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_Bd8I.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 2026/077
Location	35 Massey Street, Smithton
Applicant/Owner	J Poke / J & N T Poke
Use Class	Residential
Proposal	Outbuilding (Shed & Carport) and associated demolition

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 be received by 5.00pm **18/11/2026**.

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

6230894

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: **21/09/2026** Application No: **DA 2026/077** PID: **6230894**

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

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	35 Massey Street, Smithton				
				Postcode:	7330
	Lot No:	1	Certificate of Title No:	220165	

Description	Includes:	
Proposed shed & demolition of existing sheds	☐	New Use/Change of use
	☐	Subdivision
	☒	New Buildings
	☐	Alterations
	☒	Demolition

Value of work (Inc GST)	$ 100,000	☐ Contract Price	☒ 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): Jessica Poke

Address: 35 Massey Street, Smithton

Postcode: 7330

Email: Phone: Mobile:

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

Owner(s): Nathan & Jessica Poke

Address: as above

Postcode:

Email: pokej188@gmail.com Phone: Mobile: 0432 565 508

☐ 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: 13/8/26

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:	Abel Design Tas Pty Ltd	Category:	Low rise
Address:	5 Brittons Road, Smithton		
		Postcode:	7330
Email:	rodney@abeldesign.com.au	Phone:	Mobile: 0427 528 326
Accreditation No:	832965057		

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*
☐	Full copy of the current Certificate of Title including plan and any schedule of easements	
☐	A full description of the proposed use or development and	
☐	A description of how the proposed use or development will operate	
☐	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

	Detail plans and planning report	Abel Design Tas

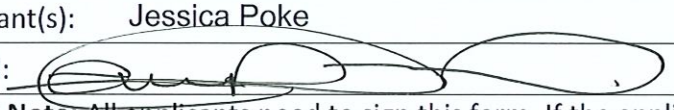
Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for 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): Jessica Poke

Signed:  Date: 13/8/26

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 or at the Council office.

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

LETTER OF APPOINTMENT

PROJECT DETAILS	
Title Owner/s Name/s	Nathan & Jessica Poke
Title Owner/s Contact Details	**Address:** 35 Massey Street, SMITHTON TAS 7330
	Phone: 0432 565 508
	E-Mail: pokejt88@gmail.com
Project Address:	**Address:** 35 Massey Street, SMITHTON TAS 7330
	PID: 6230894
	Volume: 220165
	Folio: 1
Council	Circular Head Council
Project Description:	Proposed shed and demolition of existing sheds
Contact Name and Phone Number:	Rodney Franks Abel Design Tas Pty Ltd P.O.Box 219 SMITHTON TAS 7330 **Phone:** 0427 528 326 **E-Mail:** rodney@abeldesign.com.au

I/We confirm/consent that Rodney Franks of Abel Design Tas Pty Ltd (0427 528 326 rodney@abeldesign.com.au) has authority to submit application and receive a copy of correspondence on our behalf for the abovementioned application

Owners Signature: _____

Date: 13/8/26.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
220165	1
EDITION	DATE OF ISSUE
8	07-Oct-2022

SEARCH DATE : 30-July-2026
SEARCH TIME : 03.52 pm

DESCRIPTION OF LAND

Town of SMITHTON
Lot 1 on Plan 220165
Derivation : Part of 100 Acres Gtd to J H Gray
Prior CT 2720/44

SCHEDULE 1

M982852 TRANSFER to NATHAN TIMOTHY POKE and JESSICA TEMPLETON
Registered 07-Oct-2022 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E318645 MORTGAGE to Commonwealth Bank of Australia
Registered 07-Oct-2022 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED OFFICE
CONVENIENCE

Cert.of Title Vol.451 Fol.111

CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2720 44

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

DESCRIPTION OF LAND

TOWN OF SMITHTON
ONE ROOD THIRTY TWO PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

