DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-012
PROPOSED DEVELOPMENT:	Secondary Residence
LOCATION:	54 Grove Road Glenorchy
APPLICANT:	Adorn Drafting
ADVERTISING START DATE:	06/06/2025
ADVERTISING EXPIRY DATE:	23/06/2025

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 **23/06/2025**.

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 **23/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **23/06/2025**.

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
APPLICATION No. : PLN-25-012
DATE RECEIVED: 28 March 2025

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

SITE INFORMATION

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
LAND TITLE REFERENCE No	-	VOLUME 61747 FOLIO 71
PROPERTY ID NUMBER	-	5809773
LAND AREA	-	954 m2
EXISTING HOUSE	-	132 m2
EXISTING SHED	-	28 m2
PROPOSED DWELLING AREA	-	28.8 m2
DESIGN WIND SPEED	-	N2
SOIL CLASSIFICATION	-	M
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	EXEMPT
CORROSION ENVIROMENT	-	MEDIUM

DRAWING SCHEDULE

DWG -SHEET 1	COVER SHEET
DWG -SHEET 2	SITE PLAN
DWG -SHEET 3	FLOOR PLAN / WINDOW SCHEDULE
DWG -SHEET 4	ELEVATIONS
DWG -SHEET 5	ELEVATIONS
DWG -SHEET 6	SECTION A-A
DWG -SHEET 7	WALL CONSTRUCTION DETAILS
DWG -SHEET 8	ROOF & ELECTRICAL PLAN
DWG -SHEET 9	DRAINAGE DIAGRAM
DWG -SHEET 10	WATER PROOFING DETAILS
DWG -SHEET 11	SPECIFICATION SHEET

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

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

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

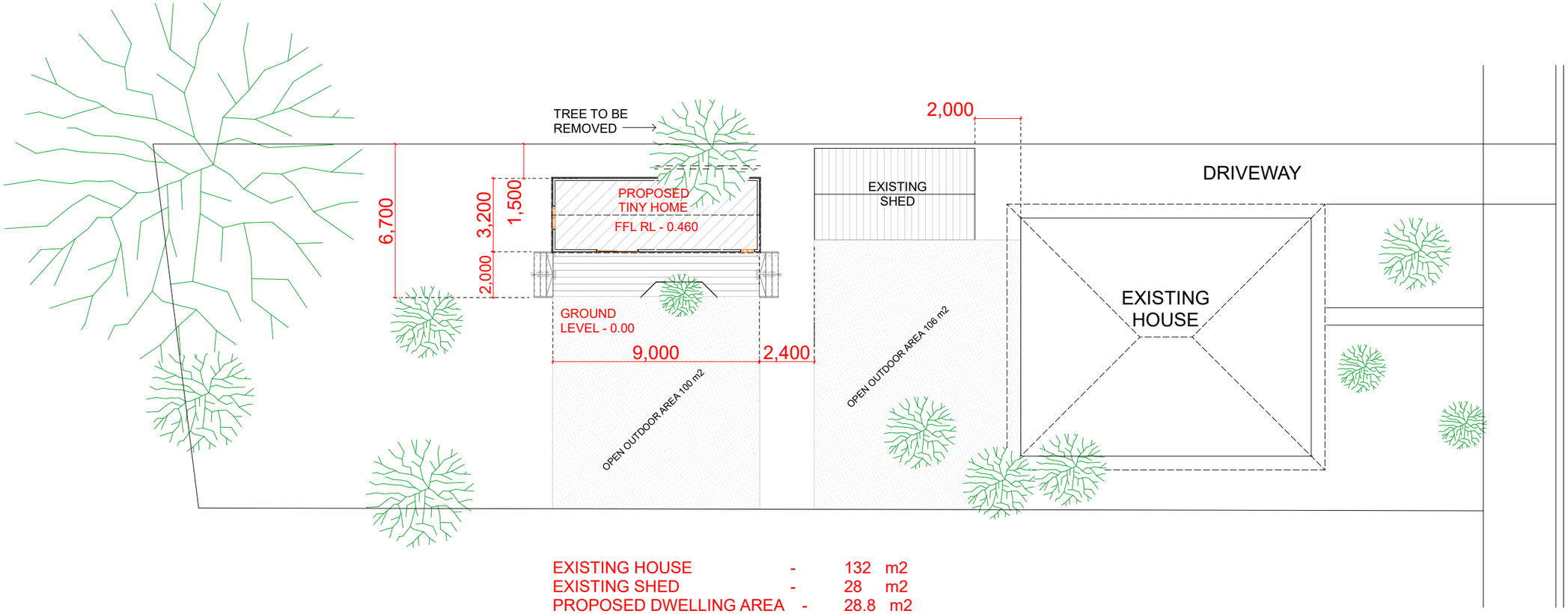
PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	COVER SHEET
DATE	14/12/2024
DWG 736	SHEET 1
SCALE	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. : PLN-25-012

