



**Kentish Council**

# **PUBLIC NOTICE**

## **APPLICATION FOR DEVELOPMENT APPROVAL**

An application for development approval has been made which may affect you.

---

### **Details about the application – K-DA022/2024**

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Address of the land	<b>2 McNabs Road West Kentish</b>
What use or development is proposed in the application	<b>Residential – proposed DWELLING EXTENSION and CARPORT</b>
Date of notice	<b>1 May 2024</b>

The application and supporting documents are open for public inspection on Council's website at [www.kentish.tas.gov.au](http://www.kentish.tas.gov.au) or at the Council Offices, 69 High Street, Sheffield during the following office hours:-  
Monday to Friday, 8.00 a.m to 4.30 p.m.

**Any person may lodge a representation on the proposed use or development.**

*Your representation must:*

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:  
The General Manager,  
Kentish Council,  
P.O. Box 63, Sheffield 7306; or email  
[council@kentish.tas.gov.au](mailto:council@kentish.tas.gov.au)
- and include:  
the reasons for your representation; and  
the address of the land.

Aerial View – K-DA022/2024 2 McNabs Road, West Kentish





Office Use Only	
Application No	PID
K-DA022/2024	

# KENTISH COUNCIL

## DEVELOPMENT APPLICATION

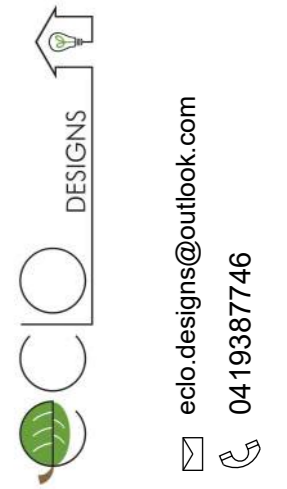
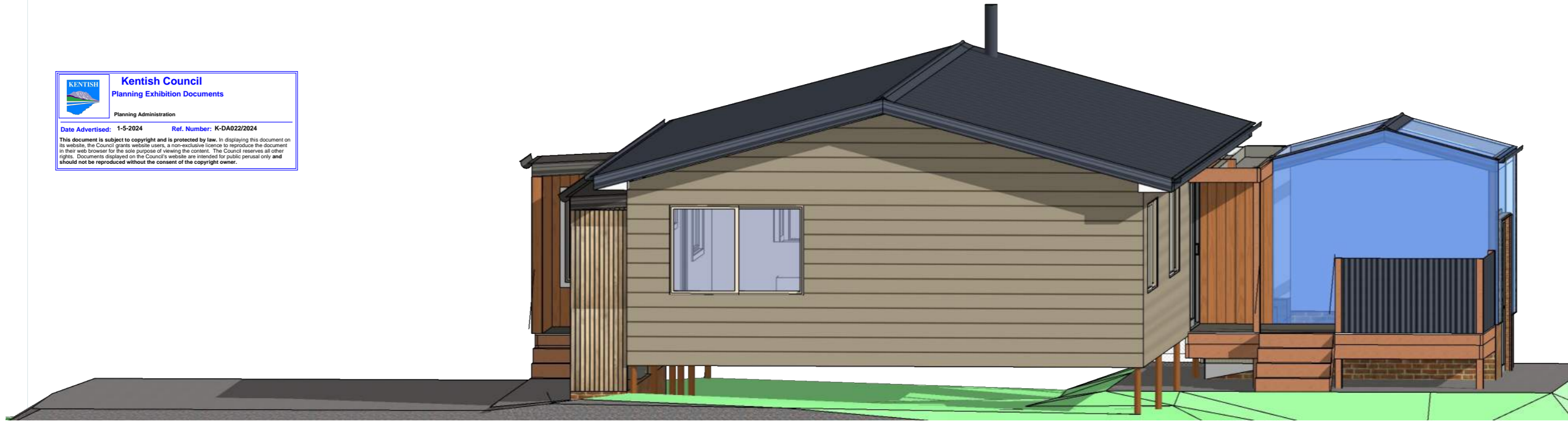
Application for Development Permit under Section 58 or Section 57  
 of the *Land Use Planning and Approvals Act 1993*

- 1 Full Name of Applicant(s):.....Eclo Designs.....
  - 2 Postal Address of Applicant(s).....4 Riverbend Dr DON TAS 7310.....  
 ..... Phone:.....  
 Mobile No.:  
 Email:
  - 3 Full Name of Owner(s): ....Cassandra Roberts & Micheal Febey.....
  - 4 Postal Address of Owner(s): 2 McNabs Rd, West Kentish  
 7306.....  
 ..... Phone:.....  
 Mobile No.  
 Email:
  - 5 Present Use of the Land:.....
  - 6 Proposed Use and/or Development (subject of this application): ....Residential.....  
 .....
- At (Location of property): .McNabs Rd, West Kentish  
 7306.....  
 .....
- Certificate/s of Title reference: .....145643/1.....
- 7 Estimated costs of development: \$ .....110.000,00.....
  - 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed.......... Dated:.....09/04/24.....

# Proposed Alternations & Additions AT 2 Mcnabs Road, West Kentish 7306

## FOR Cassandra Roberts & Micheal Febey



eclo.designs@outlook.com  
0419387746

### SITE INFORMATION

LAND TITLE REFERENCE: **145643/1**  
 WIND CLASSIFICATION: **N2**  
 SOIL CLASSIFICATION: **M**  
 CLIMATE ZONE: **7**  
 BAL LEVEL: **12.5**  
 ALPINE OR SUB-ALPINE AREA: **N/A**  
 CORROSION ENVIRONMENT: **LOW**  
 OTHER HAZARDS: **N/A**  
 PID: **2709742**  
 ZONING: **RURAL RESOURCE**

### AREA SCHEDULE

SITE AREA: **4240m<sup>2</sup>**  
 FLOOR AREA: **91.65m<sup>2</sup>**  
 DECK AREA: **8.88m<sup>2</sup>**  
 SUNROOM: **12.72m<sup>2</sup>**  
 CARPORT AREA: **42m<sup>2</sup>**

### CONTACT REFERENCES:

BUILDING DESIGNER:  
 ECLO DESIGNS ~ CHLOE OVERTON  
 4 RIVERBEND DRIVE DON 7310, TAS  
 0419387746

GEO ENGINEER:  
 GEOTON  
 PO BOX 522 PROSPECT VALE 7350 TAS  
 (03) 6326 5003

CITY/MUNICIPAL COUNCIL:  
 PO Box 63  
 69 High St  
 Sheffield TAS 7306  
 03 6491 0200

DIAL BEFORE YOU DIG PHONE: 1100

### THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:

- STRUCTURAL & HYDRAULIC ENGINEERING DRAWINGS
- SITE CLASSIFICATION & SOIL REPORT
- ONSITE WASTE WATER MANAGEMENT REPORT
- BAL REPORT
- FORMS 35

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REV	DATE	DESCRIPTION

CLIENT  
 Cassandra Roberts & Micheal Febey

PROJECT NO.  
**24002**

PROJECT NAME  
 Proposed Alternations & Additions

PROJECT ADDRESS  
**2 Mcnabs Road,  
 West Kentish 7306**

DRAWN C.O. ACCREDITATION CC6669

DOCUMENT DATE 27/02/2024 PAPER SIZE A3

DRAWING TITLE  
**Cover Page**

DOCUMENT PHASE  
 Building Approval

# A000

**WARNING  
BEWARE OF  
UNDERGROUND SERVICES**

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

**Kentish Council**  
Planning Exhibition Documents  
Planning Administration  
Date Advertised: 1-5-2024 Ref. Number: K-DA022/2024  
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**SITE PLAN LEGEND & NOTES:**

**GENERAL NOTES:**  
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

**EXCAVATION:**  
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

**SETTING OUT:**  
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

**PROTECTION WORK:**  
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

**SITE SERVICES:**

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.

**WATER TANKS**  
Minimum capacity of 10,000L drinking water;  
Minimum capacity of 20,000L storage for firefighting;  
Must be located a minimum of 6m from the structure to be protected;  
Must be metal, concrete or lagged by non-combustible material;  
Must be identified by a permanently fixed sign complying with the guideline;  
Be connected to the property access by a hardstand of equivalent construction.



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0419387746

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CLIENT  
**Cassandra Roberts & Micheal Febey**

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**24002**

PROJECT NAME  
**Proposed Alternations & Additions**

PROJECT ADDRESS  
**2 McNabs Road, West Kentish 7306**

DRAWN C.O ACCREDITATION CC6669

DOCUMENT DATE 27/02/2024 PAPER SIZE A3

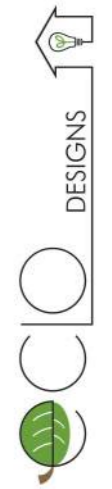
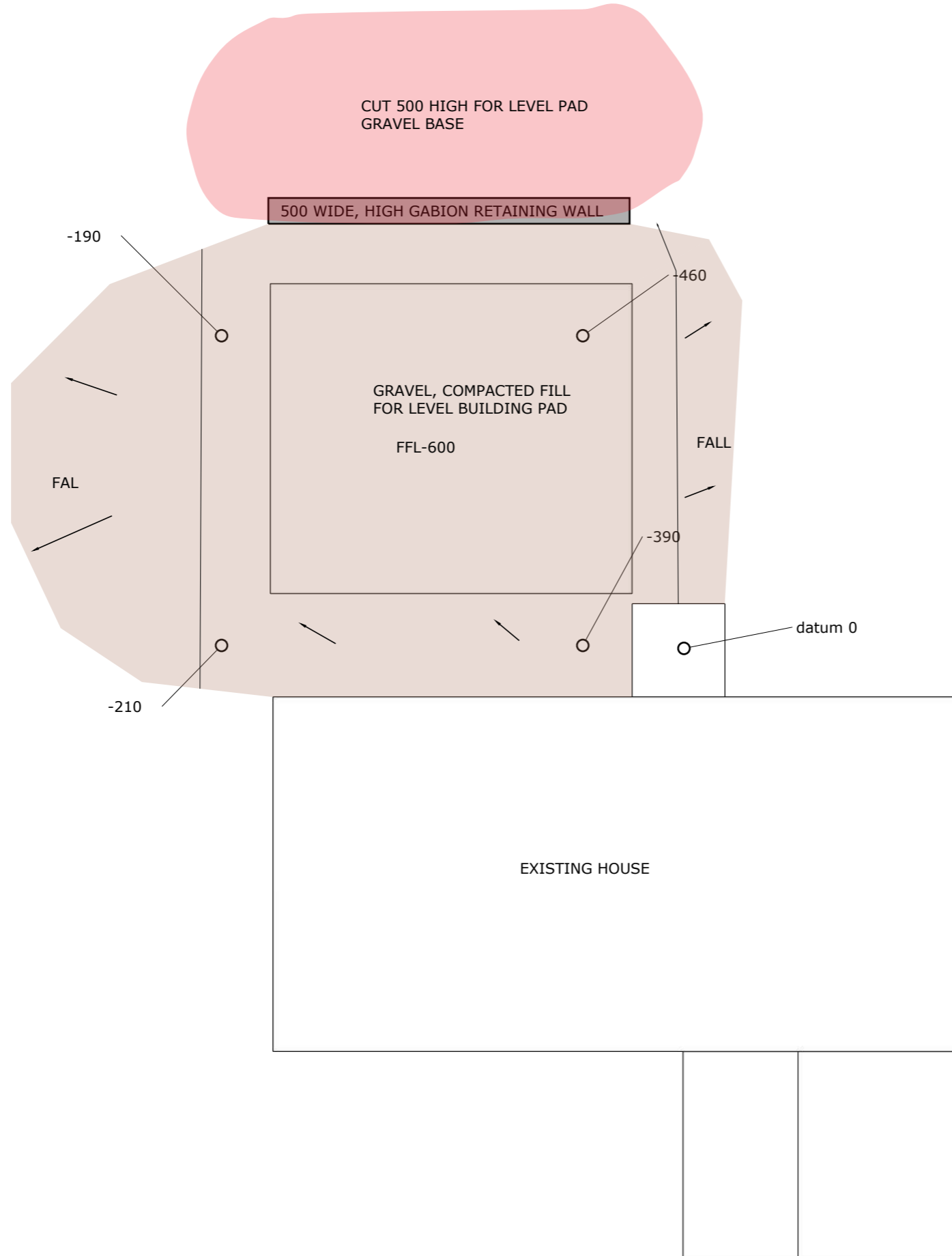
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**Site Plan**

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**Building Approval**



Site Plan  
Scale: 1 : 500

**A01**



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 A3

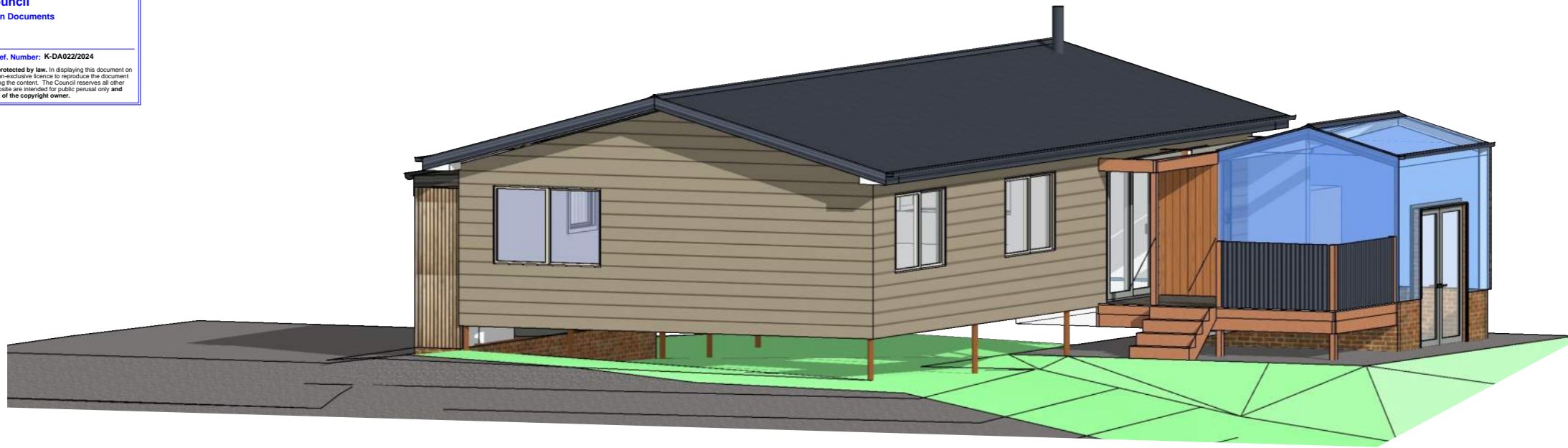
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**Set out plan**

DOCUMENT PHASE  
**Building Approval**



Set out plan  
 Scale: 1 : 100

**A02**



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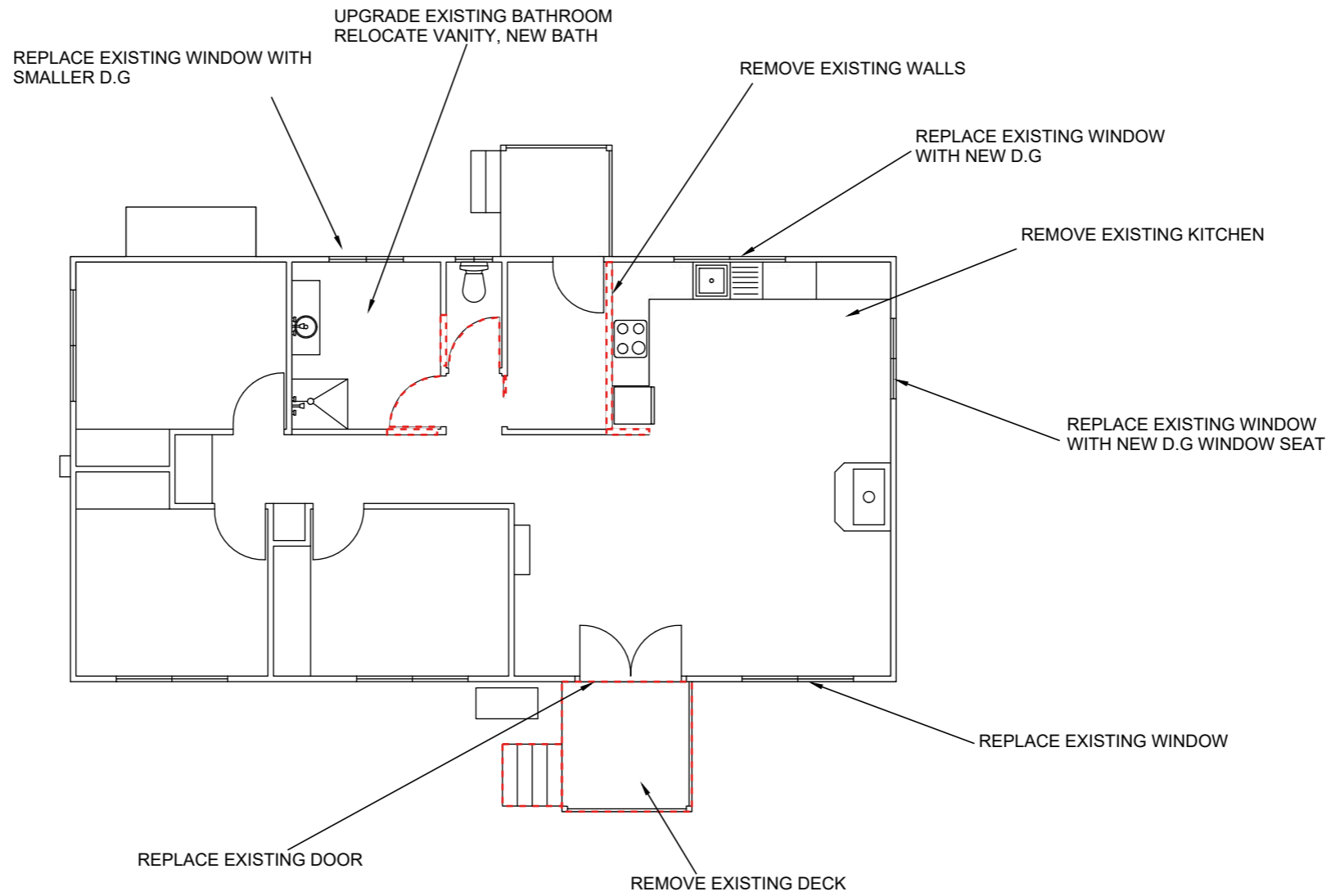
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 A3

