

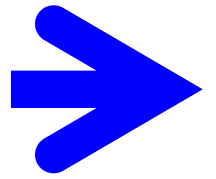
# APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2022-218

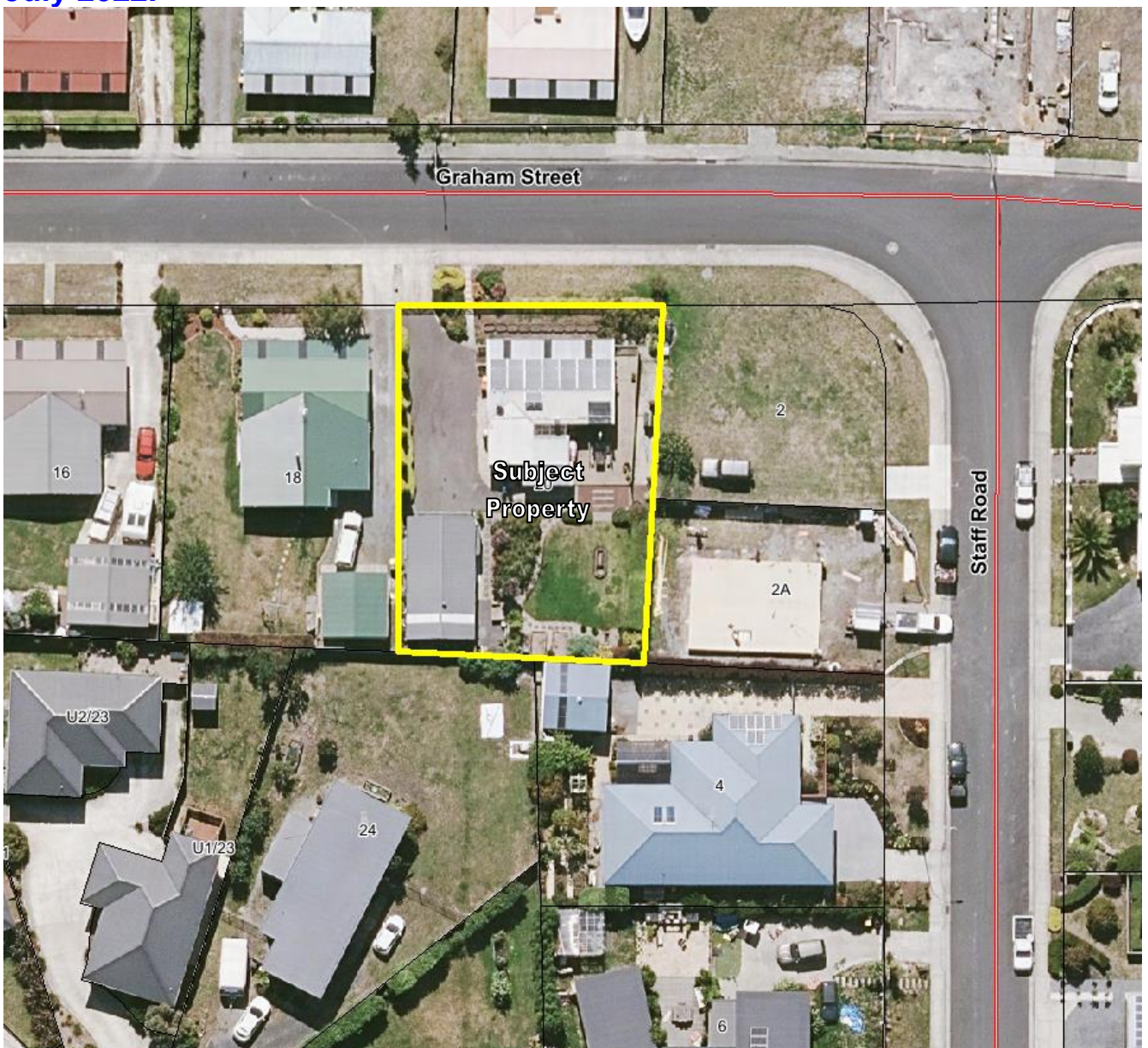
NAME OF APPLICANT: Mr I L Haigh and Ms H L Bewglass

PROPOSAL: Extension to dwelling

LOCATION: 20 Graham Street, Electrona



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](mailto:kc@kingborough.tas.gov.au) by 5 July 2022.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2022-218
<b><u>Proposed Development:</u></b>	Extension to dwelling
<b><u>Location:</u></b>	20 Graham Street, Electrona
<b><u>Applicant:</u></b>	Mr I L Haigh and Ms H L Bewglass
<b><u>Responsible Planning Officer:</u></b>	Sonali Raj
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li><li>• Planning Submission</li></ul>	

INDEX:	SHEET	TITLE
	A0.01	COVER PAGE
	A1.01	SITE PLAN
	A1.02	DRAINAGE
	A2.01	LAYOUT PLAN
	A2.02	ELECTRICAL
	A3.01	ELEVATIONS 1
	A4.01	SECTION
	S2.01	STRUCTURAL FLOOR
	S2.02	STRUCTURAL ROOF/WIND BRACING
	S2.03	TIE-DOWN SPEC.
	S2.04	WET AREA DETAIL
	S2.05	BUILDING NOTES

BY OTHERS: ROOF TRUSS DESIGN

LAND TITLE REF: TITLE REFERENCE: TITLE REF:  
 VOLUME 141189  
 FOLIO 85  
 802 m2  
 RES LOW DENSITY

AREAS: FLOOR AREA INTERNAL 90 m2 (existing)  
 FLOOR AREA INTERNAL 35 m2 (addition)  
 125 m2  
 GARAGE AREA INTERNAL 60m2  
 TOTAL 185m2  
 LAND 802m2  
 PLOT RATIO 23%  
 25% SITE COVERAGE ALLOWED  
 site coverage of not more than 25%  
 (excluding eaves up to 0.6m); and

SITE SPEC: WIND SPEED: N2  
 SOIL CLASS: S  
 CLIMATE ZONE: 7  
 BAL: NIL  
 ALPINE AREA: N/A  
 CORROSION ENVIRONMENT: NIL  
 SITE HAZARDS: NONE

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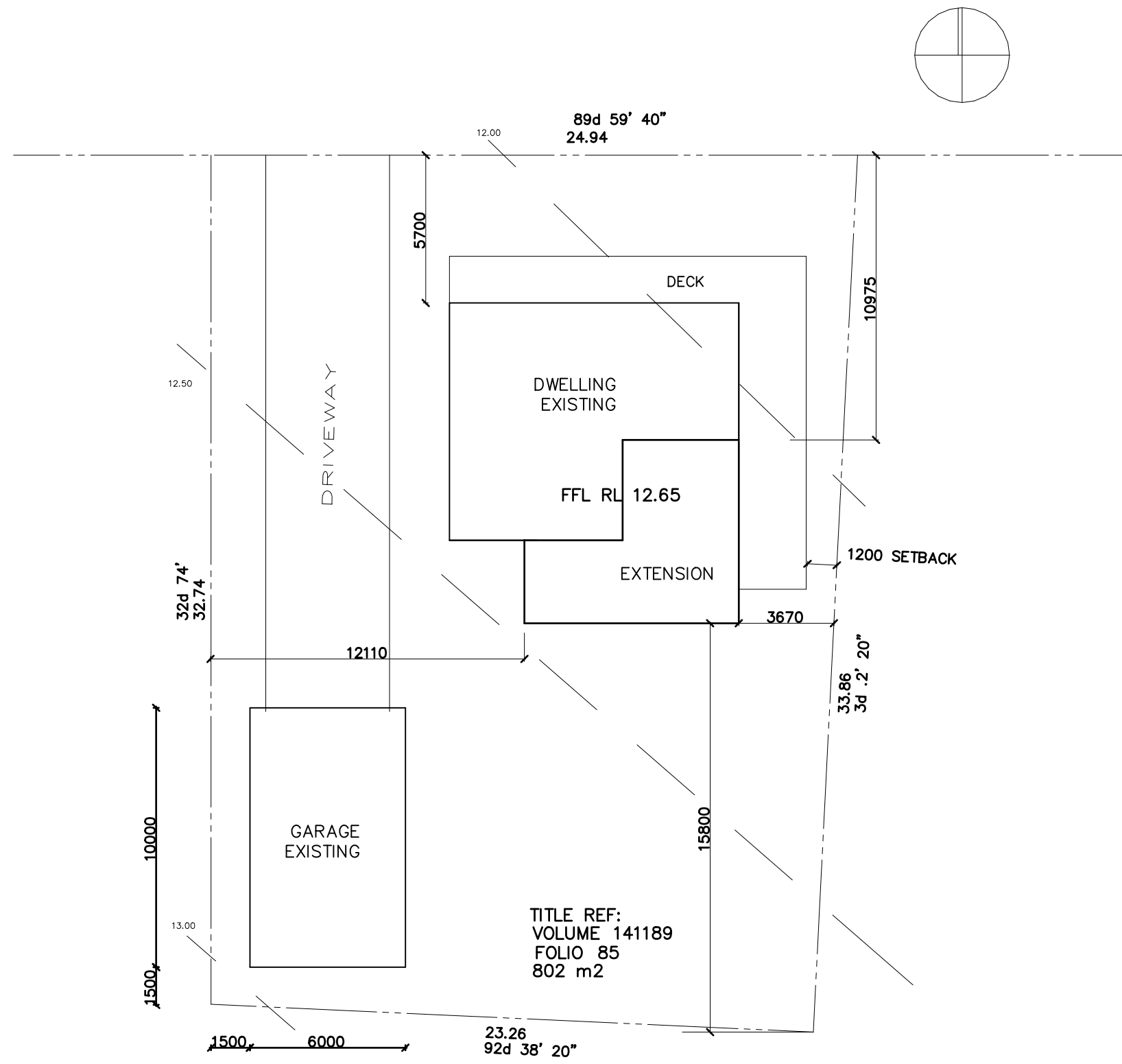
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 jeffviney@netscape.net.au  
 ABP CC644 J

REV No. DETAILS DATE

PROJECT  
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 at: 20 Graham St.  
 Electrona  
 for: Ian and Heidi Haigh  
 DRAWING  
 COVER SHEET

SCALE DATE  
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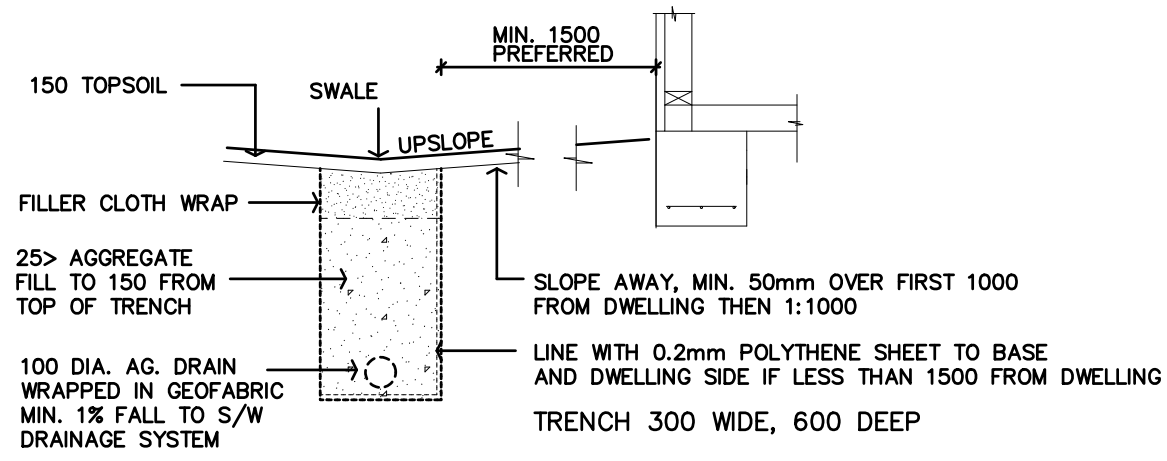
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 SITE PLAN