DATE RECEIVED: 28 March 2025



EXISTING HOUSE	-	132 m2
EXISTING SHED	-	28 m2
PROPOSED DWELLING AREA	-	28.8 m2

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

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

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

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	SITE PLAN
DATE	14/12/2024
DWG 736	SHEET 2
SCALE	1:200

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

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

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

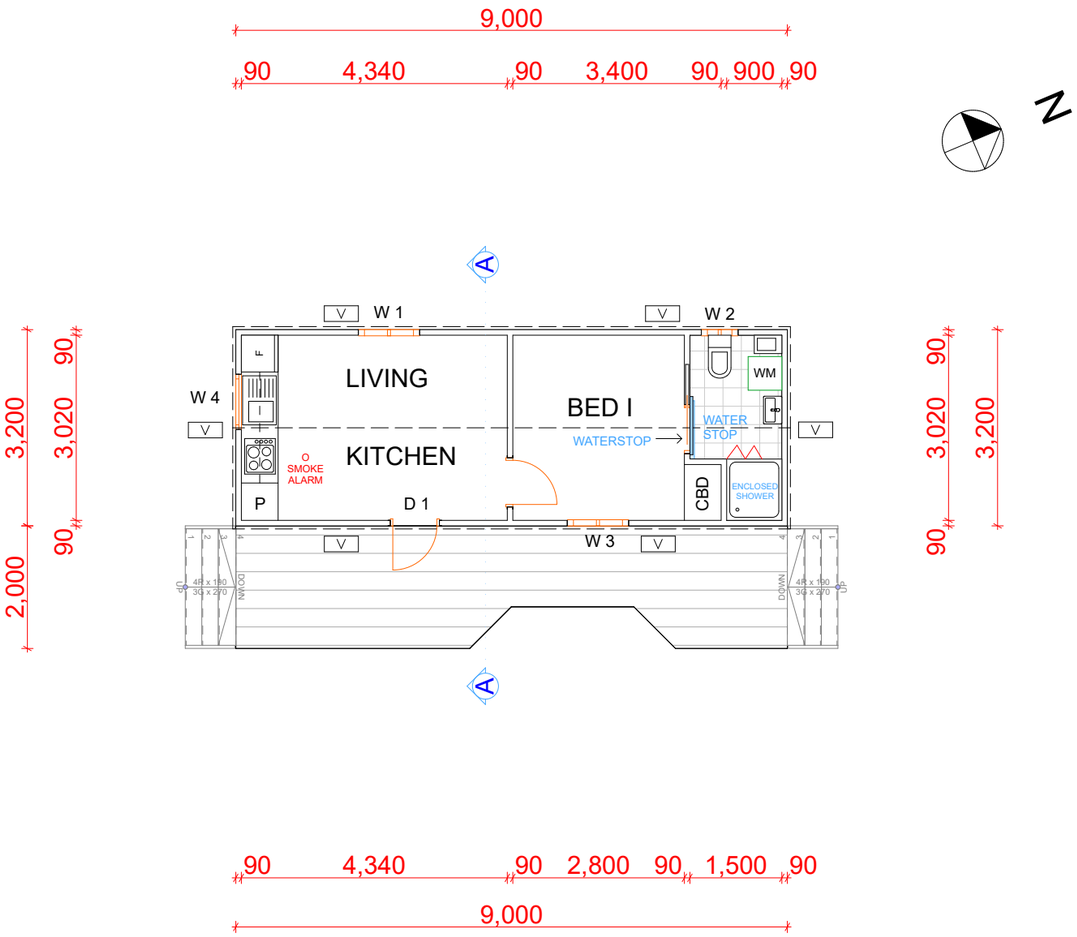
WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT WIDTH	TYPE	GLASS
W 1	1400X1000	H-SLD	
W 2	900X600	H-SLD	OBS
W 3	1400X1000	H-SLD	
W 4	500X900	AWN	

	DOORS	
D 1	2100X820	FULL GLASS

INTERNAL DOORS
2040X820 UNLESS SHOWN
OTHERWISE ON FLOOR PLAN

TIMBER LINTELS MGP IO	
0-1000	1/90X45
1000-1500	1/140X45
1500-2000	1/190X45
2000-2500	1/240X45
2500-3000	2/240X45



CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION V
IN ACCORDANCE WITH NCC 2022
PART 10.8 -CONDENSATION MANAGEMENT

INSTALL VENTS TO EAVES AND GABLE ENDS
WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
28.8m2 - MINIMUM 0.2 m2 OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY, TOILETS AND BATHROOMS TO BE VENTED TO OUTDOOR AIR IN ACCORDANCE WITH NCC 2022 PART 10.8.2