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 Isometric views

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**A03**



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 A3

DRAWING TITLE  
**Existing Floor Plan**

DOCUMENT PHASE  
**Building Approval**



Existing Floor Plan  
 Scale: 1 : 100

**A04**





1 North Elevation  
 Scale: 1 : 100



2 East Elevation  
 Scale: 1 : 100



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DRAWING TITLE  
**Existing Elevations**

DOCUMENT PHASE  
**Building Approval**

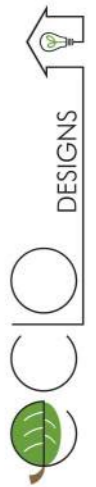
**A05**



3 South Elevation  
 Scale: 1 : 100



4 West Elevation  
 Scale: 1 : 100



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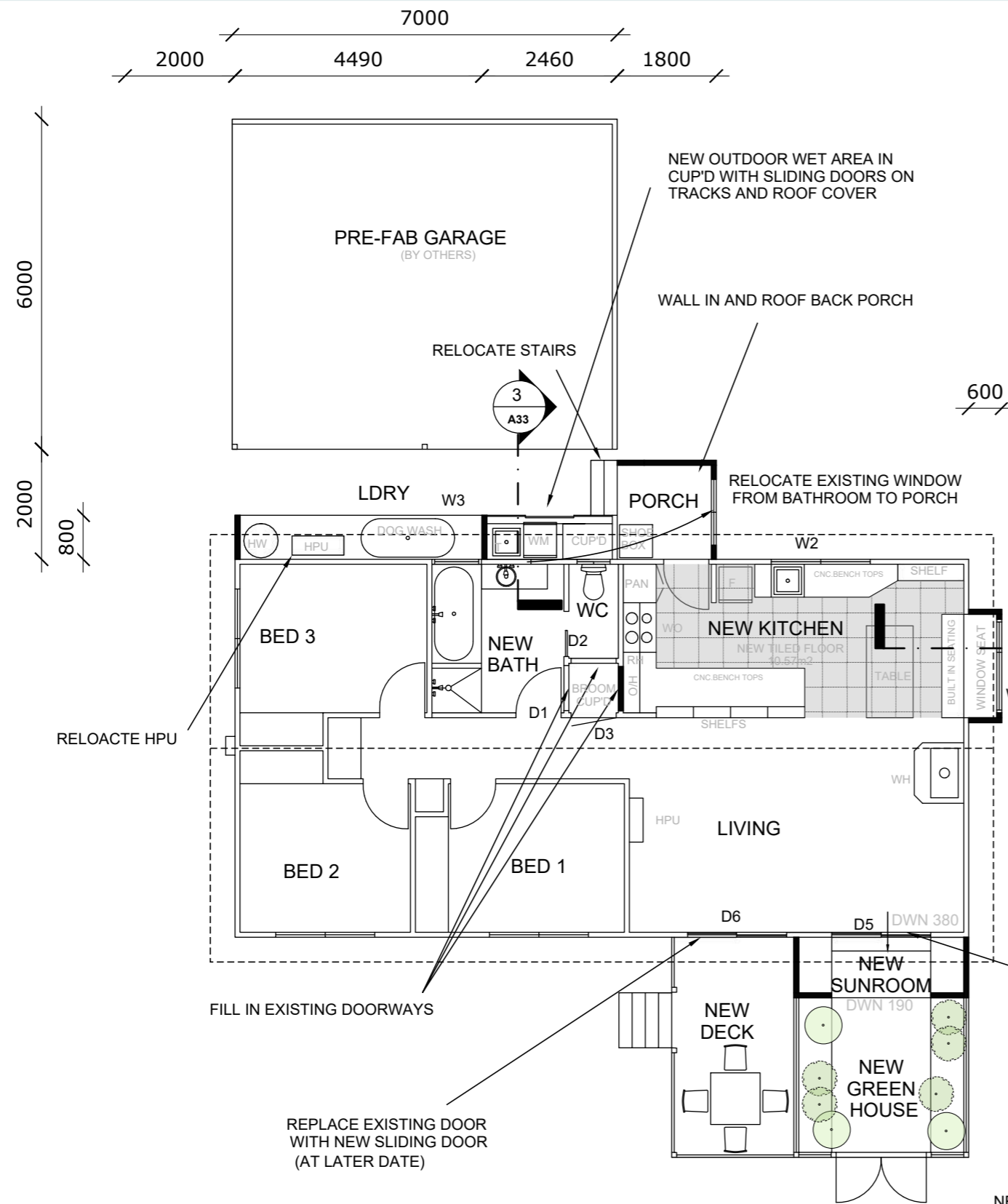
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DOCUMENT DATE 27/02/2024 PAPER SIZE A3

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**Existing Elevations**

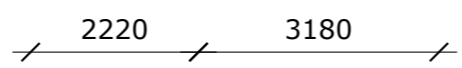
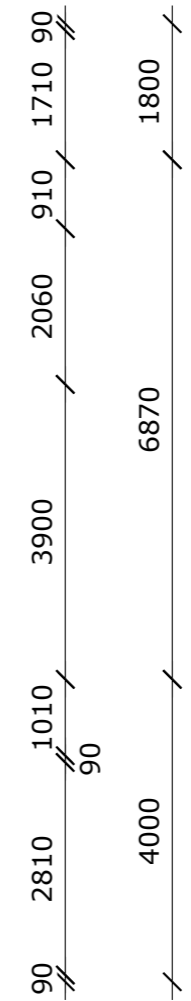
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**Building Approval**

**A0€**



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**FLOOR PLAN LEGEND:**

- W## WINDOW MARKER
- D## DOOR MARKER
- HW HOTWATER CYLINDER (ON SLAB)
- WO WALL OVEN
- F FRIDGE
- OH OVERHEAD CUPBOARDS
- WM WASHING MACHINE
- HPU HEAT PUMP UNIT
- PAN PANTRY
- WH FREESTANDING WOOD HEATER

NOTE- DIMENSIONS ARE TO STUDWORK ONLY NOT INCLUDING CLADDING AND CAVITY

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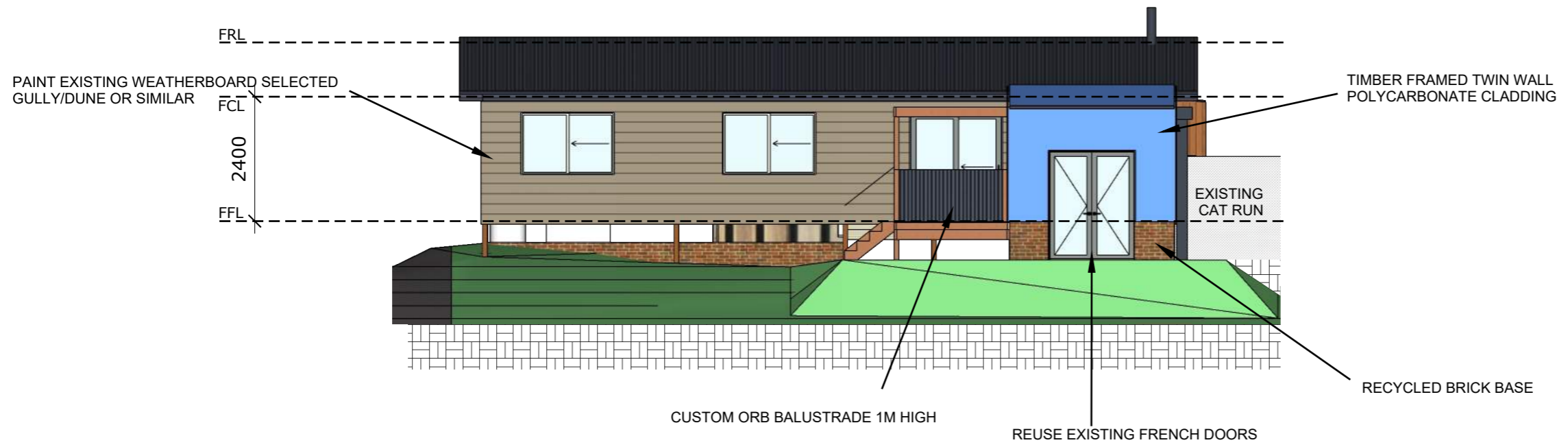
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**Proposed Floor Plan**

DOCUMENT PHASE  
**Building Approval**

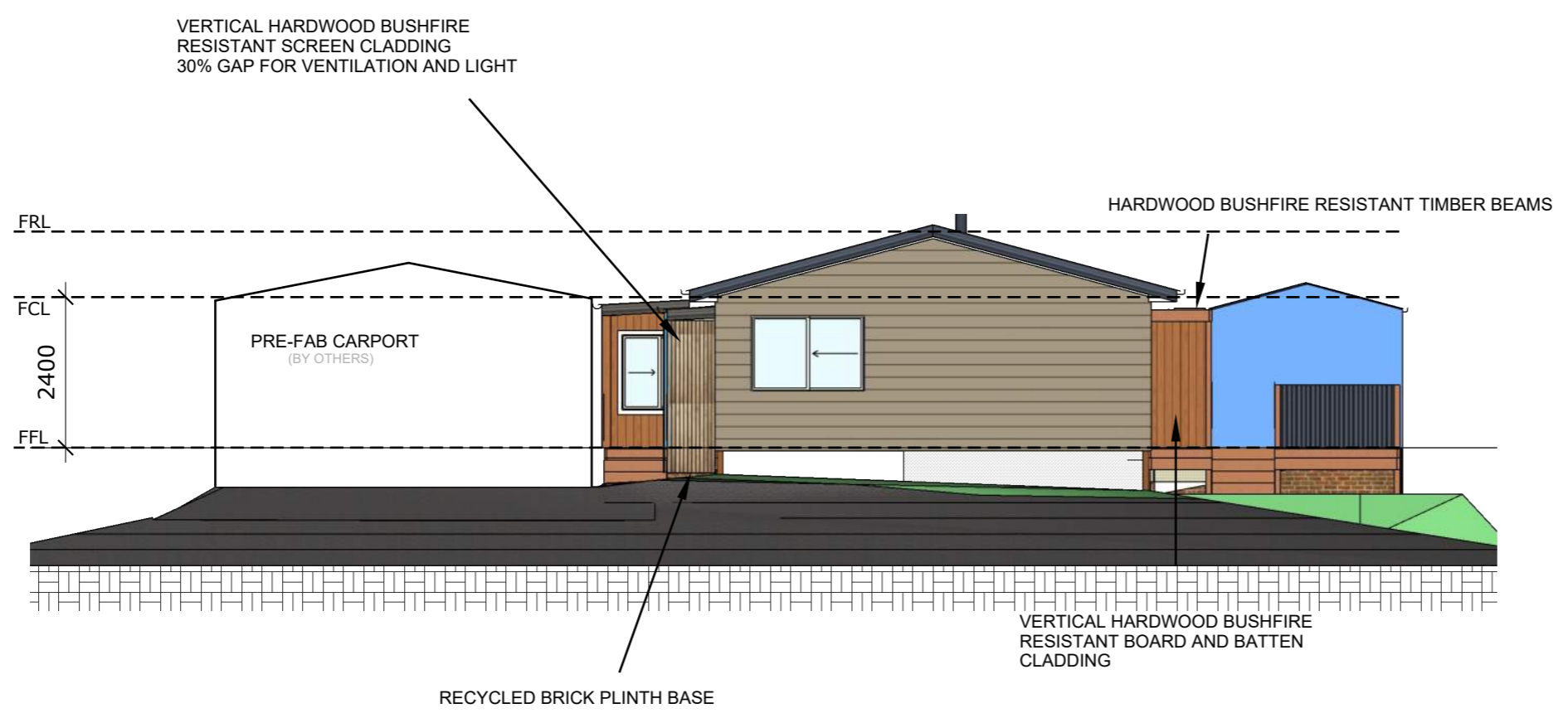


Proposed Floor Plan  
 Scale: 1 : 100

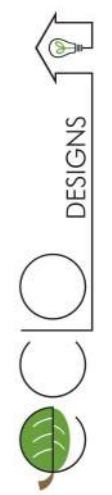
**A07**



1 North Elevation  
Scale: 1 : 100



2 East Elevation  
Scale: 1 : 100



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DOCUMENT DATE 27/02/2024 PAPER SIZE A3

DRAWING TITLE  
Elevations 1 & 2

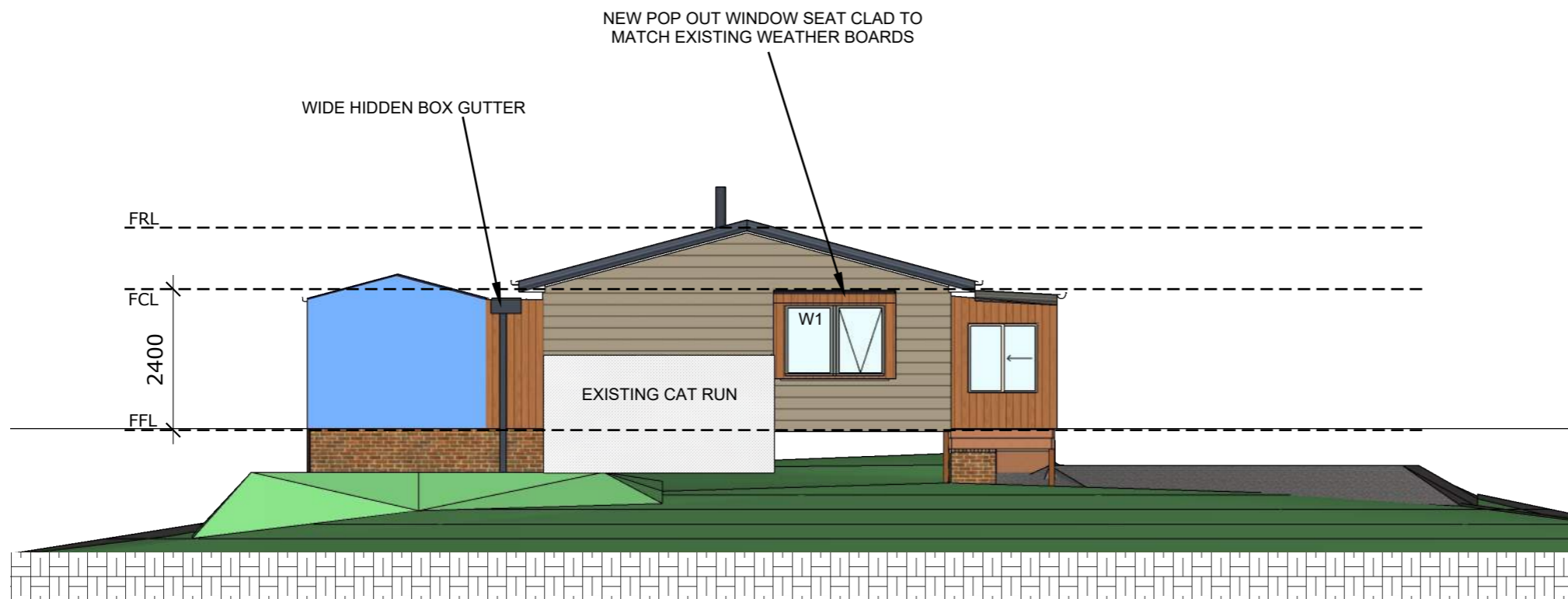
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A08

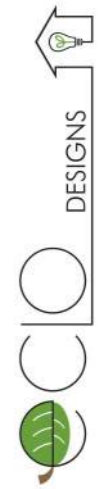
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3 South Elevation  
 Scale: 1 : 100



4 West Elevation  
 Scale: 1 : 100



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DOCUMENT DATE 27/02/2024 PAPER SIZE A3

DRAWING TITLE  
**Elevations 3 & 4**

DOCUMENT PHASE  
**Building Approval**

**A09**

**LEGEND & NOTES**

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

**Services**

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperatures within the piping; and
- c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

**1. Internal piping**

- a) All flow and return internal piping that is -
  - i) within an unventilated wall space
  - ii) within an internal floor between storeys; or
  - iii) between ceiling insulation and a ceiling

*Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)*

**2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space**

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

*Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)*

**3. Piping located outside the building or in an unenclosed building sub-floor or roof space**

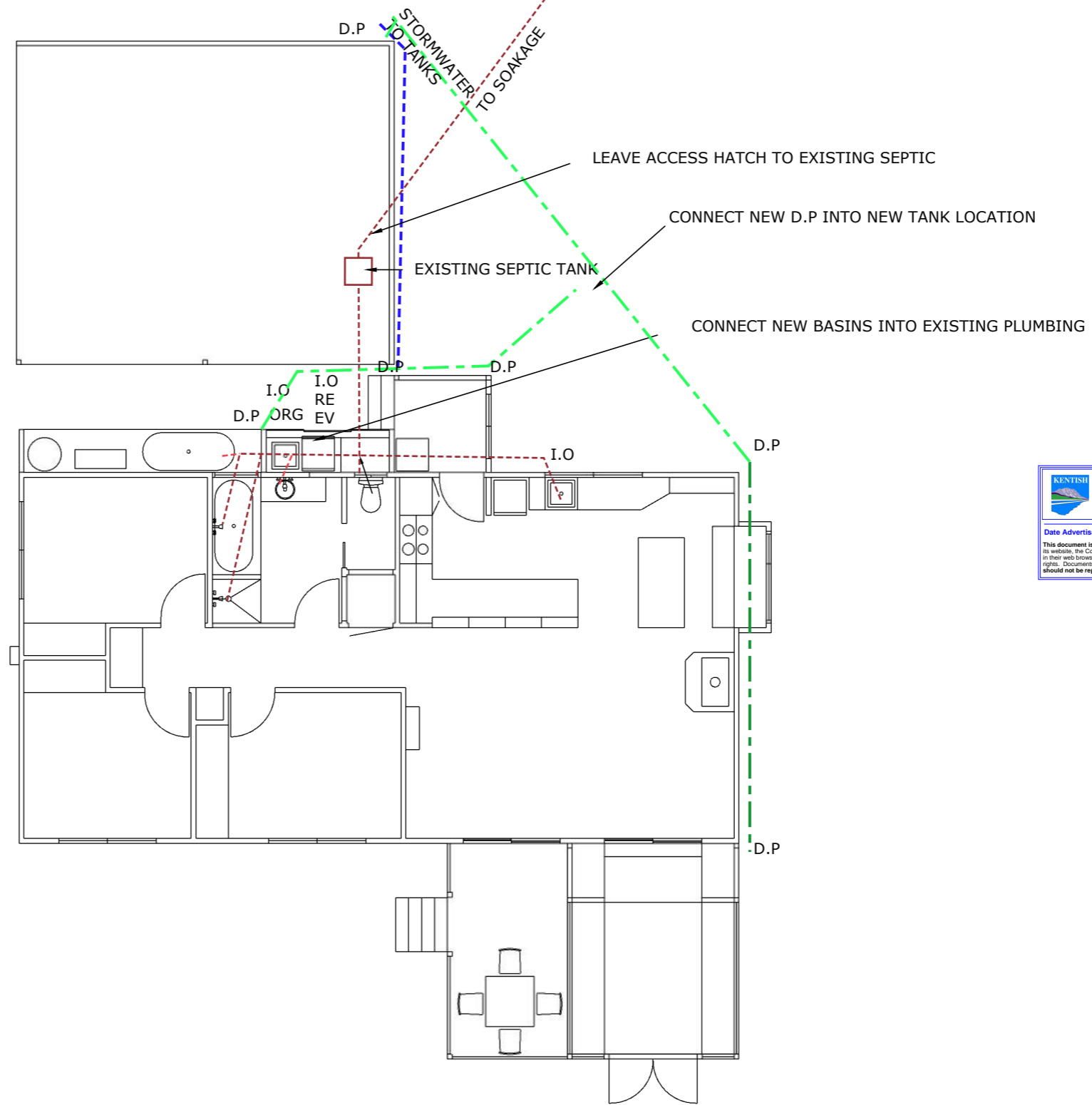
- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

*Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)*

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Depth covers to AS3500.2

Vehicular traffic area	500mm
all other locations	300mm



**LEGEND:**

- AAV - AIR ADMITTANCE VALVE
- I.O - INSPECTION SHAFT OPENING
- ORG - OVERFLOW RELIEF GULLY
- DP - DOWN PIPE
- I.S - INSPECTION SHAFT
- FC - FLEXIBLE CONNECTOR
- FWG - FLOOR WASTE GULLY (NO SMALLER THAN DN40 UNTRAPPED)

(TPRV FROM HWC CONNECTED INTO STORMWATER)

ORG rim to be minimum 150mm below lowest sanitary fitting.

