



# Autumn Leaves Consulting

Bushfire Hazard Assessment & Management Plans

leanne.a.jordan@gmail.com

Mobile 0417 313 029

20 Richings Drive YOUNGTOWN TAS 7249

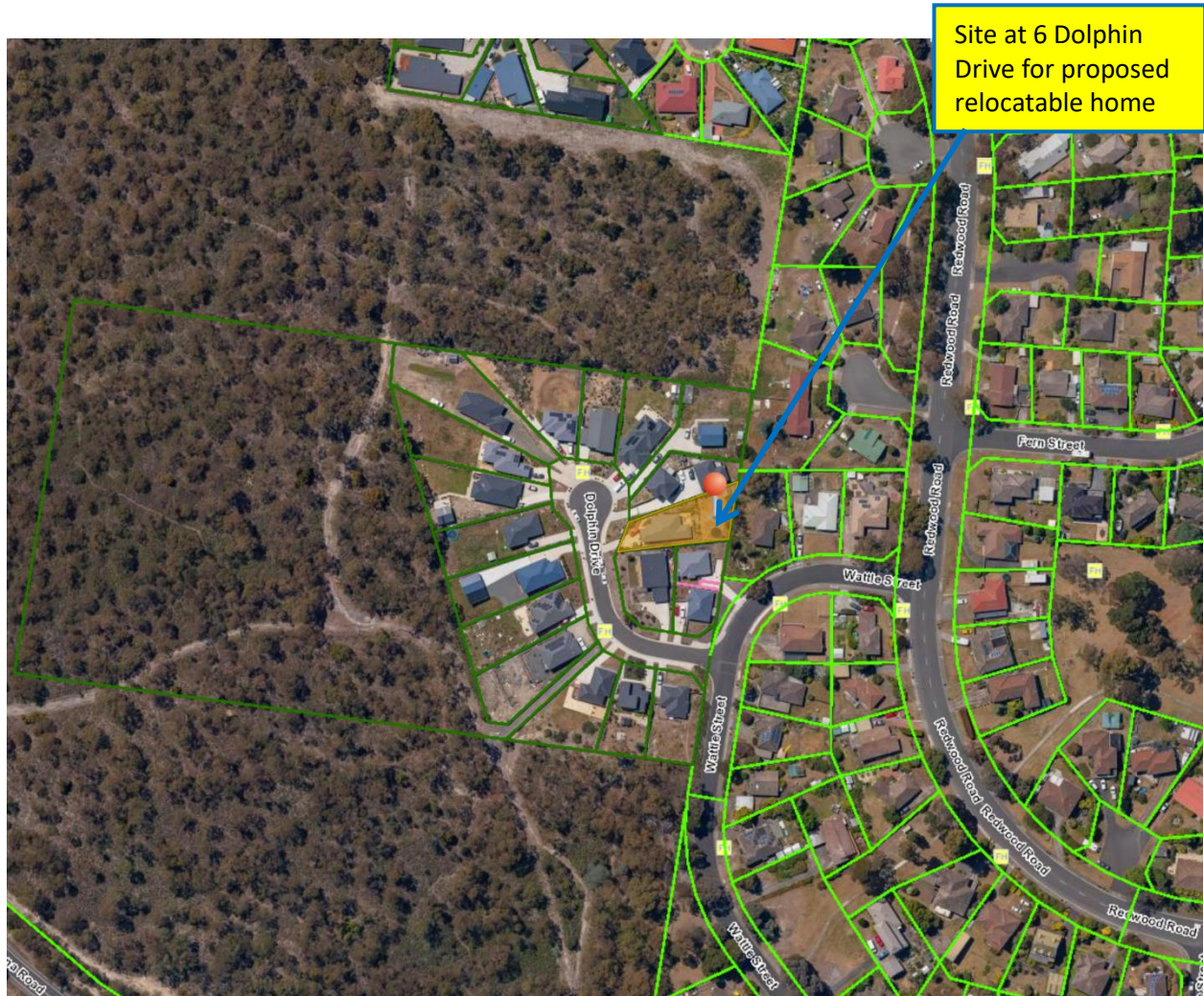
ABN 46286311768

## Bushfire Report

6 Dolphin Drive KINGSTON TAS 7050

(Volume 175933 Folio 16)

PID: 9471499



### Report prepared for:

**Client:** Luke RANDELL & Grace SHAW  
6 Dolphin Drive  
KINGSTON TAS 7050

**Report prepared by:** Leanne Jordan

**Accreditation Number:** BFP - 141

**Report Reference:** ALC-BFM 2024/72

**Report Date:** 30<sup>th</sup> November 2024

**Version:** 1.0

## TABLE OF CONTENTS

<b>1. SUMMARY .....</b>	<b>3</b>
<b>2. INTRODUCTION .....</b>	<b>3</b>
<b>3. PURPOSE.....</b>	<b>3</b>
<b>4. ASSESSMENT.....</b>	<b>4</b>
<b>5. VEHICULAR ACCESS:.....</b>	<b>4</b>
<b>6. WATER SUPPLY DETAILS: .....</b>	<b>5</b>
<b>7. BUSHFIRE ATTACK LEVEL ASSESSMENT .....</b>	<b>7</b>
7.1 FIRE DANGER INDEX (FDI): .....	7
7.2 SITE VEGETATION TYPE:.....	7
7.3 DISTANCE TO THE VEGETATION .....	7
7.4 SLOPE OF THE LAND UNDER THE VEGETATION .....	7
7.5 BUSHFIRE ATTACK LEVEL (BAL):.....	7
7.6 OVERALL BUSHFIRE ATTACK LEVEL (BAL):.....	7
<b>8. ASSESSMENT.....</b>	<b>9</b>
<b>9. REFERENCES.....</b>	<b>9</b>
<b>10. APPENDIX 1: LISTMAP.....</b>	<b>10</b>
<b>11. APPENDIX 2: PHOTOS OF ONSITE VEGETATION .....</b>	<b>11</b>
<b>12. APPENDIX 3:VEGETATION ASSESSMENT .....</b>	<b>15</b>
<b>13. APPENDIX 4: FORM 55 .....</b>	<b>16</b>
<b>14. APPENDIX 5: BUSHFIRE HAZARD MANAGEMENT PLAN.....</b>	<b>18</b>
<b>15. BUSHFIRE HAZARD MANAGEMENT PLAN NOTES .....</b>	<b>19</b>
15.1 MAINTENANCE OF FUEL MANAGEMENT AREA: .....	19
15.2 LANDSCAPING: .....	19
15.3 MAINTENANCE: .....	20
15.4 VEHICULAR ACCESS:.....	20
15.5 WATER SUPPLIES:.....	20
<b>16. APPENDIX 6: DESIGN PLANS.....</b>	<b>21</b>

## 1. Summary:

<b>Client:</b>	Luke RANDELL & Grace SHAW 6 Dolphin Drive KINGSTON TAS 7050
<b>Property Location:</b>	6 Dolphin Drive KINGSTON TAS 7050
<b>Property ID:</b>	PID: 9471499 (Volume 175933 Folio 16)
<b>Lot Size:</b>	713 m <sup>2</sup>
<b>Council:</b>	Kingborough Council
<b>Planning Zone</b>	General Residential
<b>Surrounding Zones</b>	General Residential zone surrounds this property, with Environmental Management and Environmental Living zones in close proximity
<b>Type of building work:</b>	Class 1a Building
<b>Description of the building work:</b>	Proposed new relocatable home
<b>Assessed BAL</b>	Bushfire Attack Level <b>BAL- 12.5</b>

## 2. Introduction

This Bushfire Attack Level (BAL) assessment is for a proposed new relocatable home at 6 Dolphin Drive, KINGSTON TAS 7050 PID: 9471499 (Volume 175933 Folio 16). This Bushfire Attack Level (BAL) Report and Bushfire Management Plan (BHMP) have been prepared for submission with a Building Permit Application under the Building Act 2016, *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024*.

## 3. Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas. The building specifications for BAL-12.5 are detailed in AS3595-2018.

An assessment and comments in relation to the *Building Act 2016*, the *Building Regulations 2016 (Part 5 Division 6)*, and the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024* will be provided for the proposal.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack and Exposure Level
BAL-LOW	<i>Insufficient risk to warrant specific construction requirements</i>
BAL-12.5	<i>Ember Attack</i>
BAL-19	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m<sup>2</sup> (kilowatts per square metre)</i>
BAL-29	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW m<sup>2</sup></i>
BAL-40	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames</i>
BAL FZ (Flame Zone)	<i>Direct exposure to flames from fire front in addition to heat flux and ember attack</i>

## 4. Assessment

A desktop and onsite assessment were carried out on the 30<sup>th</sup> November 2024. The referenced documents are appended, these include aerial topography images from Listmap, onsite photos and design plans from Adorn Drafting, Drawing Number 726.

## 5. Vehicular Access:

### ***Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024.***

#### **Clause 4.2 Property Access**

- (1) *The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:*
  - (a) *A new habitable building; or*
  - (b) *A new Class 10a Building to which this Determination applies, if not accessible using an existing property access*
- (2) *For an addition or alteration to an existing building in a bushfire-prone area, referred to in regulation 11E(2)(b)(ii)(C) of the Building Regulations 2014, property access must be provided to the building and the firefighting water point accessible by a carriageway designed and constructed as specified in subclause (4) below.*
- (3) *For an addition or alteration to an existing building in a bushfire-prone area which is 20 metres squared gross floor area or less which does result in the building being closer to bushfire-prone vegetation and there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway designed and constructed as specified in subclause (4) below.*
- (4) *Vehicular access from a public road to a building must:*
  - (a) *comply with the property access requirements specified in Table 4.2;*
  - (b) *include access from a public road to a hardstand within 90 metres of the furthest part of the building measured by a hose lay;*
  - (c) *include access to the hardstand area for the firefighting water point.*
- (5) *Certain Class 9 Buildings have additional property access requirements as specified in Table 4.2*

#### **Table 4.2 (A) Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.**

*There are no specified design and construction requirements.*

#### **On site:**

The property access is off Dolphin Drive and is existing, it is approximately 8 metres in length to the dwelling and will provide access and parking for the relocatable home, but is not required for access to a firefighting water point. Therefore, as per Table 4.2(A) of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024*, there are no design or construction requirements for the property access for this proposal.



