

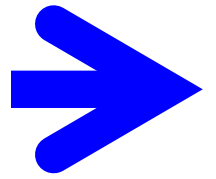
# APPLICATION FOR PLANNING APPROVAL

**APPLICATION NO:** DA-2024-72

**NAME OF APPLICANT:** Another Perspective

**PROPOSAL:** Studio

**LOCATION:** 30 Roslyn Avenue, Kingston Beach



**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 6 May 2024.**



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2024-72
<b><u>Proposed Development:</u></b>	Studio
<b><u>Location:</u></b>	30 Roslyn Avenue, Kingston Beach
<b><u>Applicant:</u></b>	Another Perspective
<b><u>Responsible Planning Officer:</u></b>	Camilo Miranda
<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>	



AP2020-1817 - PROPOSED GRIERSON STUDIO  
 30 Roslyn Avenue  
 KINGSTON

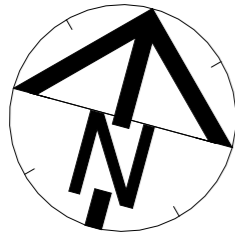


SHEET		DRAWING TITLE
01	B	SITE PLAN
01a	A	DRAINAGE PLAN
02	B	STUDIO FLOOR PLAN
03	B	ELEVATIONS
03a	A	PERSPECTIVE VIEWS
04	A	SLAB PLAN
05	A	SECTION
06	A	DETAILS
06a		WINDOW FLASHING DETAIL
07	A	BRACING / ROOF FRAMING / LINTELS PLAN & ELEVATIONS
08		BRACING & TIE DOWN DETAILS
09	A	ELECTRICAL PLAN
10	B	SCHEDULES
11	A	ROOF PLAN
12		STANDARD NOTES
12a		ENERGY EFFICIENCY NOTES
12b		WET AREAS NOTES
12c		TIMBER STAIR CONSTRUCTION DETAILS

**Kingborough Council**  
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SITE IS NOT BUSHFIRE PRONE AREA AS PER KINGSTON INTERIM PLANNING SCHEME OVERLAY 2015.  
 No additional restrictions for construction methods / materials apply.

No.	Amendment	Date	Drawn	Checked	Sheet	Notes	Designer:	Client / Project info	Soil Classification:	P	COVER SHEET
B	Council RFI - Note glazing to be Low Reflectivity glass, remove reference to tree on neighbouring lot as it is no longer there, show tree 2 TPZ.	11 Apr. 24	RJ	ST	01,02,03 & 10	<ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Dimensions to take precedence over scale.</li> <li>Do not scale from these drawings.</li> </ul>	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED GRIERSON STUDIO  30 Roslyn Avenue KINGSTON	CT75738/11	30.66m <sup>2</sup>	Date 13 November 2020 Sheet 00/12
A	Extend studio 500mm to South, relocate existing dry stack retaining wall, extend eaves as requested, add section of roof over landing. Show gas HW & bottle	09 & 12 Jan. 2024	RJ	ST	01-06,07,09 & 11				Wind Speed: N2	3.48m <sup>2</sup>	
	BA plan set	30 November 2021	RJ	ST	01-12				Climate Zone: 7		
	DA plan set	13 November 2020	RJ	ST	01-03				Alpine Zone: N/A		
									Corrosion Environment: Moderate		
						Certified BAL: Not Bushfire Prone					
						Designed BAL: Not Bushfire Prone					
						(Refer to Standard Notes for Explanation)					

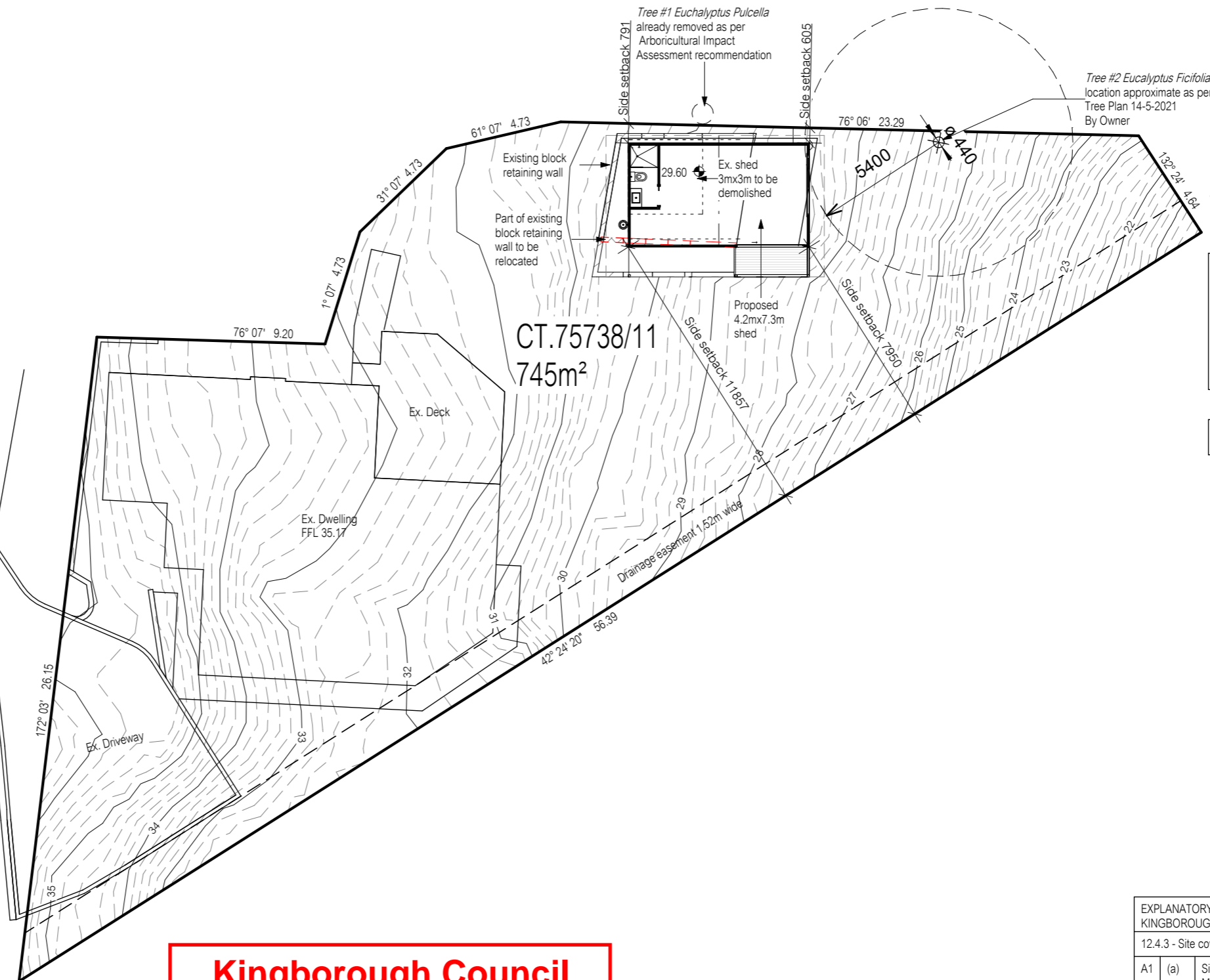


**PROPOSED STUDIO**

Studio FFL 29.60

APPROPRIATE MACHINE WASH DOWN REQUIRED

ROSLYN AVENUE



0.2m contour interval  
 CONTOURS DERIVED FROM  
 2010 LIDAR DATA  
 Courtesy of LIST State of Tasmania  
 Position of dwelling is from occupation  
 measurements only.  
 This note to be included on all site plans

All cuts and earthworks to  
 comply with E4.4(b)

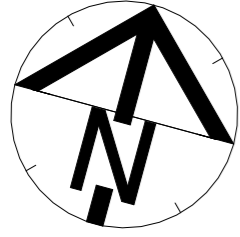
**Kingborough Council**  
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EXPLANATORY NOTES: KINGBOROUGH COUNCIL INTERIM PLANNING SCHEME	
12.4.3 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 25% of site = 186.25m <sup>2</sup> Proposed site coverage: 171.76m <sup>2</sup> (23.06%)
	(b) Impervious Surfaces: Min. 25% of site to be free of impervious surfaces = 186.25m <sup>2</sup> Proposed area free of impervious surfaces: 470.56m <sup>2</sup> (63.16%)

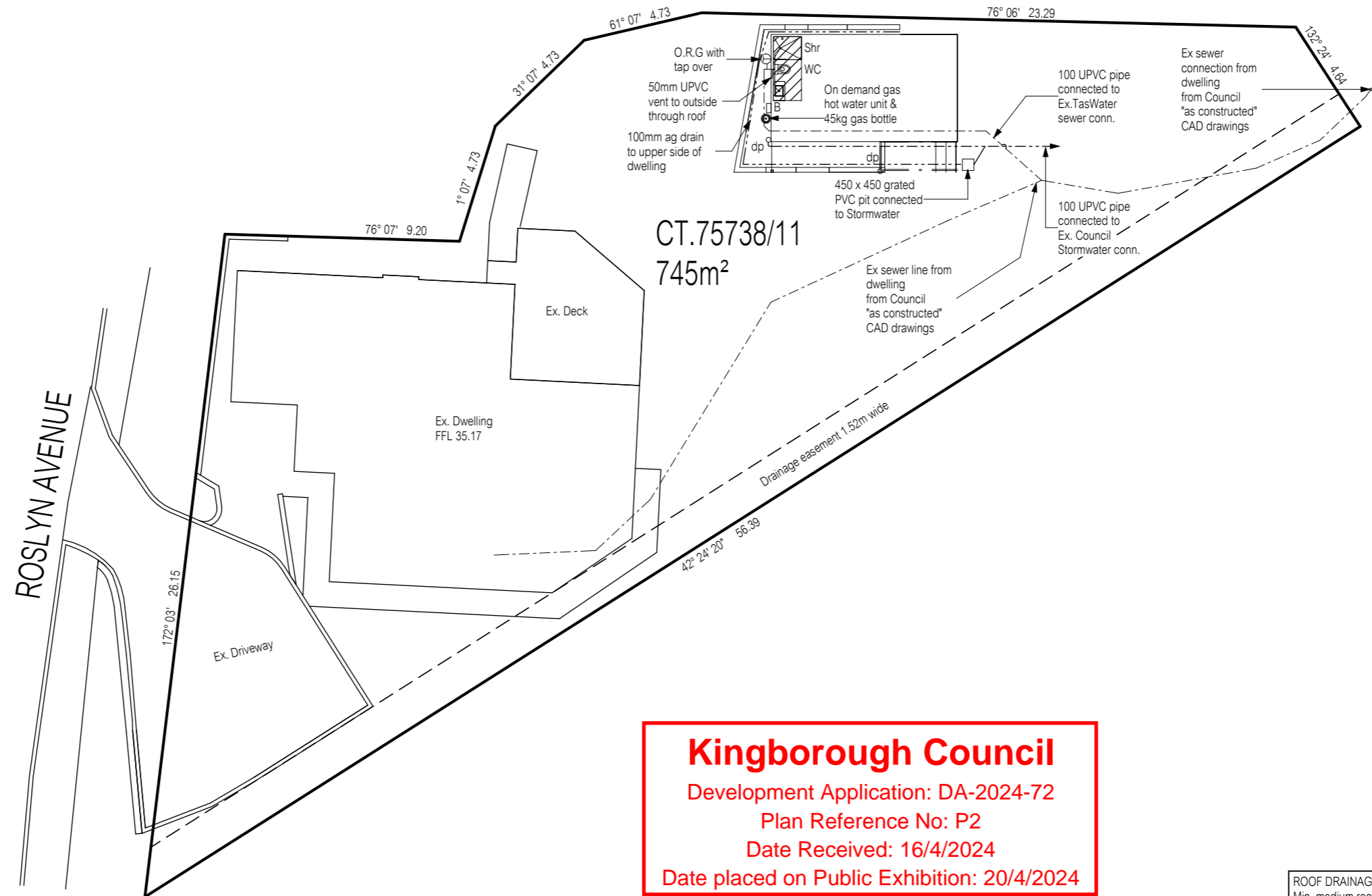


B	11 Apr. 24	RJ
A	09 & 12 Jan. 2024	RJ
No.	Date	Int.

