DEVELOPMENT APPLICATION

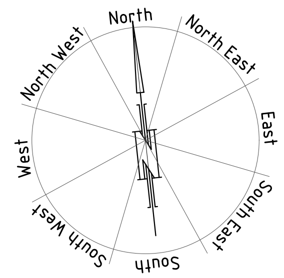
APPLICATION NUMBER:	PLN-24-328
PROPOSED DEVELOPMENT:	Residential (Single Dwelling)
LOCATION:	71 Mahoney Drive Austins Ferry
APPLICANT:	Taylor and Beeson Building
ADVERTISING START DATE:	29/04/2025
ADVERTISING EXPIRY DATE:	13/05/2025

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 **13/05/25.**

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 **13/05/25**, or for postal and hand delivered representations, by 5.00 pm on **13/05/25**.

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



GLENORCHY CITY COUNCIL
PLANNING SERVICES

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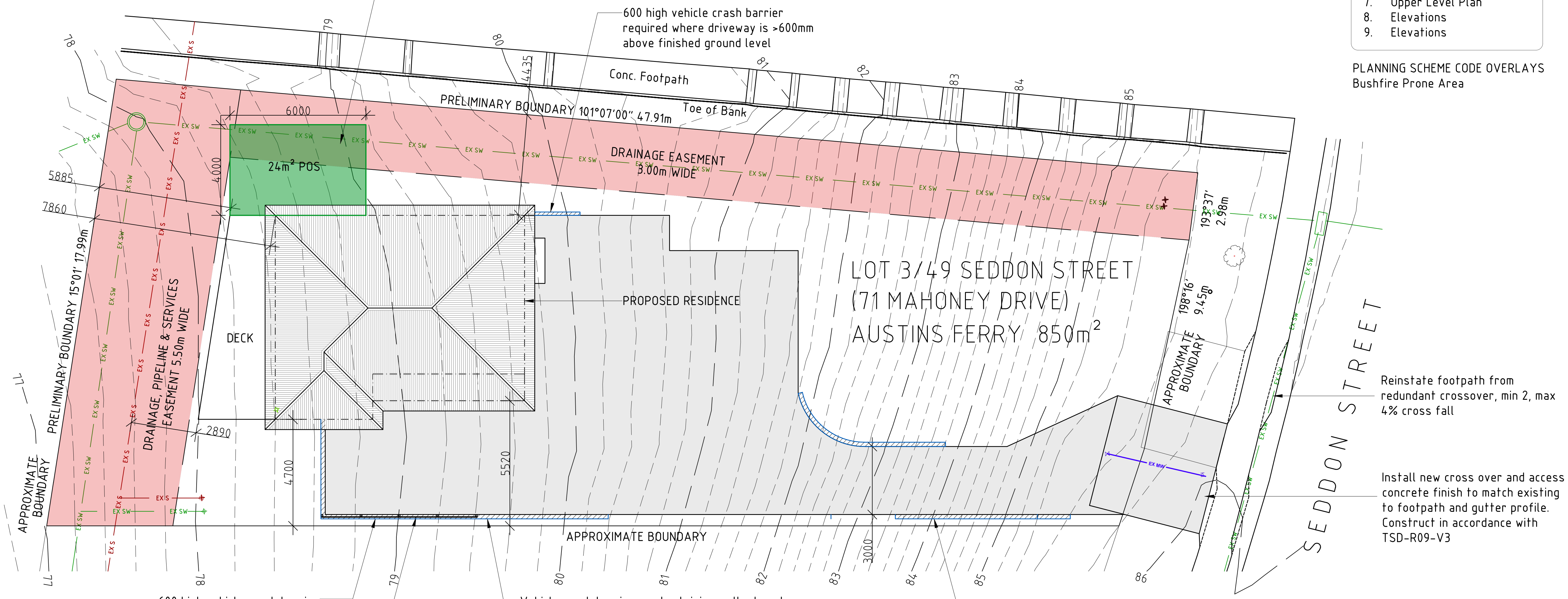
DATE RECEIVED: 28 Feb 2025

CONTENTS

PLANNING SCHEME CODE OVERLAYS
Bushfire Prone Area

6m x 4m (24m²) Private Open space to Proposed Residence. Max. 1:10 gradient.

600 high vehicle crash barrier required where driveway is >600mm above finished ground level



600 high vehicle crash barrier required where driveway is >600mm above finished ground level

Timber slat privacy screen measured 1700mm high above finished surface level (1100mm of privacy screen on top of vehicle crash barrier). Max. 25% transparency.
6.9m of driveway greater than 1m above NGL.

Vehicle crash barriers and retaining walls do not cause an unreasonable loss of amenity to adjoining vacant property due to being minimal in size and bulk ensuring they do not cause an unreasonable reduction in sunlight, overshadowing or visual impact.

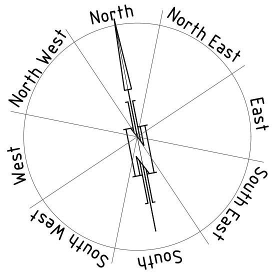
190 block retaining wall supporting soil due to driveway being lower than the NGL

A1 (c) there are no buildings on adjacent properties..

P1, due to the gradient of the existing land and to get a complaint driveway onto the property this necessitates an elevated driveway in sections of its length,

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR TAYLOR AND BEESON BUILDING AT LOT 3/ 49 SEDDON ST, AUSTINS FERRY	SITE PLAN	DATE 27/ 02/ 25	DRAWN BY G Tilley email: gltilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:200 / AMENDED 11/ 12/ 24	DRAWING NO. 01 OF 09	Accreditation No.CC6204 © copyright 2023 6323



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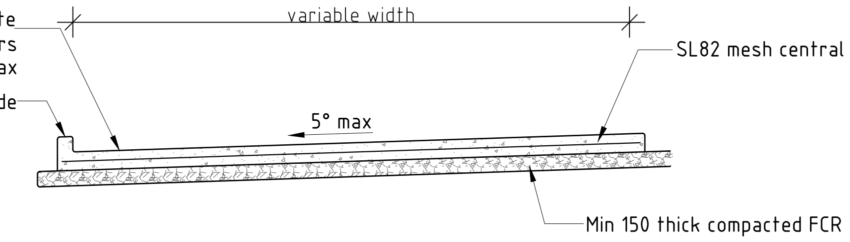
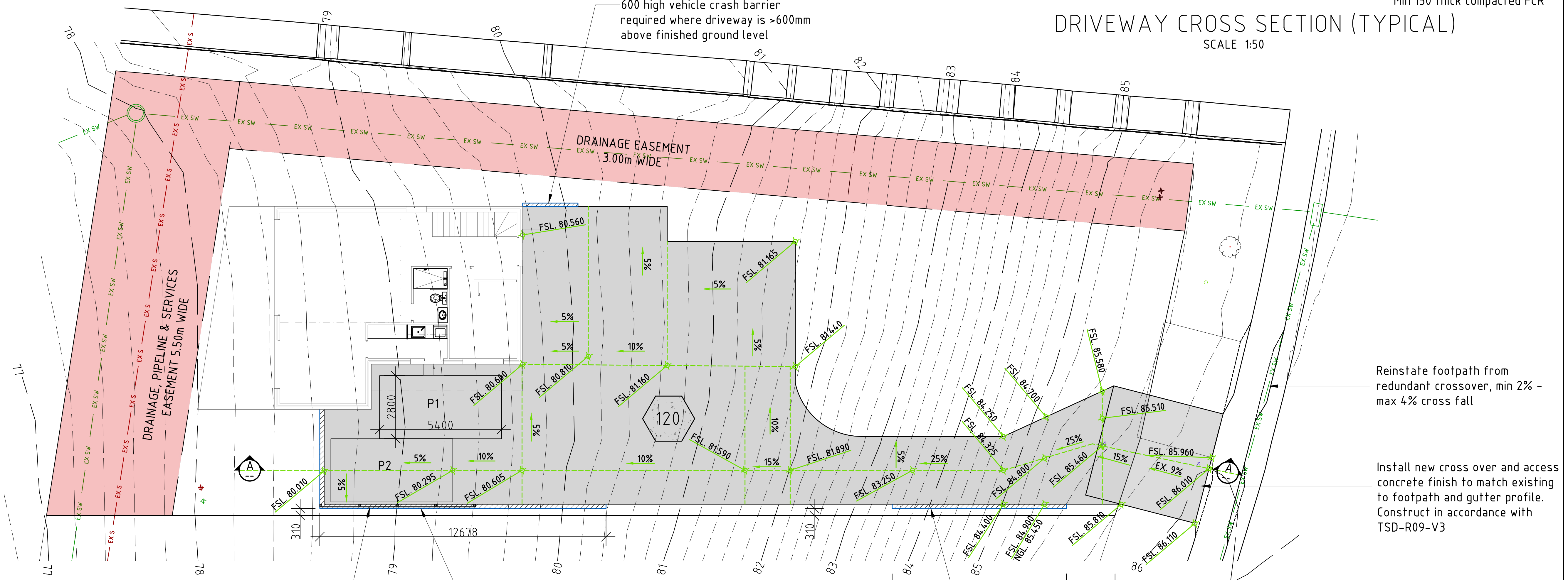
120 — 120mm Slab on grade, N25, 100 slump SL82 Central

Natural coloured concrete broom finished slab to driveway/access & parking



DRIVEWAY CROSS SECTION (TYPICAL)

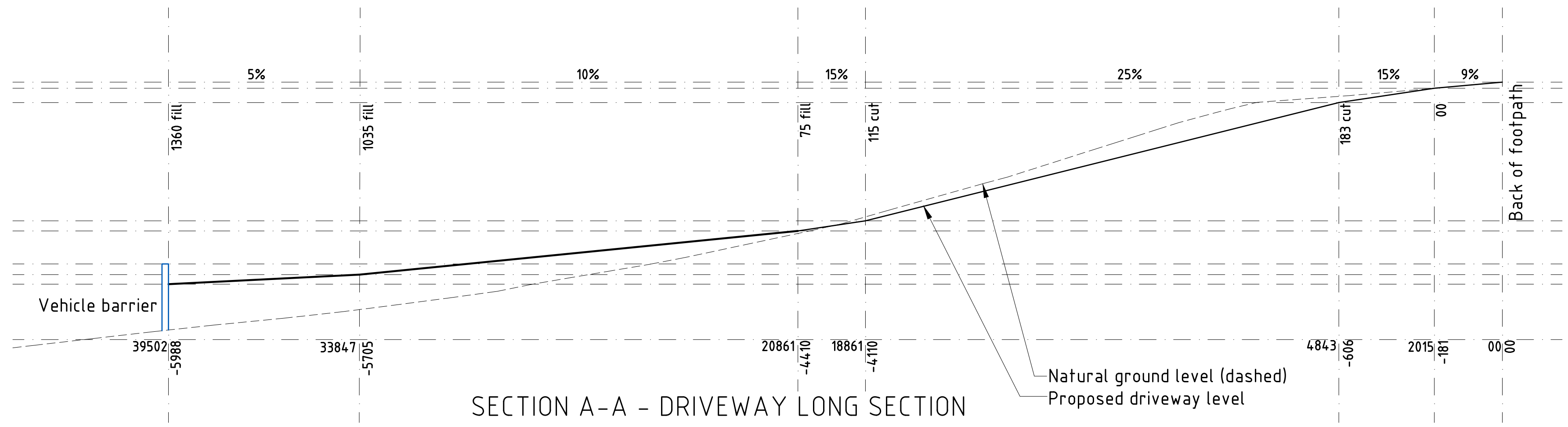
SCALE 1:50



600 high vehicle crash barrier required where driveway is >600mm above finished ground level

Vehicle crash barriers and retaining walls do not cause an unreasonable loss of amenity to adjoining vacant property due to being minimal in size and bulk ensuring they do not cause an unreasonable reduction in sunlight, overshadowing or visual impact.

190 block retaining wall supporting soil due to driveway being lower than the NGL, shown where RW >400mm high, max 600 high



SECTION A-A - DRIVEWAY LONG SECTION

Scale 1:200

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PROPOSED RESIDENCE FOR TAYLOR AND BEESON BUILDING AT LOT 3/ 49 SEDDON ST, AUSTINS FERRY	DRIVEWAY PLAN	DATE 27/ 02/ 25	DRAWN BY G Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:200 — AMENDED 11/ 12/ 2024 21/ 02/ 2025	DRAWING NO. 02 OF 09	Accreditation No.CC6201I

bda BUILDING DESIGNERS AUSTRALIA

TGD Trafficable grate drain
P1 450x450 Trafficable pit.
I.O. Inspection opening

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

GLENORCHY CITY COUNCIL PLANNING SERVICES
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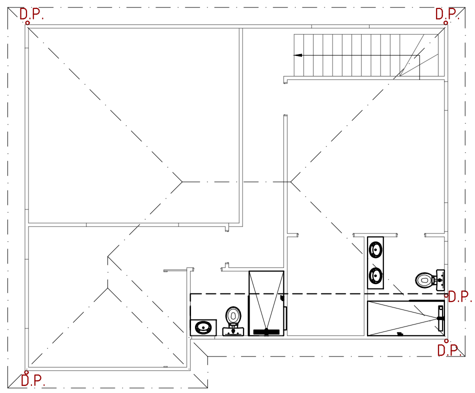

UPPER LEVEL

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

150⌀ 150uPVC stormwater 1:100 min. fall

S100⌀ 100uPVC sewerage 1.67% min. fall

100⌀ 100uPVC stormwater 1:100 min. fall

100x100 cast in kerb to downslope of driveway perimeter
I.O. at each intersection & bend

NOTE All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & TasWater's supplements to those codes.

DEVELOPMENT DRAWINGS ONLY
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PROPOSED RESIDENCE FOR TAYLOR AND BEESON BUILDING AT LOT 3/ 49 SEDDON ST, AUSTINS FERRY

STORMWATER CONCEPT PLAN

DATE 27/ 02/ 25

SCALE 1:200

AMENDED 11/ 12/ 2024 21/ 02/ 2025

DRAWING NO. 03 OF 09

DRAWN BY G Tilley
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Accreditation No.CC6201H

bda BUILDING DESIGNERS AUSTRALIA

WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: 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
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

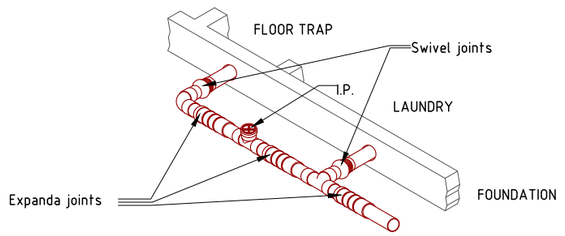
SHOWER SCREENS:
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:
1. All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
2. The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
5. Make good all disturbed surfaces to match existing.
6. Remove all excess soil and surplus materials from site.
7. All plumbing to be installed by a licensed plumber.

