



**DA 125/2020**  
**4A Banksia Avenue SISTERS BEACH**

**Proposal:** Dwelling, Outbuilding (Shed) & Water Tank  
**Discretionary Matter:** Suitability of a site or lot for use or development 12.4.1 (P5)

**REPRESENTATIONS CLOSE ON:  
Wednesday 2 September 2020**

Please Note:

All documents contained herewith are for public viewing only and must not be removed from the Council offices.

2940805

| Documents Enclosed   | Wed | Thu | Fri | Mon | Tue | Wed | Thu | Fri | Mon | Tue | Wed |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Application Form   |     |     |     |     |     |     |     |     |     |     |     |
| Site Notice  |     |     |     |     |     |     |     |     |     |     |     |
| Location Map   |     |     |     |     |     |     |     |     |     |     |     |
| Titles   |     |     |     |     |     |     |     |     |     |     |     |
| Demonstration of Planning Compliance by Abel Drafting Services Pty Ltd – Project No: 20143 |     |     |     |     |     |     |     |     |     |     |     |
| Soil Analysis by Soil Testing Consultants – Ref No: 10486                                  |     |     |     |     |     |     |     |     |     |     |     |
| Shed Elevations by DBS Sheds Pty Ltd   |     |     |     |     |     |     |     |     |     |     |     |
| Design Plans by Abel Drafting Services Pty Ltd – Project No: 20143                         |     |     |     |     |     |     |     |     |     |     |     |

**PLANNING PERMIT APPLICATION  
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51,  
LAND USE PLANNING & APPROVALS ACT 1993**

|   |  |
|---|--|
| <b>PERMITTED APPLICATION</b> - Assessment and determination of a permit application under <i>S58 Land Use Planning and Approvals Act 1993</i>                     | \$250.00 plus \$1.15 per \$1,000 of value for use or development                   |
| <b>DISCRETIONARY APPLICATION</b> -- Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i>                | \$350.00 plus \$1.50 per \$1,000 of value for use or development + advertising fee |
| <b>Level 2 "Environmental Activity – Additional charge to permit application"</b>   | \$460.00 + advertising fee by quote  |
| <b>Advertising fee will be reimbursed if no advertising is required</b>   |  |
| <b>Please refer to <a href="http://www.warwyn.tas.gov.au">www.warwyn.tas.gov.au</a> (Council Services – Planning Services – Planning Fees) for-all other fees</b> |  |

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

1. Value of work (inc GST) \$ 340,000:00 ..... Contract Price ..... Estimate ..... ☒

2. Development Address 4A BANKSIA AVENUE SISTERS BEACH .....

3. Full Name of Applicant(s) ABEL DRAFTING SERVICES Pty Ltd .....

Contact Details: Address: PO BOX 579 WYNYARD TAS 7325 .....

Email Address barbara@abeldesign.com.au .....

Telephone – Day 6442 3411 ..... Mobile 0418 143 073 .....

**For requests in hardcopy format all correspondence in relation to this application, will be sent to the postal 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.

Name of Property Owner (see authorisation below)

Full Name P.G. & A.M. SWEENEY ..... Telephone – Home 0400 007 981 .....

Address 4 STEVENS PLACE ..... Telephone Work/Business 0417 727 712 .....  
PARK GROVE .....

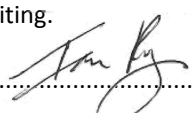
**Applicant's Notification to Owner**  
I ..... IAN RAY - ABEL DRAFTING SERVICES .....

Full Name of Applicant(s)

of 33 GOLDIE STREET WYNYARD TAS 7325 .....

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) .....  ..... 14/08/2020 .....

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

PROPOSED NEW RESIDENCE & STORAGE SHED/OUTBUILDING

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

VACANT LAND

| 9. | Car Parking              | Floor Area                         | Site Area                |
|----|--------------------------|------------------------------------|--------------------------|
|    | Existing on site .....   | Existing ..... m <sup>2</sup>      | .....1075 m <sup>2</sup> |
|    | Total no. proposed ..... | Proposed .....399.7 m <sup>2</sup> |                          |
|    |                          | Total .....399.7 m <sup>2</sup>    |                          |

**Questions 10 to 13 relate to Commercial and Industrial Uses and Developments 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?

| Type  | No. | Trips per day |
|-------|-----|---------------|
| ..... |     |               |
| ..... |     |               |

13. What type of machinery is to be installed or used?

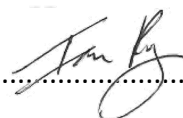
| Type  | No. |
|-------|-----|
| ..... |     |
| ..... |     |

**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 ..... 14/08/2020

## NOTICE OF PROPOSED DEVELOPMENT

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

**No.:** DA 125/2020

**LOCATION:** 4A Banksia Avenue SISTERS BEACH

**APPLICANT:** Abel Drafting Services Pty Ltd

**ZONING:** Low Density Residential

**USE CLASS:** Residential

**PROPOSAL:** Dwelling, Outbuilding (Shed) & Water Tank

**DISCRETIONARY  
MATTER:** Suitability of a site or lot for use or  
development 12.4.1 (P5)

The application and associated plans and documents will be available for inspection during normal office hours for a period of 14 days from the date of this notice at the Council Office, Saunders Street, Wynyard or can be viewed on the Council website [www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au).

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, email [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au) by **Wednesday 2 September 2020**.

Dated Wednesday 19 August 2020.

