

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-449

Proposal: Dwelling

Subject Site: 31 Halls Track Road, Sandfly

Responsible Planning Officer: Benjamin Allen

Advertised Documents:

- Application Plans
- Arboricultural Impact Assessment

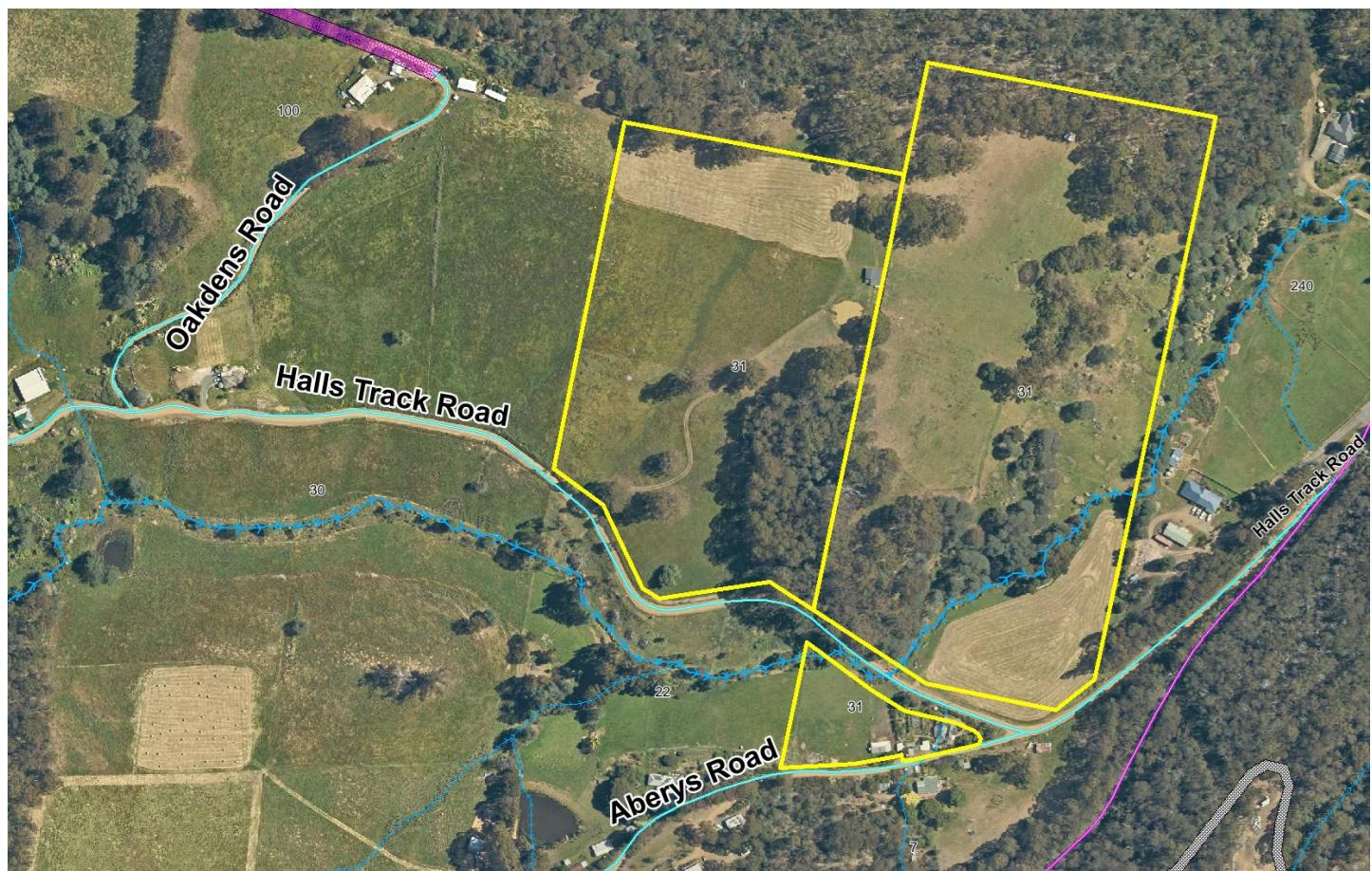
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **23 February 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



PROPOSED NEW DWELLING 1a and RETROSPECTIVE FARM SHED 10a AT LOT 2, 31 HALLS TRACK ROAD, SANDFLY C.T.48150-2

DRAWING SHEETS

A00	COVER PAGE
A01	SITE PLAN
A02	DRAINAGE PLAN
A03	FLOOR PLAN
A04	ROOF PLAN TBC
A05	SECTION TBC
A06	ELEVATIONS
A07	ELECTRICAL PLAN TBC
A08	SETOUT TBC
A09	BAL PLAN
A10	BAL 12.5 CONSTRUCTION NOTES
A11	DRIVEWAY LONG SECTION 1-2
A12	DRIVEWAY LONG SECTION 3-4
A13	DRIVEWAY LONG SECTION 5-8
A14	FLOOR PLAN & ELEVATIONS - SHED

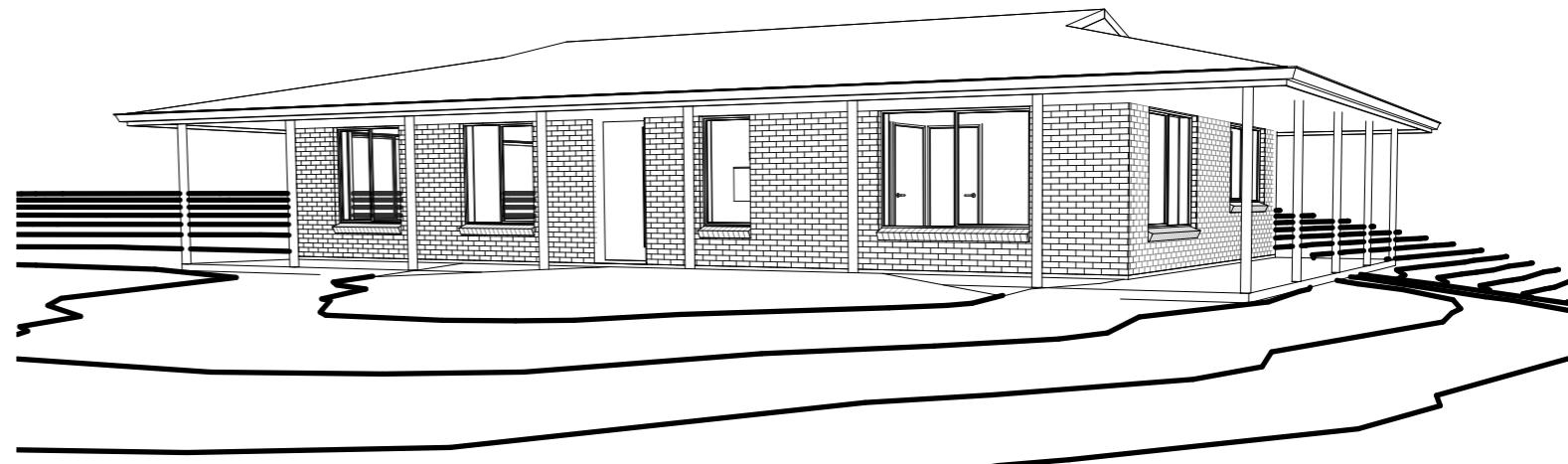
Kingborough Council

Development Application: DA-2025-449

Plan Reference No: P2

Date Received: 30/1/2026

Date placed on Public Exhibition: 7/2/2026



COMPLIANCE SHEETS

B01	WET AREA NOTES
B02	GENERAL SPECIFICATIONS

MUNICIPALITY: KINGBOROUGH
 PLANNING SCHEME: TASMANIAN INTERIM PLANNING SCHEME
 ZONING: 26.0 RURAL RESOURCE
 OVERLAYS: SCENIC LANDSCAPE AREA - ENTIRE PARCEL
 BIODIVERSITY PROTECTION AREA - ENTIRE PARCEL
 LANDSLIDE HAZARD AREA - REFER A01
 BUSHFIRE PRONE AREAS - ENTIRE PARCEL