Amendment changes as per cover sheet	Notes	Designer:	Client / Project info		SITE PLAN	
	<ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Dimensions to take precedence over scale.</li> <li>Do not scale from these drawings.</li> </ul>	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED GRIERSON STUDIO 30 Roslyn Avenue KINGSTON		Drawn RJ Date 13 November 2020 Scale 1:200	AP2020-1817 Sheet 01/12



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
Shr	Shower	400
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
Sewer Line (100Ø UPVC) (unless noted otherwise)		
Stormwater Line (100Ø UPVC) (unless noted otherwise)		
Stormwater Line (150Ø UPVC) (unless noted otherwise)		



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Refer to Roof Plan for downpipe calculations

**ROOF DRAINAGE NOTE:**  
 Min. medium rectangular gutter & min. 90Ø downpipe specified as per N.C.C. part 3.5.3. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



A	No.	Date	Int.
		09 & 12 Jan. 2024	RJ

Soil Classification: P  
 Refer to Soil Report for nominated founding depth and description of founding material.  
 All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003  
 Amendment changes as per cover sheet

- Wet areas to comply with NCC 3.8.1.2 and AS3740

**Notes**

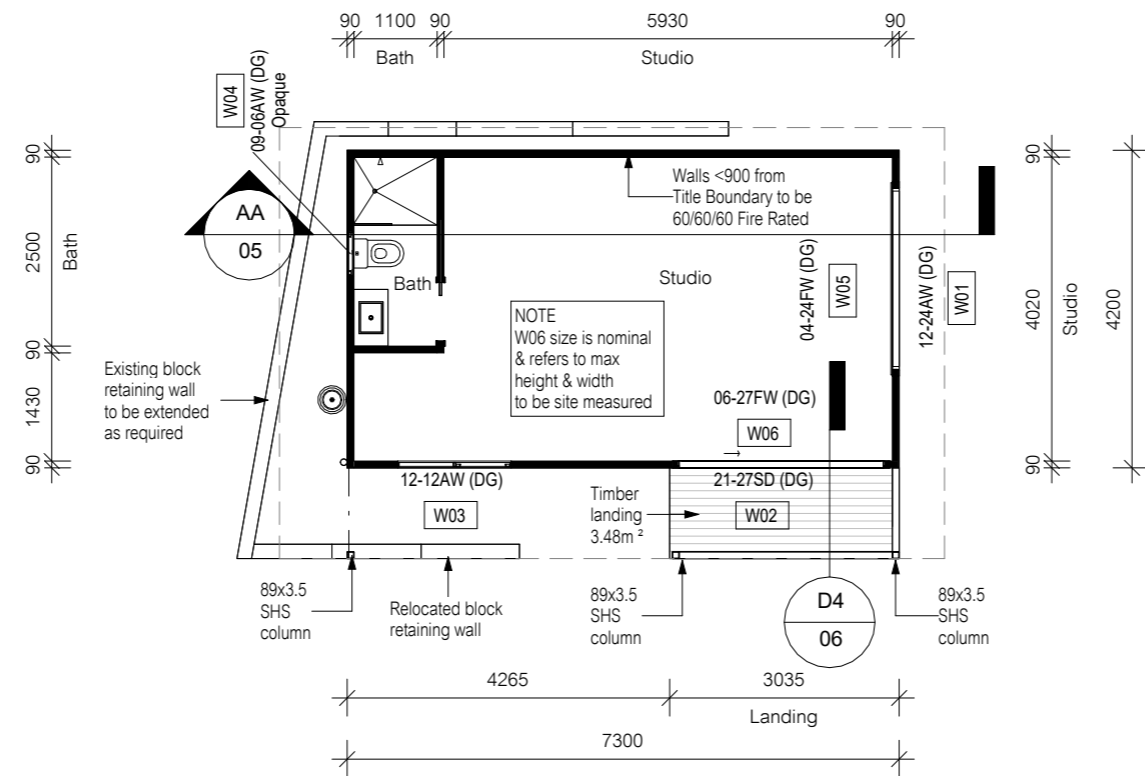
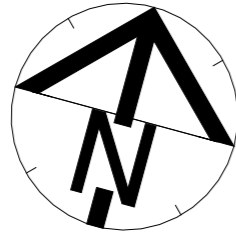
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**Designer:**  
 ANOTHER PERSPECTIVE PTY LTD  
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 NEW TOWN  
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 info@anotherperspective.com.au

**Client / Project info**  
 PROPOSED GRIERSON STUDIO  
 30 Roslyn Avenue  
 KINGSTON

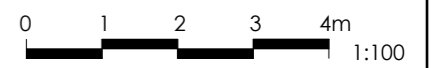


DRAINAGE PLAN		
Drawn	RJ	AP2020-1817
Date	13 November 2020	Sheet
Scale	1:200	01a/12



NOTE:  
ALL GLAZING TO BE  
LOW-REFLECTIVITY  
GLASS (0-10%)

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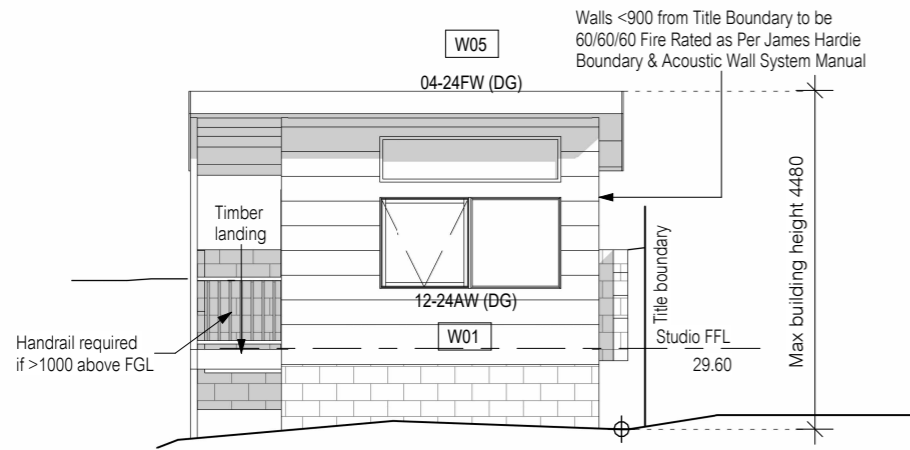


<p>Floor Area = 30.66m<sup>2</sup></p> <p>Articulation joints</p> <p>Smoke Alarm (interconnected where more than 1)</p>	<p>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</p>	<p>Notes</p> <ul style="list-style-type: none"> <li>• Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>• All work to be carried out in accordance with the current National Construction Code.</li> <li>• All materials to be installed according to manufacturers specifications.</li> <li>• Dimensions to take precedence over scale.</li> <li>• Do not scale from these drawings.</li> </ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD          PO BOX 21          NEW TOWN          LIC. NO. CC2204H (A. Strugnell)          Ph: (03) 6231 4122          Fx: (03) 6231 4166          Email:          info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED GRIERSON STUDIO          30 Roslyn Avenue          KINGSTON</p>		<p style="text-align: center;"><b>STUDIO FLOOR PLAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td>RJ</td> <td>AP2020-1817</td> </tr> <tr> <td>Date</td> <td>13 November 2020</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:100</td> <td rowspan="2" style="font-size: 2em; text-align: center;">02/12</td> </tr> <tr> <td colspan="2" style="text-align: right;">Copyright ©</td> </tr> </table>	Drawn	RJ	AP2020-1817	Date	13 November 2020	Sheet	Scale	1:100	02/12	Copyright ©	
Drawn	RJ	AP2020-1817															
Date	13 November 2020	Sheet															
Scale	1:100	02/12															
Copyright ©																	

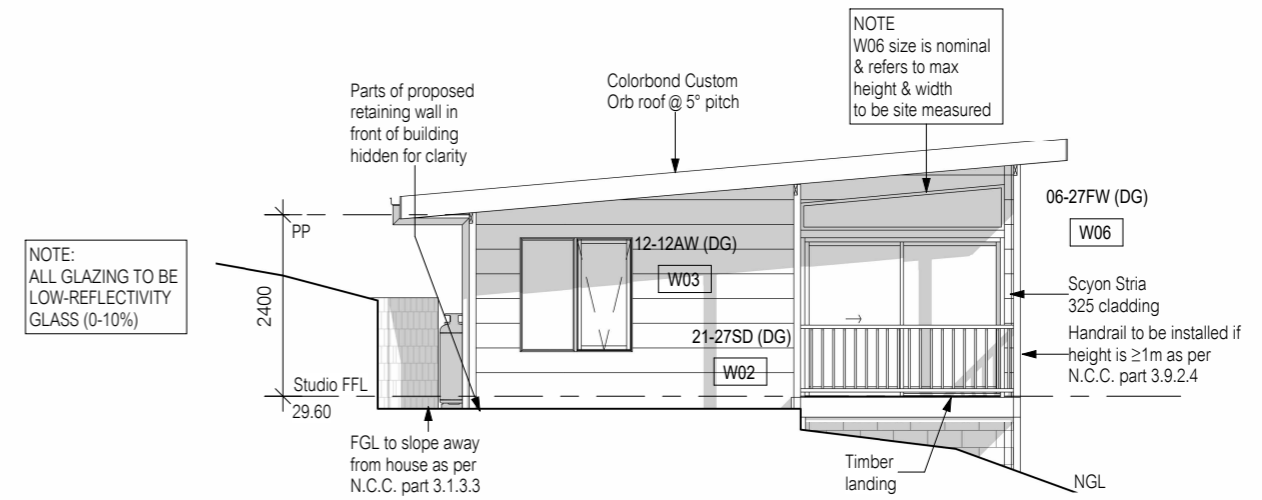
B	11 Apr. 24	RJ
A	09 & 12 Jan. 2024	RJ
No.	Date	Int.

Material	Colour
Scyon Stria FC Sheet	tbc
Colorbond Roof	tbc

IMPORTANT NOTE:  
Colours chosen must not  
Exceed 40% Light Reflectance Value  
(LRV)

