DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-185
PROPOSED DEVELOPMENT:	Single Dwelling
LOCATION:	16 Alexa Drive, Austins Ferry
APPLICANT:	Tassie Homes Pty Ltd
ADVERTISING START DATE:	23/10/2026
ADVERTISING EXPIRY DATE:	06/11/2026

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 **06/11/2026**.

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 **06/11/2026**, or for postal and hand delivered representations, by 5.00 pm on **06/11/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

Document Set ID: 3679815
Version: 1, Version Date: 20/10/2026

H1412 - PROPOSED HOUSE FOR MANSON & KETTLETON AT 16 ALEXA DRIVE, AUSTINS FERRY

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-185
DATE RECEIVED: 13 October 2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Architectural Drawing No.		*Description*
01	C	SITE PLAN
01a	C	DRIVEWAY PLAN
01b	C	DRIVEWAY LONG SECTION
02	C	DRAINAGE PLAN
03	C	LOWER FLOOR PLAN
03a	C	UPPER FLOOR PLAN
04	C	ELEVATIONS SHEET 1
04a	C	ELEVATIONS SHEET 2
04b	C	PERSPECTIVES
05	C	SECTION
06	C	ROOF PLAN
07		LOWER ELECTRICAL PLAN
07a	C	UPPER ELECTRICAL PLAN
08		LOWER FLOORING LAYOUT PLAN
08a	C	UPPER FLOORING LAYOUT PLAN
09		LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
10		COMPLIANCE NOTES
10a		LIVABLE HOUSING NOTES 1 of 3
10b		LIVABLE HOUSING NOTES 2 of 3
10c		LIVABLE HOUSING NOTES 3 of 3
11		WET AREA SPECIFICATIONS
11a		STAIR NOTES
11b		BALUSTRADE NOTES
12		B.A.L. CONSTRUCTION REQUIREMENTS



PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
MEDIUM mild steel corrosion rate 25 to 50 µm/year Typically more than 1 km from breaking surf or aggressive industrial areas or more than 50 m from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1 Hot dip galvanising - HDG225	
		Option 2 -	
		Option 3 Paint. See N.C.C. Table 6.3.9b - ALC3, ACC4, ACC5, IZS1, PUR3, PUR4	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	23 June 2026	01, 03 - 04a	Revise cut at front of house, reduce width of garage to 6m, replace small roller door with glazed external door (add landing for access), CSD access from garage, door to access subfloor, door to access storage under stairs, extend lower roof for front door cover, increase size of upper deck, various window changes, kitchen layout, remove linen and move csd, increase size of Bed 3, adjust size of Ens. WIR wall, amend l'dry layout.
B	16 July 2026	01, 03 - 04a	Add overhang to kitchen bench, reduce size of Bed 3 robe
C	08 October 2026	01 - 06, 07a, 08a	Council RFI (6 August 2026): Provide additional details on driveway, provide a driveway long section, clarify use of kerb on edge of driveway to catch and divert surface SW, add on site stormwater detention water tank, amend cladding design to comply with covenant requirements. Update all affected plans.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

Climate Zone - 7
C.T. No. 180201/23
Wind Speed - N3
Soil Classification - M
Corrosion Environment - MEDIUM

FLOOR AREAS:
Lower Floor Area = 50.6m²
Upper Floor Area = 156.2m²
Total Area = 206.8m²
22.3 sq

BAL - 12.5

See sheet 12 for Bushfire Attack Level construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: COVER SHEET
DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

COVER SHEET

23 June 2026 ● Preliminary drawings
17 July 2026 ● Development application drawings (DA)
○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)
○ Approved by Engineer
○ Approved by Building Surveyor

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

NOTES:
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9541 with reputed AHD level of 57.58 from SURCOM on 24/04/26

At the time of this survey, CT.180201/23 was owned by COURTNEY ROSE KETTLETON & ADAM JAMES MANSON
Date of Survey : 24/04/26

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

THIS PLAN IS ACCEPTED BY:

.....

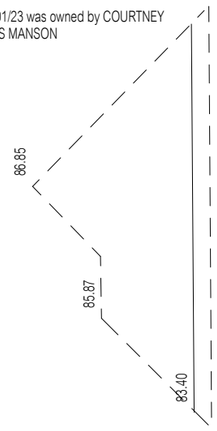
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

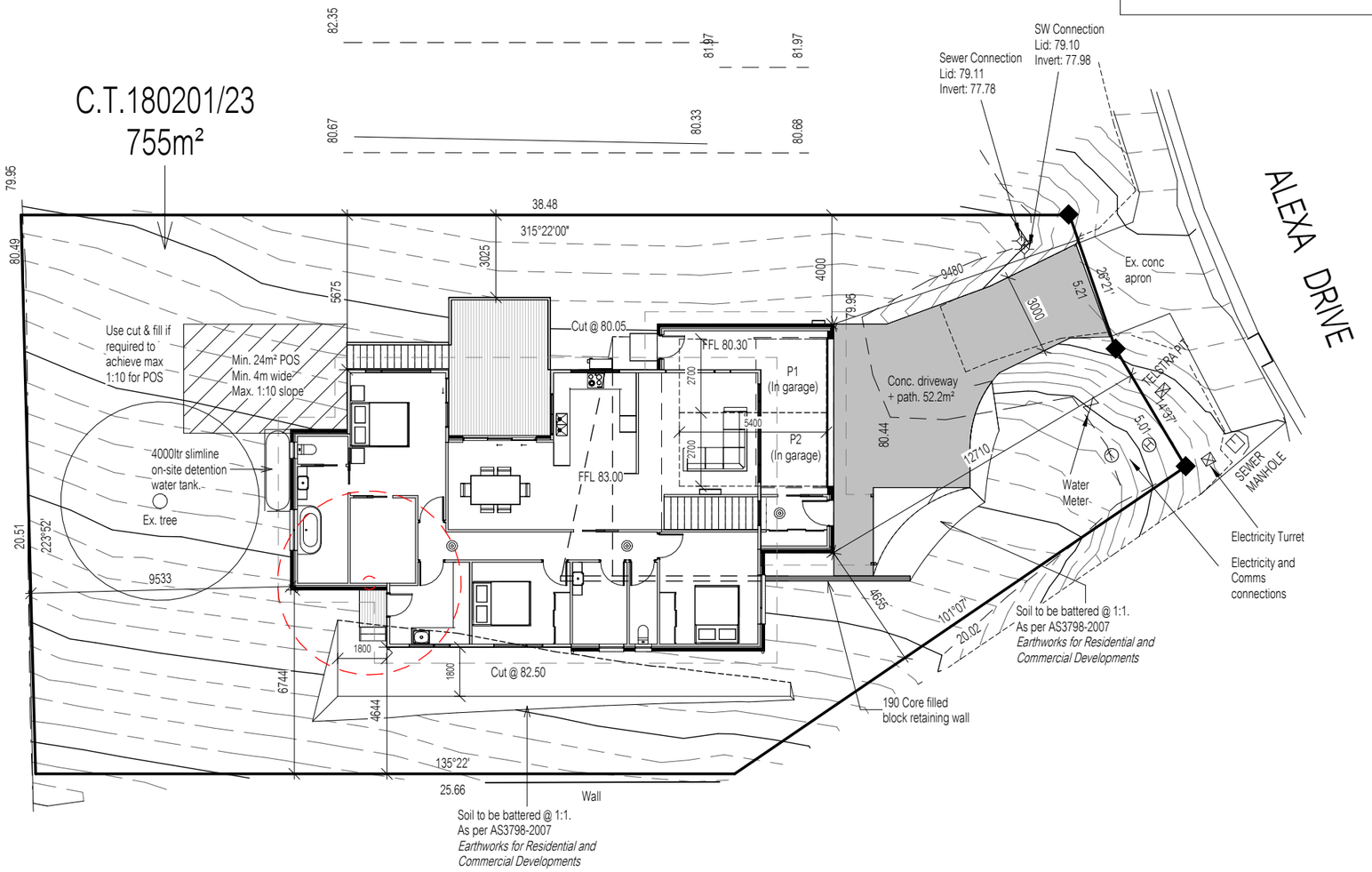
.....

DATE:

.....

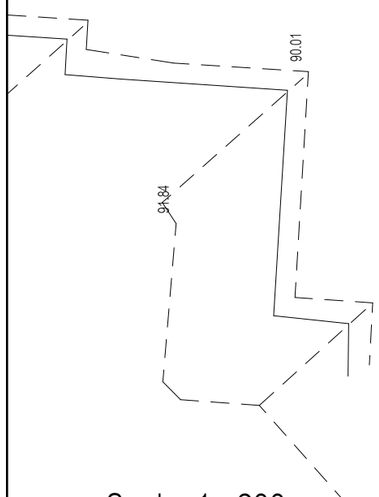
TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

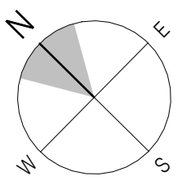


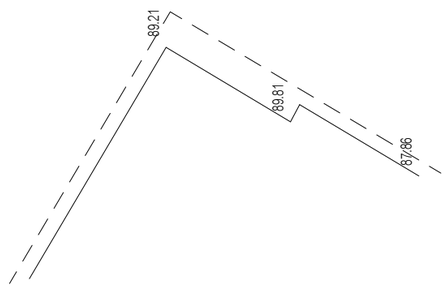


drill hole in kerb
RL 77.683

STORMWATER MANAGEMENT: Glenorchy City Council
Roof impervious area = 226.1m²
= Min. 4000ltr on site detention tank required to collect roof run-off.







Lower FFL 80.30
Upper FFL 83.00

Scale 1 : 200

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
A	23 June 2026	Changes as per Cover Sheet
B	16 July 2026	Changes as per Cover Sheet
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: SITE PLAN

DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 01

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

NOTES:
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey. Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers. All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

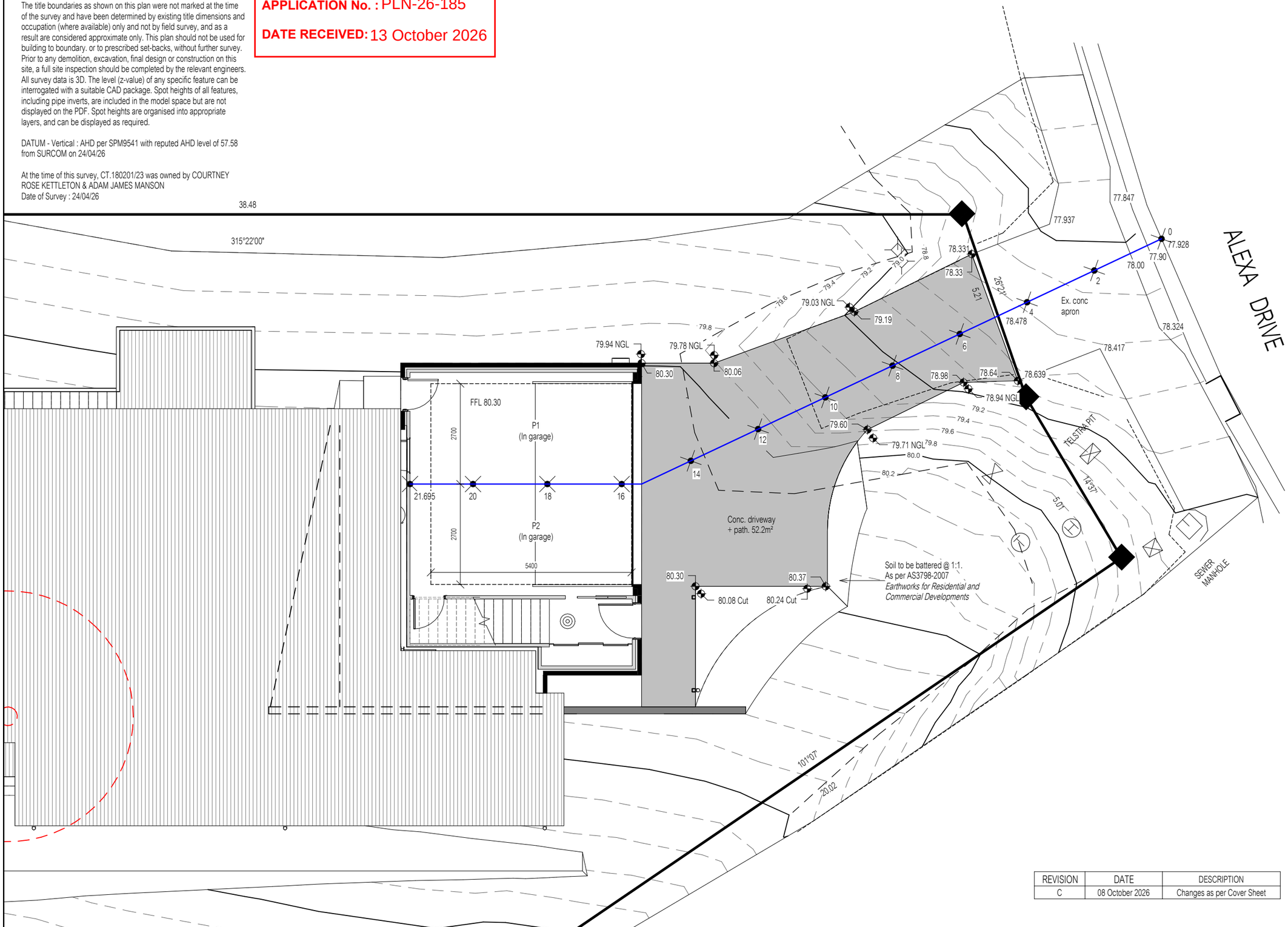
DATUM - Vertical : AHD per SPM9541 with reputed AHD level of 57.58 from SURCOM on 24/04/26

