

Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

The content of this website (which includes downloadable material) is subject to copyright and is protected by law. Circular Head Council grants you a non-exclusive licence to reproduce the contents of this website in your web browser for the sole purpose of viewing the content. Circular Head Council does not and cannot authorise the reproduction, re-distribution or re-use of any of the information or documents within this application on this website in any form or for any purpose. Any personal information contained in the application and documents are collected by Circular Head Council for the purposes only of assessing and determining the permit application in accordance with the *Land Use Planning and Approvals Act 1993*.

Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8l.email

For the *Tasmanian Planning Scheme – Circular Head* please see

<https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme>

Application documents are available below.

APPLICATION FOR PLANNING PERMIT
(s.57(3) Land Use Planning and Approvals Act 1993)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2024/026
Location	320 Mengha Road, North Forest
Applicant/Owner	McKinley D K, Smith S J
Use Class	Residential
Proposal	Storage Shed
Discretionary Matter	21.3.1 (P4) Discretionary Use

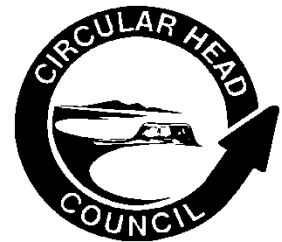
Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s.**57(5)** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm 30/04/2024.

Vanessa Adams

GENERAL MANAGER

Ph: 03 6452 4800

www.circularhead.tas.gov.au





33 Goldie Street
 PO Box 348
 SMITHTON TAS 7330
 council@circularhead.tas.gov.au
 (03) 6452 4800
 www.circularhead.tas.gov.au

APPLICATION FOR PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
 Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: **22/03/2024** Application No: **DA 2024/026** PID: 6213971

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	320 MENGHA ROAD		
	FOREST	Postcode:	7330
	Lot No:	1	Certificate of Title No: 16254

Description

Includes:

PROPOSED NEW RESIDENTIAL STORAGE SHED	<input type="checkbox"/>	New Use/Change of use	
	<input type="checkbox"/>	Subdivision	
	<input checked="" type="checkbox"/>	New Buildings	
	<input type="checkbox"/>	Alterations	
	<input type="checkbox"/>	Demolition	
Value of work (Inc GST)	\$ 25,000:00	<input type="checkbox"/> Contract Price	<input checked="" type="checkbox"/> Estimate
Existing Use of Site:	DWELLING		

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): **DARREN K MCKINLEY & SARAH J SMITH**

Address: **320 MENGHA ROAD**

FOREST Postcode: **7330**

Email: **barbara@abeldesign.com.au** Phone: **6442 3411** Mobile:

Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s):

Address:

Postcode:

Email: Phone: Mobile:

Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By: Date:

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:

Minister (or delegate) of the responsible State Department or General Manager (or delegate)

DESIGNER DETAILS

Designer Name: ABEL DRAFTING SERVICES Pty Ltd

Category:

Address: PO BOX 579

WYNYARD

Postcode: 7325

Email: ian@abeldesign.com.au

Phone: 6442 3411

Mobile:

Accreditation No: CC1070

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR <https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir> follow the links through to Circular Head

Document or Certificate Description

Prepared By

- | Document or Certificate Description | Prepared By |
|--|-------------|
| <input type="checkbox"/> Full copy of the current Certificate of Title including plan and any schedule of easements | |
| <input type="checkbox"/> A full description of the proposed use or development and | |
| <input type="checkbox"/> A description of how the proposed use or development will operate | |
| <input type="checkbox"/> All applicable information listed in clause 6.1.3 including:
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 | |

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

Report/Plan/Information	Description

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Darren Keith McKinley and Sarah Jane Smith

Signed: DM

S. Smith

Date: 22.3.2022

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement
Personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

