APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-672

NAME OF APPLICANT: Maveric Builders Pty Ltd

PROPOSAL: Dwelling

LOCATION: 30A Nolan Crescent, Kingston

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 7 January 2021.
# Development Application

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<td>Dwelling</td>
</tr>
<tr>
<td>Location:</td>
<td>30A Nolan Crescent, Kingston</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Maveric Builders Pty Ltd</td>
</tr>
<tr>
<td>Responsible Planning Officer:</td>
<td>Xin Barbour</td>
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**Associated Documents:**

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

- Application form
- Certificate of Title
- Planning Submission
## DRAWING NUMBER

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**Proposed Dwelling at Lot 1 - 30 Nolan Crescent, Kingston**

C.T. 179445-1

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**Client:**

MELITA EAVES & ZOE REID

**Drawn by:**

ssavage@mavericbuilders.com.au

6229 1430

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**Development Application:** DA-2020-672

**Plan Reference no.:** P2

**Date Received:** 07/12/2020

**Date placed on Public Exhibition:** 16/12/2020

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**Document Set ID:** 3528386

**Version:** 1, **Version Date:** 08/12/2020
C.T.179445-1

SITE AREA 1237m²
TOTAL ROOF AREA (EXCL. EAVES) 182.8m²
TOTAL SITE COVERAGE 14.7%
CONCRETE DRIVEWAY 70.8m²

Developed Application: DA-2020-672
Plan Reference no.: P2
Date Received: 07/12/2020
Date Placed on Public Exhibition: 16/12/2020

NOTE:
Site trees inspected by Julian of Trees 'R' Us, November 2020.
All were deemed dangerous, given earlier lopping, age and condition,
All trees have now been removed by Trees 'R' Us.
Paling fences max height 1.8m, all treated pine.

Date placed on Public Exhibition: 16/12/2020
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NOTE:
Site trees inspected by Julian of Trees 'R' Us, November 2020.
All were deemed dangerous, given earlier lopping, age and condition,
Hence all trees have now been removed by Trees 'R' Us.
Paling fences max height 1.8m, all treated pine.
NOTE - Location of drainage pipes indication only of type and direction.
Contractor to verify the location of drainage pipes within existing boundary of site.

Gutters & Downpipes to comply with BCA part 3.5.2

PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.

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Key - Wet areas
Tiles to be selected by owner
All wet areas need to be covered with a waterproof membrane in accordance with AS 3740

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**ROOF WATER DRAINAGE**

Refer to Part 3.5.3 BCA Gutter 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
overhang each side of the gutter or not more than 12.5% - must be
designed as a box gutter.

Number of downpipes required - 7 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 x100 depth

**ROOF VENTILATION**

Refer to CBOS - Condensation in Buildings - Tasmania Designers Guide -
Version 2 April 2019

Permastop® Building Blanket, installed over HW roof battens, ventilated
ridge, along with eave vents as calculated. Vents to be evenly spaced.

**Roof Vent**

The minimum vent area should be:

a) Ceiling area/150 for <16° pitch, or
b) Ceiling area/300 for >16° pitch

Supply: 75% of ventilation  
Exhaust: 25% of ventilation

should be supply:  
should be exhaust

Ventilation of standard 400x200 eave vent = .08 m²

\[
\frac{170.9 \, \text{m}^2}{150} = 1.14 \quad 1.14 / .08 = 14.25 = \text{Number of Vents required 15}
\]
Colorbond roof at 5° pitch, Permastop® Building Blanket, on 75 x 38 F8 hardwood battens @ 900 centres. Ventilated ridge. Timber engineered trusses at 900 centres. R4.0 ceiling insulation, 450 wide eaves to brick, evenly spaced vents to eaves, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.

