonry materials and at deep chases in walls

NOTE: Vertical articulation joints to be provided also in accordance with cladding manufacturers specifications

- Reinforced masonry to be in accordance with details as shown on the drawings.
- Wall ties to be provided at 600 crs vertically and at 600 crs horizontally for cavity construction and 450 crs for stud walls
- Steel lintels to be provided as noted on drawings
- Cavity width of 25mm minimum to be provided for brick veneer and 35-65mm for cavity masonry; refer to dimensions shown on drawings
- Provide open perpends (weepholes) at 1200 crs above DPC or flashing
- Flashings to the relevant standard. Weatherproofing to single skin masonry walls in accordance with the relevant standard

3.4 - FRAMING

- Sub floor ventilation to Clause 3.4.1.2 and Figure 3.4.2 and to be provided at the rate of 6000mm² per meter length of wall
- Maintain 150mm minimum between surface and lowest framing member. This may be reduced if H4 treated or equivalent timber is used and at the discretion of the local authority
- Steel Framing in accordance with Part 3.4.2. and be designed in accordance with standards referred to in said Part. Bearer and floor joist sizes as detailed on drawings
- All service installation in steel framing as detailed on drawings
- Timber framing all framing to AS1684.2. Timber types or composite timbers not found in AS1682.2 shall installed to the manufacturers and/or a structural engineers specification.
- Floor framing all bearers and joists to dimensions and sizes as shown on the drawings
- Flooring as shown on the drawings
- Wall framing all studs, plates etc to dimensions and sizes as shown on the drawings and in accordance ٠
- Roof framing all members to dimensions and sizes as shown on the drawings
- Trussed roofs to be designed and manufactured by an approved supplier. Certification of same to be provided. Trusses to be installed and braced as per manufacturers directions.
- Tie-downs all connections to details as shown on the drawings where applicable. Construction details as shown on the drawings. Constructions details as shown on the drawings.
- Bracing to be provided as shown on the drawings. Construction details as shown on the drawings.
- Structural steel members in accordance with Part 3.4.4 and to dimensions and sizes as shown on the drawings.

3.5 - ROOF AND WALL CLADDING

- Roof tiling to be in accordance with Clause 3.5.2.2 and Figures 3.5.2.1 and 3.5.2.2 to a maximum pitch of 35 degrees.
- Metal sheet roofing to be in accordance with Clause 3.5.1.5
- Gutters and downpipes as shown and indicated on the drawings and to be in accordance with Clauses in Part 3.5.3. Calculations as shown on the drawings.
- Wall cladding as shown on the drawings if applicable and to Clauses in Part 3.5.4 and Part 3.5.5. Flashings around wall openings as per Clause 3.5.4.6 and/or cladding manufacturers details and specifications.

3.6 - GLAZING

- All glazing to AS1288 and AS2047
- Manufactured windows, doors and panels to the above Australian Standards and certified accordingly and to Clause 3.6.3 and 3.6.4 for human impact safety requirements.

3.7 - FIRE SAFETY

- External walls less than 900mm from the allotment boundary to comply with Clause 3.7.2.4 and as shown on the drawings.
- Class 10a buildings located between a Class 1 building and the allotment boundary to comply with Clause 3.7.2.5 and Figures 3.7.2.4 to 3.7.2.6
- Carports to comply with Clause 3.7.2.6 and Figure 3.7.2.7
- Allowable encroachments in accordance with Clause 3.7.2.7
- Separating walls to comply with Clause 3.7.3.2
- Roof sarking in Class 1 building to be of a flammability index not greater than 5 and in accordance with Clause 3.7.1.2
- Roof lights in accordance with Clause 3.7.3.4
- Smoke alarms to be installed and located in accordance with Clauses in Part 3.7.5 and as shown on the drawings.
- Heating appliances to be in accordance with Clauses in Part 3.10.7 in locations as shown on the drawings.
- Bushfire areas proposals in designated Bushfire areas to be in accordance with Clauses in Part 3.10.5
- Alpine areas proposals in designated Alpine areas to be in accordance with Clauses in Part 3.10.4