PERMEABLE VAPOUR BARRIER TO WALLS AND GABLE ENDS

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

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

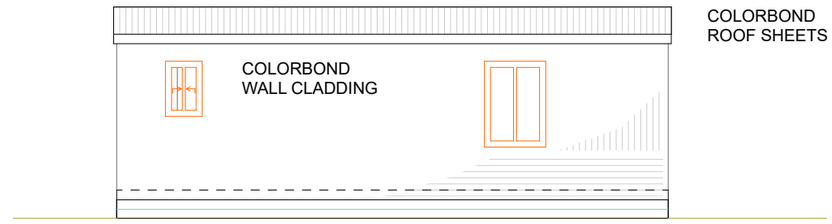
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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

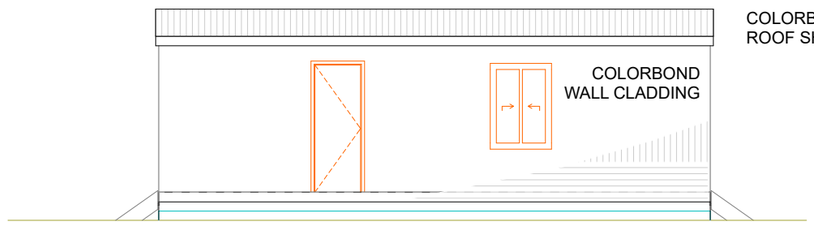
STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	FLOOR PLAN
DATE	14/12/2024
DWG 736	SHEET 3
SCALE	1:100



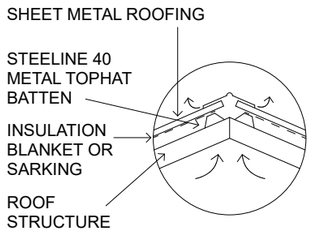
WEST Elevation 1:100



South

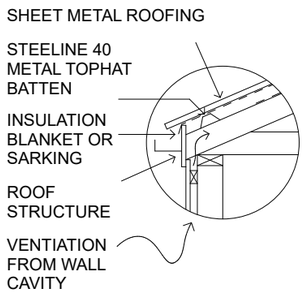
Elevation 1:100

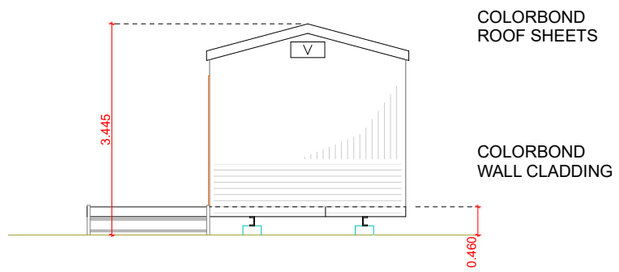
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249 DRAWN BY FC	PROPOSED RELOCATABLE HOME BY "TINY HOUSE TASWIDE Pty Ltd" 54 GROVE RD, GLENNORCHY FOR PATRICE WOODLAND	DRAWING DATE DWG 736 SCALE	SW ELEVATIONS 14/12/2024 SHEET 4 1:100



ALTERNATIVELY- 90X45 MGP
TREATED PINE BATTENS
CAN BE INSTALLED OVER
SARKING/INSULATION BLANKET
IF BATTEN SURFACE IN CONTACT
WITH ROOF SHEETS ARE PAINTED.

SOUTH ELEVATION





NORTH ELEVATION

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS	ADORN DRAFTING MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMEADOWS 7249 DRAWN BY FC	PROPOSED RELOCATABLE HOME BY "TINY HOUSE TASWIDE Pty Ltd" 54 GROVE RD, GLENNORCHY FOR PATRICE WOODLAND	DRAWING DATE DWG 736 SCALE	NS ELEVATIONS 14/12/2024 SHEET 5 1:100

WALL FRAMING

TO COMPLY WITH NCC 2022 AND AS 1684
2400 mm HIGH TIMBER FRAMED WALLS
90X35 MGP IO PINE STUDS AND NOGGINGS
90X35 MGP IO PINE TOP AND BOTTOM PLATES

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FRAME FORM 20 mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/CLADDING WITH BATTENS INSTALL CLADDING IN ACCORDANCE WITH MANUFACTURERES SPECIFICATIONS

BRACING AND TIE DOWNS TO STRUCTURAL DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS
INSULATION BATTS TO WALLS
INSULATION BATTS TO CEILINGS
INSULATION BATTS TO SUBFLOOR

- SEE ENEGRY EFFICIENCY CERTIFICATE

STEPS

2/140X45 MGP 10 TREATED PINE TREADS
240X45 MGP 10 TREATED PINE STRINGERS

GALVANIZED STIRRUPS BOLTED TO
300X300X300 CONCRETE PADS

TRUSSES

DESIGNED BY MANUFACTURER
-INSTALLATION, BRACING AND FIXING
TO MANUFACTURERS SPECIFICATIONS
METAL CEILING BATTENS @ 450 CRS