At the time of this survey, CT.180201/23 was owned by COURTNEY ROSE KETTLETON & ADAM JAMES MANSON
Date of Survey : 24/04/26

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026



Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: DRIVEWAY PLAN

DATE: 13 August 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 01a

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

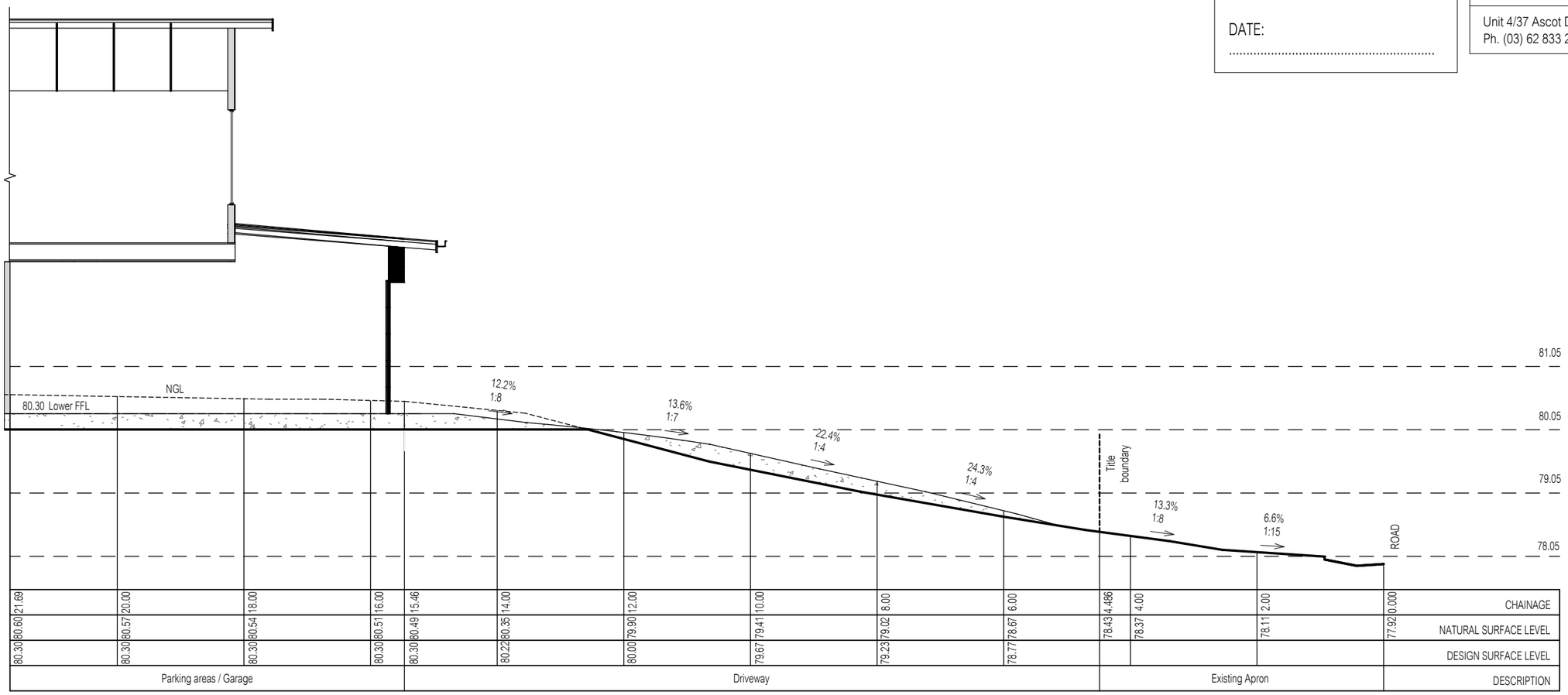
.....

DATE:

.....

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



21.69	20.00	18.00	16.00	15.46	14.00	12.00	10.00	8.00	6.00	4.486	4.00	2.00	0.000	CHAINAGE
80.60	80.57	80.54	80.51	80.49	80.35	79.90	79.41	79.02	78.67	78.43	78.37	78.11	77.92	NATURAL SURFACE LEVEL
80.30	80.30	80.30	80.30	80.30	80.22	80.00	79.67	79.23	78.77					DESIGN SURFACE LEVEL
Parking areas / Garage				Driveway						Existing Apron				DESCRIPTION

BAL - 12.5

See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: DRIVEWAY LONG SECTION

DATE: 13 August 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 01b

Scale 1 : 75

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

NOTES:
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

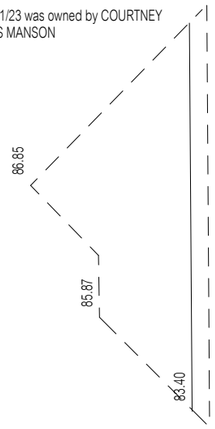
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

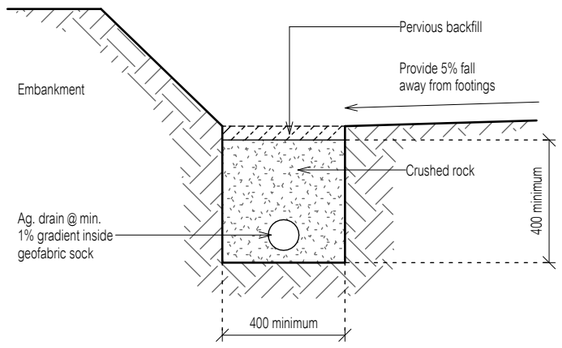
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9541 with reputed AHD level of 57.58 from SURCOM on 24/04/26

At the time of this survey, CT.180201/23 was owned by COURTNEY ROSE KETTLETON & ADAM JAMES MANSON
Date of Survey : 24/04/26





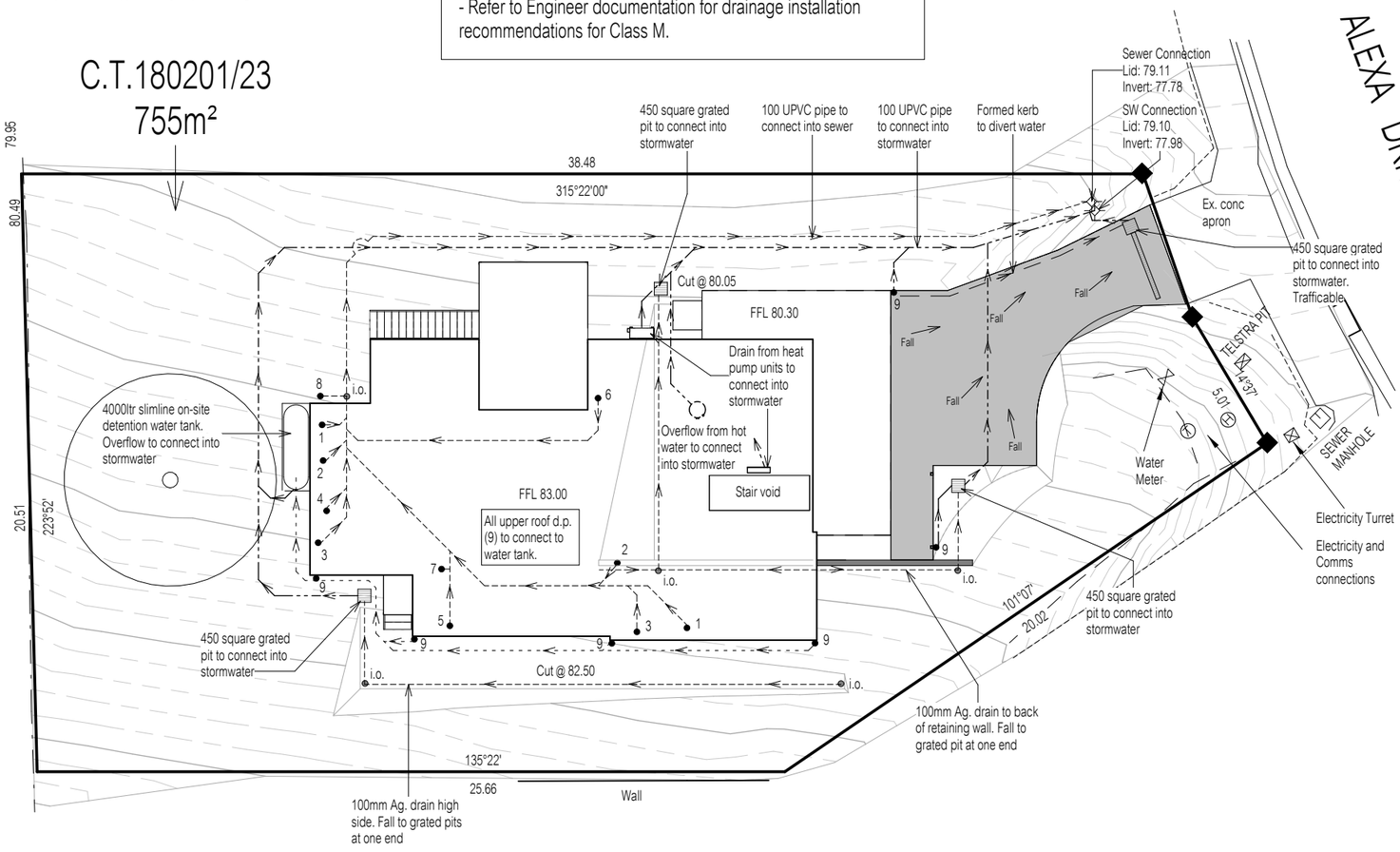
All materials and construction to comply with AS/NZS3500, 2025 and to be inspected and approved by a qualified engineer.

NOTES:
- All drainage to be installed in accordance with AS/NZ3500 Part 2 & Part 3
- Water connection & metering work to be carried out in accordance with Water Services Association of Australia (WSAA) codes & TasWater supplementary codes, guides and technical specifications.
- Property sewer connections must be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02—2014-3.1 MRWA Version 2.
- Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplement to the code
- Refer to Engineer documentation for drainage installation recommendations for Class M.