SEARCH OF TORRENS TITLE

VOLUME 16254	FOLIO 1
EDITION 5	DATE OF ISSUE 25-Jun-2021

SEARCH DATE : 28-Feb-2024

SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

Parish of FORD, Land District of WELLINGTON
 Lot 1 on Sealed Plan 16254
 Derivation : Part of Section 14C in 20.000 Acres Gtd. to The
 Van Diemens Land Co.
 Prior CT 3898/31

SCHEDULE 1

D139681 TRANSFER to DARREN KEITH MCKINLEY and SARAH JANE
 SMITH Registered 03-Feb-2015 at noon

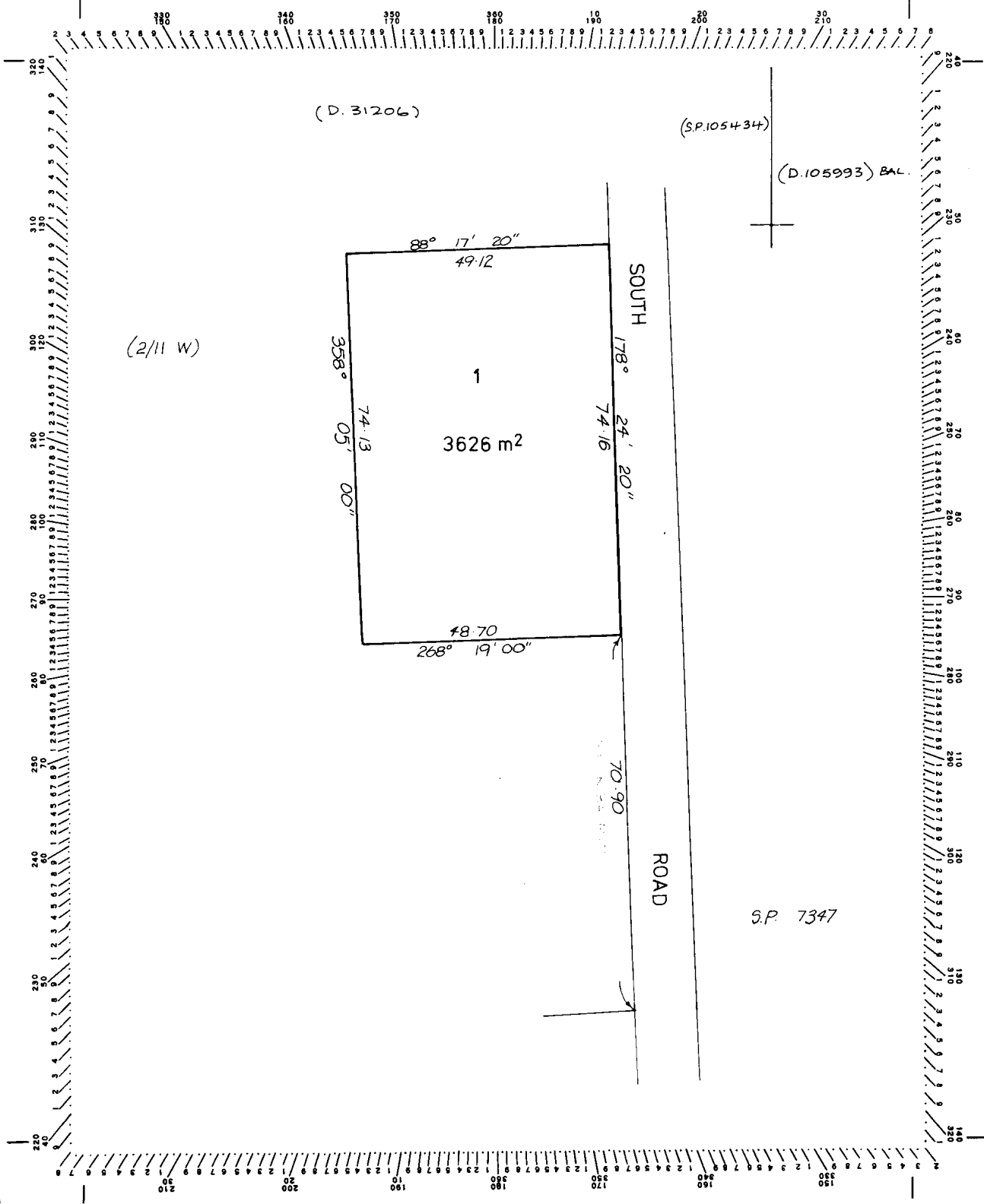
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owner: P. J. & B. F. TUXWORTH</p>	<p>PLAN OF SURVEY by Surveyor <u>KENNETH RAYMOND MICHELL</u> of land situated in the</p>	<p>Registered Number: S.P. 16254</p>
<p>Title Reference: C.T. 2680/84</p>	<p>LAND DISTRICT OF WELLINGTON PARISH OF FORD</p>	
<p>Grantee: PART OF SECTION 14 C IN 20,000 Ac. GRANTED TO THE VAN DIEMANS LAND COMPANY DIEMENS</p>	<p>SCALE 1: 750 MEASUREMENTS IN METRES</p>	<p>Effective from: 28 JUL 1981 <i>J. Soude</i> ACTING DEPUTY Recorder of titles</p>



