

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

NO:	DA 64/2024
LOCATION:	17 Smith Street WARATAH
APPLICANT:	Captain's Rest Pty Ltd
SCHEME:	Tasmanian Planning Scheme – Waratah-Wynyard
ZONING:	Village
USE CLASS:	Residential
PROPOSAL:	Change of Use (Church to Dwelling)

The application and associated plans and documents are available for inspection on Council website <https://www.warwyn.tas.gov.au/planning-and-development/advertised-permits/> and at Council offices, located at 21 Saunders Street Wynyard during normal office hours for a period of 14 days from the date of this notice.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, or email council@warwyn.tas.gov.au by **Wednesday 24 April 2024**.

Dated Wednesday 10 April 2024.



Shane Crawford
GENERAL MANAGER

SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

PERMITTED APPLICATION - Assessment and determination of permit application under <i>S58 Land Use Planning and Approvals Act 1993</i>	\$280.00 plus \$1.35 per \$1,000 of value for use or development
DISCRETIONARY APPLICATION -- Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i>	\$450.00 plus \$1.75 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for 1 to 5 lots under <i>s57 or s58 Land Use Planning & Approvals Act 1993</i>	\$450.00 plus \$1.75 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION – Assessment and determination of a subdivision application for more than 5 lots under <i>s57 or s58 Land Use Planning & Approvals Act 1993</i>	\$815.00 plus \$175 per lot plus advertising fee
ADVERTISING FEE	\$280.00
Level 2 Environmental Activity – Additional charge to permit application	\$530.00 + advertising fee by quote
Please refer to www.warwyn.tas.gov.au (Council Services – Planning Services – Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes No

1. Value of work (inc GST) \$ 80,000:00 Contract Price Estimate

2. Development Address 17 SMITH STREET WARATAH

3. Full Name of Applicant(s) CAPTAIN'S REST Pty Ltd

Contact Details: Address: 17 SMITH STREET WARATAH

Email Address barbara@abeldesign.com.au Telephone 6424 3411

For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes.....No

5.

Where the Applicant is not the Owner

In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name

Address Telephone Work/Business

Crown Minister/General Manager Signature.....

Applicant's Notification to Owner

I
Full Name of Applicant(s)

of
Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s)

6. Proposed Development (Fully describe intended use of land or premises)

PROPOSED CHANGE OF USE AND INTERNAL RENOVATION.

.....

7. Supporting Information if necessary to explain special features of the proposal.
 (Attach separate sheet if required)

.....

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ii. a full description of the proposed use or development;
- iii. a full description of the manner in which the use or development will operate;
- iv. a site analysis and site plan at an acceptable scale;
- v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- vi. a plan of the proposed landscaping;
- vii. car parking facilities and capacity;
- viii. area of clearing of trees and bushland;
- ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate Title Plan Schedule of Easements

c. Relevant engineering pre-lodgement approvals

Access Stormwater

8. Present use of site and/or buildings – full description

CHURCH/PUBLIC ASSEMBLY (NOT IN USE)

.....

9.

Car Parking		Floor Area	
Existing on site	Existing	105.7m ²
Total no. proposed	Proposed	22.2 m ²

Site Area.....m² Total 127.9 m²

Questions 10 to 13 relate to Commercial and industrial Uses and Development ONLY

10.	What days and hours of operation are proposed?		
	Monday to Friday:	From	a.m. to p.m.
	Saturday	From	a.m. to p.m.
	Sunday	From	a.m. to p.m.
11.	Number of Employees?		
	Existing.....		
	Proposed.....		
12.	Vehicles visiting or delivering to or from the site?		Trips per day
	Type	No.	
13.	What type of machinery is to be installed or used		
	Type	No.	

Declaration By Applicant (Mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)
(all applicants to sign)


.....
.....

Date 15 march 2024





PLANNING REF: DA 64/2024
THC WORKS REF: #8398
REGISTERED PLACE NO: #7410
FILE NO: 10-51-57 THC
APPLICANT: Captain's Rest Pty Ltd
DATE THC RECEIVED: 27 March 2024
DATE OF THIS NOTICE: 3 April 2024

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: St James Anglican Church, 17 Smith Street, Waratah.
Proposed Works: Internal alterations, fitout and site services associated with a change of use from church to dwelling.

Under s36(3)(b) of the *Historic Cultural Heritage Act 1995* (the Act) the Tasmanian Heritage Council provides notice that it wishes to be involved in determining the discretionary permit application.

We confirm that we do not require any additional information to assess this application. We would appreciate if you could advise of the date on which this application is to be advertised.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read 'Chris Bonner', with a stylized flourish at the end.

Chris Bonner
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

SEARCH OF TORRENS TITLE

VOLUME 240079	FOLIO 1
EDITION 4	DATE OF ISSUE 03-Feb-2023

SEARCH DATE : 15-Mar-2024

SEARCH TIME : 11.45 AM

DESCRIPTION OF LAND

Town of WARATAH

Lot 1 on Plan 240079

Derivation : Part of Lot 15 Sec K Gtd to The Trustees Church
of England

Prior CT 3681/48

SCHEDULE 1

N102356 TRANSFER to CAPTAIN'S RESTS PTY LTD Registered
03-Feb-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E328381 MORTGAGE to Commonwealth Bank of Australia
Registered 03-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE

VOL. 3681

FOL. 48

REGISTERED NUMBER

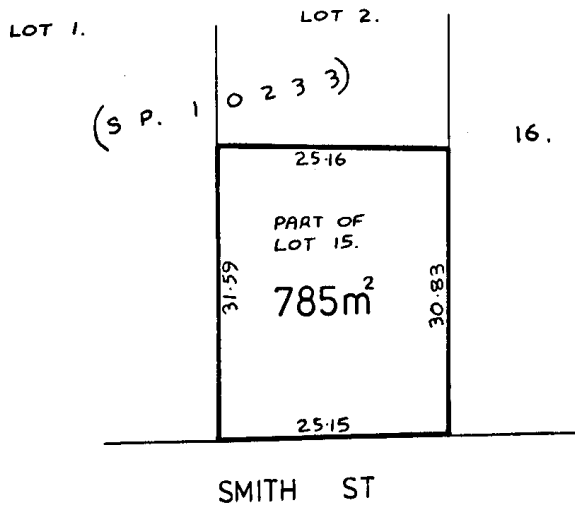
240079

M. Robinson
Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

TWN. WARATAH
MEAS. IN METRES
SEC. K



Abel Drafting Services
WYNYARD OFFICE
33 Goldie Street
PO Box 579
Wynyard Tas 7325
Telephone 03 6442 3411



ABN: 78 009 572 749

Abel Drafting Services
SMITHTON OFFICE
5 Brittons Road
PO Box 219
Smithton Tas 7330
Telephone 03 6452 3411

LETTER OF APPOINTMENT

PROJECT DETAILS	
Title Owner/s Name/s	CAPTAIN'S REST Pty Ltd
Title Owner/s Contact Details	Address: 17 SMITH STREET WARATAH
	Phone:
	E-Mail: sarah@andrewsand.co
Project Address:	Address: 17 SMITH STREET WARATAH
	PID: 6998254
	Volume: 240079
	Folio: 1
Council	WARATAH WYNYARD COUNCIL
Project Description:	PROPOSED CHANGE OF USE/INTERNAL RENOVATION
Contact Name and Phone Number:	Ian Martin Ray Abel Drafting Services Pty Ltd 33 Goldie Street WYNYARD TAS 7325 Phone: (03) 6442 3411 E-Mail: ian@abeldesign.com.au

We the undersigned being the lawful owner(s) of the above property, hereby appoint Building Surveying Services Pty Ltd to carry out the duties of an accredited Building Surveyor in accordance with Section 29 of the Building Act 2016.

We the undersigned, hereby authorise the above representative from Abel Drafting Services Pty Ltd to act as our lawful agent to sign and apply for all necessary certificates and permits on our behalf for the above project.

