# DEVELOPMENT APPLICATION

## PDPLANPMTD-2026/061844

**PROPOSAL:** Carport (Single Dwelling)

**LOCATION:** 16 Blair Street, Richmond

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. 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 13/07/2026.

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**
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

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

# Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Proposed carport

Location: 16 Blair Street, Richmond 7025

**Personal Information Removed**

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

City of Clarence

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: Residential

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**

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 135249 | 1 |
| EDITION | DATE OF ISSUE |
| 5 | 13-Dec-2022 |

SEARCH DATE : 28-Mar-2023
SEARCH TIME : 01.58 PM

## DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 135249
Derivation : Part of 7A 0R 11P Gtd to W. H. Breton
Prior CT 108766/1

## SCHEDULE 1

M994916 TRANSFER to HELEN SHIRLEY MCLEAN and PAUL STATHAM
Registered 13-Dec-2022 at 12.01 PM

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 135249 EASEMENTS in Schedule of Easements
SP 135249 FENCING PROVISION in Schedule of Easements

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Michael Eric Gray.

FOLIO REFERENCE C.T. 108766-1 & C.T. 232779-1

GRANTEE Part of 7·0·11, Gtd. to William Henry Breton & part of 37·2·0, Gtd. to Benjamin Guy.

## PLAN OF SURVEY

BY SURVEYOR C.M. Terry of PEACOCK DARCEY & ANDERSON P/L AUTHORISED SURVEYORS 127 BATHURST STREET - HOBART.

LOCATION CITY OF CLARENCE

SCALE 1:4000 LENGTHS IN METRES

REGISTERED NUMBER **SP135249**

~~APPROVED~~ - 9 FEB 2001

EFFECTIVE FROM .....

Alice Kawa
Recorder of Titles

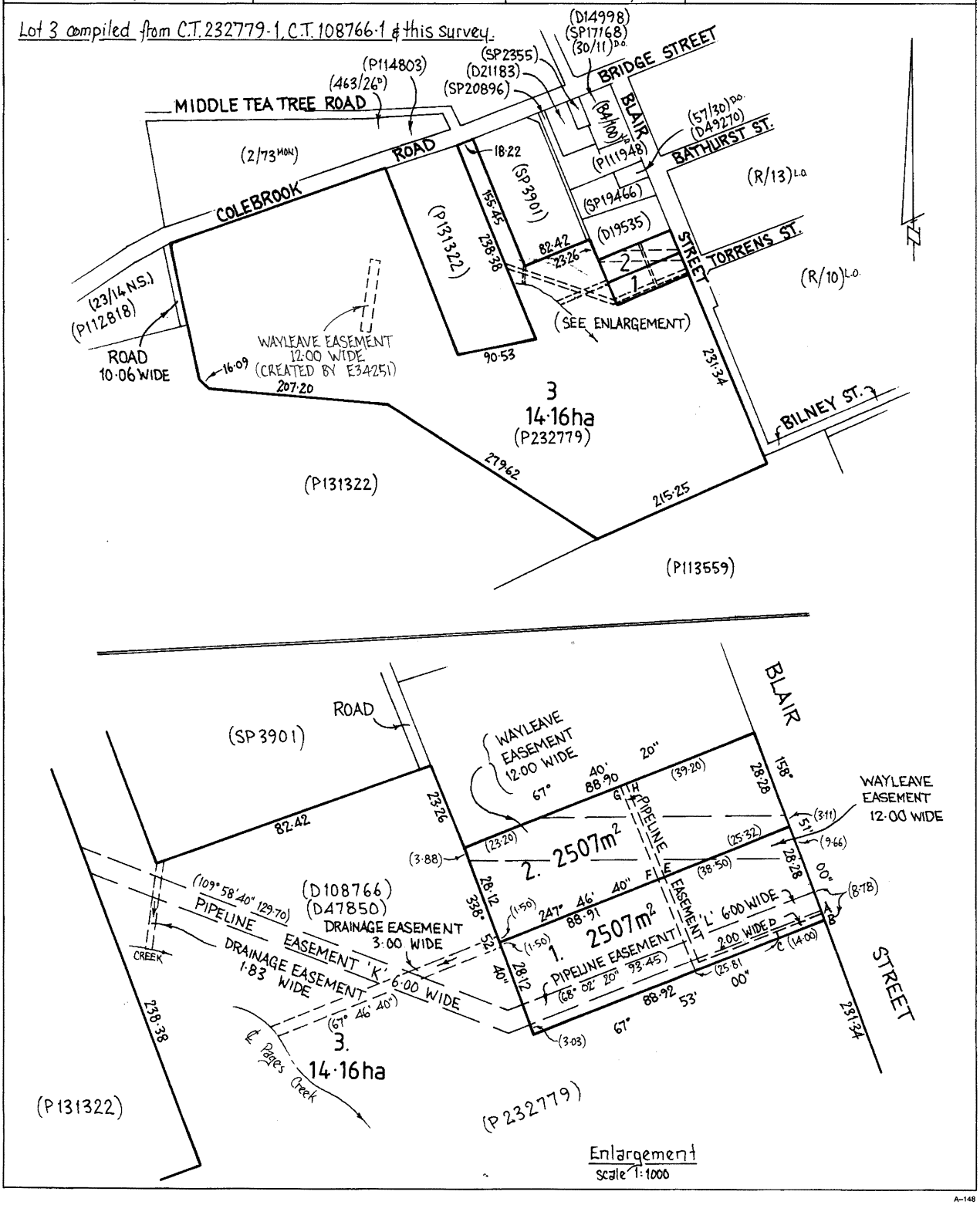
MAPSHEET MUNICIPAL CODE No. 107 (5226-24)

LAST UPI No. 2801366, 2800058

LAST PLAN No. D108766 & R/12 L.O.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Lot 3 compiled from C.T. 232779-1, C.T. 108766-1 & this survey.




Enlargement
Scale 1:1000

A-148

| SCHEDULE OF EASEMENTS | Registered Number |
|---|---|
| **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 135249 |



## EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is **TOGETHER WITH** a Right of Drainage over the Drainage Easement 3.00 metres wide on the Plan.

Lot 1 on the Plan is **SUBJECT TO** an easement burdening Pipeline Rights for the Rivers & Water Supply Commission (created by and more fully set forth in Deed no. 68/6308) over the Pipeline Easement marked "L" on the Plan.

Lot 1 on the Plan is **SUBJECT TO** a Pipeline Easement (more fully set forth herein and for the Clarence City Council) over that portion of the Pipeline Easement 2.00 metres wide on the Plan.

Lot 1 on the Plan is **SUBJECT TO** a Pipeline Easement (more fully set forth herein and appurtenant to Lot 3 on the Plan) over that portion of the Pipeline Easement 2.00 wide marked "ABCD" on the Plan.

Lots 1 and 2 on the Plan are each **SUBJECT TO** to a Wayleave Easement (more fully set forth herein and for Aurora Energy Pty Ltd) over such part of the Wayleave Easement 12.00 wide shown on the Plan as passes through each Lot.

Lot 2 on the Plan is **TOGETHER WITH** a Right of Drainage over the Drainage Easement 3.00 metres wide on the Plan.

Lot 2 on the Plan is **SUBJECT TO** a Pipeline Easement (more fully set forth herein and for the Clarence City Council) over that portion of the Pipeline Easement 2.00 wide on the Plan.

Lot 3 on the Plan is **TOGETHER WITH** a Pipeline Easement (more fully set forth herein) over that portion of the Pipeline Easement 2.00 wide marked "ABCD" on the Plan.

Lot 3 on the Plan is **SUBJECT TO** a Right of Drainage (appurtenant to Lot 1 on the Plan) over the Drainage Easement 3.00 metres wide on the Plan.