SOIL CLASSIFICATION: XX TBC
 WIND CLASSIFICATION: XX TBC
 BAL: 12.5 BUSHFIREWISE DEVELOPMENT PLANNING
 WASTEWATER: TBC

ARBORICULTURAL IMPACT ASSESSMENT - TREE INCLINED JAN 2026



LOCATION PLAN: NTS



14 Mertonvale Circuit, Kingston
 e: sales@mavericbuilders.com.au
 ph: 03 6229 1430

DO NOT SCALE

REV	DESCRIPTION	DATE

R GENTILE & C WILSON
 LOT 2, 31 HALLS TRACK
 ROAD, SANDFLY

COVER PAGE

Project number J2193

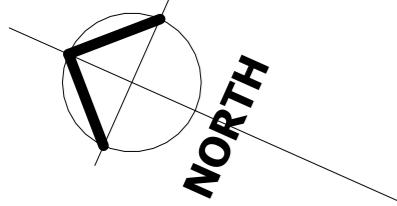
Date 29/01/2026

Drawn by AW

Scale NA

SHEET No.

A00



C.T. 48150-2

SITE AREA
6.00ha
193.5m²
0.32%
TOTAL SITE COVERAGE
DRIVEWAY FCR - EXISTING ACCESS
544m²
DRIVEWAY FCR - PROPOSED ACCESS
1248m²

6.00ha
193.5m²
0.32%
544m²
1248m²

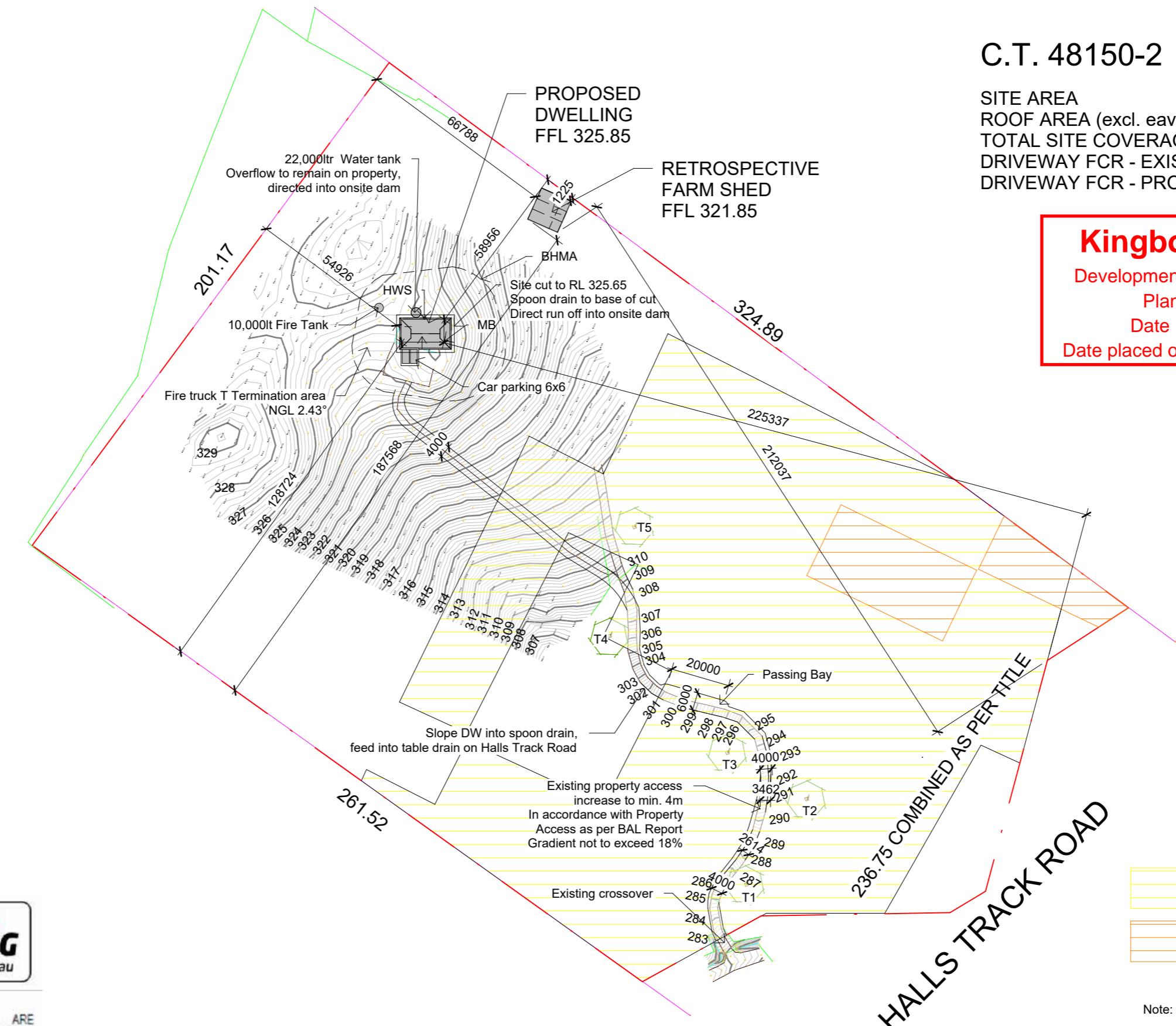
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R GENTILE & C WILSON
LOT 2, 31 HALLS TRACK
ROAD, SANDFLY

SITE PLAN

SHEET No.
A01

Project number	J2193
Date	29/01/2026
Drawn by	AW
Scale	1 : 1500

DRAINAGE LEGEND

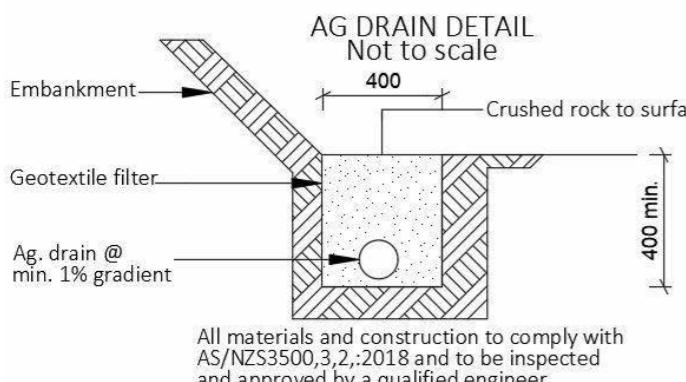
- 1 WC - 100mm
- 2 HANDBASIN - 40mm
- 3 SHOWER - 50mm
- 4 BATH - 40mm
- 5 LAUNDRY TROUGH - 50mm
- 6 WASHING MACHINE
- 7 KITCHEN SINK - 50mm
- 8 VENT - 50mm
- 9 TAP CHARGED ORG min 150mm below FFL
- 10 RAINWATER PIPE
- 11 INSPECTION OPENING TO GROUND LEVEL - 100m
- 12 DOWNPipe - 90mm
- 13 450mm GRATED PIT
- 14 SPREADER PIPE - 90mm
- 15 150mm GRATED DRAIN
- 16 DISHWASHER
- 17 STACK
- 18 DRAIN FOR HWS & AIR-CONDITIONER
- 19 TAP FOR FRIDGE
- 20 FLOOR WASTE
- 21 EXTERNAL TAP

NOTE -
Location of drainage pipes indication only

of type and direction.
Contractor to verify the location of
drainage pipes within existing boundary on
site.

Gutters & Downpipes to comply with NCC Housing Provisions Part 7.4

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



All materials and construction to comply with AS/NZS3500.3.2.;2018 and to be inspected and approved by a qualified engineer.