ORG rim to be minimum 75mm above outside gl.

Internal plumbing plan

Scale: 1 : 100



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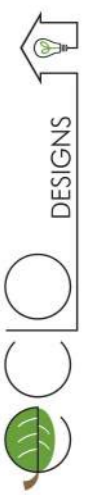
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DRAWING TITLE  
**Internal plumbing plan**

DOCUMENT PHASE  
**Building Approval**

**A1C**



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**ROOF PLAN NOTES:**

GUTTERS AND DOWNPIPES TO AS3500. MAXIMUM CENTRES FOR DOWNPIPES TO BE 12M.

**ROOF STRUCTURE:**

CUSTOM ORB/TRIMDEK ROOFING IN IRONSTONE & PERMIABLE WRAP TIMBER FRAME

**ROOF PLUMBING:**

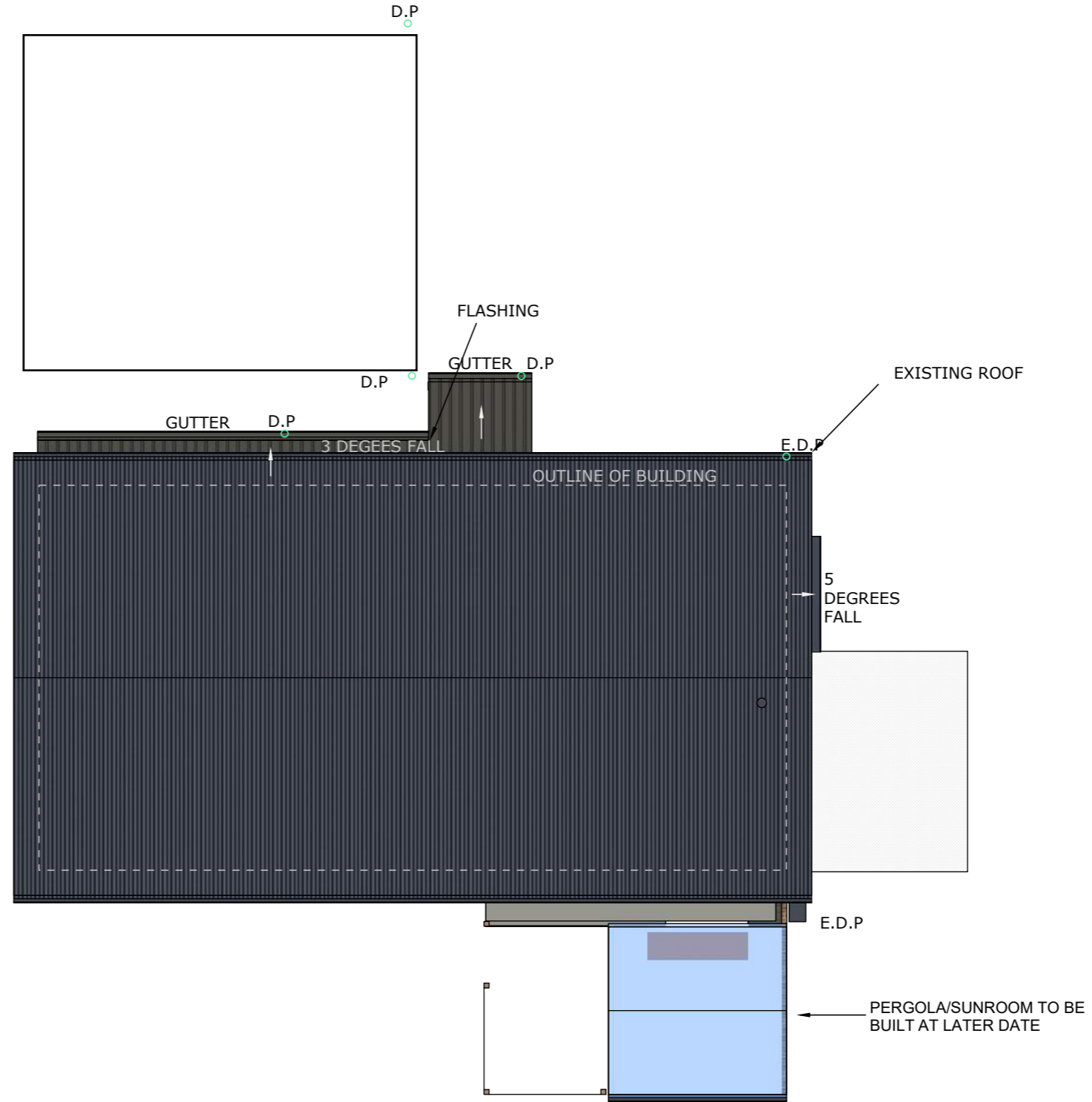
HALF ROUND GUTTER IN IRONSTONE AND FASCIA

COLORBOND IRONSTON CAPPINGS AND FLASHINGS

**D.P.** 100 x 50 ALUM SQUARE DOWNPIPES

**E.D.P.** EXISTING DOWNPIPE

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
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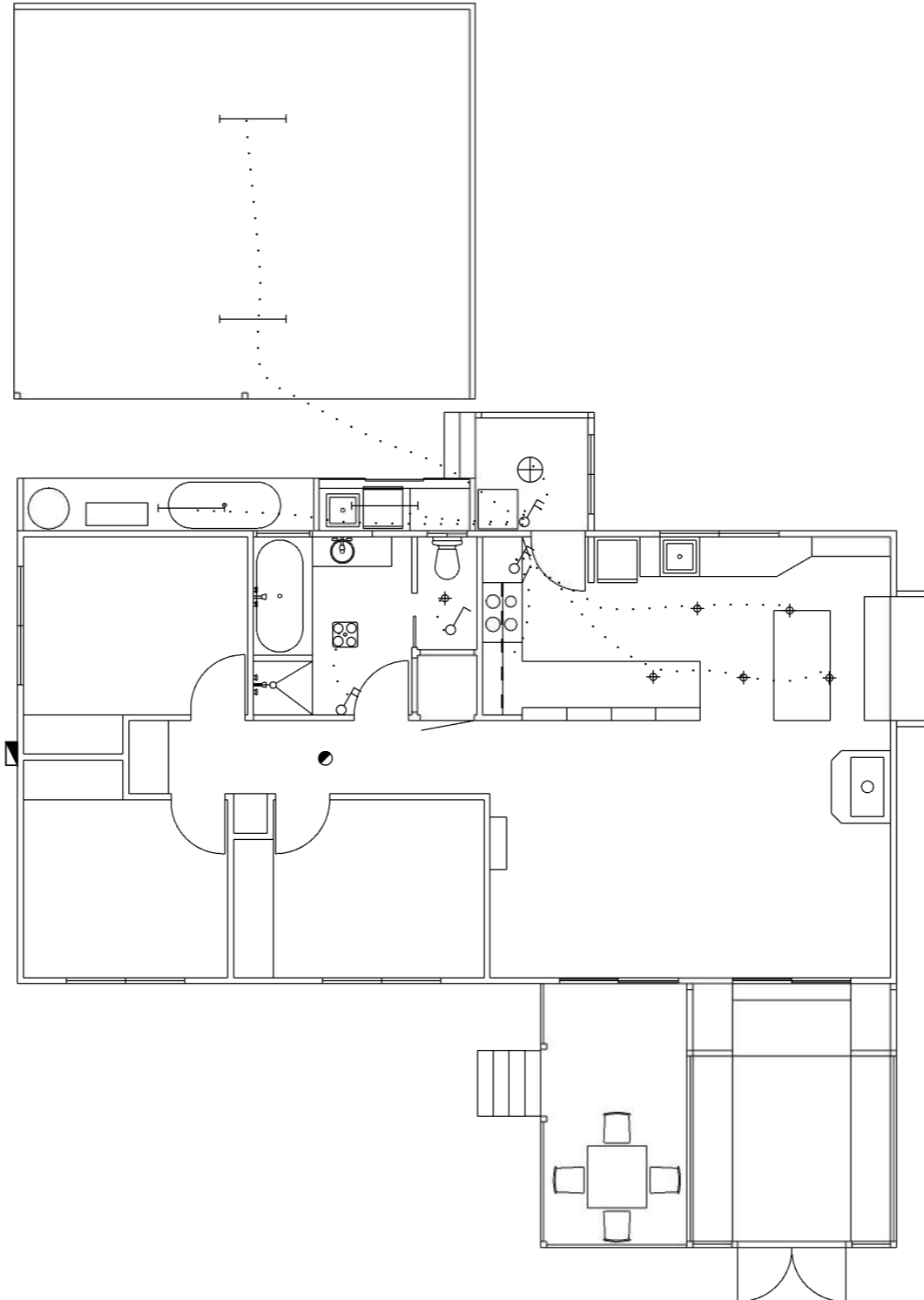
DOCUMENT DATE 27/02/2024 PAPER SIZE A3

DRAWING TITLE  
**Roof plan**

DOCUMENT PHASE  
**Building Approval**

**LEGEND**

-  COMBINATION LIGHT, FAN, HEAT LAMP UNIT (4 LAMP)
-  SMOKE ALARM (TO BE INTERCONNECTED IF MORE THAN ONE)
-  SURFACE MOUNTED LIGHT
-  EXISTING DOWN LIGHT
-  LED LIGHT STRIP SINGLE
-  SWITCH, SINGLE
-  SWITCH, MULTI
-  MULTI PURPOSE POWER POINT
-  METER BOX
- RH** RANGE HOOD
-  LED STRIP UNDERMOUNT



**LIGHT SCHEDULE**

- B** 11W ILLUMINATION POWER LOAD
- D.L** 12W ILLUMINATION POWER LOAD
- F.L** 28W ILLUMINATION POWER LOAD
- IXL** 15W ILLUMINATION POWER LOAD (HEAT LAMPS NOT INCLUDED IN CALCULATION)

**NOTES:**

- ALL FANS TO BE FITTED WITH BACK DRAUGHT DAMPERS/SHUTTERS DUCTED TO OUTSIDE
- EXTERNAL SENSOR CONTROLLED BY A DAY LIGHT SENSOR OR HAVE AN AVERAGE LIGHT SOURCE EFFICENCY NO LESS THAN 40 LUMENS/W
- SMOKE ALARM TO AS 3786 AND NCC. HARD WIRED WITH BATTERY BACK UP, INTERLINKED
- THIS LIGHTING SCHEDULE CORRESPONDS WITH THE NCC LIGHTING CALCULATOR.
- DOWNLIGHTS NOT RECOMMENDED DUE TO AIR LEAKAGE AND LOSS OF INSULATION, IF DOWN LIGHTS ARE USED ICF OR IC4 LED CHECK MANUFACTURES GUIDELINES FOR BULK INSULATION COVER
- SOFT WARM LIGHT BULBS TO BE USED. NOT WHITE

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REV	DATE	DESCRIPTION

CLIENT  
**Cassandra Roberts & Micheal Febey**

PROJECT NO.  
**24002**

PROJECT NAME  
**Proposed Alternations & Additions**

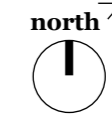
PROJECT ADDRESS  
**2 Mcnabs Road,  
West Kentish 7306**

DRAWN C.O ACCREDITATION CC6669

DOCUMENT DATE 27/02/2024 PAPER SIZE A3

DRAWING TITLE  
**Electrical Plan**

DOCUMENT PHASE  
**Building Approval**



Electrical Plan  
Scale: 1 : 100

**A12**



**ROOF FRAMING**

BATTENS  
NCC V2 H1D6(3)& AS 4100 & 4600 FOR STEEL BATTENS AND H1D6(4) & AS 1720.1 FOR TIMBER BATTENS

SHEET ROOFING ACCORDING TO NCC V2 PART 7.2 & H1D7

TRUSSES AT 900 CRS TO MANUFACTURES SPECIFICATIONS.

RECOMMENDED:  
45 x 45 HARDWOOD ROOF BATTENS AT MAX 600 CRS.OR EQUILIVANT TOPHATS. WITH 35 x 35 COUNTER BATTENS FOR VENTILATION

NOT RECOMMENDED:  
DO NOT USE GREEN OR UNSEASONED TIMBER  
ALL HW MEMBERS TO BE SEASONED TO NO MORE THAN 15% MOISTURE CONTENT.  
TREATED PINE NOT RECOMMENDED DUE TO CORROSION EFFECT IN DIRECT CONTACT WITH METAL. IF TREATED PINE MUST BE USED H3 LSOP MINIMUM FULLY SEALED BY PAINTING PRIOR TO INSTALLATION.

**CAPPING & FLASHING**  
ACCORDING TO NCC 7.2.7  
PREFORMED CAPPING AND FLASHING NECESSARY TO PREVENT WATER PENETRATION. INTALLED TO ROOF VENTS, FLUES ECT.

**FASCIA & GUTTER**  
ACCORDING TO NCC 7.4 HPD6 COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED TO MANUFACTURES SPECIFICATIONS.  
WHERE BOX GUTTERS ARE PROPOSED TO BE INSTALLED, AS/NZS 3500.3 MAY BE USED TO CALCULATE MINIMUM SIZES, FALLS AND OVERFLOOR REQUIREMENTS

**EAVES**  
ACCORDING TO NCC 7.5.5 & AS2908.2  
OVERHANG AS INDICATED, LINED WITH CEMENT SHEETING. PAINTED WITH PLASTIC STRIP MOLDED JOINTS AND VENTS AS REQUIRED FOR VENTILATION

**WALL FRAMING**  
ACCORDING TO NCC H1D6 & AS 1684.2 & 1720.1  
90 x 35 MGP10 TO 2.4m FLAT CEILINGS  
90 x 45 MGP10 TO 2.7m FLAT CEILINGS,

**MEMBRANE**  
CLASS 4 VAPOR PERMEABLE PLIABLE BUILDING MEMBRANE AND SARKING.  
JOINT VIA TAPE TO SEAL ANY PENETRATIONS AND TAPE IN WINDOWS  
Where a pliable building membrane is installed in an external wall, it must be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. and the primary water control layer must be separated from water sensitive materials by a drained cavity

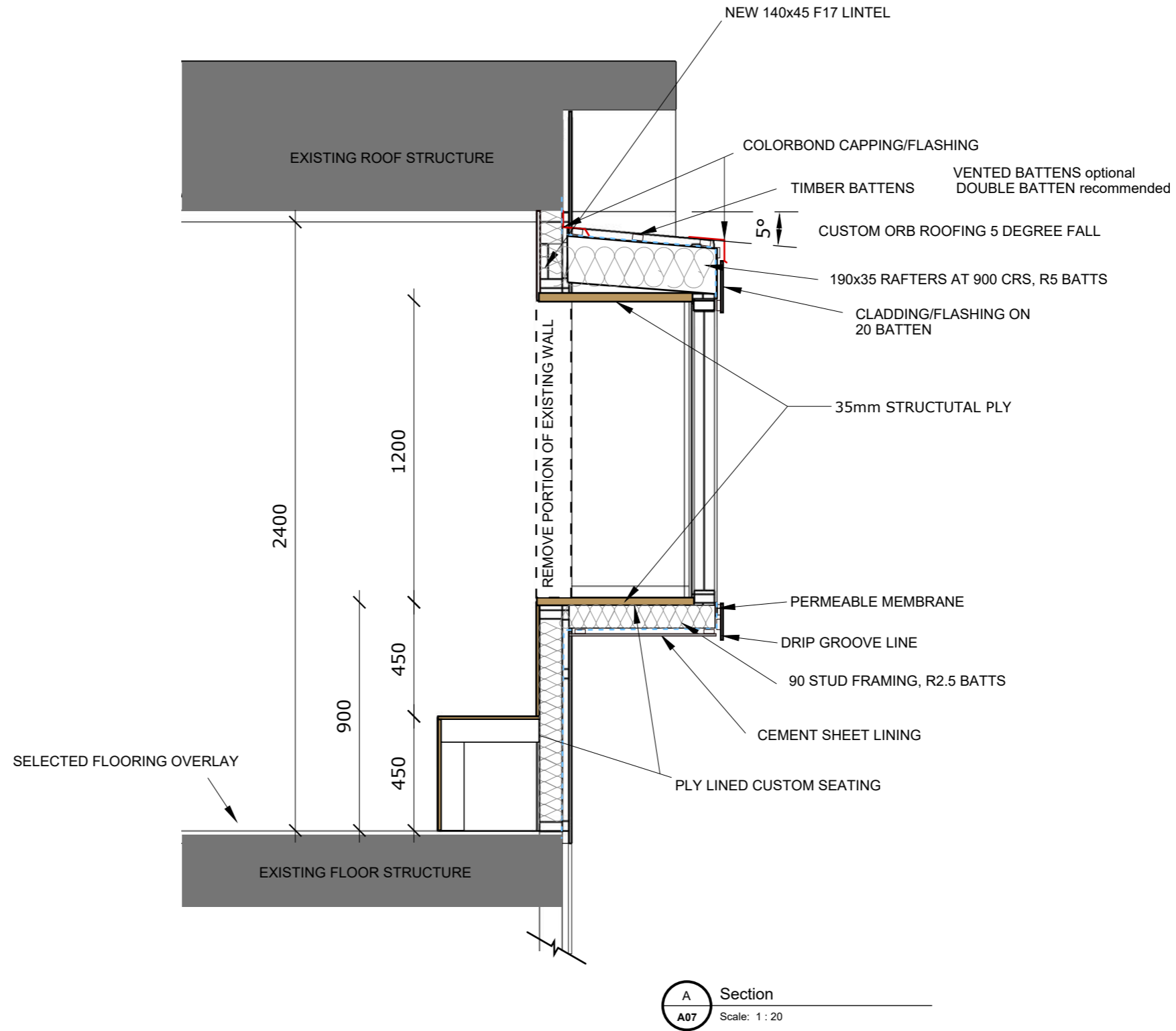
**WALL SHEETING**  
PLASTERBOARD TO WALLS AND CEILINGS (WATERPROOF GRADE TO WET AREA WALLS).

