

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-146
PROPOSED DEVELOPMENT:	Partial demolition and alterations to Single Dwelling
LOCATION:	18 Bournville Crescent Claremont
APPLICANT:	Dirt Building Design
ADVERTISING START DATE:	14/08/2026
ADVERTISING EXPIRY DATE:	28/08/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **28/08/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

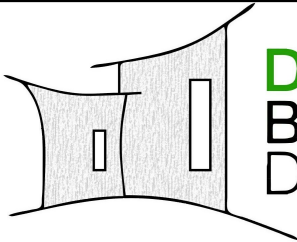
Representations must be received by no later than 11.59 pm on **28/08/2026**, or for postal and hand delivered representations, by 5.00 pm on **28/08/2026**.



SITE INFORMATION

LOT:	57
TITLE:	55634
LAND AREA:	801m ² +/-
HOUSE SIZE:	117m ² +/-
NEW HOUSE SIZE:	119m ² +/-
COUNCIL:	Glenorchy Site Council
ZONING:	General Residential
BAL:	NR
WIND CLASSIFICATION:	N3
SOIL CLASSIFICATION:	TBD
CLIMATE ZONE:	7
ENERGY RATING:	AS PER REPORT
DEVELOPMENT CLASS	1A ALTERATIONS

IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING.



DIRT
BUILDING
DESIGN

Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
SITE PLANS
Title
55634/57

Revision Number	Description	Date
1	DR1	3.6.2026
2	RFI	20.7.2026

NEW SITE PLAN

1 : 200

Issue: ENG- Bourn

Drawn: ELI JORGENSEN

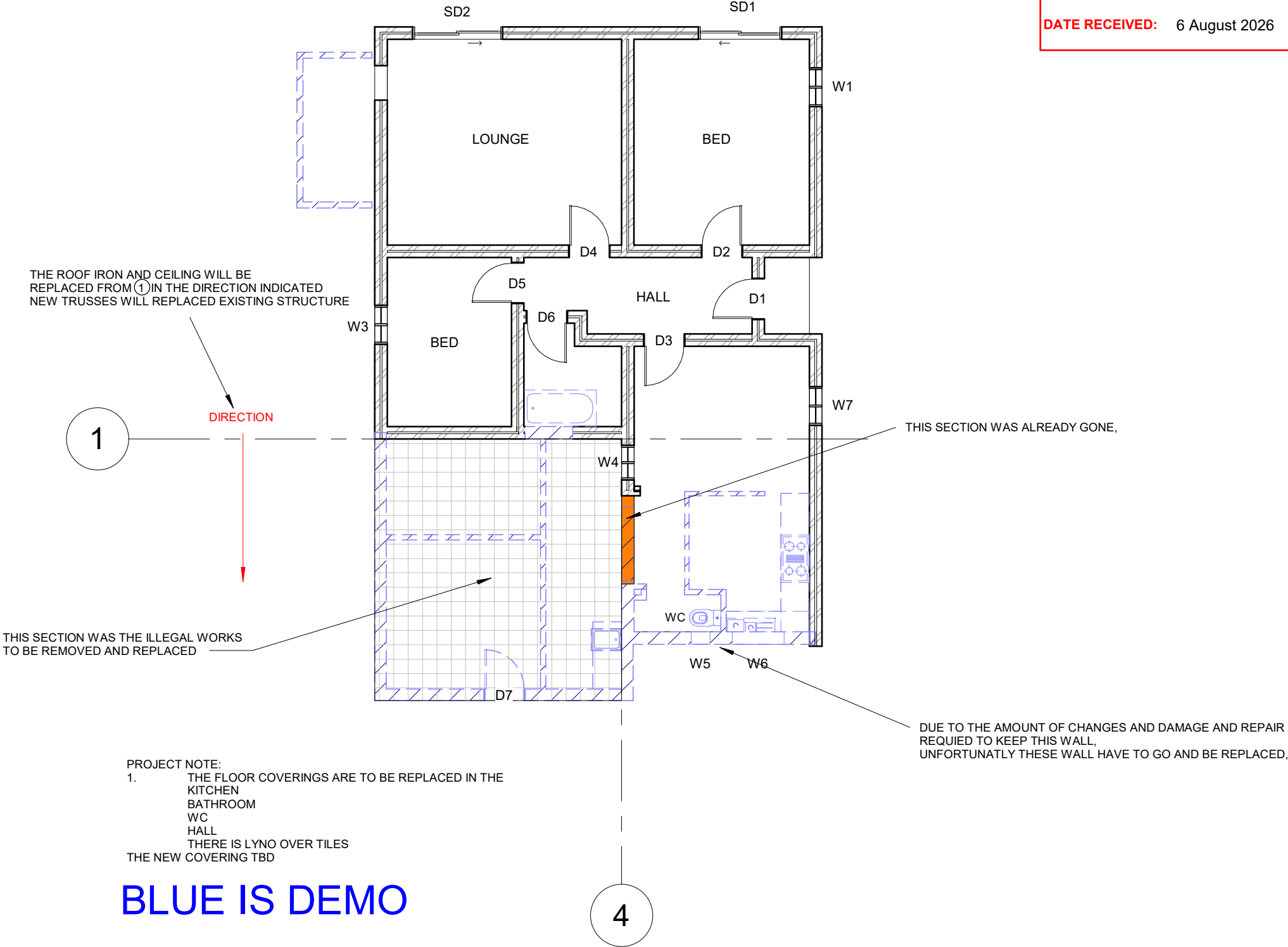
Scale: 1 : 200 Size: A3 Date: 20.7.2026

Project: FP-0034 Sheet: A01 Rev: 2

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-146
DATE RECEIVED: 6 August 2026

WINDOWS				
Mark	Height	Width	Sill Height	Comments
NW1	1800	700	300	NEW DG,OP,FLY SCREEN TO FIT IN EXISTING OPENING
NW2	400	2100	1700	NEW, DG,OP FLYSCREEN
NW3	1800	700	300	NEW, DG,OP FLYSCREEN
NW4	1500	1800	600	NEW, DG
NW5	1000	1950	800	
W1	1450	810	780	
W3	1450	810	760	
W4	1435	722	788	EXISTING WINDOW TO REMAIN VISABLE ON KITCHEN SIDE
W7	1450	810	800	

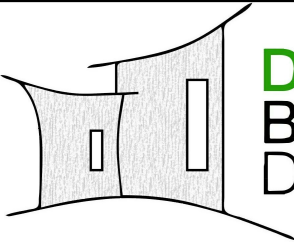
DOORS			
Mark	Height	Width	Comments
D1	2040	820	
D2	2040	820	
D3	2040	820	
D4	2040	820	
D5	2040	820	
D6	2040	820	
ND1	2040	820	FULL HEIGHT GLASS DOOR
NSD1	2100	1800	NEW DG,OP,FLYSCREENED DOOR
NSD2	2040	920	NEW SOLID CORE SLIDING DOOR
SD1	2170	1660	
SD2	2100	1800	
SD3	2100	720	



SITE INFORMATION

LOT:
TITLE:
LAND AREA:
HOUSE SIZE:
NEW HOUSE SIZE:
COUNCIL:
ZONING:
BAL:
WIND CLASSIFICATION:
SOIL CLASSIFICATION:
CLIMATE ZONE:
ENERGY RATING:
DEVELOPMENT CLASS

57
55634
801m²+/-
117m² +/-
119m² +/-
Glenorchy Site Council
General Residential
NR
N3
TBD
7
AS PER REPORT
1A ALTERATIONS



DIRT
BUILDING
DESIGN

Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtybuildingdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
EXISTING FLOOR PLAN & DEMO
Title
55634/57

Revision Number	Description	Date
1	DR1	3.6.2026

DEMO PLAN

1 : 100

Issue: ENG- Bourn		
Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 20.7.2026
Project FP-0034	Sheet: A02	Rev: 1

BACK OF SHOWER TOB CEMENT SHEET
WITH TILES OVER
THE SHOWER SIDE OF W4 WILL HAVE TO BE
PREPARED FIRST BEFORE SHOWER SO IT STAYS EXPOSED
ON THE DINING SIDE.
I RECOMMEND THE A NEW TIMBER WALL BE INSTALLED
FOR SHOWER

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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WINDOWS

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NW3	1800	700	300	NEW, DG,OP FLYSCREEN
NW4	1500	1800	600	NEW, DG
NW5	1000	1950	800	
W1	1450	810	780	
W3	1450	810	760	
W4	1435	722	788	EXISTING WINDOW TO REMAIN VISABLE ON KITCHEN SIDE
W7	1450	810	800	

DOORS

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D3	2040	820	
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SD2	2100	1800	
SD3	2100	720	

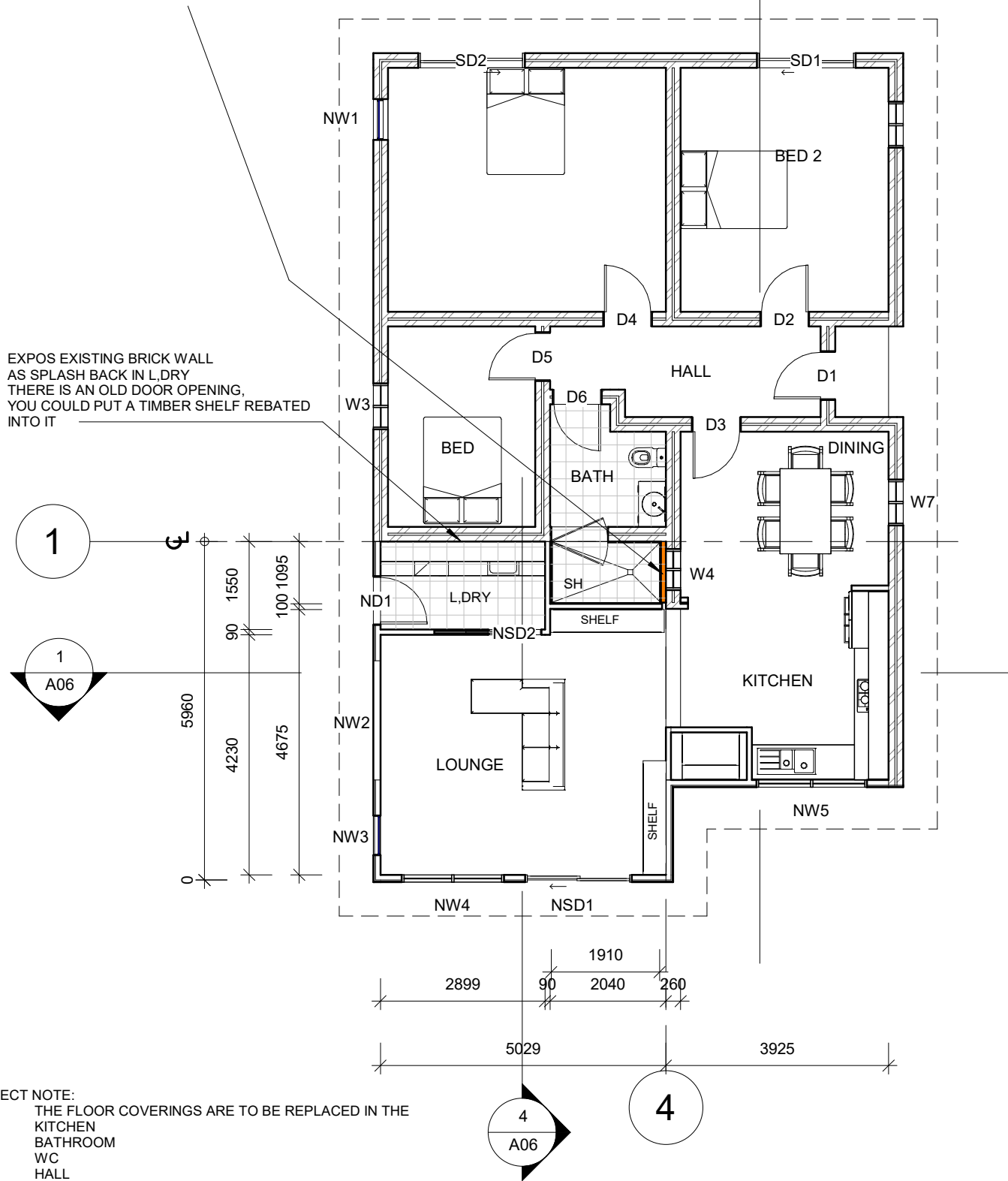
ALL WINDOWS AND DOORS TO
BE ALUMINIUM, THERMALY BROKEN
AND DOUBLE GLAZED

INSULATION NOTE

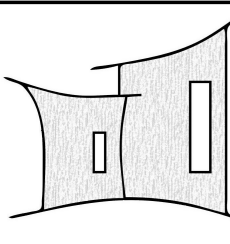
ROOF -	R4.2 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
WALLS: Internal - External -	R2.5 Batts To Manufactures Specifications R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
TIMBER FLOORS -	Suspended timber floor with Kingspan Aircell Permifloor under joists.
CONCRETE FLOOR-	50mm Kooltherm K3 floorboard or similar beneath slab.
VENTILATION -	All bathroom, kitchen and laundry vents to external eave lines with one way flaps,

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ENERGY RATING:	AS PER REPORT
DEVELOPMENT CLASS	1A ALTERATIONS



PROJECT NOTE:
1. THE FLOOR COVERINGS ARE TO BE REPLACED IN THE
KITCHEN
BATHROOM
WC
HALL
THERE IS LYNO OVER TILES
THE NEW COVERING TBD
REAR DECK/ROOF AND PORCH TO BE REMOVED



**DIRT
BUILDING
DESIGN**

Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
NEW FLOOR PLAN
Title
55634/57

Revision Number	Description	Date
1	DR1	3.6.2026

NEW FLOOR PLAN

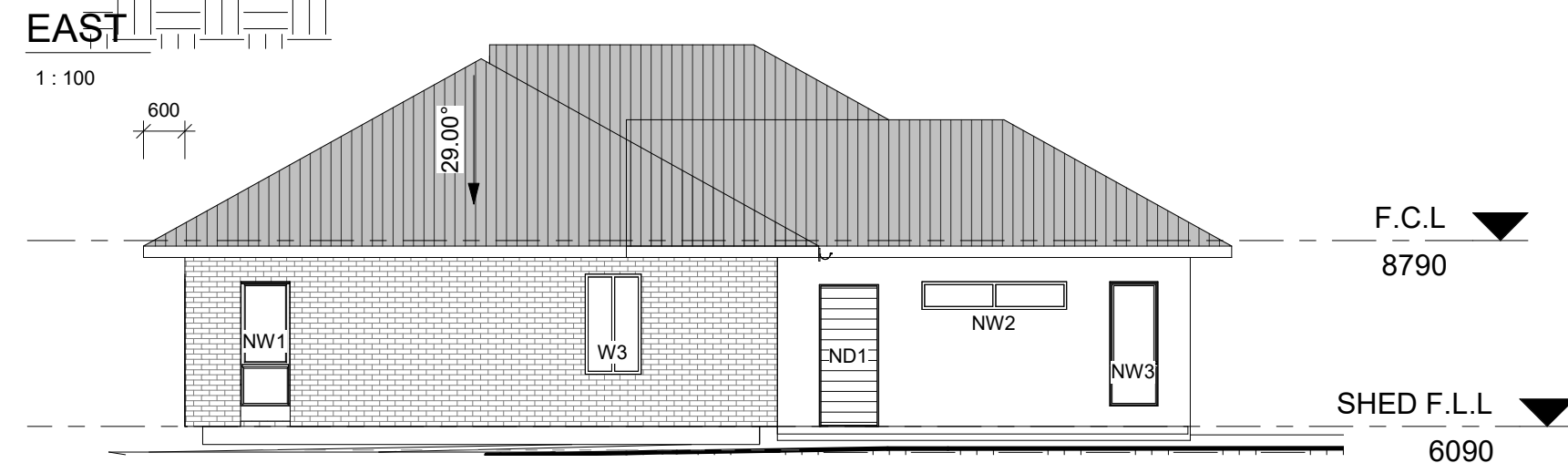
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Issue: ENG- Bourn