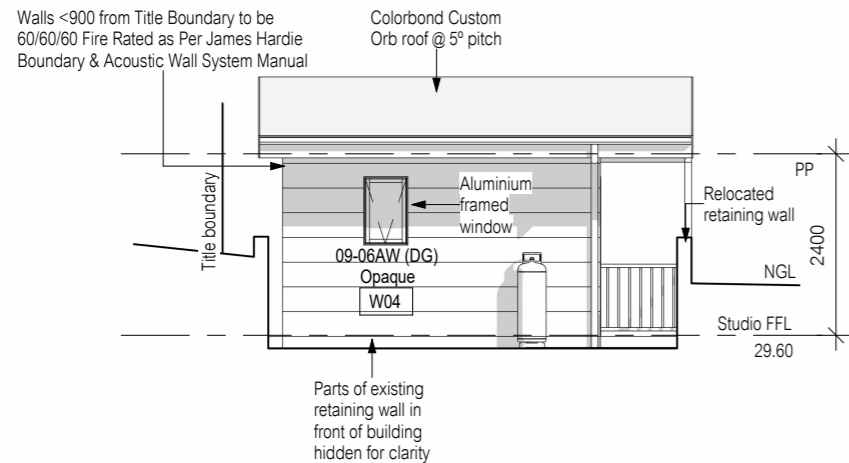


North East Elevation

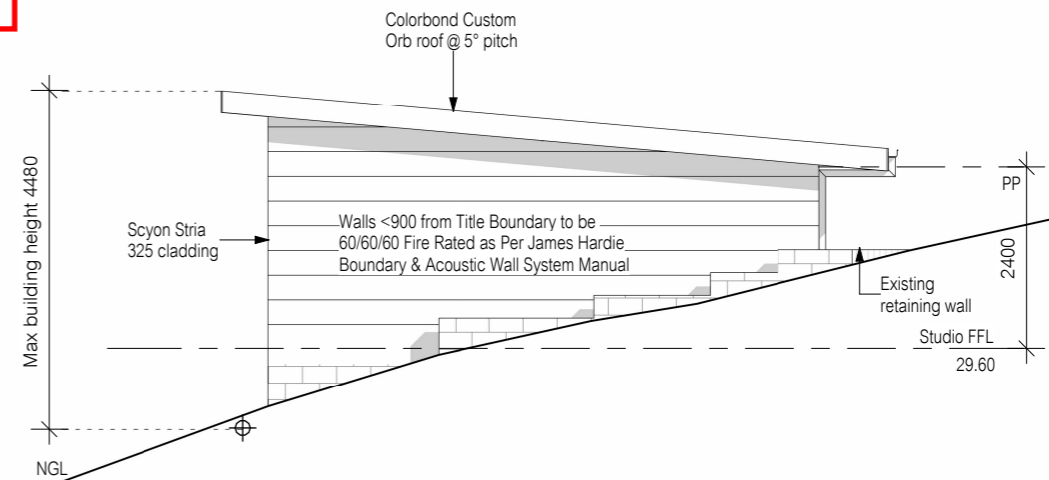


South East Elevation

**Kingborough Council**  
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South West Elevation



North West Elevation

No.	Date	Int.
B	11 Apr. 24	RJ
A	09 & 12 Jan. 2024	RJ

All window sizes to be checked and/or confirmed on site prior to ordering glazing units
Amendment changes as per cover sheet
Shadows shown for stylisation purposes only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
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Designer:  
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ELEVATIONS		
Drawn	RJ	AP2020-1817
Date	13 November 2020	Sheet
Scale	1:100	03/12
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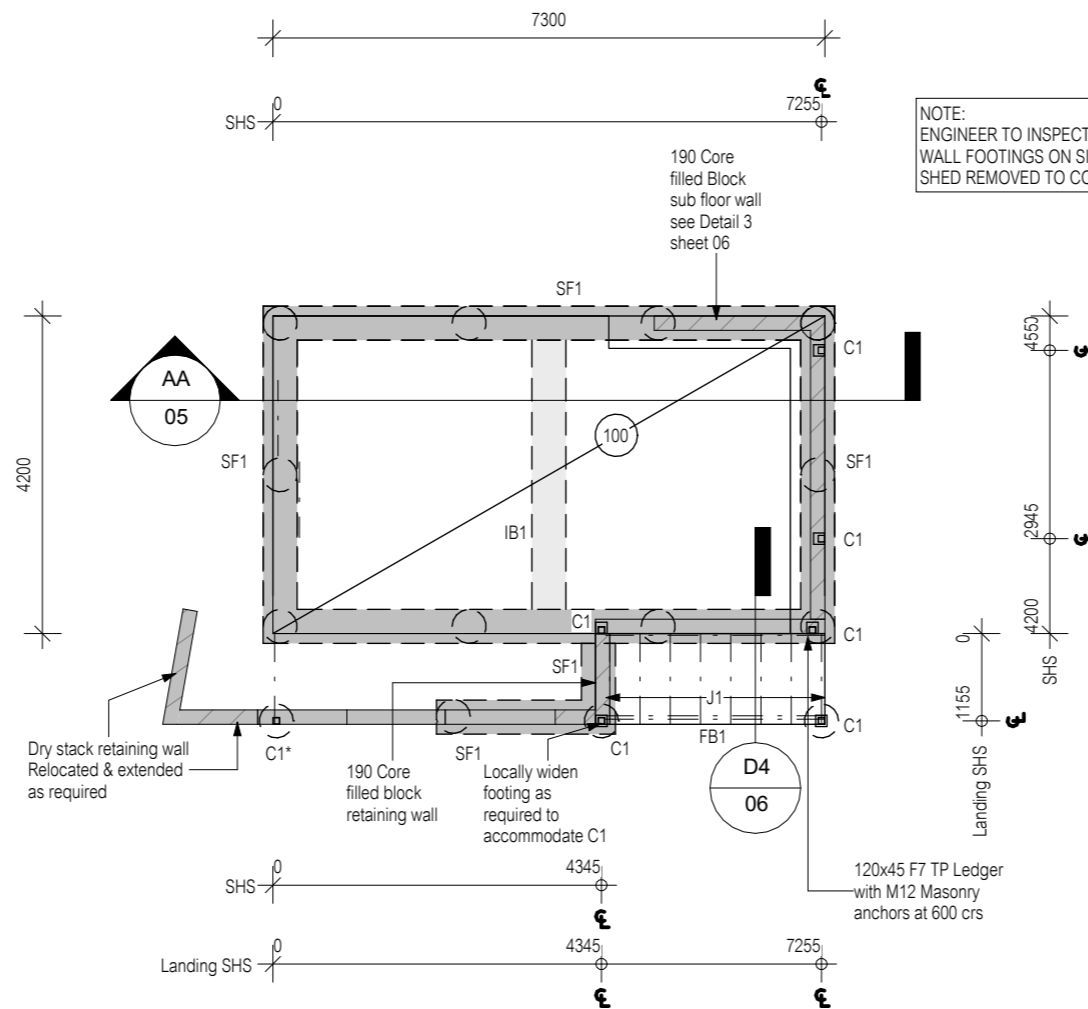
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A	09 & 12 Jan. 2024	RJ
No.	Date	Int.

Amendment changes as per cover sheet Shadows shown for stylisations purpose only	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Dimensions to take precedence over scale. • Do not scale from these drawings.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED GRIERSON STUDIO 30 Roslyn Avenue KINGSTON		PERSPECTIVE VIEWS	
			Drawn RJ Date 13 November 2020 Scale		AP2020-1817 Sheet	
			Copyright ©		03a/12	





NOTE:  
ENGINEER TO INSPECT EXISTING RETAINING WALL FOOTINGS ON SITE AFTER EXISTING SHED REMOVED TO CONFIRM STABILITY

- SF1 - 450w x 500d strip footing  
4-11TM(T&B), 50 cover.  
Provide 450 dia mass conc bored piers at all corners & at 2.50m. N12 central (typ). piers to be taken down to approved level
- C1 - 89 X 3.5 SHS Column on 150 x 150 x 10 cast in plate, 2/N12 hairpins hot dipped galv on 450 dia mass conc. bored piers to approved level
- C1\* - 89 X 3.5 SHS Column on 150 x 150 x 10 cast in plate, 2/N12 hairpins hot dipped galv on 450 dia mass conc. bored piers to approved level. Retaining wall to be built to accommodate SHS
- 100 - 100 Slab on grade SL82(T), 30 cover, N25 conc 0.2mm Fortecon 20mm min bedded sand 100mm min compacted FCR
- IB1 - 450w x 200d Internal Beam 4-11TM(B), 50 cover
- J1 - 120 X 45 F7 TP Joists at 400 crs
- FB1 - 2/190 X 45 F7 TP Bearer

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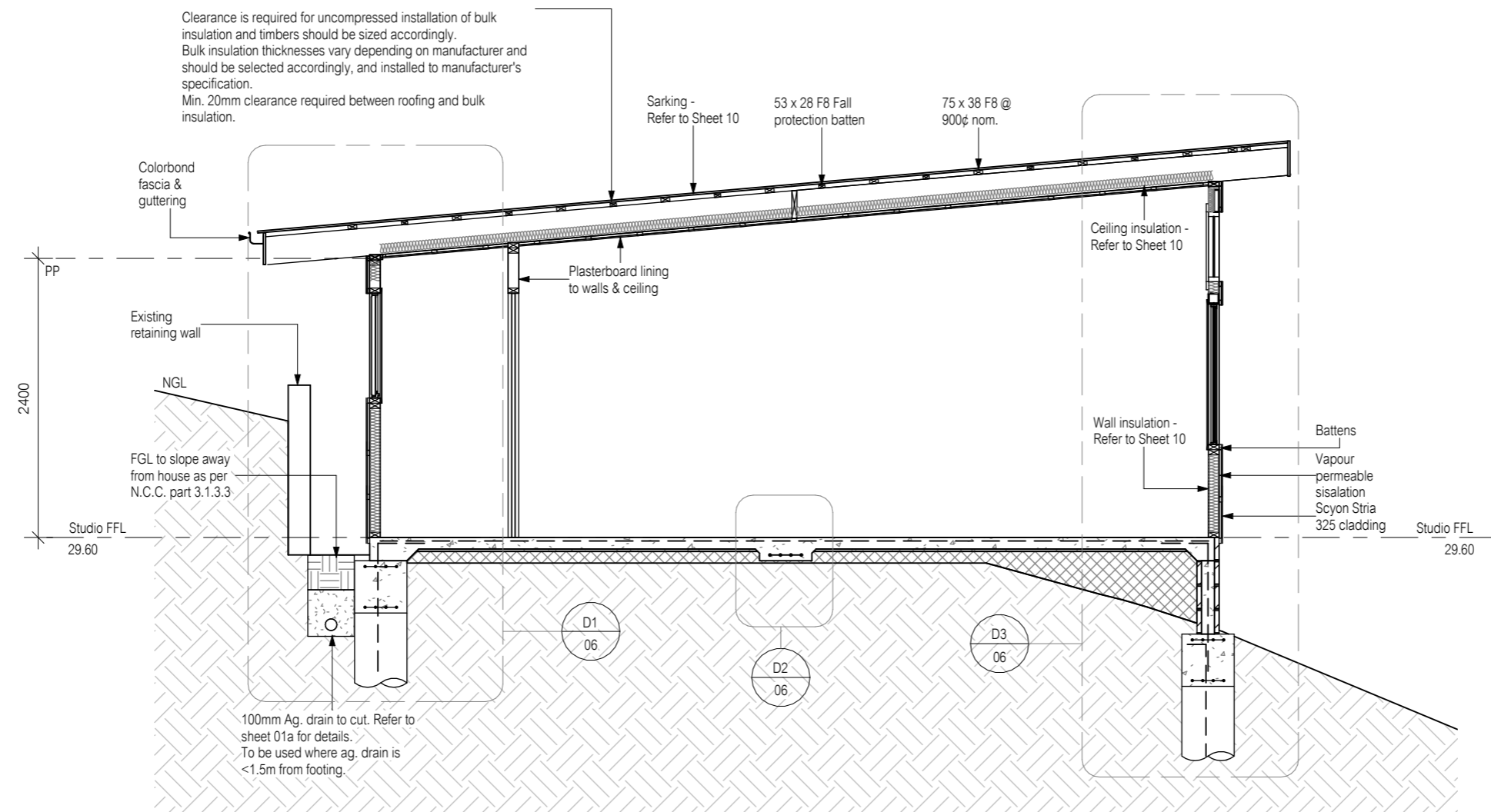
Soil Classification: P Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003	Articulation joints	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Dimensions to take precedence over scale. • Do not scale from these drawings.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED GRIERSON STUDIO 30 Roslyn Avenue KINGSTON		<b>SLAB PLAN</b> Drawn RJ AP2020-1817 Date 26 November 2020 Sheet Scale 1:100 <span style="font-size: 2em; font-weight: bold;">04/12</span>
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A	09 & 12 Jan. 2024	RJ
No.	Date	Int.

- Batten fixings:  
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives
- Colorbond fixings:  
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.
- Lightweight claddings fixings:  
Refer to manufacturer's specifications for fixings, flashings and other installation details.

Colorbond Custom Orb roof @ 5° pitch over engineer designed timber rafters supplied and installed to manufacturers specifications (where applicable).  
NOTE: Glue-laminated timber members, I-Beams, and the like to be installed in accordance with manufacturer's printed design manuals.

Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.  
Min. 20mm clearance required between roofing and bulk insulation.



100mm Ag. drain to cut. Refer to sheet 01a for details.  
To be used where ag. drain is <1,5m from footing.

Section AA

SHEET: 02  
SCALE: 1 : 50

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No.	Date	Int.

