APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-287

NAME OF APPLICANT: Mr P H Cuthbertson

PROPOSAL: Dwelling and outbuilding (shed)

LOCATION: Pearsons Road, Woodbridge (CT 17650/1)

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 9 October 2020.
# DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>DA-2020-287</th>
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<tbody>
<tr>
<td>Proposed Development:</td>
<td>Dwelling and outbuilding (shed)</td>
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<tr>
<td>Location:</td>
<td>Pearsons Road, Woodbridge (CT 17650/1)</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr P H Cuthbertson</td>
</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Timothy Donovan</td>
</tr>
</tbody>
</table>

**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
- Bushfire Hazard Assessment
Proposed: Residence and Outbuilding

For: C Wood

At: Pearsons Road
Woodbridge

Designer: Philip Cuthbertson
Building Design Solutions
PO Box 240
Huonville TAS
Bushfire Practitioner No. BFP-123
Building Accreditation No. CC2251H

SITE INFORMATION

PROPERTY DESCRIPTION
PID No 7161958
TITLE No 17650/1
CONTAINING 3.217 HA
LOCAL AUTHORITY KINGBOROUGH COUNCIL
ZONE RURAL LIVING
PLANNING SCHEME OVERLAYS
BUSHFIRE PRONE AREAS
BIODIVERSITY PROTECTION AREA

A GEOTECHNICAL ASSESSMENT OF THE SITE
INDICATES THE FOLLOWING:

SITE IS A CLASS "??" SITE TO AS 2870-2011
WIND REGION:
TERRAIN CATEGORY:
SHIELDING:
TOPOGRAPHY:
WIND CLASSIFICATION: ?? TO AS4055
DESIGN WIND SPEED: 50 m/s

BUSHFIRE ATTACK LEVEL DETERMINATION
FDI: 50
BAL ADOPTED: 12.5

CLIMATE ZONE: 7
KNOWN SITE HAZARDS: NIL

FLOOR AREA

<table>
<thead>
<tr>
<th>RESIDENCE</th>
<th>DECK AREA</th>
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<tbody>
<tr>
<td>199 sqm</td>
<td>71 sqm</td>
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<td>TOTAL</td>
<td>270 sqm</td>
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PROPOSED SHED

63 sqm

COLOR SCHEME

HABITABLE FLOOR AREA: DARK GREY COLORBOND IRONSTONE (UR 11%)
WINDOWS FRAMES: COLORBOND IRONSTONE (UR 11%)

DRAWINGS

1269 SK-A-01/A Site Plan
1269 SK-A-02/A Part Site and Soil and Water Management Plan
1269 SK-A-03 Floor Plan
1269 SK-A-04 Window Setout Plan
1269 SK-A-05 Window Schedule
1269 SK-A-06 Window Sliding Door Schedule
1269 SK-A-07 Elevations
1269 SK-A-08 Elevations
1269 SK-A-09 Section
1269 SK-A-10/A Shed - Plan and Elevations

1269 SK-H-01 Sewer House Drainage Plan
1269 SK-H-02/A Stormwater Drainage Plan

COLOR SCHEME

RESIDENCE WALLS: COLORBOND IRONSTONE
RESIDENCE ROOF: COLORBOND IRONSTONE (UR 11%)
WINDS FRAMES: COLORBOND IRONSTONE (UR 11%)
SHED WALLS: COLORBOND IRONSTONE (UR 11%)
SHED ROOF: COLORBOND IRONSTONE (UR 11%)

Development Application: DA 2020-287
Plan Reference no.: P2
Date Received: 20/07/2020
Date placed on Public Exhibition: 26/09/2020
NOTE
1. This plan has been prepared from 'list' records available at the time of documentation.
2. North point indicated is grid north based on information supplied by Dept Primary Industries.
3. Title boundaries shown were not marked at the time of drafting.
4. If boundary position is important to identify boundaries and buildings on site a re-survey by the owner/builder is recommended prior to commencing work on site.
5. Only detail apparent on site at the time of inspection have been identified on this plan. Other features and services may exist on, under, or over the site.

Development Application: DA 2020-287
Plan Reference no.: P3
Date Received: 19/09/2020
Date placed on Public Exhibition: 26/09/2020
ALL EXCAVATED TOPSOIL TO BE RETAINED ON SITE AND STOCKPILED FOR SPREADING OVER SITE WHERE DIRECTED BY OWNER ON COMPLETION OF WORKS AS HOE A LAY.

