DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-326
PROPOSED DEVELOPMENT:	Partial Demolition, alterations & extension
LOCATION:	20 Tregear Street Moonah
APPLICANT:	Draftone Tasmania
ADVERTISING START DATE:	19/12/2025
ADVERTISING EXPIRY DATE:	13/01/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **13/01/2026**.

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

Representations must be received by no later than 11.59 pm on **13/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **13/01/2026**.

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

Soil Test
By:
Date:

BAL Assessment
Rate: Not required: not in bushfire prone area
By:
Date:

Land Survey
By:
Date:

Thermal Assessment
By: Paul Hutchens Energy Rating
Date:

Corrosion Environment
Class: NCC 2022: Table 6.3.9a and Specifications 3

Alpine Area
Class:

Climate Zone - 7

Soil Classification
Class: TBA

Wind Speed
N2 Vh,u = 40m/s

Land Title
Folio No: 2
Volume: 202112

Site Coverage

Land	-	478.00m²
Existing		
House	-	122.14m²
Verandahs	-	25.47m²
Shed	-	9.00m²
TOTAL (for site coverage)	-	156.61m²
NEW		
House	-	122.14m²
Verandahs	-	12.80m²
Shed	-	9.00m²
Extension	-	40.85m²
Opening Roof Area	-	15.40m²
Entry Porch	-	3.50m²
TOTAL (for site coverage)	-	203.69m²
Site Coverage	-	42.61%

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-25-326
DATE RECEIVED: 11/11/2025

draftone TASMANIA
building design ● drafting
ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Jamie Forward & Jennifer Huryk
Job
Residential Reno/Extension
Job address
20 Tregear Street,
Moonah
Drawing
Scale: A3
DWG: 1 of 14
Date: 23-10-2025
Job No: 2025-14

Cover

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Layout Index

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Client
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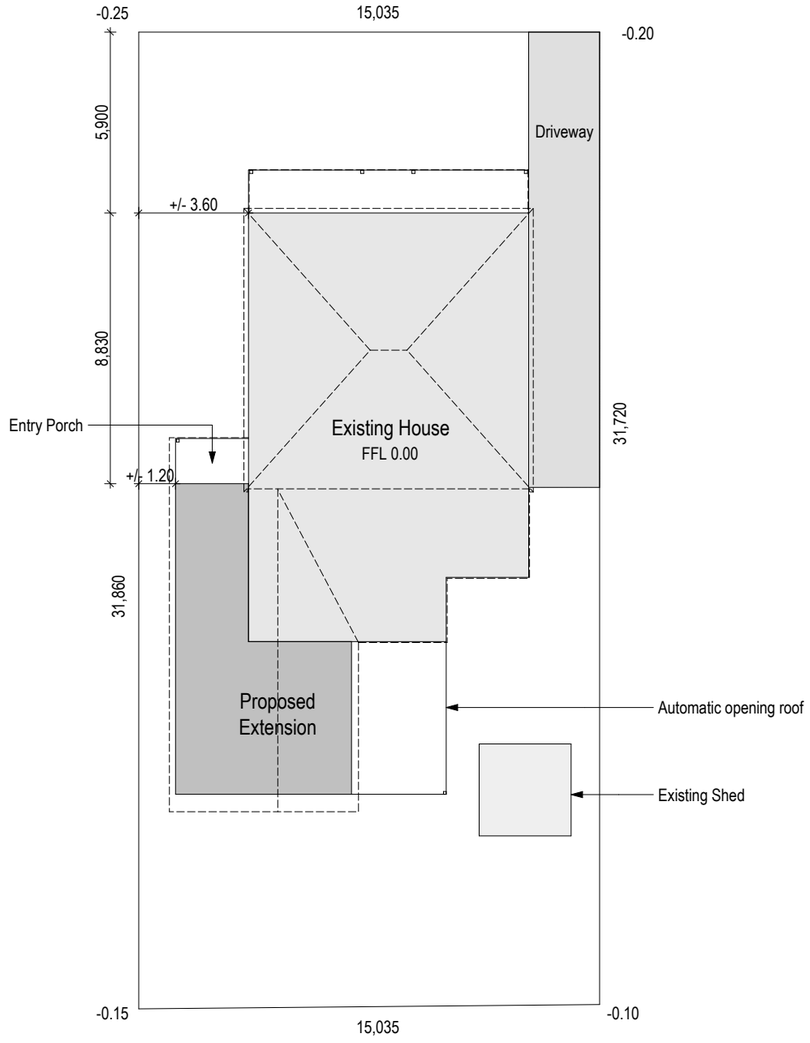
Job address
20 Tregear Street,
Moonah
Drawing
Scale: A3 - 1:200
DWG: 2 of 14
Date: 23-10-2025
Job No: 2025-14