Amendment changes as per cover sheet

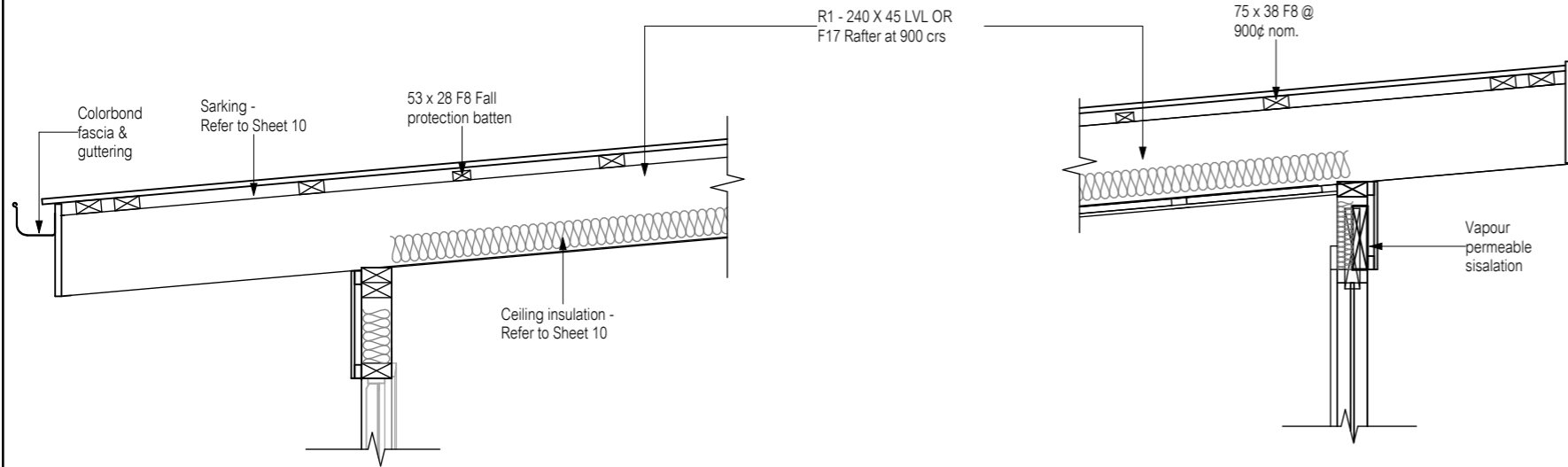
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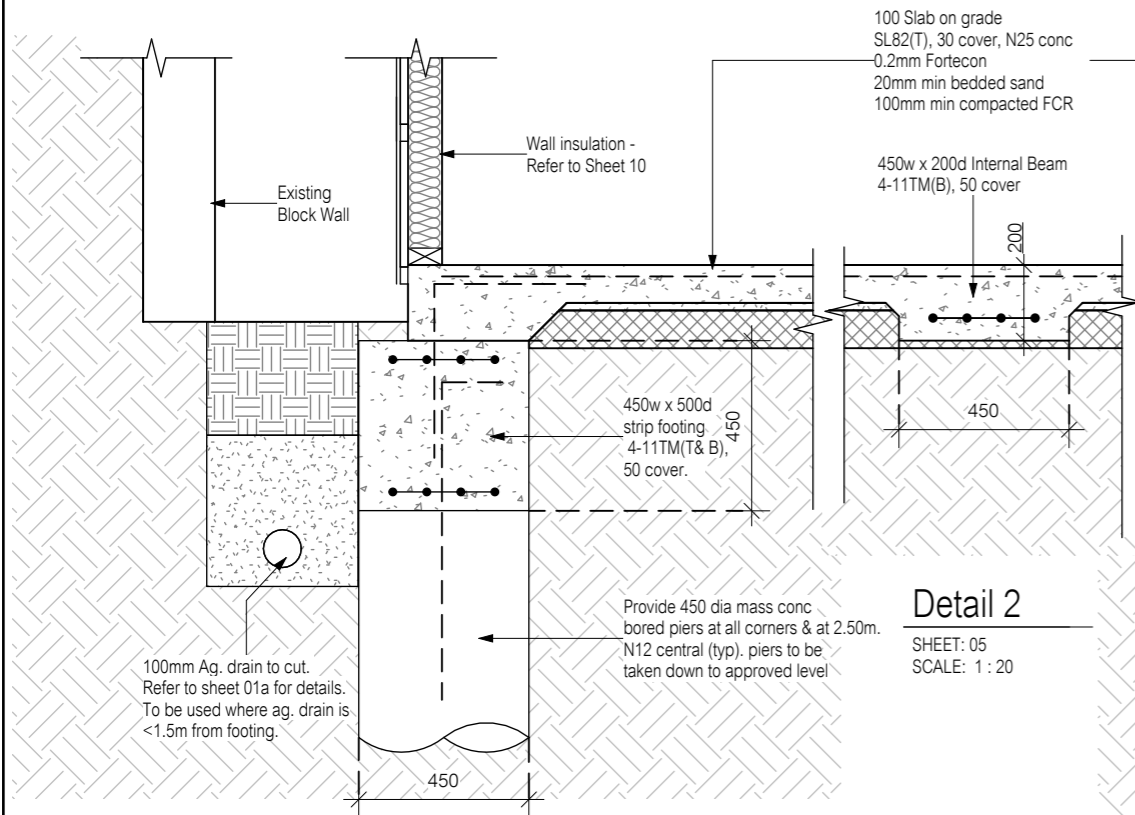
Client / Project info  
PROPOSED GRIERSON STUDIO  
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KINGSTON



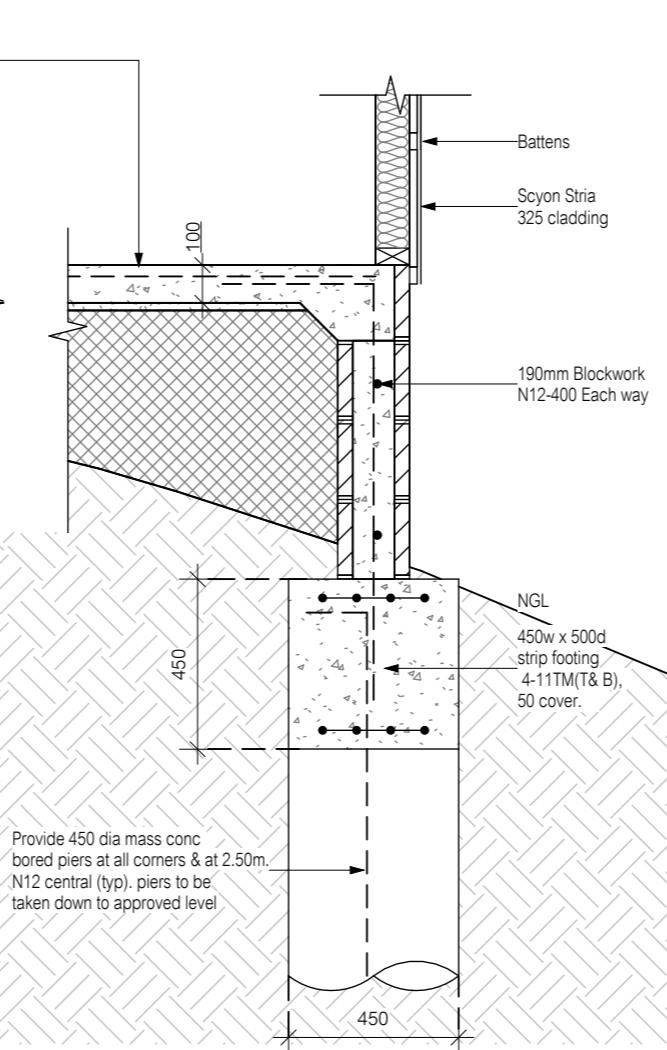
SECTION		
Drawn	RJ	AP2020-1817
Date	26 November 2020	Sheet
Scale	1 : 50	
		05/12



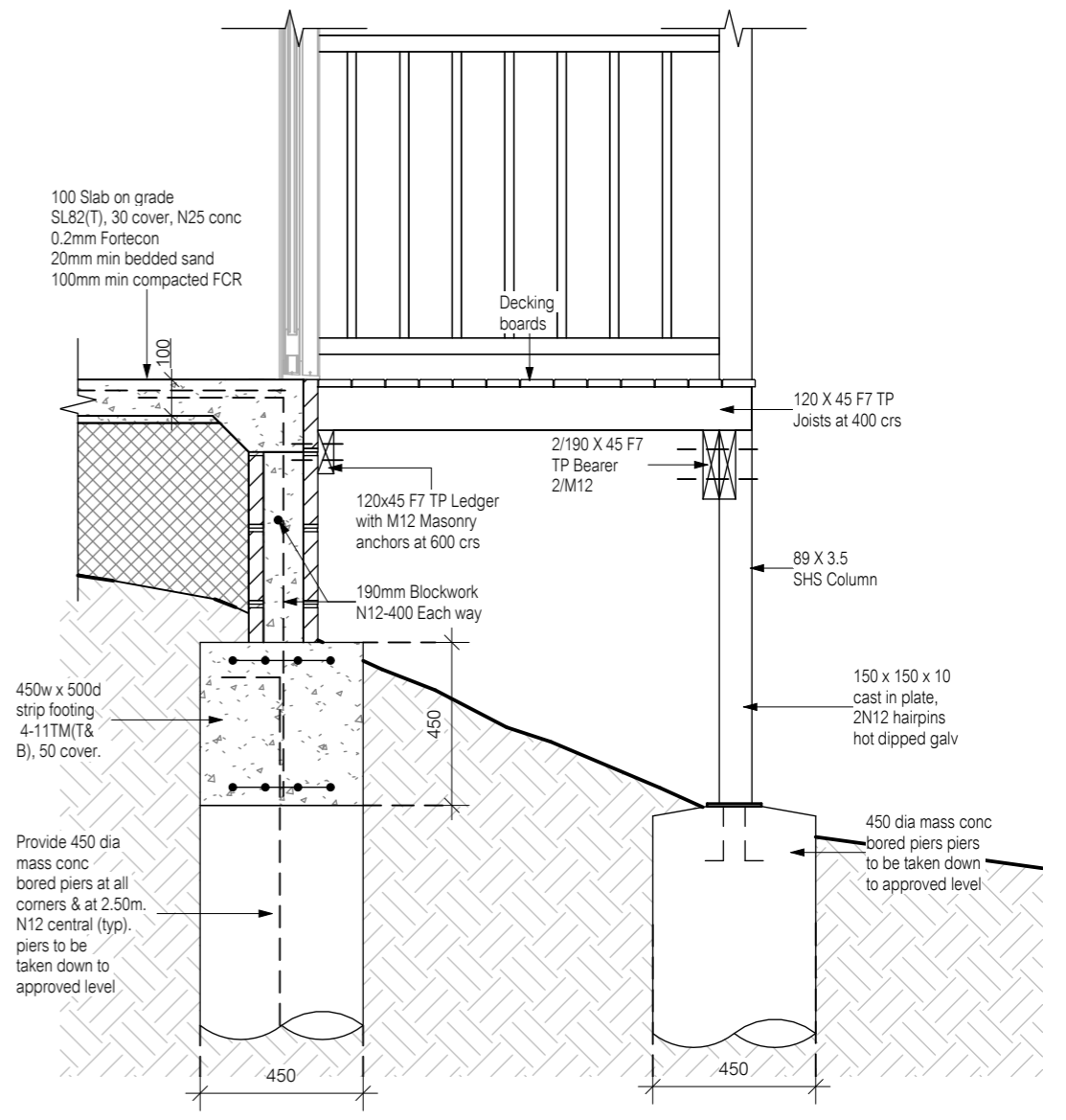
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**Detail 1**  
 SHEET: 05  
 SCALE: 1 : 20



**Detail 2**  
 SHEET: 05  
 SCALE: 1 : 20



**Detail 4**  
 SHEET: 02  
 SCALE: 1 : 20

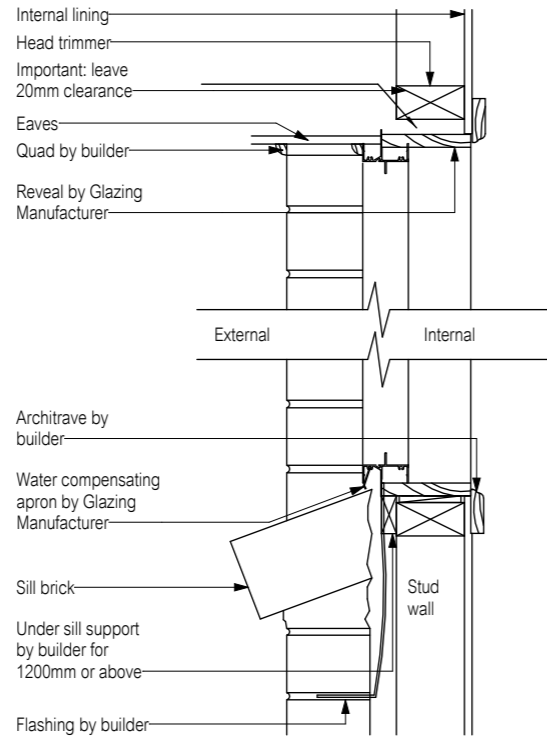
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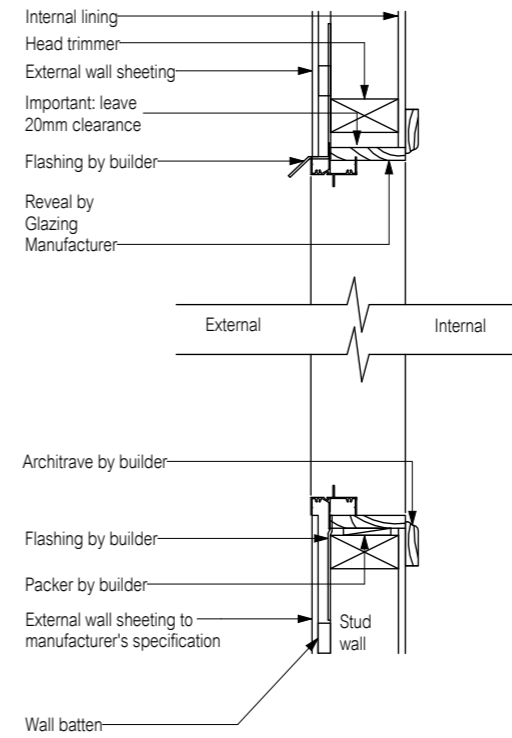
Client / Project info  
 PROPOSED GRIERSON STUDIO  
 30 Roslyn Avenue  
 KINGSTON



