Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar COUNCIL

PLANNING APPLICATION FORM | **Section 57 & 58**

OFFICE USE ONLY		
	Application Number	PA2026139
	Assess No:	A9178
	PID No:	7808096

Applicant Name:	**Stephen Lawes**					
Applicant Contact Name						
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
   - a) **Floor plans** ☐
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   - c) **Site Plan** showing: ☐
     - Orientation
     - All title boundaries
     - Location of buildings and structure (both existing and proposed)
     - Setbacks from all boundaries
     - Native vegetation to be removed
     - Onsite services, connections and drainage details (including sewer, water and stormwater)
     - Cut and/or Fill
     - Car parking and access details (including construction material of all trafficable areas)
     - Fence details
     - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Stephen Lawes

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	**Narelle Robinson**

Location / Address:	34 Porters Rd, Kayena, TAS 7270
Title Reference:	52328/2
Zone(s):	**11 – Rural Living**

Existing Development/Use:	Residential

Existing Developed Area:	Approx. 536.11 m^2

Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	**YES** ☐ **NO** x
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: x	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: Dwelling			

Development Type:	Building work: x	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Dwelling extension & new deck			

New or Additional Area:	39.43 m^2	
Estimated construction cost of the proposed development:	60,000	
Building Materials:	Wall Type: Timber cladding	Colour: Match existing
	Roof Type: Trimdek cladding	Colour: Match existing

WEST TAMAR COUNCIL

Application Number: «Application_Number»

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ❑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ❑N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

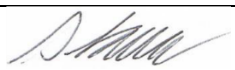
Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

STEPHEN LAWES		**12.5.2026**
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*

Name (print)	*Signed*	*Date*

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	*Signed*	*Date*

Owner: John George Miedecke & Sandra Junee Miedecke

Title Reference: C.T. VOL.4785 FOL.33

Grantee: Part of 1000 acres granted to Thomas Scott

PLAN OF SURVEY

by Surveyor C. J. COHEN OF COHEN & ASSOCIATES PTY. LTD.
of land situated in the

LAND DISTRICT OF DEVON

PARISH OF WELLS

SCALE 1: 2500 MEASUREMENTS IN METRES

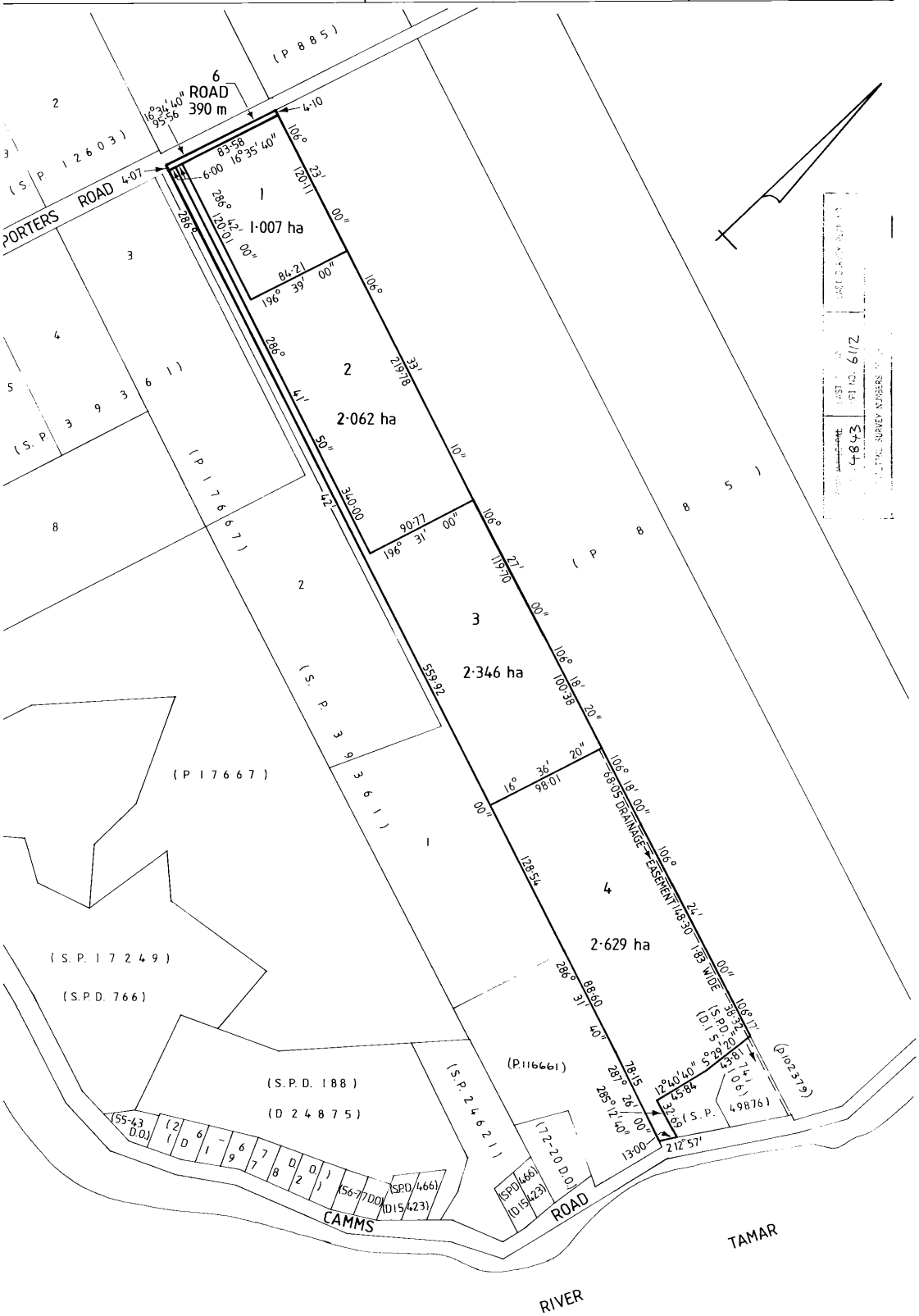
Registered Number:

SP52328

~~Approved~~:

Effective from: 10 JAN 1992

Recorder of Titles



SCHEDULE OF EASEMENTS

PLAN NO. SP52328

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING PROVISION

In respect of each lot on the plan the Vendors JOHN GEORGE MIEDECKE and SANDRA JUNEE MIEDECKE shall not be required to fence.

EASEMENTS

~~*Lots 3 and 4 are together with a right of drainage over the drainage easement*~~ *on the plan marked "DRAINAGE EASEMENT 1.83 WIDE".*

Lot 4 is subject to a right of drainage appurtenant to Lot 3 over the drainage ~~*easement on the plan marked "DRAINAGE EASEMENT 1.83 WIDE"*~~*.*

Each lot on the plan is together with a right of way over the roadways shown on Land Titles Office Plan No. 885 as set forth in Conveyance No. 30/6003.