Drawn: ELI JORGENSEN

Scale: 1 : 100 Size: A3 Date: 20.7.2026

Project: FP-0034 Sheet: A03 Rev: 1

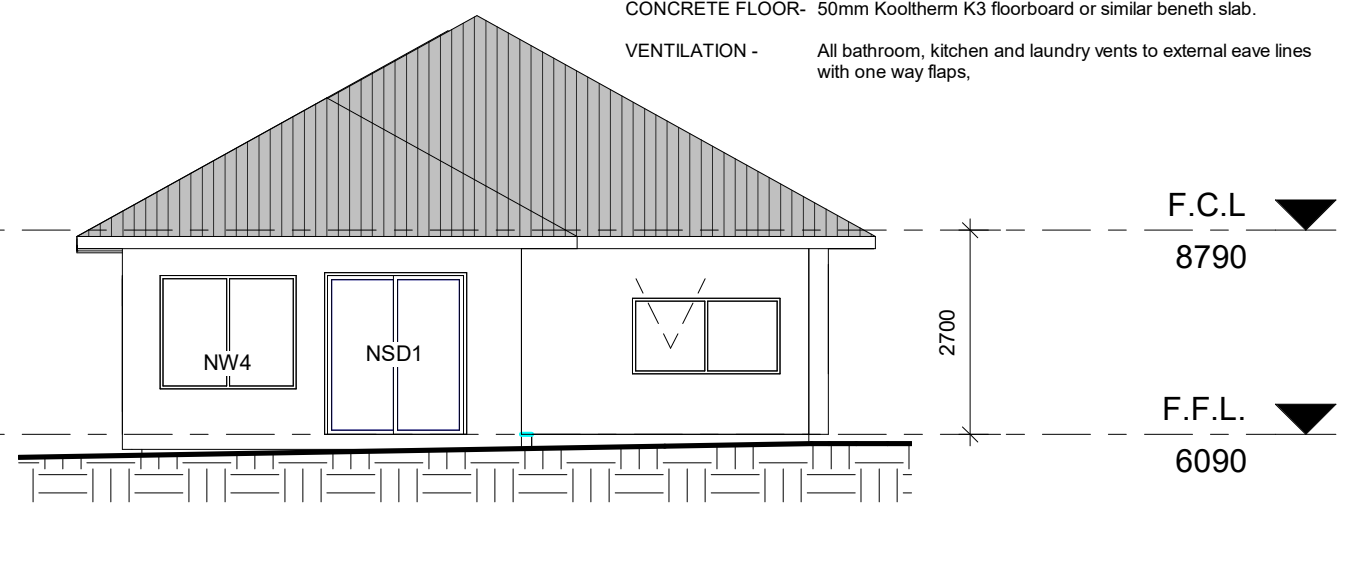


DOORS				GLENORCHY CITY COUNCIL PLANNING SERVICES	
				APPLICATION No. : PLN-26-146	
Mark	Height	Width		DATE RECEIVED: 6 August 2026	
D1	2040	820			
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D3	2040	820			
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D5	2040	820			
D6	2040	820			
ND1	2040	820	FULL HEIGHT GLASS DOOR		
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W1	1450	810	780	
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W7	1450	810	800	

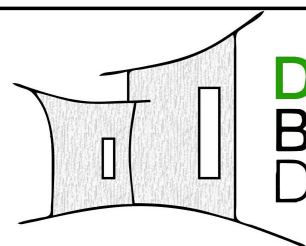
INSULATION NOTE

ROOF -	R4.2 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
WALLS:	
Internal -	R2.5 Batts To Manufactures Specifications
External -	R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
TIMBER FLOORS -	Suspended timber floor with Kingspan Aircell Permifloor under joists.
CONCRETE FLOOR-	50mm Kooltherm K3 floorboard or similar beneath slab.
VENTILATION -	All bathroom, kitchen and laundry vents to external eave lines with one way flaps.



Revision Number	Description	Date
1	DR1	3.6.2026
3	RFI	3.8.2026

Issue: ENG- Bourn			
Drawn: ELI JORGENSEN			
Scale: 1 : 100	Size: A3	Date: 20.7.2026	
Project FP-0034		Sheet: A04	Rev: 3



DIRT
BUILDING
DESIGN

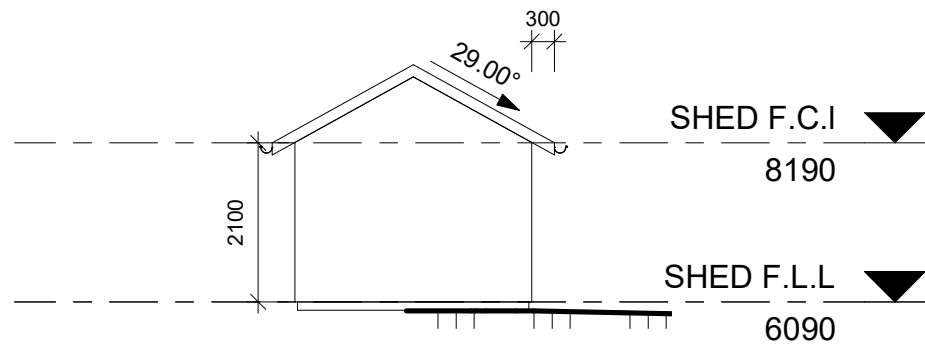
Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtbuidingdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC62365
Bush Fire Accreditation: BFA-139



Client:
Trent Stevens

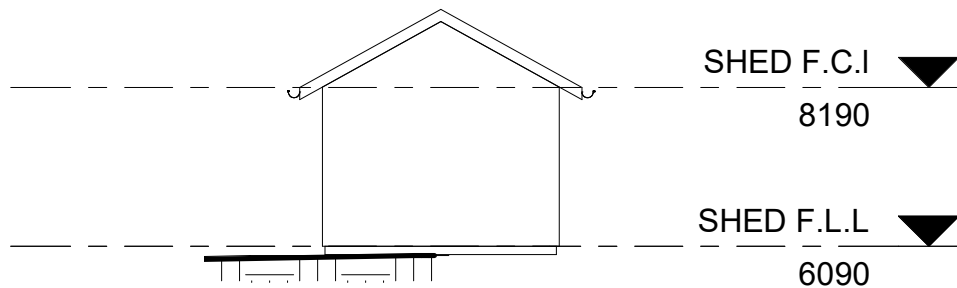
Address:
18 Bournville Crescent, Claremont

Sheet Name:
ELEVATIONS
Title
55634/57



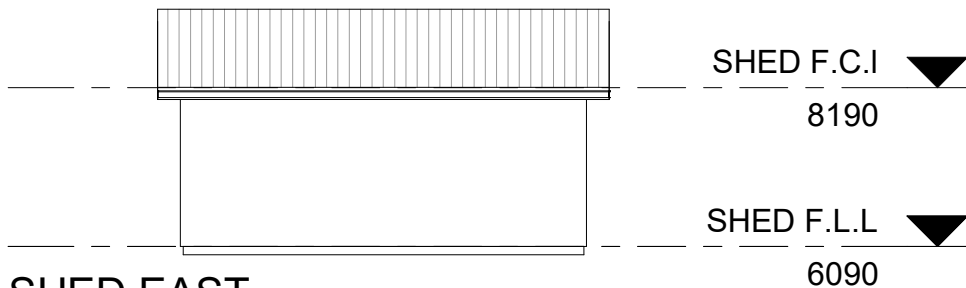
SHED NORTH

1 : 100



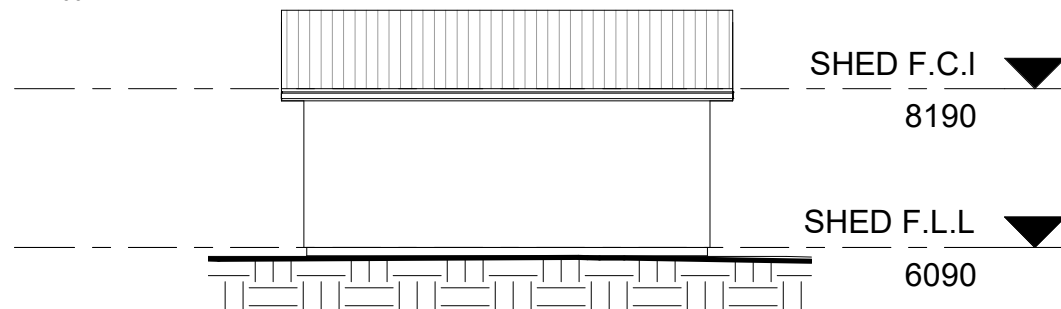
SHED SOUTH

1 : 100



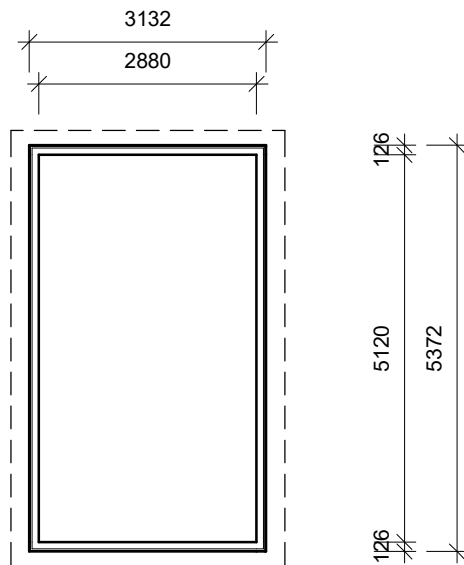
SHED EAST

1 : 100

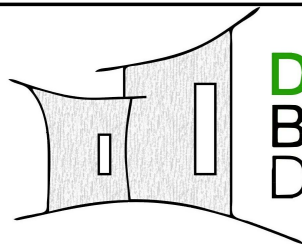


SHED WEST

1 : 100



SHEDS TO BE REMOVED
WINDOWS TO BE KEPT FOR OTHER PROJECTS



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Bush Fire Accreditation: BFA-139



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
SHED PLANS
Title
55634/57

Revision Number	Description	Date
1	DR1	3.6.2026

SHED PLAN

1 : 100

Issue: ENG- Bourn

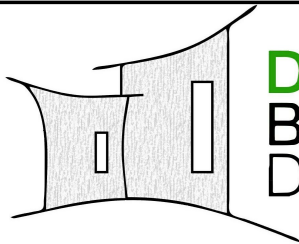
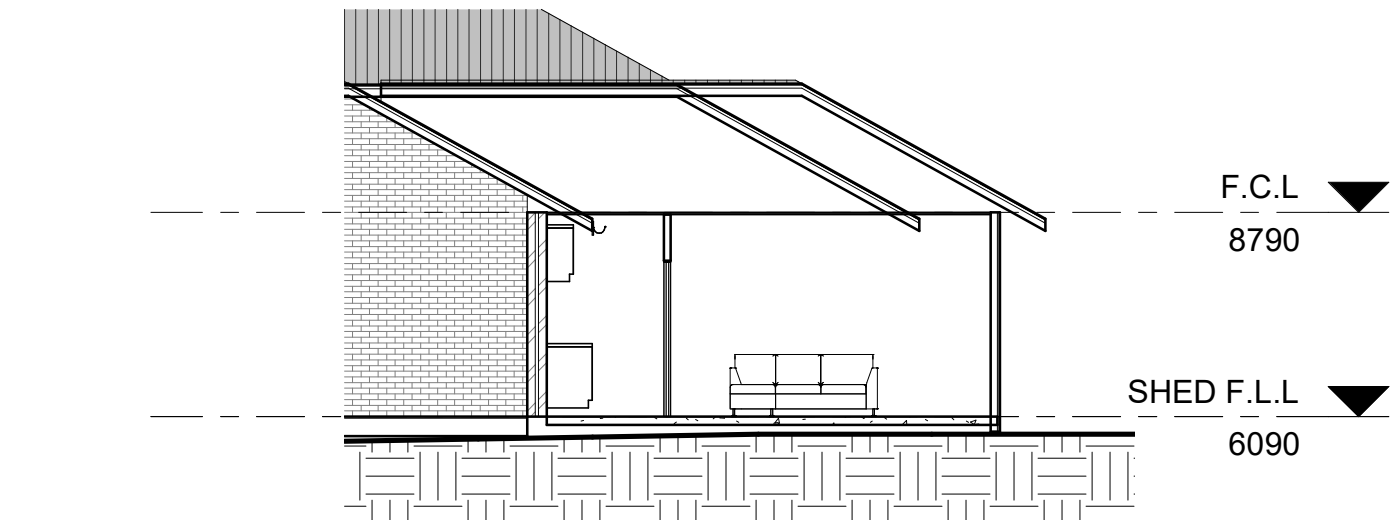
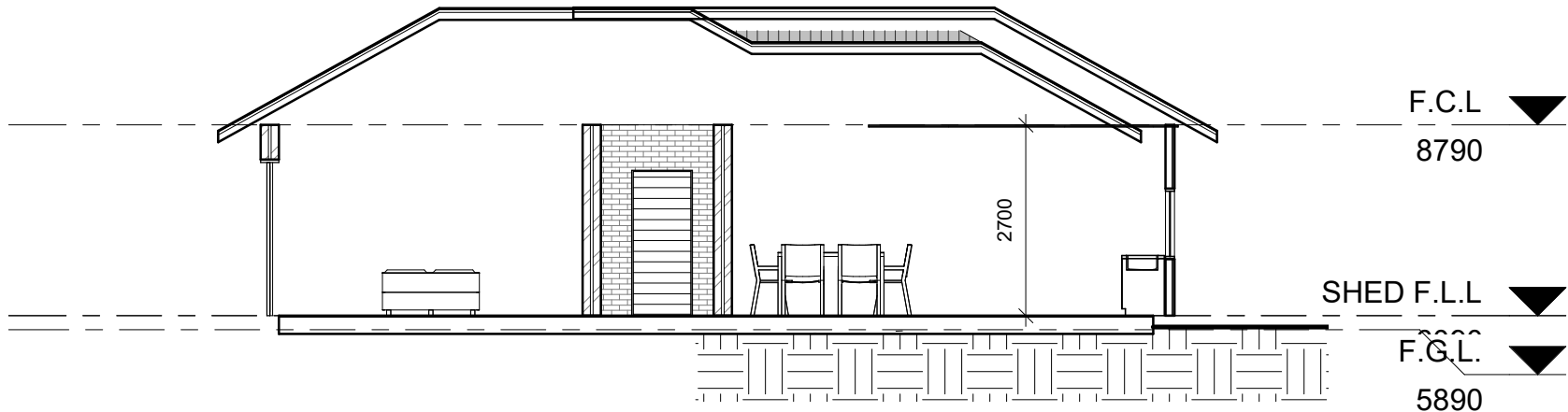
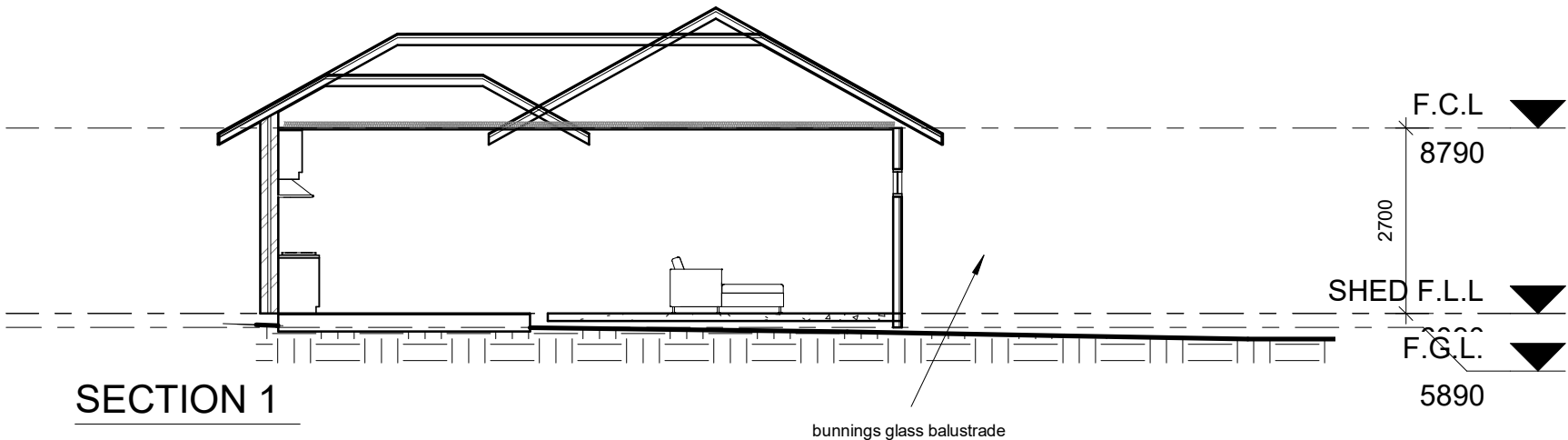
Drawn: ELI JORGENSEN