DETAILS		
Drawn	RJ	AP2020-1817
Date	26 November 2020	Sheet
Scale	1 : 20	<b>06/12</b>

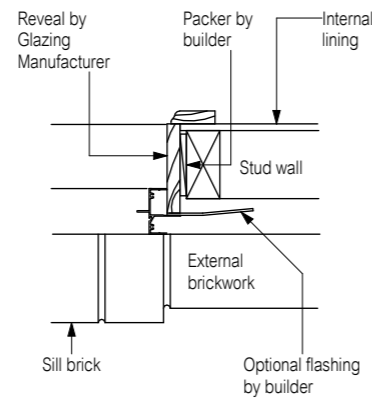


**BRICK VENEER FLASHING**  
HEAD / SILL DETAIL

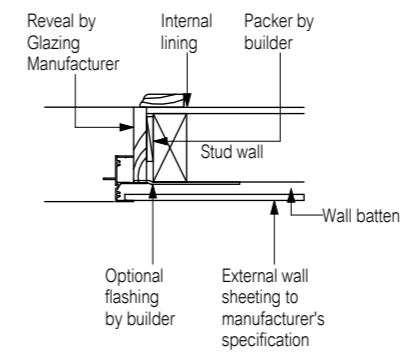


**LIGHTWEIGHT CLADDING FLASHING**  
HEAD / SILL DETAIL

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**BRICK VENEER FLASHING**  
JAMB DETAIL



**LIGHTWEIGHT CLADDING FLASHING**  
JAMB DETAIL

No.	Date	Int.	Amendment changes as per cover sheet
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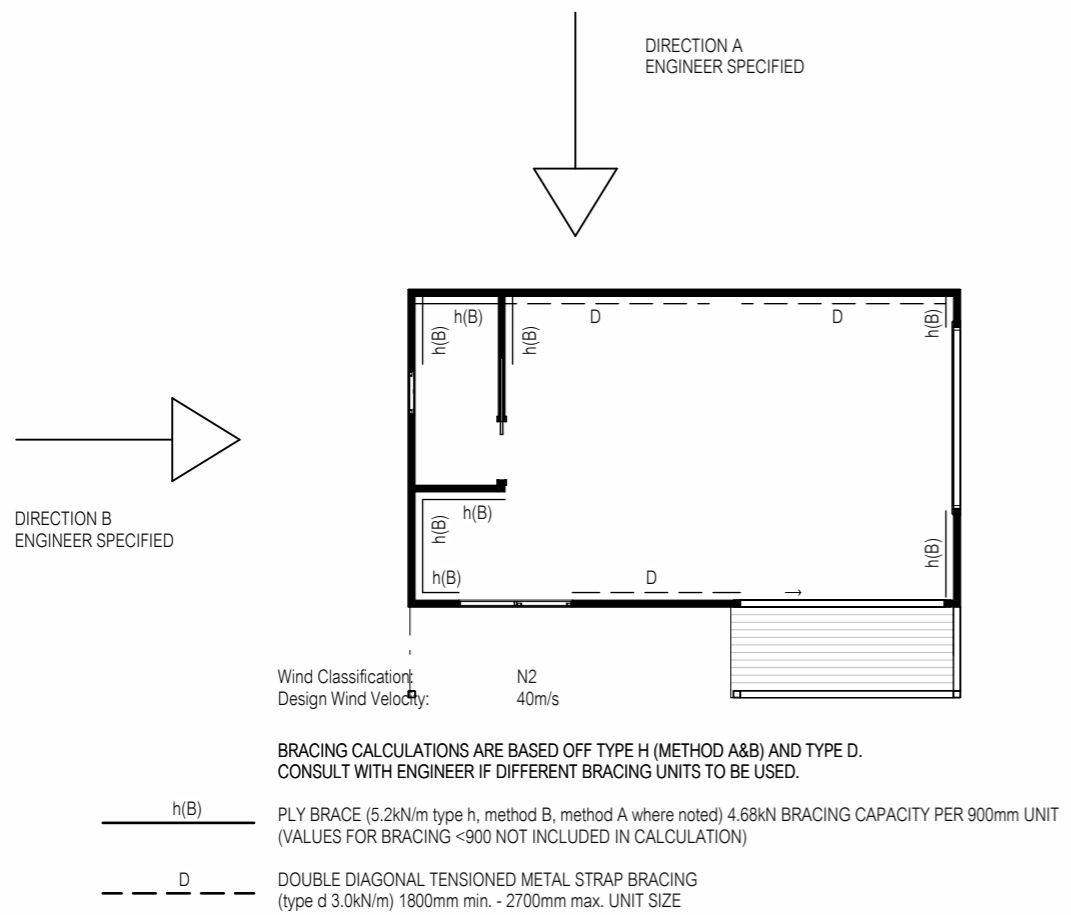
Designer:  
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. CC2204H (A. Strugnell)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
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Client / Project info  
PROPOSED GRIERSON STUDIO  
30 Roslyn Avenue  
KINGSTON



WINDOW FLASHING DETAIL		
Drawn	RJ	AP2020-1817
Date	26 November 2020	Sheet
Scale	1:10	06a/12

Refer to Lintel schedule on Sheet 12 unless otherwise specified on this plan.

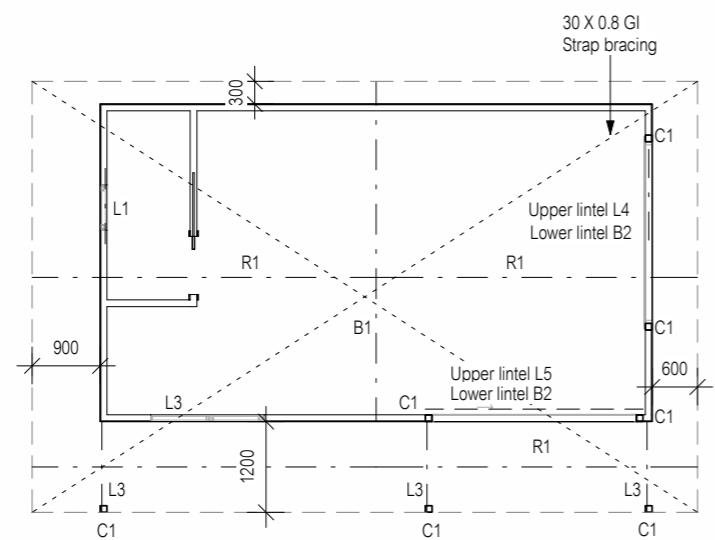


### Bracing

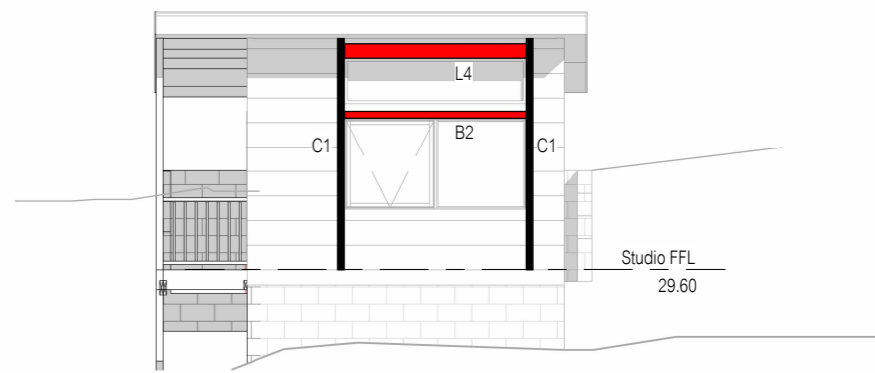
**TIMBER LINTEL SCHEDULE**  
 L1 90x45 LVL 14 SPAN <=1200  
 L2 120 X 45 LVL 14 >1200 SPAN <= 1500  
 L3 140 x45 LVL 14 >1500 SPAN <= 1800  
 L4 190 x 45 LVL 14 >1800 SPAN <= 2400  
 L5 240 x 45 LVL 14 >2400 SPAN <= 3000  
 L6 240 x 70 LVL 14 >3000 SPAN <= 3600

**NOTES:**  
 - MAX ROOF LOAD WIDTH IS 6.0m  
 - MAX ROOF LOAD 40kg/m2  
 - ALLOW FOR DOUBLE STUDS EACH SIDE OF LINTEL FOR SPANS GREATER THAN 1200mm.

R1 - 240 X 45 LVL OR F17 Rafter at 900 crs  
 B1 - 2/240X45 LVL OR F17 (in plane with Rafters)  
 B2 - 89 X 3.5 SHS (Horizontal)  
 C1 - 89 X 3.5 SHS Col.



### Roof framing / Lintels



### North East Elevation Lintels

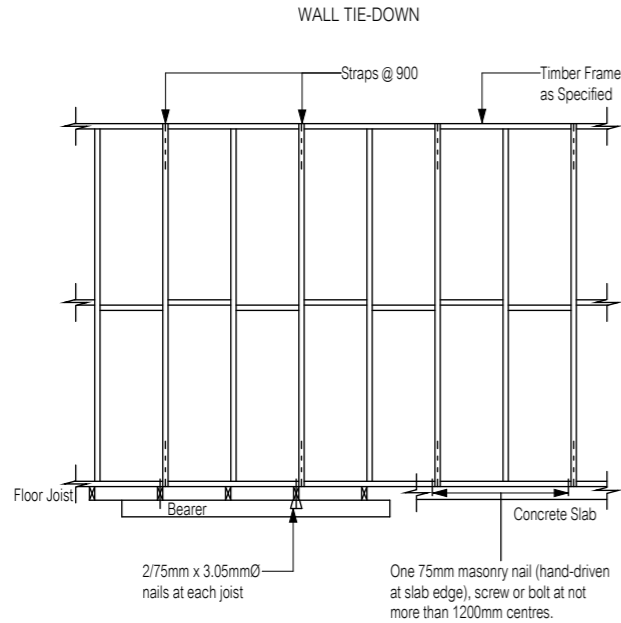
**Kingborough Council**  
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 Date Received: 16/4/2024  
 Date placed on Public Exhibition: 20/4/2024



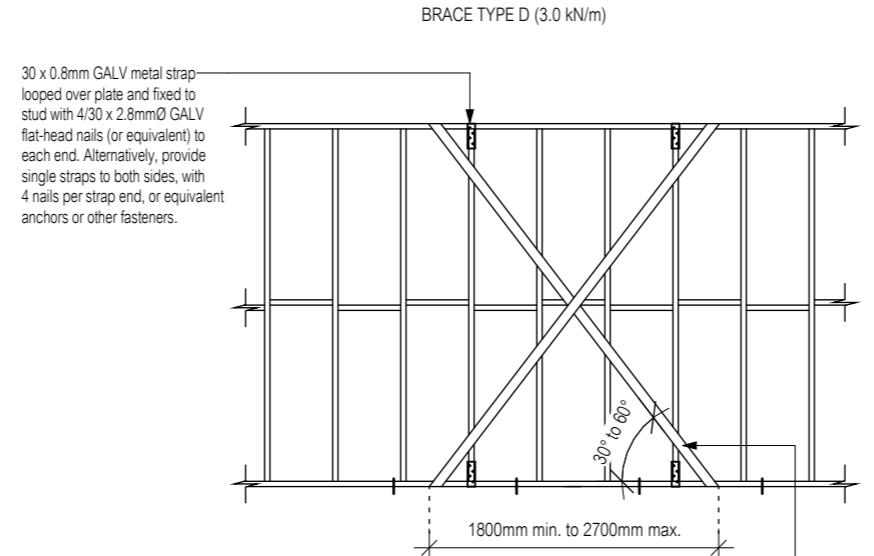
### South East Elevation Lintels

A	09 & 12 Jan. 2024	RJ
No.	Date	Int.