- **Box gutter, sump and down-pipes to engineers recommendations.**
- **Required parapet flashing to suit**
- **Conc. floor to garage, laundry, Bed 2 - Bed 3 and Hall. Refer engineers details for design**
- **Concrete strip footings & piers. Refer engineers details for design**
- **Colorbond roof at 12.5° pitch, Permastop® Building Blanket, on 75 x 38 F8 hardwood battens @ 900 centres. Ventilated ridge. Timber engineered trusses at 900 centres. R4.0 ceiling insulation, 450 wide eaves to brick, evenly spaced vents to eaves, 4.5mm cement sheet soffit lining. Plasterboard ceiling on metal battens @ 450 centres.**

- **Selected cement sheet cladding. Batten out to create air-cavity Refer A06 for locations.**
- **Brick veneer construction. Vapour permeable membrane around frame. R2.0 insulation to external walls, plasterboard lining to internal walls & ceiling.**
- **190 Core-filled block wall to garage only**
- **Timber floor, to living areas, Bed 1 & Entry. Refer engineers details for design**
- **Conc. floor to garage, laundry, Bed 2 - Bed 3 and Hall. Refer engineers details for design**

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**NOTE:** Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the soil classification is S or A. (Refer to Engineers report for details).

**SOUTH ELEVATION**

- **230 Brick Column**
  - Bagged render finish.
  - Colour: TBC

**WEST ELEVATION**

- **Concrete FSL 83.75**
- **FFL 83.8**
- **FFL 83.8**

**NORTH ELEVATION**

- **Selected double glazed aluminium windows & sliding doors. Colour: TBC**
- **Clerestorey windows 045x1500**
- **Site cut to RL 83.6, retain spoil on site**
- **Colour: TBC**

**EAST ELEVATION**

- **Colorbond roof, fascia & gutters @ 12.5° pitch Colour: TBC**
- **Max. depth of site cut, 45° bettered bank to edge**
- **Max height of dwelling Colour: TBC**
- **Sub-floor access**
- **TP Deck & stair framing, HW decking boards FFL 83.75**
- **3680 max. eaves o'hang**
- **Bagged render finish. Colour: TBC**

**SOUTHERN EXPOSURE**

- **Selected cement sheet cladding, 20mm Batten over vapour permeable membrane, fastened to timber frame. Painted finish, TBC**
- **Painted finish: TBC**
- **Bagged render finish. Colour: TBC**
- **Bagged render finish. Colour: TBC**
- **Bagged render finish. Colour: TBC**
- **Bagged render finish. Colour: TBC**
- **Concrete FSL 83.75**
- **FFL 83.8**
- **FFL 83.8**

**SOUTH ELEVATION**

- **Colorbond roof, fascia & gutters @ 5° pitch Colour: TBC**
- **Max. depth of site cut, 45° bettered bank to edge**
- **Max height of deck above NGL Colour: TBC**
- **Sub-floor access**
- **TP Deck & stair framing, HW decking boards FFL 83.75**
- **3680 max. eaves o'hang**
- **Bagged render finish. Colour: TBC**

**REFERENCES**

- **Development Application: DA-2020-672**
- **Plan Reference no.: P2**
- **Date placed on Public Exhibition: 16/12/2020**
- **Date Received: 07/12/2020**

**MAVERICK BUILDERS**

14 Mertonvale Circuit, Kingston
ssavage@mavericbuilders.com.au
6229 1430
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:
Ducted air-conditioning throughout

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J1985 - LOT 1 - 30 NOLAN CRESCENT, KINGSTON
MELITA EAVES & ZOE REID
SETOUT PLAN

Drawn by: ssavage@mavericbuilders.com.au

6229 1430

14 Mertonvale Circuit, Kingston

saavage@mavericbuilders.com.au
6229 1430
TIMBER DECKING SPECIFICATIONS

<table>
<thead>
<tr>
<th>TIMBER TYPE</th>
<th>THICKNESS (mm)</th>
<th>RECOMMENDED MAXIMUM JOIST SPACING (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kwila, Jarrah, other hardwoods</td>
<td>90</td>
<td>900</td>
</tr>
<tr>
<td>Treated Pine</td>
<td>22 (Creosoted)</td>
<td>400</td>
</tr>
<tr>
<td>19 Tread (25 actual thickness)</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Cypress</td>
<td>21</td>
<td>400</td>
</tr>
<tr>
<td>25</td>
<td>500</td>
<td></td>
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</table>

