

DISCRETIONARY APPLICATION

For Public Display

Applicant:

R J & J L Williams

Location:

30 Fleming Drive, Miena

Proposal:

Outbuilding

DA Number:

DA 2023 / 00036

Date Advertised:

27 July 2023

Date Representation Period Closes:

10 August 2023

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Office at 19 Alexander Street, Bothwell during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



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 / Owner Details:

Applicant Name	Robbie & Janice Williams		
Postal Address	37 Barrington Road	Phone No:	0419 110316
	Barrington TAS 7306	Fax No:	
Email address	robbie-will@bigpond.com		
Owner/s Name (if not Applicant)			
Postal Address		Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:

Address of new use and development:	30 Fleming Dr. Miena Tas 7030		
Certificate of Title No:	Volume No	Lot No:	
	23619	543	
Description of proposed use or development:	New Garage extension		
Current use of land and buildings:	Holiday residence		

ie: New Dwelling / Additions / Demolition
/ Shed / Farm Building / Carport /
Swimming Pool or detail other etc.

Eg. Are there any existing buildings
on this title?
If yes, what is the main building
used as?

Proposed Material	What are the proposed external wall colours	Fawn colour bond	What is the proposed roof colour	Fawn Colour
	What is the proposed new floor area m ² .	5m x 7m = 35m ²	What is the estimated value of all the new work proposed:	\$ 20,000

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box <input type="checkbox"/></p>	
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030 	

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

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 ☐

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 I have notified the owner/s of the land in writing 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 (Please print)

Date

(if not the Owner)

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

SEARCH OF TORRENS TITLE

VOLUME 23619	FOLIO 543
EDITION 3	DATE OF ISSUE 27-Jul-2017

SEARCH DATE : 25-Jul-2023

SEARCH TIME : 03.16 PM

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND
Lot 543 on Sealed Plan 23619
Derivation : Part of Lot 3156 (640 Acres) Gtd. to F. & W.
Synott, Part of Lot 26980 Gtd. to J.A.L. Robertson & Anor.,
Part of Lots 29656 and 29657 Gtd. to A.J. Drysdale and Part of
Lot 39206 Gtd. to P.H. Thiessen
Prior CT 4126/29

SCHEDULE 1

E36785 TRANSFER to ROBBIE JOHN WILLIAMS and JANICE LOUISE
 WILLIAMS Registered 27-Jul-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 23619 EASEMENTS in Schedule of Easements (if any)
SP 23619 COVENANTS in Schedule of Easements
SP 23619 FENCING COVENANT in Schedule of Easements

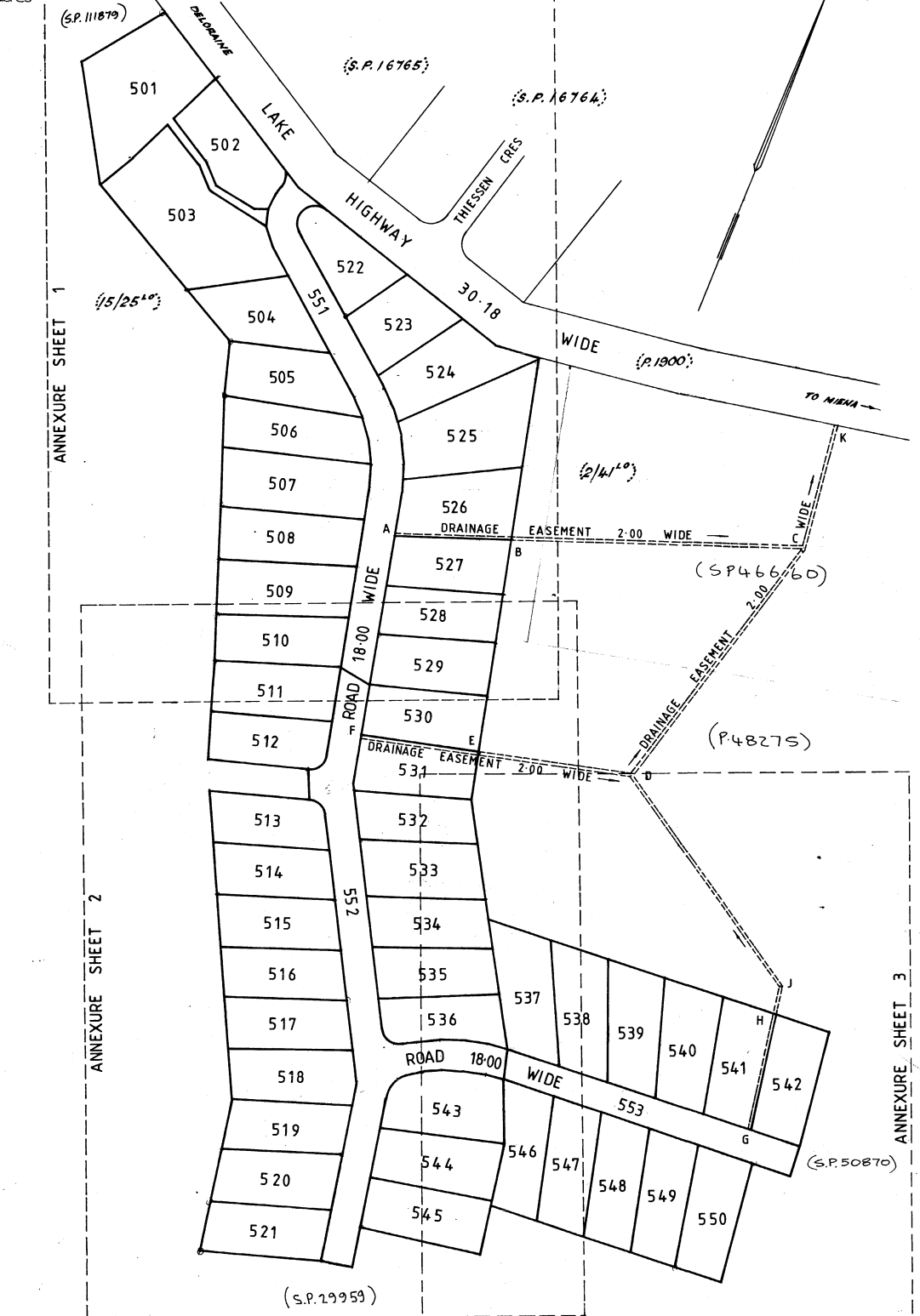
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

