PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/02
Application Type:	Discretionary Development Application
Property Location:	3457 Lyell Highway, Gretna
Proposal:	New Club Change Rooms & Amenities & Addition to Existing Structure
Advertising Commencement Date:	16 March 2026
Representation Period Closing Date:	02 March 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

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

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

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

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

Proposed Toilet Block & Deck Addition to Existing Building for Central Highland Council at 3457 Lyell Highway Gretna

TITLE REFERENCE:	volume -	211042
	folio -	1
PROPERTY ID:		4566694
COUNCIL:	CENTRAL HIGHLANDS	
PLANNING ZONE:	RECREATION	
AFFECTED OVERLAYS:		
NATURAL ASSETS CODE (PRIORITY VEGETATION)		
BUSHFIRE PRONE AREA		

SITE AREA	39462m²
SITE COVER	497.7m² = 1.26%

EXISTING FLOOR AREA	98.6m²
EXISTING COVERED PATIO AREA	28.9m²
PROPOSED DECK AREA	33.9m²
EXISTING OUTBUILDINGS	77m²
PROPOSED ADDITION FLOOR AREA	132.9m²
PROPOSED DECK AREA	127m²
TOTAL	497.7m²

BUSHFIRE ATTACK LEVEL (BAL)	LOW
ALTITUDE	80m
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)	LOW
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N2
SOIL CLASSIFICATION	M

Job No. 240403

0/36 COVER

PETTIT DESIGNS
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[email] matthew.pettit@bigpond.com

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: October 2024

Matthew Pettit
Accredited Building Practitioner

Licence No. CC5092U
(Building Designer - Domestic)

A.B.N. 87 667 918 807

Phone: (03) 62730986
Mobile: 0406 481283
Email: matthew.pettit@bigpond.com

NOTES TO PLANS: To be read in conjunction with plans and specifications

1. Figured dimensions to be used. Do not scale drawings.
2. It is recommended that all levels, set outs and dimensions be verified by a registered Surveyor.
3. All materials to be in accordance with the relevant SAA Code, NCC and/or Manufacturers specifications.
4. All work to be carried out in accordance with relevant SAA Code, Manufacturers specifications and NCC
5. Pettit Designs hereby guarantee that the plans and specifications will meet requirements of the Permit Authority.
   Although every care is taken no responsibility is accepted for misinterpretation error or omission. It is the Contractors responsibility at all times to verify dimensions and levels etc. prior to and during constructions.
6. These drawings to be read in conjunction with Engineers reports and associated details thereof.
7. All plumbing and drainage to Local Authority specifications and NCC where applicable.

CONTENTS

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

1/37 CONTENTS

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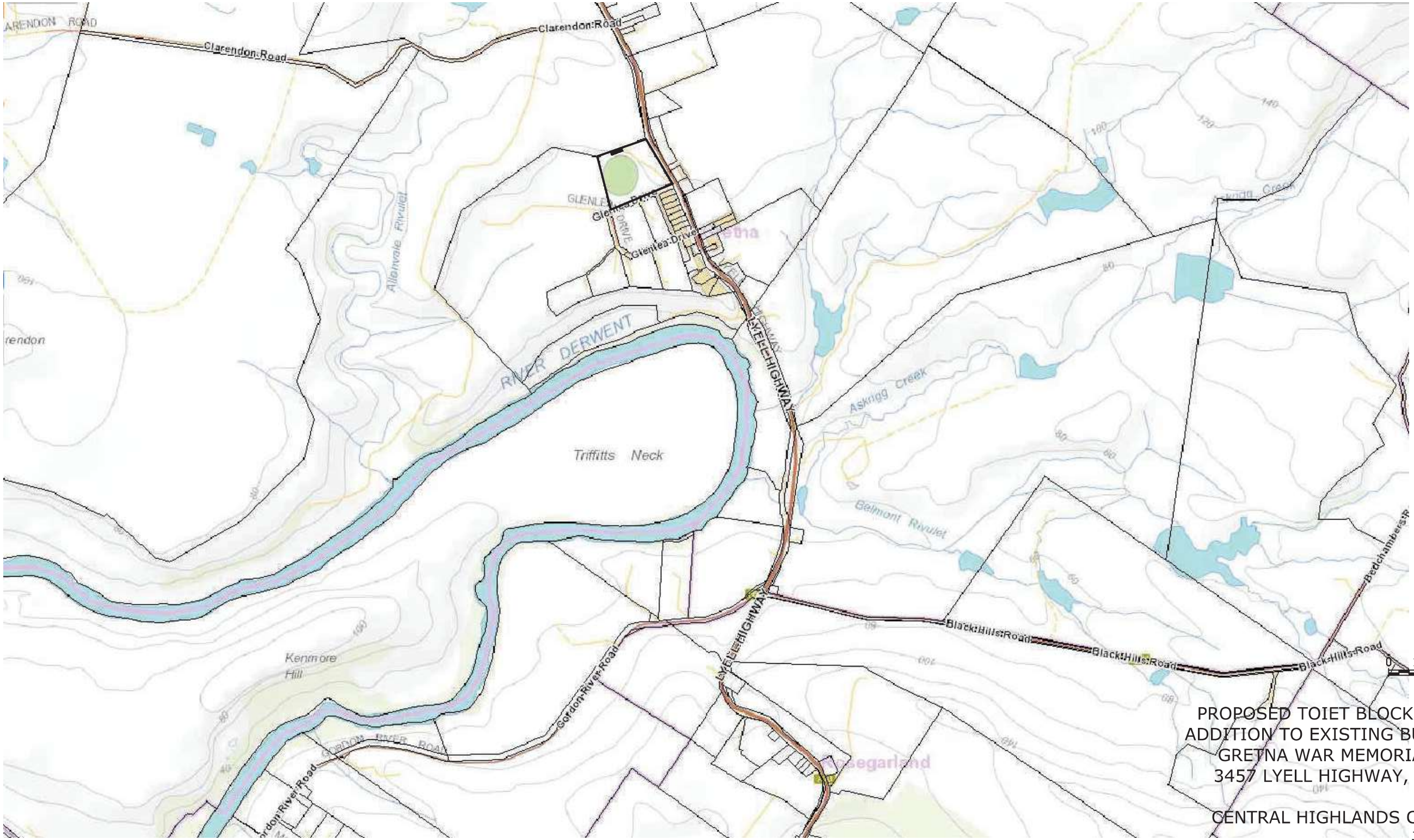

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2/37 LOCATION PLAN

Scale: 1:15000

N

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BUSH FIRE ATTACK LEVEL DETERMINATION:
'BAL-LOW' THREAT PERCEIVED AS NO UNMANAGED BUSH OR GRASSLAND WITHIN 100m RADIUS OF PROPERTY AT
3457 LYELL HIGWAY, GRETNA

NOTE: DEPICTED CIRCLE IS NOT A MANAGEMENT PLAN BOUNDARY BUT AN INDICATION OF THE DISTANCE 100m FROM THE BUILDING TO WHICH A BAL ASSESSMENT MAY RELATE.

N

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3/37

BUSH FIRE HAZARD PLAN

Scale 1:1000

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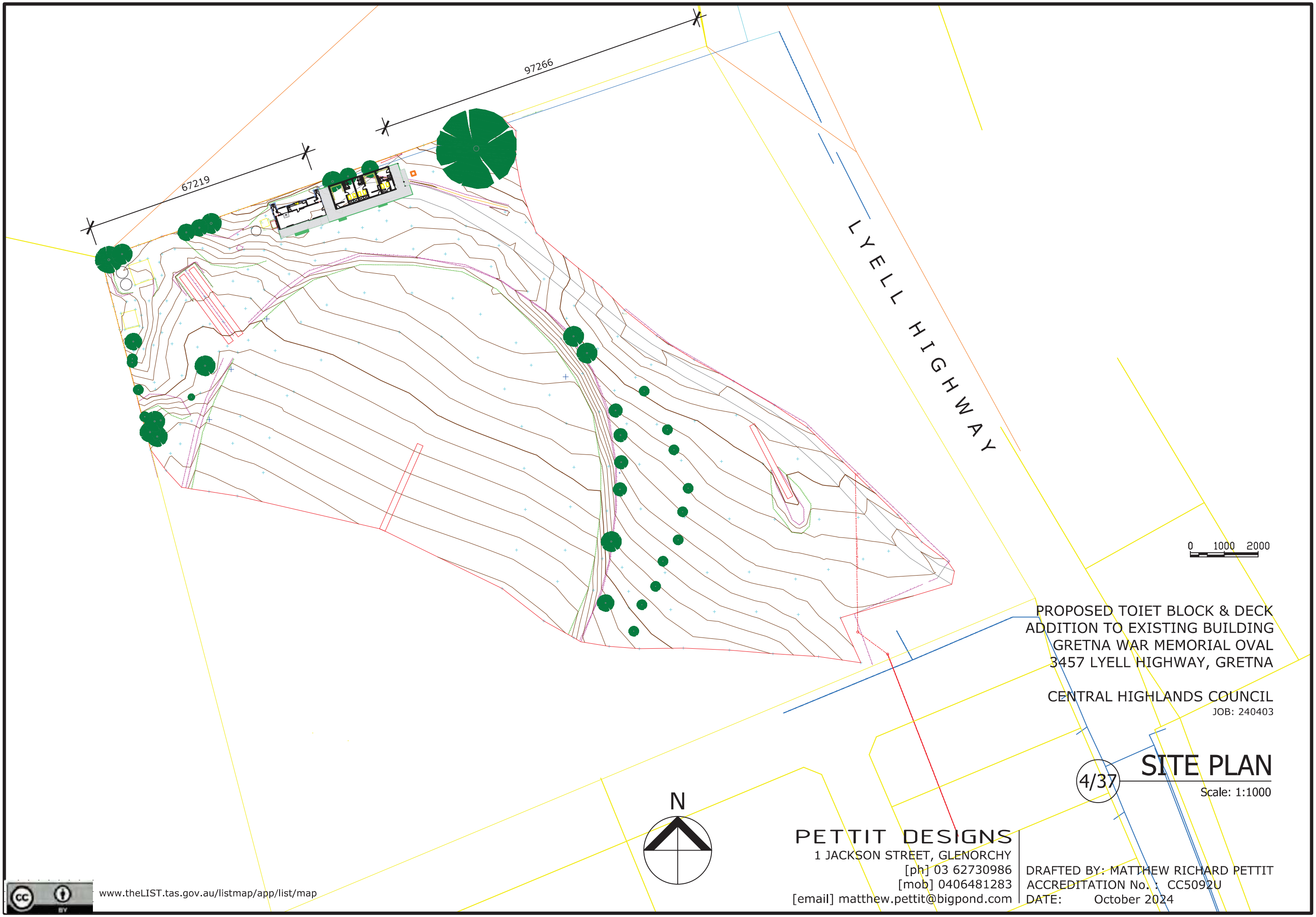

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4/37 SITE PLAN
Scale: 1:1000

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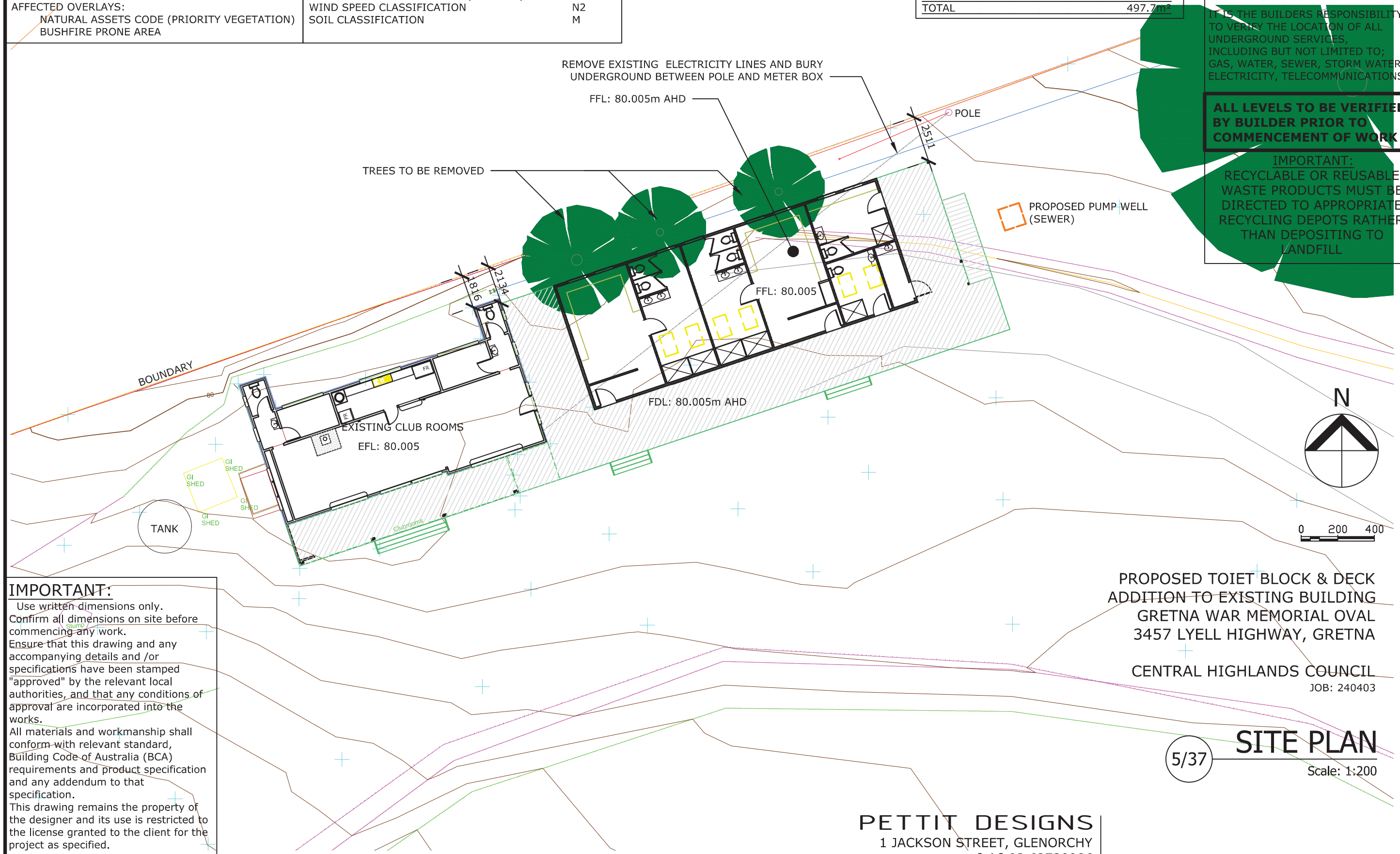
OH&S HAZARD
Type: public safety
Solution: provision of safety fencing around construction area

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.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

IMPORTANT:
RECYCLABLE OR REUSABLE WASTE PRODUCTS MUST BE DIRECTED TO APPROPRIATE RECYCLING DEPOTS RATHER THAN DEPOSITING TO LANDFILL



IMPORTANT:
Use written dimensions only.
Confirm all dimensions on site before commencing any work.
Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.
All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.

PROPOSED TOIET BLOCK & DECK ADDITION TO EXISTING BUILDING
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SITE PLAN

Scale: 1:200

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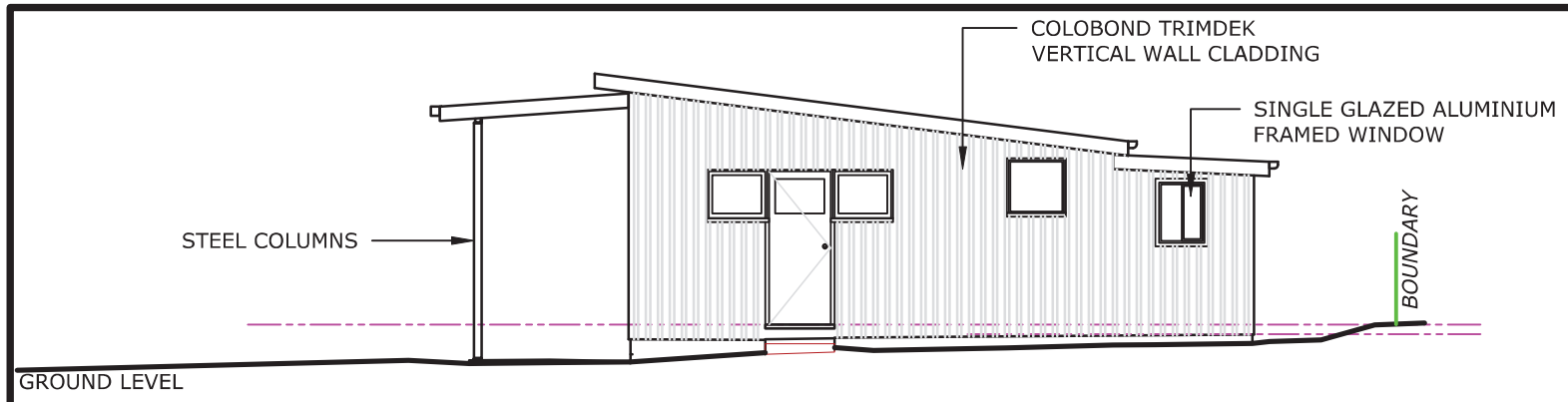
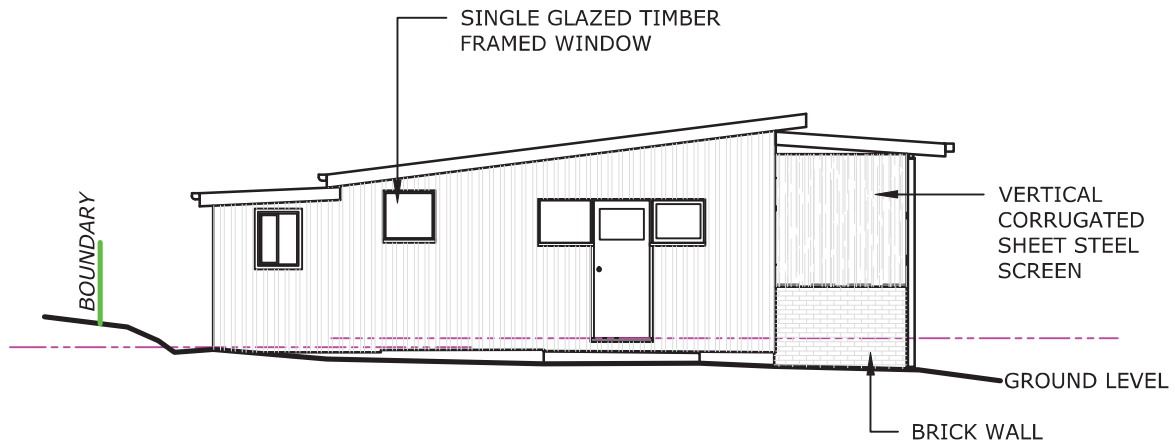


EAST ELEVATION



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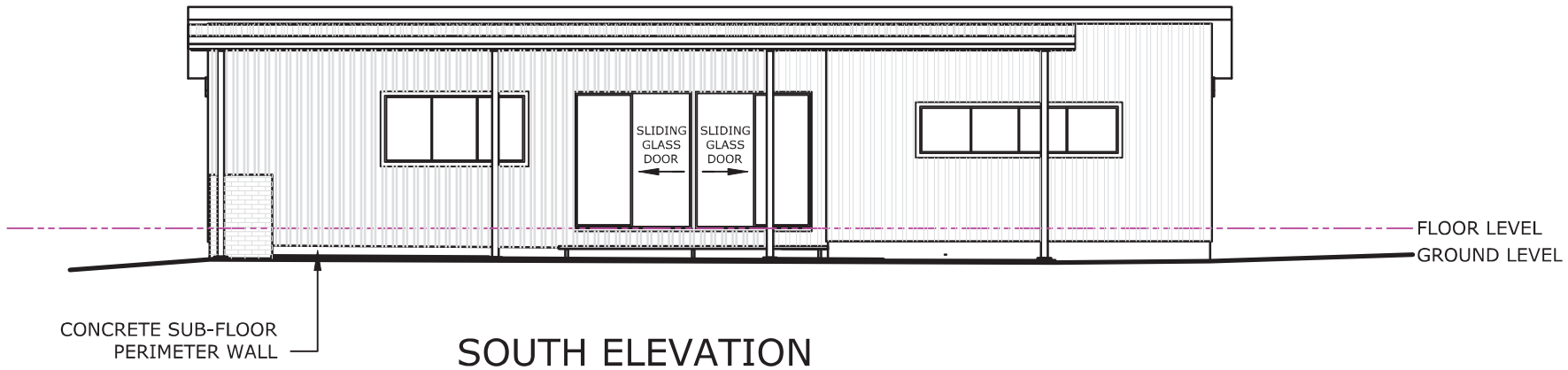

SOUTH ELEVATION

GRETNA CRICKET CLUB ROOMS (EXISTING BUILDING)

NORTH ELEVATION

0 100 200

PROPOSED TOIET BLOCK & DECK
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EXISTING ELEVATIONS

6/37

Scale 1:100

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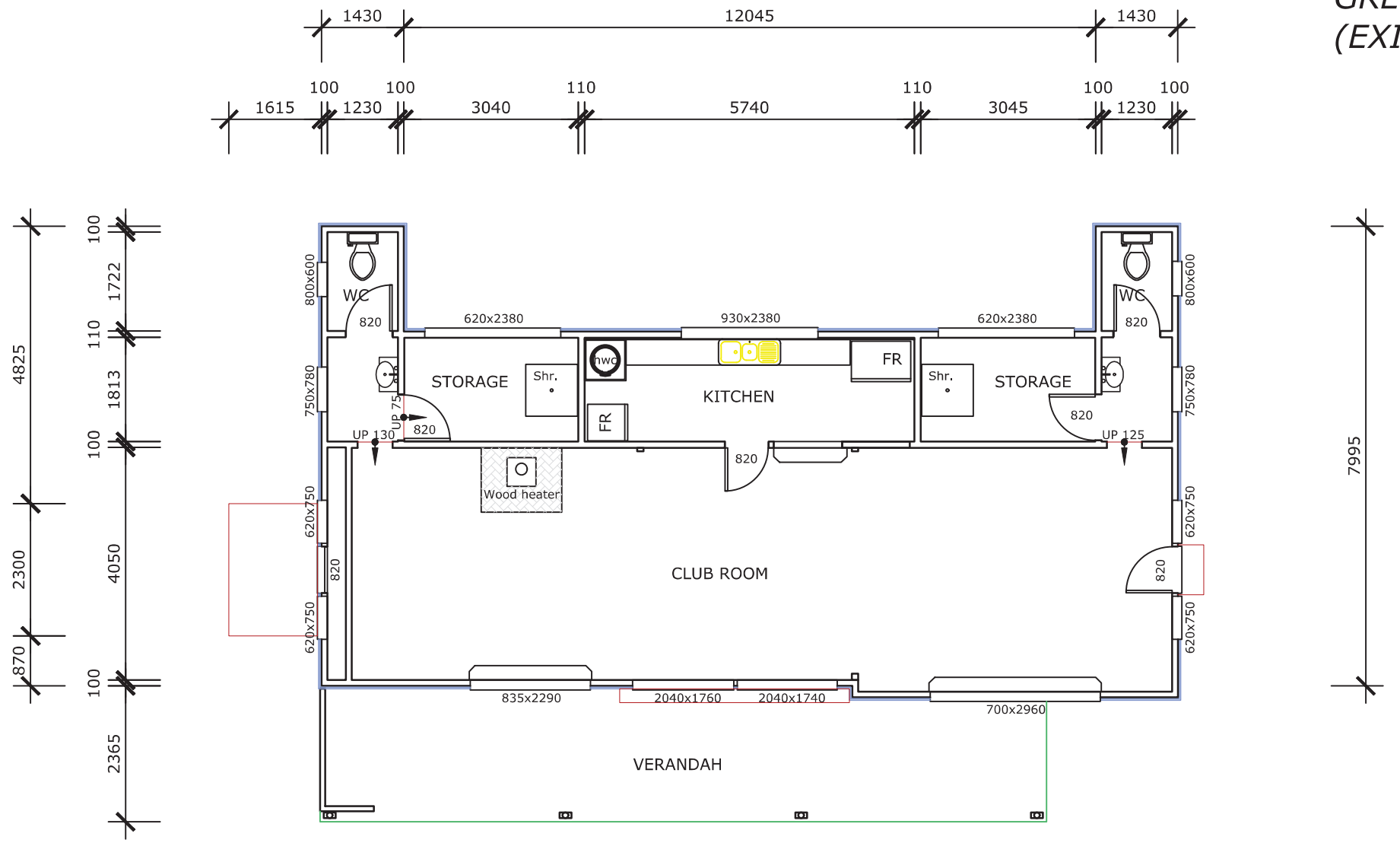

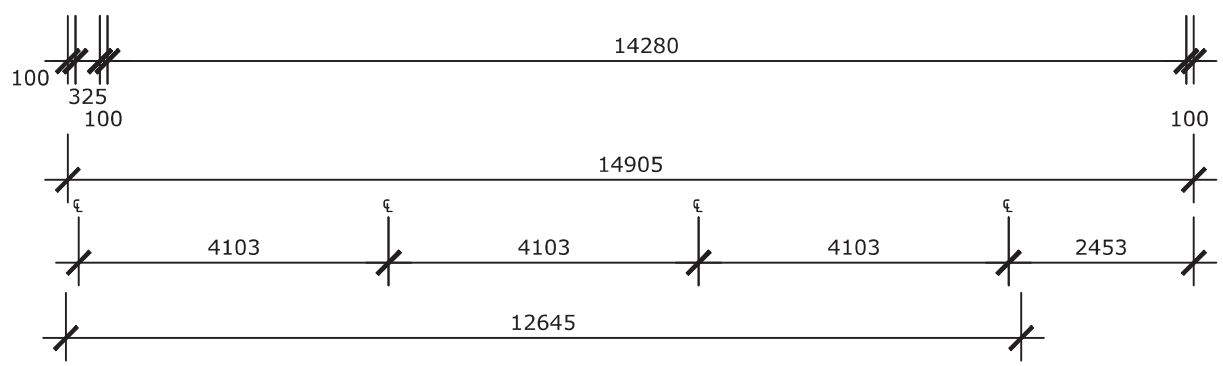

0 100 200

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EXISTING FLOOR PLAN

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Scale: 1:100

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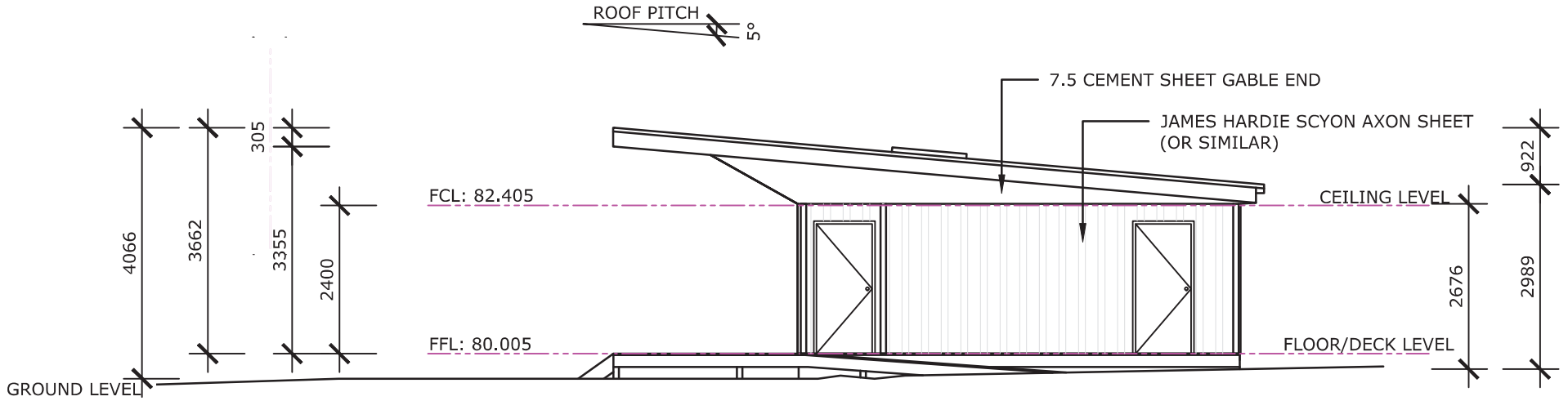

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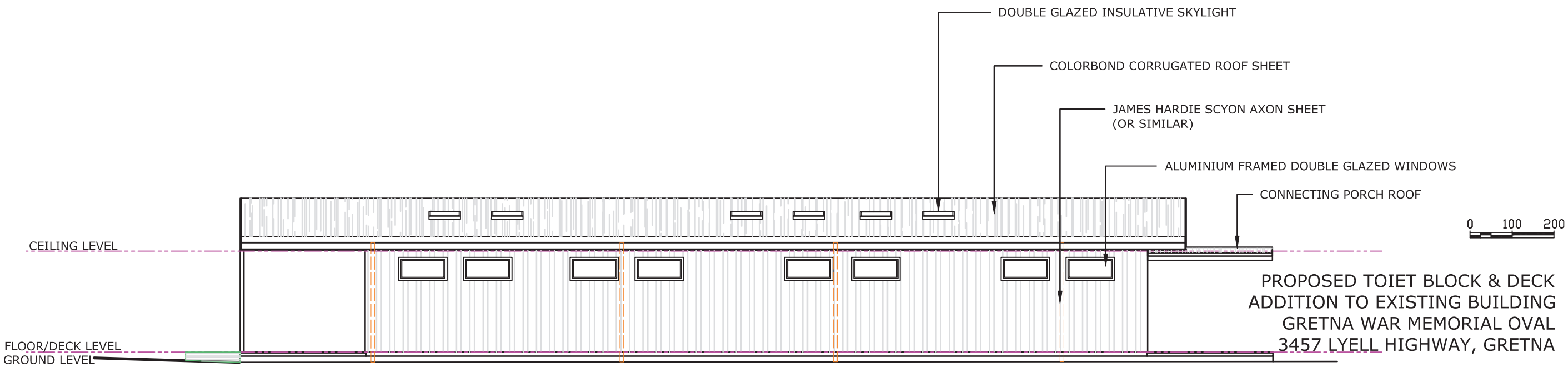