**Shane Crawford**  
**GENERAL MANAGER**



## SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>156485 | FOLIO<br>7                   |
| EDITION<br>4     | DATE OF ISSUE<br>21-Jul-2014 |

SEARCH DATE : 01-Jul-2020

SEARCH TIME : 08.43 AM

DESCRIPTION OF LAND

Parish of DALLAS Land District of WELLINGTON

Lot 7 on Sealed Plan 156485

Derivation : Part of 309A-1R-23Ps. Gtd. to Llewellyn George  
Irby and Part of Lot 6013 253 Acres Gtd. to John Alexander The  
elder)

Prior CT 150961/3

SCHEDULE 1M471327 TRANSFER to BRETT LINDSAY WILSON and LAURA KATE  
WILSON Registered 21-Jul-2014 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP156485 EASEMENTS in Schedule of Easements

SP156485 FENCING PROVISION in Schedule of Easements

SP11811, SP18007 & SP150961 FENCING PROVISION in Schedule of  
EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

|  |   |  |  |
|--|---|--|--|
| <p>OWNER Cherry, Neville Keith</p> <p>FOLIO REFERENCE<br/>F/R150961/3</p> <p>GRANTEE<br/>LLEWELLYN GEORGE<br/>Part of 309A-1R-23Ps. Gtd. to L.G. Irby<br/>Part of Lot 6013 Gtd. to J. Alexander (THE ELDER)<br/>(253-8-8) JOHN</p> | <p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR LEN C MACKENZIE</p> <p>LOCATION<br/><b>Land District of WELLINGTON<br/>Parish of DALLAS</b></p> <p>SCALE 1: 400 LENGTHS IN METRES</p> | <p>REGISTERED NUMBER<br/><b>SP156485</b></p> <p><del>APPROVED</del><br/>EFFECTIVE FROM - 6 MAR 2009<br/><i>Alice Kawa</i><br/>Recorder of Titles</p> |  |
| <p>MAPSHEET MUNICIPAL<br/>CODE No. 127 (3646-15)</p>   | <p>LAST<br/>UPI No 6607177</p>  | <p>LAST PLAN<br/>No. SP150961</p>  | <p>ALL EXISTING SURVEY NUMBERS TO BE<br/>CROSS REFERENCED ON THIS PLAN</p> |

SEE SKETCH

SKETCH  
(NOT TO SCALE)

*[Signature]*

COUNCIL DELEGATE

20 1 09

DATE



|  |                   |
|--|-------------------|
| <b>SCHEDULE OF EASEMENTS</b>   | Registered Number |
| <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | <b>SP 156485</b>  |

PAGE 1 OF 1 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.


The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**Fencing Provision**


In respect of each Lot on the Plan.

The Vendor **NEVILLE KEITH CHERRY** shall not be required to fence.


No other easements covenants or profit a prendre are created to benefit or burden the Lot shown on the Plan.

Signed by **NEVILLE KEITH CHERRY** )  
In the presence of: )

  
.....

Ian Charles Guest  
75 Wilson Street, Burnie 7320  
Legal Practitioner


  
.....

## (USE ANNEXURE PAGES FOR CONTINUATION)

|  |   |   |
|--|---|---|
| SUBDIVIDER: Neville Keith Cherry<br>FOLIO REF: 150961/3<br>SOLICITOR<br>& REFERENCE: Ian Guest & Associates<br>Solicitors<br>75 Wilson Street<br>BURNIE TAS 7320 | PLAN SEALED BY: Waratah Wynyard Council<br>DATE: 20-01-2009<br>SD 1807<br>REF NO. | <br>Council Delegate |
| <b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.  |   |   |

# ABEL DRAFTING SERVICES PTY LTD

ABN 78 009 572 749



## WYNYARD OFFICE

33 Goldie Street  
PO Box 579  
Wynyard Tas 7325  
Telephone 03 6442 3411  
E-Mail: [ian@abeldesign.com.au](mailto:ian@abeldesign.com.au)

## SMITHTON OFFICE

5 Britton's Road  
P O Box 219  
Smithton Tas 7330  
Telephone 03 6452 3411  
[rodney@abeldesign.com.au](mailto:rodney@abeldesign.com.au)

### Demonstration of Planning Compliance

|                    |   |                     |                                |
|--------------------|---|---------------------|--------------------------------|
| <b>Project No:</b> | <b>20143</b>                            | <b>Property ID:</b> | <b>2940805</b>                 |
| <b>Date:</b>       | <b>14/8/20</b>                          | <b>Title:</b>       | <b>156485/7</b>                |
| <b>Client:</b>     | <b>A &amp; P Sweeney</b>                | <b>Land Zoning:</b> | <b>Low Density Residential</b> |
| <b>Address:</b>    | <b>4A Banksia Avenue, Sisters Beach</b> |                     |                                |
| <b>Project :</b>   | <b>Proposed Residence &amp; Shed</b>    |                     |                                |

## **8.0 Assessment of an application for use or development.**

A full description of the proposed development is the client proposes to construct a residence & shed (for private use) in the Low Density Residential Zone. There is a variation of suitability of site.