Each lot on the plan is together with a right of footway over the reservation along the River Tamar shown on Land Titles Office Plan No. 885 as set forth in Conveyance No. 30/6003.

Each lot on the plan is together with a general drainage right over the other portions of the land comprised in Land Titles Office Plan No. 885 as set forth in Conveyance No. 30/6003.

Each lot on the plan is together with a right of access to the water springs shown on Lots 5 and 31 on Land Titles Office Plan No. 885 by the roadways shown on the said plan as set forth in Conveyance No. 30/6003.

52328

Each lot on the plan is subject to a general drainage right (appurtenant) to G. Whitfield and F.G. French and the owners of the other portions of the land comprised in Land Titles Office Plan No. 885 over ~~the land described~~ such lot ~~in Conveyance No. 30/6003~~ as set forth in Conveyance No. 30/6003.

~~*Each lot on the plan is together with a right of drainage over the Drainage Easement shown on Diagram No. 47683 as set forth in SPD 74.*~~

SIGNED by ***JOHN GEORGE MIEDECKE***)
and ***SANDRA JUNEE MIEDECKE*** *the*)
registered proprietors of the)
land comprised in Folio of the)
Register Volume 4785 Folio 33)
in the presence of)

Mary Imlach
Solicitor,
Hobart.

52328

This is the schedule of easements attached to the plan of JOHN GEORGE MIEDECKE and
(Insert Subdivider's Full Name)

SANDRA JUNEE MIEDECKE affecting land in

FOLIO OF THE REGISTER VOLUME 4785 FOLIO 33
(Insert Title Reference)

Sealed by MUNICIPALITY OF BEACONSFIELD on 20 / 12 / 19 5 /

Solicitor's Reference .....

Council Clerk/Town Clerk

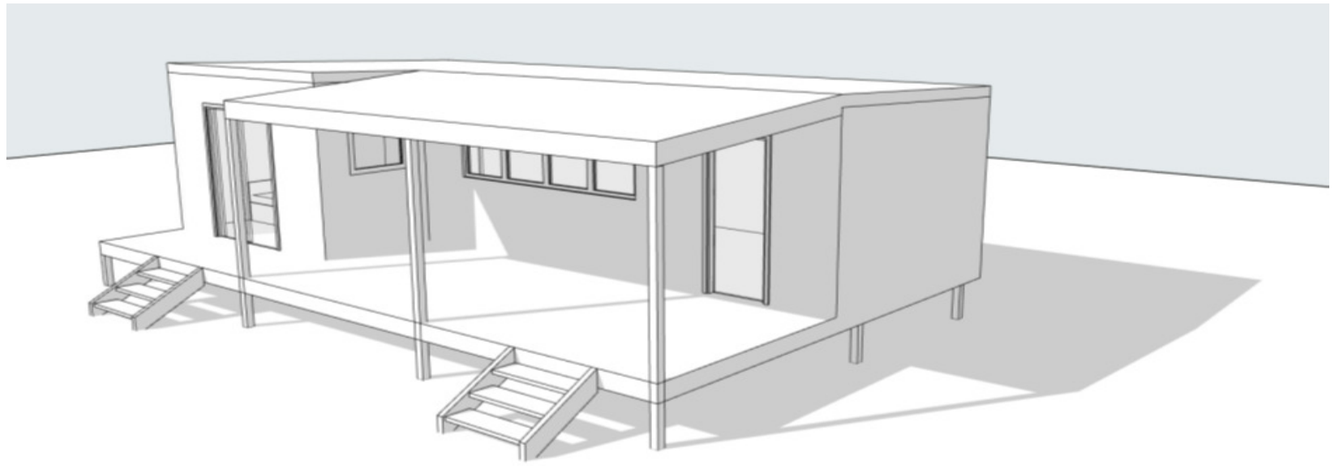
OS-K 3134

PROPOSED EXTENSION
RELOCATABLE HOME
34 PORTERS RD KAYENA 7270
FOR NARELLE ROBINSON

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
EXISTING DWELLING AREA	-	22.11 m^2
PROPOSED EXTENSION AREA	-	16.75 m^2
PROPOSED DECK AREA	-	22.68 m^2
DESIGN WIND SPEED	-	DESIGNED FOR N3
SOIL CLASSIFICATION	-	DESIGNED FOR HI
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	DESIGNED FOR BAL 29
CORROSION ENVIROMENT	-	MEDIUM

DRAWING SCHEDULE



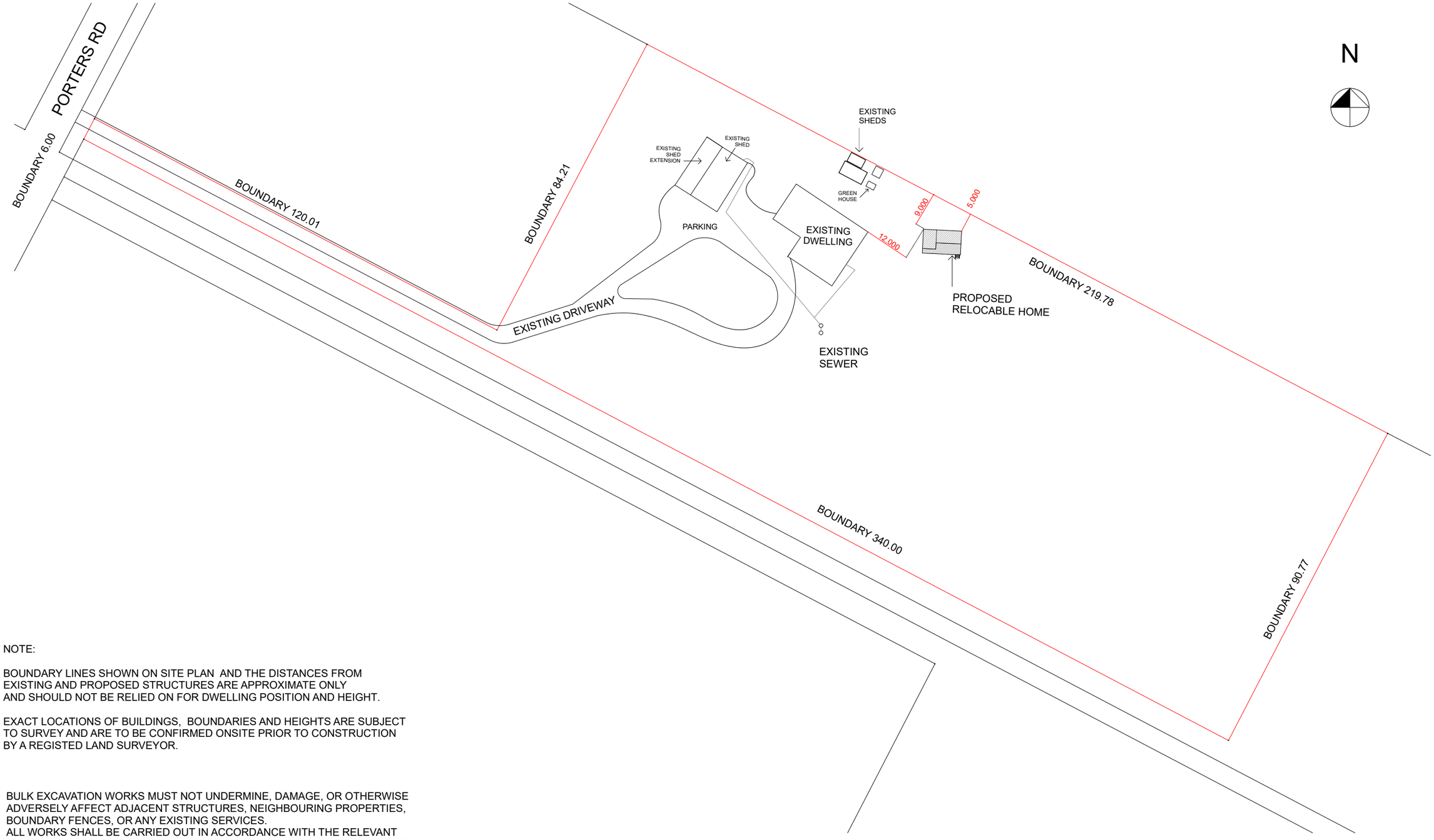
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED EXTENSION
RELOCATABLE HOME
34 PORTERS RD KAYENA 7270
FOR NARELLE ROBINSON