NORTH ELEVATION

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ELEVATIONS

Scale 1:100

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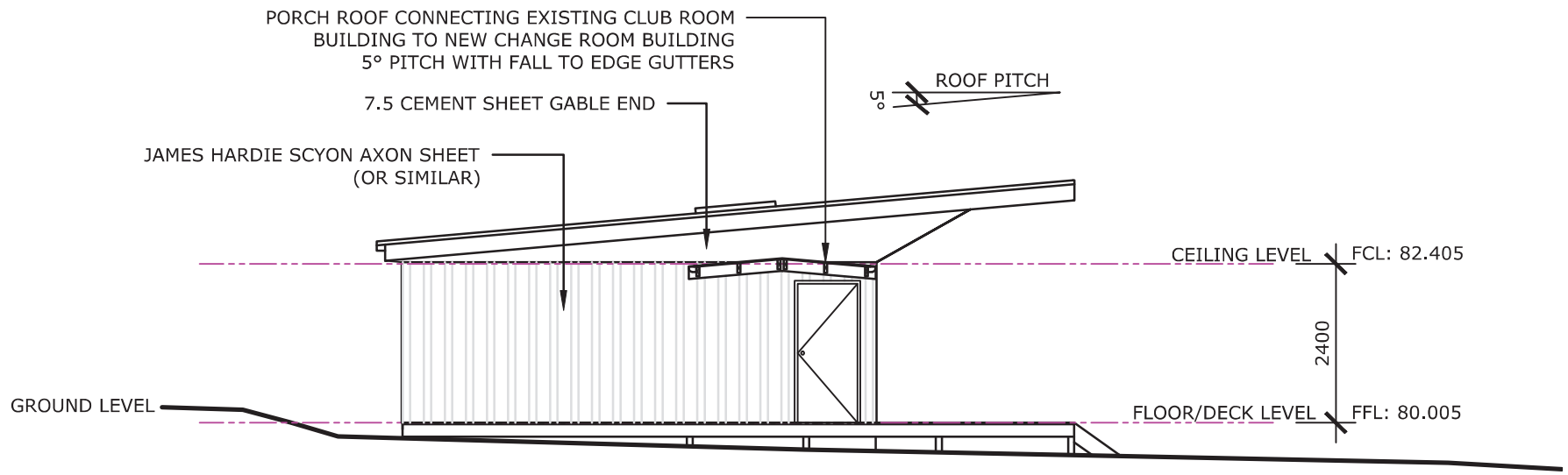

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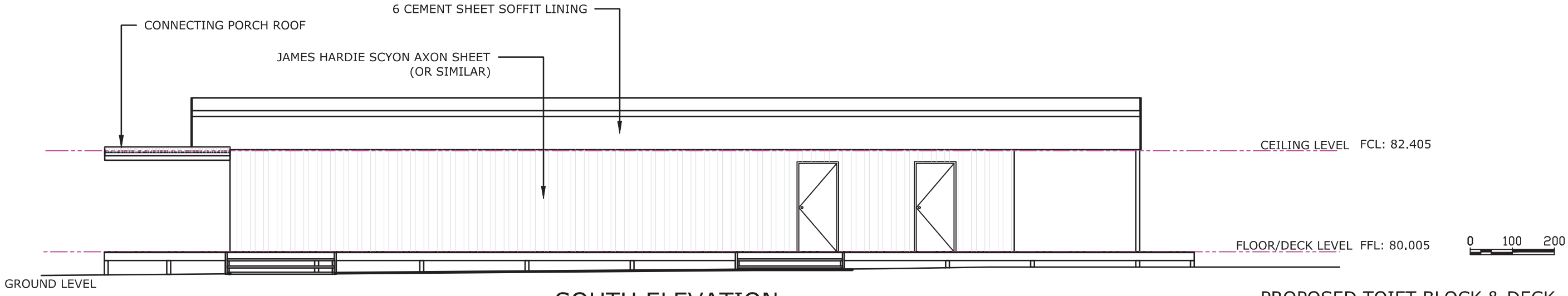

SOUTH ELEVATION

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SAFETY

- THE BUILDER IS TO TAKE GUIDANCE FROM THE WORKSAFE TASMANIA DOCUMENT *"YOUR GUIDE TO MANAGING SAFETY IN HOUSING AND CONSTRUCTION"* AND MUST ACT IN ACCORDANCE WITH "*Work Health and Safety Act 2012 and Work Health and Safety Regulations 2012*"
- ALL PERSONS ENTERING THE SITE MUST UNDERTAKE A SITE INDUCTION TO BE INSTRUCTED ON HAZARDS WITHIN THE SITE
- SCAFFOLDING OR APPROPRIATE WORK PLATFORM MUST BE USED WHERE THE TASK AT HAND IS OUT OF REACH WHEN STANDING ON GROUND
- ANY PERSON OPERATING ON AN INSECURE FLOOR GREATER THAN 2m FROM THE GROUND (ie NO HAND RAILS OR WALLS OR FLOOR) MUST USE A SCAFFOLD WITH THE APPROPRIATE GUARD RAILS AND/OR BE HARNESSED TO THE BUILDING.
- SCAFFOLDS AND WORK PLATFORMS MUST BE INSTALLED BY A SUITABLY QUALIFIED INSTALLER AND MAINTAINED IN ACCORDANCE WITH THE ABOVE REFERENCED DOCUMENTS
- ALL BUILDING MATERIALS MUST BE STOCKPILED IN A MANNER THAT WILL NOT OBSTRUCT CLEAR TRAFFIC AROUND THE WORKSITE OR CREATE AN UNDUE HAZARD (eg TRIPPING)
- APPROPRIATE SANITARY FACILITIES MUST BE SUPPLIED FOR WORKERS

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ELEVATIONS

Scale: 1:100

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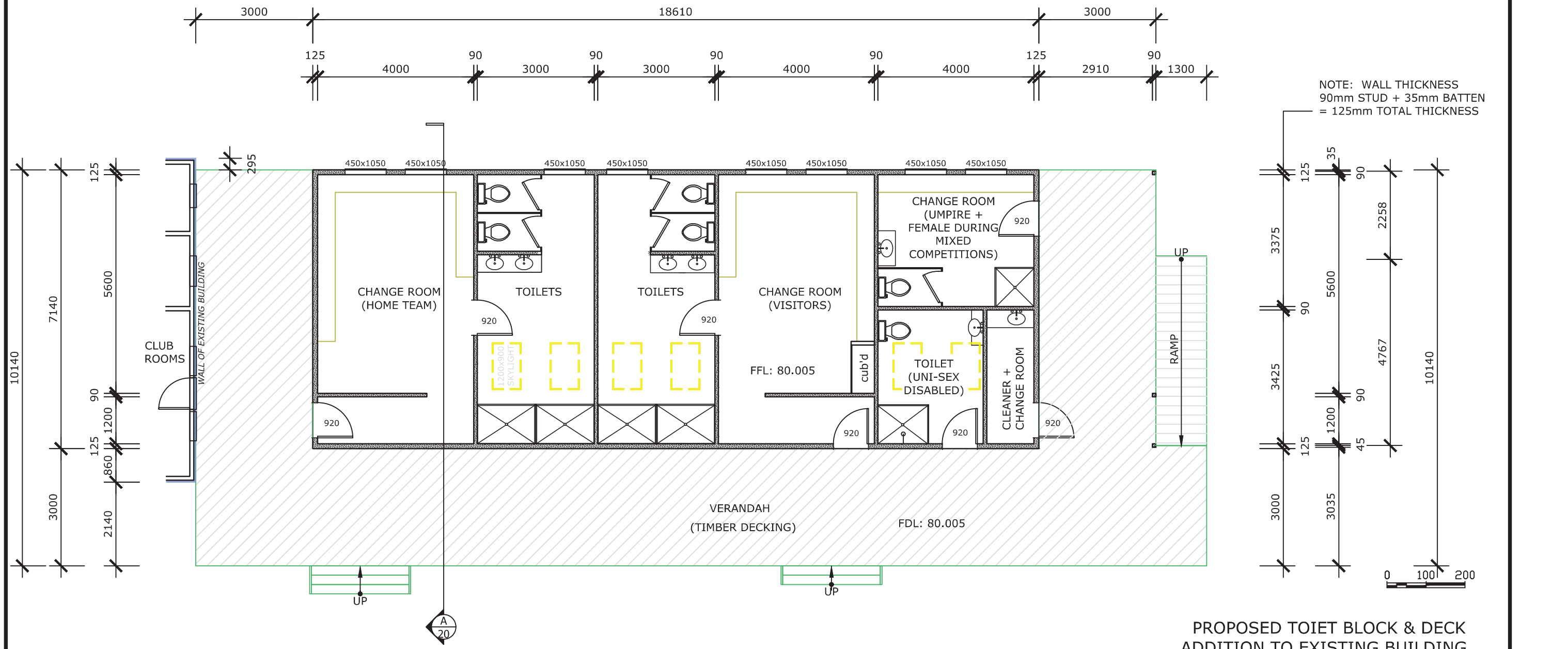

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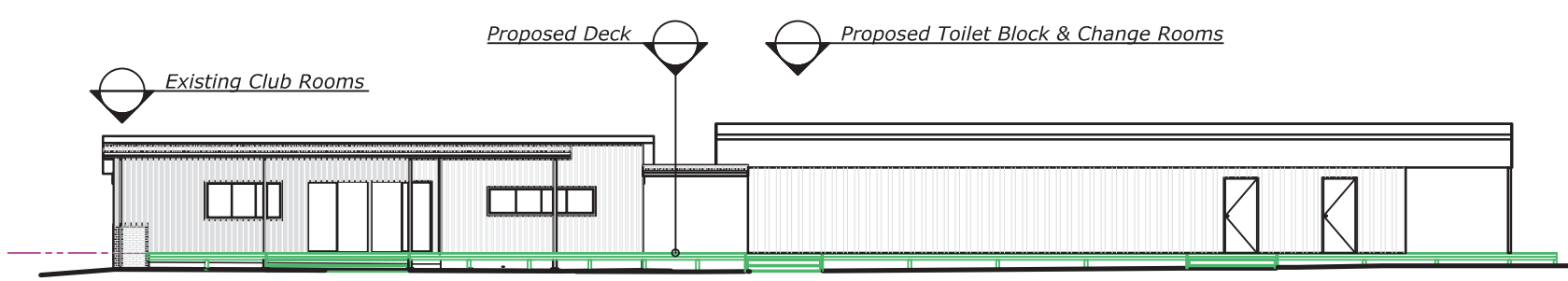

SOUTH ELEVATIONS - Scale 1:200

10/37 FLOOR PLAN
Scale: 1:100

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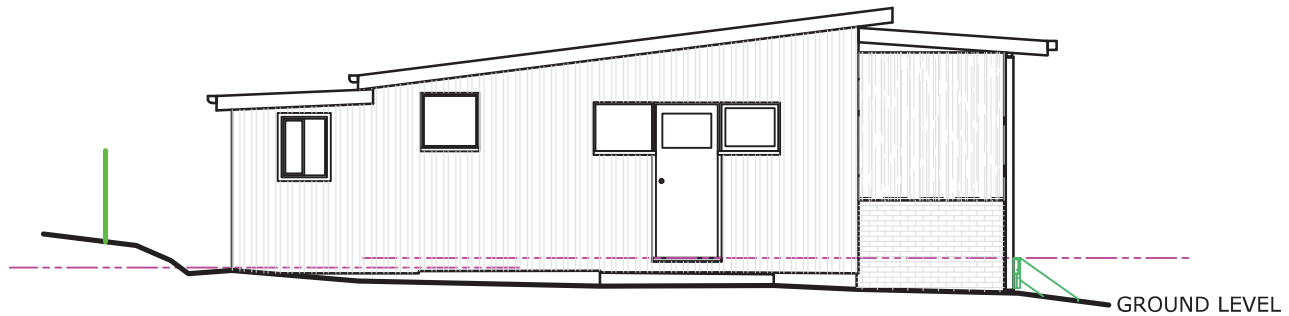
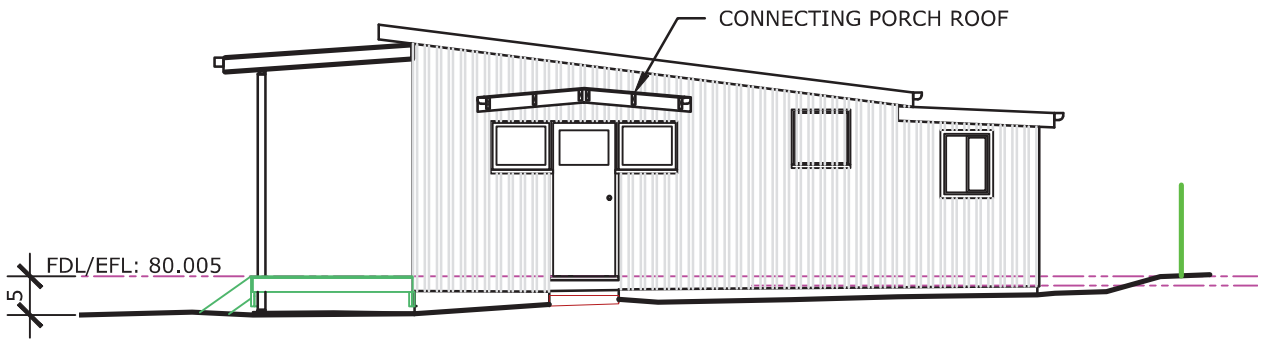
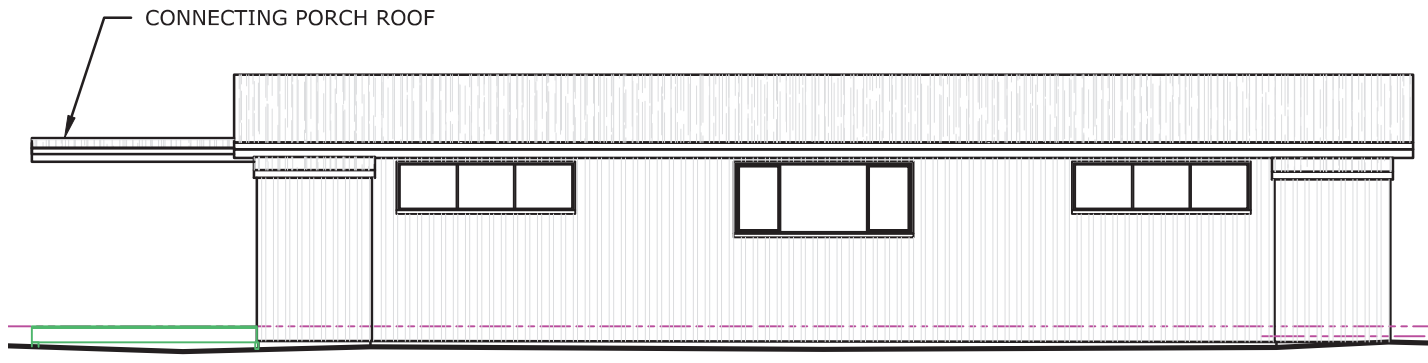


WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION



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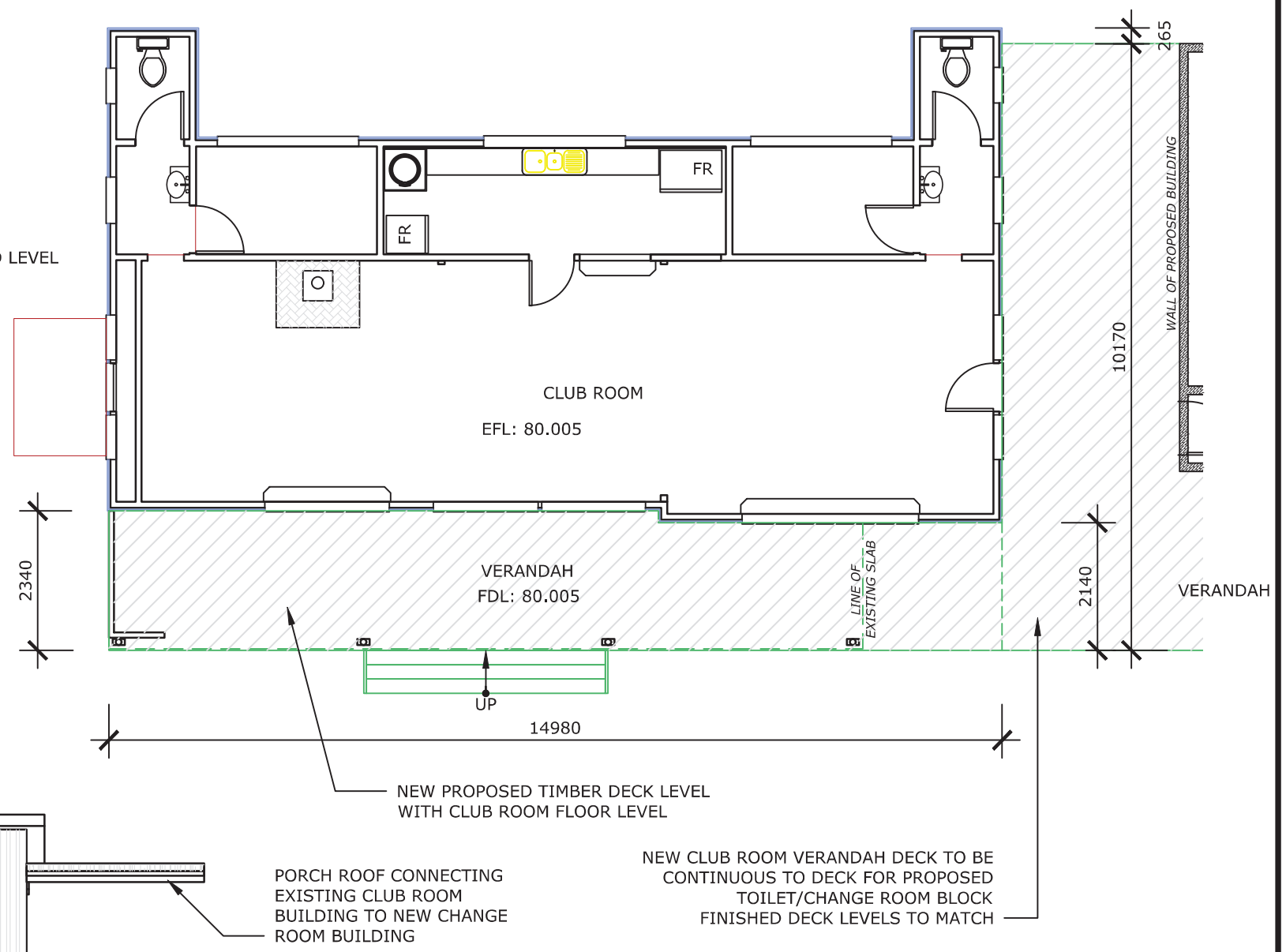

0 100 200

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11/37

EXISTING CLUB ROOM - PROPOSED DECK

Scale: 1:100

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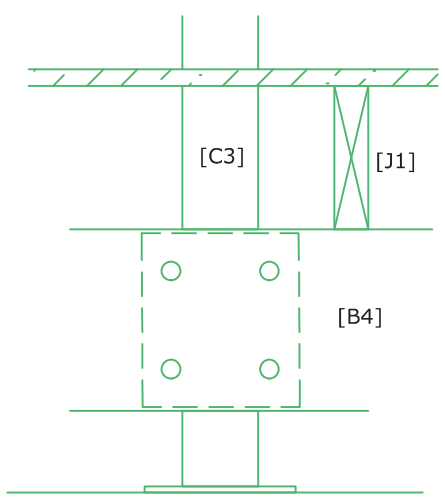
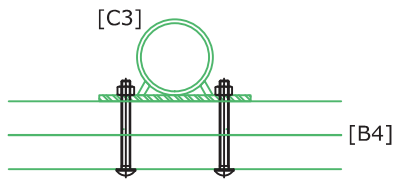
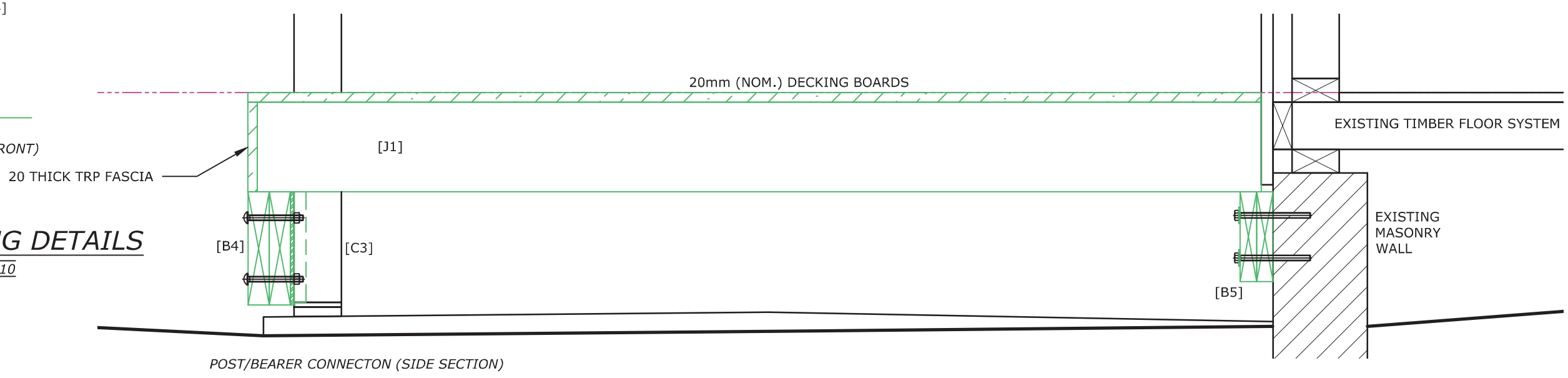


POST/BEARER CONNECTON (FRONT)



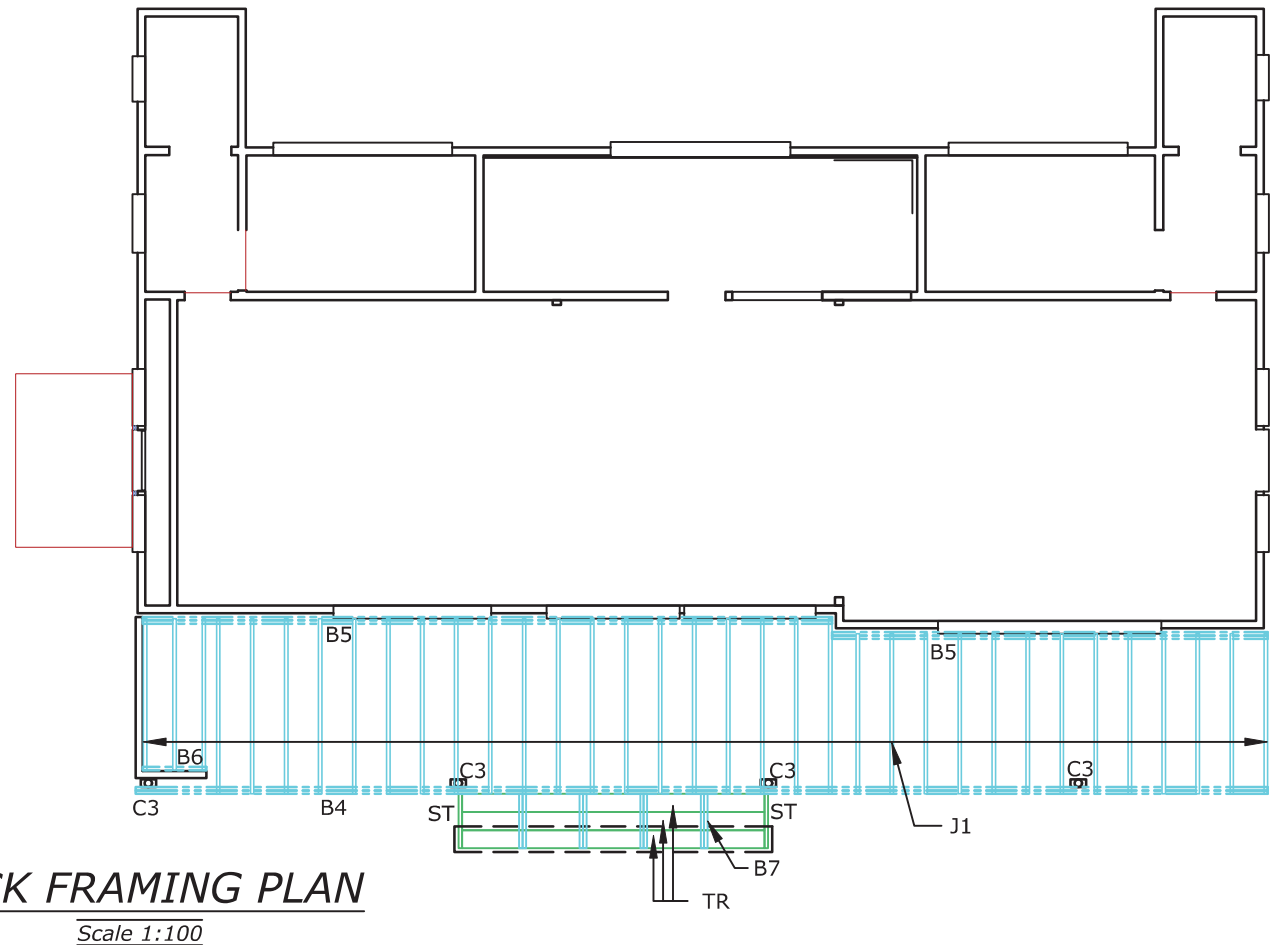
POST/BEARER CONNECTON (TOP)



POST/BEARER CONNECTON (SIDE SECTION)

DECK FRAMING DETAILS

Scale 1:10



DECK FRAMING PLAN

Scale 1:100

LEGEND

C3	COLUMN	Ø100 CHS CFW BASE PLATE (EXISTING - UNKNOWN WALL THICKNESS)
B4	BEARER	2/240x45 F7 H3 TRP FIXED TO COLUMN [C3] USING 2/M12 GALV CUPHEAD BOLTS. THROUGH 8pl CLEAT CFW [C3]
B5	LEDGER	2/190x45 F7 H3 TRP FIXED TO MASONRY USING M12 CHEMICAL ANCHORS @ 450℄
B6	BEARER	190x45 F7 H3 TRP FIXED TO MASONRY USING M12 CHEMICAL ANCHORS @ 450℄
B7	BEARER	2/90x45 F7 H3 TRP @ 900℄ MAX SUPPORTING TREADS
J1	JOIST	190x45 F7 H3 TRP @ 450℄
ST	STRINGER	45x240 F7 H3 TRP
TR	TREAD	240x45 F7 H3 TRP

0 100 200

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12/37

EXISTING CLUB ROOM - DECK DETAIL

Scale: 1:100, 1:10

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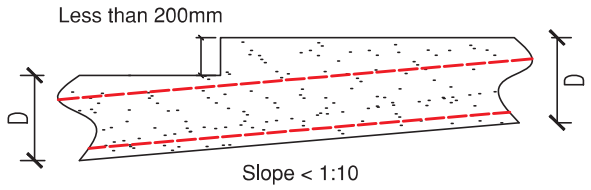
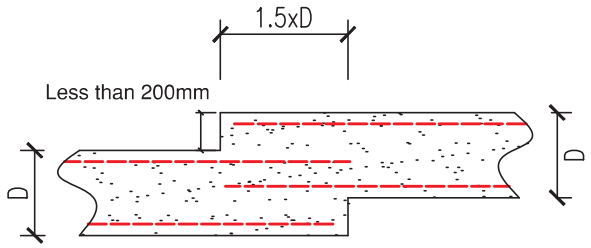
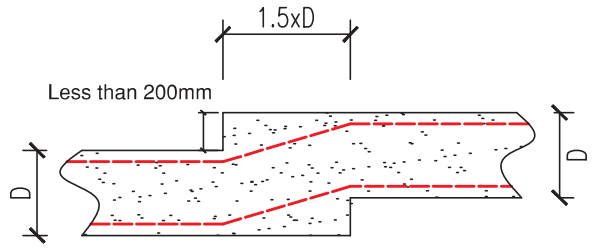
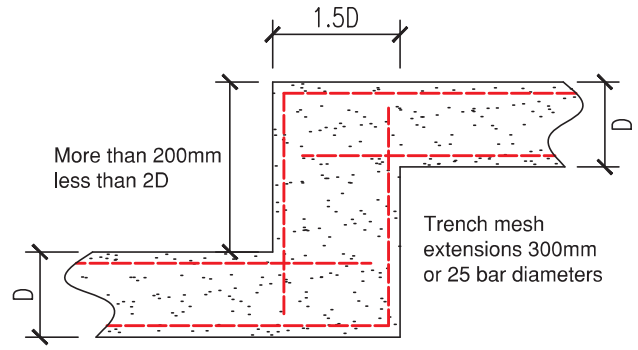
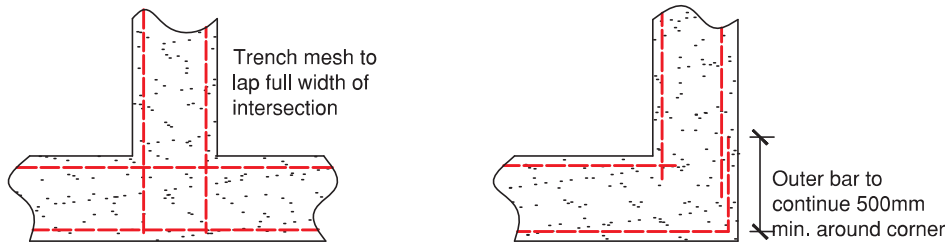






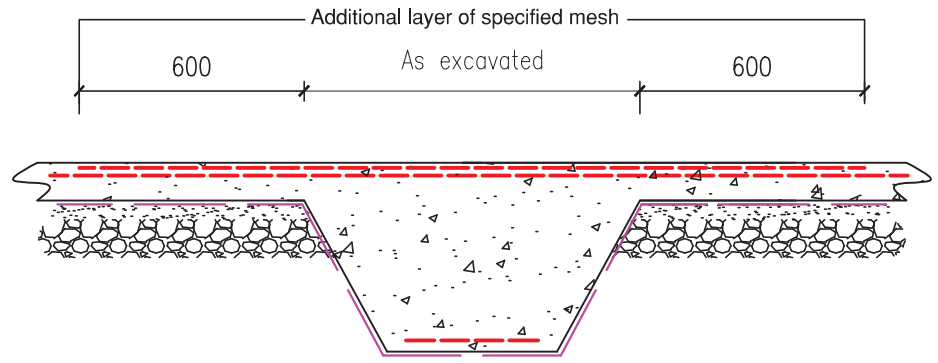


STEPPED FOOTINGS
(section view)



INTERSECTIONS
(plan view)

SLAB MESH LAPS



THICKENING BEAM DETAIL

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

SITE DRAINAGE - As shown on drawings
Min camber of 1 in 20 for first 1m around perimeter of building

DPC

The height of DPC, or flashing serving as a DPC must not less than:
(i) 150mm above an adjacent ground level that slopes away at min. 1:20 for first 1m
(ii) 75mm above the finished surface level of adjacent paved, concrete or landscaped areas that slope away from the wall or
(iii) 50mm above finished paved, concrete or landscaped areas and protected from direct effects of the weather by a carport verandah or the like. NOTE: not applicable in location of ORG where 150mm is required

GENERAL NOTES :-

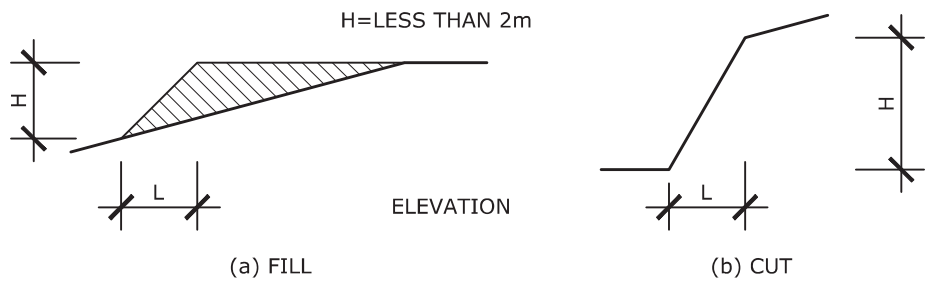
1) All concrete UNO to be 25 Mpa - slump 80mm max. with max. aggregate of 20mm.
2) Reinforcing steel to comply with AS 2870. Concrete to AS 3600. All mill scale to be removed
3) Concrete cover to reinforcing steel as shown on plans
4) It is encumbent on the builder to consult all relevant standards applicable to these drawings - including but not limited to the Aust Standards shown hereon
5) All soft / wet material to be removed prior to concrete pour
6) All cogs and hooks to AS 3600, Section 13
7) All exposed edges to have 20mm fillets
8) Curing by approved compound or continuous water spray for (7) days
9) Re-entrant bars as shown on plans

UNPROTECTED EMBANKMENTS

(NOT SUPPORTING STRUCTURES)

BATTER BANKS TO SAFE ANGLE OF REPOSE. IF SITE CONDITIONS ARE NOT SUITABLE FOR BATTERED BANK, INSTALL SUITABLE RETAINING WALL TO ENGINEERS DESIGN. ENGINEER TO INSPECT.