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



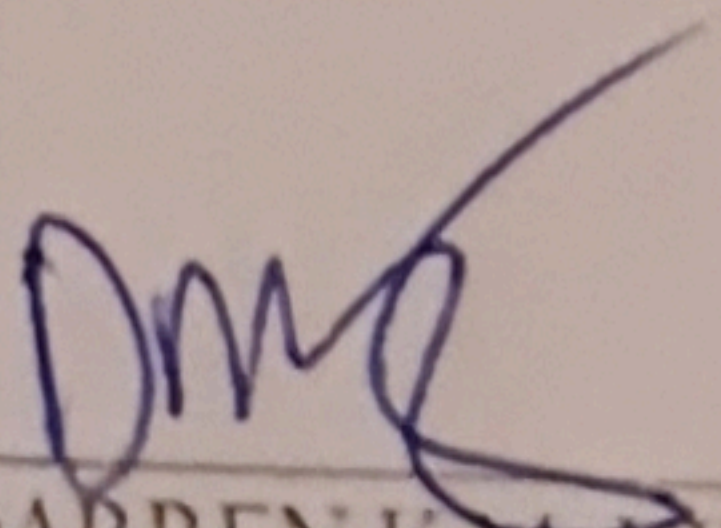
Abel Drafting Services
SMITHTON OFFICE
5 Brittons Road
PO Box 219
Smithton Tas 7330
Telephone 03 6452 3411

LETTER OF APPOINTMENT

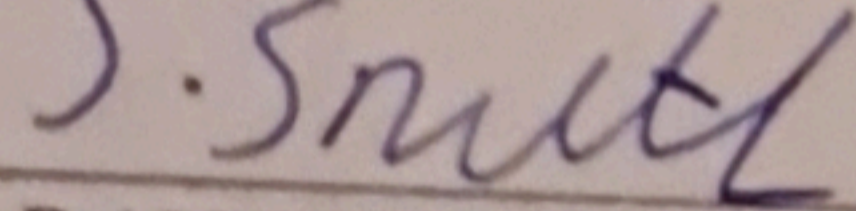
PROJECT DETAILS	
Title Owner/s Name/s	DARREN MCKINLEY & SARAH SMITH
Title Owner/s Contact Details	Address: 320 MENGHA ROAD FOREST
	Phone: 0455 239 402
	E-Mail: sarahtommy63@gmail.com
Project Address:	Address: 320 MENGHA ROAD FOREST
	PID: 6213971
	Volume: 16254
	Folio: 1
Council	CIRCULAR HEAD COUNCIL
Project Description:	PROPOSED NEW STORAGE SHED
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: 
DARREN K MCKINLEY