**DOWNPIPES**  
ACCORDING TO NCC 7.4.5  
DOWNPIPES TO BE 90 DIA PVC PAINTED TO MATCH GUTTERING. FIXED WITH WALL BRACKETS AT 1200 CRS BEGINNING AT DOWNPIPE ELBOW.

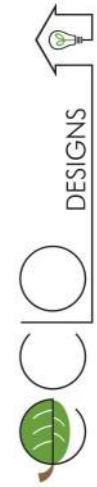
**BRICK VENEER CONSTRUCTION**  
ACCORDING TO NCC 5.2 & AS 3700  
230 x 76 x 110mm MASONRY BRICKS INSTALLED WITH BRICK GALVANISED BRICK TIES  
CAVITY TRAY, DPC,FLASHINGS AND WEEP HOLES AS PER NCC 5.7 WEATHERPROOFING OF MASONRY

**SLABS & FOOTINGS**  
ACCORDING TO NCC 4.1& AS 2870  
ALL FOUNDATIONS PREPERATION INCLUDING EARTHWORKS IS TO BE SEEN AND APPROVED BY COUNCIL. BUILDING SURVEYORS AND/ OR ENGINEERS PRIOR TO POURING ANY CONCRETE.  
REFER TO ENGINEERS PLANS FOR FOOTING AND CONCRETE SLAB DETAILS .  
REFER TO SOIL REPORT FOR CLASSIFICATION AND SITE MAINTENANCE REQUIREMENTS.

EXHAUST FANS DUCTED TO OUTSIDE WITH BACK DRAFT DAMPER



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**Proposed Alternations & Additions**

PROJECT ADDRESS  
**2 Mcnabs Road, West Kentish 7306**

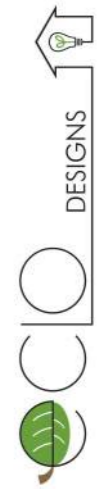
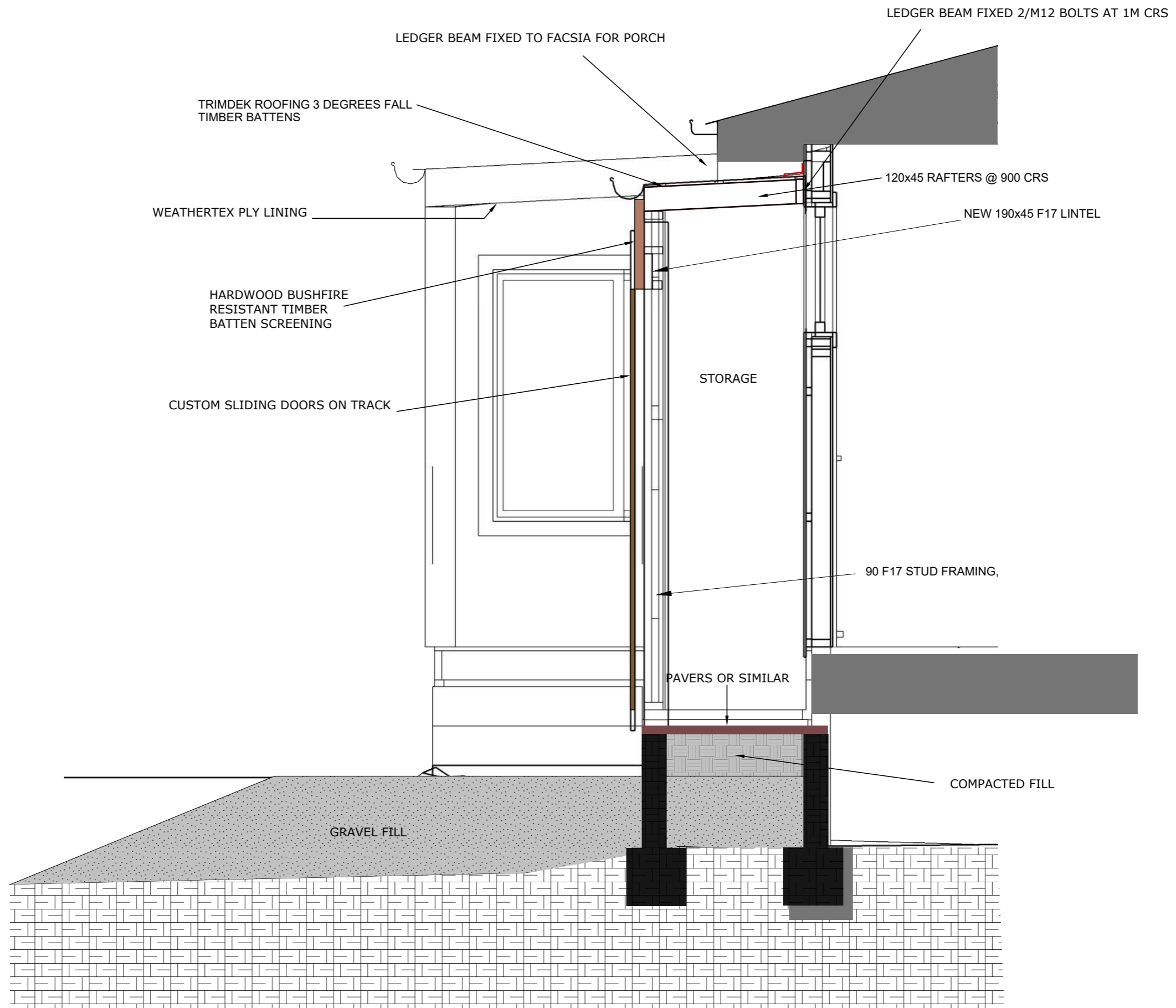
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DOCUMENT DATE 27/02/2024 PAPER SIZE A3

DRAWING TITLE  
**Section A**

DOCUMENT PHASE  
**Building Approval**

**A13**



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 A3

DRAWING TITLE  
**Section B**

DOCUMENT PHASE  
**Building Approval**

**B** Section  
 A07 Scale: 1 : 20

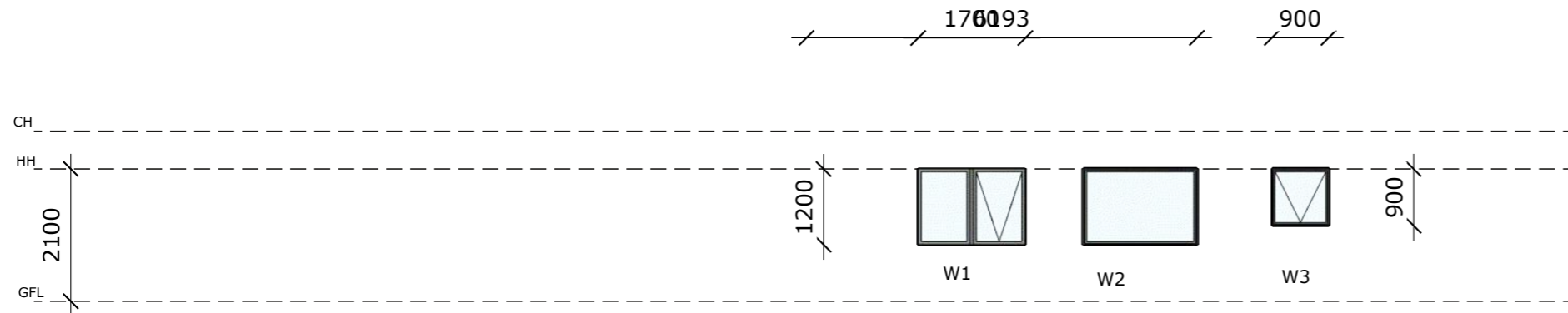
**A14**

# WINDOW SCHEDULE

BAL 12.5

All window sizes to be checked and measured on site

<b>W1</b> 1200mm X 1700mm AWNING/FIXED STANDARD CLEAR GLASS	<b>W2</b> 1200mm X 1800mm FIXED STANDARD CLEAR GLASS	<b>W3</b> 900mm X 900mm AWNING STANDARD CLEAR GLASS
--	---	--



WINDOWS	
ALUMINIUM FRAMED	
DOUBLE GLAZED	
IRONSTONE GREY	
U value	4.1
SHGC	0.57

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## NATURAL LIGHT & VENTILATION

**PART 3.8.4 LIGHT:**  
MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED (NATURAL LIGHT)

**PART 3.8.5 VENTILATION:**  
MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED  
(AN EXHAUST FAN MAY BE USED FOR A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDE CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAYS OF DUCTS)

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.

SHOWER SCREENS 1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5. & AS1288.

MINIMUM 4MM THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

**OPAQUE BANDS**  
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:  
- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20MM IN HEIGHT;  
- THE UPPER EDGE IS NOT LESS THAN 700MM ABOVE THE FLOOR;  
- THE LOWER EDGE IS NOT MORE THAN 1200MM ABOVE THE FLOOR.

**FLASHINGS TO WALL OPENINGS**  
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904.  
REFER TO SECTIONS FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

**PROTECTION OF OPENABLE WINDOWS.**

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH.

PROTECT THE WINDOWS (IDENTIFIED IN THE TABLE BESIDE) BY ONE OF THE FOLLOWING METHODS:

- a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- b) A SCREEN WITH SECURE FITTINGS.

THE DEVICE OR SCREEN MUST:

- a) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE; OR SCREEN PROTECTING THE OPENING; AND
- c) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

**ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288.**

## DOOR SCHEDULE

All door sizes to be checked and measured on site

DOOR #	TYPE	HEAD HEIGHT	TOTAL DIMENSIONS	FRAME	GLAZING	HARDWARE	INTERIOR ARCHITRAVE
D01	INTERNAL SWING DOOR	2100mm	2040mm x 820mm	TIMBER	N/A	LEVER HANDLE WITH LOCK	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D02	INTERNAL CAVITY SLIDER	2100mm	2040mm x 820mm	TIMBER	N/A	SIDE HANDLE	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH
D03	INTERNAL SWING DOOR	2100mm	2040mm x 820mm	TIMBER	N/A	LEVER HANDLE	67 x 18 PRE-PRIMED ARCHITRAVE PAINT FINISH



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DOCUMENT DATE 27/02/2024    PAPER SIZE A3

DRAWING TITLE  
**Window & Door Schedule**

DOCUMENT PHASE  
**Building Approval**

**A15**

# GENERAL NOTES

## INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of ECLO DESIGNS (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.
- 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.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

## MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of [insert name of state/territory building regulations & year], National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), 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 [relevant building surveyor/building certifier] as meeting BCA 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 BCA, 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 [relevant 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 [relevant building surveyor/building certifier], prior to implementation.

## MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

## SITE CLASSIFICATIONS & PROPERTY INFORMATION

The climate zone for this site is 7

Assumed design gust wind speed / wind classification is N2

Environmental classification (saline and/or aggressive industrial environment per BCA Table 7.2.2a) is LOW

Soil classification is class M(Refer to soil report) .The builder shall immediately report to the engineer any observable variation from this soil type.

Slope ratio is 3-5 No cut/fill shall be within 100mm of neighbouring boundaries.

This site is not in a declared termite area.

This site is in a declared bushfire area. Site bushfire attack level assessment is 12.5

This site is not subject to flood overlay.

This site is not in an alpine area.

Annual 5 minute duration rainfall intensities:

-Annual exceedance probability, 5% (mm/h) is insert from BCA Table 7.4.3d

-Annual exceedance probability, 1% (mm/h) is insert from BCA Table 7.4.3d

Earthquake risk for a domestic structure of a height less than or equal to 8.5m:

- Building type importance level – 2 (class 1 building)

- Annual probability of exceedance – 1:500

- Probability factor (kp) – 1.0

- Hazard factor (Z) for project location – 0.09

-hazard at the (kpZ) – <0.11

Earthquake risk for an outbuilding of a height less than or equal to 8.5m:

- Building type importance level – 1

-Annual probability of exceedance – 1:250

- Probability factor (kp) - 0.75

- Hazard factor (Z) for project location – 0.9

-hazard at the (kpZ) – <0.11



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DOCUMENT DATE 27/02/2024	PAPER SIZE A3

DRAWING TITLE  
**Ncc notes 1**

DOCUMENT PHASE  
**Building Approval**

**A1€**

## SUPPLEMENTARY NOTES

### SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- 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 in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water 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 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

### PROTECTION OF THE BUILDING FABRIC

- 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.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1.
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
  - 7,500mm<sup>2</sup> clear ventilation where particle board flooring is used; or
  - 6,000mm<sup>2</sup> for other subfloor types.
- [Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.

- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.

### GLAZING

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass – including, but not limited to, windows, doors, screens, panels, splashbacks and barriers – shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

### FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
  - 100 x 100mm (1x 5mm HD wire) if up to 1400mm long
  - 100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long
  - 125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

### STORMWATER AND SEWERS

- 90 mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers 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
- 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.

### SAFETY OF BUILDING USERS

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 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 BCA 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 BCA 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 BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3. Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- 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).

### 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 BCA Table 3.

### TIMBER FRAMING

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

### ELECTRICAL

- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
- New smoke detectors shall be interconnected; mains-powered; and located and installed per BCA 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
- 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.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
  - 40 l/s for kitchen & laundry
  - 25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

ITEM	DESCRIPTION
TIMBER FRAMING	STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.
WALL PLATES	2/45X90 MGP10
STUDS	90X45 MGP10 <450mm CENTRES DOUBLE STUDS TO SUPPORT ALL BEAMS AND LINTELS UNLESS NOTED OTHERWISE BY ENGINEER
JAMB STUDS	2/90X45 MGP10 REFER TO ENGINEER'S DRAWINGS FOR LOCATIONS
NOGGINGS	90X45 MGP10 1000mm CENTRES
BRACING	7mm PLYBRACE/20mm METAL ANGLE AS REQUIRED (REFER TO AS1684/ENGINEER'S DETAILS)
FLOOR JOISTS	TO HAVE SOLID BLOCKING AT <1800mm CENTRES REFER TO ENGINEER'S MEMBERS SCHEDULE FOR SIZE AND SPACING
LINTELS	UNLESS NOTED OTHERWISE IN ENGINEER'S DRAWINGS: 90X45 F17 SHW UP TO 1400mm OPENINGS 140X45 F17 SHW OPENINGS FROM 1400mm TO 2200mm 290X45 F17 SHW OPENINGS FROM 2200mm TO 4000mm REFER TO ENGINEER'S MEMBERS SCHEDULE
RAFTERS	REFER TO ENGINEER'S MEMBERS SCHEDULE



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REV	DATE	DESCRIPTION

CLIENT  
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PROJECT NO.  
**24002**

PROJECT NAME  
**Proposed Alternations & Additions**

PROJECT ADDRESS  
**2 Mcnabs Road, West Kentish 7306**

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Date Advertised: 1-5-2024 Ref. Number: K-DA022/2024  
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**DEMOLITION**

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH CERTIFYING BUILDING SURVEYOR OF STATE/TERRITORY BUILDING REGULATIONS & 2024 THE NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE NOTES SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS AND ALL WORK AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- 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 RELEVANT 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 ANY 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 NEIGHBORING 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 RECYCLEABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT 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.
- A BUILDING PERMIT SHALL BE ATTAINED PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS.



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# 12.5

## 5.2 SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed with—

- (a) a wall that conforms with Clause 5.4; 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).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).

C5.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

## 5.3 FLOORS

### 5.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground.

### 5.3.2 Elevated floors

#### 5.3.2.1 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 5.4; 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) above.

#### 5.3.2.2 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.

## 5.4 WALLS

### 5.4.1 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 of 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 one of the following:

(a) Non-combustible material including the following provided the minimum thickness is 90 mm:

- (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/m<sup>3</sup> 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 E1, Appendix E; or
  - (v) a combination of any of Items (i), (ii), (iii) or (iv); or
  - (d) A combination of any of Items (a), (b) or (c).

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).

### 5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

### 5.4.3 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.

## 5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

### 5.5.1 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 E1, Appendix E; or
- (c) bushfire-resisting timber (see Appendix F); or
- (d) a combination of any of Items (a), (b) or (c).