Lot 3 on the Plan is **SUBJECT TO** a Right of Drainage (appurtenant to Lot 2 on the Plan) over the Drainage Easement 3.00 metres wide on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: MICHAEL ERIC GRAY<br>FOLIO REF: Volume 108766 folio 1 and Volume 232779 folio 1<br>SOLICITOR & REFERENCE: PAGE SEAGER (JBG:HDM) | PLAN SEALED BY: CLARENCE CITY COUNCIL<br>DATE: 25-1-2001<br>SD.1999/34 REF NO.<br>Council Delegate<br>CORPORATE SECRETARY CLARENCE CITY COUNCIL |

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 2 OF 3 PAGE/S | Registered Number<br>SP 135249 |
|---|---|
| SUBDIVIDER: MICHAEL ERIC GRAY<br>FOLIO REFERENCE: Volume 108766 folio 1 and Volume 232779 folio 1 | |

Lot 3 on the Plan is **SUBJECT TO** an Easement burdening Pipeline Rights for the Rivers & Water Supply Commission (created by and more fully set forth in Deed no. 68/6308) over the Pipeline Easement marked Pipeline Easement 'K' 6.00 wide on the Plan.

Lot 3 on the Plan is **SUBJECT TO** a Right of Drainage (appurtenant to Lot 1 on Sealed Plan no. 3901) over the Drainage Easement 1.83 wide shown on the Plan.

**DEFINITIONS**

"Pipeline Easement" is more fully set forth, as follows:-

> The right to lay and maintain, use, inspect, cleanse, repair, replace or renew such pipes, valves and fittings as may be necessary for the purpose of conveying water and to enter upon the land with or without surveyors, workers and others for such purposes doing as little damage as possible.

"Wayleave Easement means:-

The full and free right and liberty for the Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors at all times hereafter:

a) TO clear the lands shown as "Wayleave Easement" on the Plan of wayleave easements annexed to the plan of the land of the registered proprietors in folios of the Register (hereinafter called "the servient land") and to erect, construct, place, inspect, alter, repair, renew, maintain and use in upon over and along and remove from the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;

b) TO cause or permit electrical energy to flow or be transmitted through and along the said lines;

c) TO cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and making good all damage occasioned thereby;

d) TO enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and egress to and from the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind and making good all damage occasioned thereby.

**COVENANT**

The registered proprietors of lots 1 and 2 on the Plan (the Servient Tenements) covenant for the benefit of Aurora Energy Pty Ltd and its successors not to erect any buildings or place any structures objects or allow any vegetation within the said Wayleave Easement (the Servient Land) to the intent that the burden of the covenant may run with and bind the Servient Land and every part thereof.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 3 OF 3 PAGE/S | Registered Number<br>SP 135249 |
|---|---|
| SUBDIVIDER: MICHAEL ERIC GRAY<br>FOLIO REFERENCE: Volume 108766 folio 1 and Volume 232779 folio 1 | |

**FENCING PROVISION**

In respect of the lots on the Plan the Vendor (Michael Eric Gray) shall not be required to fence.

Signed by Michael Eric Gray the registered proprietor of the land in folios of the Register volume 108766 folio 1 and Volume 232779 folio 1 in the presence of:-

Witness Signature .....

Full Name: JOHN BARCLAY GRAY

Occupation: SOLICITOR

Address HOBART

JBG/General/Gray-ME-Schedule of Easements

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

## ARCHITECTURAL DRAWINGS SCHEDULE:

| | |
|---|---|
| A00a | Drawing Notes (sheet. 1) |
| A00b | Drawing Notes (sheet. 2) |
| A00c | Drawing Notes (sheet. 3) |
| A00d | Workplace, Health & Safety Notes |
| A01 | Site Plan |
| A02 | Enlarged Site Plan |
| A03 | Carport Floor Plan & Carport Roof Plan |
| A04 | Carport External Elevations & Section A-A |
| A05 | Carport Drainage Plan |
| A06 | Construction Requirements For BAL-19 (page. 1) |
| A07 | Construction Requirements For BAL-19 (page. 2) |
| A08 | Construction Requirements For BAL-19 (page. 3) |
| A09 | Construction Requirements For BAL-19 (page. 4) |

## SITE & DWELLING INFORMATION:

| | |
|---|---|
| Certificate of Title - | CT: 135249 / 1 |
| Carport Floor Area - | 14.90 m2 |
| Site Wind Speed - | N3 |
| Site Soil Classification - | P |
| Site Thermal Climate Zone - | Zone. 7 |
| Alpine Area - | N/A |
| BAL Rating - | BAL-19 |
| Flooding - | N/A |
| Landslip - | N/A |
| Dispersive Soil - | N/A |
| Corrosive Environment - | |
| (exposed structural steel) - | LOW |
| (roofing) - | LOW |

## ATTACHMENTS:

BAL Report

Soil Test

Prefabricated Carport Manufacturers Plans & Associated Documents

## SITE PROTECTION DURING CONSTRUCTION:

Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
Where required by council, the builder shall construct a temporary crossing placed over the footpath.
All practicable measures shall be implemented to minimise waste to landfill.
The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
A site management plan shall be implemented from the commencement of works to control sediment run-off. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and stormwater inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits.
Erosion control fabric shall be placed over garden beds to prevent surface erosion.
Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
Waste materials shall not be placed in any street, road or right of way.
Earthworks (unretained) shall not exceed 2 (m).
Cut and fill batters shall comply with NCC requirements.

# Paul Statham & Helen McLean

## New Carport

## 16 Blair Street, Richmond Tasmania

March 2026

CC 4971 D

**John Weston**
**Architectural Design**
**PTY LTD** **Unit. 1 / 18 Childs Drive, Old Beach**
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

# CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

## GENERAL:

Builder shall ensure that all building works are in compliance with planning & building permits.

Builder to verify all drafting / dimensions & levels on site prior to commencement of work. Use written dimensions. (Do not scale drawings).

Materials & workmanship shall conform with the relevant codes & Australian Standards, to the National Construction Code of Australia & to local council regulations & manufacturers written instructions & specifications.

Builder to report to designer / drafters any discrepancies, variations or changes before proceeding with any building works.

Architectural drawings are to be read in conjunction with associated sub-consultants drawings & specifications. Any discrepancies are to be reported to the designer.

Architectural drawings to be checked, signed & dated by a structural engineer.

Surveyor shall verify all dimensions, setouts, levels (relative to AHD where possible), location of services, easements, title covenants, planning & building permit requirements & any information relating to the proposed building works.

Referenced Australian Standards to be compliant with the most up to date version, including amendments.

Engineers drawings shall override architectural drawings. Refer to the engineer for associated queries & discrepancies. All footings and steel members must be verified by the engineer before any work shall proceed.

## SITE PREPARATION (NCC Vol 2 Part H1D3):

Site preparation to NCC vol 2 part H1D3.
- Earth works to comply with part H1D3 (1).
- Earth retaining structures to comply with part H1D3 (2) & other relevant clauses.

## CONCRETE / FOOTINGS & SLABS (NCC Vol 2 Part H1D3):

Concrete footings & slabs to be in accordance with AS 2870.

Concrete to be manufactured to comply with AS 3600.
Concrete strength - refer to structural engineer notes.

Aggregate size - refer to structural engineer notes.

Slump - refer to structural engineer notes.

Slab & footings to be reinforced as per engineers design / details & specification.

All steel reinforcing shall be supported in its correct position during concreting with approved bar chairs, spacers or support bars.

Place two layers of dpc or equivalent over blockwork supporting conc. slabs or beams.

All foundation materials shall be inspected & approved before pouring concrete footings for a safe bearing capacity.

Footings & slabs to NCC vol 2 part H1D4. Refer to soil report for soil & wind classification.

Concrete slab on grade shall be prepared as follows:
- Strip off vegetation & soft topsoil.
- Fill as approved with specified granular material thoroughly compacted in 150 mm max layers.
- Lay polythene membrane material over sand blinding to structural engineers details.

## MASONRY (NCC Vol 2 Part H1D5):

All masonry to be constructed in accordance with AS 3700.

All masonry to have construction joints installed to structural engineers details filled with a suitable elastic membrane filler.

Mortar to be mixed 1:1:6 cement:lime:sand unless otherwise specified by structural engineer.

Damp proof course to be installed in accordance with AS 2904.

Where necessary steel lintels are to be installed in accordance with AS 4100 & AS / NZ 4600.

Unreinforced masonry to comply with NCC vol 2 part H1D5(2).

Vertical articulation joints to comply with NCC vol 2 part H1D5(6).