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ALL DIMENSIONS CONFIRM AT SITE



SURFACE / SUB-SOIL DRAIN

**DRAINAGE LEGEND:**

SANITARY DRAINAGE IN TRENCH  
 STORMWATER DRAINAGE IN TRENCH  
 AG. DRAIN IN FCR TRENCH + GEOTEX

DN100 UPVC UNO

1.00% FALL  
 1.00% FALL  
 1.00% FALL

WC  
 BASIN  
 SHOWER  
 BATH  
 SINK  
 TROUGH  
 FLOOR WASTE  
 STACK  
 OVERFLOW RELIEF GULLY (STOP COCK OVER)  
 VENT  
 INSPECTION  
 DOWNPIPE  
 GRATED PIT

WC  
 BS  
 SH  
 BTH  
 SK  
 TR  
 FW  
 ST  
 ORG  
 VT  
 IO  
 DP  
 GP

**LEGEND - PLUMBING**

01 WC - 100mm  
 02 HANDBASIN - 50mm  
 03 TROUGH - 50mm  
 04 SHOWER - 50mm  
 05 BATH - 50mm  
 UV UPSTREAM VENT

**NOTES**

PLUMBING TO AS3500  
 CONFIRM ALL CONNECTIONS ON SITE  
 100mm PVC SEWER  
 100mm PVC STORMWATER  
 ALL STORMWATER FROM EXISTING ROOF TO DRAIN TO EXISTING CONNECTIONS  
 STORMWATER - USE EXISTING CONNECTIONS, UPGRADE WHERE REQUIRED  
 WASTEWATER - USE EXISTING CONNECTIONS, UPGRADE WHERE REQUIRED

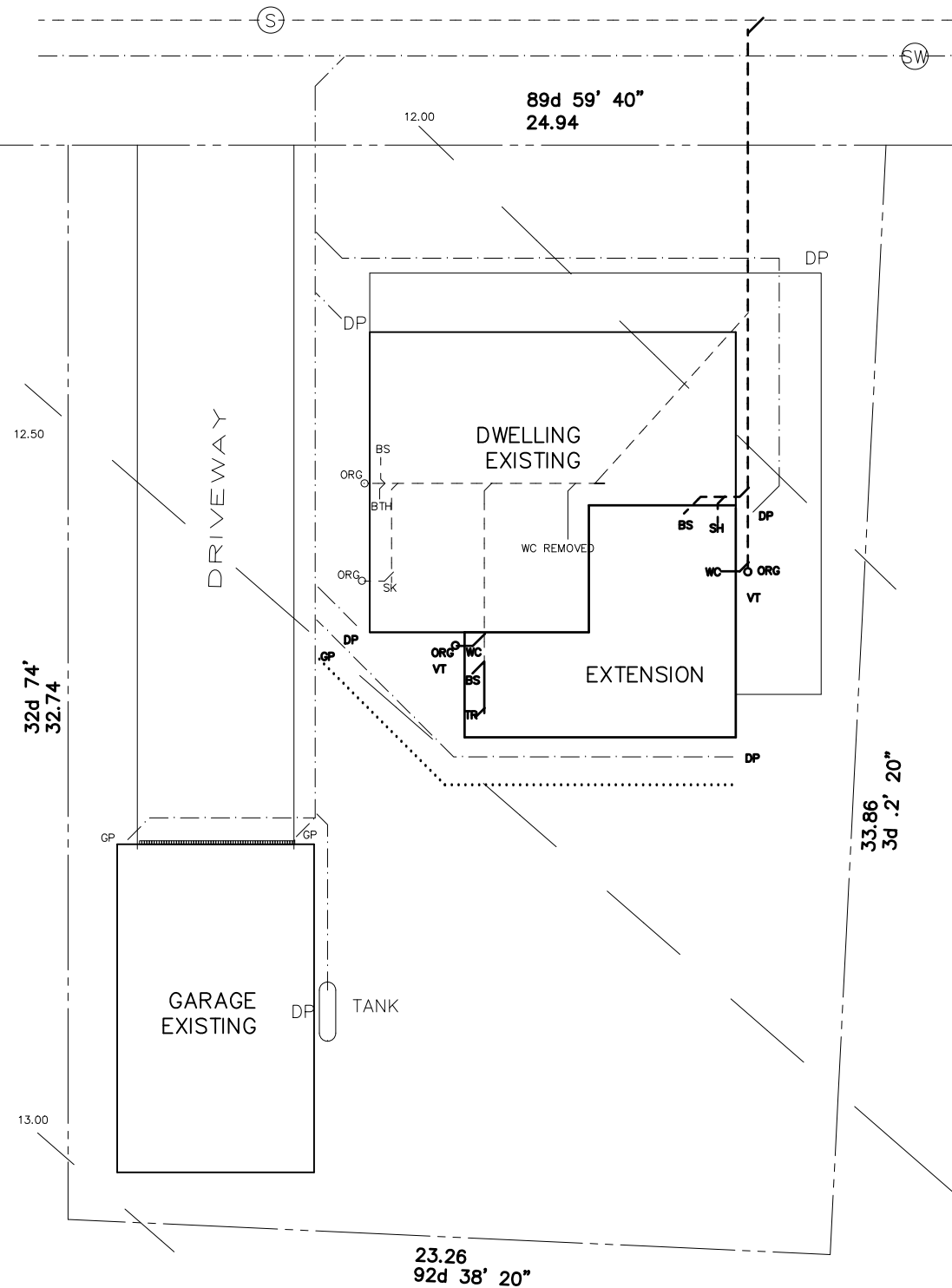
**ROOF DRAINAGE:**

AV. RECURRANCE INTERVAL = 99 (HOBART)  
 CATCHMENT AREA = 138M2  
 SLOPE FACTOR (1% PER DEGREE) = 145M2  
 CROSS SECTIONAL AREA GUTTER = 5242mm2  
 MAX CATCHMENT AREA / DOWNPIPE = 50M2  
 REQUIRED NO. DOWNPIPES = 3  
 REF. AS 3500.3

**SOIL & WATER MANAGEMENT:**

SITE TO BE DISTURBED AS LITTLE AS POSSIBLE  
 RETAIN EXISTING VEGETATION TO PREVENT EROSION  
 INSTALL ALL DRAINAGE LINES PRIOR TO PLACEMENT OF ROOF AND GUTTERING  
 PROVIDE SILT TRAPS AS REQUIRED

ALL LEVELS AHD DATUM



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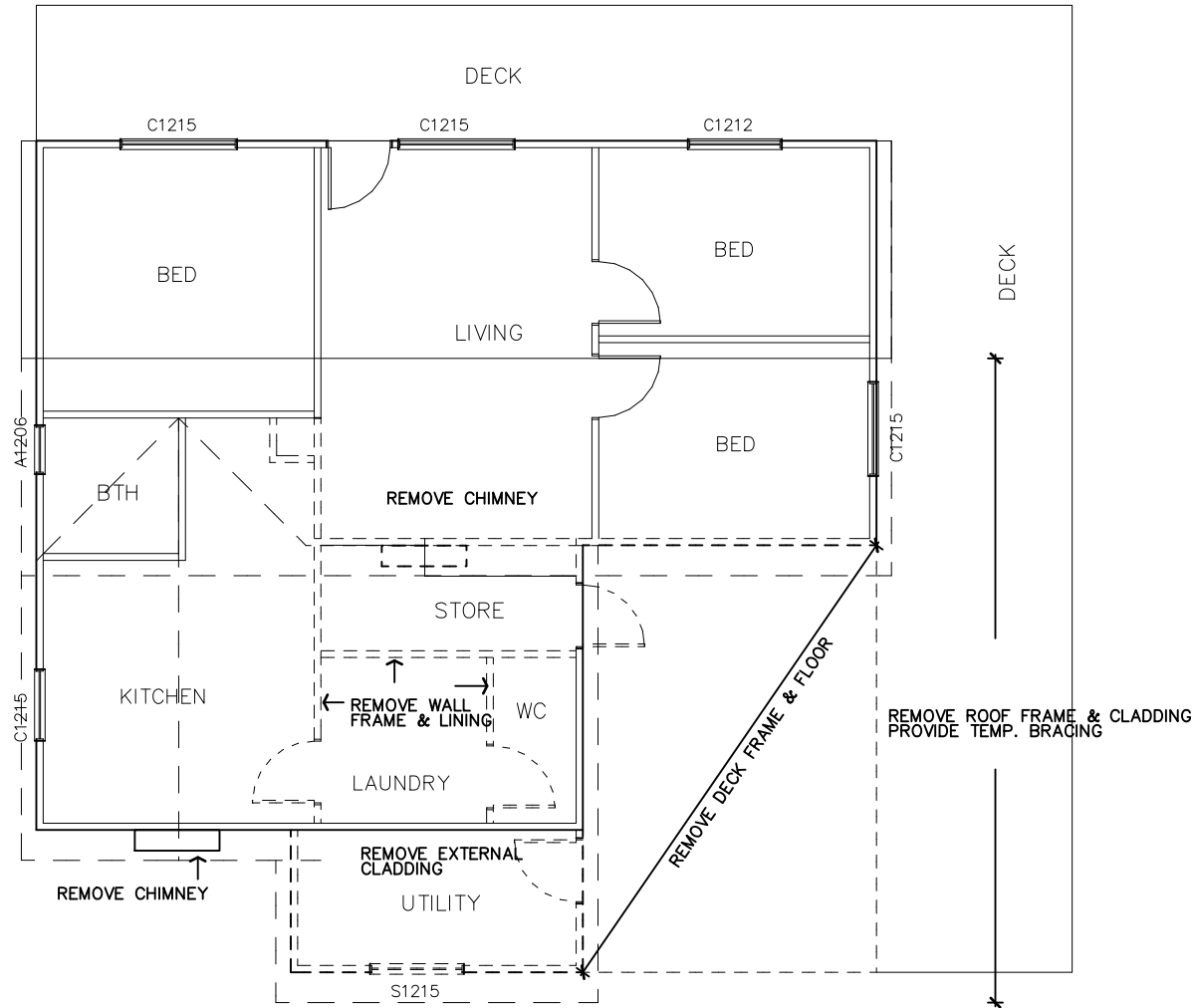
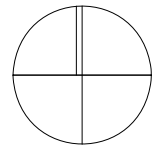
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 DRAINAGE PLAN