Notes:

Ensuite & Bath showers enclosed with tiled bases. Set down shower floors to accommodate 1:80 fall to waste
Bath shower to be hobless & step-free

All SW overflow to remain onsite and fed into onsite dam

Drainage plan to be updated upon receipt of wastewater report

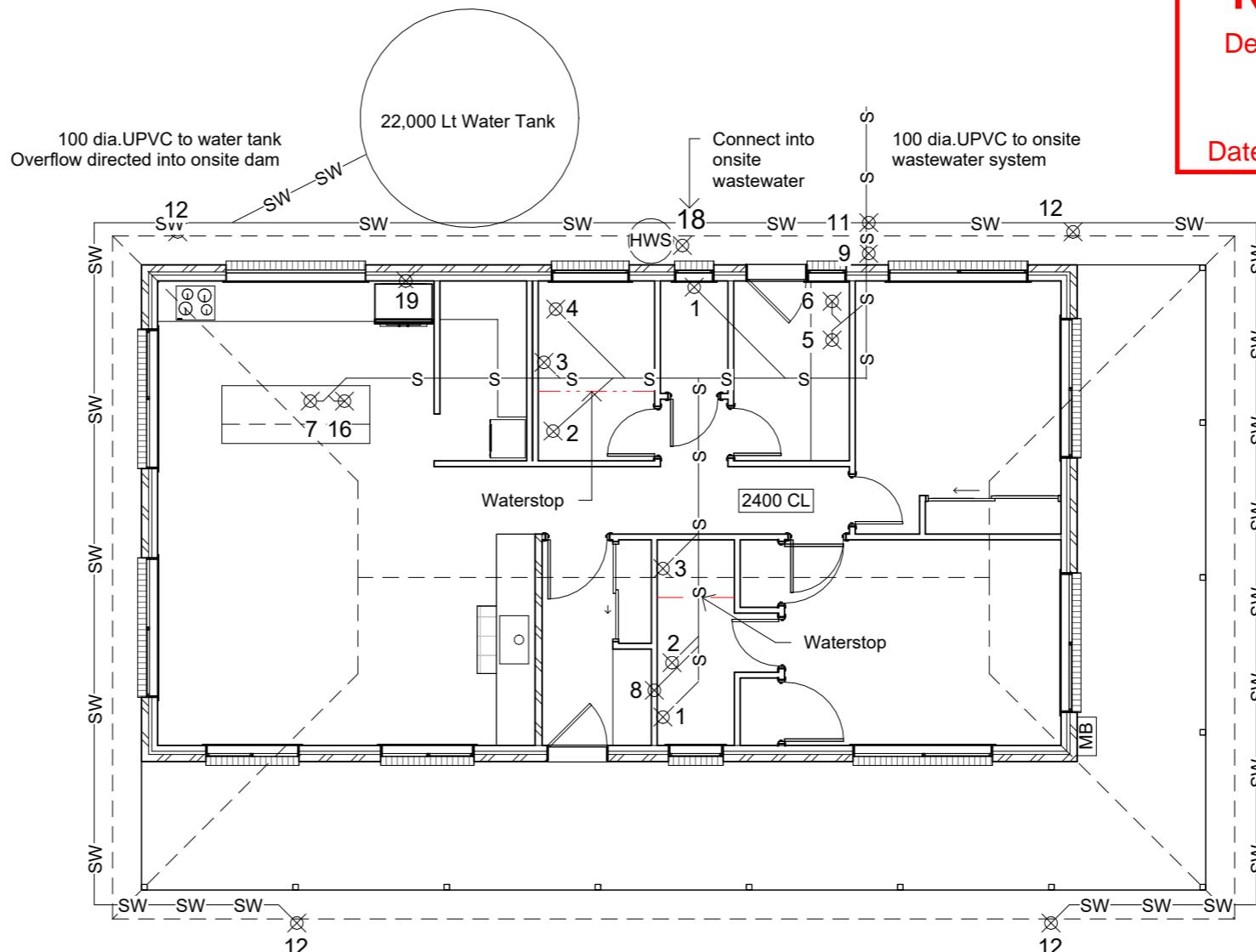
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R GENTILE & C WILSON
LOT 2, 31 HALLS TRACK
ROAD, SANDFORD

DRAINAGE PLAN

Project number	J2193	SH AO
Date	29/01/2026	
Drawn by	AW	
Scale	1 : 100	

SHEET No.
A02

Kingborough Council

Development Application: DA-2025-449

Plan Reference No: P2

Date Received: 30/1/2026

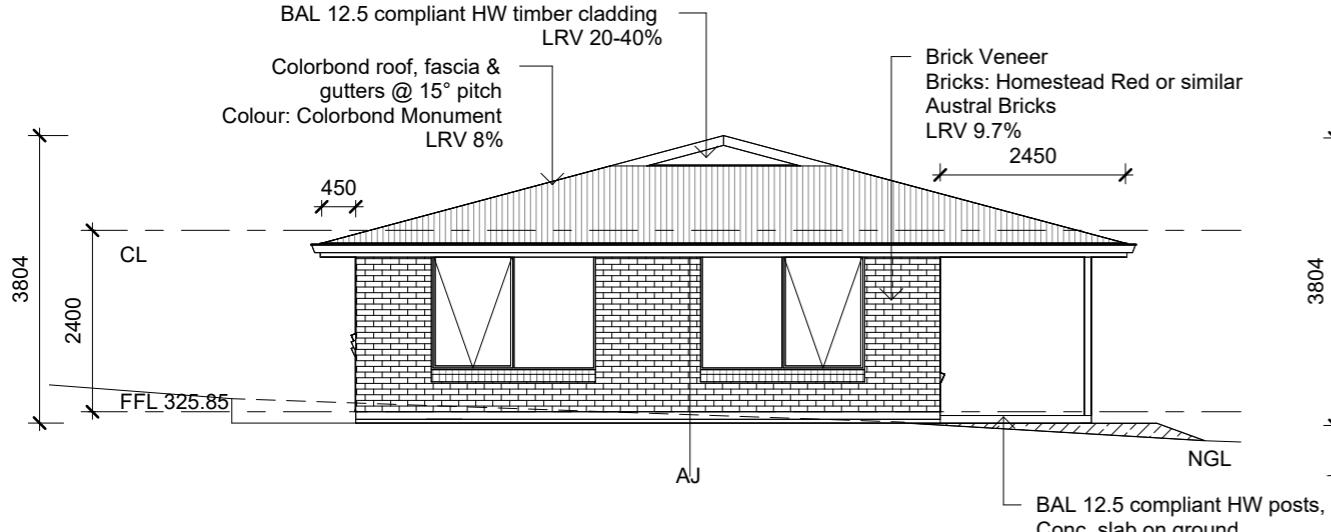
Date placed on Public Exhibition: 7/2/2026