DRAWING	COVER SHEET
DATE	26/3/2026
DWG 689	SHEET 1
SCALE	



NOTE:

BOUNDARY LINES SHOWN ON SITE PLAN AND THE DISTANCES FROM EXISTING AND PROPOSED STRUCTURES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED ON FOR DWELLING POSITION AND HEIGHT.

EXACT LOCATIONS OF BUILDINGS, BOUNDARIES AND HEIGHTS ARE SUBJECT TO SURVEY AND ARE TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION BY A REGISTED LAND SURVEYOR.

BULK EXCAVATION WORKS MUST NOT UNDERMINE, DAMAGE, OR OTHERWISE ADVERSELY AFFECT ADJACENT STRUCTURES, NEIGHBOURING PROPERTIES, BOUNDARY FENCES, OR ANY EXISTING SERVICES.
ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND ALL APPLICABLE STATUTORY AND REGULATORY REQUIREMENTS, INCLUDING THOSE OF THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.

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DRAWING	SITE PLAN
DATE	26/3/2026
DWG 689	SHEET 2
SCALE	1:1000

CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION
IN ACCORDANCE WITH NCC 2019
PART 3.8.7 -CONDENSATION MANAGEMENT

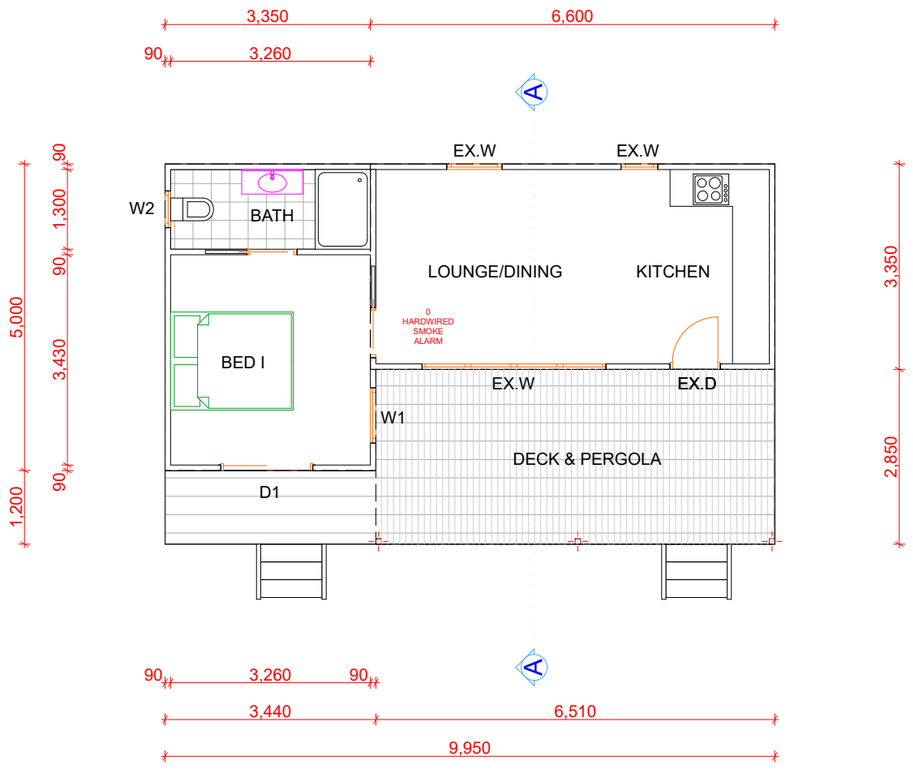
INSTALL VENTS TO EAVES AND GABLE ENDS
WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
33 m2 - MINIMUM 0.22 m2 OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY,
TOILETS AND BATHROOMS TO BE VENTED TO
OUTDOOR AIR IN ACCORDANCE WITH
NCC 2019 PART 3.8.7.2

PERMEABLE VAPOUR BARRIER TO WALLS
AND GABLE ENDS

ANTICONDENSATION BLANKET TO FINISH AT EACH
TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE
" GUIDE FOR CONTROL OF CONDENCATION
AND MOULD IN TASMANIAN HOMES"
THAT SHOULD BE ADHERED TO WHERE POSSIBLE.



