APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-230

NAME OF APPLICANT: Maveric Builders Pty Ltd

PROPOSAL: Dwelling

LOCATION: 129 Groombridges Road, Kettering

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 11 September 2020.
### Development Application

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-230</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling</td>
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<td>Location:</td>
<td>129 Groombridges Road, Kettering</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Maveric Builders Pty Ltd</td>
</tr>
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<td>Responsible Planning Officer:</td>
<td>Vicky Shilvock</td>
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</tbody>
</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
- Environmental Values Assessment
- Bushfire Hazard Assessment
PROPOSED DWELLING at
129 GROOMBRIDGES ROAD, KETTERING
C.T. 31351-12

DRAWING NUMBER

A00 COVER PAGE
A01 SITE PLAN
A01a LOCATION PLAN
A02 DRAINAGE PLAN
A03 FLOOR PLAN
A04 ROOF PLAN
A05 SECTION
A06 ELEVATIONS
A07 ELECTRICAL PLAN
A08 SETOUT PLAN
A09 BAL PLAN
A10 BAL 29 CONSTRUCTION NOTES

COMPLIANCE NUMBER:

B01 STAIR NOTES
B02 BALUSTRADE NOTES
B03 WET AREA NOTES
B04 GENERAL SPEC NOTES

Development Application: DA 2020-230
Plan Reference no: P4
Date Received: 20 August 2020
Date Advertised: 29 August 2020
C.T.31351-12

GROOMBRIDGES ROAD

DATE: 31/07/2020

Page Number: P01

Client: J1935 - 129 GROOMBRIDGES ROAD, KETTERING

Notes:

1. Level Datum is arbitrary.
2. Only that detail apparent on site at the time of survey has been located by this plan.
3. Contour interval is 0.5 metres.
4. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
5. Trees shown on this plan are eucalypts exceeding 250mm trunk diameter.
6. Underground services exist in this area. Complete site check prior to works.
7. Refer to Natural Values Assessment for Kingborough Interim Planning Scheme Overlays.
8. For complete Wastewater and SW absorption design, refer to reports by GES.
9. Refer to report by William Cromer for Landslide Hazard overlays. House position is within the 'Low band'.

Proposed Dwelling

FFL 94.5

Site cut to RL 94
Retain spoil onsite for, ensuring Hammerhead Termination area has max. gradient of 1:5.5
45° Batter to edge of cut

Fill has recently been placed over the title boundary from the west

Firefighting tank 10,000ltr, to be placed on hardstand, Min. 6m from dwelling

23,000ltr Water Tank

Spike RL: 99.09

No mark found

Bottom of bank

Corner peg

Edge of bitumen road

Spike in bitumen RL: 96.28

Spike in stump RL: 98.95

Top of bank

Bottom of bank

Variant contours

Proposed Rainwater tank, 10,000ltr, to be placed on hardstand, Min. 6m from dwelling

Hammerhead "Y" Termination area

Build up to Max. gradient 1:5.5

STORMWATER ABSORPTION

1 x 14m x 1.2m x 0.45m

AWTS UNIT

PROPOSED DWELLING

FFL 94.5

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14 Mertonvale Circuit, Kingston
savage@mavericbuilders.com.au
6229 1430
C.T.31351-12

SITE AREA 2.6HA
TOTAL ROOF AREA 168.6m²
TOTAL SITE COVERAGE 0.65%
COMPACT FCR DRIVEWAY 189.6m²
SITE CLEARANCE FOR BAL 29 3400m²

APPROXIMATE EXTENT OF
BUSHFIRE MANAGEMENT
PLAN - BAL 29

Trees marked with 'X'
are to be removed

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PROPOSED DWELLING
FFL 94.5

LOCATION PLAN

PROJECT
J405 - 129 GROOMBRIDGES ROAD, KETTERING

MAVERIC BUILDERS
commercial, residential
alterations & extensions
NOTE: Gas hot water and cooktop. Ensuite shower area to have a max. fall of 20mm, in accordance with AS3740.
# DEVELOPMENT APPLICATION

<table>
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**Associated Documents:**

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NOTE:
Walk-in shower area to Ensuite to have a max. fall of 20mm, on accordance with AS3740.
ROOFWATER DRAINAGE
Refer to Part 3.5.3 BCA Gutters and Downpipes for more details

Rainfall intensity (Hobart) - eaves gutters - 99ml/hour (1 in 20 years)
- valley/box gutters - 155ml/hour (1 in 100 years)

Size of downpipes (max. 12m spacings) - 75mm dia. min.
Size of eaves gutter (min 1:500 fall) - 115D min.
Size of box gutter (min 1:100 fall), not more than 12.5 % pitch.
Valley gutters - 400mm min width not less than 150mm roof covering
 overarching each side of the gutter or not more than 12.5 % - must be
designed as a box gutter.

