

## **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](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 2023/139
Location	109 Browns Road, Scotchtown
Applicant/Owner	Collins S J / Reid P R, Collins S J
Use Class	Residential
Proposal	Outbuilding (Shed)
Discretionary Matter	11.4.1 (P) Site coverage

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](mailto:council@circularhead.tas.gov.au) and received by 5.00pm 26/03/2024.

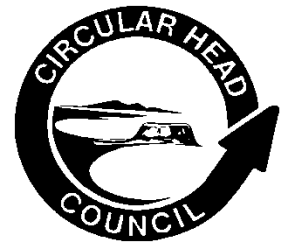
---

**Vanessa Adams**

**GENERAL MANAGER**

**Ph: 03 6452 4800**

[www.circularhead.tas.gov.au](http://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: **08/12/2023** Application No: **DA 2023/139** PID: **7666964**

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

**DETAILS OF PROPOSED DEVELOPMENT OR USE**

Address:	109 Browns Road, Edith Creek		
	Postcode:	7330	
	Lot No:	6	Certificate of Title No: 41482

**Description**

**Includes:**

Proposed 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)	\$ 50,000	<input type="checkbox"/> Contract Price	<input checked="" type="checkbox"/> Estimate
Existing Use of Site:	Residence		

**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): Samantha Collins

Address: PO Box 423

Postcode: 7330

Email: samanthacollins1970@gmail.com Phone: Mobile: 0422 448 409

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

Owner(s): Philip Reid & Samantha Collins

Address: as above

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: 8.12.23

**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)



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**

### DESIGNER DETAILS

Designer Name:	Ian Ray - Abel Drafting Services	Category:	Low rise
Address:	33 Goldie Street Wynyard		
		Postcode:	7325
Email:	rodney@abeldesign.com.au	Phone:	Mobile: 0427 528 326
Accreditation No:	CC1070V		

### 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](http://www.iplan.tas.gov.au) OR <https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir> follow the links through to Circular Head

	<i>Document or Certificate Description</i>	<i>Prepared By</i>
<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: <b>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</b>	

### LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

	Detail plans and planning report - Abel Drafting Services	

**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

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

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

Applicant(s): Samantha Collins

Signed: [Signature]

Date: 8/12/23

**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

The 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 or 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](http://www.circularhead.tas.gov.au) or at the Council office.



**Circular Head Council**

**PO Box 348**

**SMITHTON TAS 7330**

7 December 2023

To whom it may concern,

I, Samantha Collins, am acting as an applicant for the development application for a proposed shed at the property of 109 Browns Road, Scotchtown.

I confirm/consent that Rodney Franks of Abel Drafting Services (0427 528 326 [rodney@abeldesign.com.au](mailto:rodney@abeldesign.com.au)) has authority to submit application and receive a copy of correspondence on my behalf for the abovementioned application.

I also hereby provide consent for Council to send a copy of any correspondence related to the abovementioned application to the authorised person.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'S. Collins', with a long horizontal stroke extending to the right.

Samantha Collins

0422 448 409

## SEARCH OF TORRENS TITLE

VOLUME 41482	FOLIO 6
EDITION 5	DATE OF ISSUE 23-Jun-2023

SEARCH DATE : 04-Dec-2023

SEARCH TIME : 12.12 PM

DESCRIPTION OF LAND

Parish of MOWBRAY, Land District of WELLINGTON  
Lot 6 on Sealed Plan 41482  
Derivation : Part of 98A-0R-25Ps. Gtd. to G.L. Marthick & Anor.  
Prior CT 4617/44

SCHEDULE 1

N137279 TRANSFER to PHILIP REGINALD REID and SAMANTHA JANE  
COLLINS Registered 23-Jun-2023 at 12.01 PM

SCHEDULE 2

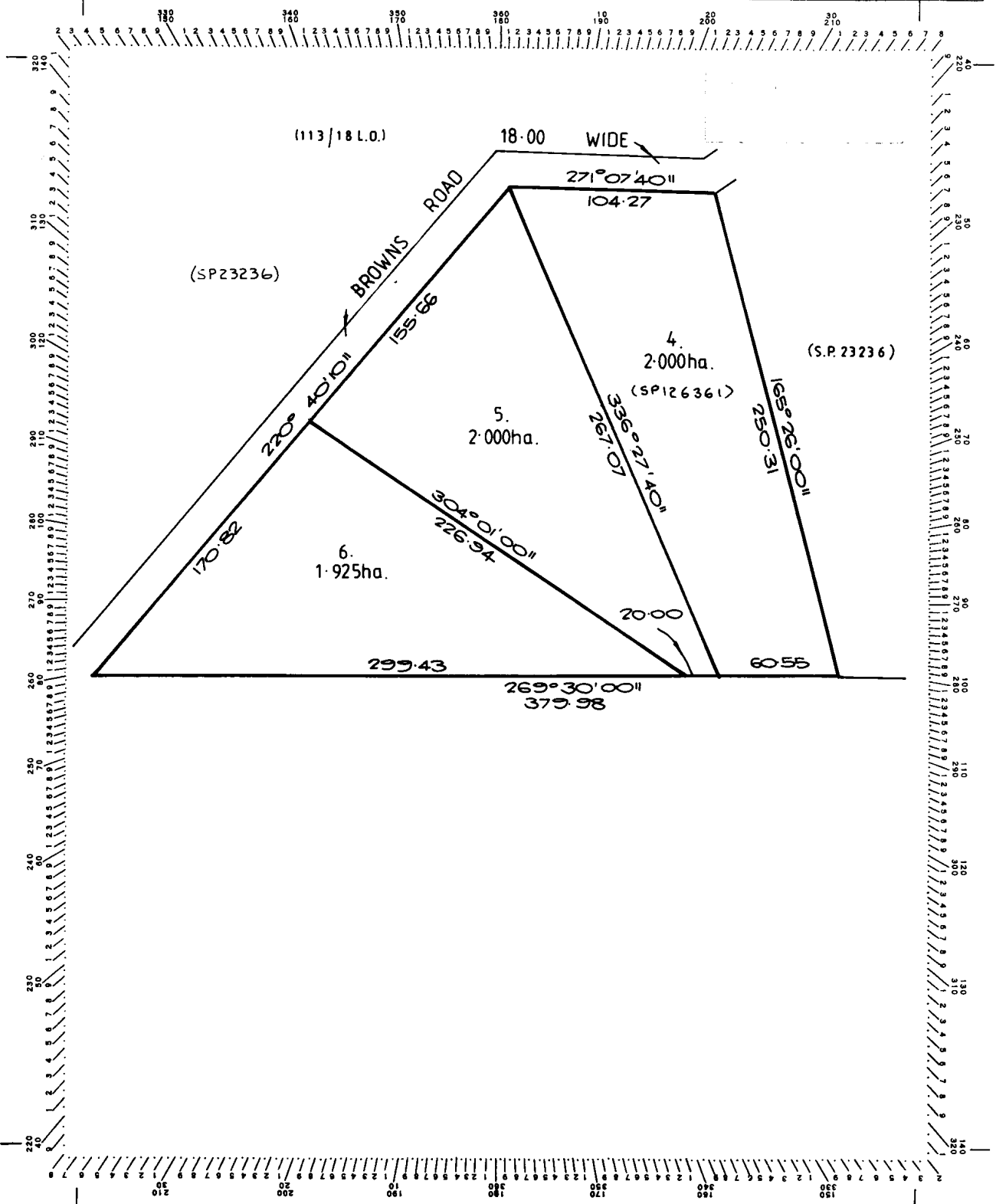
Reservations and conditions in the Crown Grant if any  
SP 41482 COVENANTS in Schedule of Easements  
SP 41482 & SP 23236 FENCING PROVISION in Schedule of Easements  
E352636 MORTGAGE to MyState Bank Limited Registered  
23-Jun-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