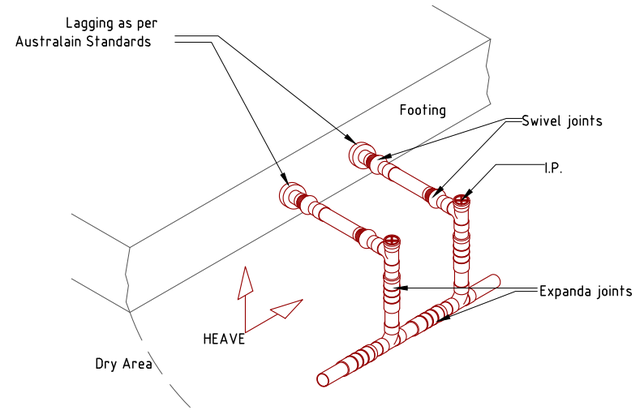
Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.
Stormwater line (100mm uPVC)
Sewer line (100mm uPVC)

SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping:
   a) All flow and return internal piping that is -
      (i) within an unventilated wall spaces
      (ii) within an internal floor between storeys; or
      (iii) between ceiling and insulation and a ceiling
   Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
   a) All flow and return piping
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
   a) All flow and return piping.
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
   Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

GLENORCHY CITY COUNCIL PLANNING SERVICES
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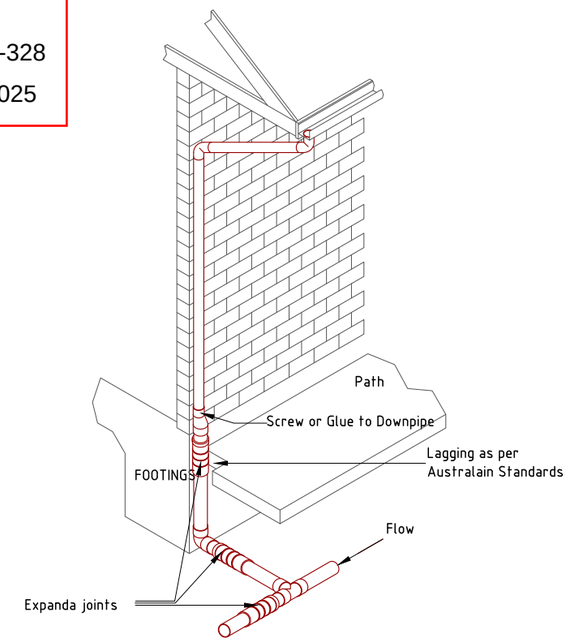

GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS

Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

Insulation Schedule		
Heated water pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold water pipes exposed Type	Size Range	Insulation
All	>20	13mm Bradflex
Other cold watere pipes Type	Size Range	Insulation
All	All	Not required

NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

bda BUILDING DESIGNERS AUSTRALIA

PROPOSED RESIDENCE FOR
TAYLOR AND BEESON BUILDING AT
LOT 3/ 49 SEDDON ST, AUSTINS FERRY

PLUMBING NOTES

DATE 27/ 02/ 2025

DRAWN BY G Tilley
email: gtilley7@bigpond.com
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SCALE N/ A

AMENDED

DRAWING NO. 04 OF 09

Accreditation No.CC620H

GLENORCHY CITY COUNCIL
PLANNING SERVICES
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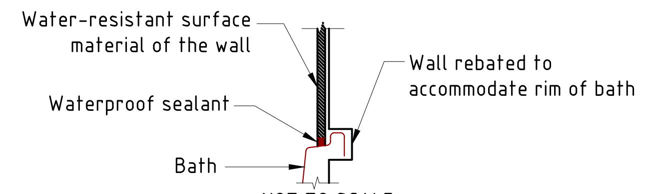
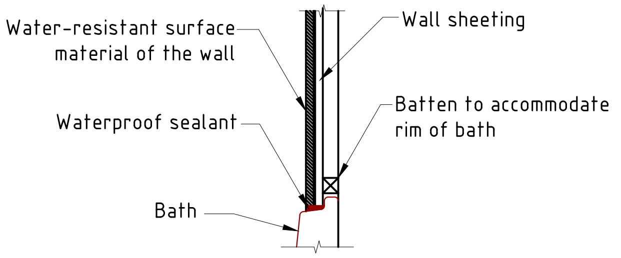


NOT TO SCALE
BATH/WALL JUNCTION - RECESSED



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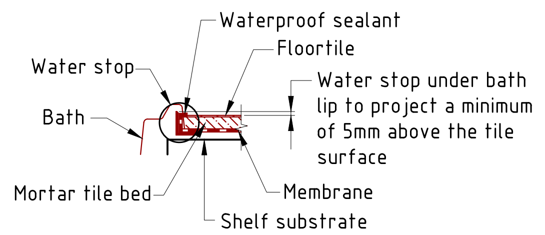
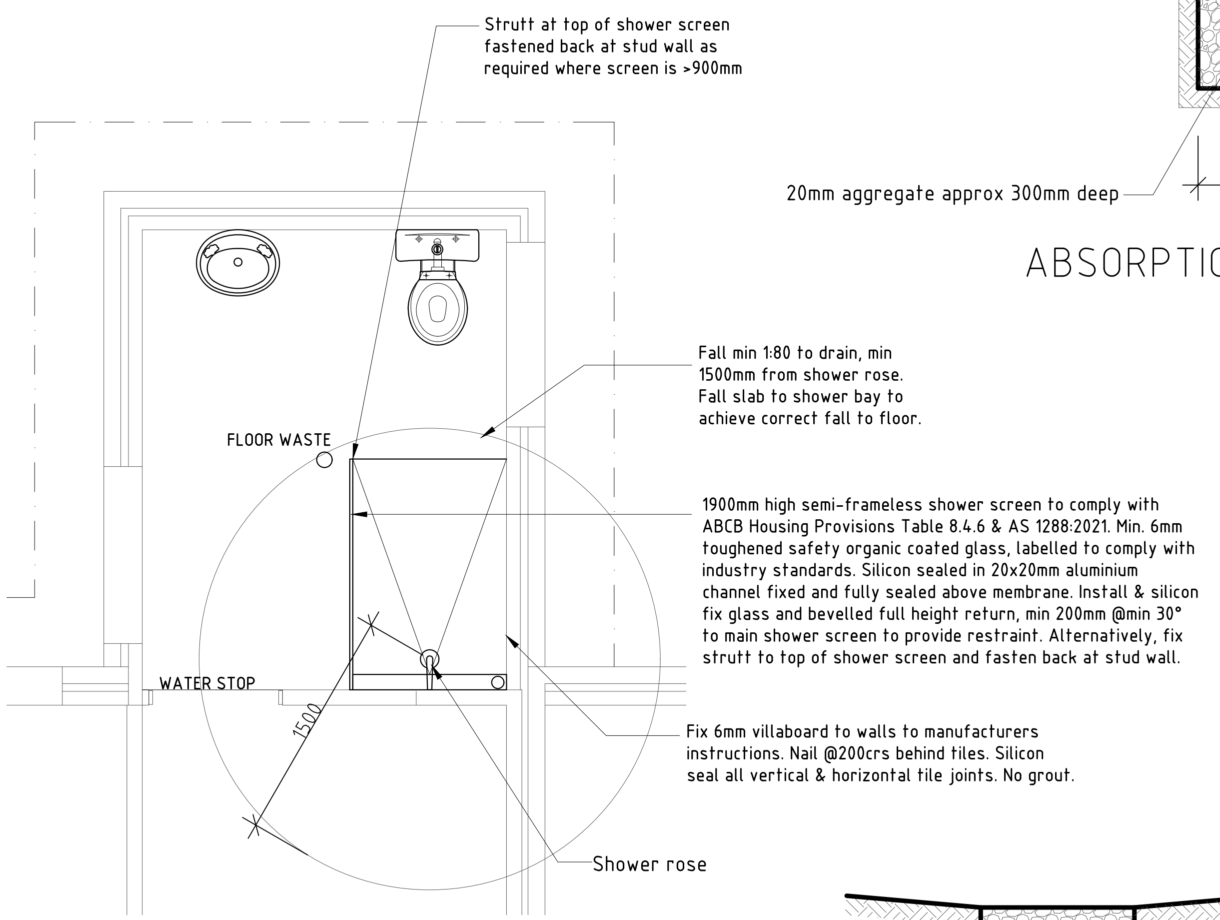
BATH/WALL JUNCTION - BATTENED

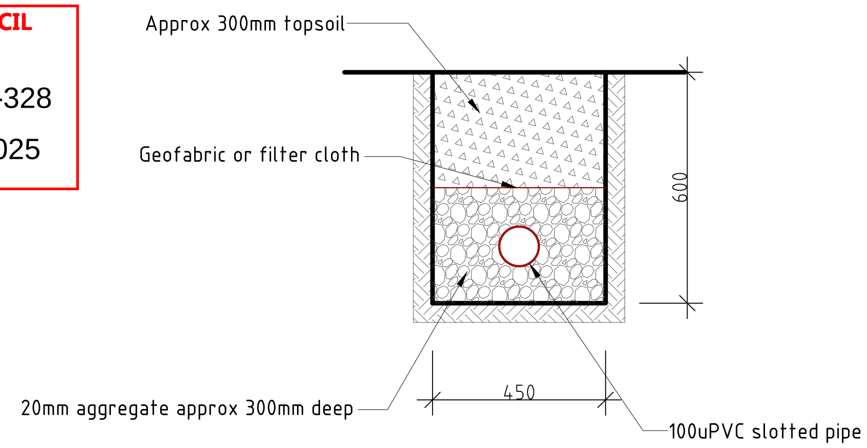


NOT TO SCALE
BATH/SHELF JUNCTION

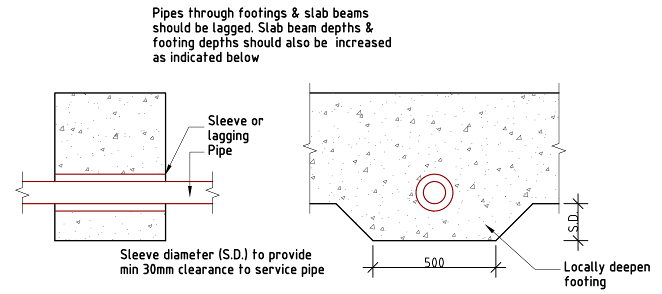


WET AREA DETAIL (TYPICAL)
Scale 1:50

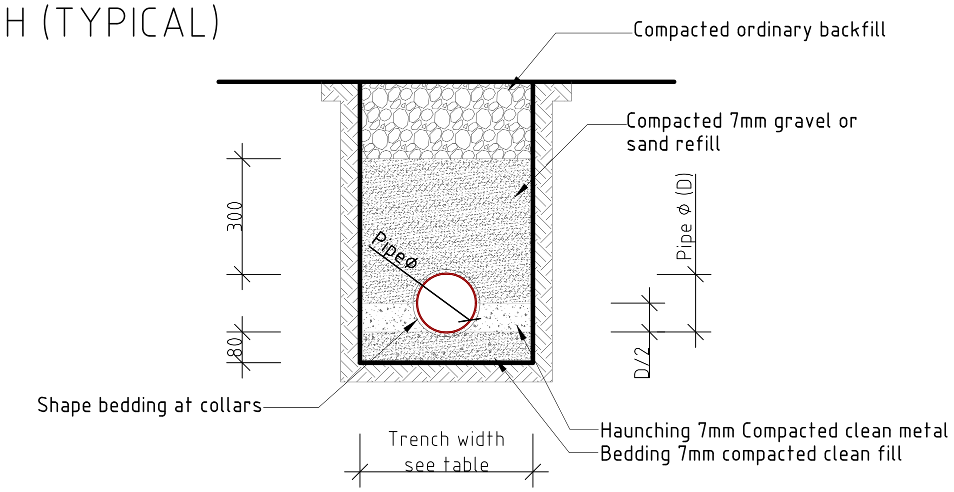
Seal all joints, gaps & wall junctions with PVA sealant - cover floor/wall junctions min R6: 2 coats of approved PVA membrane installed to manufacturers instructions, including coth tape to wall junctions and penetrations. To floor, continue 50mm up vertical surfaces & to shower bay 1800x1500 each way from shower rose or to shower screen. To timber skirting or door architrave to stop <25mm above finished floor level.