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED O.R.G. MIN. 150mm BELOW FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



DRIVEWAY INFORMATION
Average 1:7.4 downslope from garage door to crossover. Provide grated drain and pit to roadside end of driveway.
Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway and path to be concrete, by builder.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

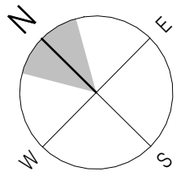
.....

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

DRAINAGE PLAN - scale 1:200



Scale As indicated

BAL - 12.5
See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: DRAINAGE PLAN

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 02

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

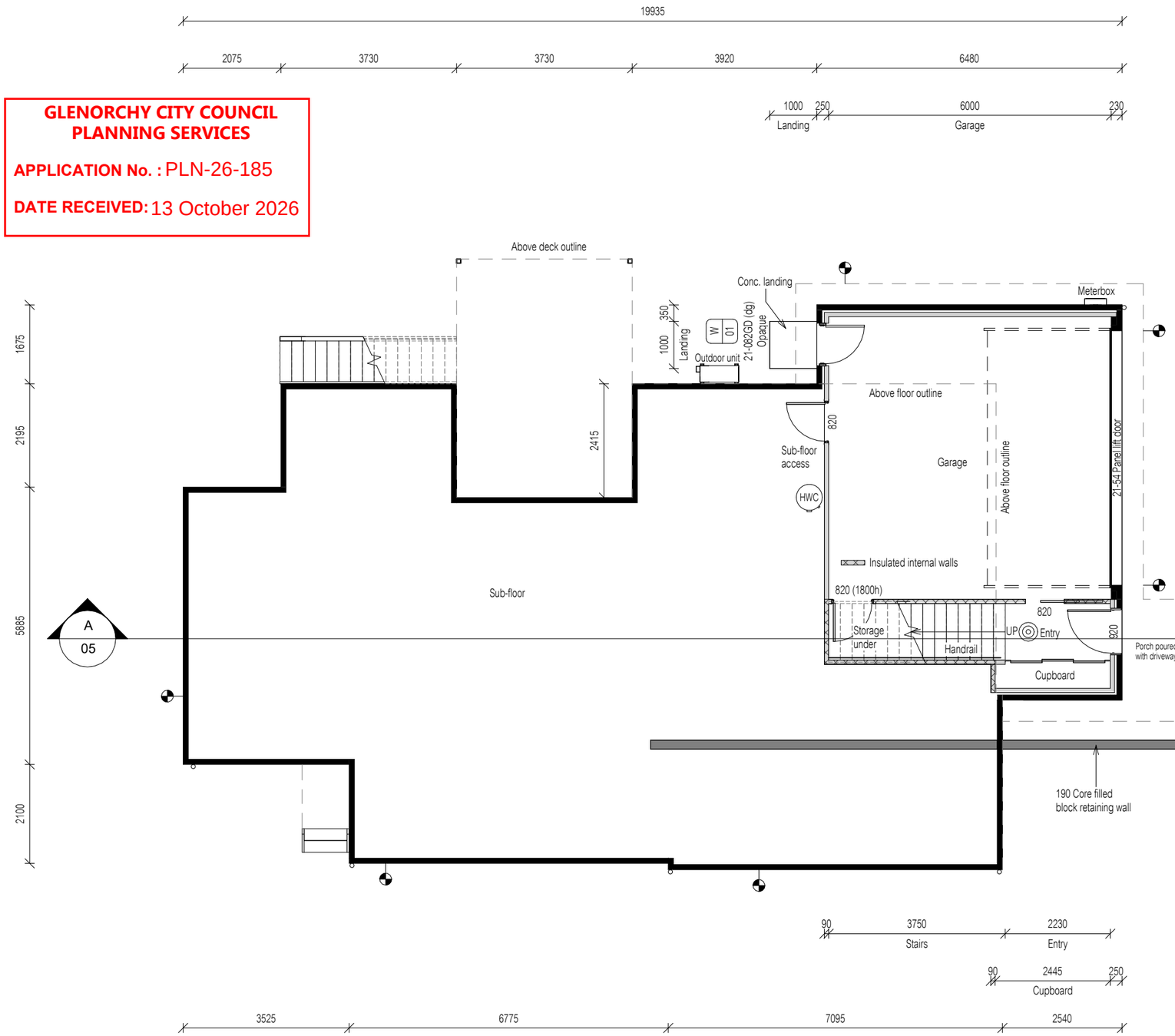
.....

Lower Floor Area =	50.6m²
Upper Floor Area =	156.2m²
Total Area =	206.8m²
Landing/Deck Areas =	25.5m²

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026



N E S W

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

REVISION	DATE	DESCRIPTION
A	23 June 2026	Changes as per Cover Sheet
C	08 October 2026	Changes as per Cover Sheet

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LOWER FLOOR PLAN

DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

03

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

Lower Floor Area =	50.6m²
Upper Floor Area =	156.2m²
Total Area =	206.8m²
Landing/Deck Areas =	25.5m²

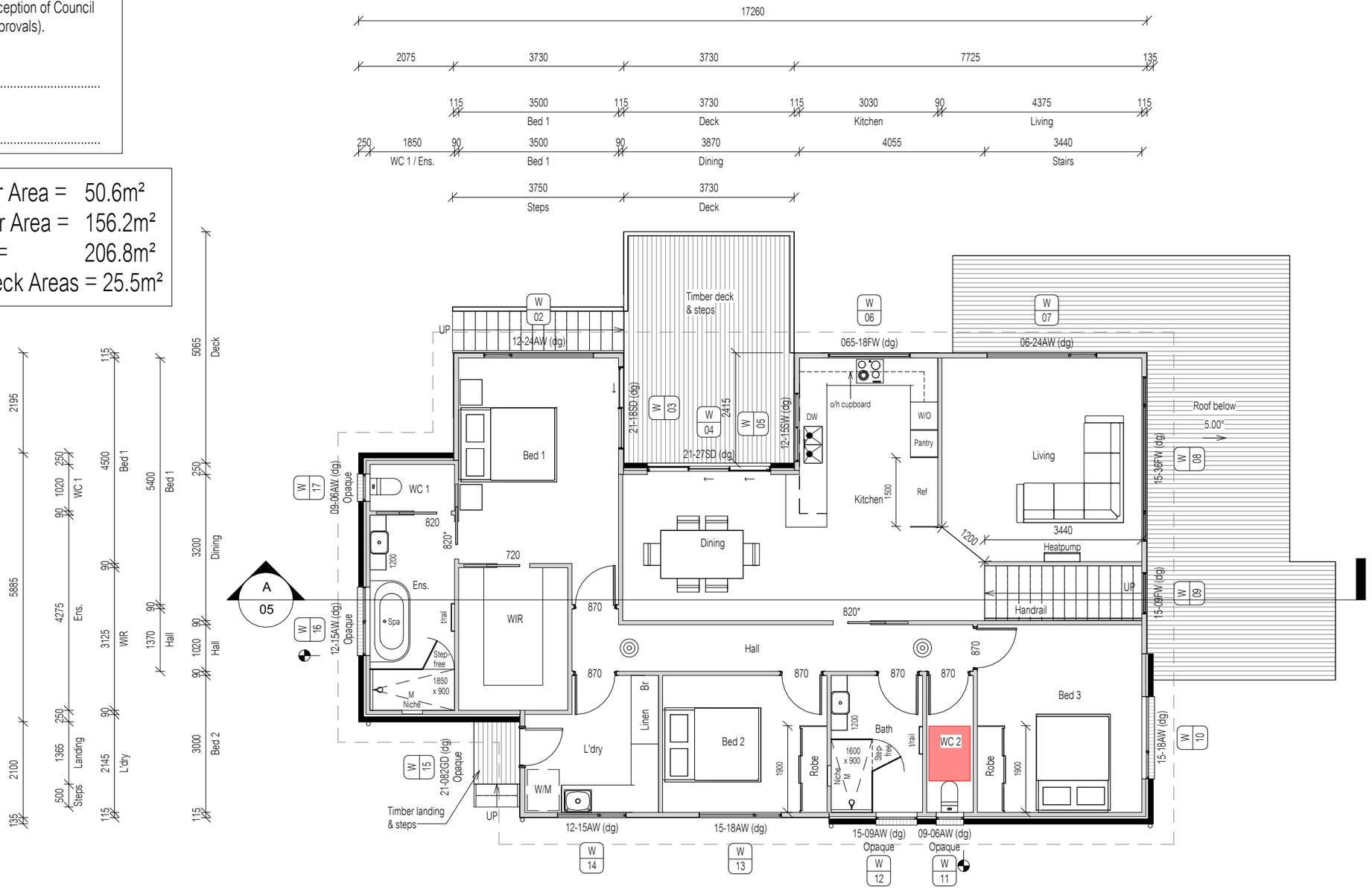
TASSIE HOMES

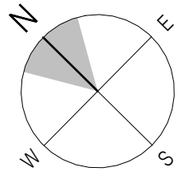
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026





Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
A	23 June 2026	Changes as per Cover Sheet
B	16 July 2026	Changes as per Cover Sheet
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: UPPER FLOOR PLAN

DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 03a

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

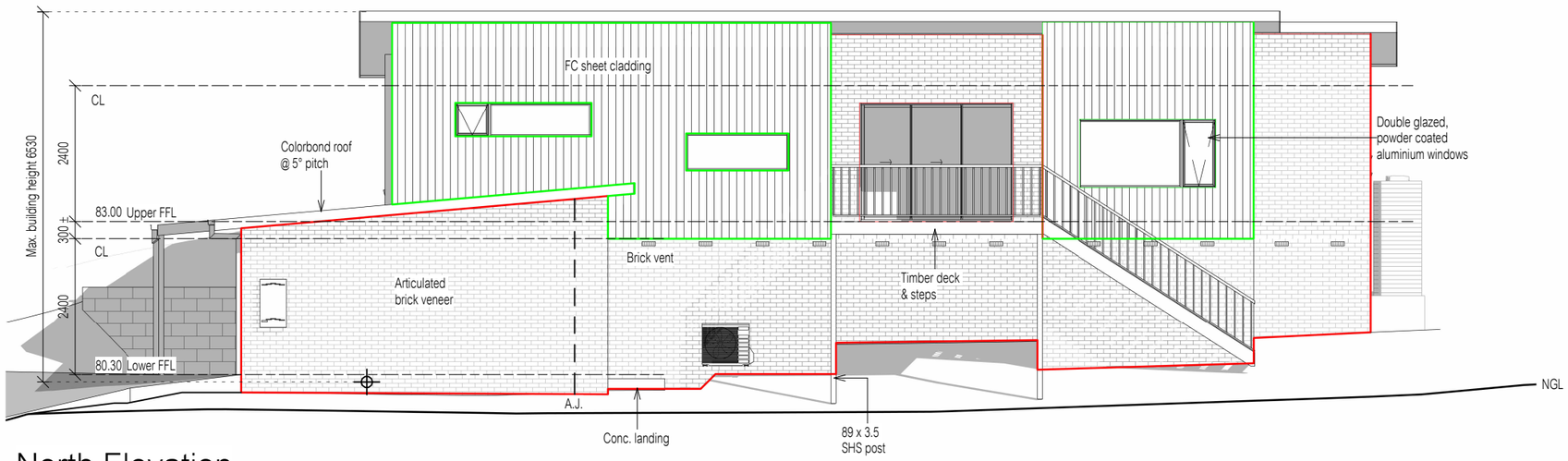
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