Scale: 1 : 100	Size: A3	Date: 20.7.2026
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Project FP-0034	Sheet: A05	Rev: 1
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INSULATION NOTE

- ROOF - R4.2 Batts To Manufact with proctor wrap memb
- WALLS:
Internal - R2.5 Batts To Manufactures Specifications
External - R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- TIMBER FLOORS - Suspended timber floor with Kingspan Aircell Permifloor under joists.
- CONCRETE FLOOR- 50mm Kooltherm K3 floorboard or similar beneath slab.
- VENTILATION - All bathroom, kitchen and laundry vents to external eave lines with one way flaps,



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Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
SECTIONS
Title
55634/57

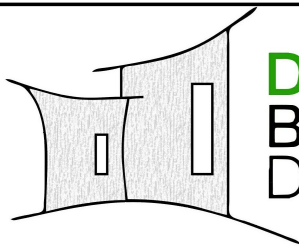
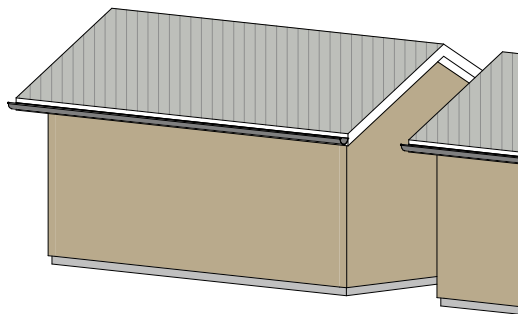
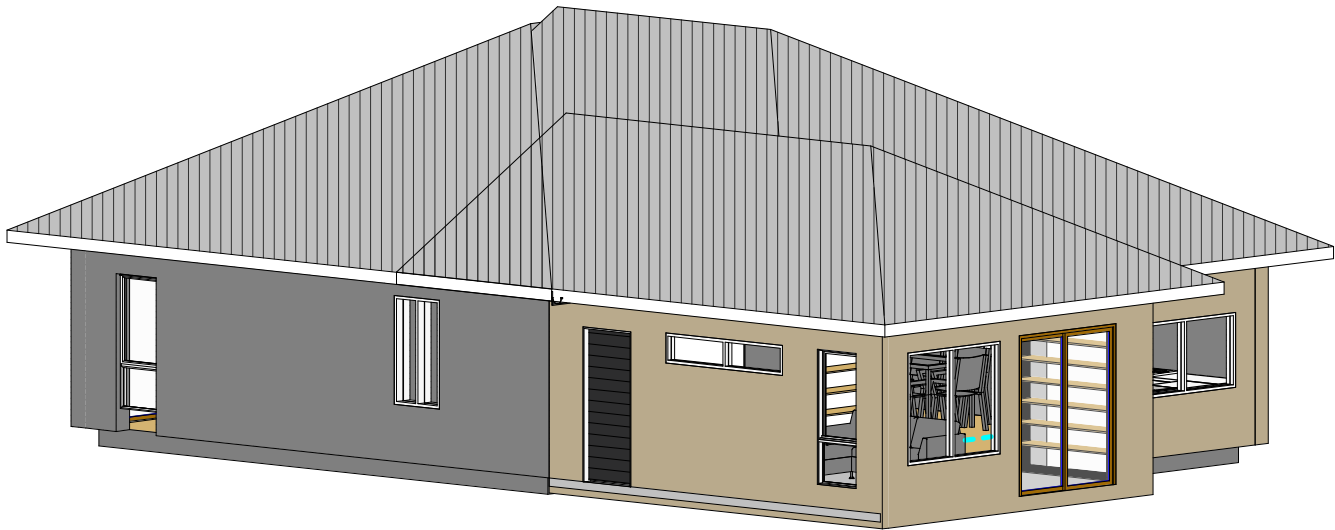
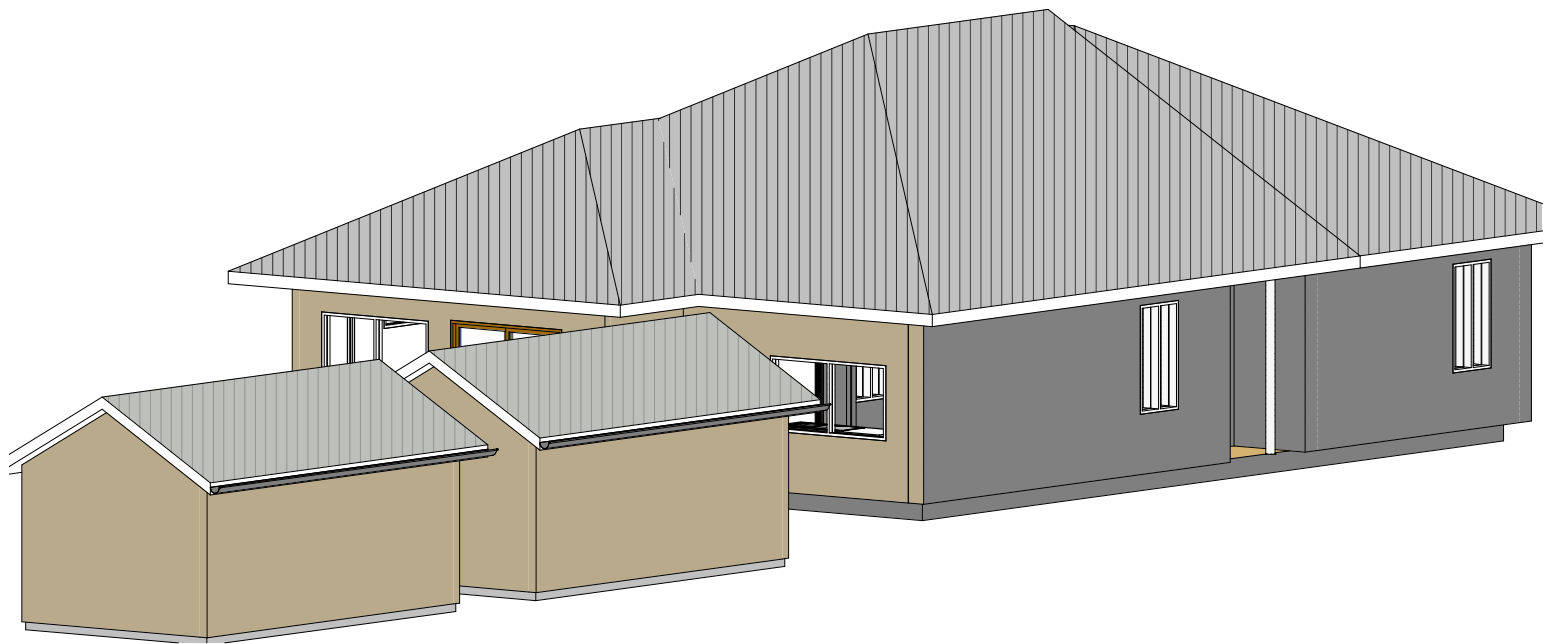
Revision Number	Description	Date
1	DR1	3.6.2026

Issue: ENG- Bourn

Drawn: ELI JORGENSEN

Scale: 1 : 100 Size: A3 Date: 20.7.2026

Project: FP-0034 Sheet: A06 Rev: 1



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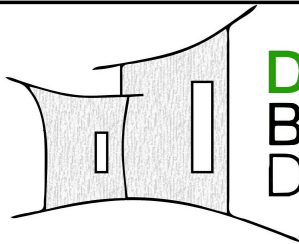
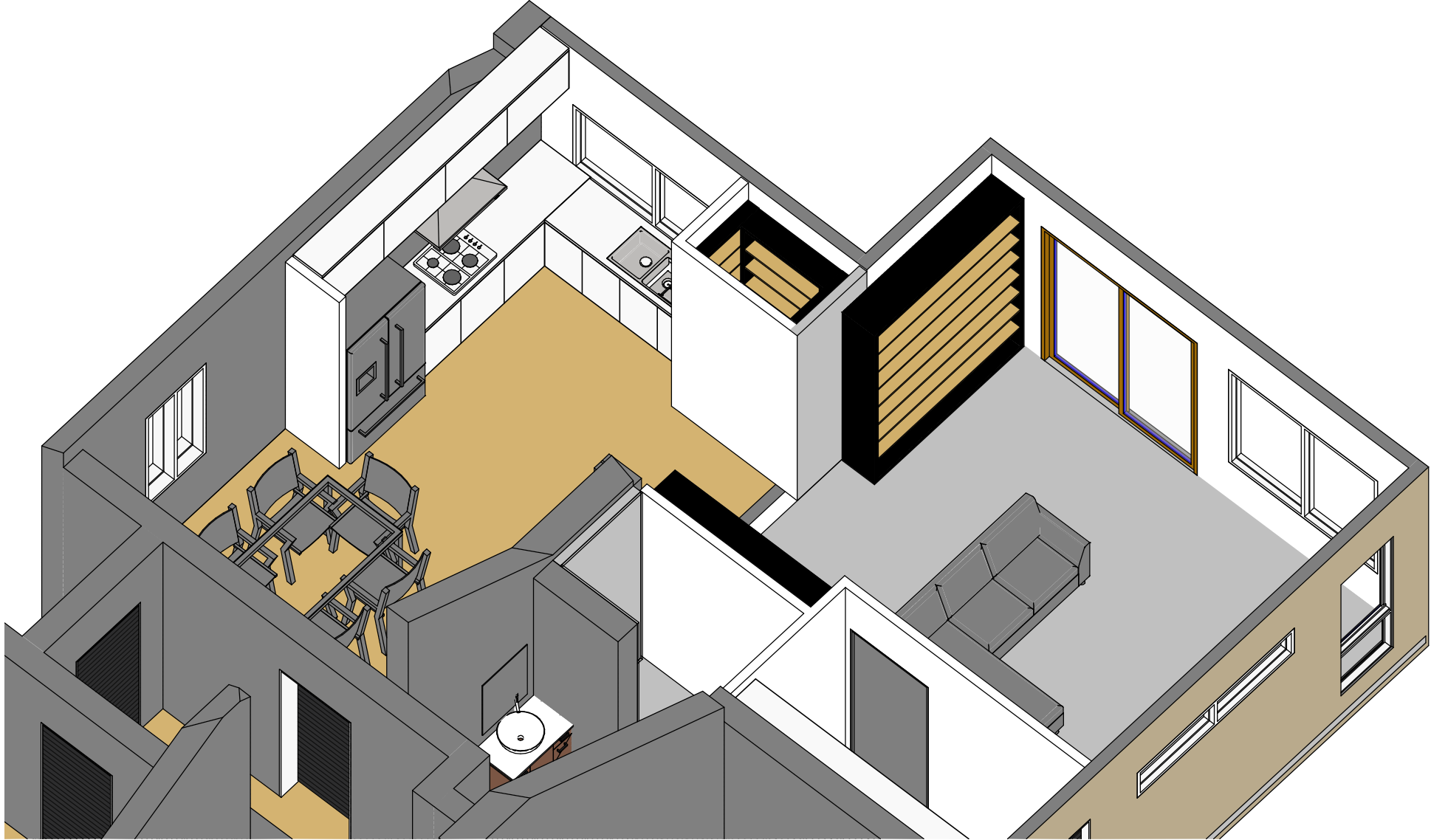


Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
3D IMAGES
Title
55634/57

Revision Number	Description	Date
4	DR3	7.2.2025

Issue: ENG- Bourn		
Drawn: ELI JORGENSEN		
Scale:	Size: A3	Date: 20.7.2026
Project	Sheet:	Rev:
FP-0034	A07	4



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
3D INTERNALS
Title
55634/57

Revision Number	Description	Date
1	DR1	3.6.2026

3D INTERNALS

Issue: ENG- Bourn		
Drawn: ELI JORGENSEN		
Scale:	Size: A3	Date: 20.7.2026
Project	Sheet:	Rev:
FP-0034	A08	1

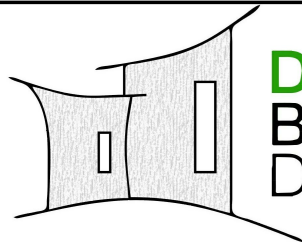
THE ROOF IRON AND CEILING WILL BE
REPLACED FROM ① IN THE DIRECTION INDICATED
NEW TRUSSES WILL REPLACED EXISTING STRUCTURE

1

EXISTING ROOF

ALL NEW 100mm PVC DOWN PIPE TO BE CONNECTED INTO EXISTING
SYSTEM ONSITE TBD BY PLUMBER

NEW EXTENSION ROOF
80m2 +/-



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Client:
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18 Bournville Crescent, Claremont

Sheet Name:
NEW ROOF PLAN
Title
55634/57

Revision Number	Description	Date
1	DR1	3.6.2026

NEW ROOF PLAN

1 : 100

Issue: ENG- Bourn

Drawn: ELI JORGENSEN

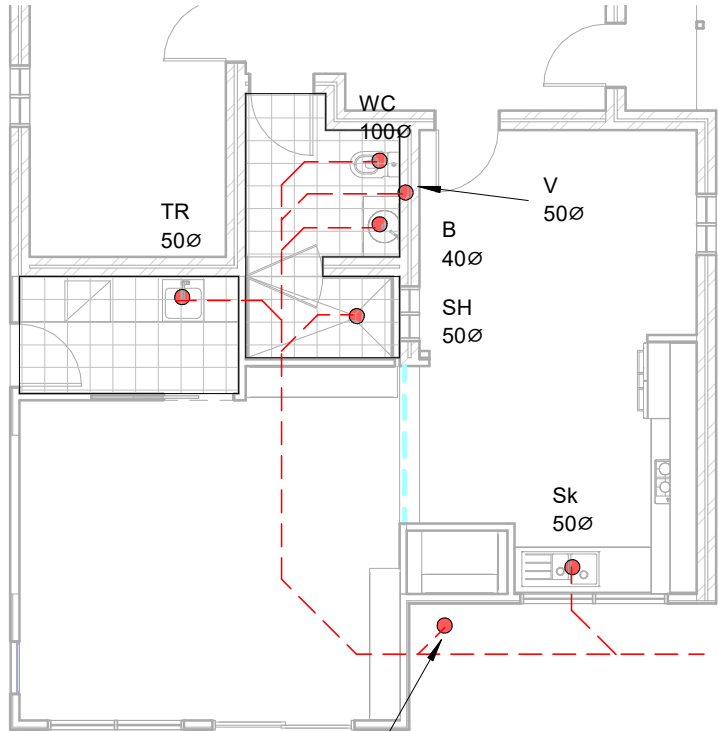
Scale: 1 : 100	Size: A3	Date: 20.7.2026
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Project FP-0034	Sheet: A10	Rev: 1
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KEY

- SH SHOWER
- B BASIN
- BT BATH
- WC TOILET
- SK SINK
- DW DISHWASHER
- WM WASHING MACHINE
- TR TROUGH
- HWU HOT WATER UNIT
- V VENT
- DP DOWN PIPE
- IO INSPECTION OUTLET
- ORG OVERFLOW RELEIF GULLY
- SP STORM WATER PITS 450mm2

- 100mm DOWNPIPES - STORMWATER
- 100mm PIPES - SEWER
- ROOF OVER
- WET AREAS



TBD

ALL NEW FIXTURES MUST HAVE WATER OVERFLOW BUILT IN

Overflow Relief Gully ORG.
Top of ORG to be minimum
150mm below lowest sanitary
fixture. Tap over ORG



STAINLESS STEEL
BASE WITH PUDDLE FLANGE
TILES OVER
TILES FULL HEIGHT THROUGHOUT TBD



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Bush Fire Accreditation: BFA-139



Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

Sheet Name:
PLUMBING PLAN
Title
55634/57

Revision Number	Description	Date
3	RFI	3.8.2026

PLUMBING PLAN

1 : 100

Issue: ENG- Bourn

Drawn: ELI JORGENSEN

Scale: As indicated	Size: A3	Date: 20.7.2026
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Project FP-0034	Sheet: A11	Rev: 3
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THIS SAFETY REPORT IS PROVIDED UNDER THE WORK HEALTH AND SAFETY ACT 2012

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-146

DATE RECEIVED: 6 August 2026

1. FALLS, SLIPS, TRIPS

(A) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING CONSTRUCTION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situation where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation

PREVENTION OF FALLS

Where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the building shall provide:

- A work system designed to prevent such falls; and
- Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
- Anchorage points for the attachment of safety harness must comply with AS2626; and
- The anchorage points and associated structure shall be capable of withstanding a force of at least 15Kn(1500kg); and
- The builder shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazards of falling from the building.