### **12.4.1 Suitability of a site or lot for use or development**

#### **Objective:**

The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater

#### **A5**

***Does not satisfy***

#### **P5**

- (a) A site or each lot on a plan of subdivision must drain and dispose of stormwater –
  - (i) to accommodate the anticipated stormwater –
    - a. currently entering from beyond its boundaries; and
    - b. from the proposed development;
  - (ii) without likelihood for concentration on adjacent land;
  - (iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;
  - (iv) to manage the quantity and rate of discharge of stormwater to receiving waters;
  - (v) to manage the quality of stormwater discharged to receiving waters; and
  - (vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or
- (b) It must be unnecessary to require arrangements for the drainage and disposal of stormwater

***Proposed stormwater handling is typical of the majority of lots in the area. Sandy soil allows excellent drainage and accommodates the disposal of stormwater, the absorption trench is kept a minimum 1.0m away from boundaries to prevent water interfering with adjacent land.***



# SOIL TESTING CONSULTANTS

For all building foundations, landslip, expansive and soft soils investigation

Accreditation Number CC4953 T

POSTAL ADDRESS : C/- POST OFFICE SIDMOUTH TAS. 7270

ABN 52070516531

TELEPHONE: (03) 6394 7417 MOBILE: 0418 290014

FAX : (03) 6394 7758

EMAIL: soilscantas@bigpond.com

Our Ref: 10486

13<sup>th</sup> December 2010

M. Jones  
152 Main Road,  
PENGUIN 7316

## RE LOT 7 BANKSIA AVENUE, SISTERS BEACH

**Location:** Lot 7 is a rectangular shaped, 1074m<sup>2</sup> block on the northwest side of Banksia Avenue, second lot southwest of the junction with Serrata Crescent.

**Description:** At the time of drilling the lot was well grassed, had a shed and some bushes on site. The lot had a natural slope of approximately 3 degrees to the northeast.

Drilling was undertaken using a mechanical auger and a typical bore log/soil profile of the site is as follows;

### Hole 1

|                |                      |
|----------------|----------------------|
| 0 - 100 mms    | brown sandy LOAM     |
| 100 - 300 mms  | brown sand           |
| 300 - 600 mms  | brown laterised SAND |
| 600 - 2000 mms | grey SAND            |

Hole was terminated at 2000 mms in the same soil type.

### Hole 2

|                |                      |
|----------------|----------------------|
| 0 - 100 mms    | brown sandy LOAM     |
| 100 - 300 mms  | brown sand           |
| 300 - 500 mms  | brown laterised SAND |
| 500 - 2000 mms | grey SAND            |

Hole was terminated at 2000 mms in the same soil type.

Please note that the different soil types will be found at varying levels when excavating the foundations and this should be allowed for in the estimations and design. If any excess fill is found on site please contact SoilsScan for further advice.

**Classification;** On inspection, drilling, testing and local knowledge the soil was found to have a class S (stable to slightly reactive) according to AS2870 with a predicted surface movement of approximately **10mms**.

**Foundations:** An allowable bearing pressure of **100kPa** can be designed for on the clayey sand or on the sand if confined. It is recommended that all foundations be taken to this layer for consistency of bearing.

**Adequate drainage** should be provided to ensure this bearing capacity is maintained. No foundations are to rest on the upper loam layer as this may have minimal bearing when wet.

**Geology;** The Mines Department of Tasmania logs the local area as Quaternary Sediments. This was confirmed by the soil profile.

**Wind Classification; (AS4055)**

|                  |      |                        |           |
|------------------|------|------------------------|-----------|
| Wind Region      | A    | Topography             | T1        |
| Terrain Category | TC 2 | Wind Classification    | <b>N3</b> |
| Shielding        | NS   | Design Wind Gust Speed | Vu= 50m/s |

For further information refer to the attached sheets.

Please note test holes have been drilled in the locations shown on the attached plan, and the site classification is based on the soil profiles revealed at those locations, together with any other relevant information available for the site as a whole.

Because of the normal variability of soils, local anomalies may occasionally be encountered during site excavation, and in this event it is the responsibility of the client to obtain further advice from SoilsCan.