5235 J. L. 1472

Owner: <b>G. K. SMITH</b>	<b>PLAN OF SURVEY</b> by Surveyor <b>K. R. MICHELL</b> of land situated in the <b>K. R. MICHELL ASSOC. P/L</b> <b>64 BEST ST. DEVONPORT, 7310.</b>	Registered Number: <b>SP.41482</b>
Title Reference: <b>C.T. 4101/10</b>	<b>LAND DISTRICT WELLINGTON</b> <b>PARISH OF MOWBRAY</b> SCALE 1:2000 MEASUREMENTS IN METRES	Approved <b>28 NOV 1999</b> Effective from: <i>M. J. Smith</i> Recorder of Titles
Grantee: <b>LOT 38121, 98A — OR — 25P</b> <b>GTD. TO: GRAEME LANCE</b> <b>MARTHICK &amp; REGINALD THOMAS</b> <b>COX.</b>		



# 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

## SMITHTON OFFICE

5 Brittons Road  
P O Box 219  
Smithton Tas 7330  
Telephone 0427 528 326

### **Demonstration of planning compliance - 1 page**

**Project No.:** 23206                      **Date:** 4 December 2023  
**Client:** Philip Reid & Samantha Collins  
**Address:** 109 Browns Road, Scotchtown  
PID 7666964 Title 41482/6  
**Land zoning:** Rural living zone A                      **Project:** Proposed shed

#### **PROJECT DESCRIPTION**

It is proposed to construct a shed on a property zoned rural living. There is an existing residence and sheds on the property.

#### **11.0 Rural Living Zone**

##### **11.1 Zone Purpose**

The proposed residential use shed is compatible with the use and development of the zone and does not adversely impact residential amenity.

##### **11.2 Use table**

The proposal is a no permit required use as the shed is subservient to an existing single dwelling under the residential use class.

##### **11.3 Use standards**

**11.3.1 Discretionary permit use** Not applicable as a permitted use

**11.3.2. Visitor accommodation** Not applicable

##### **11.4 Development standards for buildings and works**

###### **11.4.1 Site coverage**

**P1** - The site coverage is greater than 400m<sup>2</sup> (445m<sup>2</sup>). There are other instance of similar site coverage along Browns Road. There is sufficient available space for on-site wastewater and stormwater absorption. The shed is located clear of existing wastewater system.

###### **11.4.2 Building height, setback and siting**

**A1** – Building height is less than 8.5m

**A2** – The shed location meets the required setback from the frontage boundary.

**A3** – The shed location meets the required setback from the side and rear boundaries.

**A4** – The shed is not a sensitive use.

##### **11.5 Development standards for subdivision**

###### **11.5.1 Lot design & 11.5.2 Roads & 11.5.3 Services**

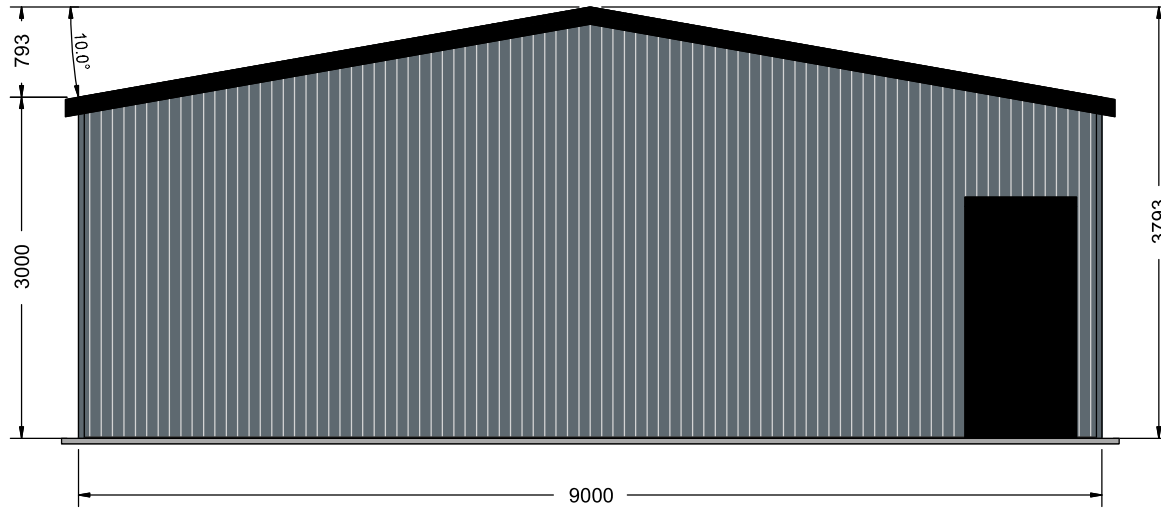
The existing property meets these requirements.

#### **CODES**

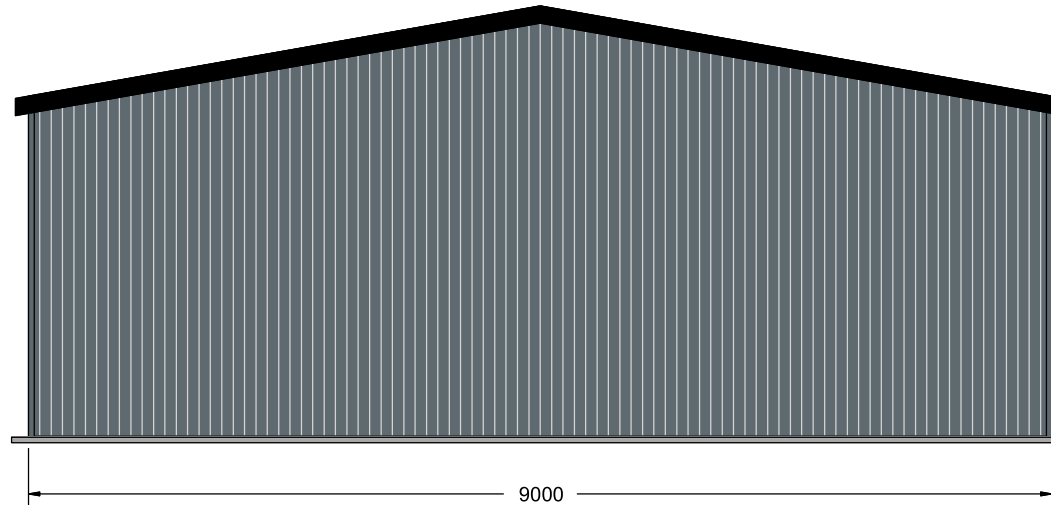
##### **C7.0 Natural assets code**

There are mapped areas of watercourse and priority vegetation within and adjacent to the property. The proposed shed does not overlap any of these mapped areas.

