

EXHIBITED

This planning application is open for
public comment until
04 November 2025

Reference no	PLN-25-0174
Site	240 PERTH MILL ROAD EVANDALE
Proposed Development	Single Dwelling & Shipping Container
Zone	10.0 Low Density Residential
Use class	Discretionary

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

EXHIBITED

The Proposal

Description of proposal: Proposed Residence and shipping container

Driveway construction material:

The Land

Site address:

240 Perth Mill Road, Western Junction

Title reference:

C/T: 180607/2

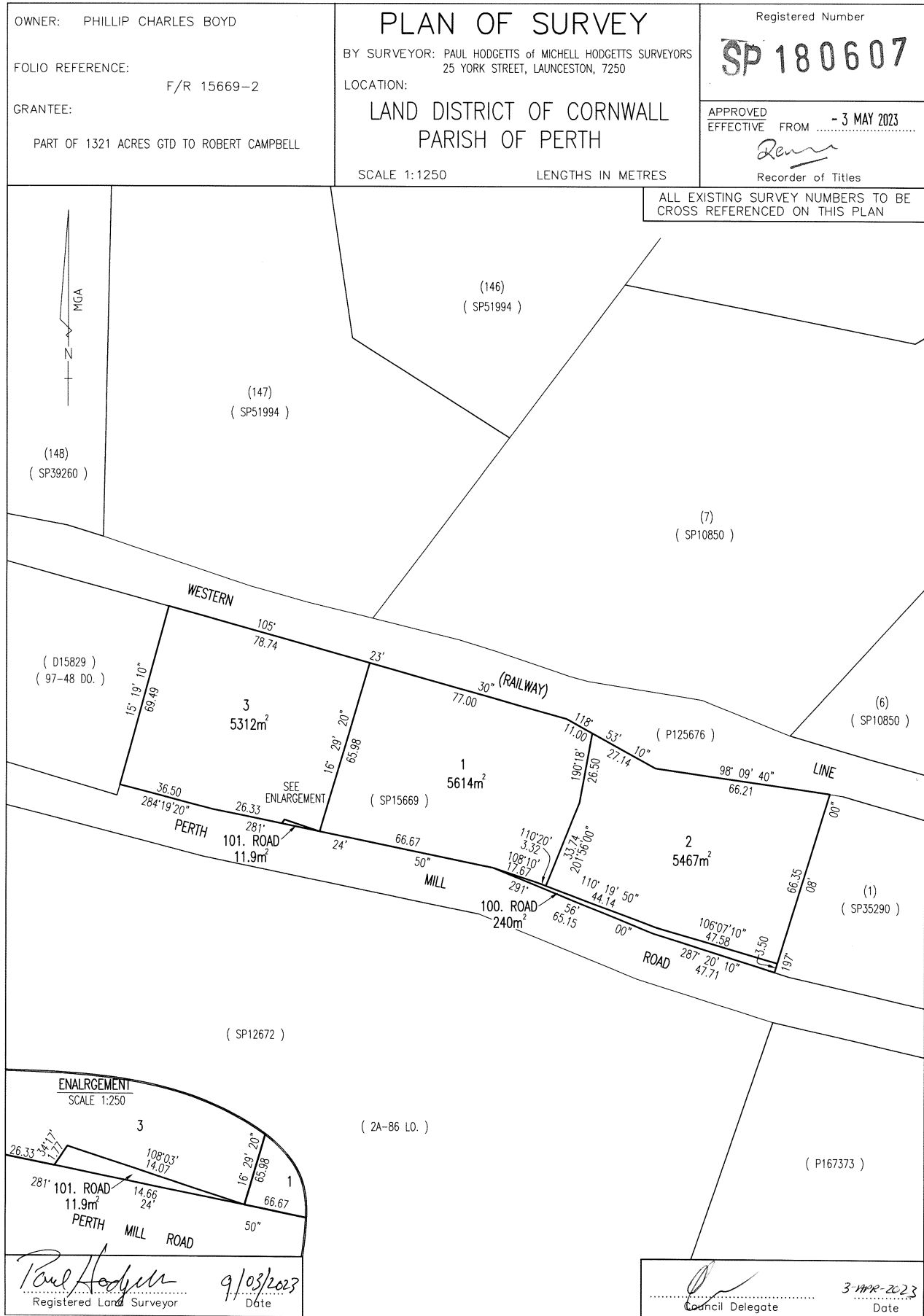
Existing buildings on site:

Existing shed

Existing use of site:

Vacant block

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***



EXHIBITED

Site Specific Study for PLN-25-0174- Single Dwelling at 240 Perth Mill Road, Evandale within Attenuation Distance of Saw Mill

Response to Code C9.0 Attenuation Code clause C9.5.2 P1:

P1 *Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2 having regard to:*

a) the nature of the activity with potential to cause emissions including:

a. operational characteristics of the activity

Response:

The activity undertakes the following operations:

- Delivery of saw logs
- Milling of logs
- Kiln Drying
- Dressing of timber
- Woodchipping of green waste
- Distribution of finished product

b. scale and intensity of the activity

Response:

The site is an operational saw mill and existing level 2 activity managed by the EPA. They have a maximum operational output of 20,000m³ of milled product and 20,000m³ of wood chip.

c. degree of hazard or pollution that may be emitted from the activity

Response:

The site produces increased traffic movement, noise emissions from machinery and may produce some odour and dust. Most of the traffic movement originates to and from Evandale Rd to the east of the site so the direct traffic impact to the proposed sensitive use is minimal.

The prevailing wind ameliorates most of the other impacts as it is typically norwesterly. Additionally, the other most common wind pattern for the area will tend to distribute impacts to the north east of the proposed sensitive use, across a larger area of sensitive uses namely Range Road.

b) the nature of the sensitive use

Response:

The proposed sensitive use is a dwelling. There are 23 other dwellings within the attenuation area, most of which are significantly closer to the originating site.

c) The extent of encroachment by the sensitive use into the attenuation area

Response:

The attenuation distance is 1000m. The activity is approximately 960m from the proposed sensitive use. The attenuation distance only just encroaches on the site of the dwelling.

d) Measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity

Response:

The current requirements for energy and bushfire protection will manage any residual effects of the activity by providing levels of window treatment, insulation and the like that will make any background effects barely noticeable and well below the normal activities of closer residential uses, aircraft noise and nearby agricultural pursuits.

e) Any advice from the Director, Environment Protection Authority

Response:

None required, the impact of the attenuated site on the sensitive use will be negligible as it's so far from the originating activity.

f) Any advice from the Director of Mines

Response:

N/a

Signed:

.....
.....

Date:

9/10/25
.....
.....

EXHIBITED

EXHIBITED

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.	
Acceptable Solutions		Performance Criteria
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.		P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
Comment: The proposed gravel access and parking area is consistent with neighboring properties and will be maintained to provide an all weather surface to ensure dust and sediment are minimized and should have no further impact than the existing road shoulders. The use is for a normal single residence and will not generate large traffic movements (7-9vpd). The parking area required under the code is within the proposed building. ComGravel will allow for the continued (albeit slightly reduced) absorption of overland flow on a sloped site, as opposed to a solid impervious surface that would require additional drainage methods. The proposed surface will limit the addition of concentrated stormwater into both the waterway and roadside drain.		

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions		Performance Criteria
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.		P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed

EXHIBITED

	condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. P1.2: N/a
Comment:	
Relies on P1	
P1.1	
(a) impacts caused by erosion, siltation, sedimentation and runoff;	
will be minimised by the use of silt fences and the location of machinery to widen the driveway being kept to the current made surface.	
(b) impacts on riparian or littoral vegetation:	
N/a	
(c) maintaining natural streambank and streambed condition, where it exists;:	
No work to bank or bed required. Works are some distance from the actual waterway.	
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;:	
The work is within the made area of the existing driveway and will not require any further clearing nor have any discernable impact on the natural habitat.	
(e) the need to avoid significantly impeding natural flow and drainage;:	
The works are minor in nature and use a gravel surface to allow absorption and some degree of natural flow. The work will only increase the width of access in minor ways and should have little to no additional effect.	
(f) the need to maintain fish passage, where known to exist;	
N/a, work outside of actual waterway where there are no know fish movements.	
(g) the need to avoid land filling of wetlands;	
N/a, not a wetland.	
(h) the need to group new facilities with existing facilities, where reasonably practical;	
The driveway is already made, this constitutes a minor widening of some areas to comply	

EXHIBITED

with the Bushfire report. (i) minimising cut and fill; The drive will be widened just enough to comply with other Acts which minimizes the requirements for cut and fill. (j) building design that responds to the particular size, shape, contours or slope of the land; N/a no building proposed within the overlay. (k) minimising impacts on coastal processes, including sand movement and wave action; N/a (l) minimising the need for future works for the protection of natural assets, infrastructure and property; Once established, the drive will comply with the current requirements for bushfire access and will not require widening without further planning consents. (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and Works are relatively minor in nature however will be conducted in accordance with the manual by observing low risk construction practices, (n) the guidelines in the Tasmanian Coastal Works Manual. N/a	
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	P2.1 Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:
N/a – not a coastal refuge area	
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	
Complies – stormwater directed to roadside drain	
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	
N/a – no dredging proposed	
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
N/a – no protection work proposed	