ROOF PITCH - 15 DEGREES
INSULATION BLANKET OR SARKING TO BE
FIXED AS PER MANUFACTURERS SPECIFICATIONS
REFER TO CONDENSATION IN BUILDINGS
TASMANIAN DESIGNERS GUIDE - VERSION 2
400 mm EAVES -4.5 mm FIBRE CEMENT SHEET

STRUCTURAL DRAWINGS

PADS, SLABS AND FOOTINGS
TO COMPLY WITH AS 2870
(RESIDENTIAL SLABS AND FOOTINGS)
-SEE STRUCTURAL DRAWINGS

FLOOR FRAMING

19 mm PARTICLE BOARD SHEET FLOORING
FLOOR JOISTS @ 450 CRS
- SEE STRUCTURAL DRAWINGS

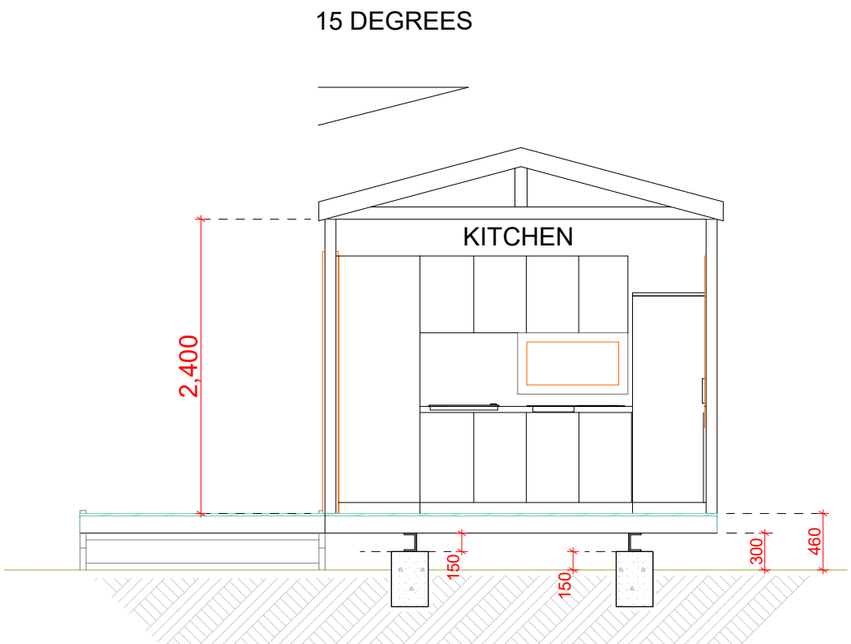
WATERPROOFING

WATER PROOFING TO COMPLY WITH
NCC 2022 PART 10.2.6 AND AS 3740

LATOURETTE- HYDRO BAN WATERPROOFING
SYSTEM TO BE APPLIED WHERE

-FIXTURES ARE INSTALL LED
-ENTIRE FLOORS AND WALLS WHERE TO TILED
-SHOWER FLOORS AND HOBS
-1800mm HIGH ABOVE SHOWER FLOOR
-150 mm ABOVE BATH AND LAUNDRY TUB
-WALL JUNCTIONS AND WALL/FLOOR JUNCTIONS
-ALL PENETRATIONS

AND TO BE APPLIED
IN ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS
VILLA BOARD OR MOISTURE RESISTANT
PLASTERBOARD TO BE USED IN WET AREAS