Reinforced masonry to comply with NCC vol 2 part H1D5(4).

External masonry veneer to comply with NCC vol 2 part H1D5(1) & relevant figures & tables as well as engineers requirements.

Wall ties to comply with NCC vol 2part H1D5(6).

Steel lintels to comply with NCC vol 2 part H1D5(6) & engineers requirements where provided.

Damp proof courses (dpc), flashings & other weatherproofing to comply with NCC vol 2 part H1D5(6).

Isolated masonry piers to comply with NCC vol 2 part H1D5(5).

Weatherproofing of masonry to comply with NCC vol 2 part H2D4.

## FRAMING (NCC Vol 2 Part H1D6):

All timber framing to be carried out in accordance with AS 1684 "National Timber Framing Code".

Verify terrain category & design wind speed prior to commencing framing.

Tie down & fixing connections to comply with AS 1684 unless otherwise specified by structural engineer.

Subfloor ventilation to comply with NCC vol 2 part H2D5.

Steel framing to comply with NCC vol 2 parts H1D6(1), H1D6(2), H1D6(3) & engineers requirements.

Timber framing to comply with NCC vol 2 parts H1D6(1), H1D6(4) & AS 1684.2:2021.

Structural steel members to comply NCC vol 2 with part H1D6(5) & engineers requirements.

Structural steel corrosion protection is reliant on corrosive environment. Refer to NCC table 6.3.9a for suitable coatings.

## ROOF & WALL CLADDING (NCC Vol 2 Part H1D7):

Sheet roof cladding to comply with NCC vol 2 part H1D7(2) & relevant figures as well as manufacturers most up to date instructions.

Roof tiling & shingles to comply with NCC vol 2 part H1D7(3) & relevant figures.

Gutters & downpipes to comply with NCC vol 2 part H2D6 & AS/NZS 3500.3:2021.

Timber & composite wall cladding to comply with NCC vol 2 part H1D7(4) & manufacturers most up to date instructions.

Metal wall cladding to comply with NCC vol 2 part H1D7(5) & manufacturers most up to date instructions.

Metal wall & roof cladding corrosion protection is reliant on corrosive environment. Refer to NCC table 7.2.2a for suitable coatings.

## GLAZING (NCC Vol 2 Part H1D8):

All glazing to comply with AS 1288:2021. Builder required to comply with AS 2047 for design & installation of windows / doors for weather penetration & structural adequacy.

Provide compliance certificate to building surveyor prior to occupation of the building.

## FIRE SAFETY (NCC Vol 2 Part H3):

Fire separation to comply with NCC vol 2 parts H3D3, H3D4 & H3D5.

Smoke alarms to comply with & be installed in accordance NCC vol 2 with part H3D6 & AS 3786:2023.

## HEALTH & AMENITY (NCC Vol 2 Part H4):

Wet areas to comply with NCC vol 2 part H4D2 & AS 3740:2021 where applicable.

Room height to comply with NCC vol 2 part H4D4.

Natural & artificial lighting to comply with NCC vol 2 part H4D6.

Ventilation to comply with NCC vol 2 part H4D7.

Exhaust systems in sanitary compartment, kitchen, bathroom & laundry to be ducted directly to outdoor air and comply with NCC vol 2 part H4D7 & ABCB housing provisions parts 10.6 & 10.8.2.

Condensation management to comply with NCC vol 2 part H4D9.

## WET AREA TREATMENT:

To be installed in accordance with NCC vol 2 part H4D3 & AS 3740:2021.

KITCHENS -
Provide a splashback to rear of sink wall to length of bench.
Provide water resistant membrane to entire floor area of kitchen.
Benchtops to be water resistant membrane or material.
BATHROOMS -
Bath to be installed to manufacturers recommendations & AS 3740:2021.
Provide fibre cement sheet to all bathroom walls to comply with AS 2908.2:2000 using min 6 mm thick sheet.
Shower bays to be fibre cement to min 1800 mm from floor & covered with waterproof membrane.
All wet area fixtures to be installed to manufacturers most up to date instructions, AS 3740:2021 & NCC vol 2 part H4D3.
Shower bases to be of pre-fabricated glass fibre type bases installed to manufacturers recommendations & AS 3740:2021.
Provide adequate shower screens being glazed pane to control spread of water.
Provide waterproof flooring to entire floor of all bathrooms & wc's.
Provide fibre cement sheet waterproof flooring to entire floor of all bathroomss & wc's, waterproofing all wall / floor junctions.
LAUNDRY -
Provide water resistant membrane to entire floor area of laundry with all wall / floor junctions to be water resistant.
Provide fibre cement sheet to walls adjacent to sink & washing machine.

## SAFE MOVEMENT & ACCESS (NCC Vol 2 Part H5):

Staircase & ramps to bo constructed in accordance with NCC vol 2 part H5D2.

Barriers & handrails to be constructed in accordance with NCC vol 2 part H5D3.

Stair treads - 240 mm min - 355 mm max
Stair risers - 115 mm min - 190 mm max

Gaps in staircase treads or between balustrades are not to exceed 125 mm.

Balustrades required where level of landing or deck is greater than 1000 mm above adjacent ground level.



CC 4971 U



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| | | | |
|---|---|---|---|
| DRAWING: Drawing Notes (sheet. 1) | | | |
| CLIENT: Paul Statham & Helen McLean | | DRAWN: JW | DRAWING NUMBER: A00a |
| PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania | | DATE: Mar 2026 | |

CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

## ENERGY EFFICIENCY (NCC Vol 2 Tas Part H6):

Building fabric to comply with NCC 2019 vol 2 part 3.12.1.

All insulation R values to walls, floors & roof to comply with NCC 2019 vol 2 part 3.12.1.

Building fabric thermal insulation to be installed in accordance with NCC 2019 vol 2 part 3.12.1.

Roof insulation to be installed in accordance with NCC 2019 vol 2 part 3.12.1.

Roof lights to comply with NCC 2019 vol 2 part 3.12.3.

External walls to comply with NCC 2019 vol 2 part 3.12.1.4.

Floors to comply with NCC 2019 vol 2 part 3.12.1.5.

Attached class 10a buildings to comply with NCC 2019 vol 2 part 3.12.1.6.

External glazing to comply with NCC 2019 vol 2 part 3.12.2.

Building sealing to comply with NCC 2019 vol 2 part 3.12.3.

Air movement to comply with NCC 2019 vol 2 part 3.12.4.

Services to be installed in accordance with NCC 2019 vol 2 part 3.12.5.

## ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS (NCC Vol 2 Part H7):

If swimming pool is provided, pool to comply with NCC vol 2 part Tas H7D2 where depth of water is greater than 300 mm.

If located within a designated bushfrie prone area, construction to comply with NCC vol 2 part H7D4.

Heating appliances to be constructed & installed in accordance with NCC vol 2 part H7D5 & AS/NZS 2918:2018.

Chimneys to comply with NCC vol 2 part H7D5, extending the chimney to 300 mm above the ridge if less than 3600 mm from ridge, in accordance with ABCB housing provisions part 12.4.3.

## STRUCTURAL STEELWORK:

All structural steel framing to be constructed in accordance with AS 4100.

All welded & bolted connections to be constructed in accordance with AS 4100 unless otherwise specified by structural engineer.

Unless otherwise specified all steel work shall be wire brushed & painted one shop coat of zinc phosphate primer.

Builder shall provide & leave in place until permanent bracing elements are constructed, such temporary bracing as is necessary to stabilize the structure during construction.

Before any fabrication is commenced the builder shall submit copies of shop drawings to the structural engineer for review. Review is for verifying general conformity with the design intent. Dimensions will not be checked by structural engineer.

## ELECTRICAL:

All electrical works to comply with the current Australian Standards, local authority requirements & good building practice.

All electrical installations & alterations as per AS/NZS 3000:2018.

All new meter boxes are to be provided with circuit breakers & approved earth leakage protection.

Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.

Power points shall not be installed lower than 300mm above finished floor level.

All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.

## DRAINAGE & WATER RETICULATION:

All drainage works to comply with the current Australian Standards, local authority requirements & good building practice.

All plumbing installations & alterations as per AS/NZS 3500.0-4:2021.