Driveway entrance is from Dolphin Drive



Parking area in front of existing dwelling

## 6. Water Supply Details:

### ***Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024.***

#### **Clause 4.3 Water Supply for Firefighting**

- (1) *The following building work must be provided with a water supply dedicated for firefighting purposes as specified in Subclauses (4) and (5) below:*
  - (a) *a new habitable building; or*
  - (b) *a new Class 10a Building to which this Determination applies, if not protected by an existing firefighting water supply.*
- (2) *For an addition or alteration to an existing building in a bushfire-prone area referred to in regulation 11E(2)(b)(ii)(B) of the Building Regulations 2014, a water supply for firefighting must be provided as specified in subclauses (4) and (5) below.*
- (3) *For an addition or alteration to an existing building in a bushfire-prone area which is 20 metres squared gross floor area or less which does result in the building being closer to bushfire-prone vegetation and there is no water supply for firefighting available, a water supply for firefighting must be provided as specified in subclauses (4) and (5) below.*
- (4) *Water supplies for firefighting must meet the requirements described in Tables 4.3A or 4.3B.*
- (5) *Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Table 4.3A or Table 4.3B.*

This proposal will need to comply with **Table 4.3A Requirements for Reticulated Water Supply for Firefighting** of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024* as there is a fire hydrant on Dolphin Drive which is within 120 metres, as a hose lay, to the rear of the proposed relocatable home.

Adequate and available water supply is critical for effective firefighting.

**Table 4.3A Requirements for Reticulated Water Supply for Firefighting** of the *Determination, Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024* states:

#### **(A) Distance between building to be protected and water supply**

*The following requirements apply:*

- (a) *the building to be protected must be located within 120 metres of a fire hydrant; and*
- (b) *the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.*

#### **(B) Design criteria for proposed fire hydrants**

*The following requirements apply:*

- (a) *fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition V2.0 as amended from time to time; and*
- (b) *fire hydrants are to be installed outside of the minimum access road width, and clear of any passing bay or parking area, to ensure access at all times to reticulated water for fire suppression.*

#### **(C) Hardstand associated with proposed fire hydrants**

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

- (a) *no more than thirty metres from the hydrant, measured as a hose lay;*
- (b) *no closer than six metres from the building to be protected;*
- (c) *with a minimum width of three metres and a minimum length of six metres 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.

**(D) Additional requirements for Certain Class 9 Buildings**

Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

**On Site:**

There is a fire plug approximately 30 metres from the Northern front corner boundary on Dolphin Drive. The proposed relocatable home is within 120 metres of the fire hydrant. The distance between the fire hydrant and the furthest part of the building area, is 76 metres as a hose lays. The fire hydrant system is maintained by TasWater.

The roadway on Dolphin Drive can act as the hardstand area for fire appliances to access the fire hydrant.



## 7. Bushfire Attack Level Assessment

### 7.1. Fire Danger Index (FDI):

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and difficulty of suppression according to various combinations of temperature, relative humidity, wind speed and estimate of fuel state, all of which is influenced by daily rainfall and the time elapsed since the last rainfall. *The FDI as per Table 2.1 AS3959-2018 for Tasmania is 50.*

### 7.2. Site Vegetation Type:

*Vegetation surrounding the site to a distance of 100m from the proposed building has been considered.*

- North: Assessed as managed for 51 metres, then forest;
- South: Assessed as managed for 89 metres, then forest;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 100+ metres (forest at 102 metres);

### 7.3. Distance to the Vegetation

*Measured horizontally from the edge of the vegetation (closest to the building site) to the external wall of the proposed building, or for parts of the building that do not have external walls (including carports, verandas, decks, landings, deck ramps) to the supporting posts or columns.*

- North: Assessed as managed for 51 metres, then forest for 49+ metres;
- South: Assessed as managed for 89 metres, then forest for 11+ metres;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 100+ metres;

### 7.4. Slope of the land under the vegetation

*The slope of the land under the vegetation has a direct influence on the severity of a bushfire and consequently is considered in assessing your site's BAL. Bushfires have a tendency to move up more rapidly than down hills. In determining the slope, it is the slope under the classified vegetation in relation to the building that is measured, not the slope between the classified vegetation and the building.*

- North: Managed (Upslope), Forest (Downslope >0-5°);
- South: Downslope >0-5°;
- East: Upslope;
- West: Downslope >5-10°;

### 7.5. Bushfire Attack Level (BAL):

*The BAL takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of the land, types of surrounding vegetation and its proximity to any building.*

- North: BAL- 12.5
- South: BAL- 12.5
- East: BAL- LOW
- West: BAL- LOW

### 7.6. Overall Bushfire Attack Level (BAL):

BAL Level as per Table 2.6 AS3959-2018

### **The assessed Bushfire Attack Level (BAL):**

**Once the Bushfire Hazard Management Area (BHMA) stipulated is implemented and maintained, ensuring both initial and ongoing compliance = BAL- 12.5**

*BAL-12.5 As per AS 3959-2018 BAL-12.5 there is Ember Attack.*

**HMA of the proposed dwelling:**

Bushfire Attack Level (BAL)				
Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50 <input checked="" type="checkbox"/>				
Step 2: Assess the vegetation within 100m in all directions (tick relevant group)				
Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.				
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A Forest	51 metres to forest	89 metres to forest		
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
	51 metres to forest	89 metres to forest	Managed Land	Managed Land
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° (Managed) <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
	Downslope			
	>0 to 5 (Forest) <input checked="" type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input checked="" type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-LOW	BAL-LOW
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the site is " <b>BAL-12.5</b> "			



## 8. Assessment

The building site has been assessed as per the standards of AS3959-2018 Construction of Buildings in Bushfire-prone Areas. A desktop and onsite assessment were conducted on the 30<sup>th</sup> November 2024. The proposed relocatable home & storage has been rated at **BAL-12.5** when recommendations in the Bushfire Hazard Management Plan are implemented.

Date of assessment: 30<sup>th</sup> November 2024

Assessor's Name: Leanne Jordan

Assessor's Accreditation: BFP - 141      Scope: 1, 2, 3A & 3B

Assessor's contact number: Office: (03) 6343 2183– Mobile: 0417 313 029

## 9. References

- Standards Australia (2018) AS 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia International Ltd, Sydney.
- *Building Act 2016*
- *Building Regulations 2016 (Part 5 Division 6)*
- *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024*
- Aerial photos, LISTmap, Australia, viewed 30<sup>th</sup> November 2024  
<http://maps.thelist.tas.gov.au/listmap/app/list/map>

### **Disclaimer:**

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of the inspection of the site. This report is not to be used for further or future development of the site other than what has been provided by the plans attached. This assessment and management plan do not guarantee the building will survive a bushfire.

Signed:

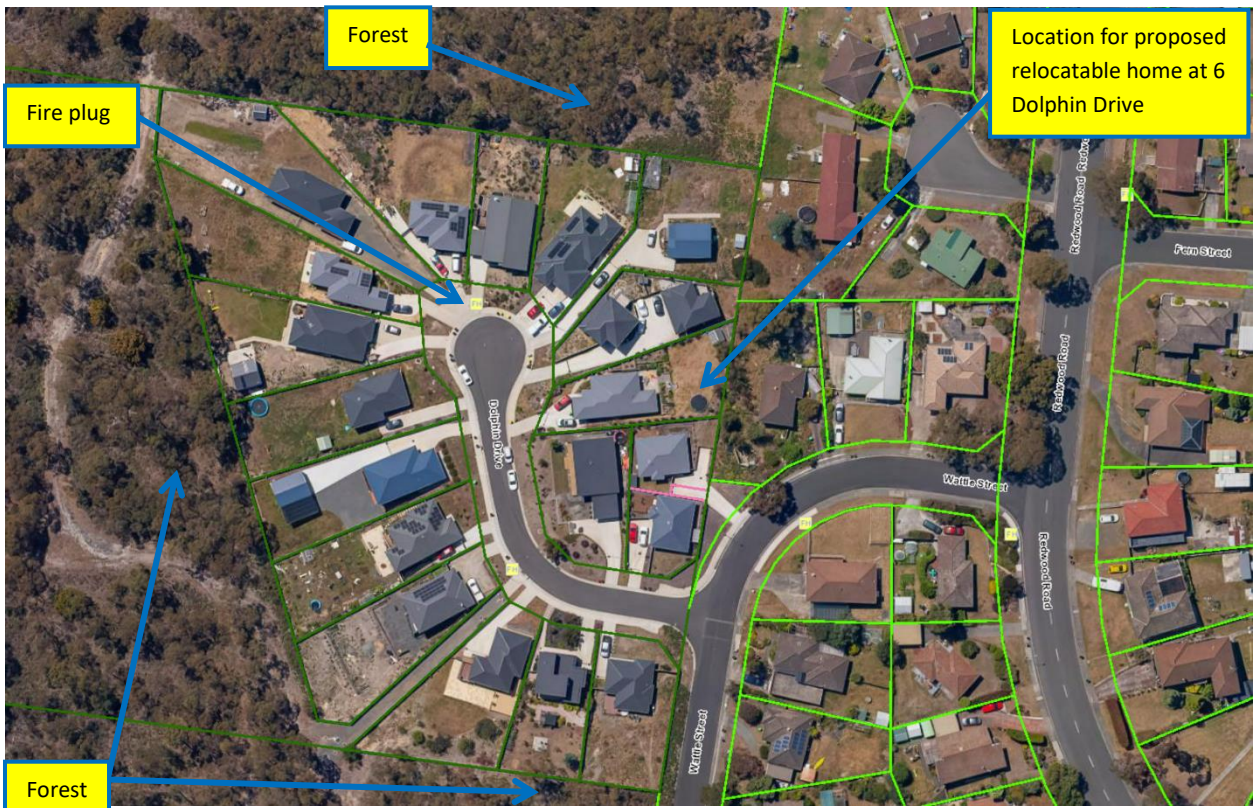
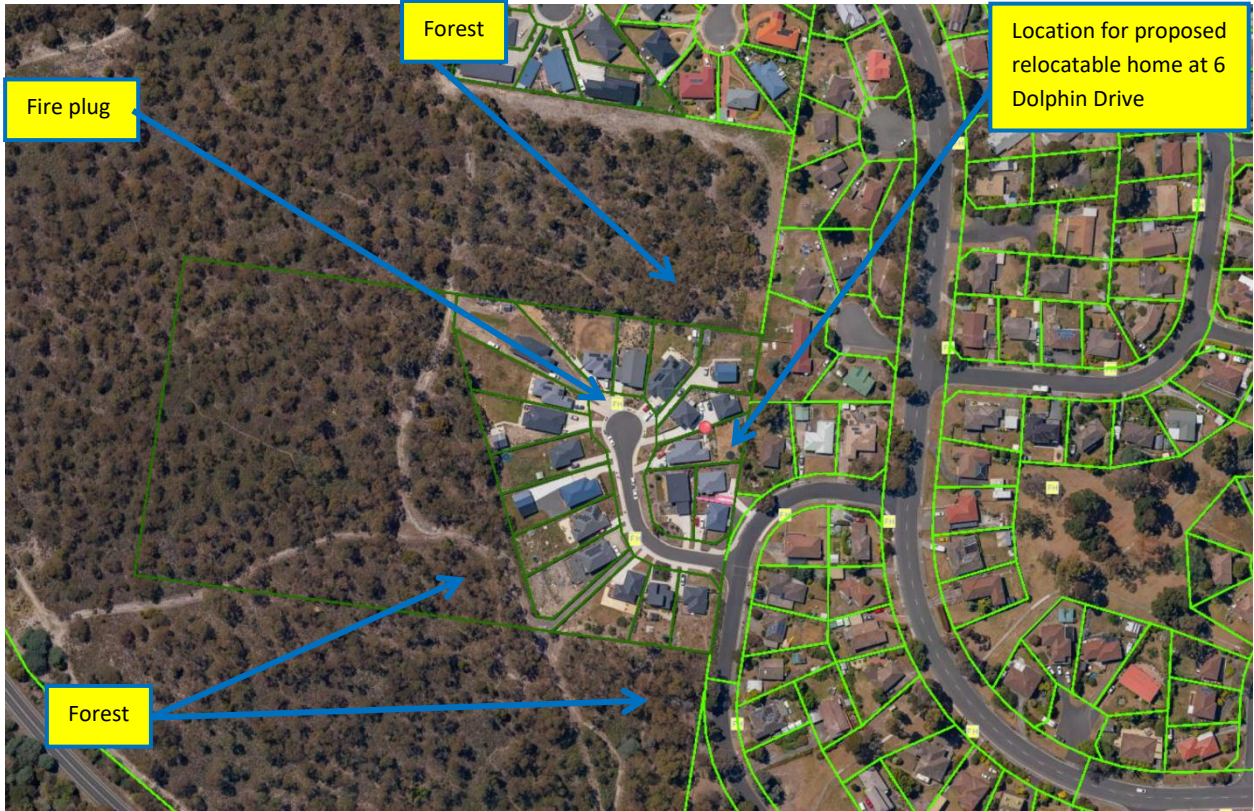