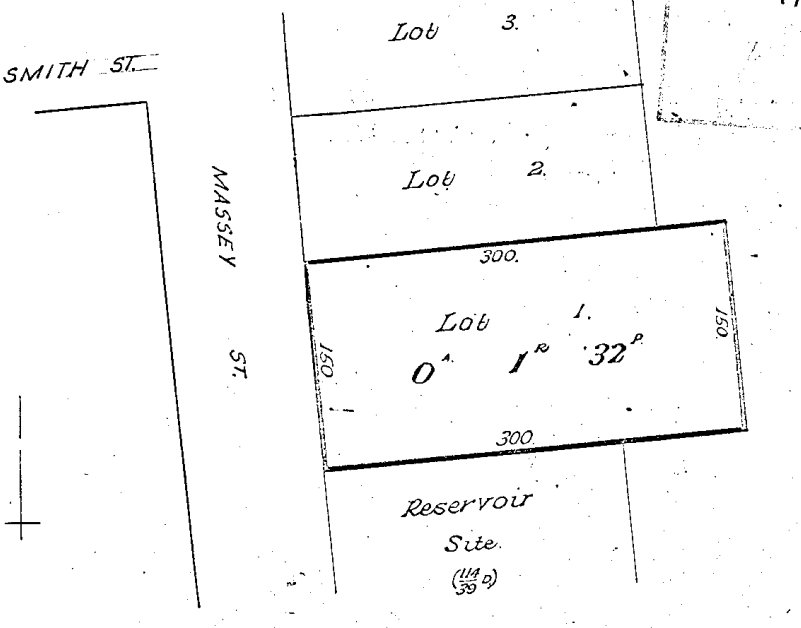
FRANK ERNEST JAEGER of Smithton, Cabinet Maker

SECOND SCHEDULE (continued overleaf)

No.A230712 MORTGAGE to Director of War Service Homes
Registered 6th October, 1965 at Noon
(Sgd.) A.IMLACH, Recorder of Titles.

DISCHARGED A544265
23.11.1976(Noon)
Recorder of Titles

CANCELLED
17 JAN 1995



REGISTERED NUMBER 220165

NOTE.—EI URE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

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

Part of 100acs. Gtd.to J.H.Gray Meas.in links 144/1D.
FIRST Edition. Registered
1970
Derived from C.T.Vol.451 Fol.111 Transfer 127408 R.M.Clark

Rodney Franks

From: Colin Tucker <c.tucker@bassstraitairlines.com.au>
Sent: Thursday, 13 August 2026 5:01 PM
To: Rodney Franks
Subject: Re: Proposed shed N&J Poke 35 Massey Street Smithton

No dramas Rodney.

This is fine.

Thanks,
Col

From: Rodney Franks <rodney@abeldesign.com.au>
Sent: Thursday, 13 August 2026 11:18 AM
To: c.tucker@southernairlines.com.au <c.tucker@southernairlines.com.au>
Subject: Proposed shed N&J Poke 35 Massey Street Smithton

External Email Warning: *This email was sent from someone outside Southern Airlines.*
Do not click links, follow requests or open attachments unless you recognise the sender and know the content or request is safe and trusted.

Hi Colin

I am doing a planning application for a proposed shed at Massey Street in Smithton. As it is within the airport obstacle limitation area we require consent from airport operator.
The shed is 5.0m high to ridge and it will be lower in height than the residence on the property. There is also a water reservoir and telecommunication tower in the area much higher.
So this shed will not present a problem to the airport.
Would you please be able to take a moment to reply email that you do not have an objection to the shed.

Regards
Rodney Franks
Abel Design Tas Pty Ltd
5 Brittons Road, Smithton
33 Goldie Street, Wynyard

abel
design + drafting
Mob. 0427 528 326
rodney@abeldesign.com.au

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

DEMONSTRATION OF PLANNING COMPLIANCE

Project No: **26121**
Date: **18/9/26**
Client: **NT & J Poke**
Address: **35 Massey Street, Smithton**
Project: **Proposed shed and demolition of existing sheds**

Property ID: **6230894**
Title: **220165/1**
Land Zoning: **8.0 General Residential Zone**

PROJECT DESCRIPTION

A full description of the proposed development is to provide a new prefabricated steel shed and carport for storage of vehicle and equipment associated with the residential use of the property. There are two existing sheds that are to be removed

8.0 General Residential Zone
8.1 Zone Purpose
The proposed shed meets the zone purpose of residential use that accommodates a range of dwelling types.

8.2 Use table
The proposal of a shed subservient to a single dwelling is within the no permit required class.

8.3 Use standards
8.3.1 Discretionary uses Not applicable
8.3.2 Visitor accommodation Not applicable

8.4 Development standards for dwellings
8.4.1 Residential density for multiple dwellings Not applicable

8.4.2. Setbacks and building envelope for all dwellings
A1 & A2 – Shed location meets the required frontage boundary setback.