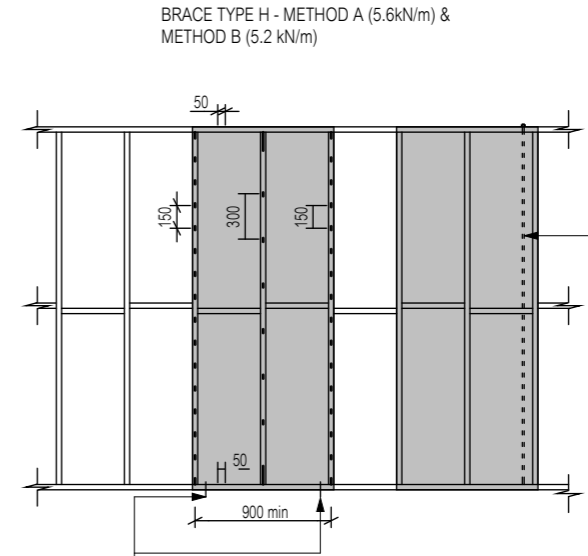
Amendment changes as per cover sheet	Notes	Designer:	Client / Project info		BRACING / ROOF FRAMING / LINTELS PLAN & ELEVATIONS	
	<ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Dimensions to take precedence over scale.</li> <li>Do not scale from these drawings.</li> </ul>	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED GRIERSON STUDIO 30 Roslyn Avenue KINGSTON		Drawn RJ AP2020-1817 Date 26 November 2020 Sheet Scale 1:100	
					07/12	



Bottom plates to joists:  
 Non-loadbearing and non-bracing walls:  
 2/2.8mmØ nails at max. 600mm centres.  
 Other walls:  
 Plates up to 38mm thick - 2/75mm x 3.05mm nails at max. 600mm centres  
 Plates 38 to 500mm thick - 2/90mm x 3.05mm nails at max. 600mm centres.

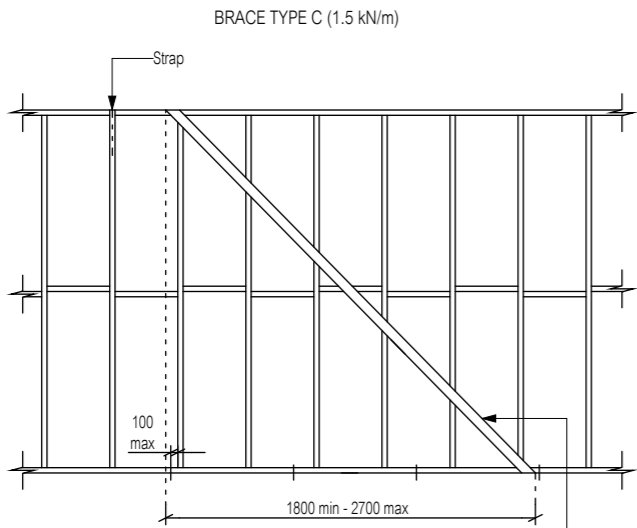


30 x 0.8mm tensioned metal strap fixed to studs with one 30 x 2.8mm Ø GALV flat-head nail (or equivalent) and to plates with 4/30 x 2.8mmØ GALV flat-head nails, or alternative metal strap, fixed as above, with a net sectional area not less than 21mm²



Fixing of bottom plate to floor framing or slab:  
 Method A: M12 rods as shown plus a 13kN capacity connection at max. 1200mm centres.  
 Method B: a 13 kN capacity connection at each end and intermediately at max. 1200mm centres.

Structural plywood sheet as specified below:  
 Stud spacing: 450mm - F8 - 7mm  
 F11 - 6mm  
 F14 - 4mm  
 Plywood shall be nailed to frame using 30mm x 2.8mm Ø galv. flat head nails or equivalent. For Method A only the minimum bracing panel length shall be 600mm.  
 For Method A, M12 rods shall be used at each end of sheathed section top to bottom plate / floor frame, not greater than 150mm from end. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joints at 50mm centres.



Min. 75 x 15 F8 brace or metal angle of min. nominal section 20 x 18 x 1.2mm.

30 x 0.8 galv. metal strap looped over plate and fixed to stud with 3/30 x 2.8Ø flat head galv. nails (or equivalent) to each end. Alternatively, provide single straps to both sides, with 3 nails per strap end, or equivalent anchors or other fasteners.

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**Tiedowns**

Refer section 9 - AS 1684.2 for specific tiedown requirements.

**Bracing**

Refer section 8 – AS 1684.2 for specific bracing requirements.

All bracing and tie downs are to comply with AS 1684.2 and the NCC.

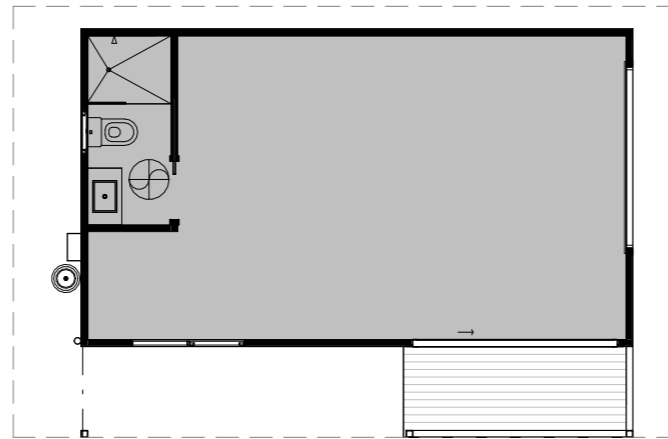
STRESS GRADE OF STUD	SIZE (mm)	TOP PLATE TIE DOWN SPACING				BOTTOM PLATE	
		600		1200		N1/N2 RLW	N3 RLW
		N1/N2 RLW	N3 RLW	N1/N2 RLW	N3 RLW		
MGP10	90x35	1900	2800	1900	2400	2100	2100
	90x45	5300	5300	5300	3500	7500	5000
	2/90x35	7500	6900	7500	4200	7500	7500
MGP12	90x35	5200	5200	5200	4100	5000	5000
	90x45	7500	7500	7500	5000	7500	7500
	2/90x35	7500	7500	7500	7200	7500	7500
F17 HARDWOOD	90x35	7500	7500	7500	6300	7500	7500
	90x45	7500	7500	7500	7500	7500	7500
	2/90x35	7500	7500	7500	7500	7500	7500

THE ABOVE IS SPECIFIED WITH STUDS @450CRS, TRUSSES @900CRS AND IS PER AS1684.2

<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Int.</th> <th>Amendment changes as per cover sheet</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Int.	Amendment changes as per cover sheet					<p>Notes</p> <ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Dimensions to take precedence over scale.</li> <li>Do not scale from these drawings.</li> </ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD          PO BOX 21          NEW TOWN          LIC. NO. CC2204H (A. Strugnell)          Ph: (03) 6231 4122          Fx: (03) 6231 4166          Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED GRIERSON STUDIO          30 Roslyn Avenue          KINGSTON</p>		<b>BRACING &amp; TIE DOWN DETAILS</b>	
	No.	Date	Int.	Amendment changes as per cover sheet										
<p>Drawn</p>	RJ	AP2020-1817												
<p>Date</p>	26 November 2020	Sheet												
<p>Scale</p>		<b>08/12</b>												

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- ★ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCNET LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- ⊗ LIGHT SWITCH
- ⌒ SINGLE POWER POINT
- ⌒ DOUBLE POWER POINT
- ⌒ WATER PROOF POWER POINT
- ⊙ SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (50W)
- ⊞ TV CONNECTION POINT
- ▽ TELEPHONE CONNECTION POINT
- ⊞ SENSOR LIGHT
- ⊞ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 3.8.7)
- ⊞ FLOOD LIGHT
- ⊞ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ⊞ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ⊞ SECURITY SYSTEM SENSOR



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TOTAL PERMITTED WATTAGE PER AREA TYPE: (based on N.C.C. requirements Part 3.12.5.5 Vo.2)			
	CLASSIFICATION (permitted W/m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )	TOTAL PERMITTED WATTAGE FOR CLASS (W)
	Class 1 (5W per m <sup>2</sup> )	28.62m <sup>2</sup>	143.10W

**EXPLANATORY NOTE:**  
 At time of design, information on lighting fixtures and their wattage values were not provided/available. This plan has been provided to specify the maximum permitted total wattage per zone classification which is based on the N.C.C. Part 3.12.5.5 Vo.2. Exceeding the values shown within the "TOTAL PERMITTED WATTAGE FOR CLASS (W)" column per zone classification will mean non-compliance with the N.C.C. Part 3.12.5.5 Vo.2.

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	Version: 1, Version Date: 17/04/2024					
	Document Set ID: 4449007					
	Version: 1, Version Date: 17/04/2024					


NOTE:  
ALL GLAZING TO BE  
LOW-REFLECTIVITY  
GLASS (0-10%)

WINDOW MANUFACTURER: N/A Window values selected from default FirstRate5 library					
LEGEND: SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass					
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 3.9.2.6 & 3.9.2.7					
WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
01	12-24AW (DG)	ALM-003-01A	4.80	0.51	NO
02	21-27SD (DG)	ALM-004-01A	4.80	0.59	NO
03	12-12AW (DG)	ALM-003-01A	4.80	0.51	NO
04	09-06AW (DG) Opaque	ALM-003-01A	4.80	0.51	NO
05	04-24FW (DG)	ALM-004-01A	4.80	0.59	NO
06	06-27FW (DG)	ALM-004-01A	4.80	0.59	NO

INSULATION SCHEDULE	
Area	Insulation Details
Roof	R1.3 Articon Sarking
Ceiling	R4.1 bulk insulation (or equivalent)
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer vapour permeable sisalation.
Walls (Internal)	N/A
Floors	No insulation under CSOG
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. 210mm for R4.1 Bulk Insulation 240mm for R5.0 Bulk Insulation 260mm for R6.0 Bulk Insulation These dimensions are nominal and may vary depending on the type of insulation to be installed. Where solar tubes are located, diffusers are to be installed. Where skylights are located, ceiling insulation is to be installed to length of shaft.	

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B	11 Apr. 24	RJ
No.	Date	Int.

Amendment changes as per cover sheet	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Dimensions to take precedence over scale. • Do not scale from these drawings.	Designer:	Client / Project info		SCHEDULES		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED GRIERSON STUDIO 30 Roslyn Avenue KINGSTON		Drawn	RJ	AP2020-1817
					Date	26 November 2020	Sheet
				Scale	1 : 20	10/12	

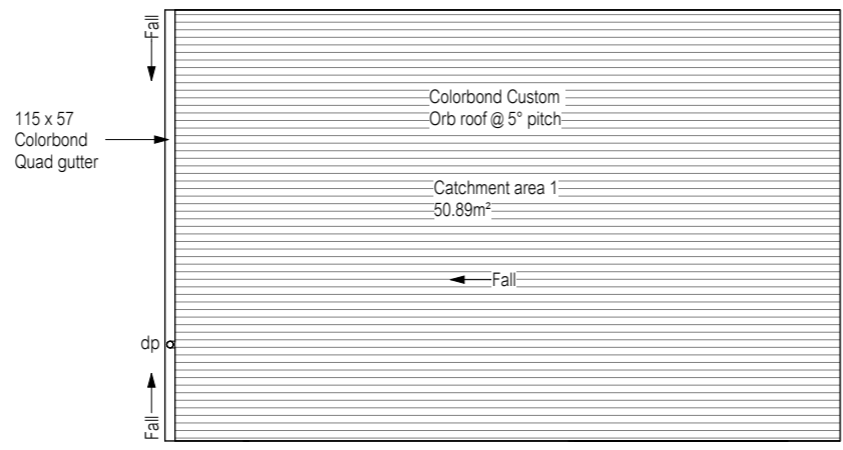


**GUTTER OVERFLOW REQUIREMENTS** as per N.C.C. Table 3.5.2.4:  
Controlled front bead height with the front bead of the gutter installed a minimum of 10mm below the top of the fascia.