Stormwater pipes to be UPVC class SN6 unless otherwise specified by services engineer.

Sewer pipes to be UPVC class SN6 unless otherwise specified by services engineer.

Provide 20 mm diam. copper water reticulation pipework unless otherwise specified by services engineer.

Backfill all trenches beneath vehicle pavement & slabs on grade to full depth with 20 mm fcr compacted to 95%.

Provide an overflow relief gully with tap over to a level of 150 mm min below finished floor level.

## INTELLECTUAL PROPERTY & USE OF THIS DOCUMENT:

This document has been prepared for the exclusive use of the client of the designer, for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance. Copyright remains with the designer.

This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.

## MATERIALS & TRADE PRACTICES:

All materials, construction and work practices shall comply with but not be limited to the current issue of the National Construction Code 2022 Building Code Of Australia Vol. 2, and all relevant current Australian Standards referred to therein.

Work and site management practices shall comply with all relevant laws and by-laws.

If any performance solution is proposed, it shall be assessed and approved by the registered building surveyor/building certifier as meeting NCC performance requirements prior to implementation or installation.

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

## VARIATIONS:

Should any conflict arise between these plans and NCC, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.

The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the registered building surveyor/building certifier makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.

The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the registered building surveyor/building certifier, prior to implementation.

## SERVICES:

Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.

Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in NCC.

## SAFETY OF BUILDING USERS:

Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of NCC 11.2.

Other than spiral stairs:
- Risers shall be 190mm max and 115mm min
- Goings shall be 355mm max and 240mm min
- 2r+g shall be 700mm max and 550mm min
- There shall be less than 125mm gap between open treads.

All treads, landings and the like shall 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.

Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be 1000mm min above finished stair level (FSL) of balconies, landings etc and 865mm min above FSL of stair nosing or ramp and vertical with gaps of no more than 125mm.

Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with NCC Clause 11.3.7.

Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with NCC Clause 11.3.8.

Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.

Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.

Wire barriers shall comply with NCC vol 2 part 11.3.4 and part 11.3.6.

A glass barrier or window serving as a barrier shall comply with NCC vol 2 part H1D8.

All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.

Flooring in wet areas, laundry and kitchen shall be slip resistant.

Door hardware shall be installed 900mm - 1100mm above the finished floor.

There shall be a level transition between abutting internal surfaces. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled.



CC 4971 U



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DRAWING: Drawing Notes (sheet. 2)

CLIENT: Paul Statham & Helen McLean

DRAWN: JW

PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania

DATE: Mar 2026

DRAWING NUMBER: A00b

CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

## BUILDING THERMAL PERFORMANCE:

Works shall be constructed in accordance with the stamped plans endorsed by the accredited thermal performance assessor without alteration.

The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.

Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.

Insulation shall not be crushed or compressed.

All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.

All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unflued gas heater is present.

Caulking products shall be appropriate for the intended application.

Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:
- Plasterboard and floor
- Plasterboard and top plate (for square set cornices)
- Vertical and horizontal plasterboard
- Tops, bottoms and sides of architraves and plasterboard.

All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.

Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.

External doors and windows shall be draughtproofed per NCC 13.4.4 using a durable, fit-for-purpose seal.

Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.

Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.

The client retains the right to implement a blower door test to test for air tightness prior to painting.

Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.

Glazed doors and windows shall be wind rated, double-glazed, weather-stripped and flashed all around.

Openable windows shall be provided with flyscreens.

## DEMOLITION:

All materials and work practices shall comply with the National Construction Code 2022 and all relevant current Australian standards referred to therein. This document specifies only the minimum standard of work for the demolition works on residential projects and all work and precautions shall be to best trade practice.

A building permit shall be attained prior to the commencement of any demolition works.

Precautions shall be taken before and during demolition in accordance with AS2601.

Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the registered building surveyor. Demolition shall not commence until these precautionary measures have been inspected and approved by the relevant building surveyor.

During the process of demolition, works shall be under the continuous supervision of the demolisher or an experienced foreperson.

Arrangements shall be made with the relevant electrical supply authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed electrical contractor shall satisfy the relevant electrical supply authority that the portion of the building to be demolished has been isolated.

Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus that are liable to be a source of danger other than cable or apparatus used for the demolition works shall be disconnected.

The demolisher shall be responsible for the disconnection of all telecommunication supplies. The demolisher shall be responsible for cutting and sealing any storm water, sewer pipes, water services, gas services and the like.

The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like shall be clearly marked on the site.

Demolition shall be executed storey by storey, commencing at the roof and working downwards.

All practicable precautions shall be taken to avoid danger from collapse of a building when and part of a framed or partly framed building is removed.

Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure. Such material shall not be so piled or stacked that it will endanger workers or other persons, and shall be removed as soon as practicable from the site.

No wall, chimney, other structure, or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration, or otherwise become dangerous.

Where required by council, the demolisher shall construct a temporary crossing placed over the footpath.

No part of any external wall on or within 3m of a street alignment may be pulled down except during the hours that the relevant building surveyor directs.

Any septic tank(s) on the demolition site shall be emptied and filled with clean sand or removed entirely. Any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.

Any swimming pools, ponds or the like - either on the demolition site or on a neighbouring allotment - where affected by the demolition works shall be adequately fenced and made safe so as to comply with AS1926, Parts 1 & 2, prior to commencement of any demolition works.

All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler.

A site management plan shall be implemented during demolition works to control sediment run-off in accordance with relevant state/council guidelines or regulation. Provide 'Propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits / sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. Place 'Supergro' or equivalent erosion control fabric over garden beds to prevent surface erosion.

Dust-creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building, but rather shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.

Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.

Materials removed or displaced from the building shall not be placed in any street, road or right of way.

Materials removed or displaced from the building being demolished, or materials left standing, shall not be burned on the demolition site.

Removal of buildings by road shall be approved by relevant council's traffic engineer.
Prior to the commencement of any works, the builder shall carry out an audit to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection, or during the course of the demolition works, the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.



CC 4971 D



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DRAWING: Drawing Notes (sheet. 3)

CLIENT: Paul Statham & Helen McLean

DRAWN: JW

DRAWING NUMBER: A00c

PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania

DATE: Mar 2026

1. FALLS, SLIPS, TRIPS
a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

PREVENTION OF FALLS
Where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the builder shall provide:
1. A work system designed to prevent such falls; and
2. Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
3. Anchorage points for the attachment of safety harness must comply with AS2626; and
A. The anchorage points 8, associated structure shall be capable of withstanding a force of at least 15kM (1500kg); and
5. The builder shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazards of falling from the building.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS A586:2013.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
A. Ensure that all persons below the area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects.
Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
For building on a major road, narrow road or steeply sloping road;
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or frabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment (PPE) should be used in accordance with manufacturers specification.

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

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturers recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment (PPE) including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

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

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment (PPE) should be provided.

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

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

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plan at the Workplace.
All works should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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DRAWING: Workplace, Health & Safety Notes
CLIENT: Paul Statham & Helen McLean
DRAWN: JW
DRAWING NUMBER: A00d
PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania
DATE: Mar 2026

MANDATORY SOIL & WATER MANAGEMENT STATEGIES:
1 - Install sediment control fence on downslope side of all excavation or material stockpiles
2 - Construct stabilised site access - recommended 200 mm thick layer of 40 mm aggregate or recycled concrete
3 - Perform site rehabilitation as soon as possible following demolition