PROPOSED RESIDENCE

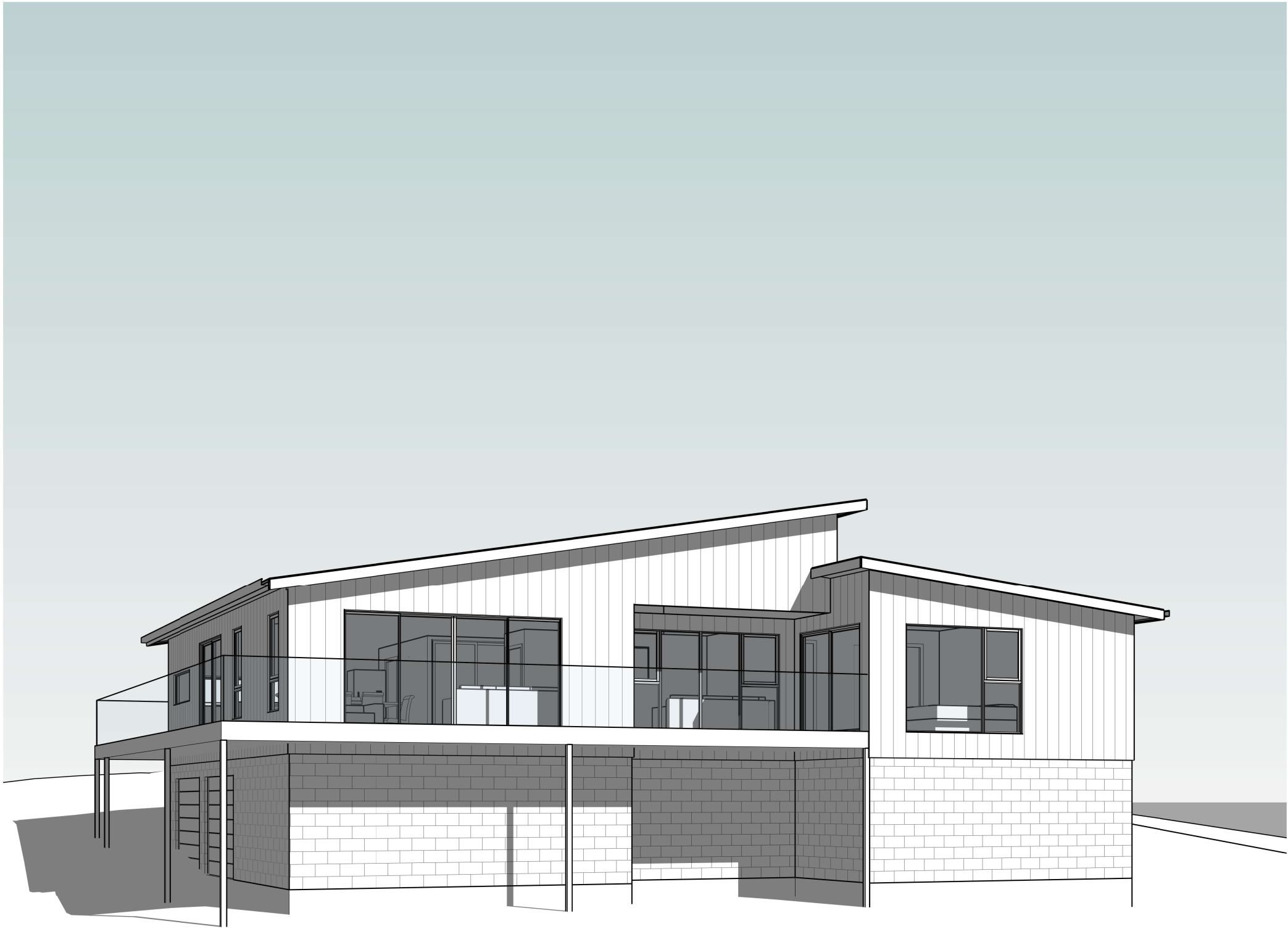
240 PERTH MILL ROAD, WESTERN JUNCTION

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	15/08/25
A101	SITE PLAN	A	15/08/25
A102	ELEVATIONS 1 OF 2	A	15/08/25
A103	ELEVATIONS 2 OF 2	A	15/08/25
A104	FIRST FLOOR PLAN	A	15/08/25
A105	GROUND FLOOR PLAN	A	15/08/25
A106	DRAINAGE PLAN	A	15/08/25
A107	WALL FRAMING PLAN	A	15/08/25
A108	ELECTRICAL PLAN	A	15/08/25
A109	REFLECTED CEILING PLAN	A	15/08/25
A110	GROUND FLOOR FRAMING PLAN	A	15/08/25
A111	FIRST FLOOR FRAMING PLAN	A	15/08/25
A112	ROOF PLAN	A	15/08/25
A113	SECTION A-A	A	15/08/25
A114	DETAILS	A	15/08/25
A115	WALL TYPES	A	15/08/25
A116	WATERPROOFING 1 OF 2	A	15/08/25
A117	WATERPROOFING 2 OF 2	A	15/08/25
A118	WINDOW & DOOR SCHEDULE	A	15/08/25
A119	LIGHTING CALCULATOR	A	15/08/25
A120	CONSTRUCTION NOTES 1 OF 2	A	15/08/25
A121	CONSTRUCTION NOTES 2 OF 2	A	15/08/25
A122	BAL CONSTRUCTION NOTES	A	15/08/25
A123	ENGINEERING NOTES	A	15/08/25
A124	SLAB & FOOTING LAYOUT PLAN	A	15/08/25
A125	SLAB & FOOTING DETAILS	A	15/08/25
A126	WIND BRACING LAYOUT PLAN	A	15/08/25
A127	BRACING & TIEDOWN DETAILS	A	15/08/25

GENERAL INFORMATION

ACCREDITED DESIGNER:	NICHOLAS BRANDSEMA
ACCREDITATION NUMBER:	047538582
LAND TITLE REFERENCE NUMBER:	PID9220329, TITLE REF 180607/2
ENERGY ASSESSMENT:	TBA
COUNCIL ZONE:	LOW DENSITY RESIDENTIAL
COUNCIL:	NORTHERN MIDLANDS COUNCIL
FLOOR AREAS	
GROUND FLOOR AREA:	210m2 (23 SQUARES)
FIRST FLOOR AREA:	210m2 (23 SQUARES)
TOTAL FLOOR AREA:	420m2 (46 SQUARES)
SITE INFORMATION	
SITE AREA:	5467m2
DESIGN WIND SPEED:	TBA
SOIL CLASSIFICATION:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
BUSHFIRE ATTACK LEVEL:	TBA
CLIMATE ZONE:	7



SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

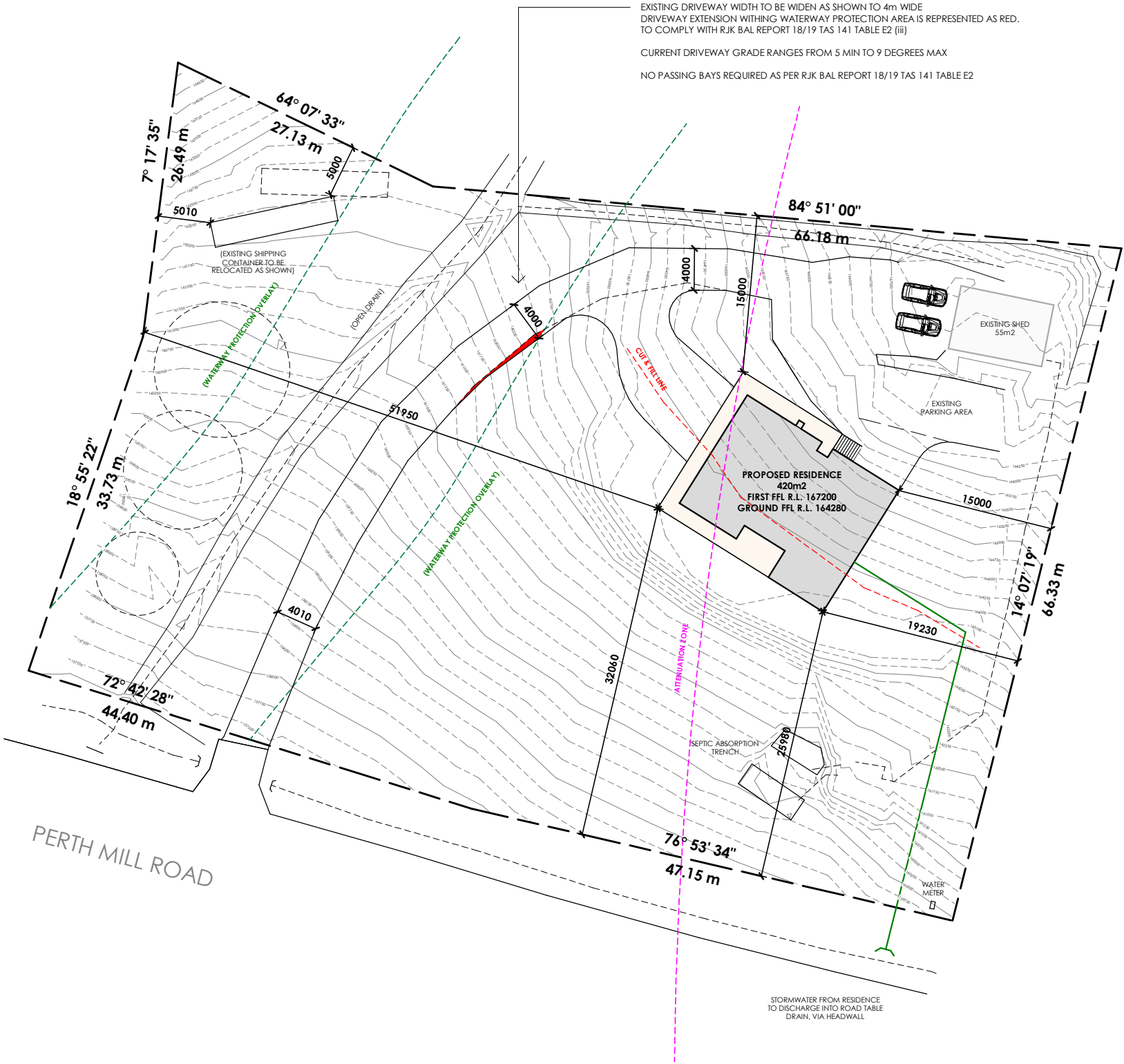
ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TBA

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATLY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

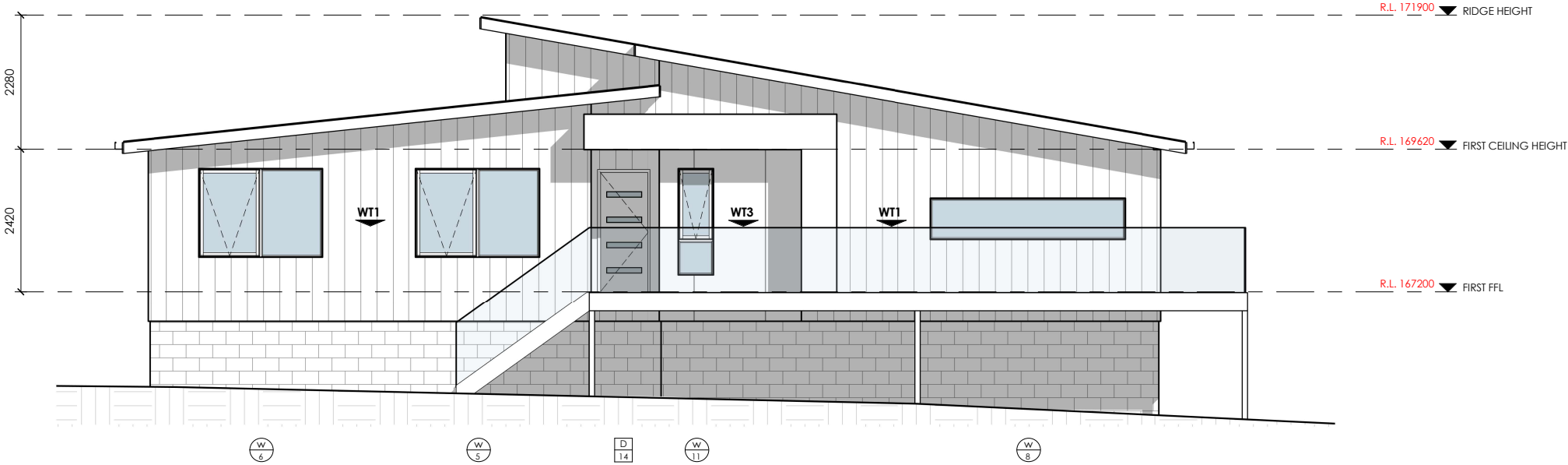
EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB. RETAIN ALL ACCESES AND SERVICES AS INDICATED. MAKE GOOD.

SETTING OUT:
THE BUILDER SHALL ACCURATLEY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK
(PART 6 - PROTECTION WORK OF THE BUILDING ACT 2016)
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (NOTICE FOR PROPOSED PROTECTION WORK).