Batten fixings:  
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:  
75 x 38 F8  
@ 900 Centre

Colorbond fixings:  
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



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**ROOF VENTILATION GUIDE:**  
Ventilation calculations must be read in conjunction with CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).

Continuous gap:	
Supply	Exhaust
Continuous gap at eaves is: 25mm for <16° pitch 10mm for >16° pitch	Continuous gap at ridge is at least 5mm for all roof pitches

OR

**Roof vents:**  
The minimum vent area should be:  
a) Ceiling area/150 for <16° pitch, or  
b) Ceiling area/300 for >16° pitch

Supply	Exhaust
75% of ventilation should be supply	25% of ventilation should be exhaust

Vent at gable should be within 900mm of ridge.

ROOF VENTILATION CALCULATION	
<b>Roof vents:</b>	
Ceiling Area:	28.73m²
Roof Pitch:	5°
Supply area required (75%):	0.14m²
Exhaust area required (25%):	0.05m²

Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	4 evenly spaced
Exhaust number required	2 evenly spaced

AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.

**ROOF DRAINAGE NOTE:**  
Min. medium rectangular gutter & min. 90Ø downpipe specified as per N.C.C. part 3.5.3. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

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Amendment changes as per cover sheet

**Notes**

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**Designer:**  
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**Client / Project info**  
PROPOSED GRIERSON STUDIO  
30 Roslyn Avenue  
KINGSTON



ROOF PLAN		
Drawn	RJ	AP2020-1817
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## GENERAL

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- Internal dimensions are to wall framing only and does not include wall lining.
- Dimensions to take precedence over scale. Do not scale from these drawings.
- All materials to be installed according to manufacturers specifications.

## SITeworks

- Cut and batter are indicative. Batter to comply with the current National Construction Code Table 3.1.1.1
- All cuts and FFL's shown (DA drawings) are subject to engineering advice once a satisfactory soil test has been received and reviewed.
- All earthworks to comply to the current N.C.C. Part 3.1.1.
- All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
- Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
- All unprotected embankments must comply with the slope ratios for soil type in Table 3.1.1.1 of the current N.C.C.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	COMPACTED FILL	CUT
Stable Rock (A)	2:3	8:1
Sand (A)	1:2	1:2
Firm Clay (M-E)	1:2	1:1
Soft Clay (M-E)	Not Suitable	2:3

## MASONRY

- All masonry is to be constructed in accordance with AS3700.
- External walls to be 110mm brickwork unless noted otherwise.
- Mortar to be mixed 1:1.6 cement: lime: sand unless stated otherwise by engineer.
- Damp-proof course in all perimeter walls cut into external walls below floor level with weep holes at 1200 crs. in accordance with AS2904
- Vertical articulation joints to be provided 6m max centres for unreinforced masonry walls except where built on site classification A or S and spaced as per AS3700 Section 12.6.4.
- Where necessary, steel lintels are to be provided in accordance with AS4100 and AS3700.

## ELECTRICAL

- Exhaust fans to comply with current N.C.C. Part 3.8.5.2 Section C
- Exhaust fans to be sealed and ducted to outside of dwelling, or discharged into a roof space that complies with the current N.C.C. Part 3.8.7.4.
- Electrician is to ensure that all GPO's in wet areas meet all Standard and Code requirements.

## TIMBER FRAMING

- All work to be carried out in accordance with the current National Construction Code.
- All timber framing to be carried out in accordance with AS1684 - Residential Timber Framing Code.
- Stud frames to be 90 x 35 F17 at 450 crs, unless noted otherwise.
- Galvanised wall ties to masonry at 450 crs horizontally and 600 crs vertically, with spacing reduced by 50% around openings.

## BRACING / LINTELS

- Wall bracing to be as per AS1684-2 2010 Residential Timber Framing Code and AS1170 Wind Loads.
- Wall bracing as shown on plan is a minimum only. Builder to provide additional bracing to suit the construction of wall frames in accordance with good building practise.
- Plywood bracing in accordance with AS1684-2 2010 Table 8-18 (h) method B 900mm wide sheet ply bracing panels (6.0mm thick F11 or 4mm thick F14) to be fixed to stud frame with 2.8mm dia. X 30mm long min. flat head nails.

TIMBER LINTELS for single (or Upper Storey) to be F17 Hardwood as follows

- 0 - 1500 120 x 35
- 1500 - 2400 140 x 35
- 2400 - 2700 190 x 35
- Tie down and fixing connections to comply with AS1684

STEEL LINTELS for single (or Upper Storey) to be as follows

- 0 - 2700 90 x 90 x 6 EA
- 2700 - 3200 100 x 100 x 8 EA
- 3200 - 4000 150 x 90 x 8 UA
- Lintels require 150mm bearing either side of opening

## ROOFING

- Roof to be Colorbond 'Custom Orb' metaldeck provided and installed in accordance with AS1562.1. (If roof is to be tiled, refer to AS2050. 2018)
- Prefabricated roof trusses to be supplied and installed to manufacturer's specification. Truss manufacturer to confirm lintel sizes.

## SUSPENDED CEILINGs

- All suspended ceilings to be installed in accordance with AS2785:2020.

## BUILDING FABRIC & INSULATION

- To be in accordance with the current N.C.C. part 3.12.
- Where an alternative energy efficiency design is proposed as an *Alternative Solution*, that proposal must comply with Performance Requirement P2.6
- Reflective building membrane installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be lapped minimum 150.
- Stated R values are for additional insulation required and are NOT Rt values (Total System Value)
- Insulation to be installed to manufacturers specifications and any relevant standards.
- Bulk insulation is not to be compressed as this reduces the effective R rating.
- Recessed downlights are to be shrouded to allow for insulation over (no insulation is possible over shrouding in raked ceilings).

## WINDOWS

- Windows to be aluminium framed unless noted otherwise.
- All windows to be fabricated and installed in accordance with AS1288 and AS2047 to specific wind speed as per engineers report.
- All opening windows to comply to current N.C.C. 3.6 requirements.
- 3.9.2.6 Protection of openable windows - bedrooms
  - (a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.
  - (b) Where the lowest level of the window opening covered by (a) is less than 1.7m above the floor, the window opening must comply with the following:
    - (i) The openable portion of the window must be protected with -
      - (A) a device capable of restricting the window opening; or
      - (B) a screen with secure fittings.
    - (ii) A device or screen required by (i) must -
      - (A) not permit a 125 mm sphere to pass through the window opening or screen; and
      - (B) resist an outward horizontal action of 250 N against the -
        - (aa) window restrained by a device; or
        - (bb) screen protecting the opening; and
        - (C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
    - (c) Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection.
    - (d) A barrier covered by (c) must not -
      - (i) permit a 125 mm sphere to pass through it; and
      - (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 3.9.2.5).

- 3.9.2.7 Protection of openable windows - rooms other than bedrooms
  - (a) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
  - (b) The openable part of the window covered by (a) must be protected with a barrier with a height of not less than 865 mm above the floor.
  - (c) A barrier required by (b) must not -
    - (i) permit a 125 mm sphere to pass through it; and
    - (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. (See Figure 3.9.2.6)

- Glazing installed in areas with high potential for human impact to comply N.C.C. Part 3.6.4.

## WET AREA

- Walls to wet areas to be finished with wet area plasterboard.
- Comply with N.C.C. Table 3.8.1.1, and AS3740.
- All unenclosed showers above baths to have min 900 shower screen or floor waste within 1500 of shower connection, as per AS3740.

## STAIRCASES, HANDRAILS AND BALUSTRADES

- Stair treads - 240mm min. - 355mm max.  
Stair risers - 115mm min. - 190mm max.
- Handrail required where change of level between floors / landings  $\geq$  1m as per current N.C.C. 3.9.2.4.
- Handrail height min 865mm above nosing of stair treads or floor of ramp as per N.C.C. 3.9.2.
- No gaps in staircase or balustrades to be greater than 125mm.
- A balustrade is required where the level of a trafficable surface is 1000mm or greater above the adjacent surface beneath.
- Balustrade to be minimum 1000mm above finished floor level (including any floor coverings).
- Doors opening outwards externally must open to a landing (min. 750mm wide) where the difference in levels is greater than 570mm.
- Non Slip Treads: All stairs are to comply with N.C.C. 3.9.1.4

## DRAINAGE

- Drainage to be designed and constructed in accordance with AS3500 and Local Authority.
- Stormwater pipes to be UPVC Class HD
- Sewer pipes to be UPVC Class SH
- Provide 200 K2 polyethylene water reticulation
- Type B stop valve to be located adjacent to entry.
- Backfill all trenches beneath vehicle pavement and slabs on grade to full depth with 20 FCR.
- Provide overflow relief gully with tap over. Invert level to be a minimum of 150mm below finished floor level.
- Cut and batter are indicative. Batter to comply with current National Construction Code Table 3.1.1.1
- Provide surface drainage in accordance with AS2870 section 5.6.3.
- Provide flexible joints in all drainage emerging from underneath or attached to building in accordance with AS2870 2011 section 5.6.4 for all class H & E sites. Refer Geotech for  $\frac{1}{2}$

## WOOD HEATERS

- All wood heaters are to comply to manufacturers specifications and N.C.C. Part 3.10.7.

## FIRE SAFETY

- Smoke alarms to be mains powered and installed as per AS3786. Locations as per current N.C.C. 3.7.5.
- Smoke alarms to be interconnected where there is more than one alarm.
- Installation of wood heaters to comply with AS2918. Provide local authorities with installation and compliance certificates.

## CONCRETE

- Concrete footings and slabs to be in accordance with AS2870.
- Concrete to be manufactured to comply with AS3600 and:
  - Have a strength at 28 days of not less than 25Mpa (N25 grade);
  - Have a 20mm nominal aggregate size;
  - Have a nominal 80mm slump
- Concrete slab to be laid over 0.2mm polythene membrane, 50mm well bedded sand and minimum 100mm compacted FCR (20mm)
- Slab thickness and reinforcement to be as per engineer's design.

## IMPORTANT NOTICE FOR THE ATTENTION OF THE OWNER AND THE BUILDER

- The owner who is responsible for the maintenance of the building foundation and the site should be familiar with the performance and maintenance requirements set out in CSIRO Building Technology File 18. A copy of this document is provided in association with engineering certification of these drawings and forms an integral part of the construction documents.

## SITE INFORMATION EXPLANATION

Land Title Reference:	Certificate volume and folio
Wind Classification:	Site classification to AS4055-2012
Soil Classification:	Site classification to AS2870-2011
Climate Zone:	Refer to www.abcb.gov.au map
Alpine Area:	Refer to N.C.C. Schedule 3, figure 1.
Corrosion Environment:	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to N.C.C. section 3.4.4.4 & Table 3.4.4.7. Cladding and fixings to manufacturer's recommendations.
BAL Level:	As determined by registered Bushfire Assessor, or Council Overlay.

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 PROPOSED GRIERSON STUDIO  
 30 Roslyn Avenue  
 KINGSTON



### STANDARD NOTES

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**GENERAL**

- Stated R values are for additional insulation required and are NOT Rt values (Total System Value)
- Insulation to be installed to manufacturers specifications and any relevant standards.
- Bulk insulation is not to be compressed as this reduces the effective R rating.
- Waffle Pod allowances -  
R0.6 - 175mm deep.  
R0.7 - 225mm deep.  
R0.8 - 300mm deep.  
R0.9 - 375mm deep.

**N.C.C. 3.12.0 (A)**

- Performance Requirement P2.6.1 for the thermal performance of the building is satisfied by complying with:  
**3.12.0.1 - FOR REDUCING THE HEATING OR COOLING LOADS**

- To reduce heating or cooling loads must achieve an energy rating using house energy rating software, of not less than 6 stars.

**3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION**

- Builder to ensure that all insulation complies with AS/NZ 4859.1 and be installed to N.C.C. 3.12.1.1.

**3.12.1.2(C) AND 3.12.1.4(B) - FOR THERMAL BREAKS**

- For sheet roofing and lightweight external cladding fixed to metal purlins, metal rafters, metal battens, and metal framing.

**3.12.1.2(E) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION**

- Refer to attached Thermal Performance Certification.  
(i) If allowance has been made for ceiling penetrations in NATHERS (FirstRate 5) certification process **NO** further action is required.  
(ii) If **NO** allowance has been made for ceiling penetrations in NATHERS (FirstRate 5) certification process then ceiling penetration area must be calculated and the necessary adjustment made to the specified ceiling insulation as per Table 3.12.1.1h of N.C.C.