Owners Signature: _____

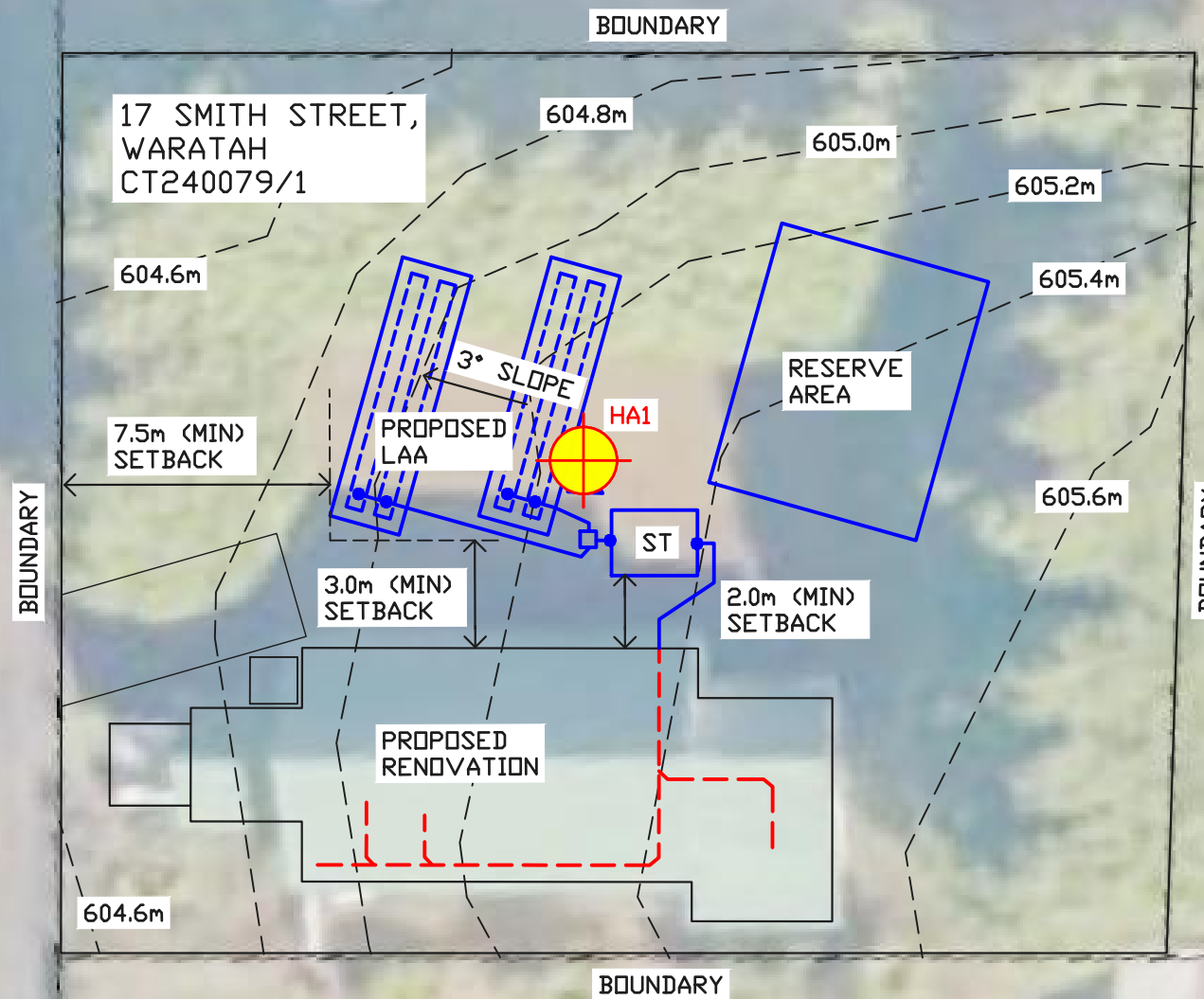
CAPTAIN'S REST Pty Ltd
DIRECTOR

Date: 15 March 2024



ALL PLUMBING & DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF ASNZ3500

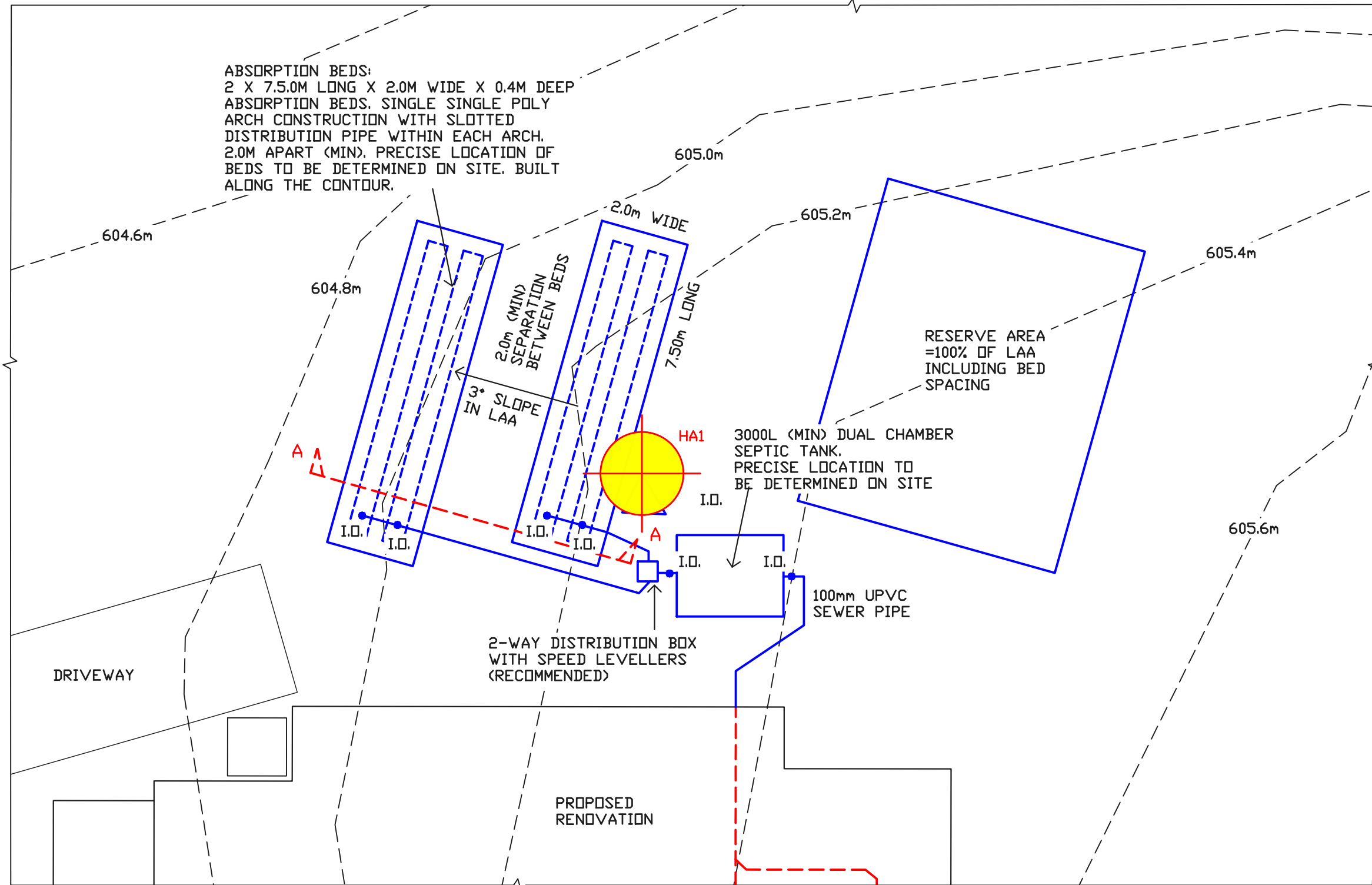
SMITH STREET




drawn	MF		client:	Starkey - Captain's Rests Pty Ltd		
approved	RL		project:	Onsite Waste Water System Design 17 Smith Street, Waratah		
date	20/10/2023		title:	Site Plan		
scale	1:200 AT A3		project no:	TG23014/15	figure no:	01 of 03
original size	A3					

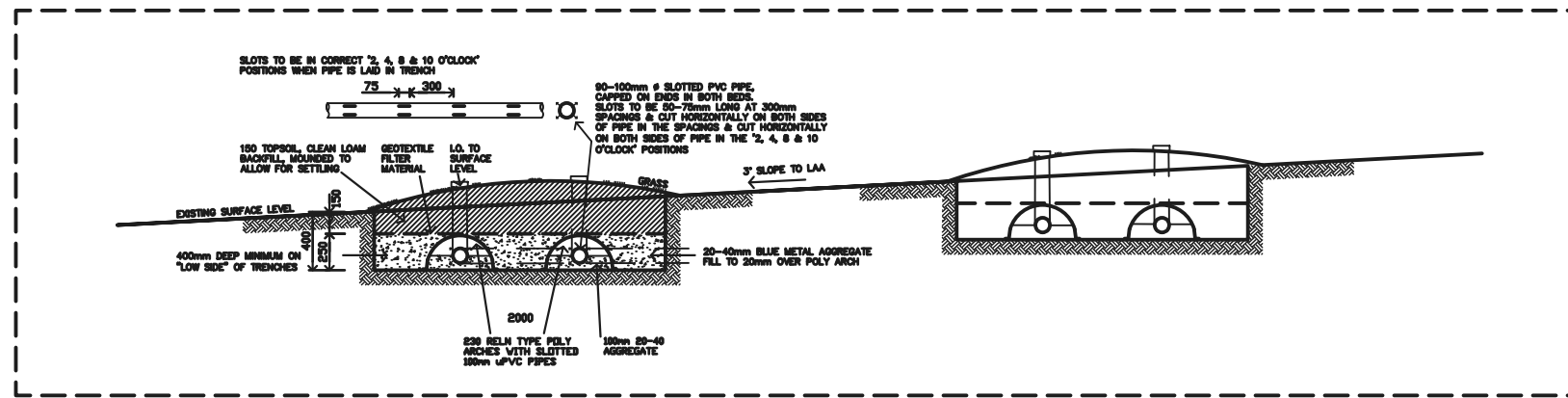


ALL PLUMBING & DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF ASNZ3500

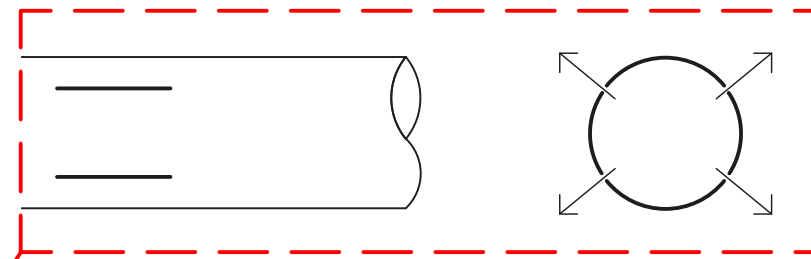


drawn	MF		client:	Starkey - Captain's Rests Pty Ltd		
approved	RL		project:	Onsite Waste Water System Design 17 Smith Street, Waratah		
date	20/10/2023		title:	Part Site Plan - LAA Layout		
scale	1:100 AT A3		project no:	TG23014/15	figure no:	02 of 03
original size	A3					