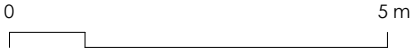


EXHIBITED



NORTH ELEVATION
Scale 1 : 100

- WALL | FACADE MATERIALS & FINISHES**
- WT-1** JAMES HARDIE OBLIQUE CLADDING, PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION
- WT-2** CORE-FILLED CONCRETE BLOCKWORK WALL
RENDER / PAINT TO FINISH.
- WT-3** JAMES HARDIE EASYTEX CLADDING, PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

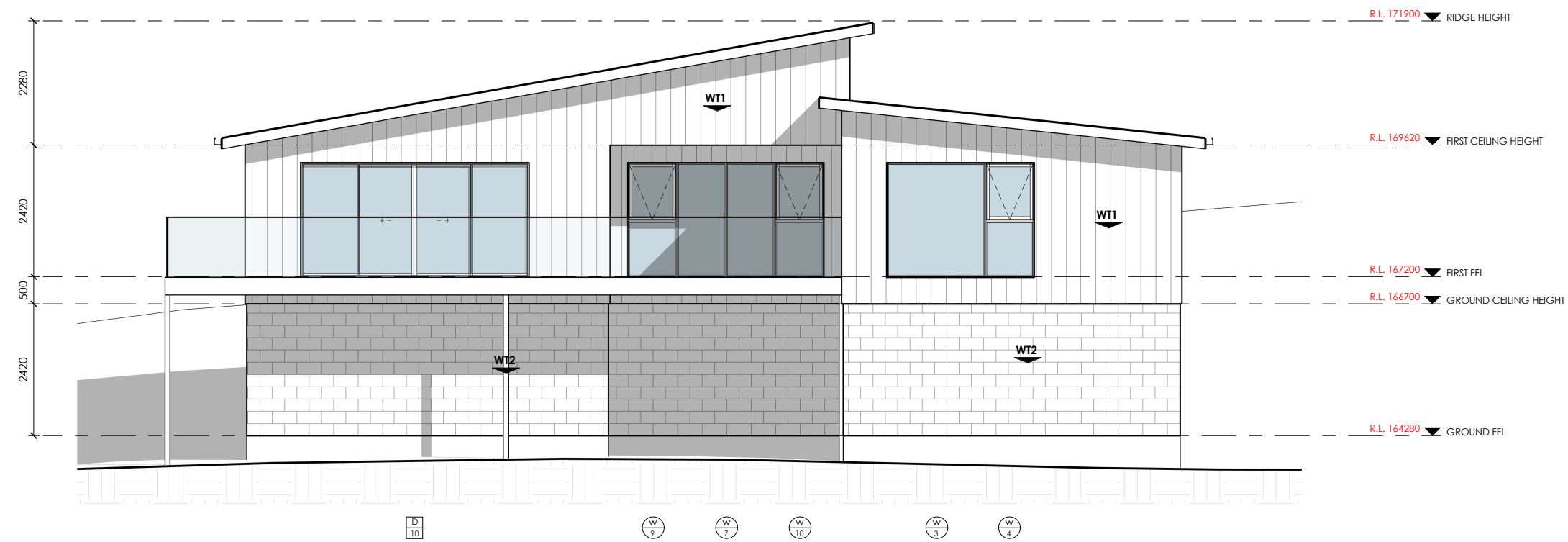
SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

Revised
14/10/2025



WEST ELEVATION
Scale 1 : 100



SOUTH ELEVATION
Scale 1 : 100

- WALL | FACADE MATERIALS & FINISHES**
- WT-1** JAMES HARDIE OBLIQUE CLADDING, PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION
 - WT-2** CORE-FILLED CONCRETE BLOCKWORK WALL
RENDER / PAINT TO FINISH.
 - WT-3** JAMES HARDIE EASYTEX CLADDING, PAINT TO FINISH
INSTALLED AS PER MANUFACTURERS SPECIFICATION



EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
EAVE WIDTH OVERHANG - 600mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

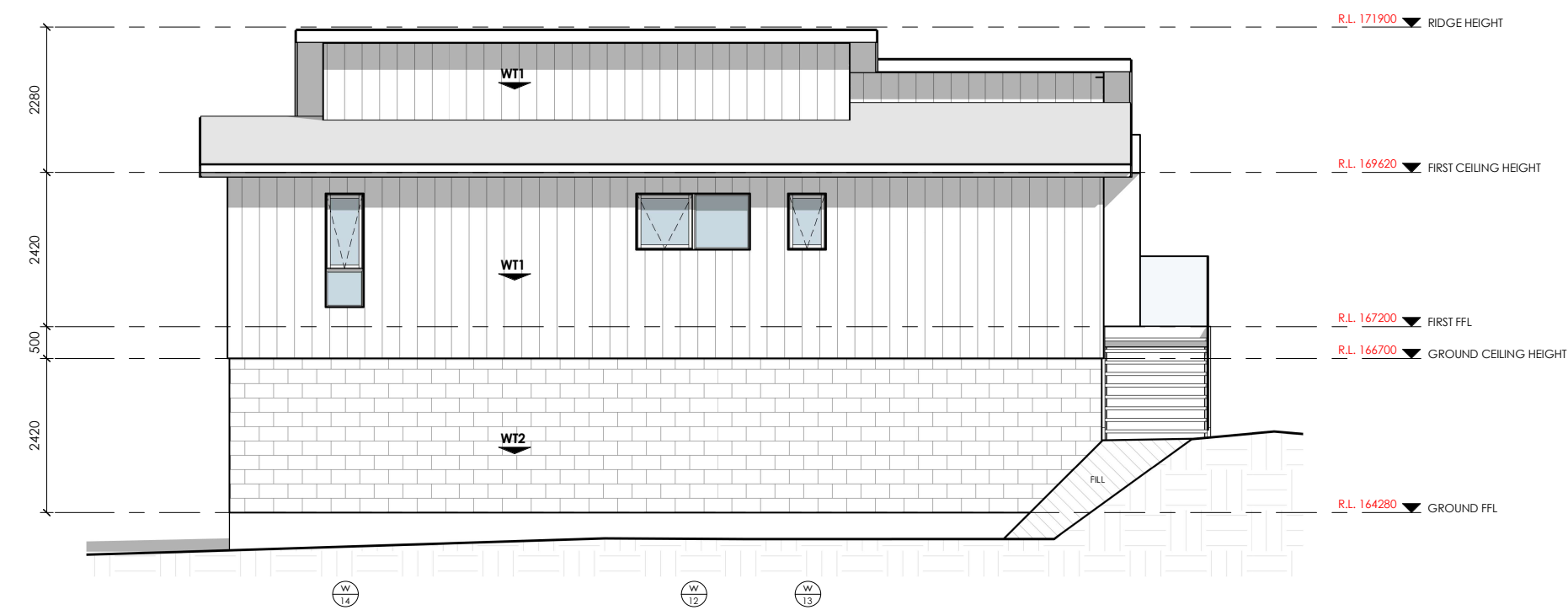
FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

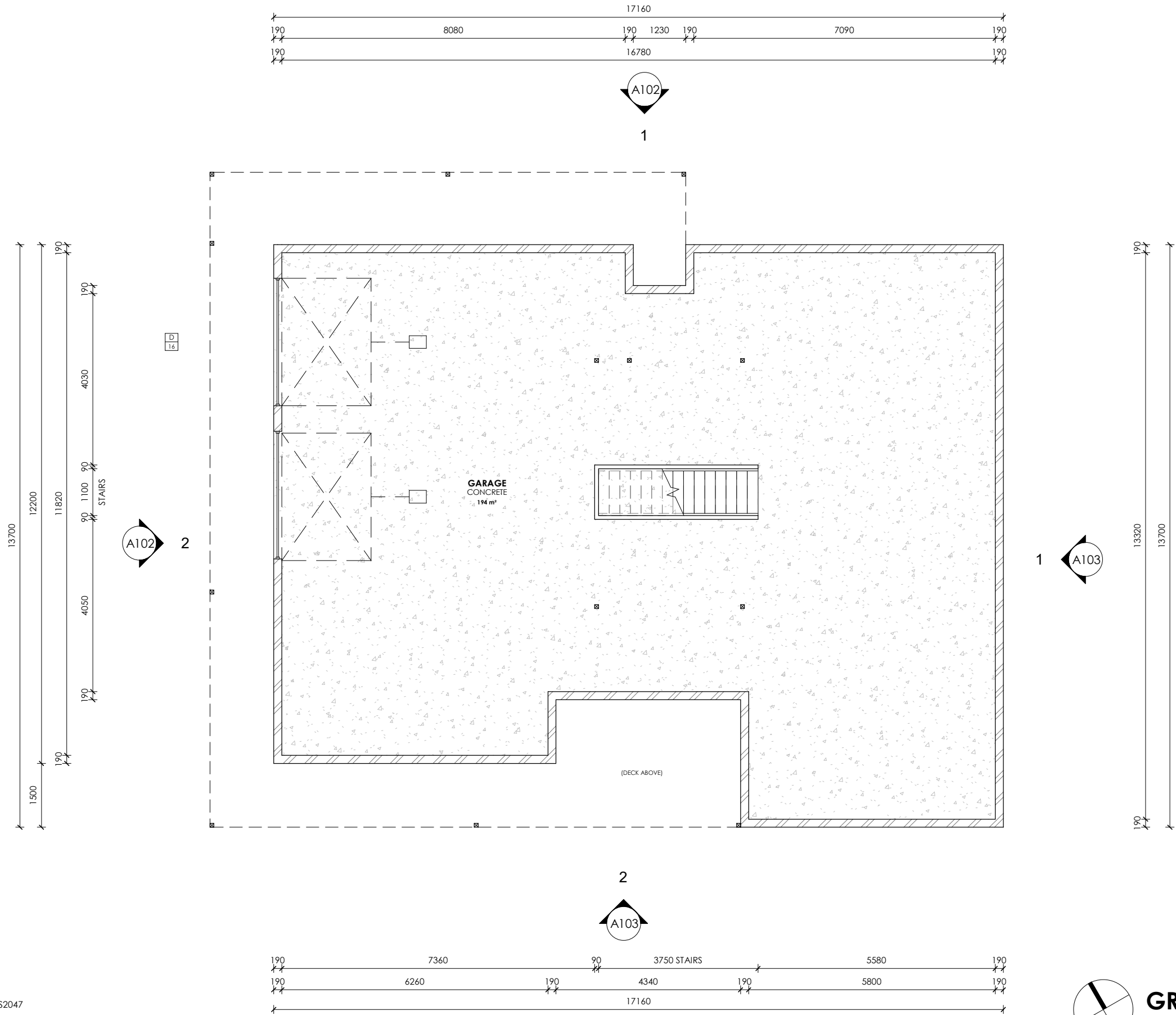
Revised
14/10/2025



EAST ELEVATION
Scale 1 : 100

Revised
14/10/2025





FLOOR AREAS & FINISHES

FLOOR AREA - 210m2

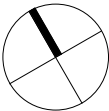
CONCRETE
FLOOR AREA APPROX - 189m2
NO SURFACE FINISH REQUIRED.

SKIRTING 66x18 PRE PRIMED BEVELLED
SKIRTINGBOARD, PAINT TO FINISH.

NOTES

ALL WINDOW DIMENSIONS TO BE CONFIRMED WITH
CLIENT PRIOR TO CONSTRUCTION BEGINNING.

ALL GLAZING TO COMPLY WITH WITH NCC PART 8.2 & AS1288 & AS2047
ALL WET AREAS TO COMPLY WITH NCC PART 10.2 & AS3740
ALL TIMBER FRAMING TO COMPLY WITH NCC PART 6 & AS1684
ALL WORKS TO BE IN COMPLIANCE WITH NCC PART 13 & ENERGY EFFICIENCY



GROUND FLOOR PLAN
Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As

PRELIMINARY

Scale A3

1 : 100

©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16

Revision

No.

Date

Description

A

15/08/25

Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project

PROPOSED RESIDENCE

Location

240 PERTH MILL ROAD, WESTERN JUNCTION

Client

ANTHONY & LISA BOYD

Sheet Title

GROUND FLOOR PLAN

Drawn

Issue Date

Project No.

Revision

NJB

15/08/25

TBA

A

Sheet Number

A105

/A127

FRAMING LEGEND & NOTES:

CEILING HEIGHT - 2400mm

ROOF BATTENS 70x35 MGP10 BATTENS AT 450 MAX CRS.