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

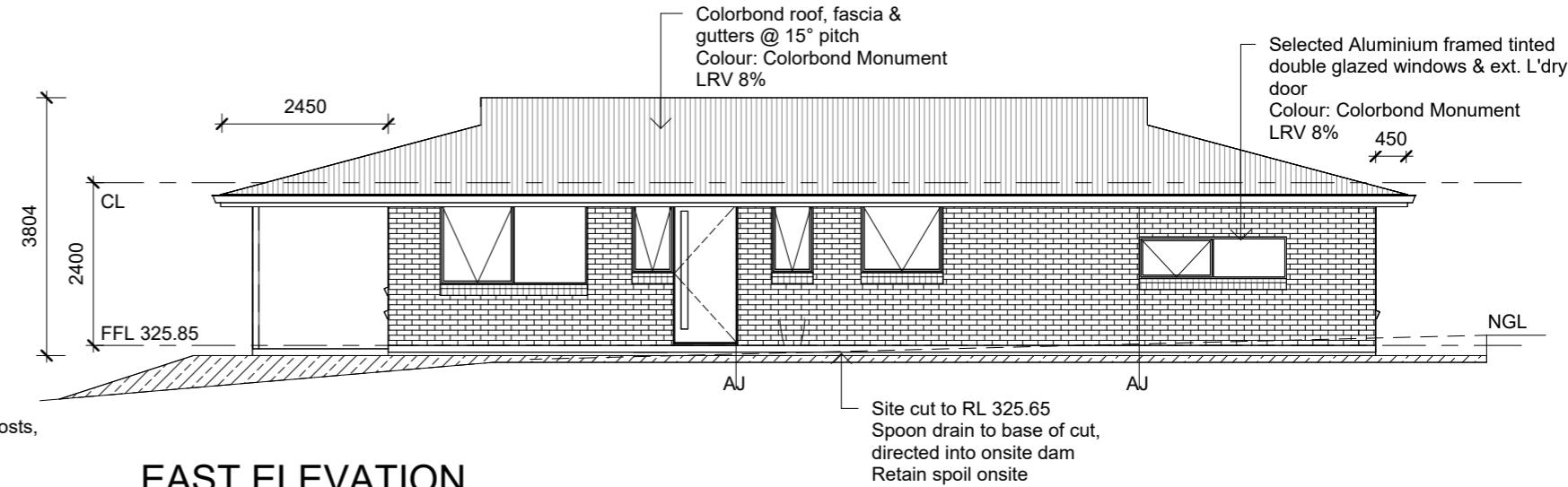
Sub-floor vents - Ventilation in accordance with NCC 2022 HP Part 6.2 and AS3959 when in conjunction with a BAL

AJ - Articulation Joints in accordance with NCC 2022 Part 5.2.5

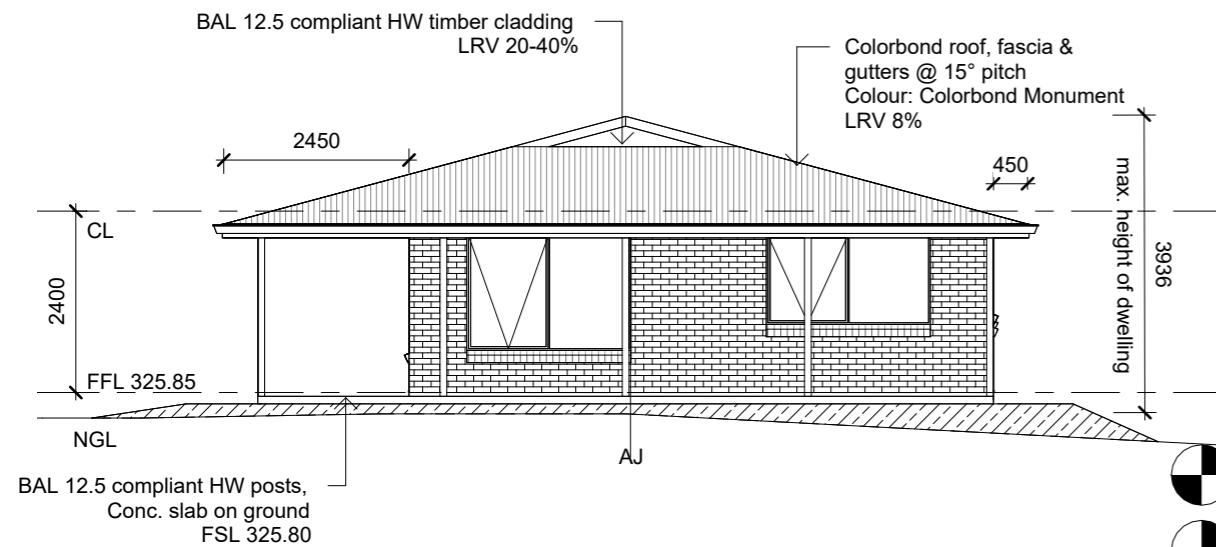
Construction in accordance with BAL 12.5



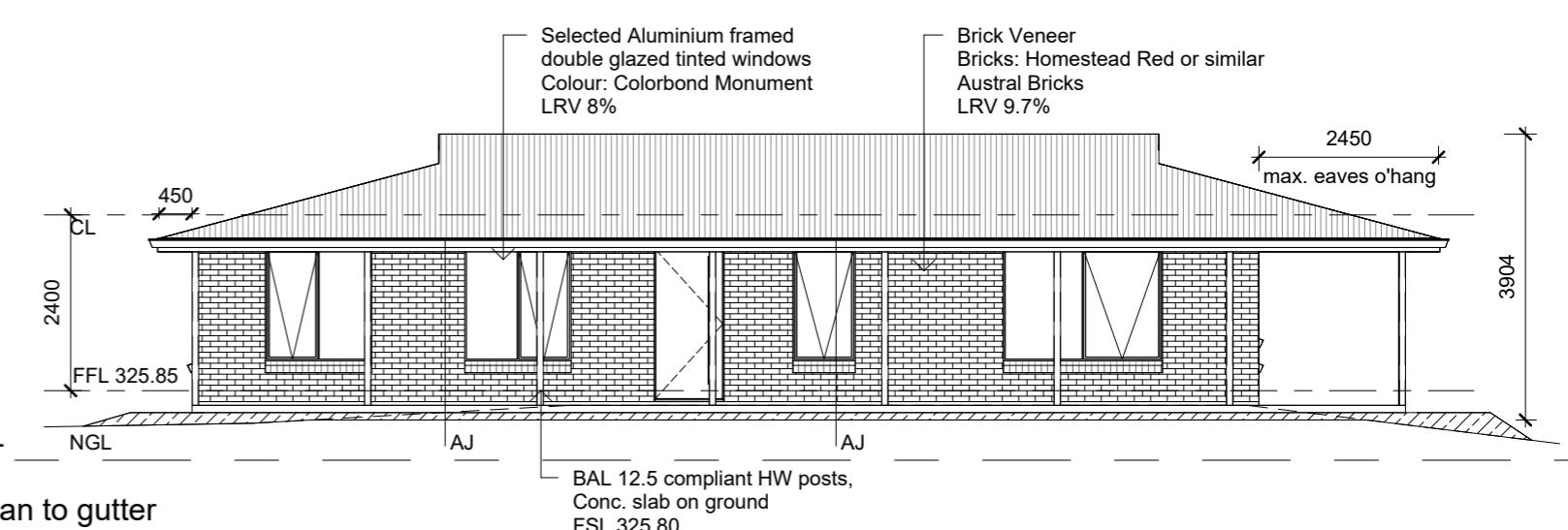
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

REV	DESCRIPTION	DATE

Project number	J2193	SHEET No.
Date	29/01/2026	A06
Drawn by	AW	
Scale	1 : 100	



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R GENTILE & C WILSON
 LOT 2, 31 HALLS TRACK
 ROAD, SANDFLY

BAL PLAN

Project number	J2193
Date	29/01/2026
Drawn by	AW
Scale	1 : 2000

SHEET No.
 A09

CONSTRUCTION NOTES:
BAL 12.5

Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bush-fire Prone Areas, Sections 3 and 5.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m³. Any exposed timber shall bush-fire resistant timber (AS 3959-2018 Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m³ or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 2mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 2mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bush-fire resistant timber (AS3959- 2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 2mm .