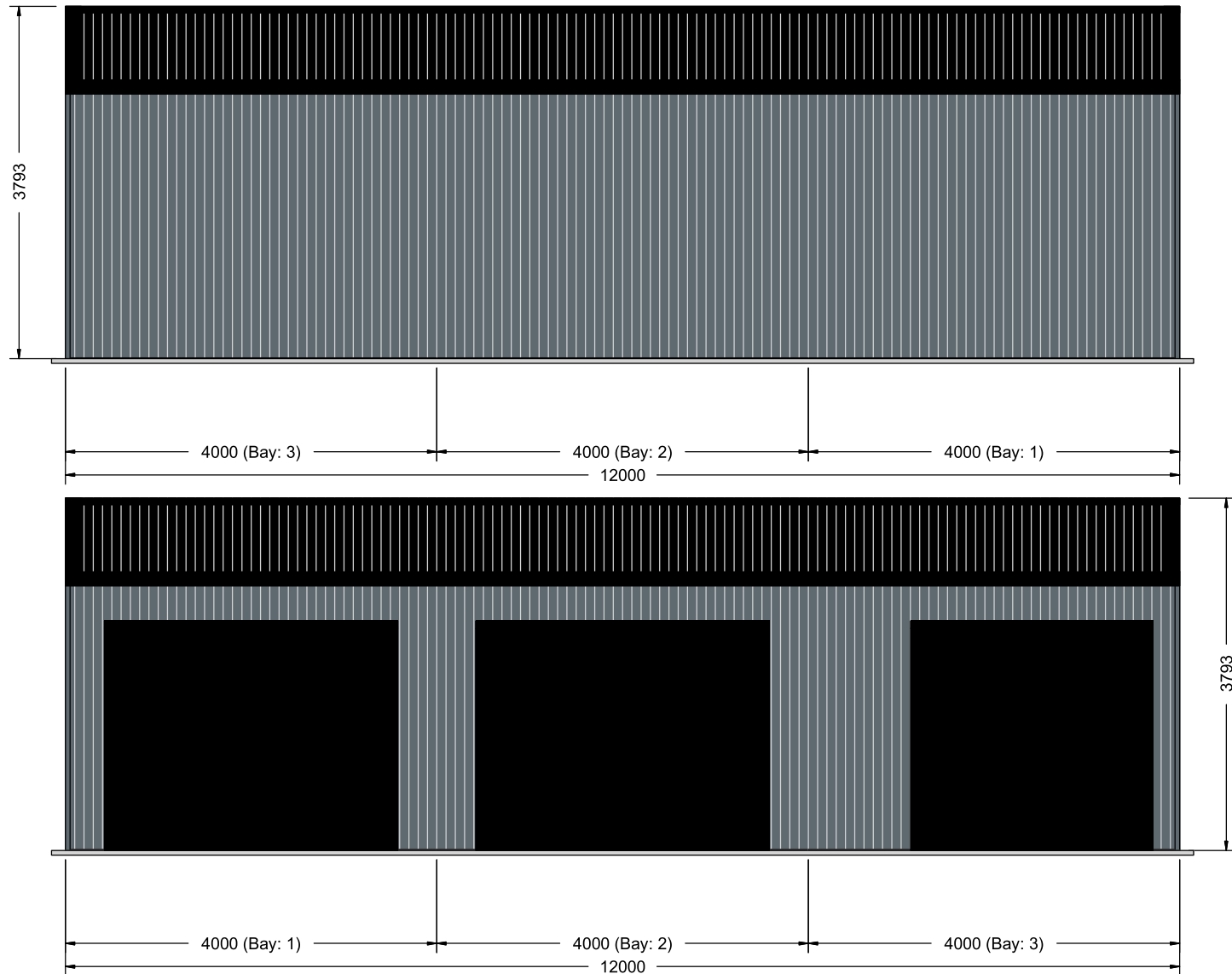




FRONT ELEVATION



REAR ELEVATION



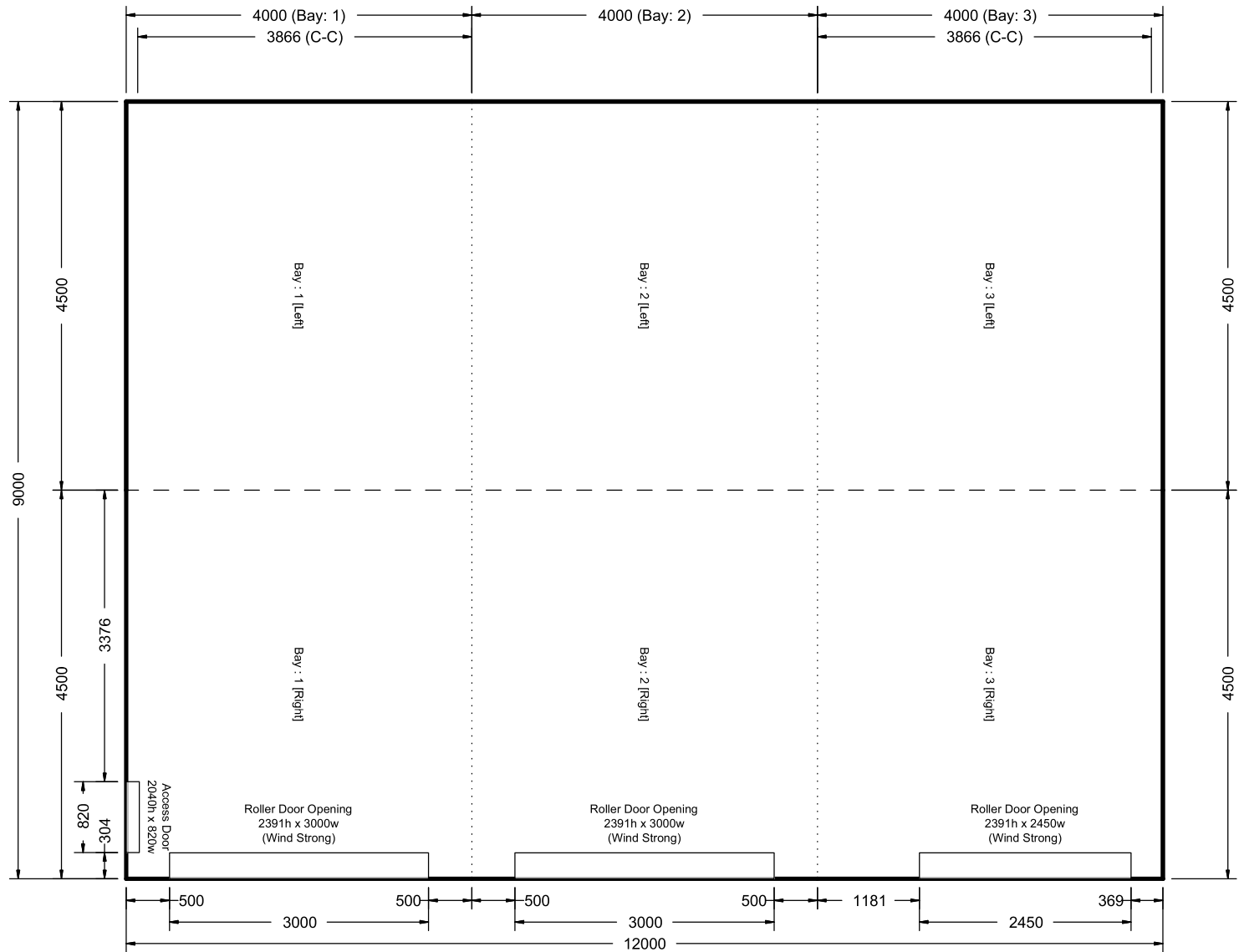
RIGHT ELEVATION



Smithton Metalworx  
Bass Hwy Smithton TAS 7330

Company:  
Client: Phillip Reid  
Site Address: 109 Browns Road  
Smithton , TAS , 7330  
Email:

Drawing Title: Side Elevations  
Scale: 1:65.191  
Date: 01-12-2023  
Job Number: SHEDSPAN-231122095059  
Drawing Revision:



PLAN ELEVATION



Smithton Metalworx  
Bass Hwy Smithton TAS 7330

Company:  
Client: Phillip Reid  
Site Address: 109 Browns Road  
Smithton , TAS , 7330  
Email:

Drawing Title: Plan Elevation  
Scale: 1:68.710  
Date: 01-12-2023  
Job Number: SHEDSPAN-231122095059  
Drawing Revision:



Base Connection Type: On Slab		
Label	Column Size	Footing Size
C1	C15012 Single	450mm ø x 356.25mm Deep OR 400mm Wide x 400mm Long x 400mm Deep
C2	C15024 Single	450mm ø x 475mm Deep OR 400mm Wide x 400mm Long x 400mm Deep
EWM	C15012 Single	450mm ø x 356.25mm Deep OR 400mm Wide x 400mm Long x 400mm Deep

## FLOOR PLAN



18 December 2023

Collins S J  
PO Box 423  
SMITHTON TAS 7330

Dear Samantha

**REQUEST FOR ADDITIONAL INFORMATION – DA 2023 / 00139 - OUTBUILDING (SHED) -  
109 BROWNS ROAD, SCOTCHTOWN - 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. Please confirm the proposed shed size and update the Drawing Sheets accordingly on whether it is 12m long by 7m wide or 12m long by 9m wide.
2. Please provide a revised site plan showing all buildings that exist on the property and a written statement on the use of those buildings. The site inspection on 13 December 2023 identified four buildings not included in the submitted site plan; refer to Attachment 1 for more information.
3. Please provide a written statement on the use of the existing southwest shed. From the property advertisement on realestate.com.au, the shed is a self-contained dwelling; refer to Attachment 2 for more information. If it is used for a dwelling, planning approval is required. You can include it in this application or apply for it separately in another application.

*Note: There are some restrictions on the secondary residence (ancillary) sizes in the Rural Living Zone as it must be below 60 sqm and share existing services with the main residence.*

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





## CIRCULAR HEAD COUNCIL

you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 6** 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.

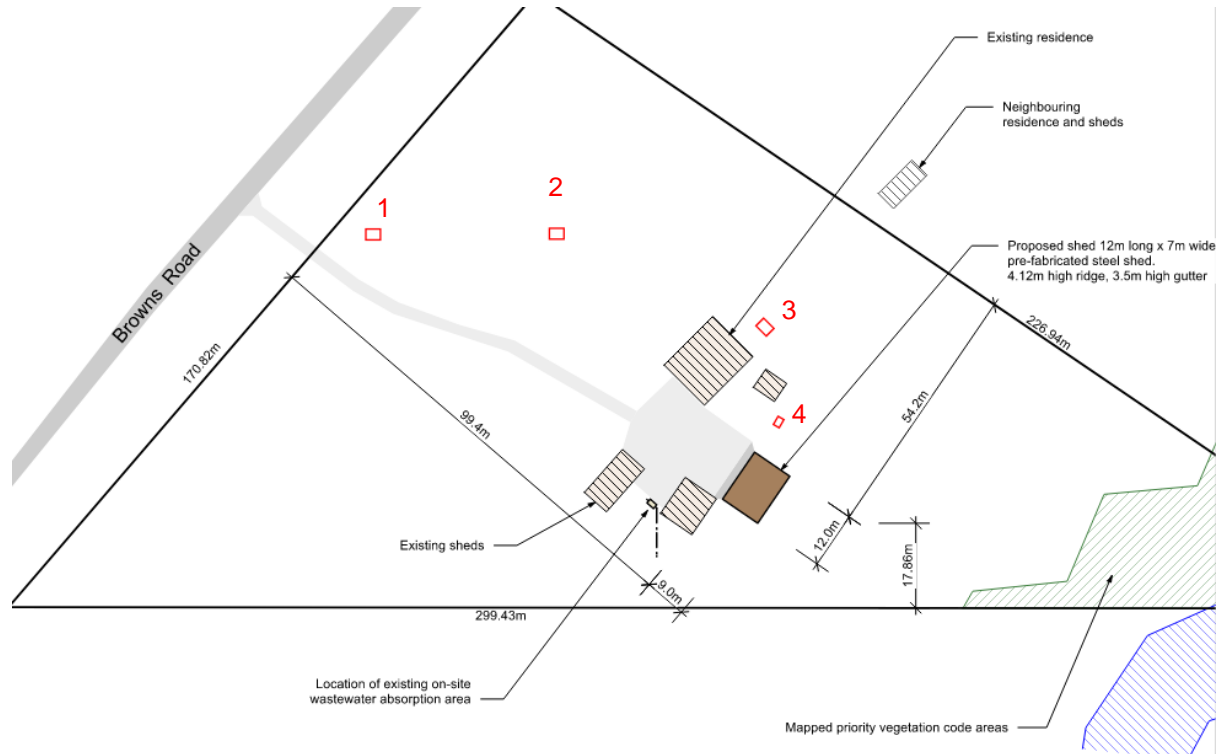
If you wish to discuss this request or any items contained within it, please contact me on 6452 4885.

Yours sincerely

**Dang Minh Duc Van**  
**TOWN PLANNER**

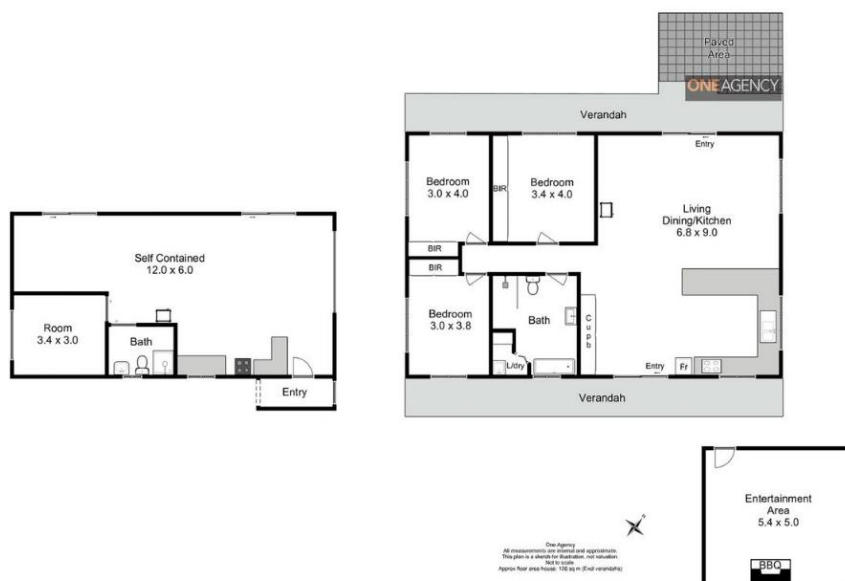


**ATTACHEMENT 1. IDENTIFIED OUTSTANDING BUILDINGS MUST BE SHOWN ON THE SUBMITTED PLAN**





## ATTACHMENT 2. THE EXISTING SOUTHWEST SHED



Source: <https://www.realestate.com.au/sold/property-house-tas-smithton-140293919>

**Circular Head Council**

**PO Box 348**

**SMITHTON TAS 7330**

20 February 2024

To whom it may concern,

I, Samatha Collins, being applicant for the development application for a proposed shed at the property of 109 Browns Road, Scotchtown, would like to confirm that the existing self contained unit on the property will be not be used as a dwelling. It will be decommissioned by removing the kitchen.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'SC' with a large flourish extending to the right.