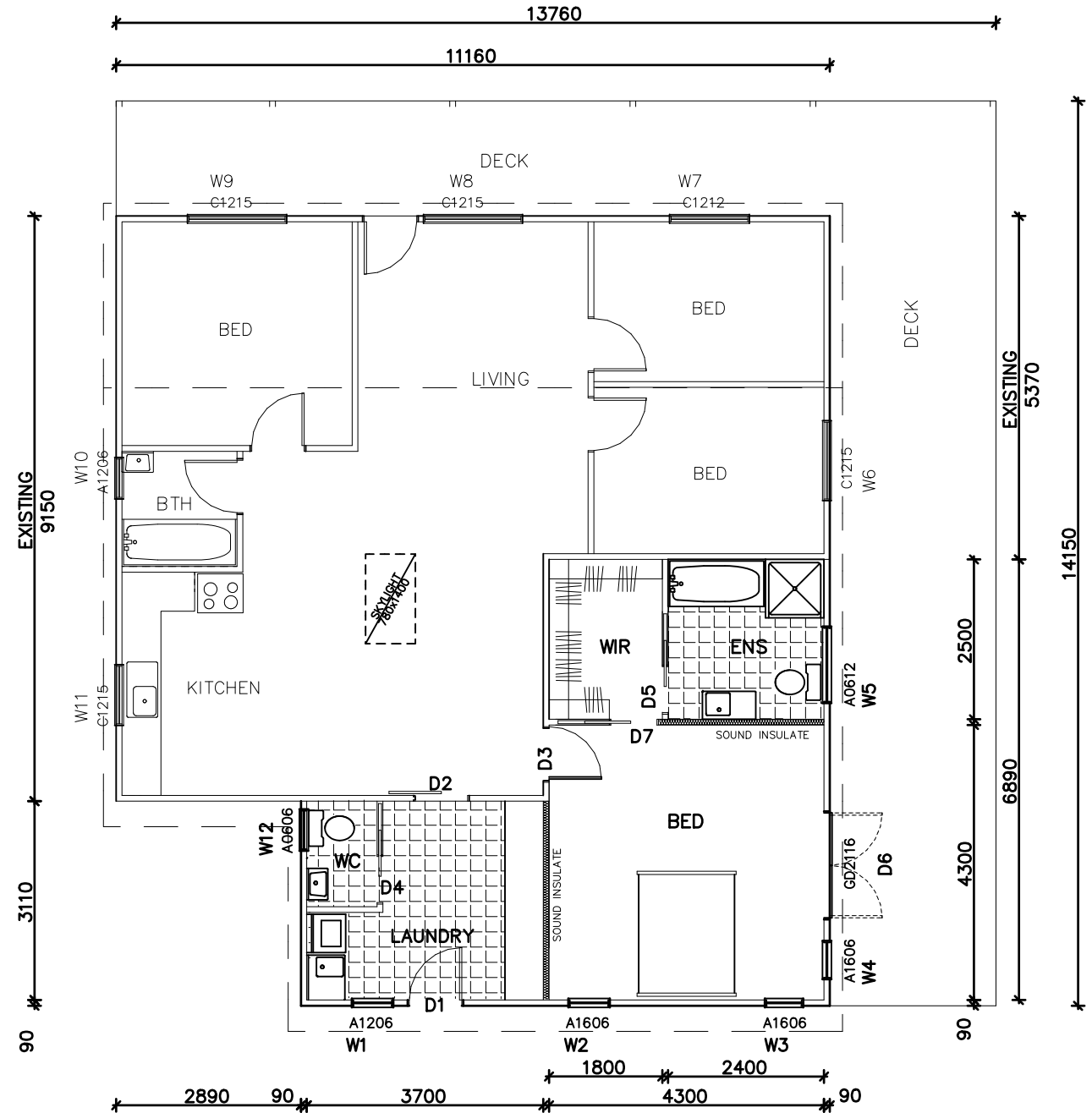
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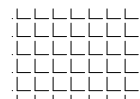
EXISTING FLOOR PLAN  
92M2 INTERNAL



PROPOSED FLOOR PLAN  
125M2 INTERNAL

NOTES:  
DIMENSIONS TO STRUCTURAL FACE  
UNLESS OTHERWISE NOTED

INTERNAL WALLS 90 STUD



'WET AREAS' (TILED)  
PROVIDE 2 PACK WATERPROOFING MEMBRANE  
TO FLOORS AND WALLS IN ACCORDANCE WITH  
BCA REQUIREMENTS

DAMP-PROOF COURSE HEIGHTS:  
150mm ABOVE GROUND LEVEL.  
75mm ABOVE PAVED/LANDSCAPED AREAS THAT SLOPE AWAY FROM THE BLD.  
50mm ABOVE PAVED AREAS PROTECTED BY A VERANDAH ROOF.  
VAPOUR BARRIER MIN. 0.2mm POLYETHELENE MEDIUM IMPACT RESISTANCE

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WINDOW MARK	SCHEDULE	HEIGHT	WIDTH	HEAD	SILL	AREA	TYPE
W1		1200	600	2100	900	0.72	AL. FRAMED AWNING
W2		1600	600	2100	500	0.96	AL. FRAMED AWNING
W3		1600	600	2100	500	0.96	AL. FRAMED AWNING
W4		1600	600	2100	500	0.96	AL. FRAMED AWNING
W5		600	1200	2100	1500	0.72	AL. FRAMED AWNING
W6		1200	1500	2100	900	1.80	EXIST. TIMBER CASEMENT
W7		1200	1200	2100	900	1.44	EXIST. TIMBER CASEMENT
W8		1200	1500	2100	900	1.80	EXIST. TIMBER CASEMENT
W9		1200	1500	2100	900	1.80	EXIST. TIMBER CASEMENT
W10		1200	600	2100	900	0.72	EXIST. TIMBER CASEMENT
W11		1200	1500	2100	900	1.80	EXIST. TIMBER CASEMENT
W12		600	600	2100	1500	0.36	AL. FRAMED AWNING
TOTAL GLAZED AREA						13.68	
TOTAL FLOOR AREA						125.00	
PERCENTAGE OF GLAZED AREA						11%	

ALL WINDOWS AL. DOUBLE GLAZED U-VALUE: 2.60 SHCG: 0.56 (DOWELL)

DOOR MARK	SCHEDULE	HEIGHT	WIDTH	HEAD	TYPE
D1		2100	820	2100	EXT SOLID CORE GLAZED
D2		2100	820	2100	INT SLIDING DOOR
D3		2100	820	2100	INT HOLLOW CORE
D4		2100	720	2100	INT CAVITY SLIDER
D5		2100	820	2100	INT CAVITY SLIDER
D6		2100	1640	2100	EXT DOUBLE DOOR GLAZED
D7		2100	820	2100	INT CAVITY SLIDER

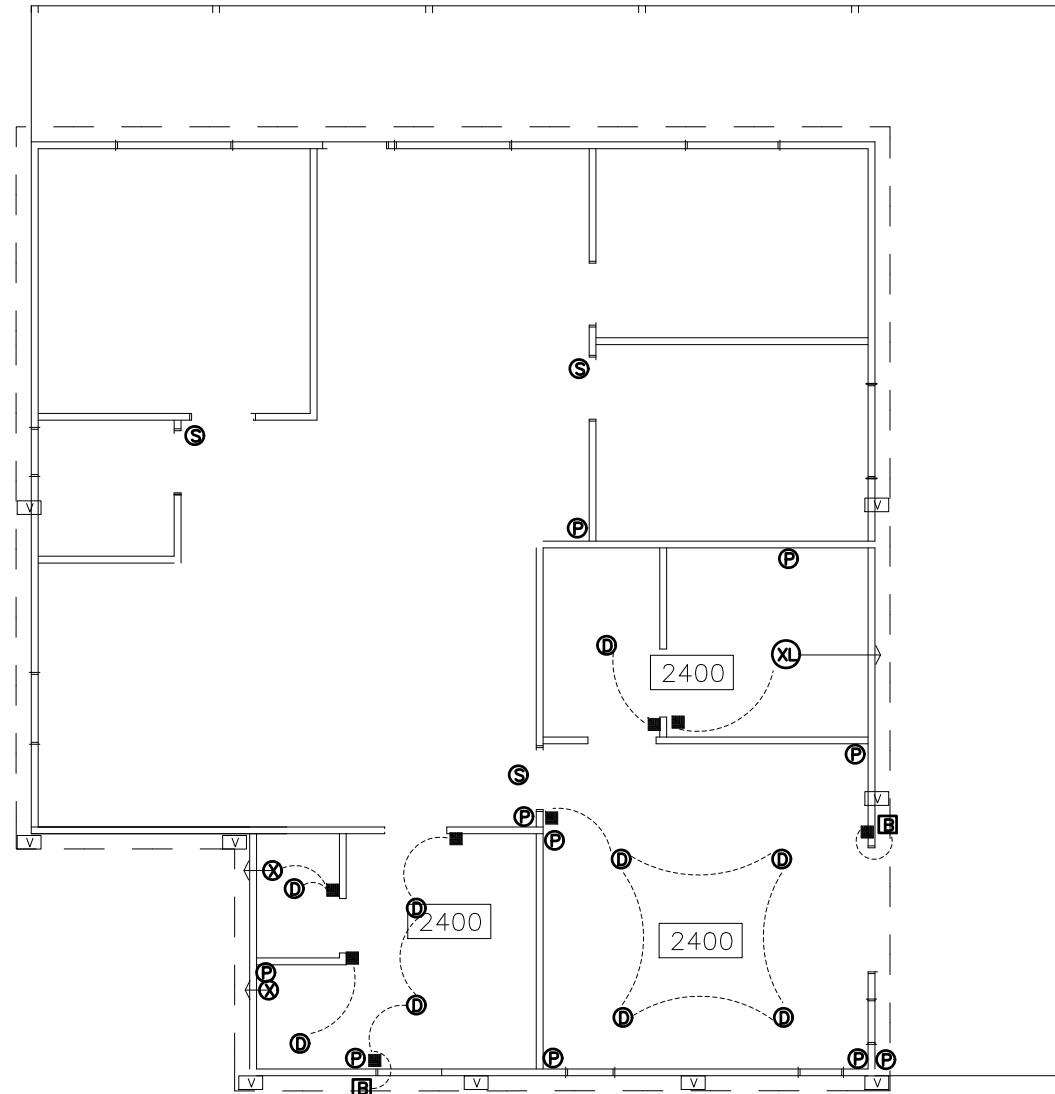
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DRAWING  
FLOOR PLAN

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ELECTRICAL LAYOUT

ELECTRICAL LEGEND

- Ⓟ DOUBLE G.P.O.
- Ⓢ SMOKE DETECTOR (HARD WIRED)
- Ⓛ CEILING MOUNTED BATTEN HOLDER
- Ⓣ CEILING FLUSH 12V DOWNLIGHT
- ⊗ EXHAUST FAN
- Ⓛ OUTDOOR FLOOD
- Ⓧ XLTASTIC
- SWITCH

CEILING HT.