Number of downpipes required - 5 minimum
*DP denotes Downpipe
*SP denotes Spreader to lower roof
*All RH's (rainwater heads) to be fitted with overflow protectors
and to be set 25mm below freeboard of box gutter for additional
protection Min. dimensions 400 width x 150 length x 100 depth

ROOF A 168.6m²

KEY:

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<tr>
<th>Symbol</th>
<th>Description</th>
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<tr>
<td>DP</td>
<td>denotes downpipe</td>
</tr>
<tr>
<td>SP</td>
<td>denotes spreader</td>
</tr>
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KROY & SARAH THOMSON

MAVERIC BUILDERS
14 Mertonvale Circuit, Kingston
ssavage@mavericbuilders.com.au
6229 1430
ROOF VENTILATION -
As per recommended by qualified Contractor in accordance with Manufacturers instructions
NOTE: Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).
**Development Application:** DA 2020-230  
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- **FLOOR MOUNT LIGHT**
- **WALL MOUNT LIGHT**
- **LIGHT BATTEN HOLDER**
- **DOWNLIGHT (LED)**
- **LED SLIMLINE TUBE**
- **LIGHT SWITCH**
- **LIGHT SWITCH WITH DIMMER**
- **SINGLE GPO**
- **DOUBLE GPO**
- **EXHAUST FAN**
- **LIGHT / HEAT / EXHAUST**
- **SMOKE DETECTOR**
- **WALL MOUNTED AIR CONDITIONER**
- **PANEL HEATER**
- **TELEVISION POINT**
- **PHONE POINT / NBN**
- **TWIN ADJUSTABLE SPOTLIGHT FITTING**
- **SENSOR LIGHT**
- **METER BOX**
- **EXTERNAL GPO**
- **STAIR TREAD LIGHT**
- **DOUBLE GPO WITH USB SOCKET**

**NOTE:**
The Bushfire Attack Level for this site has been categorised as BAL - 29.

In accordance with AS 3959-2009 "Construction of buildings in bushfire prone areas".

Assessment for internal purposes only. Bushfire assessment to be confirmed by building surveyor.
CONSTRUCTION SCHEDULE:  BAL - 29

Construction shall be in accordance with Bushfire Attack Level 29 (BAL-29) as specified in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 7.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for these subfloor construction methods. Refer section 7.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weatherhurd daddling respectively. Fibre cement minimum 6mm thickness. (Weatherhurd is stated as having a density of 990kg/m3. Any exposed timber shall bushfire resistant timber (AS 3959-2009 Appendix E1 or F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 7.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt joined to prevent gaps greater than 3mm. Refer section 7.4.2 for detail.

VENTS WEEPEHOLES AND GAPS IN INTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel or bronze mesh. Aluminium mesh or perforated sheet cannot be used for the ember guards. Refer section 7.4.3 for detail.

BUSH-FIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS3959-2009 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not creased).

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel or bronze mesh. Aluminium mesh shall not be used. No gaps between the screen assembly and the building are to be greater than 3mm. Refer section 7.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves shall be aluminium framed but can also be PVC which is shown to be bush-fire resistant or bush-fire resistant timber (AS 3959-2009 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 7.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bush-fire resistant or bush-fire resistant timber (AS 3959-2009 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 7.5.3 for detail.

DOOR jamb (and to the abutting door where applicable). Door frames must be made of either bush-fire resisting timber, metal, metal-reinforced PVC-U. Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon biniash that is in contact with the door. Refer section 7.5.5 for detail.

DOOR shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with fire aperture corrosion resistant, steel or bronze mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 7.6.1, 7.6.2 & 7.6.3 for detail. Pipe conduit that penetrates the roof covering must be non-combustible. Eaves penetrations to be in accordance with roof penetration requirements. Fibre reinforced cement or aluminium must not be used for roof sheeting or fascias. Aluminium must not be used for eaves linings. Gables must comply with BAL-29 requirements for external walls.