SECTIONS AA 1:50

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

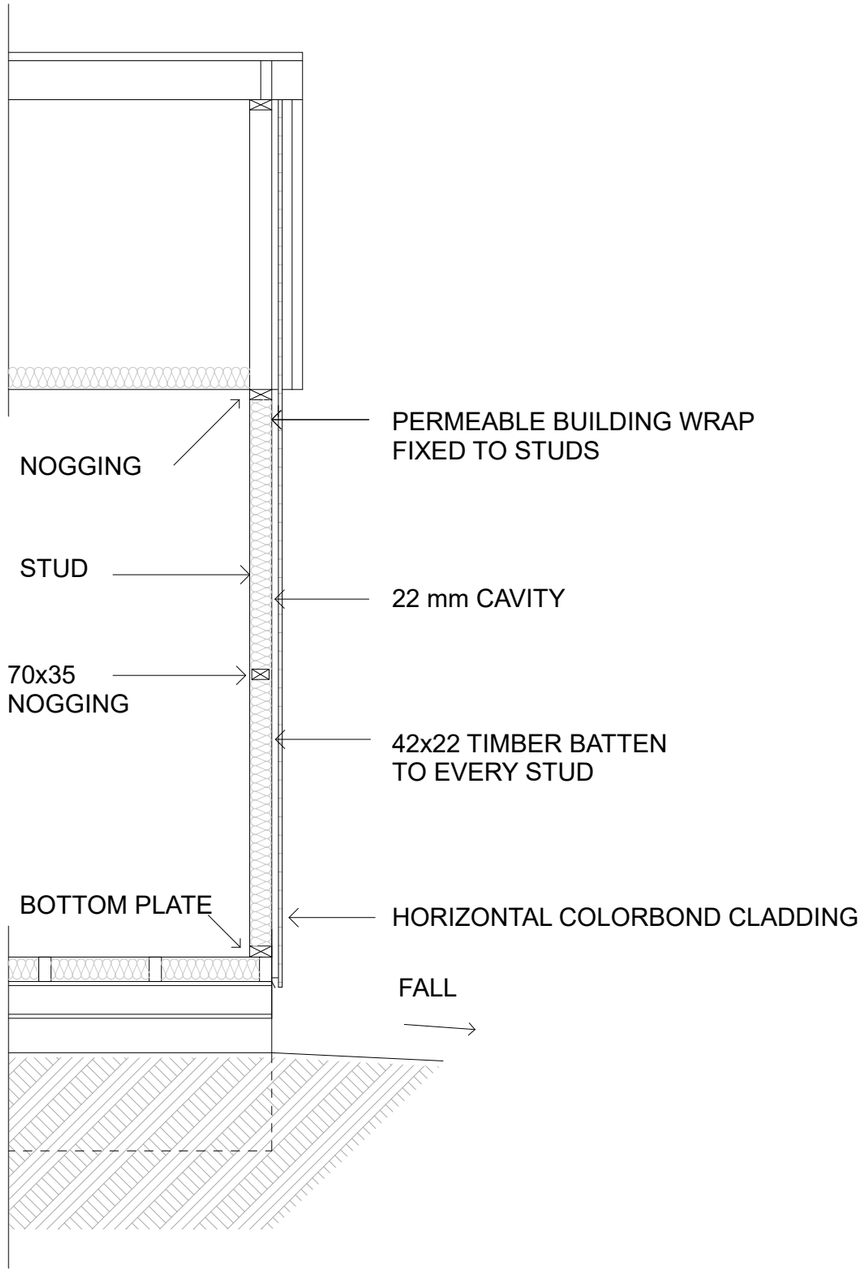
ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

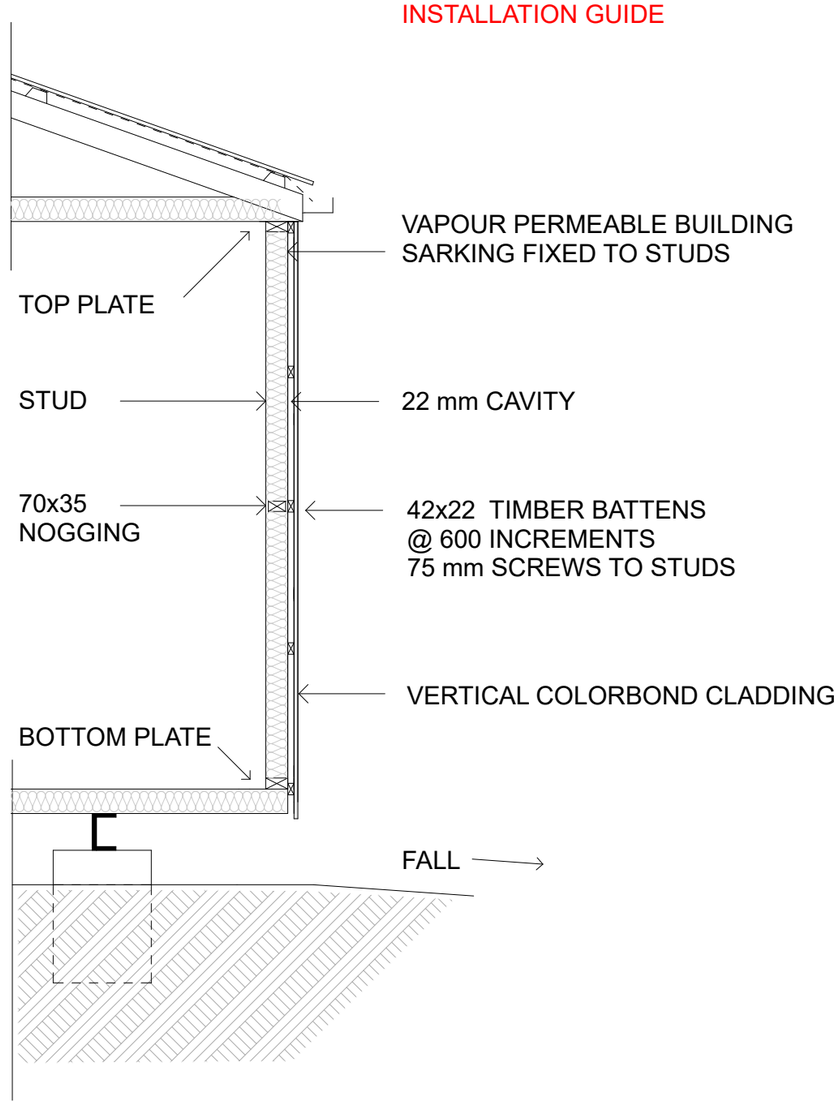
STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	SECTION AA
DATE	14/12/2024
DWG 736	SHEET 6
SCALE	1:50