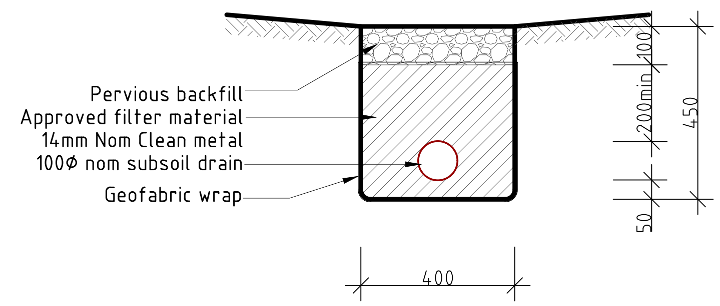
ABSORPTION TRENCH (TYPICAL)



FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS



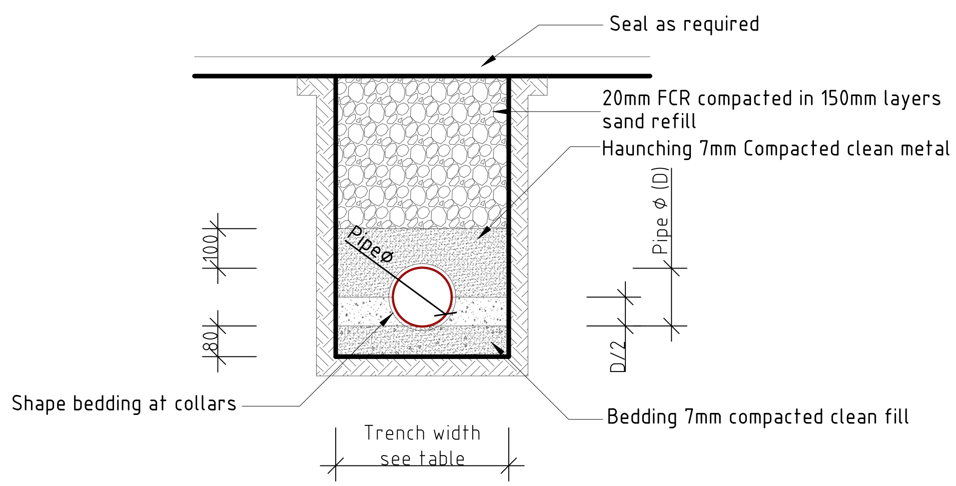
TYPICAL PIPE TRENCH DETAIL
NON-TRAFFICABLE AREAS



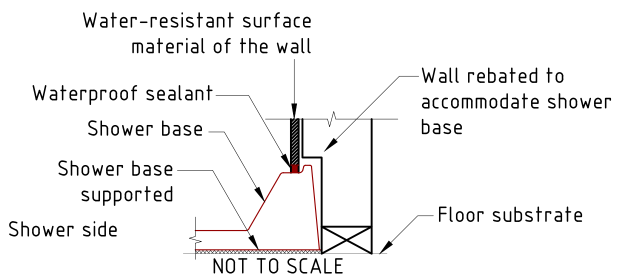
TYPICAL AGG DRAIN DETAIL

NOTE: All materials and construction to comply with AS3500.3.2021

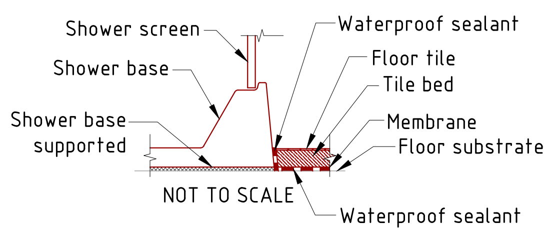
TRENCH WIDTHS	
Pipe diameter	Min trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	ø plus 300mm



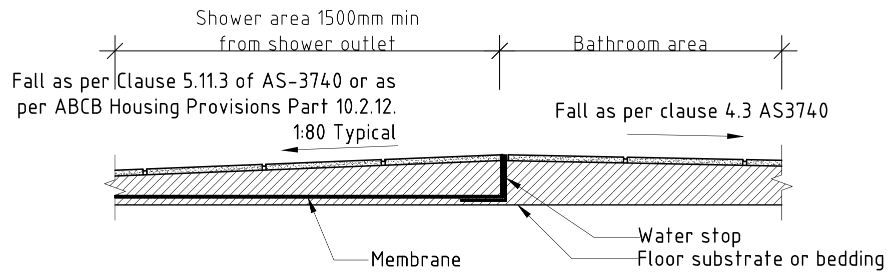
TYPICAL PIPE TRENCH DETAIL
TRAFFICABLE AREAS



NOT TO SCALE
TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION



NOT TO SCALE
TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



TYPICAL TERMINATION OF MEMBRANE
AT EXTENT OF SHOWER AREA
Scale 1:50

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:
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BUILDING DESIGNERS AUSTRALIA

PROPOSED RESIDENCE FOR
TAYLOR AND BEESON BUILDING AT
LOT 3/ 49 SEDDON ST, AUSTINS FERRY

PLUMBING DETAILS

SCALE 1:20

AMENDED

DATE 27/ 02/ 2025

DRAWING NO. 05 OF 09

DRAWN BY G Tilley
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Accreditation No.CC6204

Minimum Protective Coatings for Structural Steel Members

In accordance with ABCB Housing Provisions Table 6.3.9a

Environment	Location	Min. protective coating: Option 1 (hot dip galvanising)	Option 2 (duplex system). See table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Low (mild steel corrosion rate 1.3-25μm/year)	Typically remote inland areas or more than 1km from sheltered bays	HDG75	-	ACL2, ACC2, IZS1, PUR2A
Medium (mild steel corrosion rate 25-50μm/year)	Typically more then 1km from breaking surf or aggressive industrial areas or more than 50m from sheltered bays	HDG225	-	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4
High (mild steel corrosion rate 50-80μm/year)	Typically more than 200m from breaking surf or aggressive industrial areas or within 50m from sheltered bays	HDG450	HDG150 (5 years) 4D (10-15 years), or HDG300 (10 years) 2D (5-10 years)	ACC6, IZS3, PUR5
Very High (mild steel corrosion rate 80-200μm/year)	Typically extends from 100m inland from breaking surf to 200m inland from breaking surf, or within 200m of aggressive industrial areas and within 200m of breaking surf	HDG900	HDG300 (5 years) 5D (10-15 years), or HDG600 (10 years) 4D (5-10 years)	ACC6 (C5-M only), PUR5

NOTE: Refer to Tables 6.3.9b & 6.3.9c for coating system specifications.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-24-328
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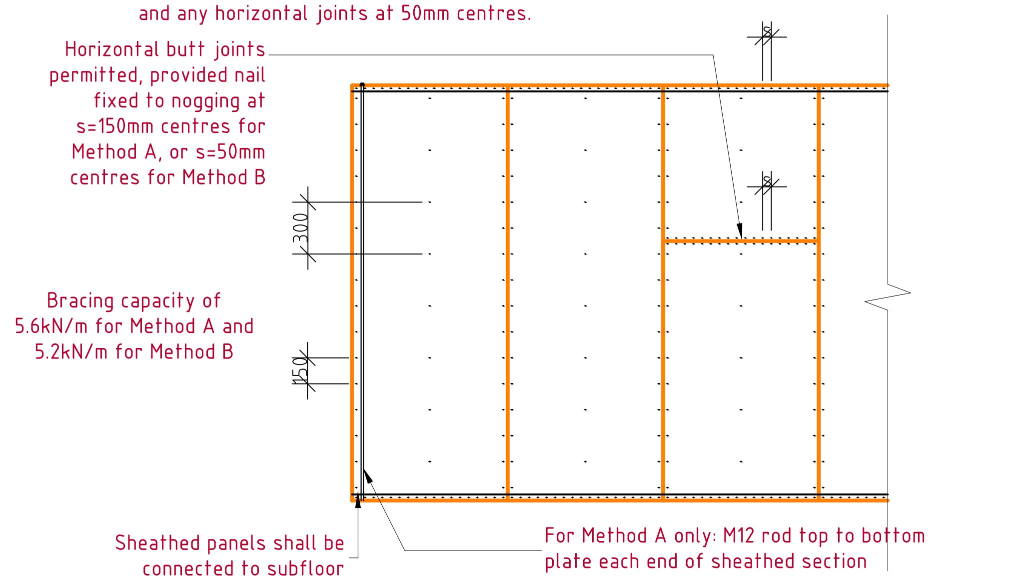
TABLE 8.18 FROM AS1684.2-2021
STRUCTURAL WALL BRACING
(MAXIMUM WALL HEIGHT = 2.7m)
(h) PLYWOOD
NOT TO SCALE

(h) Plywood - Plywood shall be nailed to frame using 30x2.8Ø galvanized flathead nails or equivalent

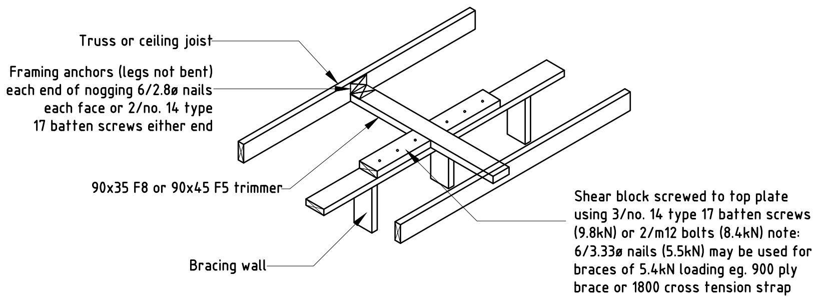
For Method A, M12 rods shall be used at each end of sheathed section top plate bottom plate/floor frame. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joints at 50mm centres.



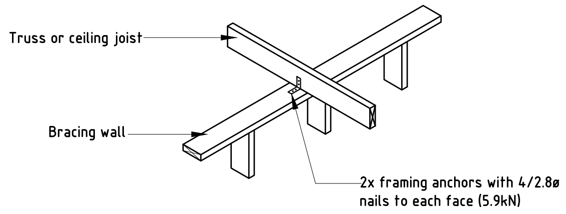
NOTE: For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10 of AS1684.2

Stress grade	Min. plywood thickness (mm): Stud spacing (mm) 450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5
Fastener spacing, s (mm)		
Top and bottom plate: - Method A	150	
- Method B	50	
Vertical edges	150	
Intermediate studs	300	
Fixing of bottom plate to floor frame or slab		
Method A: M12 rods as shown plus a 13kN capacity connection at max. 1200mm centres		
Method B: A 13kN capacity connection at each end and intermediately at max. 1200mm centres		

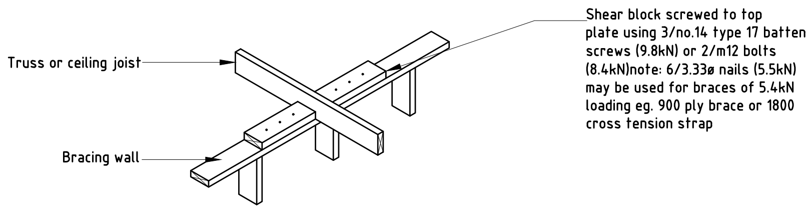
BRACING WALL TO TRUSS



BRACING WALL TO RAFTER/CEILING JOIST



BRACING WALL TO TRUSS



INT. BRACING WALL TO EXT. WALL

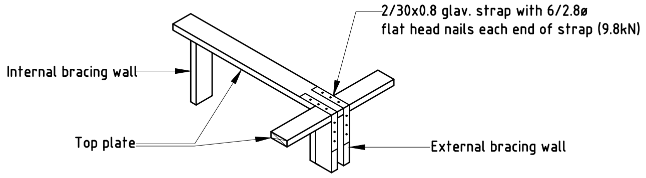
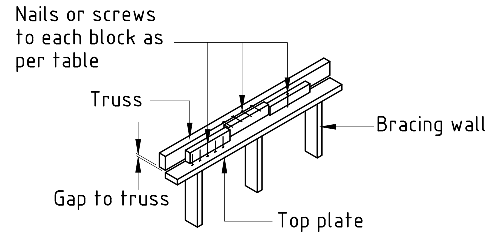
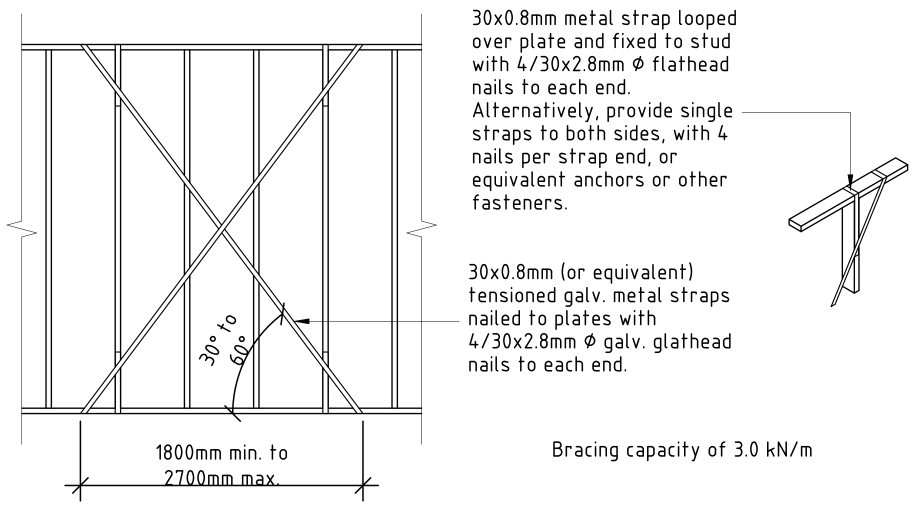


TABLE 8.22 FROM AS 1684.2 - 2021
FIXING OF TOP OF BRACING WALLS
(g) WALL TO ROOF FRAMING
NOT TO SCALE



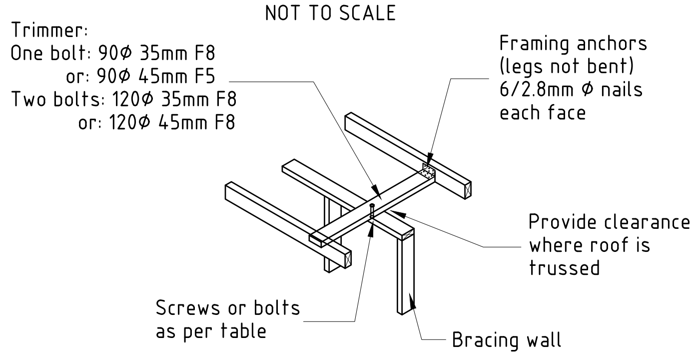
	Shear capacity, kN: Unseasoned timber J2	J3	J4	Seasoned timber JD4	JD5	JD6
Nails						
4/3.05	5.0	3.6	2.5	3.6	3.0	2.2
6/3.05	6.6	4.7	3.4	5.0	4.2	3.1
4/3.33	5.6	4.0	2.8	4.0	3.3	2.5
6/3.33	7.4	5.3	3.7	5.5	4.6	3.5
Screws						
2/No.14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
3/No.14 Type 17	15	10	7.4	10	7.4	5.4

TABLE 8.18 FROM AS 1684.2 - 2021
STRUCTURAL WALL BRACING
(MAXIMUM WALL HEIGHT = 2.7m)
(d) DOUBLE DIAGONAL TENSION OR METAL STRAP BRACES
NOT TO SCALE



Bracing capacity of 3.0 kN/m

TABLE 8.22 FROM AS 1684.2 - 2021
FIXING OF TOP OF BRACING WALLS
(b) WALL TO ROOF FRAMING
NOT TO SCALE



NOTE: For trussed roofs, screws or bolts through the top plate shall be placed in holes that permit free vertical movement of the trusses

	Shear capacity, kN: Unseasoned timber J2	J3	J4	Seasoned timber JD4	JD5	JD6
Screws						
1/No.14 Type 17	4.8	3.5	2.5	3.5	2.5	1.8
2/No.14 Type 17	9.7	6.9	4.9	6.9	4.9	3.6
3/No.14 Type 17	13	9.3	6.6	9.8	7.4	5.4
Bolts						
M10	6.4	4.1	2.6	4.3	3.0	2.0
M12	7.6	4.9	3.1	5.1	3.6	2.5
2/M10	12	8.0	5.1	8.4	5.9	4.0
2/M12	13	9.3	6.1	9.8	7.0	4.9

PROPOSED RESIDENCE FOR
TAYLOR AND BEESON BUILDING AT
LOT 3/ 49 SEDDON ST, AUSTINS FERRY

BRACING NOTES

SCALE 1:100

AMENDED

DATE 27/ 02/ 25

DRAWING NO. 00 OF 09

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582
Accreditation No.CC620H

BUILDING DESIGNERS AUSTRALIA

NCC Vol. 2 2022 TAS H4D9 Condensation Management

"Condensation in Buildings Tasmanian Designers' Guide" to be read in conjunction with ABCB Housing Provisions Part 10.8, for compliance with condensation management in Tasmania.

