DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053400

PROPOSAL: Two Multiple Dwelling (One new & One Existing)

LOCATION: 262 Cambridge Road, Warrane

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 28 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 28 October 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 28 October 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Single Residential Dwelling

Location:

262 Cambridge Road, Warrane

Personal Information Removed

City of Clarence

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site:

Existing single residential dwelling

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59542	30
EDITION	DATE OF ISSUE
4	07-Dec-2021

SEARCH DATE : 18-Nov-2024
SEARCH TIME : 05.09 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 30 on Plan 59542 (formerly being P1473)
Derivation : Whole of 7A-0R-3.8/10Ps. Gtd. to The Director of Housing
Prior CT 2002/76

SCHEDULE 1

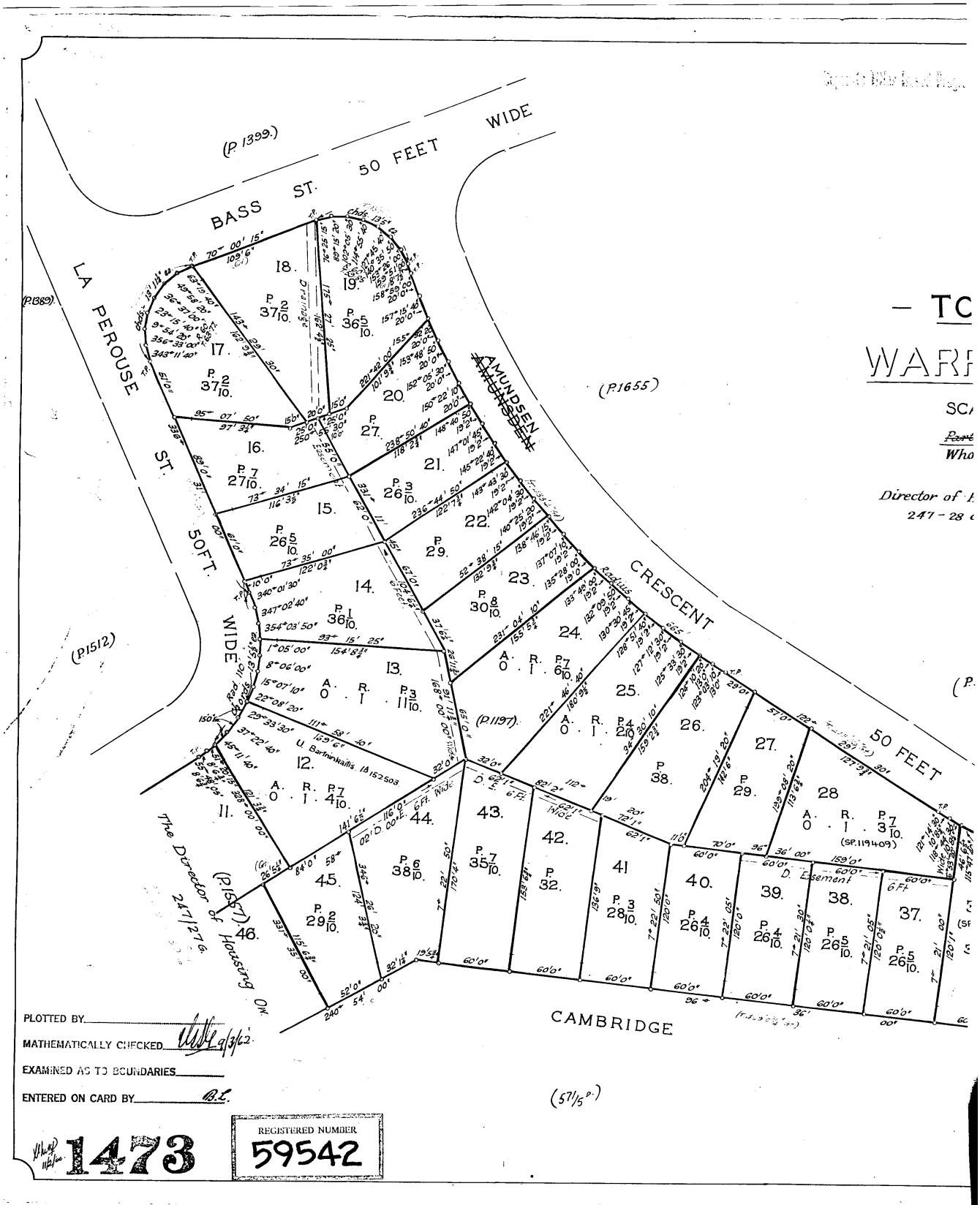
M623182 TRANSFER to HELENA ELISABETH LEHOS and LEWIS EDWARD UTTING Registered 02-May-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E285734 MORTGAGE to Macquarie Bank Limited Registered 07-Dec-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



1473

9 (See FN's)

The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 3rd day of August one thousand nine hundred and Sixty in pursuance of authorisation given at a meeting of the Commissioners held on the 24th day of August 1960

Chairman

Commissioner

Secretary

— TOWN OF WARRANE —

WARRANE SUBDIVISION

SCALE:- 50 FT. TO AN INCH

~~Part of 11· 0· 38 Acs~~ for the Erection of Homes

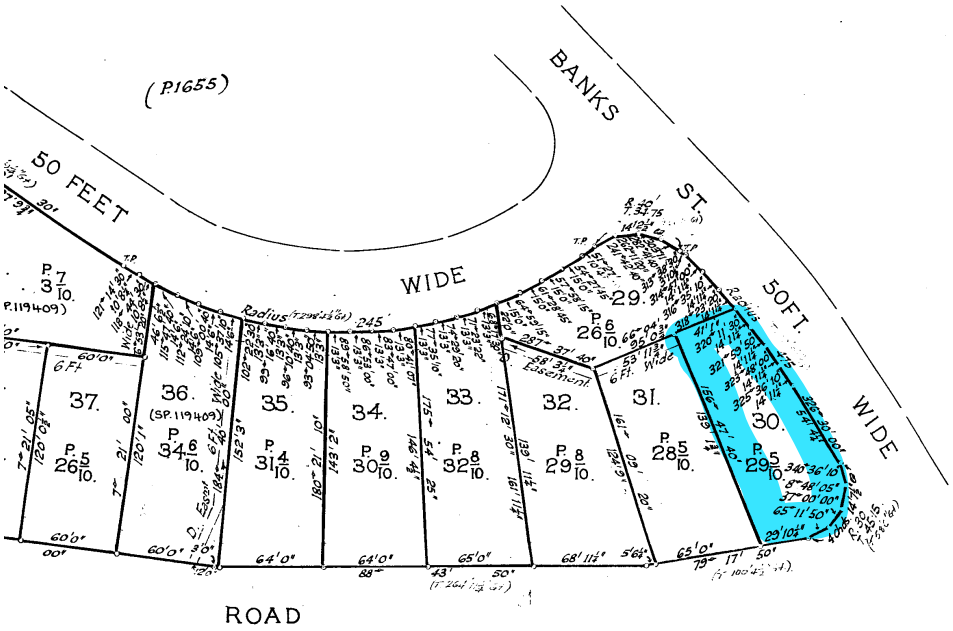
Whole of 7· 0· 3½ Lots 12 to 45 inc. Gtd. to Director of Housing

SEC. R

Director of Housing
247 - 28 G.

Crown Solicitor

CROWN SOLICITOR



P.E.G. Miller (8406)

11.2.60

MC Planners Ref: 25107

30 September 2025

Chief Executive Officer

Clarence City Council

Via email – cityplanning@ccc.tas.gov.au

FURTHER INFORMATION FOR APPLICATION – PDPLANPMTD-2025/053400 – TWO MULTIPLE DWELLINGS (ONE EXISTING, ONE NEW) – 262 CAMBRIDGE ROAD, WARRANE

Thank you for your Request for Further Information, dated 16/08/2025, for the application for the above property. MC Planners has been engaged by Ronald Young & Co Builders Pty Ltd to respond to the request.

In supporting this response, the following reports and documents are included:

- Attachment 1 – Revised Plans

General Residential Zone

Setbacks and building envelope

8.4.2 Setbacks and building envelopes for all dwellings • Clause 8.4.2 A3 is not met in that the proposed development exceeds the building envelope. In this instance, please provide a response to the corresponding performance criteria, including shadow diagrams showing overshadowing on 21 June 9am, 12pm and 3pm.

Response: The proposed dwelling projects outside the building envelope by a maximum of approximately 0.9m at the north-west, falling to ~0.7m at the south-west and ~0.3m at the north-east (owing to the gradient of the land).

Performance Criterion P3 is addressed as follows.

A3 …	P3 The siting and scale of a dwelling must:

	(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

The site adjoins properties at 2 Banks Street to the north-west and 260 Cambridge Road to the west. The proposed development will not cause an unreasonable loss of amenity to these properties as per below (a). Being to the south-east of 2 Banks Street, the development is not expected to cause any shading to that property on the winter solstice. The proposed dwelling is located approximately 11m to the north-east of the dwelling at 260 Cambridge Road and would cause no shading of that dwelling or its substantial area of private open space during the afternoon on the winter solstice (i and ii). The extent of additional shading caused during the morning on the winter solstice as a result of the limited projection outside the building envelope would be negligible. As such, shadow diagrams are not considered necessary in this instance.

There is no adjoining vacant property (iii).

The scale, bulk and proportions of the development are typical of a modest 2 storey suburban dwelling, and less substantial than comparable examples in the vicinity, such as the four 2 storey multiple dwellings at 5-9 Banks Street. The substantial nearby buildings at 281 Cambridge Road also provide a visual point of reference that contextualise the proposed dwelling. Articulation of the façade with differentiated cladding on the upper and lower storeys, as well as the stepping down of the roofline on the longer western elevation, further mitigate any potential visual impact. The proposed dwelling is diagonally offset from the dwelling at 2 Banks Street and its private open space is partially shielded from view by an existing outbuilding at 260 Cambridge Road. The visual impact of the proposed dwelling would therefore not be unreasonable (iv).

The siting of the proposed dwelling will increase the consistency of separation distance between dwellings in the immediate vicinity (b). Currently, the residence on the site has a separation distance of ~8m from that at 260 Cambridge Road and ~29m from that at 2 Banks Street. The proposed development would not alter the separation from 260 Cambridge Road but would reduce the separation from the dwelling at 2 Banks Street to ~7m. This accords with typical separation distances for neighbouring properties (see *Figure 1*).

Figure 1 - Separation distances - annotated LISTmap

The proposed dwelling will not cause an unreasonable reduction in sunlight to any solar installation (c). The dwelling will not impact the solar installation at 2 Banks Street, nor cause any loss of sunlight to the solar installation at 260 Cambridge Road during the afternoon on the winter solstice (i). There is no existing solar installation on the existing dwelling on the site (ii).

The proposal meets Performance Criterion P3 and complies with the standard.

Private open space

8.4.3 Site coverage and private open space for all dwellings

- Clause 8.4.3 A2 is not met, in that the proposed private open space for each dwelling is located between the frontage and the dwelling. In this instance, please provide a response to the corresponding performance criteria in relation to how each proposed private open space is conveniently located to the dwellings living area and is orientated to take advantage of sunlight.

Response: The private open space for the existing dwelling as shown on the revised plans meets Acceptable Solution A2, as it has a minimum area of 24m^2 with a minimum horizontal dimension in excess of 4m, is not located between the dwelling and the frontage and has a gradient no greater than 1:10.

There is no compliant area of private open space for the proposed new dwelling. Performance Criterion P2 is addressed as follows.

A2 …	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

The proposed dwelling has a nominal area of contiguous private open space comprising 64m^2 wrapping around the north-west and north-east sides of the building, as shown in the revised plans. While part of the space is located between the dwelling and the frontage, an ample area of ~20m^2 is located between the dwelling and the northern side boundary. This space is directly accessed from the ground floor living area (a) and includes a patio that provides an integrated extension of the living space in a private location that is oriented for solar access (b). The extended private open space to the east of the dwelling is protected from exposure to the road by the existing paling fence, which is to be retained. The space provides a suitable area for outdoor living activities for the dwelling's residents and meets Performance Criterion P2, complying with the standard.