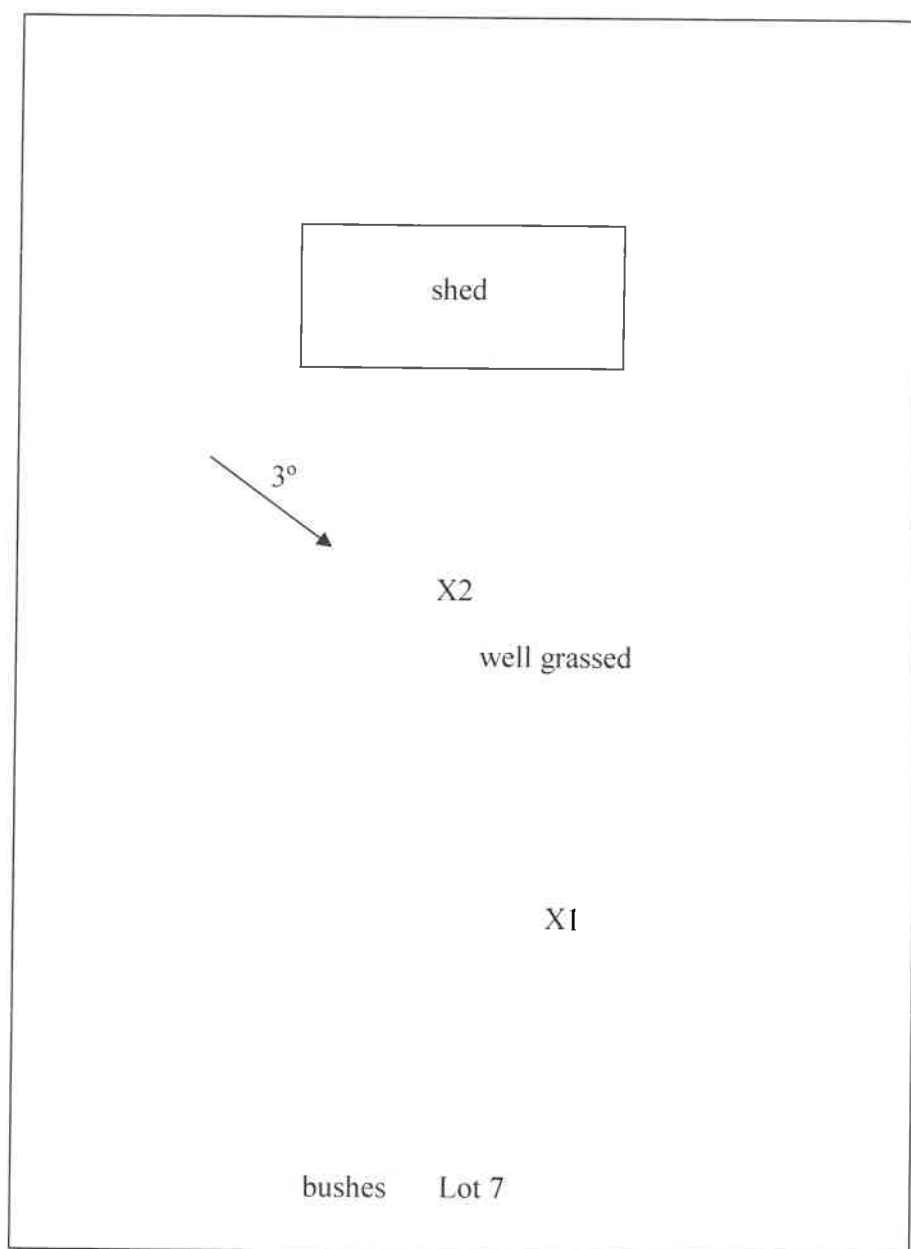
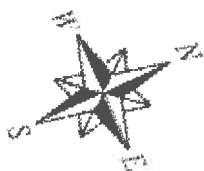
Foundation designers are advised that normal soil variability is 25% (expressed as a coefficient of variation) and any data shown in this report must be deemed subject to that variability and appropriate allowances made at the designer's discretion.

Yours faithfully



S.M. EDMUNDS.

GEOTECHNICAL CONSULTANT

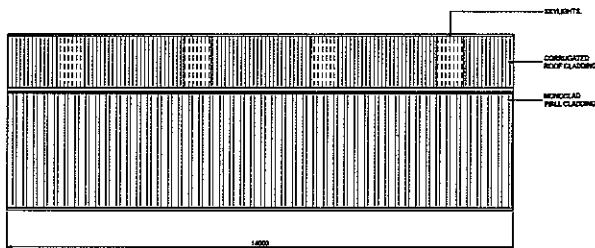


Banksia Avenue

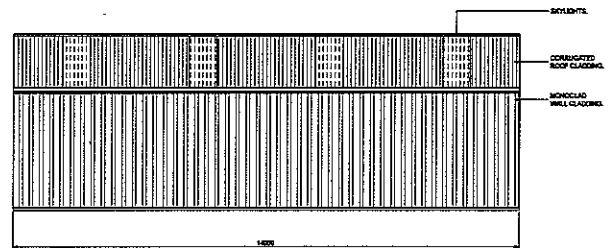
Not to scale

10386

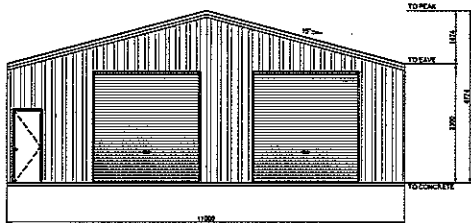
The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides. The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.



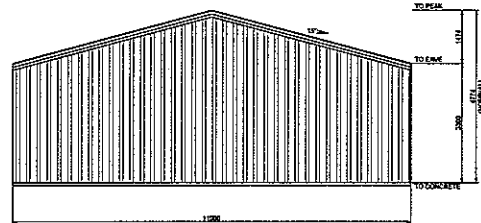
1 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1:100



2 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1:100



4 ENDWALL EXTERIOR ELEVATION  
SCALE: 1:100



3 ENDWALL EXTERIOR ELEVATION  
SCALE: 1:100

| BUILDING COLOURS |                      |
|------------------|----------------------|
| WALL             | CORRUGATED GALVALUME |
| ROOF             | MONOSIDED GALVALUME  |
| EXTERIOR DOOR    | GLASS/STEEL          |
| EXTERIOR DOOR    | GLASS/STEEL          |
| EXTERIOR DOOR    | GLASS/STEEL          |
| EXTERIOR DOOR    | GLASS/STEEL          |
| EXTERIOR DOOR    | GLASS/STEEL          |
| EXTERIOR DOOR    | GLASS/STEEL          |
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| EXTERIOR DOOR    | GLASS/STEEL          |
| EXTERIOR DOOR    | GLASS/STEEL          |

|   |   |  |   |   |
|---|---|--|---|---|
| <div style="text-align: center;"> <b>6</b><br/>OF<br/><b>7</b> </div> | <b>DBS SHEDS PTY LTD</b><br>03 6424 6664<br><b>PAT &amp; ANNE SWEENEY</b><br>4A BANKSIA AVENUE<br>SISTERS BEACH | <b>FAIRDINKUM SHEDS</b>  | <b>NORTHERN CONSULTING</b><br>Civil & Structural Engineers<br>50 Rundle Street<br>Currajong, VIC 3612<br>Fax: 07 4726 5650<br>Email: design@nc.com.au<br>ABN 341 005 173 56 | Mr Timothy Roy Messer BE MIEAust RP12<br>Registered Professional Engineer 2558980<br>Signature: <i>[Signature]</i><br>Date: 20/7/2020<br>Registered on the NPFR in the areas of practice of Civil & Structural National Professional Engineers Register |
|   | STEEL BUILDING BY<br>FOR<br>AT  | (CONTACT)<br>DBS SHEDS PTY LTD<br>03 6424 6664<br>PAT & ANNE SWEENEY<br>4A BANKSIA AVENUE<br>SISTERS BEACH | SHED SALE   | Registered Chartered Professional Engineer<br>Registered Professional Engineer (Civil & Structural) C.E.<br>Registered Consulting Engineer (Structural) C.E.<br>Registered Engineer - CIVIL VIC<br>Registered Engineer - CIVIL TAS                      |