- ∇ EAVES VENT

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 ELECTRICAL PLAN

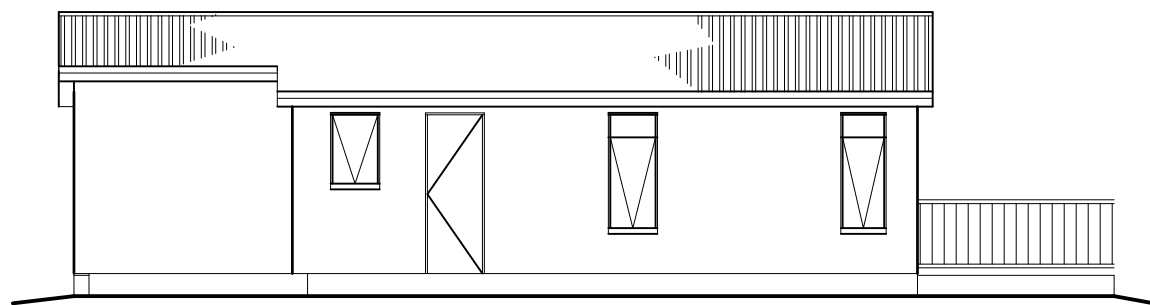
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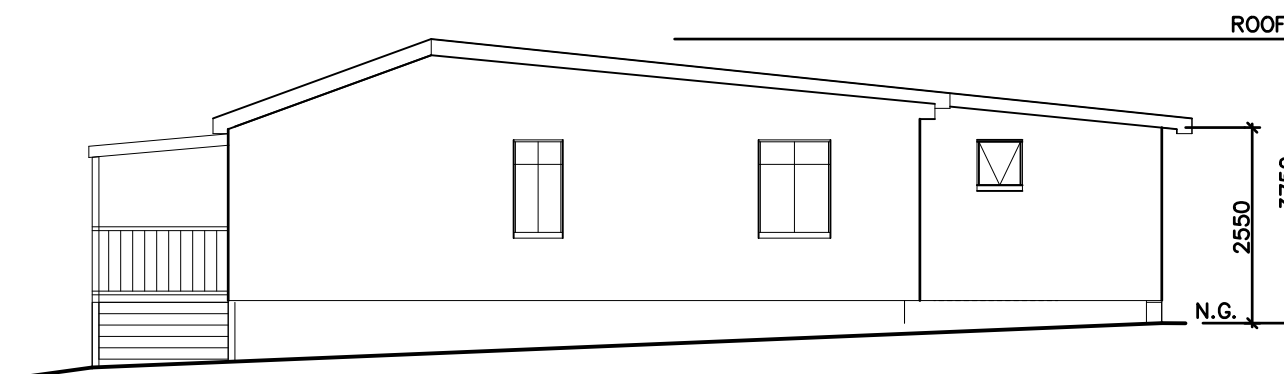
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SOUTH ELEVATION



WEST ELEVATION

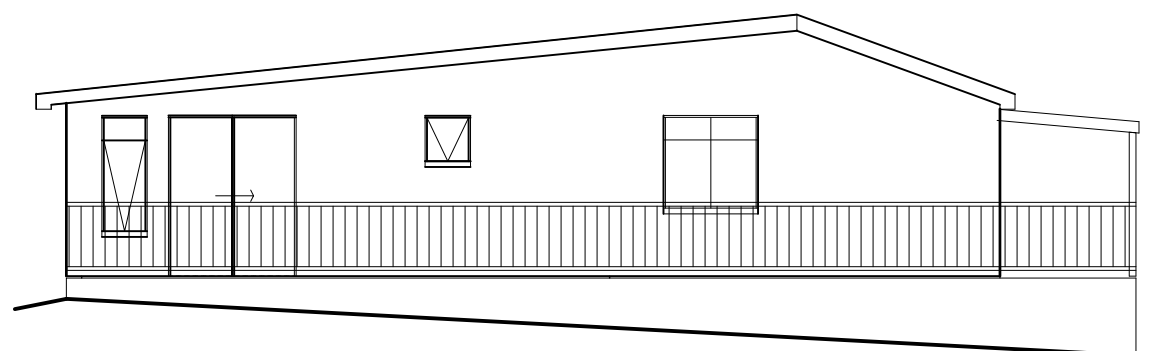
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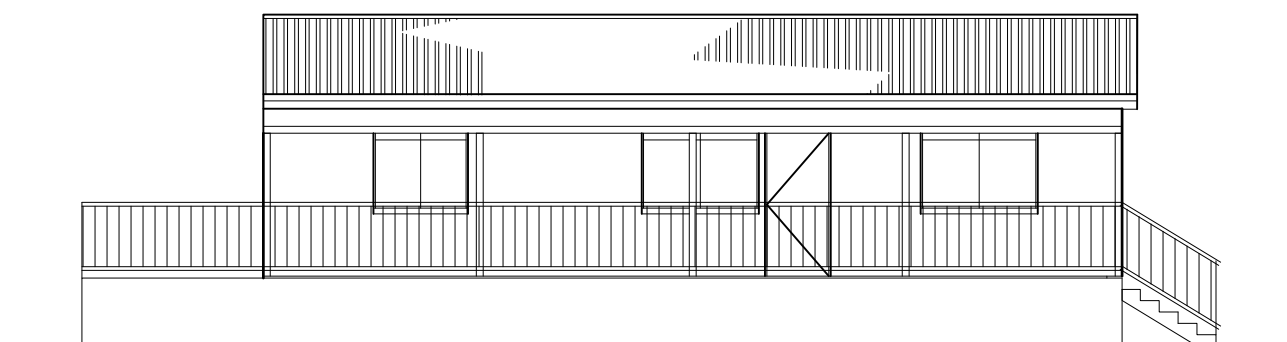
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EAST ELEVATION



NORTH ELEVATION

**GENERAL NOTES**

ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (FOR CLASS 1 BUILDINGS), RELEVANT AUSTRALIAN STANDARDS AND TO THE SATISFACTION OF THE LOCAL BUILDING AUTHORITY. NO WORK IS TO BE STARTED PRIOR TO THE RECEIPT OF BUILDING APPROVAL. ALL STORMWATER DRAINAGE & CONNECTIONS IS TO BE TO THE REQUIREMENTS OF THE LOCAL BUILDING AND HEALTH AUTHORITY. ALL ELECTRICAL WORKS ARE TO BE TO THE REQUIREMENTS OF AURORA. REFER NATSPEC SIMPLE DOMESTIC SPECIFICATION FOR ALL GENERAL AND TRADE SPECIFICATION

**MATERIALS**

**WALLS:** 90x45 MPG10 TOP & BOTTOM PLATES  
90x45 MPG10 STUDS AT 450 C/C NOGGINGS MID-SPAN  
USE DOUBLE NAIL-LAMINATED STUDS AT SIDES OF OPENINGS  
**LINTELS:** REFER SCHEDULE  
R2.4 INSULATION AND REFLECTIVE FOIL SARKING  
F'CEMENT WEATHERBOARD CLADDING EXTERNALLY  
POWDERCOATED ALUMINIUM FRAMED WINDOWS  
4.5mm HARDIFLEX EAVES / SOFFIT  
10 GYPROCK LINING INTERNALLY  
**FLOOR:** POLISHED CONCRETE SLAB  
FINISH AND SEAL  
R1.3 EDGE INSULATION AND WATERPROOF MEMBRANE WRAP

**ROOF:** COLOURBOND CUSTOM ORB PITCH AS NOTED  
REFLECTIVE FOIL SARKING TO ROOF  
115mm COLOURBOND GUTTER / COLOURBOND FASCIA  
ROOF FRAME AS DETAILED  
AT 900 C/C  
38x75 F8 GREEN H.W. BATTENS AT 900 C/C  
**CEILING:** 10 GYPROCK LINING FIXED UNDER TRUSS  
PROVIDE METAL BATTENS AT 450 C/C  
R5.0 INSULATON TO CEILING

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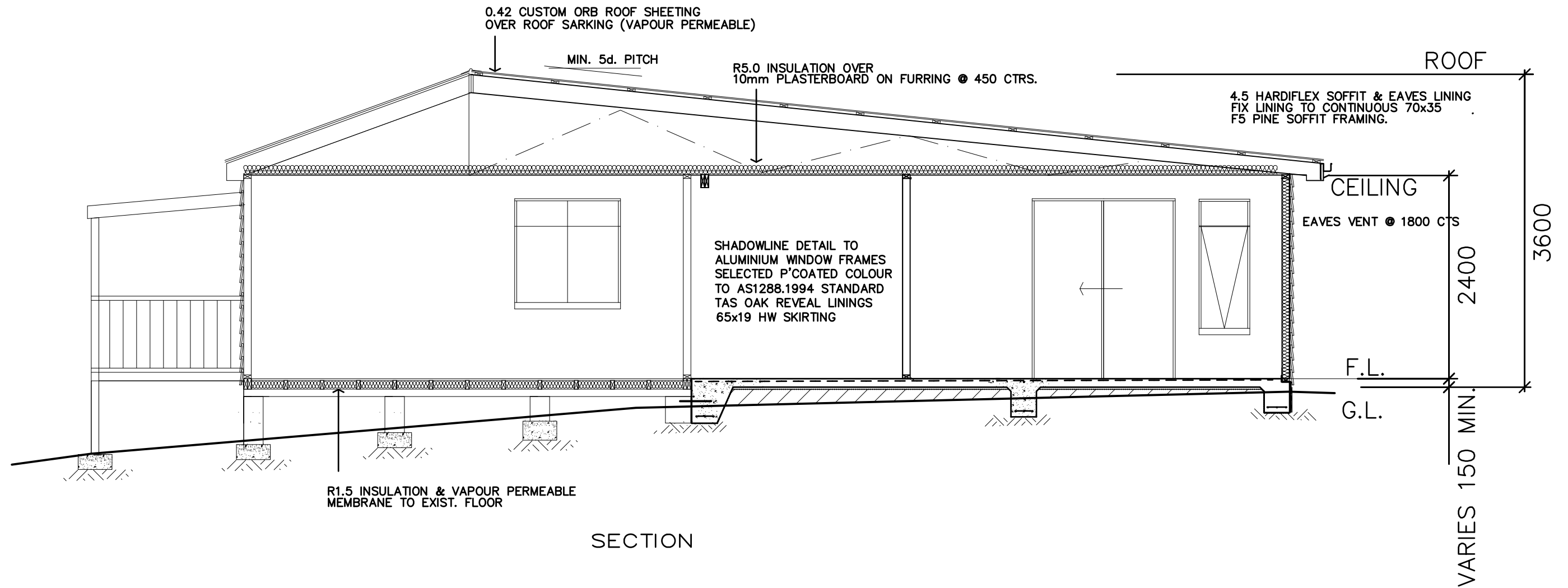
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ELEVATIONS

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ROOF SARKING TO COMPLY WITH AS/NZS 4200. SARKING INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR SELECTED ROOF COVERINGS. CONSIDERATION MUST BE GIVEN TO THE USE OF VAPOUR PERMEABLE SARKINGS FOR CONDENSATION CONTROL.

COLOURBOND FLASHING/GUTTER

4.5 HARDIFLEX SOFFIT & EAVES LINING  
FIX LINING TO CONTINUOUS 70x35  
F5 PINE SOFFIT FRAMING.

55 COVE CORNICE  
AT WALL / CEILING JUNCTION

R2.5 INSULATION  
PERMEABLE MEMBRANE TO  
OUTSIDE OF STUD WALL

25 XPS EXTRUDED POLYSTYRENE  
INSULATION BOARDS AT FOOTING EDGE

PROVIDE DAMPCOURSE FLASHING AT FLOOR  
LEVEL TO FULL PERIMETER OF BUILDING

**EXTERNAL GLAZING:**

-THE ORIENTATION OF THE BUILDING DETERMINES THE GLAZING REQUIREMENTS

-CLEAR GLAZED STANDARD ALUMINIUM FRAMED WINDOWS ARE NOT TO EXCEED 25% OF THE TOTAL FLOOR AREA

**SEALING OF THE BUILDING:**

-EXHAUST FANS, CHIMNEYS AND SOME FLUES TO BE FITTED WITH DAMPERS (FILTERED EXHAUST FANS EXEMPT)

-SEALING OF ROOF LIGHTS, WINDOWS AND DOORS SERVING HABITABLE ROOMS AND CONDITIONED SPACES (EXCEPT LOUVERED)

-SEAL ALL CONSTRUCTION JOINTS BETWEEN HABITABLE ROOMS AND THE EXTERNAL FABRIC

**INSULATION OF SERVICES:**

-INSULATE ALL HOT WATER AND RETICULATING HOT WATER PIPING WITHIN A CONDUIT ENCASED WITHIN A CONCRETE FLOOR SLAB - ALL EXTERNAL PIPING FROM WATER HEATER TO PRIMARY SINK - ALL RECIRCULATING HOT WATER FLOW AND RETURN PIPING

**BUILDING FABRIC**

ROOF / CEILING:  
PITCHED SHEET ROOF (DARK) + FLAT CEILING R0.54  
REFLECTIVE INSULATION R1.12  
ADDED BULK INSULATION R5.00  
TOTAL VALUE: R6.66  
MINIMUM REQUIRED (NCC CL 3.12.1.2) R5.10