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1 A for detail. Alternatively, compliant bush-fire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves shall be aluminium framed but can also be PVC which is shown to be bush-fire resistant or bush-fire resistant timber (AS 3959-2018 Appendix F compliant). Compliant timbers include Silvertop Ash, Blackbutt, Spotted Gum, Red Gum, River Gum, Red Ironbark, Kwila, Turpentine, as long as the density is 650 kg/m³ or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bush-fire shutters may be installed. Care should be taken to ensure that the Energy Assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS shall be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and Bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bush-fire resistant or bush-fire resistant timber (AS 3959-2018 Appendix F compliant). Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bush-fire resistant or bush-fire resistant timber (AS 3959-2018 Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, as long as the density is 650kg/m³ or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 2mm. Roller doors shall have guide tracks with gaps no greater than 2mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbord cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 2mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPipe materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING shall be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck subfloor is enclosed then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements shall be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bush-fire resistant timber (AS 3959-2018 Appendix F compliant) or equivalent non-combustible material. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS shall be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

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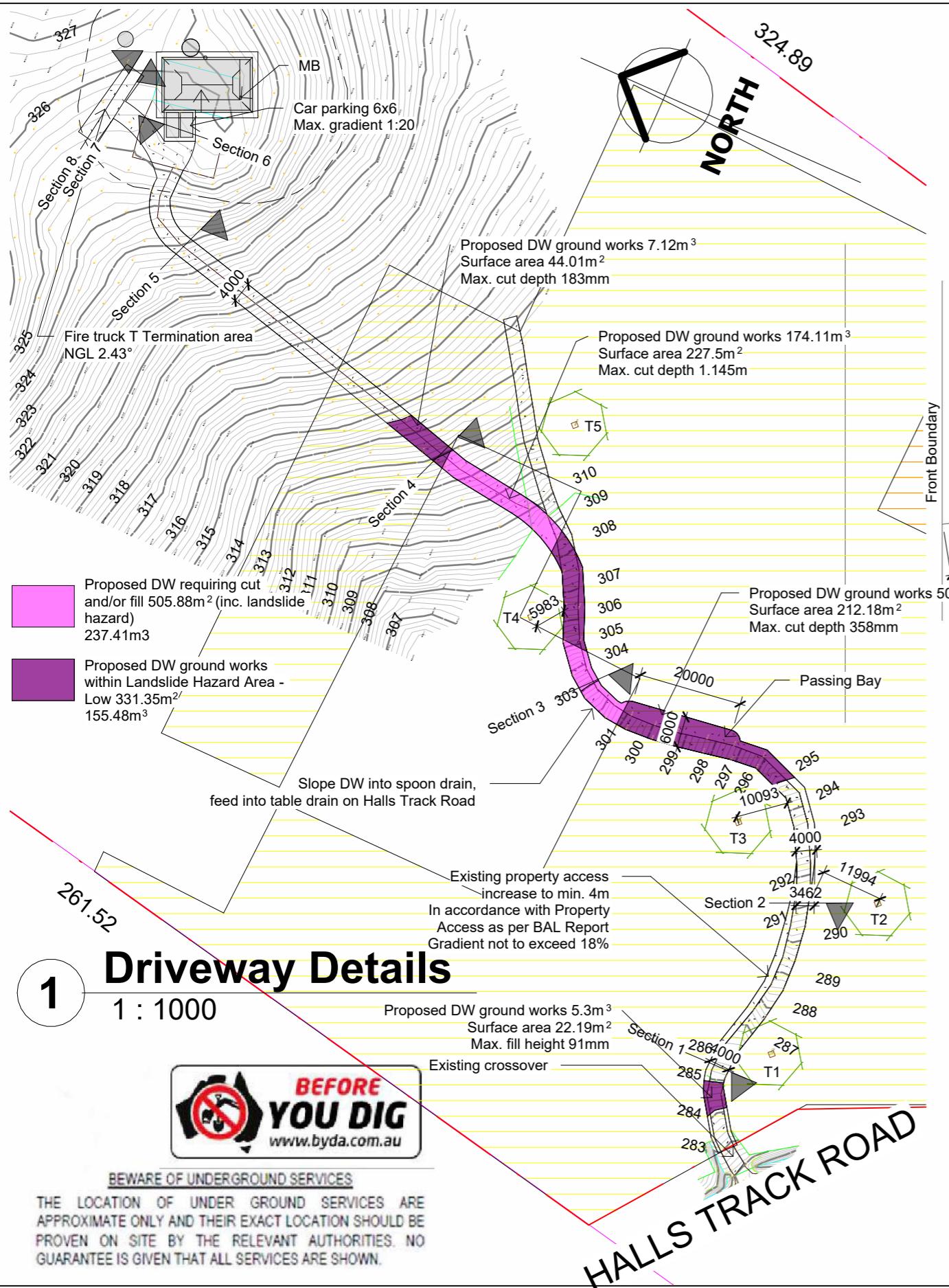
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REV	DESCRIPTION	DATE

R GENTILE & C WILSON
LOT 2, 31 HALLS TRACK
ROAD, SANDFLY

BAL 12.5 CONSTRUCTION NOTES

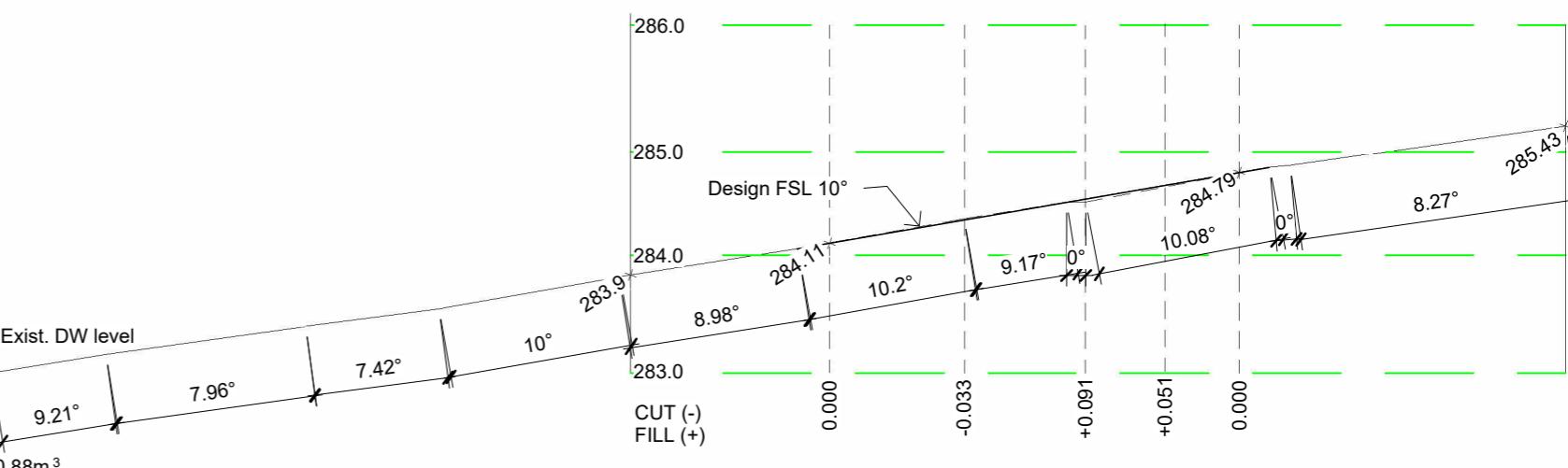
Project number	J2193	SHEET No.
Date	29/01/2026	
Drawn by	AW	
Scale	NA	A10



C.T. 48150-2

DRIVEWAY FCR - EXISTING ACCESS
DRIVEWAY CR - PROPOSED ACCESS

544m²
1248m²



SECTION 1

1:200

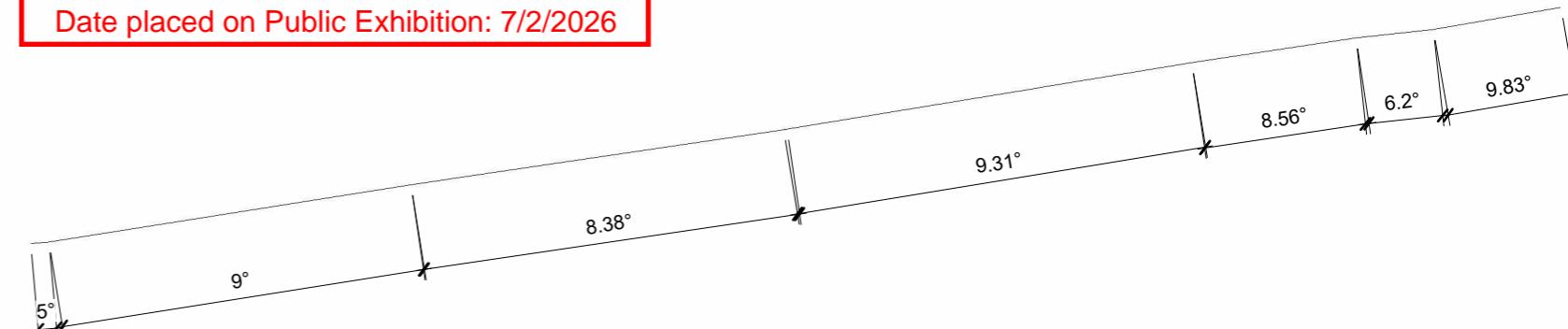
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SECTION 2