3.8 - HEALTH AND AMENITY

- All wet areas including showers, baths and wall fixtures to be waterproofed to AS3740 and in accordance with Clauses 3.8.1.1 to 3.8.1.3
- All wall substrates to be MR board or similar including cement sheet with water resistant linings of ceramic tile, slate, stone, lamipanel or similar in accordance with Clause 3.8.1.2
- Wall linings as specified above to be provided to height of 1800 above shower bases, 150 above baths, handbasins and other fixtures including washing machines.
- Shower recesses to comply with AS3740
- Wall and fixture junctions to comply AS3740.
- Room heights as shown on the drawings and in accordance with Clause 3.8.2.2 including stairwell clearances.
- Facilities to be provided and installed in accordance with Clause 3.8.3.1 to 3.8.3.3 and as shown on the drawings.
- Doors to sanitary compartments to be in accordance with Clause 3.8.3.3 and as shown on the drawings. Clearance of 1200 to
- Light natural light to be provided at not less than 10% of the floor area of the room and as shown on the drawings and to comply with Part 3.8.4
- Artificial light to be provided in accordance with Clause 3.8.4.3.
- Ventilation to be provided in accordance with Clauses 3.8.5.0 to 3.8.5.2 and not less than 5% of the floor area of the room.
- Sanitary compartments as shown on the drawings and in accordance with Clause 3.8.5.3.
- Sound insulation separating walls where required to be in accordance with Clauses in Part 3.8.6

3.9 - SAFE MOVEMENT AND ACCESS

- Stair construction as noted on drawings and in accordance with Clauses in Part 3.9.1
- Rises and goings as noted on drawings.
- Spiral stairs in accordance with this part.
- Balustrades as noted on drawings and in accordance with Clauses in Part 3.9.2. All balustrades 1000mm minimum height with a maximum aperture of 125mm (except wire balustrade where spacing will comply with Clause 3.9.2.5 and Table 3.9.2.1)
- Loading forces on balustrades to comply with AS1170.1
- Balustrades to stairs to be 865mm above stair nosing and in accordance with Clause 3.9.2.3 and Figures 3.9.2.1 to 3.9.2.4

3.12 - ENERGY EFFICIENCY

- Vapor permeable membrane and Reflective breathable membrane to be installed and in accordance with Clause 3.12.1.1(b).
- Bulk insulation to AS2464.3, 5 and 6 and in accordance with Clause 3.12.1.1(c).
- Roof insulation to comply with Clause 3.12.1.2 and as noted on the drawings.
- Roof lights to Clause 3.12.1.3.
- External wall insulation to be in accordance with Clause 3.12.1.4 and as noted on the drawings.
- Floor insulation to comply with Clause 3.12.1.5.
- External glazing in accordance with Clause 3.12.2.1 and as shown on the drawings. Calculation of glazing areas as noted on the drawings.
- Building sealing in accordance with Part 3.12.3 and as noted on the drawings.



PETTIT DESIGNS

1 JACKSON STREET, GLENORCHY

be maintained between closet pan and nearest part of doorway. Where clearance insufficient door to open outwards or slide. SPECIFICATIONS TO NCC

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SPECIFICATION FOR CONSTRUCTION OF STRUCTURES IN A **BUSHFIRE PRONE ZONE WITH A BUSHFIRE ATTACK LEVEL 12.5** (BAL-12.5)

AS PER SPECIFIED IN AS3959-2018 SECTION 5

(NOTE: ONLY APPLICABLE CLAUSES WILL BE LISTED. CLAUSES NOT APPLICABLE TO THE CONSTRUCTION WILL BE OMITTED FROM THIS SPECIFICATION)

5.1 GENERAL - THE BUILDING ASSESSED IN SECTION 2 OF THE STANDARD (AS3959-2009) SHALL COMPLY WITH SECTION 3 AND CLAUSES 5.2-5.8 OF SAME.

5.2 SUB-FLOOR SUPPORTS - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMETNS FOR SUBFLOOR SUPPORT WHERE THE WHERE TEH SUBFLOOR SPACE IS ENCLOSED WITH -

- (a) A WALL THAT CONFORMS TO NOTATION 5.4; OR
- (b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL BRONZE OR ALUMINIUM; OR
- (c) A COMBINATION OF ITEMS (a) AND (b).

NOTE: THIS REQUIREMETN APPLIES TO THE SUBJECT BUILDING ONLY AND NOT TO VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS (SEE CLAUSE 5.7)

NOTE: COMBUSTIBLE MATERIALS STORED IN THE SUBFLOOR SPACE MAY BE IGNITED BY EMBERS AND CAUSE AN IMPACT TO THE BUILDING.

5.3 FLOORS

5.3.1 CONCRETE SLAB ON GROUND - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLAB ON GROUND

5.3.2.1 ELEVATED FLOORS WITH ENCLOSED SUBFLOOR SPACE - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH -

- (a) A WALL THAT CONFORMS TO NOTATION 5.4; OR
- (b) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL BRONZE OR ALUMINIUM; OR
- (c) A COMBINATION OF ITEMS (a) AND (b).