VENTILATION OF ROOF SPACES

All roof spaces are to have a clear ventilated space of min. 20mm high directly above primary ceiling insulation layer. For all roof pitches >5° provide this clear ventilated space of directly above & below vapour permeable wrap.
Provide evenly distributed eave ventilation with clear gap at ridges to maintain clear ventilation throughout roof space. See ABCB Housing Provisions Table 10.8.3 for ventilation requirements.

EXTERNAL WALL CONSTRUCTION

Vapour permeable wrap to be installed on the exterior side of the primary insulation wall layer of an external wall. Vapour permeance of wrap to be not less than 1.14µg/N.s.
Drained cavity is to be provided in all external wall constructions, except for single skin masonry or single skin concrete, between the vapour permeable building membrane and external wall cladding material. Min. 45mm cavity in masonry veneer construction, and min. 19mm cavity with vertical battens in lightweight cladding construction. Provide drainage at base of cladding via weepholes in masonry or drained cavity closure in lightweight cladding construction.
Vapour permeable wraps with a vapour permeance of not less than 1.14µg/N.s to be used in all cases where sarking-type material or pliable building membranes are specified.

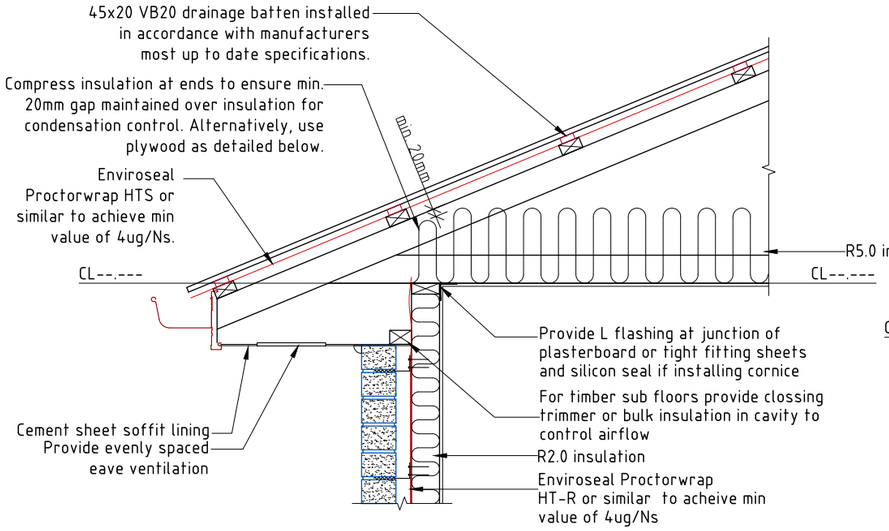
EXHAUST SYSTEMS

1. An exhaust system in a kitchen, bathroom, sanitary compartment, or laundry to have a minimum flow rate of:
   (a) 25L/s for bathroom or sanitary compartment
   (b) 40L/s for a kitchen or laundry
2. All exhaust systems including kitchen rangehoods must discharge directly to outdoor air via shaft or ducting.
3. Venting clothes dryers to be discharged directly to outdoor air via shaft or ducting.
4. An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with ABCB Housing Provisions Part 10.6.2(a) must:
   (a) be interlocked with the room's light switch; and
   (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.
5. Except for rooms that are ventilated in accordance with ABCB Housing Provisions Part 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air via openings to an adjacent room, or in accordance with AS 1668.2.

ROOF SPACE VENTILATION REQUIREMENTS

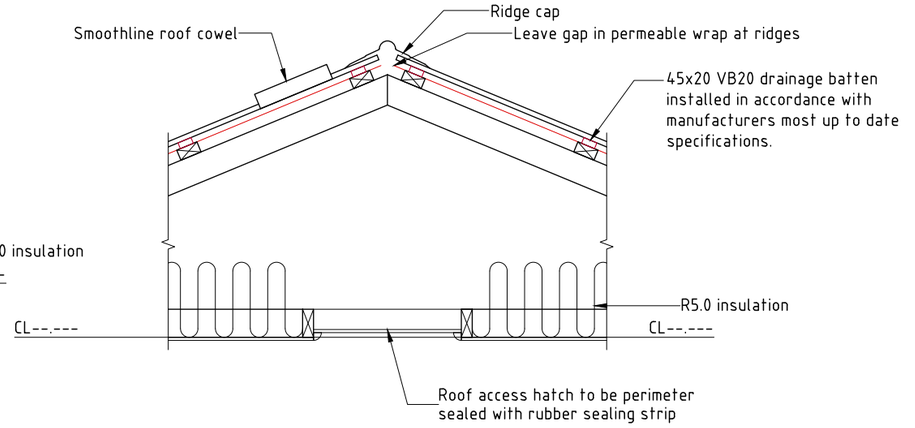
ABCB Housing Provisions Table 10.8.3

Roof Pitch	Ventilation Openings
<10°	25,000mm²/m provided to each of two opposing ends
≥10° and <15°	25,000mm²/m provided at the eaves and 5,000mm²/m at high level
≥15° and <75°	7,000mm²/m provided at the eaves and 5,000mm²/m at high level, plus an additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling



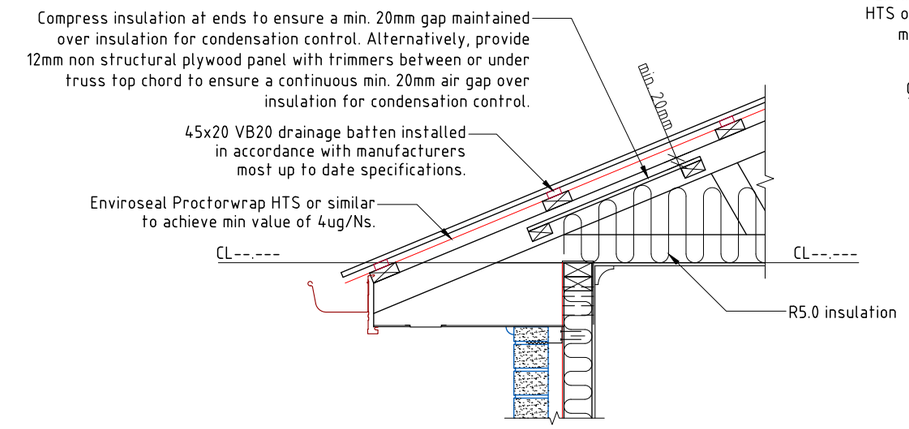
VENTILATION OF ROOF SPACE

Scale 1:20



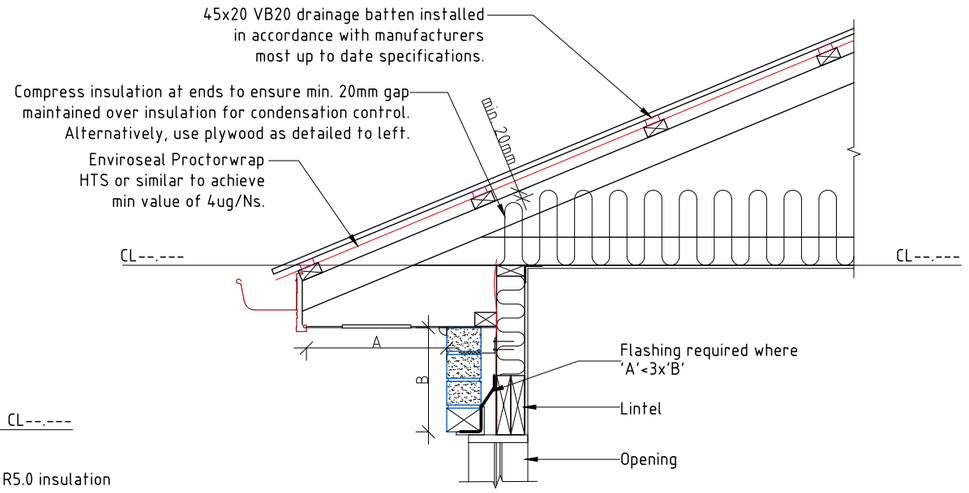
RIDGE VENTILATION OF ROOF SPACE

Scale 1:20



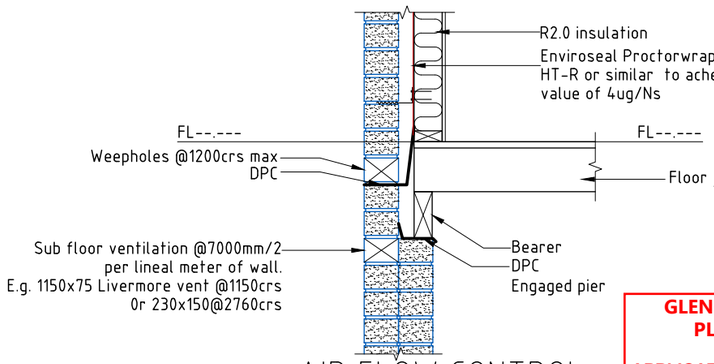
VENTILATION OF ROOF SPACE WITH PLY

Scale 1:20



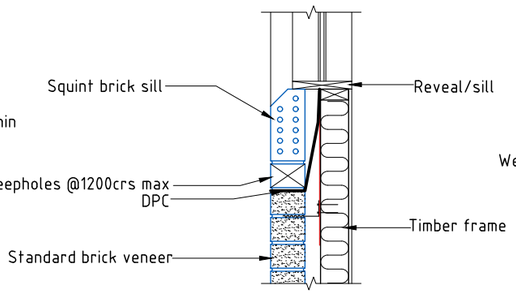
BRICK-OPENING HEAD FLASHING

Scale 1:20



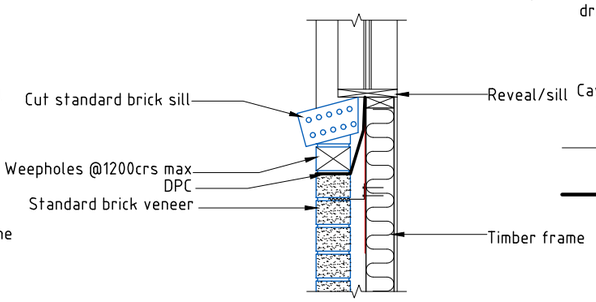
AIR FLOW CONTROL

Scale 1:20



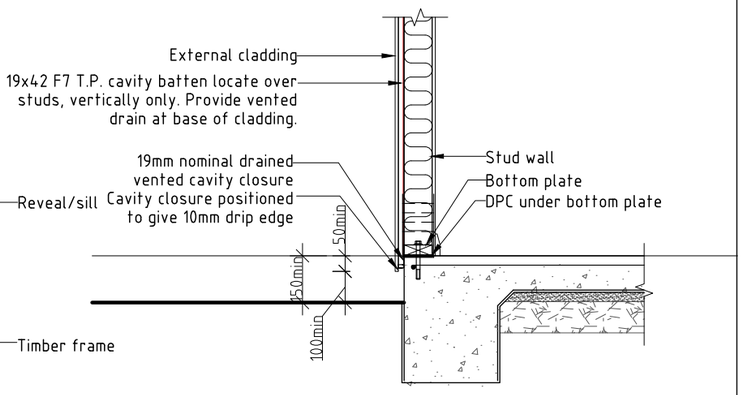
BRICK-WINDOW SILL FLASHING

Scale 1:20



BRICK-WINDOW SILL FLASHING

Scale 1:20



BASE OF CLADDING

Scale 1:20

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-24-328

DATE RECEIVED: 28 Feb 2025

BUILDING DESIGNERS AUSTRALIA

PROPOSED RESIDENCE FOR
TAYLOR AND BEESON BUILDING AT
LOT 3/ 49 SEDDON ST, AUSTINS FERRY

CONDENSATION & AIR FLOW CONTROL (TYP.)

SCALE 1:20

AMENDED

DATE 27/ 02/ 25

DRAWING NO. 00 OF 09

DRAWN BY G Tilley
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phone ph 0400 671 582

Accreditation No.CC620H

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 minimise 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 OPERATION 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 situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated 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 builder shall provide:

1. A work system designed to prevent such falls; and
2. 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
3. Anchorage points for the attachment of safety harness must comply with AS2626; and
4. The anchorage points & associated structure shall be capable of withstanding a force of at least 15kM (1500kg); and
5. 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 designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If 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/NZS 4586:2013.

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 where 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 material, stray objects or any 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 area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the 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 when collapse which may injure persons in the area is a possibility.

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 building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building 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 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 material. 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 an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations 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 with overhead power lines:
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 mechanical lifting device. Where this is not practical, suppliers or frabricators 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 minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
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 manufacturers specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 – it therefore may contain asbestos
1986 – it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the building should check and if necessary, take appropriate action before demolishing, cutting, sanding, drilling 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 material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. 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 of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material 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 material is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturers 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 fibre 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 material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturers recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will 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 area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised 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 unauthorised 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 (PPE) should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, 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.