1:200

All gradients <10° no changes to NGL

REV	DESCRIPTION	DATE

R GENTILE & C WILSON
LOT 2, 31 HALLS TRACK
ROAD, SANDFLY

DRIVEWAY LONG SECTION 1-2
Project number J2193
Date 29/01/2026
Drawn by AW
Scale As indicated

SHEET No.
A11

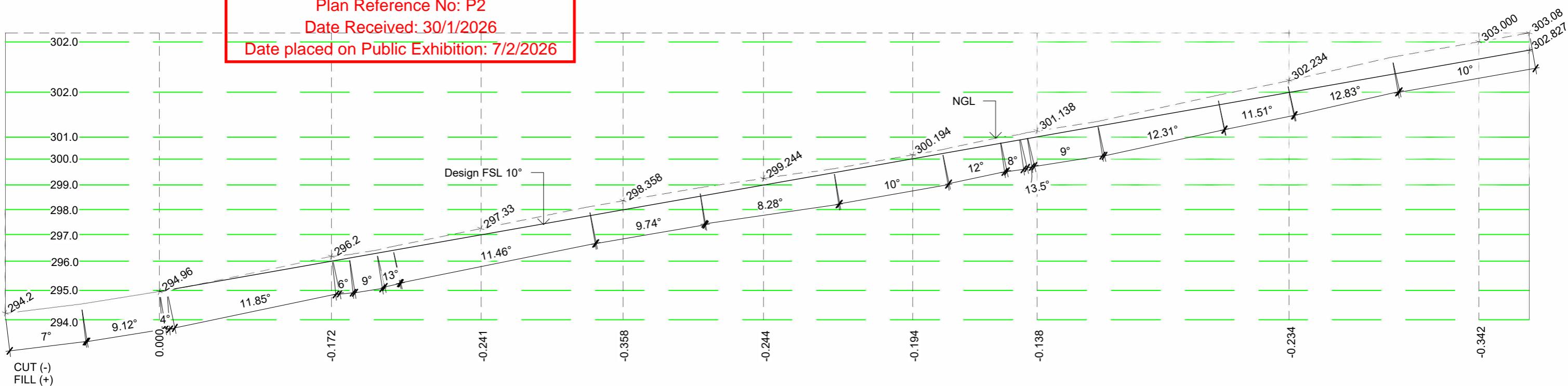
Kingborough Council

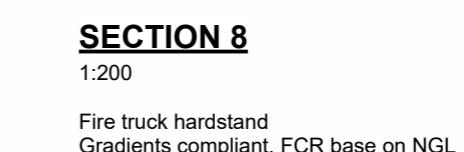