P3 – Shed location is closer to the side boundary than 1.5m and longer than 9m in length and also protrudes slightly beyond the building envelope.
The neighbouring property to the South is Taswater Massey Street reservoirs, therefore there is no residential development on this land and no shading of habitable rooms.
The properties to the North and East are examples of sheds directly on side boundaries.

8.4.3. Site coverage and private open space for all dwellings
A1 – a) Site coverage is less than 50% (411 / 1821m² = 23%).
A2 - There is sufficient private open space for the dwelling remaining on the property.

8.4.4. Sunlight to private open space of multiple dwellings Not applicable

8.4.5. Width of openings for garages and carports for all dwellings
A1 – Shed meets frontage boundary setback requirements.

8.4.6. Privacy for all dwellings
A1, A2 & A3 – The floor level for carport is less than 1m above ground level.

8.4.7. Frontage fences for all dwellings
A1 - The proposal does not include a frontage fence.

8.4.8. Waste storage for multiple dwellings Not applicable

8.5 Development for standards for non-dwellings – Not applicable.

8.6 Development standards for subdivision - Not applicable

Applicable Codes

C2.0 Parking and Sustainable Transport Code
There is sufficient driveway parking for the existing residence with the proposed shed providing additional undercover parking. Driveway is asphalt sealed.

C16.0 Safeguarding of Airports Code
The site is subject to the 52m Airport Obstacle Limitation Area.
A nearby survey point ST9460 is recorded as RL 69.72 (Source: The List website)
Ridge of proposed building is approx. RL 73m.
The shed is lower in height than existing residence and reservoir and telecommunications tower in neighbouring property.

C16.6.1 Buildings and works within an airport obstacle limitation area
P2 – As the proposed shed protrudes into the Airport Obstacle limitation area, which is mapped to be 52m for the site, being at approx. 73m to ridge, consent from the Airport Operator is required and is attached.

Proposed shed

35 Massey Street, Smithton TAS 7330

NT & J Poke

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		18/09/2026
2	General Notes		18/09/2026
3	NCC Compliance Notes		18/09/2026
4	Site Location Plan		18/09/2026
5	Shed Plan & Elevations		18/09/2026
6	Drainage Plan		18/09/2026

Drawing Count:
6

Project Information

Property ID (PID)	6230894
Title Reference No.	Volume 220165 Folio 1
Site Area	1821 m²
Site Coverage	411 m² (23%)
Local Authority	Circular Head Council
Zoning	General residential zone
Building Class	10a
Category of Building Works	3 Building
Category of Plumbing Works	2 Plumbing
Soil Classification	Assumed 'M'
Wind Classification	Assumed 'N3'
Climate Zone	7
Bushfire (BAL) Rating	N/A (Not in bushfire prone area)
Alpine Area	N/A
Corrosion Environment	Low
Site Hazards	Nil Observed

Other Documents Schedule

Title	Supplied
Shed Engineering & Form 55	Ag-Pro sheds

Floor Area

Existing residence	186m²
Existing sheds to be demolished	134m²
PROPOSED SHED	**180m²**
PROPOSED CARPORT	**45m²**
Total	411m²





abel
design + drafting

REVISION BY:

PROJECT Proposed shed
35 Massey Street, Smithton TAS 7330

CLIENT NT & J Poke

DWG **Project Information**

PROJECT DATE 28/05/2025
SCALE @ A3 (uno)
DRAWN RF
CHECKED AD

PLOT DATE 18/09/2026
PROJECT # 26121
DWG # 1
SHEET 1 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au

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/authority
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 waterprooofed 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, builder to consult surveyor with owners approval.
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 be installed in accordance with the NCC.
7. New connections for both water and sewage, to be carried out by the governing Utility, or the Utilities nominated contractor. The cost to be borne by the Developer.
8. In the event the sewer connection is in a trafficable area, then, an I.O. trafficable box & lid (to AS3996) shall be supplied and installed by the Developer.