Samatha Collins

0422 448 409

# 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

## SMITHTON OFFICE

5 Brittons Road  
P O Box 219  
Smithton Tas 7330  
Telephone 0427 528 326

27 February 2024

Circular Head Council  
33 Goldie Street  
Smithton TAS 7330

### **Response to additional information request**

**DA 2023 / 00139 - OUTBUILDING (SHED) - 109 BROWNS ROAD, SCOTCHTOWN**

*2 page letter*

Attn: Dang Minh Duc Van

Dear Dang

On behalf of the property owners, thank you for the additional information request letter dated 18 December 2023 and please consider the following reply.

#### Request 1

Please confirm the proposed shed size and update the Drawing Sheets accordingly on whether it is 12m long by 7m wide or 12m long by 9m wide.

#### Response to point 1

*The shed is 12m x 9m, there was an error on the leader note. This has been corrected.*

#### Request 2

Please provide a revised site plan showing all buildings that exist on the property and a written statement on the use of those buildings. The site inspection on 13 December 2023 identified four buildings not included in the submitted site plan; refer to Attachment 1 for more information.

#### Response to point 2

*Site plan has been updated noting the use of buildings on site.*

#### Request 3

Please provide a written statement on the use of the existing southwest shed. From the property advertisement on realestate.com.au, the shed is a self-contained dwelling; refer to Attachment 2 for more information.

If it is used for a dwelling, planning approval is required. You can include it in this application or apply for it separately in another application.

#### Response to point 3

*The owner has not and does not intend to use the self contained dwelling for that use. This was installed by previous owners. They will decommission the kitchen as per a signed statement attached.*



# 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

## SMITHTON OFFICE

5 Brittons Road  
P O Box 219  
Smithton Tas 7330  
Telephone 0427 528 326

Please consider these points when conducting your assessment. If you require any further clarification, please do not hesitate to contact me.

Yours sincerely,

Rodney Franks

### **Attachments:**

- Signed declaration form by owner
- Revised site plan

*Proposed shed  
P R Reid & S J Collins  
109 Browns Road, Scotchtown*

Drawing Schedule

Drawing Number	Revision	Drawing Description	Issue
			For approval
23206-01	A	Drawing schedule	20/2/24
23206-02	A	General notes	20/2/24
23206-03	A	NCC compliance notes	20/2/24
23206-04	A	Site location plan	20/2/24
23206-05	A	Enlarged site plan	20/2/24
23206-06	A	Drainage plan	20/2/24

6 sheets

Project Information	
Property ID	7666964
Title Reference No	41482/6
Area	1.925 ha
Site Coverage	455m <sup>2</sup> (2%)
Soil Classification	Assumed 'M'
Wind Classification	Assumed 'N3'
Planning Scheme Zoning	Rural Living Zone A
Climate Zone	7
Building class	10a
Bushfire (BAL) Rating	N/A (non-habitable building >6m to dwelling)
Corrosion Environment	N/A

Other Documents Schedule	
Shed Supplier	Smithon Metalworx
Site Hazards	Nil Observed
Energy Efficiency Form 55	-
Site Classification	-
Structural Form 55	-
Wastewater Report	-
Title	Supplied
Geo-tech Report	-
Bushfire (BAL) Assessment	-

Building Floor Areas

Proposed shed floor area      108m<sup>2</sup>

Drawing Schedule & Project Information

Proposed shed  
P R Reid & S J Collins  
109 Browns Road  
Scotchtown

Rev 'A'  
Shed uses added  
20/2/24

**ABEL DRAFTING SERVICES** PTY. LTD.  
33 GOLDIE STREET WYNYARD TAS. 7325  
5 BRITTON ROAD SMITHTON TAS. 7330  
ABN 78 009 572 749  
CC 1070 Ian Ray

PH. (03) 6442 3411  
PH. 0427 528 326



DRAWN  
**R. Franks**

PROJECT NUMBER  
**23206**

PLOT DATE: 20 February 2024  
PROJECT START DATE: 4 December 2023

COPYRIGHT.  
©

1 A/6

General Notes

- 1. It is the builders responsibility to verify all title boundaries, 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 (excluding wire) to be no greater than 125 mm.
- 7. Stairs to NCC 11.2, to have min. going/rise 240/115 & max. going/rise of 355/190, 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 NCC 10.2, AS3740 & AS4858
- 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 NCC part 3.
- 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 where applicable. 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 3.2
- 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.

PLUMBING NOTES continued.

- 9. 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.
- 10. Cold water: From meter to house use 25mm class 12 polyethylene. Inside house use 20mm Rehau class 'B' or PB with 12mm class 'B' Rehau or PB branch lines.
- 11. 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.
- 12. Legend of outlet diameters:  
Trough - 50mm Sink - 50mm  
Bath - 40mm Basin - 40mm Shower - 50mm
- 13. Taps, fittings & hot water unit refer to owners requirements.
- 14. 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.
- 15. 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.
- 16. 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 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

Proposed shed  
P R Reid & S J Collins  
109 Browns Road  
Scotchtown

Rev 'A'  
Shed uses added  
20/2/24

**ABEL DRAFTING SERVICES** PTY. LTD.  
33 GOLDIE STREET WYNYARD TAS. 7325  
5 BRITTON ROAD SMITHTON TAS. 7330  
ABN 78 009 572 749  
CC 1070 Ian Ray

PH. (03) 6442 3411  
PH. 0427 528 326

DRAWN  
**R. Franks**

PROJECT NUMBER  
**23206**

2 A/6

PLOT DATE: 20 February 2024

COPYRIGHT.  
©

PROJECT  
START DATE: 4 December 2023

National Construction Code (NCC) Compliance Notes

1. GENERAL

All other matters not specifically mentioned are to comply with the NCC.
2. STRUCTURE

Generally in accordance with NCC part 2
3. SITE PREPARATION

Generally in accordance with NCC part 3  
Earthworks in accordance with NCC3.2  
A site cut using an un-retained embankment must be within the allotment; and not within the zone of influence of any existing structure on the property, or the allotment boundary as defined in NCC3.2.1, typically at 1:1 for firm clay soils (class M-E) or 1:2 for sand (class A).  
Fill, using an un-retained embankment must be placed within the allotment; and be placed at a gradient as per NCC3.2.1, typically at 1:2 for firm clay soils (class M-E) and sand (class A).; and be placed and mechanically compacted in layers not more than 150 mm; and be not more than 2 m in height from the natural ground level at any point; and where used to support footings or slabs, be placed and compacted in accordance with Part 4.2; and have surface water diverted away from any existing structure on the property or adjoining allotment in accordance with 3.3.3.  
Drainage in accordance with NCC 3.3  
Surface water drainage in accordance with NCC3.3.3  
Site to fall away from building at 50mm over the first 1,  
Finished slab on ground heights to be min. 150mm above finished ground u.n.o.  
Height may be reduced to 50mm where impermeable areas slope away from the building at 50mm over 1m.
4. FOOTINGS AND SLABS