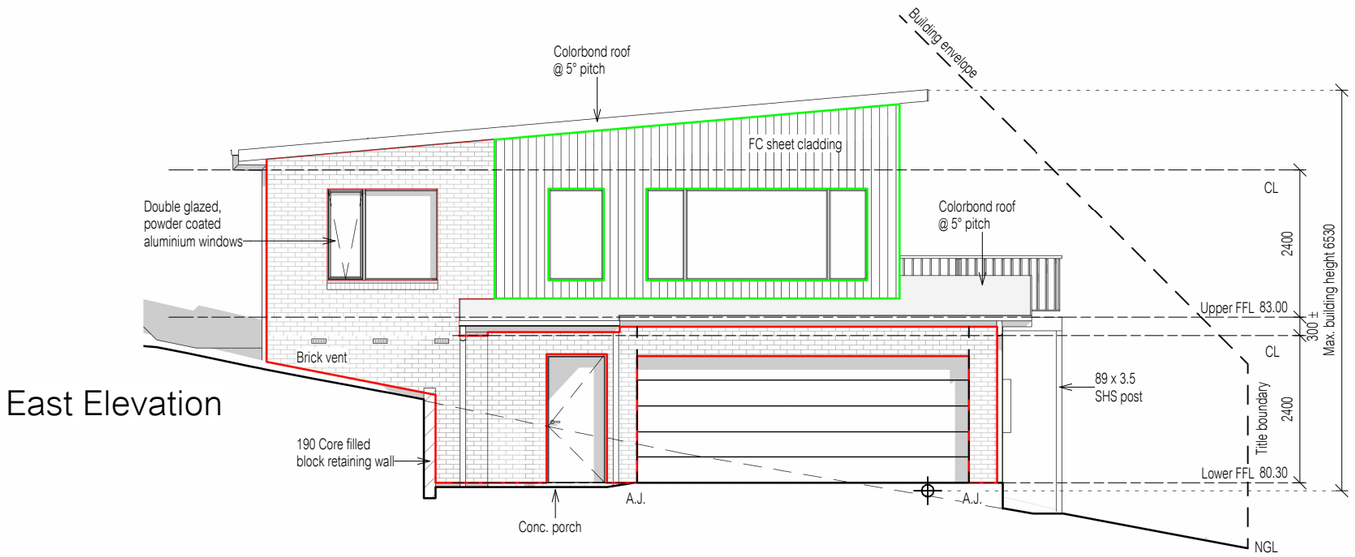
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



North Elevation

Covenant compliance:
Clad = 35.2 (35.6%)
Brick = 63.8
Total = 99



East Elevation

Covenant compliance:
Clad = 12.3 (38.8%)
Brick = 19.4
Total = 31.7

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
A	23 June 2026	Changes as per Cover Sheet
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ELEVATIONS SHEET 1

DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

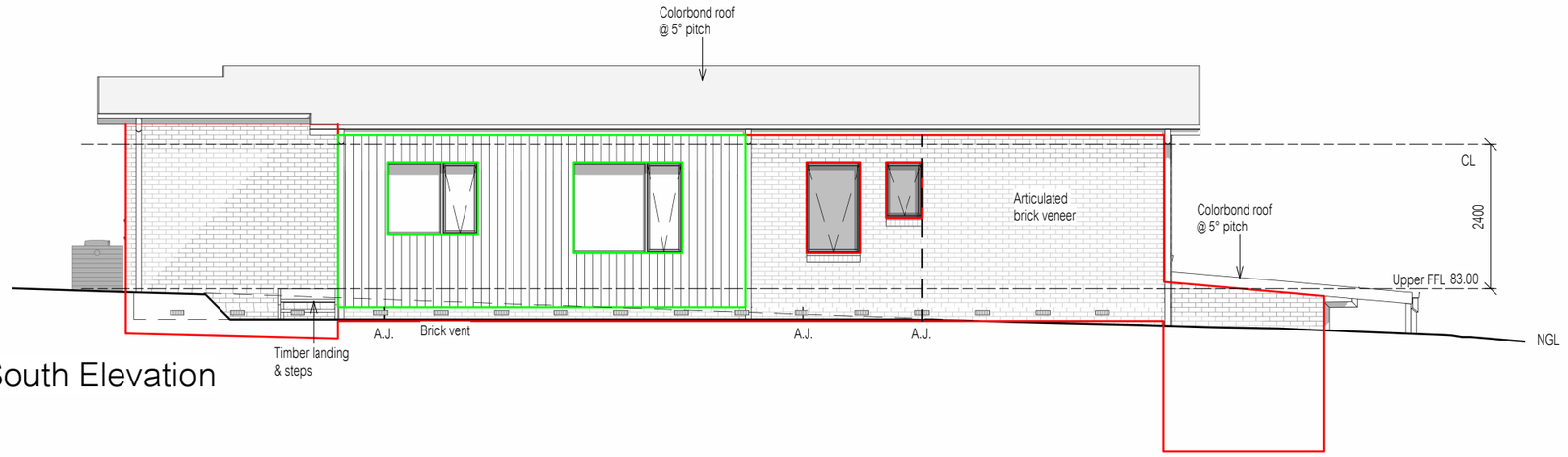
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

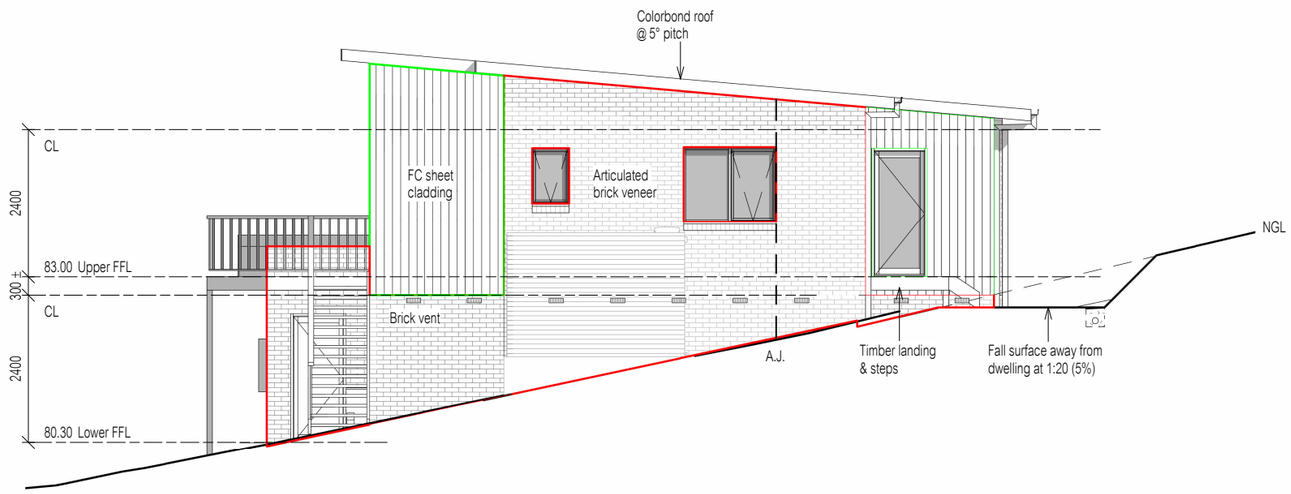
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



South Elevation

Covenant compliance:
Clad = 14.7 (24%)
Brick = 46.6
Total = 61.3



West Elevation

Covenant compliance:
Clad = 13.3 (29.3%)
Brick = 32.1
Total = 45.4

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
A	23 June 2026	Changes as per Cover Sheet
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

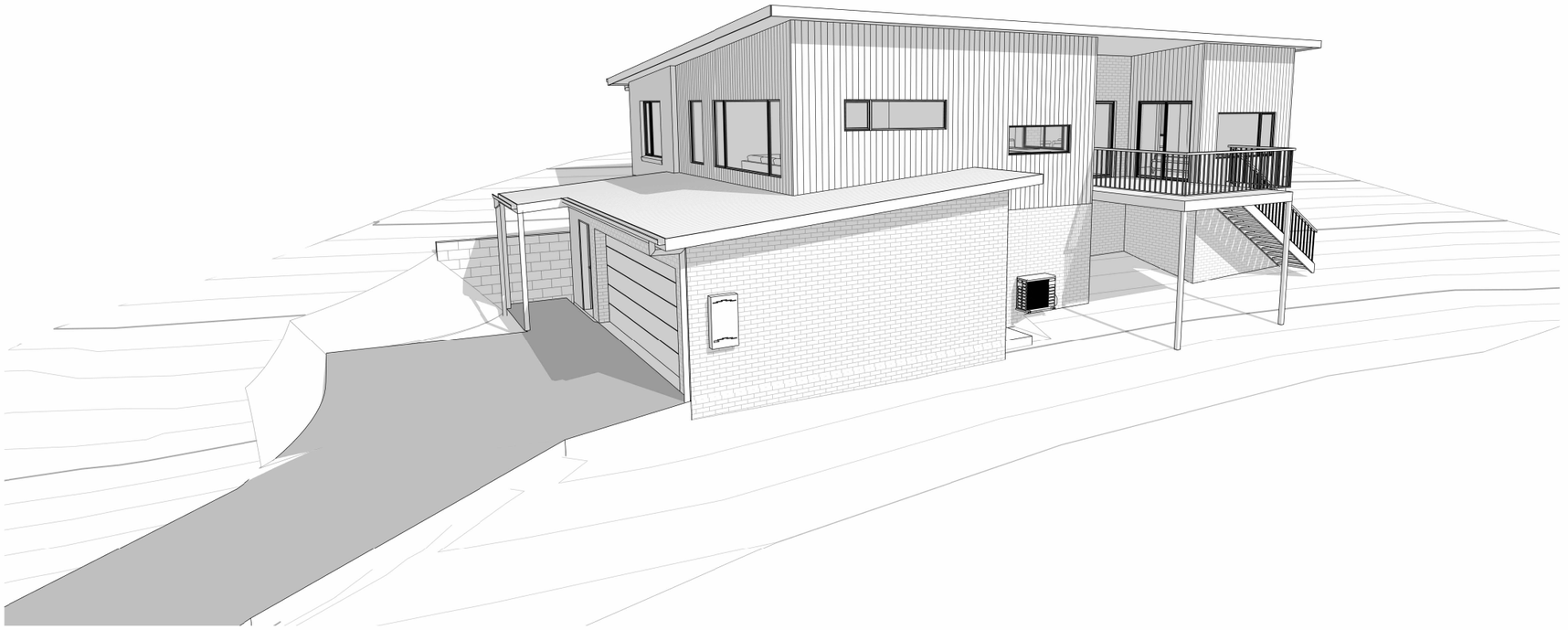
DRAWING: ELEVATIONS SHEET 2

DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 04a

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026





TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

BAL - 12.5

See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: PERSPECTIVES

DATE: 30 May 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 04b

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

STAIRCASE COMPLIANCE NOTES
(N.C.C. ABCB H.P.S. 2022 - Parts 10.3, 11.2 & 11.3):
- Slope relationship:
Req: (2R + G) = Max. 700 - Min. 550
Provided: (2x169 + 250) = 588
-Risers must not allow a 125mm sphere to pass through treads.
- Handrails to be provided to one side of stairway flight, must not be less than 865mm above stair tread nosing & balustrades/barriers not less than 1000mm above finished floor of landing, hallway etc.
- Not less than 2000mm head height clearance measured vertically above the nosing line of stairway treads.