ALL PLUMBING & DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF ASNZ3500

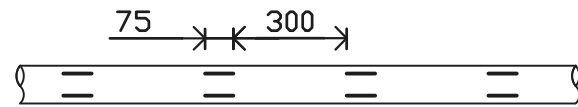


DETAIL SCALE 1:50

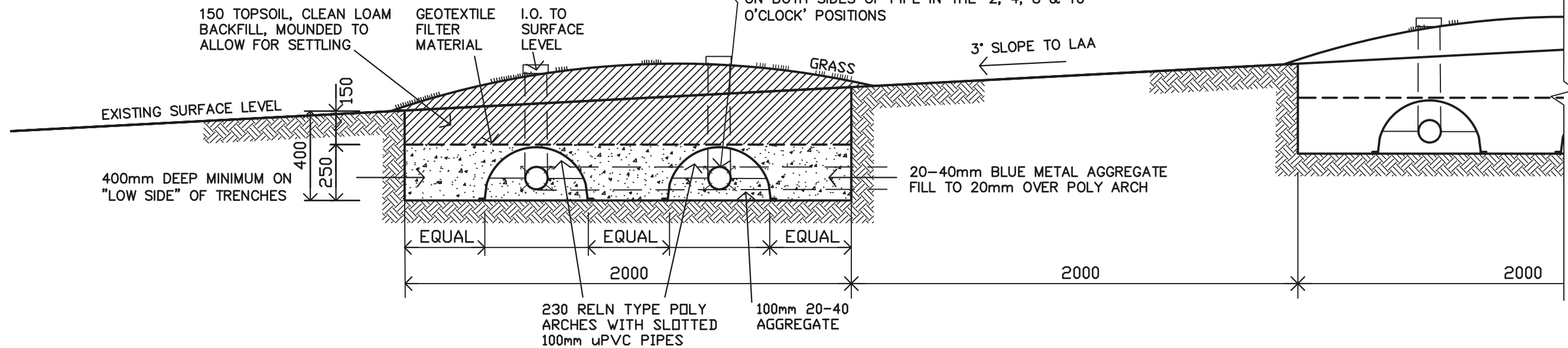


LATERAL DETAIL SCALE 1:5

SLOTS TO BE IN CORRECT '2, 4, 8 & 10 O'CLOCK' POSITIONS WHEN PIPE IS LAID IN TRENCH




90-100mm Ø SLOTTED PVC PIPE, CAPPED ON ENDS IN BOTH BEDS. SLOTS TO BE 50-75mm LONG AT 300mm SPACINGS & CUT HORIZONTALLY ON BOTH SIDES OF PIPE IN THE '2, 4, 8 & 10 O'CLOCK' POSITIONS

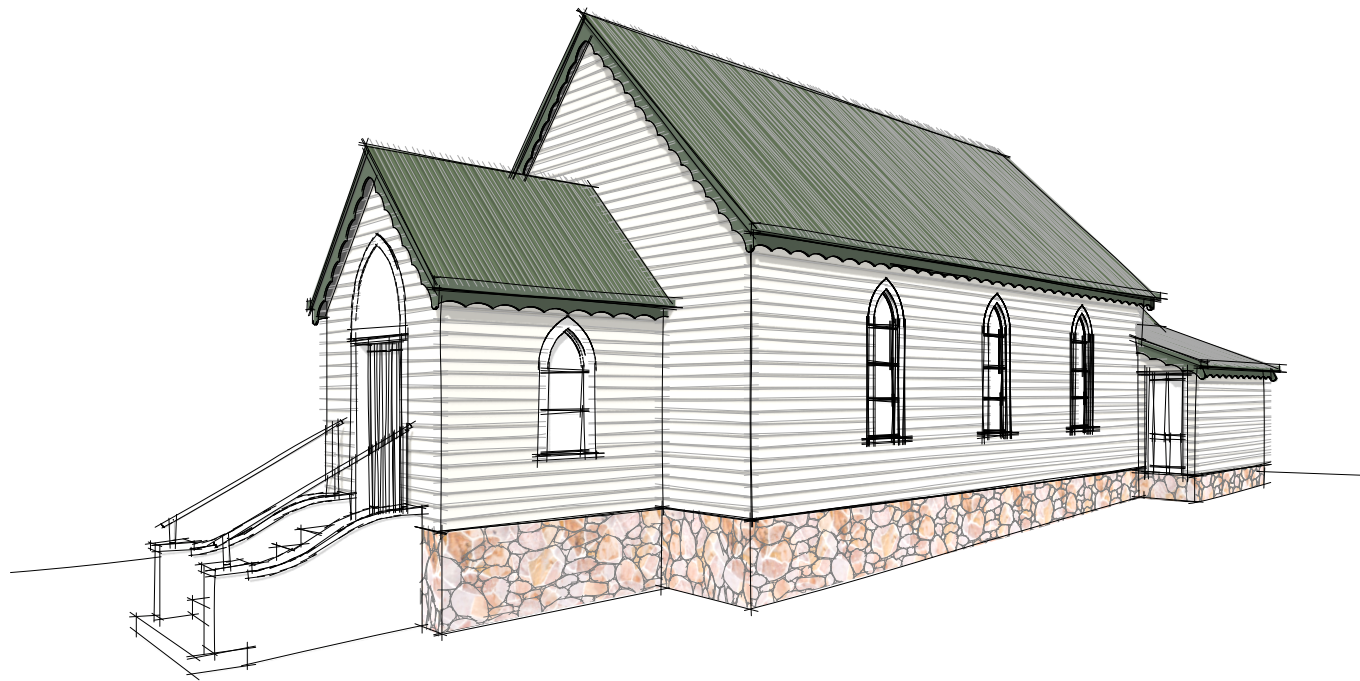


ABSORPTION BED - SECTION A-A
ONLY ONE BED SHOWN AS TYPICAL

DETAIL SCALE 1:20

drawn	MF		client:	Starkey - Captain's Rests Pty Ltd		
approved	RL		project:	Onsite Waste Water System Design 17 Smith Street, Waratah		
date	20/10/2023		title:	Section A-A - Absorption Beds		
scale	1:20 1:5 AT A3		project no:	TG23014/15	figure no:	03 of 03
original size	A3					

*Proposed Change of Use & Renovation
Captain's Rests PTY LTD
17 Smith Street
Waratah 7321*



ABEL DRAFTING SERVICES PTY. LTD.		
33 GOLDIE STREET WYNARD TAS. 7325		PH. (03) 6442 3411
ABN 78 009 572 749		
CC 1070 Ian Ray		
Plot Date: 16/2/23	COPYRIGHT.	DRAWN Aaron Duff
Project Date: 8/11/23	©	PROJECT NUMBER 22190

Proposed Change of Use & Renovation
 Captain's Rests PTY LTD
 17 Smith Street
 Waratah 7321

Drawing Schedule			
Sheet No.	Sheet Name	Issue Date	Revision
1	Drawing Schedule & Project Information	16/2/23	
2	General Notes	16/2/23	
3	NCC Compliance Notes	16/2/23	
4	Site Plan	16/2/23	
5	Floor Plan - Existing	16/2/23	
6	Elevations - Existing	16/2/23	
7	Floor Plan - Proposed	16/2/23	
8	Elevations - Proposed	16/2/23	
9	Internal Elevation - Proposed	16/2/23	
9 Sheets			

Project Information	
Property ID	6998254
Title Reference No	240079/1
Area	785m ²
Site Coverage (%)	105.7m ² (13%)
Site Zoning	Village
Building Class	1a (from 9b)
Category of Works	3 building, 4 plumbing
Soil Classification	
Wind Classification	
Climate Zone	7
Bushfire (BAL) Rating	N/A
Alpine Area	No
Corrosion Environment	Moderate

Other Documents Schedule	
Shed Supplier	-
Site Hazards	Nil Observerd
Energy Efficiency	-
Energy Efficiency Form 55	-
Soil Classification	-
Wind Classification	-
Structural Form 55	-
Wastewater Report	-
Title	Supplied
Geo-tech Report	-
Building Designer Report	-
Bushfire (BAL) Assessment	-

Floor Area	
Existing Floor	105.7 m2
Proposed Mezzanine	22.2 m2
Total	127.9 m2

Drawing Schedule & Project Information

Proposed Change of Use & Renovation
 Captain's Rests PTY LTD
 17 Smith Street
 Waratah 7321

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33 GOLDIE STREET WYNYARD TAS. 7325 ABN 78 009 572 749 CC 1070 Ian Ray		PH. (03) 6442 3411
Plot Date: 16/2/23 Project Date: 8/11/23	COPYRIGHT. ©	DRAWN Aaron Duff PROJECT NUMBER 22190
		1 / 9

General Notes

1. It is the builders responsibility to verify all dimensions, levels & existing conditions on site and ensure that any discrepancies &/or omissions in these documents, are resolved prior to commencement of any works. The builder shall incur all costs as a result of not verifying the above mentioned.
2. Do not scale from drawings. Confirm all dimensions on site prior to commencement of works
3. NCC refers to the National Construction Code.
4. All sewage & stormwater to discharge into existing drains as directed by the local municipal council.
5. Smoke detectors are to be installed in accordance with AS3786.
6. Balustrade required when any level is more than 1000 above the surface beneath and to conform to NCC requirements i.e. max. vertical & horizontal spacing of all members to be no greater than 125 mm.
7. Stairs to have min. step 250 & max. rise of 190, provide handrail 865 above nosing each stair one side min.
8. These drawings shall be read in conjunction with all architectural and other consultant's drawings and specifications, and with such other written instructions as may be issued over the course of the contract.
9. During construction the structure shall be maintained in a stable condition and no part shall be overstressed. the builder shall be responsible for any damage to the works during construction.
10. All workmanship and materials shall be in accordance with the requirements of the current editions of the Australian Standards (AS) codes and the by-laws and ordinances of the relevant building authority.
11. The sections on these drawings are intended to give the structural details only, and architectural details are illustrative only.
12. All slabs and footings are to be inspected by the building surveyor prior to the pouring of concrete.
Give 48 hours notice to the building surveyor for all required inspections.
13. Brittle floor coverings such as ceramic tiles should be laid using an approved flexible adhesive system to control the effect of shrinkage cracking.
A minimum period of three months drying of the concrete is usually required before the placement of brittle floor coverings.
14. Ensure all wet areas are waterproofed in accordance with AS3740.
15. The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.
16. Engineered products e.g. trusses, laminated beams, cladding systems etc. to be installed as per manufacturers specifications.