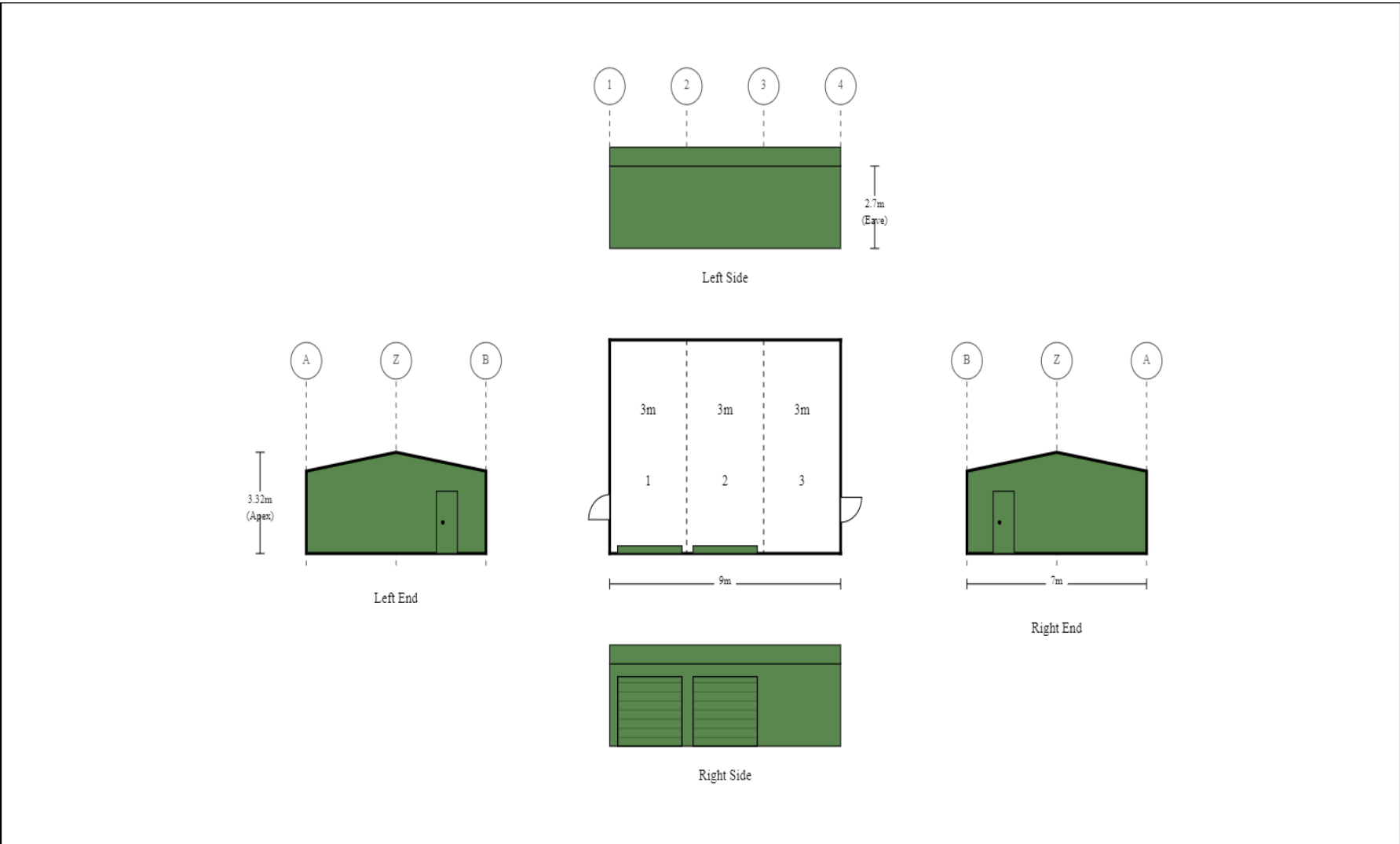
Date: 19.3.2024

Owners Signature: 
SARAH J SMITH

Date: 19.3.2024



www.shedshomes.com.au



Purchaser Name: Darren & Sarah McKinley	
Site Address:	
Ref # JERHUB2401039-1	Print Date: 27/02/24