**Date:** 30<sup>th</sup> November 2024

**Certificate Number ALC-BFM 2024/72**

# 10. Appendix 1: LISTMap

6 Dolphin Drive KINGSTON TAS 7050 PID: 9471499 (Volume 175933 Folio 16)



**11. Appendix 2: Photos of onsite Vegetation**



1 - View to the North



5 – View to the North from the Northern boundary in the backyard



6 – View to the North from the Cul-de-sac of the forest (in front of the driveway)



3 - View to the South



2 - View to the East



4 - View to the West



7 – Close up of vegetation to the West – at top of driveway of neighbouring lot on the opposite side of the Cul-de-sac – forest is 102 metres from the proposed relocatable home

# Vegetation Assessment

*Autumn Leaves Consulting*

20 Richings Drive  
YOUNGTOWN  
TAS 7249

0417 313 029  
leanne.a.jordan@gmail.com  
ABN 46 286 311 768

FOREST

NORTH  
DOWNSLOPE  
>0°-5° SLOPE

MANAGED

MANAGED

NORTH  
UPSLOPE

FOREST

EXISTING  
DWELLING

DOWNSLOPE  
>5°-10° SLOPE  
WEST

EAST  
UPSLOPE

PROPOSED  
RELOCATABLE  
HOME

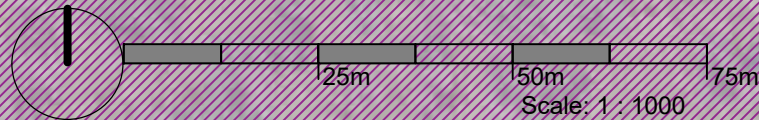
MANAGED

DOWNSLOPE  
>0°-5° SLOPE  
SOUTH

MANAGED

FOREST

north



6 Dolphin Drive, Kingston  
C/T 175933/16 PID 9471499

Proposed new relocatable home, Design Plan, Adorn Drafting DWG No. 726  
To be constructed as per BAL-12.5 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2024/72)

Date: 30 November 2024

Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

13. Appendix 4: Form 55

**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 items, 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



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Attack Level (BAL) Assessment Report - ALC-BFM 2024/72 v 1.0 Bushfire Hazard Management Plan (BHMP) – 30 November 2024  Adorn Drafting, Drawing Number 726 – 12 July 2024
Relevant calculations:	Calculations are as per AS 3959:2018 - Method 1 BAL assessment
References:	

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

The Bushfire Hazard Management Plan shows the building work for the proposed relocatable home & storage needs to comply with a BAL-12.5.


*Scope and/or Limitations*

Leanne Jordan has been engaged to identify the bushfire attack level (BAL) for the proposed building works in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas, the Building Act 2016, the Building Regulations 2016 (Part 5 Division 6) and the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024. The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire- Prone Areas and the Guidelines for Development in Bushfire Prone Areas of Tasmania. An assessment and comments will be provided towards the proposal in relation to the Building Act 2016, the Building Regulations 2016 (Part 5 Division 6), and the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024.

**Limitations:**

- 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.
- Impacts of future development and vegetation growth have not been considered.
- The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Only the potential bushfire risk has been dealt with in this report and all other statutory assessments are outside the scope of this certificate.
- No warranty for any buildings constructed on the property is offered or inferred in the event of a bushfire.
- This certificate or report is valid only for the purpose for which it was commissioned.

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

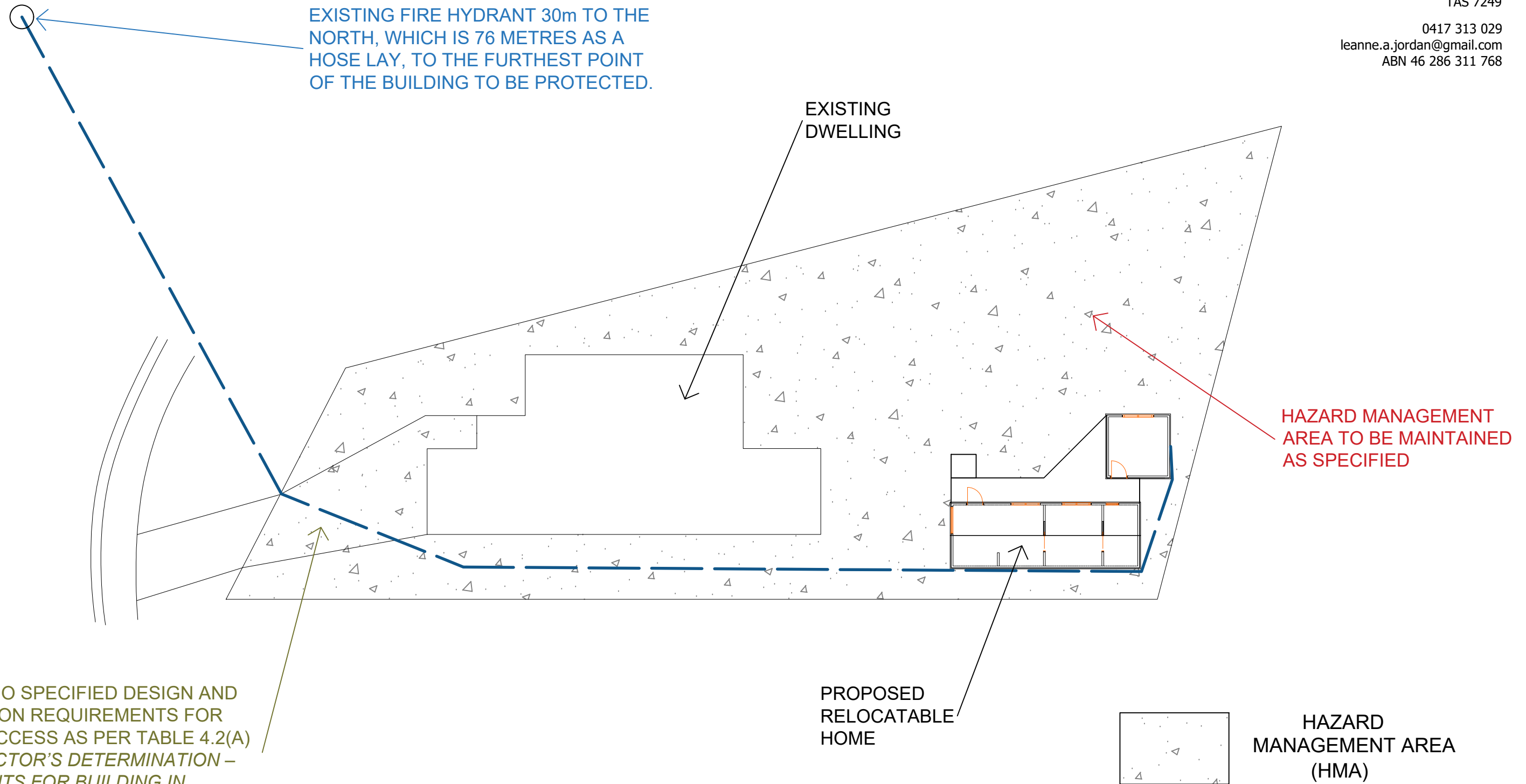
	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	 <b>BFP – 141</b> Scope: 1, 2, 3A & 3B	<b>ALC-BFM/2024/72</b>	<b>30/11/2024</b>

# Bushfire Hazard Management Plan

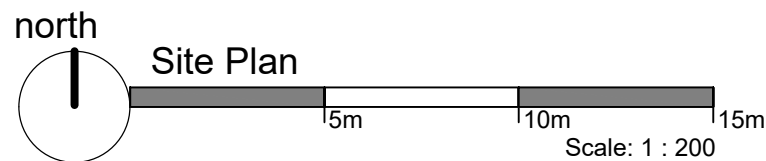
Autumn Leaves  
Consulting

20 Richings Drive  
YOUNGTOWN  
TAS 7249

0417 313 029  
leanne.a.jordan@gmail.com  
ABN 46 286 311 768



THERE ARE NO SPECIFIED DESIGN AND CONSTRUCTION REQUIREMENTS FOR PROPERTY ACCESS AS PER TABLE 4.2(A) OF THE *DIRECTOR'S DETERMINATION – REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS (TRANSITIONAL) VERSION 2.3, 16 JULY 2024*



6 Dolphin Drive, Kingston  
C/T 175933/16 PID 9471499

Proposed new relocatable home ,Design Plan, Adorn Drfating DWG No. 726  
To be constructed as per BAL-12.5 (see Bushfire Report, Autumn Leaves Consulting ALC-BFM 2024/72)  
Date: 30 November 2024

Leanne Jordan BFP-141 Scope 1, 2, 3A & 3B

## 15. Bushfire Hazard Management Plan Notes

A Bushfire Hazard Management Area will be developed within and up to the property boundaries. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

It is a requirement of the Kingborough Council that a Bushfire assessment is undertaken as per the *Building Act 2016*, the *Building Regulations 2016 (Part 5 Division 6)* and the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024* to provide a Bushfire Hazard Management Plan for the proposed development.

A Hazard Management Area (HMA) will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. The HMA includes the area from the external wall and up to the title boundaries on all elevations.

The assessable vegetation greater than 1 hectare and within 100 metres of the development will be managed within the boundary at the minimum point for greater than:

- 11 metres to the North,
- 1 metre to the South,
- 1 metre to the East,
- 30 metres to the West.