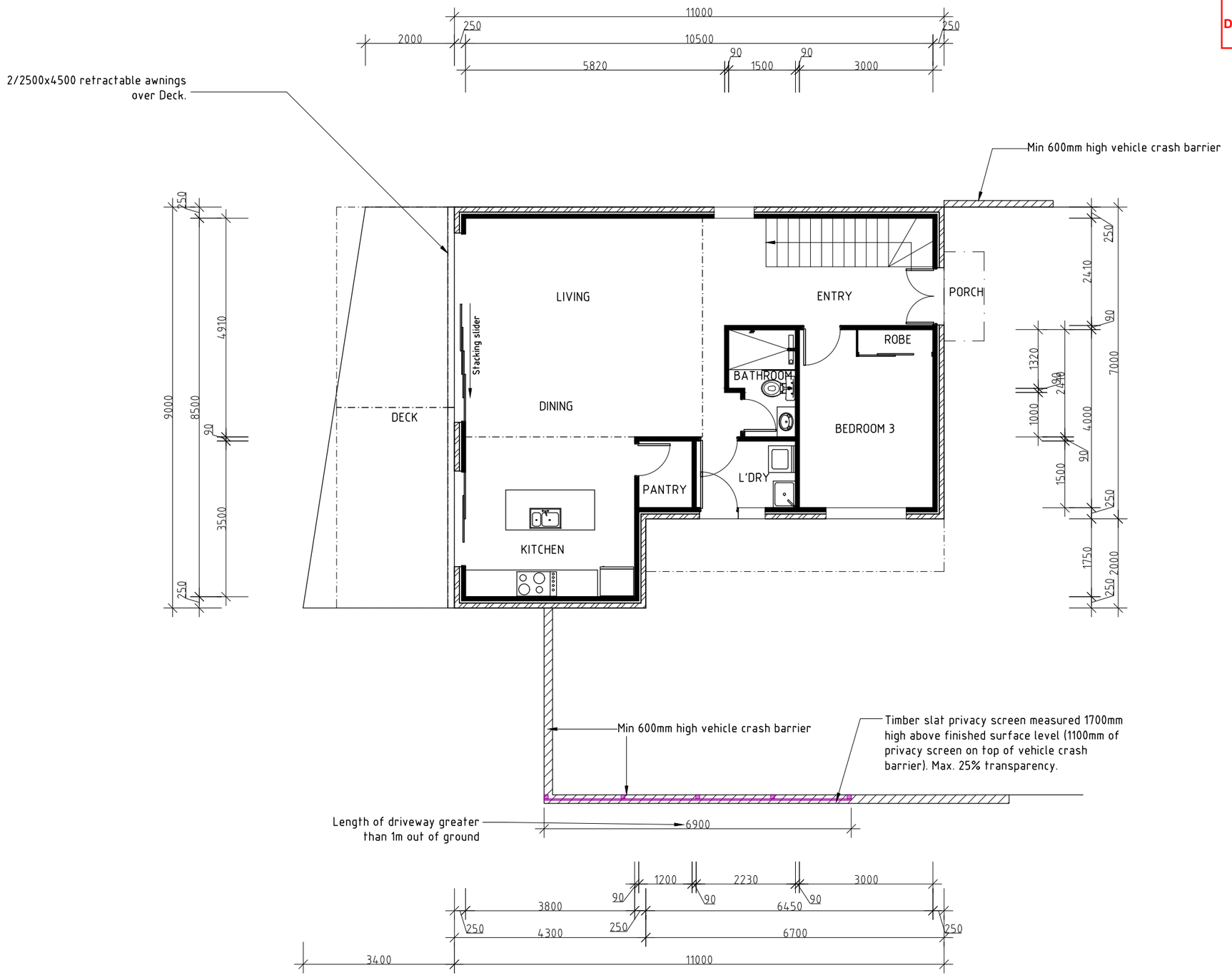
10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plan at the Workplace.
All works 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.

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, MAINTERNORS, DEMOLISHERS.

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

Accreditation No.CC620H



Areas	
Lower level	85.60m²
Upper level	93.50m²
Total	179.10m²
Deck	24.30m²

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

LOWER LEVEL

PROPOSED RESIDENCE FOR
TAYLOR AND BEESON BUILDING AT
LOT 3/ 49 SEDDON ST, AUSTINS FERRY

LOWER LEVEL PLAN

SCALE 1:100

AMENDED 11/12/24

DATE 11/12/24

DRAWING NO. 06 OF 09

DRAWN BY G Tilley
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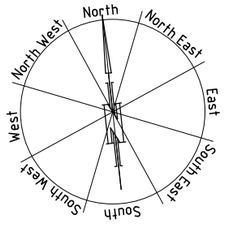
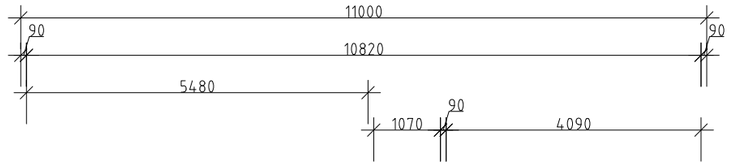
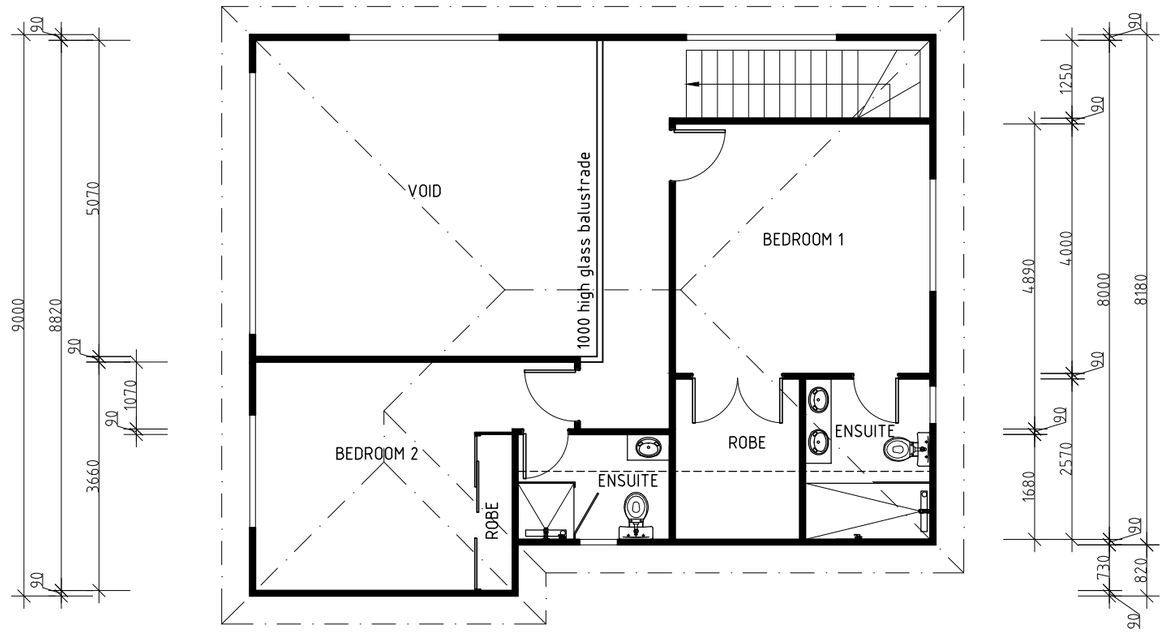
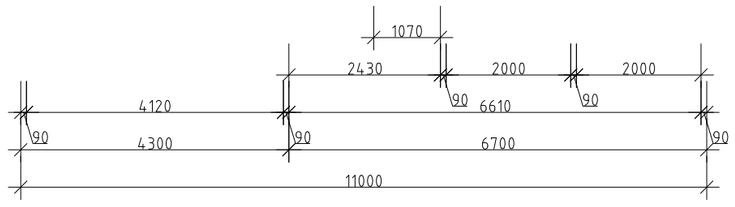
phone ph 0400 671 582
Accreditation No.CC6201H









SLIP RESISTANCE CLASSIFICATION

APPLICATION	Surface conditions	
	Dry	Wet
Tread surface	P3 or R10	P4 or R11
Nosing strip	P3	P4

Install proprietry slip resistant nosing to tread and slip resistant tread treatment to all treads

Areas	
Lower level	85.60m²
Upper level	93.50m²
Total	179.10m²
Deck	24.30m²

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UPPER LEVEL

PROPOSED RESIDENCE FOR
TAYLOR AND BEESON BUILDING AT
LOT 3/ 49 SEDDON ST, AUSTINS FERRY

UPPER LEVEL PLAN

DATE 11/12/24

SCALE 1:100

AMENDED

DRAWING NO. 07 OF 09

DRAWN BY G Tilley
email: gtilley7@biapond.com
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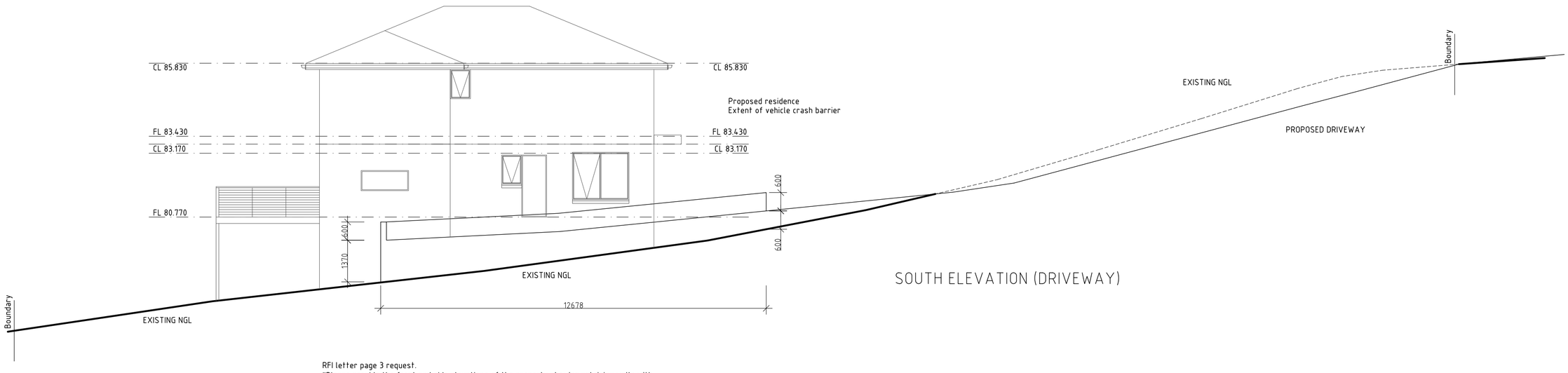
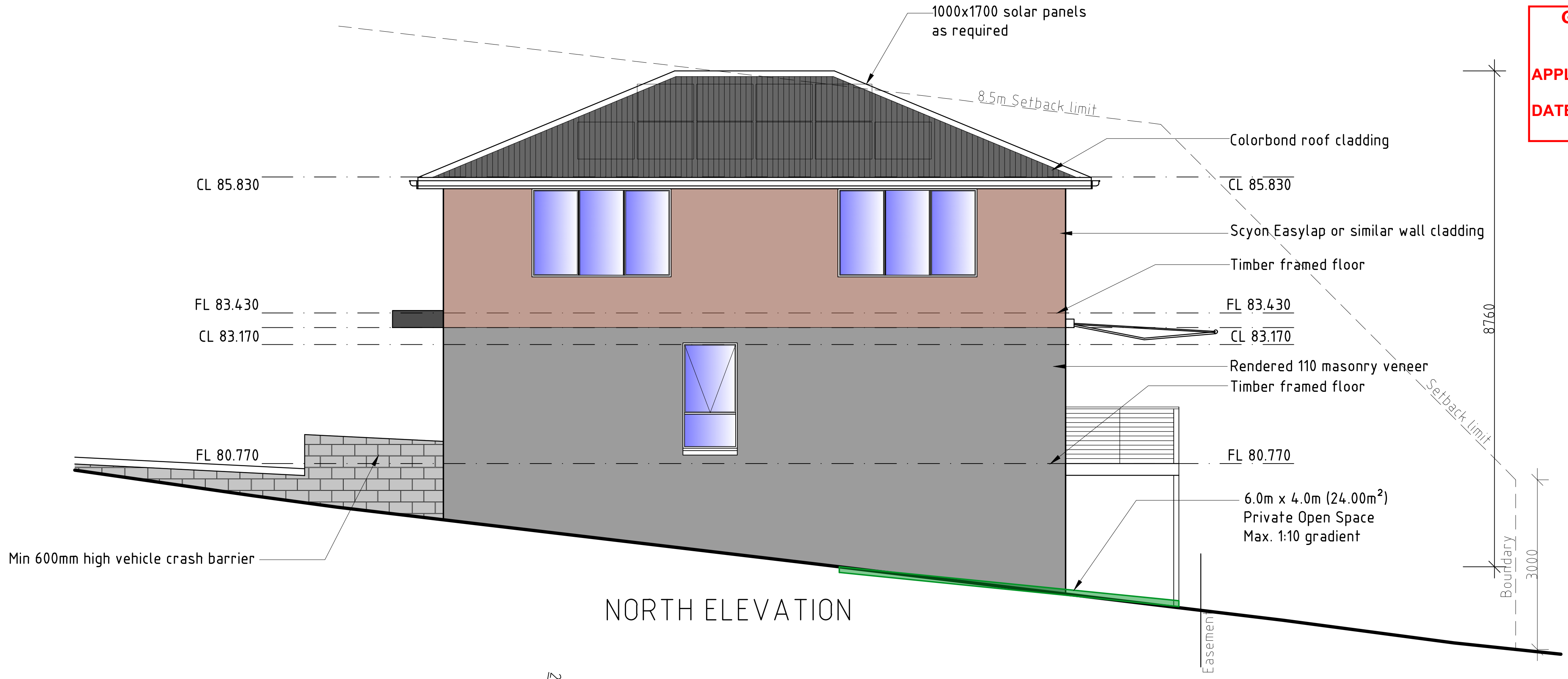
Accreditation No.CC620H