TIMBER STAIR TREADS

<table>
<thead>
<tr>
<th>TIMBER TYPE</th>
<th>STAIR WIDTH</th>
<th>RECOMMENDED THICKNESS OF TREAD (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Treated Pine, Cypress</td>
<td>1000</td>
<td>45</td>
</tr>
<tr>
<td>1200</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>1500</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>1800</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>Jarrah, other hardwoods</td>
<td>1900</td>
<td>45</td>
</tr>
<tr>
<td>2400</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>3000</td>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

BOLTS FOR BEARER TO STUMP / POSTS CONNECTIONS

<table>
<thead>
<tr>
<th>BOLT TYPE</th>
<th>MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>M10</td>
<td>1.0</td>
</tr>
<tr>
<td>1.1</td>
<td></td>
</tr>
<tr>
<td>M12</td>
<td>1.3</td>
</tr>
<tr>
<td>2.0</td>
<td></td>
</tr>
<tr>
<td>M16</td>
<td>1.5</td>
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<tr>
<td>2.7</td>
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<tr>
<td>M20</td>
<td>2.1</td>
</tr>
<tr>
<td>3.4</td>
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</tbody>
</table>

19mm THICK DECKING BOARD FIXING REQUIREMENTS

<table>
<thead>
<tr>
<th>DECKING SPECIES</th>
<th>JOIST SPECIES</th>
<th>NAILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasoned Hardwood, Cypress</td>
<td>Seasoned Hardwood, Cypress</td>
<td>Machine Driven</td>
</tr>
<tr>
<td>Seasoned Treated Pine, Oregon</td>
<td>Seasoned Treated Pine, Oregon</td>
<td>Hand Srewed</td>
</tr>
<tr>
<td>Hardwood, Cypress</td>
<td>Hardwood, Cypress</td>
<td>50 x 2.5 Flat Head</td>
</tr>
<tr>
<td>Seasoned Treated Pine, Oregon</td>
<td>Seasoned Treated Pine, Oregon</td>
<td>50 x 2.5 Flat Head</td>
</tr>
</tbody>
</table>

NOTES:
1. Nails to be hot dip galvanised or stainless steel (mechanical galvanised plated 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.

DECKING SPECIES | JOIST SPECIES | NAILING |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasoned Hardwood, Cypress</td>
<td>Seasoned Hardwood, Cypress</td>
<td>Machine Driven</td>
</tr>
<tr>
<td>Seasoned Treated Pine, Oregon</td>
<td>Seasoned Treated Pine, Oregon</td>
<td>Hand Srewed</td>
</tr>
<tr>
<td>Hardwood, Cypress</td>
<td>Hardwood, Cypress</td>
<td>50 x 2.5 Flat Head</td>
</tr>
<tr>
<td>Seasoned Treated Pine, Oregon</td>
<td>Seasoned Treated Pine, Oregon</td>
<td>50 x 2.5 Flat Head</td>
</tr>
</tbody>
</table>

TREAD TO STRINGER FIXING OPTIONS

1. Tread to be fixed with screws
2. Routed slot (nominal 10mm) 60 x 38 Cleat
3. Timber deck, Stairs and structure - refer to details

NOTES:
1. DS - Deformed Shank
2. Nails to be hot dip galvanised or stainless steel (mechanical galvanised plated not recommended).
3. 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.
4. Dome head nails may be used in lieu of flat head nails.

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**STEEl**
38x25x1.6 RHS rails 4 end verticals
End verticals fixed to posts with 3-M6 ss screws
Balusters 19x19x1.2 RHS at 110 crs
All members powdercoated

**TIMBER**
90x45 F5 TRP top / bottom rails housed into posts
Intermediate newel posts 80x80 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.

40x40x1.6 uprights at 2400 crs carried down beside
joist and through bolted with 2-M10 SS bolts

2400mm max crs.