N

WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT WIDTH	TYPE	GLASS
W 1	900X900	AWN	
W 2	900X600	AWN	OBS

	DOORS		
D 1	2100X1600	SLD	

INTERNAL DOORS	
2040X720 UNLESS SHOWN	
OTHERWISE ON FLOOR PLAN	
TIMBER LINTELS MGP IO	
0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45

FOR LINTELS OVER 3000 mm
SEE ENGINEER'S DRAWINGS
ROOF LOAD WIDTH
UP TO 4500 mm

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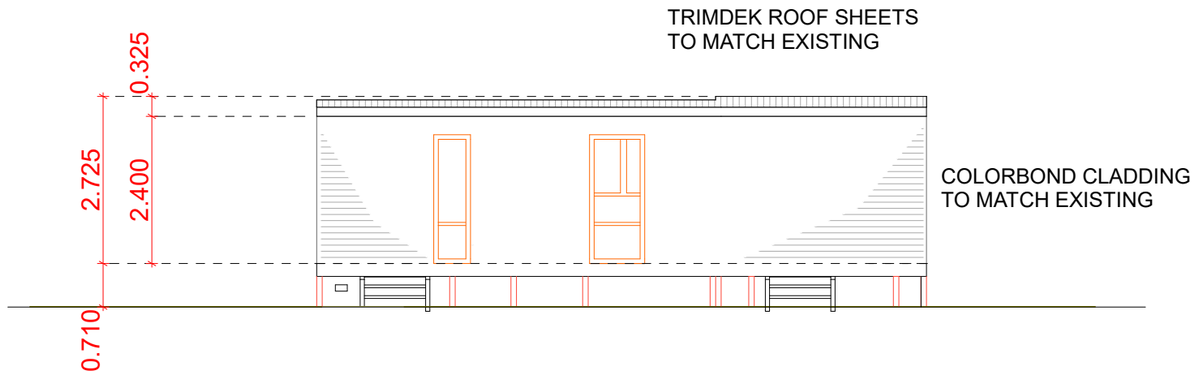
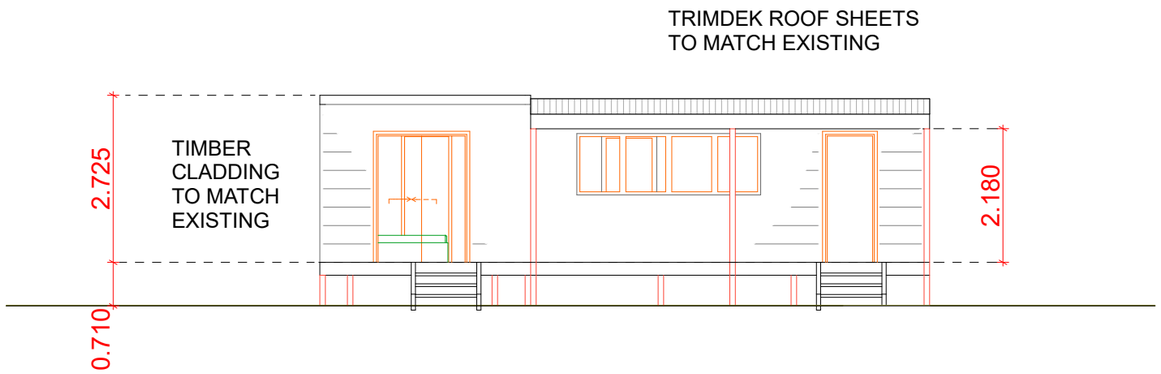
DRAWN BY FC

PROPOSED EXTENSION
RELOCATABLE HOME
34 PORTERS RD KAYENA 7270
FOR NARELLE ROBINSON

DRAWING	FLOOR PLAN
DATE	26/3/2026
DWG 689	SHEET 3
SCALE	1:100



NORTH ELEVATION



SOUTH ELEVATION

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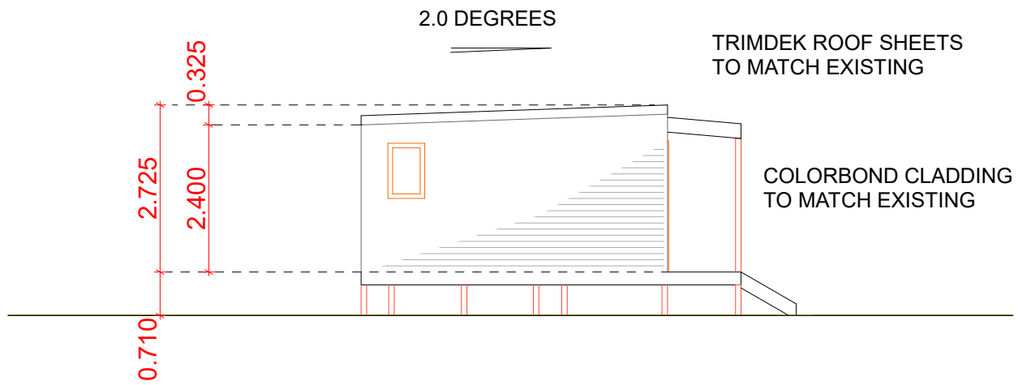
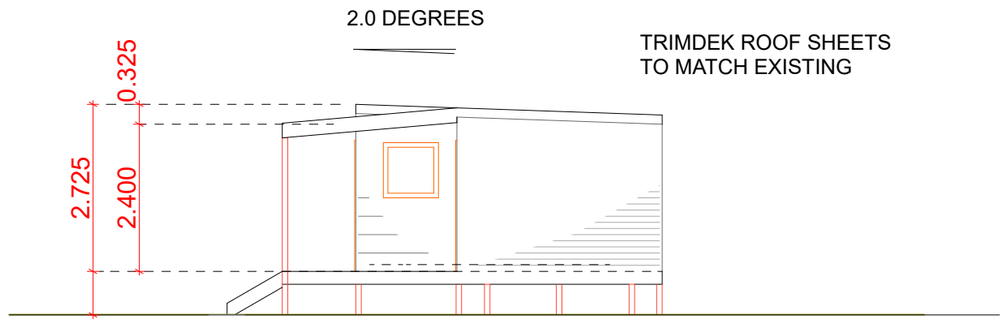
DRAWING	NS ELEVATIONS
DATE	26/3/2026
DWG 689	SHEET 4
SCALE	1:100



WEST ELEVATION



EAST ELEVATION

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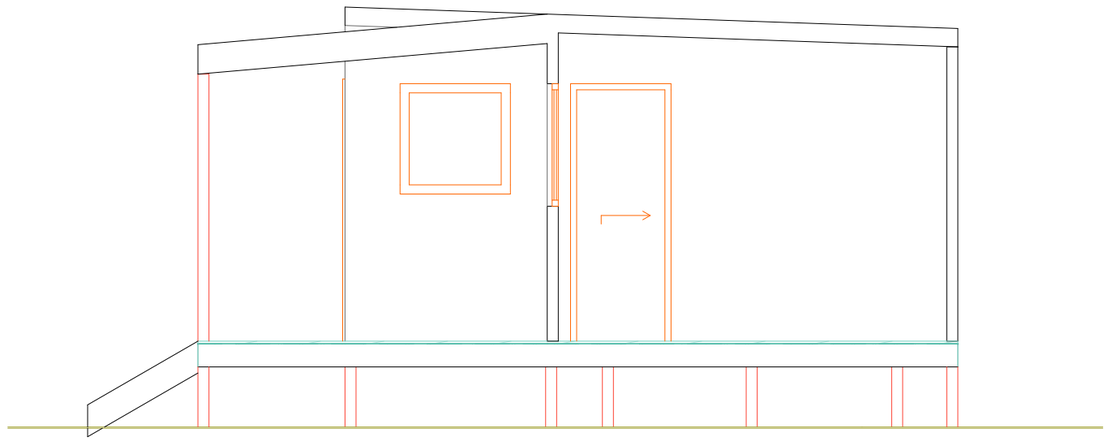
DRAWING	EW ELEVATIONS
DATE	26/3/2026
DWG 689	SHEET 5
SCALE	1:100