5.3.2.2 ELEVATED FLOORS WITH AN UNENCLOSED SUBFLOOR SPACE - WHERE THE SUBFLOOR SPACE IS

UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:

(a) MATERIALS THAT CONFORM WITH TEH FOLLOWING:

- (i) BEARERS AND JOISTS SHALL BE (A) NON-COMBUSTIBLE; OR (B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR A COMBINATION OF ITEMS (A) AND (B).
- (b) FLOORING SHALL BE (A) NON-COMBUSTIBLE; OR (B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR (C) TIMBER (OTHER THAN BUSHFIRE-RESISTING TIMBER), PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION; OR (D) A COMBINATION OF ANY OF ITEMS (A), (B) OR (C)

5.4 EXTERNAL WALLS

5.4.1 WALLS - THAT PART OF AN EXTERNAL WALL SURFACE THAT IS LESS THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT, AWNING AND LIMILAR ELEVMENTS OR FITTINGS HAVE AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL SHALL BE MADE FROM -

(a) NON-COMBUSTIBLE MATERIAL INCLUDING THE FOLLOWING PROVIDED THE MINIMUM THICKNESS IS 90mm:

(i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAY OF FLAY, CONCRETE OR CALCIUM SILICATE OR NATURAL STONE.

- (ii) PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE.
- (iii) EARTH WALL INCLUDING MUD BRICK; OR
- (b) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680kg/m³ OR GREATER AT A 12% MOISTURE CONTENT; OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90m AND A MINIMUM THICKNESS OF 90mm AND GAUGE PLANED: OR
- (c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR STEEL-FRAMED WALL AND IS (i) NON-COMBUSTIBLE MATERIAL; OR
 - (ii) FIBRE-CEMENT A MINIMUM OF 6mm IN THICKNESS; OR
 - (iii) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018 APPENDIX F); OR
 - (iv) A TIMBER SPECIES AS SPECIFIED IN AS3959:2018 PARAGRAPH E1, APPENDIX E; OR
 - (v) A COMBINATION OF ANY OF ITEMS (i), (ii), (iii) OR (iv); OR

(d) A COMBINATION OF ANY OF ITEMS (a), (b) OR (c) ABOVE. THE STANDARD AS3959:2009 DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE EXPOSED COMPONENTS OF AN EXTERNAL WALL S THAT ARE 400mm OR MORE FROM THE GROUND OR FOR EXTERNAL WALL SURFACES 400mm OR MORE ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGEL LESS THAN 18°TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL.

5.4.2 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.

ALTERNATIVELY, SARKING-TYPE MATERIAL MAY BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.

5.4.3 VENTS AND WEEPHOLES - WHERE IN EXTERNAL WALLS (WITH THE EXCEPTION OF WEEPHOLES TO WINDOWS AND DOORS) SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE FROM

CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE EXCEPT WHERE THEY ARE LESS THAN 3mm, OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPACE.

5.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

5.5.3 WINDOWS AND SIDELIGHTS - WINDOW ASSEMBLIES SHALL: (a) BE COMPLETELY PROTECTED BY A BUSHFIRE SUTTER THAT CONFORMS WITH AS3959.2018 CLAUSE 3.7 AND CLAUSE 5.5.1; OR (b) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. SCREEN FRAME SHALL BE MADE FROM METAL; BUSHFIRE-RESISTING TIMBER OR A SPECIES AS SPECIFIED IN AS3959:2018 PARAGRAPH E2, APPENDIX E. SCREENING NEEDS TO BE APPLIED TO COVER TEH ENTIRE ASSEMBLY, THAT IS INCLUDING FRAMING, GLAZING, SASH, SILL AND HARDWARE. OR

(c) THEY SHALL CONFORM WITH THE FOLLOWING:

- FRAME MATERIAL FOR WINDOW ASSEMBLIES LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm (i) ABOVE DECKS, CAR PORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AND ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, WINDOW FRAMES AND WINDOW JOINERY, SHALL BE MADE FROM ONE OF THE FOLLOWING:
 - BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F AS3959:2018); OR
 - A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E2 APPENDIX E AS3959:2018; OR (B)
 - METAL: OR (C)
 - METAL-REINFORCED PVC-U, THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, (D) STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
- (ii) HARDWARE THERE ARE NO SPECIFIC RESTRICITONS ON HARDWARE FOR WINDOWS.
- (iii) GLAZING WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CAR PORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AND ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THE GLAZING SHALL BE GRADE A SAFETY GLASS MINIMUM 4mm IN THICKNESS, OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.
- NOTE: WHERE DOUBLE-GLAZED ASSEMBLIES ARE USED ABOVE, THE REQUIREMENTS APPLY TO THE EXTERNAL PANE OF THE GLAZED ASSEMBLY ONLY. FOR ALL OTHER GLAZING, ANNEALED GLASS MAY BE USED IN ACCORDANCE WITH AS1288
- (iv) SEALS AND WEATERH STRIPS THERE ARE NO SPECIFIC REQUIREMENTS FOR SEALS AND WEATHER STRIPS AT THIS BAL LEVEL
- SCREENS THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM (v) APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. 5.5.3 DOORS - SIDE HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)
- SIDE HUNG EXTERNAL DOORS SHALL -