COMPACTED GRAVEL DRIVEWAY AND VEHICLE MANOEVURING AREA SHAPED TO DIVERT WATER AWAY FROM BUILDING SITE. ALL ACCESS TO SITE TO BE RESTRICTED TO DESIGNATED ACCESS POINT.

SITE CONTAMINATION PROTOCOLS
- Disturbance of the site beyond the construction area is to be kept to a minimum. Contractors and visitors to site are to avoid disturbing, driving or walking beyond the worksite.
- All footwear, tools, plant and equipment is to be cleaned of all mud, soil and debris prior to departure from the site.
- Additional water to be supplied on site by the principal contractor for cleaning purposes.

SITE SOIL AND WATER MANAGEMENT PLAN

- Sediment barrier erected prior to construction works commencing and to be maintained for duration of works.
- Existing site vegetation consists of unmaintained grass potentially exceeding 1m in height.
- All excavated topsoil to be retained on site and stockpiled for spreading over site where directed by owner on completion of works.
- All earthworks to be carried out in accordance with AS 2796-2007 guidelines on earthworks for commercial and residential developments.

CUT-OFF DRAIN FORMED ABOVE WASTEWATER DISPOSAL AREA TO DIVERT SURFACE WATER.

PROPOSED RESIDENCE

4000
12000
14000

PROPOSED SHED

4000
10973

LEVEL PLATFORM CREATED FOR PROPOSED RAINWATER TANKS - NOM 500 CUT

FALL OF LAND 5-10°

EXISTING SITE VEGETATION CONSISTS OF UNMAINTAINED GRASS POTENTIALLY EXCEEDING 1m IN HEIGHT

SITE BOUNDARY

Area of site shown hatched to be maintained in a low fuel condition to obtain a BAL 3 Bushfire Rating in accordance with AS3959

TERMINATION OF DRIVEWAY MUST BE WITHIN 90m OF FURTHEST POINT OF BUILDING MEASURED AS HOE A LAY.

DRIVEWAY REQUIREMENTS
- 20t load capacity
- Min 4m width including shoulders
- Min 2.5m vertical clearance
- Min 0.5m clear verge both sides
- Max 3° crossfall
- Max 15° gradient if sealed
- Max 10° gradient if unsealed
- Termination of driveway must be within 90m of furthest point of building measured as hoe a lay

DISTURBANCE OF THE SITE BEYOND THE CONSTRUCTION AREA IS TO BE KEPT TO A MINIMUM. CONTRACTORS AND VISITORS TO SITE ARE TO AVOID DISTURBING, DRIVING OR WALKING BEYOND THE WORKSITE.

ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2796-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.

PO Box 240 Huonville TAS 7109
Phone: 7 725 553
pcuthbertson@gmail.com

Add. 46 365 214 744
Building Practitioner No. 9669-123
Building Accreditation No. CC2251 H

Abattoir Design
Siteworks
Civil Design
Architectural Design

SHED, RESIDENCE AND DRIVEWAY RELOCATED

10 SEP 2020

19 SEP 2020

DRIVEWAY REVISED

17 JUL 2020

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SHED, RESIDENCE AND DRIVEWAY RELOCATED

10 SEP 2020

19 SEP 2020

DRIVEWAY REVISED

17 JUL 2020

MAY 2020
EXTERNAL SWING DOORS
- DOORS TO BE SOLID CORE TIMBER MIN 35mm THICKNESS
- DOORS TO BE TIGHT FITTING TO THE DOOR FRAME
- INSTALL RAVEN 126Si (OR EQUIVALENT) MECHANICALLY LIFTING BOTTOM SEAL WITH LOW PROFILE THRESHOLD PLATE TO EXTERNAL DOORS

WINDOWS AND SLIDING DOORS SIZES INDICATED ALLOWS FOR WINDOW WITH 20mm REVAL AND 5mm SPACING TO BOTH SIDES - REFER WINDOW MANUFACTURERS DRAWINGS AND SPECIFICATIONS FOR EXACT WINDOW SIZES AND SPACING AND TOLERANCES REQUIRED

BAL12.5 TO BE ADOPTED IN ACCORDANCE WITH THE PROVISIONS OF AS3959

REMAINING DIMENSIONS ARE ELABORATED IN OR INTERPRETED FROM IT IS VESTED IN THE DESIGNER. USE THEREOF IS COPYRIGHT OF THIS DRAWING AND ALL WORK EXECUTED ON SITE PRIOR TO COMMENCEMENT OF WORK

WINDOW SETOUT PLAN

PO Box 240
Huonville TAS 7109

PHONE: 0438 792 553

phil.cuthbertson@gmail.com

ABN 48 365 214 794
Bailiege Practitioner No. BFP-123
Building Accreditations No. CC2251 H

DRAWING:
REMAINING DIMENSIONS HAVE PRECEDENCE OVER SCALE.