A SECTION A-A 1:50

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DRAWING	SECTION A-A
DATE	26/3/2026
DWG 689	SHEET 6
SCALE	1:50

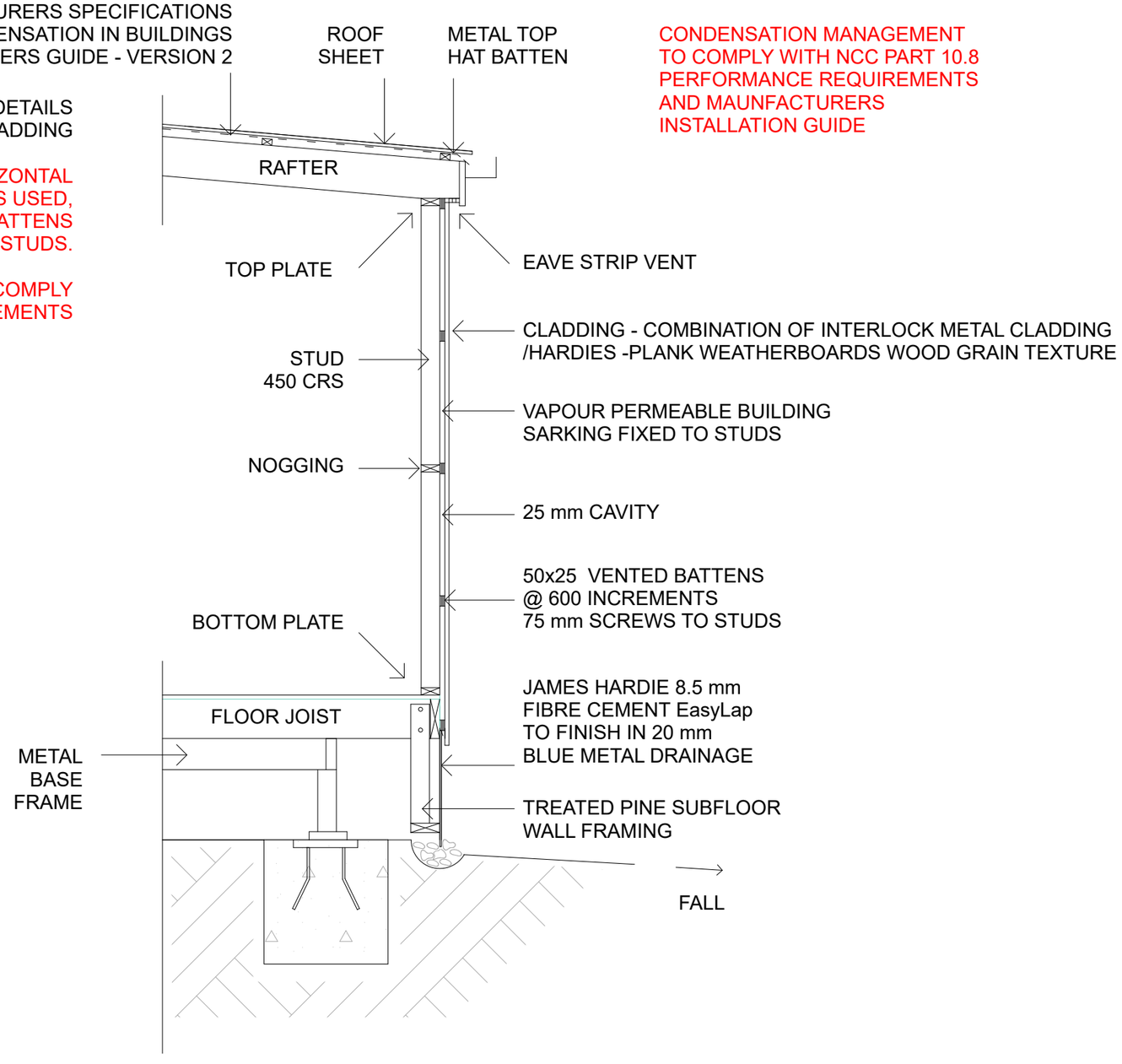
INSULATION BLANKET TO BE
FIXED AS PER MANUFACTURERS SPECIFICATIONS
REFER TO CONDENSATION IN BUILDINGS
TASMANIAN DESIGNERS GUIDE - VERSION 2

CONSTRUCTION DETAILS
FOR VERTICAL CLADDING

NOTE : WHERE HORIZONTAL
CLADDING IS USED,
FIX BATTENS
VERTICALLY TO STUDS.

BOTTOM BATTEN TO COMPLY
WITH BAL 29 REQUIREMENTS

CONDENSATION MANAGEMENT
TO COMPLY WITH NCC PART 10.8
PERFORMANCE REQUIREMENTS
AND MAUNFACTURERS
INSTALLATION GUIDE



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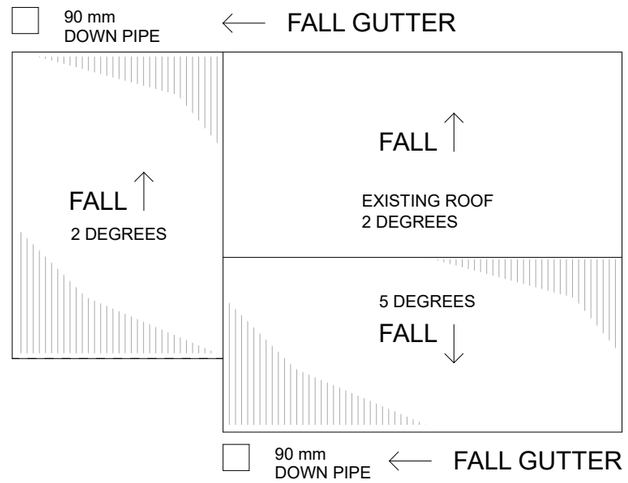
DRAWING	CONS'T DETAILS
DATE	26/3/2026
DWG 689	SHEET 7
SCALE	1:25