(B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES (Specified)

If finishes have been specified by the designer, these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with set shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with and equivalent or better slip resistance should be chosen.

FLOOR FINISHES (by owner)

If the designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ4586:2004

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas when maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose materials, stray objects or other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the are where the work is being carried out onto a person below:

- Prevent or restrict access to scaffolding or work platforms
- Provide toeboards to scaffolding or work platforms

- Provide a protective structure below the work area.
- Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times where a collapse which may injure persons in the area is possible.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For buildings on major roads, narrow roads or steeply sloping roads:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, a designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For buildings where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using appropriate service (such as Dial-Before-You-Dig), appropriate excavation practice, and where necessary, specialists contractors should be used.

Location with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations of overhead power line:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

6. PORTABLE TOOLS & EQUIPMENT

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment (PPE) should be used in accordance with manufacturer's specifications

7. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was construction prior to:

1990 - It therefore may contain asbestos

1986 - It therefore is likely to contain asbestos either in cladding materials or in fire retardant insulation materials.

In either case, the builder should check and if necessary, take appropriate action before demolishing, cutting, sanding, drifting or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered materials or when sanding, drilling, cutting or otherwise disturbing or creating powdered materials.

TREATED TIMBER

The design of this building may include provisions for the inclusions of treated timber within the structure. Dust of fumes from this material can be harmful. Persons working on or in the building during construction, operation maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation or harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful materials to be released. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the materials is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibres which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment (PPE) including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation materials.

TIMBER FLOORS

This building by contain timber floors which have and applied finishes. Areas where finishes are applied should be kept well ventilated during sanding and application for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use may be carefully considered at all times.

8. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building may require excavation and installation of items within excavations. where practical, installation should be carried out using methods which do not require workers to enter the excavation. where this is not practical, adequate support for the excavated are should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

9. PUBLIC ACCESS

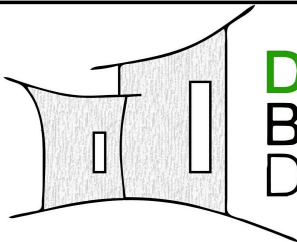
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorized access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

10. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

11. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ3012 and all licensing requirements. All work using 'plant' should be carried out in accordance with Code of Practice: Managing risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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WORK HEALTH & SAFETY
Title
55634/57

Revision Number	Description	Date
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WORK HEALTH & SAFETY

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GENERAL CONSTRUCTION NOTES

All construction to be in accordance with current building regulations, The Building code of Australia (BCA), relevant Australian Standards (AS) and Local Authority requirements.

Site preparation and excavation to Council, BCA, and Australian Standards.

Soil Classification: See soil report and Cover Page for classification
Refer to BCA part H1D5

Design Wind Classification: See report and Cover Page for classification

FOOTINGS 7 SLABS BCA H1D4

All workmanship to be in accordance with BCA and AS 2870 (current edition) and Engineering Specifications.
3.2.2.1(c) Topsoil containing grass roots must be removed from the area on which the footings will rest.
All concrete to be placed with a mechanical vibrator and to be cured for a minimum of 7 days and shall be no less than grade N20.
Steel reinforcing to comply with AS1302-1991
3.2.2.3 Footings and Slabs, including internal and edge beams, must be founded on soil with an allowable bearing pressure as follows:
(a) Slab panels, load support panels and internal beams (refer BCA for more details)
(b) Edge beams connected to slab (refer BCA for more details)
(c) Pad footings, strip footings and edge beams not connected to slab (refer BCA for more details)

MASONRY BCA H1D5

1. General compliance with BCA 3.3 & 3.3.1 and AS3700 unreinforced masonry
- | | | | |
|-------------|----------------------------|--------------|---|
| BCA 3.3.1 | Unreinforced Masonry | BCA 3.3.5.7 | Damp-proof Courses & Flashings - materials |
| BCA 3.3.2 | Reinforced Masonry | BCA 3.3.5.8 | Damp-proof Courses & Flashings - installation |
| BCA 3.3.3 | Masonry Accessories | BCA 3.3.5.9 | Weepholes |
| BCA 3.3.4 | Weatherproofing of Masonry | BCA 3.3.5.10 | Wall ties |
| BCA 3.3.5 | Masonry Veneer | BCA 3.3.5.11 | Openings in Masonry Veneer |
| BCA 3.3.5.2 | Height of Wall Limitation | BCA 3.3.5.12 | Lintels |
| BCA 3.3.5.3 | Masonry Units | BCA 3.3.5.13 | Vertical Articulation Joints |
| BCA 3.3.5.4 | Mortar Mixes | BCA 3.3.5.14 | Engaged Piers |
| BCA 3.3.5.5 | Mortar Joints | BCA 3.3.6 | Isolated Masonry Piers |
| BCA 3.3.5.6 | Cavities | | |

VERTICAL ARTICULATION JOINTS BCA 3.3.5.13

(A) Vertical articulation joints must be provided in masonry veneer walls in accordance with (b), except in walls constructed on sites where the soil classification is A or S (see Part 3.2.4).
Explanatory information:
For the purposes of 3.3.5.13, the vertical articulation joint also performs the function of a contraction or expansion joint.
(B) Articulation joints between masonry elements must have a width not less than 10mm and be provided;
(i) in straight, continuous walls having no openings — at not more than 6 m centres and within 4.5 m, but not closer than 470 mm of all corners; and
(ii) in straight, continuous walls with openings more than 900 x 900 mm — at not more than 5 m centres and located so that they are not more than 1.2 m away from openings; and
(iii) where the height of the wall changes by more than 20% — at the position of change in height; and
(iv) where a wall changes in thickness; and
(v) at control or construction joints in footings or slabs; and
(vi) at junctions of walls constructed of different masonry materials.
(C) Articulation joints must not be constructed adjacent to arched openings.
(D) Articulation joints must either be filled with—
(i) a compressible foam or polystyrene filler and a flexible sealant; or
(ii) a purpose made backer rod and a flexible sealant

Masonry wall ties to be installed in accordance with AS3700, have suitable corrosion protection and comply with:

WALL TIES BCA 3.3.5.10

Veneer wall ties must—
(A) comply with AS/NZS 2699.1 and be—
(i) light duty veneer ties in areas where the design wind speed is not more than N2; and
(ii) medium duty ties—
(a) in areas where the design wind speed is more than N2; and
(b) where engaged piers are provided; and
(B) be spaced and fixed in accordance with Table 3.3.5.3a and Table 3.3.5.3b of the BCA; and
(C) be protected against corrosion in accordance with Table 3.3.5.4 of the BCA.

FRAMING PART 3.4

TIMBER FRAMING, TIE DOWN AND WIND BRACING
details to AS 1684, AS1720.1 and part 3.4.3 of current BCA.
Roof truss manufacturer to provide specifications and certification for manufactured roof trusses & bracing prior to construction.

SUB-FLOOR VENTILATION BCA 3.4.1

3.4.1.2 Subfloor ventilation
(A) Subfloor spaces must—
(i) be provided with openings in external walls and internal subfloor walls in accordance with Table 3.4.1.1 for the climatic zones given in Figure 3.4.1 of the BCA; and
(ii) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table 3.4.1.1 (see Figure 3.4.3a and Figure 3.4.3b) of the BCA.

(B) In addition to (a), a subfloor space must—
(i) be cleared of all building debris and vegetation; and
(ii) have the ground beneath the suspended floor graded in accordance with 3.1.3.3; and
(iii) contain no dead air spaces; and
(iv) have openings evenly spaced as far as practicable (see Figure 3.4.2) of the BCA; and
(v) have openings placed not more than 600 mm in from corners.
(C) In double leaf masonry walls, openings specified in (A) must be provided in both leaves of the masonry, with openings being aligned to allow an unobstructed flow of air (see Figure 3.4.2 of the BCA).
(D) Openings in internal subfloor walls specified in (A) must have an unobstructed area equivalent to that required for the adjacent external openings (see Figure 3.4.2 of the BCA).
(E) Where the ground or subfloor space is excessively damp or subject to frequent flooding, in addition to the requirements of (A) to (D)—
(i) the subfloor ventilation required in (a) must be increased by 50%; or
(ii) the ground within the subfloor space must be sealed with an impervious membrane; or
(iii) subfloor framing must be—
(a) where above ground — above ground durability Class 1 or 2 timbers or H3 preservative treated timbers in accordance with AS 1684.2, AS 1684.3 or AS 1684.4; or
(b) where in-ground — in-ground durability Class 1 or 2 timbers or H5 preservative treated timbers in accordance with AS 1684.2, AS 1684.3 or AS 1684.4; or
(C) steel in accordance with NASH Standard 'Residential and Low-Rise Steel Framing' Part 2.

ROOF AND WALL CLADDING BCA 3.5

Roof cladding and guttering and downpipes to AS1562 and parts 3.5.1, 3.5.2 & 3.5.3 of current BCA. Installation to be in accordance with manufacture's specifications and recommendations.
Installation of pliable building membrane in roofing to be in accordance with AS/NZS 4200

Wall cladding to be in accordance with parts 3.5.4 & 3.5.5 of current BCA and manufacturer's specifications.

GLAZING BCA 3.6

Windows and glazing to AS 1288, AS 2047 and part 3.6 of current BCA.
Manufacturers to provide certification of compliance
Refer window and door schedules for specific glazing requirements.
All aluminium window framing to comply with AS2047
See energy assessment reports for glazing details.

FIRE SAFETY BCA 3.7

BCA 3.7.2 Fire Separation of External Walls
BCA 3.7.3 Fire Protection of Separating Walls & Floors
BCA 3.7.4 Fire Separation of Garage Top Dwellings
BCA 3.7.5 Smoke Alarms

3.7.5.2 Smoke alarm requirements
Smoke alarms must—
(A) be located in—
(i) Class 1a buildings in accordance with 3.7.5.3 and 3.7.5.5 of the BCA; and
(ii) Class 1b buildings in accordance with 3.7.5.4 and 3.7.5.5. of the BCA
(B) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(C) be powered from the consumer mains source where a consumer mains source is supplied to the building; and
(D) be interconnected where there is more than one alarm.

BCA 3.7.5.3 Location - Class 1a Buildings
BCA 3.7.5.4 Location - Class 1b Buildings

BCA 3.7.5.5 Installation of Smoke Alarms
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the ceiling, in accordance with the following:
(A) Where a smoke alarm is located on the ceiling it must be—
(i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(B) Where (A) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

BCA 3.7.5.6 Lighting to Assist Evacuation - Class 1b Buildings

HEALTH & AMENITY PART 3.8

Health & Amenity in accordance with BCA 3.8

WET AREAS

Wet areas to be in accordance with AS3740 - Current Edition & BCA 3.8.1.2

FACILITIES PART 3.8.3

BCA 3.8.3.2 Required Facilities
(A) A Class 1 building must be provided with—
(i) a kitchen sink and facilities for the preparation and cooking of food; and
(ii) a bath or shower; and
(iii) clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine; and
(iv) a closet pan; and
(v) a washbasin.
(B) If any of the facilities in (A) are detached from the main building, they must be set aside for the exclusive use of the occupants of the building.

BCA 3.8.3.3 Construction of Sanitary Compartments
The door to a fully enclosed sanitary compartment must—
(a) open outwards; or
(b) slide; or
(c) be readily removable from the outside of the compartment

unless there is a clear space of at least 1.2 m, measured in a straight line, between the closet pan within the sanitary compartment and the outside of the building.

State and Territory variations

Part 3.8.3.4 is added as follows in Tasmania.
Installation of closet fixtures
(A) If a sufficient sewerage system is not available, an authorised alternative means of disposal of sewage may be installed.
(B) If sanitary facilities are not water-flushed, the following provisions apply.
(i) A pit latrine, an incinerating toilet, a chemical toilet, a removable pan or a non-flushing urinal must not be within 2 m of a building containing habitable rooms.
(ii) The floor on which a removable pan is placed must be impervious.
(iii) A room containing a composting toilet must be separated from habitable rooms by way of a permanently ventilated air lock (which may be a circulation space).
(iv) The minimum ventilation required under (iii) shall be the greater of—
(a) 8000 mm²; or
(b) 1/500th of the floor area of the circulation space.
(v) Access for maintenance or removal of waste from a composting toilet must be by way of an access door which opens directly to the outside of the building.

BCA 3.8.4 LIGHT

BCA 3.8.4.2 Natural Light
BCA 3.8.4.3 Artificial Lighting

VENTILATION Part 3.8.5

The requirements of this Part are to be read in conjunction with the condensation management requirements in Part 3.8.7 and the air movement requirements in Part 3.12.4 of the BCA. However, it should be noted that Part 3.12.4 of the BCA does not apply in all States and Territories.

BCA 3.8.6 Sound Insulation

3.8.6.2 Sound Insulation Requirements
3.8.6.3 Determination of Airborne Sound Insulation Ratings
3.8.6.4 Construction of Sound Insulated Walls
3.8.6.5 Services
3.8.6.3 General Installation Requirements for Walls
3.8.6.4 Soil & Waste Pipes

BCA 3.8.7 Condensation Management

Refer to the guidance in the "Guide for Control of Condensation and Mould in Tasmanian Homes" that should be adhered to where possible.