This is measured horizontally from the proposed external walls and within the property boundaries.

The HMA will be achieved by adoption of the following strategies:

### 15.1. Maintenance of Fuel Management Area:

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- grass maintained to a height of a maximum 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- pathways to 1 metre surrounding the dwelling, and landscaping material, will be non-combustible (stone, pebbles etc.).
- the total shrub cover will be a maximum of 20% of the available area.
- there will be a clear space from the dwelling of at least four (4) times the mature height of any shrubs planted.
- shrubs will not be planted in clumps, this to avoid build-up of debris and dead vegetation materials.

### 15.2. Landscaping:

- all paths and area within 1 metre of the proposed development is to be of a non-combustible landscaping design (paving, stone, pebbles, concrete, etc.)
- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted

- total shrub cover to be a maximum of 20% of the available area
- shrubs not to be planted in clumps
- timber woodchip and flammable mulches cannot be used, and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located downslope and well away from the house

### 15.3. Maintenance:

- grass to be maintained to a height of a maximum of 100mm
- fuel loads kept to less than 2 tonnes per hectare
- fine fuels to be minimised at ground level (mowing, slashing, raking, etc.)
- remove fuel between the ground and the bottom of the tree canopy or to a height of at least 2 metres (pruning lower branches, shrubs and all scrub) when trees are planted
- ensure the firefighting water supply is available and all hoses, hose reels and connections are in good condition
- guttering on all roofs will require annual removal of debris prior to the onset of each fire season
- the valley and the wall/roof junction will require all debris to be removed prior to the onset of each fire season
- check roof sheet for damage or dislodged roofing materials
- ensure painted surfaces are in good condition with decaying timbers being given particular attention to prevent the lodging of embers within gaps
- 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
- door mats should be of a non-combustible material.

### 15.4. Vehicular Access:

Access is off Dolphin Drive, which is a Council maintained road, then over an existing driveway which is approximately 8 metres in length. The access is not required to access a firefighting water point. Therefore, there are no specified design and construction requirements for the access for this proposal, as per Table 4.2(A) of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024*.

### 15.5. Water Supplies:

The property is to comply with the requirements of *Table 4.3A Requirements for Reticulated Water Supply for Firefighting* of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.3, 16 July 2024*.

There is a fire hydrant within 120 metres. The distance is 76 metres, measured as a hose lay, to the furthest part of the building area. It is located approximately 30 metres from the Northern front corner boundary on Dolphin Drive. The fire hydrant system is maintained by TasWater.

The roadway on Dolphin Drive can act as the hardstand area for fire appliances to access the fire hydrant.

**PROPOSED TRANSPORTABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
6 DOLPHIN DR, KINGSTON**

**SITE INFORMATION**

BUILDING DESIGNER	-	STEPHEN LAWES
ACCREDITATION	-	CC 4667 J
LAND TITLE REFERENCE No	-	VOLUME 175933 FOLIO 16
PROPERTY ID NUMBER	-	9471499
LAND AREA	-	713 m2
EXISTING DWELLING AREA	-	127.7 m2
PROPOSED LIVING AREA	-	27.9 m2
PROPOSED STORAGE AREA	-	10.5 m2
PROPOSED DECK AREA	-	15.3 m2
DESIGN WIND SPEED	-	N2
SOIL CLASSIFICATION	-	M
CLIMATE ZONE	-	7
FLOODING	-	NO
BAL RATING	-	12.5
CORROSION ENVIROMENT	-	MEDIUM

**DRAWING SCHEDULE**

DWG -SHEET 1	COVER SHEET
DWG -SHEET 2	SITE PLAN
DWG -SHEET 3	FLOOR PLAN / WINDOW SCHEDULE
DWG -SHEET 4	ELEVATIONS
DWG -SHEET 5	ELEVATIONS
DWG -SHEET 6	SECTION A-A
DWG -SHEET 7	WALL CONSTRUCTION DETAILS
DWG -SHEET 8	ROOF PLAN/ELECTRICAL PLAN
DWG -SHEET 9	DRAINAGE DIAGRAM
DWG -SHEET 10	WATER PROOFING DETAILS
DWG -SHEET 11	SPECIFICATION SHEET
DWG -SHEET 12	BAL 12.5 NOTES
DWG -SHEET 13	BAL 12.5 NOTES

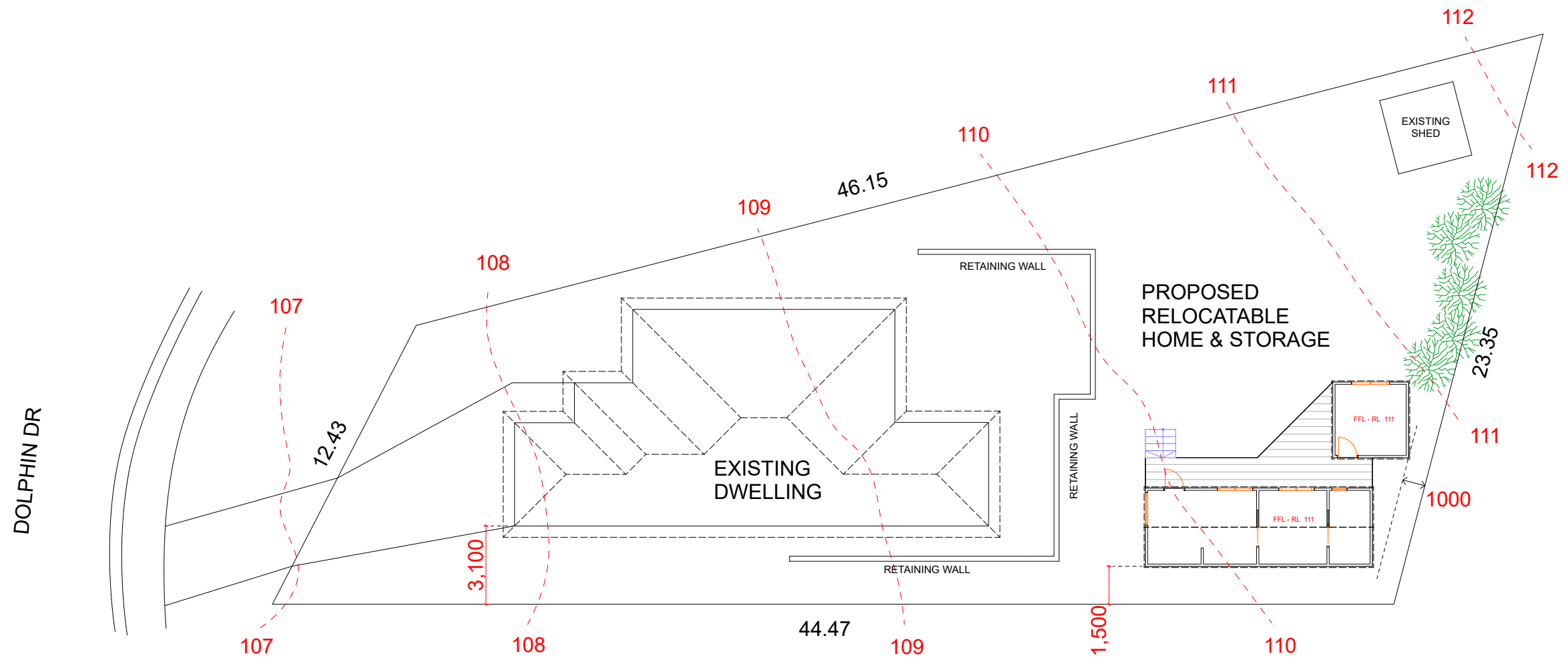
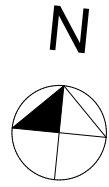
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA  
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S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

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

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

PROPOSED RELOCATABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
FOR LUKE RANDELL & GRACE SHAW  
6 DOLPHIN DR, KINGSTON

DRAWING	COVER SHEET
DATE	18/11/2024
DWG 726	SHEET 1
SCALE	



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

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

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

**PROPOSED RELOCATABLE HOME BY "TINY HOUSE TASWIDE Pty Ltd" FOR LUKE RANDELL & GRACE SHAW 6 DOLPHIN DR, KINGSTON**

<b>DRAWING</b>	<b>SITE PLAN</b>
DATE	18/11/2024
DWG 726	SHEET 2
SCALE	1:200



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

WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

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

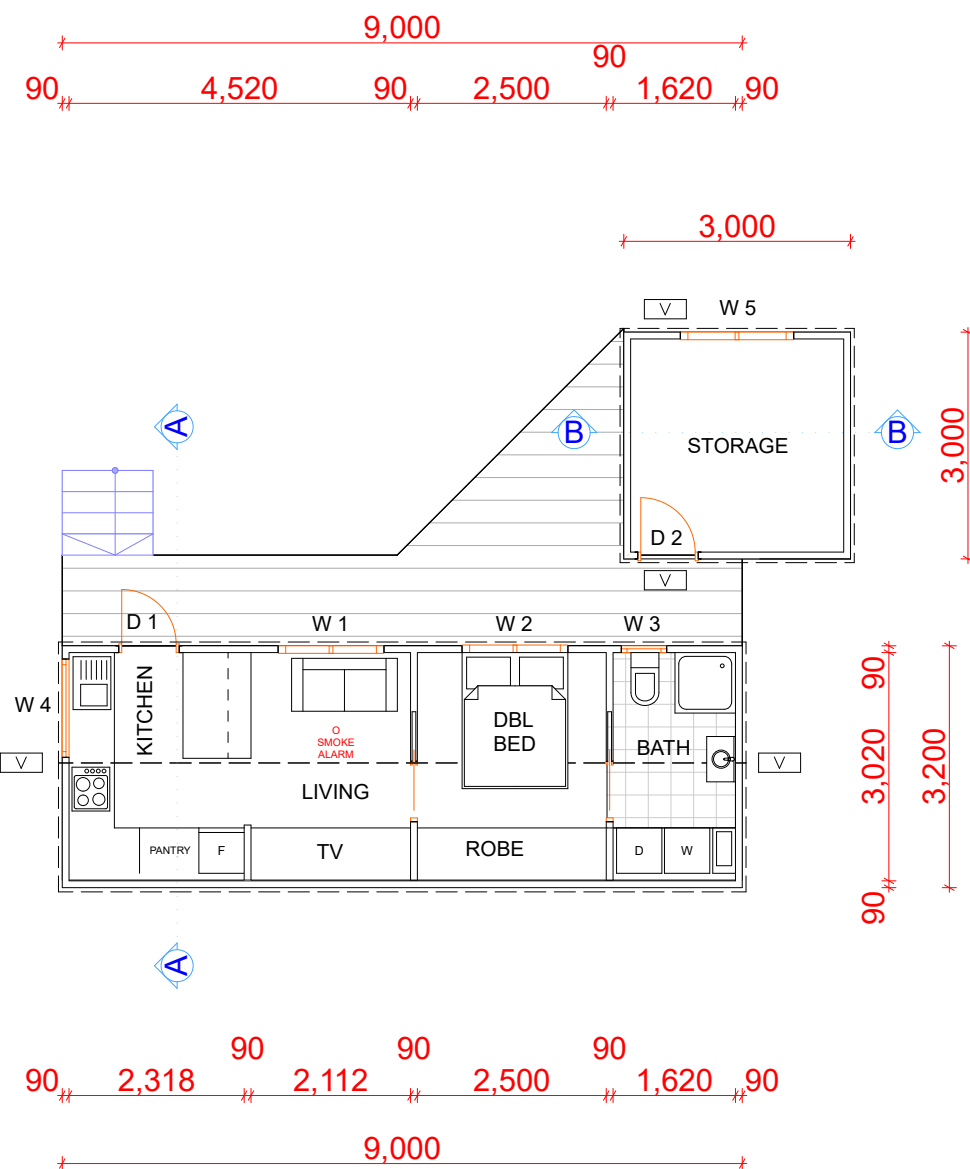
WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERNATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT	WIDTH	TYPE	GLASS
W 1	1100	1400	AWN	
W 2	1100	1400	AWN	
W 3	900	600	AWN	OBS
W 4	650	1300	AWN	
W 5	1200	1500	AWN	