(a) BE COMPLETELY PROTECTED BY BUSHFIRE SHUTTERS THAT CONFORM WITH AS3959:2018 CLAUSE 3.7 AND CLAUSE 5.5.1; OR

- (b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, ALUMINIM OR BRONZE (AS PER AS3959:2018 CLAUSE 3.6) SCREEN FRAME AS PER CLAUSE 5.5.2; OR
- (c) CONFORM WITH THE FOLLOWING:
 - (i) DOOR PANEL MATERIAL SHALL BE -
 - (A) NON-COMBUSTIBLE: OR
 - (B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER, HAVING A MINIMUM THICKNESS
 - OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
 - (C) HOLLOW CORE, LAMINATED TIMBER OR RECONSTITUTED TIMBER WITH A NON-COMBUSTIBLE
 - KICKPLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
 - (D) HOLLOW CORE, SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER PROTECTED EXTERNALLY BY A SCREEN THAT CONFORMS WITH CLAUSE 5.5.2

(E) FOR FULLY FRAMED GLAZED DOOR PANELS, THE FRAMING SHALL BE MADE FROM METAL OR FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018) OR A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E2, APPENDIX E - AS3959:2018; OR uPVC

CONTINUED NEXT PAGE



PETTIT DESIGNS 1 JACKSON STREET, GLENORCHY

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PROPOSED SHED RATHO FARM GOLF COURSE 2122 HIGHLAND LAKES ROAD BOTHWELL

RATHO GOLF CLUB

Scale: NTS

SPECIFICATION FOR CONSTRUCTION OF STRUCTURES IN A **BUSHFIRE PRONE ZONE WITH A BUSHFIRE ATTACK LEVEL 12.5** (BAL-12.5)

ÀS PER SPECIFIED IN AS3959-2018 SECTION 5

- (ii) DOOR FRAME MATERIAL SHALL BE -
 - (A) BUSHFIRE-RESISTING TIMBER (SEE AS3959:2018 APPENDIX F) OR
 - (B) A TIMBER SPECIES AS SPECIFIED IN AS3959:2018 PARAGRAPH E2 OF APPENDIX E; OR
- (C) METAL; OR
- (D) METAL-REINFORCED uPVC. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL.
- (iii) HARDWARE THERE ARE NO SPECIFIC REQUIREMENTS FOR HARDWARE AT THIS BAL LEVEL.
- (iv) GLAZING THE GLAZING SHALL BE GRADE A SAFETY GLASS A MINIMUM 4mm IN THICKNESS, OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.
- (v) SEALS AND WEATHER STRIPS WEATHER STRIPS, DRAFT EXCLUDERS OR DRAFT SEALS SHALL BE INSTALLED AT BASE OF SIDE-HUNG EXTERNAL DOORS.
- (vi) SCREENS THERE ARE NO REQUIREMENTS TO SCREEN OPENABLE PART OF THE DOOR AT THIS BAL LEVEL

(vii) DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE. 5.5.4 DOORS - SLIDING DOORS

SLIDING DOORS SHALL -

(a) BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT CONFORMS TO AS3959:2018 CLAUSE 3.6 AND CLAUSE 5.5.1

- (b) BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM AND WITH A FRAME COMPLIANT WITH CLAUSE 5.5.2; OR
- (c) CONFORM WITH THE FOLLOWING:

(i) FRAME MATERIAL FOR DOOR FRAMES, INCLUDING FULLY FRAMED GLAZED DOORS, SHALL BE (A) BÚSHFIRE-RESISTING TIMBER (SEE AS3959:2018 APPENDIX F); OR (B) A TIMBER SPECIES AS SPECIFIED IN AS3959:2018 PARAGRAPH E2, APPENDIX E; OR (C) METAL; OR (D) METAL-REINFORCED uPVC AND THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION-RESISTANT STEEL

(ii) HARDWARE - THERE IS NO SPECIFIC REQUIREMENTS FOR HARDWARE AT THIS BAL LEVEL.

(iii) GLAZING - WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE GRADE A SAFETY GLASS

A MINIMUM OF 4mm THICKNESS.

(iv) SEALS AND WEATHER STRIPS - THERE ARE NO SPECIFIC REQUIREMENTS FOR SEAL AND WEATHER STRIPS AT THIS BAL LEVEL.

(v) SCREENS - THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PERT OF THE SLIDING DOOR AT THIS BAL LEVEL.