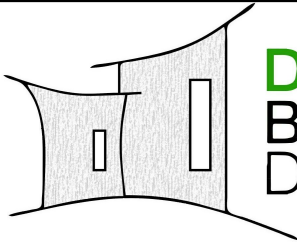
BCA 3.8.7.2 Pliable Building Membrane

(A) Where a pliable building membrane is installed in an external wall, it must—
(i) comply with AS/NZS 4200.1; and
(ii) be installed in accordance with AS 4200.2; and
(iii) be a vapour permeable membrane for climate zones 6, 7 and 8; and
(iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(B) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.
BCA 3.8.7.3 Flow Rate and Discharge of Exhaust Systems
BCA 3.8.7.4 Ventilation of Roof Spaces

SAFE MOVEMENT & ACCESS BCA 3.9

1. Alpine areas:
The requirements of this Part are to be read in conjunction with Part 3.10.4 of the BCA where a building is located in an alpine area and contains an external stairway or ramp.
2. Room heights:
3.8.2.2 of the BCA contains the required height for a ceiling above a stairway, ramp or landing, measured vertically above the nosing line of stairway treads or the floor surface of a ramp or landing
BCA 3.9 Safe Movement & Access
BCA 3.9.1.2 Stairway Construction
(A) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—
(i) not more than 18 and not less than 2 risers in each flight; and
(ii) Goings (G), risers (R) and a slope relationship quantity (2R + G) in accordance with Table 3.9.1.1 of the BCA, except as permitted by (B) and (C); and

GENERAL INFORMATION - FOR FULL AND COMPLETE DETAILS REFER CURRENT BCA AND RELEVANT AUSTRALIAN STANDARDS



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CONSTRUCTION NOTES - 1
Title
55634/57

Revision Number	Description	Date
GENERAL CONSTRUCTION NOTES - 1		
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Drawn: Author		
Scale: 1 : 1	Size: A3	Date: 20.7.2026
Project FP-0034	Sheet: A13	Rev:

ENGINEERING NOTES - RESIDENTIAL

GENERAL REQUIREMENTS AND RESPONSIBILITIES

- ENGINEERING DRAWINGS SHALL BE READ IN CONJUNCTION WITH ASSOCIATED ARCHITECTURAL, SURVEYOR'S AND SUB-CONTRACTOR'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER.
- CERTIFIED PLANS SHALL TAKE PRECEDENCE OVER THESE NOTES
- THE BUILDER AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.
- THE BUILDER SHALL NOTIFY THE ENGINEER OF ANY STRUCTURAL ISSUES OR DISCREPANCIES THAT ARISE DURING CONSTRUCTION PRIOR TO COMMENCING THOSE WORKS.
- THE BUILDER IS RESPONSIBLE FOR THE DESIGN, IMPLEMENTATION AND CERTIFICATION OF ALL TEMPORARY WORK, PROPPING, NEEDLING, FALSE WORK, BRACING, AND SO FORTH, NECESSARY TO COMPLETE THE WORK.
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVANT LOCAL REGULATIONS, BUILDING CODES OF AUSTRALIA AND SAA CODES. THE REFERENCES GIVEN IN THESE NOTES PRESCRIBE THE MINIMUM STANDARD OF WORKS. THE BUILDER IS EXPECTED TO CONSULT ALL RELEVANT STANDARDS.
- PROPRIETARY AND PREFABRICATED ITEMS SHALL BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S WRITTEN INSTRUCTIONS
- ENGINEERING SITE INSPECTIONS REQUIRE A MINIMUM OF 24 HOURS NOTICE.
- THE BUILDER MUST ENSURE THAT CONSTRUCTION METHODS DO NOT CAUSE INSTABILITY OR APPLY ABNORMAL STRESS TO STRUCTURES OR FOUNDATIONS.

TABLE 1 - DESIGN LOADINGS (U.N.O.)

ELEMENT	MAXIMUM LIVE ACTION
BALCONIES	2.0kPa (200 kg/m²)
RESIDENTIAL FLOORS	1.5kPa (150 kg/m²)
RESIDENTIAL DRIVEWAYS	2.5kPa (250 kg/m²)
RESIDENTIAL GARAGES	2.5kPa (250 kg/m²)

SITE PREPARATION, DRAINAGE & MAINTENANCE

- ALL SITE WORKS SHALL BE IN ACCORDANCE WITH NCC, CSIRO BTF 18, 19, 22 AND AS 2870.
- ALL TREE, STUMPS, ROOTS AND OTHER VEGETATION SHALL BE REMOVED TO A SATISFACTORY DEPTH BELOW THE NATURAL SURFACE WHERE SUPPORTING FILL, CONCRETE FOOTINGS OR CONCRETE SLABS.
- IN ALL BUT FREE DRAINING SOILS AN AG-DRAIN SHOULD BE PROVIDED TO THE UPSLOPE OF FOOTINGS PRIOR TO EXCAVATION.
- WHERE AN EXCAVATION OR FILL REGION REQUIRES A BATTERED BANK THE SLOPE SHALL BE NO GREATER THAN 1:2.5 UNLESS NOTIFIED OTHERWISE BY THE ENGINEER.
- THE FINISHED GROUND SURFACE AT THE PERIMETER OF ALL FOOTINGS, INCLUDING THE GROUND AT THE BASE OF A CUTTING, SHALL FALL AWAY AT MIN. 5% OVER 1m AND SHALL BE COVERED IN A SUITABLE MATERIAL TO CONTROL EVAPORATION AND AVOID THE INGRESS OF SURFACE WATER.
- SERVICES PARALLEL TO THE EDGE OF A FOOTING SHALL BE LOCATED OUTSIDE OF THE LINE OF INFLUENCE, 45° FROM THE BOTTOM EDGE OF THE FOOTING.
- EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEMS SHALL BE BACKFILLED IN SUCH A WAY AS TO MINIMISE THE INGRESS OF WATER INTO THE FOUNDATION. FILL SHALL BE MOIST CLAY COMPACTED BY HAND RODDING OR TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.
- WATER RUN-OFF SHALL BE COLLECTED AND CHanneled AWAY FROM THE HOUSE DURING CONSTRUCTION AND DOWN PIPES SHALL BE TEMPORARILY CONNECTED TO DRAINAGE SYSTEM DURING CONSTRUCTION.
- THE OVERFLOW/DISCHARGE FROM HOT WATER CYLINDERS AND HEAT PUMPS SHALL BE PLUMBED INTO A DRAINAGE SYSTEM.
- APPROPRIATE CONSIDERATION SHOULD BE GIVE TO THE PLANTING DISTANCE OF TREES AND SHRUBS FROM THE EDGE OF A FOOTING. DETAILS OF CORRECT PLANTING DISTANCES CAN BE FOUND IN AS2870 APPENDIX B AND CSIRO BTF 18.

DETAIL 1 - UNPROTECTED EMBANKMENTS (NOT SUPPORTING STRUCTURES)

BATTER BANKS TO SAFE ANGLE OF REPOSE. IF SITE CONDITIONS ARE NOT SUITABLE FOR BATTERED BANK NOTIFY ENGINEER TO PROVIDE SUITABLE RETAINING WALL DESIGN.

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION. PROVIDE A SURFACE WATER INTERCEPTOR TO THE TOP OF BANKS WHERE THE UP-SLOPE GRADIENT EXCEEDS 1:5.

TABLE - GUIDE TO EMBANKMENT SLOPES

SOIL TYPE (*REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACT FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1:2
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

LEVELS FOR CLASS 1 BUILDINGS

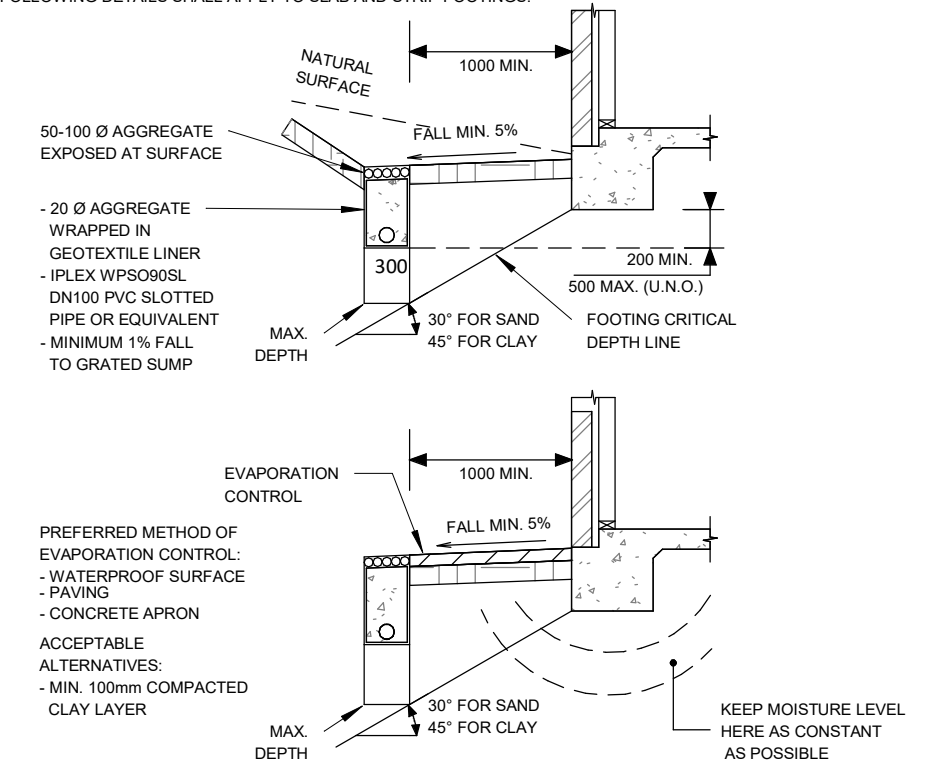
- LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE NCC AND PERMIT AUTHORITIES' REQUIREMENTS.
- THE MINIMUM HEIGHT OF A SLAB ABOVE FINISHED GROUND LEVEL SHALL BE 150mm, EXCEPT IN SANDY, WELL DRAINED AREAS WHERE THE MINIMUM HEIGHT SHALL BE 100mm. THESE HEIGHTS CAN BE REDUCED LOCALLY TO 50mm WHERE THERE IS AN ADJOINING PAVED AREA THAT SLOPES AWAY FROM THE BUILDING. THESE RESTRICTIONS DO NOT APPLY TO BELOW GROUND SLABS WHICH ARE PROTECTED BY FULLY WATER-PROOFED AND DRAINED RETAINING WALLS.
- THE MINIMUM SLAB HEIGHT MAY ALSO BE AFFECTED BY OVERFLOW GULLY RISERS, DAMP PROOF COURSES IN MASONRY WALLS AND OTHER FLOOR LEVEL RESTRICTIONS. REFER TO AS3700 CL 12.7.2.4 AND AS3500.2 CL 4.6.6.16 FOR MORE DETAIL.
- A MINIMUM OF 150mm CLEARANCE BELOW BEARERS SHALL BE MAINTAINED IN TIMBER FRAMED CONSTRUCTION FOR SUB-FLOOR VENTILATION AS PER THE BCA CL 3.4.1.2.
- THE BUILDING DESIGNER MUST BE NOTIFIED IF SITE LEVELS DIFFER FROM THOSE SHOWN ON SITE PLANS.

CONTROLLED FILL

- CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH AS2870 AND AS3798 REQUIREMENTS UNLESS NOTIFIED OTHERWISE BY THE BUILDING ENGINEER:
 - FILL MATERIAL SHALL BE WELL GRADED FCR
 - THE SUB GRADE SHALL BE CHECK FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50 kPa FOR SLABS AND A MINIMUM OF 100kPa FOR FOOTINGS
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150mm
 - THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATION OF 95% FOR RESIDENTIAL APPLICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS LEVEL OF COMPACTION IS ACHIEVED.
- IMPORTED MATERIAL, CONTRARY TO THE ABOVE SPECIFICATION, INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

SUB-SOIL DRAINAGE & FOUNDATION MAINTENANCE

DRAINAGE AND MAINTENANCE SHALL BE IN ACCORDANCE WITH CERTIFIED PLANS AND AS A MINIMUM NCC, CSIRO AND AS2870 REQUIREMENTS. THE FOLLOWING DETAILS SHALL APPLY TO SLAB AND STRIP FOOTINGS.



STRUCTURAL STEEL

- ALL STRUCTURAL STEEL TO COMPLY WITH REQUIREMENTS OF AS4100 AND AS/NZ4600
- DESIGN SHALL CONFORM TO AS4100 AND AS1538. FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS4100
- U.N.O. STRUCTURAL SECTIONS ARE TO BE:
 - GRADE 250 HOT ROLLED PLATES COMPLYING WITH AS3678
 - GRADE 250 HOT ROLLED FLATS, TFC, TFB, ANGLES 100 X 100 EA OR
 - GRADE 300 WB, WC COMPLYING WITH AS3679.2
 - GRADE 350 RHS, CHS COMPLYING WITH AS1163
- ALL STEEL WORK IS TO BE CLEANED TO SUITABLE AS1627 CLASS AND COATED WITH AN APPROVED CORROSION PROTECTION PRODUCT AS PER NCC CL 3.4.4.2

CONCRETE

- CONCRETE SHALL BE NOT LESS THAN N20 GRADE WITH 20mm NOMINAL MAXIMUM AGGREGATE SIZE. CONCRETE SHALL BE SELECTED TO SUIT THE CONSTRUCTION CONDITIONS UNLESS NOTED, OTHER SPECIFICATIONS FROM AS3600 AND AS2870 SHALL BE ADOPTED
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE AFTER POURING. THIS SHALL BE WITHIN 24 HOURS
- CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING CURRENTLY AVAILABLE METHODS. ADVISE ENGINEER PRIOR TO POUR FOR APPROVAL
- CONCRETE SHALL BE MECHANICALLY VIBRATED UNLESS NOTIFIED OTHERWISE BY ENGINEER
- ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ON-SITE
- WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED OVER AN AREA GREATER THAN 16m² EXTRA MEASURES SHALL BE TAKEN TO CONTROL THE EFFECT OF SHRINKAGE CRACKING INCLUDING ONE OF THE FOLLOWING:
 - THE AMOUNT OF SHRINKAGE REINFORCEMENT SHALL BE INCREASED TO A MINIMUM OF SL92 OR EQUIVALENT THROUGHOUT THE AFFECTED SLAB PANELS. ALTERNATIVELY, AN ADDITIONAL SHEET OF SLAB MESH SHALL BE PLACED OVER THE AFFECTED AREA.
 - THE BEDDING SYSTEM FOR BRITTLE COVERINGS SHALL BE DELAYED. A MINIMUM PERIOD OF THREE MONTHS DRYING OF CONCRETE IS USUALLY REQUIRED BEFORE THE PLACEMENT OF BRITTLE FLOOR COVERING.

TABLE 3 - CONCRETE MEMBER PROPERTIES (U.N.O.)

ELEMENT	MIN. GRADE	SLUMP	MIN COVER
STRIP FOOTING	N20	100mm	50mm
MASS PIERS	N20	100mm	50mm
SLAB ON GROUND (INTERNAL)	N25	100mm	25mm
SLAB ON GROUND (EXTERNAL)	N25	100mm	40mm
SUSPENDED SLAB (INTERNAL)	N32	100mm	25mm
SUSPENDED SLAB (EXTERNAL)	N32	100mm	40mm
COLUMNS (INTERNAL)	N32	100mm	30mm
COLUMNS (EXTERNAL)	N32	100mm	50mm
RETAINING WALL	N25	120mm	50mm

NOMINAL SLUMP INDICATED - MODIFY TO SUIT CONDITIONS AT TIME OF POURING, AS SPECIFIED BY CONCRETE SUPPLIER.