Waste storage

8.4.8 Waste storage for multiple dwellings

- Clause 8.4.8 A1, please show on the site plan all proposed waste storage areas suitable to meet the above standard.

Response: Please refer to the bin storage areas for each dwelling, nominated on the revised plans.

Parking and Sustainable Transport Code

Car parking numbers

C2.5.1 Car parking numbers

- It appears that there is a shortfall of one parking space as the proposal is missing the visitor park. Please either include the visitor park on the site plan or demonstrate compliance with the corresponding performance criteria C2.5.1 P1.2 in relation to how the proposed parking numbers meets the needs, scale and nature of the residential use.

Response: Performance Criterion P1.1 does not apply, as it does not relate to dwellings. Performance Criterion P1.2 is addressed as follows.

A1 …	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: … P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

	(a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.

Four car parking spaces is adequate for the proposed development for two multiple dwellings. Two dwellings is a low-intensity use, generating a requirement for one visitor car parking space as a result of required rounding; the rate of one space per four dwellings in accordance with Table C2.1 equates to only 0.5 of a space (a). The existing and proposed dwellings are modestly sized and each contain only three bedrooms (b), typically accommodating a family with shared transport. The site adjoins a high frequency bus route along Cambridge Road with inbound and outbound bus stops located within 40m, reducing potential reliance on car transport. The majority of dwellings in the locality are single dwellings; as such, there is no requirement for visitor parking for those dwellings (c). The provision of two on-site parking spaces for each dwelling is considered reasonable in this context. The proposal therefore meets Performance Criterion P1.2 and complies with the standard.

Car parking construction

C2.6.1 & C2.6.2

- Please confirm if the engineering plans for the driveway are to be submitted with this planning application. In addition, please provide a 3.6m minimum crossover width as per TSD-R09-v3.

Response: Engineering plans will be submitted with the building application. A minimum crossover width of 3.6m is proposed, as shown in the revised plans.

Advice from Council's Plumbing Team

Councils Records show the existing dwellings drainage connection will be under the proposed development, please verify how this will be resolved.

Response: Engineering plans will be submitted with the building application.

Advice from Council's Stormwater Team

Council, as a Stormwater authority, formed a view that the proposed development will intensify the stormwater discharge from the property and hence requires approval under the Urban Drainage Act 2013 and the stormwater is to be designed as per Council's Stormwater Management Procedure for new development (Stormwater-Management-Procedure-for-New-Development (1).pdf). This requirement will be assessed as part of engineering plans assessment if the proposed DA is approved.

Response: Engineering plans will be submitted with the building application.

We trust this meets the requirements of the request. If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or phone 6288 7248.

Personal Information Removed

ATTACHMENT 1

Revised Plans – 262 Cambridge Road

2333 Proposed Dwelling, WEBB

262 CAMBRIDGE ROAD, WARRANE

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Site Information

Land Title Reference : CT 59542/30
Wind Classification : TBC
Soil Classification : TBC
Climate Zone : 7
Bushfire Attack Level: LOW

AREA SCHEDULE

Ground Floor : 71.7 m²
Upper Floor : 66.8 m²

Total Floor Area : 138.5 m²

Porch : 3.7 m²
Patio : 4.8 m²

GLAZING NOTE:
All windows are Double glazed

THIS PLAN IS ACCEPTED BY:

.....

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

.....

DATE:

.....

Drawing No.	Description
01	SITE PLAN
02	GROUND FLOOR PLAN
02A	UPPER FLOOR PLAN
03	ELEVATIONS SHEET 1
03A	ELEVATIONS SHEET 2
03C	PERSPECTIVE VIEWS
04	ROOF PLAN
05	SECTION
05A	DETAILS
06	STRUCTURE_LOWER & UPPER FL

Drawing No.	Description
07	BRACING PLAN
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	LIGHTING CALCULATIONS & WINDOW SCHEDULE
11	GENERAL NOTES
12	BCA COMPLIANCE
13	BAL LOW NOTES
14	WET AREA SPECIFICATIONS

Scale: 1 : 100

Rev.	Description	Date	Drawn
B	Detention Tank added & modified as Feedback	08.08.2025	RK
A	modified as feedback	27.06.2025	RK
	BA PLANS	13.06.2025	RK

BAL : LOW

DRAWING: COVER SHEET
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 00

THIS PLAN IS ACCEPTED BY:

.....

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DATE:

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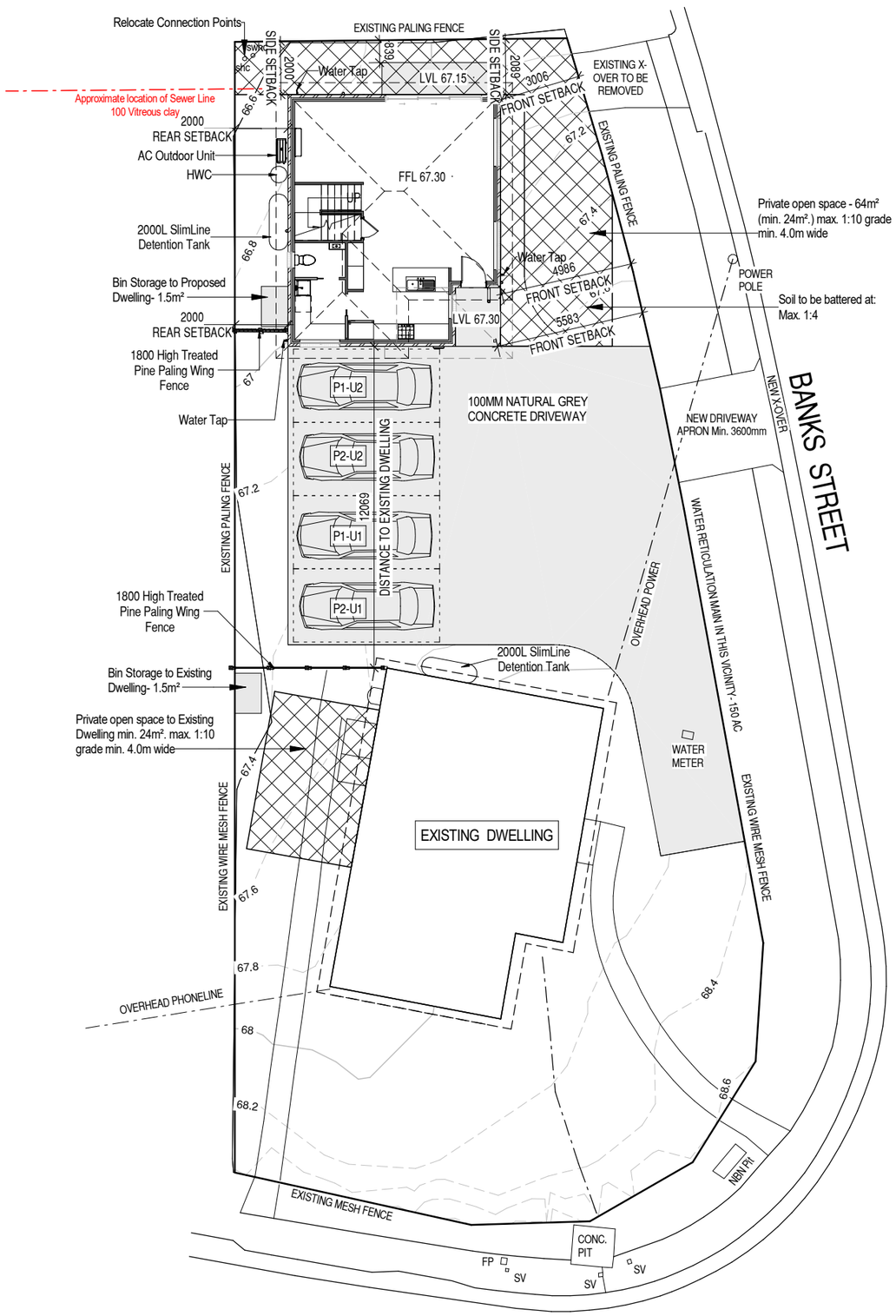
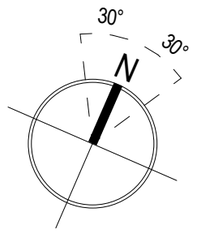
Ground Floor	67.300
Ground FL CL	69.700
Upper Floor	70.000
CL	72.400



NOTE:
Contour Survey drawing has been prepared for Ronald Young & Co. by Garry Coombe Surveyor. It has been created to assist Ronald Young & Co. with house site design. The information on this plan should not be used for any other purpose. Garry Coombe Surveyor can supply drawings for other purposes upon request. Boundaries shown for indentification purposes only and have not been re-established or re-marked. Visible services located only. Other services may exist. This disclaimer forms an integral part of the plan



Scale: 1 : 200

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

AREA SCHEDULE

Ground Floor	:	71.7 m²
Upper Floor	:	66.8 m²
Total Floor Area	**:**	**138.5 m²**
Porch	:	3.7 m²
Patio	:	4.8 m²

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: SITE PLAN
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 01

THIS PLAN IS ACCEPTED BY:

.....

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

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DATE:

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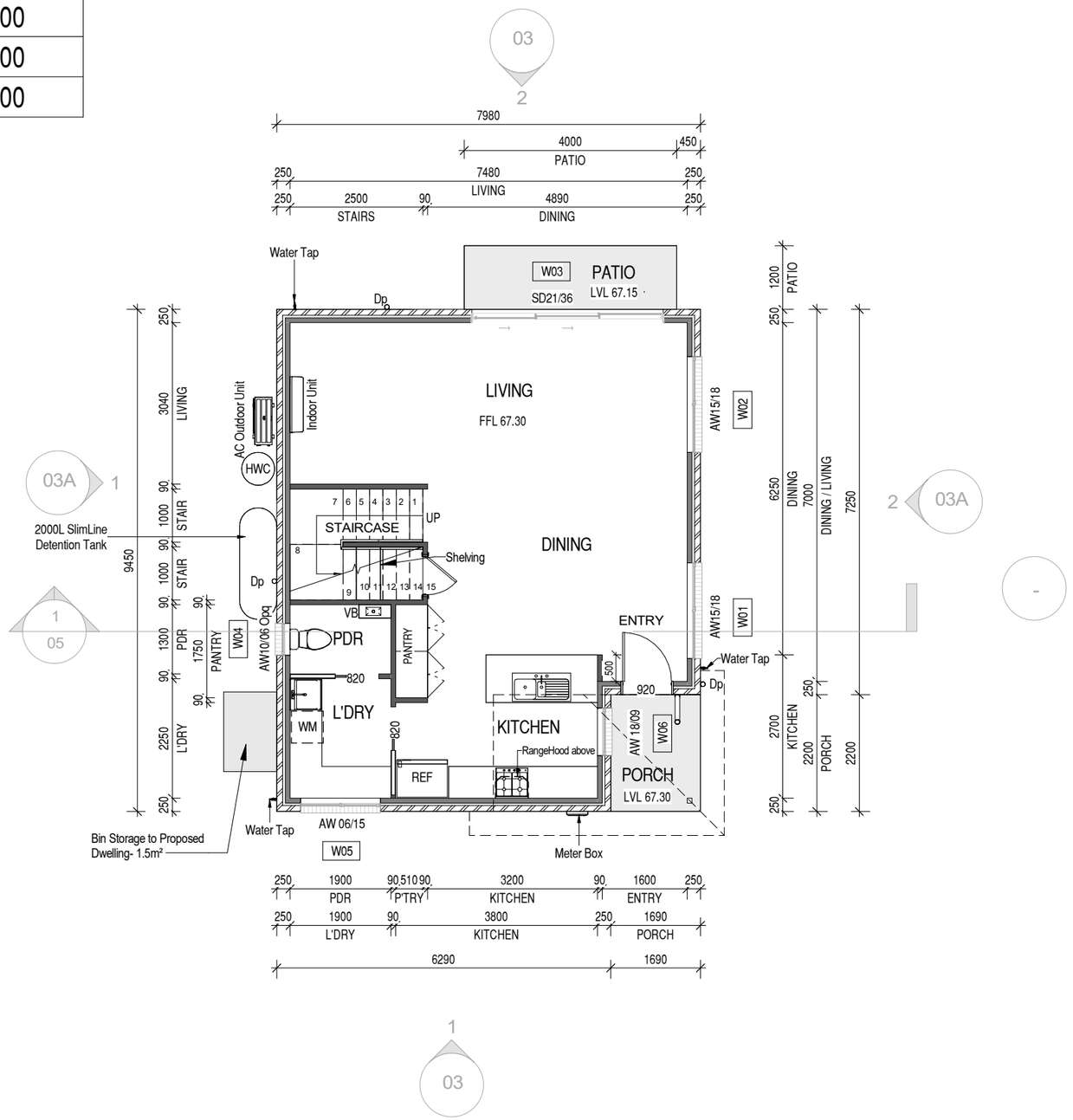
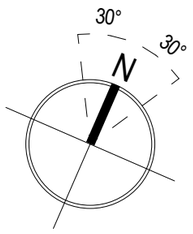
Ground Floor	67.300
Ground FL CL	69.700
Upper Floor	70.000
CL	72.400





Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

NOTES:

AJ Articulation Joint
DP Down Pipe

NOTE:
FOR KITCHEN, LAUNDRY AND ROBE DETAILS, REFER TO JOINERY DETAILS

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Ground Floor : 71.7 m²
Upper Floor : 66.8 m²

Total Floor Area : 138.5 m²

Porch : 3.7 m²
Patio : 4.8 m²

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: GROUND FLOOR PLAN
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 02

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

.....

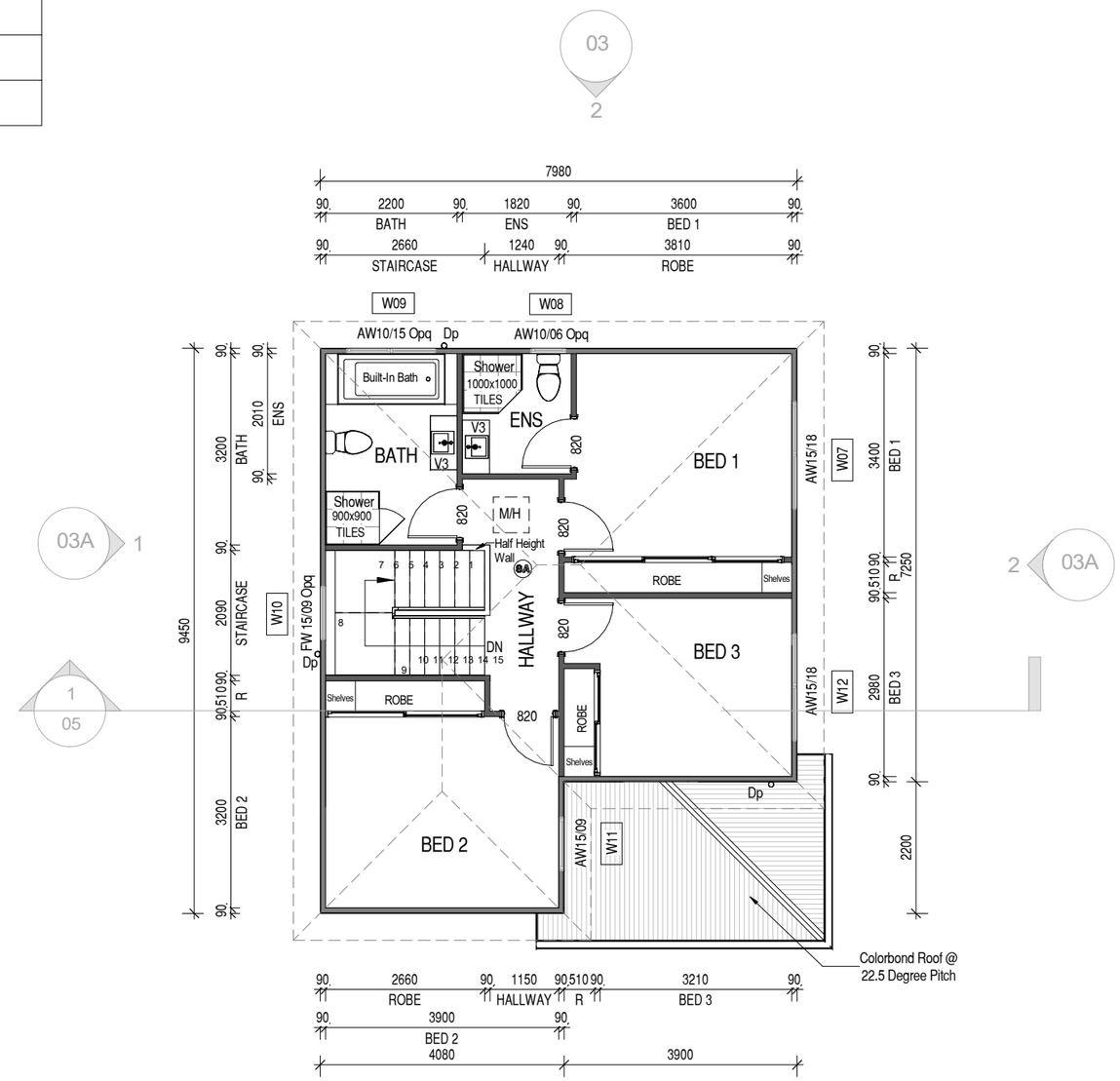
DATE:

.....

Ground Floor	67.300
Ground FL CL	69.700
Upper Floor	70.000
CL	72.400

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



NOTES:

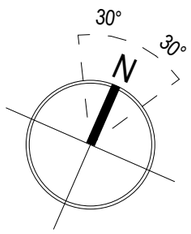
AJ Articulation Joint
DP Down Pipe

NOTE:
FOR KITCHEN, LAUNDRY AND ROBE DETAILS REFER TO JOINERY DETAILS

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Ground Floor	:	71.7 m²
Upper Floor	:	66.8 m²
Total Floor Area	**:**	**138.5 m²**
Porch	:	3.7 m²
Patio	:	4.8 m²



GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: UPPER FLOOR PLAN
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 02A

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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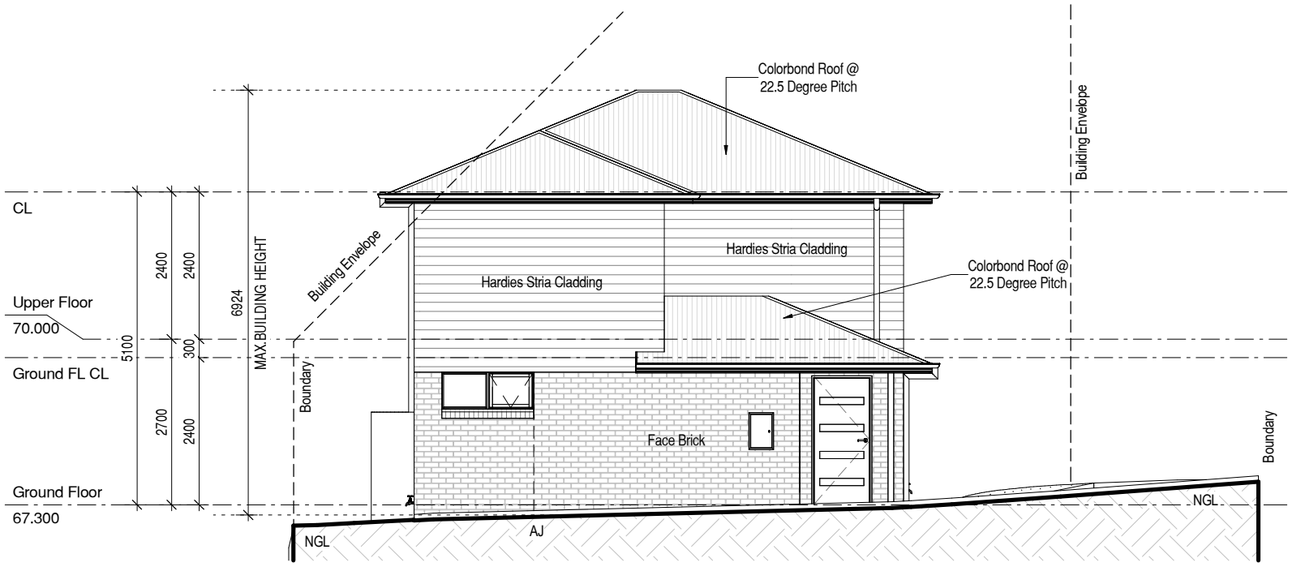
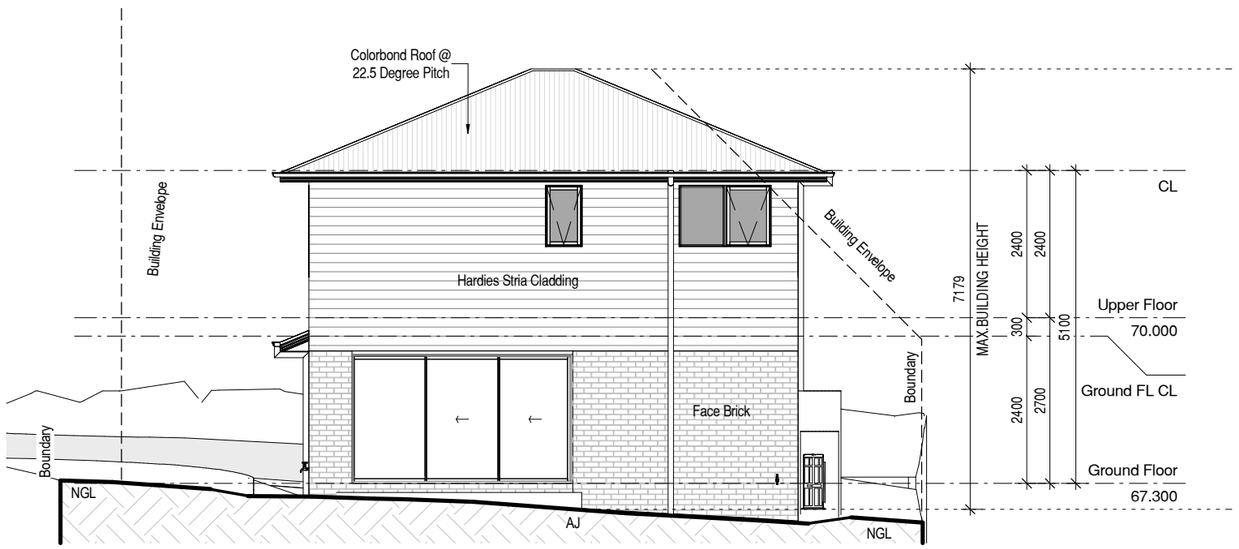
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



South Elevation



North Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: ELEVATIONS SHEET 1
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 03

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
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A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

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DATE:

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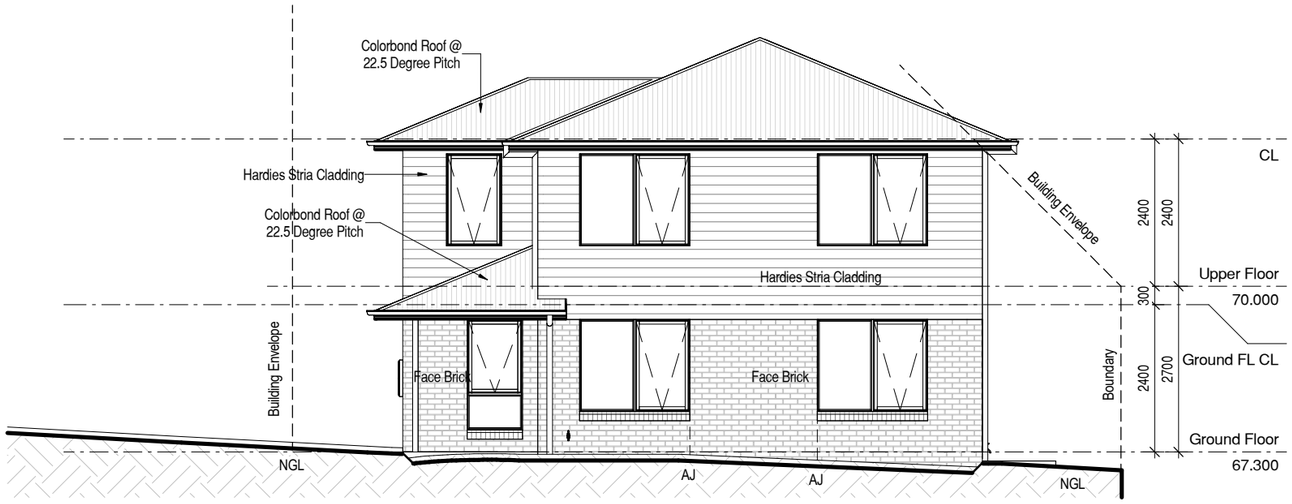
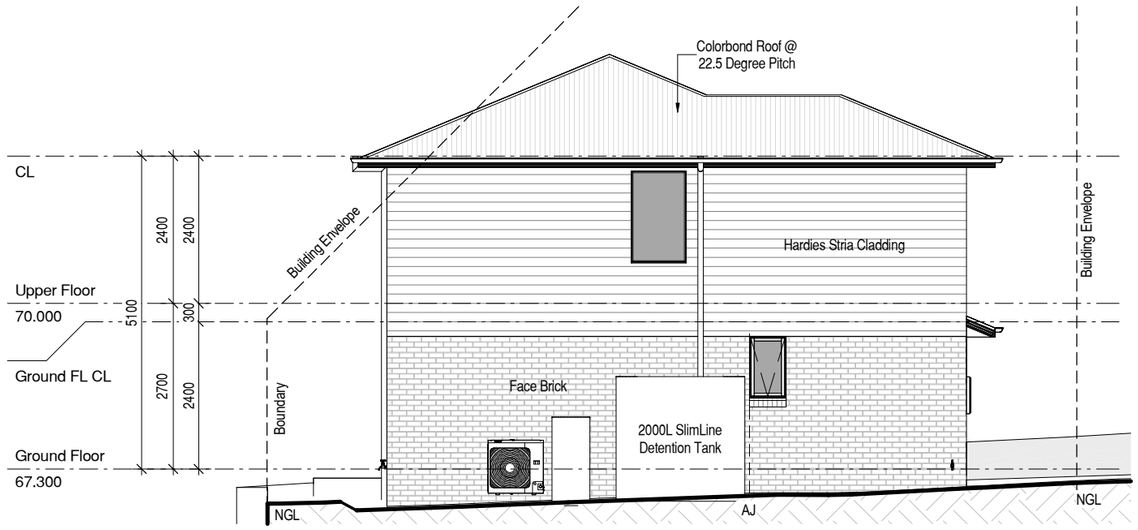


East Elevation



West Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: ELEVATIONS SHEET 2

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 03A

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
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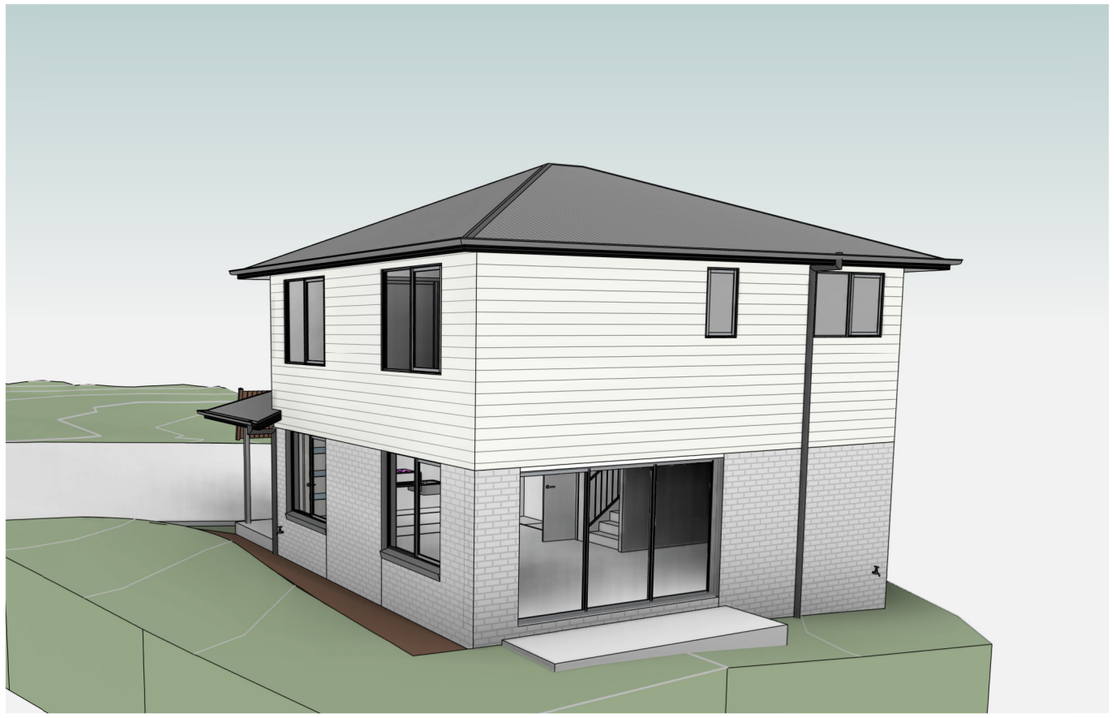

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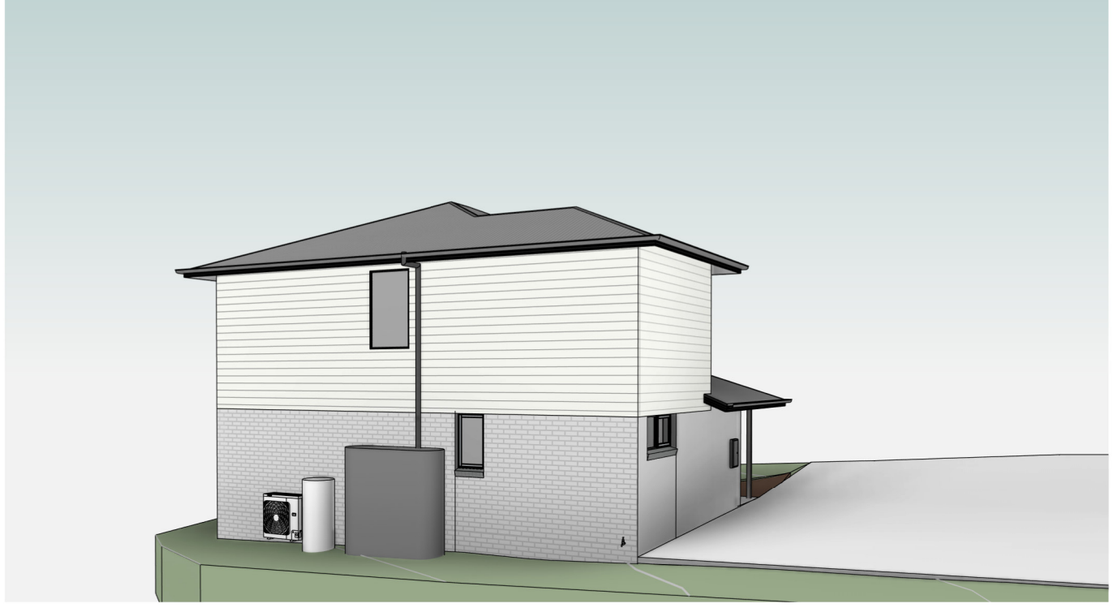
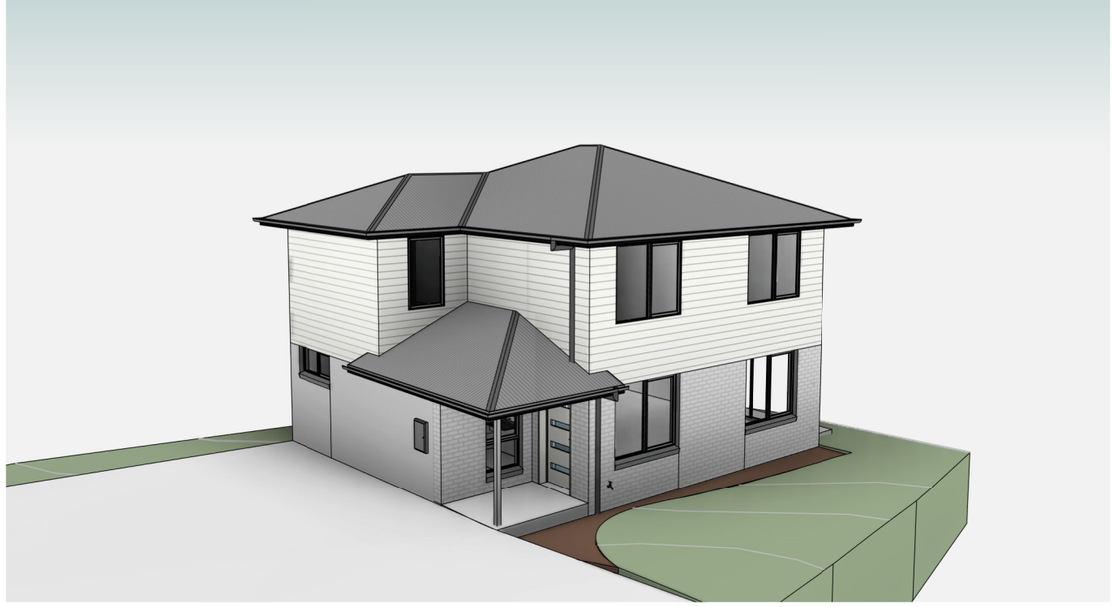
Phone 03 6234 7633





BAL : LOW

Compliance No. CC102Y - James Collins

DRAWING: PERSPECTIVE VIEWS

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 03C

Scale:

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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

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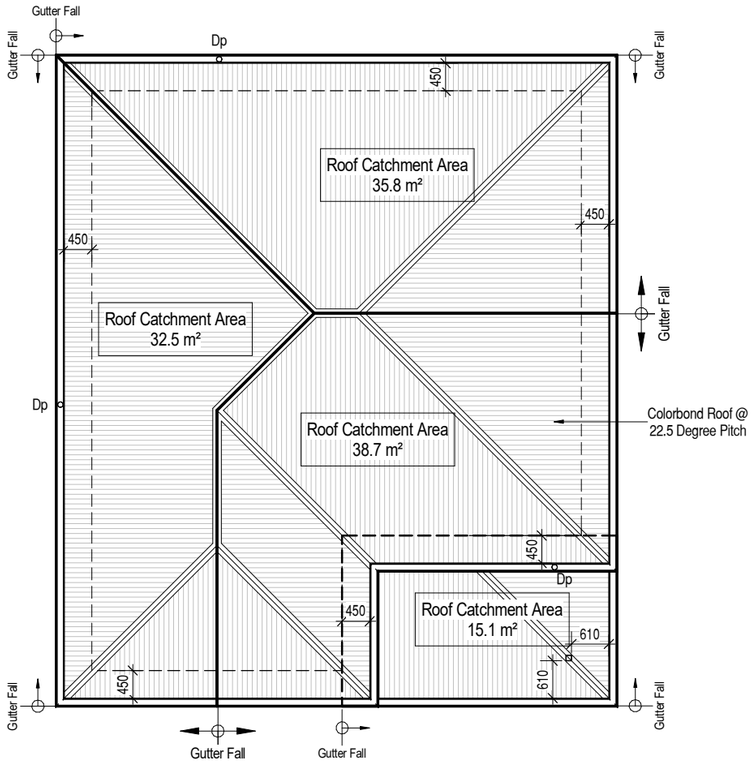
DATE:

.....