L1 - 360UB 44.7
L2 - 2/190x45 meySPAN14

DECK FRAMING LEGEND:

DB1 - 300 PFC

DJ1 - 190x45 F7 TREATED PINE JOISTS, SPACED AT 450 CRS.
DJ2 - 90x45 F7 TREATED PINE JOISTS, SPACED AT 450 CRS.

LB1 - 190x45 F7 TREATED PINE LEDGER BEAM
FIXED TO ENDS OF FLOOR TRUSSES.

C1 - 89x3.5 SHS COLUMN

GALVANISED STEEL BRICK LINTELS

MAXIMUM CLEAR SPAN OF LINTEL (mm):
≤ 600 mm OF MASONRY OVER OPENING
FLAT 75 X 8 700
FLAT 100 X 10 900
ANGLE 90 X 90 X 6EA 3000
ANGLE 90 X 90 X 8EA 3200

MAXIMUM CLEAR SPAN OF LINTEL (mm):
> 600 mm OF MASONRY OVER OPENING
FLAT 75 X 8 700
FLAT 100 X 10 900
ANGLE 90 X 90 X 6EA 2650
ANGLE 90 X 90 X 8EA 2800

WALL FRAMING

WALL FRAMING TO BE MGP10 MACHINE GRADED PINE (2700mm MAX)

COMMON STUDS 90x35 MGP10 @ 450 CRS
STUDS AROUND WET AREAS 90x35 MGP10 @ 450 CRS
NOGGINGS 90x35 MGP10
JAMB & JACK STUDS 90x35 MGP10
TOP, RIBBON & BOTTOM PLATES 90x35 MGP10

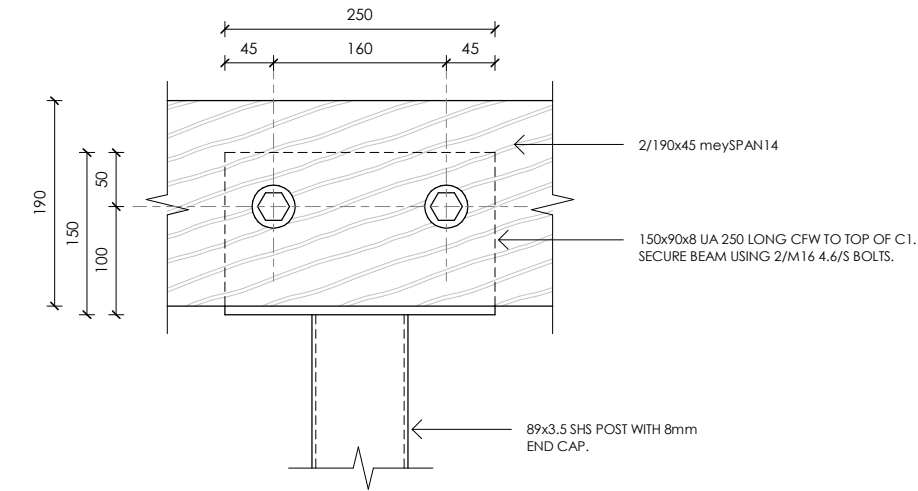
DOUBLE STUD ADJACENT TO OPENINGS UP TO 2400mm
TRIPLE STUD ADJACENT TO OPENINGS GREATER THAN 2400mm

BRACING & TIE-DOWN DETAILS

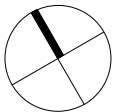
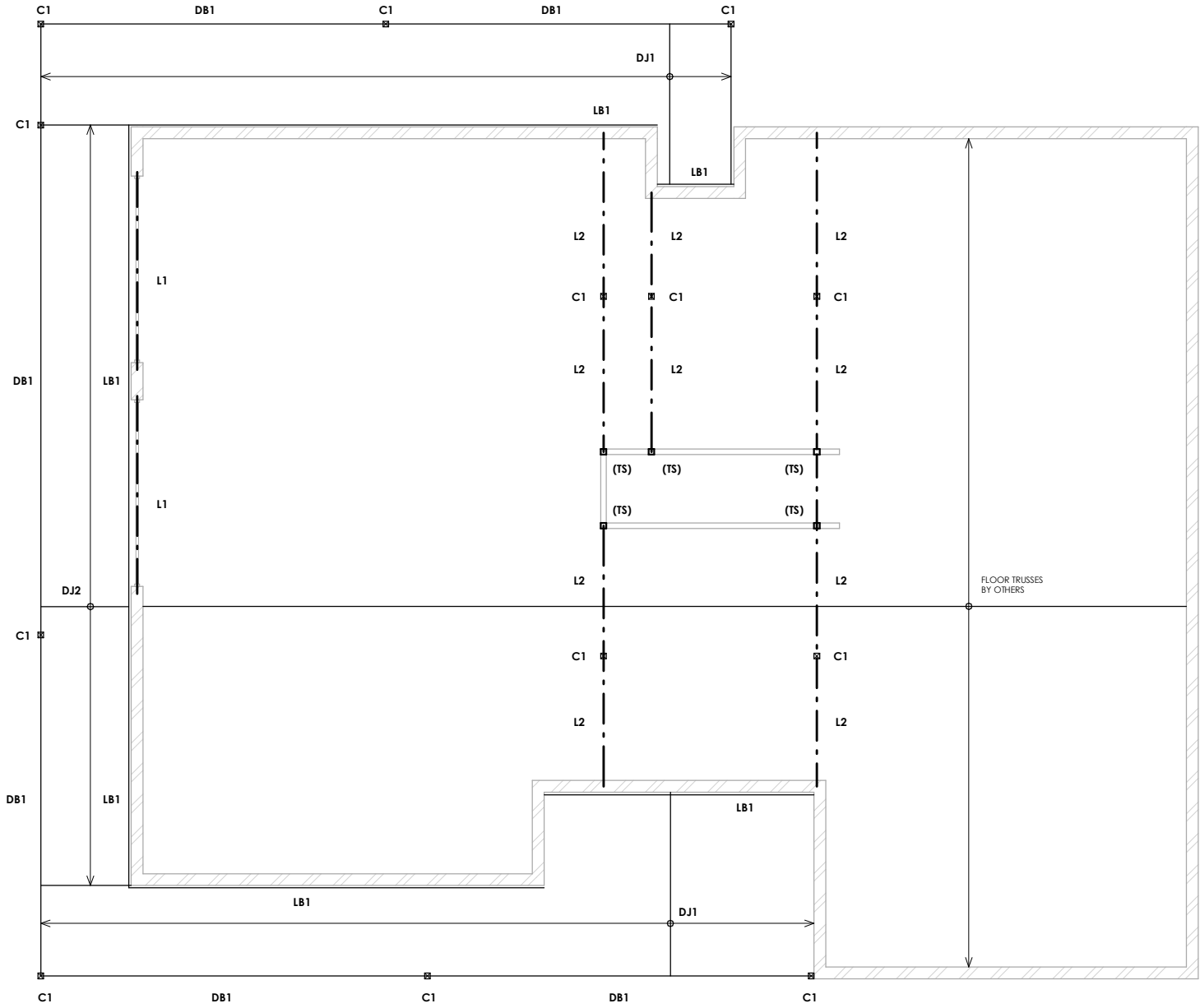
AS PER ENGINEERING DOCUMENTATION

ROOF FRAMING

ROOF TRUSSES SPACED AT 900 CRS MAX, AS PER TRUSS
MANUFACTURERS SPECIFICATION. RAKED ROOF FRAMING
AS PER ENGINEERING DOCUMENTATION.



C1 TO L2 CONNECTION - ELEVATION



GROUND FLOOR FRAMING PLAN
Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 e nick@nplusb.com.au
License No. 047538582 ABN 946 222 219 16

Issued As
PRELIMINARY

Scale A3
As
indicated

©COPYRIGHT These drawings and designs and the
copyright there of are the property of nplusb and
must not be used, retained or copied without the
written permission of nplusb. ABN 946 222 219 16

Revision
No. Date Description
A 15/08/25 Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevant NCC & AS

Project
PROPOSED RESIDENCE
Location
240 PERTH MILL ROAD, WESTERN JUNCTION
Client
ANTHONY & LISA BOYD

Sheet Title
GROUND FLOOR FRAMING PLAN

Drawn Issue Date Project No. Revision
NJB 15/08/25 TBA A

Sheet Number
A110
/ A127

ROOF FRAMING LEGEND & NOTES:

ROOF PITCH - 10 DEGREES & 6 DEGREES
CEILING HEIGHT - 2400mm

ROOF BATTENS 70x35 MGP10 BATTENS AT 450 MAX CRS.

WINDOW & DOOR LINTELS

L1 - 90x45 meysPAN14
L2 - 120x45 meysPAN14
L3 - 190x45 meysPAN14
L4 - 2/190x45 meysPAN14
L5 - 2/190x45 meysPAN14
(MAX CANTILEVER 600mm, MIN. BACKSPAN 1200mm)

GT - GIRDER TRUSS

POSITION OF GIRDER TRUSSES TO BE CONFIRMED PRIOR TO CONSUTRCTION.
THE DESIGNER/ENGINEER SHOULD BE CONTACTED IF GIRDER LOCATION
VARIES FROM LAYOUT PROVIDED.

GALVANISED STEEL BRICK LINTELS

MAXIMUM CLEAR SPAN OF LINTEL (mm):
≤ 600 mm OF MASONRY OVER OPENING
FLAT 75 X 8 700
FLAT 100 X 10 900
ANGLE 90 X 90 X 6EA 3000
ANGLE 90 X 90 X 8EA 3200

MAXIMUM CLEAR SPAN OF LINTEL (mm):
> 600 mm OF MASONRY OVER OPENING
FLAT 75 X 8 700
FLAT 100 X 10 900
ANGLE 90 X 90 X 6EA 2650
ANGLE 90 X 90 X 8EA 2800

WALL FRAMING

WALL FRAMING TO BE MGP10 MACHINE GRADED PINE (2700mm MAX)

COMMON STUDS 90x35 MGP10 @ 450 CRS
STUDS AROUND WET AREAS 90x35 MGP10 @ 450 CRS
NOGGINGS 90x35 MGP10
JAMB & JACK STUDS 90x35 MGP10
TOP, RIBBON & BOTTOM PLATES 90x35 MGP10