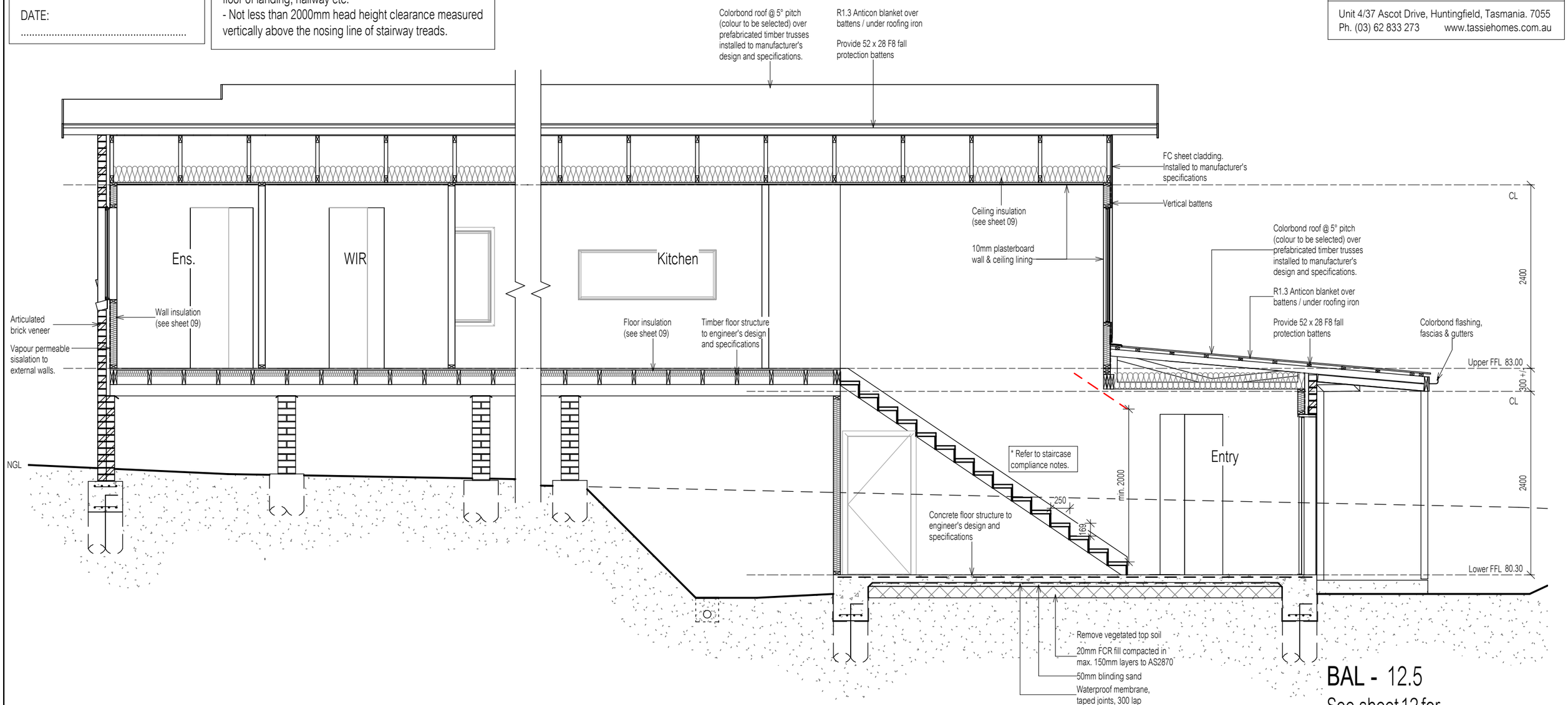
IMPORTANT NOTES:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



Section A
Scale 1 : 50

A
03

BAL - 12.5
See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: SECTION

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

05

Scale 1 : 50

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

ROOF VENTILATION CALCULATIONS - ROOF 1
(5° Skillion Roof - Flat Ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 145.9m² / 150 = 0.972m²

Exhaust: See note below.
25% of 0.972m² = 0.243m²
0.243m² / 0.08m² = 3.04 (x2) = 7 ridge vents evenly spaced
Supply:
75% of 0.972m² = 0.729m²
0.729m² / 0.08m² = 9.11 (x2) = 19 eaves vents evenly spaced

RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over).
Ensure chosen eave vents have BAL compliant ember mesh (If BAL 12.5 & over).

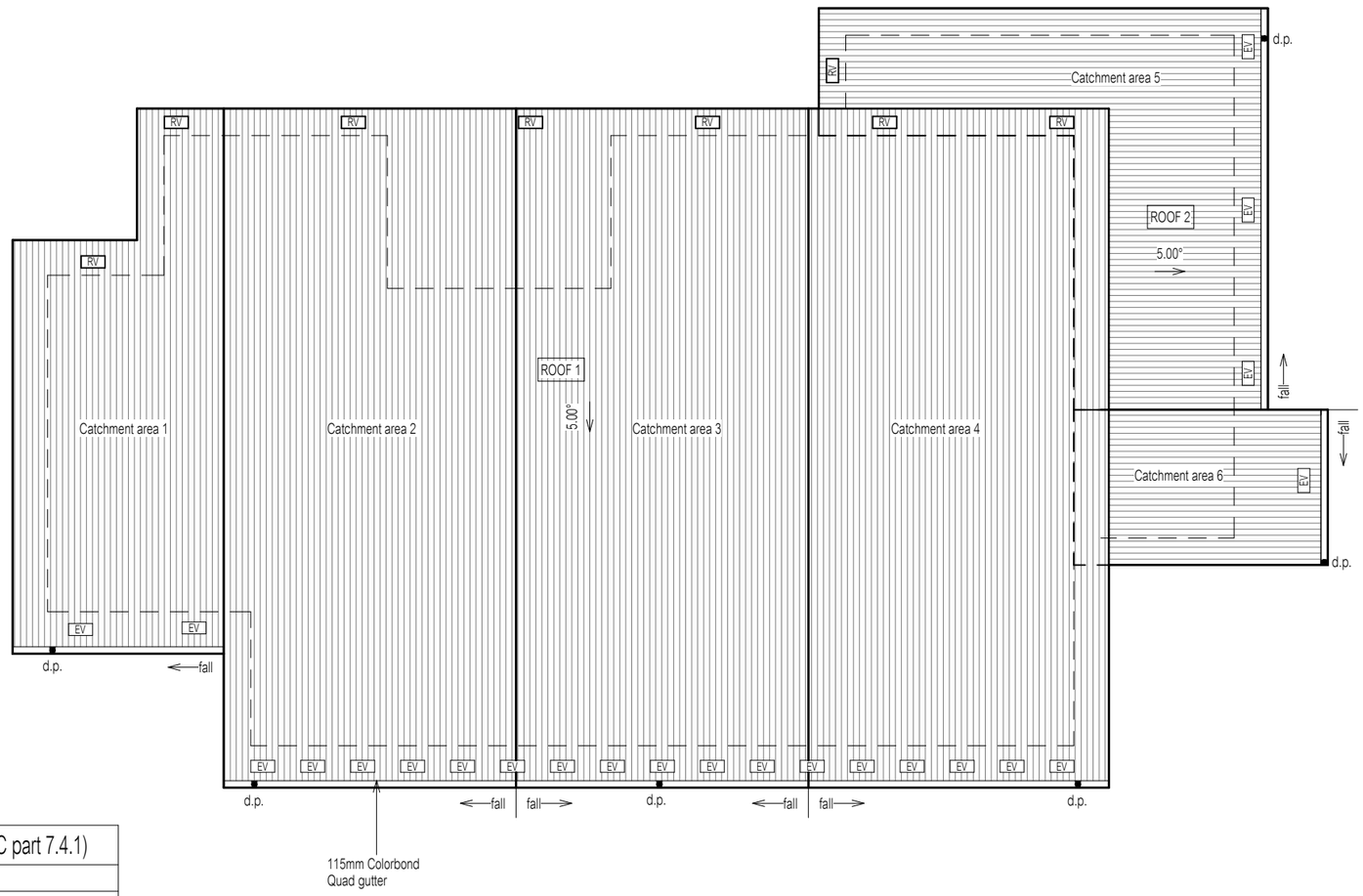
ROOF VENTILATION CALCULATIONS - ROOF 2
(5° Skillion Roof - Flat Ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 24.2m² / 150 = 0.161m²

Exhaust: See note below.
25% of 0.161m² = 0.040m²
0.040m² / 0.08m² = 0.500 (x2) = 1 ridge vents evenly spaced
Supply:
75% of 0.161m² = 0.121m²
0.121m² / 0.08m² = 1.512 (x2) = 4 eaves vents evenly spaced

RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over).
Ensure chosen eave vents have BAL compliant ember mesh (If BAL 12.5 & over).



CATCHMENT AREAS NOTES:
Colorbond roof @ 5° pitch
CATCHMENT AREA 1 = 28.6m²
CATCHMENT AREA 2 = 57.5m²
CATCHMENT AREA 3 = 57.5m²
CATCHMENT AREA 4 = 59.1m²
CATCHMENT AREA 5 = 32.0m²
CATCHMENT AREA 6 = 11.4m²

denotes roof area
d.p. ● denotes downpipe
← denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be ventilated.
Eave vents must be fitted to soffit with BAL compliant, non-combustible ember mesh installed (if BAL12.5 & over).
Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces'.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	230.2	Area of roof (including 115mm Quad Gutter) (m²)
Ac	239.4	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	3.42	$\frac{Ac}{Acdp}$
Downpipes Provided	6	Additional d.p. due to roof design

BAL - 12.5
See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.

Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ROOF PLAN

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 06

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

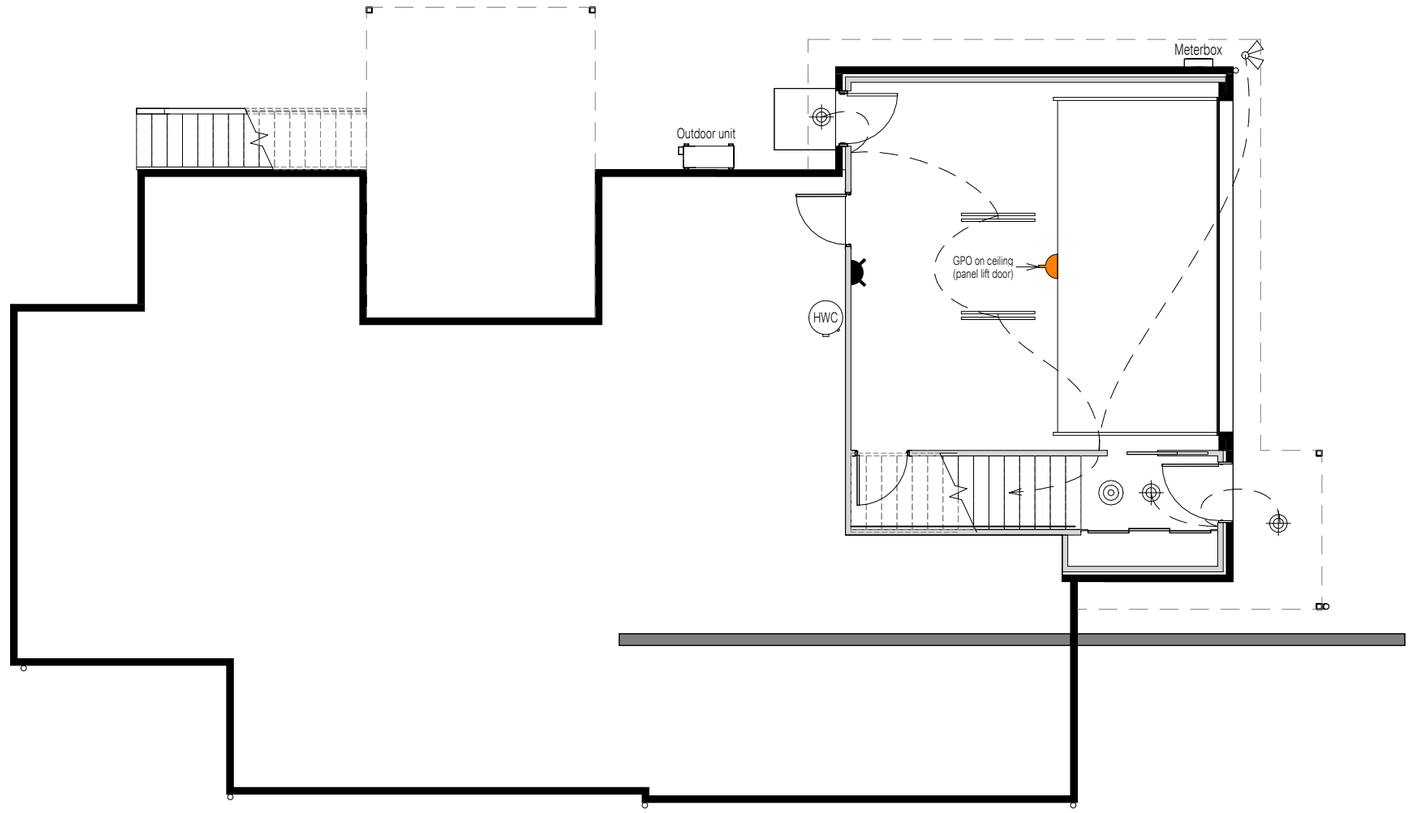
.....