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





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

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

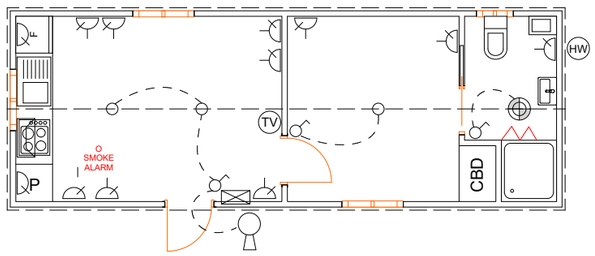
STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	WALL CONSTRUCTION
DATE	14/12/2024
DWG 736	SHEET 7
SCALE	1:100

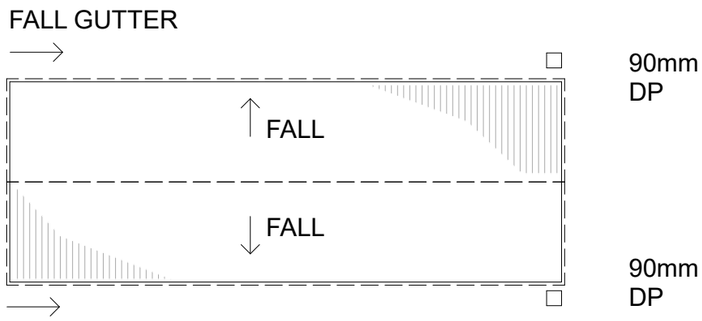
ALL LIGHTING AND ELECTRICAL TO COPLY WITH
NCC 2022 PART 10.5.2 AND AS/NZS 3000 : 2018

VENTILATION TO COMPLT WITH NCC 2022 PART 10.6



ALL ROOFING TO COPLY WITH
NCC 2022 PART 7.2 AND 7.4

ROOF PITCH
-15 DEGREES



ELECTRICAL LEGEND	
	DOUBLE POWER POINT & USB
	DOUBLE POWER POINT
	EXTERNAL POWER POINT
P	PENDENT LIGHT
	LIGHT SWITCH
	DOWNLIGHT
	EXTERNAL SENSOR LIGHT
	1 WAY SWITCH
	2 WAY SWITCH
	SWTCH BOARD
S	SMOKE ALARM
	RANGHOOD
HW	HOT WATER
	EXHAUST FAN
TV	TELEVISION POINT
	HOT PLATE

COLORBOND ROOF SHHETS
D GUTTER
METAL FASCIA
RIDGE CAP
BARDGE CAPPINGS

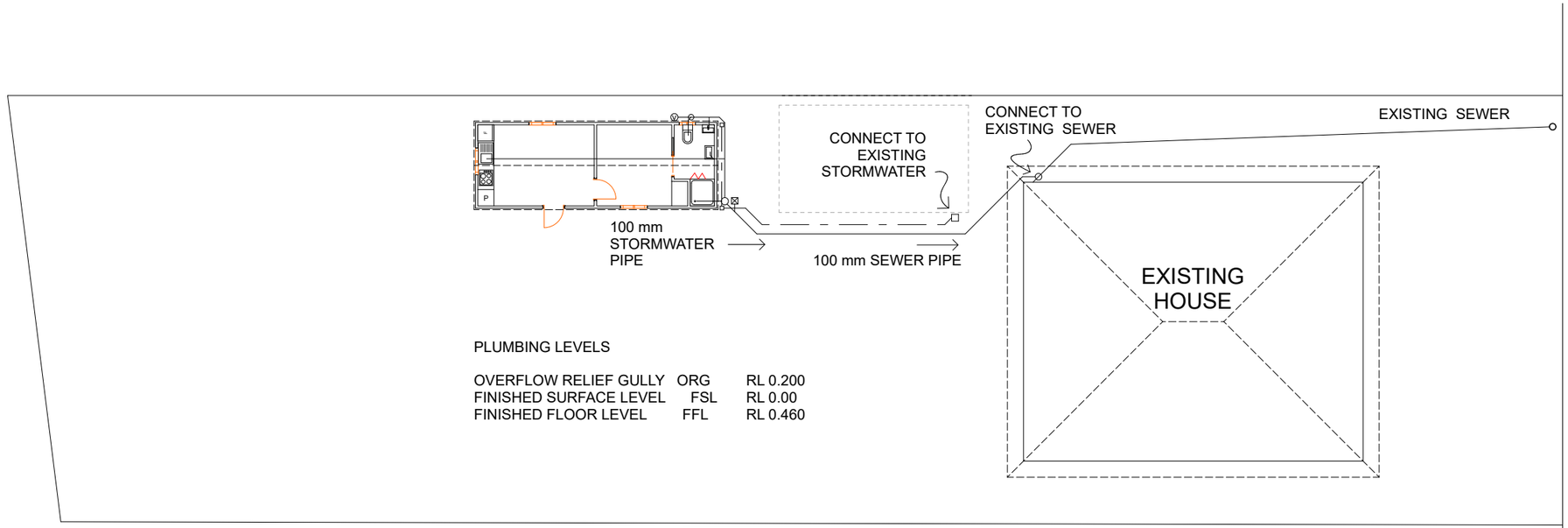
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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