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



ROOF CATCHMENT AREA CALCULATION		
Ah	101 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	122.2 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	85	Design Rainfall intensity Hobart
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 7.4.3d)
Downpipes required	2	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

BAL : LOW

DRAWING: ROOF PLAN
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 04

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

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SIGNATURE:

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DATE:

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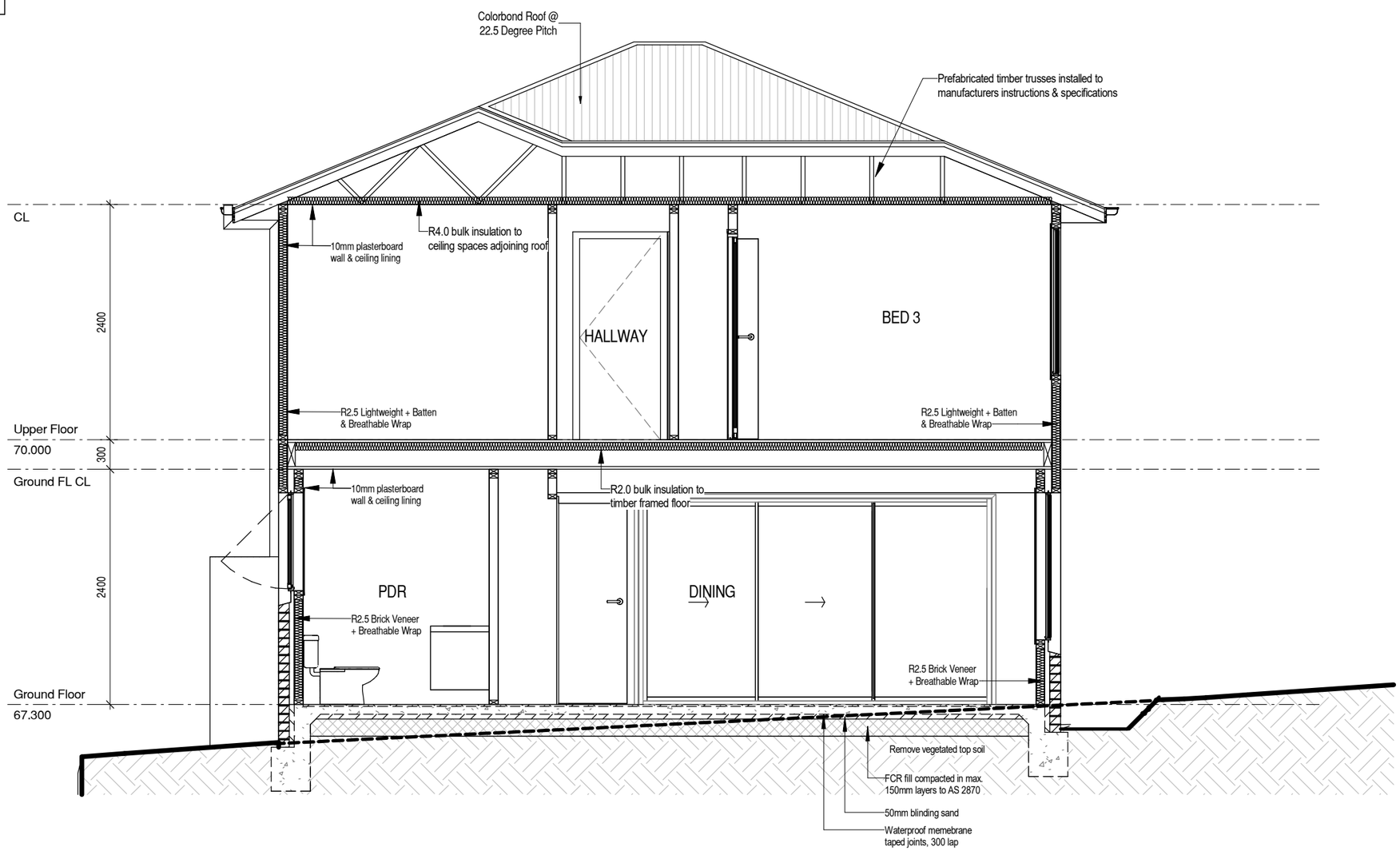
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Site Classification 'Class '

IMPORTANT NOTE:
All framing to be (MGP10) Pine.



GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: SECTION

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 05

Scale: 1 : 50

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

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SIGNATURE:

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DATE:

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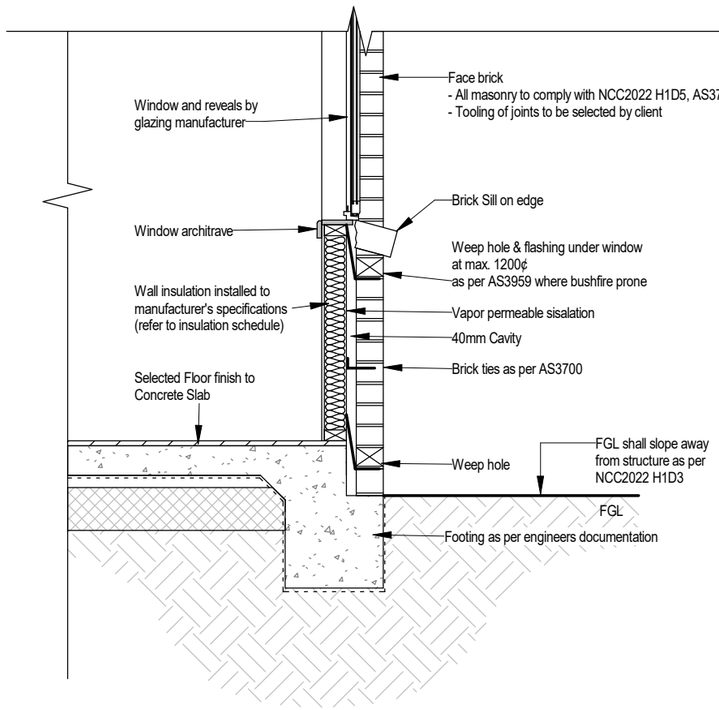
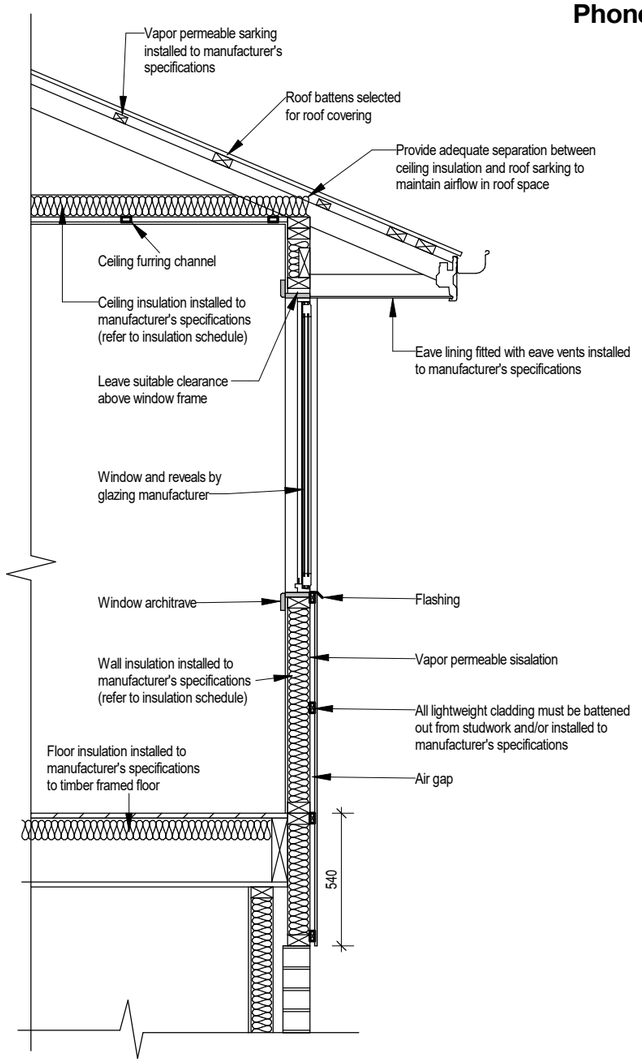
Phone 03 6234 7633

IMPORTANT NOTE:
This is an architectural detail only, refer to engineering plans for structural details.



TYPICAL WALL DETAIL
(BRICK VENEER)



TYPICAL WALL DETAIL
(LIGHTWEIGHT CLADDING)
- UPPER FLOOR

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: DETAILS

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 05A

Scale: 1 : 25

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

	13.06.2025	BA PLANS	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

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

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DATE:

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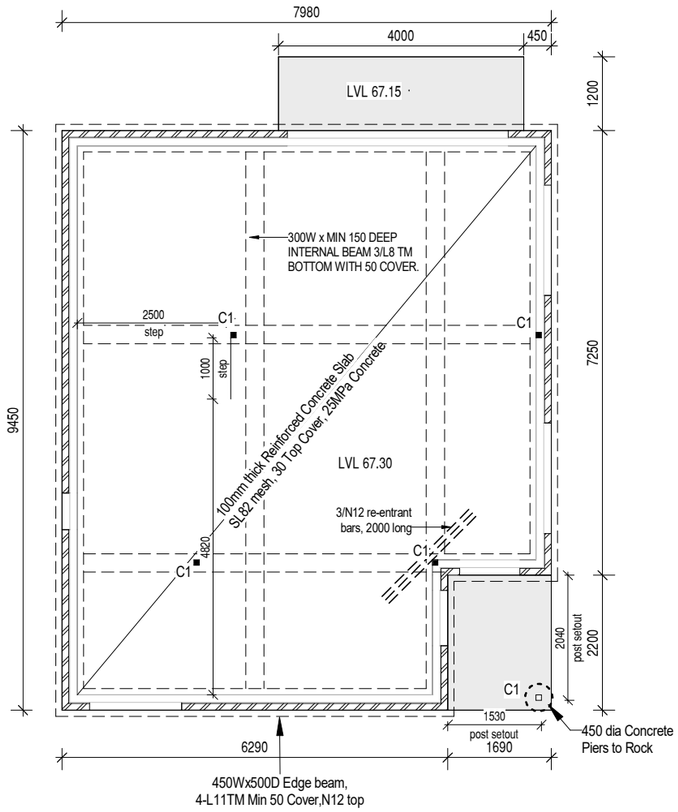
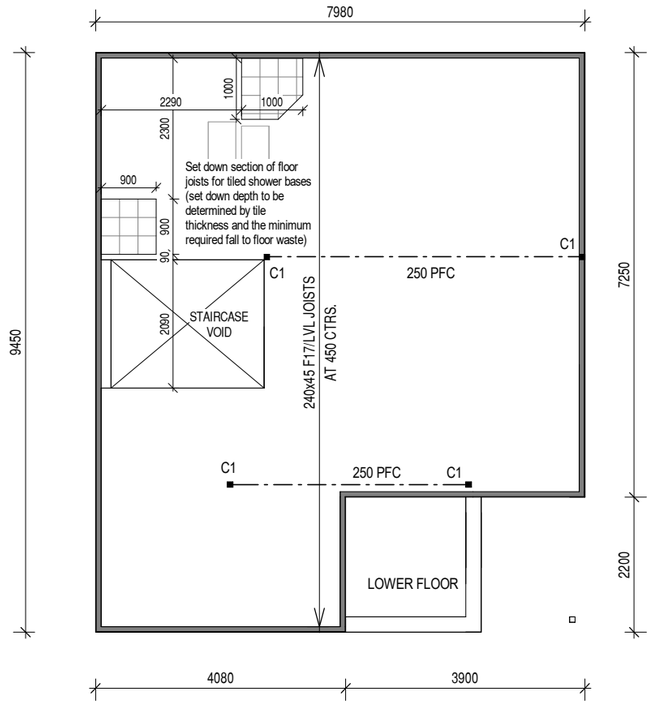
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

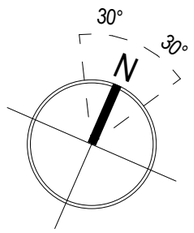
Site Classification 'Class '



Slab_Ground Floor



Structure_Upper Floor



C1 = 90x3.5 SHS Column

BAL : LOW

DRAWING: STRUCTURE_LOWER & UPPER FL

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 06

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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

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DATE:

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IMPORTANT NOTE:
All framing to be (MGP10) Pine.