DOORS	
D 1	2040X820
D 2	2040X820

INTERNAL DOORS	
2040X820 UNLESS SHOWN OTHERWISE ON FLOOR PLAN	

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



**CONDENSATION MANAGEMENT**

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

INSTALL VENTS TO EAVES AND GABLE ENDS WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS  
27.9 m<sup>2</sup> - MINIMUM 0.19 m<sup>2</sup> OF VENTS  
10.5 m<sup>2</sup> - MINIMUM 0.07 m<sup>2</sup> OF VENTS

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

PERMEABLE VAPOUR BARRIER TO WALLS AND GABLE ENDS

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

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

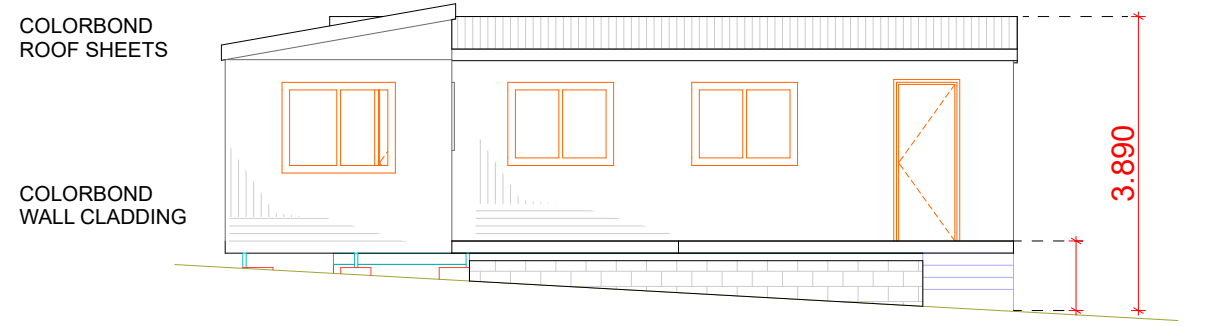
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK  
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA  
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4  
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S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

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

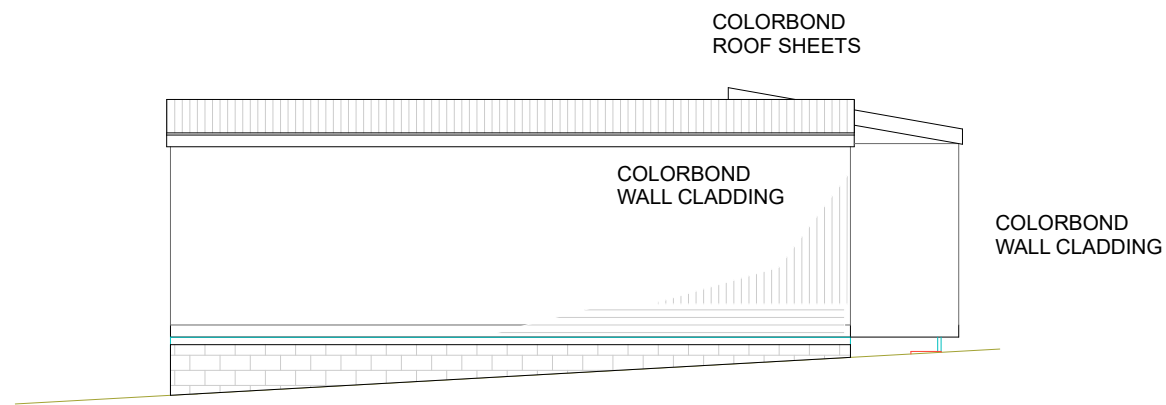
STEPHEN LAWES  
CC 4667 J  
CATEGORY ABP I  
25 JILLIAN ST  
KINGSMEADOWS 7249  
DRAWN BY FC

PROPOSED RELOCATABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
FOR LUKE RANDELL & GRACE SHAW  
6 DOLPHIN DR, KINGSTON

DRAWING	FLOOR PLAN
DATE	18/11/2024
DWG 726	SHEET 3
SCALE	1:100



North Elevation 1:100



South Elevation 1:100

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

**ADORN  
 DRAFTING**

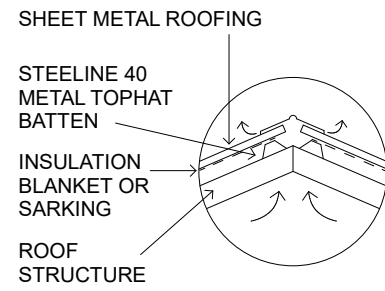
MBL 0413 235 160  
 E-MAIL : stephenlawes@aapt.net.au

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

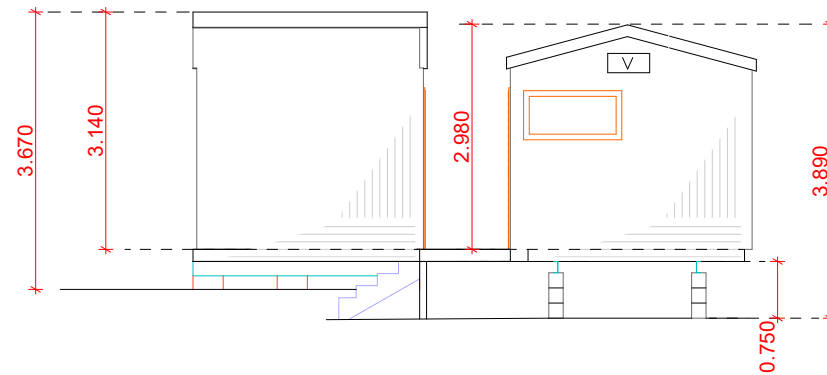
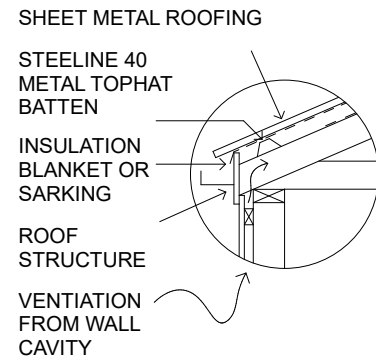
PROPOSED RELOCATABLE HOME  
 BY "TINY HOUSE TASWIDE Pty Ltd"  
 FOR LUKE RANDELL & GRACE SHAW  
 6 DOLPHIN DR, KINGSTON