C WOOD
FOR:
PPEARSONS ROAD
WOODBRIDGE

MAY 2020

EXECUTED AT

ISSUE:

PHILIP CUTHBERTSON

BUILDING DESIGN SOLUTIONS

PHILIP CUTHBERTSON

BUILDING DESIGN SOLUTIONS

PHILIP CUTHBERTSON

BUILDING DESIGN SOLUTIONS
<table>
<thead>
<tr>
<th>ID</th>
<th>LOCATION</th>
<th>TYPE</th>
<th>VIEW FROM OUTSIDE</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>HEAD HEIGHT</th>
<th>FRAME</th>
<th>GLAZING</th>
<th>SECTOR FACING</th>
<th>OPENABLE AREA</th>
<th>ROOM SIZE</th>
<th>% OF ROOM</th>
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<td>LOUNGE</td>
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<td>ALUMINUM</td>
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<td>SOUTH</td>
<td>1.08 sqm</td>
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<td>0.51 sqm</td>
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WINDOW MANUFACTURER TO BE SELECTED
BAL I 2.5 TO BE ADOPTED IN ACCORDANCE WITH THE PROVISIONS OF AS3959
WINDOWS ADJACENT TO A BATH TO BE GRADE A SAFETY GLASS COMPLYING TO NCC 3.6.4.5

Development Application: DA 2020-287
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SLIDING DOOR MANUFACTURER TO BE SELECTED

BAL12.5 TO BE ADOPTED IN ACCORDANCE WITH THE PROVISIONS OF AS3959

EXTERNAL PANEL OF SLIDING DOORS TO BE MIN 5mm TOUGHENED GLASS

SLIDING GLASS DOORS TO BE FITTED WITH AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT WITH UPPER EDGE NOT LESS THAN 700mm ABOVE FLOOR LEVEL AND LOWER EDGE NOT MORE THAN 1200mm ABOVE FLOOR LEVEL

### SLIDING DOOR SCHEDULE

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<th>ID</th>
<th>LOCATION</th>
<th>TYPE</th>
<th>VIEW FROM OUTSIDE</th>
<th>NOM HEIGHT</th>
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<th>OPENABLE SIZE</th>
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<th>% OF ROOM</th>
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<tr>
<td>D01</td>
<td>LOUNGE</td>
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<td>1800</td>
<td>2100</td>
<td>ALUMINUM</td>
<td>CLEAR DOUBLE GLAZED</td>
<td>SOUTH</td>
<td>1.69 sqm</td>
<td>22.5 sqm</td>
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### WINDOW SCHEDULE

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<td>22.5 sqm</td>
<td>8.0%</td>
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**SLIDING DOOR SCHEDULE**