2000mm max crs.

125mm max.

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

* WIRE HANDRAILS AS PER CLAUSE 3.9.2.3 OF BCA
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD
<table>
<thead>
<tr>
<th>Description</th>
<th>Fixtures and Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosed shower with hob.</td>
<td>Water resistant to entire floor. Water resistant to a height of not less than 150mm above the finished floor level.</td>
</tr>
<tr>
<td>Enclosed shower without hob.</td>
<td>Water resistant to entire floor. Water resistant to a height of not less than 150mm above the finished floor level.</td>
</tr>
<tr>
<td>Unenclosed shower.</td>
<td>Water resistant to entire floor.</td>
</tr>
<tr>
<td>Vessels or area where the fixture is installed</td>
<td>Waterproof all penetrations.</td>
</tr>
<tr>
<td>Walls</td>
<td>Waterproof to not less than 150mm above the shower floor substrate or not less than 20mm 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.</td>
</tr>
<tr>
<td>Wall junctions &amp; joints</td>
<td>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.</td>
</tr>
</tbody>
</table>

**Notes:**
1. If a shower is included above a bath, refer to the requirements for shower and wall penetrations.
2. N/A means not applicable.
3. Certification to be provided by the building surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with AS3740, Part 3.8.1 and Table 3.8.1.1 of NCC and to notify the Building Surveyor for inspections arrangements during installation.

**Important:**
The above information is for general guidance and is indicative only. Waterproofing installations to comply with all current codes of legislation which takes precedence over this specification.

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14 Mertonvale Circuit, Kingston
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VENTILATION to be in accordance with BCA 3.8.5 or AS 1668.2 for mechanical ventilation.

BUILDING SEALING
Generally in accordance with BCA 3.12.4.

Facilities

Generally in accordance with BCA 3.8.3.

**Ventilation**
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 roof 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.
- Treads to have non-slip surface or nosing.

**BUILDING ENVELOPE**
Building envelope to be constructed to minimise air leakage. Construction joints and junctions, drainage works to be in accordance with BCA 3.9.3 & The Tasmanian Plumbing Code.

**EAVES**
Eaves, internal and valley guttering to have cross sectional area of 6500m².

**Roof lights to habitable rooms**
To be fitted with operable or permanent seal to minimise air infiltration.

**WALL CLADDING**
Generally in accordance with BCA 3.5.1 & BCA 3.5.4 & Manufacturers specifications. Flashings to BCA 3.5.1.7.

**GLAZING**
Generally glazed to be in accordance with AS 1288. Refer to window legend for sizes and type.

**SITEWORKS**
Surface drainage - finished ground to fall away from building 50mm in 1000mm. Drainage works to be in accordance with BCA 3.1.3 and AS/NZS 3500.3

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

**SWIMMING POOLS**
FIRE SAFETY
Fire separation to be in accordance with BCA 3.7.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves & to be of a masonry skin 90 thick with PRL 60/90/90.

**ROOF CLADDING**
Generally in accordance with BCA 3.5.1, BCA 3.5.2 and BCA 3.5.3.

**Roof lights to habitable rooms**
Roof lights to comply with BCA 3.12.1.3.

**STAIRS**
Generally to be in accordance with BCA 3.5.2. Balustrade:

- Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
- 850 high on stairs, measured from line of stair nosing.

**TILING ROOF**
Tiled roof.

**WALL CLADDING**
Generally in accordance with BCA 3.5.1, BCA 3.5.2 and; BCA 3.5.4, BCA 3.5.5 & Manufacturers specifications. As applicable to Alpaca (Alpaca).

**BUILDING FABRIC**
Generally in accordance with BCA 3.12.1.

**BUILDING FABRIC INSULATION**
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

**REFLECTIVE BUILDING MEMBRANE**
To be ‘vapour permeable’ with a min. value of 4g/m²/h, installed to form 20mm airspace between reflective facing and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped min. 150.