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION. PROVIDE A SURFACE WATER INTERCEPTOR TO THE TOP OF ALL BANKS WHERE THE UPSLOPE GRADIENT EXCEEDS 1:5



(a) FILL (b) CUT

SOIL TYPE (*REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1:2
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

ENGINEERED

NOT TO BE USED
FOR CONSTRUCTION PURPOSES UNLESS
CERTIFIED BY ENGINEER

0 20 40

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

13/37

FOUNDATION & SLAB STANDARDS

Scale: 1:NTS

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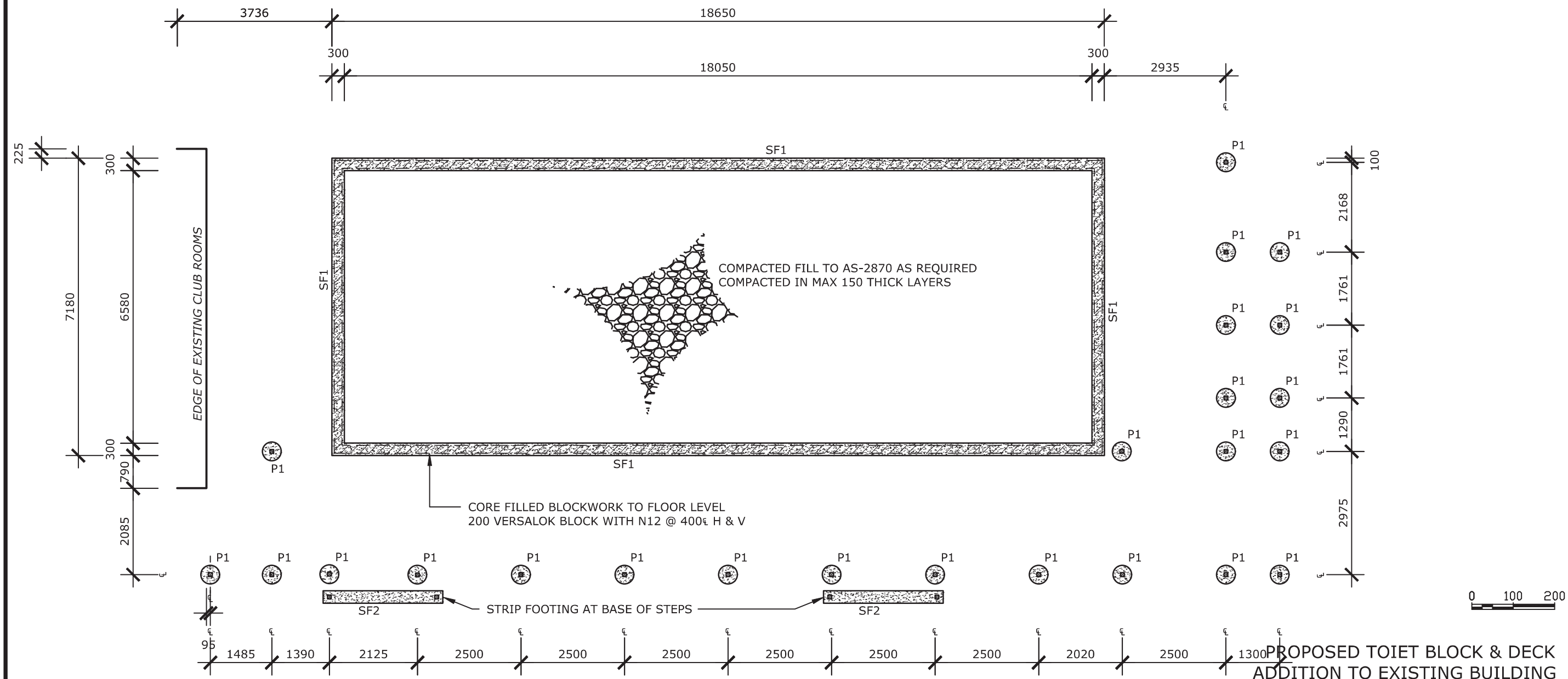

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LEGEND

SF1	STRIP FOOTING	400(d)x300(w) 3-L11TM 40 COVER TOP & BOTTOM, 25MPa, 75 SLUMP
SF2	STRIP FOOTING	200(d)x300(w) 3-L11TM 40 COVER TOP & BOTTOM, 25MPa, 75 SLUMP
P1	PIER FOOTING	600(d)x450Ø MASS CONCRETE PIER WITH CAST IN 200x200x10pl BASE PLATE, 4/N12 400x100 CRANKED TANGS CFW, SHAPE TOP TO AVOID PONDING

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.

14/37

FOOTING PLAN

Scale: 1:100

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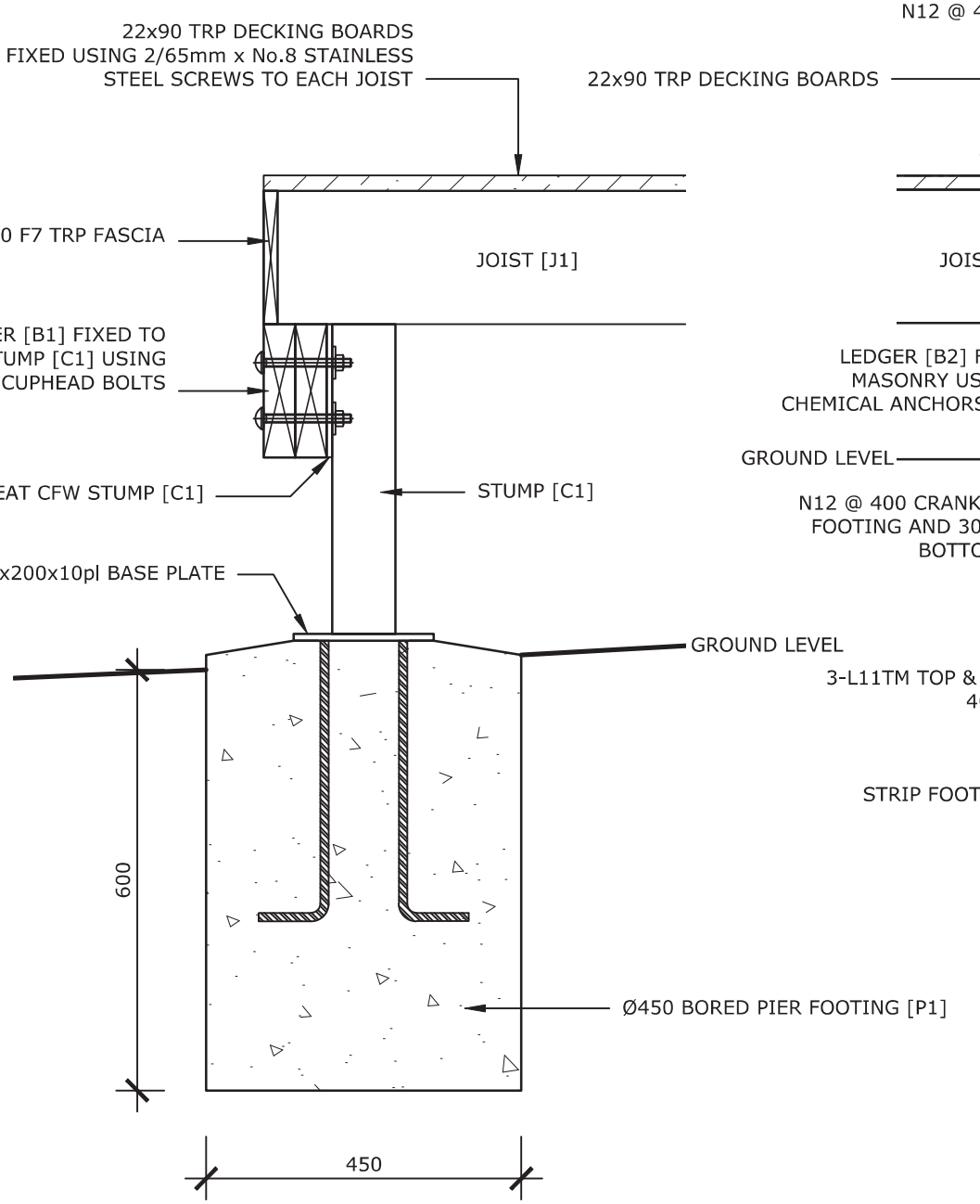
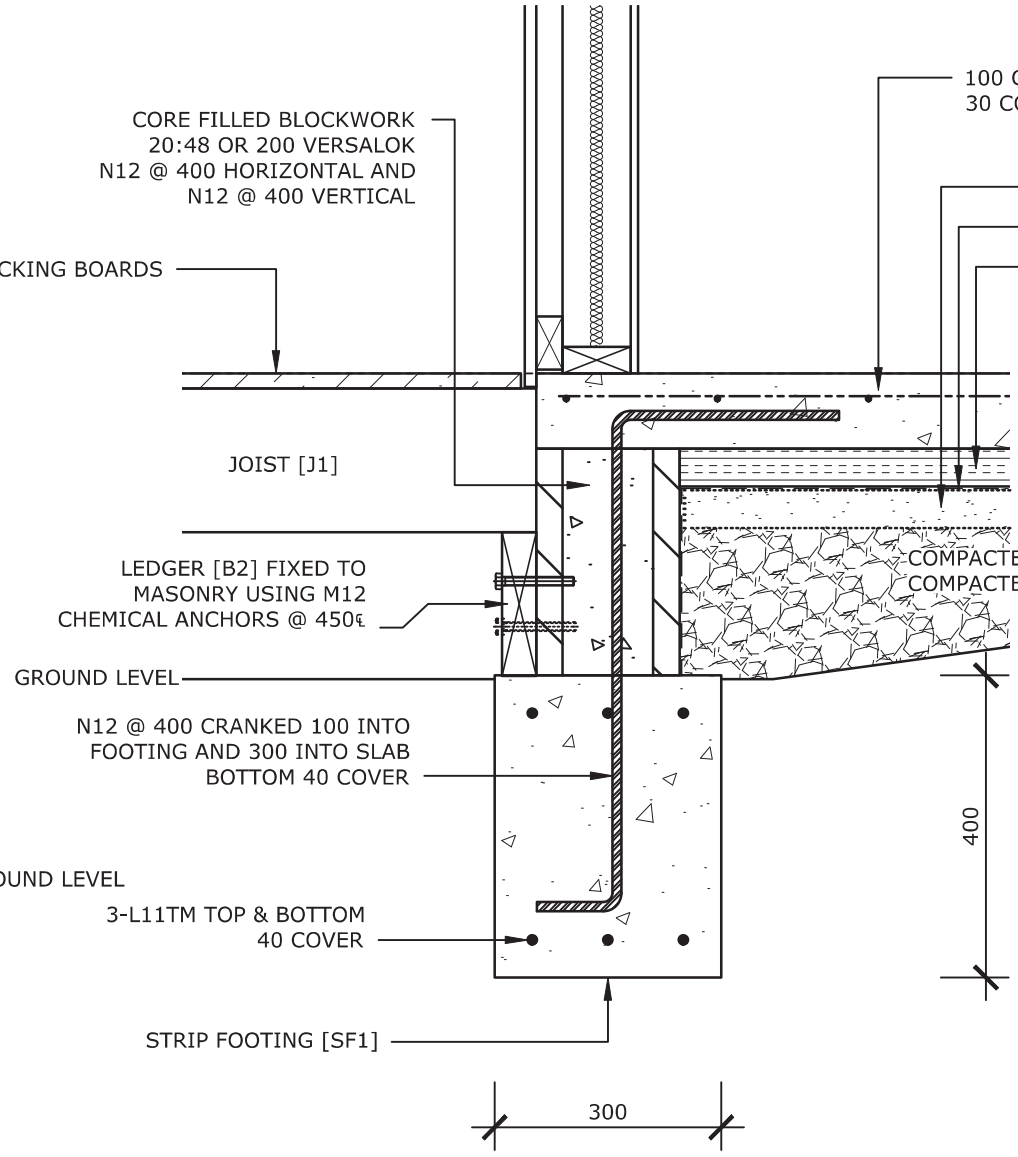
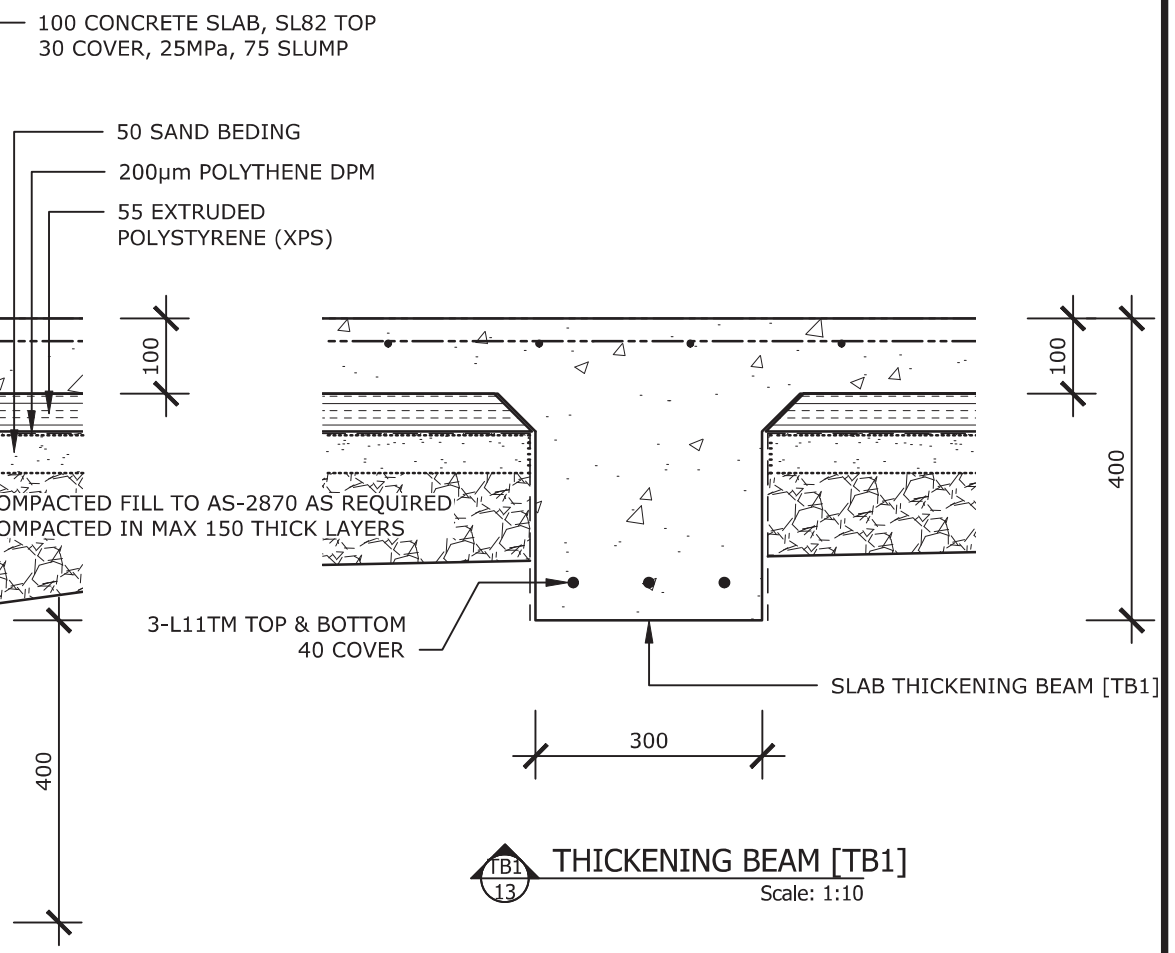


P1 13 PIER FOOTING & STEEL STUMP [P1]/[C1]
Scale: 1:10



SF1 13 STRIP FOOTING [SF1]
Scale: 1:10



TB1 13 THICKENING BEAM [TB1]
Scale: 1:10

0 10 20

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

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15/37 # FOOTING & FLOOR FRAME DETAILS
Scale: 1:10

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STAIRS & BALUSTRADES

STAIRS min clear width of 820mm
min going 240mm
max going 355mm
min rise 115mm
max rise 190mm
Provide solid/partly solid risers to 125mm from u/s of above tread.

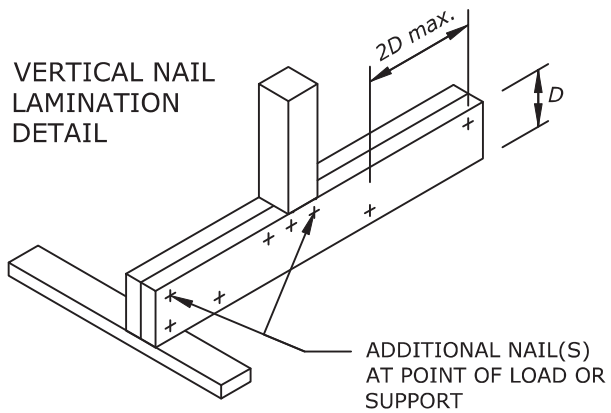
STRINGERS
245x45 F7 (internal)
245x45 F7 (external)

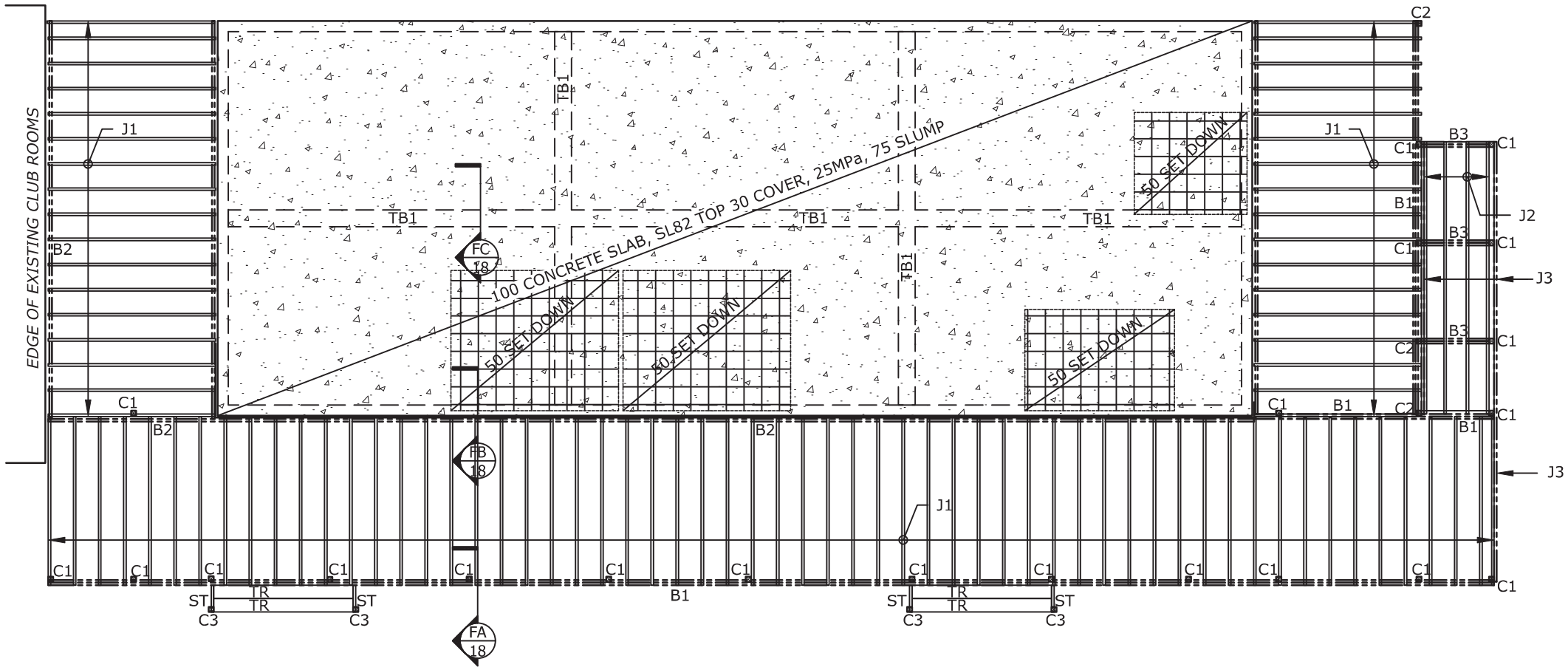
TREADS
45 thick F5 (int & ext)

BALUSTRADES
1000mm high to owners spec.
125mm max aperture.

Wire balustrade to comply with Clause 11.3.6 and Tables 11.3.6a, b & c.
All treads to be provided with a slip-resistant finish or non-skid strip in accordance with Clause 11.2.4.

VERTICAL NAIL LAMINATION DETAIL





LEGEND

TB1	THICKENING BEAM	400(d)x300(w) 3-L11TM BOTTOM
C1	STUMP	89x89x35 SHS CFW BASE PLATE, 200x90x8pl CFW CAP TO UNDERSIDE BEARER
C2	COLUMN	89x89x35 SHS CFW BASE PLATE, 200x90x8pl CFW CAP TO HANGER BEAM
B1	BEARER	2/190x45 F7 H3 TRP FIXED TO STUMP [C1] USING 2/M12 GALV CUPHEAD BOLTS. HOUSE MAX 30 INTO STUMP.
B2	LEDGER	190x45 F7 H3 TRP FIXED TO MASONRY USING M12 CHEMICAL ANCHORS @ 450℄
B3	BEARER	2/90x45 F7 H3 TRP FIXED TO STUMP [C1] USING 2/M12 GALV CUPHEAD BOLTS.
J1	JOIST	190x45 F7 H3 TRP @ 450℄
J2	JOIST	120x45 F7 H3 TRP @ 450℄
J3	TRIMMER	240x45 F7 H3 TRP FIXED TO FORM A RAIL TO THE EDGE OF THE RAMP
ST	STRINGER	45x240 F7 H3 TRP
TR	TREAD	240x45 F7 H3 TRP

0 100 200

NOTE: ALL NAILS USED FOR TIMBER FRAMING BRACKETS, TIEDOWN STRAPS AND BRACING STRAPS MUST BE REINFORCED HEAD TIMBER CONNECTOR NAILS

TIMBER NOTATIONS
SmartLVL13 - BY TILLINGS TIMBER
MeySPAN13 - BY MEYER TIMBER
DLVL13 - BY DINDAS AUSTRALIA
F17 - KILN DRIED HARDWOOD OR EQUIVALENT GRADE F17
MGP10 - KILN DRIED MECHANICALLY GRADED PINE GRADE MGP10
F7 TRP - KILN DRIED TREATED RADIATA PINE GRADE F7

NOTES:
WHERE LVL13 IS SPECIFIED THE SIZE IS SUITABLE FOR THE THREE MANUFACTURERS OF LVL13 ANALYSED FOR THIS DESIGN:
SMARTLVL13 by TILLINGS TIMBER
DLVL13 by DINSAS AUSTRALIA
MeySPAN13 by MEYER TIMBER

SINGLE SPAN DENOTES MEMBERS THAT SPAN BETWEEN TWO SUPPORTS
CONTINUOUS SPAN DENOTES MEMBERS THAT SPAN BETWEEN TWO POINTS WITH AT LEAST ONE (OR MORE) MIDSPAN SUPPORTS

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
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3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

16/37

SLAB & FLOOR FRAMING PLAN

Scale: 1:100

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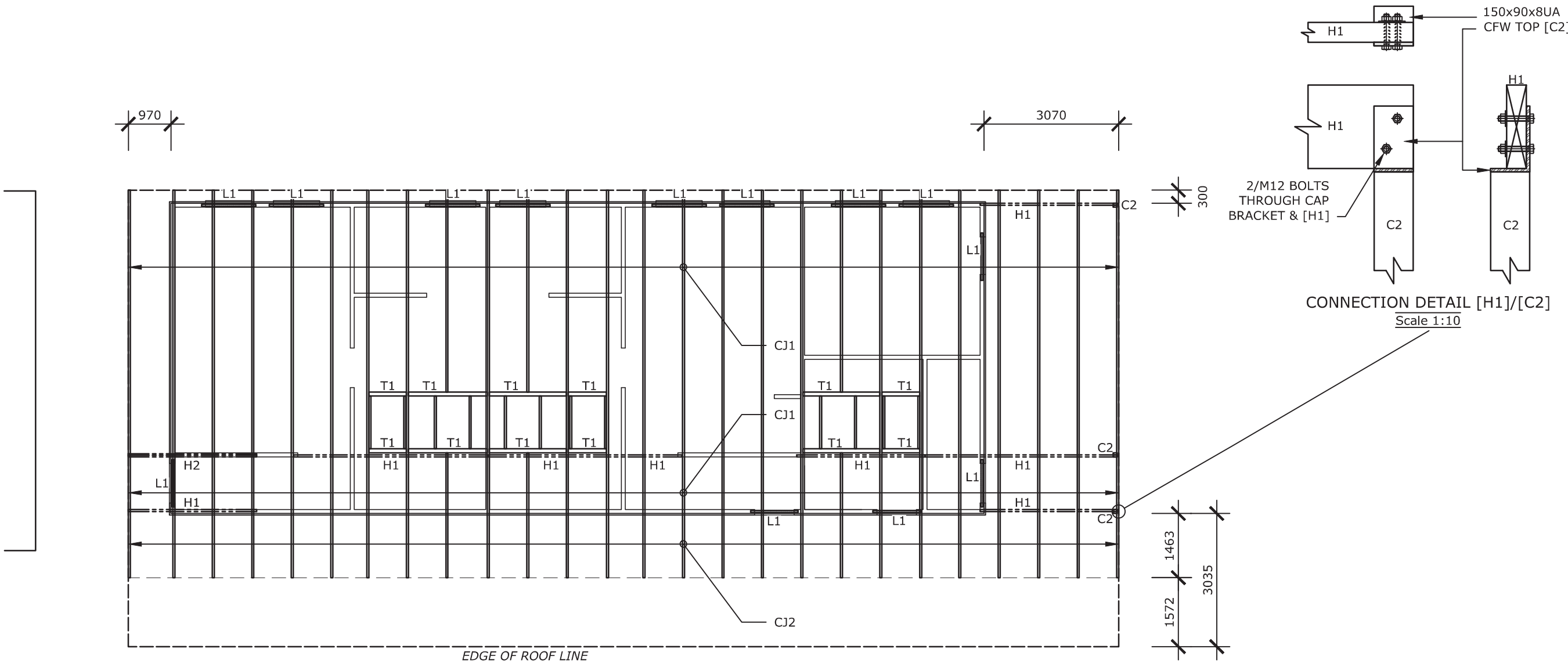
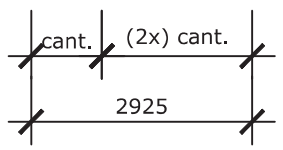