Steelwork Notes

1. All workmanship and materials shall be in accordance with as 4100 and except where varied by the contract documents.
2. Unless otherwise noted, all steel shall be in accordance with:
   AS 3679.1 grade 300 for rolled sections.
   AS 1163 grade 350 for rhs sections.
   AS 1163 grade 350 for chs sections.
   AS 3378 grade 350 for all plate.
   AS 3679.1 grade 350 for all flat.
   AS 1397 grade 450 for 1.5, 1.9, 2.4 and 3.0 bmt of cold-formed steel sections.
3. The builder shall prepare workshop drawings and shall submit three copies of each drawing for conditional approval. fabrication shall not commence until this approval has been given.
4. Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
5. Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in as 1554.
6. Unless noted otherwise all bolts shall be 20 dia. commercial grade conforming to as 1111 with a minimum of 2 bolts per connection. high strength (h.s.) bolts shall conform to as 1252 and shall 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.

abel
design + drafting

REVISION	BY:		PLOT DATE 18/09/2026
PROJECT	Proposed shed 35 Massey Street, Smithton TAS 7330		PROJECT # 26121
CLIENT	NT & J Poke	PROJECT DATE 30/07/2026 SCALE @ A3 (uno)	DWG # 2
DWG	**General Notes**	DRAWN RF CHECKED AD	SHEET 2 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au

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 @ 1200crs.
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).

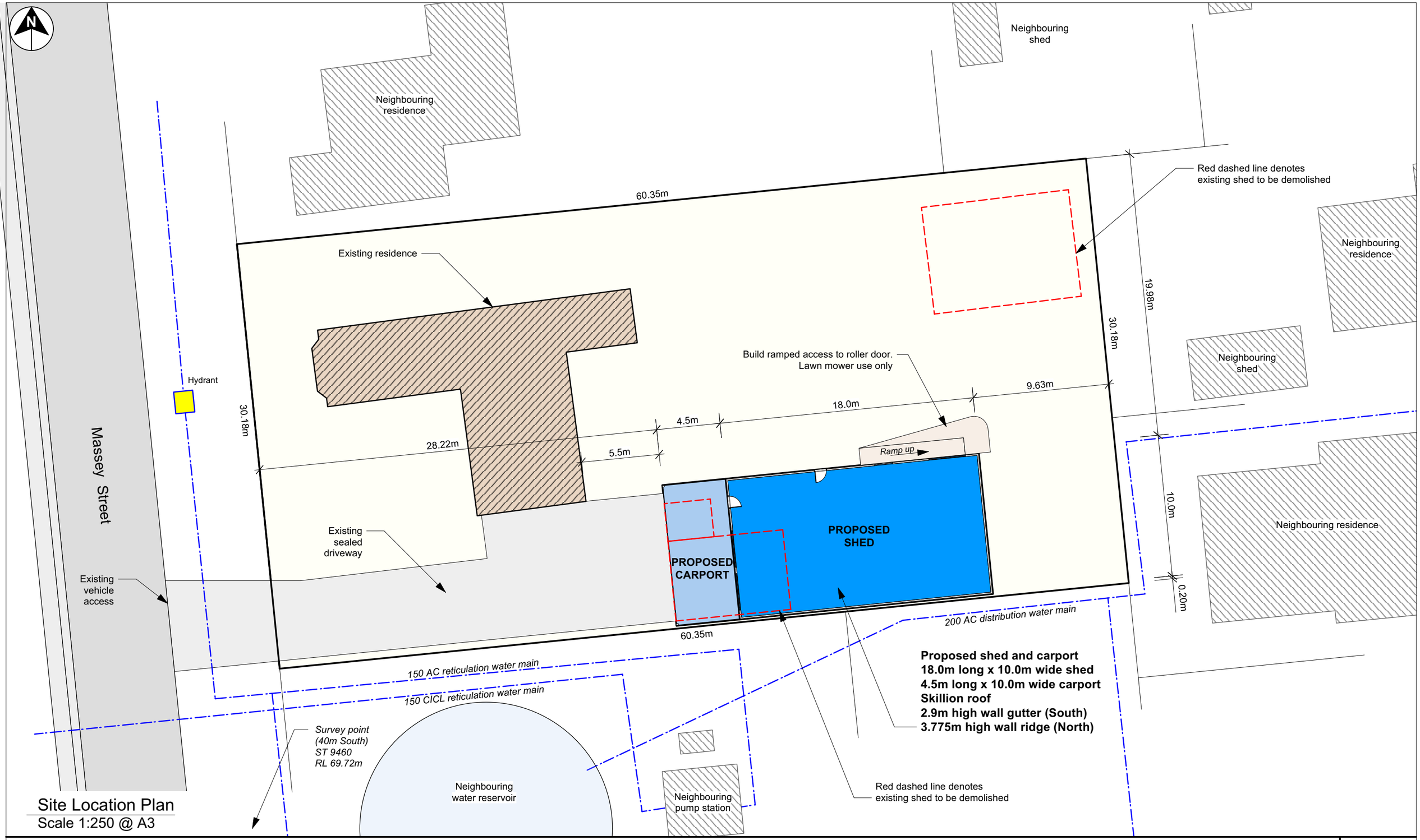
14. SWIMMING POOLS
Generally swimming pools and safety fences to be constructed in accordance with NCC H7D2. and AS 1926.1, AS1926.2 & AS1926.3