IMPORTANT NOTES:
1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5.
Smoke alarms are to be interconnected where more than one alarm is installed.
2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
3. All downlights are to be sealed and IC-F rated.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- Batten light (28W)
- Wall light (28W)
- TV point
- Smoke alarm
- Phone / NBN point
- Pendant light (28W)
- LED strip light (10W/m)
- LED spotlight (sensor)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- Slimline LED batten (40W)
- Ducted exhaust fan
- Data point
- 4-light Tastic (10W centre light only)
- 2-light Tastic (10W centre light only)
- Stair lights (5W)
- Ceiling fan

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LOWER ELECTRICAL PLAN

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 07

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

IMPORTANT NOTES:
1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5.
Smoke alarms are to be interconnected where more than one alarm is installed.
2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
3. All downlights are to be sealed and IC-F rated.



Venting clothes dryer to exhaust directly to outdoor air (N.C.C. 10.8.2 (3)) OR
A condensing dryer to be used.

- Batten light (28W)
- Wall light (28W)
- TV point
- Smoke alarm
- Phone / NBN point
- Pendant light (28W)
- LED strip light (10W/m)
- LED spotlight (sensor)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- Slimline LED batten (40W)
- Ducted exhaust fan
- Data point
- 4-light Tastic (10W centre light only)
- 2-light Tastic (10W centre light only)
- Stair lights (5W)
- Ceiling fan

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: UPPER ELECTRICAL PLAN

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 07a

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

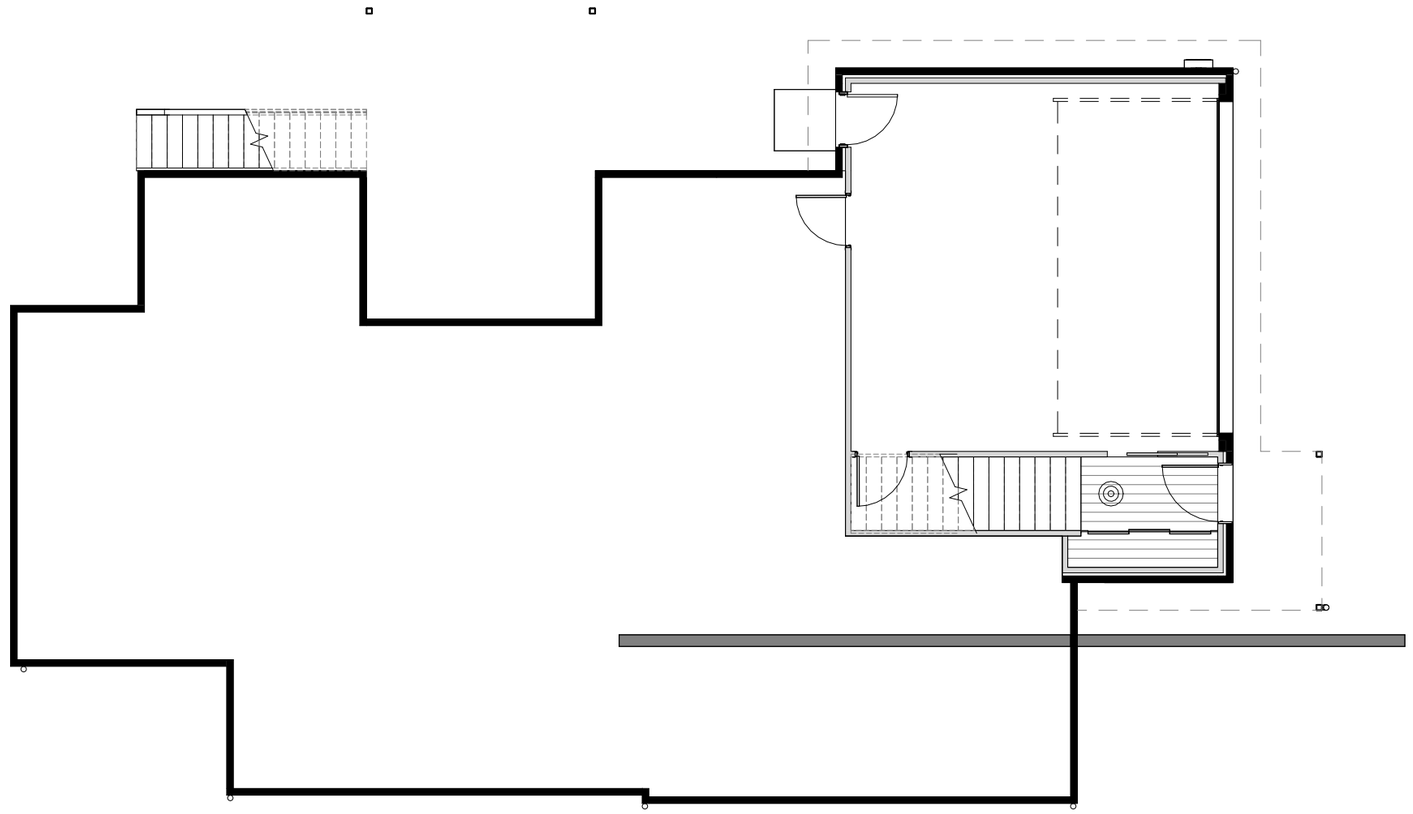
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL - 12.5

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LOWER FLOORING LAYOUT PLAN

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

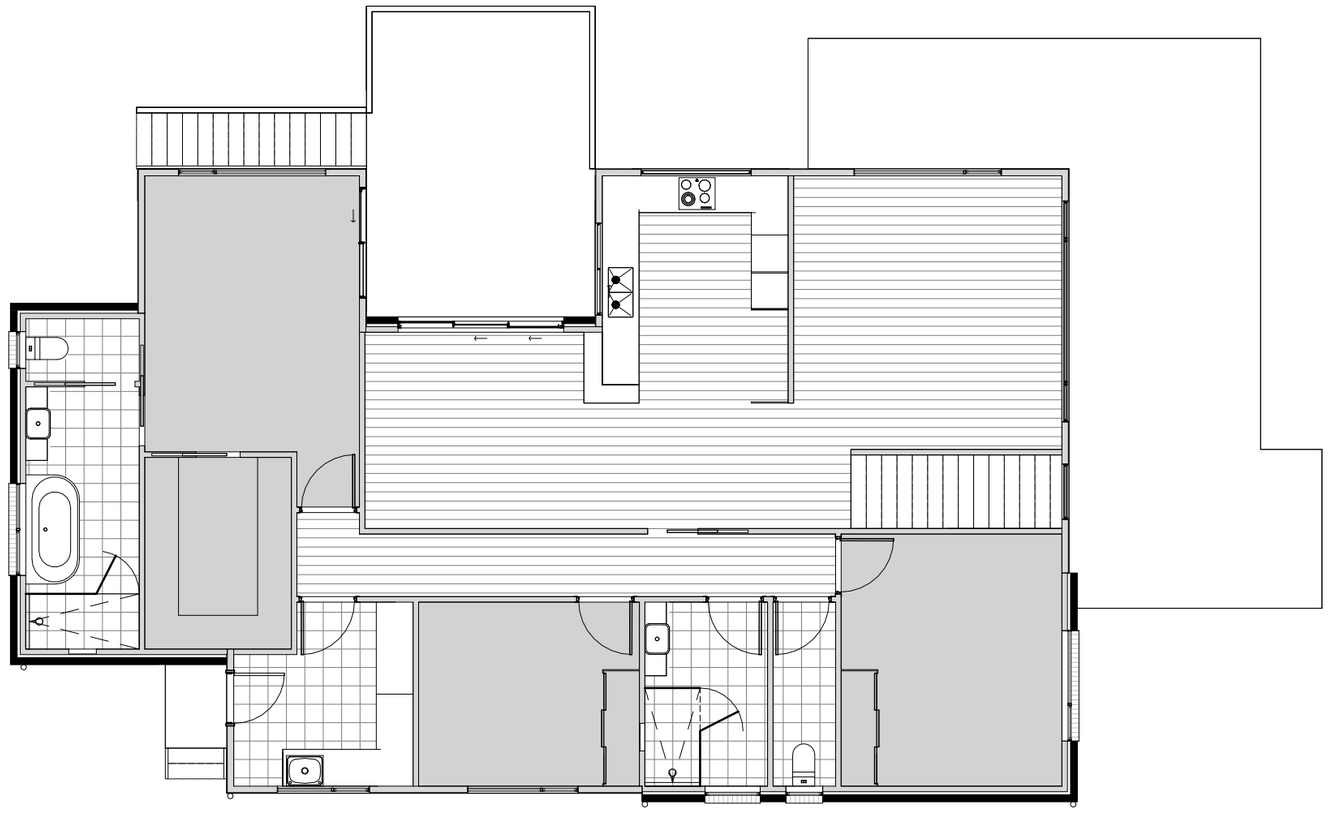
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL - 12.5

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
C	08 October 2026	Changes as per Cover Sheet

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: UPPER FLOORING LAYOUT PLAN

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

08a

Scale 1 : 100

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

LIGHTING CALCULATIONS

ABCB

Lighting

Class 1 & 10a buildings

National Construction Code

Calculator

Building name/description	Classification
H1412 - 16 Alexa Drive, Austins Ferry	Class 1

Number of rows preferred in table below: 16 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	BED 1	Bedroom	16.7 m²	36 W	Class 1 building					5.0 W/m²	2.2 W/m²	5% of 52%
2	WC 1	Toilet	1.9 m²	12 W	Class 1 building					5.0 W/m²	*6.3 W/m²*	15% of 52%
3	ENS.	Bathroom	7.9 m²	10 W	Class 1 building					5.0 W/m²	1.3 W/m²	3% of 52%
4	WIR	Other	7.5 m²	24 W	Class 1 building					5.0 W/m²	3.2 W/m²	8% of 52%
5	HALL	Corridor	9.3 m²	36 W	Class 1 building					5.0 W/m²	3.9 W/m²	10% of 52%
6	L'DRY	Laundry	7.9 m²	12 W	Class 1 building					5.0 W/m²	1.5 W/m²	4% of 52%
7	BED 2	Bedroom	10.8 m²	24 W	Class 1 building					5.0 W/m²	2.2 W/m²	5% of 52%
8	BED 3	Bedroom	14.8 m²	24 W	Class 1 building					5.0 W/m²	1.6 W/m²	4% of 52%
9	DINING	Living room	12.4 m²	48 W	Class 1 building					5.0 W/m²	3.9 W/m²	10% of 52%
10	KITCHEN	Kitchen	18.8 m²	48 W	Class 1 building					5.0 W/m²	2.6 W/m²	6% of 52%
11	LIVING	Living room	19.5 m²	48 W	Class 1 building					5.0 W/m²	2.5 W/m²	6% of 52%
12	WC 2	Toilet	3.1 m²	12 W	Class 1 building					5.0 W/m²	3.9 W/m²	10% of 52%
13	BATH	Bathroom	6.0 m²	10 W	Class 1 building					5.0 W/m²	1.7 W/m²	4% of 52%
14	GARAGE	Other	36.0 m²	80 W	Class 10a building					3.0 W/m²	2.2 W/m²	100% of 73%
15	ENTRY / STEPS	Corridor	8.6 m²	36 W	Class 1 building					5.0 W/m²	4.2 W/m²	10% of 52%
16	DECK	Verandah or balcony	11.2 m²	24 W	Verandah or balcony					4.0 W/m²	2.1 W/m²	100% of 53%

192.4 m²	484 W

	Allowance	Design average
Class 1 building	5.0 W/m²	2.6 W/m²
Verandah or balcony	4.0 W/m²	2.1 W/m²
Class 10a building (associated with a Class 1 building)	3.0 W/m²	2.2 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

© Commonwealth of Australia and the States and Territories of Australia 2023, published by the Australian Building Codes Board.
The material in this publication is licensed under a Creative Commons Attribution—4.0 International licence, with the exception of third party materials and any trade marks. It is provided for general information only and without warranties of any kind. More information on this CC BY licence is

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2019 3.12.5.5 (f)

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	21-082GD (dg) Opaque	Opaque	AWS-019-01	4.10	0.50
02	12-24AW (dg)	Clear	AWS-008-01	4.30	0.55
03	21-18SD (dg)	Clear	AWS-013-01	4.00	0.61
04	21-27SD (dg)	Clear	AWS-013-01	4.00	0.61
05	12-15SW (dg)	Clear	AWS-003-01	4.20	0.58
06	065-18FW (dg)	Clear	AWS-067-08	3.20	0.68
07	06-24AW (dg)	Clear	AWS-008-01	4.30	0.55
08	15-36FW (dg)	Clear	AWS-067-08	3.20	0.68
09	15-09FW (dg)	Clear	AWS-067-08	3.20	0.68
10	15-18AW (dg)	Clear	AWS-008-01	4.30	0.55
11	09-06AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
12	15-09AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
13	15-18AW (dg)	Clear	AWS-008-01	4.30	0.55
14	12-15AW (dg)	Clear	AWS-008-01	4.30	0.55
15	21-082GD (dg) Opaque	Opaque	AWS-019-01	4.10	0.50
16	12-15AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
17	09-06AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 12)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.5 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaced below. No insulation allowance under C.S.O.G.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL - 12.5

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

09

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;
Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	2:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4:
Masonry accessories to NCC 5.6:
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm²per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918,
Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLIANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation. Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m²
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices. Windows and external door weatherproofing to AS 2047.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:
.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:
.....
DATE:
.....