CONNECTION DETAIL [H1]/[C2]
Scale 1:10



0 100 200

LEGEND

H1	HANGER BEAM	190x45 F17 OR 200x45 LVL13
H2	HANGER BEAM	2/190x35 F17 OR 2/200x35 LVL13
CJ1	CEILING JOIST	90x45 MGP10 @ 900℄ MAX SPAN 1600
CJ2	CEILING JOIST	140x45 MGP10 @ 900℄ (ACTING AS STRUT)
C2		89x89x3.5 SHS CFW 150x90x8UA CAP/CLEAT FIXING [H1] BEAMS USING 2/M12 BOLTS
T1	TRIMMER	2/120x45 MGP10, PROVIDE DWARF INSULATED WALL OVER TO FORM SKYLIGHT SHAFT
L1	LINTEL	90x45 MGP10

PROPOSED TOIET BLOCK & DECK
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CENTRAL HIGHLANDS COUNCIL
JOB: 240403

17/37

CEILING FRAMING PLAN

Scale: 1:100

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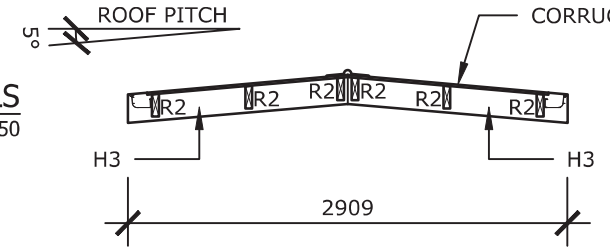
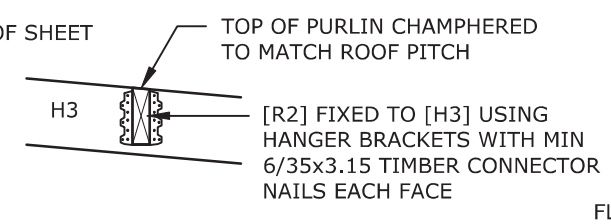
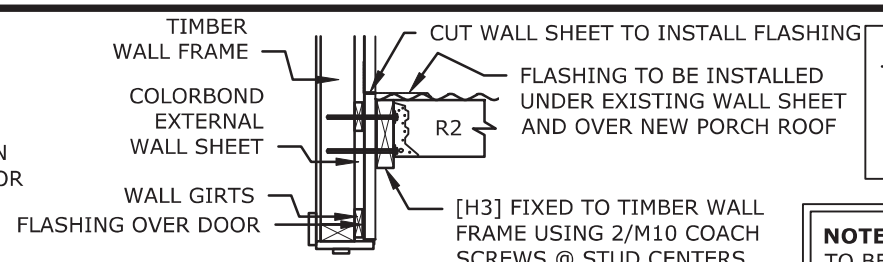
PORCH DETAILS
FD 13
Scale: 1:50

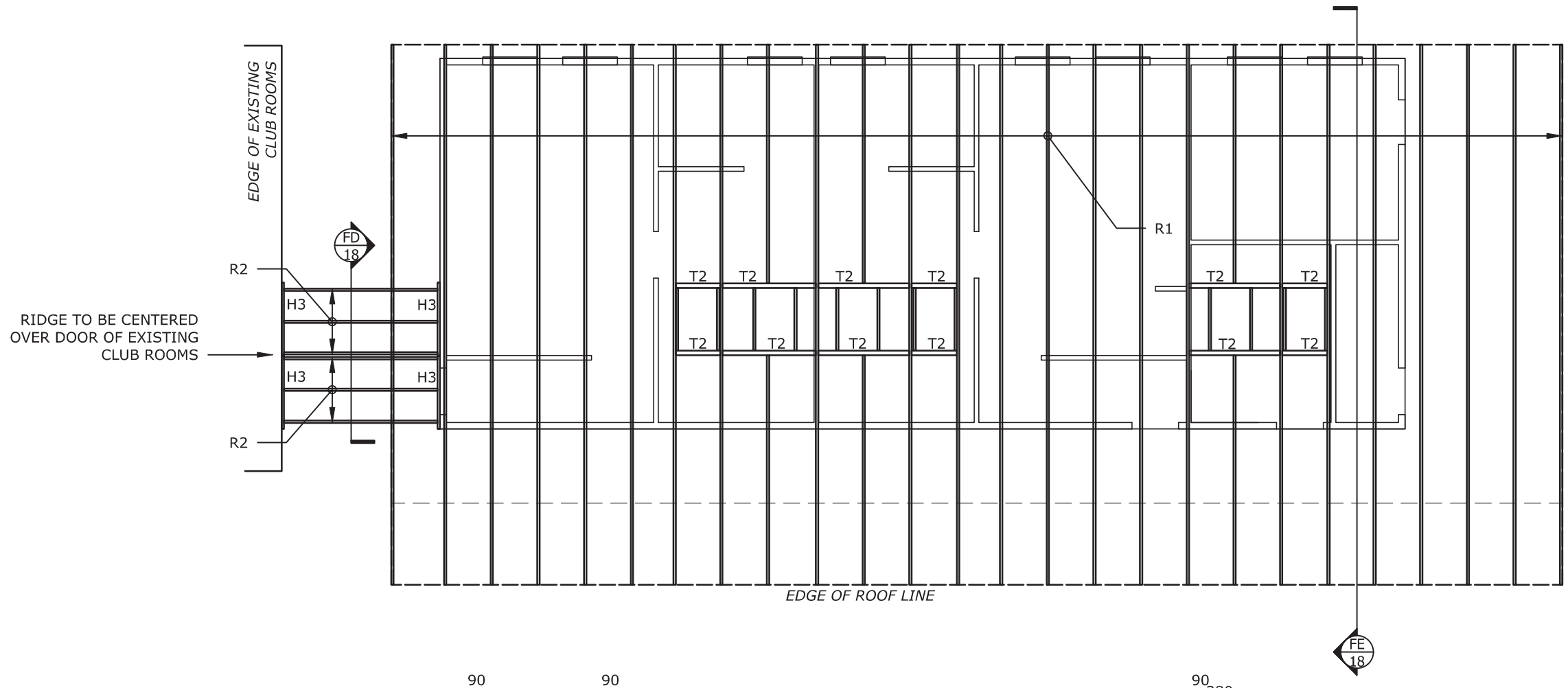


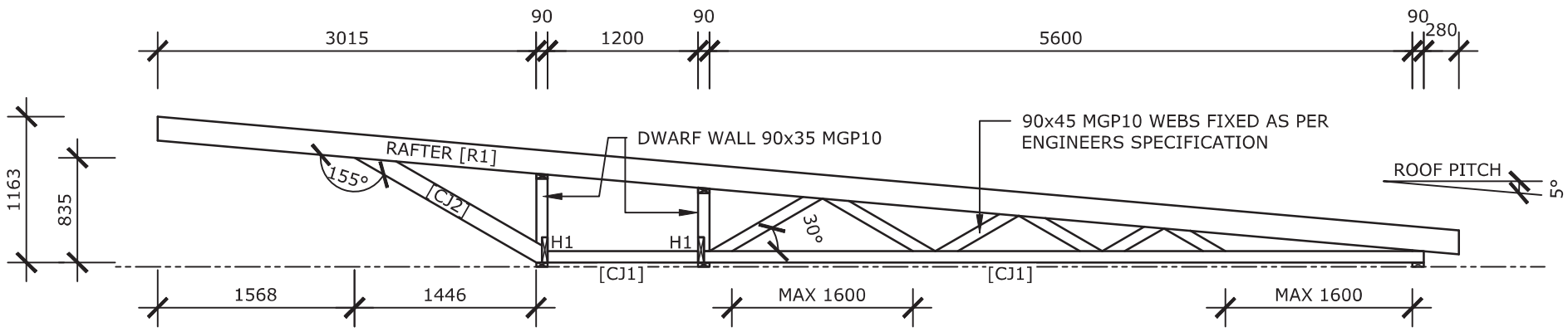




NOTE: ALL NAILS USED FOR TIMBER FRAMING BRACKETS, TIEDOWN STRAPS AND BRACING STRAPS MUST BE REINFORCED HEAD TIMBER CONNECTOR NAILS

NOTE: ALL EXPOSED EXTERNAL TIMBERS TO BE PAINT FINISHED USING ENAMEL PAINT OR OTHER SUITABLE TREATMENT TO MINIMISE FUNGAL GROWTH AND ROT





ALTERNATIVE: R1, CJ1, CJ2 AND ASSOCIATED INFILL MEMBERS MAY BE SUBSTITUTED WITH A PREFABRICATED ROOF TRUSS BY A CERTIFIED TRUSS MANUFACTURER

0 100 200

PROPOSED TOIET BLOCK & DECK ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

18/37

ROOF FRAMING PLAN
Scale: 1:100

LEGEND

R1	RAFTER	200x45 LVL13 @ 900℄
R2	PURLIN	150x45 LVL13 @ 900℄ 5° CHAMPHERED TOP
H3	LEDGER	190x45 LVL13 FIXED TO WALL FRAME USING M10 COACH SCREWS @ ~450℄
T2	TRIMMER	190x45 LVL13

TIMBER NOTATIONS
SmartLVL13 - BY TILLINGS TIMBER
MeySPAN13 - BY MEYER TIMBER
DLVL13 - BY DINDAS AUSTRALIA
F17 - KILN DRIED HARDWOOD OR EQUIVALENT GRADE F17
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NCC HOUSING PROVISIONS - Table 7.2.2a ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING

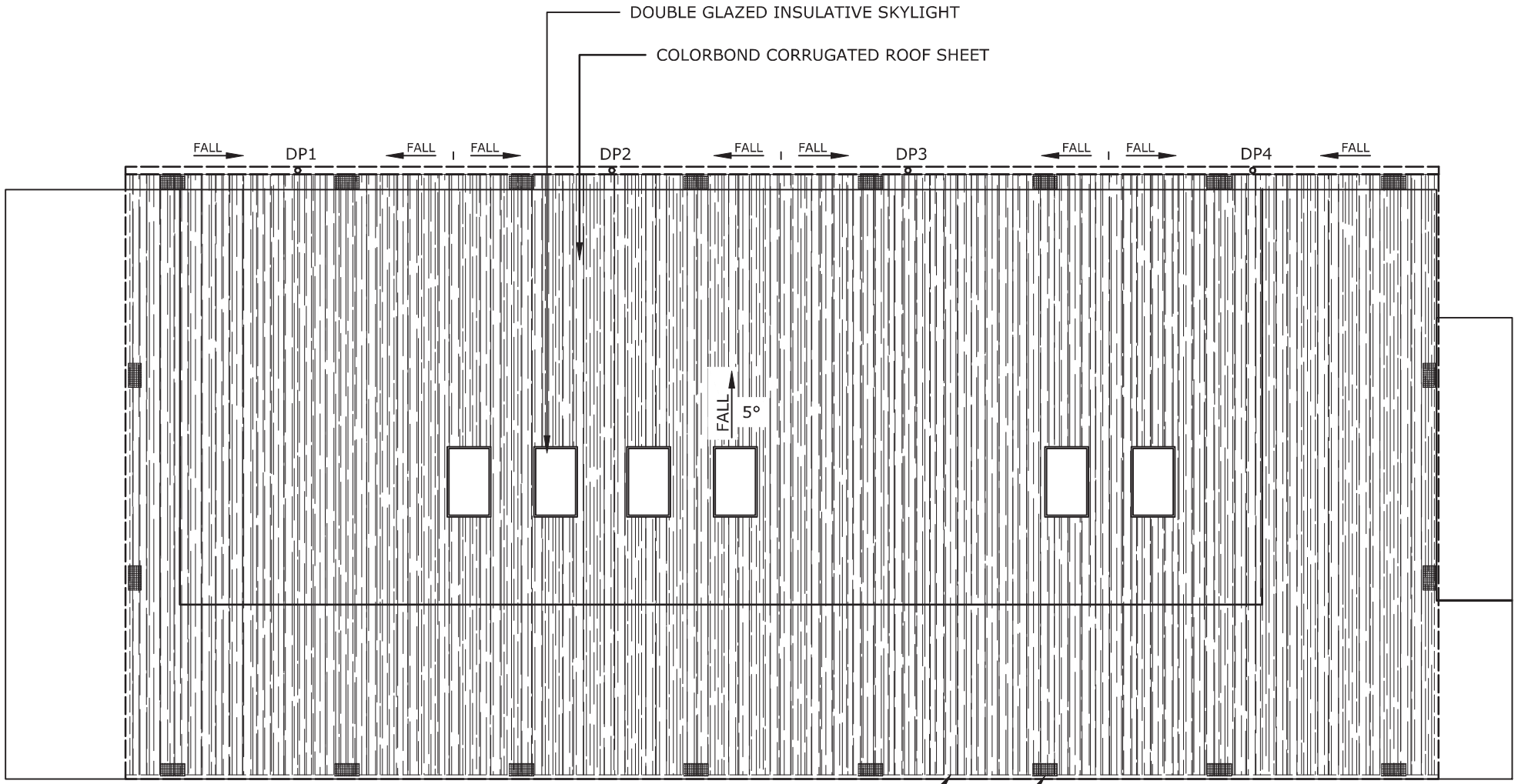
ENVIRONMENT	LOCATION	MINIMUM METAL COATING IN ACCORDANCE WITH AS 1397	
		Metallic coated steel	Metallic and organic coated steel
Low (Mild steel corrosion rate 1.3 to 25 µm/y)	Typically remote inland areas or more than 1km from sheltered bays	Z450 galvanised *OR* AZ150 aluminium/zinc *OR* AM125 aluminium/zinc/ magnesium	Z275 galvanised *OR* AZ150 aluminium/zinc *OR* AM100 aluminium/zinc/ magnesium

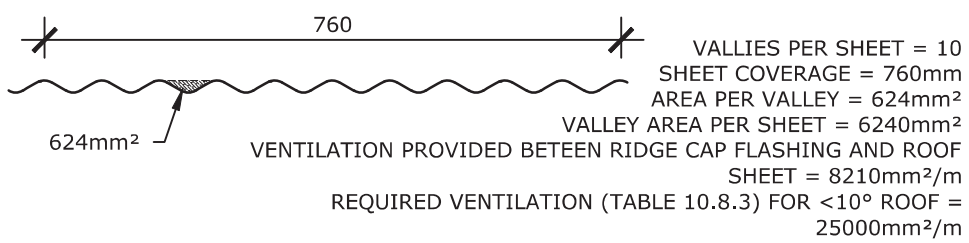
ROOF WATER DRAINAGE

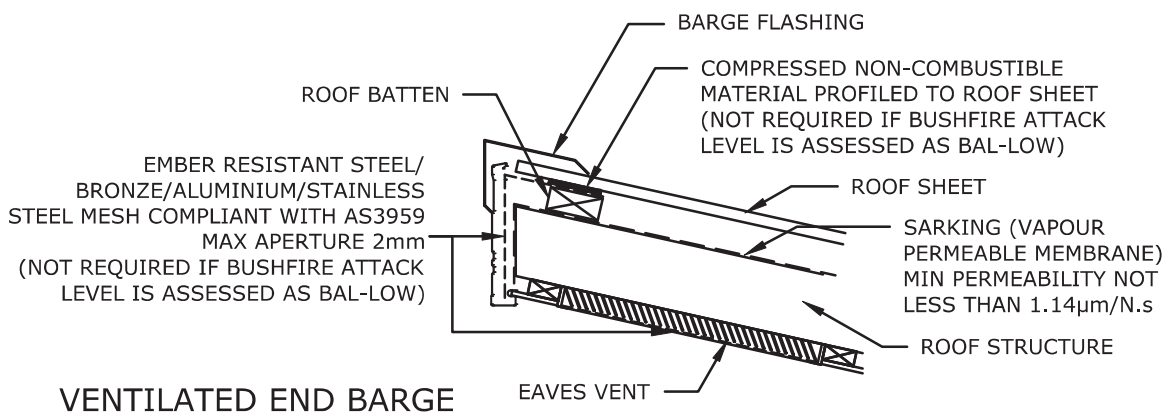
Rainfall intensity - 120mm/hour (5 min duration)
(1% annual exceedance probability)
Roof area - 235.8m²
Number of downpipes - 4
Size of downpipe - 90mm
Size of gutter - 120mm EasyFlow gutter
CALCULATIONS

Downpipe	Size	Catchment
1	Ø90	58.95m²
2	Ø90	58.95m²
3	Ø90	58.95m²
4	Ø90	58.95m²

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







VENTILATED END BARGE
Scale 1:10

NCC HP 7.2.5 FIXING OF METAL SHEET ROOFING
CORRUGATED ROOF SHEETS TO BE FIXED THROUGH THE CREST OF EVERY SECOND RIB WHEN FIXING THE END SPAN OF THE SHEET AND EVERY THIRD RIB WHEN FIXING ALL REMAINING INTERNAL SPANS
SIDE LAPS SHOULD FACE AWAY FROM PREVAILING WEATHER
JOINS IN FLASHINGS AND CAPPINGS MUST NOT BE LESS THAN 75mm LAPPED IN THE DIRECTION OF ROOF FALL AND FIXED AT 40mm ℄
EACH VALLEY ON A SHEET MUST BE TURNED UP 60° AT ROOF RIDGES

PROPOSED TOIET BLOCK & DECK
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19/37 ROOF PLAN
Scale: 1:100

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STRUCTURAL STEEL - LOW CORROSIVE ENVIRONMENT

Corrosion protection to be provided as per Table 6.3.9a of NCC - HOUSING PROVISIONS -MINIMUM PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS
LOW CORROSIVE ENVIRONMENT (MILD STEEL CORROSION RATE 1.3 TO 25µm/YEAR) > 1km FROM SHELTERED BAYS
ALL STRUCTURAL STEEL TO BE HOT DIP GALVANISED (HDG75) OR COATED AS PER PAINT SPECIFICATION BELOW.
ALL CUT SURFACES OR WELDED JOINTS TO BE TREATED AS PER PAINT SPECIFICATION BELOW.

MINIMUM PROTECTIVE PAINTED COATING FOR EXTERNAL STRUCTURAL STEEL IN LOW CORROSION ENVIRONMENT
System as specified by AS2312.1
Surface Prep as per ISO 8501-1. Sa 2.5 VERY THOROUGH BLAST-CLEANING
(DFT refers to dry film thickness measured in µm)

SYSTEM	SURFACE PREP	1st COAT	2nd COAT	3rd COAT	TOTAL
ACL2	Sa 2.5	Zinc rich primer (75DFT)	Acrylic latex (40DFT)	Acrylic latex (40DFT)	155DFT
ACC2	Sa 2.5	Epoxy primer (75DFT)	Acrylic 2 pack (50DFT)	N/A	125DFT
IZS1	Sa 2.5	Inorganic zinc silicate (75DFT)	N/A	N/A	75DFT
PUR2A	Sa 2.5	Zinc rich primer (75DFT)	High build polyurethane (75DFT)	N/A	150DFT

GLAZING

ALL GLAZING TO AS1288, AS2047 AND NCC - HOUSING PROVISION: PART 8
CERTIFICATION OF COMPLIANCE WITH ABOVE AND TO RELEVANT BUSHFIRE ATTACK LEVEL (BAL) (IF REQUIRED) TO BE PROVIDED TO BUILDING SURVEYOR
GLASS PANES WITHIN 500mm OF FLOOR LEVEL MUST BE OF GRADE A SAFETY GLASS OR MONOLITHIC ANNEALED GLASS >5mm NOMINAL THICKNESS WITH AN AREA <1.2m²

FIRE SAFETY

Denotes position of wired-in smoke detectors (refer floor plan).
All detectors to be interconnected on same circuit.

INTERNAL WALL & CEILING LININGS

10mm plasterboard on furring channel to ceilings except where otherwise noted.
10mm plasterboard to wall areas except where otherwise noted.

WET AREA FINISHES TO AS3740

6mm VILLABOARD, 10mm WET AREA PLASTERBOARD OR SIMILAR TO ALL WALLS AND CEILINGS.
CERAMIC TILES OR SIMILAR TO 1800mm ABOVE SHOWER BASE. CERAMIC TILES OR SIMILAR TO 150mm MIN ABOVE VANITY BASIN. CERAMIC TILES OR SIMILAR TO ALL FLOORS WITH FLEXIBLE ADHESIVE OVER SEALER.
WATERPROOFING AS REQUIRED IN STRICT ACCORDANCE WITH AS3740 AND NCC (BCA-HOUSING PROVISIONS) PART 10.2.1

EXTERNAL WALL CLADDINGS

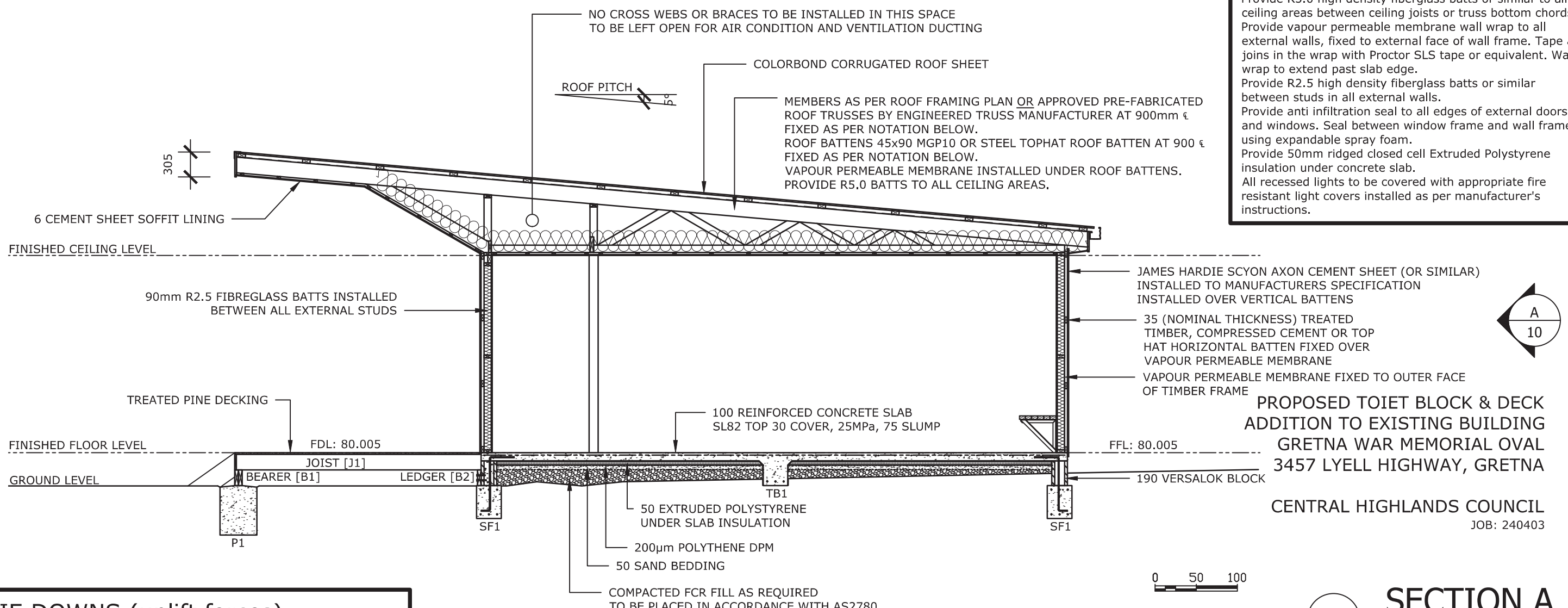
All external claddings to be fixed to vertical 35mm thick battens (see Energy Efficency notes adjacent) to manufacturers specifications.
Wall cladding: JAMES HARDIE LINEA WEATHERBOARD,
PAINT FINISH TO CLIENTS SELECTION
Roof cladding: COLORBOND CORRUGATED TO MATCH EXISTING

FRAMING MGP10 (2400mm high)

Studs	90x35 at 450mm crs.
Jamb studs	2/90x35 to max 2400mm opening
(sheet roof)	3/30x35 to max 3600mm opening
Jamb studs	90x35 to max 1500mm opening
(tile roof)	2/90x45 to max 2400mm opening
	3/90x45 to max 3600mm opening
Bottom plate	90x35 - concrete slab
	90x35 - timber floor where studs positioned over or within 50mm of floor joists. Refer AS1684.4 for other than above.
Top plate	2/90x35 where trusses/rafters over or within 100mm of same. Refer AS1684.4 for other than above.
Nogging	90x35 at 1350 crs. max

ENERGY EFFICIENCY

Provide vapour permeable membrane roof wrap under roof battens. Tape all joins in the wrap with Proctor SLS tape or equivalent.
Provide R5.0 high density fiberglass batts or similar to all ceiling areas between ceiling joists or truss bottom chords.
Provide vapour permeable membrane wall wrap to all external walls, fixed to external face of wall frame. Tape all joins in the wrap with Proctor SLS tape or equivalent. Wall wrap to extend past slab edge.
Provide R2.5 high density fiberglass batts or similar between studs in all external walls.
Provide anti infiltration seal to all edges of external doors and windows. Seal between window frame and wall frame using expandable spray foam.
Provide 50mm ridged closed cell Extruded Polystyrene insulation under concrete slab.
All recessed lights to be covered with appropriate fire resistant light covers installed as per manufacturer's instructions.



PROPOSED TOIET BLOCK & DECK ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

TIE DOWNS (uplift forces)

Rafters/trusses to top plate - 30x0.8 looped strap with 6/30x2.8 nails each end or 2 framing anchors.
Roof battens to rafters/trusses 2/100xNo14 Type 17 Batten Screws.
Studs to top/bottom plate refer to structural details sheet.
Bottom plate to slab/floor joists refer to structural details sheet.
Floor joist to bearer refer to structural details sheet.
Bearer to column refer to structural details sheet.

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ACCREDITATION No. : CC5092U

DATE: October 2024

20/37 SECTION A
Scale: 1:50

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.

EXISTING WATER LINE FROM METER AT SIDE OF LYELL HIGHWAY

DOWNPIPES FROM EXISTING CLUB ROOM BUILDING TO BE REDIRECTED INTO NEW STORMWATER LINE

SW-DN100

SW-DN100

SW-DN100

STOP TAP

SW-DN100

EXISTING SEWER LINE TO SEPTIC TANK

SW-DN100

SW-DN100 OVERFLOW

RAIN WATER TANK

OVERFLOW DISCHARGE TO DISPURSEMENT CHANEL AROUND EXISTING TREES TO THE SATISFACTION OF COUNCIL

GI SHED

Clubrooms

I.O.

DP-90

SW-DN100

DP-90

DP-90

DP-90

RISING MAIN

PUMP WELL
AS PER ENGINEER SPECIFICATION
ENGINEER: PDA
JOB: 52894CT
DICIPLINE: C
SHEET: 100
REVISION: P2

LYELL HIGHWAY

TASWATER RETICULATED WATER MAIN
125mm HIGH DENSITY POLYETYLENE

EXISTING WATER LINE

RISING SEWER MAIN
AS PER ENGINEER SPECIFICATION
ENGINEER: PDA
JOB: 52894CT
DICIPLINE: C
SHEET: 001, 010, 101
REVISION: P2

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
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CENTRAL HIGHLANDS COUNCIL
JOB: 240403

0 200 400

21/37

DRAINAGE PLAN

Scale: 1:200; 1:1000

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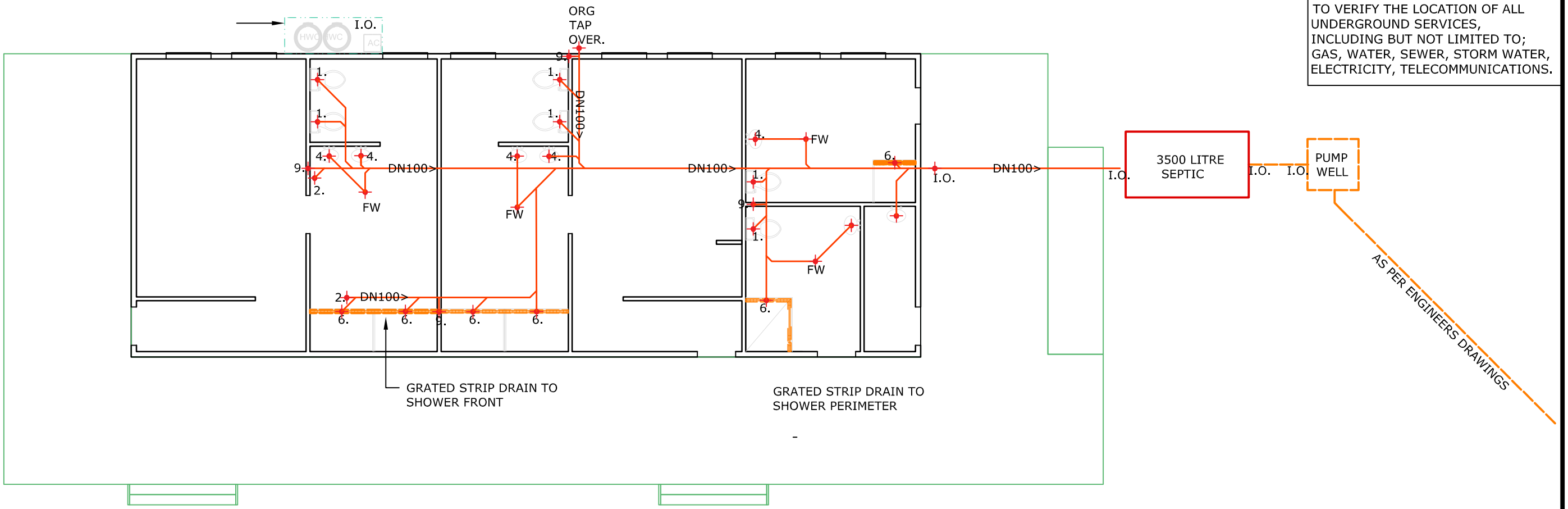

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PLUMBING LEGEND

No. FIXTURE	WASTE	DRAIN
1. WC	100	DN100
2. BOLTED TRAP INSPECTION OP	100	DN100
3. KITCHEN SINK	50	DN65
4. VANITY BASIN	40	DN50
5. BATH	40	DN50
6. SHOWER	50	DN65
7. TROUGH	50	DN65
8. WASHING MACHINE	15	DN50
9. 65Ø VENT	65	DN65
FW. FLOOR WASTE	100	DN100
AC. AIR CONDITIONER	40	DN40
ORG. OVERFLOW RELIEF GULLY	100	DN100
I.O. INSPECTION OPENING		
DW.DISH WASHER	15	DN50
DP. DOWN PIPE (AS PER ROOF PLAN)		
* . EXISTING FIXTURE		

PLUMBING ON SOIL CLASS M,

Refer AS2870 (2011), Section 6.6 - Joints in
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.