Building Layout
Ref# JERHUB2401039-1

Seller: Sheds n Homes North West
Name: Jeremy Hubbard
Phone: 0418 349 180
Fax:
Email: jeremy.hubbard@shedshomes.com.au





3 April 2024

McKinley D K, Smith S J
320 Mengha Road
FOREST TAS 7330

Dear Darren & Sarah

REQUEST FOR ADDITIONAL INFORMATION – DA 2024 / 00026 - STORAGE SHED - 320 MENGHA ROAD, NORTH FOREST - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting the above application for a planning permit.

After reviewing the application it is requested that you provide the following information before assessment can continue:

1. Provide a drainage plan showing location of existing onsite wastewater management system to ensure proposed building does not impeded on OWMS land application area and related components.
2. Please provide a revised site plan showing vehicular access arrangements to the proposed shed.
3. According to Appendix 1, there are identified two buildings which were not shown on the submitted site plan. The Council has no records of relevant approvals for those buildings. Please revise a site plan advising their situations and current uses. If you would like to keep these two buildings, please include them in this application for retrospective approval.
4. According to the LISTMAP, the proposed development is located on prime agricultural land (Land Capability Class 1). As residential is a discretionary use within the Agriculture Zone, please provide a written statement addressing Clause 21.3.1 (P4).

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act'). Council has 42 days under the Act to assess your application, however until



you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 9** until the above information is provided to Council's satisfaction.

You may appeal this request or any items contained within it by contacting the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal on 1800 657 500.

If you wish to discuss this request or any items contained within it, please contact me on 6452 4885.

Yours sincerely

Dang Minh Duc Van
TOWN PLANNER

APPENDIX 1 – UNAPPROVED BUILDINGS ON THE PROPERTY FROM 2013 TO 2023 (SOURCE: GOOGLE EARTH)



*New 9.0 m. x 7.0 m. Storage Shed
(by others)
D.K. McKinley & S.J. Smith
320 Mengha Road
Forest
Tas 7330*

ABEL DRAFTING SERVICES PTY. LTD.		
33 GOLDIE STREET WYNYARD TAS. 7325 ABN 78 009 572 749 PH. (03) 6442 3411 CC 1070 Ian Ray		
Plot Date: 5/4/24 Project Date: 1/3/24	COPYRIGHT. ©	DRAWN Mar Schrammeyer PROJECT NUMBER 24027

New 9.0 m. x 7.0 m. Storage Shed
 (by others)
 D.K. McKinley & S.J. Smith
 320 Mengha Road
 Forest
 Tas 7330

Drawing Schedule		
Sheet No.	Sheet Name	Issue Date
1	Drawing Schedule & Project Information	5/4/24
2	General Notes	5/4/24
3	NCC Compliance Notes	5/4/24
4	Site Plan	5/4/24
4 Sheets		

Project Information	
Property ID	6213971
Title Reference No	16254/1
Area	3626 sq m
Site Zoning	Agriculture
Site Coverage	50.44%
Building Class	10a
Category of Works	3
Category of Plumbing Works	2b
Soil Classification	-
Wind Classification	-
Climate Zone	
Bushfire (BAL) Rating	-
Alpine Area	-
Corrosion Environment	Low

Other Documents Schedule	
Shed Supplier	Sheds'n'Homes
Site Hazards	Nil observed
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 Residence	162 sq m
Existing Outbuildings	1604 sq m
Proposed Shed	63 sq m
Total	1829 sq m

Drawing Schedule & Project Information

Revision

New 9.0 m. x 7.0 m. Storage Shed
 (by others)
 D.K. McKinley & S.J. Smith
 320 Mengha Road
 Forest
 Tas 7330

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: 5/4/24
 Project Date: 1/3/24

COPYRIGHT.
 ©

DRAWN
 Mar Schrammeyer
 PROJECT NUMBER
 24027

1 / 4

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 flue, the flue 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.
9. All works to be in accordance with Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 and TasWaters supplement to these codes.