### 5.5.2 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.

### 5.5.3 Windows and sidelights

Window assemblies shall:

- (a) Be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or
- (b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For Clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.

or

- (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 sp
    - (C) Metal; or
    - (D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

- (A) Bushfire-resisting timber (see Appendix F); or
- (B) A timber sp
- (C) Metal; or

(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

There are no specific 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 Grade A safety glass a minimum of 4 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 5.5.2.

C5.5.3 For Clause 5.5.3(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 Clause 5.5.3(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

For Clause 5.5.3(c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

5.5.4 Doors—Side-hung external doors (including French doors, panel fold and bi fold 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 5.5.1;

or  
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2;

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) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that conforms with Clause 5.5.2; or
  - (E) 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 materials shall be—
  - (A) bushfire resisting timber (see Appendix F); or
  - (B) a timber species as specified in Paragraph E2 of 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 the glazing shall be Grade A safety glass a minimum of 4 mm in thickness, or glass blocks with no restriction on glazing methods.

NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.

(v) Seals and weather strips Weather strips, draft excluders or draft 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.

### 5.5.5 Doors—Sliding doors

Sliding doors shall—

(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; 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 grade A safety glass a minimum of 4 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.

### 5.5.6 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 E1, Appendix E; or
- (v) a combination of any of Items (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. C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.

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



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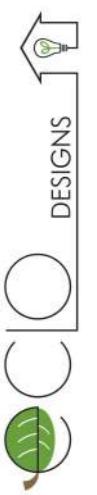
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# 12.5

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

### 5.6.1 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 in 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.

### 5.6.2 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 ridges and hips; and  
(c) extend into gutters and valleys.

### 5.6.3 Sheet roofs

Sheet roofs shall—

(a) be fully sarked in accordance with Clause 5.6.2, 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 of Items (i), (ii) or (iii).

C5.6.3 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.

### 5.6.4 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 D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1 to 5.6.6.

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 5.4 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.

### 5.6.5 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 in 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 an 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) Vent pipes made from PVC are permitted.

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

### 5.6.6 Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:

(a) Gables shall conform with Clause 5.4.

(b) Eaves penetrations shall be protected in the same way as roof penetrations, as specified in Clause 5.6.5.

(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.

### 5.6.7 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 non-combustible material.

## 5.7 VERANDAS, DECKS, STEPS AND LANDINGS

### 5.7.1 General

Decking may be spaced.

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

C5.7.7 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.

### 5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

#### 5.7.2.1 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 5.4.

#### 5.7.2.2 Supports

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

#### 5.7.2.3 Framing

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

#### 5.7.2.4 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—

(a) non-combustible material; or  
(b) bushfire-resisting timber (see Appendix F); or  
(c) a timber species as specified in Paragraph E1, Appendix E; or  
(d) uPVC; or  
(e) a combination of any of Items (a), (b), (c) or (d).

### 5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

#### 5.7.3.1 Supports

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

#### 5.7.3.2 Framing

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

5.7.3.3 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 E1, Appendix E; or  
(d) a combination of any of Items (a), (b) or (c) above.

### 5.7.4 Balustrades, handrails or other barriers

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

### 5.7.5 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) 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 E1, Appendix E; or  
(iv) a combination of any of Items (a) or (b).

### 5.8 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. C5.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

### WATER AND GAS SUPPLY PIPES

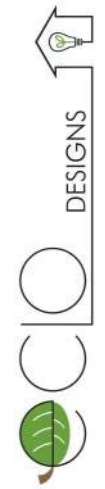
Above-ground, exposed water and gas supply pipes are to be metal.

### BUSH FIRE RESISTING SPECIES

The following species have been tested and meet the requirements for a bush fire resisting timber species:

Standard trade name Botanical name

Ash silvertop Eucalyptus sieberi Blackbutt Eucalyptus pilularis Gum, red, river  
Eucalyptus camaldulensis Gum, spotted Corymbia maculata Corymbia henryi  
Corymbia citriodora Ironbark, red Eucalyptus sideroxylon Kwila (Merbau) Intsia  
bijuga Turpentine Syncarpia



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0419387746



REV	DATE	DESCRIPTION

CLIENT  
**Cassandra Roberts & Micheal Febey**

PROJECT NO.  
**24002**

PROJECT NAME  
**Proposed Alternations & Additions**

PROJECT ADDRESS  
**2 Mcnabs Road,  
West Kentish 7306**

DRAWN  
C.O

ACCREDITATION  
CC6669

DOCUMENT DATE  
27/02/2024

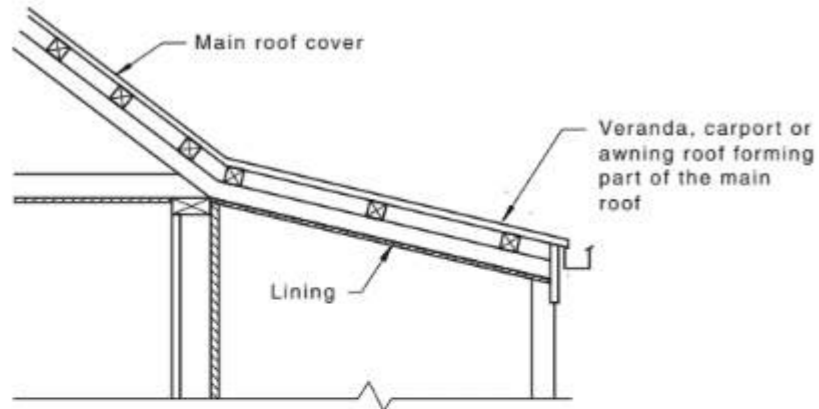
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DRAWING TITLE  
**Bal notes 2**

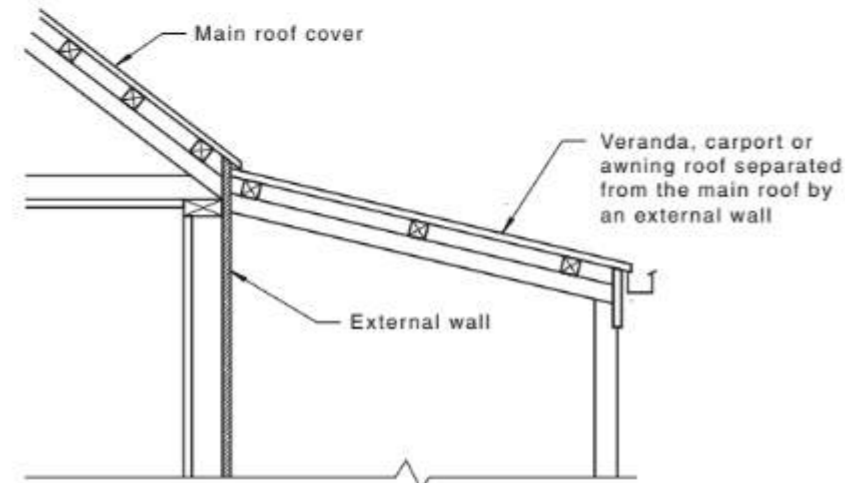
DOCUMENT PHASE  
**Building Approval**

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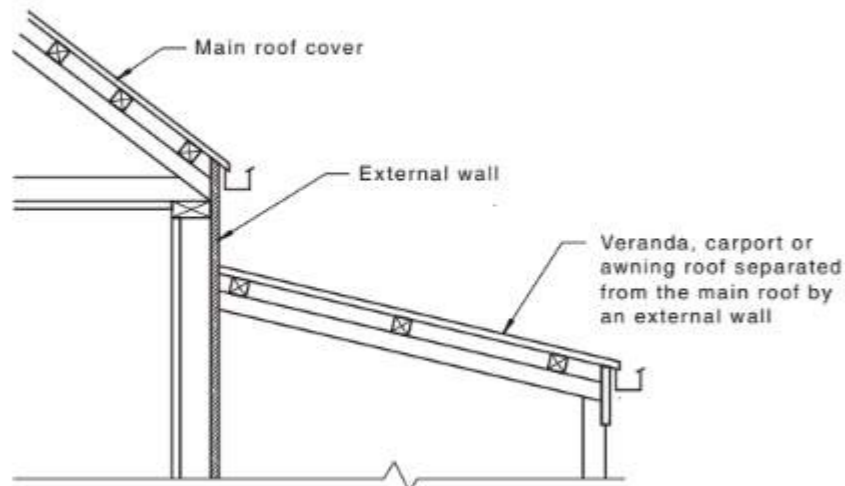




(a) Continuous roof

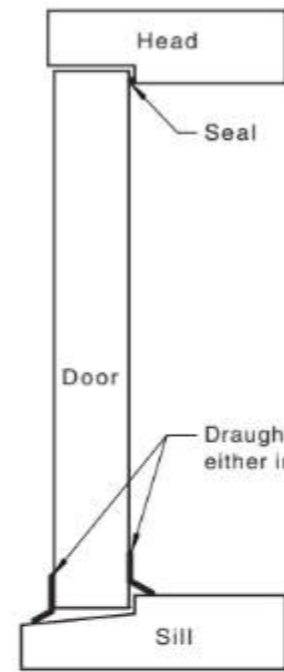


(b) Continuous roof with veranda, carport or awning roof separated from main roof

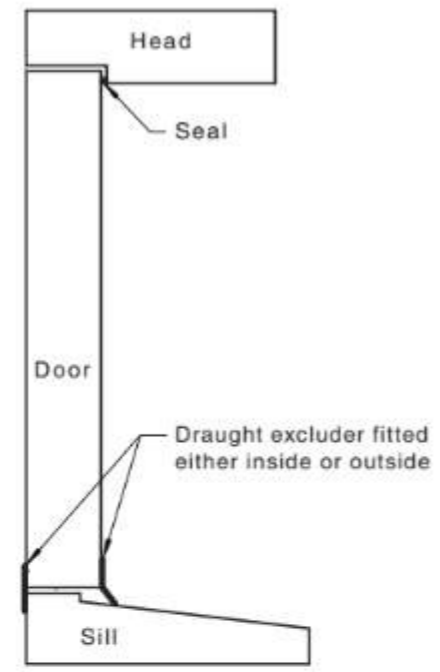


(c) Discontinuous roof

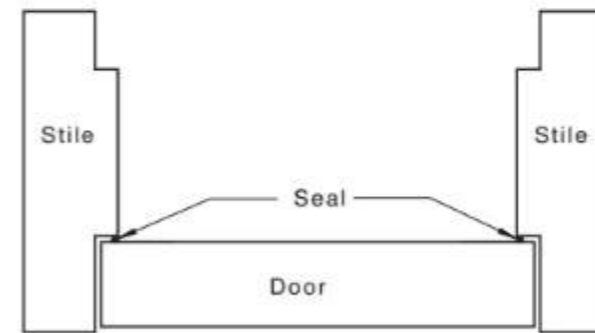
FIGURE D1 VERANDA, CARPORT OR AWNING ROOFS SHOWING CONTINUOUS AND DISCONTINUOUS ROOF TYPES



(a) Open out



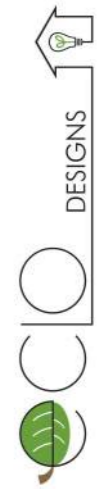
(b) Open in



(c) Either opening in or out

FIGURE 3.2 GAPS BETWEEN DOORS AND THE DOOR JAMBS, HEADS OR SILLS (THRESHOLDS)

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REV	DATE	DESCRIPTION

CLIENT  
**Cassandra Roberts & Micheal Febey**

PROJECT NO.  
**24002**

PROJECT NAME  
**Proposed Alternations & Additions**

PROJECT ADDRESS  
**2 Mcnabs Road,  
 West Kentish 7306**

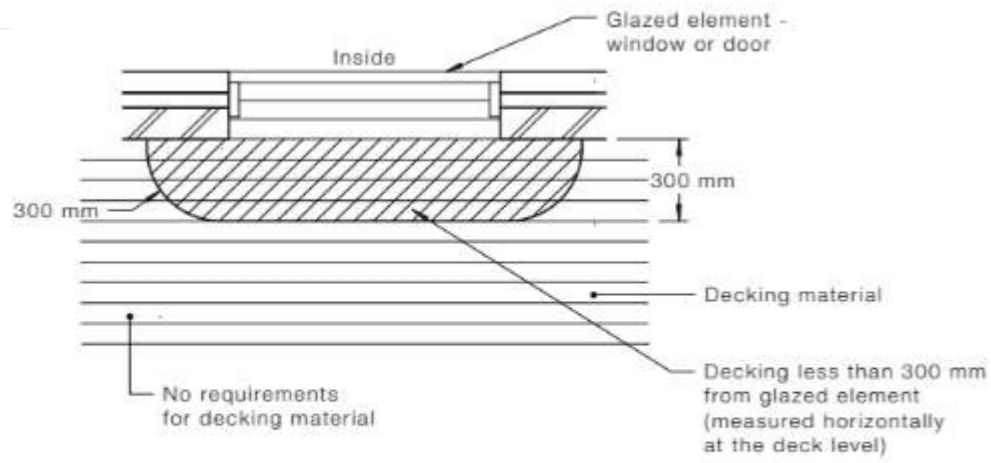
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DOCUMENT DATE 27/02/2024 PAPER SIZE A3

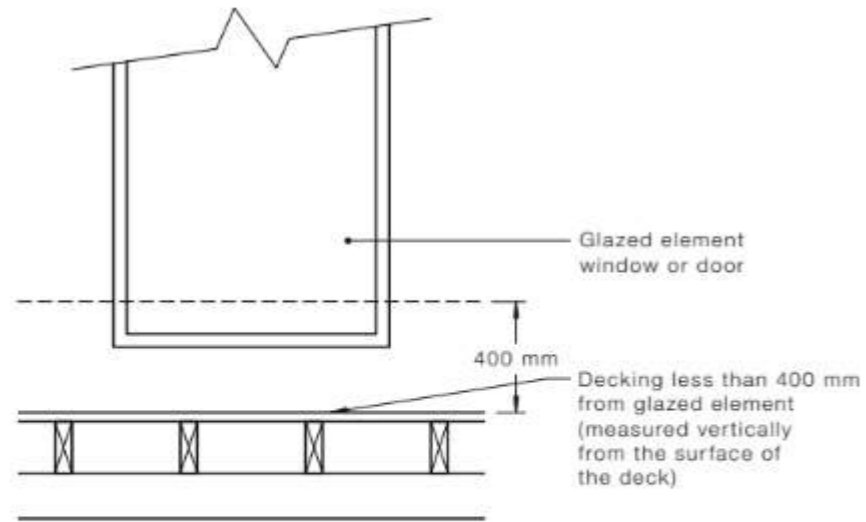
DRAWING TITLE  
**Bal notes 3**

DOCUMENT PHASE  
**Building Approval**

**A21**



(a) Plan view



(b) Elevation view

FIGURE D2 DECKING WITHIN HORIZONTAL AND VERTICAL LIMITS OF GLAZED ELEMENTS

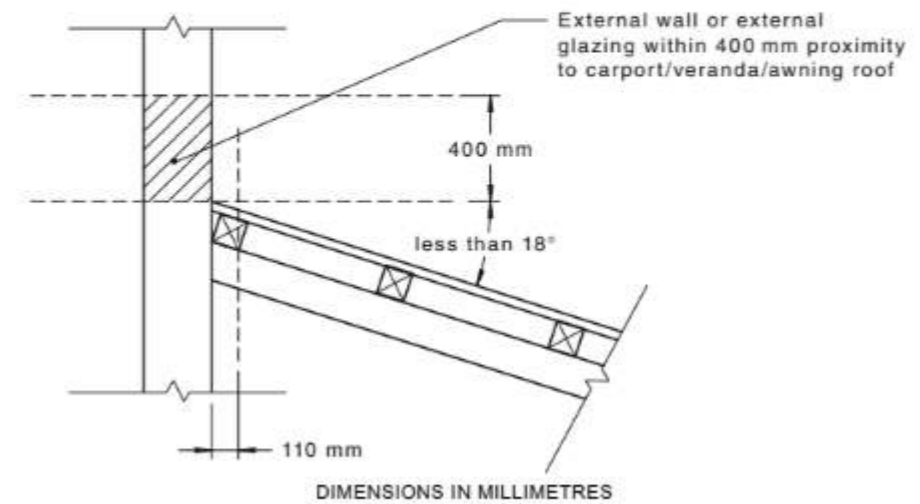
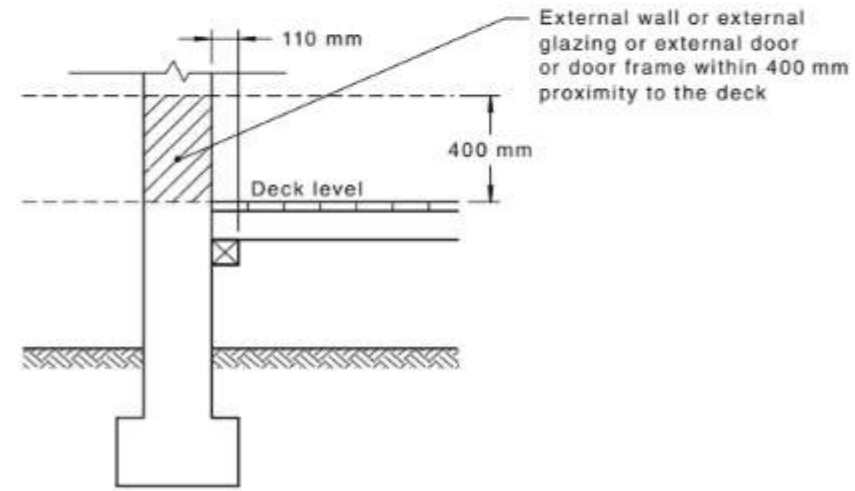
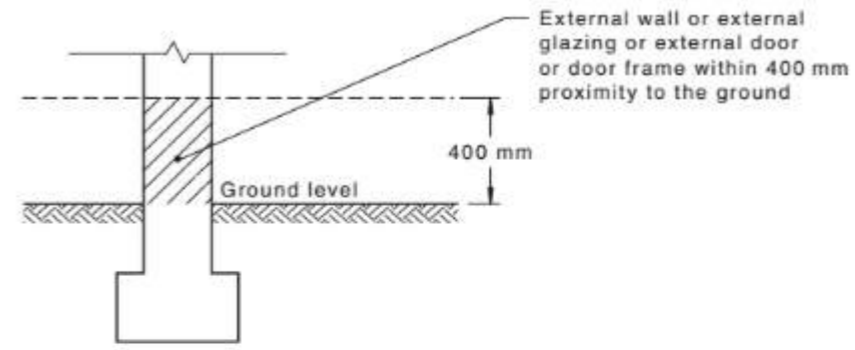