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

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	ROOF & ELECTRICAL PLAN
DATE	14/12/2024
DWG 736	SHEET 8
SCALE	1:100



PLUMBING LEVELS

OVERFLOW RELIEF GULLY	ORG	RL 0.200
FINISHED SURFACE LEVEL	FSL	RL 0.00
FINISHED FLOOR LEVEL	FFL	RL 0.460

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

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

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

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	DRAINAGE PLAN
DATE	14/12/2024
DWG 736	SHEET 9
SCALE	1:200

WET AREA WATERPROOFING
ABCB HOUSING PROVISION Part 10.2

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

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

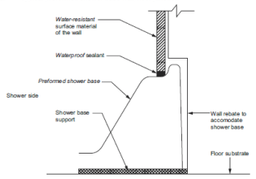
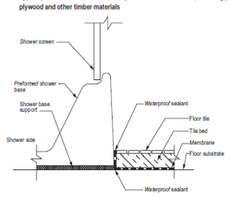


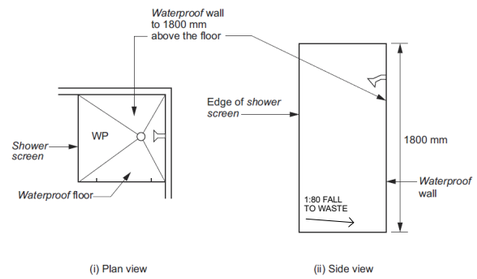
Figure 10.2.19b: Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



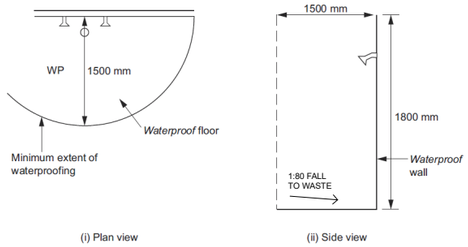
10.2.19 Preformed shower bases

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

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



(a) Enclosed shower

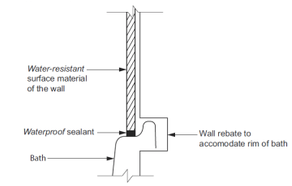


(b) Unenclosed shower

10.2.25 Shower area floor membrane application

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

Figure 10.2.20: Typical bath junctions



(a) Bath/wall junction - recessed

10.2.20 Baths and spas

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

Figure 10.2.27 (explanatory): Typical bond breaker details

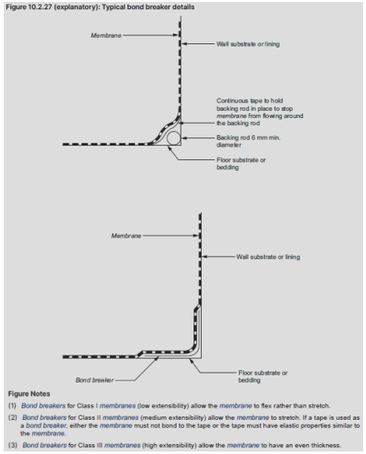


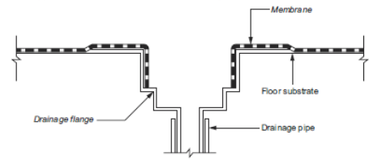
Figure Notes
(1) *Bond breakers* for Class I *membranes* (low extensibility) allow the *membrane* to flex rather than stretch.
(2) *Bond breakers* for Class II *membranes* (medium extensibility) allow the *membrane* to stretch. If a tape is used as a *bond breaker*, either the *membrane* must not bond to the tape or the tape must have elastic properties similar to the *membrane*.
(3) *Bond breakers* for Class III *membranes* (high extensibility) allow the *membrane* to have an even thickness.