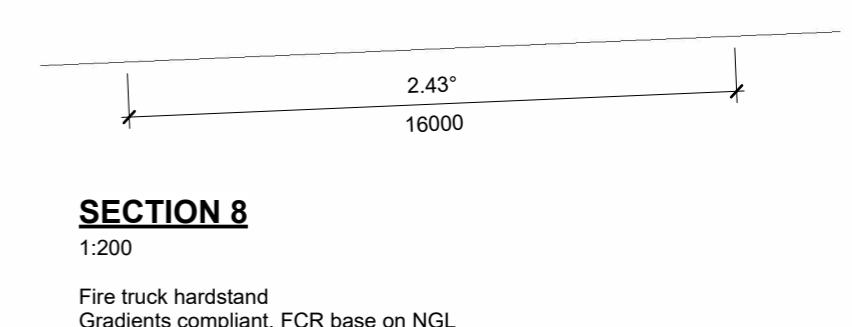
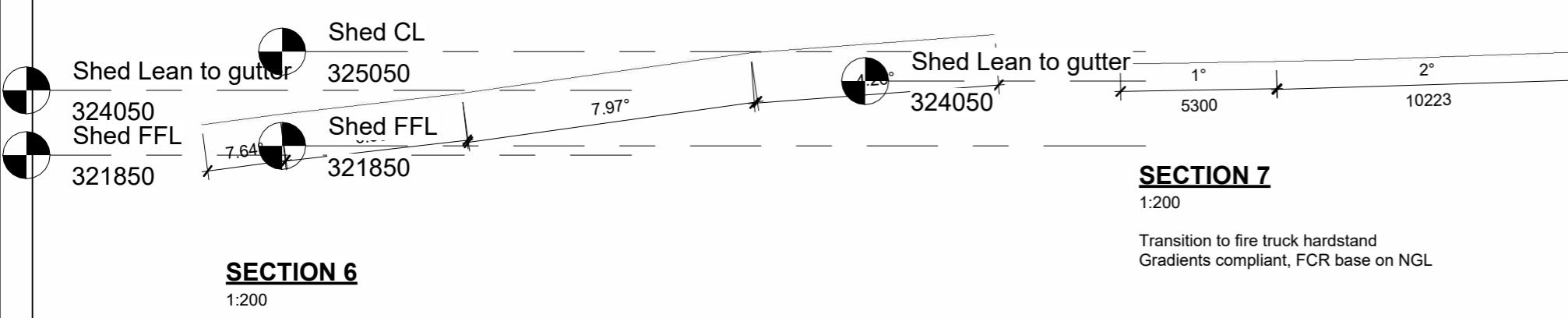
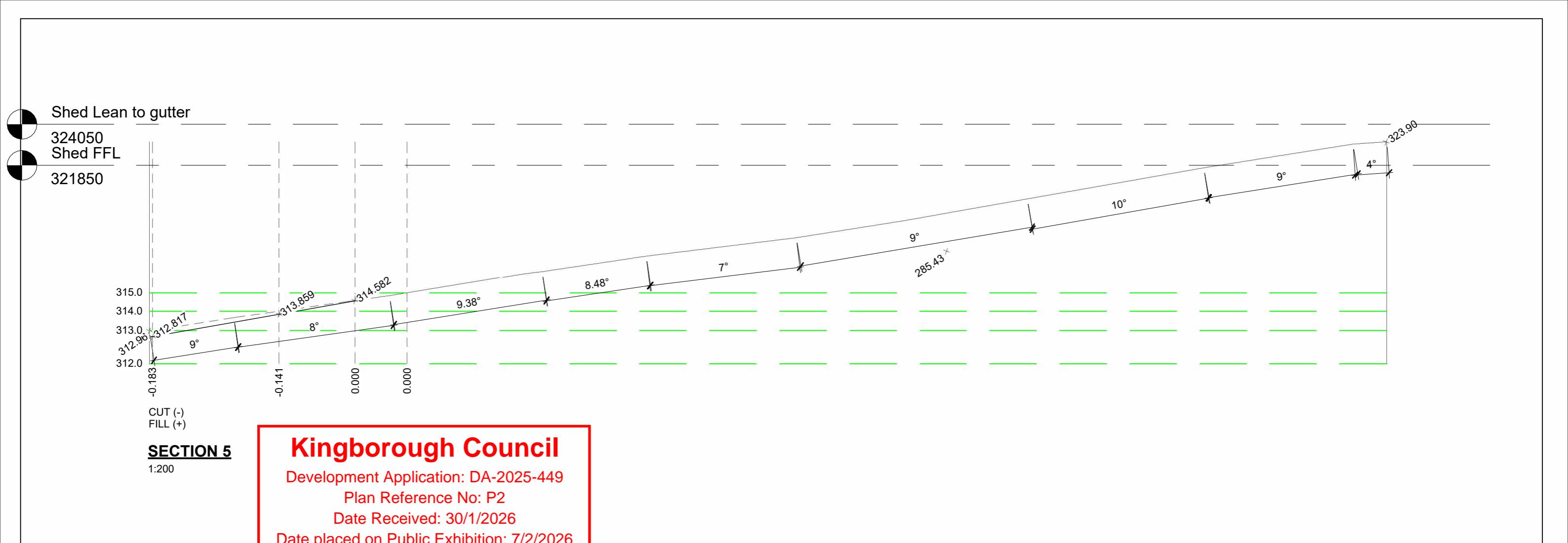
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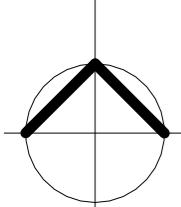
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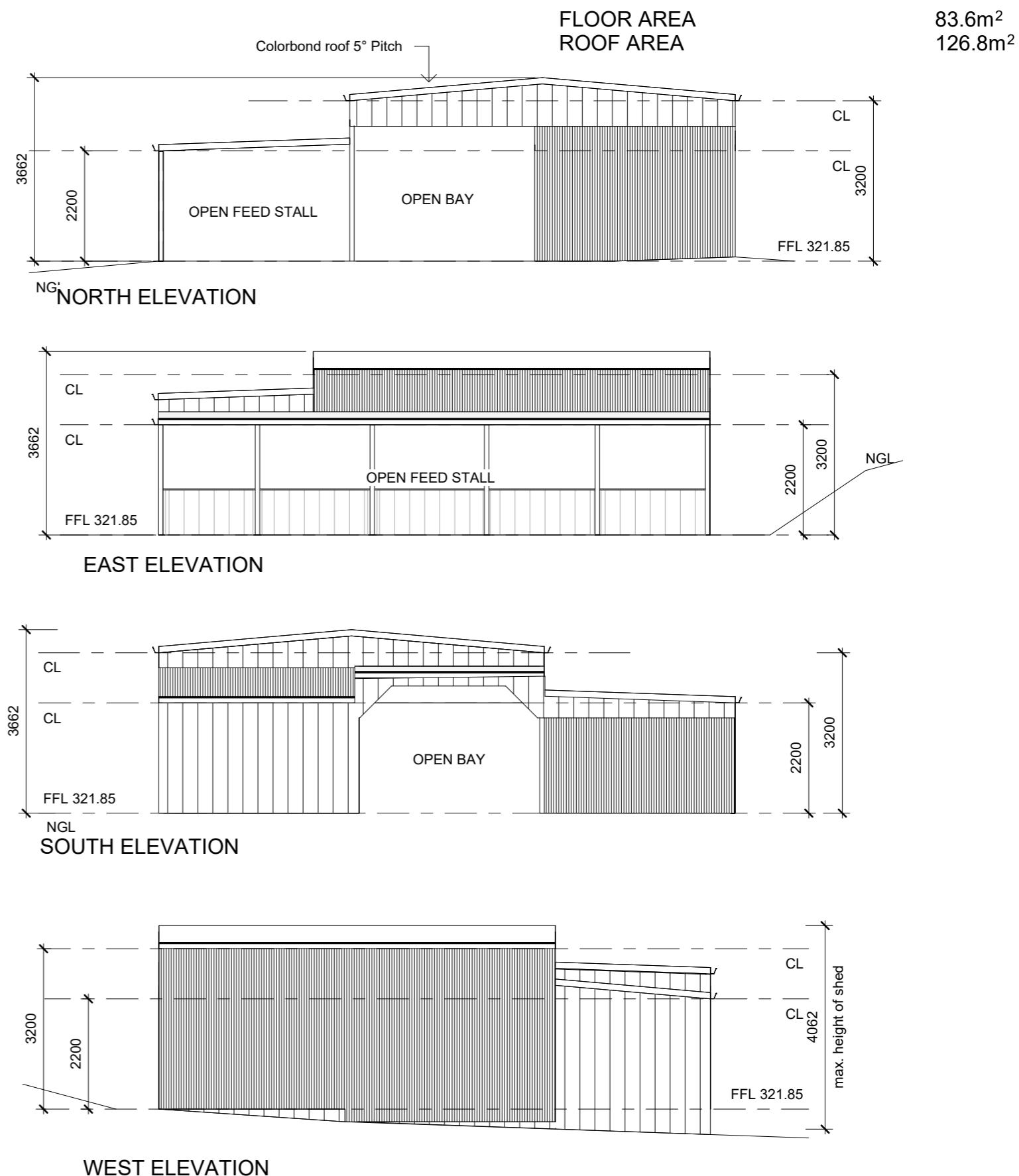
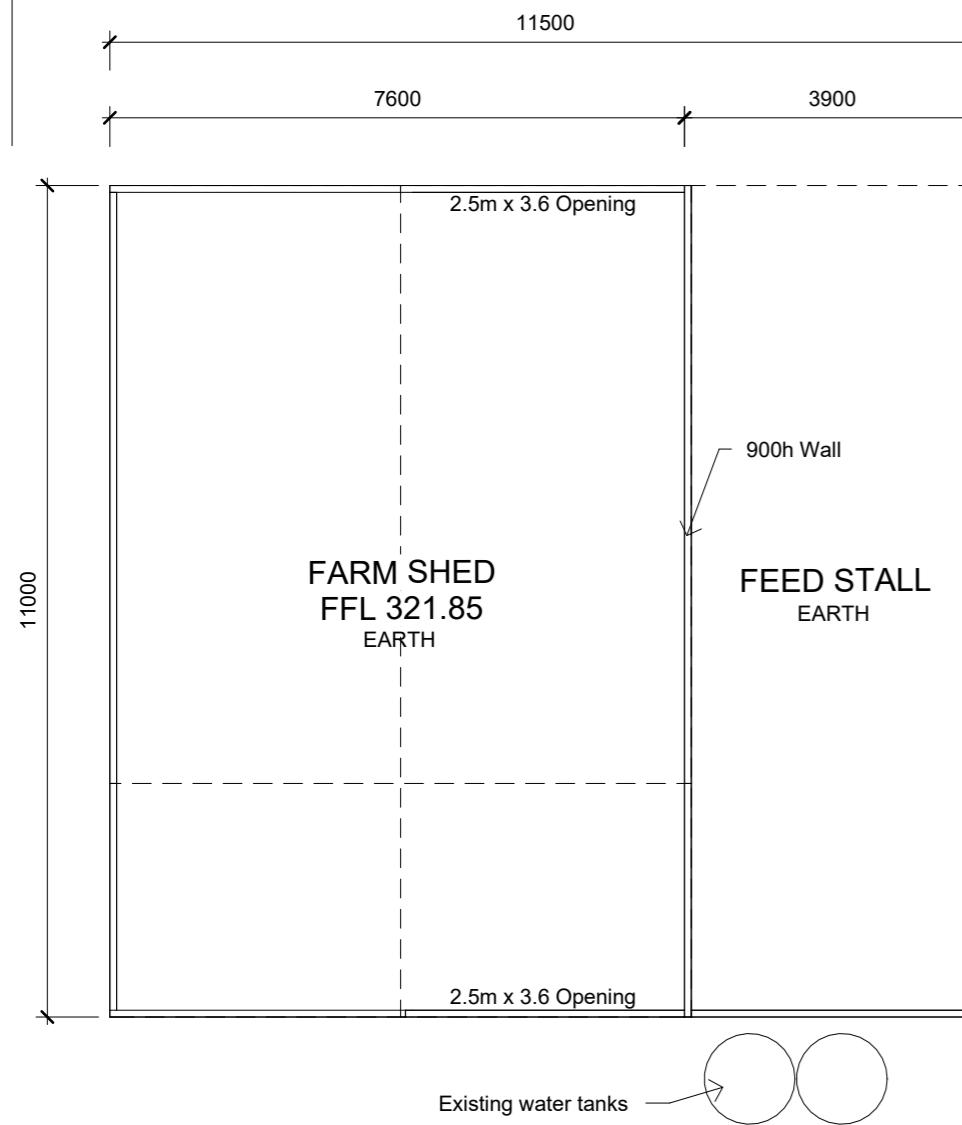
REV	DESCRIPTION	DATE