Generally in accordance with NCC part 4  
Excavation for footings in accordance with NCC4.2.3  
Excavation for footings, including thickenings for slabs and pads must be clean cut with vertical sides, wherever possible. The base of the excavation must be-  
for flat sites, generally level but may slope not more than 1:40 to allow excavations to drain; and for sloping sites at an angle of not more than 1:10; and for stepped footings in accordance with NCC4.2.7.  
Footing excavations must be free of loose earth, tree roots, mud or debris. Topsoil containing grass roots must be removed from the site of the foundation. Excavation depths and soil cuts must comply with NCC3.2. On loose sand sites or sites subject to wind or water erosion, the depth below finished ground level to the bottom of footings must be not less than 300 mm.  
Filling under concrete slabs in accordance with NCC4.2.4  
Sand used in controlled fill or rolled fill must not contain any gravel size material and achieve a blow count of 7 or more per 300 mm using the test method described in AS 1289.6.3.3. Clay used in controlled fill or rolled fill must be moist during compaction.  
Sand fill up to 800 mm deep – well compacted in layers not more than 300 mm deep by vibrating plate or vibrating roller.  
Clay fill up to 400 mm deep – well compacted in layers of not more than 150 mm by a mechanical roller.  
A level layer of clean quarry sand must be placed on top of the fill, with a depth of not less than 20 mm. Nominally 50mm layer.  
Vapour barriers in accordance with NCC4.2.8 & AS2870  
0.2mm nominal thickness polyethylene film, medium impact resistance.  
Lap not less than 200mm at all joints. Tape/seal as per NCC 4.2.8  
Concrete in accordance with NCC4.2.10 & AS3600  
Must achieve min. 20MPa at 28 days, max. 20mm aggregate & nominal 100mm slump.  
Steel reinforcement in accordance with NCC4.2.11 & AS2870
5. MASONRY

Generally in accordance with NCC part 5  
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 NCC5.6.4, not to be raked in saline or heavy industrial environments.  
Wall ties in accordance with NCC5.6.5 & AS2699.1  
Lintels in accordance with NCC5.6.7  
Typically 90x6EA for spans up to 2650 for brick veneer only u.n.o  
Articulation joints in accordance with NCC 5.6.8  
Articulation joints to be at not more than 5m centres, and not more than 4.5m from all corners, and not more than 1.2m from openings greater than 900x900mm.  
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 as per NCC part 5.

6. FRAMING

Generally in accordance with NCC part 6
7. ROOF AND WALL CLADDING

Generally in accordance with NCC part 7  
Corrosion Protection and compatibility requirements for roofing in accordance with NCC7.2.2  
Environments typically as follows-  
Low >1km from sheltered bays  
Medium >1km from breaking surf, >50m from sheltered bays  
High >200m from breaking surf, <50m from sheltered bays  
Very High 100-200m from breaking surf  
Very High within 100m of breaking surf  
  
For ‘Very High’ environments; where Colorbond roofing/walling products are used, Typically Colorbond Ultra used within 100-200m from breaking surf, Superdura Stainless within 100m from braking surf.  
Fixings in accordance with NCC7.2  
  
Flashings and cappings in accordance with NCC7.2.7.  
Water discharge in accordance with NCC7.2.8  
Sheets must overhang the fascia, or end batten where there is no fascia, by not less than 50 mm.  
Gutters and downpipes in accordance with NCC7.4  
Timber and composite wall cladding in accordance with NCC7.5  
Fibre cement weatherboards compliant with AS/NZS2908.2 or ISO8336. Lapped min, 25mm. Fixed at each stud; 1 fixing for boards <130mm wide, 2 fixings for boards >130mm wide. Fixings at 100mm centres.  
Fibre cement sheet wall cladding compliant with AS/NZS2908.2 or ISO8336. Hardboard sheet wall cladding compliant with AS/NZS 1859.4 for exterior grade. Structural plywood wall cladding compliant with AS/NZS 2269.0. Fixings as per NCC7.5.4  
Clearance between cladding and ground in accordance with NCC7.5.7  
50 mm above impermeable (paved or concreted) areas that slope away from the building in accordance with NCC3.3.3(a) or 150 mm in any other case.
8. GLAZING

Generally in accordance with NCC part 8, AS1288 & AS1170.1.
9. FIRE SAFETY

Generally to be in accordance with NCC Part 9.  
An external wall required to be fire-resisting (including gable ends and any openings) constructed within 900mm of boundary must commence at the footings/ground slab and to extend to underside of non combustible roofing/eaves and are to be constructed of a masonry skin 90mm thick or with an FRL of 60/60/60.  
Sarking to have a flammability index less than 5.  
Roof lights/windows not to be placed closer than 900mm from boundary.  
Smoke alarm installation to be in accordance with NCC 9.5. Locations indicated on reflected ceiling 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. 9.5.1
10. HEALTH AND AMENITY

Generally in accordance with NCC part 10.  
Wet areas in accordance with NCC10.2  
Refer details in drawing set.  
  
Room heights to be in accordance with NCC 10.3 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 10.8.  
  
Flow rate and discharge of exhaust systems to comply with NCC 10.8.2  
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 10.8.3  
Typically as follows;  
Roof pitch                           Ventilation openings  
< 10°                               25,000 mm2/m provided at each of two opposing ends  
≥ 10° and < 15°               25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level  
≥ 15° and < 75°               7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level,  
  plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling (cont...)

- Note:

Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.  
High level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.
11. SAFE MOVEMENT AND ACCESS

Generally in accordance with NCC part 11  
Stairs to be generally in accordance with NCC 11.2  
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 ede of the nosings.  
Riser - min. 115mm, max. 190mm.  
Tread - min. 240mm, max. 355mm.  
Balustrade/handrail generally in accordance with NCC 11.3  
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 11.2.3 - Slope gradient shall not exceed 1:8 and have a non-slip surface.
12. ANCILLARY PROVISIONS

Generally in accordance with NCC part 12  
Fixing of decks and balconies to external walls in accordance with NCC12.3.2  
Typically not to be fixed to external walls unless compliance can be achieved with a wailing plate. Refer drawings/sections in drawing set.  
Decks and balconies shall be braced in accordance with NCC12.3.4  
Heating appliances generally to be in compliance with NCC 12.4 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 12.4.3  
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 H7D4 and AS 3959.
13. ENERGY EFFICIENCY

Generally to be in accordance with NCC part 13  
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to alpine areas).  
Building fabric in accordance with NCC 13.2, insulation to comply with AS/NZS4859.1  
Exhasut fans in accordance with NCC13.4.5, must be fitted with a sealing device such as a self-closing damper, filter or the like.  
BUILDING MEMBRANE/WRAP  
Use only vapour permeable membranes tested to AS/NZS 4200.1:1994 with minimum specifications;  
Duty - light for walls, meduim/heavy for roofs. Vapour barrier - low. Water barrier class - High.  
Emittance - Non-reflective. Flammability index - Low (less than 5).
14. SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC H7D2. and AS 1926.1, AS1926.2 & AS1926.3
15. SHEDULE 9 TASMANIA

In Tasmania, Section 13 is replaced with BCA 2019 Part 3.12.  
TAS Part H6 Energy efficiency, in Tasmania, Part H6 is replaced with BCA 2019 Amendment 1 Part 2.6. 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".