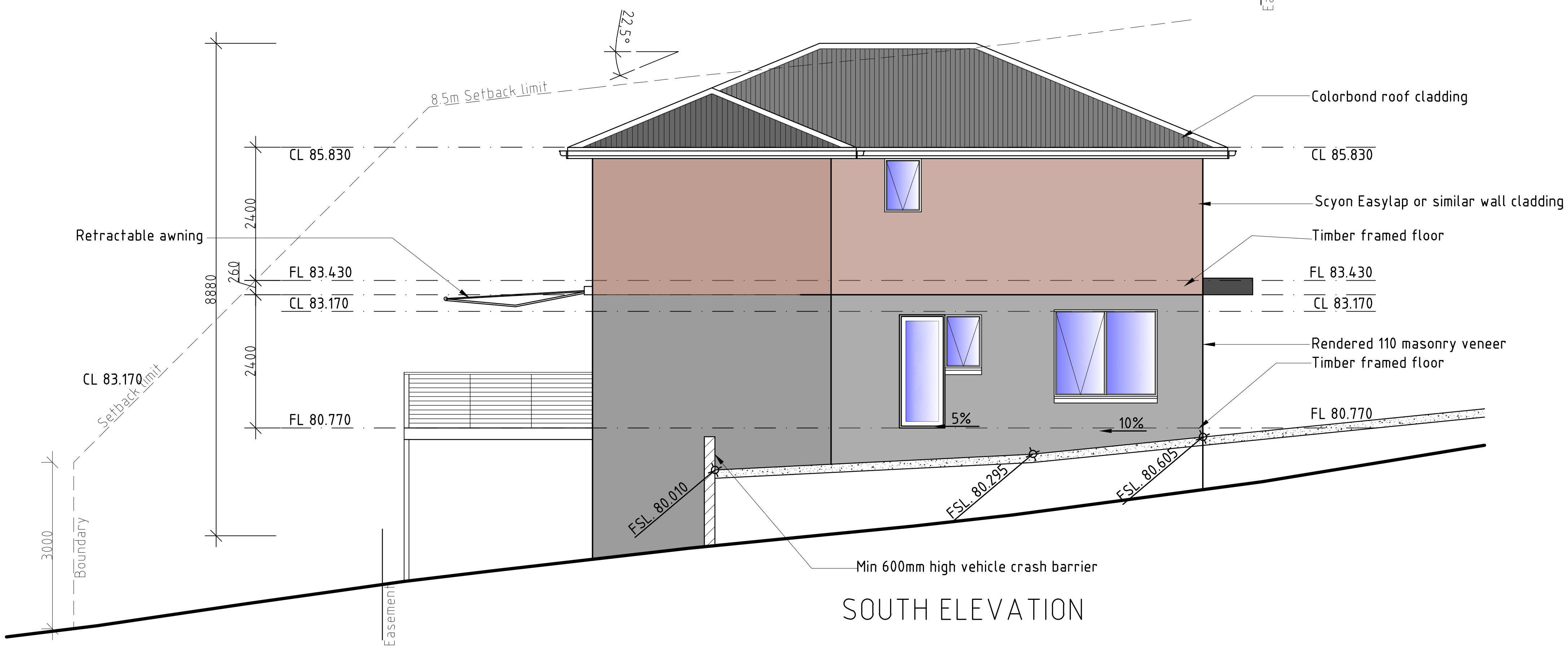
SOUTH ELEVATION (DRIVEWAY)

RFI letter page 3 request.
"Please provide the front and side elevations of the property showing retaining walls with crash barriers in the frontage (image below)."
Western Elevation of the crash barrier shown oin the Western elevation of the residence

PROPOSED RESIDENCE FOR TAYLOR AND BEESON BUILDING AT LOT 3/ 49 SEDDON ST, AUSTINS FERRY	DRIVEWAY SOUTH ELEVATION	DATE 27/ 02/ 25	DRAWN BY email: qltilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 AMENDED	DRAWING NO. 02A OF 09 A2	Accreditation No.CC6201H © copyright 2025 6525



NORTH ELEVATION

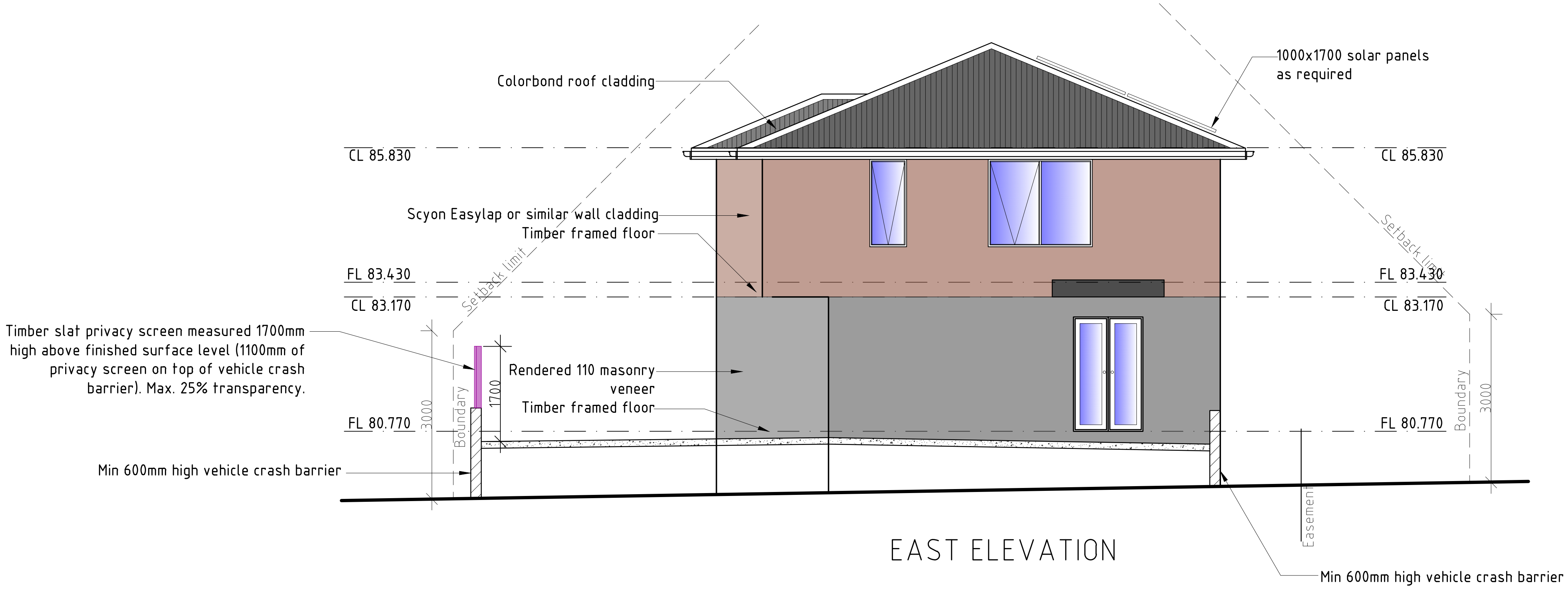


SOUTH ELEVATION

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR TAYLOR AND BEESON BUILDING AT LOT 3/ 49 SEDDON ST, AUSTINS FERRY	ELEVATIONS	DATE 11/ 12/ 24	DRAWN BY G Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 / AMENDED	DRAWING NO. 08 OF 09	Accreditation No.CC6204 © copyright 2023 6323

BDA BUILDING DESIGNERS AUSTRALIA



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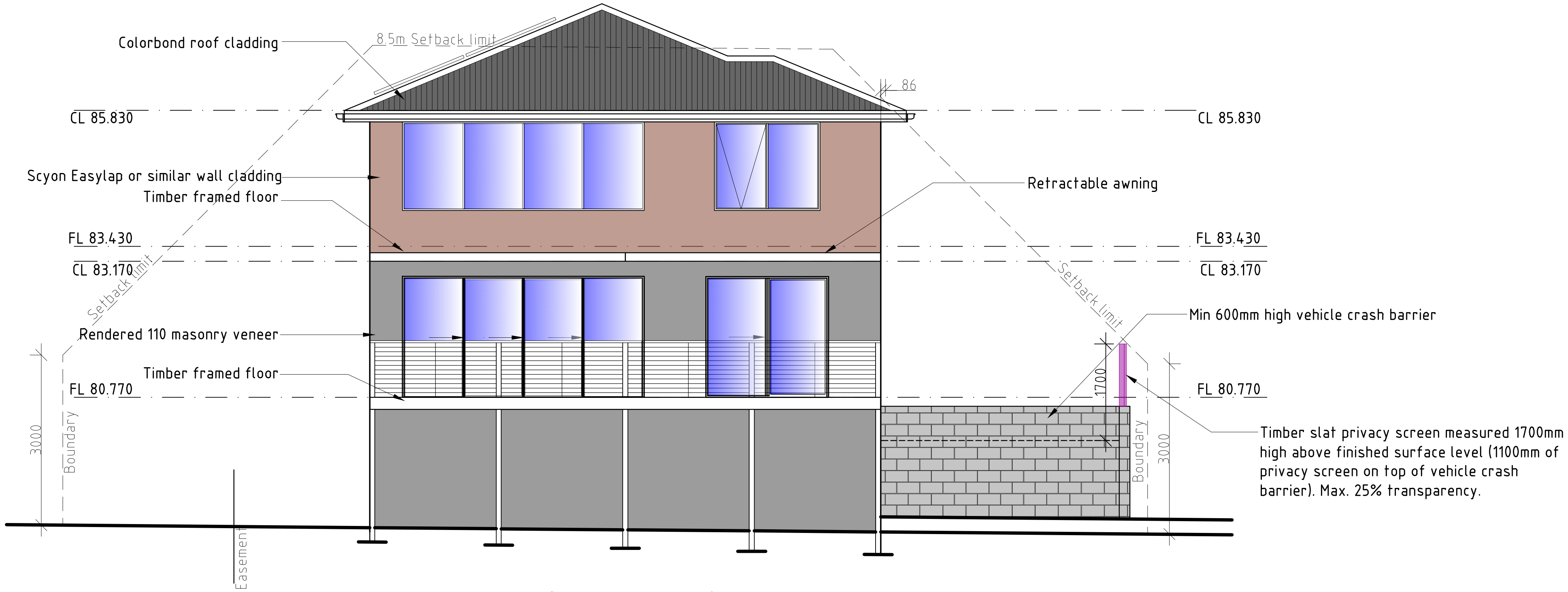


WEST ELEVATION

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

BUILDING DESIGNERS AUSTRALIA

PROPOSED RESIDENCE FOR TAYLOR AND BEESON BUILDING AT LOT 3/ 49 SEDDON ST, AUSTINS FERRY	ELEVATIONS	DATE 11/ 12/ 24	DRAWN BY G Tilley email: gltilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 / AMENDED 11/ 12/ 24	DRAWING NO. 09 OF 09	Accreditation No.CC6204 (c) copyright 2023 6323

(3) - 71 Mahoney Drive

(AKA 3/49 Seddon Street)

Austins Ferry

PLN-24-328

SunTracker - Shadow Diagrams

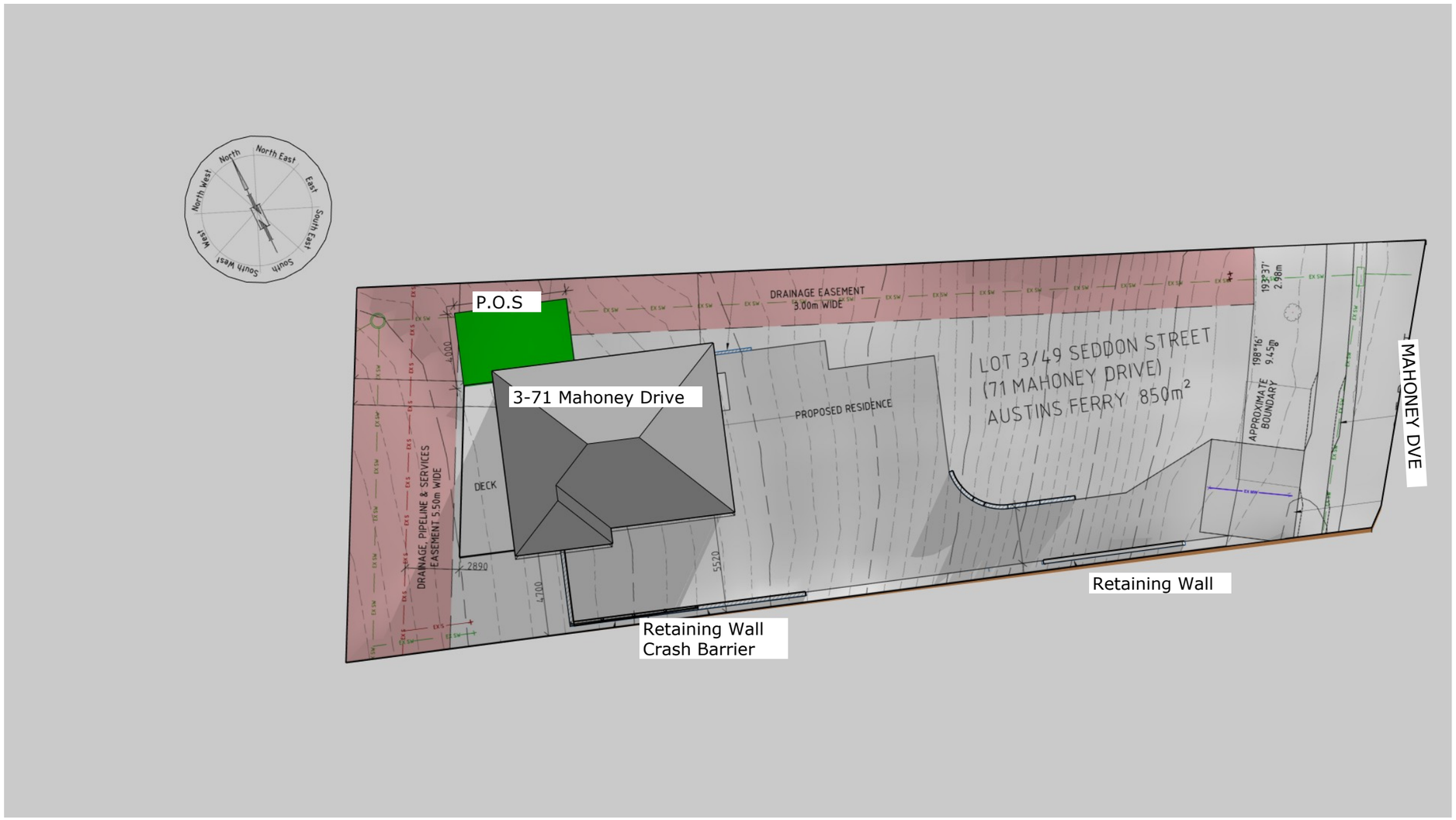
Private Open Space (POS)
includes Retaining Wall / Crash Barrier
3/49 Seddon Street

Date: 21st June 2025

Time Period: 9am to 3pm (0900 to 1500)