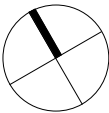
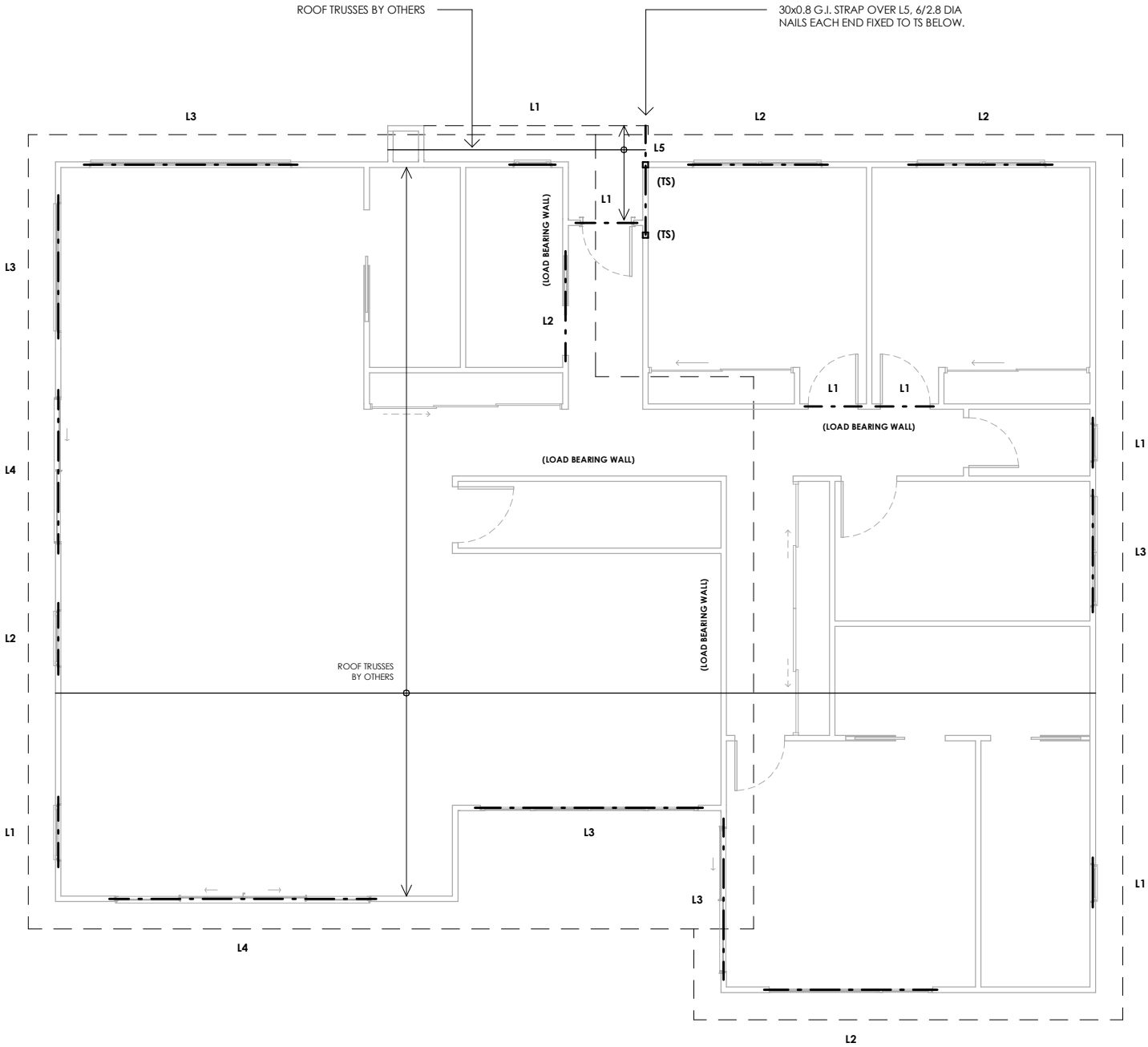
DOUBLE STUD ADJACENT TO OPENINGS UP TO 2400mm
TRIPLE STUD ADJACENT TO OPENINGS GREATER THAN 2400mm

BRACING & TIE-DOWN DETAILS

AS PER ENGINEERING DOCUMENTATION

ROOF FRAMING

ROOF TRUSSES SPACED AT 900 CRS MAX, AS PER TRUSS
MANUFACTURERS SPECIFICATION. RAKED ROOF FRAMING
AS PER ENGEERING DOCUMENTATION.



FIRST FLOOR FRAMING PLAN
Scale 1 : 100

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH NCC TABLE 8.4.6. & AS1288. MINIMUM 6mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

NOTE:
ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONCIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

Window Schedule									
Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FIRST FFL	Awning	1800	900	300	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FIRST FFL	Awning	1800	900	300	LIVING	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FIRST FFL	Fixed	2100	1800	0	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FIRST FFL	Awning	2100	900	0	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FIRST FFL	Awning	1500	2100	600	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FIRST FFL	Awning	1500	2100	600	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
7	FIRST FFL	Fixed	2100	1800	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
8	FIRST FFL	Fixed	700	3300	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FIRST FFL	Awning	2100	900	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FIRST FFL	Awning	2100	900	0	LOUNGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FIRST FFL	Awning	1800	600	300	LNDRY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
12	FIRST FFL	Awning	900	1800	1200	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
13	FIRST FFL	Awning	900	600	1200	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
14	FIRST FFL	Awning	1800	600	300	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
15	FIRST FFL	Fixed	700	2100	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr

EXHIBITED

Door Schedule				
Mark	Location	Height	Width	Operation
1	PASSAGE	2040	820	Internal Hinged
2	PASSAGE	2040	820	Internal Hinged
3	WC	2040	820	Internal Hinged
5	PASSAGE	2040	820	Internal Hinged
6	PNTRY	2040	920	Cavity Slider
7	PASSAGE	2040	920	Internal Hinged
8	WIR	2040	820	Cavity Slider
9	WIR	2040	820	Cavity Slider
10	DECK	2100	4200	Double Glazed Sliding Door
11	LNDRY	2040	820	Cavity Slider
12	DECK	2100	2400	Double Glazed Sliding Door
13	DINING	2100	2400	Double Glazed Sliding Door
14	ENTRY	2040	820	External Hinged
15	DINING	2040	920	Internal Hinged
16	GARAGE	2100	3000	Panelift Garage Door
17	GARAGE	2100	3000	Panelift Garage Door

EXTENT

1. CONCRETE WORK, INCLUDING ITEMS SPECIFIED IN OTHER SECTIONS, SHALL COMPLY WITH THIS SECTION. FORM, REINFORCE, PLACE AND FINISH CONCRETE AS SPECIFIED AND AS SHOWN ON THE DRAWINGS.

GENERAL

- 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ARE TO BE USED ONLY FOR SIZES OF ELEMENTS.
- 2. FOR PLAN DIMENSIONS, REFER TO ARCHITECTURAL DRAWINGS. ANY SETTING OUT SHOWN ON THE ENGINEERING DRAWINGS SHALL BE VERIFIED. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE REFERRED TO THE SUPERVISOR FOR DECISION BEFORE PROCEEDING WITH THE WORK. ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH CURRENT STANDARDS AND LOCAL GOVERNMENT ORDINANCES AND COMPLETED IN A TRADESMANLIKE MANNER.
- 3. DESIGN LIVE LOAD FOR FLOORS = 1.5 KPA
- 4. STAIRS LANDINGS AND BALCONIES (GREATER THAN 1.0M ABOVE GROUND LEVEL) 2.0 KPA

INSPECTIONS

- 1. WHEN INSPECTIONS ARE BEING PROVIDED NOTICE IS TO BE GIVEN TO BE GIVEN TO THE ENGINEER AT THE FOLLOWING TIMES. OTHERWISE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR:
 - AFTER THE EXCAVATION OF ALL FOOTINGS AND PRIOR TO THE PLACEMENT OF ANY REINFORCEMENT OR VAPOUR BARRIERS.
 - AFTER ALL REINFORCEMENT HAS BEEN FIXED AND PRIOR TO THE PLACEMENT OF CONCRETE.

STANDARDS

- 1. THE FOLLOWING STANDARDS ARE GENERALLY APPLICABLE AND MUST BE ADHERED TO, THOUGH THE WORK IS NOT LIMITED BY THEM .

AS1012	METHODS OF TESTING CONCRETE
AS1379	READY MIXED CONCRETE
AS1478	CHEMICAL ADMIXTURES FOR CONCRETE
AS1479	CODE OF PRACTICE FOR THE USE OF CHEMICAL ADMIXTURES IN CONCRETE
AS3610	FORMWORK FOR CONCRETE
AS2870	RESIDENTIAL SLABS AND FOOTINGS
AS3600	CONCRETE STRUCTURES
AS3660.1	TERMITE CONTROL IN NEW BUILDINGS
AS4600	COLD FORMED STEEL STRUCTURES
AS/NZS4671	STEEL REINFORCING MATERIALS
AS3700	MASONRY STRUCTURES

SITE PREPARATION

- 1. GROUND SHALL BE STRIPPED OF TOP SOIL AND VEGETABLE MATTER AND ANY LOOSE PACKED MATERIAL SHALL BE DUG OUT. WHERE IT IS NECESSARY TO DEEPEN THE EXCAVATION SO AS TO PROVIDE ADEQUATE BEARING CAPACITY, BACKFILLING WITH MASS CONCRETE BLINDING.
- 2. WHERE EXCAVATION REVEALS UNFORSEEN VARIATION IN GROUND CONDITIONS THE ENGINEER IS TO BE ADVISED TO CONFIRM THE VALIDITY OF THE DESIGN AND TO SPECIFY ANY NECESSARY VARIATION TO THE WORK.
- 3. TRENCHES FOR STRIP FOOTINGS SHALL BE DEWATERED AND CLEANED PRIOR TO CONCRETE PLACEMENT SO THAT NO SIGNIFICANT SOFTENED OR LOOSENED MATERIAL REMAINS. SHAPE GROUND TO FALL AWAY FROM SLAB AND FOUNDATIONS ALL ROUND.
- 4. ADEQUATE PROVISION IS TO BE MADE TO DRAIN STORMWATER FROM SURFACE RUNOFF AREAS, ROOF CATCHMENT AND SUBSURFACE AQUIFERS WHICH MAY CAUSE EXCESSIVE MOISTURE TO PENETRATE THE FOUNDATION. THE GROUND SURROUNDING THE BUILDING SHOULD BE GRADED TO ENSURE THAT WATER DOES NOT POND NEAR THE EDGE OF THE BUILDING.

CONCRETE

- 1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS2870 & AS3600, EXCEPT WHERE VARIED BY THE ENGINEER.
- 2. CONCRETE COMPLYING WITH AS1379 AND SUPPLIED BY AN APPROVED CONCRETE SUPPLIER SHALL BE USED. CONCRETE SHALL NOT BE POURED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER OR BUILDING INSPECTOR.
- 3. ALL CONCRETE SUPPLIED SHALL BE N25, WITH 20mm MAXIMUM AGGREGATE SIZE AND 100mm +/- 15mm SLUMP IN ACCORDANCE WITH AS1379.
- 4. THE THICKNESS OF THE SLAB AND THE WIDTH AND DEPTH OF THE BEAM SHALL NOT BE LESS THAN THE SPECIFIED

DIMENSION.

- 5. SURFACE FINISH TOLERANCE SHALL NOT EXCEED + OR - 5mm FROM A 3m STRAIGHT EDGE.
- 6. CONCRETE IN BEAMS SHALL BE **MECHANICALLY VIBRATED**.