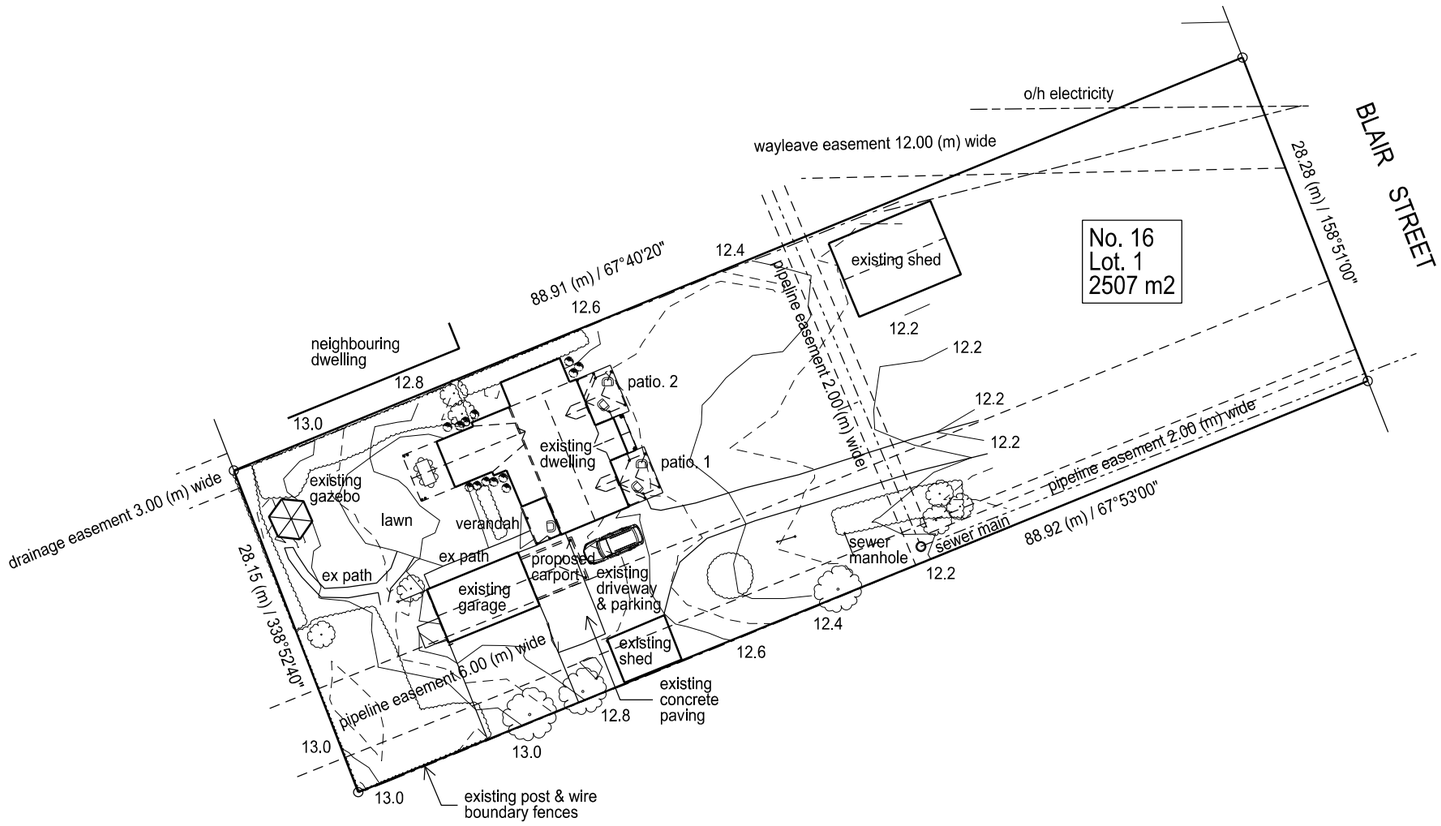
RECOMMENDED SOIL & WATER MANAGEMENT STRATEGIES:
1 - Construct & provide a vehicle washdown area near the site access point where applicable (to prevent vehicles transferring mud & debris onto roadway)
2 - All waste & excavated material to be removed when demolition works are complete
3 - Construction vehicles to park on roadway whenever possible (to prevent transfer of mud & debris onto roadway)

## DIMENSIONS NOTE:

Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.



NORTH
(CT: 135249 / 1)




## SITE PLAN
scale 1:500

## SOIL AND WATER MANAGEMENT NOTES:

Site to be vegetated and planted according to the Hobart Regional soil and water management code of practice.
Site to be disturbed as minimal as possible (ie: only building, drainage and immediate adjoining areas).
Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
Apply temporary covering (eg: waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
Protect any nearby or on site drainage pits from sediment by installing sediment traps around them.
Limit entry / exit to one point and stabilise. Install facilities to remove dirt / mud from vehicle wheels before leaving the site.

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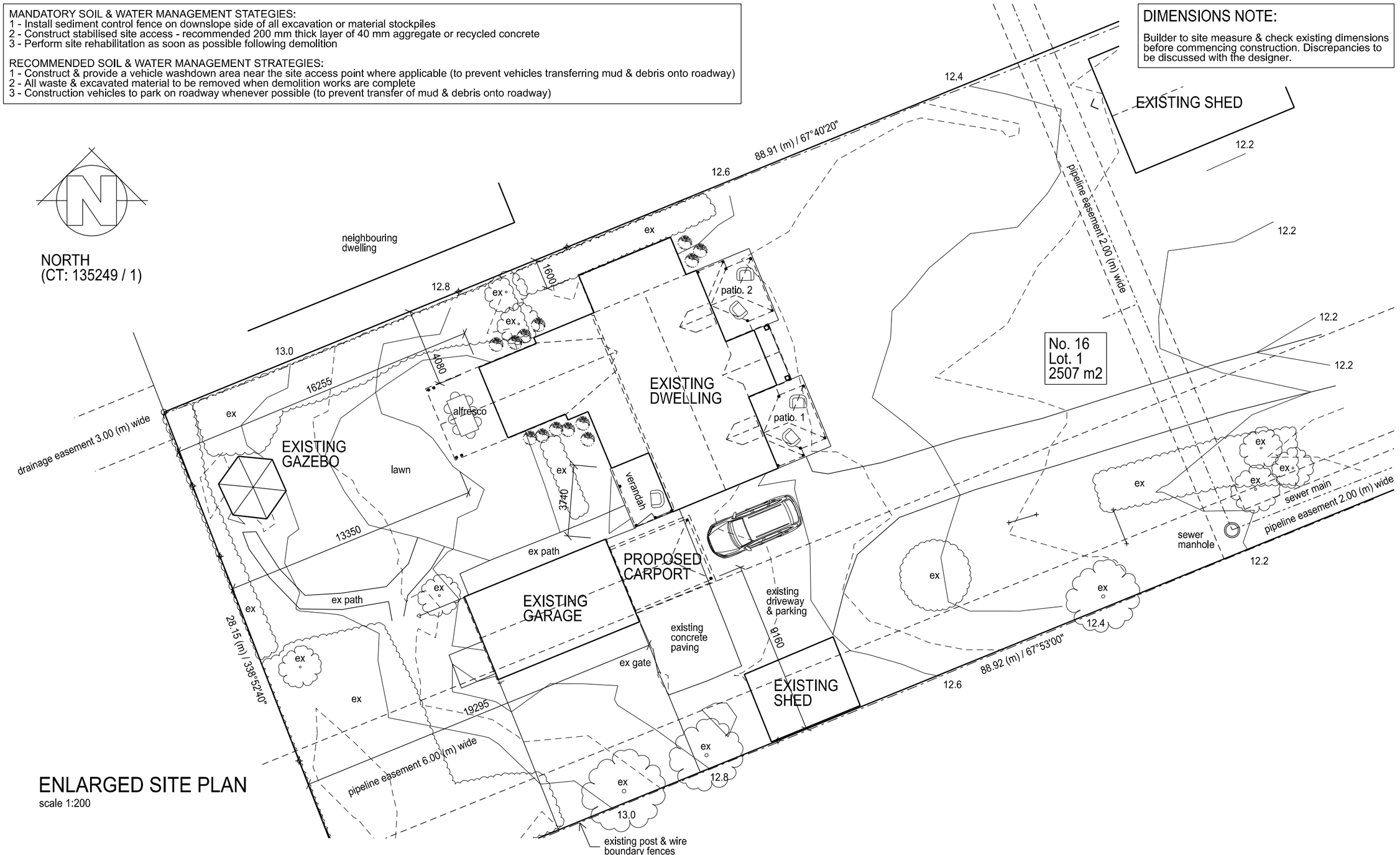
| | | |
|---|---|---|
| DRAWING: Site Plan | | |
| CLIENT: Paul Statham & Helen McLean | DRAWN: JW | DRAWING NUMBER: A01 |
| PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania | DATE: Mar 2026 | |

MANDATORY SOIL & WATER MANAGEMENT STATEGIES:
1 - Install sediment control fence on downslope side of all excavation or material stockpiles
2 - Construct stabilised site access - recommended 200 mm thick layer of 40 mm aggregate or recycled concrete
3 - Perform site rehabilitation as soon as possible following demolition

RECOMMENDED SOIL & WATER MANAGEMENT STRATEGIES:
1 - Construct & provide a vehicle washdown area near the site access point where applicable (to prevent vehicles transferring mud & debris onto roadway)
2 - All waste & excavated material to be removed when demolition works are complete
3 - Construction vehicles to park on roadway whenever possible (to prevent transfer of mud & debris onto roadway)

## DIMENSIONS NOTE:

Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.