Plumbing, drainage, installation of sanitary fixtures and hot water systems shall comply with AS/NZS 3500 (all parts), NCC Vol 2, NCC Vol 3 & NCC Housing Provisions.
Hot and cold water reticulation Ø20 with Ø15 branches to each individual fixture.
Hot and Cold water service must comply with AS3500.1 and is to have a working pressure of not less than 50kPa and as static pressure within the building of not more

functioning of fixtures or appliances (TAS B1D3 & TAS B2P9).
Fit RMC or similar temp control valve to limit water temperature at sink, basin, bath

containers must be limited to the lesser of 1400kPa or rated working pressure of unit.
Outflow must be limited to not more than 9L/min.

to stormwater system.
Sanitary drainage systems shall comply with AS/NZS 3500.2

AS/NZS 3500 SERIES OF PLUMBING & DRAINAGE STANDARDS
PART 1. AS/NZS 3500.1:2021 Water Services
PART 2. AS/NZS 3500.2:2021 Sanitary Plumbing and Drainage
PART 3. AS/NZS 3500.3:2021 Stormwater Drainage
PART 4. AS/NZS 3500.4:2021 Heated Water

0 100 200

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

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WASTEWATER

22/44 DRAINAGE PLAN

Scale: 1:100

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DATE: October 2024

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.

AS/NZS 3500 SERIES OF PLUMBING & DRAINAGE STANDARDS
PART 1. AS/NZS 3500.1:2021 Water Services
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PART 3. AS/NZS 3500.3:2021 Stormwater Drainage
PART 4. AS/NZS 3500.4:2021 Heated Water

Plumbing, drainage, installation of sanitary fixtures and hot water systems shall comply with AS/NZS 3500 (all parts), NCC Vol 2, NCC Vol 3 & NCC Housing Provisions.
Stormwater systems must be compliant with AS/NZS 3500.3

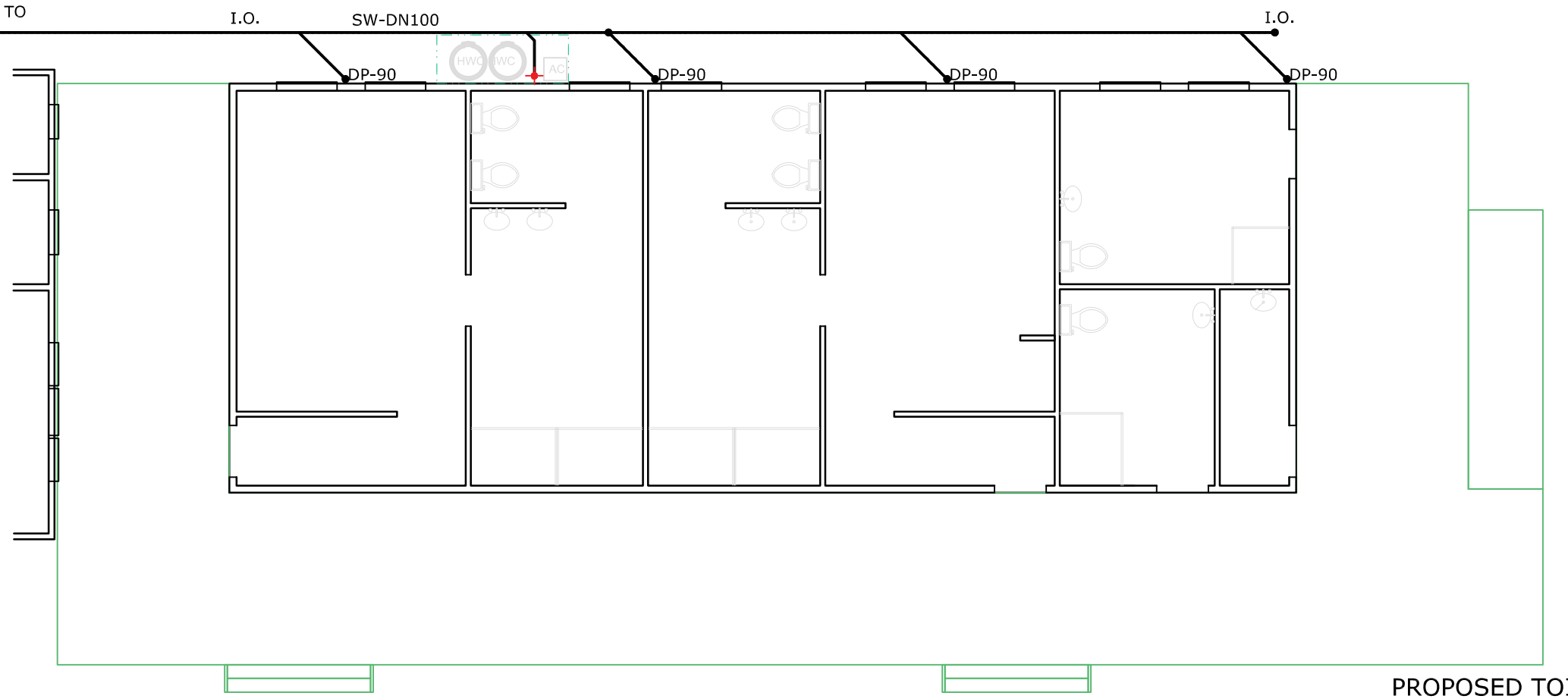
to stormwater system.

If HWC to be installed internally. Provide safe tray and Ø50 outlet to flap valve drained

DISCHARGE STORMWATER LINES TO RAINWATER TANK

TANK OVERFLOW TO DISCHARGE ONTO EXISTING TREES VIA A DISPURSANT CHANNEL TO THE SATISFACTION OF COUNIL ENGINEER

COLD WATER STRORAGE TANKS MUST COMPLY WITH NCC Vol 3 - TAS B1D7



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CENTRAL HIGHLANDS COUNCIL
JOB: 240403

STORMWATER
23/44 DRAINAGE PLAN

Scale: 1:100

ACCREDITATION No.: CC5093U

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.

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AS/NZS 3500 SERIES OF PLUMBING & DRAINAGE STANDARDS
PART 1. AS/NZS 3500.1:2021 Water Services
PART 2. AS/NZS 3500.2:2021 Sanitary Plumbing and Drainage
PART 3. AS/NZS 3500.3:2021 Stormwater Drainage
PART 4. AS/NZS 3500.4:2021 Heated Water

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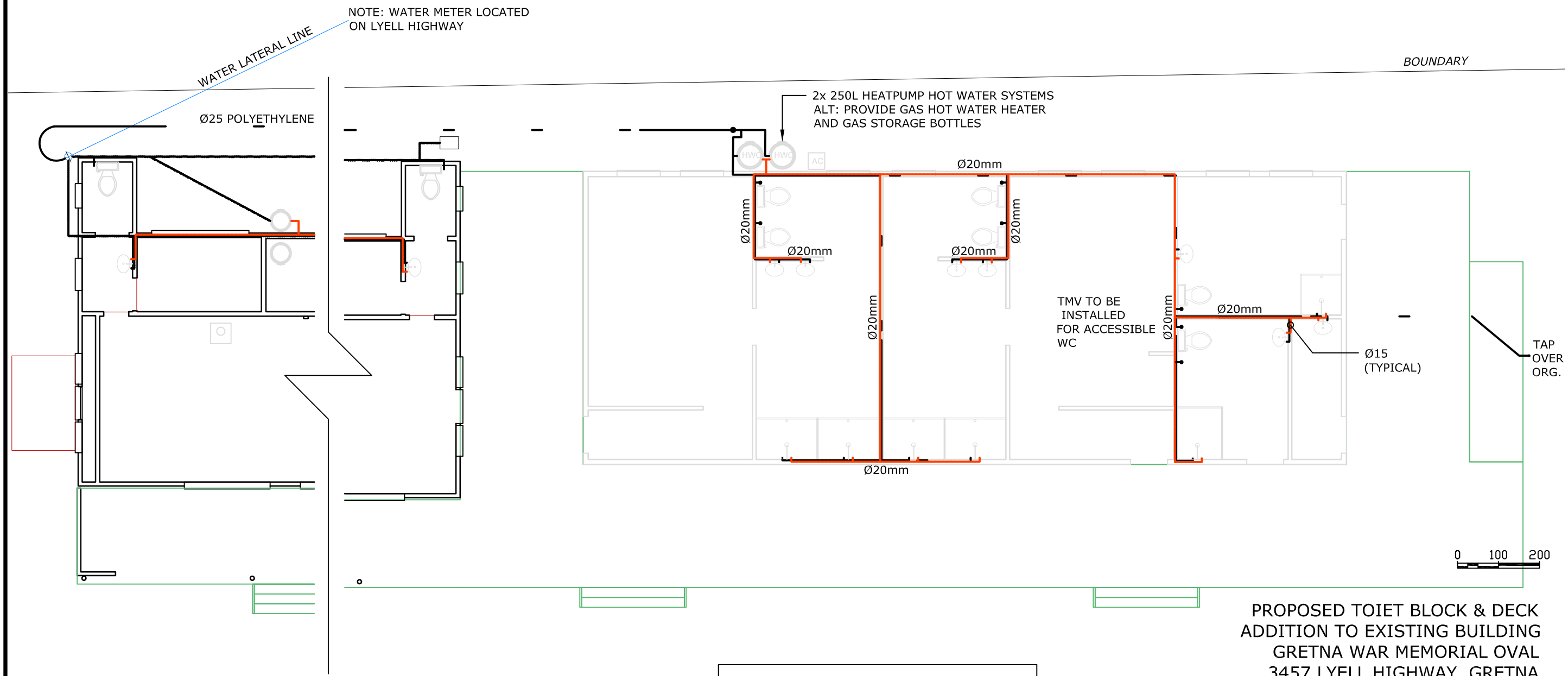
LEGEND
HOT WATER
COLD WATER
TRUNK LINE: Ø20mm
BRANCH LINE: Ø15mm



Plumbing, drainage, installation of sanitary fixtures and hot water systems shall comply with AS/NZS 3500 (all parts), NCC Vol 2, NCC Vol 3 & NCC Housing Provisions.
Hot and cold water reticulation Ø20 with Ø15 branches to each individual fixture.
Hot and Cold water service must comply with AS3500.1 and is to have a working pressure of not less than 50kPa and as static pressure within the building of not more

functioning of fixtures or appliances (TAS B1D3 & TAS B2P9).
Fit RMC or similar temp control valve to limit water temperature at sink, basin, bath

containers must be limited to the lesser of 1400kPa or rated working pressure of unit.
Outflow must be limited to not more than 9L/min.

to stormwater system.
Sanitary drainage systems shall comply with AS/NZS 3500.2

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.

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24/44

RETICULATED WATER

Scale: 1:100

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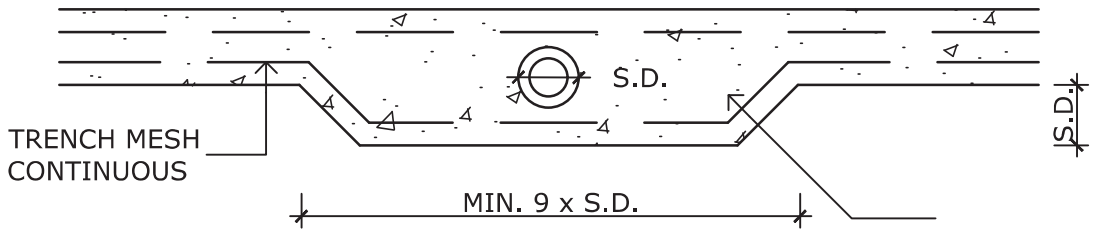
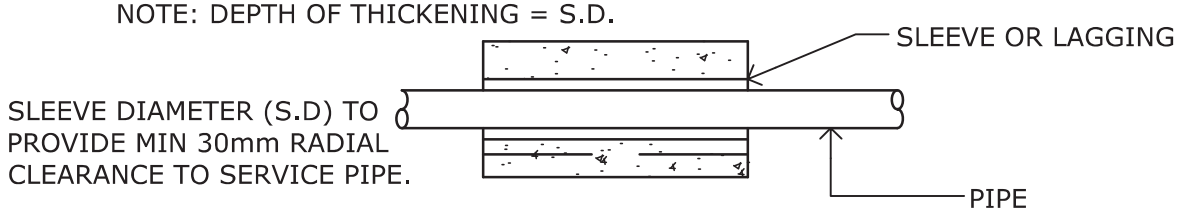
DATE: October 2024

SERVICE PIPES

PIPES THROUGH FOOTINGS AND SLAB BEAMS SHOULD BE LAGGED.
SLAB BEAM DEPTHS AND FOOTING DEPTHS SHOULD ALSO BE INCREASED AS INDICATED BELOW.



NOTE: DEPTH OF THICKENING = S.D.



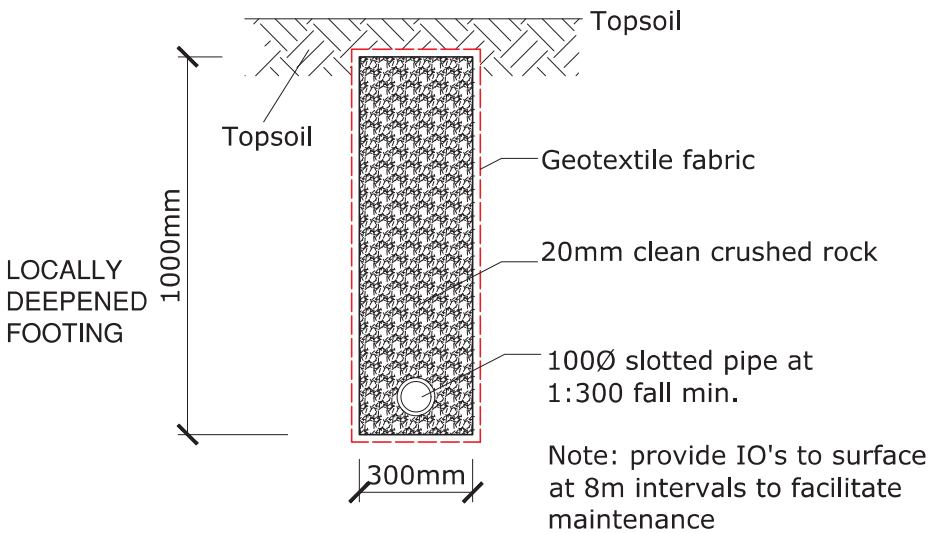
PIPE THROUGH FOOTING DETAILS IN CLASS M, H1, H2, E soils (Refer details right)

NOTES:
* All pipework - eg 100Ø etc denotes DN 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
  - driveway - 100mm under paving

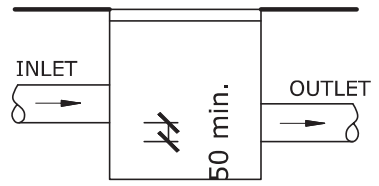
Trench construction in M,H1,H2 and E soil classifications as per AS 3500

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

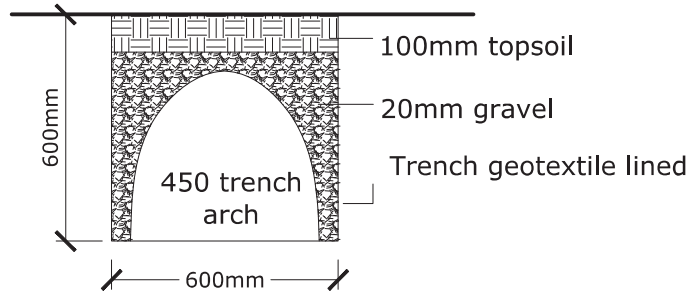
* Ag drains falls min 1:300
* Provide IO"s to SL at approx. 8m crs



AG DRAIN



SILT PIT



ABSORPTION TRENCH
(Roofwater)

To be used where not connected to reticulated stormwater system

25/37

DRAINAGE DETAILS

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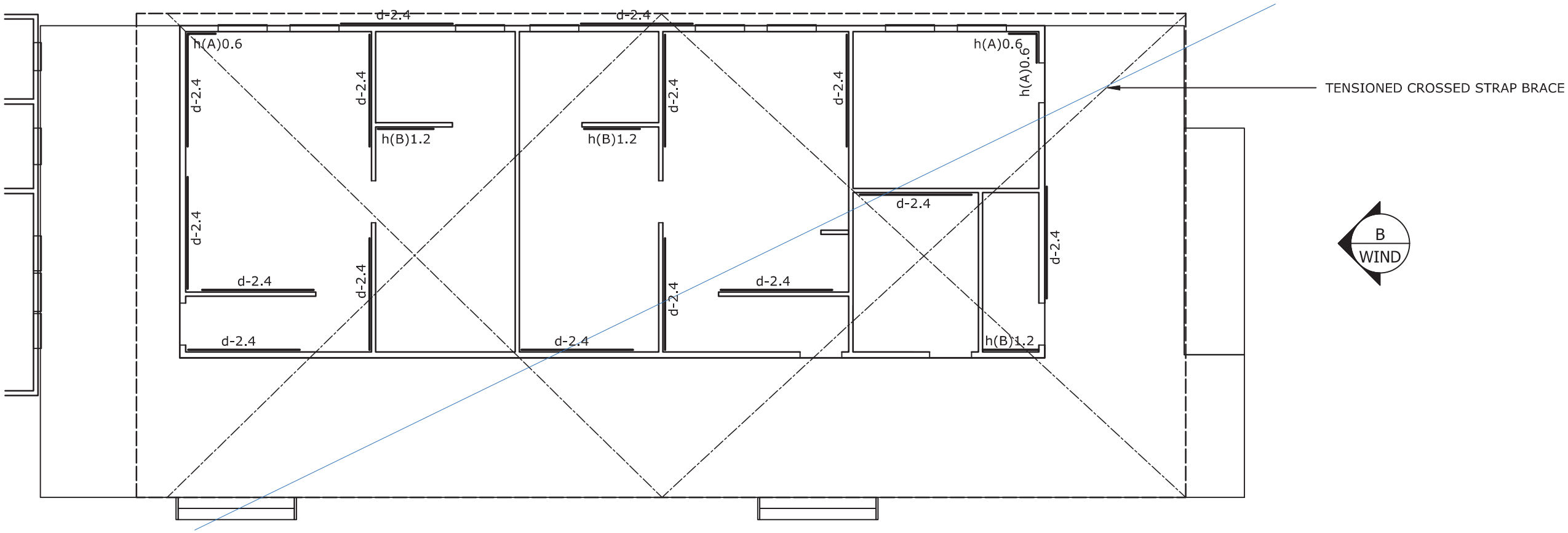


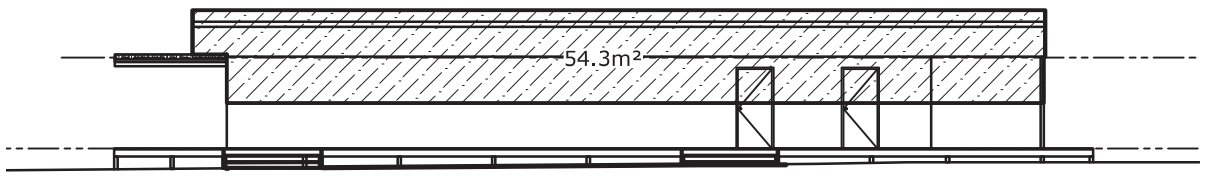
BRACING TO AS1684.2

WIND CLASSIFICATON - N2

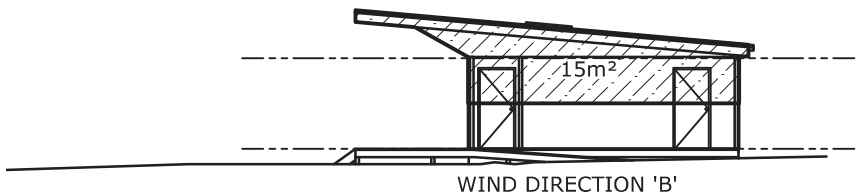
REQUIRED				PROVIDED					
DIRECTION	SURFACE AREA (m²)	PREASURE AS PER 8.3.4 (kPa)	RACKING FORCE (kN)	BRACE TYPE	NUMBER OF	LENGTH (m)	RACKING FORCE (kN/m)	SUBTOTAL (kN)	TOTAL (kN)
A	54.3	0.92	49.956	h(A)	1	0.6	5.6	3.36	60.96
				d	8	2.4	3.0	57.6	
B	15.0	0.92	13.8	h(A)	2	0.6	6.4	7.68	72.12
				h(B)	3	0.9	5.2	14.04	
				d	7	2.4	3.0	50.4	

BRACING TYPES	REFER TO 'CONSTRUCTION DETAILS' SHEET	
h(B)	PLYWOOD BRACE	5.2kN/m
h(A)	PLYWOOD BRACE	5.6kN/m
d	TENSION STRAP BRACE	3.0kN/m
nom	NOMINAL BRACING	
__ · __ · __ · _	30x1.0 STRAP ROOF BRACING	
*	DENOTES EXISTING MEMBER	

ROOF BRACING TO BE INSTLLED AS PER ROOF TRUSS MANUFACTURERS SPECIFICATION



WIND DIRECTION 'A'



WIND DIRECTION 'B'

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

Wind Classification:	N2
Region:	A
Terrain Category:	TC2
Shielding Classification:	NS
Topographic Classification:	T0
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

ENGINEERED

NOT TO BE USED
FOR CONSTRUCTION PURPOSES UNLESS
CERTIFIED BY ENGINEER

0 100 200

PROPOSED TOIET BLOCK & DECK
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26/37

BRACING PLAN

Scale: 1:100

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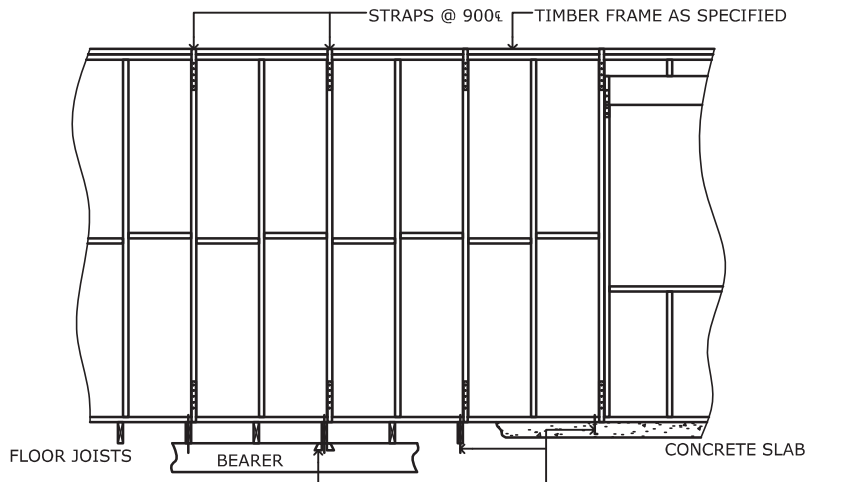
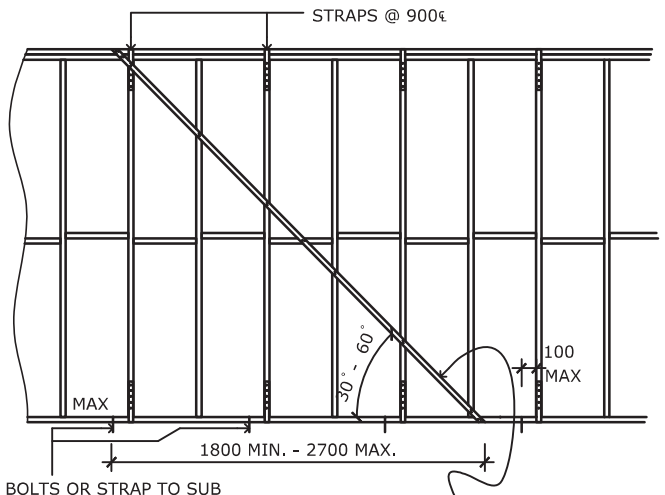
WALL TIE-DOWN



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

BRACE TYPE A (0.8kN/m)

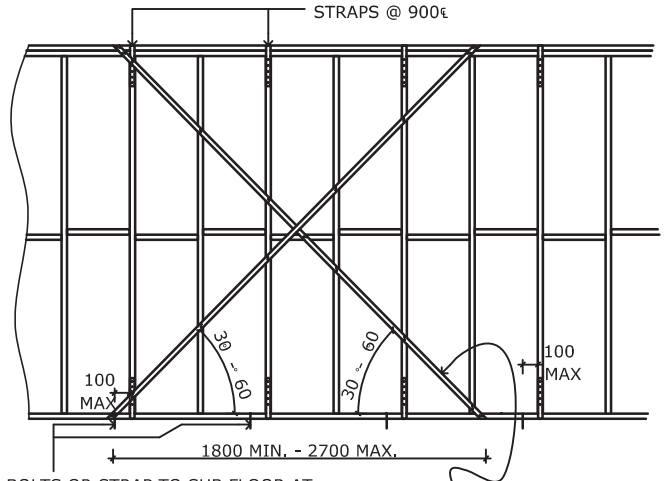


M10 BOLTS OR STRAP TO SUB FLOOR AT EACH END OF BRACING PANEL AND 1200mm ℄ MAX INTERMEDIATELY

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

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

BRACE TYPE D (3.0kN/m)

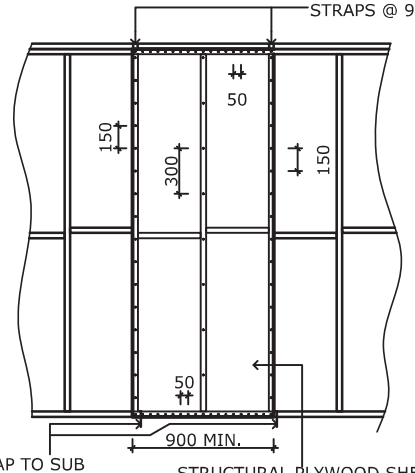


M10 BOLTS OR STRAP TO SUB FLOOR AT EACH END OF BRACING PANEL AND 1200mm ℄ MAX INTERMEDIATELY

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

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

BRACE TYPE H-METHOD B (5.2kN/m)



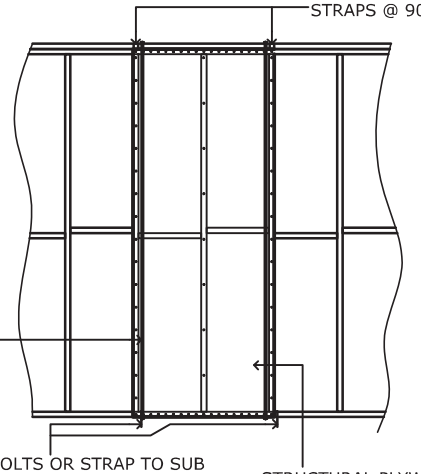
M10 BOLTS OR STRAP TO SUB FLOOR AT EACH END OF BRACING PANEL AND 1200mm ℄ MAX INTERMEDIATELY

STRUCTURAL PLYWOOD SHEET AS SPECIFIED BELOW
STUD SPACING: 450mm - F8 - 7mm
F11 - 6mm
F14 - 4mm

ALL FIXING NAILS TO BE 30x2.8Ø FLAT HEAD NAILS 9mm FROM SHEET ENDS

- ALL STRAPS TO BE 30x0.8 GALV FIXED EACH END WITH 6/35xØ3.15 REINFORCED HEAD FLAT HEAD GALV NAILS
- PROVIDE STRAPS AT EACH END OF BRACE PANEL AND 1200mm ℄ INTERMEDIATELY

BRACE TYPE H-METHOD A (5.6kN/m) MIN WIDTH 600mm



METHOD A ONLY: M12 ROD TOP TO BOTTOM PLATE EACH END OF SHEATHED SECTION

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

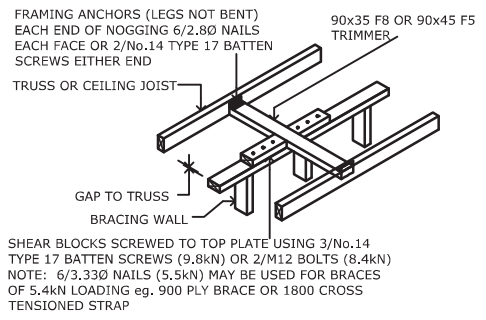
STRUCTURAL PLYWOOD SHEET AS SPECIFIED BELOW
STUD SPACING: 450mm - F8 - 7mm
F11 - 6mm
F14 - 4mm

ALL FIXING NAILS TO BE 30x2.8Ø FLAT HEAD NAILS 9mm FROM SHEET ENDS

- ALL STRAPS TO BE 30x0.8 GALV FIXED EACH END WITH 6/35xØ3.15 REINFORCED HEAD FLAT HEAD GALV NAILS
- PROVIDE STRAPS AT EACH END OF BRACE PANEL AND 1200mm ℄ INTERMEDIATELY

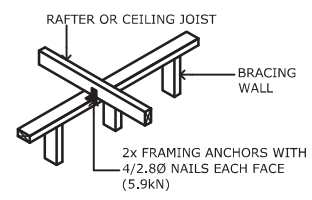
NOTE: BRACING SHEATHS < 900 WILL HAVE THEIR BRACING CAPACITY REDUCED IN ACCORDANCE WITH AS1684.2 CLAUSE 8.3.6.5(b)

BRACING WALL TO TRUSS

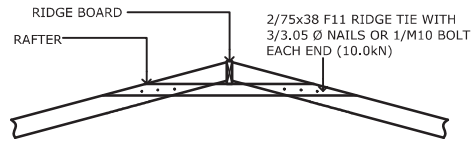


SHEAR BLOCKS SCREWED TO TOP PLATE USING 3/No.14 TYPE 17 BATTEN SCREWS (9.8kN) OR 2/M12 BOLTS (8.4kN)
NOTE: 6/3.33Ø NAILS (5.5kN) MAY BE USED FOR BRACES OF 5.4kN LOADING eg. 900 PLY BRACE OR 1800 CROSS TENSIONED STRAP