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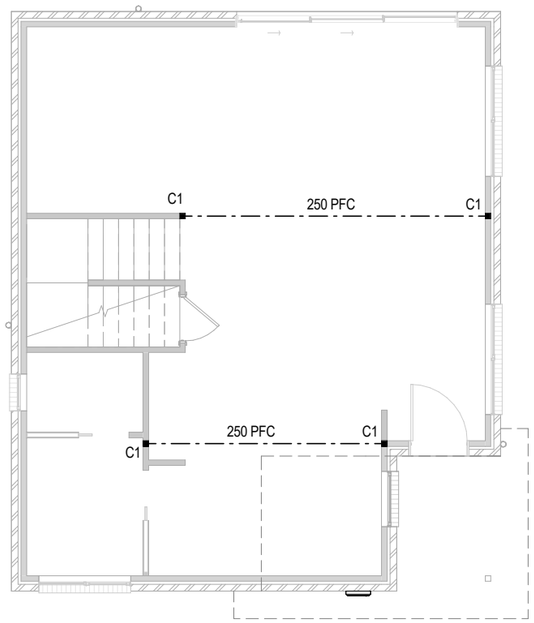
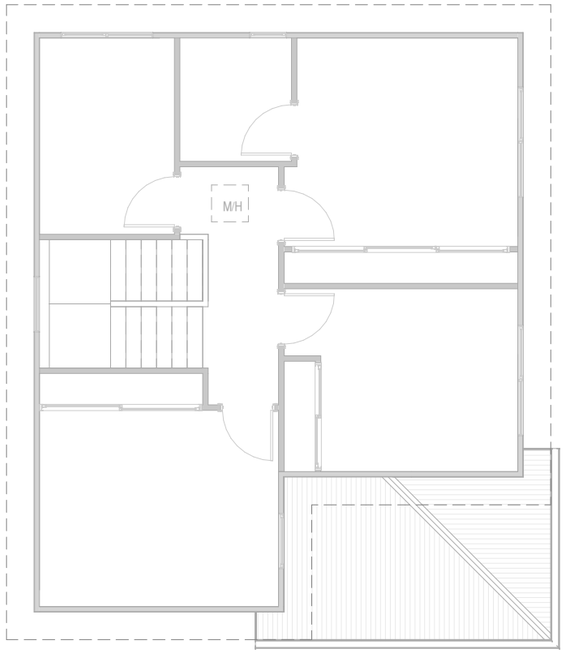
Phone 03 6234 7633



BRACING_Ground Floor



BRACING_Upper Floor

BRACING LEGEND

D - DOUBLE DIAGONAL METAL STRAP AS PER TABLE 8.18 FIG (d) CAPACITY 3.0 kN/m

H - PLYWOOD AS PER TABLE 8.18 FIG (h) B 6.0 kN/m 0.9m LONG U.N.O

TIE DOWN

- REFER TO ENGINEERING DRAWING SHEETS FOR TIE DOWN DETAILS
- REFER TO ENGINEERING DRAWING SHEETS FOR WALL BRACING DETAILS

TRUSS MANUFACTURER TO CONFIRM ADEQUACY OF LINTELS FOR ROOF LOADS.

ALL INTERNAL WALLS ARE ASSUMED TO BE NON- LOAD BEARING.

C1 = 90x3.5 SHS Column

BAL : LOW

DRAWING: BRACING PLAN

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 07

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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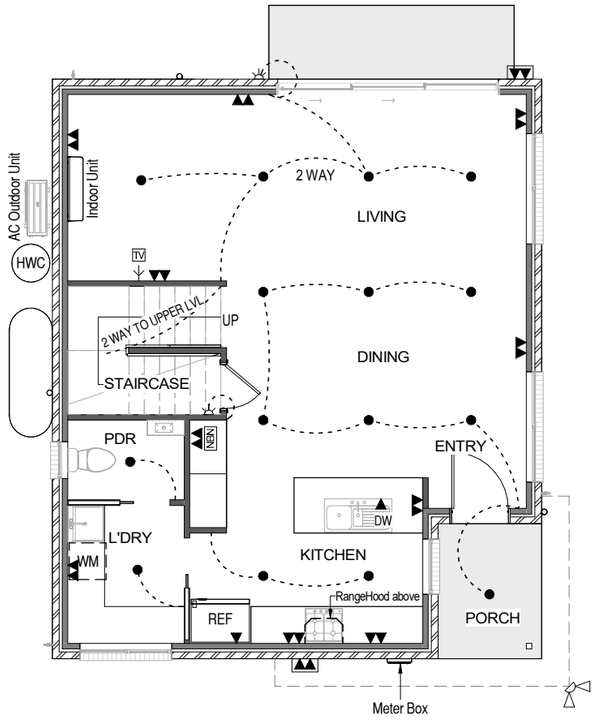
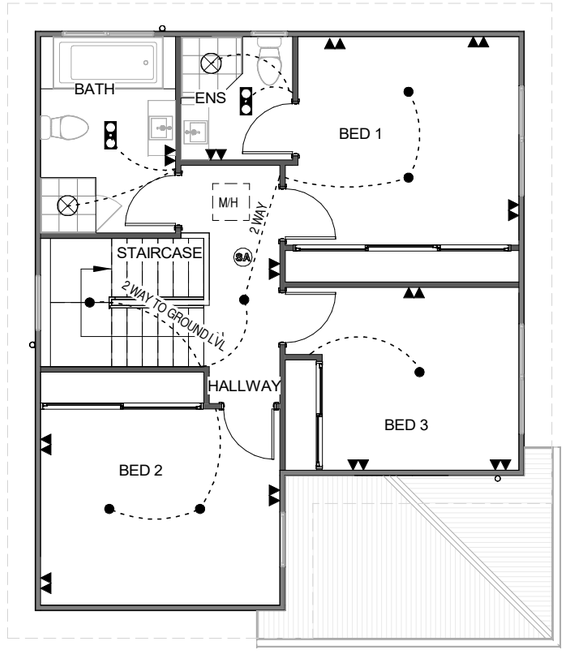


Electrical_Ground Floor



Electrical_Upper Floor

ELECTRICAL LEGEND		
		No.s
▼	Single GPOs	2
▼▼	Double GPOs	22
▼▼	Weatherproof GPOs	2
NBN	Phone / NBN point	1
TV	TV point	1
	Wall Light	2
●	LED Downlight	22
	3 Tastics	2
	Twin Spot Sensor Light	1
	Mechanical Exhaust Fan	2
SA	Smoke Alarm	1

NOTES:
- Rangehood to be ducted to outside
- External NBN under meterbox [where applicable]
- Where Exhaust fans are provided with no other form of ventilation, fan must be activated simultaneously with light
- Smoke alarm to be connected to the mains power supply and possess a battery back-up and be interconnected; to provide a common alarm throughout the building, and be to AS 3786-2014,

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: ELECTRICAL PLAN
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 08

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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DATE:

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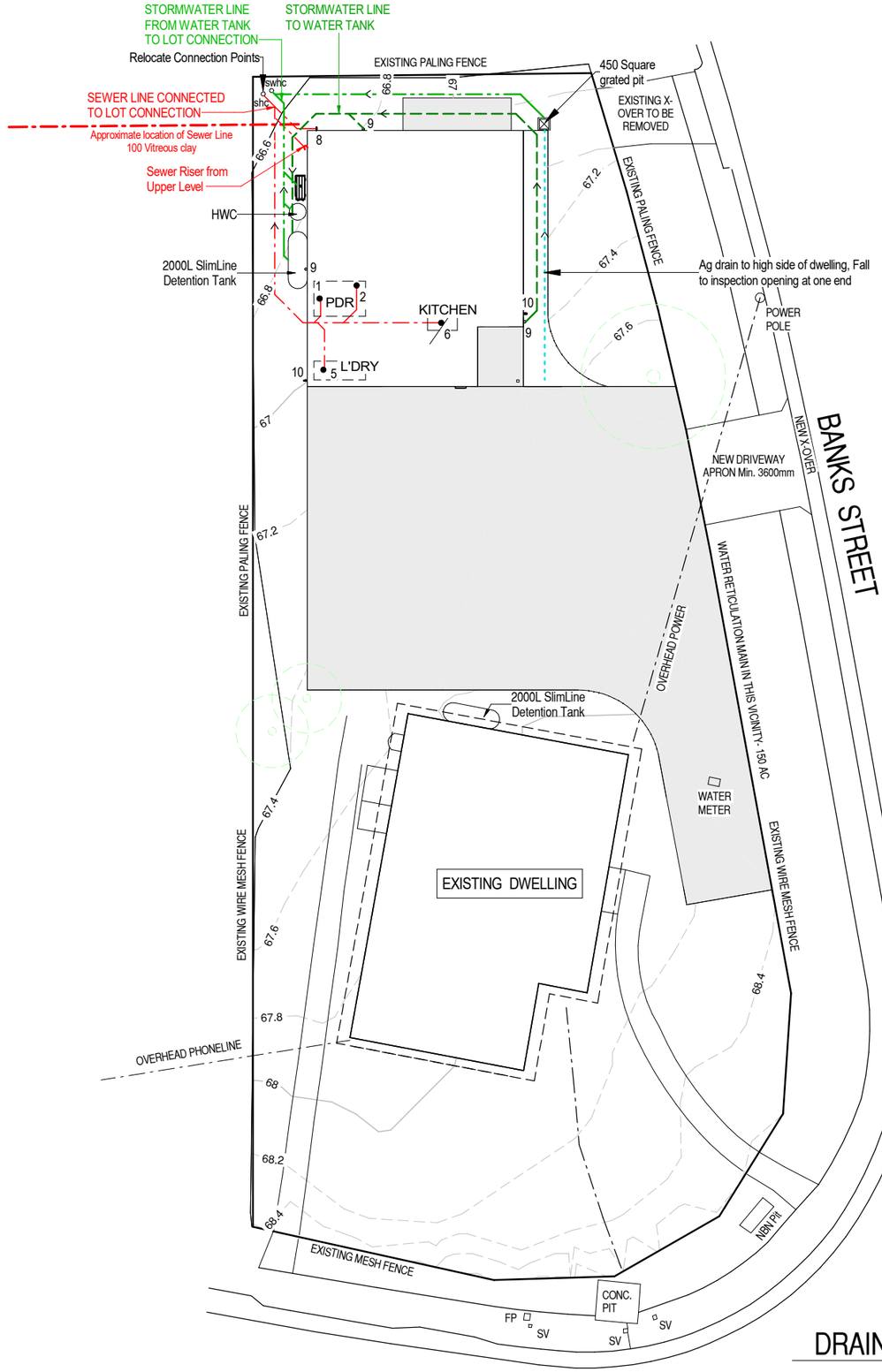
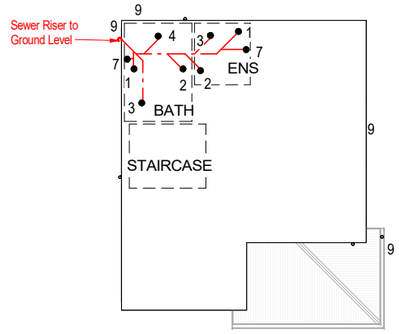
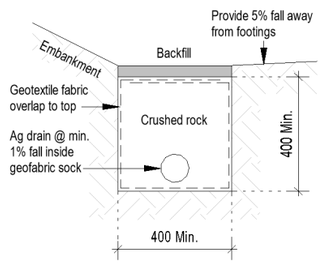


DRAINAGE_Site



Drainage_Upper FL



AG Drain (Typical)

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

Sewer line 100Ø UPVC U.N.O.