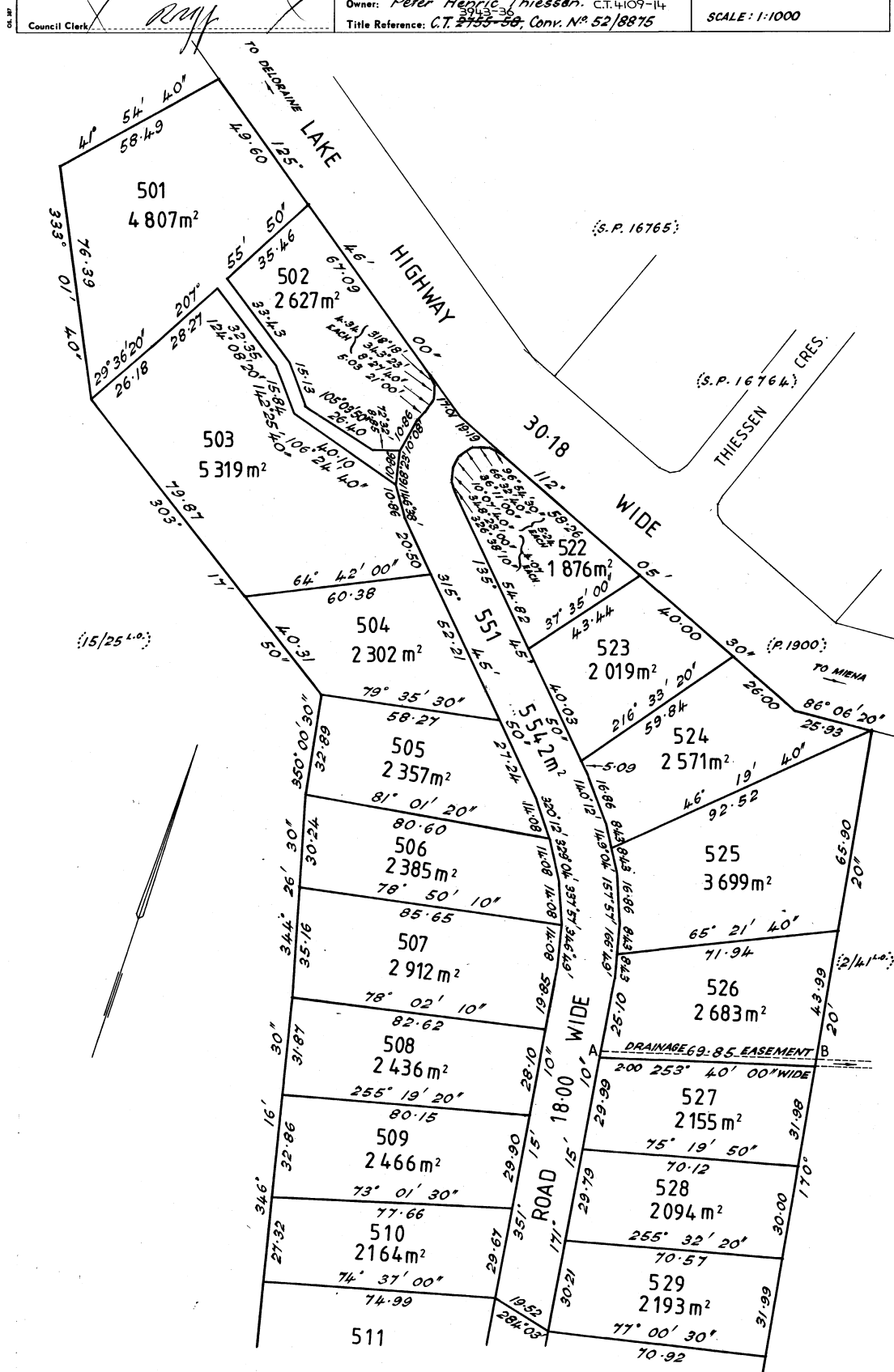
OS K 1110

Owner: <i>Peter Henric Thiessen</i>	PLAN OF SURVEY by Surveyor <i>Edward M. Rae Peolley</i> of land situated in the	Registered Number: S.P.23619
3943 36 Title Reference: <i>C.T. Vol 255 Fol 58 C.T. 4109/14</i> <i>Conveyance N° 52/8875 309-2-33</i>	LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK	Effective from: <i>-5 NOV 1984</i>
Grantee: <i>Part of Lot 26980, John Alfred Leslie Robertson & Frederick Edmund Johnson. Part of Lot 3156, Frederick & Walter Synnot Purchasers</i>	Scale 1:2000 Measurements in Metres	<i>E. R. Th...</i> Recorder of Titles

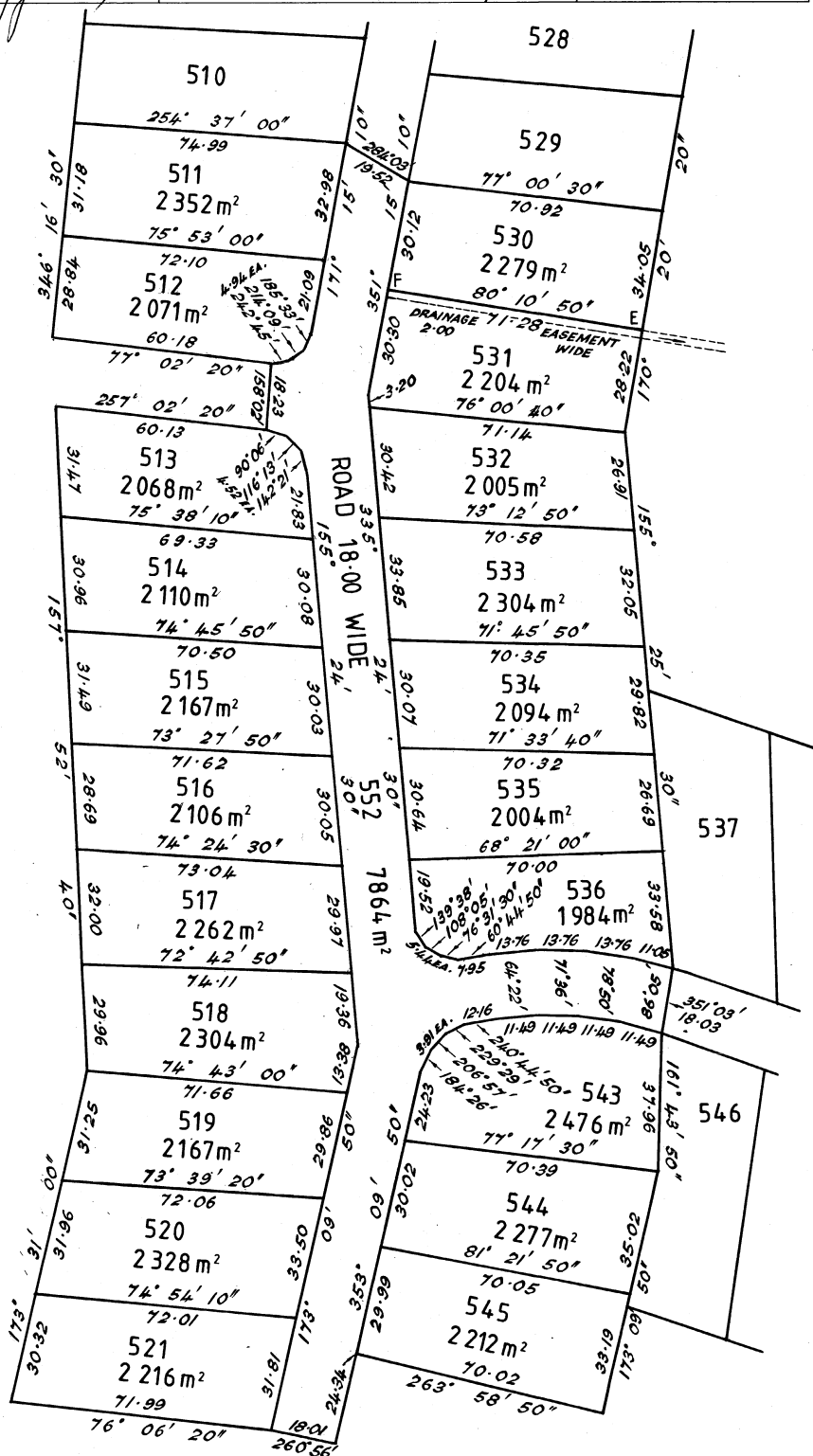
Part of Lot 29656, 953-2-15, & Part of Lot 29657, 978-2-28 Arthur James Drysdale Pur. & Part of Lot 39206, 1-361 ha, Gtd. to Peter Henric Thiessen