RETAINING WALLS

- ALL WORK TO BE IN ACCORDANCE WITH AS4678, AS3600, AS3700 AND THE CMAA DESIGN AND CONSTRUCTION GUIDE
- GROUT FOR FILLING OF BLOCK WORK WALLS TO BE MIN 25 MPa WITH MAXIMUM AGGREGATE SIZE OF 10mm. SLUMP SHALL BE MAXIMUM REQUIRED TO ALLOW PUMPING AND PLACEMENT BUT LIMITED TO 120mm
- COVERING TO REINFORCEMENT SHALL BE A MINIMUM OF 50mm FOR FOOTINGS AND 65mm FOR GROUTED BLOCK WALLS, MEASURED FROM EXTERNAL FACE OF BLOCKWORK
- ALLOW MINIMUM 3 DAYS FOR MORTAR TO CURE BEFORE GROUT FILLING MASONRY BLOCK WALLS
- ALLOW MINIMUM 14 DAYS FOR GROUT TO CURE PRIOR TO BACKFILLING BEHIND WALLS
- DRAINAGE SHALL BE PROVIDED AT THE REAR OF THE WALL COMPRISING OF (ASA MINIMUM) A MIN. 90mm DIAMETER SLOTTED PVC PIPE POSITIONED TO FALL AT NO LESS THAN 1:100 AND MIN. 300mm WIDE DRAINAGE LAYER FILLED WITH 20mm CLEAN AGGREGATE TO FULL HEIGHT OF WALL. GEOTEXTILE FABRIC SHALL BE PROVIDED TO THE UPSLOPE SIDE OF THE DRAINAGE LAYER
- ARTICULATION JOINTS SHALL BE AS SPECIFIED BY THE ENGINEER
- BLOCK WORK CAVITIES SHALL BE KEPT FREE OF MORTAR DROPPINGS. CLEANOUT BLOCKS SHALL BE PROVIDED TO THE BOTTOM COURSE IF REQUIRED
- ALL RETAINING WALLS SHALL BE WATERPROOFED WITH A SUITABLE PROPRIETY PRODUCT U.N.O. PROTECTIVE BACKING SHEET SHALL BE INSTALLED PRIOR TO PLACEMENT OF AGGREGATE BACKFILL

UN-REINFORCED MASONRY

- ALL MASONRY TO CONFORM TO THE REQUIREMENTS OF AS3700, NCC AND THE CONCRETE AND MASONRY ASSOCIATION OF AUSTRALIA CONCRETE MASONRY HANDBOOK U.N.O.
- SINGLE LEAF MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION OF AUSTRALIA DESIGN MANUAL FOR SINGLE LEAF CONSTRUCTION U.N.O.
- MASONRY LINTELS SHALL COMPLY WITH NCC REQUIREMENTS U.N.O.
- PROVIDE APPROVED BRICK TIES TO TIMBER FRAME AT MIN. 600mm VERTICAL AND HORIZONTAL CENTRES U.N.O.
- VERTICAL ARTICULATION JOINTS ARE TO BE PROVIDED AS PER NCC REQUIREMENTS
- ENGAGED MASONRY PIERS SHALL BE PROVIDED A MAX 1600 crs FOR 90mm BLOCKWORK AND 1800 crs FOR 110mm BRICK WORK IN MASONRY SUBFLOORS AS PER NCC Part 3.3.1.
- ISOLATED MASONRY PIERS SHALL BE PROVIDED AS PER NCC Part 3.3.1. i.e. PIERS SHALL BE 230sq. TO MAX HEIGHT 1500mm AND 350sq. TO MAX HEIGHT 2400mm
- PROVIDE DAMP PROOF COURSE AROUND ALL WINDOWS AND AT FLOORS TO ARCHITECTURAL DETAILS
- PROVIDE WEEP HOLES AND CLEAN CAVITY FROM ALL OBSTRUCTIONS

REINFORCED MASONRY

- ALL MASONRY TO CONFORM TO THE REQUIREMENTS OF AS3700, CSS AND THE CONCRETE AND MASONRY ASSOCIATION OF AUSTRALIA CONCRETE MASONRY HANDBOOK U.N.O.
- SINGLE LEAF MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION OF AUSTRALIA DESIGN MANUAL FOR SINGLE LEAF CONSTRUCTION U.N.O.
- MASONRY LINTELS SHALL COMPLY WITH NCC REQUIREMENTS U.N.O.
- PROVIDE TIES TO TIMBER FRAME AT MIN. 600mm CENTRES U.N.O.
- VERTICAL ARTICULATION JOINTS ARE TO BE PROVIDED AS PER NCC REQUIREMENTS.
- ENGAGED MASONRY PIERS SHALL BE PROVIDED A MAX 1600 crs FOR 90mm BLOCKWORK AND 1800 crs FOR 110mm BRICK WORK IN MASONRY SUBFLOORS AS PER NCC CL 3.3.2
- ISOLATED MASONRY PIERS SHALL BE PROVIDED AS PER NCC 3.3.2 i.e. PIERS SHALL BE 230sq. TO MAX HEIGHT 1500mm AND 350sq. TO MAX HEIGHT 2400mm

WELDING

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS1554.1
- WELDING CONSUMABLES TO BE E48XX OR W50X U.N.O. ALL WELDS TO BE 6mm CFW SP CATEGORY U.N.O. INSPECTION TO BE CARRIED OUT AS PER AS1554.1
- ALL GP/SP WELDS TO BE 100% VISUALLY SCANNED U.N.O.



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Title
55634/57

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ENGINEERING NOTES - RESIDENTIAL		
1 : 1		

GLENORCHY CITY COUNCIL
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APPLICATION No. : PLN-26-146
DATE RECEIVED: 6 August 2026

Issue: ENG- Bourn		
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Project FP-0034	Sheet: A15	Rev:

TIMBER FRAMING - WIND RATING - N3

1. ALL FRAMING TO CONFORM TO AS1684.2 AND NCC REQUIREMENTS U.N.O.
2. TIE DOWN CONNECTIONS AND BRACING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684.2 ENGINEERING NOTES MAY BE USED AS A GUIDE
3. BRACING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684.2 TABLE 8.18.
4. PROPRIETARY TIMBER BEAMS AND JOISTS U.N.O. SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE OPTIONS TO BE APPROVED BY ENGINEER OR CERTIFIED BY SUPPLIER.
5. SHEET METAL TIMBER CONNECTIONS SHALL BE GANGNAIL, TECO, PRYDA BRAND STANDARD ITEMS FIXED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
6. SPLICES IN SPEED-BRACES SHALL BE MADE OVER TIMBER MEMBERS WITH A MINIMUM OF 3 NAILS THROUGH THE 2-SPEED-BRACES INTO THE TIMBER SHEET STEEL CONNECTORS SHALL BE GALVANIZED
7. NAILS USED EXTERNALLY SHALL BE ZINC PLATED
8. BOLTS SHALL BE ZINC PLATED
9. LINTELS SHALL BE CHECKED BY TRUSS MANUFACTURER FOR ABILITY TO SUPPORT CONCENTRATED LOADS IMPARTED BY GIRDER TRUSSES
10. WHERE THE NAIL LENGTH IS NOT SPECIFIED THE MINIMUM DEPTH OF PENETRATION INTO THE RECEIVING MEMBER SHALL BE A MINIMUM OF 10 TIMES THE NAIL DIAMETER INTO SIDE GRAIN AND 15 TIMES THE NAIL DIAMETER INTO END GRAIN.
11. UNLESS SPECIFIED OTHERWISE THE MINIMUM DIAMETER OF GUN DRIVEN NAILS SHALL BE 3.05mm FOR HARDWOOD AND 3.33mm FOR SOFTWOOD. WHERE PLAIN SHANK HAND DRIVEN NAILS ARE USED IN LIEU OF GUN DRIVEN NAILS THEY SHALL BE A MINIMUM DIAMETER OF 3.15mm FOR HARDWOOD AND 3.75mm FOR SOFTWOOD.

TIE DOWN FOR N3

JOINT	MINIMUM FIXING REQUIREMENT
BEARER TO FOOTING (BRICK VENEER)	30 x 1.0 G.I. STRAP WRAPPED AROUND BEARER AND CAST INTO FOOTING
BEARER TO CONCRETE STUMP	M10 TREADED ROD COGGED AND EMBEDDED MIN. 300mm INTO FOOTING AND FIXED THROUGH BEARER WITH NUT AND WASHER
BEARER TO STEEL/TIMBER STUMP	1 / M10 BOLT THROUGH BEARER AND STUMP
FJ JOIST TO BEARER	MINIMUM NAIL FIXING + 30 x 08 G.I. STRAP NAILED TO FACE OF STUD AND WRAPPED UNDER BEARER WITH MIN 4 / 2.8 Ø CLOUDS EACH END SPACED AS FOLLOWS:
UPLIFT LOAD WIDTH	MIN. SPACING
≤1500	SKEW NAILS ONLY
≤7500	1800 crs
BOTTOM PLATE TO FJ	MINIMUM NAIL FIXING + 1 / 75MM TYPE 17 BUGLE SCREW TO JOIST SPACED AS FOLLOWS:
UPLIFT LOAD WIDTH	MIN. SPACING
≤1500	SKEW NAILS ONLY
≤5500	1800 crs
≤7500	900 crs
BOTTOM PLATE TO SLAB	ONE M10 DYNABOLT EMBEDDED MIN. 100mm AT MAX. 900 crs
TOP / BOTTOM PLATE TO STUD	MINIMUM NAIL FIXING + 30 x 0.8 G.I. STRAP NAILED TO FACE OF STUD AND WRAPPED UNDER PLATE WITH MIN. 4 / 20 Ø CLOUDS EACH END SPACED AS FOLLOWS:
UPLIFT LOAD WIDTH	MIN. SPACING
≤1500	1800 crs
≤5500	900 crs
≤7500	450 crs

TIE DOWN FOR N3

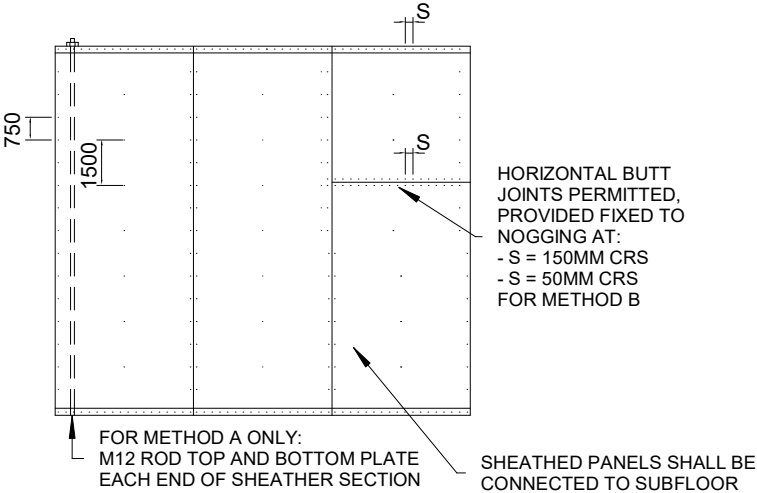
JOINT	MINIMUM FIXING REQUIREMENT
CEILING JOIST TO TOP PLATE	SKEWED MINIMUM NAIL FIXING
CEILING JOIST TO RAFTER	MINIMUM NAIL FIXING
TOP PLATE TO RAFTER/TRUSS:	
• COUPLED ROOF	SKEWED MINIMUM NAIL FIXING + 30 X 0.8 G.I. STRAP LOOPED OVER EACH RAFTER AND WRAPPED UNDER THE TOP PLATE WITH MIN. 4 / GALV. CLOUDS EACH END (2.8 Ø x 25 FOR HARDWOOD, 2.8 Ø X 30 FOR PINE) PLUS 2 / 75mm SKEW NAILS THROUGH RAFTER INTO TOP PLATE
• NON COUPLED ROOF	AS PER COUPLED ROOF
• TRUSS ROOF	AS PER TRUSS MANUFACTURE'S TIE DOWN SPECIFICATION. IN THE ABSENCE OF MANUFACTURERS TIE DOWN SPECIFICATION ADOPT AS A MINIMUM 30 X 0.8 G.I. STRAP LOOPED OVER EACH TRUSS AND WRAPPED UNDER THE TOP PLATE WITH 4 GALV. CLOUDS EACH END (2.8 Ø x 25 FOR HARDWOOD, 2.8 Ø x 30 OR PINE) PLUS 2 / 75mm SKEW NAILS THROUGH RAFTER INTO TOP PLATE
COLLAR TIES TO RAFTERS	1 / M10 BOLT FOR TIES OVER 4.2m OR 3 / 75mm NAILS FOR TIES UP TO 4.2m
STEEL BEAM TO RAFTER / TRUSS	WELD 75 X 6 STEEL CLEATS OF SUITABLE LENGTH TO STEEL BEAM AT RAFTER / TRUSS LOCATIONS, PROVIDE 2 / M10 OR 1 / M12 BOLT AND WASHERS THROUGH RAFTER / TRUSS AND CLEAT PROVIDE 1 / MIN. 100mm LONG TYPE 17 BUGLE SCREW AT EVERY PURLIN TO RAFTER / TRUSS JUNCTION (MAX. 900 crs) FOR PINE RAFTERS / TRUSSES. PROVIDE 1 / 75mm TYPE 17 BUGLE SCREW AT EVERY PURLIN TO RAFTER / TRUSS JUNCTION (MAX. 900 crs) FOR HARDWOOD RAFTERS / TRUSSES
PURLIN TO RAFTER	

- NOTES:
1. A MINIMUM NAIL FIXING SHALL BE 2 / 75 x 3.15 (HARDWOOD) OR 2 / 75 x 3.33 (SOFTWOOD) GLUE COATED GUN DRIVEN NAILS.
2. ADDITIONAL ANCHORS MAY BE REQUIRED AT ENDS OF BRACING UNITS TO COMPLY WITH AS1684.2 REFER TO BRACING DETAILS.
3. TO DETERMINE UPLOAD WIDTH REFER AS1684.2 FIGURE 9.5

AS1684.2 BRACING TYPE (H) TABLE 8.18

- (H) METHOD A - PLYWOOD 6.4 kN/m
- METHOD B - PLYWOOD 6.0 kN/m

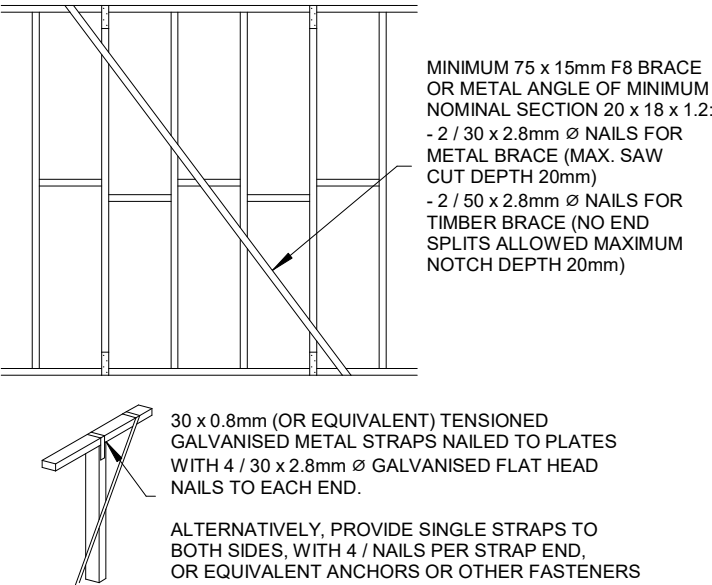
PLYWOOD SHALL BE NAILED TO FRAME USING 30 x 2.8 Ø FLAT HEAD NAILS OR EQUIVALENT. METHOD A REQUIRES M12 RODS AT EACH END OF SHEATHED SECTION TOP PLATE TO BOTTOM PLATE OR FLOOR FRAME, METHOD B HAS NO RODS BUT SHEATHING SHALL BE NAILED AT 50mm CENTRES, TO TOP AND BOTTOM PLATES AND ANY HORIZONTAL JOISTS.



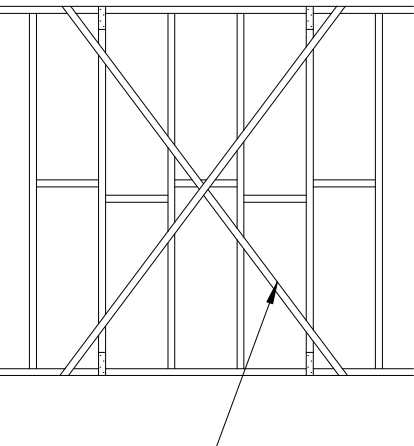
NOTE: EACH 900mm PANEL = ONE TYPE B BRACING UNIT

AS1684.2 BRACING TYPE (C) TABLE 8.18

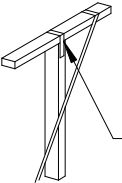
(C) TIMBER AND METAL ANGLE BRACES 1.5 kN/m



AS1684.2 B
(D) DOUBL
METAL



30 x 0.8mm (OR EQUIVALENT) TENSIONED GALVANISED METAL STRAPS NAILED TO PLATE WITH 4 / 30 x 2.8mm Ø GALVANISED FLAT HEAD NAILS TO EACH END



30 x 0.8mm (OR EQUIVALENT) TENSIONED GALVANISED METAL STRAPS NAILED TO PLATES WITH 4 / 30 x 2.8mm Ø GALVANISED FLAT HEAD NAILS TO EACH END.