**WINDOW SCHEDULE**

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Plan Reference no.: P2

Date Received: 20/07/2020

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SOUTH ELEVATION

METAL ROOF SHEETING AT 22.5° PITCH

FLASHINGS AND CAPPINGS TO MATCH ROOF SHEETING

METAL ROOF SHEETING AT 5° PITCH TO BALCONY

ALUMINUM FRAMED DOUBLE GLAZED WINDOWS AND SLIDING DOORS

ALUMINUM FRAMED DOUBLE GLAZED WINDOWS AS PER SCHEDULE

WIRE BALLUSTRADING WHERE HEIGHT OF BALCONY ABOVE GROUND LEVEL EXCEEDS 1 m

QUAD GUTTER AND METAL FASCIA - COLORBOND FINISH

EXTERNAL SHEETING "HARDIES LINEA" WEATHERBOARDS 180x16mm THICK WITH SMOOTH FINISH

CORR CUSTOM ORB ROOF SHEETING AT 22.5° PITCH - COLORBOND FINISH

EAST ELEVATION

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NORTH ELEVATION

EXTERNAL SHEETING "HARDIES LINEA" WEATHERBOARDS 180x16mm THICK WITH SMOOTH FINISH

QUAD GUTTER AND METAL FASCIA - COLORBOND FINISH

METAL ROOF SHEETING AT 22.5° PITCH

WEST ELEVATION

EXTERNAL SHEETING "HARDIES LINEA" WEATHERBOARDS

QUAD GUTTER AND METAL FASCIA - COLORBOND FINISH

90x90 TP POSTS

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METAL ROOF SHEETING
$73,736

MIN 5mm GAP TO BE MAINTAINED TO PERIMETER OF WINDOW FRAME

ALL EXTERNAL WALLS TO BE FILLED WITH MINIMUM R2 GLASS FIBRE "PINK BATTS" THERMAL INSULATION OR SIMILAR FROM FLOOR TO CEILING

EXTERNAL WALLS TO BE LINED WITH VAPOUR PERMEABLE WALL WRAP (BRADFORD ENVIROSEAL RW PROTECTOR WRAP OR SIMILAR) PRIOR TO INSTALLATION OF EXTERNAL WALL CLADDING

SUSPENDED TIMBER FLOORS TO HAVE MINIMUM R2 GLASS FIBRE "PINK BATTS" THERMAL INSULATION OR SIMILAR LAYED ON TIMBER BATTENS WITH 4.5mm PLYWOOD UNDER BATTENS TO SECURE INSULATION IN PLACE

CEILINGS OVER HABITABLE ROOMS TO HAVE MINIMUM R4 INSULATION. PERIMETER INSULATION IS NOT TO BLOCK OFF AIR FLOW FROM EAVES INTO THE ROOF SPACE.

18mm YELLOW TONGUE PARTICLE BOARD FLOORING GENERALLY THROUGHOUT GLUED AND SCREWED TO FLOOR JOISTS

CEILINGS OVER HABITABLE ROOMS TO HAVE MINIMUM R4 INSULATION. PERIMETER INSULATION IS NOT TO BLOCK OFF AIR FLOW FROM EAVES INTO THE ROOF SPACE.

PLASTERBOARD CEILING FIXED TO TIMBER OR METAL FURRING CHANNELS AT MAX 450 CENTRES

FLASHINGS TO BE PROVIDED TO ALL EXTERNAL WALL OPENINGS IN ACCORDANCE WITH PART 3.5.3.6 OF THE BCA/NCC

CEILING

HEAD

FLOOR

FLUSHINGS AND CAPPINGS TO MATCH ROOF SHEETING

METAL FASCIA WITH COLORBOND FINISH

QUAD GUTTER WITH COLORBOND FINISH FIXED TO MANUFACTURER’S SPECIFICATIONS. IT IS RECOMMENDED THAT A NON-COMBUSTIBLE LEAF GUARD BE INSTALLED TO ALL GUTTERS AND VALLEYS

TERMINAL SHEETING SCREW FIXED TO TIMBER ROOF BATTENS TO MANUFACTURER’S REQUIREMENTS. SEAL UNDER ENDS OF CORRUGATIONS AT CAPPINGS

ROLL TOP RIDGE AND HIP CAPPING

METAL ROOF SHEETING AT 22.5° PITCH

TIMBER ROOF TRUSSES AT 900 CENTRES SUPPLIED AND INSTALLED TO MANUFACTURER’S SPECIFICATIONS

FLASHINGS AND CAPPINGS TO MATCH ROOF SHEETING

METAL FASCIA WITH COLORBOND FINISH

SURROUNDING GROUND LEVEL TO BE SHAPED DIVERT SURFACE WATER AWAY FROM BUILDING WITH A MINIMUM FALL OF 50mm OVER THE FIRST 1m FROM THE BUILDING AND IN ACCORDANCE WITH PART 3.1.2.3 (a) (b) OF THE BCA/NCC

18mm YELLOW TONGUE PARTICLE BOARD FLOORING GENERALLY THROUGHOUT GLUED AND SCREWED TO FLOOR JOISTS

CUSTOM ORB ROOF SHEETING SCREW FIXED TO TIMBER ROOF BATTENS TO MANUFACTURER’S REQUIREMENTS, SEAL UNDER ENDS OF CORRUGATIONS AT CAPPINGS

TERMINAL SHEETING SCREW FIXED TO TIMBER ROOF BATTENS TO MANUFACTURER’S REQUIREMENTS. SEAL UNDER ENDS OF CORRUGATIONS AT CAPPINGS