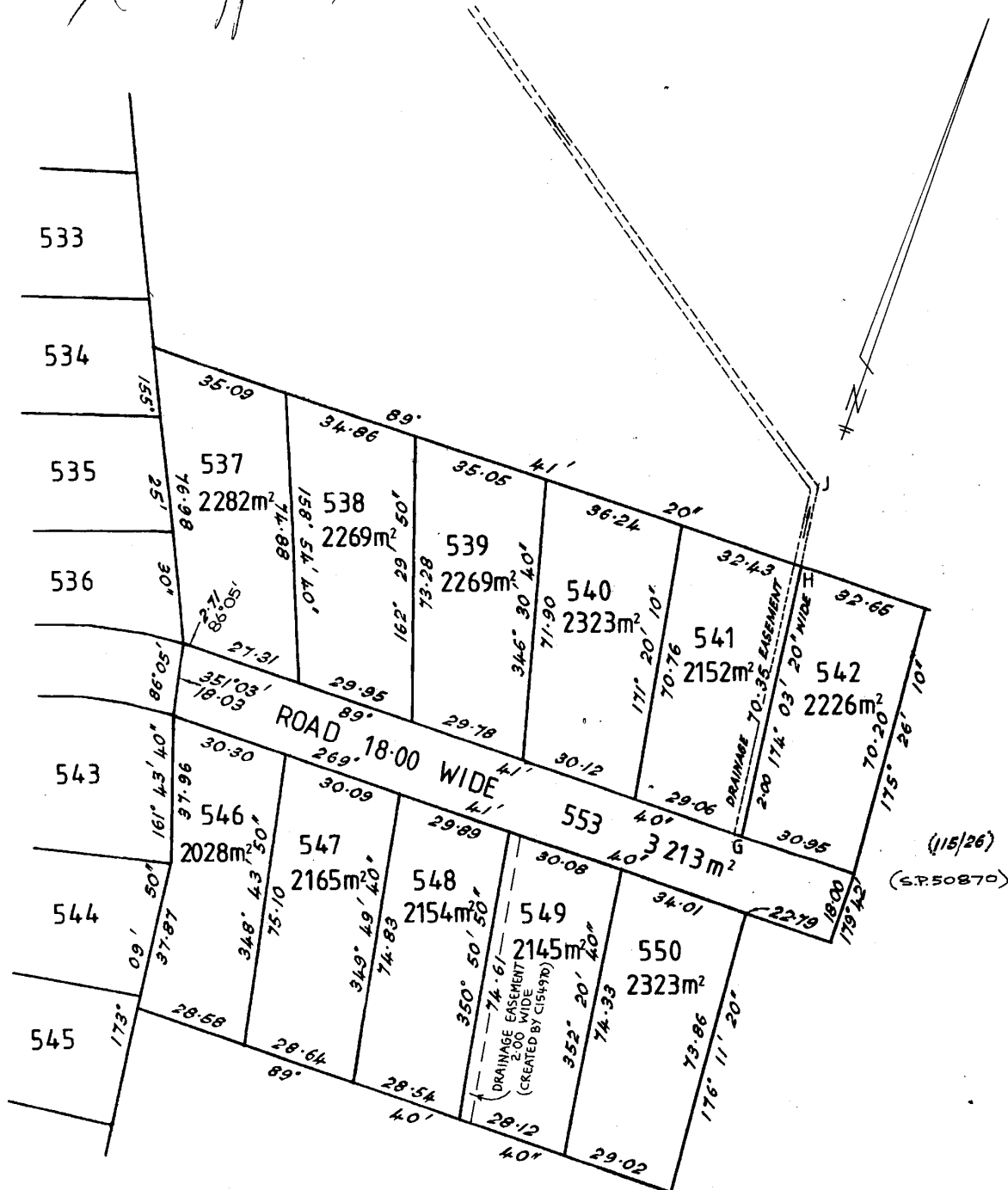
<p>ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor Edward M^{re} Rae Pedley</p> <p>Signed for the purposes of identification</p> <p>Council Clerk <i>[Signature]</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 6th SEPT 82 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor <i>[Signature]</i></p> <p>Owner: Peter Henric Thieszen C.T. 4109-14</p> <p>Title Reference: C.T. 2155-58, Conv. N^o 52/8875</p>	<p>Registered Number: S.P.23619</p> <p>SCALE: 1:1000</p>
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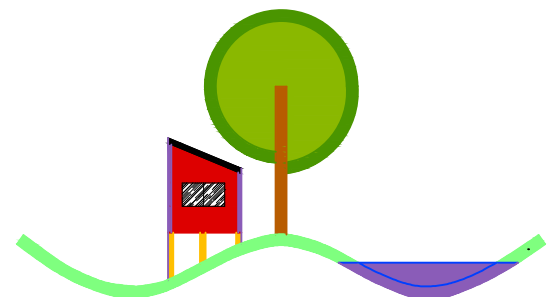


<p align="center">ANNEXURE SHEET No. 2</p> <p align="center">(of 3 annexures) to plan by Surveyor <i>Edward McRae Pedley</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <i>6th SEPT 82</i> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P23619</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor <i>W. H. Pedley</i></p>	
<p>Council Clerk <i>X</i> <i>2291</i> <i>X</i></p>	<p>Owner: <i>Peter Henric Thiesen</i> C.T. 4109-14 3943-36 Title Reference: <i>C.T. 2755-36, Conv. N.P. 52/8815</i></p>	<p>SCALE 1"=1000</p>


$$(5.29959)$$

<p>ANNEXURE SHEET No. 3</p> <p>(of 3 annexures) to plan by Surveyor Edward M^r Rae Pedley</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 6th SEPT 82 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p>S. P23619</p>
<p>Signed for the purposes of identification</p> <p>Council Clerk <i>[Signature]</i></p>	<p>Surveyor <i>[Signature: M. Pedley]</i></p> <p>Owner: Peter Herrie, Thriessen C.T. 4109-14</p> <p>Title Reference: C.T. 2155-50, Conv. N^o 52/8875</p>	<p>SCALE 1:1000</p>





WOOD DRAFTING & DESIGN SERVICE
41C STEWART ST
DEVONPORT
TAS 7310
Accreditation Number CC697C
ABN 75 109 825 194

PROJECT:-
NEW EXTENSION

R. & J. WILLIAMS
30 FLEMING DR
MIENA
TAS 7030

Drawing Number= RW-1903 - 01 to 08

Drawings

- 01 Site Plan
- 02 Floor Plan & Foundation Plan
- 03 Section
- 04 Elevations
- 05 Foundation Details
- 06 Bracing Details
- 07 NCC Notes
- 08 OH&S Notes

FLOOR AREAS -	
EXISTING RESIDENCE	121.9 m²
NEW EXTENSION	38.8 m²
TOTAL	160.7 m²

0	To PLANNING & BUILDING	12.10.22
No	DESCRIPTION	DATE
REVISIONS		

CLIMATE ZONE - 7
WIND SPEED DESIGN- N2
SITE SOIL CLASSIFICATION= CLASS M
Volume 23619 Folio 543
BAL N/A

WARNING SIGNS AND BARRIERS ARE TO BE ERECTED TO PREVENT ENTRY OF UNAUTHORISED PERSONS AND WARN OF DANGERS ON SITE

ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT-DO NOT SCALE

LEGEND & NOTES - Drainage Plan

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Soakage Drain

Install inspection openings at major bends for stormwater and all low points of down pipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.

Services
The heated water system must be designed and installed with part B2 of NCC Volume Three - 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 installed as follows