ALTERNATIVELY, PROVIDE SINGLE STRAPS TO BOTH SIDES, WITH 4 NAILS PER STRAP END OR EQUIVALENT ANCHORS OR OTHER FASTENERS



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SCHEDULE OF REFERENCED DOCUMENTS

The Standards and other documents listed are referred to in the National Construction Code - Building Code of Australia (NCC BCA) Volume 1, 2 and 3 - see Table 1 Schedule of reference documents for further references to the NCC BCA:

AS ISO 717 Part 1 -2004	Acoustics - Rating of sound insulation in buildings and of building elements - Airborne sound insulation
AS ISO 717 Part 2 - 2004	Acoustics - Rating of sound insulation in buildings and of building elements - Impact sound insulation
AS 1056 Part 1 - 1991	Storage water heaters - General requirements (incorporating amendments 1,2,3,4 and 5)
AS/NZS 1170 Structural design actions	
AS/NZS 1170.0:2002	General principles
AS/NZS 1170.1:2002	Permanent, imposed and other actions
AS/NZS 1170.2:2011	Wind actions
AS/NZS 1170.3:2003	Snow and ice actions
AS/NZS 1170.4:2007	Earthquake actions in Australia
AS 1191-2002	Acoustics - Method for laboratory measurement of airborne sound transmission insulation of building elements
AS 1273-1991	Unpasteurized PVC (UPVC) downpipe and fittings for rainwater
AS 1288-2006	Glass in buildings - Selection and installation
AS 1289.6.3.3-1997	Methods of testing soils for engineering purposes - Soil strength and consolidation tests - Determination of the penetration resistance of a soil - Perth sand penetrometer test
AS 1397-2011	Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated
AS 1428 Design for access and mobility	
AS 1428.1-2001/2009	General requirements for access - New building work
AS 1428.1-1993 (Supplement 1)	- Design for access and mobility - General requirements for access - Buildings-Commentary
AS 1428.2-1992	Enhanced and additional requirements - Buildings and facilities
AS 1428.4-1992	Tactile ground surface indicators for the orientation of people with vision impairment
AS/NZS 1428.4.1-2009	Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
AS 1428.1 Supp 1-1993	General requirements for access - Buildings - Commentary (Supplement to AS 1428.1-1993)
AS 1530 Methods for fire tests on building materials, components and structures	
AS 1530.1-1994	Combustibility test for materials
AS 1530.2-1993	Test for flammability of materials
AS/NZS 1530.3:1999	Simultaneous determination of ignitability, flame propagation, heat release and smoke release
AS 1530.4:2014	Fire-resistance tests for elements of construction
AS 1562 Design and installation of sheet roof and wall cladding	
AS 1562.1-1992	Metal
AS/NZS 1562.2:1999	Corrugated fibre-reinforced cement
AS/NZS 1562.3:1996	Plastic
AS 1657:2018	- Fixed platforms, walkways, stairways and ladders - Design, construction and installation
AS/NZS 1596:2008	The storage and handling of LP Gas
AS 1603.3-1996	Automatic fire detection and alarm systems - Heat alarms
AS 1657-2013	Fixed platforms, walkways, stairways and ladders - Design, construction and installation
AS/NZS 1664 Aluminium structures	
AS/NZS 1664.1:1997	Limit state design
AS/NZS 1664.2:1997	Allowable stress design
AS/NZS 1668 The use of ventilation and airconditioning in buildings	
AS 1668.1-2015	Fire and smoke control in multi-compartment buildings
AS 1668.2-2012	Mechanical ventilation for acceptable indoor-air quality
AS 1668.4-2012	Natural ventilation of buildings
AS 1670 Fire detection, warning, control and intercom systems - System design, installation and commissioning	
AS 1670.1:2018	Fire
AS 1670.3-2018	Fire alarm monitoring
AS 1670.4:2018	Emergency warning and intercom systems
AS/NZS 1680 Interior lighting	
AS/NZS 1680.0-2009	Safe movement
AS 1684 Residential timber-framed construction	
AS 1684.2-2010	Non-cyclonic areas
AS 1684.3-2010	Cyclonic areas
AS 1684.4-2010	Simplified - Non-cyclonic areas
AS 1720 Timber Structures	
AS 1720.1-2010	Timber Structures - Design methods (incorporating amendments 1,2 and 3)
AS 1720.4-2006	Timber structures - Fire resistance for structural adequacy of timber members
AS 1720.5-2015	Timber Structures - Nailplated timber roof trusses

AS 1735 Lifts, escalators and moving walks	
AS 1735.11-1986	Fire-rated landing doors
AS 1735.12-1999	Facilities for persons with disabilities
AS/NZS 1859.4:2018	Reconstituted wood-based panels - Specifications - Wet-processed fibreboard
AS 1860.2-2006	Particleboard flooring - Installation
AS 1905 Components for the protection of openings in fire-resistant walls	
AS 1905.1:2015	Fire-resistant doorsets
AS 1905.2-2005	Fire-resistant roller shutters
AS 1926 Swimming pool safety	
AS 1926.1-2012	Fencing for swimming pools
AS 1926.2-2007	Location of fencing for private swimming pools
AS 1926.3-2010	Water recirculation systems
AS 2047-2014	Windows and external glazed doors in buildings - (incorporating amendments 1 and 2)
AS 2049-2002	Roof tiles (incorporating amendments 1)
AS 2050-2018	Installation of roof tiles
AS 2118 Automatic fire sprinkler systems	
AS 2118.1-2017	General systems (incorporating amendment 1)
AS 2118.4-2012	Sprinkler protection for accommodation buildings not exceeding four storeys in height
AS 2118.6-2012	Combined sprinkler and hydrant systems in multistorey buildings
AS 2159-2009	Piling - Design and installation (incorporating amendment 1)
AS/NZS 2179.1:2014	Specifications for rainwater goods, accessories and fasteners - Metal shape or sheet rainwater goods, and metal accessories and fasteners
AS/NZS 2269.0:2012	Plywood - Structural - Specifications
AS 2293 Emergency escape lighting and exit signs for buildings	
AS 2293.1-2018	System design, installation and operation
AS 2327-2017	Composite structures - Composite steel - concrete construction in buildings
AS 2419.1-2005	Fire hydrant installations - System design, installation and commissioning
AS 2441-2005	Installation of fire hose reels
AS 2444-2001	Portable fire extinguishers and fire blankets - Selection and location
AS 2665-2001	Smoke/heat venting systems - Design, installation and commissioning
AS/NZS 2699 Built-in components for masonry construction	
AS/NZS 2699.1-2000	Wall ties
AS/NZS 2699.3-2002	Lintels and shelf angles (durability requirements)
AS 2870-2011	Residential slabs and footings
AS/NZS 2890.6:2009	Parking facilities - Off-street parking for people with disabilities
AS/NZS 2904:1995	Damp-proof courses and flashings
AS/NZS 2908 Cellulose-cement products	
AS/NZS 2908.1:2000	Corrugated sheets
AS/NZS 2908.2:2000	Flat sheet
AS/NZS 2918:2018	Domestic solid fuel burning appliances - Installation
AS/NZS 3013:2005	Electrical installations - Classification of the fire and mechanical performance of wiring system elements
AS/NZS 3500 Plumbing and drainage	
AS/NZS 3500.0:2003	Glossary of terms
AS/NZS 3500.1:2018	Water services
AS/NZS 3500.2:2018	Sanitary plumbing and drainage
AS/NZS 3500.3:2018	Stormwater drainage
AS/NZS 3500.4:2018	Heated water services
AS 3600-2018	Concrete structures
AS 3660 Termite management	
AS 3660.1:2014	New building work (incorporating amendment 1)
AS 3660.3:2014	Assessment criteria for termite management systems
AS/NZS 3666.1:2011	Air-handling and water systems of buildings - Microbial control - Design, installation and commissioning
AS 3700:2018	Masonry structures
AS 3740:2010	Waterproofing of domestic wet areas (incorporating amendment 1)
AS3786:2014	Smoke alarms using scattered light, transmitted light or ionization (incorporating amend 1 and 2)
AS/NZS 3823.1.2:2012	Performance of electrical appliances - Airconditioners and heat pumps - Ducted airconditioners and Heat pumps - Testing and rating for performance
AS 3959:2018	Construction of buildings in bushfire-prone areas
AS/NZS 4020:2018	Testing of products for use in contact with drinking water
AS 4055:2012	Wind loads for housing (incorporating amendment 1)
AS 4072.1:2005	Components for the protection of openings in fire-resistant separating elements - Service penetrations and control joints (incorporating amendment 1)
AS 4100:1998	Steel structures (incorporating amendment 1)
AS/NZS 4200 Pliable building membranes and underlays	
AS/NZS 4200.1:2017	Materials
AS/NZS 4200.2:2017	Installation requirements
AS/NZS 4234:2008	Heated water systems - Calculation of energy consumption (incorporating amendments 1,2 and 3)
AS 4254 Ductwork for air-handling systems in buildings	
AS 4254.1-2012	Flexible duct
AS 4254.2-2012	Rigid duct

AS 4256 Plastic roof and wall cladding materials	
AS 4256.1:1994	General requirements
AS 4256.2:1994	Unplasticized polyvinyl chloride (uPVC)
AS 4256.3:1994	Glass fibre reinforced polyester (GRP)
AS/NZS 4256.5	Polycarbonate
AS/NZS 4284:2008	Testing of building facades
AS/NZS 4505:2012	Garage doors and other large access doors (incorporating amendment 1)
AS 4552:2005	Gas fire water heaters for hot water supply and /or central hating
AS 4586:2013	Slip resistance classification of new pedestrian surface materials (incorporating amendment 1)
AS 4597:1999	Installation of roof slates and shingles (Non-interlocking type)
AS 4600:2018	Cold-formed steel structures
AS 4654 Waterproofing membranes for external above-ground use	
AS 4654.1-2012	Materials
AS 4654.2-2012	Design and installation
AS 4678:2002	Earth-retaining structures
AS 4773 Masonry in small buildings	
AS 4773.1:2015	Design (incorporating amendment 1)
AS 4773.2:2015	Construction
AS/NZS 4859 Thermal insulation materials for buildings	
AS/NZS 4859.1:2018	- General criteria and technical provisions
AS/NZS 4859.2:2018	- Design
AS 5113:2016	Classification of external walls of buildings based on reaction-to-fire performance (incorporating amendment 1)
AS 5146.1:2015	Reinforced Autoclaved Aerated Concrete - Structures (incorporating amendment 1)
AS 5216:2018	Design of post-installed and cast-in fasteners in concrete
AS 5637.1:2015	Determination of fire hazard properties - Wall and ceiling linings
AS ISO 9239.1-2003	Reaction to fire tests for floor coverings
AS/NZS ISO 9972:2015	Thermal performance of buildings - Determination of air permeability of buildings - fan pressurization method
AIRAH-DA09:1998	Air conditioning load estimation
AIRAH-DA28: 2011	Building management and control systems
ANSI/ASHRAE Standard 55:2013	Thermal environmental condition for human occupancy
ANSI/ASHRAE Standard140:2007	Standard method of test for the evaluation of building energy analysis computer programs
ASTM E2073-10:2010	Standard test method for Photopic Luminance of Photoluminescent (Phosphorescent) Markings
ASTM E72-15:2015	Standard test methods of conduction strength test of panels for building construction
ASTM E695-03:2003	Standard test method of measuring relative resistance of wall, floor and roof construction to impact loading
ASTM E903:2012	Standard test method for solar absorptance, reflectance, and transmittance of materials using integrating spheres
AHRI 460:2005	Performance rating of remote mechanical-draft air-cooled refrigerant condensers
AHRI 551/591:205	Performance rating of water-chilling and heat pump water-heating packages using the vapour compression cycle
ABCB:2011	Protocol for structural software, version 2011.2
ABCB:2012	Standard construction of buildings in flood hazard areas, version 2012.3
ABCB:2019	Standard For NatHERS heating and cooling load limits, version 2019.1
CIBSE Guide A 2015	Environmental design
Disability Standards for Accessible Public Transport 2002	
European Union Commission Regulation 547/2012 2012	Ecodesign requirements for water pumps
European Union Commission Regulation 622/Annexe II, point 2 2012	Eco-design requirements for glandless standalone circulators and glandless circulators integrated in products
FPAA101D:2018	Automatic Fire Sprinkler System Design and Installation - Drinking Water Supply
FPAA101H:2018	Automatic Fire Sprinkler system Design and Installation - Hydrant Water Supply
ISO 140 Part 6:1993E	Acoustics - Measurement of sound insulation in buildings and of building elements - Laboratory measurement of impact sound insulation of floors
ISO 540:2008	Hard cola and coke - Determination of ash fusibility
ISO 25745 Part 2:2015	Energy performance of lifts, escalators and moving walks: Energy calculation and classification for lifts (elevators)
NASH Standard:2014	Steel Framed Construction in Bushfire Areas (incorporating amendment A)
NASH Standard Part 1: 2005	Residential and low-Rise Steel Framing - Design Criteria (incorporating amendments A, B and C)
NASH Standard Part 2: 2014	Residential and Low Rise Steel Framing - Design Solutions (incorporating amendment A)
TN61	Cement Concrete and Aggregates Australia - Technical note - Articulated walling

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



Client:
Trent Stevens
Address:
18 Bournville Crescent, Claremont

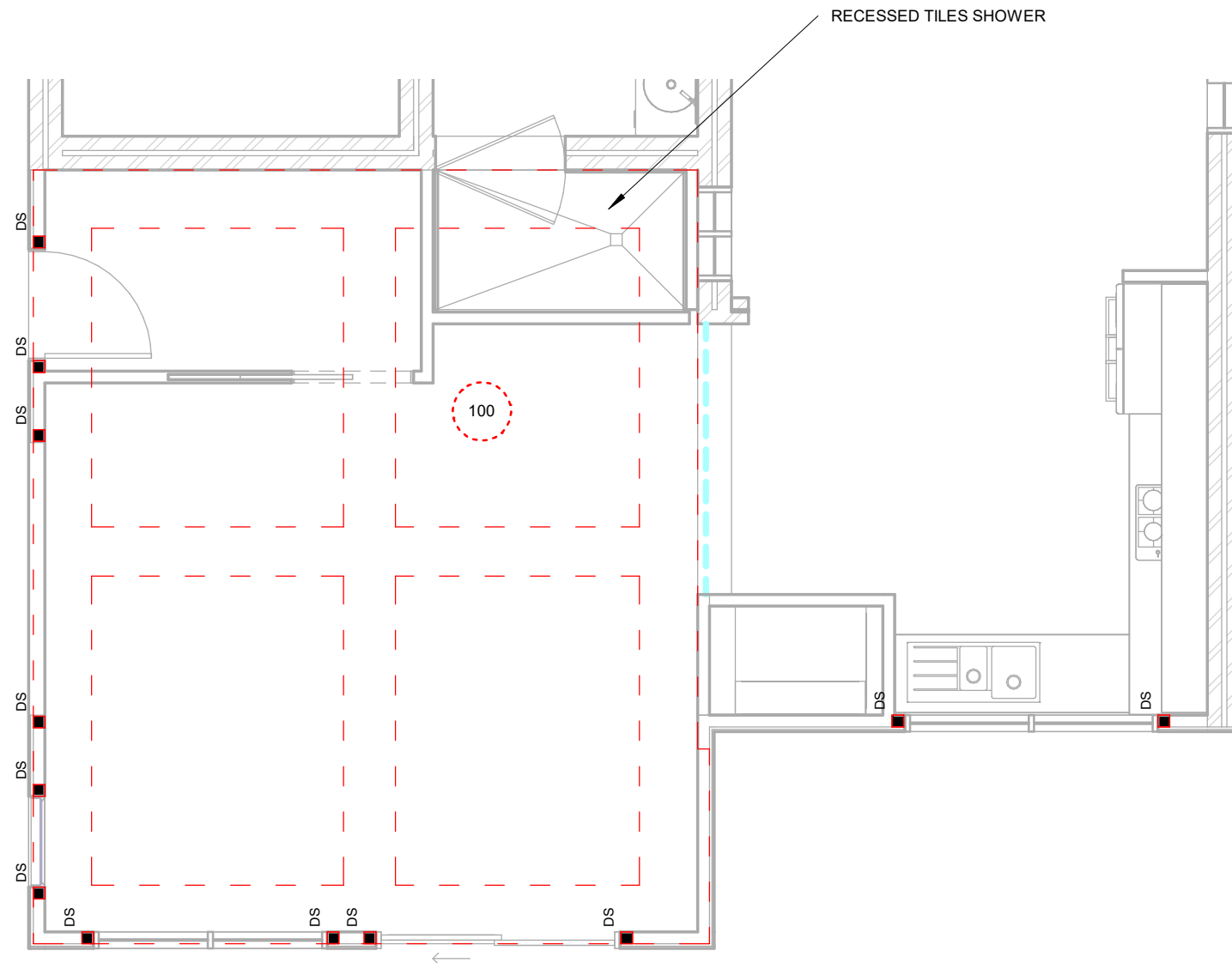
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55634/57

Revision Number	Description	Date
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BCA REFERENCE LIST

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Drawn: Author		
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SLAB LEGEND



100mm SLAB
SL82 (T),30 COVER,N25 CONC
0.2 mm FORTECON
50mm FOAM INSULATION UNDER
20mm MAX BEDDED SAND
100mm MIN COMPACTED FCR

DS DOUBLE F17 STUDS

INSULATION NOTE

ROOF - R4.2 Batts To Manufactures Specifications with proctor wrap membrane or equivalent

WALLS:
Internal - R2.5 Batts To Manufactures Specifications
External - R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent

TIMBER FLOORS - Suspended timber floor with Kingspan Aircell Permifloor under joists.