*Proposed Residence & Shed  
A & P Sweeney  
4A Banksia Avenue  
Sisters Beach 7321*

|   |  |   |
|---|--|---|
| <b>ABEL DRAFTING SERVICES</b> PTY. LTD.                                     |  |  |
| 33 GOLDIE STREET WYNYARD TAS. 7325<br>ABN 78 009 572 749<br>CC 1070 Ian Ray |  |   |
| PH. (03) 6442 3411  |  |   |
| Plot Date: 14/8/20  |  | DRAWN<br>Aaron Duff   |
| Project Date: 6/7/2020  |  | PROJECT NUMBER<br>20143   |
| COPYRIGHT.<br>©   |  |   |

Proposed Residence & Shed  
A & P Sweeney  
4A Banksia Avenue  
Sisters Beach 7321

| Drawing Schedule |  |            |          |
|------------------|--|------------|----------|
| Sheet No.        | Sheet Name                             | Issue Date | Revision |
| 1                | Drawing Schedule & Project Information | 14/8/20    |          |
| 2                | General Notes                          | 14/8/20    |          |
| 3                | NCC Compliance Notes                   | 14/8/20    |          |
| 4                | Site Plan                              | 14/8/20    |          |
| 5                | Floor Plan - Layout                    | 14/8/20    |          |
| 6                | Floor Plan - Setout                    | 14/8/20    |          |
| 7                | Elevations                             | 14/8/20    |          |
| 8                | Perspectives                           | 14/8/20    |          |
| 8 Sheets         |  |            |          |

| Project Information   |                         |
|-----------------------|-------------------------|
| Property ID           | 2940805                 |
| Title Reference No    | 156485/7                |
| Area                  | 1075m²                  |
| Site Coverage (%)     | 401.1m² (37%)           |
| Site Zoning           | Low Density Residential |
| Building Class        | 1a & 10a                |
| Category of Works     | 3 building, 3 plumbing  |
| Soil Classification   | s                       |
| Wind Classification   | N3                      |
| Climate Zone          | 7                       |
| Bushfire (BAL) Rating | TBA                     |
| Alpine Area           | No                      |
| Corrosion Environment | Severe                  |

| Other Documents Schedule  |                   |
|---------------------------|-------------------|
| Shed Supplier             | Fair Dinkum Sheds |
| 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       |          |
|------------------|----------|
| Proposed floor   | 204.9 m2 |
| Proposed portico | 4 m2     |
| Proposed deck    | 38.6 m2  |
| Proposed shed    | 154 m2   |
| Total            | 401.5 m2 |

Drawing Schedule & Project Information

Proposed Residence & Shed  
A & P Sweeney  
4A Banksia Avenue  
Sisters Beach 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: 14/8/20  
Project Date: 6/7/2020

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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 proir 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 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 be installed in accordance with the NCC.

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 beinstalled 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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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 3.7.2. 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. 3.7.2  
Heating appliances generally to be in compliance with NCC 3.7.3 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 3.7.3.4.  
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 3.7.4. 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
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 - tight for walls, medium/heavy for roofs. Vapour barrier - low. Water barrier class - High. Emissance - 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 AS 1288.  
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 satisfies 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