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".

abel
design + drafting

REVISION	BY:		PLOT DATE 18/09/2026
PROJECT	Proposed shed 35 Massey Street, Smithton TAS 7330		PROJECT # 26121
CLIENT	NT & J Poke	PROJECT DATE 30/07/2026 SCALE @ A3 (uno)	DWG # 3
DWG	**NCC Compliance Notes**	DRAWN RF CHECKED AD	SHEET 3 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au



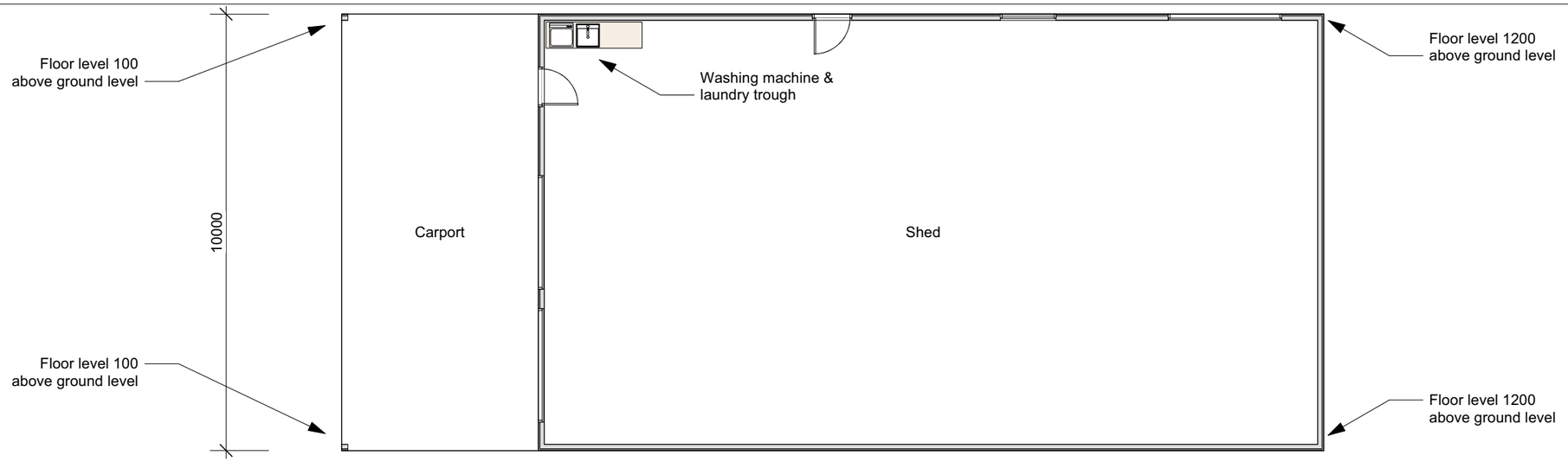
Site Location Plan
Scale 1:250 @ A3

Note: Builder to verify title boundaries on site prior to start works.
Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.