ROOF PLAN NOTES

WHEREVER POSSIBLE METAL SHEET ROOFING SHALL BE LAID SO THAT THE SIDE LAPS ARE FACING AWAY FROM THE PREVAILING WEATHER.
GUTTERS AND DOWNPIPES MUST COMPLY WITH NCC HOUSING PROVISION STANDARD PART 7.4, AS 3500.3 (PLUMBING AND DRAINAGE - STORMWATER), AND AS 3500.5 (PLUMBING AND DRAINAGE - DOMESTIC INSTALLATION)
ALL PVC DOWNPIPES TO BE JOINTED WITH APPROVED SOLVENT AND PRIMER. PAINT FINISH.
ROOF SHEETS MUST BE LAID WHEREVER POSSIBLE USING COMPLETE LENGTHS FROM RIDGES TO EAVES. SHEET METAL ROOF, CAPPING'S, FLASHINGS AND PENETRATIONS ARE TO COMPLY WITH NCC HOUSING PROVISION STANDARD PART 7.3 (ROOF TILING) AND PART 7.2 (METAL SHEET ROOFING).
AN AUSTRALIAN STANDARD ROOF SAFETY MESH OR AN APPROVED ROOF SAFETY HARNESS OR RESTRAINT SYSTEM SHALL BE USED DURING INSTALLATION.
REFER TO ENGINEERS DETAILS FOR ROOF FRAMING. ENSURE THE ROOF SPACE IS VENTILATED AT THE RIDGE CAPPING AND VIA VENTS LOCATED AT THE EAVES.
ROOF BATTENS MUST BE FIXED IN ACCORDANCE WITH AS 1684.4 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION) SECTION 9 TABLES 9.2 TO 9.7.
REFER TO INSULATION SCHEDULE FOR INSULATION REQUIREMENTS.

ROOF PITCH - 2 DEGREES & 5 DEGREES

REFER TO TRUSS MANUFACTURERS TRUSS LAYOUT PLAN, TIEDOWN NOTES AND SPECIFICATIONS.



CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION
IN ACCORDANCE WITH NCC 2022
H4D9 CONDENSATION MANAGEMENT

INSTALL VENTS TO EAVES AND GABLE ENDS WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
0.00 m2 - MINIMUM 0.00 m2 OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY, TOILETS AND BATHROOMS TO BE VENTED TO OUTDOOR AIR IN ACCORDANCE WITH NCC 2022
H4D9 CONDENSATION MANAGEMENT

PERMEABLE VAPOUR BARRIER
TO WALLS AND GABLE ENDS

SARKING TO FINISH AT EACH TOP BATTEN TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE
" GUIDE FOR CONTROL OF CONDENSATION
AND MOULD IN TASMANIAN HOMES"
THAT SHOULD BE ADHERED TO WHERE POSSIBLE.

TRIMDEK ROOF SHEETS
D GUTTER
METAL FASCIA
RIDGE CAP
BARDGE CAPPINGS

ROOF TRUSS DESIGN IS TO BE ENGINEERED TO ACCOMMODATE THE ADDITIONAL DEAD LOAD OF SOLAR PANEL INSTALLATION, INCLUDING ALL ASSOCIATED MOUNTING SYSTEMS AND EQUIPMENT. ENSURE STRUCTURAL CAPACITY AND FIXING DETAILS ARE COMPLIANT WITH RELEVANT STANDARDS.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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STEPHEN LAWES
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KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED EXTENSION
RELOCATABLE HOME
34 PORTERS RD KAYENA 7270
FOR NARELLE ROBINSON

DRAWING	ROOF PLAN
DATE	26/3/2026
DWG 689	SHEET 8
SCALE	1:100

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED
IN ACCORDANCE WITH AS 3500
,THE PLUMBING CODE OF AUSTRALIA
AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A
QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS
ARE APPROXIMATE ONLY.

LEGEND

- WET AREAS
- IO - INSPECTION POINT
- ORG - OVERFLOW RELIEF GULLY
- EV - VENT PIPE
- DP - DOWN PIPE
- STORM WATER PIPE - MINIMUM FALL OF 1:100
- SEWER PIPE - MINIMUM FALL OF 1:60
- SILT PIT

PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
STORM WATER AND DOWNPIPES TO BE 90 mm
SEWER TO BE 100 mm

MATERIALS

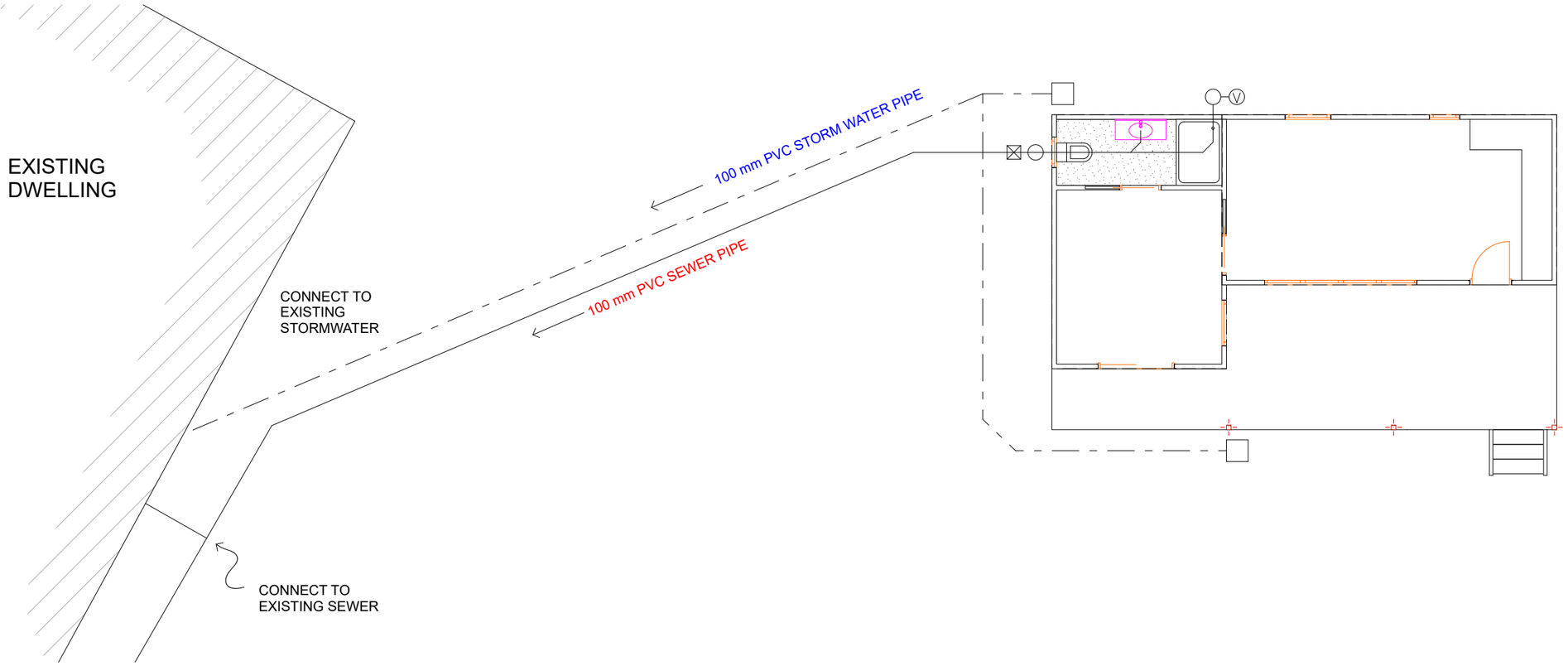
WATER PIPES TO COMPLY WITH
AS/NZS 3500.1 AND AS/NZS 3500.5
COPPER OR POLY TYPE PIPES
HOT AND COLD WATER BRANCHES TO BE DN 16 mm
MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES
60 DEGREES TO LAUNDRY AND KITCHEN SINK
OUTLET PIPES FROM THE HOT WATER UNIT MUST
BE COPPER FOR AT LEAST 1 METER BEFORE
CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION
DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN
MAINS WATERLINE AND HOUSE.