PLASTERBOARD CEILING FIXED TO TIMBER OR METAL FURRING CHANNELS AT MAX 450 CENTRES

MIN 5mm GAP TO BE MAINTAINED TO PERIMETER OF WINDOW FRAME

FLASHINGS AND CAPPINGS TO MATCH ROOF SHEETING

METAL FASCIA WITH COLORBOND FINISH

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PROPOSED RESIDENCE
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SUSPENDED TIMBER FLOORS TO HAVE MINIMUM R2 GLASS FIBRE "PINK BATTS" THERMAL INSULATION OR SIMILAR LAYED ON TIMBER BATTENS WITH 4.5mm PLYWOOD UNDER BATTENS TO SECURE INSULATION IN PLACE

PLASTERBOARD CEILING FIXED TO TIMBER OR METAL FURRING CHANNELS AT MAX 450 CENTRES

MIN 5mm GAP TO BE MAINTAINED TO PERIMETER OF WINDOW FRAME

FLASHINGS TO BE PROVIDED TO ALL EXTERNAL WALL OPENINGS IN ACCORDANCE WITH PART 3.5.3.6 OF THE BCA/NCC

CEILINGS OVER HABITABLE ROOMS TO HAVE MINIMUM R4 INSULATION. PERIMETER INSULATION IS NOT TO BLOCK OFF AIR FLOW FROM EAVES INTO THE ROOF SPACE.

18mm YELLOW TONGUE PARTICLE BOARD FLOORING GENERALLY THROUGHOUT GLUED AND SCREWED TO FLOOR JOISTS

CEILINGS OVER HABITABLE ROOMS TO HAVE MINIMUM R4 INSULATION. PERIMETER INSULATION IS NOT TO BLOCK OFF AIR FLOW FROM EAVES INTO THE ROOF SPACE.

PLASTERBOARD CEILING FIXED TO TIMBER OR METAL FURRING CHANNELS AT MAX 450 CENTRES

MIN 5mm GAP TO BE MAINTAINED TO PERIMETER OF WINDOW FRAME

FLASHINGS TO BE PROVIDED TO ALL EXTERNAL WALL OPENINGS IN ACCORDANCE WITH PART 3.5.3.6 OF THE BCA/NCC

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CEILINGS OVER HABITABLE ROOMS TO HAVE MINIMUM R4 INSULATION. PERIMETER INSULATION IS NOT TO BLOCK OFF AIR FLOW FROM EAVES INTO THE ROOF SPACE.
METAL ROOF SHEETING AT 10° PITCH

FLASHINGS AND CAPPINGS TO MATCH ROOF SHEETING

TO BE CONFIRMED BY ENGINEER/MANUF

TO BE CONFIRMED BY ENGINEER

NEW GARAGE - METAL WALL SHEETING - COLORBOND FINISH

NEW GARAGE - METAL WALL SHEETING - COLORBOND FINISH

EXISTING GROUND LEVEL

GARAGE SIZE INDICATIVE ONLY - REFER TO MANUFACTURERS AND ENGINEERS DETAILS FOR CONFIRMATION OF SIZES

TO BE CONFIRMED BY ENGINEER/MANUF

Development Application: DA 2020-287
Plan Reference no.: P2
Date Received: 20/07/2020
Date placed on Public Exhibition: 26/09/2020

Philip Cuthbertson
BUILDING DESIGN SOLUTIONS

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Huonville TAS 7109
Phone: 0438 783 553
phcuthbertson@gmail.com
ABN 46 385 214 794
Building Practitioner No. BTP-123
Building Accreditation No. CC2251 H

SCALE: 1:100 AT A3

PROPOSED OUTBUILDING (SHED)
DRAWN: PLAN AND ELEVATIONS
FOR: PEARSONS ROAD
WOODBIDGE

MAY 2020

SHED REORIENTATED ON SITE

17 JUL 2020

ISSUE: A

0m 1m 2m 3m 4m
WATER SUPPLY

ALL PIPING SHALL BE ADEQUATELY FIXED AT EACH FITTING INCORPORATING PROVISION FOR EXPANSION AND TO PREVENT MOVEMENT OF THE FITTING.

ALL ABOVE GROUND WATER SUPPLY PIPES SHALL BE METAL.

HOT WATER TO ALL FIXTURES USED FOR PERSONAL ABLUTIONS MUST BE FITTED WITH AN APPROVED TEMPERING VALVE TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 65°C IN ACCORDANCE WITH AS3500.