EXTERNAL WALLS:  
F'CEMENT WEATHERBOARDS/10 P.BOARD R0.56  
REFLECTIVE INSULATION R0.95  
ADDED INSULATION: R2.50  
TOTAL VALUE: R4.31  
MINIMUM REQUIRED (NCC CL 3.12.1.4) R2.80

FLOOR:  
CONCRETE SLAB  
ADDED INSULATION:  
TO VERTICAL EDGE OF SLAB R1.00  
MINIMUM REQUIRED (NCC CL 3.12.1.5)

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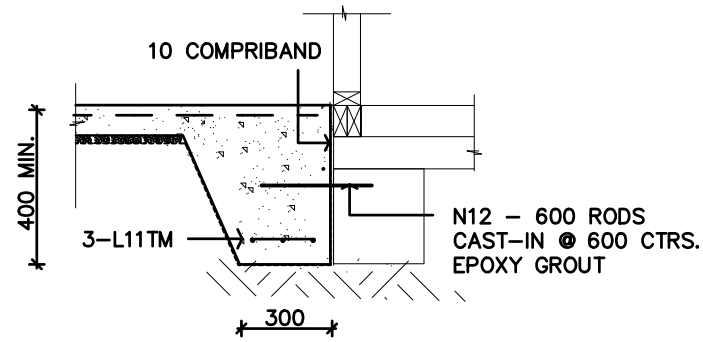
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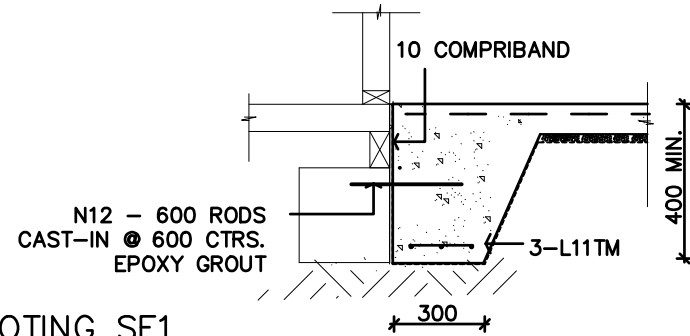
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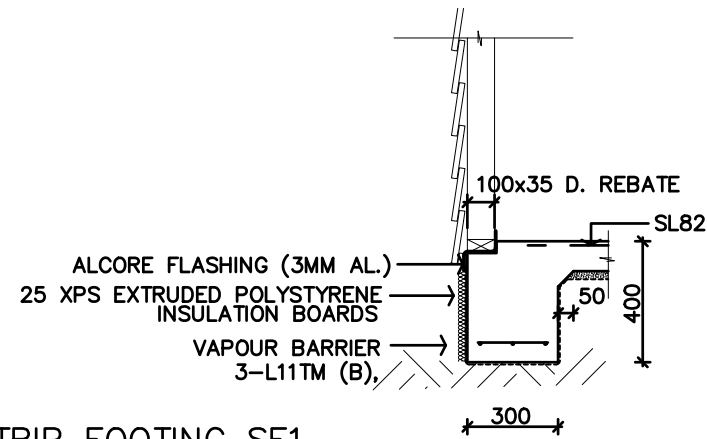
STRIP FOOTING SF1

SECTION 1  
1:25



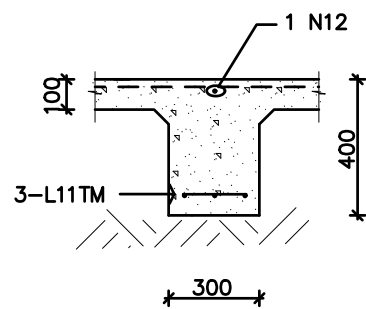
STRIP FOOTING SF1

SECTION 2  
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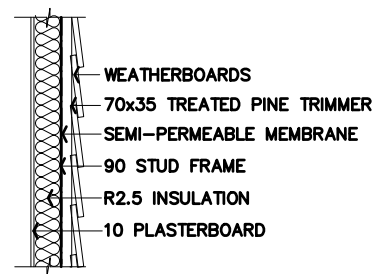


STRIP FOOTING SF1

SECTION 3  
1:25

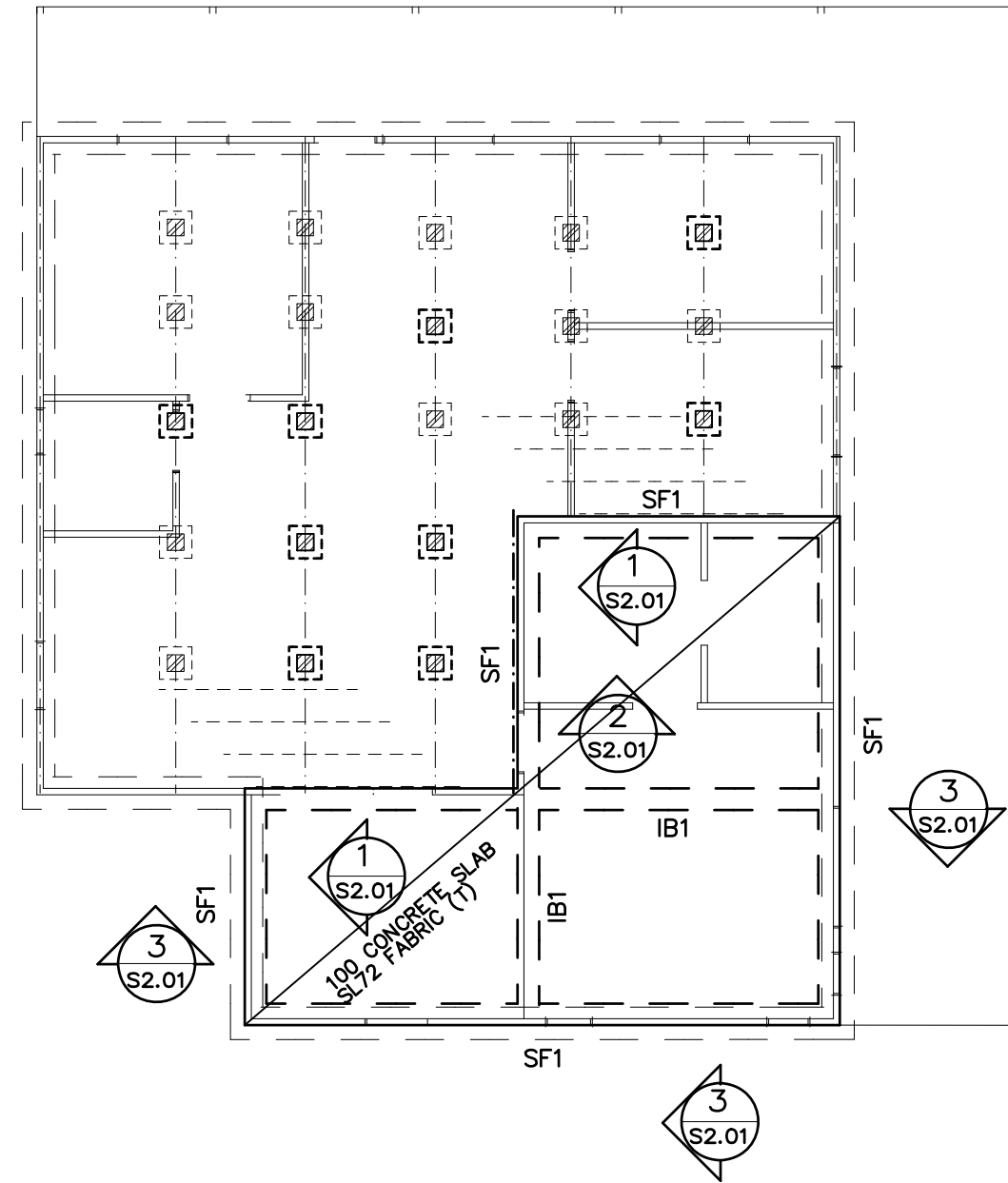


INTERNAL BEAM 'IB1'



TYPICAL EXTERNAL WALL DETAIL  
1:25

SITE CLASSIFICATION  
ACCORDING TO AS2870-2011 FOR CONSTRUCTION THE NATURAL SOIL IS CLASSIFIED AS CLASS S, HOWEVER FOR CONSISTENT EXCAVATION AND CONSTRUCTION ON THE UNDERLYING ROCK CLASS A WOULD BE APPLICABLE.



FLOOR SLAB LAYOUT

- EXISTING PIER/FOOTING
- REQUIRED PIER/FOOTING

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NOTE: ALL SPECIFICATION SUBJECT ENGINEERS CERTIFICATION

ALL CONCRETE TO BE PLACED WITH  
A MECHANICAL VIBRATER  
MOIST CURE MIN. 7 DAYS

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STRUCTURAL FLOOR PLAN

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**WIND BRACING (N2)**

BRACING TYPE - LENGTH

- d - 1800 - DOUBLE DIAGONAL TENSIONED STRAPS 30x0.8=3.0 kN/M REFER AS 1684.2 TABLE 8.18
- h(B)-900 PLYWOOD F11 4.5 THK. NOM. FIX BOTTOM PLATE=6 kN/M REFER AS 1684.2 TABLE 8.18

FOR WIND DIRECTION 1 (N2)  
TOTAL RACKING FORCE REQD.

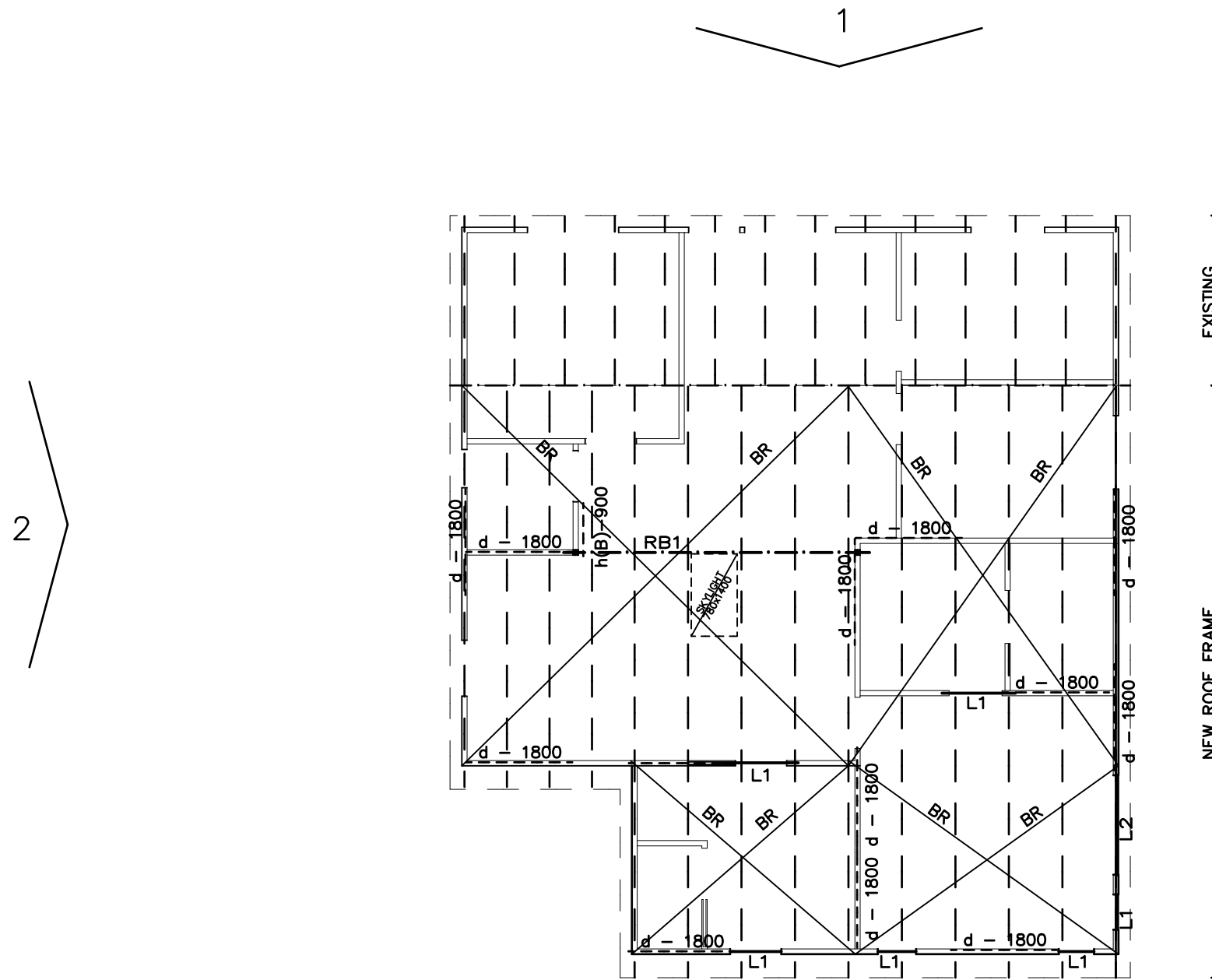
=  
= AREA OF ELEVATION x LATERAL WIND PRESSURE  
= 29M<sup>2</sup> x 0.92kPa = 26.68kN