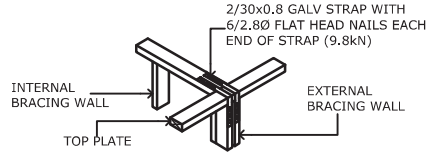
BRACING WALL TO RAFTER OR CEILING JOIST



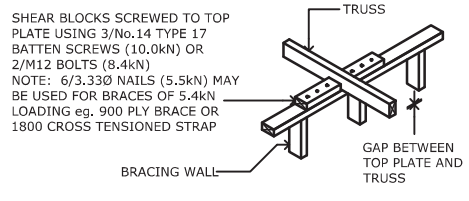
RAFTERS TO RIDGE BOARD & HIP RAFTERS



INTERNAL BRACING WALL EXTERNAL WALL

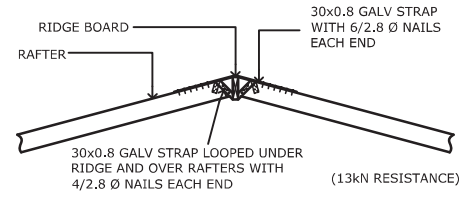


BRACING WALL TO TRUSS



SHEAR BLOCKS SCREWED TO TOP PLATE USING 3/No.14 TYPE 17 BATTEN SCREWS (10.0kN) OR 2/M12 BOLTS (8.4kN)
NOTE: 6/3.33Ø NAILS (5.5kN) MAY BE USED FOR BRACES OF 5.4kN LOADING eg. 900 PLY BRACE OR 1800 CROSS TENSIONED STRAP

RAFTERS TO RIDGE BOARD & HIP RAFTERS



BRACING & TIE-DOWN DETAILS

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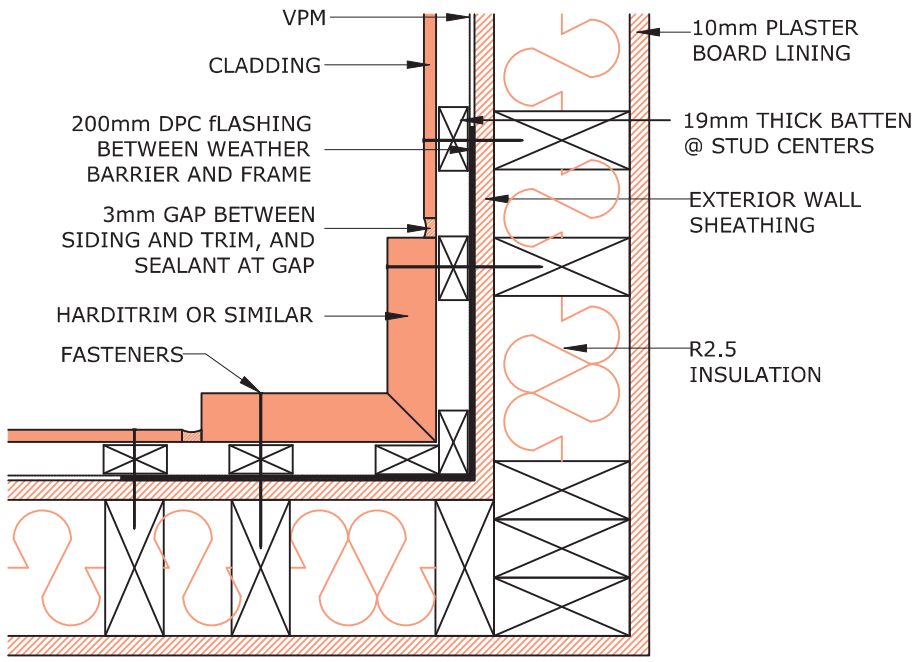
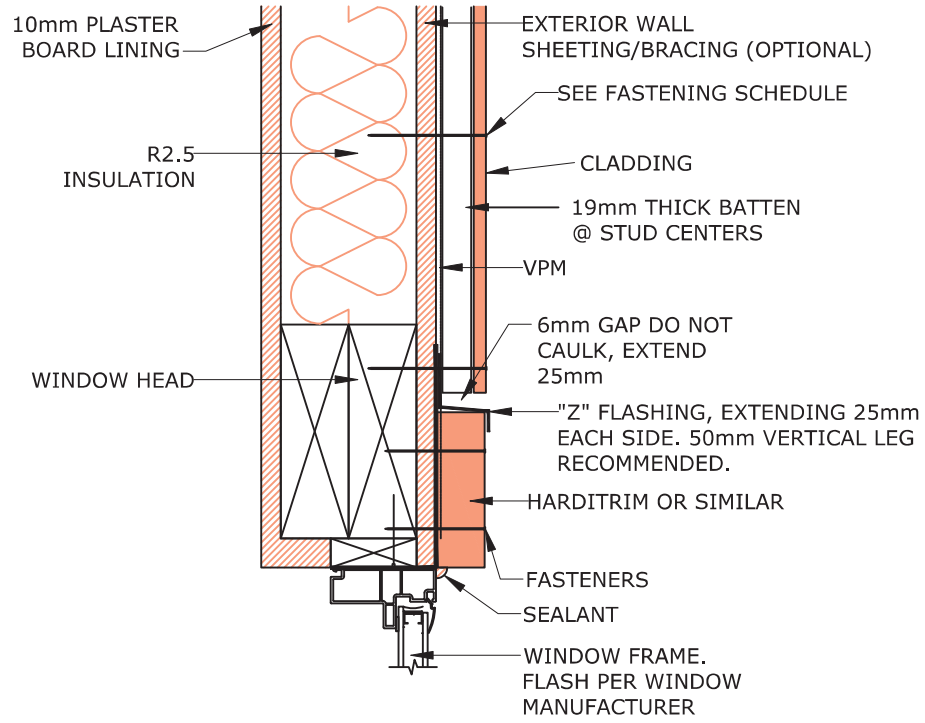
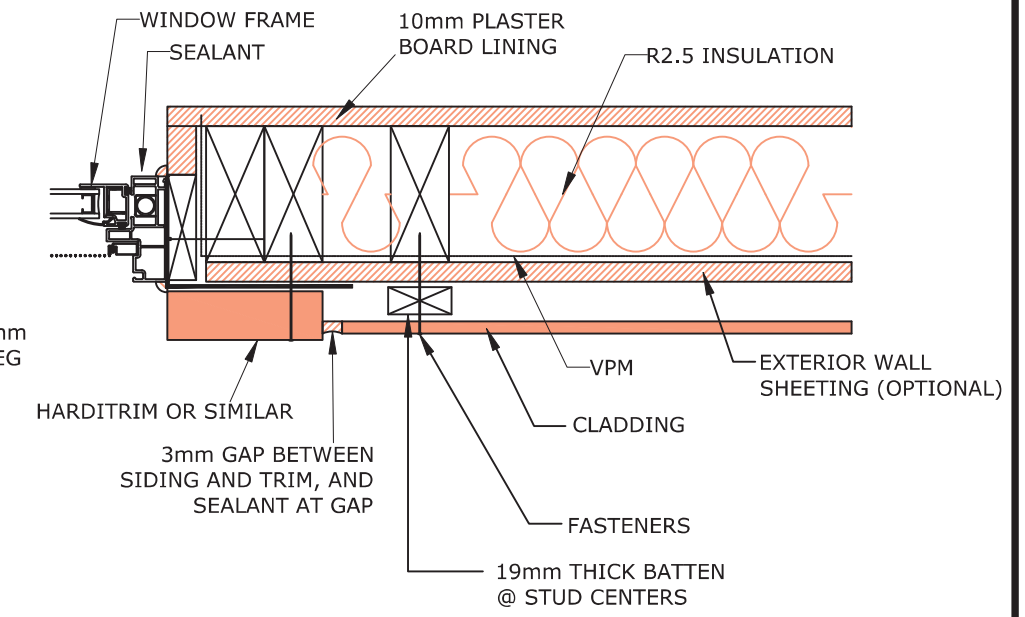


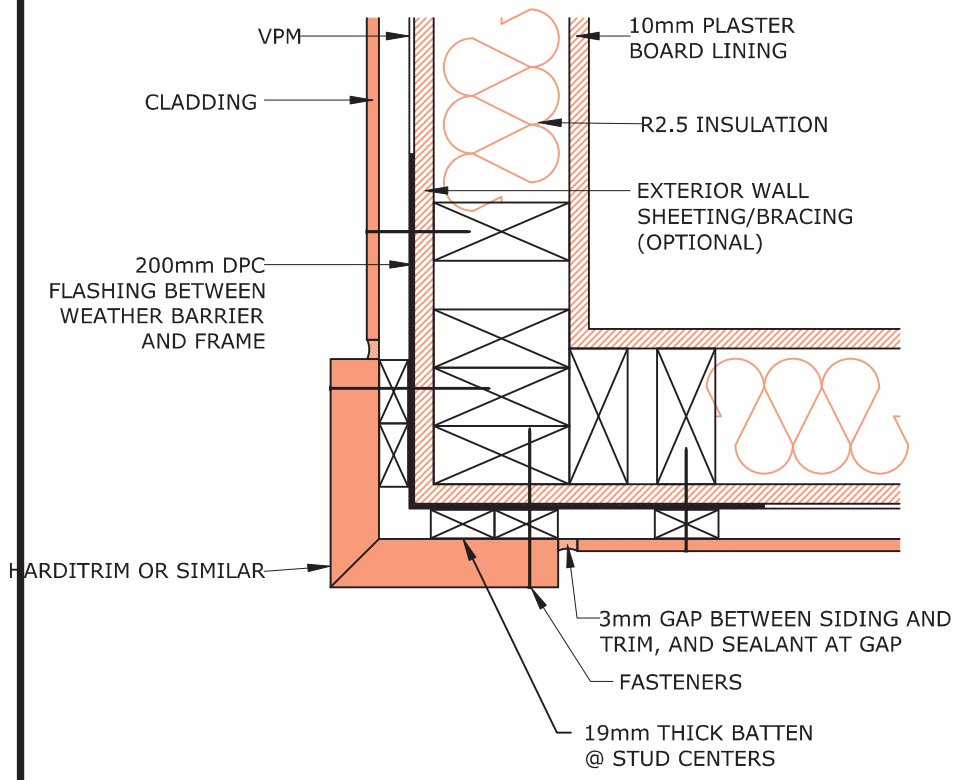
INSIDE CORNER DETAIL



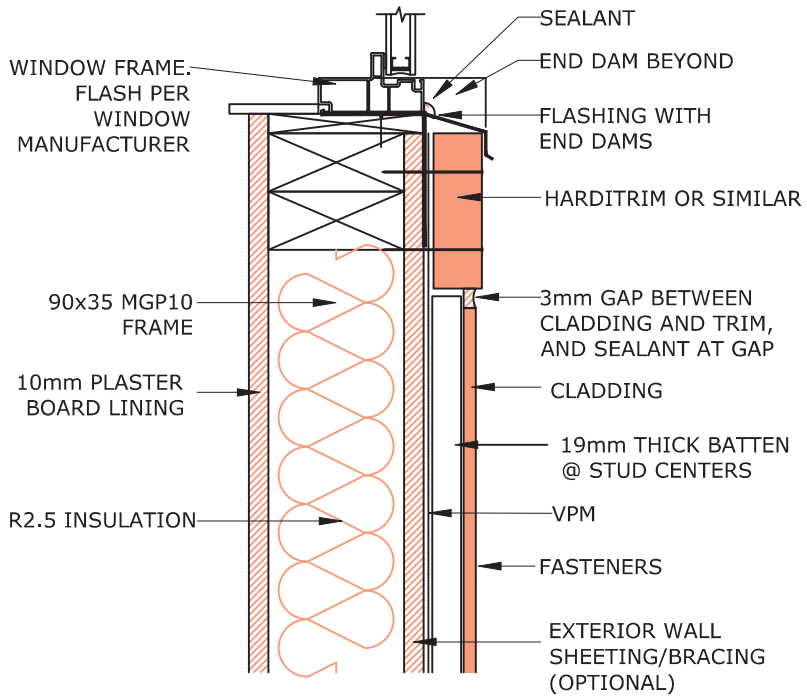
DOOR / WINDOW HEAD



WINDOW - DOOR JAMB



OUTSIDE CORNER DETAIL



WINDOW SILL

DETAILS FOR WEATHERBOARD AND SIMILAR LIGHT WEIGHT CLADDINGS

0 5 10

PROPOSED TOIET BLOCK & DECK ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

28/37

FLASHING DETAILS (1)

Scale 1:5

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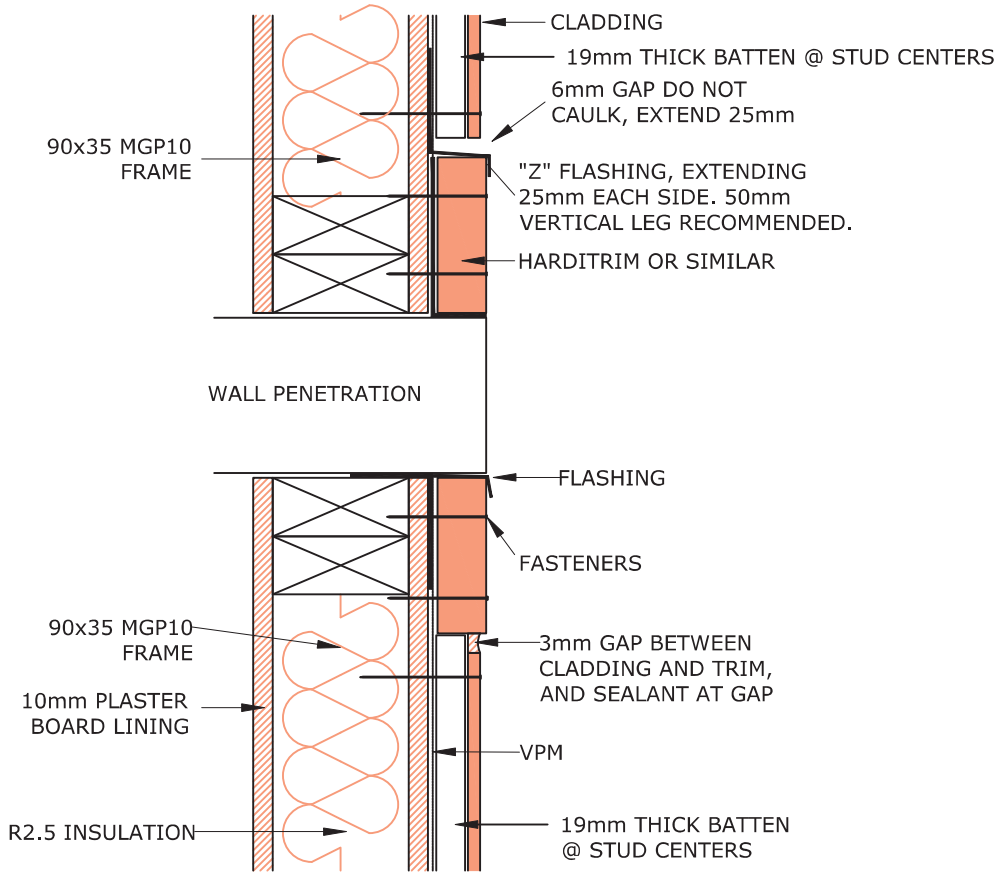
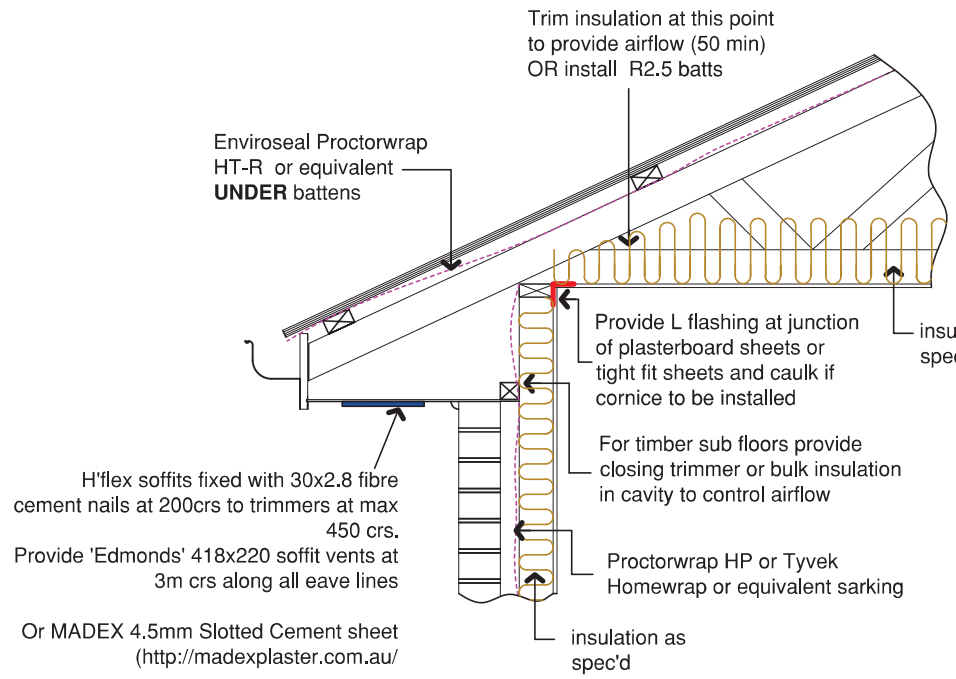
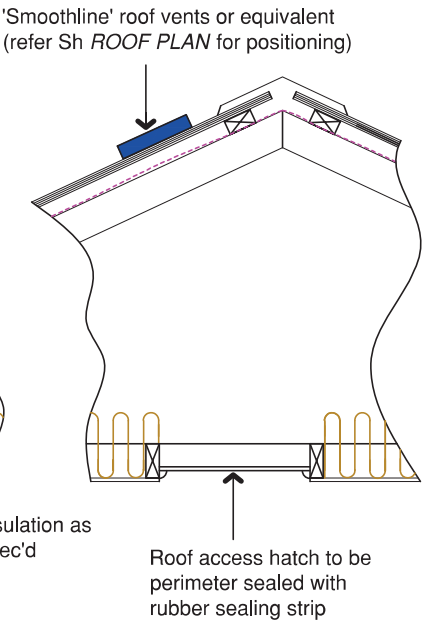


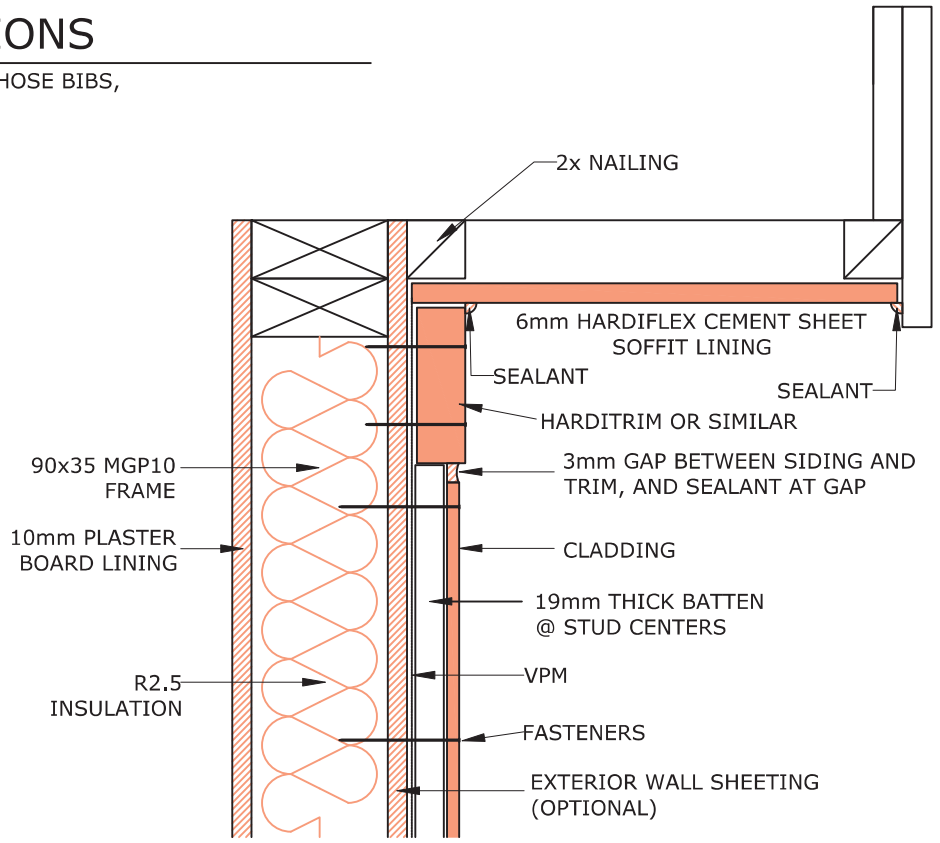
WALL PENETRATIONS

MLV VENTS, ELECTRICAL ITEMS, HOSE BIBS, REFRIGERANT LINES, PVC

NOTES:
* All ceiling penetrations to be sealed and caulked
* NO downlights
* Method typical for all forms of construction







SOFFIT DETAIL

0 5 10
0 20 40

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
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CENTRAL HIGHLANDS COUNCIL
JOB: 240403

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FLASHING DETAILS (2)

Scale: 1:5, 1:20

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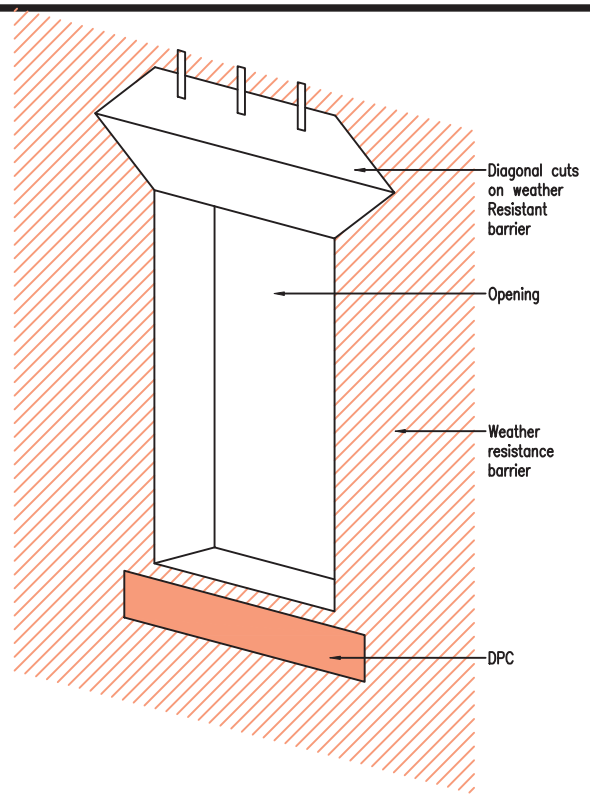
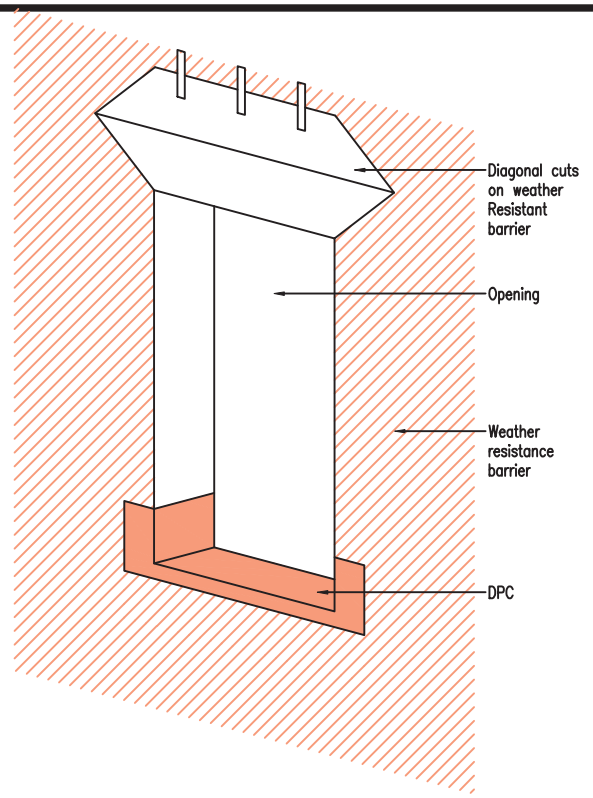
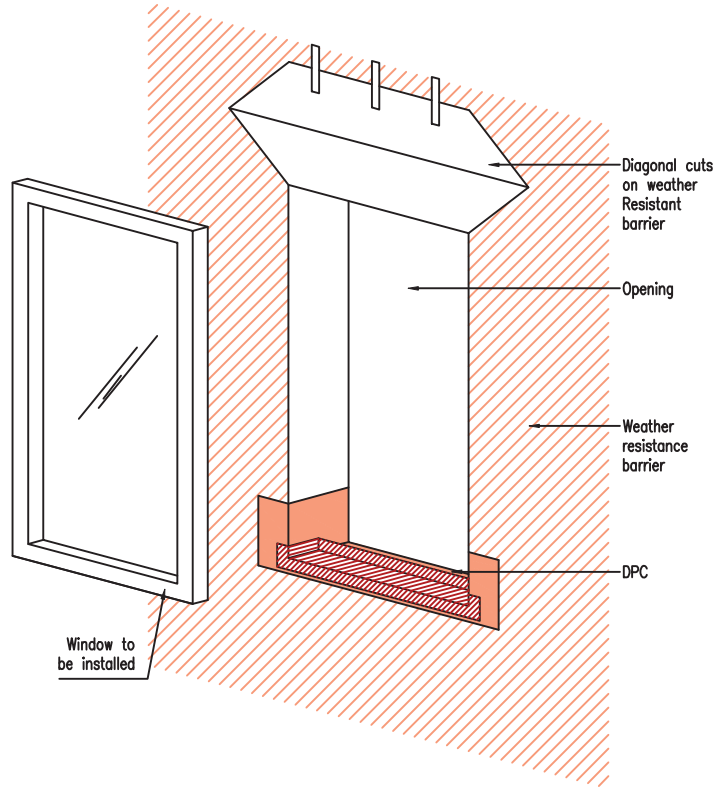