10.2.27 Bond breaker installation for bonded membranes

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

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

Figure 10.2.29: Typical membrane termination at drainage outlet



10.2.29 Membrane to drainage connection

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

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

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

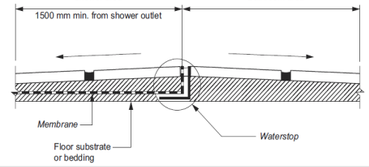


Figure Notes
Fall is to be provided in accordance with 10.2.12.

10.2.18 Unenclosed showers

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

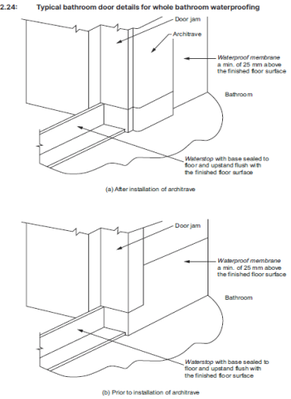
(B)
the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area.
(2)In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing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

PERFORMANCE REQUIREMENTS FOR WET AREAS WHERE STANDARDS ARE NOT USED .

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

of sanitary facilities, bathrooms, laundries and the like.

Figure 10.2.24: Typical bathroom door details for whole bathroom waterproofing



10.2.24 Flashings/junctions

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

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

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

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

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

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

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

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	WATERPROOFING
DATE	14/12/2024
DWG 736	SHEET 10
SCALE	

GENERAL SPECIFICATIONS

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

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

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS " AND "THE NCC 2022" AND AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS.

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

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

ENGINEERING

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

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH NCC 2022 PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

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

FOOTINGS AND SLABS

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

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

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870- 2011. REFER TO SOIL REPORT FOR SITE CLASSIFICATION , IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND DURING EXCAVATION IT SHOULD BE REPORTED TO THE BUILDING SURVEYOR FOR INSTRUCTIONS.

FLOORS

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

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 2021 MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH NCC 2021 PART 6.2 SUBFLOOR AREA IS TO FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm 2/M OF WALL LENGTH, WITH VENTS NOT MOE THAN 600 mm FROM CORNERS.

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

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

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

ROOF TRUSSES

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

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

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

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

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

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

METAL FURRING CHANNEL SCREW FIXED @ 450 CRS TO BOTTOM CORD OF ROOF TRUSSES

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 13.2 BUILDING FABRIC INSULATION INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS .

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

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 7.2.8 AND : ROOF TILES AS 2049 AND AS 2050, METAL SHEET ROOFING AS 1562.1 , POLYCARB ROOF SHEETING AS/NZS 4256.1.2.3 AND AS 1562.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH THE NCC 3.5.2 AND AS/NZS 3500.3.2 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA, OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY WALL. CLADDING TO BE IN ACCORDANCE WITH THE NCC 2022 7.2.8 AND MANUFACTURERS SPECIFICATIONS .

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH THE NCC PART 8.2, 8.3 & 8.4. WINDOWS ARE TO COMPLY WITH THE NCC WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2022
PART 5 AND AS 3700 UNREINFORCED MASONRY TO THE NCC 2022 5.4
MASONRY ACCESSORIES TO THE NCC 2022 NCC 2022 5.6
WEATHERPROOFING OF MASONRY TO THE NCC 2022 5.7

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

INSULATION

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

TYPICAL WALL FRAME

TO COMPLY WITH NCC 2022 PART 6 AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90X35 MGP IO PINE STUDS AND NOGGINGS, 90X35 MGP IO PINE TOP AND BOTTOM PLATES . BRACING AND TIE DOWNS
TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION BATTS TO WALLS TO COMPLY WITH THE NCC 2022 13.2.3

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 PART 13 ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 13.7 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY IN ACCORDANCE WITH THE NCC 2022 SECTION 10

WET AREA WATERPROOFING

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

SHOWER AREA TO BE IN ACCORDANCE WITH THE NCC PART 10.2.2

WATERPROOFING TO COMPLY WITH NCC 10.2.6 WATERPROOFING SYSTEMS

FALL TO SHOWER WASTE TO BE 1:80 IN ACCORDANCE WITH AS 3740 4.4
AND NCC 10.2.12

WALL SURFACES ADJACENT TO PLUMING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES, CEILING HEIGHTS TO BE IN ACCORDANCE WITH THE NCC 2022 PART H4

FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 10.4 REQUIRED FACILITIES IN ACCORDANCE WITH 3.8.3.2 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH THE NCC 2022 3.8.3.3 . PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH THE NCC 2022 10.5.1 WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

VENTILATION TO BE IN ACCORDANCE WITH THE NCC 2022 10.6 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF, NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA, IN ACCORDANCE WITH THE NCC 2022 10.6.2

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

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

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

PROPOSED RELOCATABLE HOME
BY "TINY HOUSE TASWIDE Pty Ltd"
54 GROVE RD, GLENNORCHY
FOR PATRICE WOODLAND

DRAWING	SPECIFICATIONS
DATE	14/12/2024
DWG 736	SHEET 11
SCALE	