EXHIBITED

FOUNDATION

- 1. FOOTINGS SHALL BE EXCAVATED TO THE LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- 2. STRIP FOOTING AND EDGE BEAM DEPTHS ARE MINIMUM ONLY AND SHOULD BE INCREASED AS REQUIRED TO PENETRATE TOP SOIL COVER AND PROVIDE A MINIMUM PENETRATION OF 100MM INTO FIRM AND UNIFORM NATURAL MATERIAL OR CONTROLLED FILL. IF BEAM IS DEEPEMED THE BOTTOM REINFORCEMENT SHALL BE INCREASED TO THAT SHOWN IN AS2870 FIG. 3 FOR THE RESULTANT DEPTH AND SITE CLASSIFICATION. SPOIL FROM ANY FOOTING TRENCH IS TO BE PLACED CLEAR OF THE SLAB AREA.
- 3. THE SLAB, INCLUDING EDGE BEAMS, SHALL BE FOUNDED ON MATERIAL WITH AN ALLOWABLE BEARING PRESSURE NOT LESS THAN 50KPA, EXCEPT THAT ALL STRIP FOOTINGS SHALL BE FOUNDED ON MATERIAL WITH ALLOWABLE BEARING PRESSURE NOT LESS THAN 100KPA.
- 4. ALL LOOSE, SOFT, YIELDING OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE FOUNDATIONS AND REPLACED WITH SOUND COMPACTED MATERIAL ACCEPTABLE TO THE ENGINEER.
- 5. THE BOTTOM AND SIDES OF ALL FOOTINGS SHALL BE DRESSED TO A SMOOTH AND REGULAR SURFACE. ALL EXCAVATIONS ARE TO BE SUITABLY RETAINED SO THAT THE MINIMUM SPECIFIED DIMENSIONS ARE MAINTAINED.
- 6. ALL FILLING SHALL BE APPROVED GRANULAR MATERIAL OR MEET THE REQUIREMENTS FOR CONTROLLED FILL OR ROLLED FILL OF CLAUSE 6.4.2 OF AS2870. **ALL FILL MUST BE COMPACTED TO 95% STANDARD DRY DENSITY RATIO (MINIMUM).**

CONTROLLED FILL IS MATERIAL THAT HAS BEEN PLACED AND COMPACTED IN LAYERS BY COMPACTION EQUIPMENT WITHIN A DEFINED MOISTURE RANGE TO A DEFINED DENSITY REQUIREMENT.
-SAND FILL UP TO 0.8M DEEP, WELL COMPACTED IN NOT MORE THAN 0.3M THICK LAYERS BY A VIBRATING PLATE OR VIBRATING ROLLER; AND
-NON-SAND FILL UP TO 0.4M DEEP THAT IS WELL COMPACTED BY A MECHANICAL ROLLER IN LAYERS NOT MORE THAN 0.15M THICK;
SHALL BE DEEMED TO MEET THE REQUIREMENTS FOR CONTROLLED FILL. CLAY FILL SHALL BE MOIST DURING COMPACTION. A SATISFACTORY TEST FOR SAND FILL NOT CONTAINING GRAVEL SIZED MATERIAL IS THE ACHIEVEMENT OF A BLOW COUNT OF 7 OR MORE PER 0.3M USING THE PENETROMETER TEST DESCRIBED IN AS1289.F3.3

ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR OR SIMILAR EQUIPMENT. ROLLED FILL SHALL NOT EXCEED:
-0.6m IN DEPTH COMPACTED IN LAYERS NOT MORE THAN 0.3m THICK FOR SAND MATERIAL
-0.3m IN DEPTH COMPACTED IN LAYERS NOT MORE THAN 0.15m THICK FOR OTHER MATERIAL
7. ALL FILLING SHALL BE CARRIED UP IN NEAR HORIZONTAL LAYERS OF UNIFORM THICKNESS EXTENDING THE FULL WIDTH OF THE AREA BEING FILLED.
8. EXTENSIVE FILLING OR VARIATIONS IN EXISTING GROUND CONDITIONS TOGETHER WITH FILLING MAY REQUIRE ADDITIONAL DETAILING BY THE ENGINEER.
9. THE BASE OF EDGE BEAMS OR FOOTINGS MAY BE STEPPED OR SLOPED NOT MORE THAN 1 IN 10, TO AN APPROVED DETAIL AS SHOWN ON THE DRAWINGS.
10. A BLINDING LAYER OF SAND, 25mm THICK IS TO SPREAD AND COMPACTED UNDER SLAB PANELS. SAND THICKER THAN 100MM IS REQUIRED TO BE COMPACTED AS DETAILED ABOVE.

REINFORCEMENT

- 1. SUPPLY REINFORCEMENT AS DETAILED TOGETHER WITH TIE WIRE AND SUPPORT CHAIRS NECESSARY FOR FIXING GENERALLY COMPLYING WITH AS3600 SECTION 19 FREE FROM SCALE, RUST, OIL, GREASE OR OTHER COATINGS, BUNDLED AND TAGGED FOR IDENTIFICATION.
- 2. USE REINFORCING BARS AND MESH COMPLYING WITH AS4671 AND WIRE FOR WRAPPING STRUCTURAL STEEL MEMBERS COMPLYING WITH AS4100.
- 3. REINFORCEMENT SYMBOLS AND GRADE: TRENCH MESH IS DESIGNATED X L8TM WHERE X IS THE NUMBER OF MAIN LONGITUDINAL BARS AND THE SECOND NUMERAL THE MAIN BAR DIAMETER IN ACCORDANCE WITH AS/NZS 4671. SQUARE MESH, EG SL82 SHALL COMPLY WITH THE REQUIREMENTS OF AS4671. BOTH TRENCH MESH AND SQUARE MESH SHALL BE GRADE 500L IN ACCORDANCE WITH AS/NZS 4671. REINFORCING BARS SHALL COMPLY WITH AS/NZS 4671 GRADE 500N AND ARE SPECIFIED AS X-N12 ETC WHERE X IS THE NUMBER OF BARS OF 12mm DIAMETER.
- 4. FIX REINFORCEMENT TO COMPLY WITH AS2870 WITH CLEAR COVER AS SHOWN ON THE DRAWINGS, ADEQUATELY SUPPORTED AND SECURELY TIED. DO NOT COMMENCE CONCRETING UNTIL REINFORCEMENT HAS BEEN INSPECTED AND APPROVED.
- 5. MINIMUM CLEAR COVER TO THE REINFORCEMENT SHALL BE:
50mm TO UNPROTECTED GROUND
30mm TO THE MEMBRANE IN CONTACT WITH THE GROUND
20mm TO THE INTERNAL SURFACE
30mm TO EXPOSED VERANDAH TOPS & UNDERSIDE OF SUSPENDED SLABS.
- 6. SLAB MESH SHALL BE LAPPED BY ONE FULL PANEL IE. TWO OUTERMOST WIRES EACH PLUS 25mm TRENCH MESH SHALL BE LAPPED BY THE WIDTH OF THE MESH AT T AND L JUNCTIONS. LONGITUDINAL SPLICES SHALL LAP BY 500mm. AT L INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED 500mm, OR A BENT LAP BAR 500mm LONG EACH LEG SHALL BE PROVIDED.
- 7. SERVICE PENETRATIONS, TAPED ALL ROUND MAY BE PERMITTED THROUGH THE MIDDLE THIRD OF THE EDGE AND STIFFENING BEAMS. THIS IS TO BE CONFIRMED BY THE ENGINEER.
- 9. MESH SHALL BE SUPPORTED IN BAR CHAIRS WITH PANS AT NOT MORE THAN 800MM CENTRES BOTH WAYS OR AS NECESSARY TO PREVENT SAGGING DURING PLACING CONCRETE.
- 10. AT L INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED 500mm, OR A BENT LAP BAR 500mm LONG EACH LEG SHALL BE PROVIDED.

FORMWORK

- 1. DESIGN AND CONSTRUCT FORMWORK TO PRODUCE CONCRETE ELEMENTS IN THEIR TRUE POSITION AND OF THE SHAPE AND FINISH SHOWN ON THE DRAWINGS.
- 2. DO NOT DISTURB FORMS UNTIL THE CONCRETE HAS HARDENED SUFFICIENTLY TO WITHSTAND SUCH ACTION WITHOUT DAMAGE AND HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS OWN MASS AND ANY OTHER SUPERIMPOSED LOADS.

JOINTS AND EMBEDDED ITEMS

- 1. DO NOT ALTER THE LOCATION OR TYPE OF CONSTRUCTION AND CONTROL JOINTS UNLESS THE CHANGE IS APPROVED BY THE ENGINEER.
- 2. PROVIDE FOAM FILLER STRIP AT JUNCTIONS OF PAVING WITH VERTICAL SURFACES TO THE FULL HEIGHT OF THE JOINT.
- 3. COORDINATE CORE AND EMBEDMENT REQUIREMENTS OF ALL TRADES AND ARRANGE FOR THEIR ADEQUATE LOCATION AND FIXING. OBTAIN PRIOR APPROVAL FOR THE DISPLACEMENT OF ANY REINFORCEMENT WHICH MAY BE NECESSARY.

VAPOUR BARRIER

- 1. VAPOUR BARRIER 0.2mm THICK AND BRANDED AS CONCRETE UNDERLAY IN ACCORDANCE WITH **AS2870**, WITH 'MEDIUM' OR 'HIGH' IMPACT RESISTANCE (IN ACCORDANCE WITH AS4347.6) AS REQUIRED, SHALL BE INSTALLED BELOW THE WHOLE SLAB AND INTEGRAL FOOTINGS. LAP 200mm AND TAPE CONTINUOUSLY WITH PRESSURE SENSITIVE TAPE. TURN UP ALL PENETRATIONS BY PIPES OR PLUMBING FITTINGS ETC AND VERTICAL ABUTMENTS TO PROVIDE A CONTINUOUS AND COMPLETE MEMBRANE. MAKE GOOD ALL TEARS, DEFECTS AND THE LIKE IMMEDIATELY BEFORE PLACING CONCRETE.

PLACING AND FINISHING

- 1. TRANSPORT AND PLACE CONCRETE CONTINUOUSLY SO AS TO AVOID SEGREGATION OR DISPLACEMENT OF REINFORCEMENT. CONCRETE IS TO BE PLACED BY CHUTING, SHOVELLING OR PUMPING AND THOROUGHLY COMPACTED WITH THE USE OF MECHANICAL IMMERSION VIBRATORS TO ELIMINATE ALL ENTRAINED AIR AND OBTAIN MAXIMUM DENSITY.
- 2. DO NOT PLACE CONCRETE WHEN THE AIR TEMPERATURE IS MORE THAN 32 °C OR LESS THAN 10°C UNLESS SPECIAL PRECAUTIONS APPROVED BY THE ENGINEER HAVE BEEN TAKEN.
- 3. ANY CONCRETE WHICH HAS DEVELOPED INITIAL SET SHALL NOT BE REUSED OR REVIBRATED.
- 4. NO FINISHING OPERATIONS ARE TO BE PERFORMED WHERE THERE IS FREE SURFACE WATER. CEMENT IS NOT TO BE USED TO DRY UP FREE SURFACE MOISTURE.

CURING AND PROTECTION

- 1. PROTECT FRESHLY CAST CONCRETE FROM PREMATURE DRYING AND DAMAGE FROM RAIN BY COVERING WITH PLASTIC OR OTHER SUITABLE MEANS.
- 2. COMMENCE CURING AS SOON AS THE EXPOSED SURFACE HAS HARDENED SUFFICIENTLY, BUT NO LATER THAN TWO (2) HOURS AFTER FINISHING. CONTINUE CURING FOR **SEVEN DAYS** USING ONE OF THE FOLLOWING METHODS:
 - PONDING OR CONTINUOUS SPRINKLING WITH WATER
 - PLASTIC SHEETING FIXED AND LAPPED OVER A MOISTENED CONCRETE SURFACE SO THAT NO AIR CAN CIRCULATE AT THE SURFACE
 - USE APPROVED CURING COMPOUND CONFORMING TO **AS3799**

FINISHES

- 1. CONCRETE SURFACES WHEN STRIPPED SHALL BE TRUE TO THE SHAPES AND LOCATIONS SHOWN ON THE DRAWINGS, FREE FROM BONY OR POROUS AREAS AND EXCESSIVE DEPRESSIONS OR PROJECTIONS AND WITHIN A TOLERANCE OF +/- 5mm WHEN TESTED WITH A 3m LONG STRAIGHT EDGE.

SERVICEABILITY

- 1. THE OWNERS ATTENTION IS DRAWN TO APPENDIX B OF AS2870 PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE FOR GUIDANCE ON SERVICEABILITY AND MAINTENANCE.