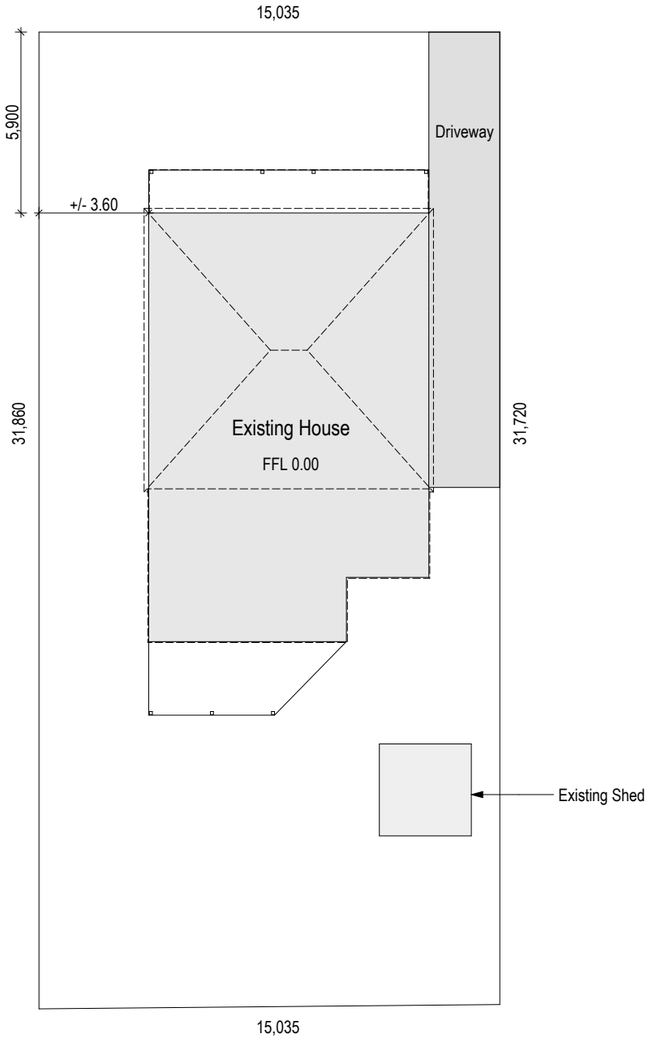
Site Plan

Tregear Street



New Site Plan

Tregear Street



Existing Site Plan

Amendments

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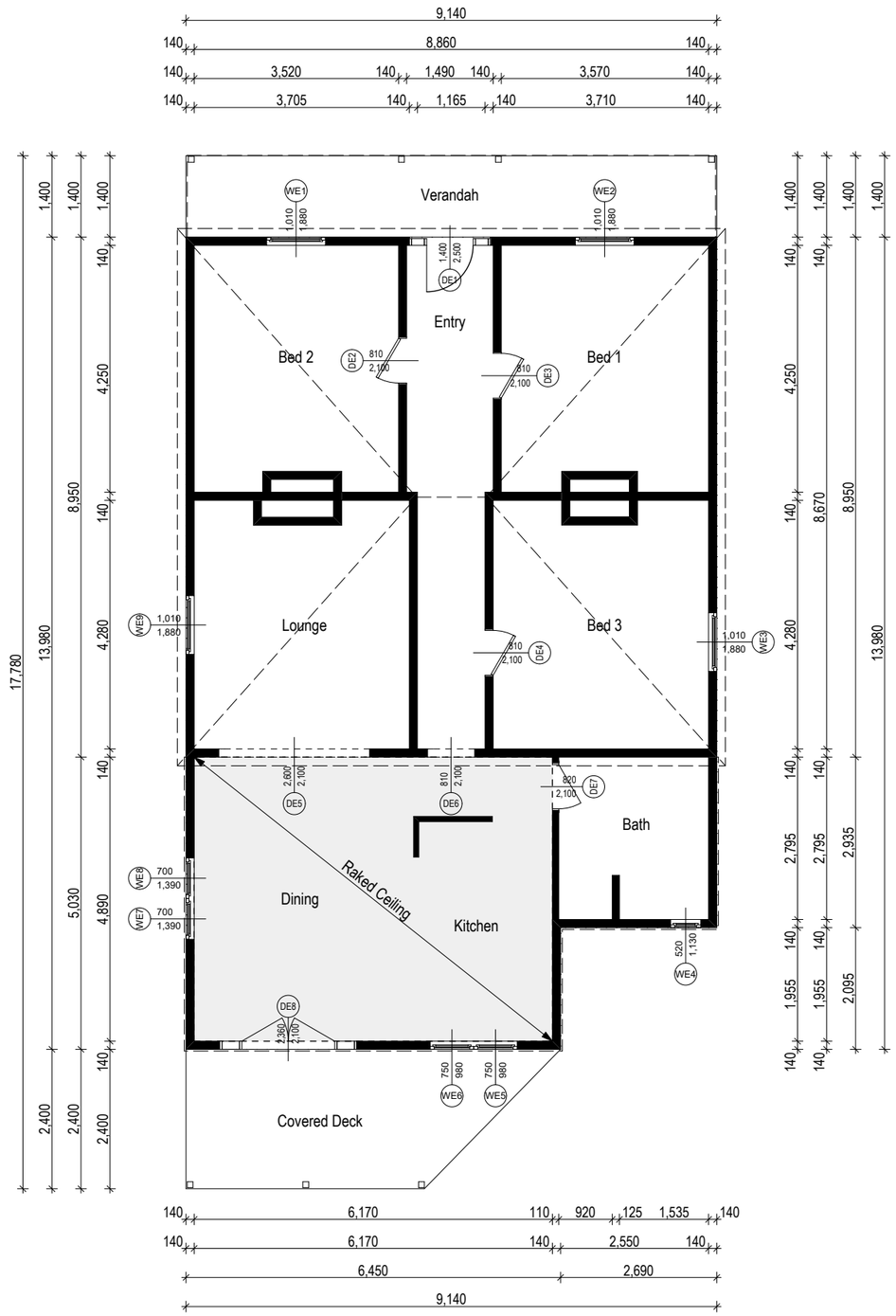