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-185
DATE RECEIVED: 13 October 2026

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: COMPLIANCE NOTES
DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

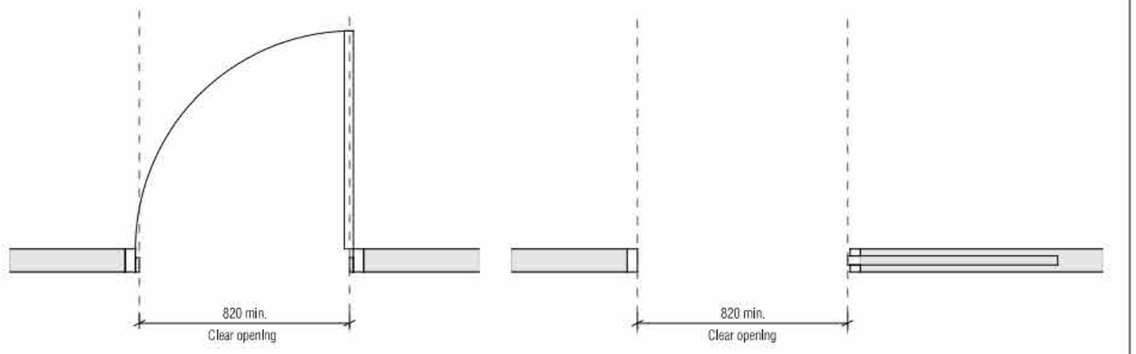
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-185
DATE RECEIVED: 13 October 2026

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Scale

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:
.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:
.....
DATE:
.....

BAL - 12.5
See sheet 12 for Bushfire Attack Level construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

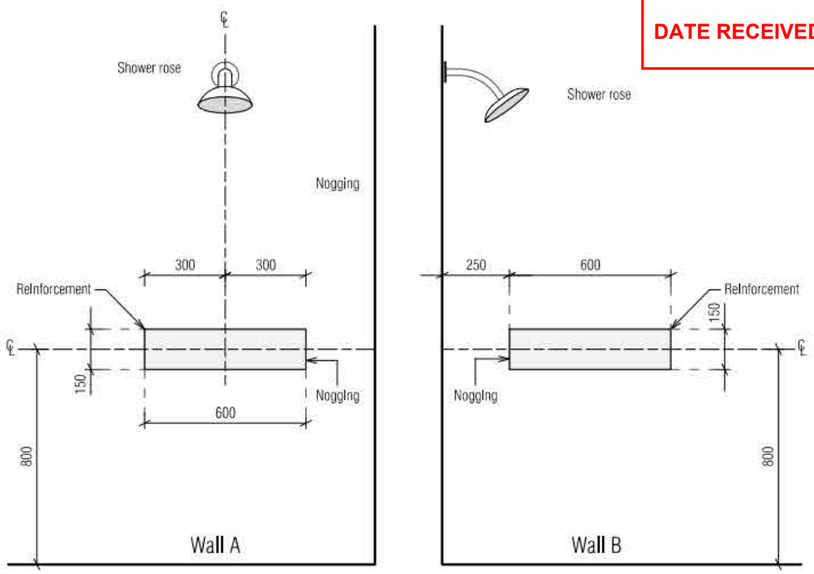
DRAWING: LIVABLE HOUSING NOTES 1 of 3
DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 10a

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

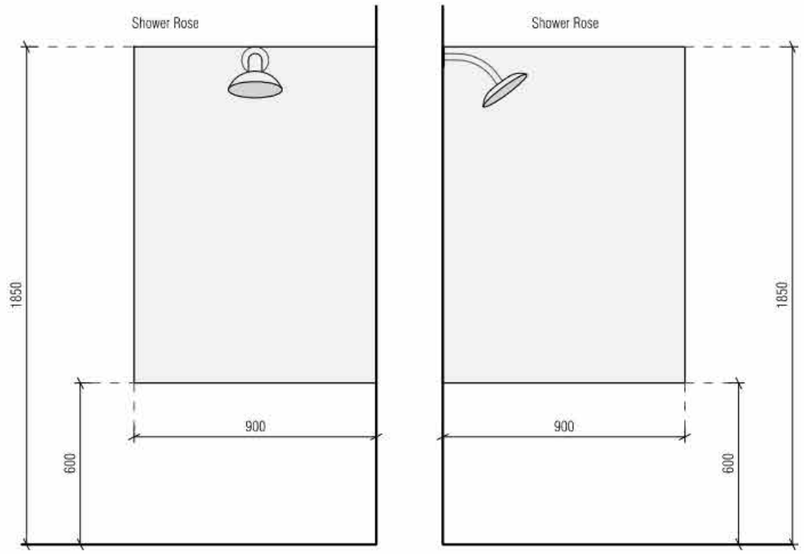
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

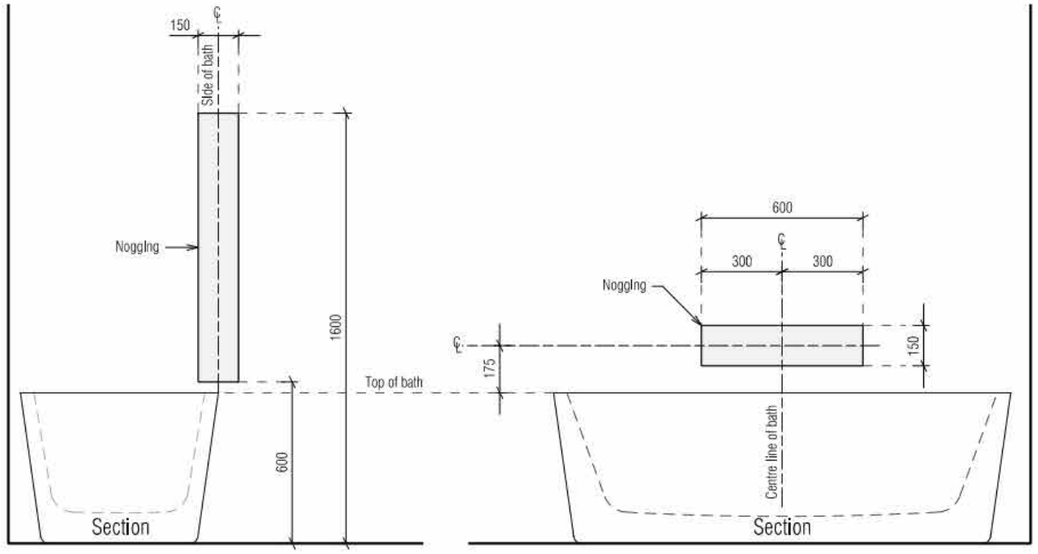
DATE RECEIVED: 13 October 2026



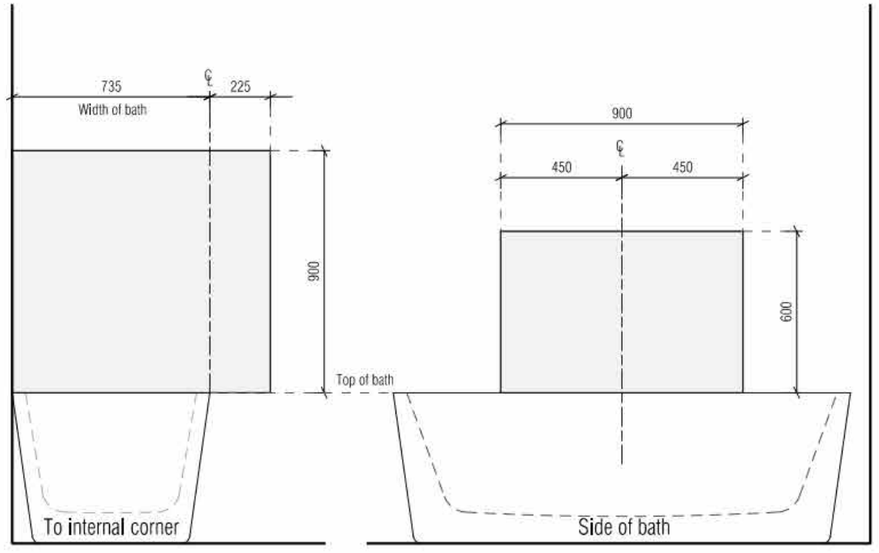
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIVABLE HOUSING NOTES 2 of 3

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 10b

Scale

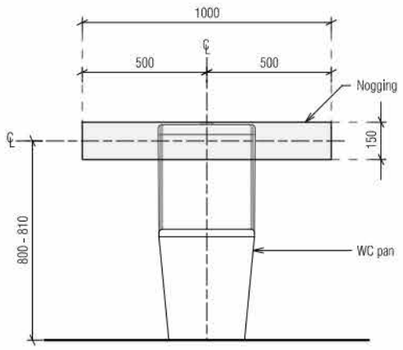
PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

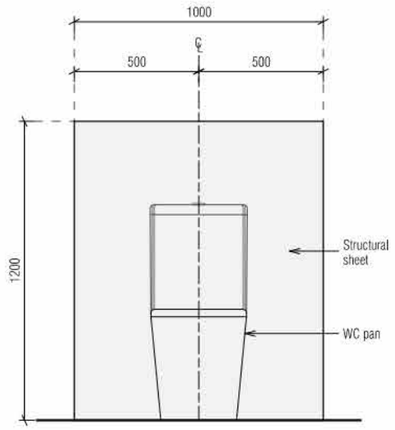
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-185
DATE RECEIVED: 13 October 2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