BRACING UNITS USED  
= 1 x TYPE 'd' x 1800  
= 27.0kN

FOR WIND DIRECTION 2 (N2)  
TOTAL RACKING FORCE REQD.

=  
= AREA OF ELEVATION x LATERAL WIND PRESSURE  
= 23M<sup>2</sup> x 0.92kPa = 21.16kN

BRACING UNITS USED  
= 5 TYPE 'd' x 1800  
= 27.0kN



**FRAMING SCHEDULE: ROOF FRAME RLW=2000**

MK	MEMBER	SECTION		MAX SPAN
L1	LINTEL	90x45	F17 H.W.	1200
L2	LINTEL	120x45	F17 H.W.	1800
TR1	ROOF TRUSS	PREFABRICATED		
RB1	ROOF BEAM	2/140x45	F17 H.W.	3600
BT	BATTENS	90x45	MPG10 PINE	900
BR	BRACE	30x1.8	STEEL STRAP	

PROVIDE DOUBLE STUDS AT SIDES OF OPENINGS + BEAM SUPPORT

ROOF FRAMING LAYOUT

ROOF FRAME ENGINEERED & PREFABRICATED  
INSTALLED IN ACCORDANCE WITH FABRICATORS SPECIFICATION  
DESIGN DRAWINGS BY FABRICATOR

WIND CLASSIFICATION  
THE AS 4055-2012 WIND LOAD FOR HOUSING CLASSIFICATION OF THE SITE IS:  
REGION: A  
TERRAIN CATEGORY: TC2.5  
SHIELDING CLASSIFICATION: PS  
TOPOGRAPHIC CLASSIFICATION: T1  
WIND CLASSIFICATION: N2  
DESIGN WIND GUST SPEED ( V H,U ) 40 M/SEC

**Kingborough Council**  
Development Application: DA-2022-218  
Plan Reference No.: P1  
Date Received: 25/05/2022  
Date placed on Public Exhibition: 22/06/2022

NOTE: ALL SPECIFICATION SUBJECT ENGINEERS CERTIFICATION

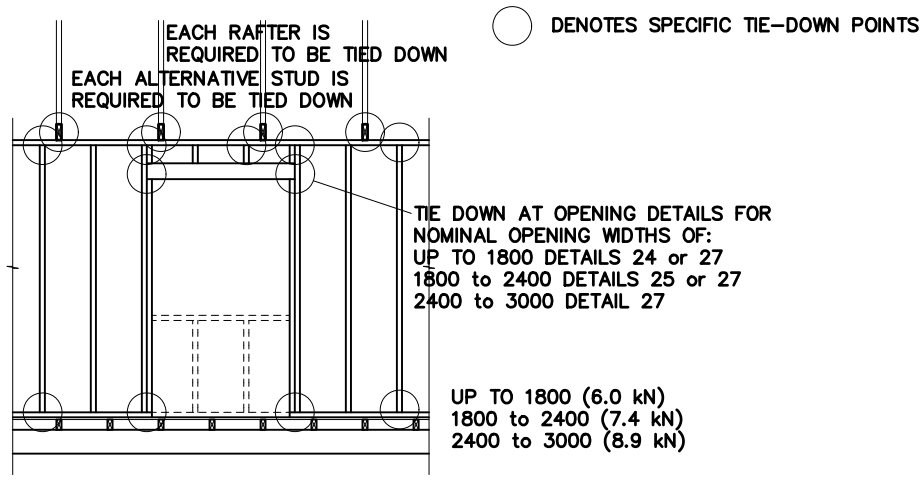
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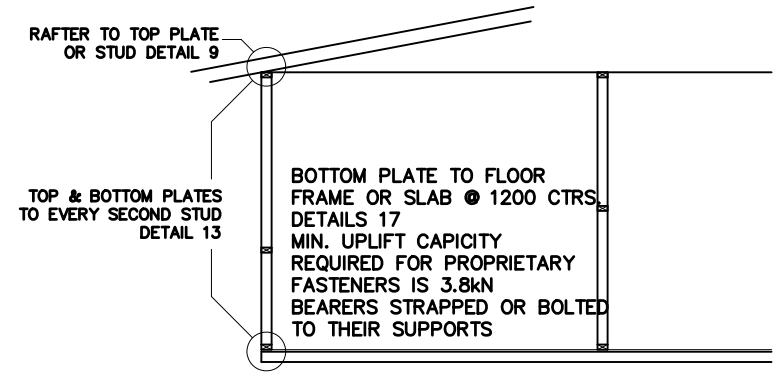
PROJECT  
Alterations / additions  
at: 20 Graham St.  
Electrona  
for: Ian and Heidi Haigh  
DRAWING  
STRUCTURAL ROOF / BRACING

SCALE DATE  
1:100 @ A3 Jan 2022  
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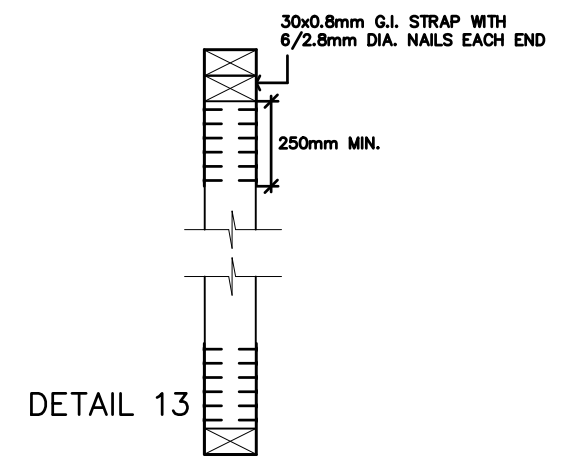
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050122 S2.02



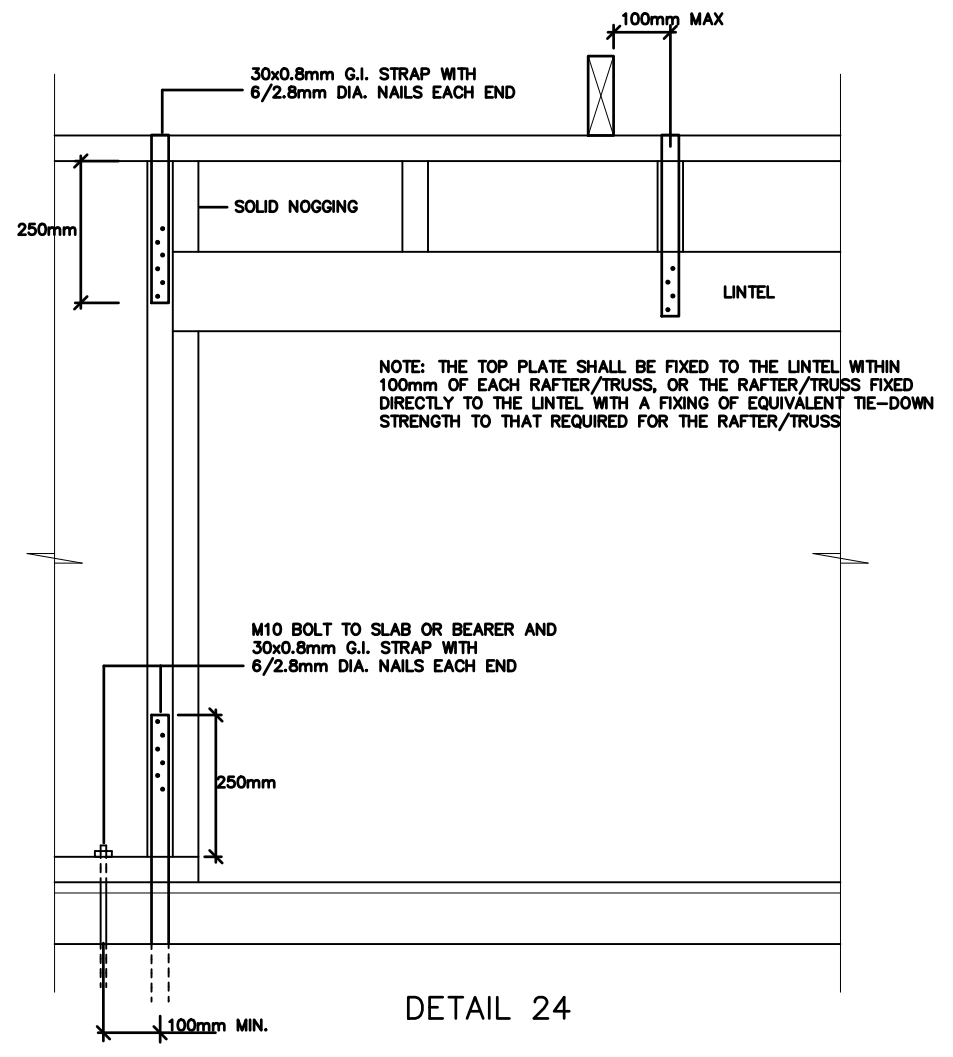
TYPICAL ELEVATION



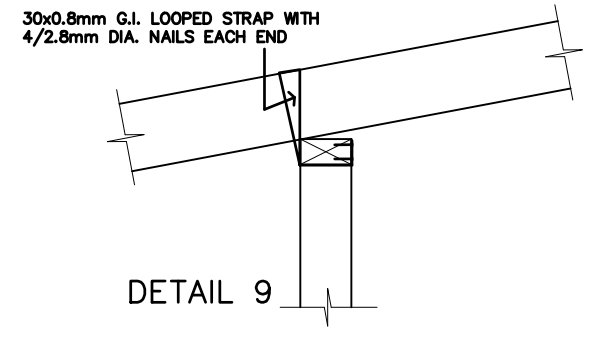
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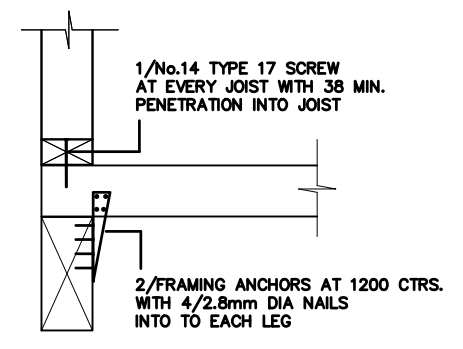
DETAIL 13