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NORTH



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FLOOR PLAN & ELEVATIONS - SHED

Project number	J2193	SHEET No. A14
Date	29/01/2026	
Drawn by	AW	
Scale	1 : 100	

Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & joints	Penetrations	Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & joints	Penetrations
Enclosed shower with hob.	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm 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.	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.	Waterproof all penetrations.	Areas outside the shower area for timber floors including particleboard, plywood, and other timber based flooring materials.	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Enclosed shower without hob.	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.	Areas adjacent to baths and spas for concrete and compressed fibre cement.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to the floor.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Enclosed shower with step down.	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm 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.	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.	Waterproof all penetrations.	Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to the floor.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Enclosed shower with preformed shower base.	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	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 junction.	Waterproof all penetrations.	Inserted baths.	N/A for under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the vessel if the vessel is within 75mm of the wall.	N/A for under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Unenclosed shower.	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm 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.	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.	Waterproof all penetrations.	Walls adjoining other vessels (eg. sinks, l'dry, 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.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A	Laundries and WC's	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where flashing is used the horizontal leg must be not less than 40mm.	N/A Development Application: DA-2025-449 Plan Reference No: P2 Date Received: 30/1/2026 Date placed on Public Exhibition: 7/2/2026

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LOT 2, 31 HALLS TRACK
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WET AREA NOTES

Project number	J2193	SHEET No.
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Drawn by	AW	
Scale	NA	

B01

ROOF AND WALL CLADDING

Generally to be in accordance with NCC H1D7 and;
Roof Tiles AS 2049 & AS 2050.
Metal sheet roofing AS 1562.1.
Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5, & AS 1562.3.
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS/NZS 3500.3.2 & the Plumbing Code of Australia (PCA).
Eaves, internal and valley guttering to have cross sectional area of 6500m².
Downpipes to be 90 Ø or 100 x 50 rectangular section to max. 12000 crs. and to be within 1000 of internal/valley gutter.
Wall cladding to be installed in accordance with NCC H1D7 & Manufacturers specifications.
Flashings to NCC 7.2, 7.3 & 7.5

GLAZING

Generally glazing to be in accordance with AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC H1D8

SERVICES

Generally in accordance with NCC 13.7
Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally to be in accordance with NCC H3.
Fire separation to be in accordance with NCC 9.2.
External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves & are to be of a masonry skin 90 thick with FRL 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Installations of smoke alarms to be in accordance with NCC H3D6. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations:
Ceilings - 300mm away from wall junction.
Sloping ceiling - 500 - 1500 down from apex.
Walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with NCC 12.4 & AS 2918.
Fireplace - extend hearth 150 to side of opening. 300 in front of opening.
Freestanding - extend hearth 400 beyond unit.
Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall.
Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.
Flue installation to NCC Figure 12.4.5c & NCC 12.44
Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof.
Construction in Bush Fire Area to be in accordance with NCC H7F4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 10.2.
Waterproofing of surface adjacent to open shower, including shower over bath, to extend vertically 1.5 and to a height of 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height 150 above vessel.
Ceiling heights to be in accordance with NCC 10.3.1.

FACILITIES

Generally to be in accordance with NCC 10.4.
Required facilities in accordance with NCC 10.4.1. Refer to plan for locations.
Sanitary compartment to be in accordance with NCC 10.4.2. Refer to plan for detail.
Provision of natural light to be in accordance with NCC 10.5.
Windows to provide light transmission area equal to 10% of floor area of room.
Roof lights to have a transmitting area of not less than 3% of the floor area and are open to the sky.

Ventilation to be in accordance with NCC 10.6 or AS 1668.2 for mechanical ventilation.
Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof.
Natural ventilation to be provided at a rate of 5% of room area, in accordance with NCC 10.6.2.

STAIR CONSTRUCTION

Generally to be in accordance with NCC 11.2.2
Stairs;
Maximum 18 risers to each flight.
Riser openings to be less than 125.
Treads to have slip resistant surface or nosing.
Risers - min. 115 - max. 190.
Tread - min. 240 - max. 355.
Balustrade;
Generally in accordance with NCC 11.3.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs, measured from line of stair nosing.
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC H2 & H7 and AS 1926.1.

ENERGY EFFICIENCY

Generally in accordance with NCC H6, Climate Zone 7, applicable to Tasmania. (Zone 8 applicable to Alpine areas).

BUILDING FABRIC

Generally in accordance with NCC 13.2.
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 1.14ug/N.s., installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped together, or overlapped min. 150.
BULK INSULATION
To maintain thickness and position after insulation. Continuous cover without voids except around services / fittings.
ROOF INSULATION
Roof construction to achieve min. additional R Value of R4.
Roof lights to comply with NCC 13.2.4.
EXTERNAL WALLS
External wall construction to achieve min. R Value of R1.5.
Wall surface density min. - 220kg/m².
FLOORS
Generally in accordance with NCC 13.2.6.
Suspended timber floor with single skin masonry perimeter required to achieve a min. total R value of R1.5.
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 NCC 13.3.
To AS 3959 - 2018 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.
Windows to comply with NCC 11.3.7 Protection of Openable Windows.

BUILDING SEALING

Generally in accordance with NCC 13.4.
Chimneys or flues to be fitted with sealing damper or flap.
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.
External windows and doors to habitable rooms / conditioned spaces, to be fitted with air seal to restrict air infiltrations.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter.
Building envelope to be constructed to minimise air leakage. Construction joints and junctions, or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

SITEWORKS

Earthworks of site to be in accordance with NCC 3.2 and AS 2870.
Drainage works to be in accordance with NCC 3.3 and AS/NZS 3500.3
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be:
-150 above finished ground.
-50 above paved surfaces.
Prevent ponding of water under suspended floors.

FOOTINGS AND SLAB

Generally in accordance with NCC Part 4 and AS 2870.
Preparation for placement of concrete and reinforcement to be in accordance with AS 2870.
Concrete and steel reinforcement to be in accordance with AS 2870 and AS/NZS 3500.
The site classification to be in accordance with AS 2870.
Alternatively footings and slabs to be in accordance with structural engineers design and specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC Part 5 and AS 3700.
Masonry veneer to NCC 5.2.
Un-reinforced masonry to NCC 5.4.
Masonry components and accessories to NCC 5.6.
Weatherproofing of masonry to NCC 5.7.

FRAMING

Timber framing to be in accordance with NCC H1D6 and AS 1684.2.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2. Sub-floor area to be clear of organic materials and rubbish.
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.
150mm clearance required to underside by floor framing members unless specified otherwise by flooring material specification.
Tie-down and bracing of frame to be in accordance with AS 1684.2 and AS 4055.
Structural steel framing to be in accordance with NCC Part 6 and AS 1250, AS 4100 and structural steel engineers design and specifications.

Kingborough Council

Development Application: DA-2025-449

Plan Reference No: P2

Date Received: 30/1/2026

Date placed on Public Exhibition: 7/2/2026

REV	DESCRIPTION	DATE

R GENTILE & C WILSON
LOT 2, 31 HALLS TRACK
ROAD, SANDFLY

GENERAL SPECIFICATIONS

Project number	J2193	SHEET No.
Date	29/01/2026	
Drawn by	AW	
Scale	NA	

B02