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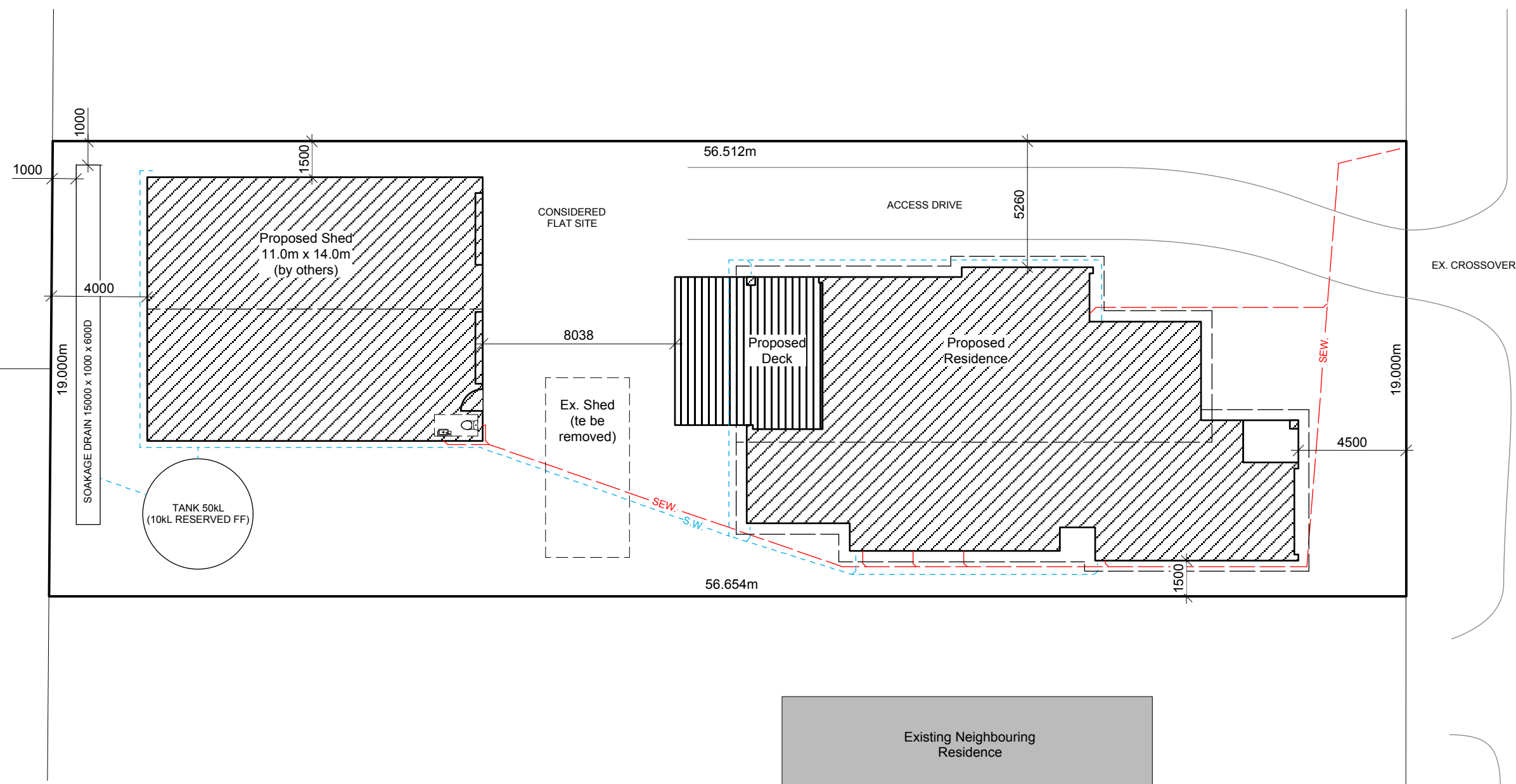
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Site Plan  
Scale: 1:200

Site Plan

Proposed Residence & Shed  
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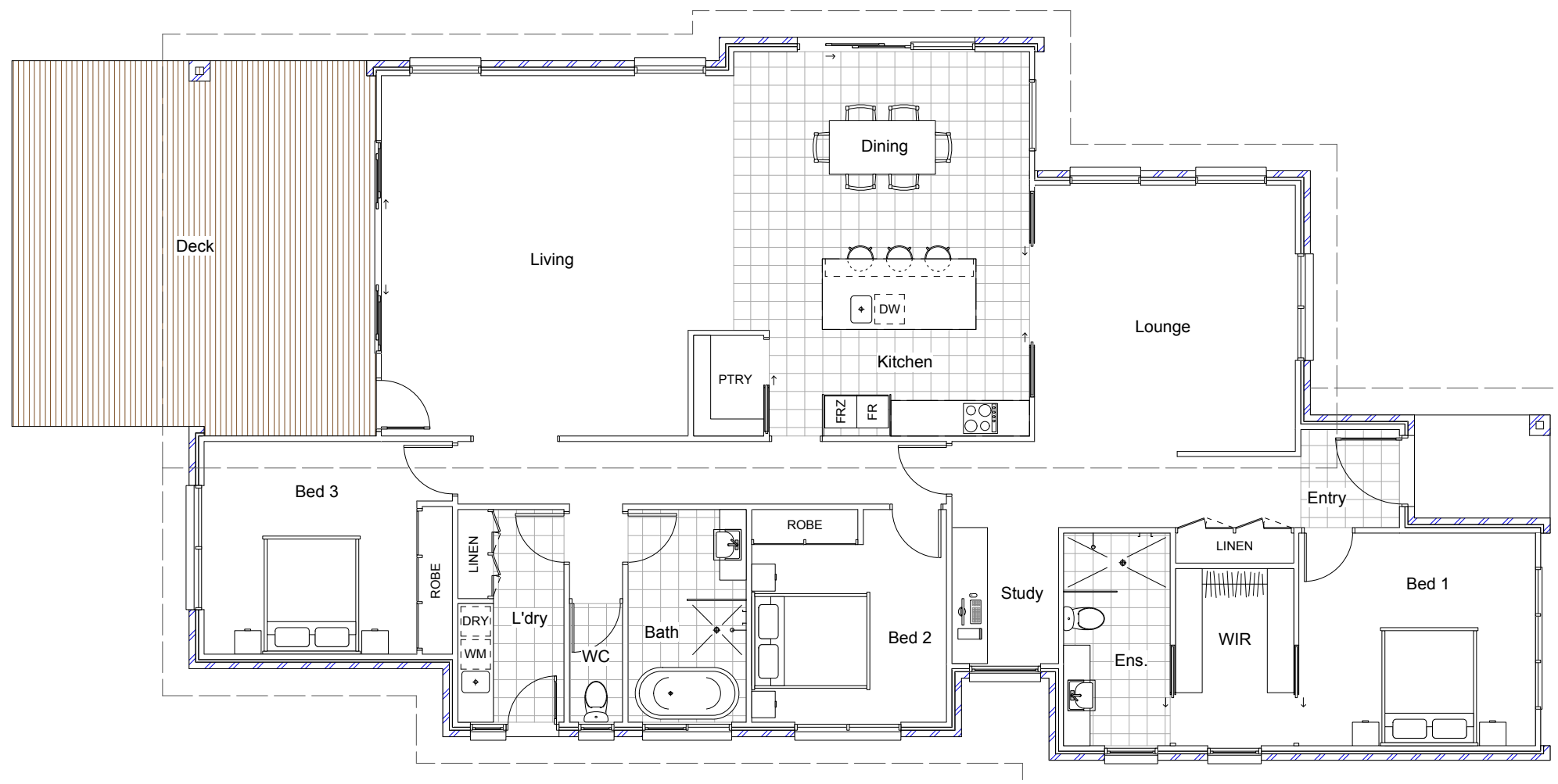
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Floor Plan  
Scale: 1:100