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

Revision

New 9.0 m. x 7.0 m. Storage Shed
(by others)
D.K. McKinley 7 S.J. Smith
320 Mengha Road
Forest
Tas 7330

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: 5/4/24
Project Date: 1/3/24

COPYRIGHT.
©

DRAWN
Mar Schrammeyer
PROJECT NUMBER
24027

2 / 4

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 3959-2009
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 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 @ 1200c/s.
 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

Revision

New 9.0 m. x 7.0 m. Storage Shed
 (by others)
 D.K. McKinley 7 S.J. Smith
 320 Mengha Road
 Forest
 Tas 7330

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

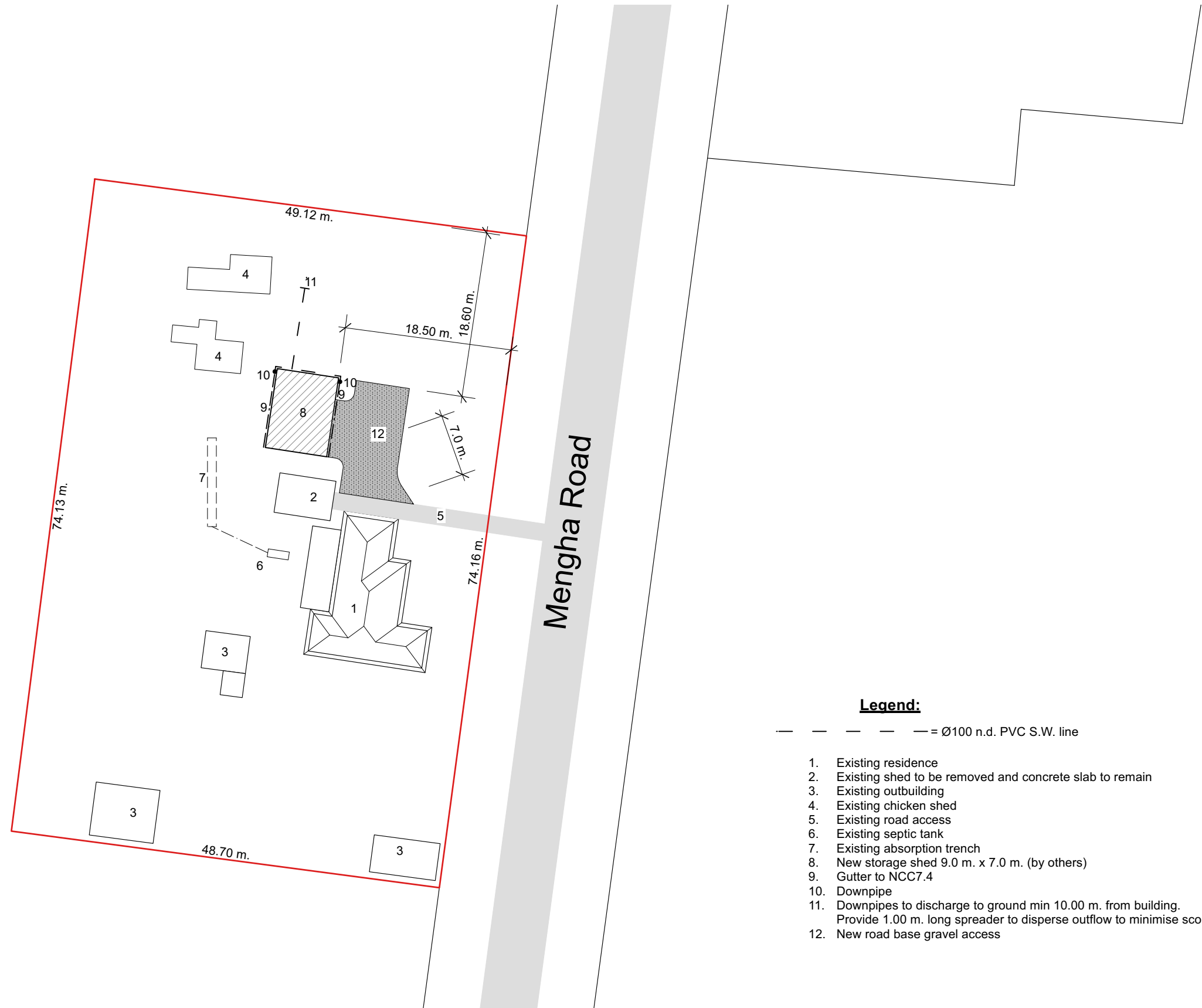


Plot Date: 5/4/24
 Project Date: 1/3/24

COPYRIGHT.
 ©

DRAWN
 Mar Schrammeyer
 PROJECT NUMBER
 24027

3 / 4



Legend:

--- = Ø100 n.d. PVC S.W. line

1. Existing residence
2. Existing shed to be removed and concrete slab to remain
3. Existing outbuilding
4. Existing chicken shed
5. Existing road access
6. Existing septic tank
7. Existing absorption trench
8. New storage shed 9.0 m. x 7.0 m. (by others)
9. Gutter to NCC7.4
10. Downpipe
11. Downpipes to discharge to ground min 10.00 m. from building.
Provide 1.00 m. long spreader to disperse outflow to minimise scouring.
12. New road base gravel access

Site Plan
Scale: 1:500

Site Plan

Revision

New 9.0 m. x 7.0 m. Storage Shed
(by others)
D.K. McKinley 7 S.J. Smith
320 Mengha Road
Forest
Tas 7330

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: 5/4/24
Project Date: 1/3/24

COPYRIGHT.
©

DRAWN
Mar Schrammeyer
PROJECT NUMBER
24027

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

SMITHTON OFFICE

5 Britton's Road
P O Box 219
Smithton Tas 7330