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20 Tregear Street,
Moonah

Drawing
Scale: A3 - 1:100
DWG: 3 of 14
Date: 23-10-2025
Job No: 2025-14

Existing - Floor Plan

Walls
- Existing Walls
- New Walls
- Walls to be removed

Windows
Width 1,210 Height 900
W05 Window number

Amendments

Date	By

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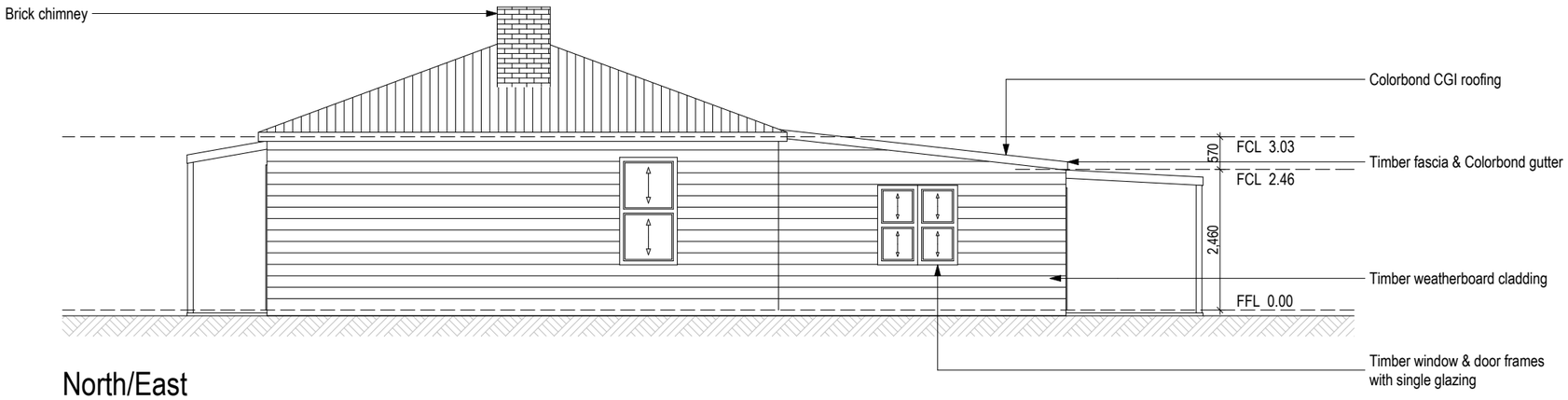
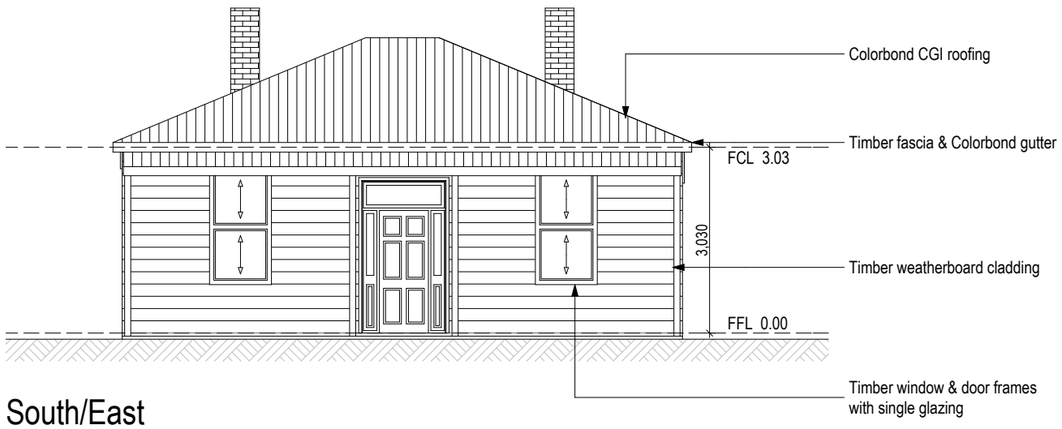
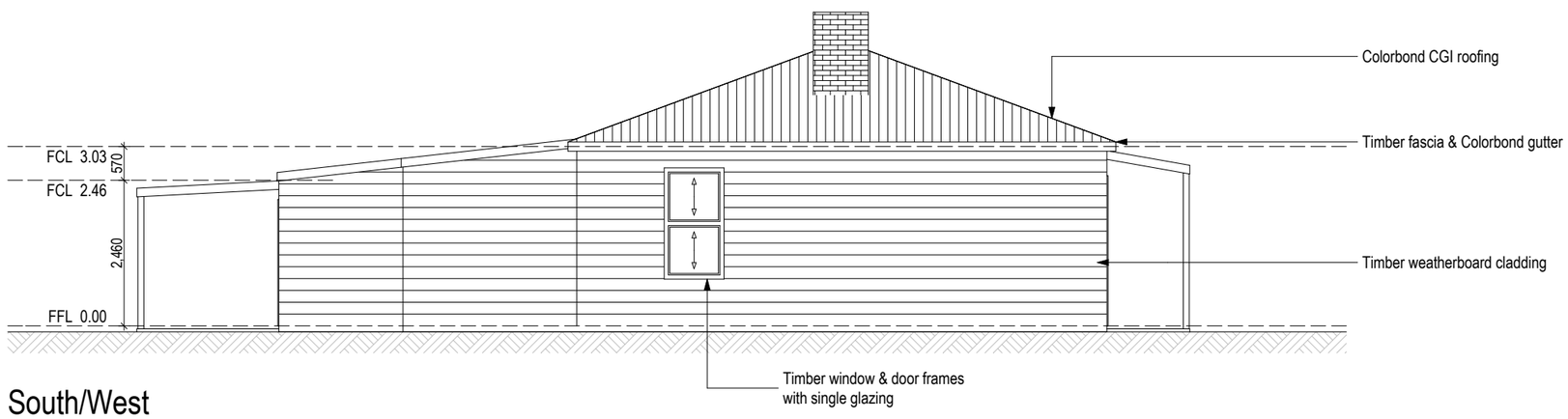


North/East

North/West



South/East



South/West

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Drawing
Scale: A3 - 1:100
DWG: 4 of 14
Date: 23-10-2025
Job No: 2025-14

Existing - Elevations

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Timber weatherboards	Cream
Downpipes	uPVC	To match wall
Roof	CGI	CB Ironstone or similar
Windows & Doors	Timber	White
Fascia	Timber	White
Gutter	Colorbond	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

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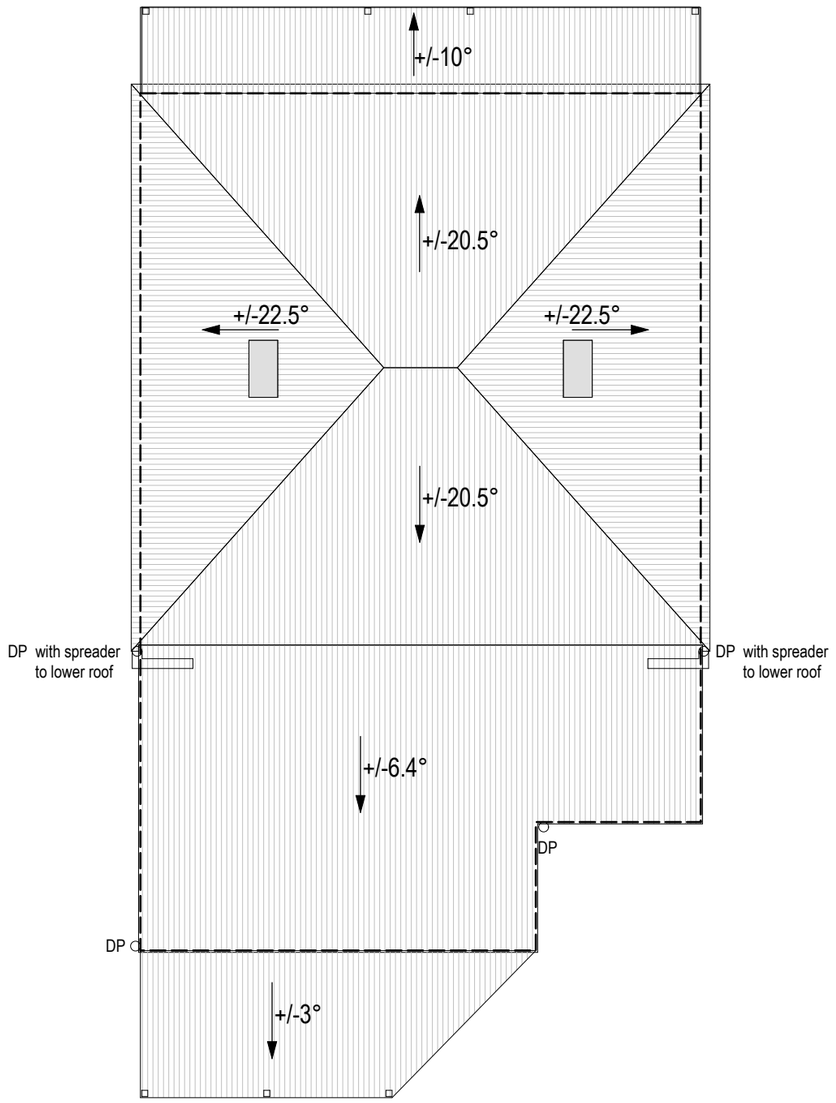

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Job
Residential Reno/Extension