FIGURE D3 EXTERNAL WALLS OR EXTERNAL GLAZING, OR EXTERNAL DOORFRAMES WITHIN LIMITS ABOVE GROUND, DECKS, CARPORT ROOFS

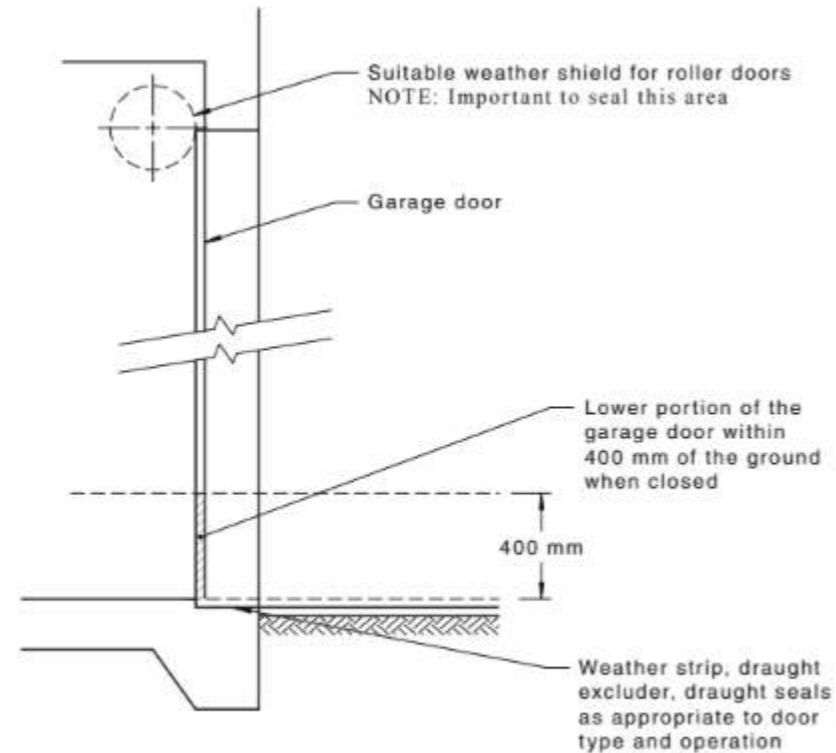
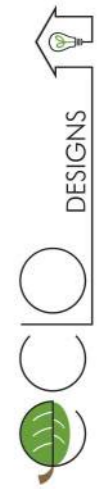


FIGURE D4 VEHICLE ACCESS DOORS (GARAGE DOORS)



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CLIENT  
Cassandra Roberts & Micheal Febey

PROJECT NO.  
24002

PROJECT NAME  
Proposed Alternations & Additions

PROJECT ADDRESS  
2 Mcnabs Road,  
West Kentish 7306

DRAWN C.O ACCREDITATION CC6669

DOCUMENT DATE 27/02/2024 PAPER SIZE A3

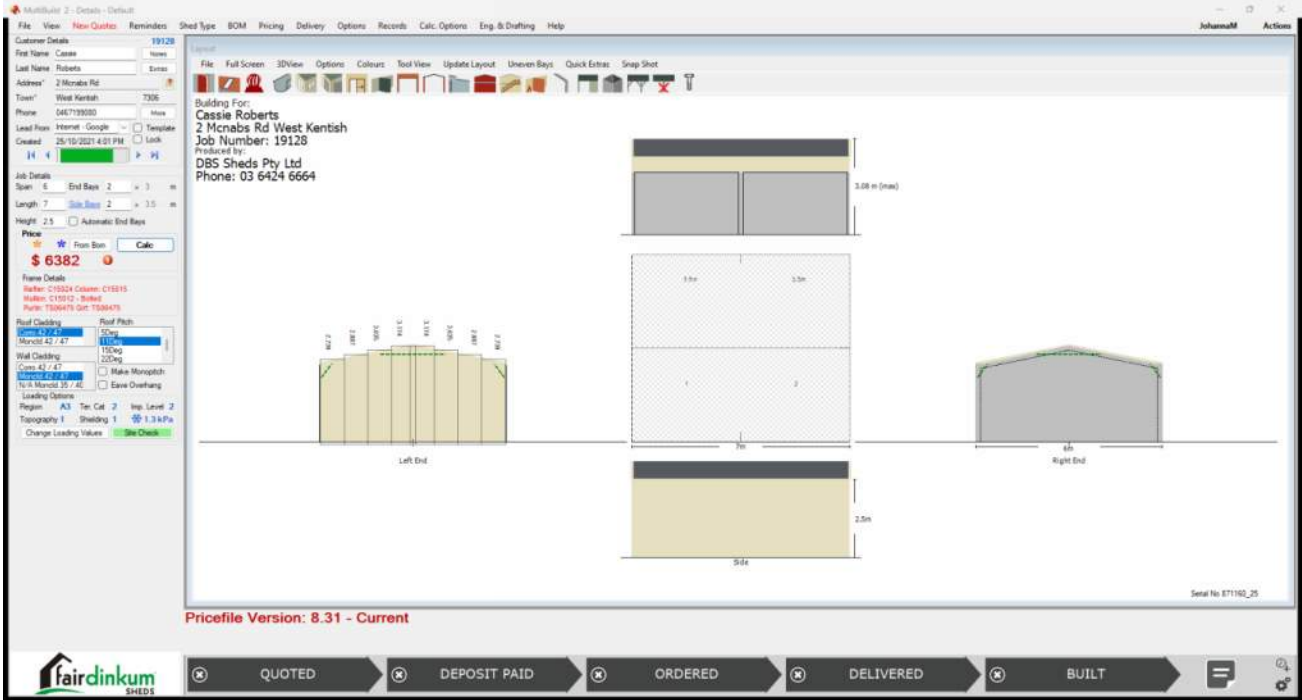
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MultiBuild 2 - Details - Default

File View New Quotes Reminders Shed Type BOM Pricing Delivery Options Records Calc. Options Eng. & Drafting Help

Customer Details: 19128  
First Name: Cassie  
Last Name: Roberts  
Address: 2 Mcnabs Rd  
Town: West Kentish 7306  
Phone: 0457799300

Building For:  
Cassie Roberts  
2 Mcnabs Rd West Kentish  
Job Number: 19128  
Produced by:  
DBS Sheds Pty Ltd  
Phone: 03 6424 6664

Job Details:  
Span: 6 m End Bay: 2 x 3 m  
Length: 7 m Side Bay: 2 x 3.5 m  
Height: 2.5 m Automatic End Bays

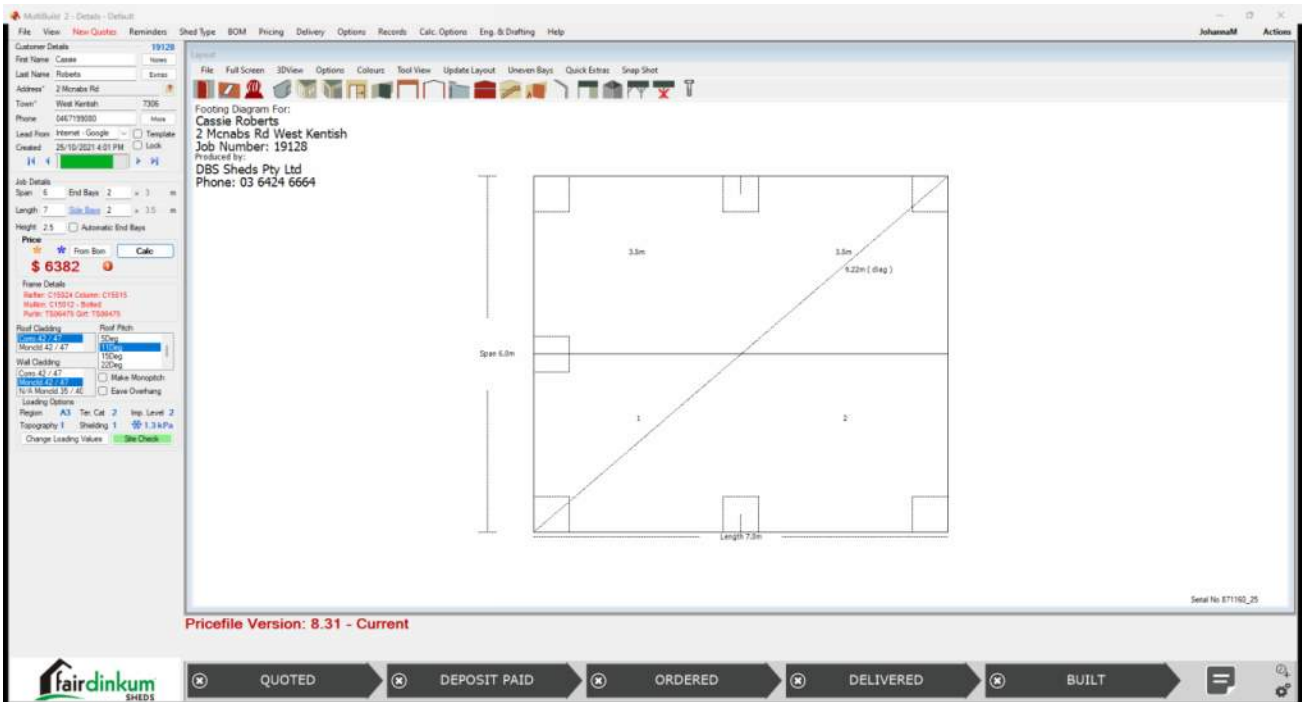
Price: \$ 6382

Frame Details:  
Walker: C15524 Customer: C15515  
Walker: C15512 - Bulked  
Purlin: T306475 Qty: T306475

Roof Cladding: Monst 42 / 47  
Wall Cladding: Cera 42 / 47  
Region: A3 Ter. Cat: 2 Imp. Level: 2  
Topography 1: Shielding 1 1.3 kPa

Pricefile Version: 8.31 - Current

QUOTED DEPOSIT PAID ORDERED DELIVERED BUILT



MultiBuild 2 - Details - Default

File View New Quotes Reminders Shed Type BOM Pricing Delivery Options Records Calc. Options Eng. & Drafting Help

Customer Details: 19128  
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Pricefile Version: 8.31 - Current

QUOTED DEPOSIT PAID ORDERED DELIVERED BUILT

35 Elizabeth Street, Devonport TAS 7310  
P: 03 6424 6664 E: [sheds@dbssheds.com.au](mailto:sheds@dbssheds.com.au)



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**BUILDING DETAILS**

Walls	COLORBOND® CLASSIC_CREAM Monoclad TCT 0.47, CB
Roof	COLORBOND® IRONSTONE Corrugated TCT 0.47, CB 11Deg
Gutter	COLORBOND® CLASSIC_CREAM Quad 115 Slotted Gutter CB
Downpipe	COLORBOND® CLASSIC_CREAM
Barge	COLORBOND® CLASSIC_CREAM
Corner Flashings	COLORBOND® CLASSIC_CREAM
Door Flashings	
Roller Door	
PA Door	
Commercial Sliding Door	
Glass Sliding Door	
Windows	

**OPTIONAL EXTRAS**

Skylights	
Roller Doors	
Roller Door motors	
PA Doors	
Commercial Sliding Door	
Glass sliding door	
Windows	
Insulation	Med grade antiglare foil 20mtr 1.35m for ROOFMAIN for area 42.7861m2 Roofing wire 1.8m x 50m (300 x 150 x 2.0) for ROOFMAIN for area 42.7861m2
Open Bays	Bay 1 open in BACK wall. Bay 2 open in BACK wall. Bay 1 open in RIGHT wall. Bay 2 open in RIGHT wall.
Whirlybirds	
Mezzanine	
Mezzanine Stairs	
Divider Walls	

**MATERIAL SPECIFICATION**

Columns:	C15015	Purlins:	TS06475
Rafters:	C15024	Side Girts:	TS06475
Knee/Apex Brace:	C10010	End Girts:	TS06475
Left Lean-to Column:		Right Lean-to Column:	
Left Lean-to Rafter:		Right Lean-to Rafter	
Mezzanine Bearer:		Mezzanine Joists:	
Knee/Apex Brace:	C15015	Purlins:	TS06475

35 Elizabeth Street, Devonport TAS 7310  
 P: 03 6424 6664 E: [sheds@dbssheds.com.au](mailto:sheds@dbssheds.com.au)





Tammy Smith Energy

# Bushfire Report

2 McNabs Road, West Kentish 7306

Prepared for Cassie Roberts

By: Tammy Smith

Date: 10<sup>th</sup> August 2022

Report No: B2122-085



## Contents/Index

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2. Property Details.....	4
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8. Bushfire Attack Level Assessment (AS3959).....	12
9. Summary .....	13
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Attachment 01	Bushfire Hazard Management Site Plan
Attachment 02	Bushfire Hazard Management Advice
Attachment 03	Table 3B Firefighting water supply & Water Signage
Attachment 04	Fire Resistant Garden Plants

This Bushfire Attack Level (BAL) assessment report has been prepared for the construction of a shed & deck at **2 McNabs Road, West Kentish**. The need for the BAL assessment report is required as the new building works is located on bushfire prone land which is defined as:

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay of a planning scheme map; and
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100 metres of an area of bushfire-prone vegetation equal to, or greater than one hectare. (Regulation 3 Building Regulations (Tas) 2004)

In this instance the proposed new building works is to be located within 6.0 metres of the existing habitable dwelling, and is situated on, and surrounded by land that is classified as bushfire prone vegetation and is within 100 m of bushfire-prone vegetation equal to or greater than one hectare.

## Aim

This assessment report has been provided to assist the owner with identifying the relevant requirements to be undertaken for the dwelling described in Australian standard AS 3959-2018, and the preparation of a Bushfire Hazard Management Plan.

The purpose of this Bushfire Assessment Report is to provide knowledge to the public/ individual/ landholder the need to protect their property from bushfire. And to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the risk to human life, property, the environment, and the cost to the community caused by bushfires.

To provide for sufficient separation of building areas from bushfire-prone vegetation and to reduce the radiant heat levels, direct flame attack and ember attack at the building site;

The inspection has been undertaken and the report provided is on the understanding that;

- 1) This report assesses the site with respect to the director's determination. All other statutory assessments are outside the scope of this report unless specifically included.
- 2) The report only identifies the size, volume and status of the vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development or where the vegetation separation distance established in this report has changed.

This assessment is based on an inspection of the site 6<sup>th</sup> July 2022



## Property Details:

<b>Property Address:</b>	2 McNabs Road, West Kentish
<b>Certificate of Title:</b>	145643/1
<b>Land Area:</b>	4240 m <sup>2</sup>
<b>Type Of Building/Construction:</b>	New Garage & deck
<b>NCC Classification:</b>	Class 1
<b>Zoning:</b>	Rural Resource
<b>Planning Scheme:</b>	Kentish Interim Planning Scheme 2013



- Approx. Location of new proposed building works
- Suggested location of Static Water supply for firefighting

# Description of the Area

## Climate

The climate in the West Kentish area is cool/temperate; the growing season for vegetation is during April/May (autumn) & October/November (spring). The West Kentish area has an average rainfall of 800 to 1200 mm per year. In general the fire season is in the dryer months during January through to the end of March, with winds predominately prevailing from the West. Due to the topography of the land the land, this building works may be affected from the prevailing westerly weather.

## Land Topography: Vegetation/Contours

**TOPOGRAPHY:** The gradient of the land the proposed new building is to be built on is flat. The land the classified vegetation is located in is flat in all directions. This was determined by a site inspection made on the 6<sup>th</sup> July 2022. Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land surrounding this building works (within the boundaries) is managed. No documented threatened species are present on this allotment.

*Kentish Council Planning Scheme 2103*

*Tas Veg 3.0*



Rural Resource



(FAG) Agricultural Land



FUM Agricultural, urban and exotic vegetation

## General Site description:

This is a rural resource corner allotment, located amongst other large allotments, in an agricultural area, in West Kentish. West Kentish Road is parallel to the Northern boundary, McNabs Road is parallel to the South-eastern boundary, and provides access to this allotment. The new proposed building works consist of a new shed attached to the existing dwelling with a covered walkway on the Southwest elevation of the existing dwelling. The new proposed deck is located on the Northern elevation.

**SOUTH WEST** In the South West direction the carport is located 50.5 metres from this boundary. Vacant land containing grassland is located beyond this boundary. A wire fence provides separation from this neighbouring allotment. The land is downslope in this direction. The immediate vegetation is grassland. This vegetation will be required to be managed for distance of **16.0 metres** in this direction.

**NORTH WEST** The new deck is located 18.0 metres from this boundary. An established residence is located to the west. This neighbouring property contains maintained gardens and lawns. The immediate vegetation is grassland, this continues to the boundary. The vegetation will be required to be maintained for a distance of **14.0 metres** in this direction.

**NORTH** The boundary is located 18.3 metres from the new deck in this direction. West Kentish Road is parallel to this boundary. Beyond West Kentish Road is land that is used for agricultural purpose. This neighbouring property contains grassland. The immediate vegetation will be required to be maintained for a distance of **14.0 metres** in this direction.

**SOUTH EAST** The new shed is located 10 metres from this boundary. McNabs Road is parallel to this boundary and provides separation from the neighbouring property. The predominate vegetation located on the neighbouring property is grassland used for grazing. A row of mature macrocarpa trees is located on the neighbouring property. These trees are **23.0 metres** from this new building works. The distance the vegetation will be required to be maintained in this direction is to the boundary. This includes the driveway, and access.

# PHOTOS of SITE and VEGETATION

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**SOUTH WEST** View showing grassland to the boundary.



**NORTH WEST** View showing the elevation of the new proposed deck. The grassland vegetation is consistent to the boundary.



**NORTH WEST** View from the area of the new shed & walkway.



**NORTH** View showing the managed Southwest elevation of the existing home. This is the elevation of the new proposed shed & walkway.