Telephone 03 6452 3411
rodney@abeldesign.com.au

Demonstration of Planning Compliance

Project No	24027	Property ID	6213971
Date	4th April 2024	Title	16254/1
Client	D.K. McKinley & S.J. Smith	Land Zoning	Agricultural
Address	320 Mengha Road, Forest 7330		
Project	Storage Shed (domestic)		

8.0 Assessment of an application for use or development.

A full description of the proposed development is the client proposes a domestic Storage Shed, in the Agricultural zone.

21.3 Use Standards

21.3.1 Discretionary Uses

Objective:

That uses listed as Discretionary:

- (a) support agricultural use; and
- (b) protect land for agricultural use by minimising the conversion of land to nonagricultural use.

A4

No Acceptable Solution

P4

A Residential use listed as Discretionary must:

- (a) be required as part of an agricultural use, having regard to:
 - (i) the scale of the agricultural use;
 - (ii) the complexity of the agricultural use;
 - (iii) the operational requirements of the agricultural use;
 - (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and
 - (v) proximity of the dwelling to the agricultural use; or
- (b) be located on a site that:
 - (i) is not capable of supporting an agricultural use;
 - (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and
 - (iii) does not confine or restrain agricultural use on adjoining properties.

The proposed new shed will support the existing, longstanding residential use of this 3626m² property, which has historically, only ever been used for, and will continue to be used for domestic purposes. Due to the property's size, (3626m²), it is not capable of supporting a commercial agricultural use. The longstanding residential use, has not, and will not in future, restrain the agricultural use on the adjoining property.