(vi) SLIDING PANELS - SLIDING PANELS SHALL BE TIGHT-FITTING IN THE FRAMES

5.5.5 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS)

THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:

(a) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM -

(i) NON-COMBUSTIBLE MATERIAL; OR

- (ii) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
- (iii) FIBRE-CEMENT SHEET, A MINIMUM OF 6mm IN THICKNESS; OR
- (iv) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E OF AS3959:2009; OR
- (v) A COMBINATION OF ANY OF ITEMS (i), (ii), (iii) or (iv) ABOVE.(b) ALL VIHICLE ACCESS DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION. OPENING SHALL BE PROTECTED BY OPENING WITH FRL NOT LESS THAN -/60/- WHEN TESTED IN ACCORDANCE WITH AS1530.4 (AS PER AS3959:2018 SECTION 3.2)
- (c) VEHICLE ACCESS DOORS WITH VENTILATION SLOTS SHALL BE PROTECTED BY MESH WITH A MAXIMUM APERTURE OF 2mm AND MADE FROM ALUMINIUM, BRONZE OR STAINLESS STEEL.

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

5.6.1 GENERAL - THE FOLLOWING APPLIES TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:

- (a) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE
- THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 2mm, EITHER BY THE USE (b) OF FASCIA AND EAVES LINING OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
- ALL JOINTS TO BE BACKED WITH BREATABLE SARKING OR MESH WITH MAXIMUM APERTURE 2mm (c) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.
- 5.6.2 TILED ROOFS TILED ROOFS SHALL 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) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY -(i) A MESH OR PERFORATED SHEET THAT HAS A MAXIMUM APERTURE OF 2mm AND IS MADE FROM ALUMINIUM, BRONZE OR CORROSION-RESISTANT STEEL.
- 5.6.3 SHEET ROOFS SHEET ROOFS SHALL

- (a) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 5.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; OR
- (b) HAVE ANY GAPS GREATER THAN 3mm UNDER CORRUGATES OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDES BY -(i) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE; OR
 - (ii) MINERAL WOOL; OR
- (iii) OTHER NON-COMBUSTIBEL MATERIAL; OR
- (iv) A COMBINATION OF ANY OF ITEMS (i), (ii) OR (iii) ABOVE.
- 5.6.4 VERANDAH, CARPORT AND AWNING ROOFS

THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS: (a) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL RÉQUIREMENTS FO THE MAIN ROOF, AS SPECIFIED IN CLAUSES 5.6.1, 5.6.2, 5.6.3, 5.6.4, 5.6.5 & 5.6.6 (b) A VERANDAH, CARPORT OR AWNING ROOF SPEARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL COMPLYING WITH CLAUSE 5.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING, EXCEPT WHERE THE ROOF COVERING IS A TRANSLUCENT OR TRANSPARENT MATERIAL. NOTE: THERE IS NO REQUIREMENT TO LINE THE UNDERSIDE OF A VERANDA, CARPORT OR AWNING ROOF THAT IS

SEPARATE FROM THE MAIN ROOF SAPCE.

- 5.6.5 ROOF PENETRATIONS
- THE FOLLOWING APPLY TO ROOF PENETRATIONS:
- (a) ROOF PENETRATIONS INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- (b) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (c) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS1288
- (d) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS, MINIMUM 4mm, SHALL BE USED IN THE OUTER PANE OF THE IGU.
- (e) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF A FIRE-RETARDANT MATERIAL, PROVIDED THE ROOF INTEGRITY IS MAINTAINED BY AN UNDER-FLASHING OF A MATERIAL HAVING A FLAMABILITY INDEX NO GREATER THAN 5.
- EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AS SLOSE AS PRACTICABLE TO TEH (f) ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBEL COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (g) VENT PIPES MADE OF PVC ARE PERMITTED.
- (h) EAVES LIGHTING SHALL BE ADEQUATELY SEALED AND NOT COMPROMISE THE PERFORMANCE OF THE ELEMENT.

5.6.6 EAVES LININGS FACIAS AND GABLES

THE FOLLOWING APPLY TO EAVES LINING IS FACIAS AND GABLES:

- (a) GABLES SHALL COMPLY WITH CLAUSE 5.4.
- EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS, AS SPECIFIED IN CLAUSE (b) 5.6.5
- (c) EAVES VENTILATION OPENINGS SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL, OR A MESH, OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.

JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS. THE STANDARD AS3959:2018 DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FACIAS, BARGEBOARDS AND

EAVES LININGS.

5.6.7 GUTTERS AND DOWNPIPES

5.6.7 GUTTERS AND DOWNPIPES THE STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR DOWNPIPES OR GUTTERS (WITH THE EXCEPTION PROPOSED SHED

IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH T NON-COMBUSTIBLE MATERIALS.