Site Preparation Notes

1. All site preparation to comply with the NCC.
2. All topsoil, organic and deleterious material is to be stripped from the building site.
3. The site is to be cut and filled to form a level building platform. batters around the house should be designed to withstand weather erosion.
4. The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
5. Excavation shall not extend below a line dipping at 45° for clay or and away from the nearest underside corner of any existing footings.
6. Fill material beneath slab is to be compacted in accordance with AS2870. Piering is required where this fill material is greater than 400mm.
Not more than 300mm for sand material or 400mm compacted in layers
Not more than 150mm for other material.
7. The slab is to be entirely underlaid with a 0.2mm polyethylene vapour barrier with all joints adequately lapped and taped at penetrations.
8. The builder shall provide protection to adjoining properties & buildings in accordance with all building regulations.
9. All neighbouring building locations are approximate only. If further information is required consult surveyor.
10. Level information provided on these drawings is limited only. Further detail if required should be obtained from a surveyor.

Earthworks

1. Earthwork construction shall comply with guidelines set out in AS3798.
2. Cut and fill shall comply with NCC 3.1.1.
3. Excavations and service trenches shall comply with the following guidelines unless otherwise approved by the design engineer.
4. Selected fill shall be approved natural material, gravel, decomposed or broken rock, free from clay lumps and organic matter.
5. The area of works shall be stripped of all topsoil and filled in 150mm compacted layers to 95%MDD, sand blinding layer directly below concrete shall be compacted by vibrating plate or flooding to 95%MDD.
6. Ensure area of excavation is properly drained from the time of excavation to ensure no ponding of water. Install drains as required.
7. Embankments that are left exposed at the end of construction works must be stabilised by vegetation or similar works to prevent soil erosion.

Footings & Foundation Notes

1. Footings have been designed for an allowable soil bearing capacity of 100 kpa.
2. The assumed founding levels of the footings are to be as indicated on the drawings.
Excavation shall continue until the required bearing capacity is found.
The over-excavation shall be back-filled with a mass concrete mix to the approval of the engineer.
3. All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.
4. Service penetrations are permitted through the middle third of the depth of the footing/edge & stiffening beams. The effect of other footing penetrations shall be taken into account by the provision of extra concrete depth or reinforcement.

Plumbing Notes

1. Generally plumbing works shall be carried out by plumbers who have necessary licenses and registrations required by the governing authority and who are qualified to provide the required certificate of compliance.
2. Cold water: From meter to house use 25mm class 12 polyethelene. Inside house use 20mm Rehau class 'B' or PB with 12mm class 'B' Rehau or PB branch lines.
3. Hot water: From heater use 20mm Rehau class 'B' with 15mm Rehau branch lines to fixtures. Install 'RMC' or equivalent tempering valve set to 50°C.
4. Legend of outlet diameters:
Trough - 50mm
Sink - 50mm
Bath - 40mm
Basin - 40mm
Shower - 50mm
5. Taps, fittings & hot water unit refer to owners requirements.
6. Where the works requirements provide for the installation of a heating appliance that requires a flu, the flu must be installed in accordance with the NCC.
7. New connections for both water and sewage, to be carried out by the governing Utility, or the Utilities nominated contractor. The cost to be borne by the Developer.
8. In the event the sewer connection is in a trafficable area, then, an I.O. trafficable box & lid (to AS3996) shall be supplied and installed by the Developer.

Steelwork Notes

1. All workmanship and materials shall be in accordance with AS 4100 and except where varied by the contract documents.
2. Unless otherwise noted, all steel shall be in accordance with:
AS 3679.1 grade 300 for rolled sections.
AS 1163 grade 350 for rhs sections.
AS 1163 grade 350 for chs sections.
AS 3378 grade 350 for all plate.
AS 3679.1 grade 350 for all flat.
AS 1397 grade 450 for 1.5, 1.9, 2.4 and 3.0 bmt of cold-formed steel sections.
3. The builder shall prepare workshop drawings and shall submit three copies of each drawing for conditional approval. fabrication shall not commence until this approval has been given.
4. Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
5. Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in AS 1554.
6. Unless noted otherwise all bolts shall be 20 dia. commercial grade conforming to AS 1111 with a minimum of 2 bolts per connection. high strength (h.s.) bolts shall conform to AS 1252 and shall be installed in accordance with AS 4100.
7. All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
8. The builder shall provide all cleats and holes for fixing steel to steel and timber to steel as required by engineering and architectural drawings whether or not shown.
9. The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.
10. The builder is to make good and/or repair all damaged surfaces during performance of the work.
11. Unless noted otherwise, the roof structure has been designed for normal roof loads only and does not allow any extraneous loads such as hoists, monorails etc.
12. Surfaces of existing material, which are to be strengthened, repaired, or welded shall be cleaned of dirt, rust, and other foreign matter except adherent surface protection. The portions of such surfaces that are to be welded shall be cleaned thoroughly of all foreign matter, including paint film, for a distance of 50mm from each side of the outside lines of the welds. the welding sequence shall be chosen so as to minimize distortion of the member and ensure that its straightness remains within the appropriate straightness limits of clauses in 14.4 of AS4100-1998.

General Notes

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17 Smith Street
Waratah 7321

ABEL DRAFTING SERVICES PTY. LTD.
33 GOLDIE STREET WYNYARD TAS. 7325 PH. (03) 6442 3411
ABN 78 009 572 749
CC 1070 Ian Ray



Plot Date: 16/2/23
Project Date: 8/11/23

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DRAWN
Aaron Duff
PROJECT NUMBER
22190