Stormwater line 100Ø UPVC U.N.O.

BAL : LOW

DRAWING: DRAINAGE PLAN

DATE: 08.08.2025

PROJECT No: 2333

DRAWN BY: RK

DWG No: 09

Rev.	Date	Revision Description	Drawn
B	08.08.2025	Detention Tank added & modified as Feedback	RK
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

Scale: 1 : 200

CAMBRIDGE ROAD

PROPOSED DWELLING FOR WEBB

AT 262 CAMBRIDGE ROAD, WARRANE

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description: Proposed Dwelling_2333-WEBB -262 Cambridge Road, Warrane

Classification: Class 1

Number of rows preferred in table below: 13 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two (n/a for Class 1)	Dimming Percentages		Design Lumen Depreciation Factor	OVERALL DESIGN PASSES		
						Adjustment	% Area	% of full power		Adjustment	% Area	% of full power		Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
														System Allowance	System Design	
1	LIVING	Living room	23.0 m²	48 W	Class 1 building									5.0 W/m²	2.1 W/m²	6% of 50%
2	DINING	Lounge room	13.7 m²	60 W	Class 1 building									5.0 W/m²	4.4 W/m²	12% of 50%
3	KITCHEN	Kitchen	9.7 m²	24 W	Class 1 building									5.0 W/m²	2.5 W/m²	7% of 50%
4	L'DRY	Laundry	4.3 m²	12 W	Class 1 building									5.0 W/m²	2.8 W/m²	8% of 50%
5	PDR	Toilet	2.5 m²	12 W	Class 1 building									5.0 W/m²	4.8 W/m²	13% of 50%
6	BED 1	Bedroom	12.5 m²	24 W	Class 1 building									5.0 W/m²	1.9 W/m²	5% of 50%
7	BED 2	Bedroom	12.5 m²	24 W	Class 1 building									5.0 W/m²	1.9 W/m²	5% of 50%
8	BED 3	Bedroom	10.2 m²	12 W	Class 1 building									5.0 W/m²	1.2 W/m²	3% of 50%
9	BATH	Bathroom	7.0 m²	12 W	Class 1 building									5.0 W/m²	1.7 W/m²	5% of 50%
10	ENS	Bathroom	3.7 m²	12 W	Class 1 building									5.0 W/m²	3.2 W/m²	9% of 50%
11	HALLWAY	Corridor	5.0 m²	12 W	Class 1 building									5.0 W/m²	2.4 W/m²	7% of 50%
12	STAIRCASE	Other	5.2 m²	12 W	Class 1 building									5.0 W/m²	2.3 W/m²	6% of 50%
13	ENTRY	Corridor	2.5 m²	12 W	Class 1 building									5.0 W/m²	4.8 W/m²	13% of 50%

111.8 m²	276 W

	Allowance	*Design Average*
Class 1 building	5.0 W/m²	2.5 W/m²

if inputs are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

Window Schedule WINDOW SUPPLIES

Number	Level	Type	ID	Size	Glass	Uw	SHGC
01	Ground Floor	AW	AWS-008-01A	15-18	Clear	4.32	0.55
02	Ground Floor	AW	AWS-008-01A	15-18	Clear	4.32	0.55
03	Ground Floor	SD	AWS-013-01A	21-36	Clear	4.02	0.61
04	Ground Floor	AW	AWS-008-01A	10-06	Opaque	4.32	0.55
05	Ground Floor	AW	AWS-008-01A	06-15	Clear	4.32	0.55
06	Ground Floor	AW	AWS-008-01A	18-09	Clear	4.32	0.55
Ground Floor: 6							
07	Upper Floor	AW	AWS-008-01A	15-18	Clear	4.32	0.55
08	Upper Floor	AW	AWS-008-01A	10-06	Opaque	4.32	0.55
09	Upper Floor	AW	AWS-008-01A	10-15	Opaque	4.32	0.55
10	Upper Floor	FW	AWS-008-01A	15-09	Opaque	4.32	0.55
11	Upper Floor	AW	AWS-008-01A	15-09	Clear	4.32	0.55
12	Upper Floor	AW	AWS-008-01A	15-18	Clear	4.32	0.55
Upper Floor: 6							
Grand total: 12							

LEGEND:

SW = Sliding Window; AW = Awning window; FW = Fixed Window; SD = Sliding Door, BF = Bi-Fold Door or Window; FD = French Door; TW = Transom Window

NOTE:

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

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: LIGHTING CALCULATIONS & WINDOW SCHEDULE
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 10

Scale:

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
A	27.06.2025	modified as feedback	RK
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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

.....

DATE:

.....

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

General Notes (NCC 2022 BCA Vol 2)

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, National Construction Code 2022
Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.
- Unless otherwise specified, the term BCA shall refer to National Construction Code 2022 Building Code of Australia Volume 2.

- All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

- Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
– BCA H1D8 for Class 1 and 10 Buildings within a design wind speed of not more than N3;

- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

- Step sizes (other than for spiral stairs) to be:
– Risers (R) 190mm maximum and 115mm minimum
– Going (G) 355mm maximum and 240mm minimum
– 2R + 1G = 700mm maximum and 550mm minimum
– with less than 125mm gap between open treads.

- All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

- Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
– 1000mm min. above finished surface level of balconies, landings or the like, and
– 865mm min. above finished surface level of stair nosing or ramp, and
– vertical with less than 125mm gap between, and
– any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire barrier construction to comply with NCC 2022 BCA Part 11.3.4 for Class 1 and 10 Buildings

- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2010 ‘Masonry in small buildings ‘ Part 1: Design.

- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

- These drawings shall be read in conjunction with all relevant structural and all other consultants ‘ drawings/ details and with any other written instructions issued in the course of the contract.

- Site plan measurements in metres ‘ all other measurements in millimetres unless noted otherwise.

- Figured dimensions take precedence over scaled dimensions.

- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new
and/or existing structures during all works.

- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

- Installation of all services shall comply with the respective supply authority requirements.

- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

- The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER

90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than
‘ 100mm under soil
‘ 50mm under paved or concrete areas
‘ 100mm under unreinforced concrete or paved driveways
‘ 75mm under reinforced concrete driveways

BRICKWORK:

ALL BRICKWORK IN ACCORDANCE WITH AS3700.
ALL BRICKWORK ON EXTERNAL FACADES TO BE FACE BRICKWORK AS SELECTED OR RENDERED WHERE SPECIFIED. PROVIDE WEEP HOLES AT 1200mm CTRS MAX AT BASE OF BRICKWORK AND AS REQUIRED.
PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC REQUIREMENTS WHERE REQUIRED.
PROVIDE ARTICULATION JOINTS IN BRICKWORK IN ACCORDANCE WITH NCC2022 PART 5.2.5. REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS.
PROVIDE FACE FIXING CAVITY TIES TO BRICKWORK TO AVOID HOLES IN FOIL INSULATION MATERIALS,
INSTALLED AT 600mm CTRS MAX IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS
(TYPICAL) OR AS SPECIFIED BY ENGINEER'S DETAILS.
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684. REFER TO ENGINEER'S DETAILS
AND BUILDING SURVEYOR TO CONFIRM ON SITE AT FIRST INSPECTION.

ARTICULATION JOINTS:

aj DENOTES LOCATION OF ARTICULATION JOINTS FOR BRICKWORK, MAXIMUM 5.0 METRE SPACING.
WHEN ARTICULATION JOINTS ARE REQUIRED, THEY SHALL BE FILLED TO PREVENT MOISTURE PENETRATION AND SPACED AT CENTRES NOT EXCEEDING THE VALUE GIVEN IN TABLE 12.14. AS 3700 ARTICULATION JOINTS SHALL BE PLACED AT A DISTANCE FROM ALL CORNERS NOT LESS THAN 0.5M AND NOT GREATER THAN 3.0M.

MECHANICAL VENTILATIONS:

MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.
REQUIREMENTS IF APPLICABLE.
LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, CONNECTED TO LIGHT SWITCH AND DUCTED EXTERNALLY.
ALL EXHAUST FANS SHALL BE PROVIDED WITH DAMPERS OR SELF CLOSING DEVICES SUCH AS DAMPERS, FILTERS, ETC. WHICH SEAL OR SHUT WHEN NOT IN USE.

SMOKE DETECTORS AND ALARM:

SMOKE DETECTORS/ ALARMS TO BE INTERCONNECTED AND HARD WIRED TO MAINS POWER AND WITH BATTERY BACK-UP WHERE NOTED ON PLANS. SMOKE DETECTORS/ ALARMS TO COMPLY WITH AS 3786 AND NCC2022 PART 9.2 AND SPECIFICATIONS E2.2a.
FOR PRIVATE AREAS, SMOKE DETECTORS AND ALARM SYSTEM TO BE INSTALLED ON OR NEAR THE CEILING IN:
- COMMON STAIRWAY ON EACH LEVEL,
- ANY STOREY CONTAINING BEDROOMS.
FOR PUBLIC AREAS, REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL SMOKE DETECTOR LOCATIONS AND REQUIREMENTS IF APPLICABLE.
COORDINATE WITH LOCATION OF LIGHTS OR OTHER ELECTRICAL FITTINGS ON CEILING.

WET AREAS:

ALL WET AREA TO BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE CURRENT NCC2022 PART 10.2 AND AS 3740.
PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECTED SURFACE FINISH AND COMPLETE WITH UPTURNED FLASHINGS IS REQUIRED TO ALL WET AREAS INCLUDING TOILETS, BATHROOMS, ENSUITES, ETC TO:
- FLOORS: WITHIN 1500mm MIN. OF AN UNENCLOSED SHOWER
- WALLS: TO 1800mm MIN. ABOVE FLOOR TO SHOWER ENCLOSURES AND ALCOVES,
40mm EITHER SIDE OF A JUNCTION,
150mm MIN. SPLASHBACKS ABOVE BATHS, SINKS, BASINS AND TROUGHS.
SELECTED WATERPROOFING MEMBRANE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR USE IN THE LOCATION PROPOSED.
THE FLOOR OF EACH BATHROOM AND LAUNDRY LOCATED AT ANY LEVEL ABOVE A SOLE OCCUPANCY UNIT OR PUBLIC SPACE MUST BE ENSURE A MINIMUM FALL WITHIN THE SHOWER BASE OF 1:60 TO A FLOOR WASTE THAT IS SIZED TO SUIT THE WATER FLOW. THIS INSTRUCTION OVERRIDES THE ALL OTHER DIRECTIONS ON SHOWER BASES.

BAL : LOW

DRAWING: GENERAL NOTES
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 11

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

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

.....

DATE:

.....

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

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

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

FOOTINGS AND SLAB
Generally, to be in accordance with AS 2870. Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879. Alternatively, footings & slabs to be in accordance with structural engineer's design & specification.
MASONRY
Generally, masonry walls to be constructed in accordance with BCA H1D5 & AS 3700.
Un-reinforced masonry to BCA 5.4. Reinforced masonry to BCA 5.2. Masonry accessories to BCA 5.6. Weatherproofing of to BCA 5.7.
FRAMING
Timber framing to be in accordance with AS 1684. Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with BCA 6.2. Sub– floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than6000mm2 per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with BCA 6.3, AS 1250, AS 4100 & structural engineers design & specification

ROOF AND WALL CLADDING
Generally, to be in accordance with BCA H1D7. Roof cladding to be in accordance with BCA 3.5.1 and:
Roof tiles AS 2049 & AS 2050. Metal sheet roofing AS 1562.1.
Plastic sheet roofing AS/NZS 4256.1, .2, .3 & .5 & AS 1562.3.
Gutters and downpipes, generally to be in accordance with BCA 3.5.2 & AS/NZS 3500.3.2 & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm2.
Downpipes to be 900 or 100 x 50 rectangular section at max. 12000 centres and to be within 1000 of internal/valley gutter.
Wall cladding to be installed in accordance with BCA part 7.5.2 & Manufacturers specification.
Flashings to BCA 7.5.6.