NCC Compliance Notes

Proposed shed  
P R Reid & S J Collins  
109 Browns Road  
Scotchtown

Rev 'A'  
Shed uses added  
20/2/24

ABEL DRAFTING SERVICES

33 GOLDIE STREET WYNYARD TAS. 7325  
5 BRITTON ROAD SMITHTON TAS. 7330  
ABN 78 009 572 749  
CC 1070 Ian Ray

PH. (03) 6442 3411  
PH. 0427 528 326

PT.  
LTD.

DRAWN  
R. Franks

PROJECT NUMBER  
23206

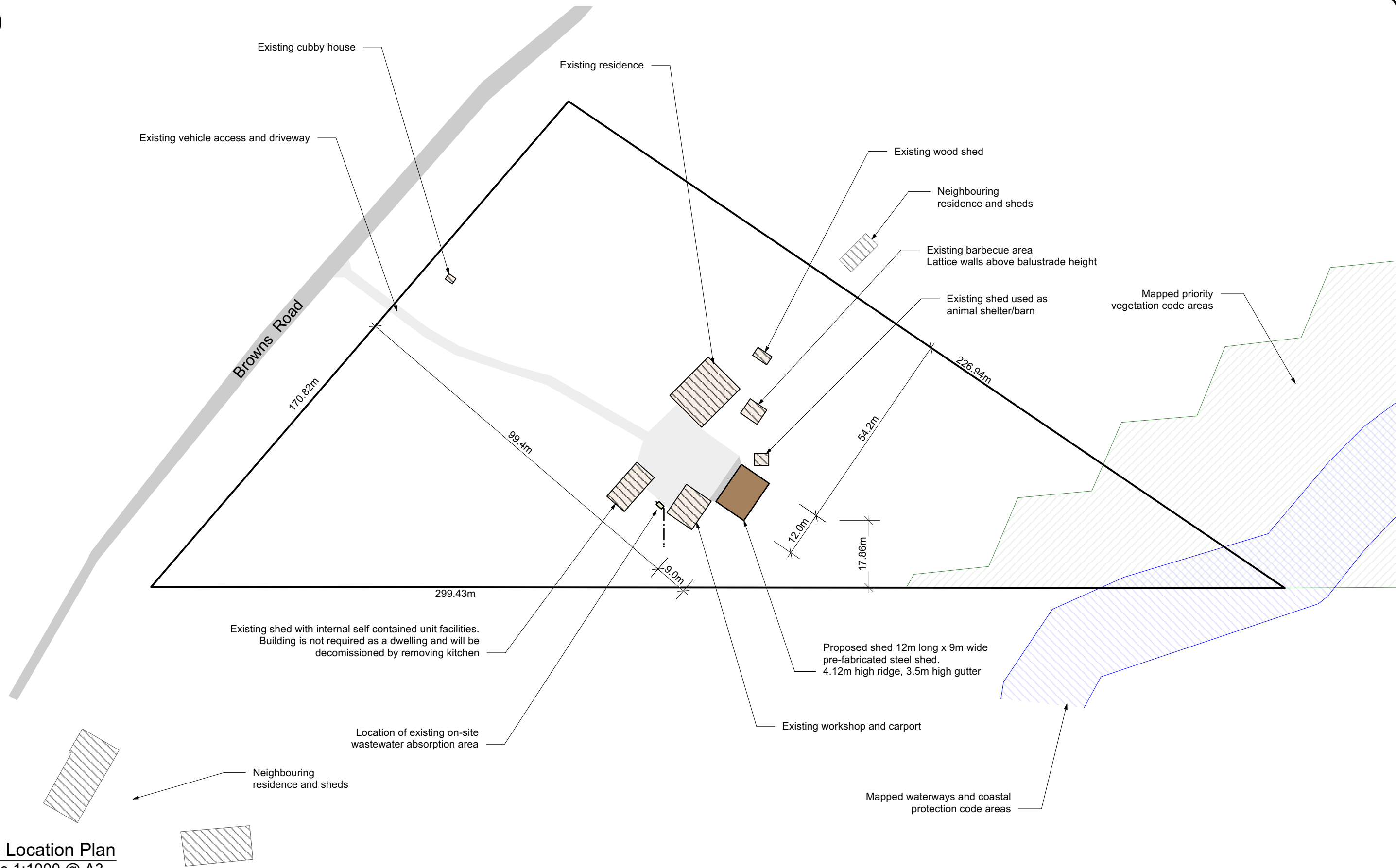
3 A/6

PLOT DATE: 20 February 2024

COPYRIGHT.  
©

START DATE: 4 December 2023





Site Location Plan  
Scale 1:1000 @ A3

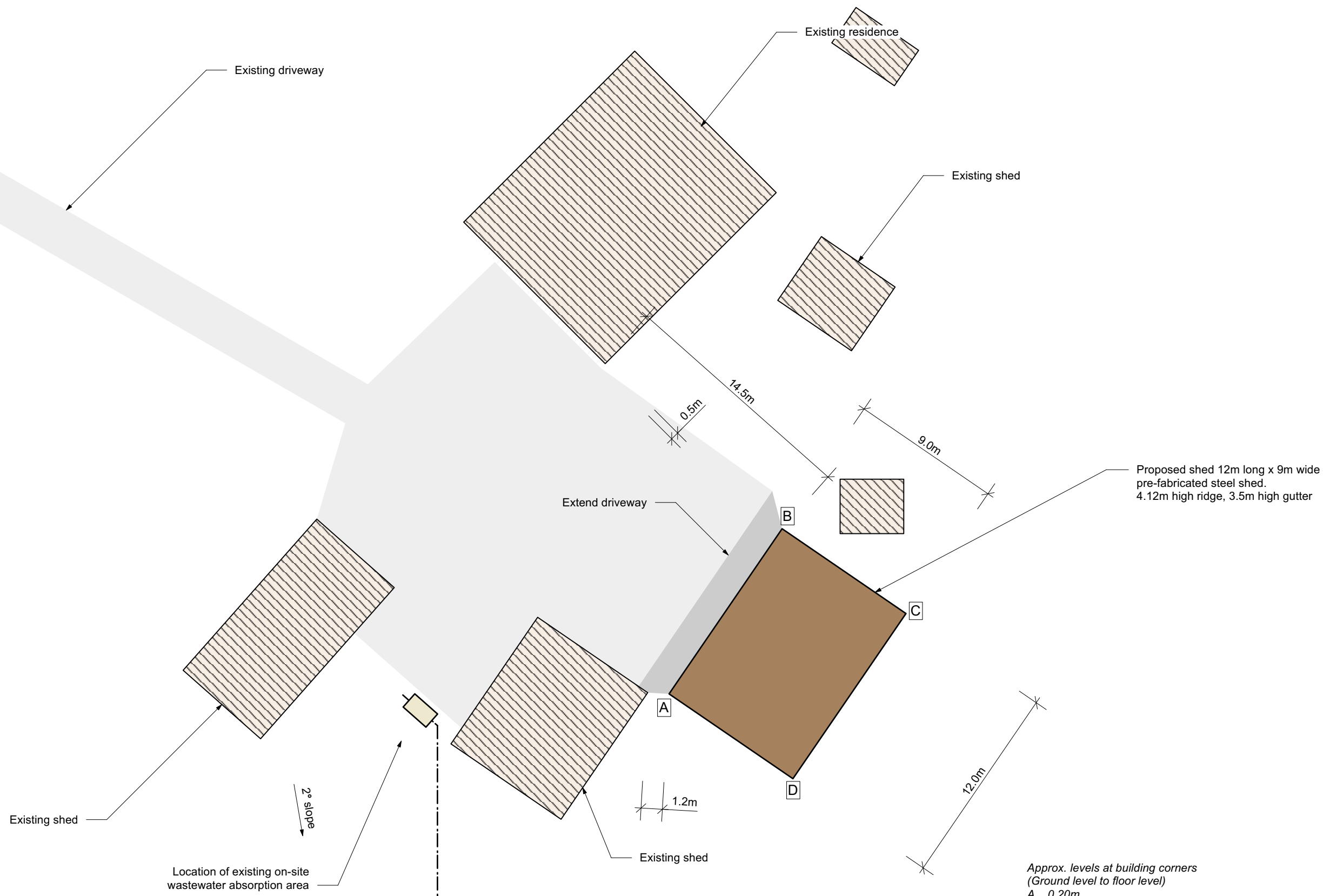
Site Location Plan

Proposed shed  
P R Reid & S J Collins  
109 Browns Road  
Scotchtown

Rev 'A'  
Shed uses added  
20/2/24

<b>ABEL DRAFTING SERVICES</b> PTY. LTD.		
33 GOLDIE STREET WYNYARD TAS. 7325 5 BRITTON ROAD SMITHTON TAS. 7330 ABN 78 009 572 749 CC 1070 Ian Ray		
PH. (03) 6442 3411 PH. 0427 528 326		
DRAWN <b>R. Franks</b>		
PROJECT START DATE: 4 December 2023		
PLOT DATE: 20 February 2024 COPYRIGHT. ©		
PROJECT NUMBER <b>23206</b>		