Sarking type material installed in tiled roofs must extend into gutters and valley. Verandah, carport or awning roofs forming part of the main roof space must meet the requirements of the main roof. Refer section 7.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that are above 3mm shall be sealed to prevent openings greater than 3mm. Openable and vertical skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant or bushfire resistant timber (AS 3959-2009 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 7.6.7 for detail.

GUTTERS and DOWNPIPE other than box gutters must be metallic or PVC-U. Box gutters shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. Refer section 7.7.6 for detail.

VERANDAH, DECK SUPPORTS AND FRAMING if constructed from timber, any supporting posts or columns or walls must comply with BAL-29 requirements. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the sub-floor is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Balustrades and handrails must be non-combustible. Refer section 7.7.1, 7.7.2 & 7.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements if constructed from timber, must meet construction requirements for BAL-29. Where spaced timber deck flooring is used, bush-fire resisting timber must be used for the decking material. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 7.7.2.4 for detail.

BALUSTRADES and HANDRAILS must be non-combustible. Refer section 7.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 7.8 for detail.
**String Notes:**

1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanising not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.

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### Decking Specifications

<table>
<thead>
<tr>
<th>Decker Type</th>
<th>Joist Species</th>
<th>Nailing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardwood, Cypress</td>
<td>Seasoned, Treated Pine, Douglas</td>
<td>Machine Driven, Hand Driven</td>
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</tr>
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</table>

**Notes:**
- DS - Deformed Shank
- M10: 1.0, 1.3, 1.7
- M12: 1.3, 2.0, 1.0
- M16: 1.7, 2.7, 1.2
- M20: 2.1, 3.4, 1.5, 2.5

---

**Bolts for Bearer to Stump / Posts Connections**

<table>
<thead>
<tr>
<th>Bolt Type</th>
<th>Maximum Allowable Deck Area Supported (m²) - Refer Notes</th>
</tr>
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<tbody>
<tr>
<td>M10</td>
<td>1.0</td>
</tr>
<tr>
<td>M12</td>
<td>1.3</td>
</tr>
<tr>
<td>M16</td>
<td>1.7</td>
</tr>
<tr>
<td>M20</td>
<td>2.1</td>
</tr>
</tbody>
</table>

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**Screw Fixing Table**

<table>
<thead>
<tr>
<th>Stair Width (mm)</th>
<th>Screw Type / Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>750</td>
<td>3#10</td>
</tr>
<tr>
<td>1000</td>
<td>3#10</td>
</tr>
<tr>
<td>1200</td>
<td>3#10</td>
</tr>
<tr>
<td>1500</td>
<td>3#12</td>
</tr>
<tr>
<td>1800</td>
<td>3#12</td>
</tr>
</tbody>
</table>

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**Notes:**
- DS - Deformed Shank
- 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanising not recommended).
- 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
- 3. Dome head nails may be used in lieu of flat head nails.
STEEL
38x25x1.6 RHS rails & end verticals
End verticals fixed to posts with 3-M8 s/s screws
Balusters 19x19x1.2 RHS at 110 crs
All members powdercoated

TIMBER
90x45 F5 TRP top / bottom rails housed into posts
Intermediate newel posts 80x90 F5 TRP
Balusters 42x35 screwed to rails (1-No Ø Class 3 t&b)
Alternative balusters 70x19 F5 TRP housed and screwed
(2-No Ø Class 3 t&b) into pre-formed handrail and bottom rail
All balusters max aperture of 125mm

GLASS
Proprietary glass balustrade and support system
to relevant Australian Standards.

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

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## Wet Area Notes

### General

- **Waterproofing Installers** should comply with all specifications and Table 3.8.1 of NCC. Waterproofing in accordance with AS3740, Part 3.8.1 requirements for shower and wall penetrations.
- Certification to be provided to the building surveyor.