ADDITIONAL REQUIREMENTS

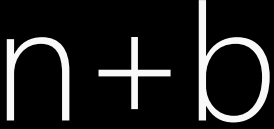
- 1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION REQUIREMENTS OF **AS2870** ARE MET. IN PARTICULAR, THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF THE ADDITIONAL REQUIREMENTS SPECIFIED IN **AS2870** FOR REACTIVE SITES (CLAUSES 5.6 AND 6.6)
- 2. THIS REQUIREMENTS INLCUDE, BUT ARE NOT LIMITED TO:
 - STORMWATER AND SANITARY PIPE PENETRATIONS THROUGH THE EDGE BEAM, OR STRIP FOOTING ARE TO BE SLEEVED WITH POLYETHYLENE LAGGING; MINIMUM 20mm THICK FOR CLASS H1 AND 40mm THICK FOR CLASS H2 OR E SITES.
 - FOR CLASS H1,H2 AND E SITES DRAINS ATTACHED TO, OR EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS **IMMEDIATELY** OUTSIDE THE FOOTING **AND** COMMENCING WITHIN **1m** OF THE BUILDING PERIMETER. THE REQUIRED RANGE OF MOVEMENT (ys) IS DICTATED BY THE SITE CLASSIFICATION (REFER DESIGN DRAWINGS). SEE TABLE BELOW.

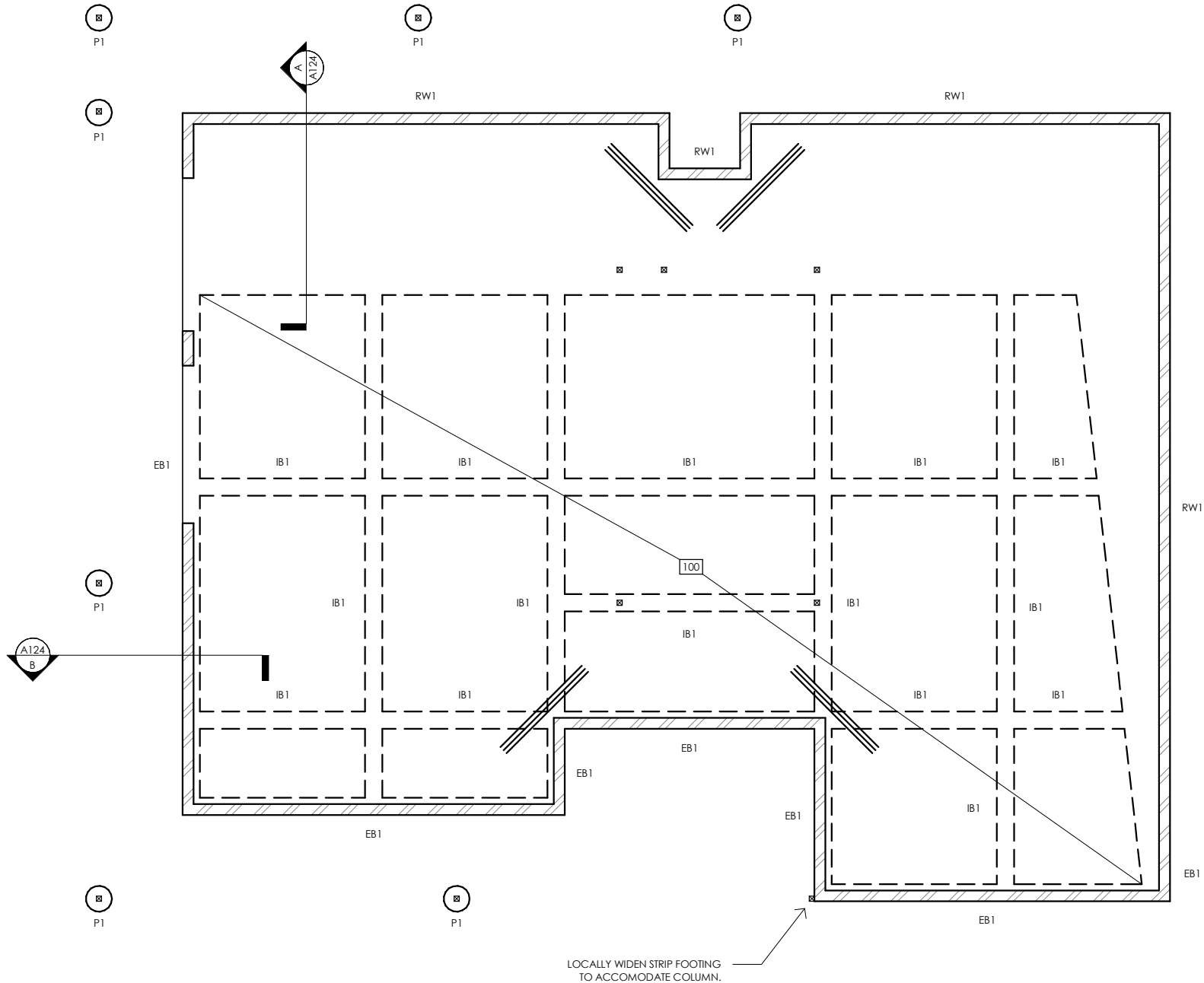
REQUIRED RANGE OF MOVEMENT

SITE CLASSIFICATION	YS
H1	60
H2	75
E	>75

NOTE: THIS VALUES ARE THE MINIMUM REQUIRED ONLY.
THE FLEXIBLE JOINTS MUST INITIALLY BE SET AT THE MID POINT OF THEIR RANGE.

Revised
14/10/2025

 22 Fieldings Way Ulverstone, Tasmania Australia 7315 m 0417 134 369 e nick@nplusb.com.au License No. 047538582 ABN 946 222 219 16	Issued As Scale A3 PRELIMINARY ©COPYRIGHT These drawings and designs and the copyright there of are the property of nplusb and must not be used, retained or copied without the written permission of nplusb. ABN 946 222 219 16	Revision <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>15/08/25</td><td>Issued as PRELIMINARY</td></tr><tr><td colspan="3">do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS</td></tr></table>	No.	Date	Description	A	15/08/25	Issued as PRELIMINARY	do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS			Project PROPOSED RESIDENCE Location 240 PERTH MILL ROAD, WESTERN JUNCTION Client ANTHONY & LISA BOYD	Sheet Title ENGINEERING NOTES <table><tr><td>Drawn</td><td>Issue Date</td><td>Project No.</td><td>Revision</td></tr><tr><td>NJB</td><td>15/08/25</td><td>TBA</td><td>A</td></tr></table>	Drawn	Issue Date	Project No.	Revision	NJB	15/08/25	TBA	A	Sheet Number A123 / A127
	No.	Date	Description																			
	A	15/08/25	Issued as PRELIMINARY																			
do not scale off plans all dimensions are in millimeters confirm all dimensions on site all work relevant NCC & AS																						
Drawn	Issue Date	Project No.	Revision																			
NJB	15/08/25	TBA	A																			

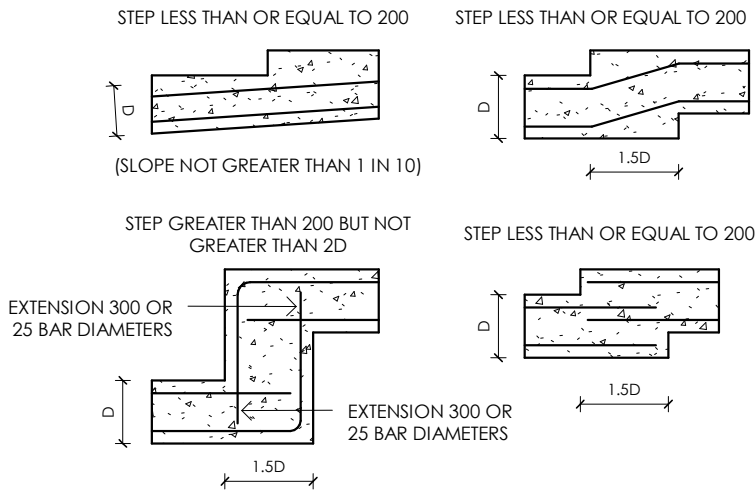


NOTES:

1. SITE CLASSIFICATION CLASS H1 IN ACCORDANCE WITH AS2870, REFER SITE CLASSIFICATION REPORT BY STRATA, REF SR06181.
2. STRUCTURAL DESIGN IN ACCORDANCE WITH AS2870 FOR ARTICULATED MASONRY VENEER CONSTRUCTION.
3. FOR DIMENSIONS REFER TO ARCHITECTURAL DRAWINGS.
4. DESIGN ASSUME ALL UNCONTROLLED FILL IS REMOVED FROM BUILDING FOOTPRINT.
5. ALL SLAB EDGE BEAMS TO BE FOUNDED NOT LESS THAT 300mm INTO ROLLED CONTROL FILL, WITH MINIMUM BEARING CAPACITY OF NOT LESS THAN 100kPa

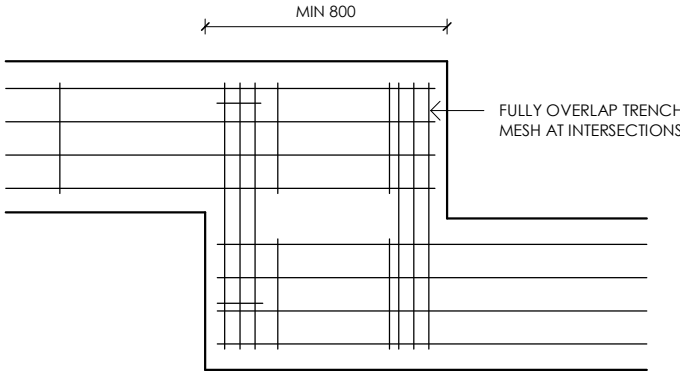
100 100mm THICK SLAB S72 MESH, TOP 20 COVER, 0.2mm POLYETHYLENE VAPOUR BARRIER 25mm MIN COMPACTED SAND BED

DENOTES 2000mm LENGTH OF 3-L1 11M OR 3-N12 BARS FIXED TO UNDERSIDE OF SLAB MESH DIAGONALLY ACROSS RE-ENTRANT CORNER.

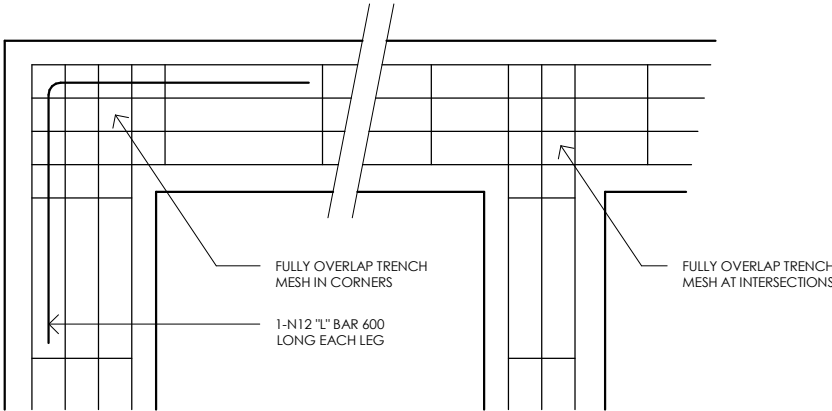


FOR DETAILS ON THE TYPE OF EXTENSION BARS TO BE USED AND THEIR LENGTHS SEE NOTES.