DETAIL 24



DETAIL 9



DETAIL 17

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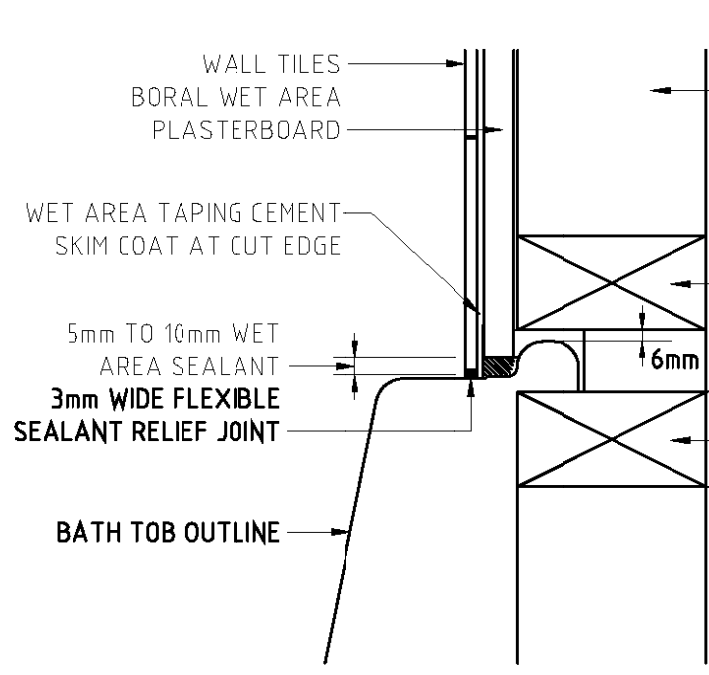
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 STRUCTURAL TIE-DOWNS

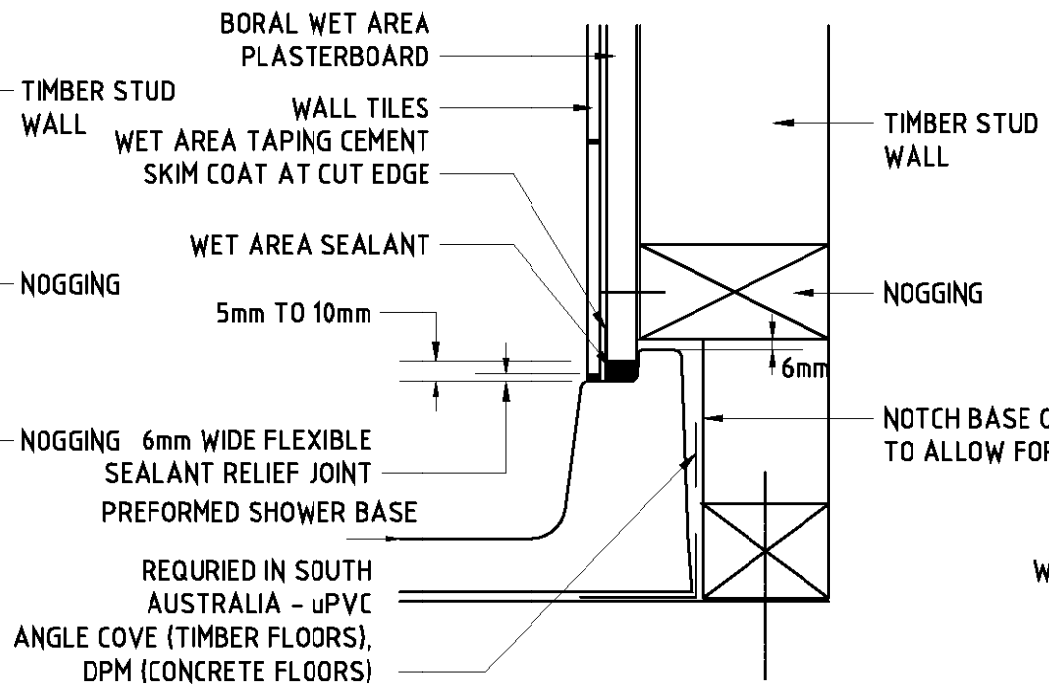
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 Jan 2022

PROJECT No.      DRAWING No.  
 050122      S2.03

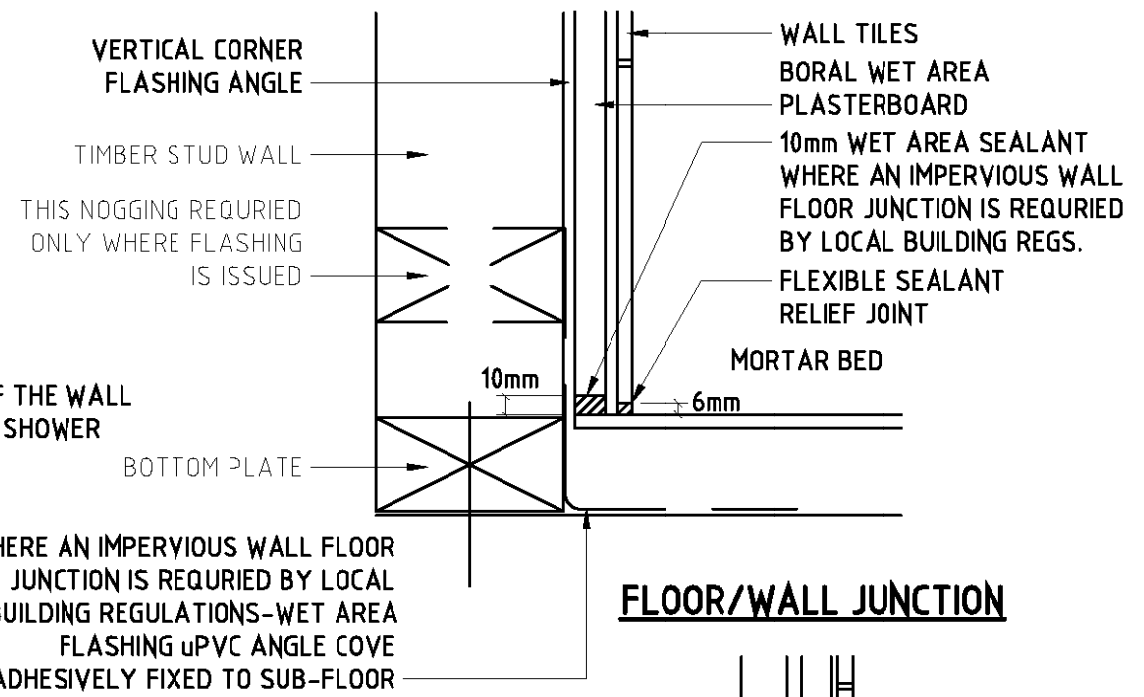
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**BATH RIM FIXING** (TS02)  
NON FIRE RATED

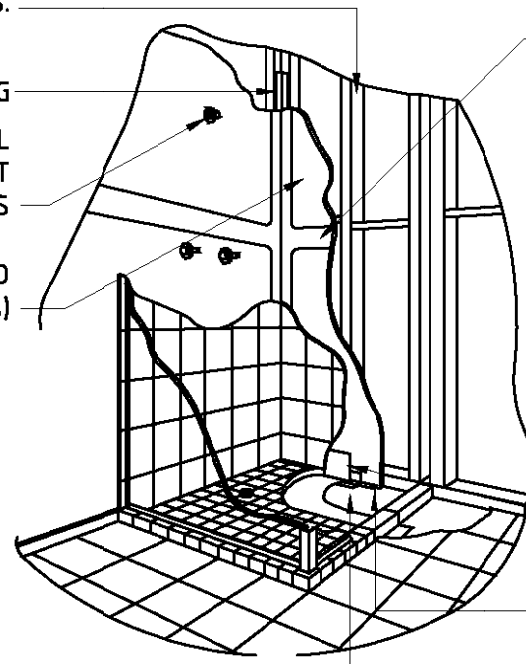


**SECTION THRU PREFORMED SHOWER BASE** (TS08)  
NON FIRE RATED



**FLOOR/WALL JUNCTION**

TIMBER STUDS @ 600mm MAX. CRS.  
VERTICAL CORNER FLASHING  
CAULK PLASTERBOARD WITH BORAL PLASTERBOARD WET AREA SEALANT AROUND PLUMBING PENETRATIONS  
10mm OR 13mm BORAL WET AREA PLASTERBOARD (13mm OR 16mm WET AREA FIRE STOP FOR FIRE RATED WALLS)

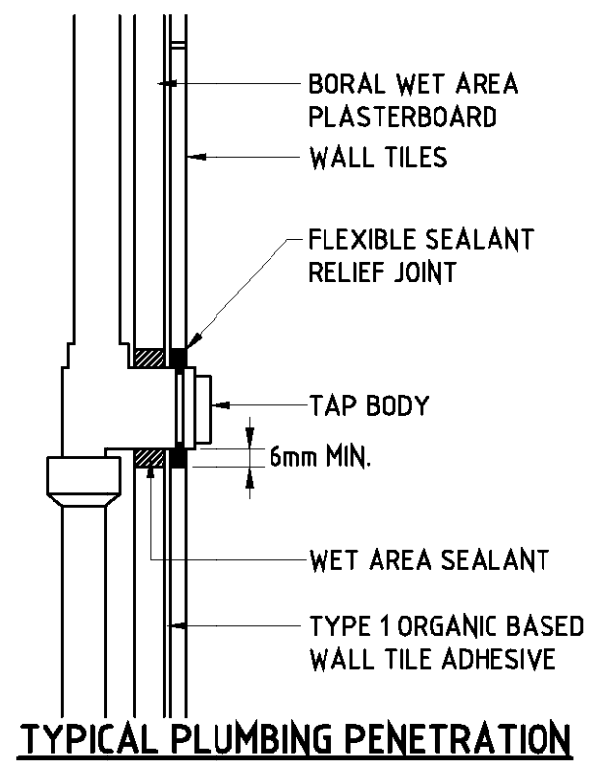


**JOINT TREATMENT:**  
1. BASEBOND 60 OR 90 OR B300 JOINT CEMENT TREATMENT OVER PAPER TAPE WITH AN APPROVED SEALER, Eg. DAVCO DAMPFLEX, AGA SUPERFLEX1 PAINTED OVER THE ENTIRE FINISHED BOARD SURFACE (SHOWER AREA ONLY) PRIOR TO TILE APPLICATION (THE APPLICATION OF A SEALER IS NOT REQUIRED WHERE AN CSIRO APPRAISALS APPROVED SHOWER MEMBRANE IS APPLIED OVER FULL HEIGHT OF SHOWER) OR  
2. BORAL WET AREA TAPING CEMENT JOINT TREATMENT OVER PAPER TAPE (A SEALANT IS NOT REQUIRED TO BE USED OVER PLASTICBOARD)