**BUILT 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.

**FLOORING**
Concrete slab on ground with an in-slab heating system to be insulated to R1.0. around vertical edge of slab perimeter.

**Chalet**
Attatched Class 10a building.

**ENERGY EFFICIENCY**
Generally in accordance with BCA 3.5.2. Sarking to have a flammability index less than 5.

**Refractory**
Provide vent openings in substructure walls at a rate of not less than 6000mm² per meter of wall length, with vents not more than 600mm from corners.

**Health and amenity**
Provide vent openings in substructure walls at a rate of not less than 6000mm² per meter of wall length, with vents not more than 600mm from corners.

**Footing and slab**
Footings and slabs to be in accordance with structural engineers design and specification.

**MASSING**
Generally masonry walls to be in accordance with BCA 3.10.1 and BCA 3.10.2. Masonry to achieve min. R value of R0.88.

**FRAME**
Frame to be in accordance with BCA 3.4.2, BCA 3.4.4 and AS 1250, AS 4410 and structural steel engineers design and specifications.

**FINISHING**
Veneer external walls to be in accordance with BCA 3.8.4.2. Windows / rooflights to provide light transmission area equal to 10% of floor area of room.

**TILING**
Tiled roof.

**WALL CLADDING**
Generally in accordance with BCA 3.0.1 and AS 1926.1.

**ENERGY EFFICIENCY**
Generally in accordance with BCA 3.12.2. Generally swimming pools and safety fences to be constructed in accordance with BCA 3.10.1 and BCA 3.10.2.

**BUILDING FABRIC**
Generally in accordance with BCA 3.12.1.

**BUILDING FABRIC INSULATION**
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

**REFLECTIVE BUILDING MEMBRANE**
To be ‘vapour permeable’ with a min. value of 4g/m²/h, installed to form 20mm airspace between reflective facing and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped min. 150.

**BUILT 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.

**FLOORING**
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**
Generally in accordance with BCA 3.12.2.

To AS 3659 - 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.

**AIR MOVEMENT**
Generally in accordance with BCA 3.12.2.

**Fire fans to habitable rooms**
Chimneys or flues to be fitted with sealing damper or flap.

**ROOF LIGHTS**
Roof lights to be fitted with operable or permanent seal to minimise air leakage.

**Exhaust fans to habitable rooms**
To be fitted with self closing damper or filter.

**Building envelope to be constructed to minimise air leakage.**

**Building joints and junctions, or adjoining surfaces to be light fitting and sealed by caulking, skirting, architraves and cornices.**

**FOOTINGS AND SLAB**
Footings and slabs to be in accordance with structural engineers design and specification.

**MASSING**
Generally masonry walls to be in accordance with BCA 3.12.4 and BCA 134.0.

**Un-reinforced masonry**
Concrete and steel reinforcement to be in accordance with AS 2870 and AS/NZS 3500. Un-reinforced masonry to achieve min. R value of R0.88.

**SERVICES**
Heating appliances generally to be in compliance with BCA 3.6.3 & The Tasmanian Plumbing Code.

**HEALTH AND AMENITY**
Heating appliances generally to be in compliance with BCA 3.10.7 & AS 2918.

**FIRE SEPARATION**
Fire separation to be in accordance with BCA 3.7.2. Generally swimming pools and safety fences to be constructed in accordance with BCA 3.10.1 and BCA 3.10.2.

**ENERGY EFFICIENCY**
Generally in accordance with BCA 3.7.2, Climate Zone 7, applicable to Tasmania. (Zone 8 applicable to Alpaca (Alpaca)).

**BUILDING FABRIC**
Generally in accordance with BCA 3.12.1.

**BUILDING FABRIC INSULATION**
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

**REFLECTIVE BUILDING MEMBRANE**
To be ‘vapour permeable’ with a min. value of 4g/m²/h, installed to form 20mm airspace between reflective facing and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped min. 150.

**BUILT 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.

**FLOORING**
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**
Generally in accordance with BCA 3.12.2.

To AS 3659 - 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.