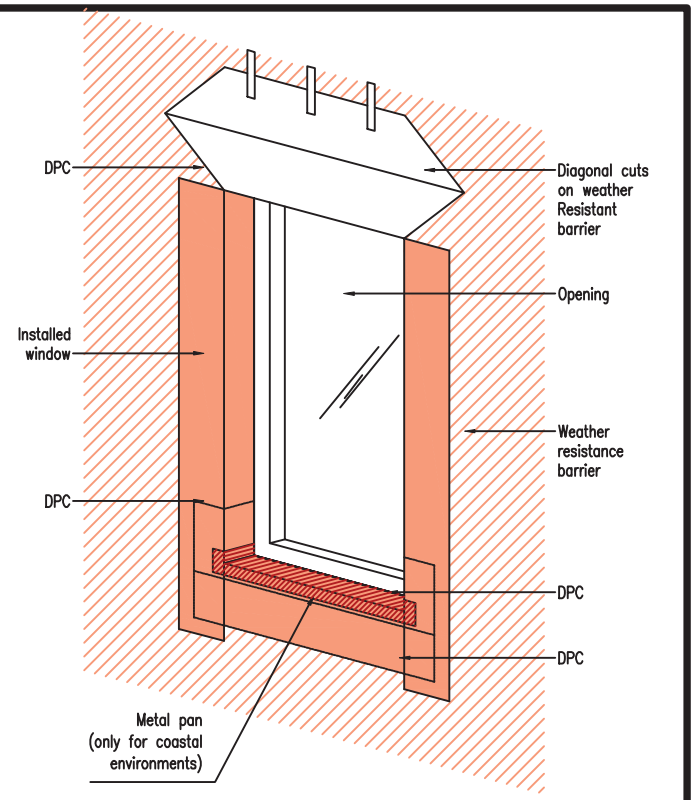
A FLASHING SEQUENCE



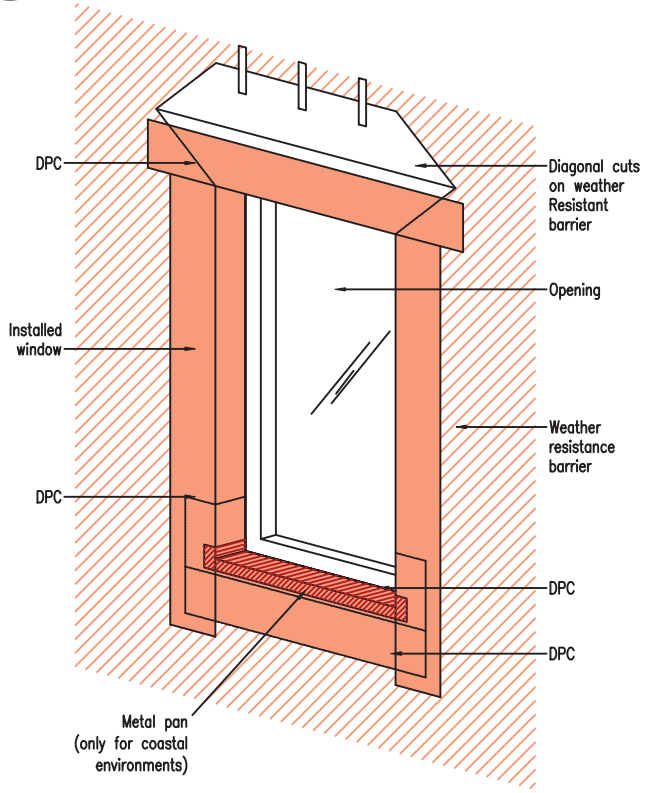
B FLASHING SEQUENCE



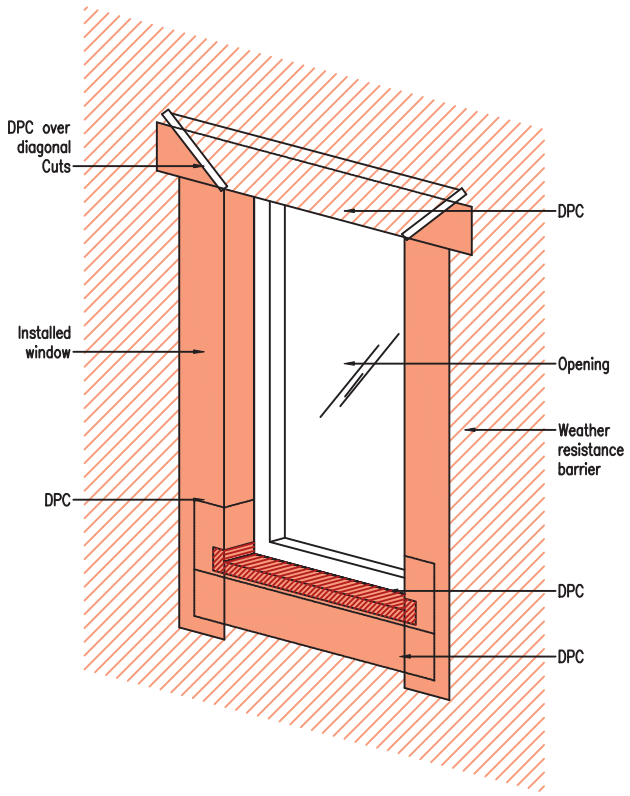
C FLASHING SEQUENCE



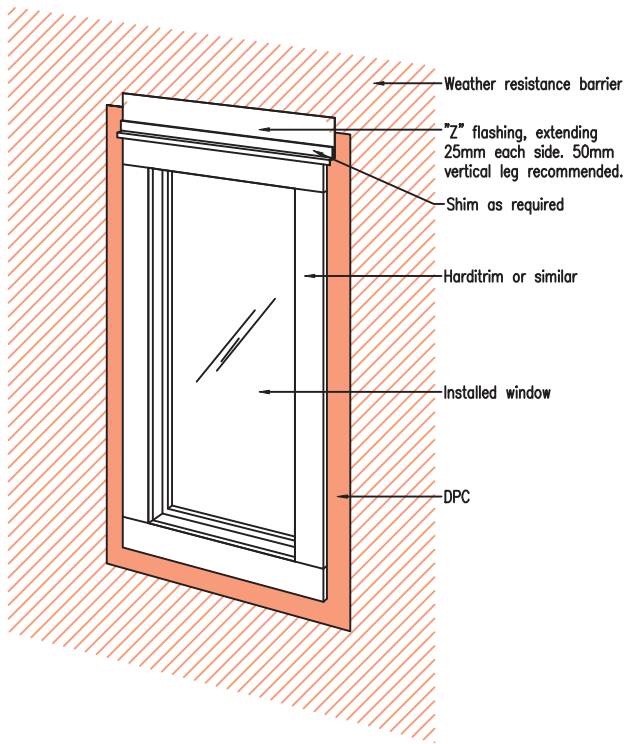
D FLASHING SEQUENCE



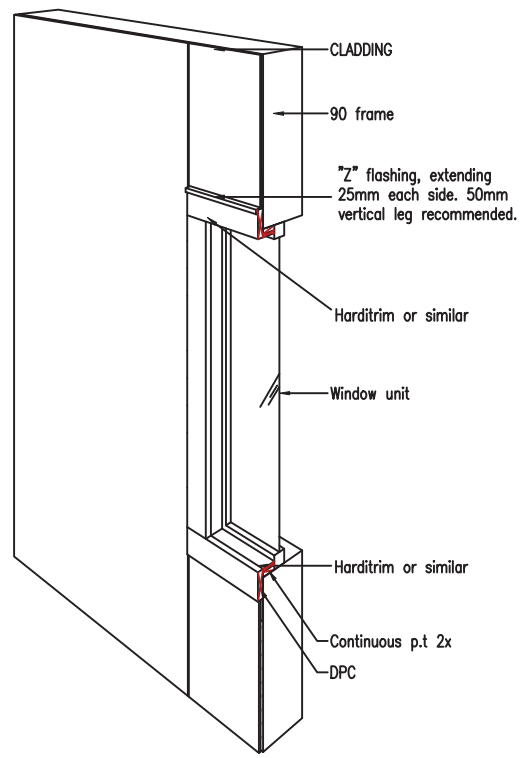
E FLASHING SEQUENCE



F FLASHING SEQUENCE



G ISOMETRIC



H ISOMETRIC SECTION

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WINDOW FLASHING DETAILS

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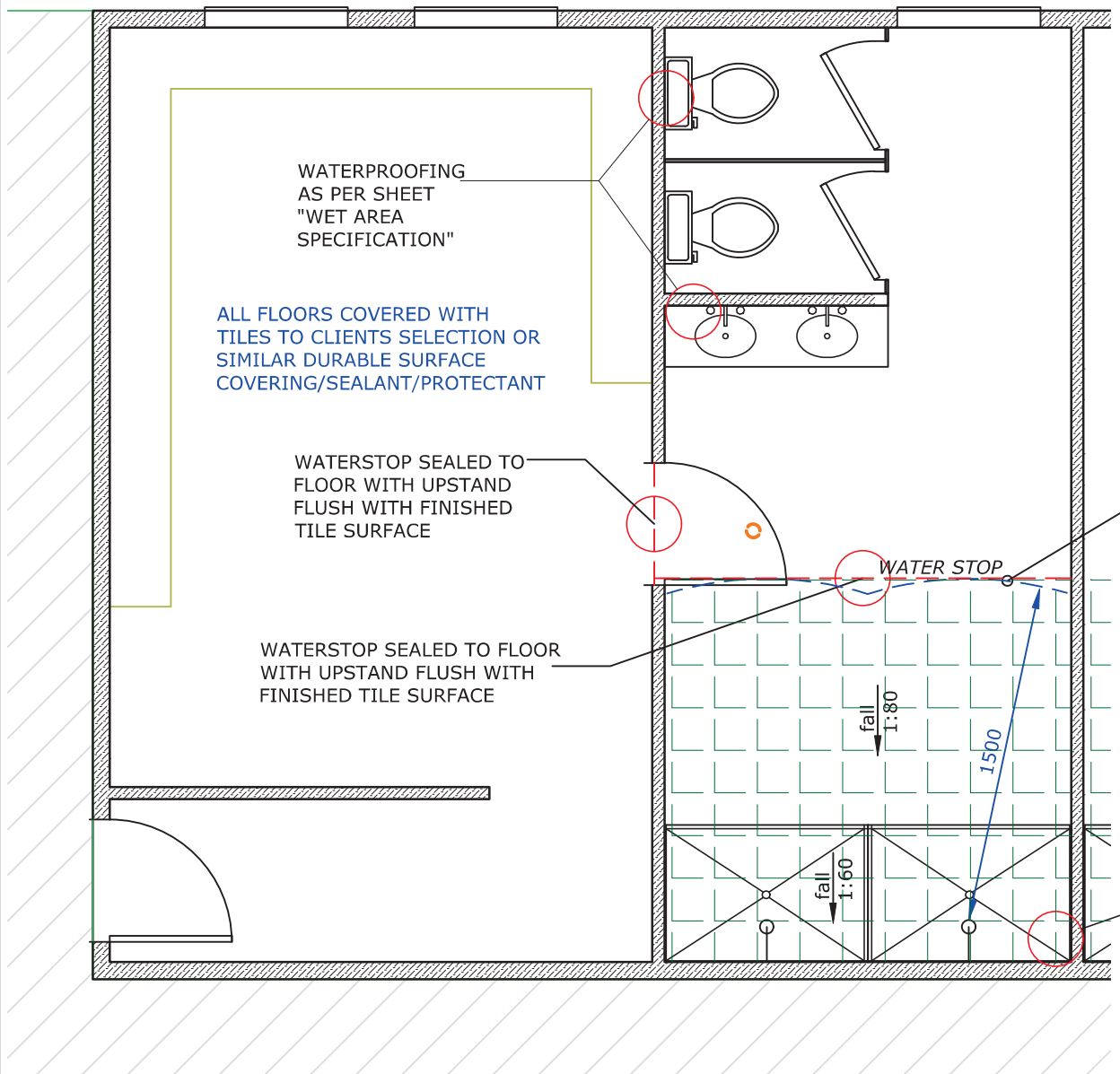
FLASHING TO BE INSTALLED TO PERIMETER OF ROOM AT WALL/FLOOR JUNCTION. FLASHING SHALL HAVE VERTICAL LEG OF A MINIMUM OF 25mm ABOVE THE FINISHED FLOOR LEVEL, EXCEPT ACCROSS DOORWAYS, AND THE HORIZONTAL LEG SHALL BE A MINIMUM WIDTH OF 50mm.

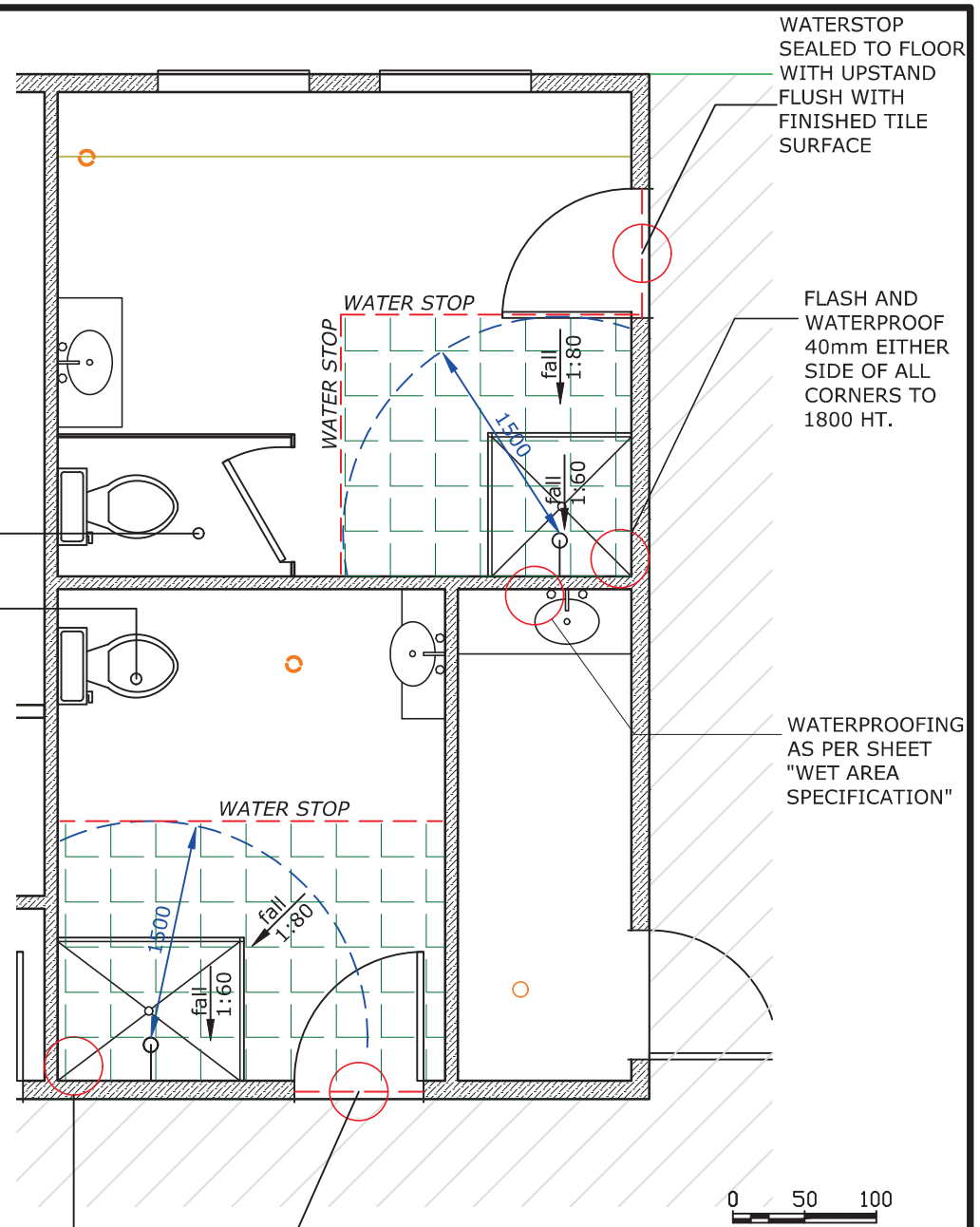
WHERE A WATER-RESISTANT SUBSTRATE IS USED IN CONJUNCTION WITH A WATER-RESISTANT SURFACE MATERIAL TO AT LEAST 100mm HIGH ABOVE THE FINISHED FLOOR LEVEL, A SEALANT SHALL BE USED AT WALL/FLOOR JUNCTIONS. THIS SEALANT SHALL BE INSTALLED AFTER THE SURFACE FINISHES HAVE BEEN APPLIED.
FOR PERIMETER FLASHING AT FLOOR LEVEL OPENINGS THE FOLLOWING APPLIES:
(a) A WATERSTOP THAT HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL SHALL BE INSTALLED AT FLOOR LEVEL OPENINGS. THE FLOOR MEMBRANE SHALL BE TERMINATED TO CREATE A WATERPROOF SEAL TO THE TOP OF THE WATERSTOP AND TO THE PERIMETER FLASHING.

VERTICAL FLASHINGS SHALL TERMINATE A MINIMUM OF 1800 ABOVE FINISHED FLOOR LEVEL. VERTICAL FLASHINGS MAY BE USED AS FOLLOWS:
(a) EXTERNAL VERTICAL FLASHINGS MAY BE USED WITH EXTERNAL MEMBRANES SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER PROVIDED THEY HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING RO RENDER TO OVERLAP BY A MINIMUM OF 32mm.
(b) INTERNAL VERTICAL FLASHINGS MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS, PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH (i) INTERNAL MEMBRANES, EACH LEG EXTENDS VERTICALLY FROM WITHIN THE SHOWER TRAY; (ii) EXTERNAL MEMBRANES, EACH LEG OVERLAPS THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM, BY A MINIMUM 20mm; AND (iii) PREFORMED SHOWER BASES OR BATHS, EACH LEG EXTENDS TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

PENETRATIONS OF TAPS, SHOWER NOZZLES AND THE LIKE SHALL BE WATERPROOFED BY SEALING WITH PROPRIETARY FLANGE SYSTEMS OR A SEALANT. WHEN SEALING THE TAP BODY TO THE WALL THE SPINDLE HOUSING SHALL BE ABLE TO BE REMOVED TO ENABLE THE REPLACEMENT OF THE WASHER WITHOUT DAMAGING THE SEAL.
ANY PENETRATIONS OF MECHANICAL FIXINGS OR FASTENINGS THROUGH SURFACE MATERIALS SHALL BE WATERPROOFED.



FOR OPEN SHOWER INSTALLATION FLOOR TO BE WATERPROOFED TO A MINIMUM RADIUS OF 1500 FROM SHOWER ROSE
WATERPROOFING TO EXTEND TO A HEIGHT OF 1800 ABOVE FINISHED FLOOR LEVEL TO A DISTANCE OF 1500 FROM SHOWER ROSE
WATERPROOFING TO EXTEND MIN 25 UP WALL FROM FINISHED FLOOR LEVEL FOR REMAINDER OF PERIMETER WALL WITH EXCEPTION OF DOOR WAYS AND LOCATION OF OTHER FIXTURES (REF: WET AREA SPECIFICATION FOR WATERPROOFING EXTENTS)
VERTICAL WATERSTOP TO BE INSTALLED UNDER SCREEN AND EXTENT OF SHOWER.
FALL FLOOR MIN 1:80 TO SHOWER WASTE.



FLASH AND WATERPROOF 40mm EITHER SIDE OF ALL CORNERS TO 1800 HT.

WATERPROOF AREA

PROPOSED TOIET BLOCK & DECK ADDITION TO EXISTING BUILDING
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CENTRAL HIGHLANDS COUNCIL
JOB: 240403

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WET AREA WATERPROOFING

Scale 1:50

FOR OPEN SHOWER INSTALLATION FLOOR TO BE WATERPROOFED TO A MINIMUM RADIUS OF 1500 FROM SHOWER ROSE
WATERPROOFING TO EXTEND TO A HEIGHT OF 1800 ABOVE FINISHED FLOOR LEVEL TO A DISTANCE OF 1500 FROM SHOWER ROSE
WATERPROOFING TO EXTEND MIN 25 UP WALL FROM FINISHED FLOOR LEVEL FOR REMAINDER OF PERIMETER WALL WITH EXCEPTION OF DOOR WAYS AND LOCATION OF OTHER FIXTURES (REF: WET AREA SPECIFICATION FOR WATERPROOFING EXTENTS)
VERTICAL WATERSTOP TO BE INSTALLED UNDER SCREEN AND EXTENT OF SHOWER.
FALL FLOOR MIN 1:60 TO SHOWER WASTE.

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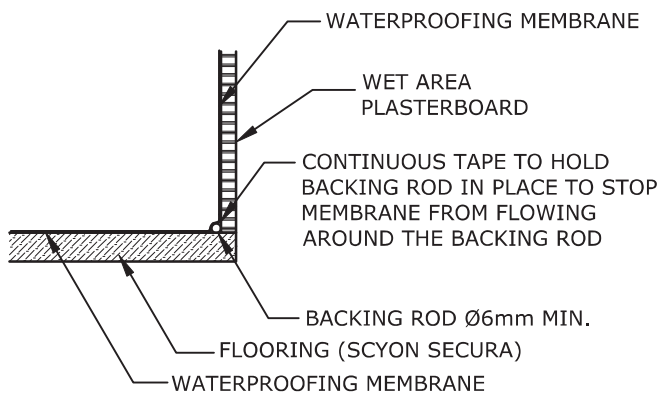
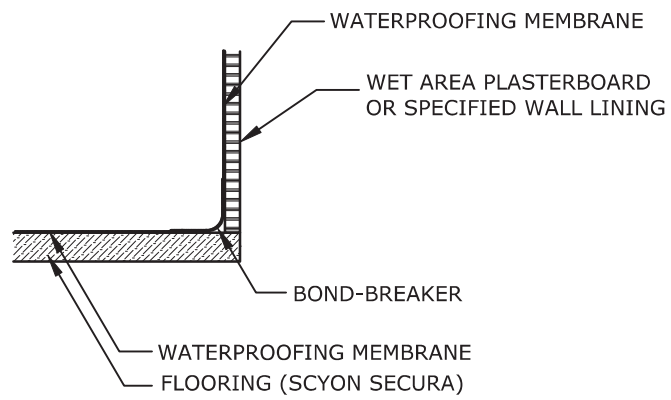
TYPICAL BOND BREAKER DETAIL FOR CLASS I MEMBRANES



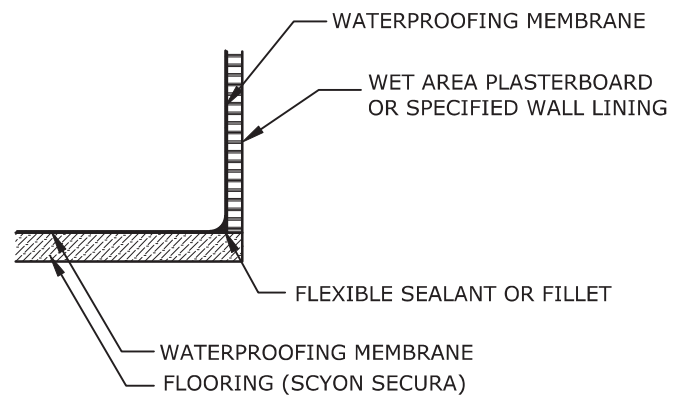
ELONGATION AT BREAK: <60%
MINIMUM BOND BBREAKER/TAPE WIDTH TO BRIDGE JOINTS OPENING UP BY 5mm: 75mm WITH BACKING ROD

TYPICAL BOND BREAKER DETAIL FOR CLASS II MEMBRANES



ELONGATION AT BREAK: 60% TO 300%
MINIMUM BOND BBREAKER/TAPE WIDTH TO BRIDGE JOINTS OPENING UP BY 5mm: 35mm

TYPICAL BOND BREAKER DETAIL FOR CLASS III MEMBRANES

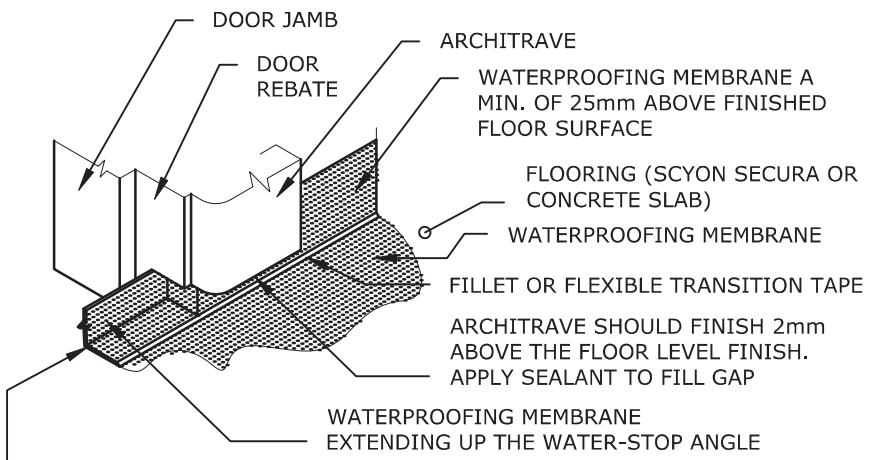


ELONGATION AT BREAK: > 300%
MINIMUM BOND BBREAKER/TAPE WIDTH TO BRIDGE JOINTS OPENING UP BY 5mm: 12mm

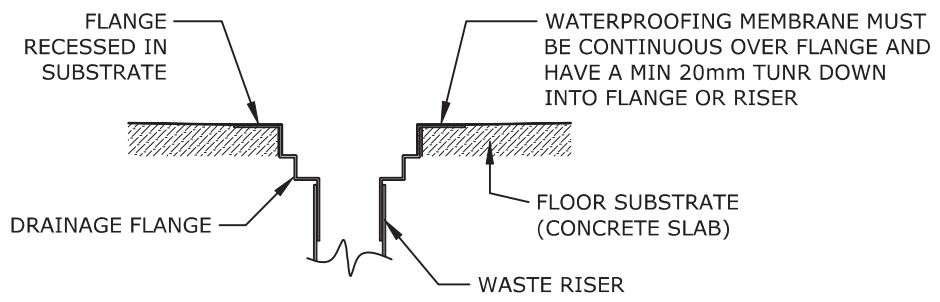
NOTES ON BOND BREAKER CLASSES

1. BOND BREAKERS FOR CLASS I MEMBRANES (LOW EXTENSIBILITY) ALLOW THE MEMBRANE TO FLEX RATHER THAN STRETCH.
2. BOND BREAKERS FOR CLASS II MEMBRANES (MEDIUM EXTENSIBILITY) ALLOW THE MEMBRANE TO STRETCH. IF A TAPE IS USED AS A BOND BREAKER, EITHER THE MEMBRANE SHALL NOT BOND TO THE TAPE OR THE TAPE SHALL HAVE ELASTIC PROPERTIES SIMILAR TO THE MEMBRANE.
3. BOND BREAKERS FOR CLASS III MEMBRANES (HIGH EXTENSIBILITY) ALLOW THE MEMBRANE TO HAVE EVEN THICKNESS.

EXAMPLE OF LIQUID WATERPROOFING AT DOOR OPENING FRAMEWORK



WATERPROOFING MEMBRANE TO DRAINAGE CONNECTION



NOTES:
1. WHERE A WATERSTOP INTERSECTS WITH A WALL A VERTICAL WATERSTOP MUST BE INSTALLED
2. BACING STRUT TO BE INSTALLED WHERE SCREEN >900mm
3. WATERSTOP AT 1500mm FROM SHOWER ROSE WALL CONNECTION TO BE FLUSH WITH TILE SURFACE.

NOTES: (AS3740-2021 CLAUSE 4.8.5)
SHOWERS LOCATED NEAR EXITS TO WET AREAS
WHERE THE EXTREMITY OF A SHOWER AREA IS LOCATED WITHIN 200mm OF AN EXIT FROM A WET AREA, IT SHALL:
a) BE AN ENCLOSED SHOWER AREA
b) HAVE ONE OF THE FOLLOWING:
(i) A WATERSTOP THAT FINISHES A MINIMUM OF 5mm ABOVE THE FINISHED FLOOR LEVEL, UNDER THE SHOWER SCREEN
(ii) A HOB AT THE EXTREMITY OF THE SHOWER AREA
(iii) A STEP-DOWN OF MINIMUM 15mm FROM THE FINISHED FLOOR LEVEL AT THE EXTREMITY OF THE SHOWER AREA
c) HAVE A VERTICAL WATERSTOP WHERE THE SHOWER SCREEN ABUTS THE WALL

Note: IT IS RECOMMENDED THAT THE FLOOR SURFACE OUTSIDE THE SHOWER AREA SHOULD HAVE FALL AWAY FROM THE EXIT TO PREVENT WATER ESCAPING FROM THE WET AREA

NOTES: (AS3740-2021 CLAUSE 2.3.3)
(CATEGORY 2)
WHERE A REQUIRED FLOOR WASTE IS INSTALLED ADJACENT TO A SHOWER AREA, THE MINIMUM FALL TO THE WASTE SHALL BE 1:100.
SURFACE WATER SHOULD DRAIN TO THE WASTE. WATER SHOULD NOT EXIT THE WET AREA AT DOORWAY THRESHOLDS UNDER NORMAL USE. WHERE SURFACE FALLS ARE PROVIDED IN CATEGORY 2 AREAS TO A CATEGORY 1 SHOWER WASTE, THE WHOLE OF THE CATEGORY 2 FLOOR AREA SHOULD HAVE FALLS PROVIDED.