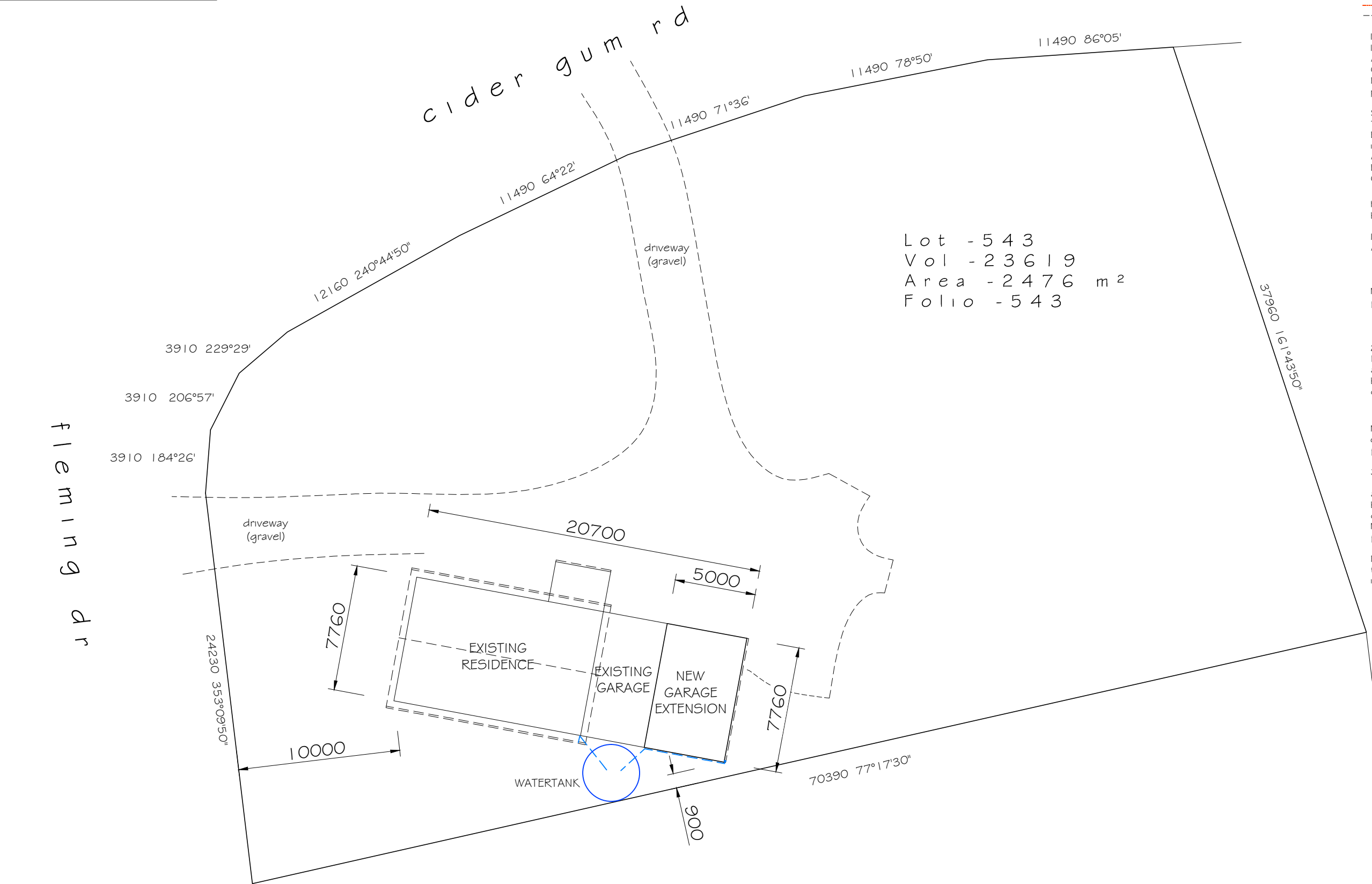
1. Internal piping
A) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor between storeys; or
iii) between cieling insulation and cieling
Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a)all flow and return piping
b)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
a) All flow and return piping
b) 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 stud wall, is considered to comply with the above insulation requirements



SITE PLAN

A3

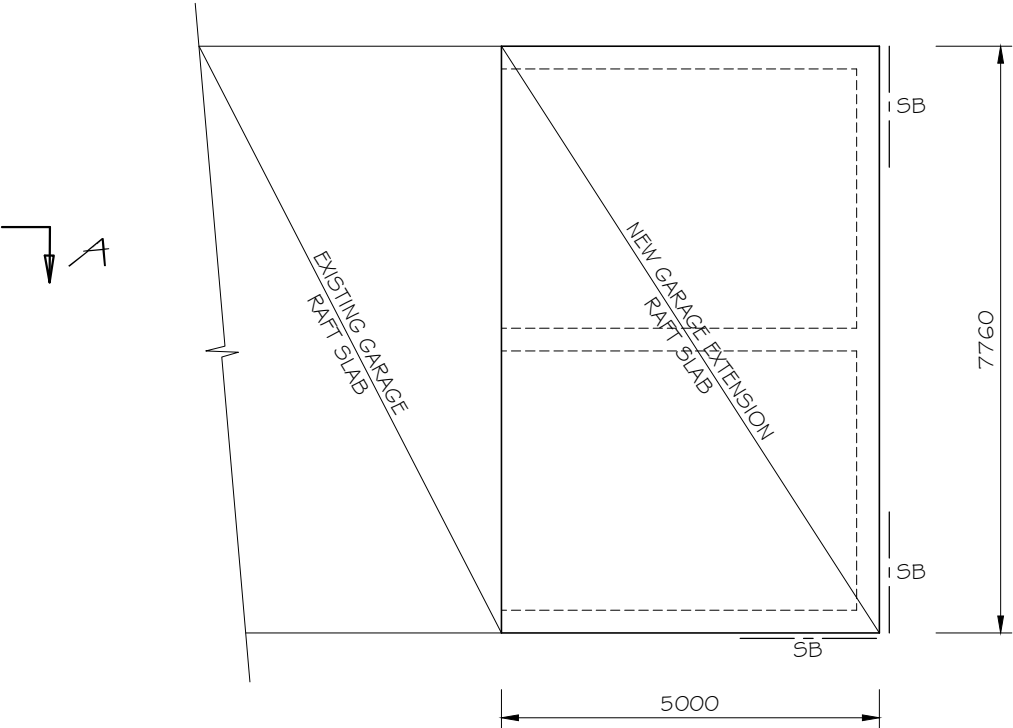
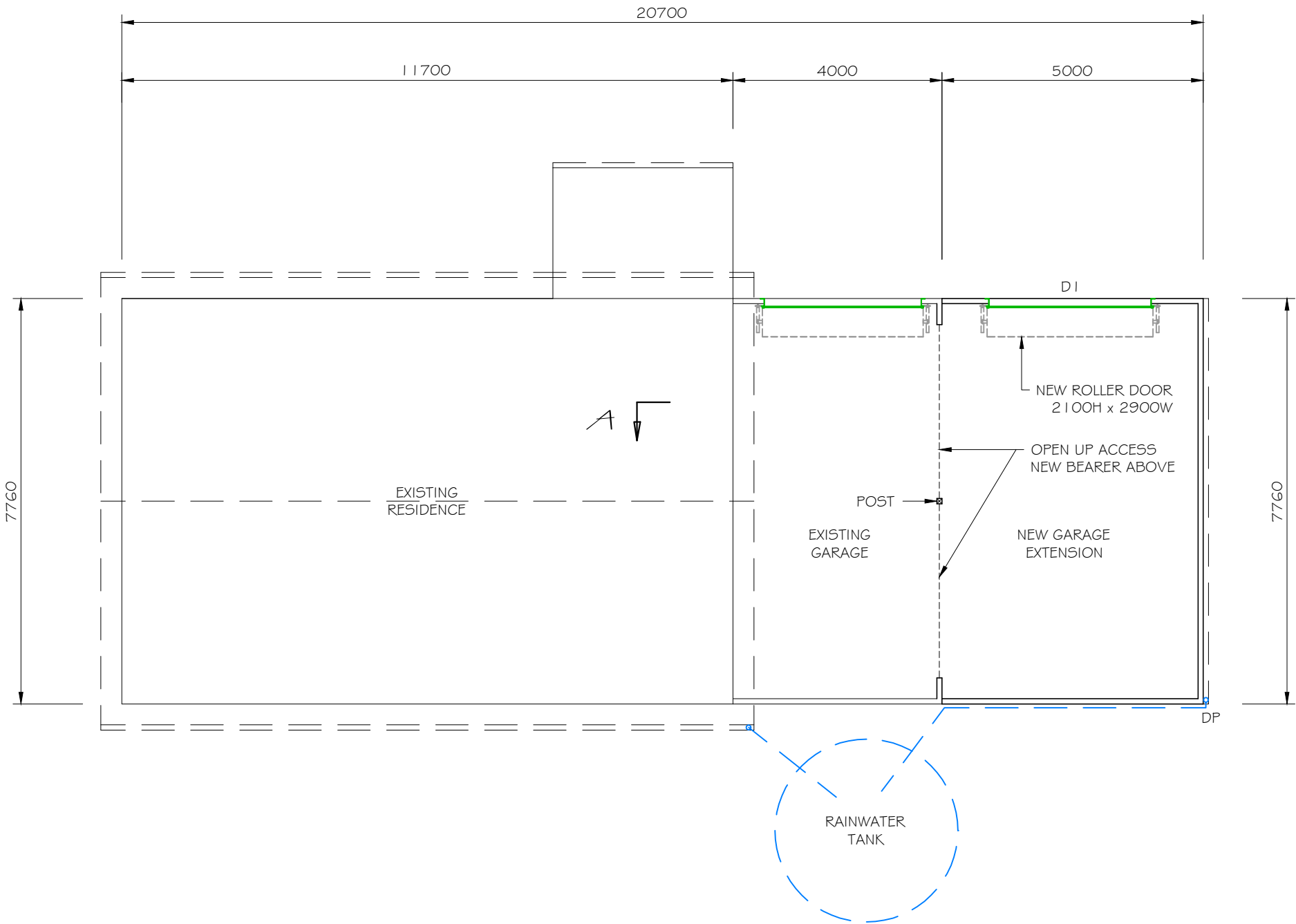
MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER

HIA
MEMBER

WOOD DRAFTING & DESIGN SERVICES
41C Stewart St. Devonport Tas 7310
Mobile:- 0408 583 646
CC697C

Project:- NEW EXTENSION					
R. & J. WILLIAMS 30 FLEMING DR MIENA TAS 7030					
SITE PLAN					SHEET
SCALE	DATE	REV	DRAW NUMB	01	
1:250	12.10.22	0	RW-1903	OF 08	

BRACING NOTES
SB STEEL BRACING
PB PLYWOOD BRACING



FOUNDATION PLAN

FLOOR AREAS -	
EXISTING RESIDENCE	121.9 m ²
NEW EXTENSION	38.8 m ²
TOTAL	160.7 m ²



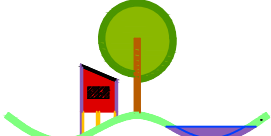
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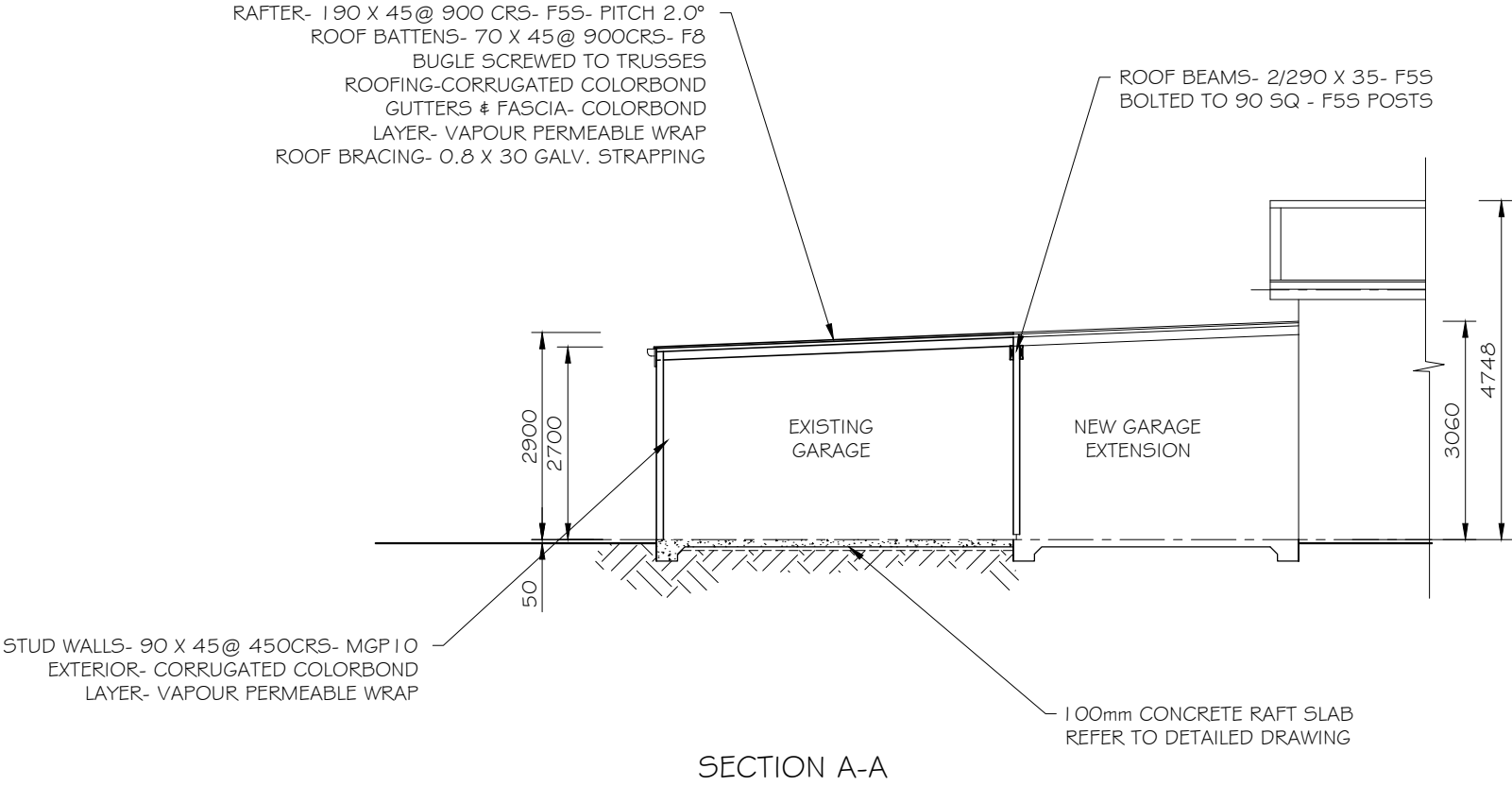


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Mobile:- 0408 583 646
CC697C

Project:- NEW EXTENSION				
R. & J. WILLIAMS 30 FLEMING DR MIENA TAS 7030				
FLOOR PLAN & FOUNDATION PLAN				SHEET
SCALE	DATE	REV	DRAW NUMB	02
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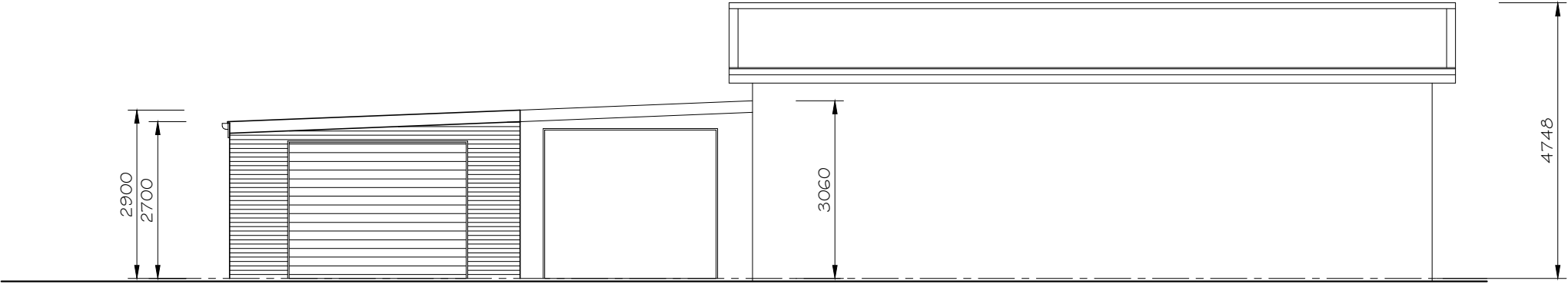