Floor Plan - Layout

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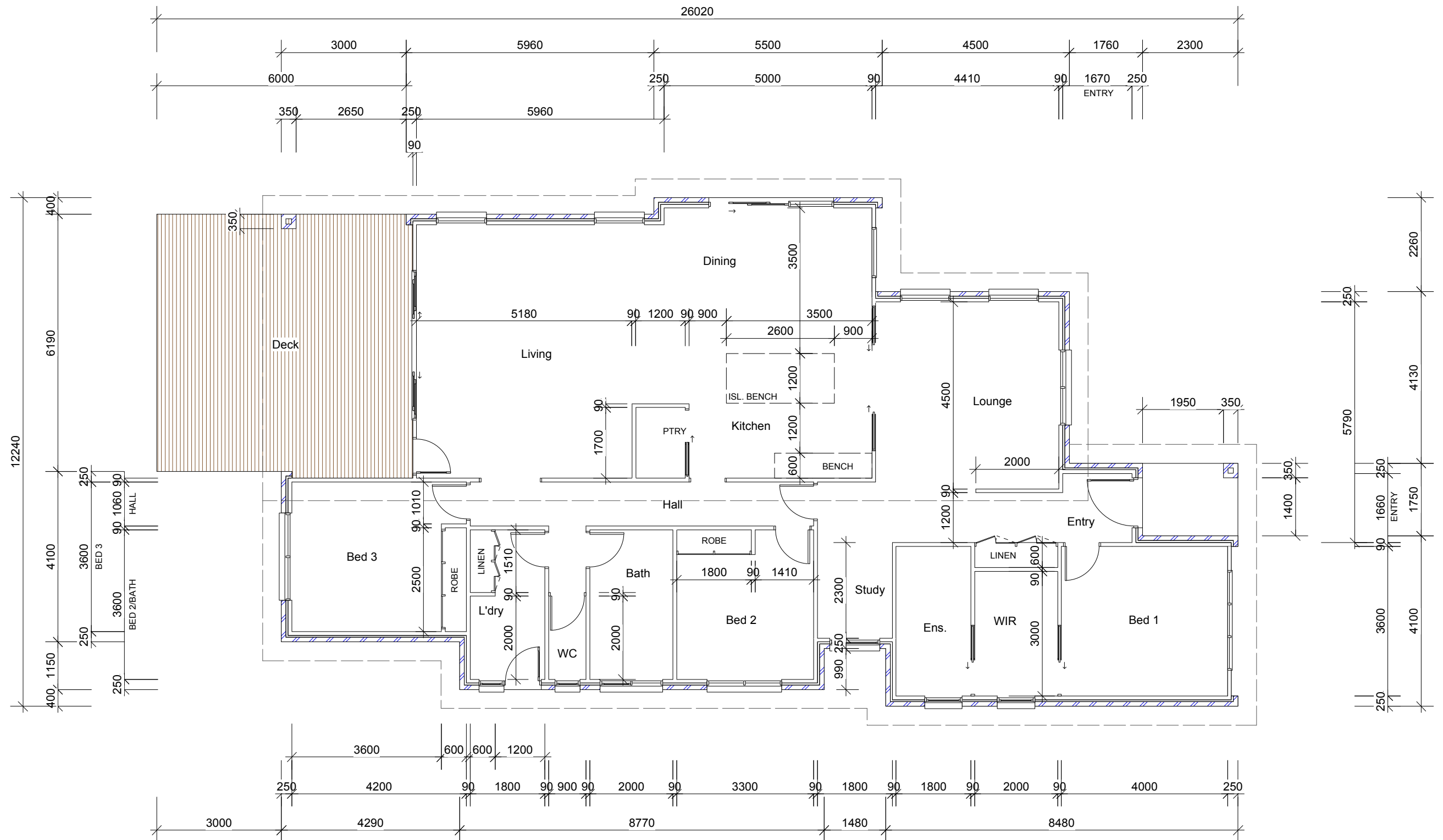
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Floor Plan  
Scale: 1:100