**SOUTH EAST** View from the North elevation showing where the new deck will be located.



**SOUTH EAST** View from the location of the new proposed shed & walkway

## Property Access - Table 2

The property has a driveway access/egress to the South East, (McNabs Road) of the property. This access driveway is approx.10 metres in length (to the new building works) of a gravel construction, offering a clear line of site.

A Suitable turning area will be established within this property. Once established this turning area will offer adequate room for the manoeuvring of large emergency vehicles.

McNabs Road runs in an North East-South West direction. To the South West this road services further residence and then terminates. To the North East McNabs Road joins with West Kentish Road providing safe egress for residence and emergency personnel.



McNabs Road Northeast direction



McNabs Road Southwest direction

## Static Water Supply for firefighting Table 3B

No Reticulated water supply is available to this allotment. An existing polyurethane tank has been located on site. This tank is located to the North of the existing dwelling. This tank will not comply with the required “non-combustible” water tank for static water supply.

The owners may install a compliant off-take from this existing water tank.

Alternatively, a new static water supply for firefighting, will be required.

The suggested location of this new water supply is shown on the BHMP (attachment 01)

This may be relocated at the owner’s discretion but must be installed in accordance to table 3B (Static water supply for firefighting).

Further water supplies are available from dams located on the surrounding properties, these dams may aid firefighters, however due to the distance will not provide a compliant water source for firefighting.

This water supply must be identified by a sign permanently fixed in a visible location.

This sign must comply with the Tasmania Fire Service Water Supply Signage Guideline, in accordance with Bushfire Hazard Advisory Note 05-2017. *(Refer attachment 04)*

*These compliant water signs are available from TasFire Equipment, Victoria Parade Devonport.*

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situation.



Suggested located on new firefighting water tank





### Fire Danger Index (FDI) of 50 (1090) for Tasmania

Vegetation Classification	South West	North West	North	East				
	Group A - Forest							
Group B - Woodland				X				
Group C - Shrubland								
Group D - Scrub								
Group E - Mallee/Mulga								
Group F - Rainforest								
Group G - Grassland	X	X	X					
<b>Distance to Classified Vegetation</b>	<b>16.0</b> metres	<b>14.0</b> metres	<b>14.0</b> metres	<b>23.0</b> metres				
<b>Effective Slope under classified vegetation</b>	<b>Upslope</b>							
	0 degrees		0 degrees	X	0 degrees	X	0 degrees	X
	<b>Downslope</b>							
	> 0 to 5	X	> 0 to 5		> 0 to 5		> 0 to 5	
	> 5 to 10		> 5 to 10		> 5 to 10		> 5 to 10	
	> 10 to 15		> 10 to 15		> 10 to 15		> 10 to 15	
	> 15 to 20		> 15 to 20		> 15 to 20		> 15 to 20	
	<b>BAL Rating for each orientation on the site</b>	<b>BAL 12.5</b>	<b>BAL 12.5</b>	<b>BAL 12.5</b>	<b>BAL 12.5</b>			

### Determination of Bushfire Attack Level: BAL 12.5



The risk is considered to be **LOW**.

There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m<sup>2</sup>.

## Summary & Recommendations

The winds generally prevail from a westerly direction; it is possible a fire located in the surrounding unmanaged vegetation could be directed towards this building. Should this occur there is a possibility of an ember attack on this new dwelling.

Grass fires are often underestimated and are generally not recognized as a bushfire issue. These types of fires spread rapidly and quickly threatened lives and property. Grass fires produce far fewer embers than forest fires but are incredibly hot (radiant heat) and fast.

Mitigation from a bushfire is dependent on the management of the site by maintaining reduced vegetation fuel loads within the hazard management area. The owners have the capacity to maintain the vegetation surrounding this building in minimal fuel condition.

Consideration has been given to the land topography, The vegetation located in all directions, also the prevailing westerly winds, which may affect the severity of a wildfire located in this neighbouring vegetation.

The access/egress to this allotment will be required to be continually maintained ensuring adequate width and a clearance of vegetation.

A static water supply and hardstand will be required to be installed.

The construction requirements are detailed in sections 3 and 5 of AS3959-2018

This BAL rating has been determined given the knowledge that the owners will maintain the immediate vegetation surrounding this existing building in a minimum fuel condition. (*refer Bushfire Hazard management site plan, attachment 01*) It is a requirement the attached 'Bushfire Hazard Management Site Plan' be adhered to.

In establishment of the landscaping, minimum fuel condition should be achieved for a distance surrounding the dwelling, it is recommended low flammability plants be established on this allotment (refer attachment Fire Resisting Garden Plants). To be consistent with clause 2.2.3.2 of AS 3959). This allows the planting of trees with a discontinuous canopy and no understorey.

*A copy of the BHMP plan MUST also be provided to ALL current and successive owners to make them aware of their continuing obligations to maintain the plan and protection measures attributed to their property into the future.*

**Statement:**

*I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.*



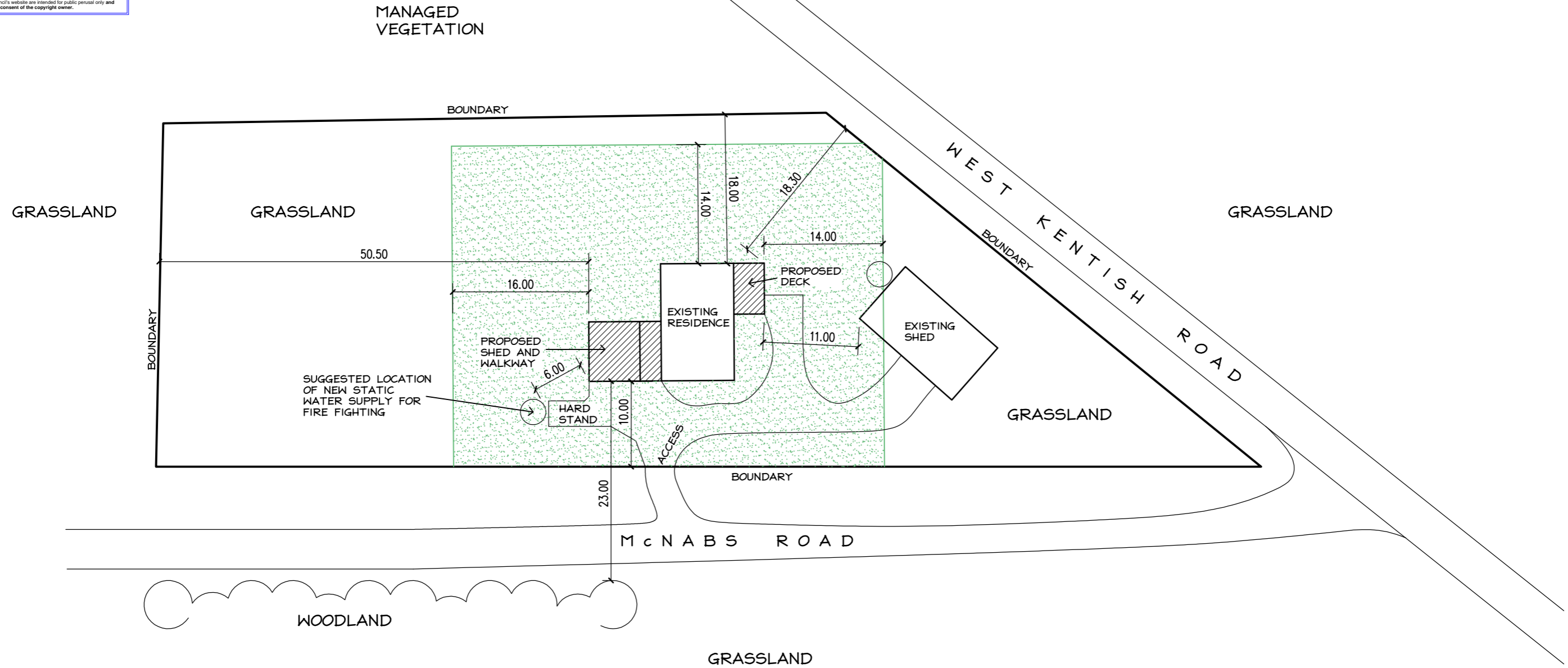
*Tammy Smith  
Bush Fire Assessor  
Accreditation 126  
64286634  
0419 560 727*

*Date: 10<sup>th</sup> August 2022*

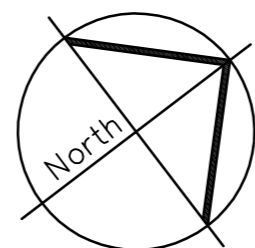
*The measures contained in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and weather conditions.*

## References

- . Site Plan
- . Kentish Council- Interim Planning Scheme 2013
- . Australian Standards; AS 3959-2018 (Including amendment No. 3) – Constructions of Buildings in Bushfire-prone areas.
- . Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG
- . Directors Determination
- . Bushfire Hazard Advisory Notes
- . Tasmania Fire Service Water Supply Signage Guideline
- . Tasmanian Government, Land-Information-Systems-Tasmania.  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)
- . Fire resisting Garden Plants - Tas Fire Service/Alan Grey
- . National Construction Code (BCA 2019)



**BUSH FIRE RATING**  
**BAL 12.5**



**HAZARD MANAGEMENT AREA**  
 THIS AREA OF THE PROPERTY IS TO CONSIST OF SHORT MAINTAINED LAWNS AND NON FLAMMABLE AREAS SUCH AS PATHS AND DRIVEWAYS. VEGETABLE GARDENS AND EFFLUENT DISPOSAL AREAS CAN BE LOCATED HERE. ALL FLAMMABLE ITEMS SUCH AS WOOD PILES, RUBBISH HEAPS AND STORED FUELS ARE TO BE KEPT CLEAR OF BUILDINGS. HIGHLY FLAMMABLE PLANT SPECIES MUST BE AVOIDED IN THIS AREA

Amendments:				
01	FINAL	10-08-2022		

PO Box 1218 Devonport  
 Tasmania 7310  
 6428 6634

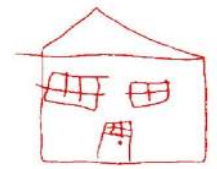
ABN - 84 530 588 051

**Tammy Smith Energy**  
 Accreditation: BFP-126

**Proposed Additions**  
 2 McNabs Road  
 West Kentish  
**Cassie Roberts**  
 Bushfire Hazard Management Plan

Project No.:  
 B2122-085  
 Drawn:  
 Penton  
 Scale at A3:  
 1:500

Revision:  
**01**  
 Drawing No.:  
**01** of 01



# Bushfire Hazard Management Advice

Prepared for Cassie Roberts

Building Works at 2 McNabs Road, West Kentish

This bushfire Hazard Management Advice is to be read in conjunction with the Bushfire Hazard Management Plan (attachment 01), and the Bushfire Report for this building work.

It is important to recognise that, particularly in extreme and major bushfires, no single option is likely to provide sufficient protection from bushfires. A range of options need to be implemented to reduce the bushfire risk to an acceptable level. While hazard reduction will reduce the severity of a bushfire and therefore improve the chance of survival; people, houses, and other assets. The owners/occupiers may have a better chance of survival from a bushfire if preventative measures have been implemented to make their dwellings less vulnerable to bushfire attack.

The following is recommended:

- 1) Continually maintain your dwelling and other assets in a minimal fuel condition this means a reduction in the amount and altering the arrangements of fuels. Most fine fuels are at or close to the ground, often as part of grass, litter or shrub layer, If there is enough fuel, when a fire approaches these fuels will ignite the trees above or set the bark alight. This may burn into the tree canopy causing a dangerous crown fire.
- 2) Locate flammable fuels away from the residence, and separate from each other
- 3) Road access to the property is to be maintained as an all-weather road, ensuring the height and width of vegetation remains cleared providing clear access for emergency vehicles
- 4) Minimise flammable materials around the home.
- 5) Regularly clean vegetation and debris from gutters.
- 6) Develop a household bush fire/evacuation plan and have available the necessary basic bush firefighting equipment.
- 7) Continually check screens on windows and doors are in good condition without breaks or holes in the flyscreen material, and frames are well fitting into sills and window frames
- 8) Ensure painted surfaces are in good condition with decaying timbers given particular attention to prevent the lodging of embers within the gaps.



## Hazard Management Area:

*To be read in conjunction with Bushfire Hazard Management Plan (att 1).*

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

A Bushfire Hazard management area means the area, between a habitable building or building area and an area of bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

The Hazard Management Area is within the existing boundaries of this allotment, surrounding this building and is required to ensure that potential fuel surrounding the dwelling is minimised. (*Minimal Fuel Condition*) Ensuring there is little or no material available to burn around the dwelling when bushfires approach.

The Hazard Management Area is achieved by:

- Use non-flammable mulch; do not use woodchips or bark especially against buildings
- Maintaining grass at less than 100mm height
- Include non-flammable areas such as paths and driveways
- Locating dams, orchards, vegetable gardens and effluent disposal areas (if possible) on the fire prone side of the building
- Using radiation shields and windbreaks such as non-combustible fences and hedgerows, avoiding highly flammable plants
- Selectively removing small trees and shrubs to create clumps, rather than a continuous wall separated by open areas
- Removing fire hazards such as wood piles rubbish heaps and stored fuels.
- The removal of fallen limbs, sticks and bark litter
- Thinning out understory vegetation to provide fuels to provide horizontal separation between fuels
- Replacing highly flammable plants with low flammable species.
- Active weed management – removing the fuel on the ground, around the base of the tree canopy and to a height of at least 2 metres (prune lower branches)
- Allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted – no vegetation should be able to fall on the building.
- Pruning larger trees to maintain horizontal separation between canopies
- Maintaining vegetation clearance around vehicular access and water supply.

*There is no need to remove all trees as they can be beneficial in trapping embers and reducing wind speeds and may not be involved in a bushfire once the fuels below (understorey) have been modified. Individual trees rarely cause houses to burn in bushfires.*

*A hazard management area has two important roles. It is much easier to defend your home when most flammable material close to your home has been removed. It also aids the protection of occupants and fire fighters who may be defending your home. The inclusion of this defensible space forms part of a consolidated approach, which together with building construction standards, provision of firefighting water supplies and good property access, are designed to make living in bushfire prone areas safer.*



Tammy Smith Energy

## Table 3B – Static Water Supply for Fire fighting:

### A. Distance between building area to be protected and water supply

The following requirements will apply:

- (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

### B. Static Water Supplies

A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
- (d) Must be metal, concrete or lagged by non-combustible materials if above ground;
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
  - (a) Metal,
  - (b) Non-combustible material; or,
  - (c) Fibre-cement a minimum of 6mm thickness.



**C. Fittings, pipework and accessories (including stands and tank supports) Fittings and pipework associated with a fire fighting water point for a static water supply must:**

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) If buried, have a minimum depth of 300mm<sup>2</sup>
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) If a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) Visible;
  - (ii) Accessible to allow connection by firefighting equipment;
  - (iii) At a working height of 450 –600mm above ground level; and
  - (iv) Protected from possible damage, including damage by vehicles.

## Bushfire Ready Water Tanks and Fittings

**Objective:** *To ensure adequate water supplies are available for people and fire fighters to defend buildings from bushfires.*

**Water Tanks for firefighting purpose** - A water tank is required to be installed if the exterior elements of a class 1 building (habitable) in a designated bushfire prone area is not within reach (120 metres long hose connection) to a fire hydrant or a stored water supply in a water tank, swimming pool, dam or lake available for firefighting.

**Types of suitable water Tanks for firefighting purpose-** A water tank for firefighting purpose is required to have a capacity of at least 10,000 litres (2500 gallons) for each separate building. The firefighting water tank should be manufactured from steel or concrete (non-combustible). Polyurethane & Fibreglass tanks can melt and fail if subjected to direct flame contact, or intense radiant heat. *In some circumstances existing polyurethane tanks may be used if the bottom 400mm is protected from the effects of heat and flame of ground fuels, and have a 30 metre clearance to flammable materials, buildings and vegetation. This application is at the discretion of an accredited Bushfire Practitioner.*



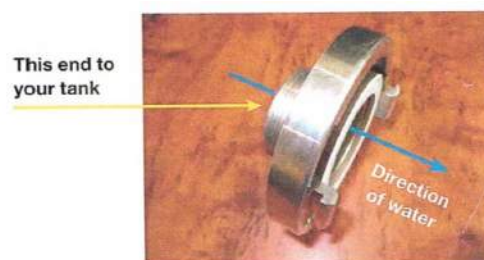
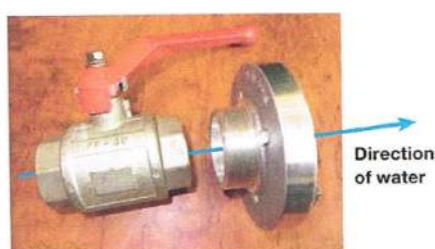
**Suitable Location of water tanks for firefighting purpose** - A fire truck needs to be within 3.0 metres from a water supply to be able to pump water from it, and requires a suitable hardstand area. A water tank/water source must be located at least 6.0 metres from any building, and be clearly signed & accessible by firefighting vehicles. Vegetation and flammable materials need to be kept cleared around the water tank.

**Fittings & Pipes** – If the water tank is unable to be suitably located to comply with the above requirements, an underground pipe with appropriate fittings may be installed. Plastic pipes and fittings should be buried to 30 cm depth below the surface. Above ground pipes and fittings used for a stored water supply must be made of non-rusting, non-combustible, non-heat-deforming materials, and be situated more than 6.0metres from a building.

The water tank must have an opening in the top of not less than 250mm diameter or be fitted with a DIN or NEN standard forged Storz 65mm adaptor fitted with a suction washer.