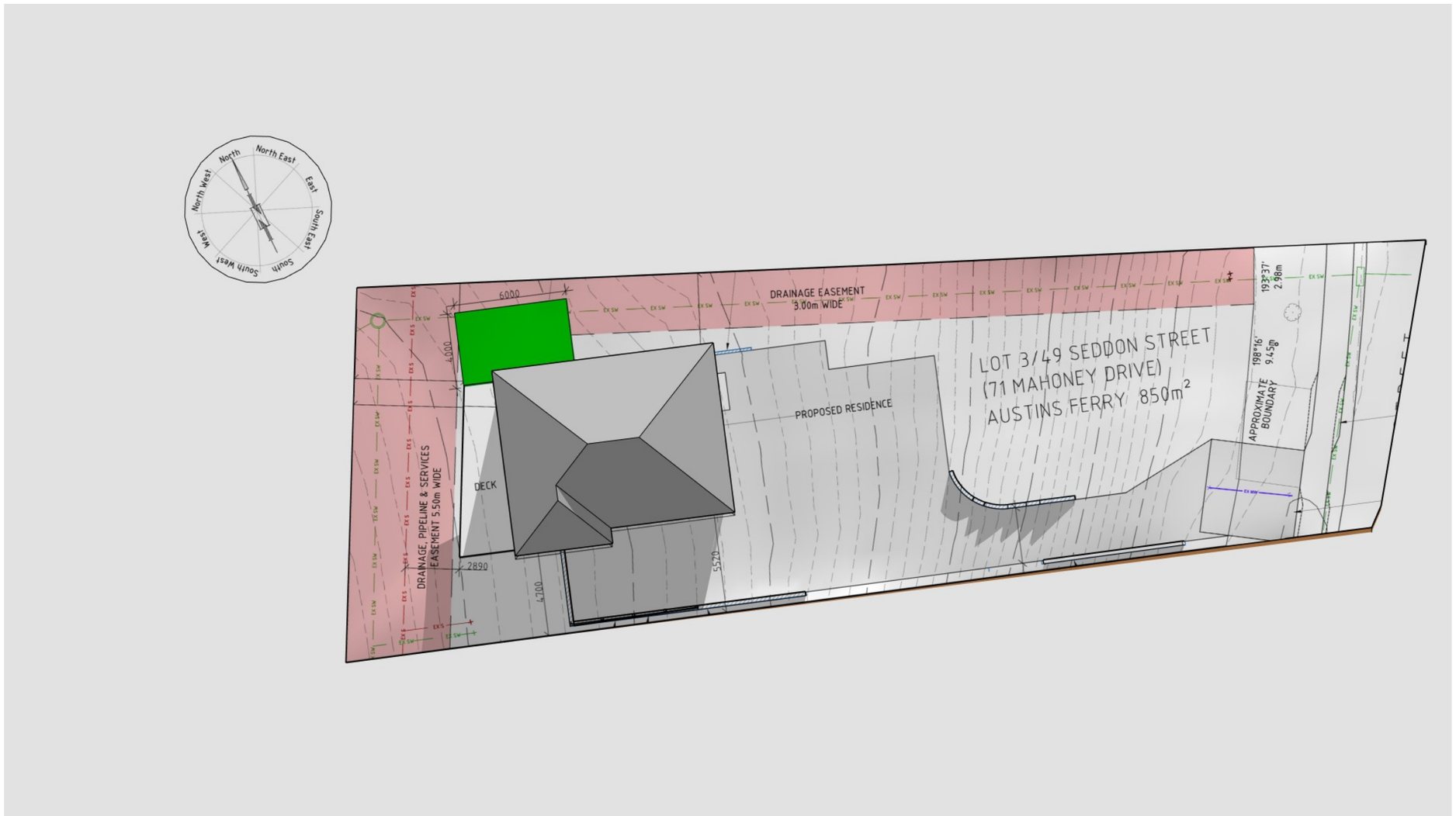
Increments: Hourly

SunTracker - Shadow Diagrams



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

SunTracker - Shadow Diagrams



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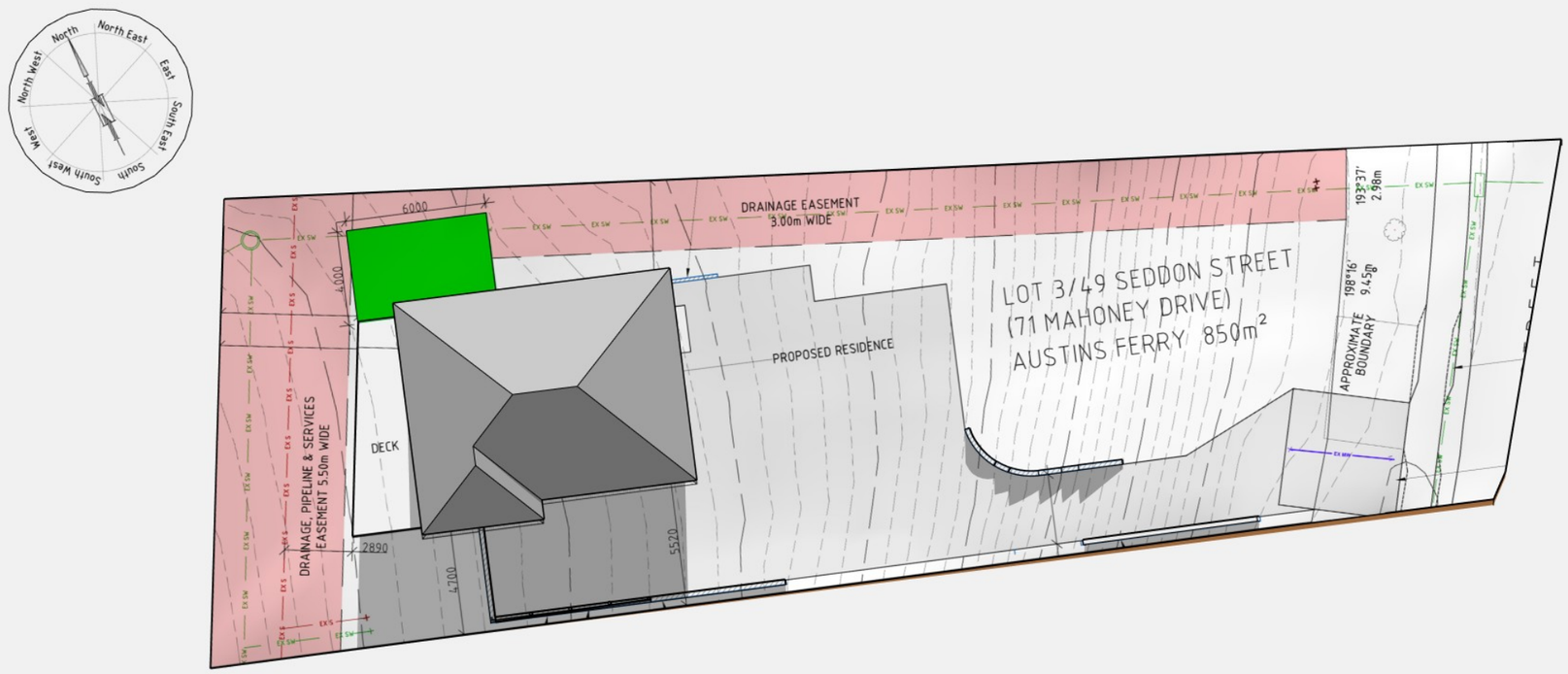
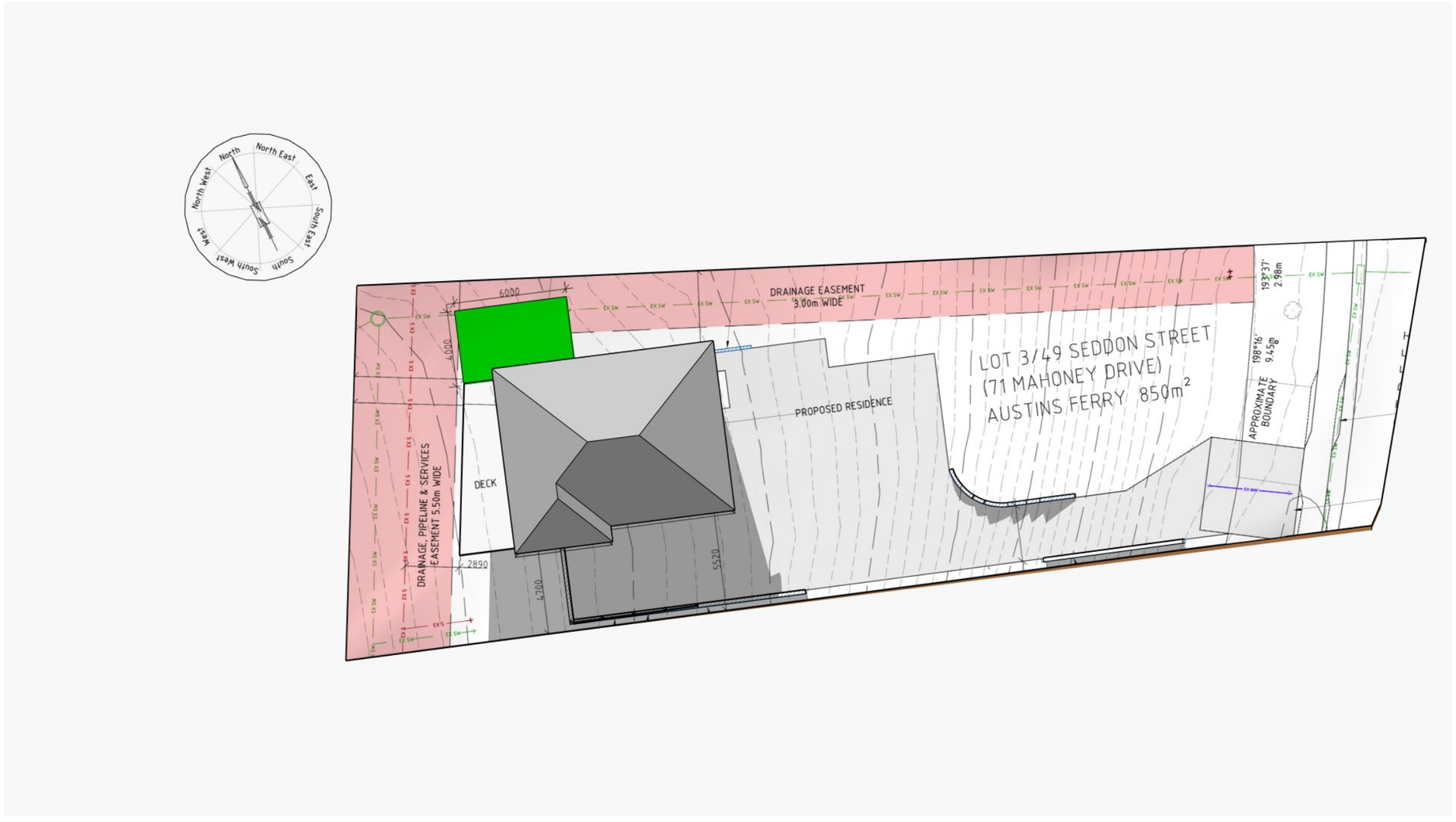
SunTracker - Shadow Diagrams



SunTracker - Shadow Diagrams



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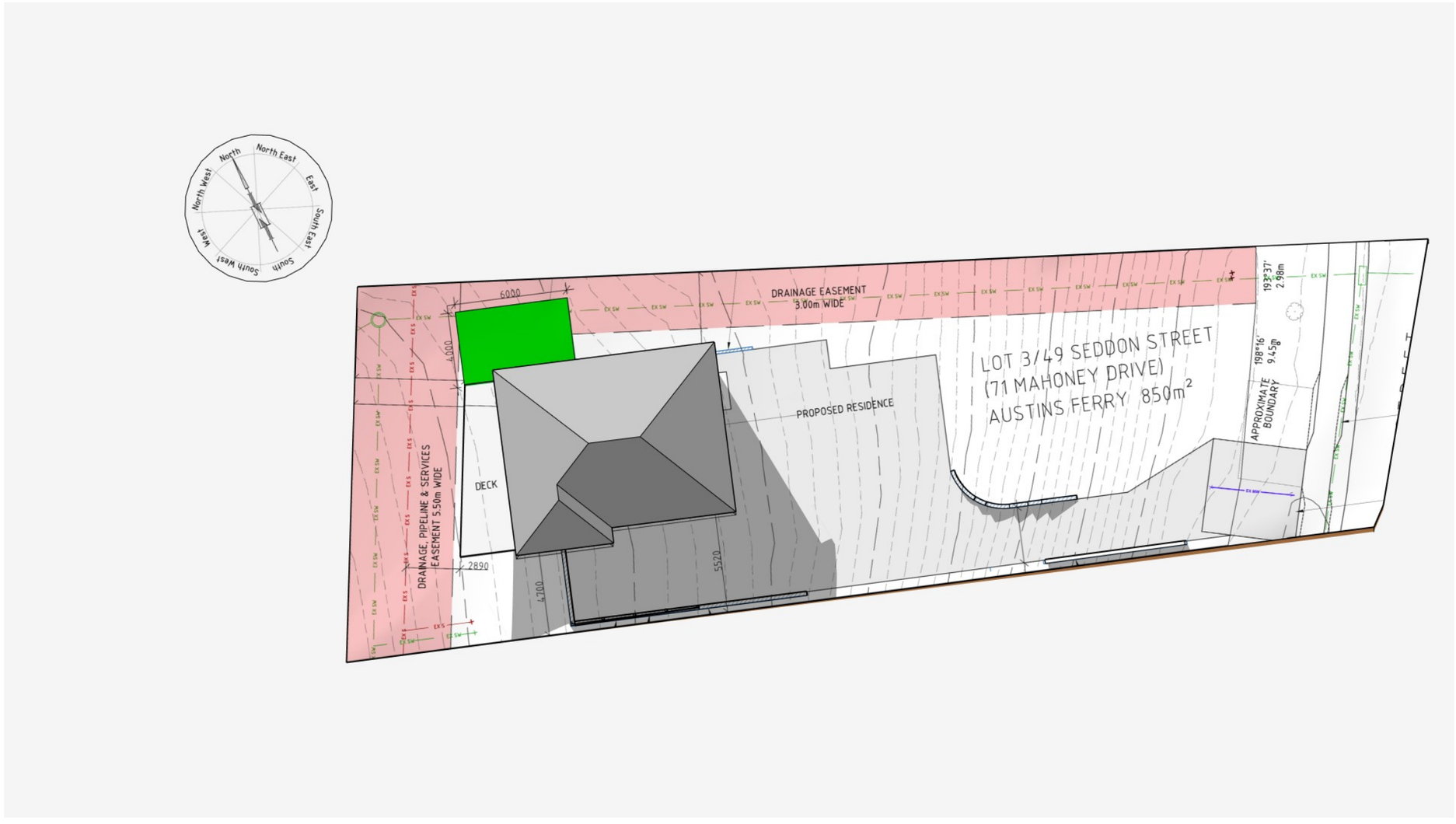
SunTracker - Shadow Diagrams