CONTINUED NEXT PAGE



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RATHO GOLF CLUB JOB: 220401 Scale: NTS

RATHO EARM GOLF COURSE 2122 HIGHLAND LAKES ROAD BOTHWELL

SPECIFICATION FOR CONSTRUCTION OF STRUCTURES IN A **BUSHFIRE PRONE ZONE WITH A BUSHFIRE ATTACK LEVEL 12.5** (BAL-12.5)

AS PER SPECIFIED IN AS3959-2018 SECTION 5

5.7 VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.2.1 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS MATERIALS THAT ENCLOSE THE SUBFLOOR SPACE OF A VERANDA MUST COMPLY WITH CLAUSE 5.4 WHERE LESS THAN 400mm FROM GROUND.

UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS 5.7.2.2 & 5.7.2.3 THE STANDARD (AS3959:2018) DOES NOT PROVIDE CONSTURCTION REQUIREMENTS FOR SUPPORT

POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES, VERANDAS, DECKS, RAMPS OR LANDINGS AT BAL12.5 RATING. NOR DOES IT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF SAME STRUCTURES. 5.7.3.4 DECKING

THE STANDARD AS3959:2018 DOES NOT PROVIDE CONSTRUCTION REOUIREMENTS FOR DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS THAT ARE MORE THAN 300mm FROM A GLAZED ELEMENT. DECKING, STAIR TREADS AND THE TRAFFICABLE AREAS OF RAMPS AND LANDINGS LESS THAN 300mm (MEASURED HORIZONTALLY AT DECK LEVEL) FROM GLAZED ELEMENTS THAT ARE LESS THAN 400mm (MEARURED VERTICALLY) FROM THE SURFACE OF THE DECK SHALL BE MADE FROM -

(a) NON-COMBUSTIBLE MATERIAL; OR

(b) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F - AS3959:2018); OR

- (c) A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E1, APPENDIX E OF AS3959:2018;
- (d) uPVC; OR

(e A COMBINATION OF ANY OF ITEMS (a), (b), (c) OR (d) ABOVE.

5.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

THE STANDARD AS3959:2018 DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR BALUSTRADE, HANDRAILS OR OTHER BARRIERS.

5.7.5 VERANDA POSTS

(a) SHALL BE TIMBER MOUNTED ON GALVANISED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS

THAN 75mm ABOVE THE ADJACENT FINISHED GROUND LEVEL; OR

(b) LESS THAN 400mm (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK OR GROUND SHALL BE MADE

FROM -

(i) NON-COMBUSTIBLE MATERIAL; OR

- (ii) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
- (iii) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E OF AS3959:2018

(iv) A COMBINATION OF ANY OF ITEMS (a) OR (b)

5.8 WATER AND GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL. EXTERNAL GAS PIPES AND FITTINGS ABO E GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION HAVING A MINIMUM WALL THICKNESS IN ACCORDANCE WITH GAS REGULATIONS OR 0.9mm WHICHEVER IS THE GREATER. THE METAL PIPE SHALL EXTEND A MINIMUM OF 400mm WITHIN THE BUILDING AND 100mm BELOW GROUND.

APPENDIX F - AS2009 BUSHFIRE RESISTING TIMBER TABEL F1 - BUSHFIRE-RESISTANT SPECIES

STANDARD TRADE NAME **BOTANICAL NAME**

	DOTANICAE NAME
SILVERTOP ASH	EUCALYPTUS SIEBRI
BLACKBUTT	EUCALYPTUS PILULARIS
RIVER RED GUM	EUCALYPTUS CAMALDULENSIS
SPOTTED GUM	CORYMBIA MACULATA
RED IRONBARK	EUCALYPTUS SIDEROXYLON
KWILA (MERBAU)	INTSIA BIJUGA
TURPENTINE	SYNCARPIA GLOMULIFERA



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PROPOSED SHED RATHO FARM GOLF COURSE 2122 HIGHLAND LAKES ROAD BOTHWELL

> RATHO GOLF CLUB JOB: 220401

Scale: NTS

TABLE E1

TIMBER SPECIES WITH A DENSITY OF 750 kg/m³ OR GREATER

Standard trade name	Botanical name
Ash, Crow's	Flindersia australis
Ash, silvertop	Eucalyptus sieberi
Balau (selangan batu)	Shorea spp.
Bangkirai	Shorea laevifolia
Belian	Eusideroxylon zwageri
Blackbutt	Eucalyptus pilularis
Blackbutt, New England	Eucalyptus andrewsii
	Eucalyptus campanulata
Box, brush	Lophostemon confertus
Box, grey	Eucalyptus microcarpa
Box, grey, coast	Eucalyptus bosistoana
Box, white-topped	Eucalyptus quadrangulata
Box, yellow	Eucalyptus melliodora
Brownbarrel	Eucalyptus fastigata
Candlebark	Eucalyptus rubida
Gum, blue, southern	Eucalyptus globulus
Gum, blue, Sydney	Eucalyptus saligna
Gum, grey	Eucalyptus propinqua
Gum, grey, mountain	Eucalyptus cypellocarpa
Gum, Maiden's	Eucalyptus maidenii
Gum, manna	Eucalyptus viminalis
Gum, red, forest	Eucalyptus tereticornis