4 A/6		






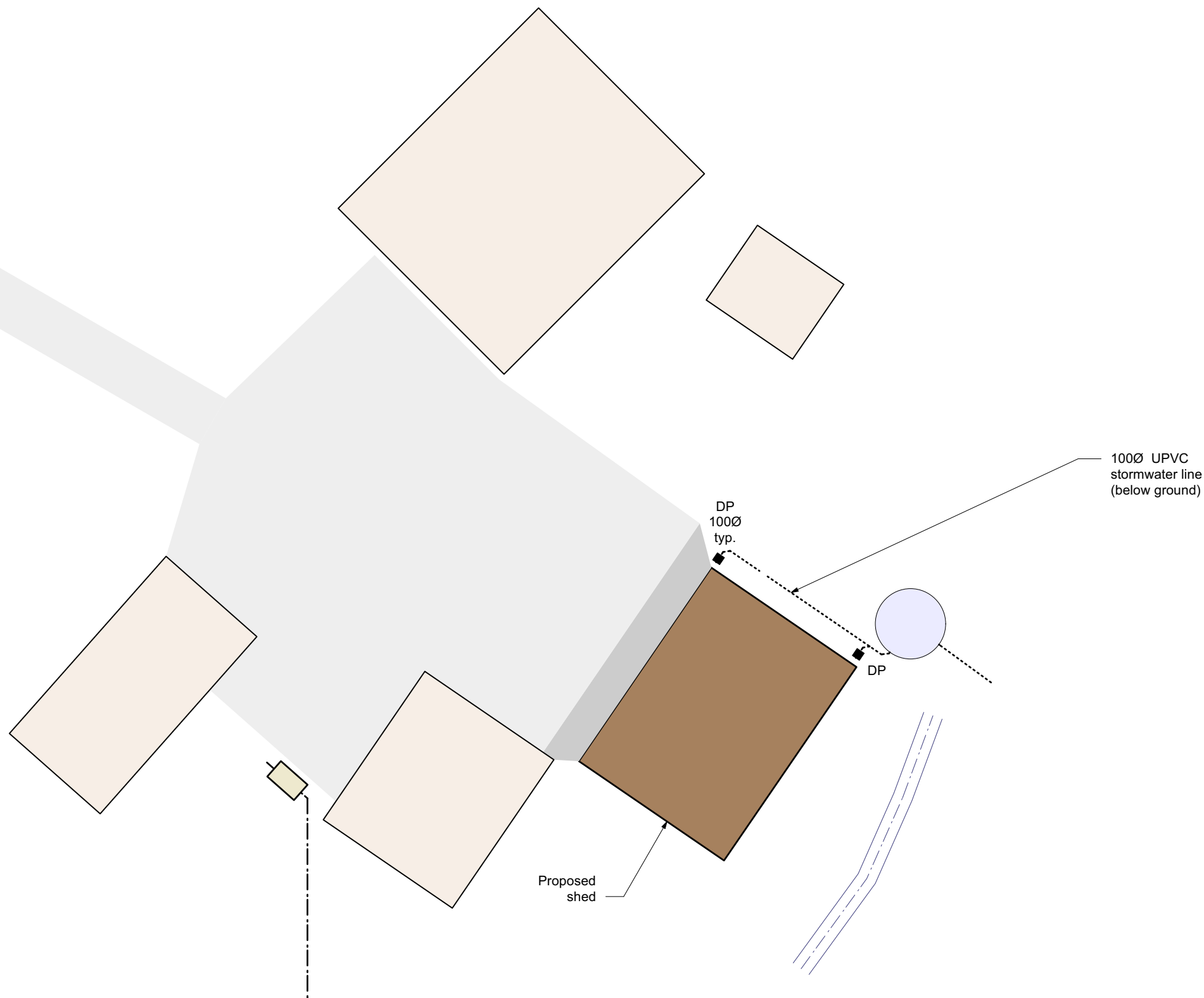
Enlarged Site Plan  
Scale 1:250 @ A3

Enlarged Site Plan

Proposed shed  
P R Reid & S J Collins  
109 Browns Road  
Scotchtown

Rev 'A'  
Shed uses added  
20/2/24

<b>ABEL DRAFTING SERVICES</b> PTY. LTD.		
33 GOLDIE STREET WYNYARD TAS. 7325 5 BRITTON ROAD SMITHTON TAS. 7330 ABN 78 009 572 749 CC 1070 Ian Ray		
PH. (03) 6442 3411 PH. 0427 528 326		DRAWN <b>R. Franks</b> PROJECT NUMBER <b>23206</b>
PLOT DATE: 20 February 2024 PROJECT START DATE: 4 December 2023		
COPYRIGHT. ©		5 A/6




Drainage Plan  
Scale 1:250 @ A3

Drainage Plan

Proposed shed  
P R Reid & S J Collins  
109 Browns Road  
Scotchtown

Rev 'A'  
Shed uses added  
20/2/24

<b>ABEL DRAFTING SERVICES</b> PTY. LTD.		
33 GOLDIE STREET WYNYARD TAS. 7325 PH. (03) 6442 3411 5 BRITTON ROAD SMITHTON TAS. 7330 PH. 0427 528 326 ABN 78 009 572 749 CC 1070 Ian Ray		
DRAWN <b>R. Franks</b>		PROJECT NUMBER <b>23206</b>
PLOT DATE: 20 February 2024 COPYRIGHT. © PROJECT START DATE: 4 December 2023		
6		A/6