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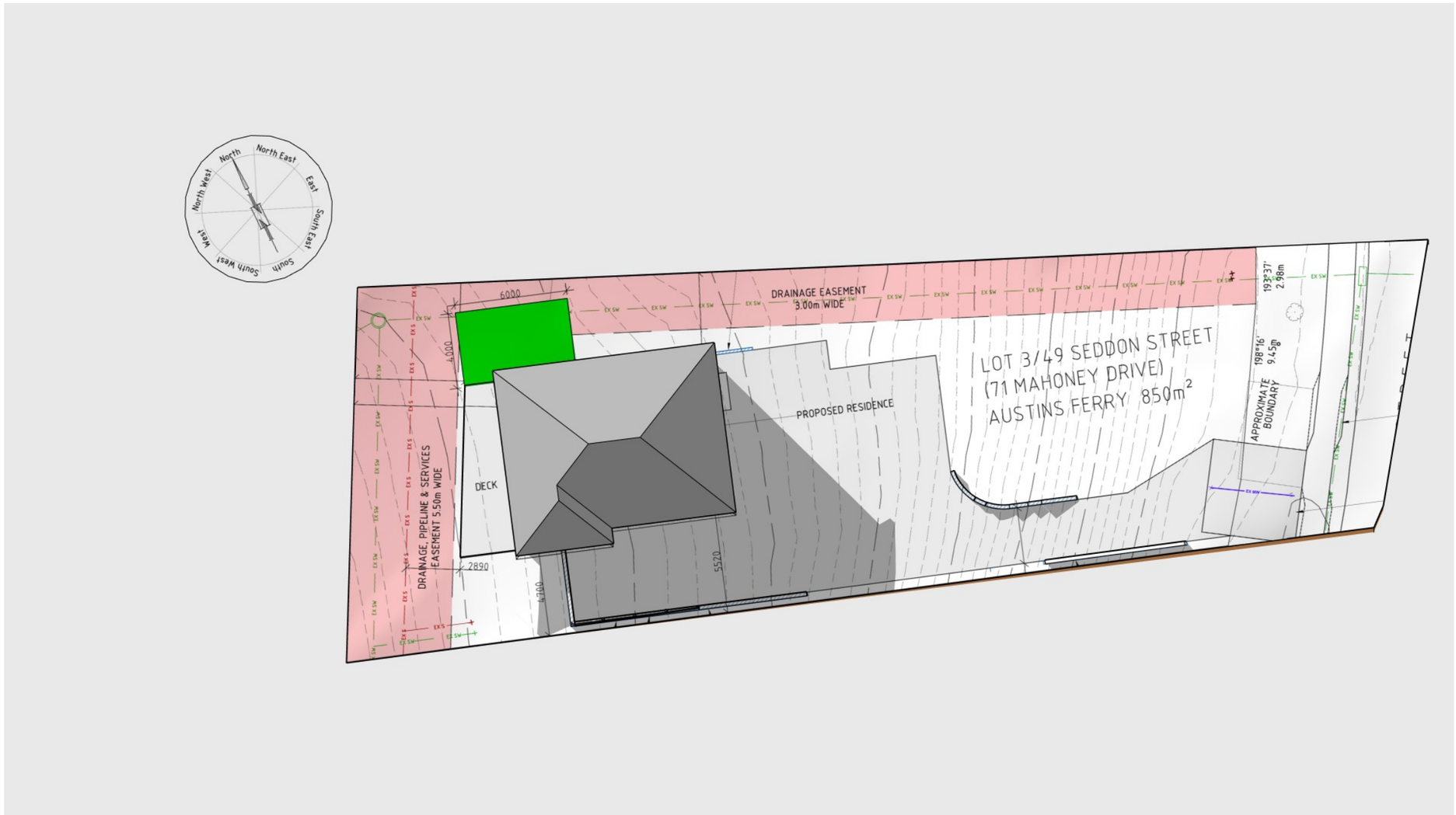
SunTracker - Shadow Diagrams



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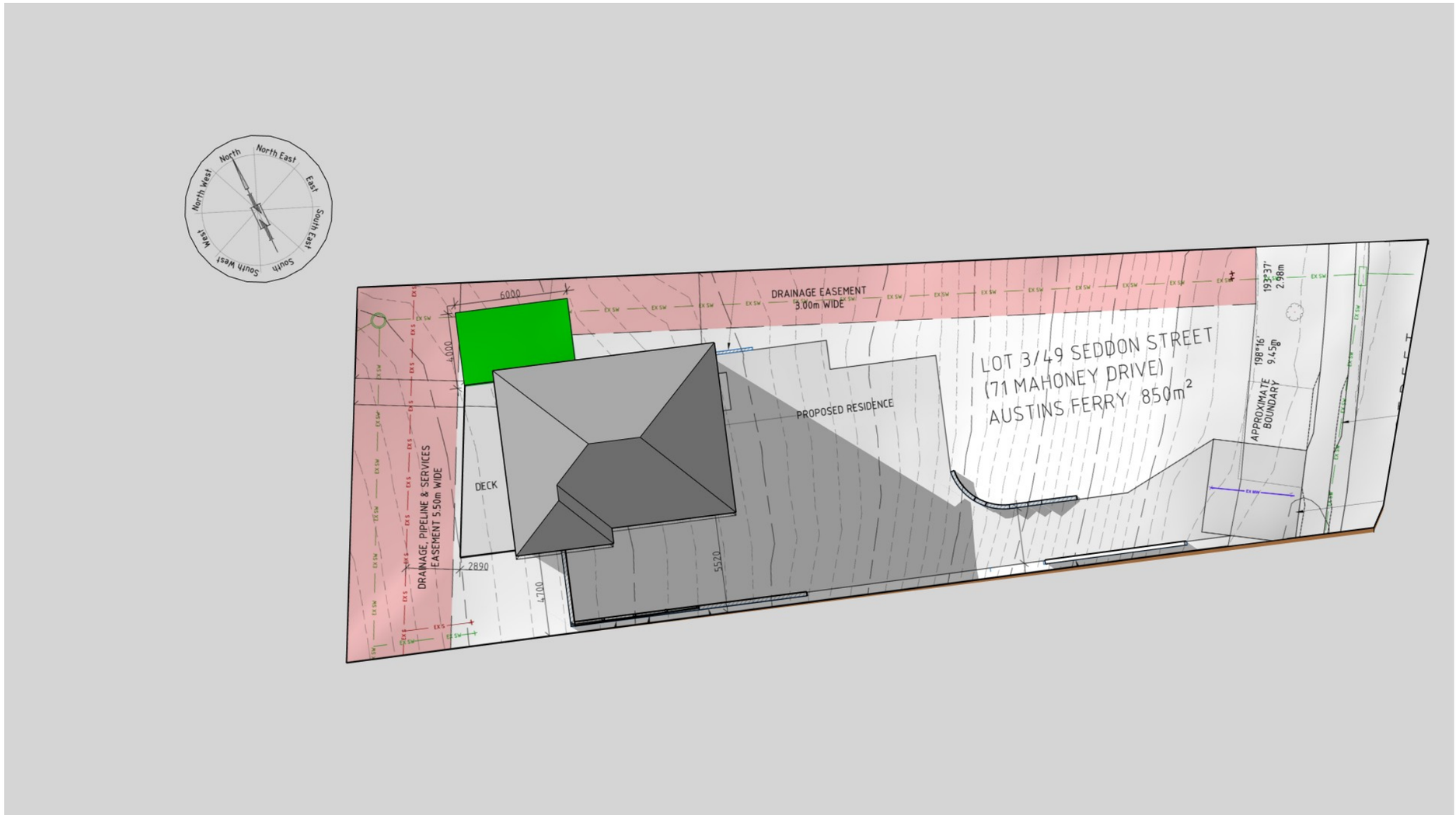

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

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ARCHITECTURAL ACOUSTICS
NOISE CONTROL

Ms. Nikki Jennings
Taylor and Beeson Pty Ltd

11/4/2025

e-mail: admin@taylorandbeeson.com.au

MAIN REPORT
Noise Issues, 71 Mahony Drive, Austins Ferry

Dear Ms Jennings

We conducted noise measurements at the site in May 2020 With a 2.6% per annum compound increase in traffic, the increase in traffic noise to 2025 is likely to be 0.55 dB(A). This amount is add34ed to the 2020 noise levels in this report. This is the main report, supported by data presented in accompanying Appendix.

INTRODUCTION

Using the measured noise levels, the building elements were determined in accordance with AS/NZS 2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors' and AS 3671 – 1989 'Acoustics – Road traffic noise intrusion – Building siting and construction'.

The standard AS/NZS 2107:2016 recommends in Table 1, for houses near major roads, the following range of design noise levels in rooms:

Design noise level	Leq (dBA)	
	Satisfactory	Maximum
Sleeping areas	35	40
Living areas	35	45
Work areas	35	45

Prayer room:

In Muslim architecture, worshippers in mosques need solitude and a feeling of belonging with other worshippers. The requirements for holy tones, intelligibility of speech and recitation in a large prayer hall are reduced in a small prayer room where prayers are performed by an individual.

ADS/NZS 2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors'(page 12) has for 'Places of Worship' a design sound level of Leq = 30 – 40 dB(A). In our calculations, the upper limit was used. If however a lower value, say 25 dB(A) is preferred for the prayer room, then the calculated STC/Rw values shown on page 3 should be increased by 40 – 25 = 15 STC points. The night time noise level in a bedroom situated in the country or outer suburb could have a value of Leq = 25 dB(A).

Method:
Australian Standard AS 3671-1989, 'Acoustics – Road traffic noise intrusion – Building siting and construction', gives procedures for determining required construction categories. In par. 3.3, footnote 5 says, "A cost penalty will be incurred when buildings fall within Categories 2, 3 or 4. Due recognition should be given to what is acoustically desirable while recognizing practical financial limits".

Noise annoyance depends on the following factors:

- the ambient noise level
- the new noise level
- whether the noise has tonal components
- whether the noise has impulsive components
- the low frequency content
- the time of the day or night the noise occurs
- how often it occurs and its degree of predictability
- whether the noise is regretfully caused, mindlessly created or inflicted as an act of aggression

Traffic noise measurements are conducted on a typical week day, that is, Tuesday, Wednesday or Thursday, under suitable weather conditions, that is, no rain and light or no wind.

Community complaints about traffic noise start to increase when L_{10} (18 h) = 63 dB(A). When L_{10} (18 h) = 68 dB(A) then 10 % of the community are highly annoyed.

L_{10} is the noise level exceeded for 10 % of the sampling time. For example, L_{10} = 62.3 dB(A) (see page A 9 fifth column) means that for 3 minutes out of the 30 minute sample, the noise level was 62.3 dB(A) or higher. L_{10} gives the approximate average of the higher noise levels encountered. It is used as a metric in traffic noise studies.

L_{10} (18h) means that such sampling is conducted for 18 hours between 6 am and midnight and the result averaged over 18 hours.

Leq is the A weighted equivalent noise level. A fluctuating noise having Leq = 59.3 dB(A) has the same acoustic energy as a steady noise of 59.3 dB(A). Leq is usually 2 to 3 dB(A) less than L_{10}.

RESULTS

The main measurement results are presented in Appendix A. The site featured gentle wind and normal daytime traffic, but the site was also in the presence of some helicopter and light aircraft noise.

From pages A9 and A8, we calculate the 3 hour free field mean L_{10} (3 h) = 61.7 dB(A) and Leq (3h) = 58.6 dB(A). From this we deduce the 18 hour (0600 h to 2400 h) L_{10} (18 h) = 61.7-1 = 60.7

dB(A), and Leq (18 h) = 58.6 - 1= 57.6 dB(A). The difference between the two is 60.7-57.6 = 3.1 dB(A) and this is the approximate difference reported in traffic noise studies literature.

To the above we add +2.5 dB(A) normally added for the façade effect, that is, sound reflection off the façade back into the measuring microphone. To this we also add the increase in traffic noise between 2020 and 2025, that is 0.5 dB(A) Hence L10 (18 h) = 60.7+ 2.5 +0.5 = 63.7 dB(A) and Leq (18 h) = 57.6 + 2.5 +0.5 = 60.6 or say 61 dB(A).

Ideally we should design the building elements for the end of life of the building, that is, for the noise climate and the traffic noise likely to illuminate the building in say 40 years time. However, predictions beyond 15 to 20 years are unreliable. There may be more electric vehicles, there may be quieter road surfaces, the mix of cars and trucks may alter and so on.

Our calculations took into account the increase of traffic for the next 10 years, but likely, in the long term, to be 2.6 % % per annum compound. This results in a likely increase in traffic noise of 1.1dB(A) in 10 years.

That is, the noise level increases by:

$$10 \log(1.026)^{10} = 1.1 \text{ dB(A)}$$

Hence we calculate the Leq (18 h + 10years) = 61 + 1.1 = 62.1 dB(A) and
L10 (18 h) = 63.7 + 1.1 = 64.8 dB(A). This exceeds the L10 (18 h) = 63 dB(A) above which noise some community complaints can be expected.

INTERPRETATION

The Traffic Noise Reduction (TNR) = Leq(18 h) – Leq (room)

For sleeping areas, TNR = 62.1 – 40 = 22.1 dB(A).

According to AS3671, the required construction category is 2 which means that
'Standard construction, except for lightweight elements such as fibrous cement or metal cladding or all-glass facades. Windows, doors and other openings must be closed. TNR of approximately 25 dB(A) is expected'

The results are given below for the various rooms shown on your drawing supplied on 19/3/25. The results were based on the maximum design noise levels shown in the table on page 1 of this report and hence the values shown below are minimum values.

You may wish to consider higher rated building elements for the bedrooms above the minimum values in the table below.

Space	Summary table for house zones, STC/Rw		
	Ceiling/roof system	Wall system	Windows
bedroom 1	28	24	20
bedroom 2	28	29	20
Bedroom 3	28	29	22
Living/dining/kitchen	28	26	23
Prayer room	28	31	-

(In the calculations we have taken into account the orientation of the building with respect to the direction of the highway).

For example, ceiling/roof systems having a STC/Rw range of 33 to 35 dB can be had with a pitched roof of 0.5 mm corrugated iron over 10 mm plasterboard with insulation in the ceiling space as per BCA requirements. With two layers of 10 mm plasterboard, the roof/ceiling system Rw/STC range increases to 36 to 38 dB or STC points.

For example, wall systems having a STC/Rw range of 39 to 41 dB can be had by …"conventional brick veneer construction, , in which the wall space is ventilated by connection with subfloor vents; upper part of internal wall sheeting is exposed to, and penetrated by upper wall vents leading to eaves space".

A 6 mm horizontal sliding window has an STC rating of 24 to 26 STC points. In practice, the field values are about 5 STC points lower than the laboratory values.

Your window supplier will have glass combinations for the double glazed units that satisfy or exceed these requirements.

Yours sincerely,

Pearu Terts