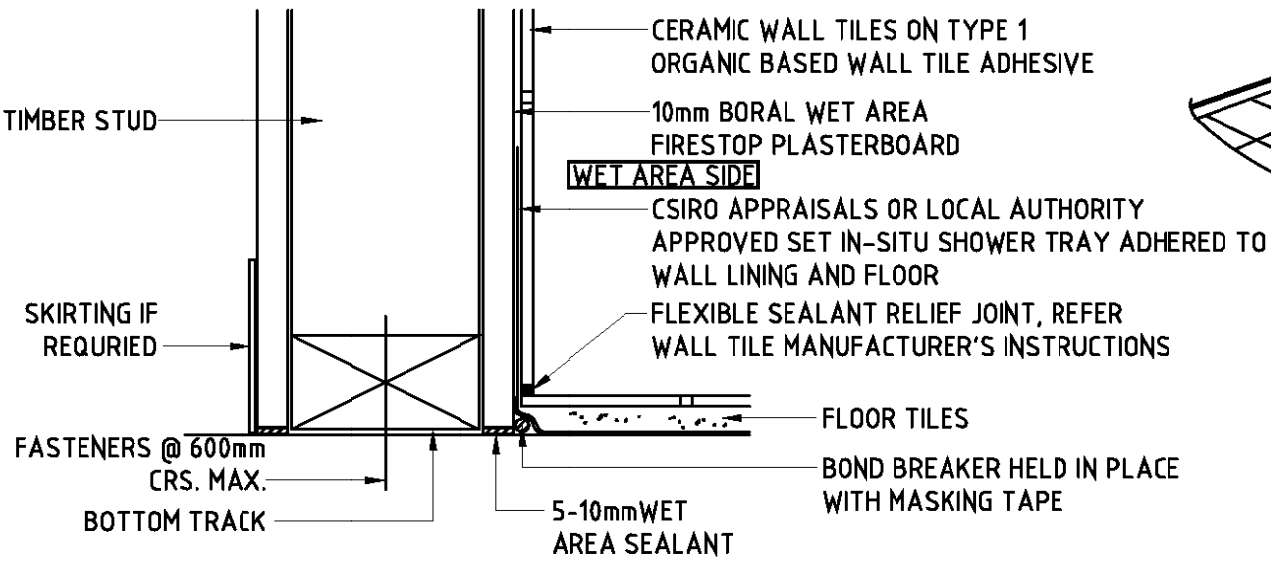
CSIRO APPRAISALS APPROVED IN-SITU MEMBRANE INTERNAL TRAY APPLIED TO SHOWER BASE AND PLASTICBOARD WALL LINING BY AN APPROVED INSTALLER  
OPTIONAL FOAM PLASTIC ROD USED AS A BOND BREAKER BY TRAY INSTALLER  
MASKING TAPE TO HOLD ROD IN PLACE, BY TRAY INSTALLER

**DETAIL OF COMPLIANCE PREFORMED SHOWER BASE** (TS08)

IN COMPLIANCE WITH FIGURE 3.8.1.5 OF THE BCA 2002.PART 3.8 HEALTH AND AMENITY



**TYPICAL PLUMBING PENETRATION**



**WET AREA FLOOR WALL JUNCTION (USING IN-SITU MEMBRANE)** (TS05)

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WET AREAS

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050122	S2.04



#### SLAB AND FOOTING NOTES:

1. SLAB AND FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870
2. ALL RECOMMENDATIONS OF THE GEOTECH REPORT SHALL BE STRICTLY ADHERED TO
3. ENGINEER SHALL INSPECT FOOTINGS AND SLAB PRIOR TO POURING OF CONCRETE
4. GROUND TO BE SHAPED TO FALL AWAY FROM BUILDING, 50mm OVER 1000mm IN ACCORDANCE WITH BCA REQUIREMENTS.
5. CONCRETE SHALL BE  $f'_c$  25MPa U.N.O. (32 MPa IF POLISHED).
6. COVER : 30mm TOP, 45mm SIDES AND BOTTOM U.N.O.
7. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR
8. IF ANY PART OF THE RESIDENCE IS FOUNDED ON FILL, INCREASE FOOTING DEPTH TO 600 AND PROVIDE L12M200 (T) & (B) WITH 500 BOGAR SPACERS AND PROVIDE 450 DIA. PIERS TO ROCK AT CORNERS & AT 2500 CRS. MAX., THROUGHOUT THE FOOTING SYSTEM.
9. ONE ADDITIONAL BAR OF TRENCH MESH MUST BE ADDED FOR EACH 100mm OF FOOTING WIDTH ADDITIONAL TO WHAT IS SPECIFIED.
10. BAR CHAIR HEIGHT TO BE SELECTED TO ACHIEVE SPECIFIED COVER. BUILDER TO CHECK CORRECT COVER HAS BEEN PROVIDED BY STRING LINES OR LASER LEVEL PRIOR TO POURING
11. PLACE SLAB ON AN APPROVED DAMP PROOF MEMBRANE OVER 50MM COMPACTED SAND
12. 20mm F.C.R. SUB-BASE SHALL BE IN ACCORDANCE WITH APPROVED SPECIFICATIONS
13. MOIST CURE SLAB FOR MINIMUM 7 DAYS
14. REINFORCEMENT BARS SHALL NOT BE WELDED
15. BUILDER TO ENSURE SUITABLE FALLS AND LEVELS IN WET AREAS IN ACCORDANCE WITH BCA PART 3.8.1.
16. SUB-SOIL DRAINAGE AND SUITABLE SURFACE DRAINAGE TO BE INSTALLED PRIOR TO POURING OF STRIP FOOTINGS .
17. CONSTRUCT SUB -SOIL DRAIN TO TOP SIDE OF BUILDING, MIN. 300 WIDE, 600 DEEP, 100 DIA. DRAIN COIL, 1:100 FALL. LINE TRENCH WITH GEOTEXTILE FILTER FABRIC AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED ROCK.

#### FILL PLACEMENT AND COMPACTION NOTES :

1. SITE PREPARATION: STRIP TOPSOIL FROM AREA TO BE EXCAVATED AND WHERE FILL IS TO BE PLACED.
2. EXCAVATED MATERIAL FREE OF ORGANIC MATERIAL MAY BE USED AS FILL. CLAYEY MATERIAL TO BE PLACED IN A MOIST, BUT NOT SATURATED CONDITION.
3. PLACE AND COMPACT BASE COURSE 20mm FCR UNDER SLAB, COMPACTED TO 98% OF THE MODIFIED COMPACTION IN ACCORDANCE WITH AS 2870 REQUIREMENTS, EXTENDING MIN 1000 BEYOND THE BUILDING LINE. MIN DEPTH 200mm WHERE OVER FILLED AREAS, MIN DEPTH 100mm OVER NON -FILLED AREAS.
4. MAX FILL HEIGHT BENEATH SLAB: 600mm

#### PLUMBING AND SLAB / FOOTING NOTES REACTIVE SITES:

1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH AS 2870 5.6.4 A,B & E.
2. PIPE PENETRATIONS THROUGH STRIP FOOTING SHALL HAVE 40mm THICK CLOSED CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS.
3. DRAINS ATTACHED TO OR EMERGING FROM THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE PIER OR STRIP FOOTING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF MOVEMENT IN ANY DIRECTION OF 40mm. IF GROUND CONDITIONS AT THE TIME OF CONSTRUCTIONS ARE MODERATELY MOIST, THEN PIPES SHALL BE SET AT THE MID POINT OF THEIR RANGE, ALLOWING FOR 20mm MOVEMENT IN ANY DIRECTION.
4. WATER PIPES INSTALLED IN THE SLAB SHALL BE INSTALLED IN A CONDUIT SO THAT IF THE PIPE LEAKS IT WILL BE NOTICED OUTSIDE THE SLAB
5. CONSTRUCT SUB SOIL DRAIN TO TOP SIDE OF BUILDING, MIN. 300 WIDE, 1000 DEEP, 100 DIA DRAIN COIL, 1:100 FALL, LINE TRENCH WITH GEOTEXTILE FILTER FABRIC AND BACKFILL DRAIN WITH 20mm CLEAN CRUSHED ROCK.

#### TIMBER FRAMING NOTES:

1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1684.2
2. WALLS: 90x35 MGP10 STUDS AT 450 CENTRES. NOGGED AT MID - HEIGHT + 90x45 MGP10 BOTTOM WALL PLATES AND 2/90x45 MGP10 TOP PLATES.
3. TRUSSES (BY OTHERS) SHALL BE APPROVED, PRE -FABRICATED , INSTALLED AND BRACED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NOTE: ONLY APPROVED TRUSSES SHALL BE INSTALLED. TRUSSES 'MADE -UP' ON SITE WILL NOT BE APPROVED.
4. LINTEL DESIGN IS BASED ON AN ASSUMED APPROXIMATE TRUSS LAYOUT. REFER TO ENGINEER IF GIRDER TRUSS POSITIONS AND SUPPORTS DIFFER FROM THOSE SHOWN .

#### BRACING NOTES:

1. ALL BRACING AND TIE DOWNS SHALL BE ACCORDANCE WITH REQUIREMENTS OF AS1684.2 SECTIONS 8 & 9
2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.18:  
(h) B - PLY (METHOD B)  
(d) - DOUBLE DIAGONAL METAL TENSION STRAP  
NOTE: NUMBER FOLLOWING BRACING CODE DENOTES HORIZONTAL LENGTH OF BRACING UNIT
3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED. ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO PREVENT 'RACKING' OF FRAMES DURING ERECTION.
4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE WITH AS4055 -2006 'WIND LOAD FOR HOUSING': N2
5. FIXING TO BE IN ACCORDANCE WITH SECTION 9:  
FIXING REQUIREMENTS FOR JD5 PINE FRAMING, OR IF HEART IN MATERIAL IS EXCLUDED FROM JOINT, JD4. ALL FRAMING USED FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.

BOTTOM PLATES TO SLAB: 1 OFF M12 PROPRIETARY SCREW ANCHOR FOR CONCRETE & MASONRY, 100 mm MIN. EMBEDMENT AT 1200 MAX. CENTRES TO PERIMETER WALLS AND AT EACH END OF BRACING UNITS TO INTERNAL WALLS. OTHERWISE 1 NO. 75mm MASONRY NAIL AT 600 CRS.  
BOTTOM PLATES TO FLOOR JOISTS: 3 NO. 3.05 DIA. NAILS AT EACH JOIST OR MAX. 600 CENTRES ALONG JOISTS, MIN . 40mm PENETRATION.  
PLATES TO STUDS: 30x0.8 BUILDERS STRAP, 2.8 DIA. NAILS EACH END TO EACH STUD, MIN . 30mm PENETRATION REFER TABLE 9.19(d)  
JAMB STUDS TO PLATES: NAILING AS FOR COMMON STUDS REFER TABLE 9.19(c)  
TOP PLATES TO LINTELS: AS FOR TOP PLATES TO STUDS WITH NAILING AT JACK STUDS (OR MAX 600mm CENTRES ALONG LINTEL). ALSO PROVIDE 30 x0.8mm G.I. STRAPS AT EVERY SECOND JACK STUD (OR MAX. 1200 CENTRES ALONG LINTEL) WITH 4 NO. 2.8 DIA. NAILS EACH END. REFER TABLE 9.20(a)  
STUDS AT SIDES OF OPENINGS: 1 NO. 75mm NAIL AT 600mm CENTRES MAX.  
ROOF TRUSSES TO TOP PLATES: AS PER TRUSS MANUFACTURER'S REQUIREMENTS.  
COMBINE WITH TOP PLATE TO STUD TIE DOWN WITH 4 NO. 2.8 DIA. NAILS AT EACH END REFER TABLE 9.21(d)  
ROOF BATTENS TO TRUSSES: 1 OFF NO. 14 TYPE 17 BATTEN SCREW REFER TABLE 9.25 OR 1 NO. 75mm 3.05 DIA. GLUE COATED DEFORMED SCREW SHANK NAIL AT EACH CONNECTION, 38mm MIN. PENETRATION INTO TRUSS.

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