DRAWING	NS ELEVATIONS
DATE	18/11/2024
DWG 726	SHEET 4
SCALE	1:100





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



COLORBOND ROOF SHEETS

COLORBOND WALL CLADDING

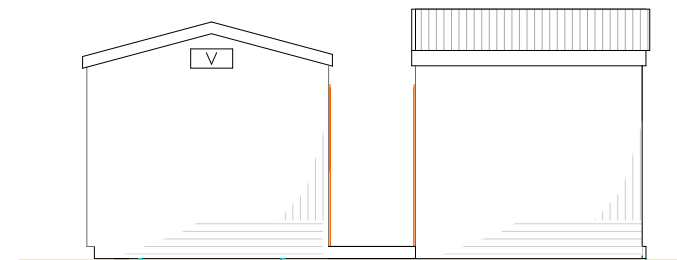
West

Elevation

1:100

COLORBOND ROOF SHEETS

COLORBOND WALL CLADDING



EAST

Elevation

1:100

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

**ADORN DRAFTING**

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

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

PROPOSED RELOCATABLE HOME  
 BY "TINY HOUSE TASWIDE Pty Ltd"  
 FOR LUKE RANDELL & GRACE SHAW  
 6 DOLPHIN DR, KINGSTON

DRAWING	EW ELEVATIONS
DATE	18/11/2024
DWG 726	SHEET 5
SCALE	1:100

**WALL FRAMING**

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

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

BRACING AND TIE DOWNS TO STRUCTURAL DRAWINGS

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

- SEE ENEGRY EFFICIENCY CERTIFICATE

**TRUSSES**

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

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

**STRUCTURAL DRAWINGS**

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

**FLOOR FRAMING**

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

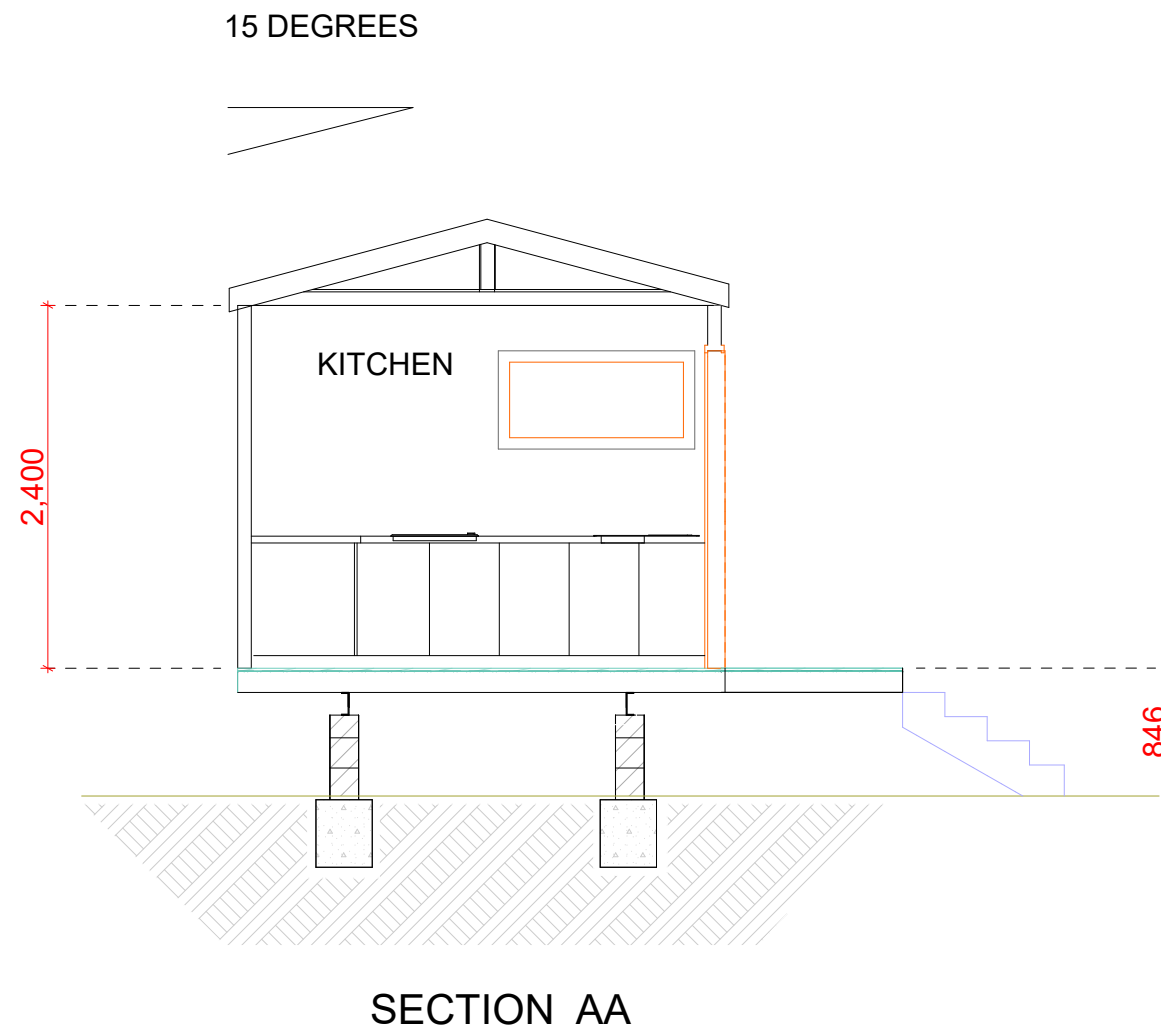
**WATERPROOFING**

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

LATOURETTE- HYDRO BAN WATERPROOFING  
SYSTEM TO BE APPLIED WHERE

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

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



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

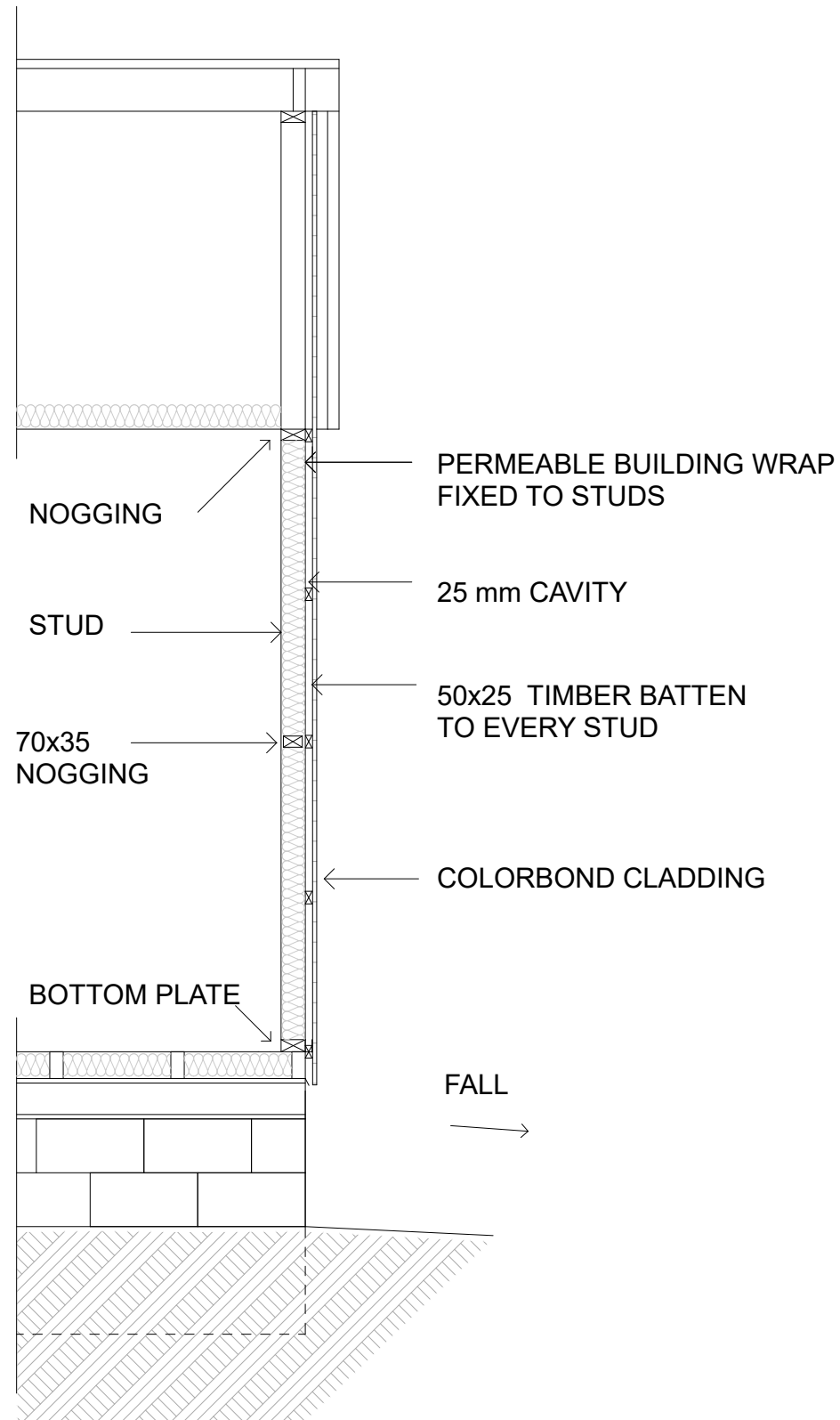
**ADORN  
DRAFTING**

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

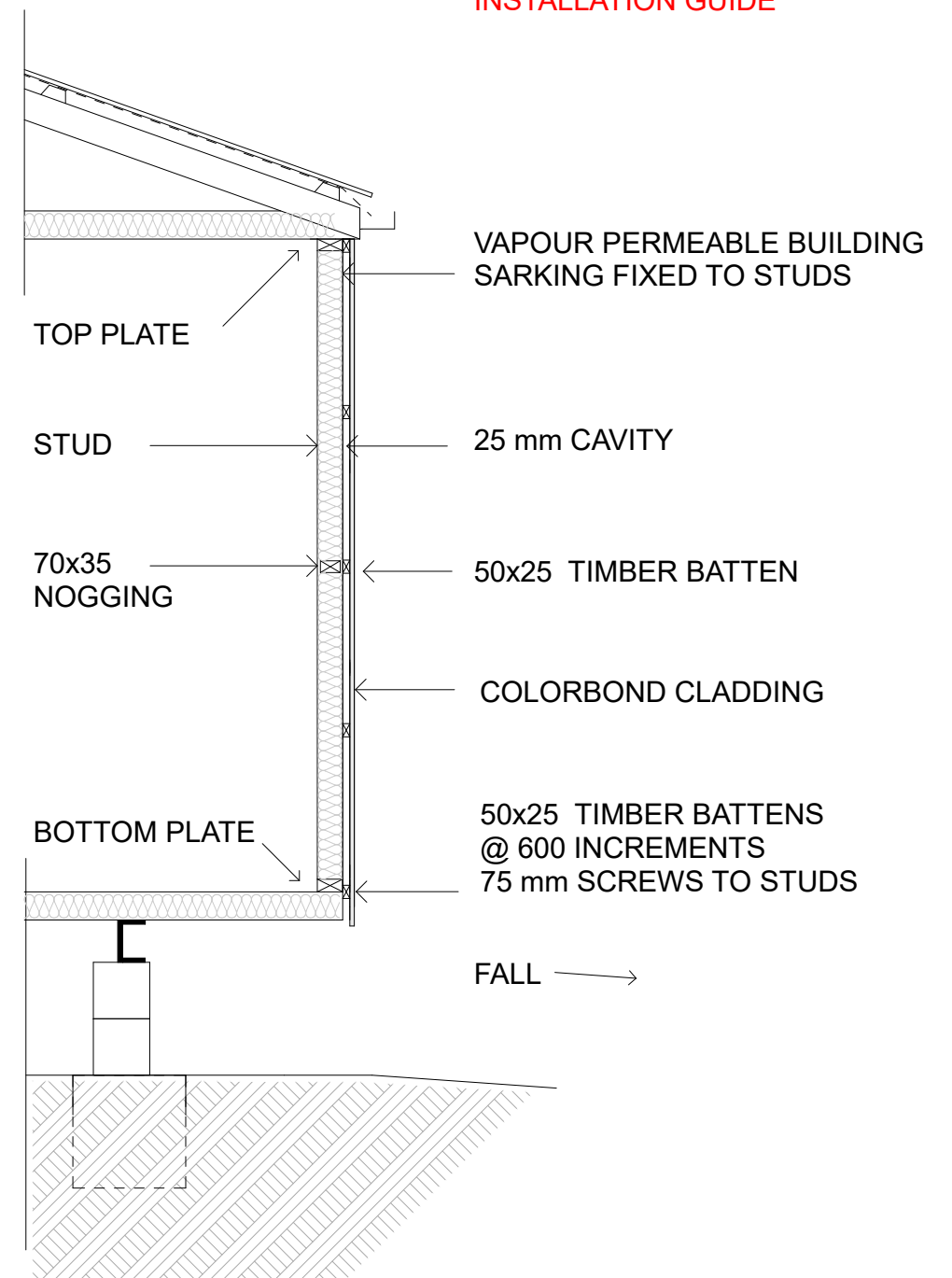
STEPHEN LAWES  
CC 4667 J  
CATEGORY ABP I  
25 JILLIAN ST  
KINGSMEADOWS 7249  
DRAWN BY FC

PROPOSED RELOCATABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
FOR LUKE RANDELL & GRACE SHAW  
6 DOLPHIN DR, KINGSTON