WET AREA FINISHES TO AS3740

VILLABOARD OR SIMILAR TO ALL WALLS AND CEILINGS.
CERAMIC TILES OR SIMILAR TO 2275mm ABOVE SHOWER BASE. CERAMIC TILES OR SIMILAR TO 150mm MIN ABOVE VANITY BASIN. CERAMIC TILES OR SIMILAR TO ALL FLOORS WITH FLEXIBLE ADHESIVE OVER WATERPROOFING MEMBRANE
WATERPROOFING AS REQUIRED IN STRICT ACCORDANCE WITH AS3740 AND NCC (HOUSING PROVISIONS) PART 10.2.1
ALL PAINTED TIMBER SHOULD BE PAINTED WITH GLOSS OR SATIN ENAMEL
NATURAL TIMBERS TO BE TREATED WITH A SUITABLE CLEAR PRESERVATIVE (OIL OR WAX) OR VARNISH/ESTAPOL

0 5 10

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32/37

WATERPROOFING DETAILS (1)

Scale 1:5

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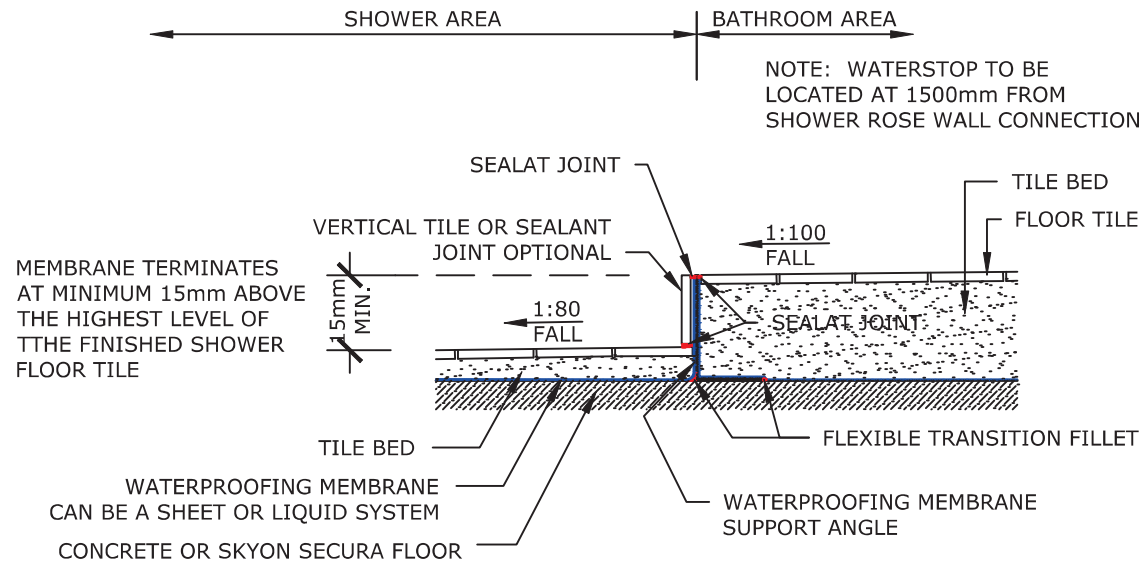
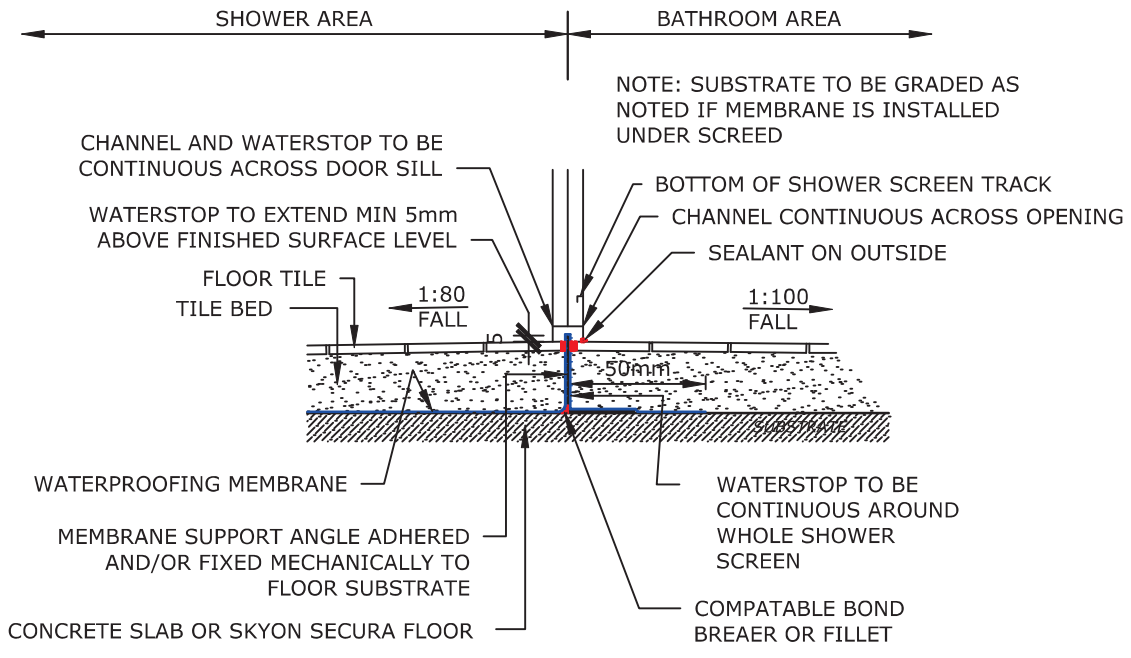
DATE: October 2024

STEP-DOWN SHOWER WATERSTOP AND COVER ANGLE

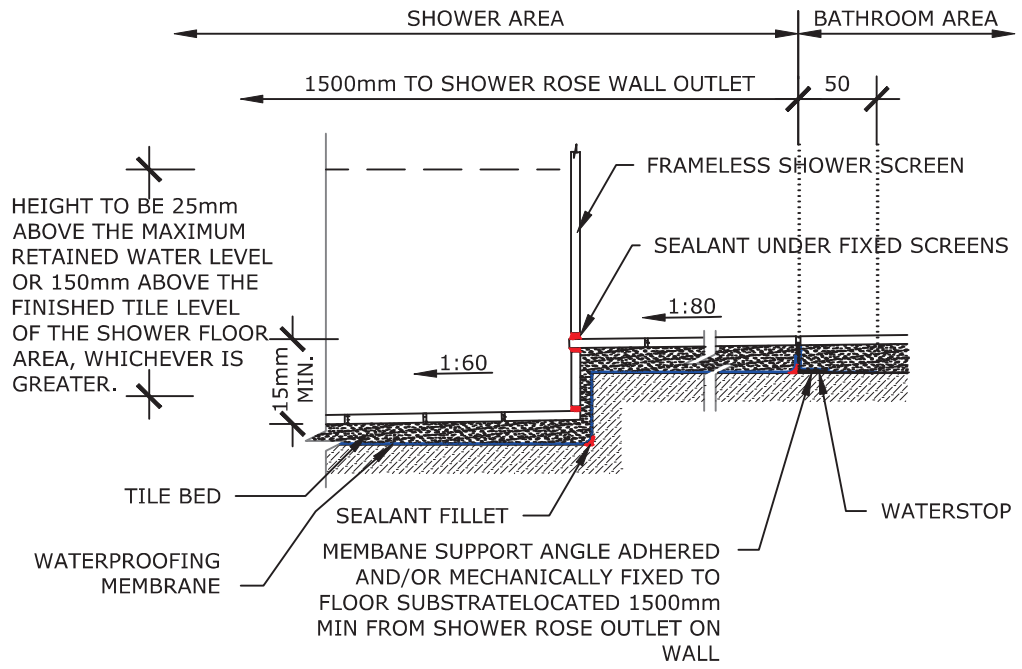


TYPICAL HOBLESS SHOWER CONSTRUCTION



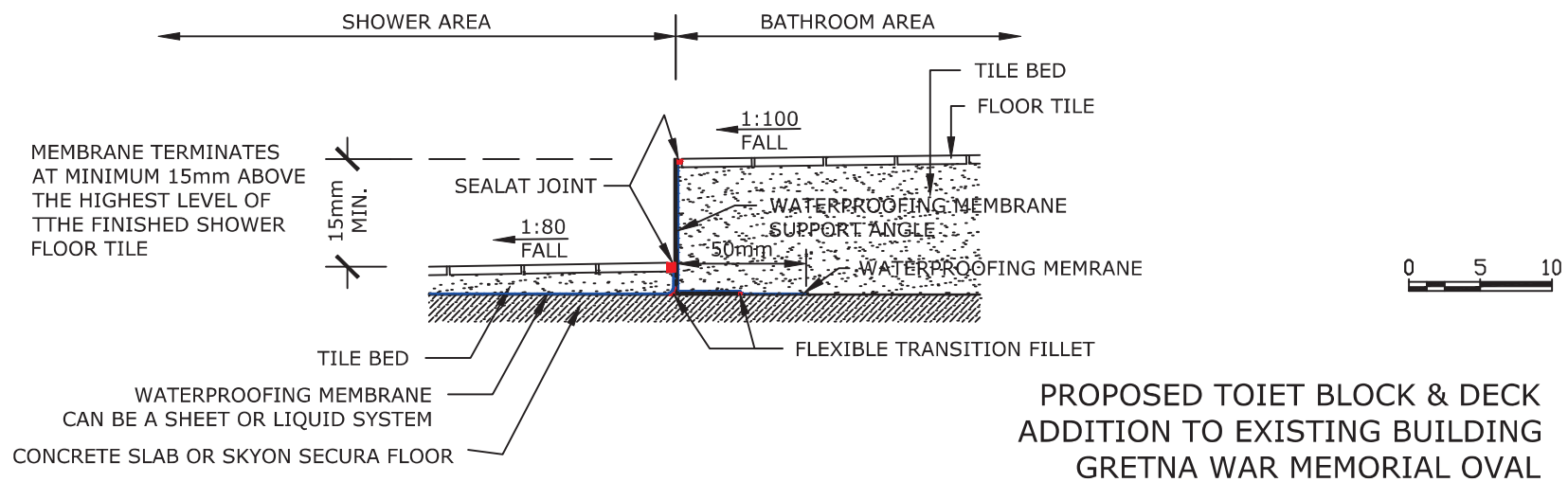
NOTES:
- SOME SHOWER SCREEN EXTRUSIONS DO NOT PERMIT THE WATERSTOP EXTENDING NITO THE REBATE. A CHANNEL SECTION MAY BE NEEDED TO BE INSTALLED OVER THE WATERSTOP ANGLE WITH THE SHOWER SCREEN PLACED ON TOP OF THE CHANNEL INCLUDING RETURN PANELS.
- TEH APPLICATION OF SEALANT IS INTENDED TO PREVENT WATER FROM LEAVING THE SHOWER AREA. THE APPLICATION MAY BE ON THE INSIDE AND/OR THE OUTSIDE FACE.
- IT IS RECOMMENDED THAT THE MEMBRANE BE INSTALLED OVER THE SCREED.

UNENCLOSED SHOWER - MEMBRANE BELOW TILE BED



NOTE: IF ABSORBENT TYPES OF STONE ARE USED FOR FLOORING, THEY MAY DISCOLOUR FROM SHOWER WATER OUT TO 1500mm WATERSTOP. EFFLORESCENCE MAY ALSO FORM IN TILE JOINTS OUTSIDE THE SHOWER AREA, AND BUILDING ELEMENTS SUCH AS VANITY SKIRTINGS ON THE FLOOR WITHIN THE WATERRSTOP AREA MAY DETERIORATE.

STEP-DOWN SHOWER WATERSTOP AND COVER CHANEL LIQUID MEMBRANE



PROPOSED TOIET BLOCK & DECK ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

CENTRAL HIGHLANDS COUNCIL
JOB: 240403

33/37

WATERPROOFING DETAILS (2)

Scale 1:5

PETTIT DESIGNS
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DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: October 2024

AS3740:2004 - Table 4.1 GENERAL REQUIREMENTS FOR EXTENT OF APPLICATION
WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire *enclosed shower* area, including *waterstop.*	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with step down	Waterproof entire enclosed shower area, including step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Unclosed showers	Waterproof entire unclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the *shower area* for concrete and compressed fiber cement sheet flooring	*Water resistant* to entire floor.	*N/A*	Waterproof all wall/floor junctions. Where a *flashing* is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the *shower area* for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall/floor junctions. Where a *flashing* is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fiber cement sheet flooring.	*Water resistant* to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.

Vessels or area where fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other *vessels* (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the *vessel* is fixed to a wall, waterproof edges for extent of *vessel.*	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	*Water resistant* to entire floor.	Waterproof all wall/floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall/floor junctions. Where a *flashing* is used the horizontal leg must be not less than 40mm.	N/A

NOTES:
1. If a shower is included above a bath, refer to the requirements for *shower area* walls and oenetratios.
2. N/A means not applicable.

Wet Areas Waterproofing - Extract from AS3740

It is the builders responsibility to determine the appropriate waterproofing required in accordance with these tables.

Refer to AS3740 and NCC Housing Provisions for full details of same.

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WET AREA WATERPROOFING

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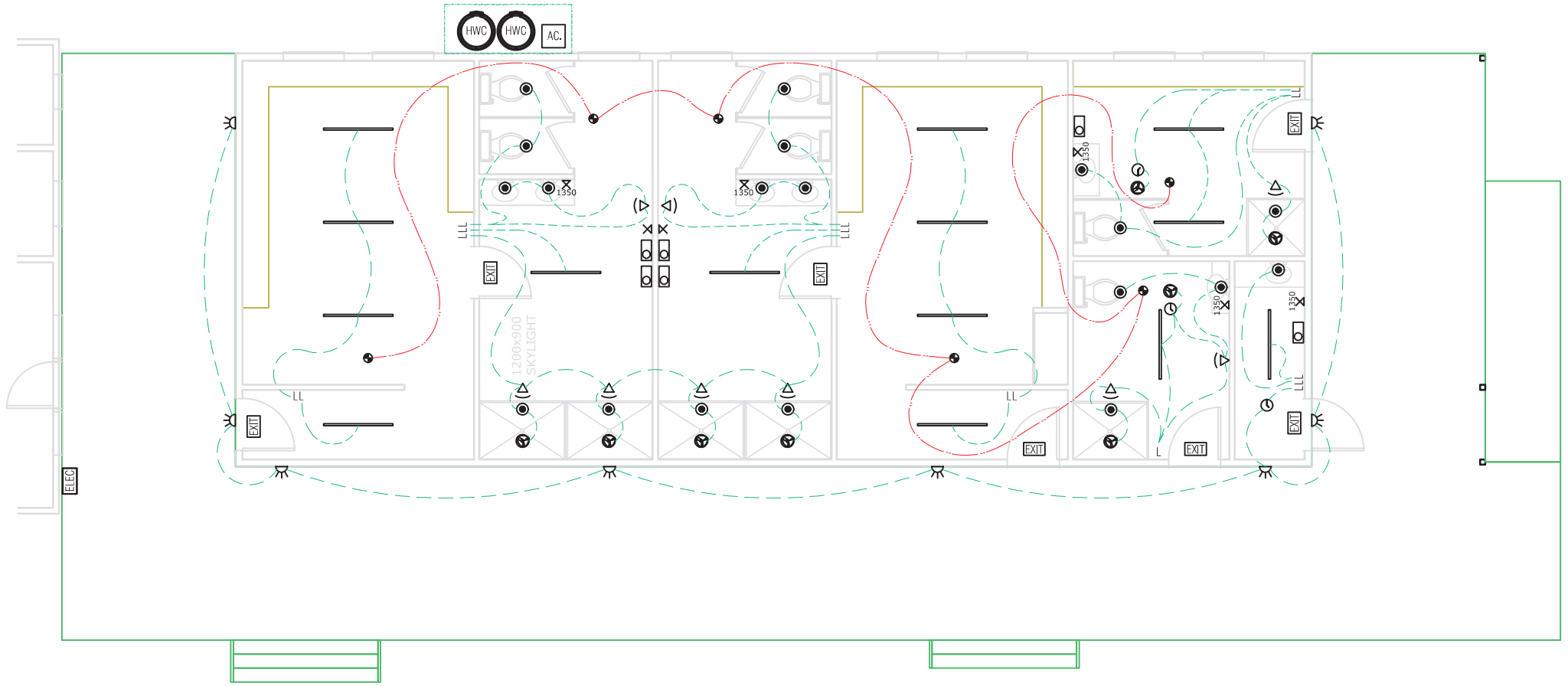
DATE: October 2024



LEGEND

- GPO - Double
- GPO 1800 High - Double*
- GPO - Double Exterior
- Wall Mounted Exterior Light
- Slim Ceiling Mounted Batten Tube Light
- LED Down Light
- Large Ceiling Light
- Pendant Light
- Exhaust Fan with Heat Lamp and Light
- Hand blow dryer
- RJ45 Cat5/Cat6 Socket
- L — Light Switch
- S — Switch
- T — Telephone Socket (RJ45)
- TV — Television Aerial Socket
- EXIT — Illuminated Exit Sign with Battery Backup
- NBN — NBN Communication Connection
- ELEC — Electrical Switch & Meter Box
- Movement Sensor
- Timer
- Light Switch Cable
- Cat-5/Cat-6 Communication Cable
- Emergency Alarm Cables
- AC. — Air Conditioner/Heatpump Head Unit
- Extractor Fan & Light
- Heat & Smoke Detector with Alarm
- CO — Carbon Monoxide Detector with Alarm
- HWC — Hot Water Cylinder - Heatpump system

* HEIGHT OF GPO MAY VARY AS NOTED

ELECTRICAL CONCEPT PLAN

0 100 200

INDIVIDUAL DUCT VENTS TO BE DETERMINED BY AIR CONDITIONING INSTALLER IN CONSULTATION WITH CLIENT AND CONSIDERATION OF AS/NZS541
ALL ASPECTS OF AIR CONDITIONING DESIGN AND INSTALLATION SHALL COMPLY WITH:
AS/NZS5141:2018 Residential heating and cooling systems - Minimum applications and requirements for energy efficency, performance and comfort criteria.
AS1668.2 The use of ventilation and airconditioning in buildings, Part 2: Mechanical ventilation in buildings
AS4254.1 Ductwork for air-handling systems in buildings, Part 1: Flexible duct
AS4254.2 Ductwork for air-handling systems in buildings, Part 2: Rigid duct

MECHANICAL VENTILATION

PROVIDE EXHAUST EXTRACTION SYSTEMS AS PER NCC -HOUSING PROVISIONS CLAUSE 10.8.2

BATHROOM OR SANITARY COMPARTMENT MUST HAVE A MINIUM FLOW RATE OF 25L/s (90m³/hr)
KITCHEN AND LAUNDRY AREAS MUST HAVE A MINIMUM FLOW RATE OF 40L/s (144m³/hr)

EXHAUSTS MUST DISHCARGE DIRECTY VIA A SHAFT OR DUCT TO OUTDOOR AIR
CLOTHS DRYERS (WHERE INSTALLED) MUST DISHCARGE DIRECTY VIA A SHAFT OR DUCT TO OUTDOOR AIR

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35/37

ELECTRICAL PLAN

Scale: 1:100

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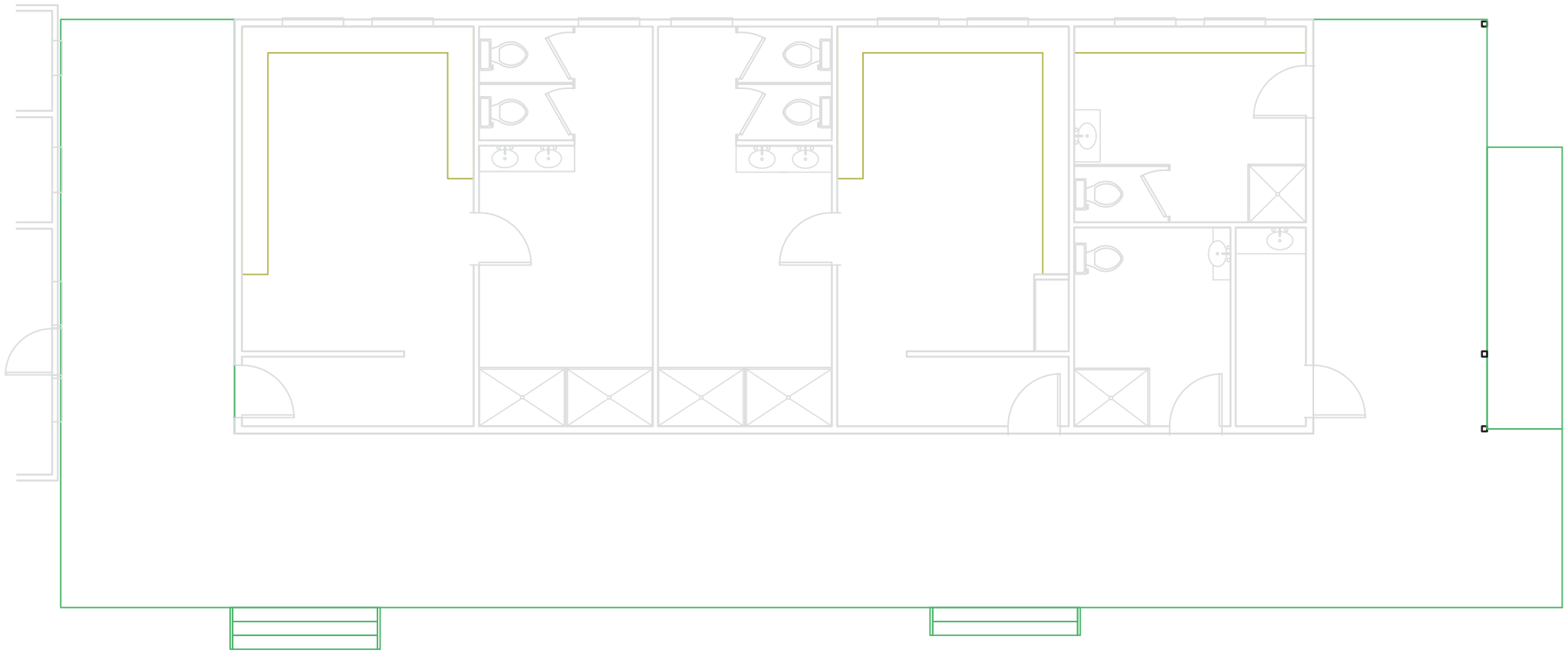

0 100 200

PROPOSED TOIET BLOCK & DECK
ADDITION TO EXISTING BUILDING
GRETNA WAR MEMORIAL OVAL
3457 LYELL HIGHWAY, GRETNA

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DISABILITY SPECIFICATION

Scale: 1:100

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ACCREDITATION No. : CC5092U
DATE: October 2024

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 and NCC Housing Provisions for their own reference.
Available at ... https://ncc.abcb.gov.au/

3 - SITE PREPARATION
- All filling and excavations to be in accordance with Clause 3.2.1(1) & (2) and Figures 3.2.1a & b and Table 3.2.1
- Agricultural drains to be provided where indicated on drawings to SW outfall with silt trap as required. All in accordance with Clause 3.3.2/3/4. installation as per Figure 3.3.4
- For slab on ground buildings the finished slab height shall be generally 150mm above the external finished surface levels or in accordance with Clause 3.3.3(b) where applicable
- Grade finished external surfaces around perimeter of building outwards at 50mm over the first 1 meter
- Grade paved external surfaces around perimeter of building outwards at 25mm over the first 1 meter
- Grade surface levels under timber/suspended floors to obviate ponding as per Figure 3.3.3b.
- Stormwater drainage to comply with Clause 3.1.3.5

4 - FOOTINGS and SLABS
- Excavations for footings to be in accordance with Clause 4.2.3
- Filling and compacting under slabs to be in accordance with Clause 4.2.4
- Site classifications as per geotechnical report. Drawings certified by the consulting engineer detailing to be used by Contractor in all construction work
- Foundations for footings and slabs must comply with Clause 4.2.5 with natural soil having a bearing capacity of >50kPa or minimum as prescribed by the consulting engineer
- Vapour barriers compliant with Clause 4.2.8(2) & (3) must be installed under concrete slabs in accorcance with Clause 4.2.8(4) & (5) and Figure 4.2.8
- Steel reinforcement must be placed as per Clause 4.2.11(7) with minimum laps as per Table 4.2.11b
- All stump footings to be in accordance with Clause 4.2.13
- Fireplace footings to be in accordance with Clause 4.2.18

5 - 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 and DPCs to comply with Clause 5.7.3 and installed as per Clause 5.7.4
- Weatherproofing to single skin masonry walls in accordance with Clause 5.7.6

6 - FRAMING
- Sub floor ventilation to Clause 6.2 and Figures 6.2.1b, c, d 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 H3 treated or equivalent timber is used and at the discretion of the local authority
- Steel Framing - in accordance with Part 6.3. 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 be 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
- 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 6.3 and to dimensions and sizes as shown on the drawings.

7 - ROOF AND WALL CLADDING
- Roof tiling to be in accordance with Clause 7.3.2 and Figures 7.3.2a, b, c, d, e to a maximum pitch of 35 degrees.
- Metal sheet roofing to be in accordance with Part 7.2 with fixings compliant with Clauses 7.2.5 and 7.5.6. Flashings and cappings compliat with 7.2.7.
- Gutters and downpipes as shown and indicated on the drawings and to be in accordance with Clauses in Part 7.4. Calculations as shown on the drawings.
- Wall cladding as shown on the drawings if applicable and to Clauses in Part 7.5. Flashings around wall openings as per Clause 7.5.6 and/or cladding manufacturers details and specifications.

8 - GLAZING
- All glazing to AS1288 and AS2047
- Manufactured windows, doors and panels to the above Australian Standards and certified accordingly and to Clause 8.2 and 8.4 for human impact safety requirements.

9 - FIRE SAFETY
- External walls less than 900mm from the allotment boundary to comply with Clause 9.2.3 and as shown on the drawings.
- Class 10a buildings located between a Class 1 building and the allotment boundary to comply with Clause 9.2.5 and Figures 9.2.5a to 9.2.5i inclusive.
- Carports to comply with Clause 9.2.8 and Figures 9.2.8a & b.
- Allowable encroachments in accordance with Clause 9.2.9
- Separating walls to comply with Clause 9.3.1 with services or protrusions in or through are to comply with Clause 9.3.2
- Roof lights in accordance with Clause 9.2.10 and Clause 9.3.3
- Smoke alarms to be installed and located in accordance with Clauses in Part 9.5 and as shown on the drawings.
- Heating appliances to be in accordance with Clauses in Part 12.4 and TAS H7P3 (NCC v2 BCA) in locations as shown on the drawings.
- Bushfire areas - proposals in designated Bushfire Prone Areas to be in accordance with AS3959 and TAS H7P5 (NCC v2 BCA)
- Alpine areas - proposals in designated Alpine areas to be in accordance with Clauses in Part 3.10.4

10 - HEALTH AND AMENITY
- All wet areas including showers, baths and wall fixtures to be waterproofed to AS3740 and in accordance with Clauses in Part 10.2
- 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 10.2.10
- 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, as per Clause 10.2.5 and AS3740 Table 4.1
- Shower recesses to comply with Clause 10.2.2 and AS3740
- Areas adjacent to baths and spas without showers to comply with Clause 10.2.4 and Figures 10.2.4a & b.
- Wall and fixture junctions to comply AS3740.
- Waterproofing systems must be compliant with 10.2.6
- Room heights - as shown on the drawings and in accordance with Clause 10.3.1 including stairwell clearances.
- Facilities to be provided and installed in accordance with Clause 10.4.1 and 10.4.2 and as shown on the drawings.
- Doors to sanitary compartments to be in accordance with Clause 10.4.2 and as shown on the drawings. Clearance of 1200 to be maintained between closet pan and nearest part of doorway. Where clearance insufficient door to open outwards or slide.
- 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 Clause 10.5.1
- Artificial light to be provided in accordance with Clause 10.5.2
- Ventilation - to be provided in accordance with Clauses 10.6.2 allowing not less than 5% of the floor area of the room. Except for an exhaust fan from a sanitary compartment, laundry, kitchen or bathroom, Performance Requirement H4P5 (NCC v2 BCA) is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2.
- Sanitary compartments as shown on the drawings and in accordance with Clause 10.6.3.
- Sound insulation - separating walls where required to be in accordance with Clauses in Part 10.7
- Condensation management will be in compliance with Part 10.8
- Sarkings, building wraps and pliable building membranes shall be in accordance with Clause 10.8.1

11 - SAFE MOVEMENT AND ACCESS
- Stair construction as noted on drawings and in accordance with Clauses in Part 11.2
- Rises and goings as noted on drawings.
- Spiral stairs in accordance with this part and Figure 11.2.2d & e.
- Balustrades as noted on drawings and in accordance with Clauses in Part 11.3. All handrails to have 1000mm minimum height with balustrades having a maximum aperture of 125mm (except wire balustrade where spacing will comply with Clause 11.3.6 and Tables 11.3.6a, b, c)
- Glass barriers (except a window serving as a berrier) must be designed to take loading forces compliant with AS/NZS1170.1
- Glass barriers and balustrades to comply with Clause H1D8 (NCC v2 BCA)
- Balustrades to stairs to be 865mm above stair nosing and in accordance with Clause 11.3.4 and Figures 11.3.4a & b.

13 - ENERGY EFFICIENCY
- Vapor permeable membrane to be installed and in accordance with Clause 3.12.1.1(b) [NCC v2 BCA 2019] as per, but in leu of, reflective insulation.
- Bulk insulation to AS/NZS4859.1 and in accordance with Clause 3.12.1.1(a) & (c) [NCC v2 BCA 2019].
- Roof insulation to comply with Clause 3.12.1.2 [NCC v2 BCA 2019] and as noted on the drawings.
- Roof lights to Clause 3.12.1.3 [NCC v2 BCA 2019].
- External wall insulation to be in accordance with Clause 3.12.1.4 [NCC v2 BCA 2019] and as noted on the drawings.
- Floor insulation to comply with Clause 3.12.1.5 [NCC v2 BCA 2019].
- External glazing in accordance with Clauses in Part 3.12.2 [NCC v2 BCA 2019] and as shown on the drawings. Calculation of glazing areas as noted on the drawings.
- Building sealing in accordance with Clauses in Part 3.12.3 [NCC v2 BCA 2019] and as noted on the drawings.

SPECIFICATIONS TO NCC

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DATE: October 2024

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
211042	1
EDITION	DATE OF ISSUE
1	20-Dec-1994

SEARCH DATE : 13-Jan-2026
SEARCH TIME : 03.09 pm

DESCRIPTION OF LAND

Parish of GRAFTON, Land District of MONMOUTH
Lot 1 on Plan 211042
Derivation : The whole of Lot 31841 - Gtd. to The Warden Councillors and Electors of the Municipality of Hamilton.
Prior CT 2493/96

SCHEDULE 1

CENTRAL HIGHLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE CONVENIENCE TO REPLACE

CERTIFICATE OF TITLE

Register Book

Vol. 2495 **Fol.** 93

Purchase Grant Vol.226 Fol.93.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

DESCRIPTION OF LAND

PARISH OF GRAFTON LAND DISTRICT OF MONMOUTH
TEN ACRES ONE ROOD TWELVE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF HAMILTON.

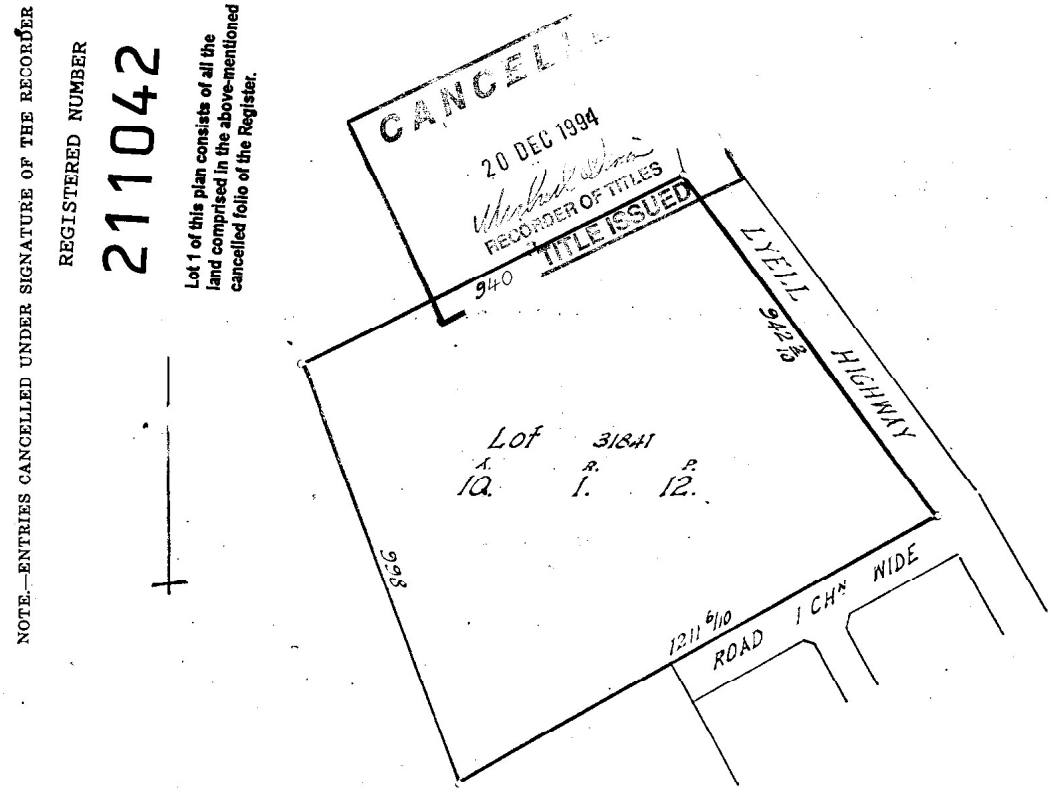
SECOND SCHEDULE (continued overleaf)

NIL.

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER 211042

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



The whole of Lot 31841 – Gtd. to The Warden Councillors and Electors of the Municipality of Hamilton. Meas. in Links.

FIRST Edition. Registered - 9 JUL 1969

Derived from P.G.Vol.226 Fol.93.