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DWG 689	SHEET 9
SCALE	1:100

WET AREA WATERPROOFING
ABCB HOUSING PROVISION Part 10.2

Compliance with AS 3740:2021 or Part 10.2 of the ABCB Housing Provisions satisfies
Performance Requirement H4P1 for wet areas provided the wet areas are protected
in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions.

Figure 10.2.19a: Typical preformed shower base wall/floor junction

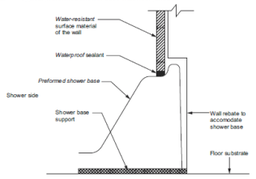
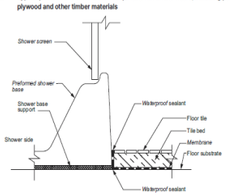


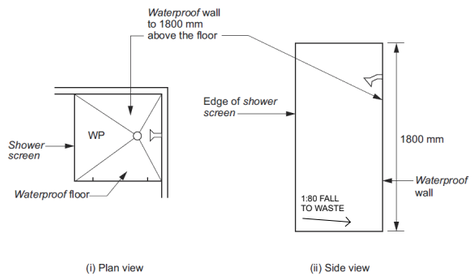
Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



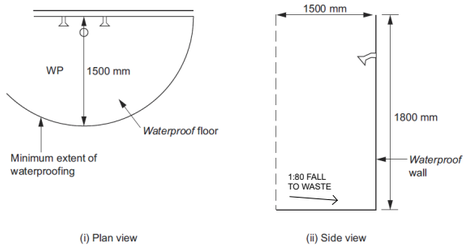
10.2.19 Preformed shower bases

Preformed shower bases must- (a)have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and
(b)be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and
(c be supported to prevent distortion or cracking.

Figure 10.2.2: Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors



(a) Enclosed shower

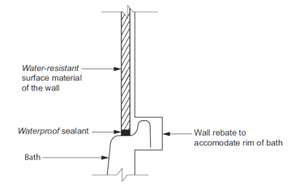


(b) Unenclosed shower

10.2.25 Shower area floor membrane application

For hobless showers, or showers with hobs or stepdowns, the membrane must be applied over the floor and up the vertical face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.

Figure 10.2.20: Typical bath junctions

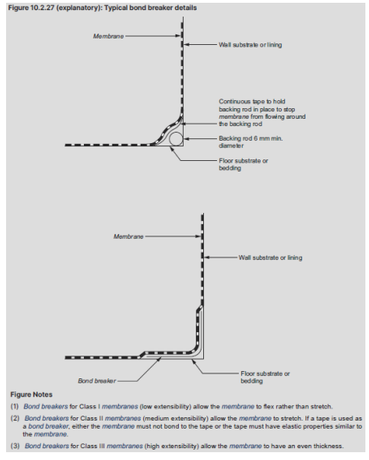


(a) Bath/wall junction - recessed

10.2.20 Baths and spas

Baths and spas, except freestanding baths and spas, must- (a)have an upturn lip; and
(b)be recessed into the wall (see Figure 10.2.20); and
(c)have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).

Figure 10.2.27 (explanatory): Typical bond breaker details

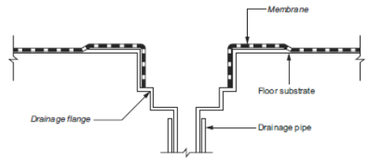


10.2.27 Bond breaker installation for bonded membranes

(1)Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate.

(2)Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.

Figure 10.2.29: Typical membrane termination at drainage outlet



10.2.29 Membrane to drainage connection

(1)Membrane drainage connections in concrete floors must comply with one of the following: (a)A drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29).
(b)Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain.

(2)For membrane drainage connections in other floors, a drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29).
(3)Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain.
(4)Floor wastes must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.

Figure 10.2.18: Typical termination of membrane at extent of shower area

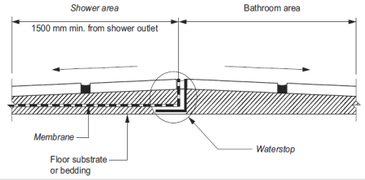


Figure Notes
Fall is to be provided in accordance with 10.2.12.

10.2.18 Unenclosed showers

(1)Unenclosed showers must be constructed as follows: (a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.
(b)The vertical leg of the waterstop must finish- (i)flush with the top surface of the floor (see Figure 10.2.18); and
(ii)where the waterstop intersects with a wall or is joined- (the junction must be waterproof; or

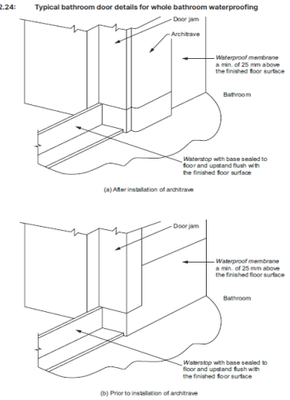
(B)
the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area.
(2)In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

PERFORMANCE REQUIREMENTS FOR WET AREAS WHERE STANDARDS ARE NOT USED .

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating-
(a)behind fittings and linings; or
(b)into concealed spaces,

of sanitary facilities, bathrooms, laundries and the like.

Figure 10.2.24: Typical bathroom door details for whole bathroom waterproofing



10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following: (a)Perimeter flashing to wall/floor junctions must have a- (i)vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and
(ii)horizontal leg that has a minimum width of not less than 50 mm.

(b)Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction.

(c)Perimeter flashings at a floor level opening must comply with the following: (i)Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24).
(ii)In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing.

(d)A vertical flashing, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

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DRAWING	WATERPROOFING
DATE	26/3/2026
DWG 689	SHEET 10
SCALE	

GENERAL SPECIFICATIONS

BEFORE COMMENCING ANY WORK, QUOTING ON OR ORDERING ANY MATERIALS VERIFY DIMENSIONS, SETBACKS AND ALL EXISTING AND PROPOSED LEVELS.