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MEMBER

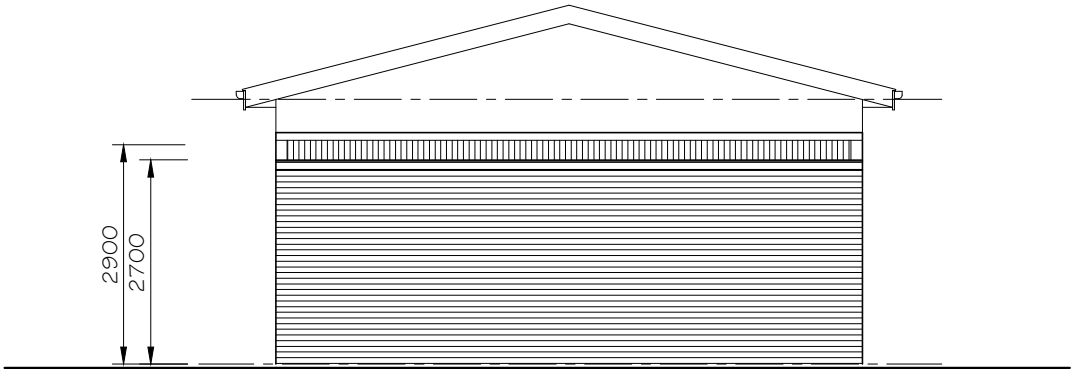


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CC697C

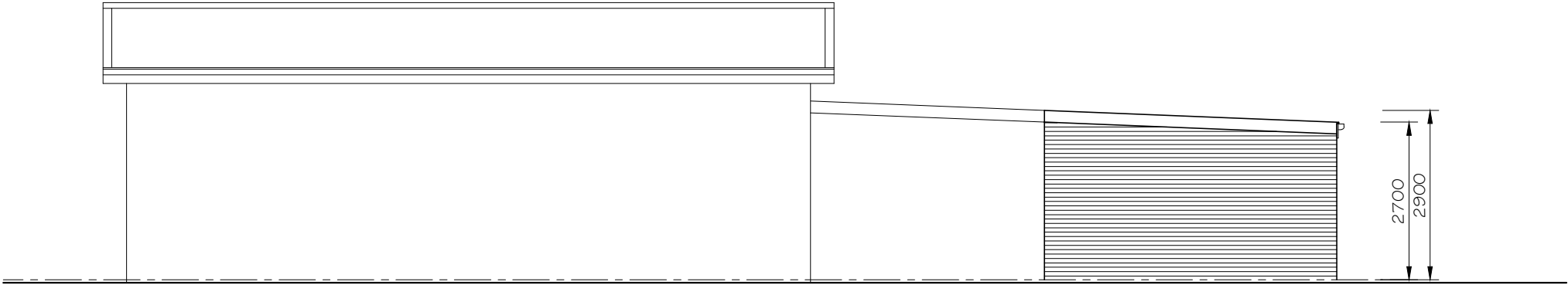
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R. & J. WILLIAMS 30 FLEMING DR MIENA TAS 7030				
SECTION				SHEET
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION


A3



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PREFERRED SUPPLIER

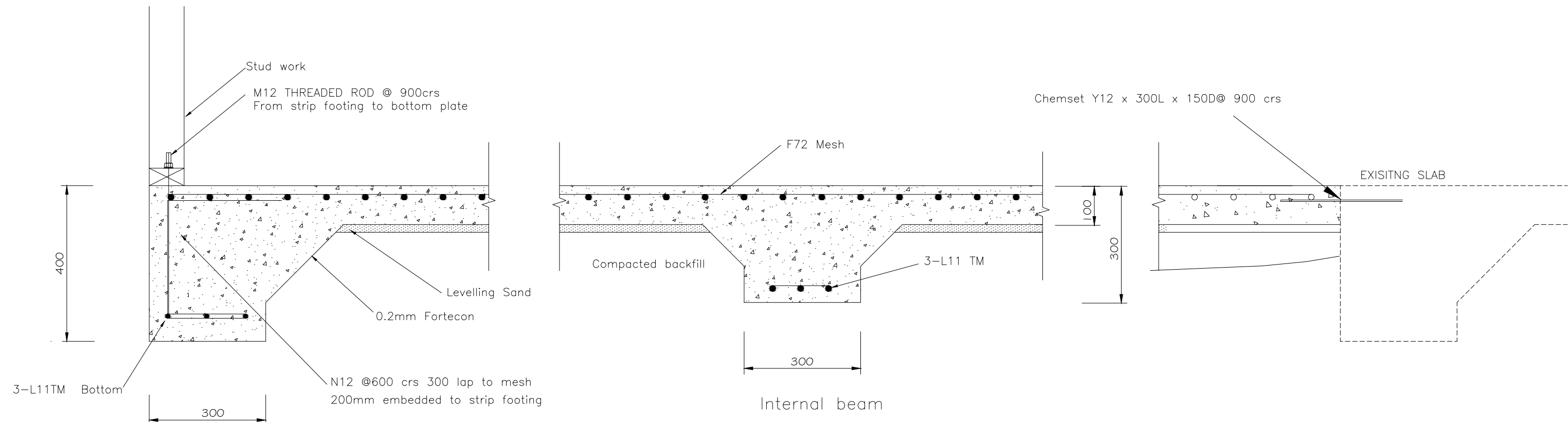


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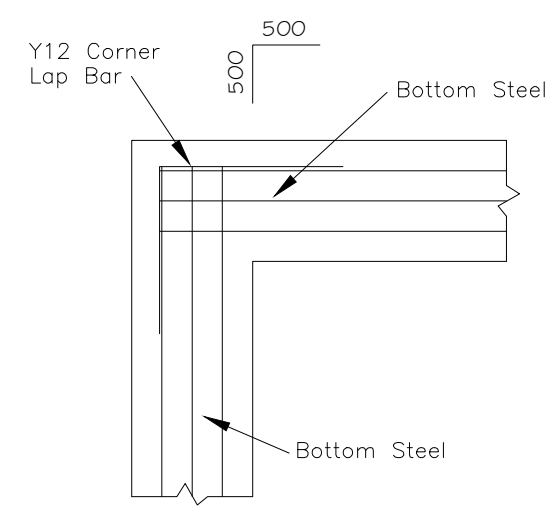
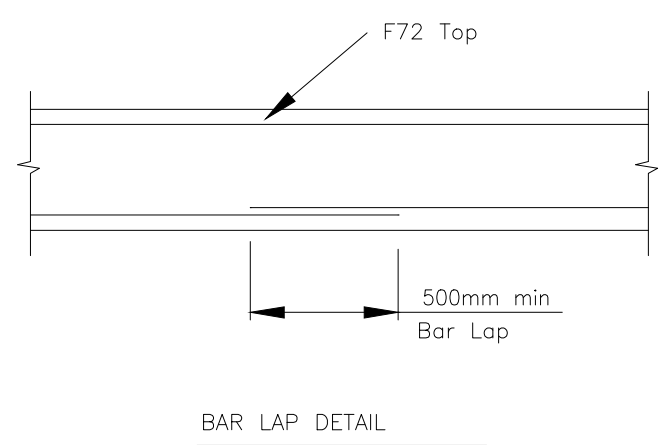


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CC697C

Project:- NEW EXTENSION				
R. & J. WILLIAMS 30 FLEMING DR MIENA TAS 7030				
ELEVATIONS				SHEET
SCALE	DATE	REV	DRAW NUMB	04 OF 08
1:100	12.10.22	0	RW-1903	



Typical Foundation Detail



Typical Foundation Detail
CORNER JUNCTION

- Notes:
- 1. All concete to be 25 MPa
 - 2. All foundations to be poured on approved base
 - 3. Minimum cover to reinforcing steel to be 50mm
 - 4. Provide adequate drainage to ensure that foundations are free draining at all times.
 - 5. Site soil classification M
 - 6. Design wind speed 41m/s
 - 7. Read in cojunction with project specification