2 /9

National Construction Code (NCC) Compliance Notes

1. FIRE SAFETY
Generally to be in accordance with NCC 3.7.
Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 90mm of boundary are to extend to underside of non combustible roofing/eaves and are to be constructed of a masonry skin 90mm thick with an FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900mm from boundary.
Smoke alarm installation to be in accordance with NCC 3.7.5. Locations indicated on floor plan.
Installation locations: Ceilings - 300mm away from wall junction.
Cathedral ceilings - 500mm down from apex.
Walls - 300mm down from ceiling junction.
Smoke alarms shall be connected to mains power if available, and interconnected if there is more than one alarm, in accordance with N.C.C. 3.7.5
Heating appliances generally to be in compliance with NCC 3.10.7 and AS 2918.
Fireplace - extend hearth 400mm beyond unit.
Freestanding appliance to be 1200mm from combustible wall surface. 50mm from masonry wall.
Heat shield - 90mm masonry with 25mm air gap to combustible wall, extend 600mm above unit.
Flue installation to NCC 3.10.7.
Top of chimney/flue to terminate 300mm above horizontal plane 3600mm away from roof.
Construction in Bush Fire Area to be in accordance with NCC 3.10.5. and AS 3959.
2. HEALTH AND AMENITY
Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.
Door of a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment unless there is 1200mm between the closet pan within the sanitary compartment and the nearest part of the doorway
Condensation management in generally in accordance with NCC 3.8.7.
Flow rate and discharge of exhaust systems to comply with NCC 3.8.7,3
25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
Ventilation of roof spaces to comply with NCC 3.8.7.4
Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
Openings must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°. 30% of the total unobstructed area must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.
3. STAIR CONSTRUCTION
Stairs to be generally in accordance with NCC 3.9.1.
Maximum of 18 risers to each flight.
Riser opening to be less than 125mm.
Treads must have a slip-resistant finish or a suitable non-skid strip near the edge of the nosings.
Riser - min. 115mm, max. 190mm.
Tread - min. 240mm, max. 355mm.
Balustrade/handrail generally in accordance with NCC 3.9.2.
Balustrade/handrail required where area is not bounded by a wall or where level exceeds 1000mm above floor level or ground level.
865mm high on stairs, measured from line of stair nosing.
1000mm high above floor or landing.
Openings between balusters/infill members to be constructed so as to not allow 125mm sphere to pass between members. Where floor level exceeds 4000mm above lower level, infill members between 150mm and 760mm above floor level to be constructed so as to restrict climbing.
Ramps shall comply with the NCC Volume 1 part D 2.10 - Slope gradient shall not exceed 1:8 and have a non-slip surface.
4. SWIMMING POOLS
Generally swimming pools and safety fences to be constructed in accordance with NCC 3.9.3. and AS 1926.1
5. ENERGY EFFICIENCY
Generally to be in accordance with NCC 3.12.
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to alpine areas).
6. BUILDING FABRIC
Generally in accordance with NCC 3.12.1.
7. BUILDING FABRIC INSULATION
Insulation to be fitted to form a continuous barrier to roof/ceiling, walls and floors.
8. BUILDING MEMBRANE/WRAP
Use only vapour permeable membranes tested to AS/NZS 4200.1:1994 with minimum specifications;
Duty - light for walls, medium/heavy for roofs. Vapour barrier - low. Water barrier class - High. Emittance - Non-reflective. Flammability index - Low (less than 5).
9. BULK INSULATION
To maintain thickness and position after installation.
Continuous cover without voids except around services/fittings.
10. ROOF INSULATION
Roof to comply with NCC 3.12.1.1a
Roof lights to comply with NCC 3.12.1.2.
11. EXTERNAL WALLS
External wall construction to comply with NCC 3.12.1.4 & AS 1684.2.
12. FLOORS
Floor construction to comply with NCC 3.12.1.4.
Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
Ensure finished floor level is minimum 150mm above finished ground level.
Joint support and bearing details to AS 1684.2.
13. GLAZING
External generally in accordance with NCC 3.12.2 and AS1288.
Internal generally in accordance with NCC 3.6.4 and AS 1288.
14. FLASHINGS
Roof flashings in accordance with NCC 3.5.1.
Wall flashings in accordance with NCC 3.5.3.
15. BUILDING SEALING
Generally in accordance with NCC 3.12.3.
Chimneys or flues to be fitted with operable or permanent seal to minimize air leakage.
External windows and doors to habitable rooms/conditioned spaces to be fitted with air seal to restrict air infiltration.
Exhaust fans to habitable rooms/conditioned spaces to be fitted with self closing damper or filter.
Building envelope to be constructed to minimize air leakage. Construction joints and junctions of adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.
16. AIR MOVEMENT
Generally in accordance with NCC 3.12.4.
17. SERVICES
Generally in accordance with NCC 3.12.5.
Hot water supply system designed and installed in accordance with AS/NZS 3500.
18. ENERGY REPORT
If energy report is provided as part of this documentation, then it shall take precedence over the above energy efficiency provisions.
For residence construction these plans should be read in conjunction with the attached "First Rate Energy Report".
19. CONCRETE & REINFORCING
Generally in accordance with NCC 3.2.3.
Concrete must be manufactured to comply with AS 3600.
Materials used for reinforcing must comply with AS 2870.
Concrete must have a minimum strength at 28 days of 20MPa (denoted as N20 grade) for footings and 25MPa for slabs.
Concrete to have a nominal 100mm slump, water must not be added to the mix to increase the slump to a value in excess of that specified.
Concrete must have a 20mm maximum nominal aggregate size.
Concrete slabs finish shall be polished.
20. MASONRY
Generally in accordance with NCC 3.3.
All masonry and masonry accessories to comply with AS 3700 & AS 4773.
Brick ties to be: for 0-1km from marine environment, stainless steel (R4) sheet and wire ties; for 1-10kms from marine environment, stainless steel (R4) sheet ties, red CTA wire ties; for 10km+ from marine environment, galvanised Z600 (R2) sheet ties, red CTA wire ties.
Brick mortar to be; for >1.0km to coast M3 cement, lime, sand (1:1:6);
for <1.0km to coast M4 cement, lime, sand (1:0.5:4.5).
Masonry bed and perpendicular joints to be nominal 10mm, raked joints to be max. 10mm deep.
Wall ties and accessories embedded in masonry joints shall be built in as the construction proceeds.
Cavities shall be free from mortar droppings or other materials that might bridge the cavity and allow transmission of moisture. Where ducts, sleeves or pipes are laid along or across a cavity construction shall be such that transmission of moisture is prevented.
Weep holes @ 1200crs.
Brickwork walls etc. to be provided with flashings and damp proof course, appropriately located.
21. WET AREAS
Generally in accordance with NCC 3.8.1.
Building elements in wet areas must comply with AS 3740.
Walls & ceiling Gyprock® Aquachek® plasterboard or similar.
For definitions of shower area, vessel, wet area, waterproof and water resistant refer to NCC 3.8.1 definitions.
Preformed products are to be installed to manufacturers specifications and in a manner to avoid distortions or cracking.
Wet area floors must be installed so that water flows to the drain without ponding.
22. STEELWORK CORROSION PROTECTION
All steelwork which satisfy's NCC 3.4.4.4, defined environments, shall comply with NCC table 3.4.4.2.
23. GENERAL
All other matters not specifically mentioned are to comply with the NCC.

NCC Compliance Notes

Proposed Change of Use & Renovation
Captain's Rests PTY LTD
17 Smith Street
Waratah 7321

ABEL DRAFTING SERVICES PTY. LTD.
33 GOLDIE STREET WYNYARD TAS. 7325 PH. (03) 6442 3411
ABN 78 009 572 749
CC 1070 Ian Ray



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Project Date: 8/11/23

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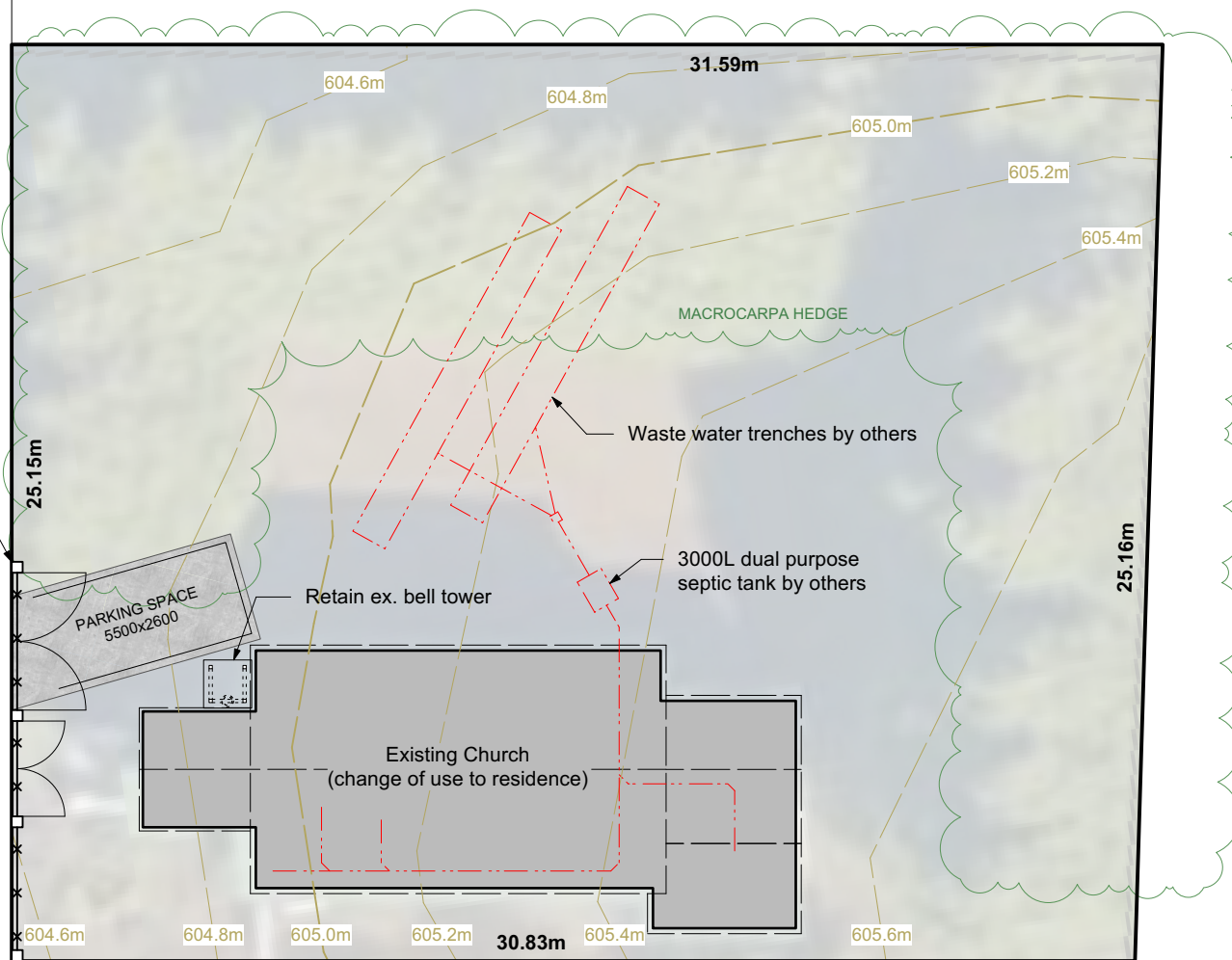


Reinstate original picket fence as per historic photograph above. Max. 1200H with gates as req'd