## ENLARGED SITE PLAN
scale 1:200

## SOIL AND WATER MANAGEMENT NOTES:

Site to be vegetated and planted according to the Hobart Regional soil and water management code of practice.
Site to be disturbed as minimal as possible (ie: only building, drainage and immediate adjoining areas).
Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
Apply temporary covering (eg: waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
Protect any nearby or on site drainage pits from sediment by installing sediment traps around them.
Limit entry / exit to one point and stabilise. Install facilities to remove dirt / mud from vehicle wheels before leaving the site.



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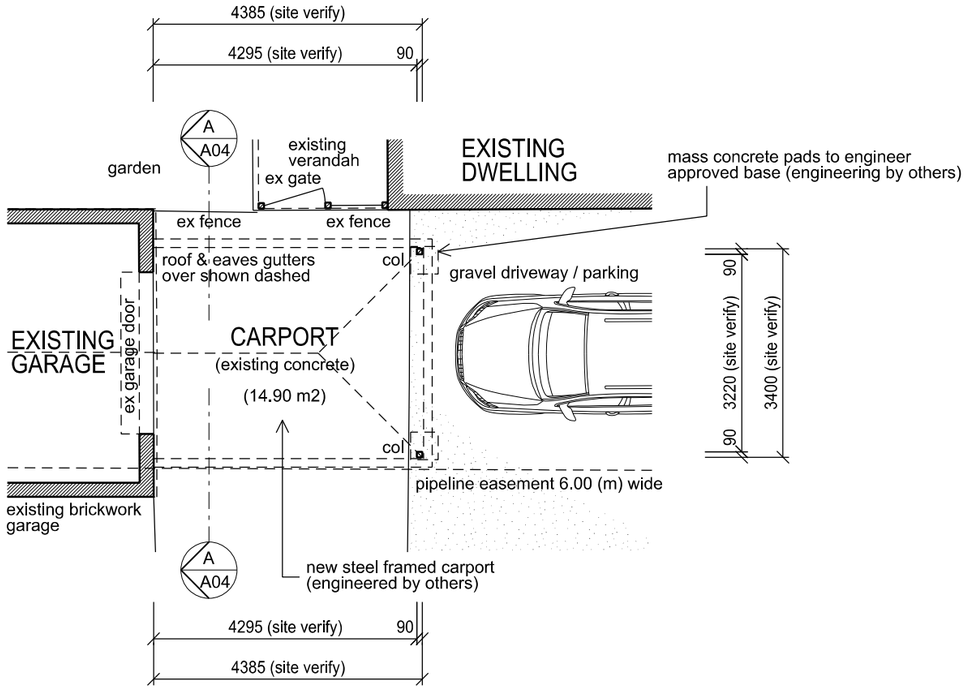
| | | |
|---|---|---|
| DRAWING: Enlarged Site Plan | | |
| CLIENT: Paul Statham & Helen McLean | DRAWN: JW | DRAWING NUMBER: A02 |
| PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania | DATE: Mar 2026 | |

DIMENSIONS NOTE:

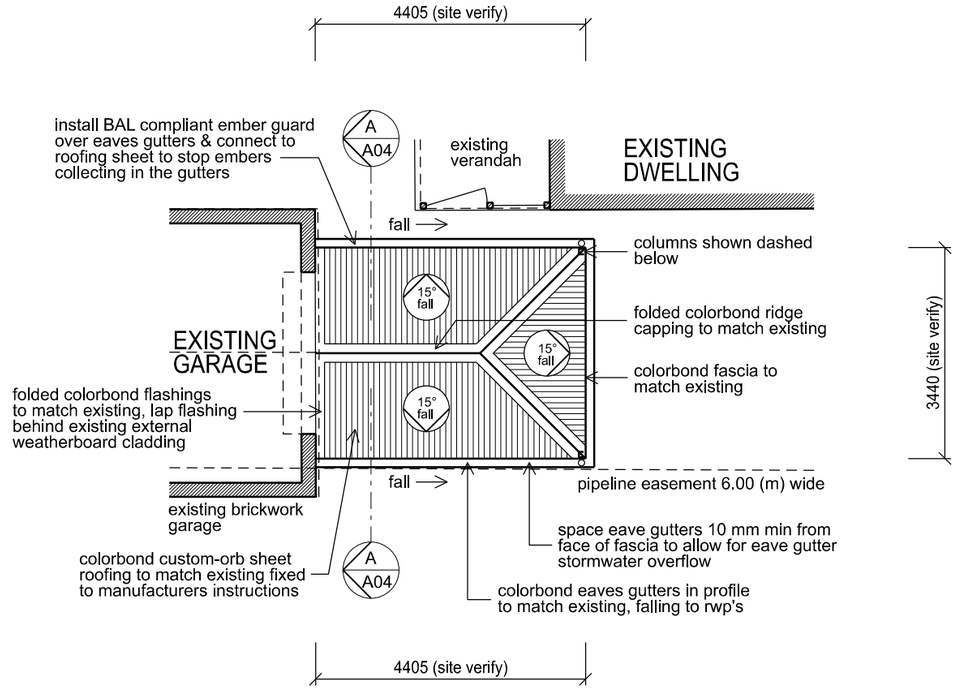
Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.






CARPORT FLOOR PLAN

scale 1:100




CARPORT ROOF PLAN

scale 1:100

CC 4971 U



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DRAWING: Carpport Floor Plan & Carport Roof Plan

CLIENT: Paul Statham & Helen McLean

DRAWN: JW

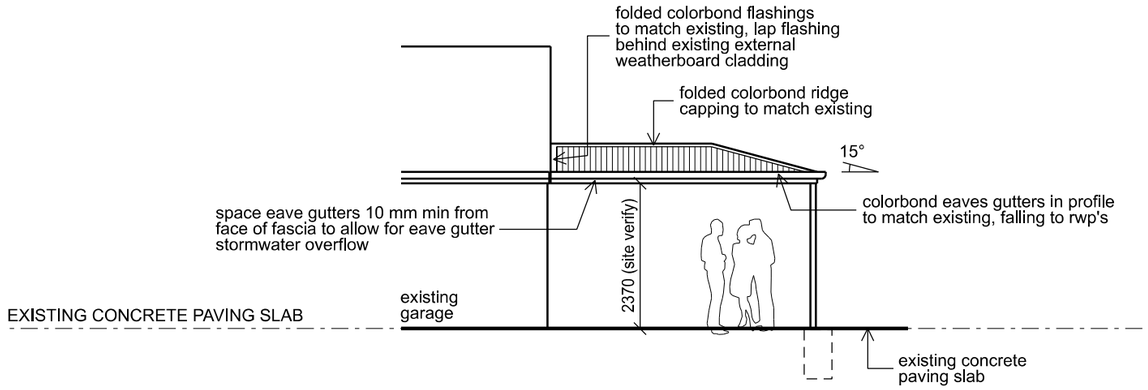
PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania