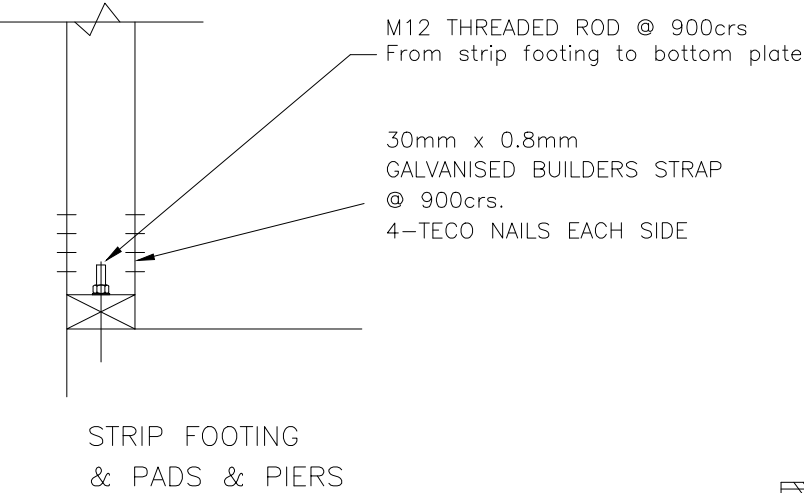
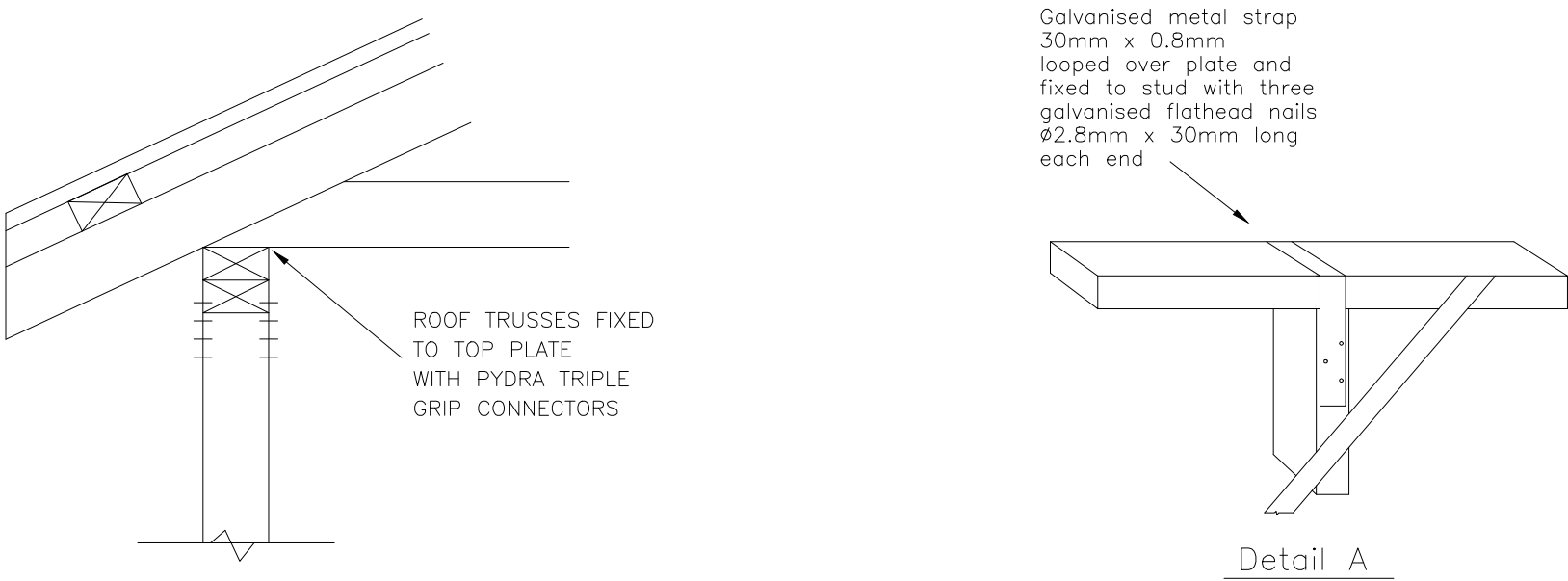
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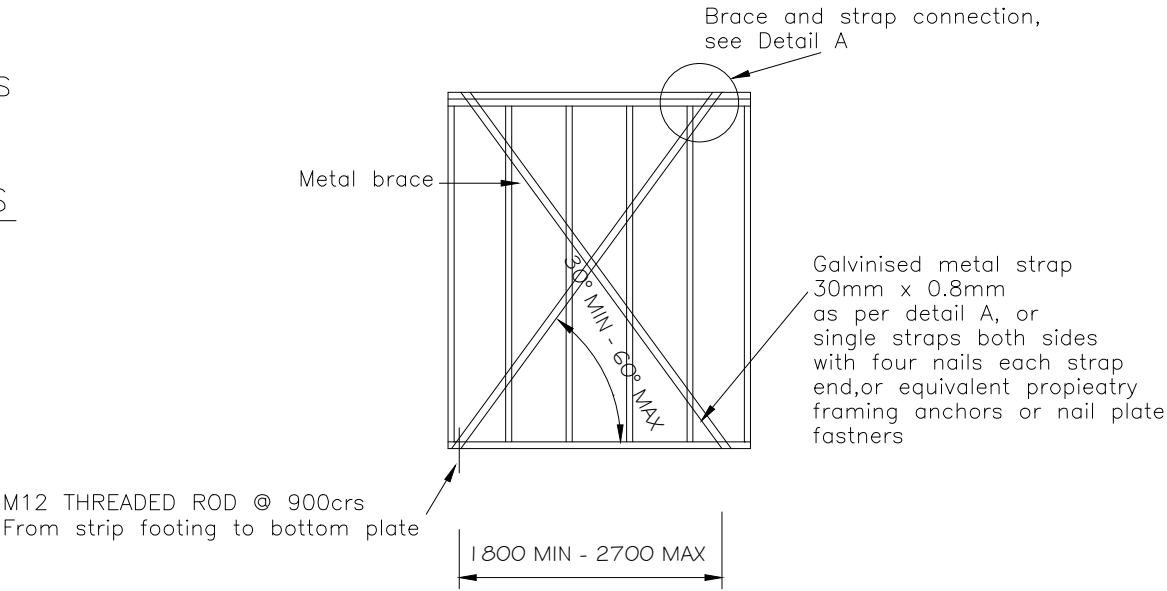
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Project:- NEW EXTENSION				
R. & J. WILLIAMS 30 FLEMING DR MIENA TAS 7030				
FOUNDATION DETAILS				SHEET
SCALE	DATE	REV	DRAW NUMB	06 OF 08
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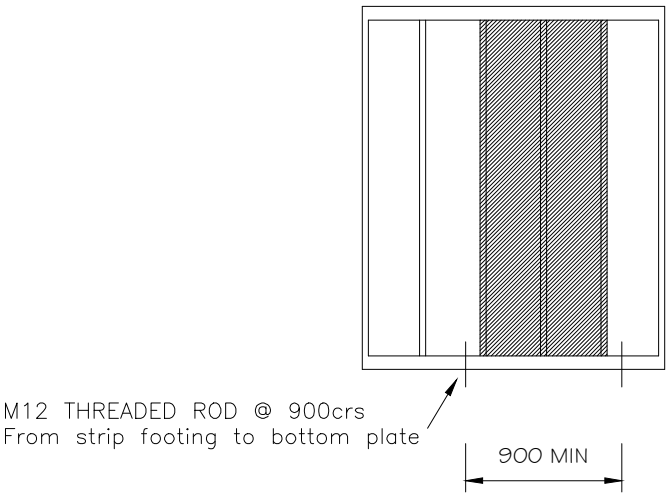


TIE DOWN DETAILS



TYPE B BRACING UNIT
METAL SECTION BRACE

Double Diagonal Metal Strap Braces
BCA- 3.5.3.5 - Table 3.5.3.2
AS 1684.4 - Table 8.3(d)



TYPE A BRACING UNIT
PANEL OF STRUCTURAL PLYWOOD

Plywood bracing
Fix plywood panels with galvanised flathead nails Dia 2.8mm x30mm long min. or equivalent at 150mm centres along all edges and 300mm centres along intermediate studs.
Nails shall be located a minimum of 7mm from panel edges
PLYWOOD BRACING- Radiata F8 -7 PLY
BCA- 3.5.3.5 - Table 3.5.3.2
AS 1684.4 - Table 8.3(g)

Plywood stress grade	Plywood thickness, mm	
	Maximum stud spacing,mm	
F8	450	600
	7	9
F11	4.5	7
F14	4	6
F27	3	4.5

THICKNESS OF PLYWOOD FOR TYPE A BRACING UNITS

A3

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Project:- NEW EXTENSION

R. & J. WILLIAMS
30 FLEMING DR
MIENA
TAS 7030

BRACING DETAILS				SHEET
SCALE	DATE	REV	DRAW NUMB	06 OF 08
1:100	12.10.22	0	RW-1903	

NCC COMPLIANCE NOTES

Generally all work is to be in accordance with the Nation Construction Code (NCC) and relevant Australian Standards (AS).