Job address
20 Tregear Street,
Moonah

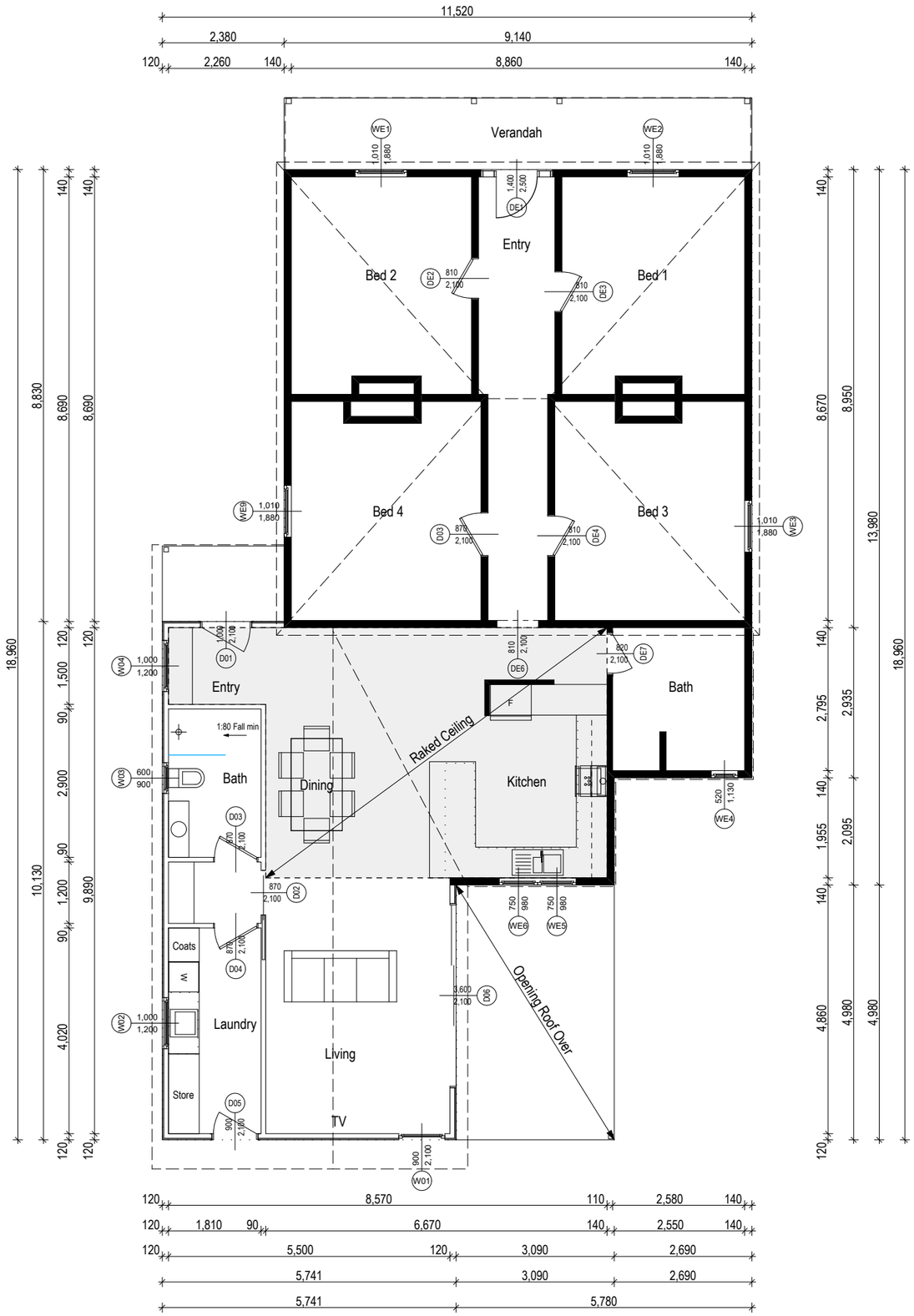
Drawing
Scale: A3 - 1:100
DWG: 5 of 14
Date: 23-10-2025
Job No: 2025-14

Existing - Roof Plan

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



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Drawing
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DWG: 6 of 14
Date: 23-10-2025
Job No: 2025-14

New Floor Plan

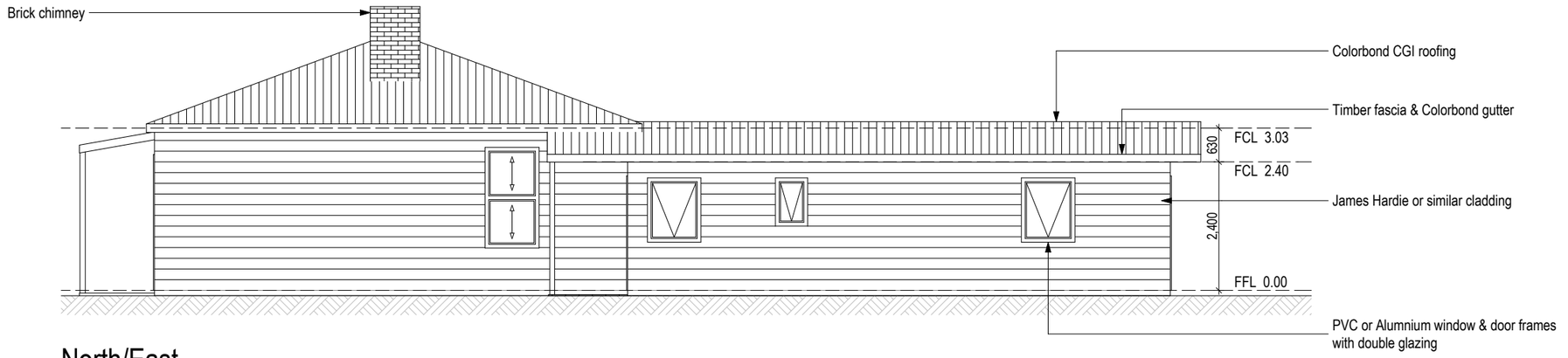
Walls
- Existing Walls
- New Walls
- Walls to be removed