(continued)

Standard trade name Botanical name Eucalyptus camaldulensis Gum, red, river Gum, rose Eucalyptus grandis Gum, spotted Corymbia maculata Corymbia henryi Corymbia citriodora Gum, sugar Eucalyptus cladocalyx Hardwood, Johnstone River Backhousia bancroftii Eucalyptus paniculata Ironbark, grey Ironbark, red Eucalyptus sideroxylon Jarrah Eucalyptus marginata Dryobalanops spp. Kapur Karri Eucalyptus diversicolor Kempas Koompassia malaccensis Keruing Dipterocarpus spp. Kwila (Merbau) Intsia bijuga Mahogany red Eucalyptus resinifera Mahogany, southern Eucalyptus botryoides Eucalyptus acmenoides Mahogany, white Messmate Eucalyptus obliqua Messmate, Gympie Eucalyptus cloeziana Northern Box (Pelawan) Tristaniopsis spp Oak, American Quercus spp. Peppermint, narrow-leaved Eucalyptus australiana Satinay Syncarpia hillii Stringybark, Blackdown Eucalyptus sphaerocarpa Stringybark, blue-leaved Eucalyptus agglomerata Eucalyptus baxteri Stringybark, brown Stringybark, silvertop Eucalyptus laevopinea Stringybark, white Eucalyptus eugenioides Stringybark, yellow Eucalyptus muelleriana Tallowwood Eucalyptus microcorys Syncarpia glomulifera Turpentine Woollybutt Eucalyptus longifolia

TABLE E1 (continued)

E1 - GENERAL CONSTRUCTION

TIMBER THAT IS IN SOLID, LAMINATED OR RECONSTITUTED FORM WITH A DENSITY OF 750kg/m³ OR GREATER AT 12 % MOISTURE CONTENT IS SUITABLE FOR CONSTRUCTION WHERE SPECIFIED IN SECTIONS 5, 6 AND 7 OF AS3959:2018. EXAMPLES OF SUITABLE TIMBER SPECIES ARE LISTED IN TABLE E1. DENSITIES OF TIMBER SPECIES NOT FOUND LIESTED IN TABLE E1 MAY BE FOUND IN AS1702.2. MANY OF THE TIMBER SPECIES LISTED IN TABLE E1 FROM VARIOUS REGIONS OF AUSTRALIA MAY NOT BE AVAILABLE IN ALL AREAS.



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AS3959:2018 APPENDIX E, PARAGRAPH E1

Scale: NTS

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TABLE E2

SOME TIMBER SPECIES WITH A DENSITY OF 650 kg/m³ OR GREATER

Standard trade name	Botanical name
Ash, alpine	Eucalyptus delegatensis
Ash, Crow's	Flindersia australis
Ash, mountain	Eucalyptus regnans
Ash, silvertop	Eucalyptus sieberi
Balau (selangan batu)	Shorea spp.
Bangkirai	Shorea laevifolia
Beech, myrtle	Nothofagus cunninghamii
Belian	Eusideroxylon zwageri
Blackbutt	Eucalyptus pilularis
Blackbutt, New England	Eucalyptus andrewsii
	Eucalyptus campanulata
Blackwood	Acacia melanoxylon
Box, brush	Lophostemon confertus
Box, grey	Eucalyptus microcarpa
Box, grey, coast	Eucalyptus bosistoana
Box, white-topped	Eucalyptus quadrangulata
Box, yellow	Eucalyptus melliodora
Brownbarrel	Eucalyptus fastigata
Candlebark	Eucalyptus rubida
Cypress	Callitris glaucophylla
Gum, blue, southern	Eucalyptus globulus
Gum, blue, Sydney	Eucalyptus saligna
Gum, grey	Eucalyptus propinqua
Gum, grey, mountain	Eucalyptus cypellocarpa
Gum, Maiden's	Eucalyptus maidenii
Gum, manna	Eucalyptus viminalis
Gum, mountain	Eucalyptus dalrympleana
Gum, red, forest	Eucalyptus tereticornis
Gum, red, river	Eucalyptus camaldulensis
Gum, rose	Eucalyptus grandis
Gum, shinning	Eucalyptus nitens
Gum, spotted	Corymbia maculata
	Corymbia henryi
	Corymbia citriodora
Gum, sugar	Eucalyptus cladocalyx
	(continued)