Smith Street

Widen ex. access to 3600 Asphalt seal

EX. ACCESS DRIVE/PATH



Site Plan
Scale: 1:200

Site Plan

Proposed Change of Use & Renovation
Captain's Rests PTY LTD
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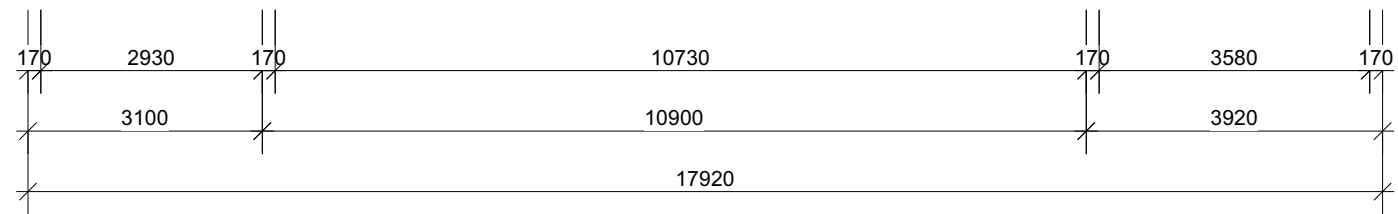
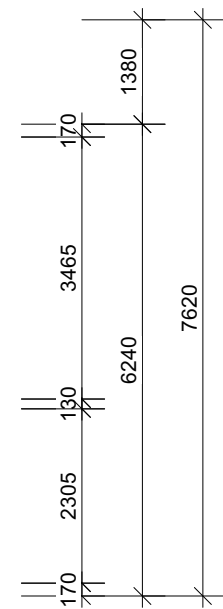
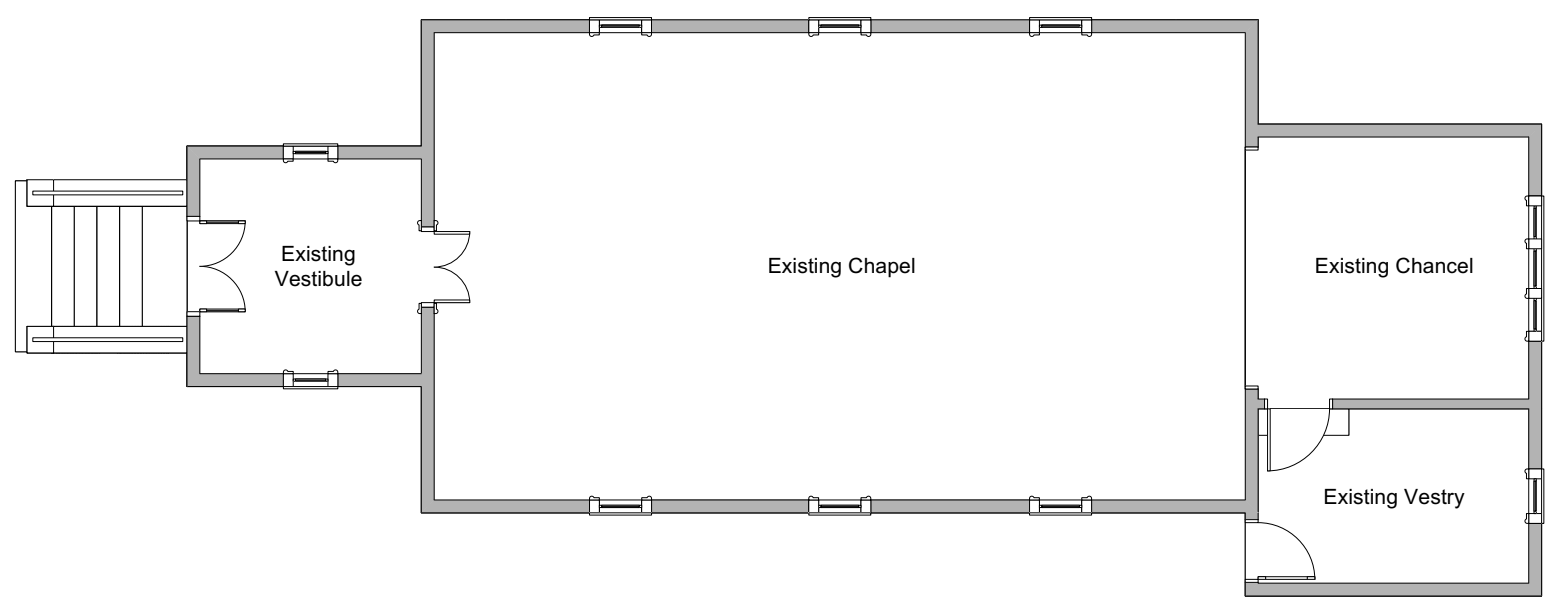
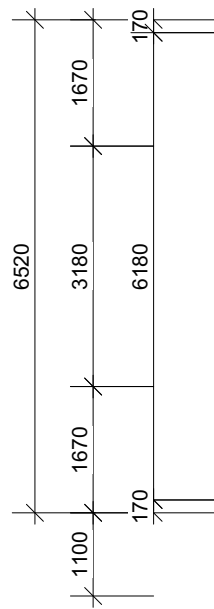
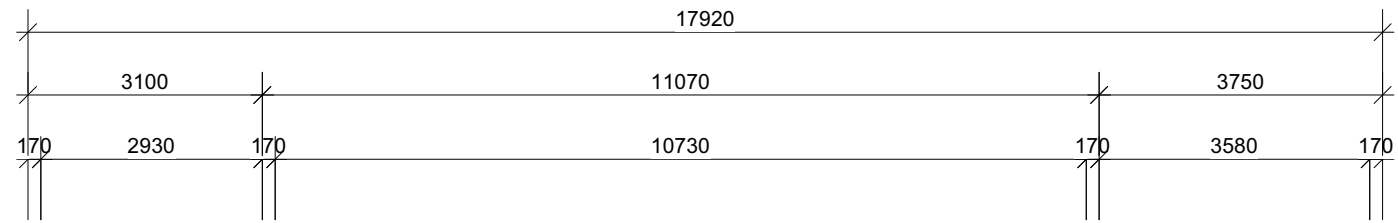
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Floor Plan
Scale: 1:100

Floor Plan - Existing

Proposed Change of Use & Renovation
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Waratah 7321

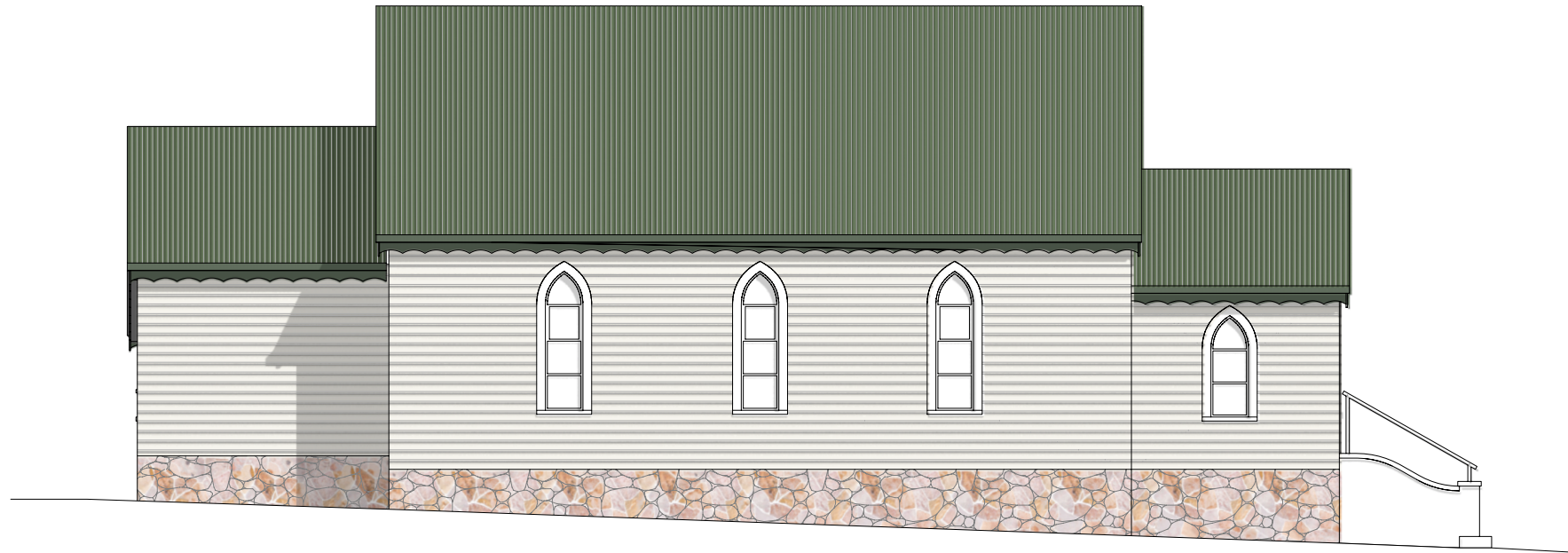
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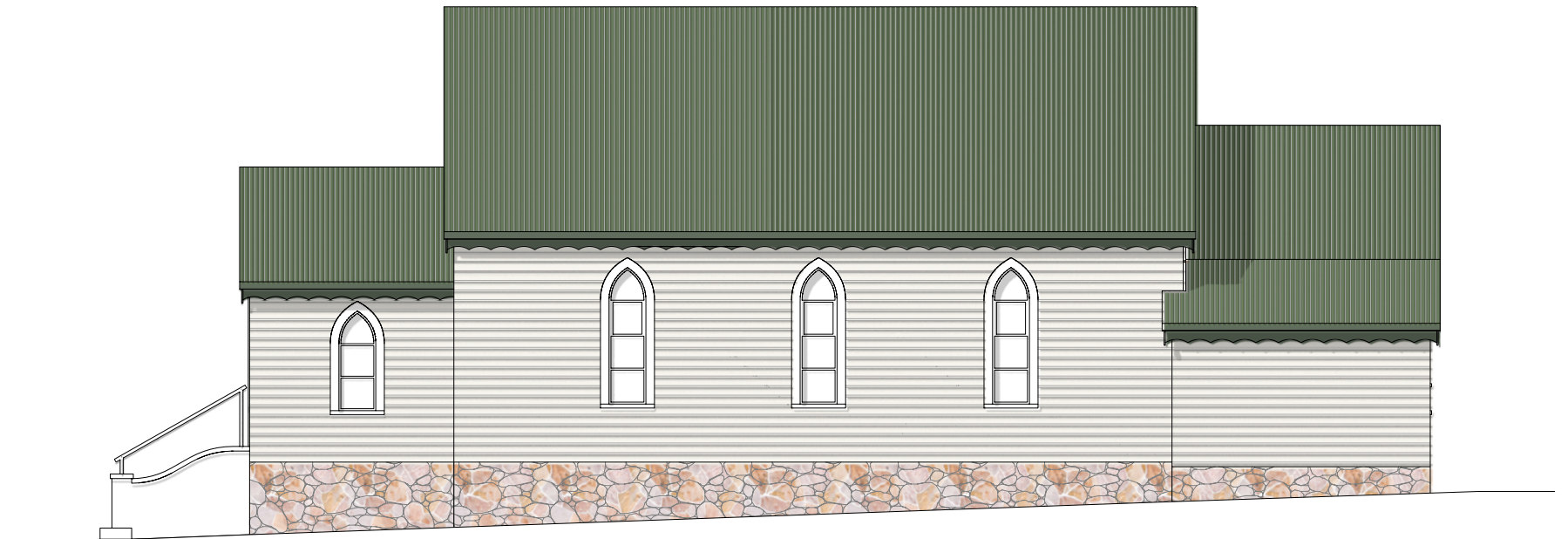
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North Elevation
Scale: 1:100