INSTALL HOT WATER SYSTEM WITH TEMPERATURE VALVE SET TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 65°C.

ACCORDANCE WITH NCC PART 3.12.5 AND AS3500.

DRAINER

SEWER PIPES TO COMPLY WITH AS1260. WORKMANSHIP SHALL COMPLY WITH AS2032.

ALL SANITARY WASTES AND FITTINGS SHALL COMPLY WITH AS1415.

FINAL LOCATION TO BE DETERMINED ON SITE.

CONNECT HOUSE DRAINS AND TEST ALL DRAINS, JOINTS CONNECTIONS ETC PRIOR TO COMPLETION. ARRANGE ALL STATUTORY INSPECTIONS AS REQUIRED BY THE COUNCIL.

VENTILATION OF THE HOUSE DRAIN IS TO BE IN ACCORDANCE WITH PART 2 OF AS/NZS3500 - PLUMBING AND DRAINAGE.

WASTE PIPE TO PASS THROUGH MIDDLE THIRD OF FOOTINGS AND TO BE LAGGED WITH 20mm FOAM LAGGING OR A SUITABLE SLEEVE WHICH PERMITS EQUIVALENT MOVEMENT.

VENTS TO TERMINATE ABOVE ROOF WITH APPROVED COWL WITH WATERPROOF FLASHING.

UNLESS SHOWN OTHERWISE PIPE GRADERS SHALL BE:

Ø50 1:40 (1.25%)
Ø50 1:40 (1.25%)
Ø100 1:40 (1.25%)

LEGEND

WASTE PIPE SIZES

BTH I BATH
B I BASIN
LT I LAUNDRY TUB
SHR I SHOWER
S I SINK
WC I WATER CLOSET
IO I INSPECTION OPENING
VP I VENT PIPE
ORG I OVERFLOW RELIEF GULLY

CONTRACTORS AND SUB-CONTRACTORS SHALL ARRANGE FOR ALL INSPECTIONS AS MAY BE REQUIRED BY COUNCIL BUILDING AND PLUMBING APPROVALS.

NOTE

THIS PLAN TO BE READ IN CONJUNCTION WITH THE ENGINEERS ON-SITE DOMESTIC WASTEWATER MANAGEMENT REPORT INCLUDING ALL SPECIFIED REQUIREMENTS AND DETAILS NOTED.

LOCATION OF SEPTIC TANK AND ABSORPTION TRENCHES INDICATIVE ONLY. EXACT LOCATION TO BE DETERMINED ON SITE AND CONFIRMED BY CONSULTING ENGINEER.

Development Application: DA 2020-287
Plan Reference no.: P2
Date Received: 20/07/2020
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DOWNPIPES

DOWNPIPES TO BE LOCATED AT MAX 12m CENTRES ALONG GUTTERS AND LOCATED NOT MORE THAN 1.2m FROM A VALLEY GUTTER OR HAVE AN ADEQUATE MEANS OF OVERFLOW FROM THE GUTTER IS TO BE INSTALLED.

ROOF AREA: 269 sqm
DESIGN RAINFALL INTENSITY: 155 mm/hr
STD QUAD EAVES GUTTER TO BE INSTALLED
MIN 1:500 FALL
NOM 7488 sqmm = 60 sqm ROOF CATCHMENT AREA
5/100x50mm OR 5/90mm DIA DOWNPIPES SATISFY THE REQUIREMENTS OF TABLE 3.5.2.1, AND TABLE 3.5.2.2 OF THE BCA

OVERFLOW FROM TANK, TO DISCHARGE TO A 3.0x1.0x0.6m DEEP SOAKAGE TRENCH FILLED WITH 20mm CLEAN AGGREGATE. TRENCH TO BE LOCATED SUCH THAT IT DOES NOT INTERFERE WITH BUILDINGS OR ADJOINING PROPERTIES

POLYETHYLENE WATER TANKS ON COMPACTED SAND BED - NOM 10,000 LITRE CAPACITY
INDICATED, SIZE AND LOCATION TO BE CONFIRMED BY OWNER
<table>
<thead>
<tr>
<th>Tree #</th>
<th>Tree Type</th>
<th>Western Boundary (M)</th>
<th>Diameter (M)</th>
<th>Root Radius</th>
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<td>Old Dead Stump Unable To Measure</td>
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