TABLE E2 (continued)		
Standard trade name	Botanical name	
Hardwood, Johnstone River	Backhousia bancroftii	
Ironbark, grey	Eucalyptus paniculata	
Ironbark, red	Eucalyptus sideroxylon	
Jarrah	Eucalyptus marginata	
Kapur	Dryobalanops spp.	
Karri	Eucalyptus diversicolor	
Kempas	Koompassia malaccensis	
Keruing	Dipterocarpus spp.	
Kwila (Merbau)	Intsia bijuga	
Mahogany, Philippine red, dark	Shorea spp.	
Mahogany red	Eucalyptus resinifera	
Mahogany, southern	Eucalyptus botryoides	
Mahogany, white	Eucalyptus acmenoides	
Messmate	Eucalyptus obliqua	
Messmate, Gympie	Eucalyptus cloeziana	
Northern Box (Pelawan)	Tristaniopsis spp.	
Oak , American	Quercus spp.	
Peppermint, narrow-leaved	Eucalyptus australiana	
Pine, celery-top	Phyllocladus asplenifolius	
Pine, slash	Pinus elliottii	
Ramin	Gonystylus spp.	
Rosewood, New Guinea	Pterocarpus indicus	
Satinay	Syncarpia hillii	
Stringybark, Blackdown	Eucalyptus sphaerocarpa	
Stringybark, blue-leaved	Eucalyptus agglomerata	
Stringybark, brown	Eucalyptus baxteri	
Stringybark, silvertop	Eucalyptus laevopinea	
Stringybark, white	Eucalyptus eugenioides	
Stringybark, yellow	Eucalyptus muelleriana	
Tallowwood	Eucalyptus microcorys	
Taun	Pometia pinnata	
Turpentine	Syncarpia glomulifera	
Vitex, New Guinea	Vitex cofassus	
Woollybutt	Eucalyptus longifolia	

E2 - WINDOWS AND DOORS TIMBER SPECIES WITH A DENSITY OF 650kg/m³ OR GREATER AT A 12% MOISTURE CONTENT IS SUITABLE FOR WINDOW JOINERY, DOOR FRAMES AND THE FRAMING SURROUNDING ANY GLAZING WHERE SPECIFIED IN SECTION 5 AND 6 OF AS3959:2018. EXAMPLES OF SUITALBE TIMBER SPECIES ARE LISTED IN TALBE E2.

DENSITIES OF TIMBER SPECIES NOT LISTED IN TABLE E2 MAY BE FOUND IN AS1720.2.

MANY OF THE TIMBER SPECIES LISTED IN TABLE E2 FROM VARIOUS REGIONS OF AUSTRALIA MAY NOT BE AVAILABLE IN ALL AREAS.



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AS3959:2018 APPENDIX E, PARAGRAPH E2

Scale: NTS

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REVEGITATION & LONG TERM EROSION CONTROLS:

ONLY REMOVE VEGETATION AS REQUIRED DURING CONSTRUCTION. TREAT HEAVILY CLAYED SOILS WITH GYPSUM OR LIME AT A RATE OF 10t/ha TO STABILISE CLAY PARTICLES. TEMPORARY STABILISATION CAN BE GAINED BY SOWING RYECORN/OATS AT 40kg/ha AND RYEGRASS var. CONCORDE AT 10kg/ha OR SIMILAR FAST ROOTING GRASSES/CROPS (WITH ADVICE FROM AGRONOMIST) TO HOLD TOGETHER TOP SOIL. PERMANENT GROUND STABILISATION CAN BE ACHIEVED USING TURF OR OTHER GRASS MIXES OF FINE LEAF RYES, FESCUSES, POA, CLOVERS, ETC. GARDEN AREAS TO BE MULCHED WITH WATER EFFICIENT PLANTINGS THAT HAVE QUICK ESTABLISHMENT TIMES TO BE USED IN INITIAL GARDEN BEDS.

WHERE TUNNEL EROSION IS A EVIDENT THE TUNNELED AREA MUST BE COMPLETELY BROKEN UP AND RECONSOLIDATED TO INTERRUPT CHANNELED FLOWS OF WATER AND THEN STABILISED WITH VEGETATION. DEEP RIP ACROSS THE SLOPE MAKING SURE THAT THESE RIP LINES ARE DEEPER THAN THE BOTTOM OF THE TUNNELS.

COMPACT USING RUBBER WHEELED TRACTOR ON AREAS OF SHALLOW TUNNELING. TUNNELS DEEPER THAN THE RIPPERS ARE BEST EXCAVATED AND REPACKED.

200 400

PROPOSED SHED RATHO FARM GOLF COURSE 2122/HIGHLAND LAKES ROAD BOTHWELL

> RATHO GOLF CLUB JOB: 220401

SOIL & WATER MANAGEMENT PLAN

Scale 1:200

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