Windows
Width 1,210 900 Height
W05 Window number

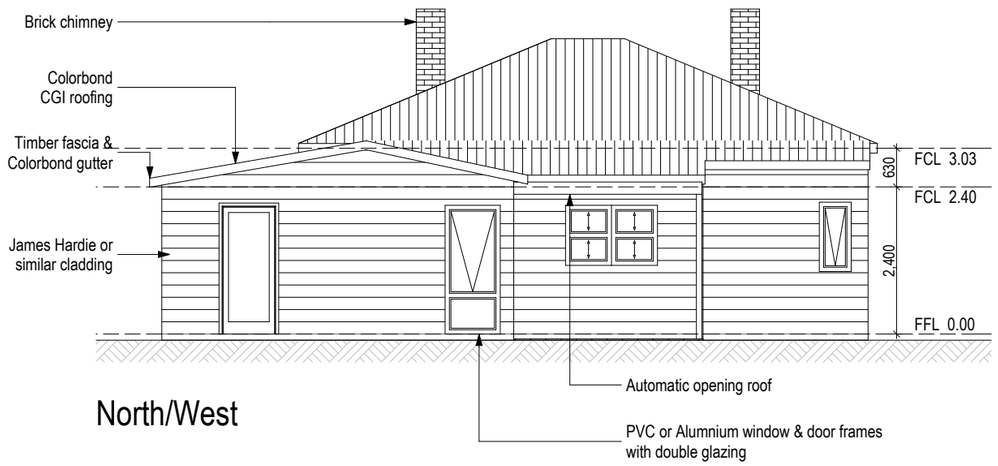
Amendments

Date	By

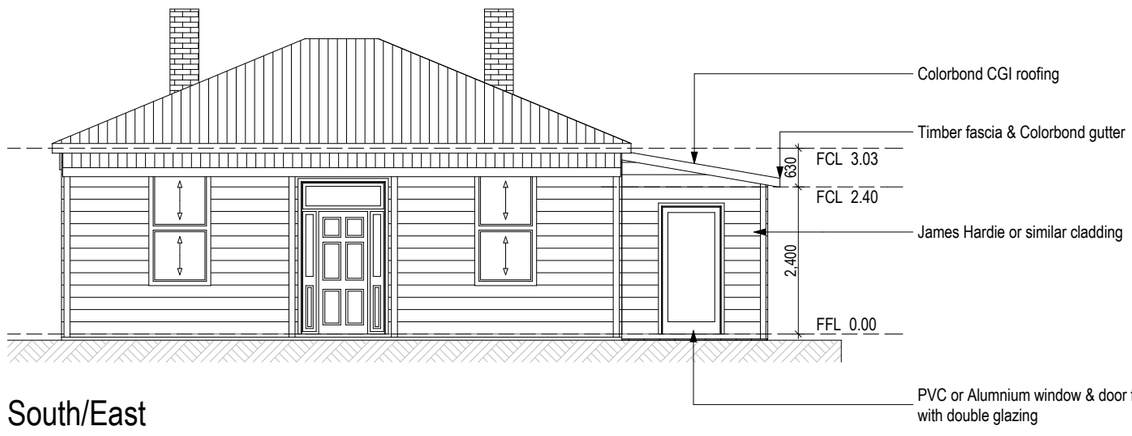
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



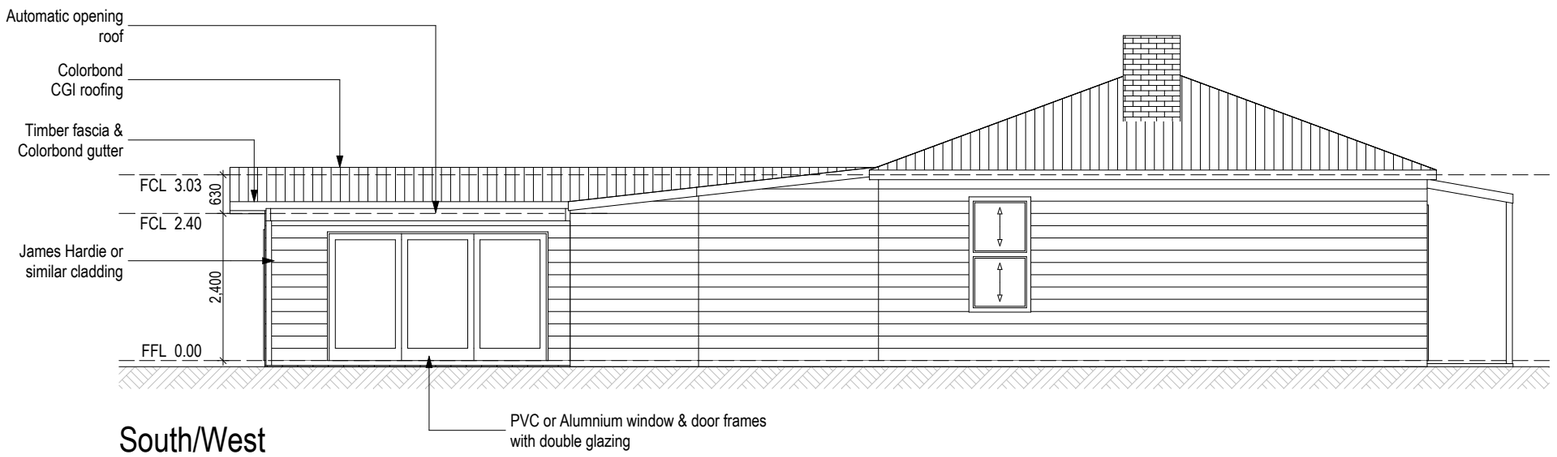
North/East



North/West



South/East



South/West

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Timber weatherboards	Cream
New wall cladding	Cement sheet WB	To match existing
Downpipes	uPVC	To match wall
New Roof	CGI Colorbond	CB To match existing
Windows & Doors	PVC or aluminium	White
Fascia	Timber	White
Gutter	Colorbond	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

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Job No: 2025-14

New Elevations

Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m^2	Roof catchment area per downpipe — 40 m^2	Roof catchment area per downpipe — 50 m^2	Roof catchment area per downpipe — 60 m^2	Roof catchment area per downpipe — 70 m^2
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm^2)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

State	Locality	*Annual exceedance probability*, 5% (mm/h)	*Annual exceedance probability*, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

(1) For an end-stop weir with—
  (a) a minimum clear width of 100 mm; and
  (b) the weir edge installed a minimum 25 mm below the top of the fascia,
  the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
(2) An end-stop weir is not suitable where the end-stop abuts a wall.
(3) For an inverted nozzle installed within 500 mm of a gutter high point with—
  (a) a minimum nozzle size of 100 mm × 50 mm positioned lengthways in the gutter; and
  (b) the top of the nozzle installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
(4) For a front face weir with—
  (a) a minimum clear width of 200 mm; and
  (b) a minimum clear height of 20 mm; and
  (c) the weir edge installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
(5) For a rainhead with—
  (a) a 75 mm diameter hole in the outward face of the rainhead; and
  (b) the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

(1) For a front face slotted gutter with—
  (a) a minimum slot opening area of 1200 mm^2 per metre of gutter; and
  (b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
(2) For a controlled back gap with—
  (a) a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
  (b) one spacer per bracket, with the spacer not more than 50 mm wide; and
  (c) the back of the gutter installed a minimum of 10 mm below the top of the fascia,
  the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
(3) For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the *required* offset of the gutter from the fascia.
(4) For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter

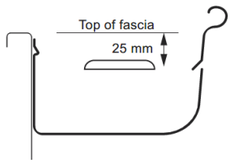


Figure 7.4.6b: Construction of controlled back gap

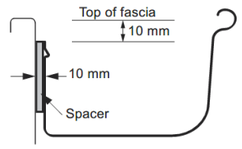


Figure 7.4.6c: Construction of controlled front bead height

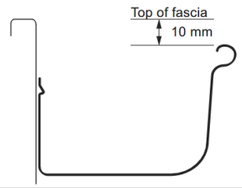
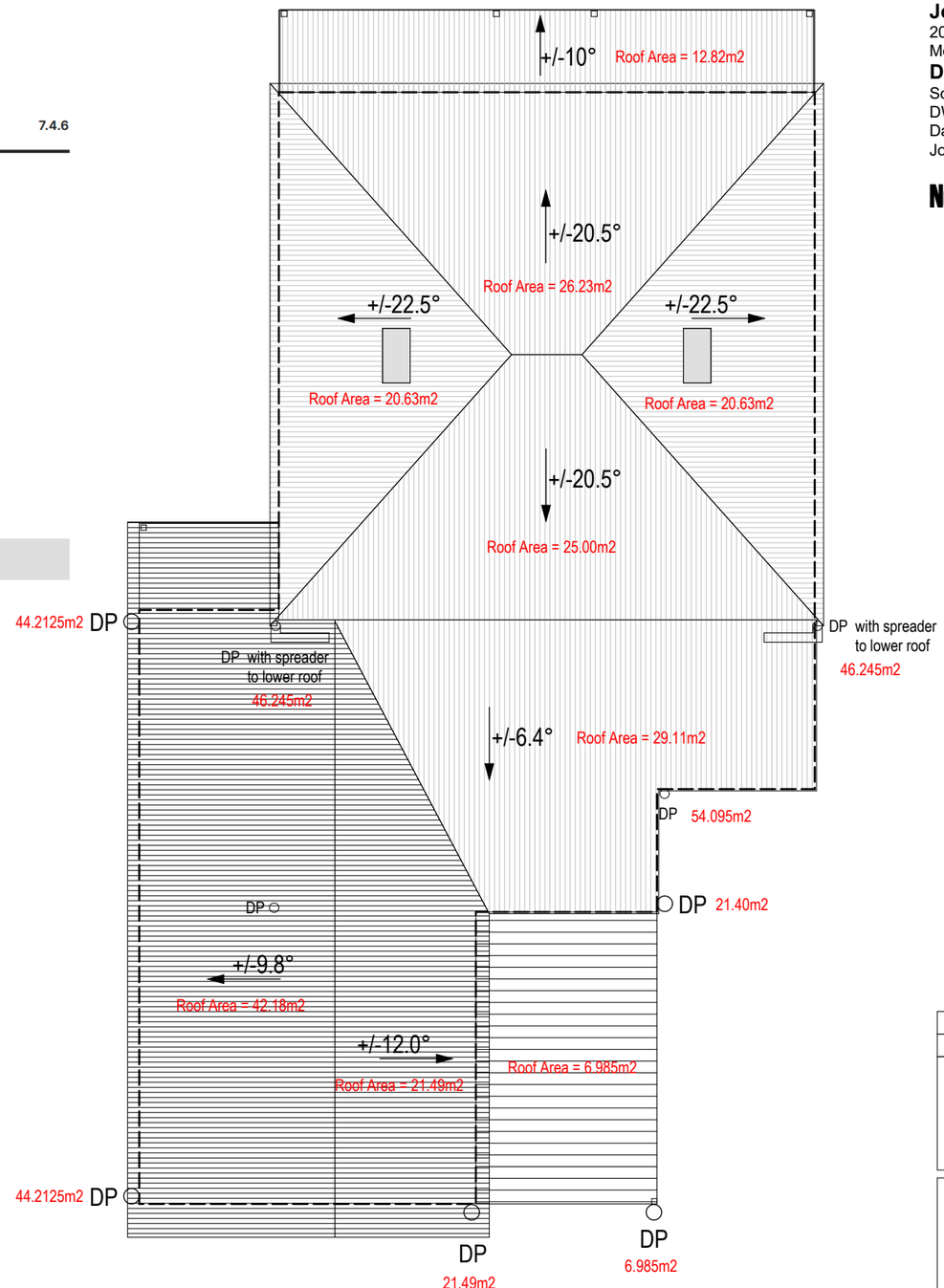


Figure Notes
Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



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New Roof Plan

Amendments

Date	By

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Window List

ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
W01		2,100	900	2,100	Top Hung		Clear Double	
W02		1,200	1,000	2,100	Top Hung		Clear Double	
W03		900	600	2,100	Top Hung		Obscure Double	
W04		1,200	1,000	2,100	Top Hung		Clear Double	
WE1		1,880	1,010	2,670	Sliding Vertical	Timber		
WE2		1,880	1,010	2,670	Sliding Vertical			
WE3		1,880	1,010	2,670	Sliding Vertical			
WE4		1,130	520	2,150	Top Hung			
WE5		980	750	2,100	Sliding Vertical			
WE6		980	750	2,100	Sliding Vertical			
WE7		1,390	700	2,180	Sliding Vertical			
WE8		1,390	700	2,180	Sliding Vertical			
WE9		1,880	1,010	2,670	Sliding Vertical			

Door List

ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing
D01		2,100	1,000	2,100	Hinged	Aluminium	Obscure Double
D02		2,100	870	2,100	Sliding	Timber	
D03		2,100	870	2,100	Hinged	Timber	
D04		2,100	870	2,100	Hinged	Timber	
D05		2,100	900	2,100	Hinged	Aluminium	Clear Double
D06		2,100	3,600	2,100	Sliding	Aluminium	Clear Double
DE1		2,500	1,400	2,500	Hinged	Timber	Obscure Single
DE2		2,100	810	2,100	Hinged	Timber	
DE3		2,100	810	2,100	Hinged	Timber	
DE4		2,100	810	2,100	Hinged	Timber	
DE5		2,100	2,600	2,100			
DE6		2,100	810	2,100			
DE7		2,100	820	2,100	Hinged	Timber	Obscure Single
DE8		2,100	2,360	2,100	Hinged	Timber	Clear Single

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Job
Residential Reno/Extension

Job address
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Moonah

Drawing
Scale: A3
DWG: 9 of 14
Date: 23-10-2025
Job No: 2025-14

Window & Door Schedule

Amendments

Date	By

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Part 2 Dwelling entrance

2.1 Clear opening width

(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.

(2) The minimum clear opening width required by (1) must be measured in accordance with Figure 2.1.

Figure 2.1: Measurement of clear opening width

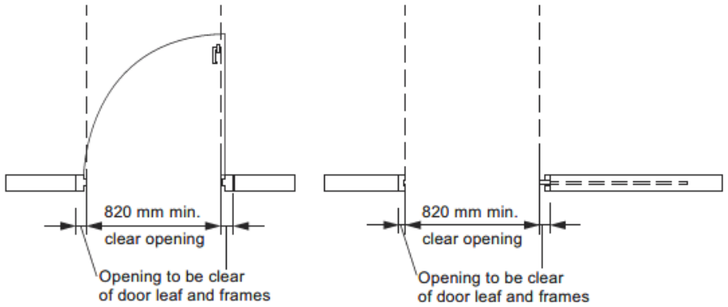

Figure Notes

(1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.

(2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.

(3) The door handle may encroach the required minimum clear opening width.

Information: Door leaf dimensions

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Meaning of 'entrance door'

An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold

The threshold of an entrance door that is subject to Clause 2.1 must—

(a) be level; or

(b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the entrance door; and

(iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or

(d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—

(i) have no lip or upstand greater than 15 mm within the sill profile; and

(ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Information: Termite management

For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling: see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1.

AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.

Information: Damp-proof course

For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

Information: Finished surface

The finished surfaces abutting a door sill will involve the external surface on one side and the internal floor finish on the other side. Finished surfaces may include a carpet or tiled finish internally, or decking, paving or the like externally. Door mats should not be counted as forming a finished surface either side of the door sill.

2.3 Landing area

An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is—

(a) unobstructed (other than by a gate or a screen door); and

(b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Applications

(1) Clause 2.3 only applies to a Class 1a building.

(2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.

(3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

Information: Entrance doors to Class 2 sole-occupancy units

Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

(a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.

(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—

(i) 8 mm: or

(ii) in a *designated bushfire prone area*, that permitted by AS 3959.

(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Applications

(1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage.

(2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed.

(3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas.

(4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

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Livable Housing Part 2

Amendments

Date	By

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Part 3 Internal doors and corridors

3.1 Clear opening width

Internal doorways must provide a minimum clear opening width of 820 mm, measured in accordance with Figure 2.1.

Applications

Clause 3.1 only applies to a doorway that connects to, or is in the path of travel to, any of the following:

(a) *Habitable room* or laundry on the ground or entry level.

(b) Attached Class 10a garage or carport that forms part of an access path required by Clause 1.1.

(c) *Sanitary compartment* on the ground or entry level complying with Parts 4 and 6.

(d) room containing a shower complying with Parts 5 and 6.

Information: Clear opening width

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Split level designs

The requirements of 3.1 do not prevent the use of split levels within the dwelling, including on the ground or entrance level. However, where a split level is used in the path of travel to one or more of the doors listed in the Application, those doors will still need to comply with 3.1.

3.2 Threshold

The threshold of an internal doorway that is subject to Clause 3.1 must—

(a) be level; or

(b) have a height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the doorway it serves.

3.3 Corridor width

Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

Applications

Clause 3.3 does not apply to a stairway that is in the path of travel to a shower complying with Parts 5 and 6 that is on a level other than the ground or entry level.

Information

Skirting boards, architraves, timber mouldings, skirting tiles, door stops, conduits, general power outlets and the like may be disregarded for the purposes of compliance with Clause 3.3.

Door hardware may encroach the required minimum corridor width.

Part 4 Sanitary compartment

4.1 Location

There must be at least one *sanitary compartment* located on the ground or entry level of a dwelling.

Information

The term *sanitary compartment* refers to a room or space containing a toilet. It applies equally to any type of room or space containing a toilet, such as a bathroom, ensuite, powder room or other separate room. It is used in place of the word 'toilet' for consistency with the wording of the NCC and to avoid confusion with the use of the word 'toilet' to refer to a plumbing fixture rather than the room in which that fixture is located.

"At least one *sanitary compartment*" means that in a dwelling with two or more *sanitary compartments*, only one needs to be located on the ground or entry level and comply with the requirements of this Part.

4.2 Circulation space

A *sanitary compartment* that is subject to Clause 4.1 must be constructed in accordance with the following:

(a) For a toilet pan located in a separate *sanitary compartment*, there must be a clear width of not less than 900 mm between the finished surfaces of opposing walls either side of the toilet pan.

(b) For a room containing a toilet pan, any fixed obstruction, such as a basin or a vanity unit, must be located at least 450 mm from the centreline of the toilet pan normal to the front face of the cistern.

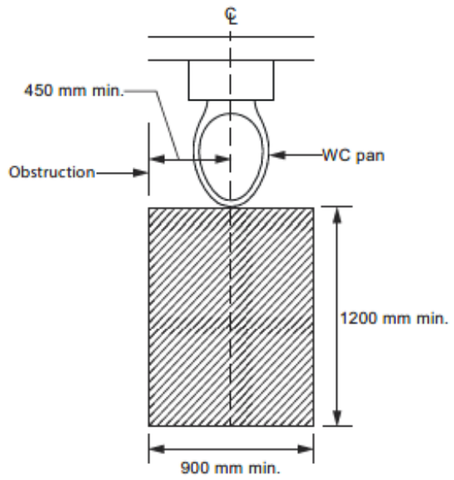
(c) A clear minimum circulation space of 1200 mm by 900 mm must be provided from the front edge of the toilet pan.

(d) Compliance with (c) must be determined in accordance with Figure 4.2.

Applications

4.2(c) requires that a minimum circulation space of 1200 mm long by 900 mm wide clear space be provided in front of the toilet pan, and this applies for both a separate *sanitary compartment* and for a *sanitary compartment* that is combined with a bathroom. The minimum circulation space must be clear of the door swing and applies regardless of whether the door is inwards or outwards swinging or is a cavity slider.

Figure 4.2: Circulation space for a toilet pan



Information

(1) NCC Volumes One and Two also contain requirements for the location and construction of *sanitary compartments*.

(2) NCC Volume Three contains requirements for *plumbing* and *drainage* installations in *sanitary compartments*.

(3) Skirting boards, architraves, toilet roll holders, skirting tiles, door stops and the like may be disregarded when determining compliance with Clause 4.2.

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Livable Housing Part 3-4

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-25-326
DATE RECEIVED: 11/11/2025

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 5 Shower

5.1 Application

At least one shower must comply with Clause 5.2.

Information

"At least one shower" means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part.

A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry

(1) At least one shower must have a hobless and step-free entry.

(2) A lip not more than 5 mm in height may be provided for water retention purposes.

Applications

For the purposes of 5.2, a lip meeting the requirements of 5.2(2) is not a step.

Information: Hobless and step-free

Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e. 'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.

Information: Waterproofing

AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location

(1) Reinforcing in accordance with Clause 6.2 must be provided to any—

(a) *sanitary compartment* that is subject to Part 4; and

(b) bathroom containing a—

(i) shower that is subject to Part 5; or

(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.

(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.

(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

6.2 Construction

(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—

(a) Figures 6.2a or 6.2b for walls surrounding a bath; and

(b) Figures 6.2c or 6.2d for shower walls; and

(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and

(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.

(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—

(a) is narrower than the width of the area *required* to be provided with reinforcing; or

(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.

(3) Reinforcing required by (1) must be constructed using one of the following materials:

(a) A minimum of 12 mm thick structural grade plywood, or similar.

(b) Timber noggings with a minimum thickness of 25 mm.