GLAZING
Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type.
Windows to comply with BCA part 11.3.7 Protection of Openable Windows.

SERVICES
Generally, in accordance with 13.7.
Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY
Generally, to be in accordance with BCA Part H3. Fire separation to be in accordance with BCA H3D2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing/ eaves & are to be constructed of a masonry skin 90 thick with FRL of 60/ 60/60
Sarking to have a flammability index less than 5. Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with BCA H3D3. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed. Installation locations;
Ceilings - 300 away from wall junction. Cathedral ceiling - 500 down from apex.
Walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with BCA 37.4 & AS 2918
Fireplace - extend hearth 150 to side of opening. 300 in front of opening.
Freestanding - extend hearth 400 beyond unit. Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gaps to combustible wall, extend 600 above unit.
Flue installation to BCA 9.3.3.
Top of chimney/ flue to terminate300 above horizontal plane 3600 away from roof.
Construction in Bush Fire Area to be in accordance with BCA 37.4 & AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with AS 3740 and BCA H4D2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height of 150 above fixture. Ceiling heights to be in accordance with BCA H4D4. Refer to drawing.

FACILITIES
Generally, to be in accordance with BCA H4D5. Required facilities in accordance with 10.4.1. Refer to plan for locations.
Sanitary compartment to be in accordance with BCA 10.4.2. Refer to plan for detail.
Provision of natural light to be in accordance with 10.5.1.
Windows/ roof lights to provide light transmition area equal to 10% of floor area of room.
Ventilation to be in accordance with BCA 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and to roof space for tile roof.
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with BCA 10.6.2.

STAIR CONSTRUCTION
Generally, to be in accordance with H5D2. Stairs.
Maximum of 18 risers to each flight. Riser opening to be less than 125.
Treads to have non slip surface or nosing. Risers - min. 115, max. 190.
Tread - min 240, max. 355. Balustrade.
Generally, in accordance with BCA2022 H5D3. Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs, measured from line of stair nosing
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

ENERGY EFFICIENCY
Generally, in accordance with BCA2022 H6D2. Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Apline areas)
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20m in length or 2 litres of internal volume.

BUILDING FABRIC
Generally, in accordance with Part 13.2 BUILDING FABRIC INSULATION
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.

REFLECTIVE BUILDING MEMBRANE
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.

BULK INSULATION
To maintain thickness and position after installation Continuous cover without voids except around services / fittings.

ROOF INSULATION
Roof construction to achieve minimum additional R Value of R4 .0 unless noted otherwise.
Roof lights to comply with 13.2.4.
EXTERNAL WALLS
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.
Wall surface density minimum - 220kg/m2 FLOORS
Generally, in accordance with 13.2.6.
Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.
Concrete slab on ground with an in-slab heating system to be insulated to R1.0 around vertical edge of slab perimeter. ATTACHED CLASS 1Oa BUILDING
External wall or separating wall between class 1 building required to achieve minimum Total R Value of R1.9.

EXTERNAL GLAZING
Generally, in accordance with Part 13.3.
To AS 3959 - 2009 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.
Windows to comply with BCA 11.3.7 Protection of Openable Windows.

BUILDING SEALING
Generally, in accordance with Part 13.4.
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.
External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filler.
Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

AIR MOVEMENT
Generally, in accordance with Part 13.5.
Windows to comply with BCA 11.3.7 Protection of Openable Windows.

BAL : LOW

DRAWING: BCA COMPLIANCE
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 12

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

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

.....

DATE:

.....

RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

BAL LOW

GENERAL
This Standard does not provide construction requirements for buildings assessed **in** bushfire-prone areas in accordance with Section 2 as being BAL-LOW.
The Bushfire Attack Level BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicated on low threat vegetation and non– vegetated areas (see AS3959 Clause 2.2.3.2).

SUB-FLOOR
This standard does not provide construction requirements for subfloor supports, poles, piers, stumps and columns.

CONCRETE SLABS ON GROUND
This standard does not provide construction requirements for concrete slabs on the ground.

ELEVATED FLOORS
This standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

WALL
This standard does not provide construction requirements for the exposed components of an external wall.

JOINT
This standard does not provide construction requiments for joints.

VENTS AND WEEPHOLES
This standard does not provide construction requiments for vents and weepholes.

BUSHFIRE SHUTTERS
This standard does not provide construction requiments for bushfire shutters.

SCREENS FOR WIDOWS AND DOORS
This Standard does not provide construction requirements for window and door screens.

WINDOWS
This standard does not provide construction requiments for windows.

SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BIFOLD)
This standard does not provide construction requiments for side-hung external doors (including french doors, panel fold and bifold).

SLIDING DOORS
This standard does not provide construction requiments for sliding doors.

VEHICLE ACCESS DOORS
This standard does not provide construction requiments for vehicle access doors.

AS3959:2018 to take precedence over this document

All information on this sheet has been extracted from AS3959:2018

ROOFS
This standard does not provide construction requiments for roofs.

VERANDA, CARPORT AND AWNING
This standard does not provide construction requiments for veranda, carport and awning.

ROOF PENETRATIONS
This standard does not provide construction requiments for roof penetrations.

EAVES LININGS, FASCIAS AND GABLES
This standard does not provide construction requiments for eaves linings, fascias and gables.

GUTTERS AND DOWNPIPES
This standard does not provide construction requiments for gutters and downpipes.

VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
This standard does not provide construction requiments for enclosed subfloor spaces of verandas, decks, steps, ramps and landings.

UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
This standard does not provide construction requiments for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings.

BALUSTRADES, HANDRAILS OR OTHER
This standard does not provide material requirements for unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

WATER AND GAS SUPPLY
This standard does not provide construction requirements for water and gas supply pipes.

AS3500.1(2003)
(Amend 2 2010)

5.23 BUSHFIRE ZONES
Pipes of other materials shall be buried with a minimum depth of cover 300mm, measured from the proposed finished surface level and should be identified generally in accordance with AS1345-1995

BAL : LOW

DRAWING: BAL LOW NOTES
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 13

Scale: 1 : 100

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
	13.06.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

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

.....

DATE:

.....

Wet Areas (to comply with BCA H4D2 and AS 3740)

H4D2 Part 10.2.1 Wet Areas

Building elements in *wet areas* within a building must·

(a) be *waterproof* or *water resistant* in accordance with Table 10.2.2; and

(b) comply with AS 3740.

Table 10.2.2 Waterproofing and water resistance requirements for building elements in wet areas

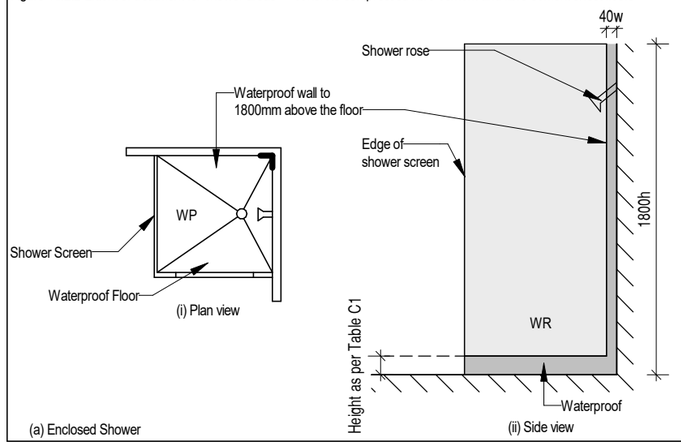
Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	*Waterproof* floor in *shower area* (including any hob or step-down)	The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate	*Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction*	*Wall/floor junctions within the shower area must be waterproof*	*Waterproof* penetrations in *shower area.*
With step-down					
Without hob or step-down					
Vessels or area where the fixture is installed					
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	*N/A*	*N/A*	*a) Waterproof* wall / floor junctions b) where a flashing is used, the horizontal leg must be not less than 40 mm	*N/A*
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room				
Areas adjacent to baths and spas					
For concrete and compressed fibre-cement sheet flooring	*Water resistant* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water proof* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	*Waterproof* floor of the room.	(a) *Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall. (b) *Water resistant* all exposed surfaces below *vessel* lip.	*Water resistant* junctions within 150 mm above a *vessel* for the extent of the *vessel.*	*Water proof* wall / floor junctions for the extent of the *vessel.*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.
Inserted baths and spas	(a) *Waterproof* shelf area, incorporating waterstop under the vessel lip. (b) No requirement under bath.	(a) *Waterproof* to not less than 150 mm above the lip of the bath or spa; and (b) No requirement under bath.	(a)*Waterproof* junctions within 150 mm above bath or spa; and (b)No requirement under bath.	*N/A*	*Waterproof* tap and spout penetrations where they occur in horizontal surfaces.

NOTE: User of this Standard should refer to the current edition of the NCC for any changes to the tables.

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Other areas					
Laundries and WCs	*Water resistant* floor of the room	*N/A*	*N/A*	*Water resistant* wall / floor junctions. and where a flashing is used, the horizontal leg must not be less than 40 mm.	N/A
Walls adjoining other *vessels* (e.g. sink, basin or laundry tub	*N/A*	*Water resistant* to a height of not less than 150 mm above the *vessel*, for the extent of the *vessel*, where the *vessel* is within 75 mm of a wall.	*Waterproof* wall junctions where a *vessel* is fixed to a wall.	N/A	*Waterproof* tap and spout penetrations where they occur in surfaces *required* to be *waterproof* or *water resistant.*
N/A means not applicable. Where a shower is above a bath or spa, use requirements for shower.					

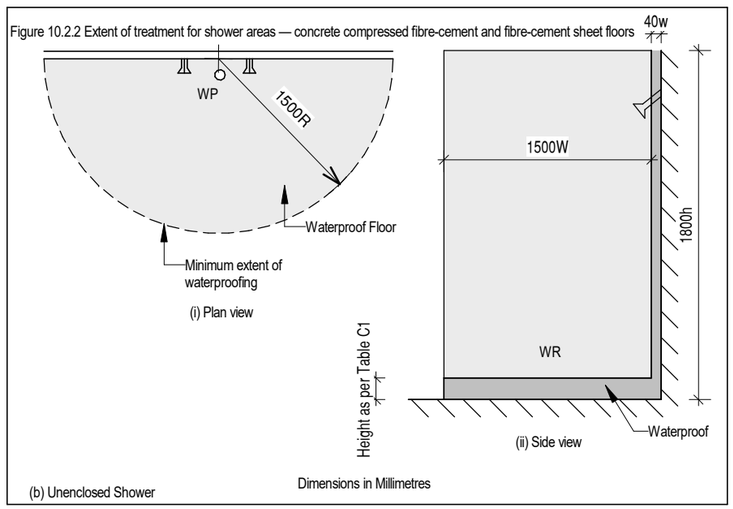
Extent of Waterproofing
Where the shower shown in the Figures is not enclosed, the wet area is to be taken as 1500 mm from the shower connection.

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



(a) Enclosed Shower

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



(b) Unenclosed Shower

For further wet area notes not shown on this document, refer to AS3740
AS3740 to take precedence of this document

RONALD YOUNG + CO BUILDERS
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Phone 03 6234 7633

BAL : LOW

DRAWING: WET AREA SPECIFICATIONS
DATE: 08.08.2025
PROJECT No: 2333
DRAWN BY: RK
DWG No: 14

Scale: 1 : 1

PROPOSED DWELLING FOR WEBB
AT 262 CAMBRIDGE ROAD, WARRANE

Rev.	Date	Revision Description	Drawn
	13.06.2025	BA PLANS	RK