**3.12.1.5(C) AND 3.12.1.5(D) - FOR FLOOR EDGE INSULATION**

- For concrete slab-on-ground with in-slab heating or cooling.

**3.12.3 - FOR BUILDING SEALING**

- 3.12.3.1 - Chimneys and Flues.  
The Chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.
- 3.12.3.2 - Roof lights.  
(a) A roof light must be sealed, or capable of being sealed, when serving -  
(i) a conditioned space; or  
(ii) a habitable room in climate zones 4, 5, 6, 7 and 8.  
(b) A roof light required by (a) to be sealed, or capable of being sealed, must be constructed with -  
(i) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or  
(ii) a weatherproof seal; or  
(iii) a shutter system readily operated either manually, mechanically or electronically by the occupant.

**CONDENSATION**

- Where raked ceilings exist, suitable spacing between sarking and bulk insulation exists (no contact between products). The builder to ensure adequately sized timber is used to ensure this separation is provided.
- In standard roof spaces, provide separation between roof sarking and ceiling insulation, around the building perimeter, to ensure airflow from eave vents is maintained.
- All light-weight cladding to be battened out from studs (Metal / FC sheet / Timber).
- Exhaust systems to be installed in accordance with N.C.C. 3.8.7.3:  
An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of –  
(i) 25 L/s for a bathroom or sanitary compartment; and  
(ii) 40 L/s for a kitchen or laundry.
- Exhaust systems to be discharged directly or via a shaft or duct to outdoor air.

- 3.12.3.3 - External windows and doors.  
(a) An external door, internal door between a Class 1 building and an unconditioned Class 10a building, operable window and other such opening must be sealed when serving -  
(i) a conditioned space; or  
(ii) a habitable room in climate zones 4, 5, 6, 7 and 8.  
(b) A seal to restrict air infiltration -  
(i) for the bottom edge of a door, must be a draft protection device; and  
(ii) for the other edges of a door or the edges of an operable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like.  
(c) A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with (b)(ii).
- 3.12.3.4 - Exhaust fans.  
An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving -  
(a) A conditioned space; or  
(b) A habitable in the climate zones 4, 5, 6, 7 and 8.
- 3.12.3.5 - Construction of roofs, walls and floors.  
(a) Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with (b) when forming part of the external fabric of -  
(i) a conditioned space; or  
(ii) a habitable room in climate zone 4, 5, 6, 7 and 8.  
(b) Construction required by (a) must be -  
(i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or  
(ii) sealed at junctions and penetrations with -  
(A) close-fitting architrave, skirting or cornices; or  
(B) expanding foam, rubber compressive strip, caulking or the like.
- 3.12.3.6 - Evaporative coolers.  
An Evaporative cooler must be fitted with a self-closing damper or the like when serving -  
(a) A heated space; or  
(b) a habitable room in climate zones 4, 5, 6, 7 and 8.

**3.12.5.5 - ARTIFICIAL LIGHTING**

- Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:  
(i) 5W/m<sup>2</sup> in Class 1 building;  
(ii) 4W/m<sup>2</sup> on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);  
(iii) 3W/m<sup>2</sup> in a Class 10a building associated with a Class 1 building.
- The illumination power density allowance may be increased by dividing it by the illumination power density adjustment factor for a control device as per N.C.C. Table 3.12.5.3.

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					ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED GRIERSON STUDIO 30 Roslyn Avenue KINGSTON		Drawn RJ	AP2020-1817	
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VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	WALL / FLOOR JUNCTIONS	PENETRATIONS
Shower area (enclosed and unenclosed) with hob	Waterproof floor in shower area, (including any hob or step-down)	(a) Waterproof all walls in shower area to a height the greater of - (i) not less than 150mm above floor substrate; or (ii) not less than 25mm above maximum retained water level; and (b) Water resistant walls in shower area to not less than 1800mm above finished floor level of the shower.	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.
Shower area (enclosed and unenclosed) with step down					
Shower area (enclosed and unenclosed) without hob or step-down					
Shower area (enclosed and unenclosed) with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level of the shower.			
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant floor of the room.	N/A	N/A	Waterproof all wall/floor junctions.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.				
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant floor of the room.	(a) Water resistant to a height of not less than 150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm of a wall. (b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150mm above vessel for the extent of the vessel.	Water resistant wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
Areas adjacent to baths and spas for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof floor of the room.				
Inserted baths and spas.	(a) Waterproof shelf area, incorporation waterstop under the bath lip. (b) No requirement under bath.	(a) Water resistant to not less than 150mm above the bath or spa; and (b) No requirement under bath.	(a) Waterproof junctions within 150mm above bath or spa; and (b) No requirement under bath.	N/A	Waterproof all tap and spout penetrations where they occur in horizontal surfaces.
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.	Waterproof wall junctions where vessel is fixed to a wall.	N/A	Waterproof all tap and spout penetrations where they occur in horizontal surfaces required to be waterproof or water resistant.
Laundries and WCs	Water resistant floor of the room.	N/A	N/A	Water Resistant wall / floor junctions.	N/A

NOTES:

- If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
- N/A means not applicable.

Wet Areas Waterproofing by licenced and accredited installer (eg Wet Seal). Certification to be provided to Building Surveyor. Contractor or Builder to determine the appropriate waterproofing in accordance with AS 3740, Part 3.8.1 and Table 3.8.1.1 of N.C.C. and to notify the Building Surveyor for inspection arrangements during installation.

Note: this information is for general guidance and is indicative only. waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.


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TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, Jarrah, other hardwoods	19	500
Treated Pine	22 Dressed	400
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60

BOLTS FOR BEARER TO STUMP / POSTS CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Min. timber thickness: 35mm		Treated Pine (F5) Min. timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

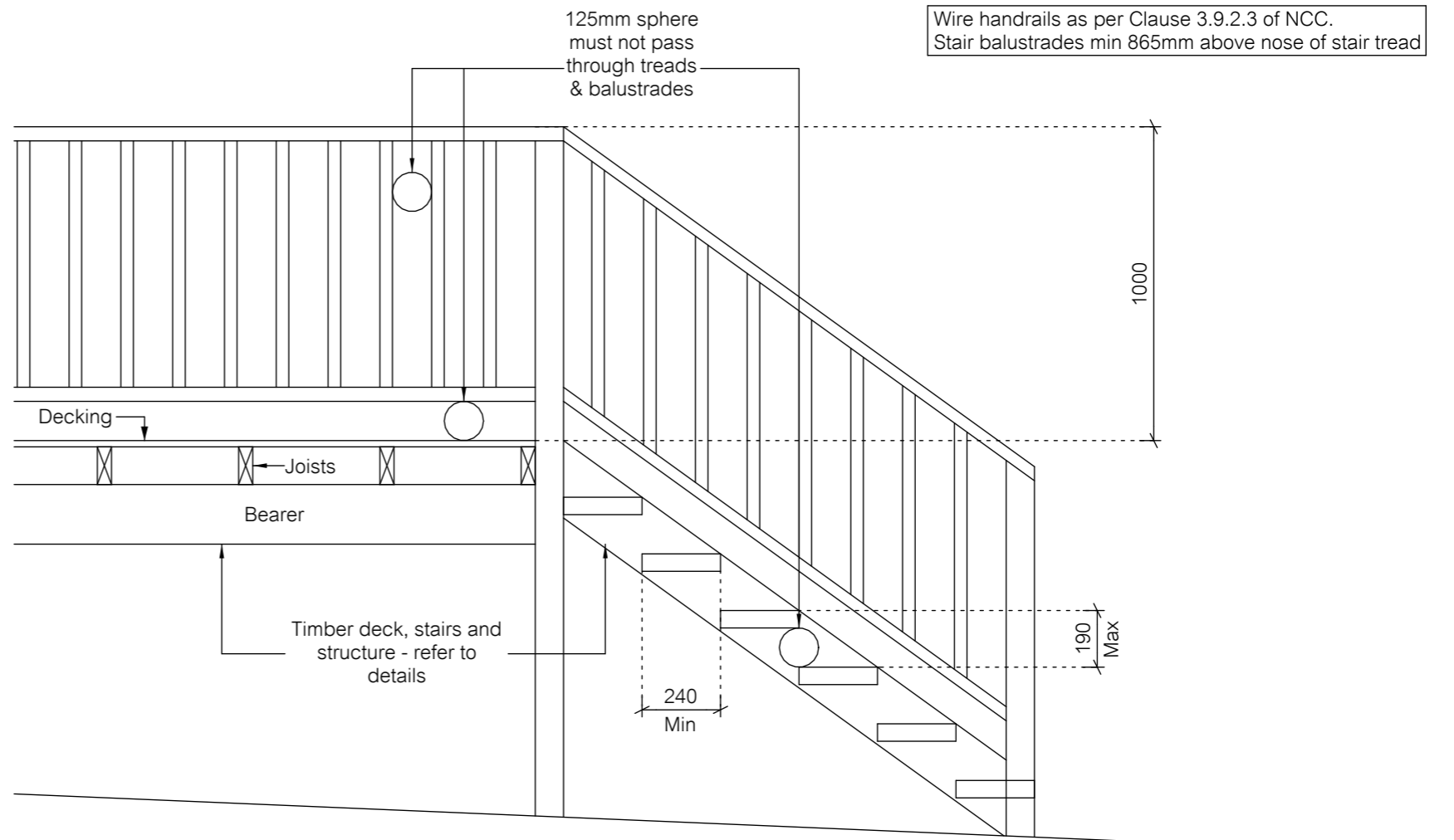
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head	50 x 2.5 Flat Head	50 x 2.5 Flat Head	50 x 2.5 Flat Head
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head	50 x 2.5 Flat Head	50 x 2.5 Flat Head	50 x 2.5 Flat Head
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head

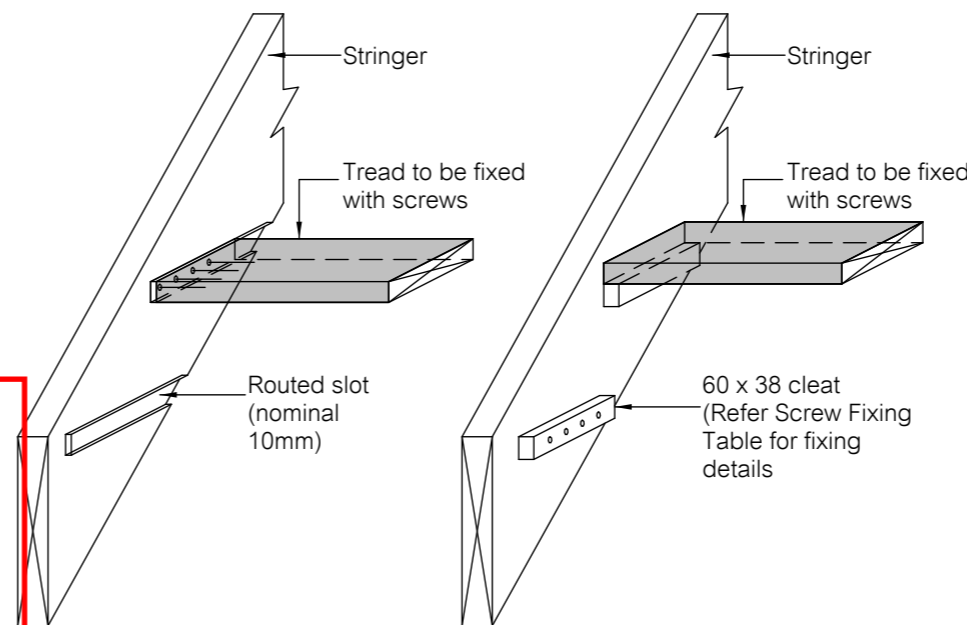
- NOTES:  
DS - Deformed shank
- Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
  - In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.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

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TREAD TO STRINGER FIXING OPTIONS



STRINGER TO WALL FIXING

- INTERNAL - 14g 75mm bugle screws into wall studs  
EXTERNAL - M12 masonry anchors into masonry at 600 centres

SCREW FIXING TABLE

STAIR WIDTH (mm)				
750	1000	1200	1500	1800
SCREW TYPE / NUMBER				
3#10	3#10	3#10	3#12	3#12

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TIMBER STAIR CONSTRUCTION DETAILS		
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