It is recommended a ball valve is installed to your tank fitting before the Storz coupling

Storz coupling with 65mm male thread



#### **D. Signage for static water connections -**

**The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:**

- (a) Comply with water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or
- (b) Comply with the **Tasmania Fire Service Water Supply Guideline** published by the Tasmanian Fire Service. ***This document is available on the Tas. Fire website.*** [www.fire.tas.gov.au](http://www.fire.tas.gov.au) (Table 4.3B – sections C and D)

***These compliant Water signs are available from TasFire Equipment, 5 Victoria Parade, Devonport. Ph. 6421 7070***

#### **E. Hardstand**

**A hardstand area for fire appliances must be:**

- (a) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than 6m from the building area to be protected;
- (c) A minimum width of 3m constructed to the same standard as the carriageway; and
- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

# Fire Resisting Garden Plants

For the Urban Fringe and Rural Areas



Tammy Smith Energy

## Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

## Flammability Groups

In the following list:

**E** denotes an exotic plant.

**TN** a plant native to Tasmania,

**AN** a plant native to mainland Australia and

**X** a known environmental weed.

## High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your dwelling's Hazard Management Area. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banksia integrifolia	AN	Coast Banksia
Banksia marginata	TN	Honeysuckle
Betula pendula	E	Silver birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TF	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chanaecypris lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	EX	Pampus Grass
Corymbia maculata	AN	Spotted Gum
Cupressus funebris	E	Morning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticulatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint

**Moderate Flammability**

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates



Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsil	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt. Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salincina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolor	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctica	T N	Man Fern
Diospyros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koelreuteria paniculata	E	Golden Rain Tree
Lantana varama	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidambar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leafed photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp	E	Rhododendron
Rosa sp	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood

## Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

Acacia melanoxylon	TN	Blackwood
Acacia terminalis	TN	Southern Wattle
Allocasuarina monilifera	TN	necklace sheoak
Artemisia sp	E	Wormwood or Angels Hair
Amperea xiphoclada	TN	Broom Spurge
Banksia marginate	TN	Silver Banksia
Camellia sp	E	Camellias
Capsicum annum var.	E	Chilli
Carpobrotus rossii	TN	Native Pigface
Correa blackhouseana	TN	Coast correa
Coprosma hirtella	TN	Coffee berry
Daviesia latifolia	TN	Hop bitter-pea
Diplarrena moraea	TN	White Flag Iris
Gazania hybrid	E	Treasure Flower
Goodenia ovata	TN	Parrots foot
Goodia lotifolia	TN	Smooth goldtip
Grevillea Australis	TN	Southern grevillea
Hakea nodosa	TN	Yellow needlebush
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Kennedia prostrate	TN	Running postman
Lomandra longifolia	TN	Sagg
Lomatia tinctoria	TN	Guitar Plant
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Myoporum parvifolium	TN	Creeping boobialla
Micrantheum hexandrum	TN	River tridentbush
Notelaea ligustrina	TN	Native Olive
Oxylobium ellipticum	TN	Golden rosemary
Perlargonium austral	TN	Southern storksbill
Passiflora herbertiana	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Platylobium obtusangulum	TN	Common flat-pea
Pomaderris apetala	TN	Dogwood
Pomaderris elliptica	TN	Yellow dogwood
Prunus sp	E	Plum
Solanum melongera	E	Eggplant
Veronica formisa	TN	Speedwell bush

## Why Plant Flammability is Important?

During a bushfire, the type and arrangement of vegetation is critically important for the survival of your house. The fuel for bushfires is the main danger factor that people can control. Hazard reduction activities such as clearing and fuel reduction burning, aim to lower the vegetation hazard to a safe level. Because some plants have a higher resistance to burning than others, we can use low flammability plants for added protection in addition to normal maintenance and hazard reduction activities. The influence of plant shape is a lot more subjective; low growing plants and ground covers are better than shrubs; plants with dense foliage are better than those with open airy crowns; plants which don't retain dead material are better than those which hold up lots of fuel. Fire retardant plants can absorb more of the heat of an approaching bushfire without burning (than the more flammable plants). They can trap burning embers and sparks, and reduce wind speeds near your house if correctly positioned and, maintained.

When choosing fire retardant plants other attributes should be taken into consideration such as their aesthetic appeal, growth rate, resistance to drought and frost, and possibly their ability to regenerate following fire.

Environmental Weeds; some plants are not wanted in the bush even if they are valued in the garden. Unfortunately there are many ornamental plants which can multiply when they get into the bush they choke out our natives, like blackberries, or become a fire hazard like gorse. Known environmental weeds should be avoided, these are noted on the plant flammability List.

Replacement planting with low flammability plants is not sufficient protection on its own. People living on the urban fringe and in rural areas need to be aware of the risk of bushfires and prepare themselves and their homes for when the fire comes.

For fire safety advice and other information contact Tasmanian Fire Service

# GEOTON Pty Ltd

## Geotechnical Consultants



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13 March 2024

Reference No. GL24042Ab

Ms Cassandra Roberts & Mr Michael McGuire-Febey  
36 Main Street  
SHEFFIELD TAS 7306

Dear Madam and Sir

**RE: Site Classification  
2 McNabs Road, West Kentish**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Michael Goss on 03 6326 5001.

For and on behalf of

**Geoton Pty Ltd**

**Tony Barriera**

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	13/03/2024	Michael Goss	Tony Barriera	Original



## 1 INTRODUCTION

A limited scope investigation has been conducted for Ms Cassandra Roberts & Mr Michael McGuire-Febey at the site of a proposed residential development at 2 McNabs Road, West Kentish.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”; and
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”.

No site plan of the proposed development was provided but it is understood the proposed development is to comprise a carport.

## 2 FIELD INVESTIGATION

The field investigation was carried out on 22 February 2024 and involved the drilling of 2 boreholes by 4WD mounted auger rig to the investigated or refusal depths of 1.5m and 2.0m.

Insitu vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing.

The results of the field and laboratory tests are shown on the borehole logs.

The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

## 3 SITE CONDITIONS

The site falls to the southwest at approximately 3° to 4° and is currently developed with an existing residence and shed and has a general low to moderate cover of grass with scattered trees and shrubs (Plate 1).



**Plate 1: View of the site looking to the east 22/02/2024.**

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is mapped as Cretaceous-Neogene period sediments, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is not within a mapped landslide hazard band.

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes encountered fill comprised of roadbase to depths of 0.2m, overlying topsoil comprised of clayey silt to depths of 0.4m, underlain by natural silty clay to the investigated or refusal depths of 1.5m and 2.0m.

Auger refusal in Borehole BH1 was inferred to be on hard clays.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.

Full details of soil conditions encountered are presented on the borehole logs.

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a moderate shrink/swell potential.

Site Classification

## 4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

### **CLASS M (AS 2870)**

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations section below.

This classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the site classification will need to be re-assessed, and possibly changed.

## 5 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings would be as follows:

### **Silty CLAY (CI) – medium plasticity, brown**

#### **Encountered beneath the topsoil and fill below 0.4m from the existing ground surface**

An allowable bearing pressure of **100kPa** is available for edge beams, strips, pads and bored piers founded as above.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

The boreholes were backfilled shortly after being drilled, not allowing time for groundwater seepage flows to develop. Groundwater seepages or higher groundwater levels can occur during and/or after a prolonged period of wet weather or a heavy rainfall event.

## 6 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the site has been classified as follows:

### WIND CLASSIFICATION N2 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	NS	T0

## 7 REFERENCES

Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction*. Sydney: SAI Global Limited.

Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation*. Sydney: SAI Global Limited.

Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing*. Sydney: SAI Global Limited.

### Attachments:

Limitations of report

Figure 1 - Site Plan

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Certificate Forms

# GEOTON Pty Ltd

## Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

### **Project specific criteria**

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

### **Subsurface variations with time**

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

### **Interpretation of factual data**

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

### **Report Recommendations**

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

### **Specific purposes**

This report should not be applied to any project other than that originally specified at the time the report was issued.

### **Interpretation by others**

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

### **Report integrity**

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

### **Geoenvironmental issues**

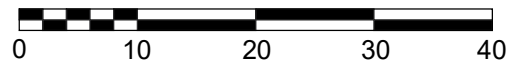
This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



**Legend**

- BH 1 Approximate Borehole Location
- 1.0m Approximate Depth of Fill & Topsoil (m)
- 5° Approximate Slope angle in Degrees
- Cadastral Parcels

**Approximate Scale**



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				Client: <b>MS CASSANDRA ROBERTS &amp; MR MICHAEL MCGUIRE-FEBEY</b>	
				Project: <b>2 MCNABS ROAD WEST KENTISH</b>	
Date	<b>13/03/2024</b>	Drawn	<b>MG</b>	Title:	<b>SITE PLAN</b>
Scale	<b>As Shown</b>	Approved	<b>TB</b>	Project no:	<b>GL24042A</b>
Original size	<b>A4</b>	Rev		Figure no.	<b>1</b>

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# Appendix A

## Borehole Logs

## Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL24042A

Client : Ms Cassandra Roberts & Mr Michael McGuire-Febey Date : 22/02/2024

Project : Site Classification Logged By : MG

Location : 22 McNabs Road, West Kentish

Drill model : Geoton Easting: Slope: 90° RL Surface :

Hole diameter : 95mm Northing: Bearing: - Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N							FILL - ROADBASE			FILL
					0.25	ML	TOPSOIL - Clayey SILT, low plasticity, roots, root fibres	D/M	F/St	NATURAL W < PL	
					0.50	CI	Silty CLAY - medium plasticity, brown	M	St/ VSt	V = 98 kPa W ≈ PL	
					0.75						
					1.00					V = 112 kPa	
					1.25						
				LL=46% PL=26% PI=20% LS=9.5%	1.00						
					1.25						
					1.50			Borehole BH1 refusal @1.5m on inferred hard clays			
					1.75						
					2.00						
					2.25						



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## Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL24042A

Client :	Ms Cassandra Roberts & Mr Michael McGuire-Febey	Date : 22/02/2024
Project :	Site Classification	Logged By : MG
Location :	22 McNabs Road, West Kentish	

Drill model : Geoton	Easting:	Slope: 90°	RL Surface :
Hole diameter : 95mm	Northing:	Bearing: -	Datum :

Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
								FILL - ROADBASE			FILL
					0.25		ML	TOPSOIL - Clayey SILT, low plasticity, roots, root fibres	D/M	F/St	NATURAL
					0.50		CI	Silty CLAY - medium plasticity, brown	M	St/VSt	V = refusal W ≈ PL
					0.75						
					1.00						V = 106 kPa
					1.25						
					1.50						
					1.75						
					2.00			Borehole BH2 terminated @ 2.0m			
					2.25						

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## Investigation Log Explanation Sheet

### METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

\* Bit shown by suffix e.g. ADT

### METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator




### SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

### PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

### WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

### NOTES, SAMPLES, TESTS

TERM	Description
U <sub>50</sub>	Undisturbed sample 50 mm diameter
U <sub>63</sub>	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N <sub>c</sub>	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B <sub>s</sub>	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

### CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

### MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

### CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

## Soil Description Explanation Sheet (1 of 2)

### DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

### CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

### PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

### MOISTURE CONDITION

#### Coarse Grained Soils

**Dry** Non-cohesive and free running.

**Moist** Soil feels cool, darkened in colour. Soil tends to stick together.

**Wet** As for moist but with free water forming when handling.

#### Fine Grained Soils

**Moist, dry of Plastic Limited –  $w < PL$**

Hard and friable or powdery.

**Moist, near Plastic Limit –  $w \approx PL$**

Soils can be moulded at a moisture content approximately equal to the plastic limit.

**Moist, wet of Plastic Limit –  $w > PL$**

Soils usually weakened and free water forms on hands when handling.

**Wet, near Liquid Limit -  $w \approx LL$**

**Wet, wet of Liquid Limit -  $w > LL$**

### CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH $s_u$ (kPa)	FIELD GUIDE
Very Soft	$\leq 12$	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

### RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	$\leq 15$
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

### DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/gravel	
Minor	$\leq 5$	$\leq 15$	$\leq 15$	Trace
	$>5, \leq 12$	$>15, \leq 30$	$>15, \leq 30$	With
Secondary	$>12$	$>30$	$>30$	Prefix

### SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

### GEOLOGICAL ORIGIN

#### WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

#### TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.









## Soil Description Explanation Sheet (2 of 2)

### SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)				GROUP SYMBOL	PRIMARY NAME	
<b>COARSE GRAINED SOIL</b> More than 65% of soil excluding oversize fraction is larger than 0.075 mm	<b>GRAVEL</b> More than half of coarse fraction is larger than 2.36 mm	<b>CLEAN GRAVEL</b> (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
			Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
		<b>GRAVEL WITH FINES</b> (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
			Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
	<b>SAND</b> More than half of coarse fraction is smaller than 2.36 mm	<b>CLEAN SAND</b> (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
			Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
		<b>SAND WITH FINES</b> (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
			Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
<b>FINE GRAINED SOIL</b> More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
		<b>DRY STRENGTH</b>	<b>DILATANCY</b>	<b>TOUGHNESS</b>		
	<b>SILT &amp; CLAY</b> (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
		Medium to High	None to Slow	Medium	CL, CI	CLAY
		Low to Medium	Slow	Low	OL	ORGANIC SILT
	<b>SILT &amp; CLAY</b> (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
		High to Very High	None	High	CH	CLAY
		Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
	Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT

• LL – Liquid Limit.

### COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

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# Appendix B

## Certificate Forms

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  *Owner /Agent*  
 *Address*  
  *Suburb/postcode*

## Qualified person details:

Qualified person:   
 Address:    *Phone No:*   
*Fax No:*   
 Licence No:  *Email address:*

Qualifications and Insurance details:  *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise:  *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

Address:    *Lot No:*   
*Certificate of title No:*   
 The assessable item related to this certificate:  *(description of the assessable item being certified)*  
*Assessable item includes –*  
 - a material;  
 - a design  
 - a form of construction  
 - a document  
 - testing of a component, building system or plumbing system  
 - an inspection, or assessment, performed

## Certificate details:

Certificate type:  *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

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ate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL24042Ab,  
 dated 13/03/2024

Relevant  
 calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction  
 AS 4055 – 2021 Wind Loads for Housing  
 CSIRO Building Technical File 18


*Substance of Certificate: (what it is that is being certified)*

Site Classification in accordance with AS2870 - 2011  
 Wind Loading in accordance with AS 4055 - 2021  
 Findings and recommendations of report

*Scope and/or Limitations*

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		GL24042Ab	13/03/2024

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Anne Kearns

**PLAN OF SURVEY**  
BY SURVEYOR R. Sands

LOCATION **DEVON**  
**KENTISBURY**

SCALE 1:1250 LENGTHS IN METRES

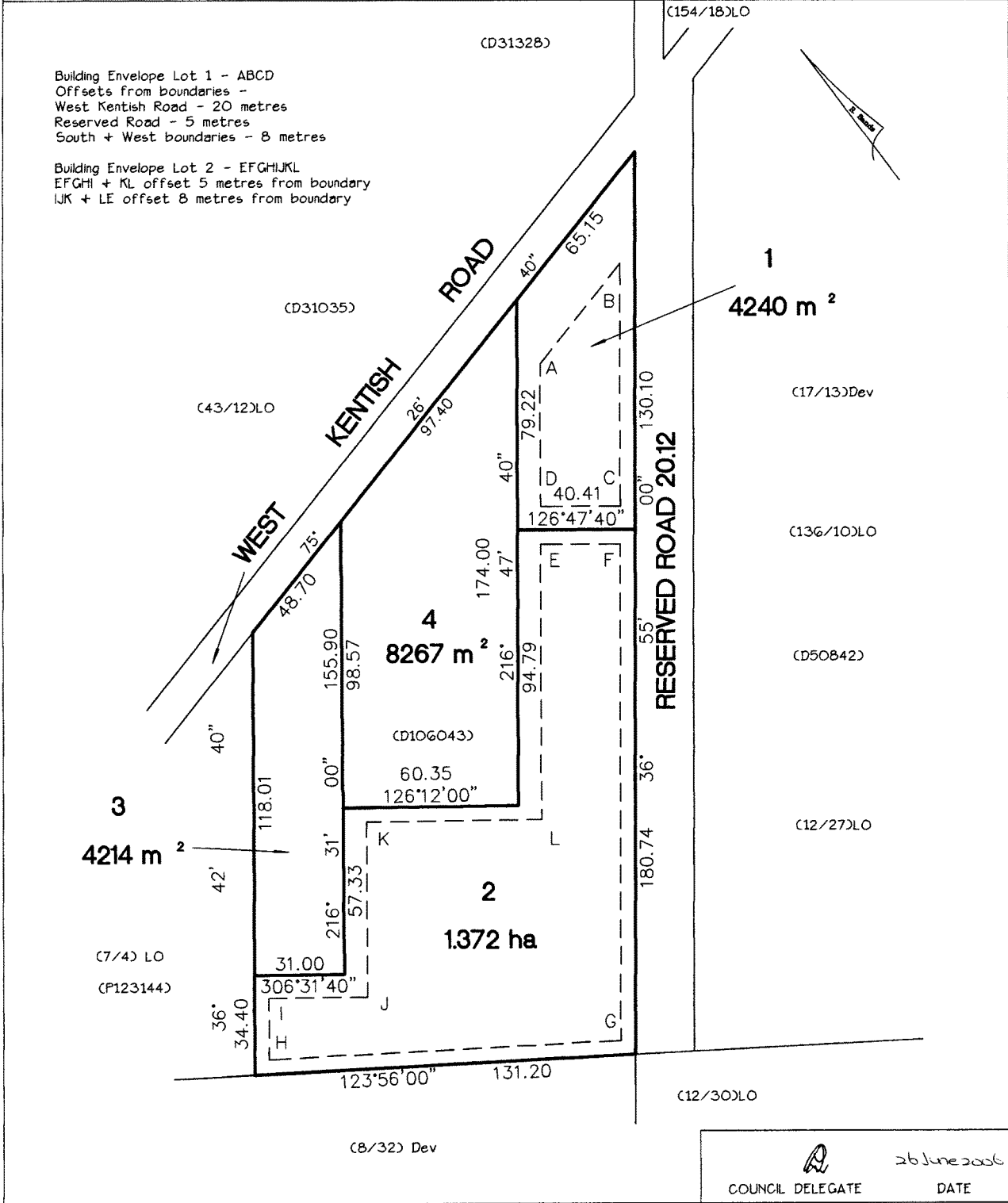
REGISTERED NUMBER  
**SP145643**

APPROVED EFFECTIVE FROM - 7 JUL 2006  
*Alice Kawa*  
Recorder of Titles

FOLIO REFERENCE CT's 106043-1 + 106043-2 + 106043-3

GRANTEE: Part of Lot 5192. 320A OR OP gtd to William Taylor Noyes

MAPSHEET MUNICIPAL CODE No.116 (424) LAST UPI No. 5103648, 5103657, 5103658 LAST PLAN No. D106043 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



*R*  
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26 June 2006  
DATE