DRAWING	SECTION AA
DATE	18/11/2024
DWG 726	SHEET 6
SCALE	1:50



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



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

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

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

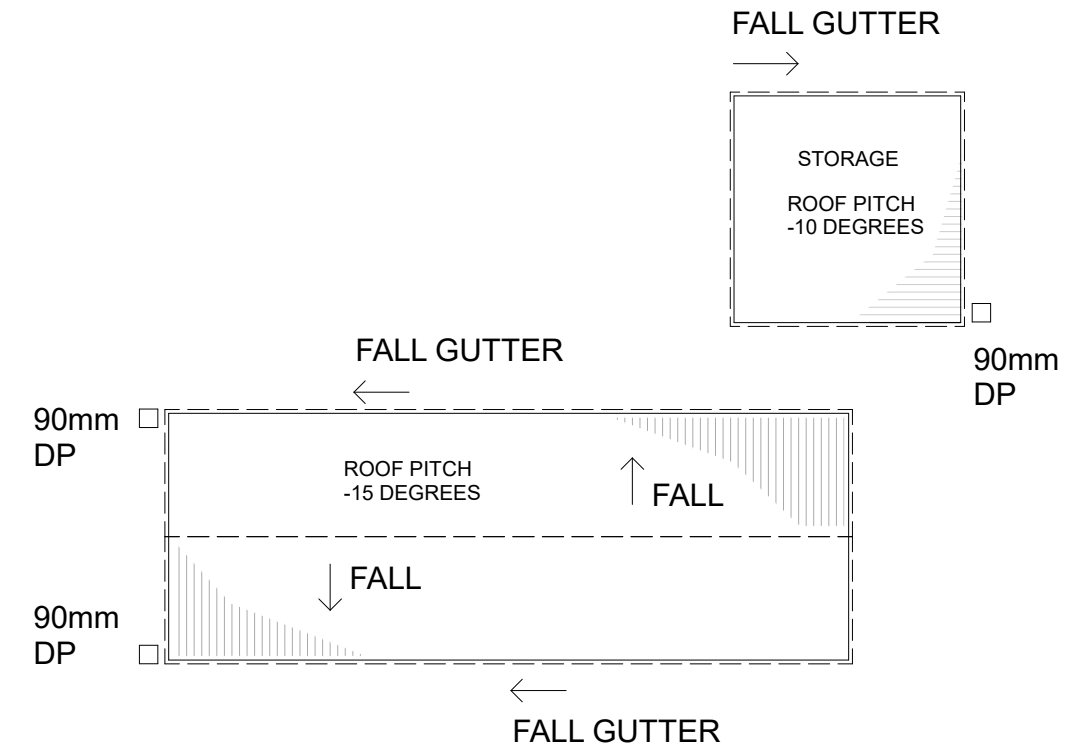
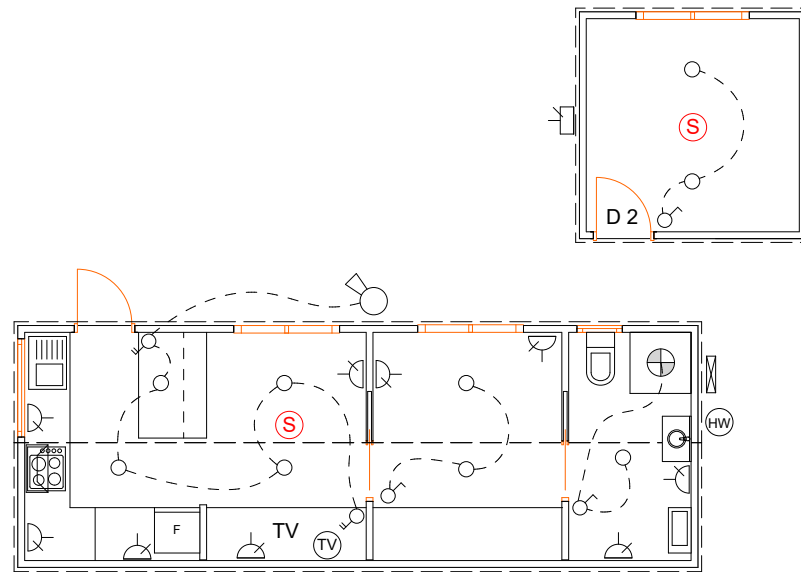
PROPOSED RELOCATABLE HOME  
 BY "TINY HOUSE TASWIDE Pty Ltd"  
 FOR LUKE RANDELL & GRACE SHAW  
 6 DOLPHIN DR, KINGSTON

DRAWING	WALL CONSTRUCTION
DATE	18/11/2024
DWG 726	SHEET 7
SCALE	NTS

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

VENTILATION TO COMPLT WITH NCC 2022 PART 10.6

ALL ROOFING TO COPLY WITH  
NCC 2022 PART 7.2 AND 7.4



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

COLORBOND ROOF SHHETS
D GUTTER
METAL FASCIA
RIDGE CAP
BARDGE CAPPINGS

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

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

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

PROPOSED RELOCATABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
FOR LUKE RANDELL & GRACE SHAW  
6 DOLPHIN DR, KINGSTON

DRAWING	ROOF & ELECTRAL PLAN
DATE	18/11/2024
DWG 726	SHEET 8
SCALE	1:100

## PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH AS 3500 ,THE PLUMBING CODE OF AUSTRALIA AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS ARE APPROXIMATE ONLY.

### LEGEND

- ◻ - WET AREAS
- IO - INSPECTION POINT
- ⊗ ORG - OVERFLOW RELIEF GULLY
- ⊙ EV - VENT PIPE
- DP - DOWN PIPE
- - - - STORM WATER PIPE - MINIMUM FALL OF 1:100
- — — SEWER PIPE - MINIMUM FALL OF 1:60
- ⊗ - SILT PIT

### PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm  
 SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm  
 STORM WATER AND DOWNPIPES TO BE 90 mm  
 SEWER TO BE 100 mm

### MATERIALS

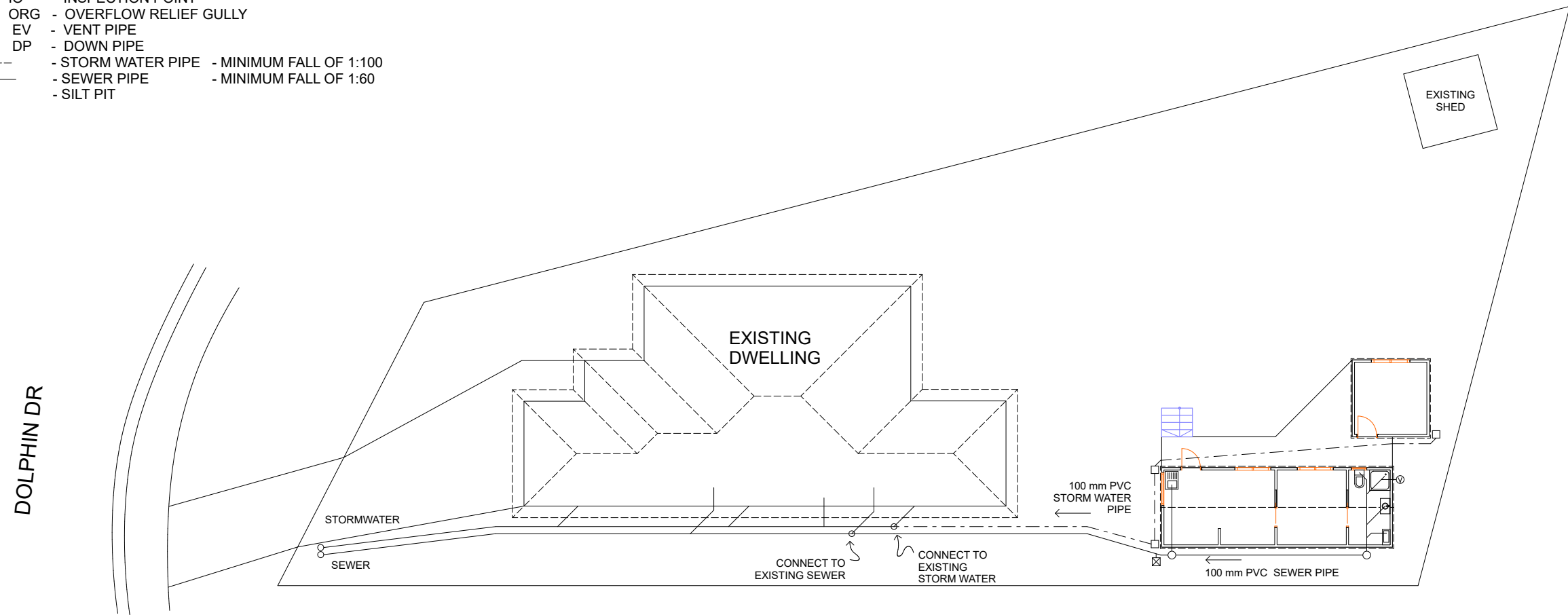
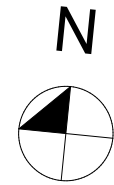
WATER PIPES TO COMPLY WITH AS/NZS 3500.1 AND AS/NZS 3500.5  
 COPPER OR POLY TYPE PIPES  
 HOT AND COLD WATER BRANCHES TO BE DN 16 mm  
 MAIN LINE TO BE DN 20 mm

### WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES  
 60 DEGREES TO LAUNDRY AND KITCHEN SINK  
 OUTLET PIPES FROM THE HOT WATER UNIT MUST BE COPPER FOR AT LEAST 1 METER BEFORE CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN MAINS WATERLINE AND HOUSE.



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

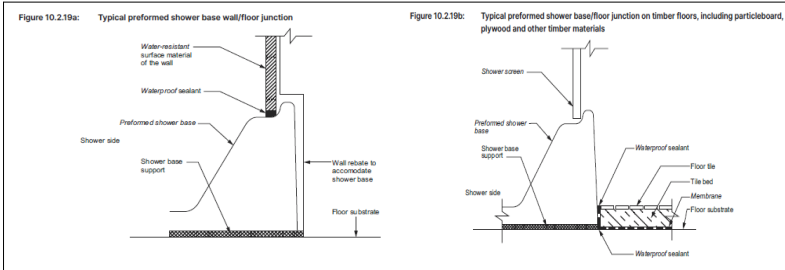
### ADORN DRAFTING

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

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

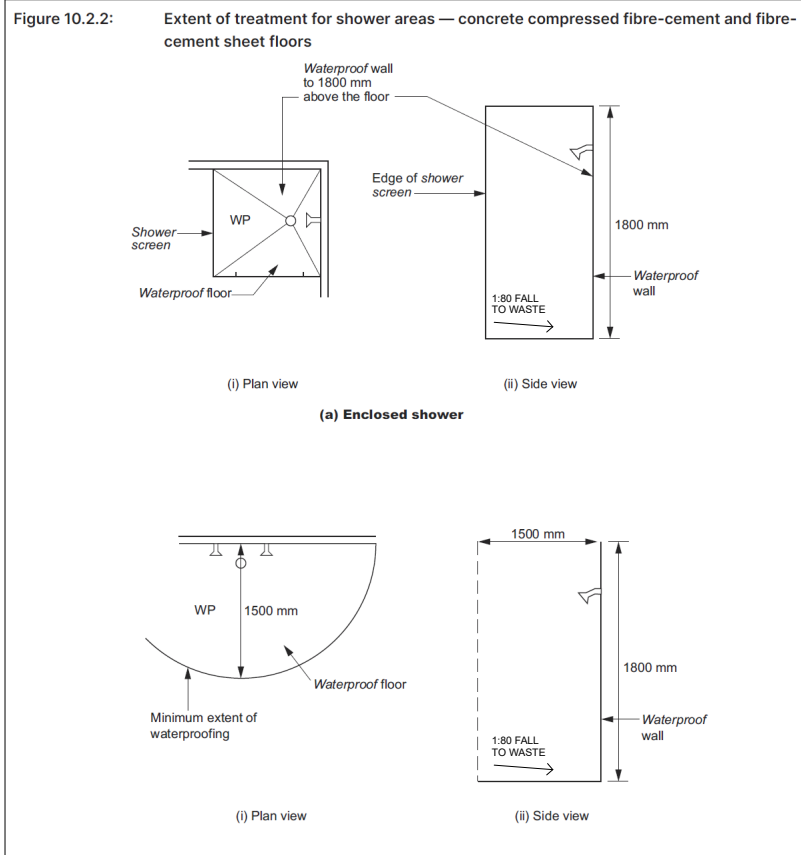
PROPOSED RELOCATABLE HOME  
 BY "TINY HOUSE TASWIDE Pty Ltd"  
 FOR LUKE RANDELL & GRACE SHAW  
 6 DOLPHIN DR, KINGSTON