## Floor Plan - Setout

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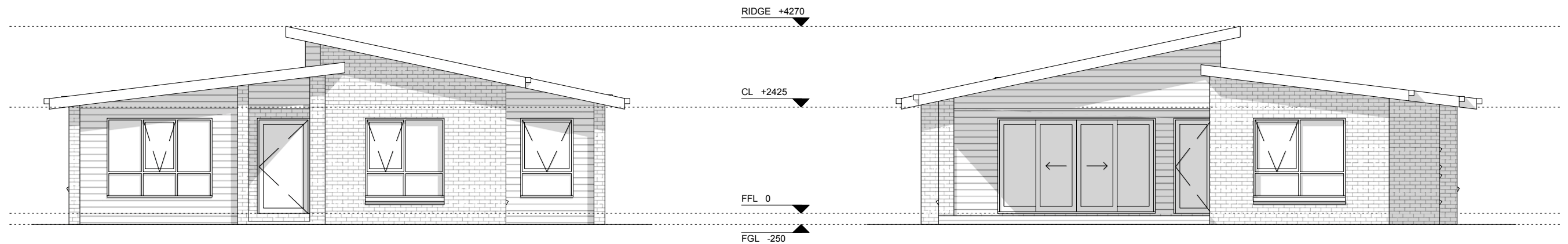
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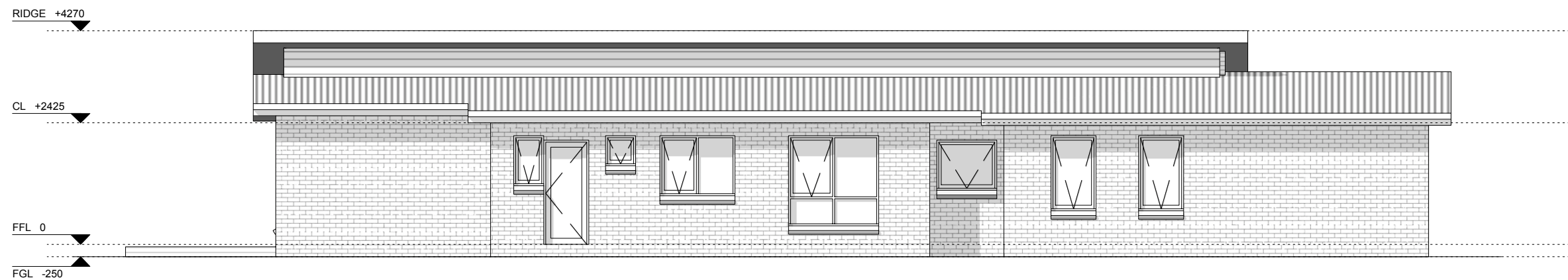


**North East Elevation**  
Scale: 1:100



**South East Elevation**  
Scale: 1:100

**West Elevation**  
Scale: 1:100



**South Elevation**  
Scale: 1:100

## Elevations

Proposed Residence & Shed  
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4A Banksia Avenue  
Sisters Beach 7321

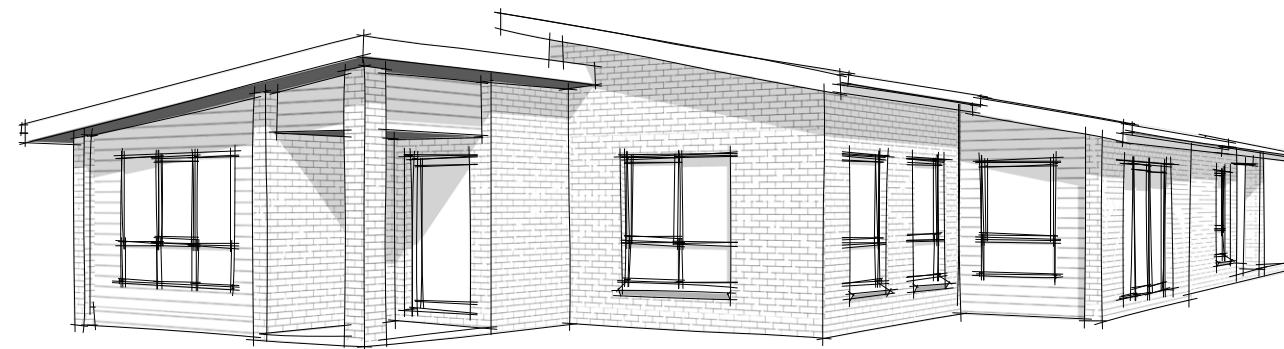
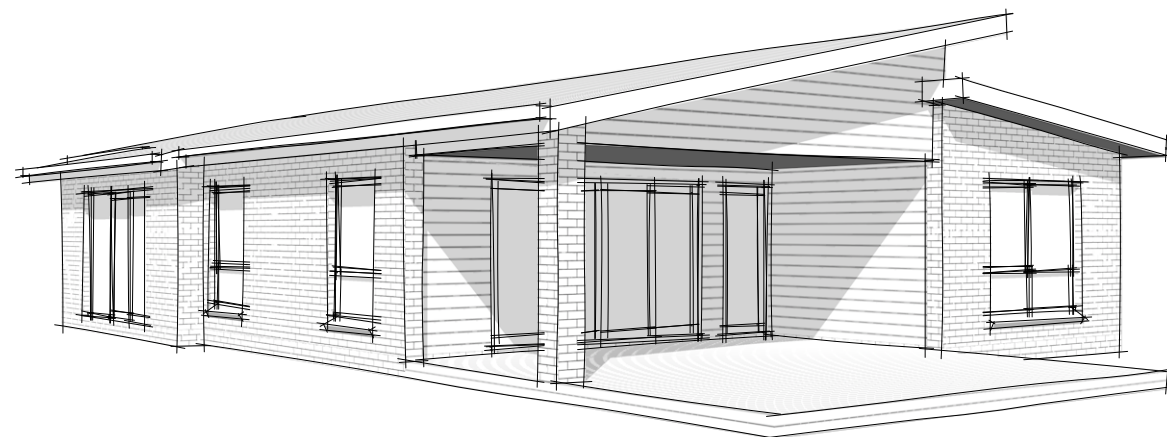
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## Perspectives

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