South Elevation
Scale: 1:100



East Elevation
Scale: 1:100

Elevations - Existing

Proposed Change of Use & Renovation
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17 Smith Street
Waratah 7321

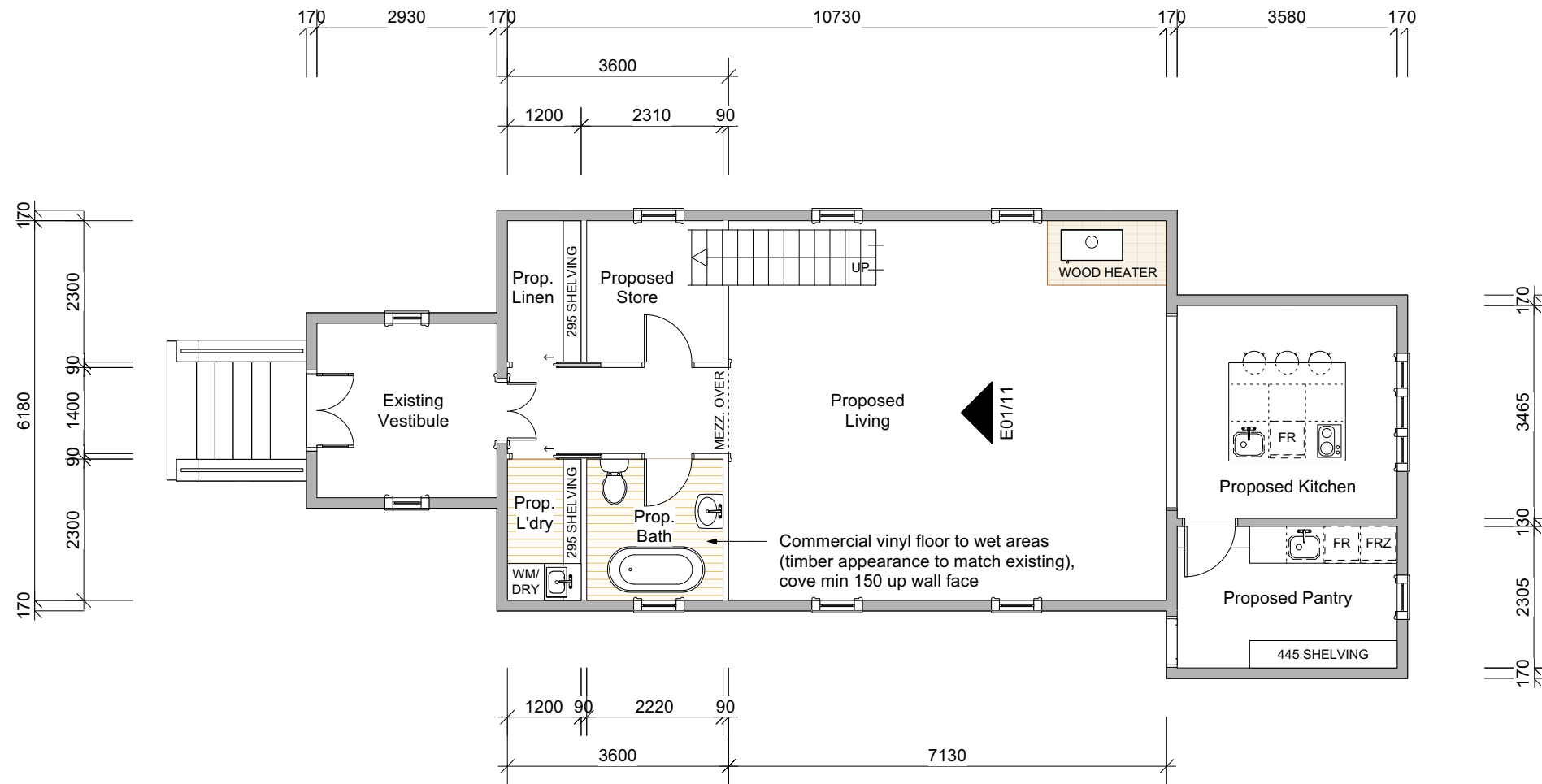
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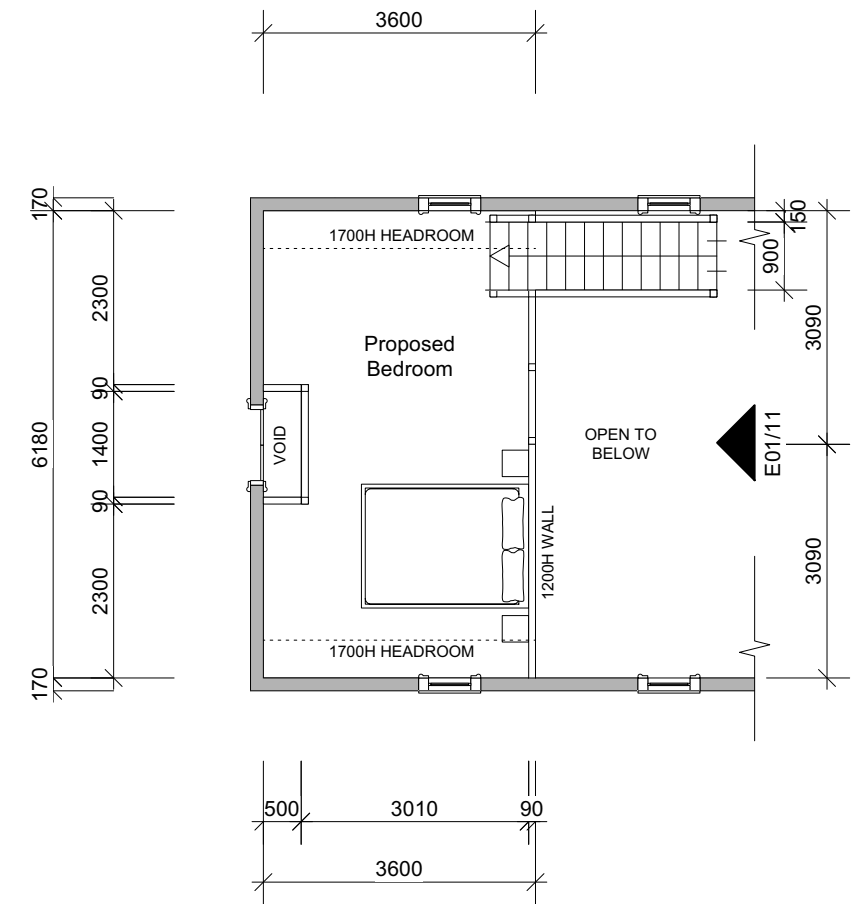
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Floor Plan
Scale: 1:100