IF DURING THE SETOUT AND CONSTRUCTION OF THE WORKS ANY DISCREPANCIES ARISE IN THE DIMENSIONS OR LOGIC THE DESIGNER SHOULD BE CONTACTED FOR CLARIFICATION AND ADVICE BEFORE WORK CONTINUES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS " AND "THE BUILDING CODE OF AUSTRALIA" AND AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS.

WHERE REQUIRED FOR BUILDING APPROVAL, THERE WILL ALSO BE A SOIL TEST AND STRUCTURAL DRAWINGS TO BE SUBMITTED AS PART OF THE THE BUILDING APPLICATION.

NOTE: DOOR AND WINDOW SIZES ARE NOMINAL ONLY/ OPENING SIZES ARE TO SUITE ACTUAL DOORS OR WINDOWS.

ENGINEERING

ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS WITH THE ENGINEERING DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS .

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH BCA PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

SURFACE DRAINAGE-ALL FINISHED GROUND TO FALL AWAY FROM BUILDING 1 IN 50 (1 IN 100 MINIMUM). FINISHED SLAB LEVELS ARE TO BE 150 mm MINIMUM ABOVE FINISHED GROUND LEVEL AND 100 mm ABOVE PATHS. GARAGE DOORWAY TO BE SHAPED TO TAKE WATER AWAY.

FOOTINGS AND SLABS

GENERALLY TO BE IN ACCORDANCE WITH AS 2870 . PREPARATION AND PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS 2870 CONCRETE AND STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS 2870 - 2011 AND AS 3500.

ALTERNATIVELY FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870- 2011. REFER TO SOIL REPORT FOR SITE CLASSIFICATION , IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND

FLOORS

GENERALLY TO COMPLY WITH BCA 3.12.1.5 AND AS 1668.2 - SEE PLANS AND ENGINEERS DRAWINGS FOR MEMBER SIZES, SPACING AND RELEVANT SPECIFICATIONS

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 2010 MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH BCA 3.4.1 SUBFLOOR AREA IS TO FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm 2/M OF WALL LENGTH, WITH VENTS NOT MOE THAN 600 mm FROM CORNERS.

UNDERSIDE OF FLOOR FRAMING MEMBERS TO HAVE A MINIMUM CLEARANCE OF 150 mm WITHIN 2000 mm OF THE EXTERNAL SUBFLOOR WALLS AND 400mm TO ALL OTHER AREAS -SEE BCA TABLE 3.4.1.2 SUBFLOOR VENTILATION CLEARANCE.

TIE DOWN AND BRACING OF TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION 8 OF AS 1684.2 AND, AS 4055 AND ANY ENGINEERS DRAWINGS AND SPECIFICATIONS

STRUCTURAL STEEL FRAMING TO BE IN CCORDANCE WITH BCA 3.4.4 AS 1250, AS 4100 AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

ROOF TRUSSES

TO BE DESIGNED BY TRUSS MANUFACTURER ON APPROVED OR ACCREDITED SOFTWARE AND AN ENGINEERS CERTIFICATE, IS TO BE SUPPLIED BY THE MANUFACTURER. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES

TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4440 AND MANUFACTURERS SPECIFICATIONS.

TIE TRUSSES TO TOP PLATE OF EXTERNAL WALLS WITH PRYDA'S UNITIE BRACKETS -FIX WITH 4/35X3.15mm GALVANIZED CONNECTOR NAILS TO EACH END

TRUSS -BOTTOM CORD TO BE TIED TO INTERNAL WALLS WITH PRYDA HITCH STABILIZES -FIX WITH 3/35X3.15mm CONNECTOR NAILS TO TRUSS CORD AND 3 TO TOP PLATE

PRYDA SPEED BRACING INSTALLATION AS TO TRUSS MANUFACTURERS BRACING LAYOUT PLAN -FIX WITH 2/35X3.15mm CONNECTOR NAILS PER TRUSS AND TO MANUFACTURERS SPECIFICATIONS

MANUFACTURERS SPECIFICATION TO TAKE PRECEDENCE OVER THE ABOVE RECOMMENDED TIE DOWN OPTIONS

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH 3.12.1 BUILDING FABRIC INSULATION INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS .

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FORM 20 mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/CLADDING FITTED CLOSELY UP TO PENETRATIONS/OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED A MINIMUM OF 150 mm .

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5, ROOF CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.1 AND : ROOF TILES AS 2049 AND AS 2050, METAL SHEET ROOFING AS 1562.1 , POLYCARB ROOF SHEETING AS/NZS 4256.1.2.3 AND AS 1562.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH BCA 3.5.2 AND AS/NZS 3500.3.2 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA, OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY

WALL CLADDING TO BE IN ACCORDANCE WITH BCA 3.5.3 AND MANUFACTURERS SPECIFICATIONS , FLASHINGS TO BCA 3.5.3.6.

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH 3.1.2.2. . WINDOWS ARE TO COMPLY WITH BCA WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.3 AND AS 3700 UNREINFORCED MASONRY TO BCA 3.3.1 REINFORCED MASONRY TO BCA 3.3.2 MASONRY ACCESSORIES TO BCA 3.3.3 WEATHERPROOFING OF MASONRY TO BCA 3.3.4.

-SEE ENGINEERS DRAWINGS FOR SPECIFIC DETAILS AND POSITION OF CONTROL JOINTS.

INSULATION

TO MAINTAIN THICKNESS AND POSITION AFTER INSTALLATION INSURE CONTINUOUS COVER WITHOUT VOIDS EXCEPT AROUND SERVICES AND FITTINGS .

TYPICAL WALL FRAME

TO COMPLY WITH BCA AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90X35 MGP IO PINE STUD AND NOGGINGS, 90X35 MGP IO PINE TOP AND BOTTOM PLATES . BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION BATTS TO WALLS TO COMPLY WITH BCA PART 3.12.1.3 INSULATION BATTS TO CEILING TO COMPLY WITH BCA PART 3.12.1.1

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.12, ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.1.2.5 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY - AREA WATERPROOFING TO BE IN ACCORDANCE WITH AS 3740 AND BCA 3.8.1 WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH 1500 mm FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

WALL SURFACES ADJACENT TO PLUMING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES, CEILING HEIGHTS TO BE IN ACCORDANCE WITH BCA 3.8.2

FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH BCA 3.8.3 REQUIRED FACILITIES IN ACCORDANCE WIT 3.8.3.2 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH BCA 3.8.3.3 . PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH BC 3.8.4.2. WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

VENTILATION TO BE IN ACCORDANCE WITH BCA 3.8.5 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF, NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA, IN ACCORDANCE WITH BCA 3.8.5.2

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