DRAWING	DRAINAGE PLAN
DATE	18/11/2024
DWG 726	SHEET 9
SCALE	1:200



10.2.19 Preformed shower bases

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

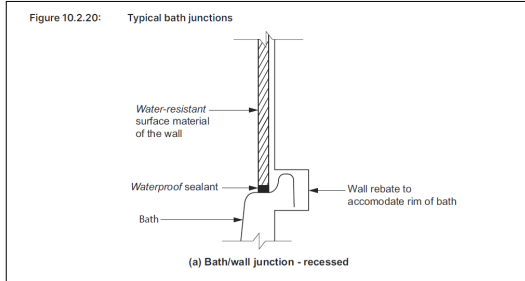


10.2.25 Shower area floor membrane application

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

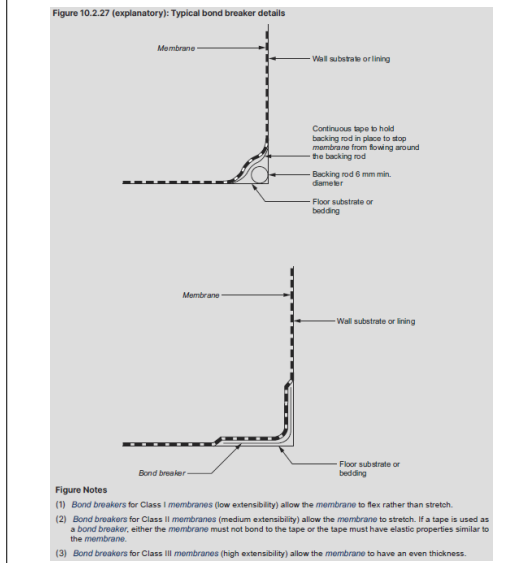
## WET AREA WATERPROOFING ABCB HOUSING PROVISION Part 10.2

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



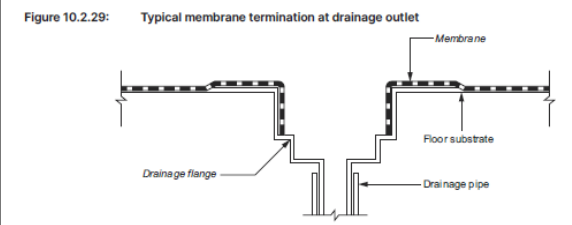
10.2.20 Baths and spas

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



10.2.27 Bond breaker installation for bonded membranes

(1) Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate. (2) Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.



10.2.29 Membrane to drainage connection

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

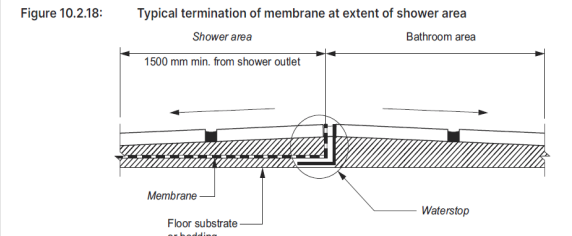


Figure Notes: Fall is to be provided in accordance with 10.2.12.

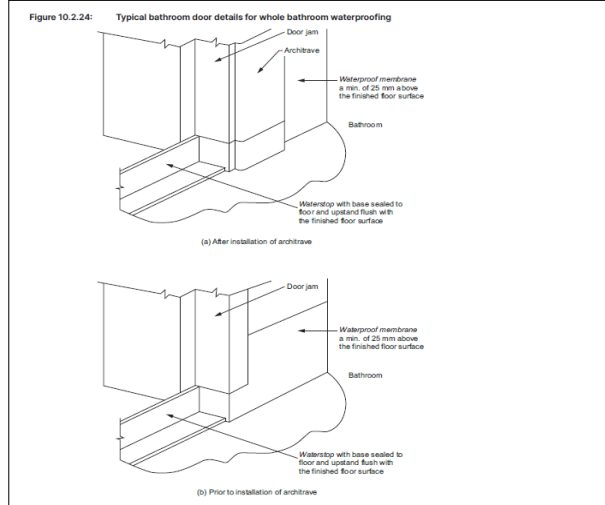
10.2.18 Unenclosed showers

(1) Unenclosed showers must be constructed as follows: (a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose. (b) The vertical leg of the waterstop must finish- (i) flush with the top surface of the floor (see Figure 10.2.18); and (ii) where the waterstop intersects with a wall or is joined- (the junction must be waterproof; or (B) the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area. (2) In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

## PERFORMANCE REQUIREMENTS FOR WET AREAS WHERE STANDARDS ARE NOT USED .

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

of sanitary facilities, bathrooms, laundries and the like.



10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following: (a) Perimeter flashing to wall/floor junctions must have a- (i) vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and (ii) horizontal leg that has a minimum width of not less than 50 mm. (b) Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction. (c) Perimeter flashings at a floor level opening must comply with the following: (i) Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24). (ii) In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing. (d) A vertical flashing, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

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

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

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

PROPOSED RELOCATABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
FOR LUKE RANDELL & GRACE SHAW  
6 DOLPHIN DR, KINGSTON

DRAWING	WATERPROOFING
DATE	18/11/2024
DWG 726	SHEET 10
SCALE	

## GENERAL SPECIFICATIONS

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

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

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

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

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

## ENGINEERING

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

## SITE WORKS AND GROUND LEVELS

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

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

## FOOTINGS AND SLABS

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

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

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

## FLOORS

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

## FRAMING

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

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

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

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

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

## ROOF TRUSSES

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

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

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

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

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

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

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

## BUILDING FABRIC

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

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

## ROOF AND WALL CLADDING

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

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

## GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH THE NCC 3.1.2.2. . WINDOWS ARE TO COMPLY WITH THE NCC WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

## MASONRY

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

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

## INSULATION

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

## TYPICAL WALL FRAME

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

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

## ENERGY EFFICIENCY

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

## SERVICES

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

## HEALTH AND AMENITY

GENERALLY IN ACCORDANCE WITH THE NCC 2022 SECTION 10

## WET AREA WATERPROOFING

TO BE IN ACCORDANCE WITH AS 3740- 2021 AND WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH, 1500 mm FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

SHOWER AREA TO BE IN ACCORDANCE WITH THE NCC PART 10.2.2

WATERPROOFING TO COMPLY WITH NCC 2022 10.2.6 WATERPROOFING SYSTEMS

FALL TO SHOWER WASTE TO BE 1:80 IN ACCORDANCE WITH AS 3740 4.4 AND NCC 2022 - 10.2.12

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

## FACILITIES

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

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

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

## ADORN DRAFTING

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

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

PROPOSED RELOCATABLE HOME  
BY "TINY HOUSE TASWIDE Pty Ltd"  
FOR LUKE RANDELL & GRACE SHAW  
6 DOLPHIN DR, KINGSTON

DRAWING	SPECIFICATIONS
DATE	18/11/2024
DWG 726	SHEET 11
SCALE	

SECTION 5 CONSTRUCTION REQUIREMENTS FOR BAL-12.5

**5.1 GENERAL**

A building assessed in Section 2 as being BAL-12.5 shall comply with Section 3 and Clauses 5.2 to 5.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kw/m<sup>2</sup> where the site is less than 100 m from the source of bushfire attack.

**5.2 SUBFLOOR SUPPORTS**

This Standard does not provide construction requirements for subfloor support where the sub floor 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 2mm, 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 Items (A), (B) or (C).

or

(b) A system confirming 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 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 minimal 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 in Paragraph E1, Appendix E; or
  - (v) a combination of any Items (i), (ii), (iii) or (iv) above; or
- (d) A combination of any Items (a), (b), or (c).

This Standard does not provide construction requirements for the exposed components of an external wall that are more than 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 AND 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**

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 species as specified in Paragraph E2, Appendix E; or
  - (C) Metal; or
  - (D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

There are no 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 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 fixed.

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 comply 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

(A) 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.

(i) **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.

(ii) **Hardware** There are no specific requirements for hardware at this BAL level.

(iii) **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.

(iv) **Seals and weather strips** Weather strips, draught excluders or draught seals shall be installed.

(v) **Screens** There are no requirements to screen the openable part of the door at this BAL level.

(vi) 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.

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

ADORN DRAFTING	STEPHEN LAWES CC 4667 J CATEGORY ABP I 25 JILLIAN ST KINGSMeadOWS 7249	PROPOSED RELOCATABLE HOME	DRAWING	BAL -12.5 NOTES
		BY "TINY HOUSE TASWIDE Pty Ltd"	DATE	18/11/2024
MBL 0413 235 160 E-MAIL : stephenlawes@aapt.net.au		FOR LUKE RANDELL & GRACE SHAW	DWG 726	SHEET 12
		6 DOLPHIN DR, KINGSTON		



**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.

**CS.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.

**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 the ridges and hips; and
- (c) extend to the 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).

**CS.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 Figure 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, complying 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.

**5.6.6 Eaves linings, fascias and gables**

The following applies to eaves linings, fascias and gables:

- (a) Gables shall comply 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, RAMPS 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.

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

**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;
- (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 300mm (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.

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

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

**ADORN DRAFTING**

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

STEPHEN LAWES

CC 4667 J  
 CATEGORY ABP I  
 25 JILLIAN ST  
 KINGSMeadOWS 7249

**PROPOSED RELOCATABLE HOME  
 BY "TINY HOUSE TASWIDE Pty Ltd"  
 FOR LUKE RANDELL & GRACE SHAW  
 6 DOLPHIN DR, KINGSTON**

<b>DRAWING</b>	<b>BAL -12.5 NOTES</b>
<b>DATE</b>	<b>18/11/2024</b>
<b>DWG 726</b>	<b>SHEET 13</b>