SITWORKS

Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1. 2 & AS/NZS 3500.3 and AS 3500.5
Surface drainage - finished ground to fall away from building 50mm in first 1000mm.
Finished slab level to be
- 150 above finished ground.
- 50 above paved surfaces.
Fill to prevent ponding of water under suspended floors.

FOOTINGS AND SLABS

Generally to be accordance with AS 2870 .
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870.
The site classification to be in accordance with AS 2870.
Alternatively footings & slabs to be in accordance with Structural Engineers design & specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700 and AS 4773
Un-reinforced masonry to NCC 3.3.1 .
Reinforced masonry to NCC 3.3.2.
Masonry accessories to NCC 3.3.3.
Weatherproofing of masonry to NCC 3.3.4.

FRAMING

Timber framing to be in accordance with NCC 3.4.0 and AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub floor ventilation in accordance with NCC 3.4.1 .
Sub floor area to be clear of organic materials & rubbish. Provide vent openings in substructure walls at a rate of 6000mm2 / m of wall length, with vents not more than 600 mm from corners. Subfloor to contain no dead air spaces.
150 mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684.
Wind load design to be in accordance with AS 4055.
Structural steel framing to be in accordance with NCC 3.4.4, AS 4100, AS 4600 & structural engineers design & specification.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 .
Wall cladding to be in accordance with NCC 3.5.3.
Roof tiles AS2049 & AS 2050
Metal sheet roofing AS 1562.1
Plastic sheet roofing AS/NZS 4256.1,.2,.3 &. 5 & AS/NZ 1562.3.
Colorbond Roofing to comply with corrosion protection NCC 3.5.1.3.
Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3. & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm2.
Downpipes to be 90 dia. or 100x50 rectangular section at max. 12 000 crs and to be within 1200 of internal/ valley gutter.
Wall cladding to be installed in accordance with NCC 3.5.3. & Manufacturer's specification.
Flashings to NCC 3.5.3.6.

GLAZING

Generally glazing to be in accordance with NCC 3.6 and AS 1288.
Refer to window legend for sizes and type.

FIRE SAFETY

Generally to be in accordance with NCC 3.7.
Fire separation to be in accordance with NCC 3.7.1 .
External walls and gable ends constructed within 900 of boundary or 1800 to another Class 1 building on the same lot are to extend to the underside of non combustible roofing / eaves & are to be constructed of a masonry skin 90 thick or have an FRL of 60/60/60.
Roof lights are not to be placed closer than 900 from boundary, or 1800 from another class 1 building on the same lot.
Smoke alarm installation to be in accordance with NCC 3.7.2. and AS 3786 Locations indicated on floor plan.
Installation locations
ceilings - 300 away from wall junction.
cathedral ceiling - 500 down from apex.
walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with NCC 3.7.3
& AS 2918
Fireplace - extend hearth 150 to side of opening.
300 in front of opening
Freestanding - extend hearth 400 beyond unit.
Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - min 90 thick masonry with 25 air gap to combustible wall, extend 600 above unit.
Flue installation to NCC 3.7.3.5.
Top of chimney/flue to terminate min 300 above highest part of building within 3600mm.
Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1 .
Waterproofing of surfaces in shower areas to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture.
Ceiling heights to be in accordance with NCC 3.8.2.
Membrane to be Class 3 Hydraban by Laticrete or equal.

FACILITIES

Generally to be in accordance with NCC 3.8.3.
Required facilities in accordance with 3.8.3.2. Refer to plan for locations.
Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plan for detail.
Provision of natural light to be in accordance with NCC 3.8.4
Windows / rooflights to provide light transmission area equal to 10% of floor area of room.
Ventilation to be in accordance with NCC 3.8.5. and AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / wc to be vented to outside.
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

STAIR CONSTRUCTION

Generally to be in accordance with NCC 3.9.1 .
Stairs.
Maximum of 18 risers and minimum of 2 risers to each flight.
Riser opening to be less than 125.
Treads to have non slip surface or nosing.
Riser - min. 115, max. 190.
Going - min 240, max. 355.
Slope relationship to be 700 max, 550 min (2r + 1g)
Balustrade.
Generally in accordance with NCC 3.9.2.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level to finished floor or ground level.
865 high on stairs, measured from line of stair nosing.
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to prevent climbing.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC 3.9.3. and AS 1926

ENERGY EFFICIENCY

Generally in accordance with NCC 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
Alternative solution.
Building to achieve a minimum 6 star energy rating using a thermal calculation method complying with ABCB protocol for house energy rating software, carried out by a qualified and NATHERS registered energy rating consultant.

BUILDING FABRIC

Generally in accordance with NCC 3.12.1

BUILDING FABRIC INSULATION

Insulation to be fitted to form continuous barrier to roof/ceiling, walls and floors.

ENERGY EFFICIENCY(continued)

REFLECTIVE BUILDING MEMBRANE

Installed to form 20mm airspace between reflective face and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped min. 150

BULK INSULATION

To maintain thickness and position after installation

Continuous cover without voids except around services / fittings.

ROOF INSULATION

Roof construction to achieve minimum Total R Value of-

Roof Colour	Climate Zone	
	7	8
Off white Cream	4.1	6.3
Zinc, Galv, Light Grey, Yellow, Buff	4.6	6.3
Dark Grey, Red, Green	5.1	6.3

R4.3 for climate zone 7.

R4.8 for climate zone 8.

Roof lights to comply with NCC 3.12.1.3

EXTERNAL WALLS

External wall construction to achieve minimum Total R Value of -

R2.8 for climate zone 7.

R3.8 for climate zone 8.

Wall surface density minimum - 220kg/m2

FLOORS

Generally in accordance with NCC 3.12.1.5

Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of-

R2.75 for unenclosed in climate zone 7.

R3.25 for unenclosed in climate zone 8.

For enclosed perimeter treatment, the underfloor airspace and it's enclosure may be included in the total R value calculation.

Concrete slab on ground with an in slab heating system to be

isolated to R1.0 around vertical edge of slab perimeter.

ATTACHED CLASS 10a BUILDING

External wall or separating wall between class 1 building required to achieve a minimum Total R Value equal to the external wall R Value.

EXTERNAL GLAZING

Generally in accordance with NCC 3.12.2

BUILDING SEALING

Generally in accordance with NCC 3.12.3

Chimneys or flues to be fitted with sealing damper or flap.

Roof lights to habitable rooms to be fitted with operable or permanent seal to minimize air leakage.

External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltration.

Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter

Building envelope to be constructed to minimize air leakage.

Construction joints and junctions of adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

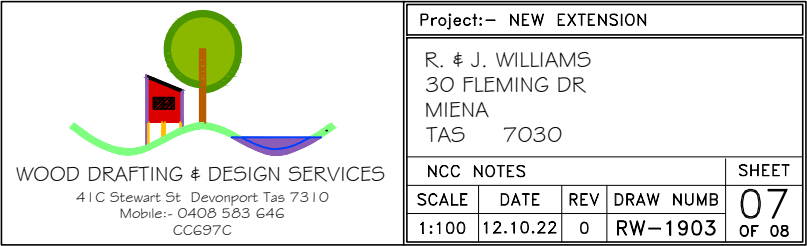
AIR MOVEMENT

Generally in accordance with NCC 3.12.4

SERVICES

Generally in accordance with NCC 3.12.5

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



1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

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

1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

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

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

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

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

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

1.2.2 FLOOR FINISHES - By Owner

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

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

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

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

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:
Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas;
Buildings where on-site loading/unloading is restricted:
Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
All buildings:
Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.
Locations with underground power lines:
Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.
Locations with overhead power lines:
Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.
All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

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

6.2 POWDERED MATERIALS

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

6.3 TREATED TIMBER

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

6.4 VOLATILE ORGANIC COMPOUNDS

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

6.5 SYNTHETIC MINERAL FIBRE

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

6.6 TIMBER FLOORS

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

7. CONFINED SPACES

7.1 EXCAVATION

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

7.2 ENCLOSED SPACES

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

7.3 SMALL SPACES

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

8. PUBLIC ACCESS

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

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

NON-RESIDENTIAL BUILDINGS

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

10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

NOTE:
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT.
THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