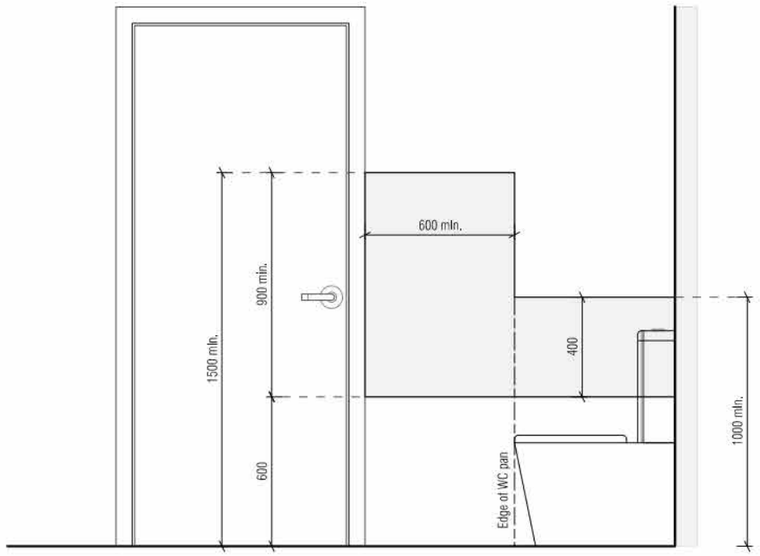
REVISION	DATE	DESCRIPTION



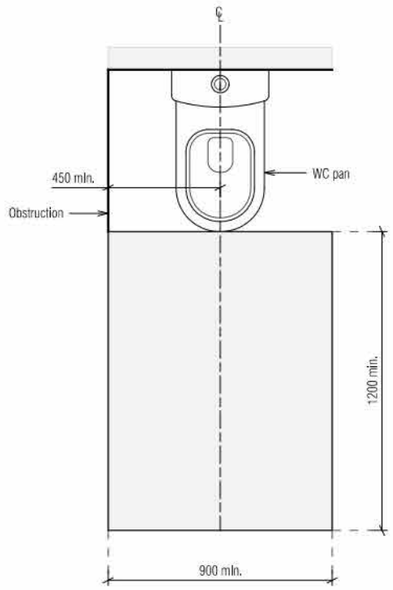
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIVABLE HOUSING NOTES 3 of 3

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 10c

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Unenclosed showers	Waterproof entire unenclosed shower area. Minimum horizontal distance of 1500mm (radius) from the shower rose.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level	Waterproof edges of the vessel and junctions of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this must be waterproof for showers over bath and water resistant for all other cases	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level	Waterproof edges of the vessel and junctions of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this must be waterproof for showers over bath and water resistant for all other cases	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath	N/A for wall under bath	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (e.g. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall	Where the vessel is fixed to a wall, waterproof edges for extent of vessel	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

IMPORTANT NOTES:

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: WET AREA SPECIFICATIONS

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

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

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

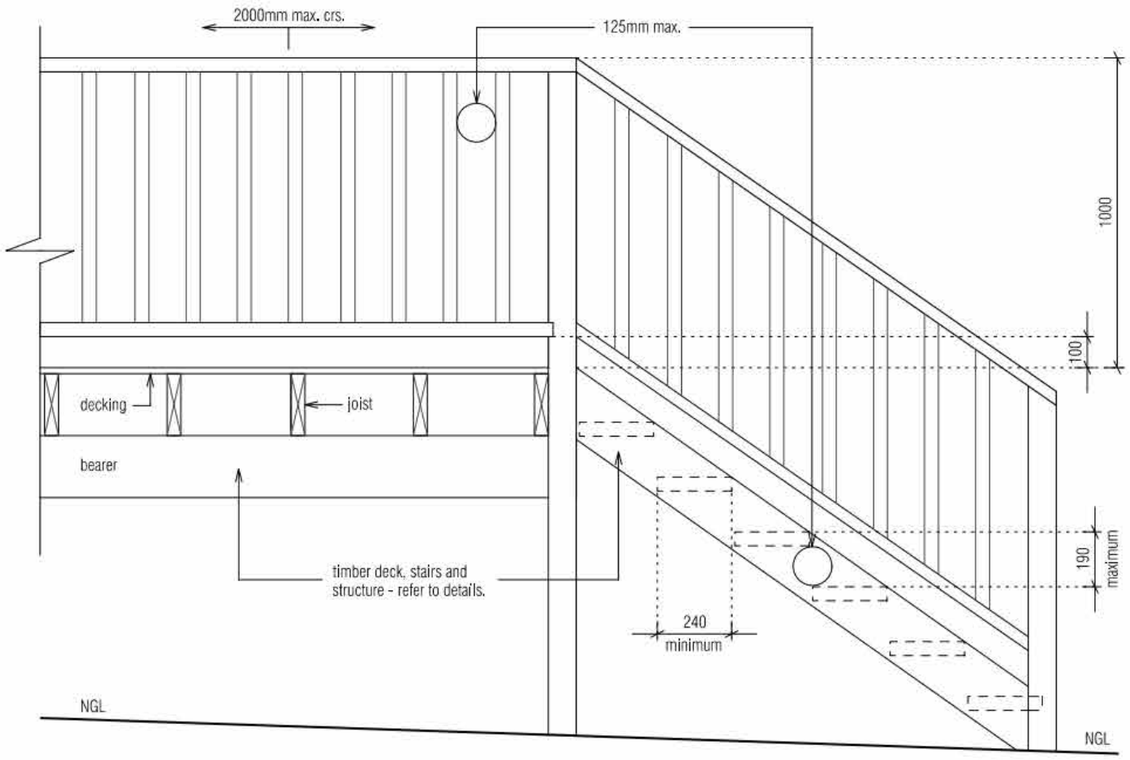
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

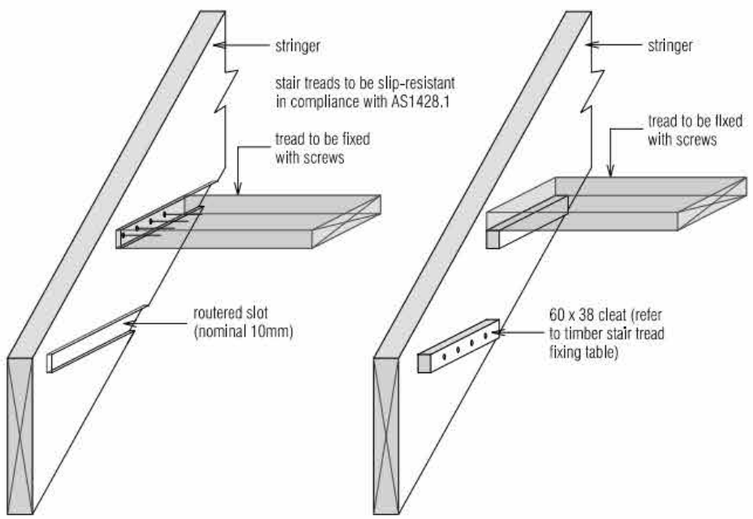
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

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



TREAD TO STRINGER FIXING OPTIONS



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-185
DATE RECEIVED: 13 October 2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:
.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:
.....
DATE:
.....

BAL - 12.5
See sheet 12 for Bushfire Attack Level construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: STAIR NOTES
DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 11a

Scale

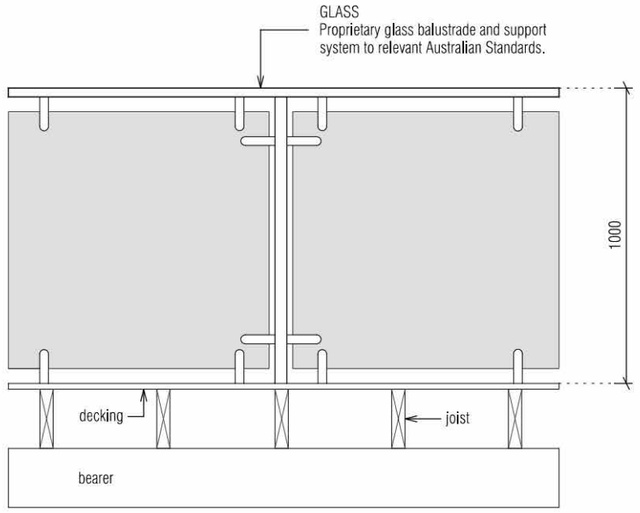
PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

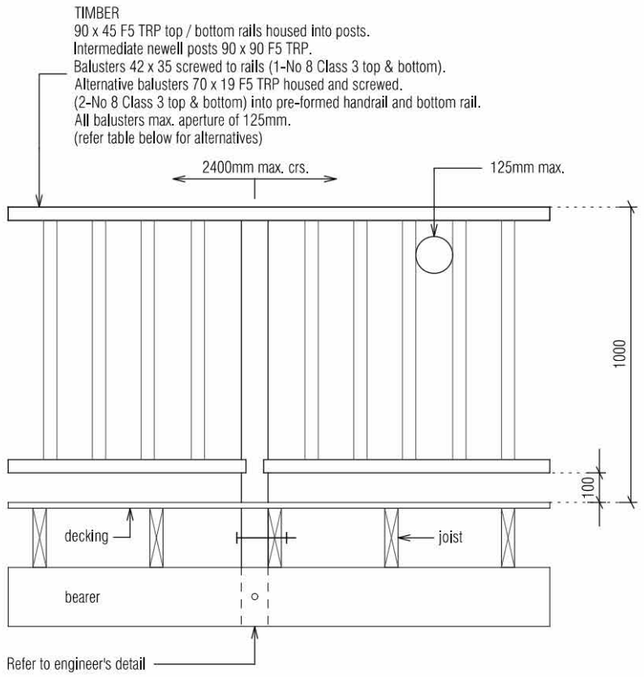
Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

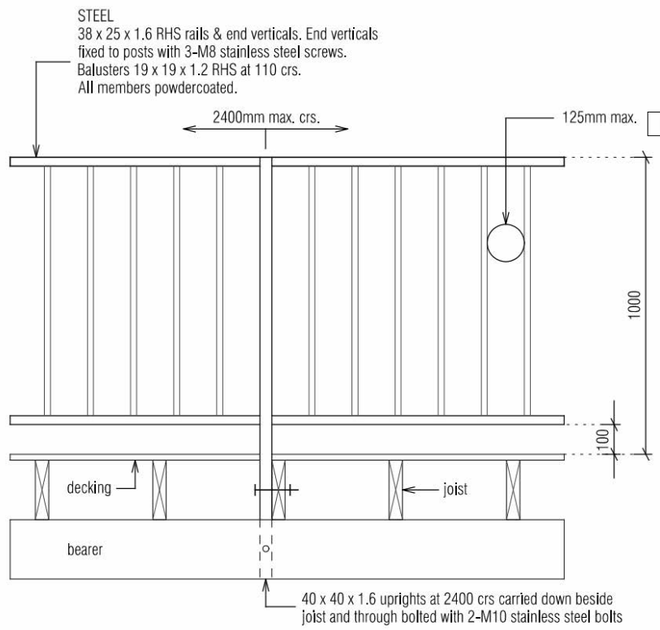
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-26-185
DATE RECEIVED: 13 October 2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION







THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER CLAUSE 11.3.6 OF N.C.C.
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

BAL - 12.5
See sheet 12 for Bushfire Attack Level construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: BALUSTRADE NOTES

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No: 11b

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026

AS3959 - CONSTRUCTION SCHEDULE BAL-12.5

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

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

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m3. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

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

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be metal reinforced PVC-U (Aluminium, stainless steel or corrosion resistant steel and frame and sash satisfy the design load) which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater.

Glazing less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees extending more than 110mm in width from the window shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only.
Glazing above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass.
Sliding doors shall be glazed with a minimum of 4mm Grade A safety glass. Refer section 5.5.2 for detail.
Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m3 or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail. Door shall not include ventilation slots.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, ridge, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

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

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass complying with AS1288. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Gables shall comply with Clause 5.4. Eaves penetrations shall be protected the same as for roof penetrations, as per 5.6.5. Eaves ventilation openings greater than 3mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
Refer section 5.6.6 for detail.

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

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

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

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

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

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-26-185

DATE RECEIVED: 13 October 2026

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

© This document is copyright and may not be reproduced without the written consent of Tassie Homes.
Drafted by Cem Kali, Licence Number: 627300775

DRAWING: B.A.L. CONSTRUCTION REQUIREMENTS

DATE: 17 July 2026
FILE NAME: H1412 - DA - Rev C - 081026
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR MANSON & KETTLETON
AT 16 ALEXA DRIVE, AUSTINS FERRY

Document Set ID: 3679792
Version: 1, Version Date: 20/10/2026