DATE: Mar 2026

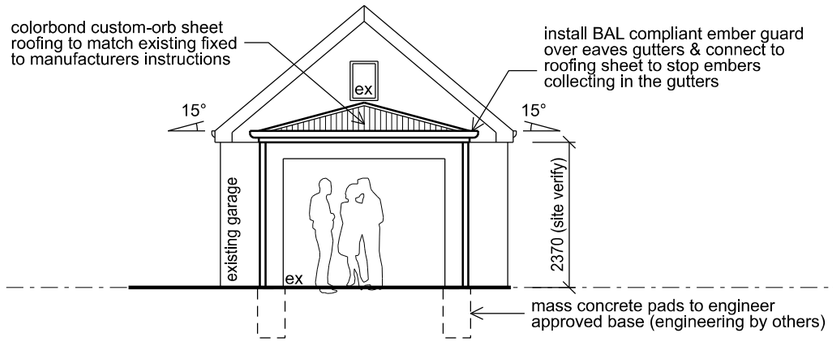
DRAWING NUMBER: A03

**DIMENSIONS NOTE:**

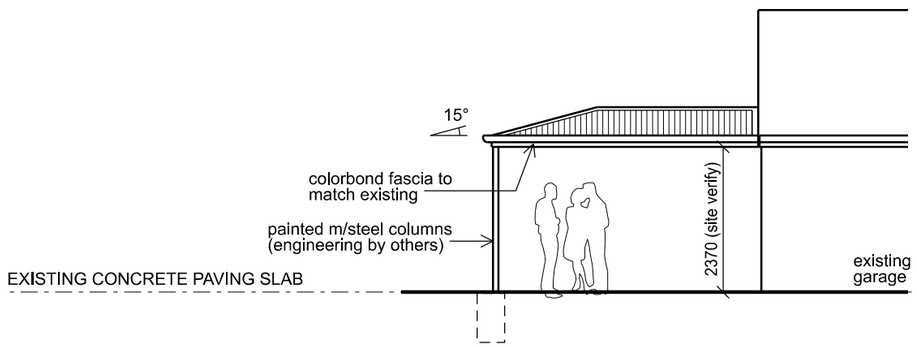
Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.



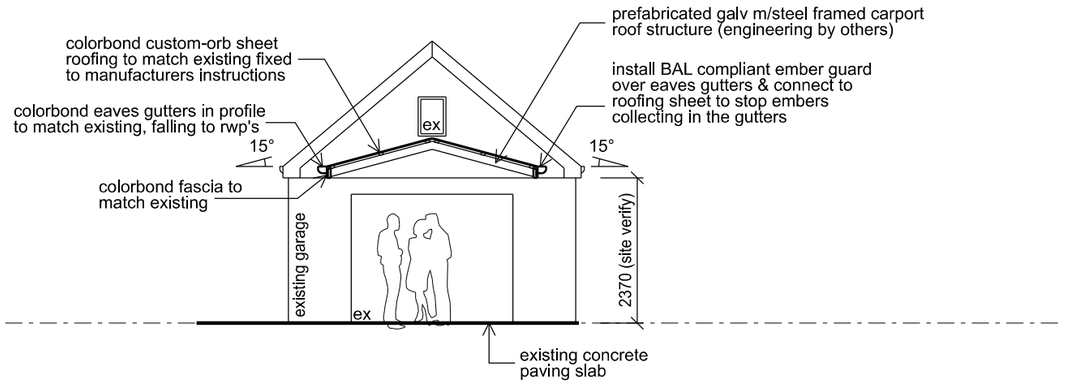

SOUTHERN ELEVATION




EASTERN ELEVATION




NORTHERN ELEVATION




SECTION A-A

scale 1:100

## CARPORT EXTERNAL ELEVATIONS

scale 1:100

www.jwadesign.com.au

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| | | |
|---|---|---|
| DRAWING: Carport External Elevations & Section A-A | | |
| CLIENT: Paul Statham & Helen McLean | DRAWN: JW | DRAWING NUMBER: A04 |
| PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania | DATE: Mar 2026 | |

NOTE:

EXACT SEWER & STORMWATER CONNECTION POINTS TO BE SITE CONFIRMED BY BOTH THE BUILDER & LOCAL AUTHORITY. PROVIDE ADEQUATE AMOUNT OF IO'S TO STORMWATER & SEWERAGE LINES. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS & HEALTH REGULATIONS. CONNECT 90 DIA. UPVC DOWNPIPES INTO 90 DIA. UPVC STORMWATER LINES U.N.O. CONNECT ALL BATHING / WASHING & WASTE FACILITIES INTO 100 DIA. UPVC SEWER PIPE & CONNECT TO COUNCIL LOT CONNECTION.

ROOF:

GUTTER CROSS SECTION TO AS 2018 - 1986. ROOF CLADDING PERFORMANCE TO AS 1561 - 1. GUTTERS, DOWNPIPES & FLASHINGS TO CONFORM WITH AS / NNZS 2179 - 1 FOR METAL. GUTTER SIZING TO RAINFALL INTENSITIES FOR OVERFLOW RISK - ONCE IN 20 YEARS. INTERNAL BOX GUTTERS TO OVERFLOW RISK OF ONCE IN 100 YEARS. INTERNAL BOX GUTTERS TO FALL MIN. 1:200 TO OUTLETS. MIN WIDTH OF GUTTERS 300 mm.

IMPORTANT NOTICE TO ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS & ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 & IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

HOT & COLD WATER SIZING: (CU SIZES)

20 mm MAIN LINES
15 mm BRANCH LINES
PROVIDE HOT WATER REGULATOR TO DELIVER MAX. 50 DEG C AT OUTLETS.
H.W.C TO BE SITED ON GALVANISED TRAY WITH OVERFLOW DISCHARGE PIPE TO OUTSIDE OF BUILDING.

WASTE PIPE SIZING:

90 mm UPVC STORMWATER U.N.O
100 mm UPVC SEWERAGE U.N.O

## DRAINAGE LEGEND:

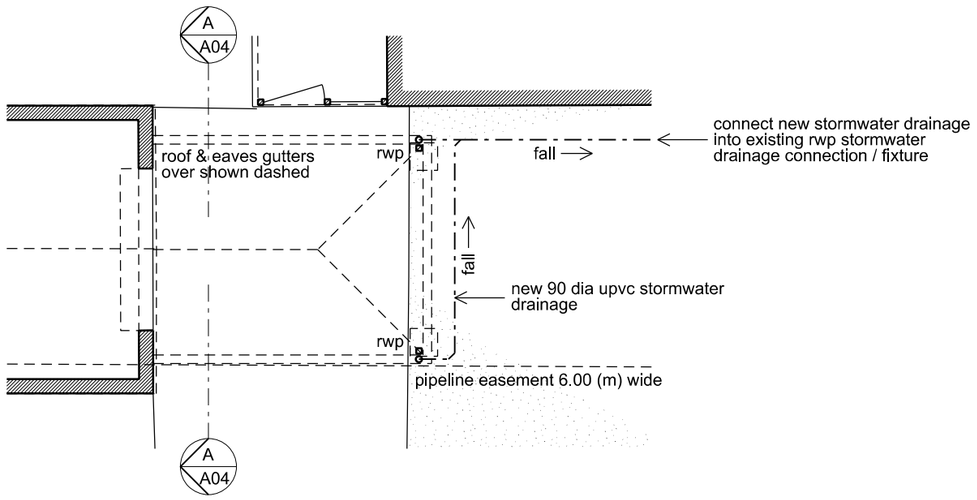
| | | |
|---|---|---|
| 1 | kitchen sink | 50 dia. upvc |
| 2 | bath | 50 dia. upvc |
| 3 | vanity basin | 40 dia. upvc |
| 4 | floor waste | 50 dia. upvc |
| 5 | shower | 50 dia. upvc |
| 6 | water closet (wc) | 100 dia. upvc |
| 7 | laundry trough | 50 dia. upvc |
| 8 | hand basin | 40 dia. upvc |
| uv | upstream vent | |
| org | overflow relief gully (150 min. below FFL) | |
| rwp | rainwater pipe | 90 dia. upvc |

## DIMENSIONS NOTE:

Builder to site measure & check existing dimensions before commencing construction. Discrepancies to be discussed with the designer.

## NOTE:

Drainage design shown is indicative only. Plumber is to verify most efficient drainage design & layout on site & ensure that sufficient slip & expansion joints are used in accordance with the soil classification.