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Livable Housing Part 5-6

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-25-326
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Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2a: Location of noggings for walls surrounding a bath

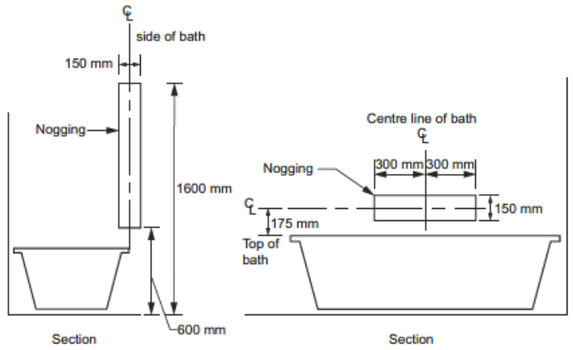

Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2b: Location of sheeting for walls surrounding a bath

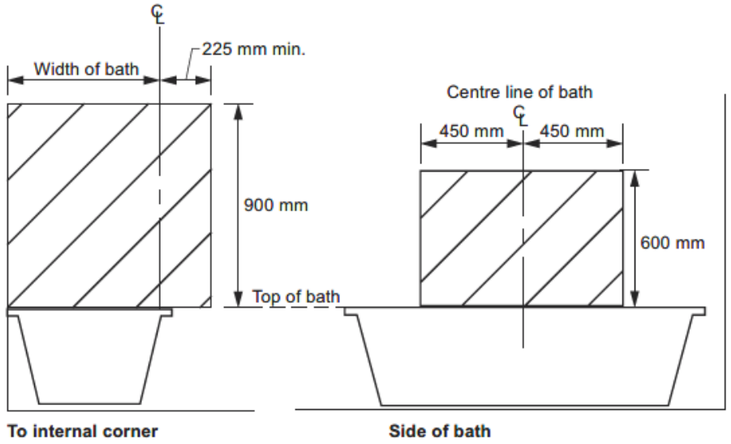

Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

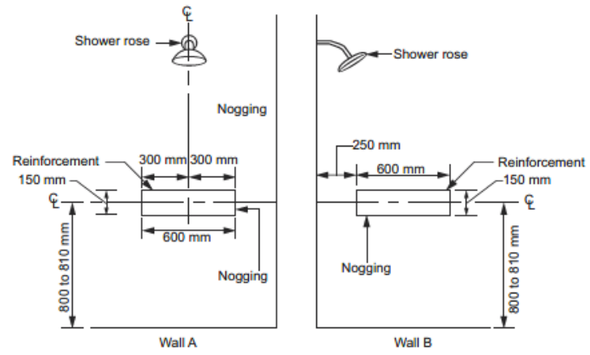

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

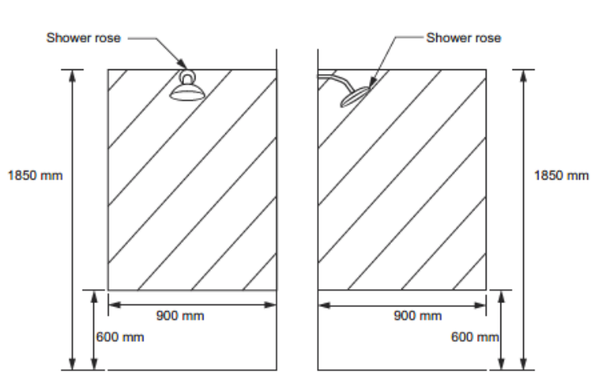

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

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Livable Housing Part 6

Amendments

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(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

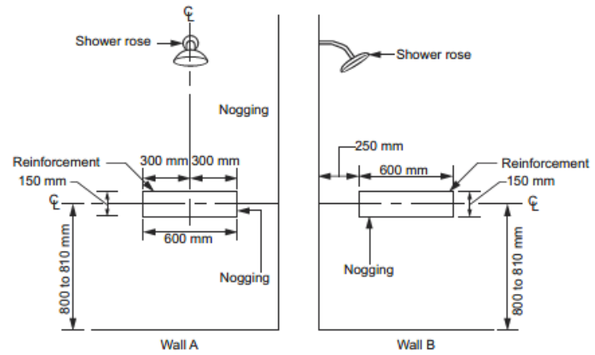


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

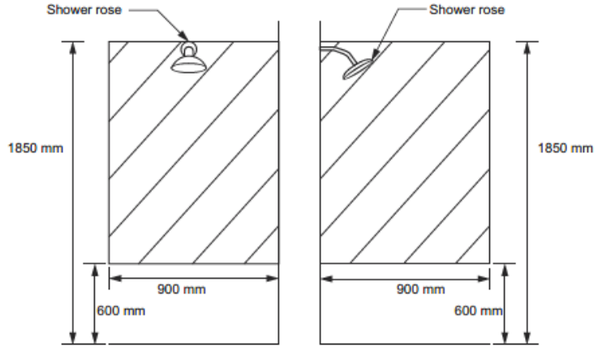


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

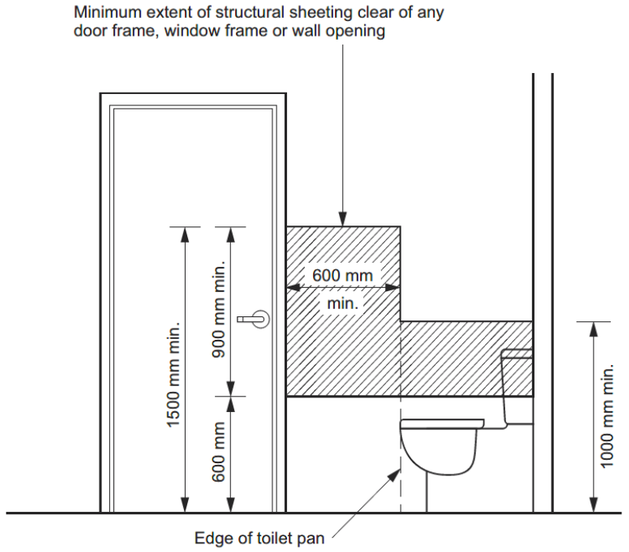


Figure 6.2f: Location of noggings for a wall behind a toilet pan

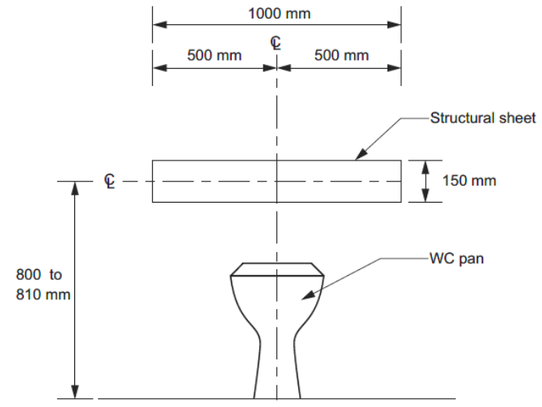
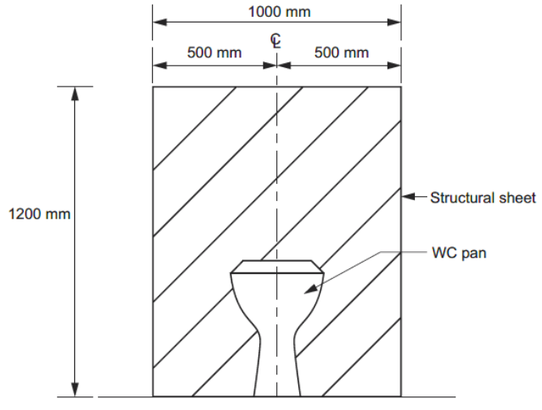


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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