### Areas

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Requirements</th>
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<tr>
<td>Enclosed shower with/without hob.</td>
<td>Waterproofed entire enclosed shower area, including waterproofing.</td>
</tr>
<tr>
<td>Enclosed shower with step down.</td>
<td>Waterproofed entire enclosed shower area, including waterproofing.</td>
</tr>
<tr>
<td>Unenclosed shower.</td>
<td>Waterproofed entire unenclosed shower area.</td>
</tr>
<tr>
<td>Areas outside the shower area for concrete and compressed fibre cement sheet flooring.</td>
<td>Waterproofed entire floor.</td>
</tr>
<tr>
<td>Areas outside the shower area for timber floors including particleboard, plywood, and other timber based flooring materials.</td>
<td>N/A</td>
</tr>
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</table>

### Waterproofing

- **Waterproofing** is used to refer to the installation of materials that are designed to prevent water from entering the building structure.
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### Notes

- **N/A** means not applicable.
- **Waterproofing** is used to refer to the installation of materials that are designed to prevent water from entering the building structure.
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### Specifications

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### Contact Information

- **Troy & Sarah Thomson**
- **ssavage@mavericbuilders.com.au**
- **14 Mertonvale Circuit, Kingston 6229 1430**

### Revision Notes

- **New:**
- **Date:**
- **Notes:**
Ventilation to be in accordance with BCA 3.8.5 or AS 1668.2 for mechanical ventilation.

Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof.

Natural ventilation to be provided at a rate of 5% of room area, in accordance with BCA 3.8.5.2.  

**STAIR CONSTRUCTION**

Generally to be in accordance with BCA 3.9.1.

- Stairs:
  - Maximum 18 risers to each flight.
  - Riser openings to be less than 125 mm.
  - Treads to have non-slip surface or nosing.

- Risers - min. 115 - max. 190.
- Tread - min. 240 - max. 355.
- Ballustrade:
  - Generally in accordance with BCA 3.9.2.
  - Balustrade required where area is not bounded by a wall or where level exceeds 1000 mm above floor level or ground level.
  - 850 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 to not allow 125 mm spheres to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

**SWIMMING POOLS**

Generally swimming pools and safety fences to be constructed in accordance with BCA 3.10.1 and AS 1926.1.

**ENERGY EFFICIENCY**

Generally in accordance with BCA 3.12, Climate Zone 7, applicable to Tasmania. (Zone 8 applicable to Alpine areas).

**BUILDING FABRIC**

GENERAL BUILDING FABRIC INSULATION

- Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
- REFLECTIVE BUILDING MEMBRANE

To be ‘vapour permable’ with a min. value of 4μg/s · Pa, installed to form 20mm airspace between reflective facers and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped with min. 150.  

**BULK INSULATION**

- To maintain thickness and position after insulation. Continuous cover without voids except around services / fittings.
- ROOF INSULATION

- Roof construction to achieve min. additional R Value of R4.  
- Roof lights to comply with BCA 3.12.1.3.
- EXTERNAL WALLS

- External wall construction to achieve min. R Value of R2.8.
- Wall surface density - 220kg/m².

**FLOORS**

Generally in accordance with BCA 3.12.5.

- Suspended timber floor with single skin masonry perimeter required to achieve a min. total R value of R0.88.
- Concrete slab on ground with an in-slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.

**ATTACHED CLASS 10a BUILDING**

- Must have an external fabric that achieves the required thermal level of a Class 1 building.

**EXTERNAL GLAZING**

**GENERAL SPEC NOTES**

To AS 3689 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.

Windows to comply with BCA 3.9.2.6 Protection of Openable Windows.

**FOOTINGS AND SLAB**

Generally in accordance with BCA 3.2.2 and AS 2870.

Preparation for placement of concrete and reinforcement to be in accordance with AS 2870.

Concrete and steel reinforcement to be in accordance with AS 2870 and AS/NZS 3500.3.

**MASONRY**

Generally masonry walls to be constructed in accordance with BCA 3.12 and AS 3700.

Un-reinforced masonry to BCA 3.3.1.

Reinforced masonry to BCA 3.3.2.

Masonry accessories to BCA 3.3.7.

Weatherproofing of masonry to BCA 3.3.4.

**FRAMING**

Timber framing to be in accordance with BCA 3.4.3 and AS 1684.

Manufactured timber members to be in accordance with prescribed framing manual.

Sub-floor ventilation in accordance with BCA 3.4.1.  

Sub-floor area to be clear of organic materials and rubbish.

Provide vent openings in substructure walls at a rate of not less than 600mm² per meter of wall length, with vents not more than 600mm from corners.

150mm clearance required to underside by floor framing members unless specified otherwise by floor covering material specification.

Tie-down and bracing of frame to be in accordance with AS 1684 and AS 4055.

Steel structural framing to be in accordance with BCA 3.4.2, BCA 3.4.4 and AS 1250, AS 4100 and structural steel engineers design and specifications.