# CARPORT DRAINAGE PLAN

scale 1:100

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| | | |
|---|---|---|
| DRAWING: Carport Drainage Plan | | |
| CLIENT: Paul Statham & Helen McLean | DRAWN: JW | DRAWING NUMBER: A05 |
| PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania | DATE: Mar 2026 | |

SECTION 6 CONSTRUCTION REQUIREMENTS FOR BAL-19
6.1 GENERAL
A building assessed in Section 2 as being BAL-19 shall conform with Section 3 and Clauses 6.2 to 6.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 6.2 to 6.8 (see Clause 3.8).
NOTE: BAL-19 is primarily concerned with protection from ember attack and radiant heat greater than 12.5 kW/m2 up to and including 19 kW/m2 .
6.2 SUB-FLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with
(a) a wall that conforms with Clause 6.4; or
(b) mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
(c) a combination ofItems (a) and (b).
NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 6.7).
C6.2 Combustible materials stored in the subfloor space may be ignited by embers and impact the building .
6.3 FLOORS
6.3.1 General
This Standard does not provide construction requirements for concrete slabs on the ground.
6.3.2 Elevated floors
6.3.2.1 Enclosed subfloor space
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with
(a) a wall that conforms with Clause 6.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).
6.3.2.2 Unenclosed subfloor space
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:
(a) Materials that conform with the following:
(i) Bearers and joists shall be
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) a combination of Items (A) and (B)
(ii) Flooring shall be
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
(D) a combination of any of Items (A), (B) or (C).
or
(b) A system conforming with AS 1530.8.1.
This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.
6.4 WALLS
6.4.1 General
The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be as follows:
(a) Non-combustible material including the following provided the minimum thickness is 90mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick.
or (b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed.
or
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is
(i) non-combustible material; or
(ii) fibre-cement a minimum of 6 mm in thickness; or
(iii) bushfire-resisting timber (see Appendix F); or
(iv) a timber species as specified in Paragraph E 1, Appendix E; or
(v) a combination of any ofItems (i), (ii), (iii) or (iv).
or
(d) A combination of any of Items (a), (b) or (c) above.
This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).
6.4.2 Joints
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed
6.4.3 Vents and weepholes
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.
6.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
6.5.1 Bushfire shutters
Where fitted, bushfire shutters shall conform with Clause 3. 7 and be made from
(a) non-combustible material; or
(b) a timber species as specified in Paragraph E 1, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any ofItems (a), (b), or (c).
6.5.2 Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.
The frame supporting the mesh or perforated sheet shall be made from
( a) metal; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E2, Appendix E.
6.5.3 Windows and sidelights
Window assemblies shall
(a) be completely protected by a bushfire shutter conforming with Clause 3.7 and Clause 6.5.1 ; or
(b) be completely protected externally by screens conforming with Clause 3.6 and Clause 6.5.2; or
C6.5.3(b) For Item (b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.
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DRAWING: Construction Requirements For BAL-19 (page. 1)
CLIENT: Paul Statham & Helen McLean
DRAWN: JW
PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania
DATE: Mar 2026
DRAWING NUMBER: A06

(c) conform with the following:
(i) Frame material for window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame ( see Figure D3, Appendix D), window frames and window joinery, shall be made from one of the following:
(A) Bushfire-resisting timber (see Appendix F).
or
(B) A timber species as specified in Paragraph E2, Appendix E.
or
(C) Metal.
or
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no restrictions on frame material for all other windows.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings, having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be toughened glass a minimum of 5 mm in thickness, or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only.
For all other glazing, annealed glass may be used in accordance with AS 1288.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 6.5.2.
Where annealed glass is used, both the fixed and openable portions of the window shall be screened externally with screens that conform with Clause 6.5.2.
C6.5.3(c) For Item (c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.
For Item (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and has to be externally fixed. For Item (c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.
6.5.4 Doors-Side-hung external doors (including French doors, panel fold and bifold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall
(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 6.5.1 ;
or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2;
or
(c) conform with the following:
(i) Door panel material Materials shall be
(A) non-combustible; or
(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
(D) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frame material shall be
(A) bushfire resisting timber (See Appendix F); or
(B) a timber species as specified in Paragraph E2, Appendix E; or
(C) metal; or
(D) metal reinforced uPVC.
The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardware at this BAL level.
(iv) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
(v) Seals and weather strips Weather strips, draught excluders or draught seals shall be installed.
(vi) Screens There are no requirements to screen the openable part of the door at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
6.5.5 Doors-Sliding doors
Sliding doors shall
( a) completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 6.5.1;
or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 6.5.2;
or
(c) conform with the following:
(i) Frame material The material for door frames, including fully framed glazed doors, shall be
(A) bushfire-resisting timber (see Appendix F); or
(B) a timber species as specified in Paragraph E2, Appendix E; or
(C) metal; or
(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardware at this BAL level.
(iii) Glazing Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 5 mm in thickness.
(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
(v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.
6.5.6 Doors-Vehicle access doors (garage doors)
The following applies to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet a minimum of 6 mm in thickness; or
(iv) a timber species as specified in Paragraph El, Appendix E; or
(v) a combination of any ofItems (i), (ii), (iii) or (iv).
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.
C6.5.6(b) These guide tracks do not provide a direct passage for embers into the building.
( c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.



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DRAWING: Construction Requirements For BAL-19 (page. 2)
CLIENT: Paul Statham & Helen McLean
DRAWN: JW
DRAWING NUMBER: A07
PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania
DATE: Mar 2026

(d) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

6.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

6.6.1 General

The following applies to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof /wall and roof/roof junction shall be sealed or otherwise protected m accordance with Clause 3.6.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

6.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall

(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;

(b) cover the entire roof area including ridg,es and hips; and

(c) extend into gutters and valleys.

6.6.3 Sheet roofs

Sheet roofs shall

(a) be fully sarked in accordance with Clause 6.6.2 , except that foil-backed insulation blankets may be installed over the battens; or

(b) have any gaps sealed at the fascia or wall line, hips and ridges by

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or

(ii) mineral wool; or

(iii) other non-combustible material; or

(iv) a combination of any ofItems (i), (ii), or (iii).

C6. 6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

6.6.4 Veranda, carport and awning roof

The following applies to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure Dl(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 6.6.1 to 6.6.6 .

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures Dl(b) and Dl(c), Appendix D] conforming with Clause 6.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

6.6.5 Roof penetrations

The following applies to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.

This requirement does not apply to a room sealed gas appliance.

NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.

In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.

(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.

(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.

(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by under-flashing of a material having a flammability index not exceeding five.

(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

(g) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

6.6.6 Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:

(a) Gables shall conform with Clause 6.4.

(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 6.6.5.

(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

6.6.7 Gutters and downpipes

This Standard does not provide material requirements for

(a) gutters, with the exception of box gutters; and

(b) downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

6.7 VERANDAS, DECKS, STEPS AND LANDINGS

6.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C6.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm-5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

6.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

6.7.2.1 Materials to enclose a subfloor space

This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground.

Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall conform with Clause 6.4.

6.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

6.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).

6.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from



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DRAWING: Construction Requirements For BAL-19 (page. 3)

CLIENT: Paul Statham & Helen McLean

DRAWN: JW

DRAWING NUMBER: A08

PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania

DATE: Mar 2026

(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph El, Appendix E; or
(d) a combination of any ofItems (a), (b), or (c).
6.7.3 Unenclosed sub floor spaces of verandas, decks, steps, ramps and landings
6.7.3.1 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
6.7.3.2 Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e. bearers and joists).
6.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
( c) a timber species as specified in Paragraph E 1, Appendix E; or
(d) a combination of any ofItems (a), (b), or (c).
6.7.4 Balustrades, handrails or other barriers
This Standard does not provide construction requirements for balustrades, handrails and other barriers.
6.7.5 Veranda posts
Veranda posts
(a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or
(b) if less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timber species as specified in Paragraph E 1, Appendix E; or
(iv) a combination of any ofItems (a) or (b).
6.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater.
The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
C6.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.



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DRAWING: Construction Requirements For BAL-19 (page. 4)

| CLIENT: | DRAWN: | DRAWING NUMBER: |
|---|---|---|
| Paul Statham & Helen McLean | JW | A09 |
| PROJECT ADDRESS: 16 Blair Street, Richmond Tasmania | DATE: Mar 2026 | |