Mezzanine Floor Plan
Scale: 1:100

Floor Plan - Proposed

Proposed Change of Use & Renovation
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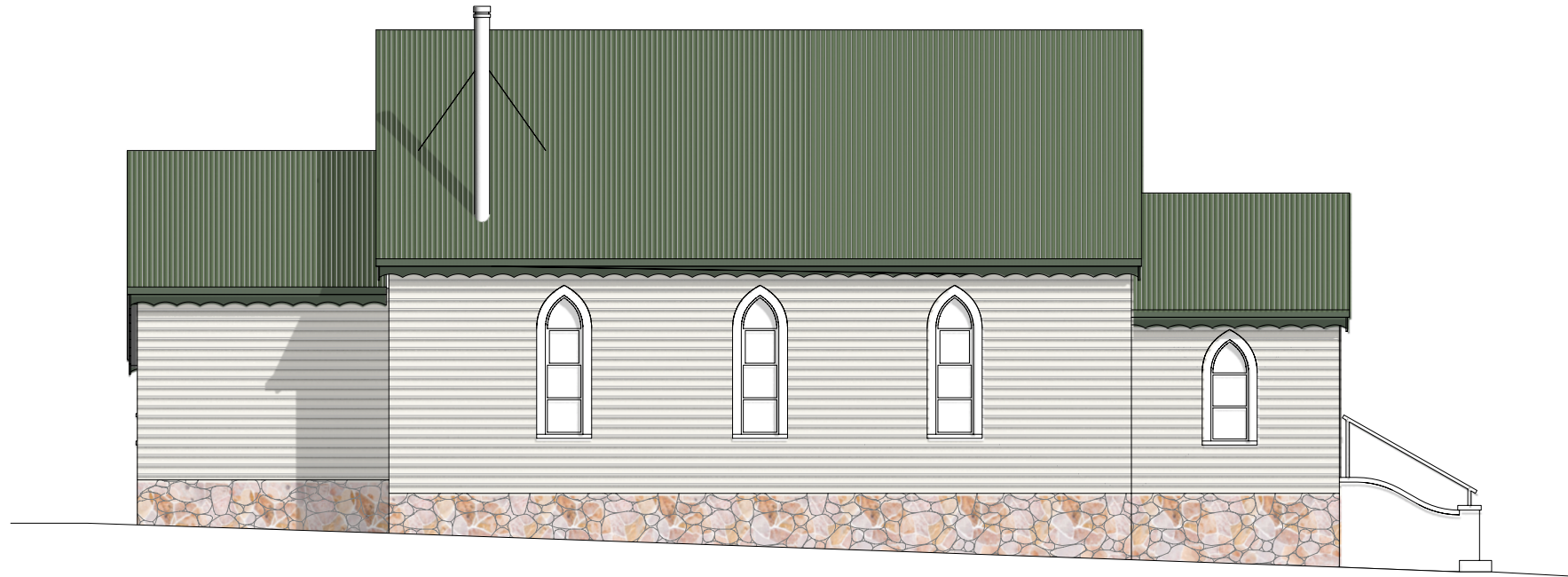
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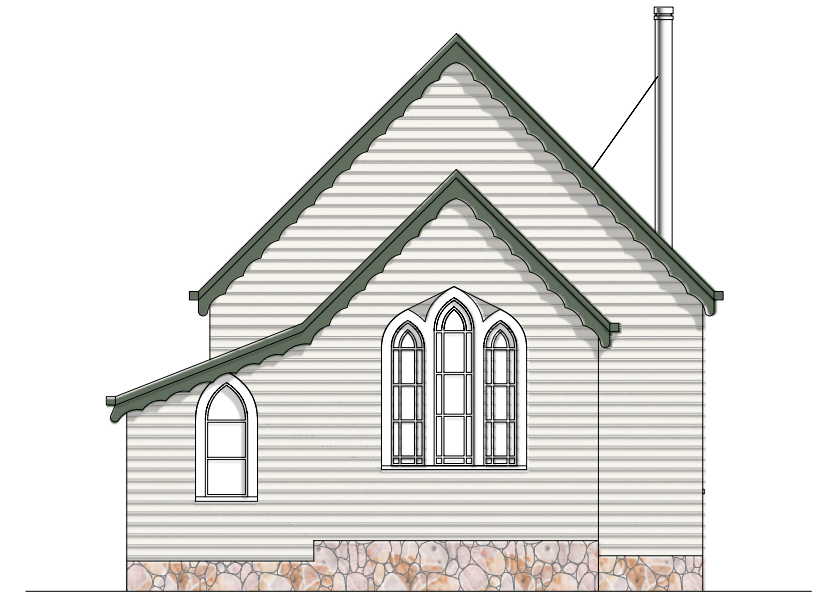
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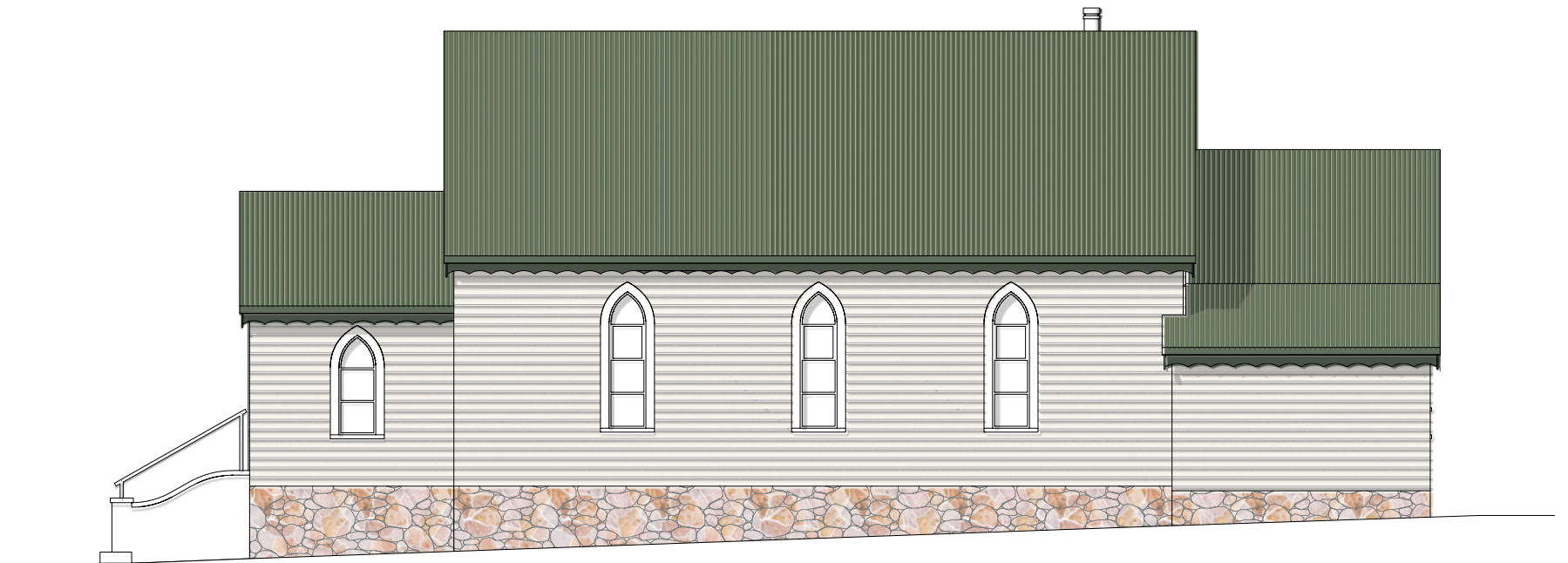
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North Elevation
Scale: 1:100



South Elevation
Scale: 1:100



East Elevation
Scale: 1:100

Elevations - Proposed

Proposed Change of Use & Renovation
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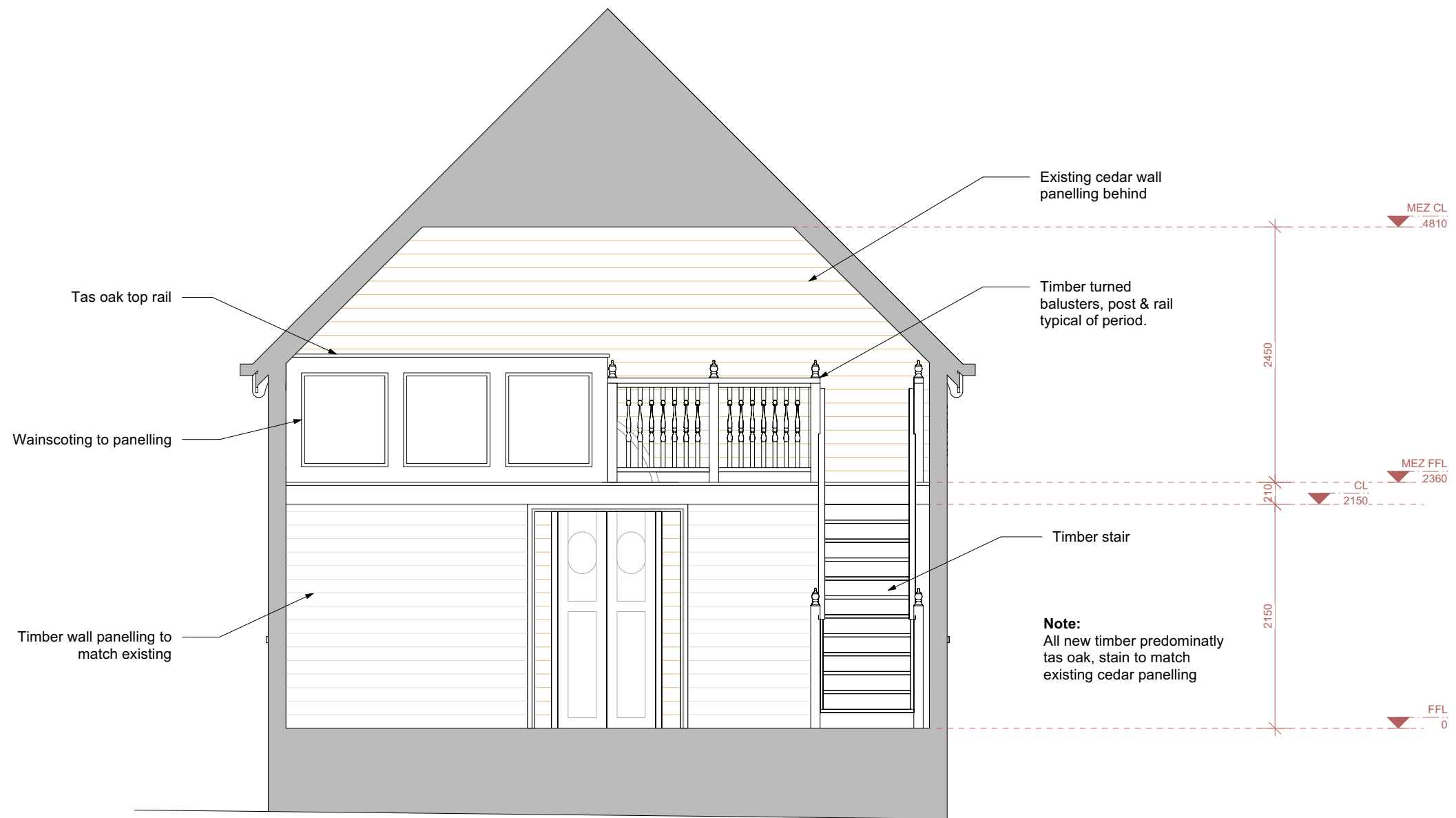
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E01 Elevation
9 Scale 1:50

Internal Elevation - Proposed

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