CONCRETE FLOOR- 50mm Kooltherm K3 floorboard or similar beneath slab.

VENTILATION - All bathroom, kitchen and laundry vents to external eave lines with one way flaps,

PROTECTIVE COATINGS FOR STEELWORK (FROM BCA TABLE 3.4.4.2)

ENVIRONMENT - MODERATE (more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or heavy non-industrial areas).

NO PROTECTION REQUIRED FOR INTERNAL STEELWORK IN A PERMANENTLY DRY LOCATION.

EXTERNAL STEELWORK PROTECTION OPTIONS:-

1. 2No. COATS ALKYD PRIMER.
2. 2No. COATS ALKYD GLOSS.
3. HOT DIP GALVANISE 300g/m²
4. HOT DIP GALVANISE 100g/m² min. PLUS (a) 1No. COAT SOLVENT BASED VINYL PRIMER; OR (b) 1No. COAT VINYL GLOSS OR ALKYD.



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Client:
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Address:
18 Bournville Crescent, Claremont

Sheet Name:
HOUSE SLAB PLANS
Title
55634/57

Revision Number	Description	Date
2	RFI	20.7.2026

SLAB PLAN

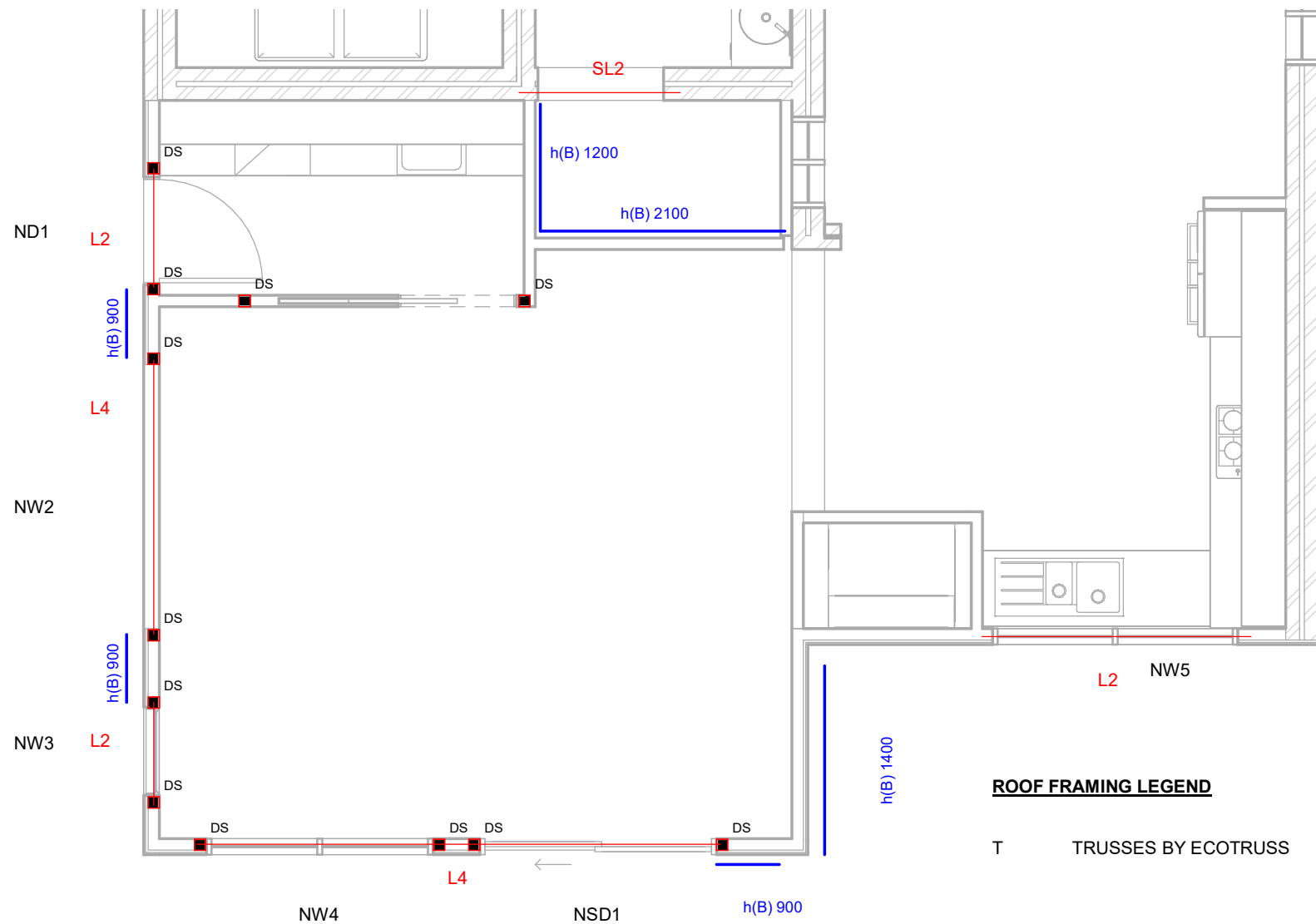
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ROOF FRAMING LEGEND

T TRUSSES BY ECOTRUS

DOORS

Mark	Height	Width	Comments
D1	2040	820	
D2	2040	820	
D3	2040	820	
D4	2040	820	
D5	2040	820	
D6	2040	820	
ND1	2040	820	FULL HEIGHT GLASS DOOR
NSD1	2100	1800	NEW DG,OP,FLYSCREENED DOOR
NSD2	2040	920	NEW SOLID CORE SLIDING DOOR
SD1	2170	1660	
SD2	2100	1800	
SD3	2100	720	

WINDOWS

Mark	Height	Width	Sill Height	Comments
NW1	1800	700	300	NEW DG,OP,FLY SCREEN TO FIT IN EXISTING OPENING
NW2	400	2100	1700	NEW, DG,OP FLYSCREEN
NW3	1800	700	300	NEW, DG,OP FLYSCREEN
NW4	1500	1800	600	NEW, DG
NW5	1000	1950	800	
W1	1450	810	780	
W3	1450	810	760	
W4	1435	722	788	EXISTING WINDOW TO REMAIN VISABLE ON KITCHEN SIDE
W7	1450	810	800	

LEGEND & NOTES

TRUSSES

Roof Pitch: 29
Ceiling Height: FLAT

Roof battens typically 90 x 35 deep MGP10 @
All timber construction to be in accordance with
(Residential Timber Framed Construction) and

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LINTEL SCHEDULE

L1 : 90 x 35 F17/LVL LINTEL, TYPE (a) TIE DOWN
L2 : 120 x 35 F17/LVL LINTEL, TYPE (a) TIE DOWN
L3 : 140 x 35 F17/LVL LINTEL, TYPE (a) TIE DOWN
L4 : 190 x 35 F17/LVL LINTEL, TYPE (b) TIE DOWN

NOTES

-max roof laod width 6.0m
-max roof load 40kg/m2
-allow for double stubs on all lintels

Steel Angles

SL1 100x 75 x 8 UA >900 SPAN <= 1500
SL2 100 x 100 x 8 EA >1500 SPAN <= 1800
SL3 100 x 100 x 10 EA >1800 SPAN <= 2400
SL4 100 x 150 x 8 EA >2400 SPAN <= 3600

PROVIDE 150mm END BEARING EACH SIDE OF LINTEL

Wall Framing

Wall framing to be min MGP10 radiata pine
Common studs 90 x 35 MGP10 @ 450 crs.
Jamb studs 90 x 35 or 45 F7
Studs around Wet Areas 90 x 45 @ 45 crs.
Noggings 90 x 35
Open Studs 90 x 35
Top & Bottom Plates 90 x 35
Second Top Plate 90 x 35
Roof Battens 90 x 35 MGP10 @ 900 crs (typ.)

Specific Tiedowns (Softwood JD4)

Bottom Plate to Slab: Chemical, expansion or fired proprietry fastemers to manufacturer's recommendations OR 1-M10 bolt at 1200 crs max. generally
Top & Bottom Plates to Studs: 30 x 0.8mm G.I. strap at 1200 max. crs
6/30 x 2.8mm Ø nails each end of strap
1800mm span max.
Lintels to Studs: 30 x 0.8mm G.I. straps
4/30 x 2.8mm Ø nails each end
6000mm span max.
2/30 x 0.8mm G.I. straps
6/30 x 2.8mm Ø nails each end
30 x 0.8mm G.I. strap
4/30 x 2.8mm Ø nails each end
Roof Trusses to Top Plates: OR two framing anchors
Within 1200mm of any edge:
2/75 x 3.05mm Ø deformed shank nails
Roof Battens to Trusses: OR 75 ling - No. 14 Type 17 screw
OR 1 framing anchor 4-2.8mmØ nails each leg
General Area:
More than 1200mm of any edge
2/75 x 3.05mm Ø deformed shank at 900crs each way
Refer to AS1684.4

All nails used for framing anchors & straps shall be corrosion protected flat head connector nails. (Galvanised clouds can be used for this purpose)

Bracing

H(b) Ply bracing per AS1684 giving 5.2kN/m
1200 (1.2m Indicated)

D(2.4) Double tensioned metal strap. giving 3kN/m.
(2.4m indicated)

Bracing & tie downs are to comply with AS 1684.2 and the BCA

ROOF PENETRATIONS

ROOF PENETRATIONS, INCLUDING ROOF VENTS, ROOF-MOUNTED EVAPORATIVE COOLER UNITS, SOLAR SYSTEMS, EVACUATED TUBE SYSTEMS, AERIALS, VENTS AND PIPES SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS NO GREATER THAN 2mm



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HOUSE LINTEL & BRACING PLAN

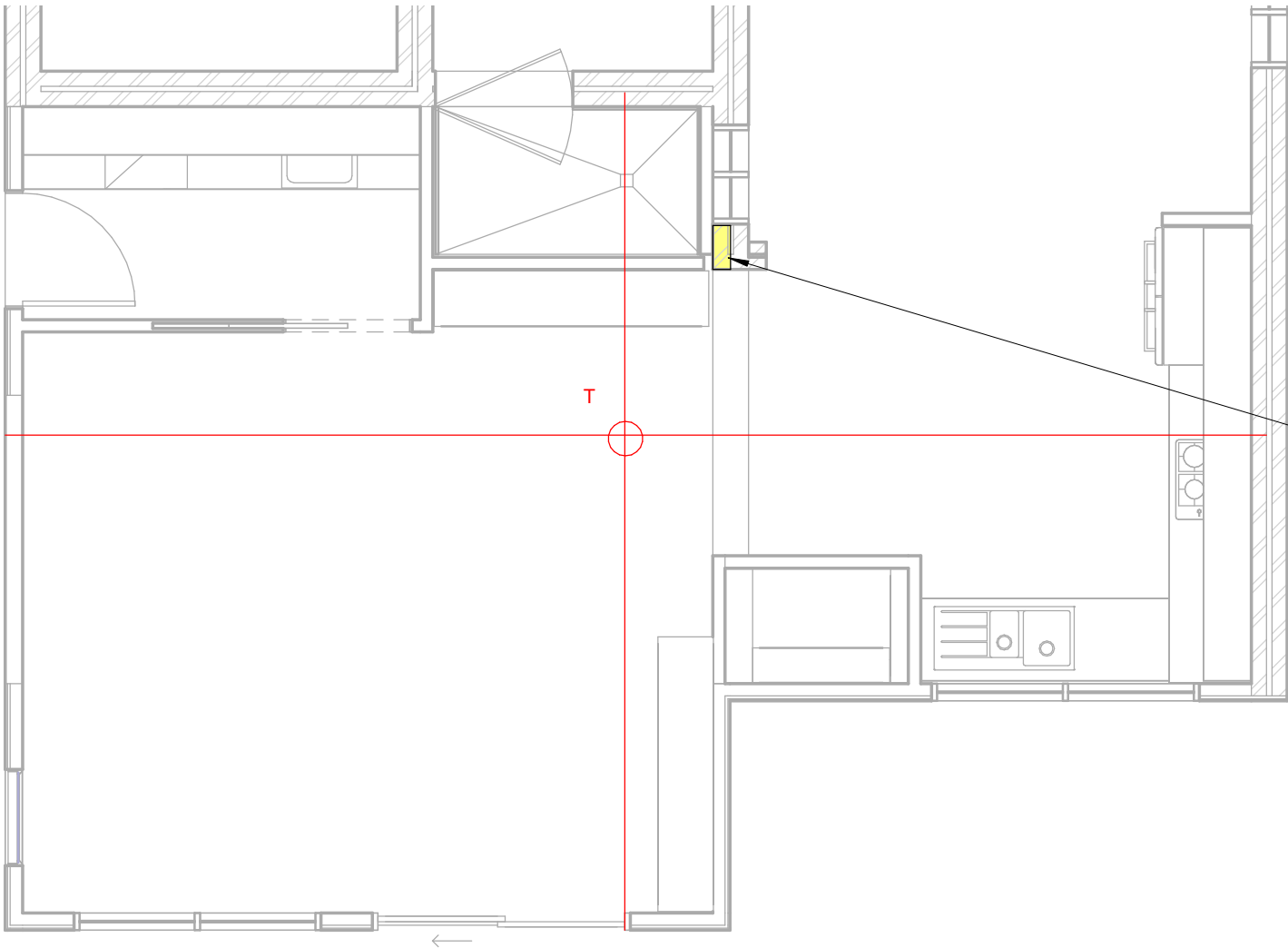
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ROOF FRAMING LEGEND

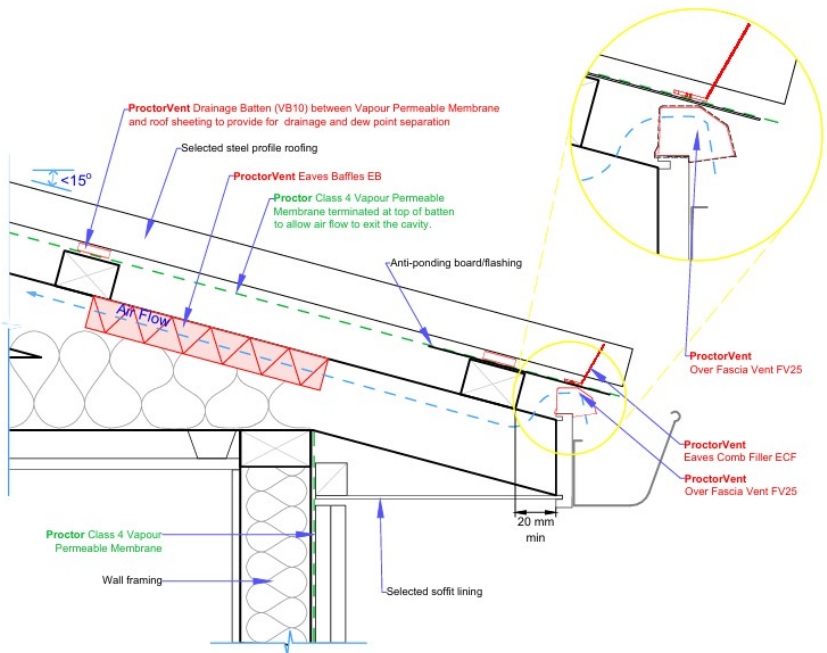
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POSSIBLE LOAD BEARING WALL TBD



SEE CONDENSATION PAGE FOR MORE INFO

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