ALTERNATE METHODS FOR STEPPING STRIP FOOTINGS
NOT TO SCALE



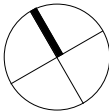
STRIP FOOTING TM ARRANGEMENT



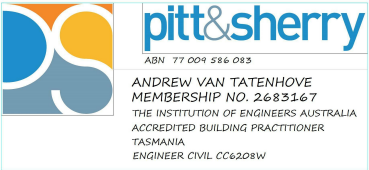
TYPICAL TRENCH MESH INTERSECTION AND CORNER DETAIL

EXHIBITED

Revised
14/10/2025



SLAB & FOOTING LAYOUT PLAN
Scale 1 : 100





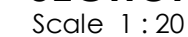
* MAX 1800mm HIGH WALL WITH SINGLE SKIN OF 20.01 BLOCKS.
MAX 1800mm HIGH WALL WITH SINGLE SKIN OF 20.01 BLOCKS.
WHERE WALL HEIGHT EXCEEDS 1800mm, BOTTOM COURSES
TO ADOPT 30.01 BLOCKS AS SHOWN TO SUIT



pitt&sherry
 ABN 77 009 586 083

ANDREW VAN TATENHOVE
MEMBERSHIP NO. 2683167
 THE INSTITUTION OF ENGINEERS AUSTRALIA
 ACCREDITED BUILDING PRACTITIONER
 TASMANIA
 ENGINEER CIVIL CC6208W

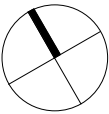
1. GEOFABRIC SEPERATION LAYER TO BE A LAYER OF A-14 BIDIM OR EQUIVALENT
2. PVC DRAINAGE PIPE TO BE LAID TO A MINIMUM GRADE OF 1 IN 100. THE LOW END IS TO BE DRAINED THROUGH THE HOB TO A STORMWATER SYSTEM. THE UPPER END IS TO BE BROUGHT TO THE SURFACE AND CAPPED.
3. THE DRAINAGE FILL MATERIAL TO BE SINGLE SIZED CRUSHED ROCK 10 TO 20mm, MINIMUM 300mm THICK, AROUND DRAINAGE PIPE AND EXTENDING UP THE WALL
4. ALL CONCRETE MASONRY BLOCKWORK TO BE CORE FILLED WITH CONCRETE OR GROUT IN ACCORDANCE WITH AS 3700
5. THE BASE OF THE KEY FOR EACH RETAINING WALL MUST BE A MINIMUM 400mm BELOW THE NATURAL SURFACE LEVEL OF THE GROUND



- NOTES:**
- 1. WIND CLASSIFICATION CLASS N3, IN ACCORDANCE WITH AS1684.2. REFER SITE CLASSIFICATION REPORT BY STRATA, REF SR06181.
 - 2. REFER TO SHEET E104 FOR BRACING TYPE AND INSTALLATION DETAILS
 - 3. ONLY THE MINIMUM BRACING IS INDICATED ON THESE PLANS. ADDITIONAL BRACING MAY BE PLACED AS NECESSARY TO PREVENT RACKING OF THE STRUCTURE DURING CONSTRUCTION.
 - 4. FOR DIMENSIONS REFER TO ARCHITECTURAL DRAWINGS.



Revised
14/10/2025



WIND BRACING LAYOUT PLAN
Scale 1 : 100

TIE-DOWNS

BOTTOM PLATES TO FLOOR FIXINGS AT 900mm CRS
TRUSS SPAN 0m - 12m UPLIFT 5.4kN
M10 DYNABOLT 50mm MIN EMBEDMENT TO MANUFACTURERS SPECIFICATIONS.

TOP & BOTTOM PLATES TO STUDS FIXINGS AT 900mm CRS
TRUSS SPAN 0m - 12m UPLIFT 7.1kN
30x0.8 G.I. STRAP WITH 6/2.8 DIAMETER NAILS EACH END
AS PER AS1684.2 - TABLE 9.19

NOTE: SIMPSON STRONG-TIE SCREWS NOT SUITABLE WHERE TRUSS SPAN EXCEEDS 9.0m. STRAP DETAIL TO BE ADOPTED AT THOSE LOCATIONS.

SIMPSON STRONG-TIE DRIVE SCREW ALTERNATIVE:
ADOPT 127mm LONG (SDWS22500DB) SCREWS INTO BOTTOM PLATE
ADOPT 152mm LONG (SDWS22600DB) SCREWS INTO TOP PLATE
AT ALL OPENINGS ADOPT ONE SCREW PER JAMB STUD.

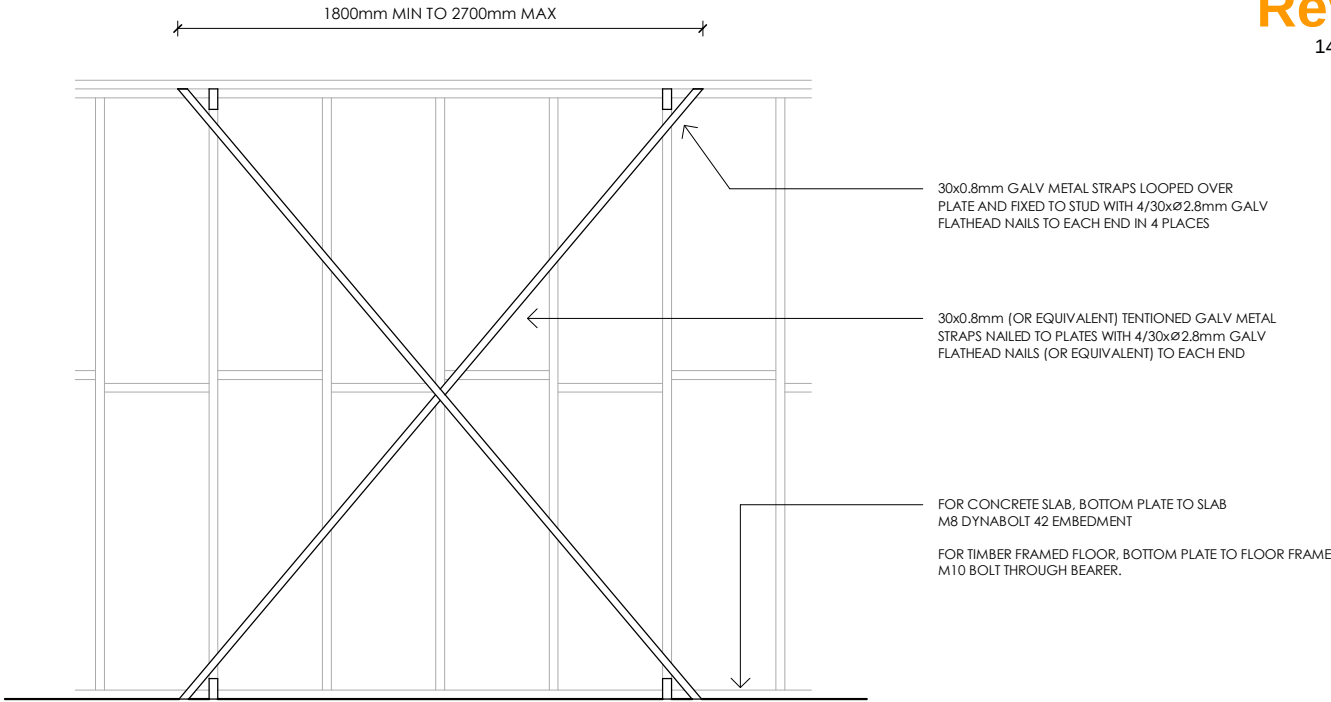
ROOF TRUSSES/RAFTERS TO TOP PLATES OR BEAMS FIXINGS AT 900mm CRS
TRUSS SPAN 0m - 12m UPLIFT 7.1kN
30x0.8 G.I. STRAP OVER RAFTERS/TRUSSES WITH 6/2.8 DIAMETER NAILS EACH END
AS PER AS1684.2 - TABLE 9.21 OR TRUSS MANUFACTURERS SPECIFICATION.

ROOF BATTENS TO TRUSSES/RAFTERS. BATTENS AT 900mm CRS
UPLIFT GENERAL 1.2kN
2/75x3.05 DIAMETER DEFORMED SHANK NAILS FOR 35x70mm BATTEN
AS PER AS1684.2 TABLE 9.25

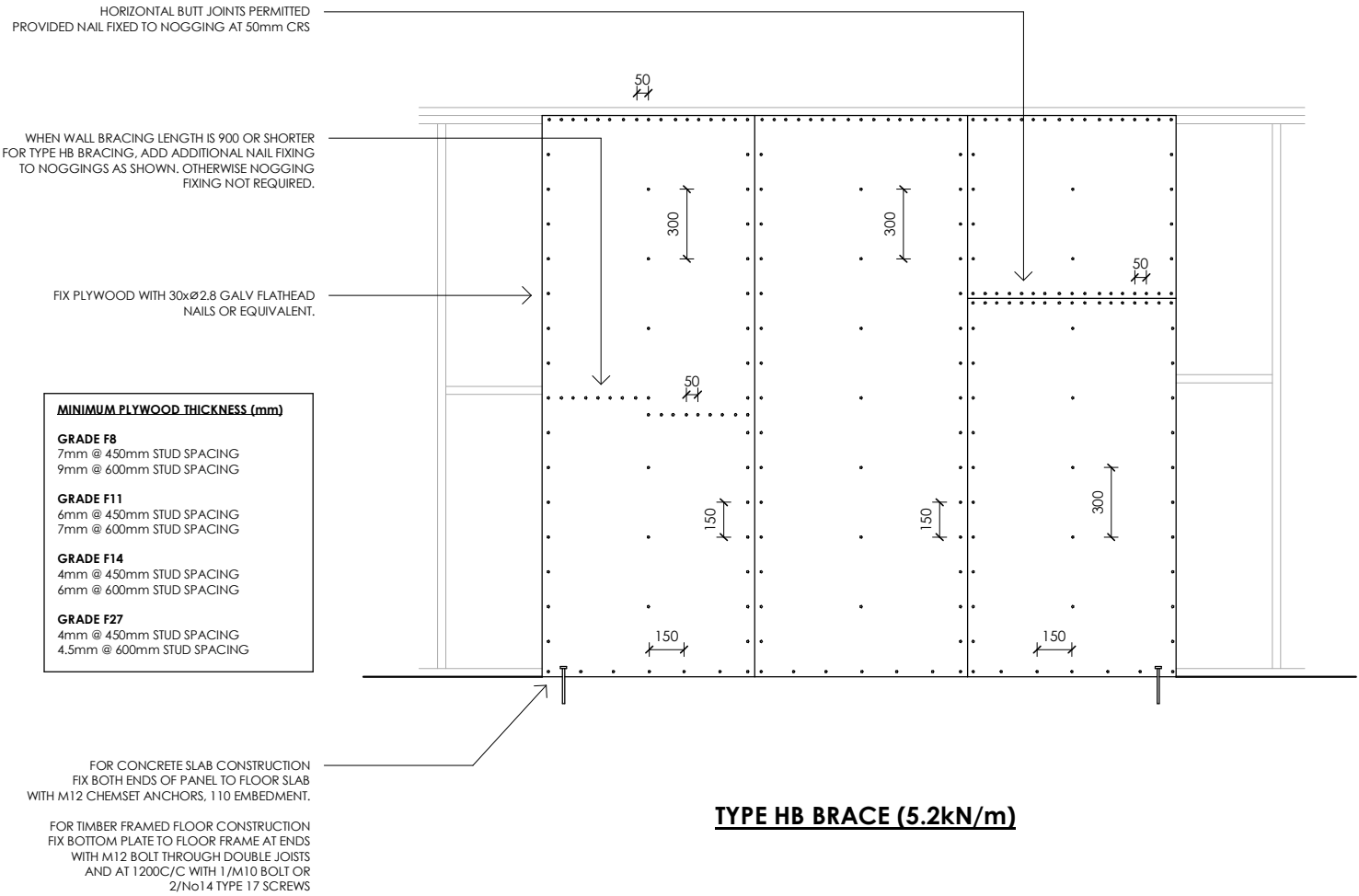
UPLIFT EDGES 2.3kN
1/75mm LONG NO.14 TYPE 17 SCREW
AS PER AS1684.2 TABLE 9.25



EXHIBITED



TYPE D BRACE (3.0kN/m)



TYPE HB BRACE (5.2kN/m)