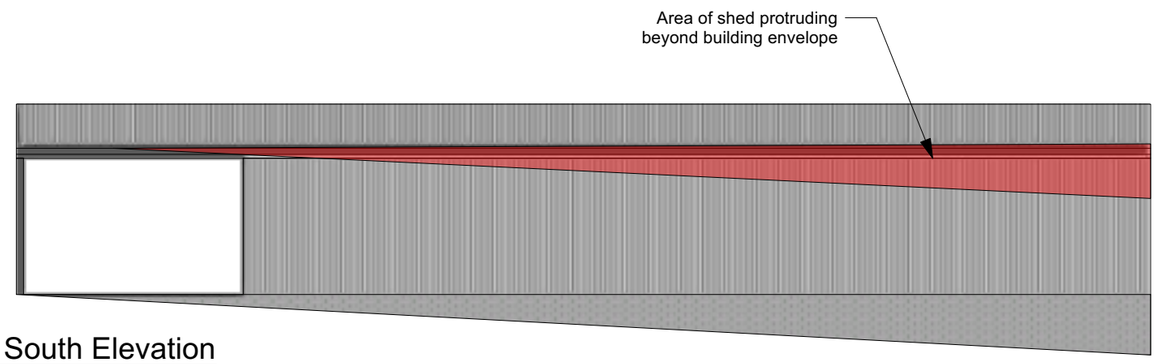
abel design + drafting

REVISION	BY:		PLOT DATE 18/09/2026
PROJECT	Proposed shed 35 Massey Street, Smithton TAS 7330		PROJECT # 26121
CLIENT	NT & J Poke	PROJECT DATE 30/07/2026 SCALE @ A3 (uno) 1:250	DWG # 4
DWG	**Site Location Plan**	DRAWN RF CHECKED AD	SHEET 4 OF 6

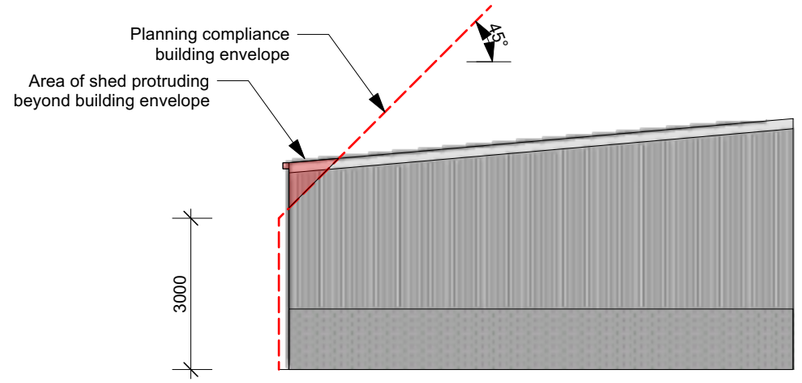
Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au



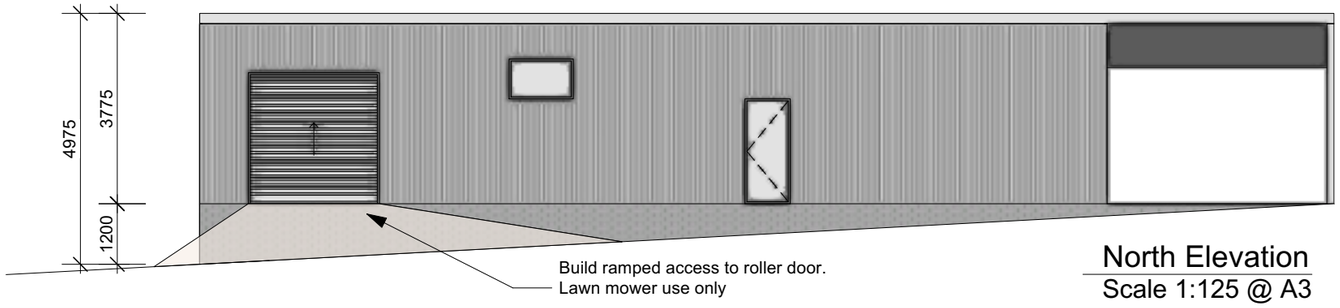
Floor Plan
Scale 1:125 @ A3



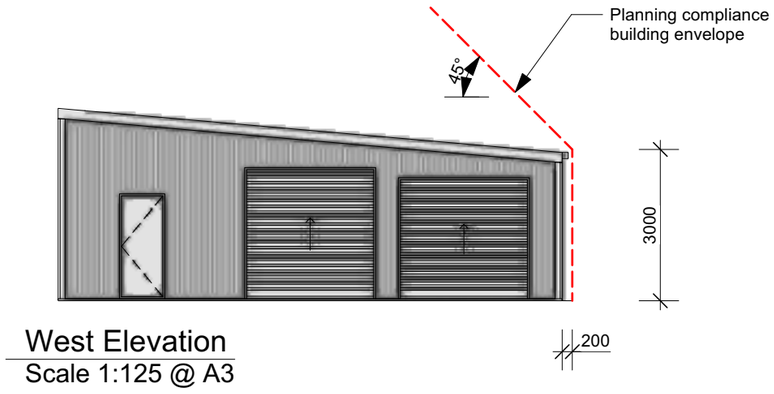
South Elevation
Scale 1:125 @ A3



East Elevation
Scale 1:125 @ A3



North Elevation
Scale 1:125 @ A3



West Elevation
Scale 1:125 @ A3

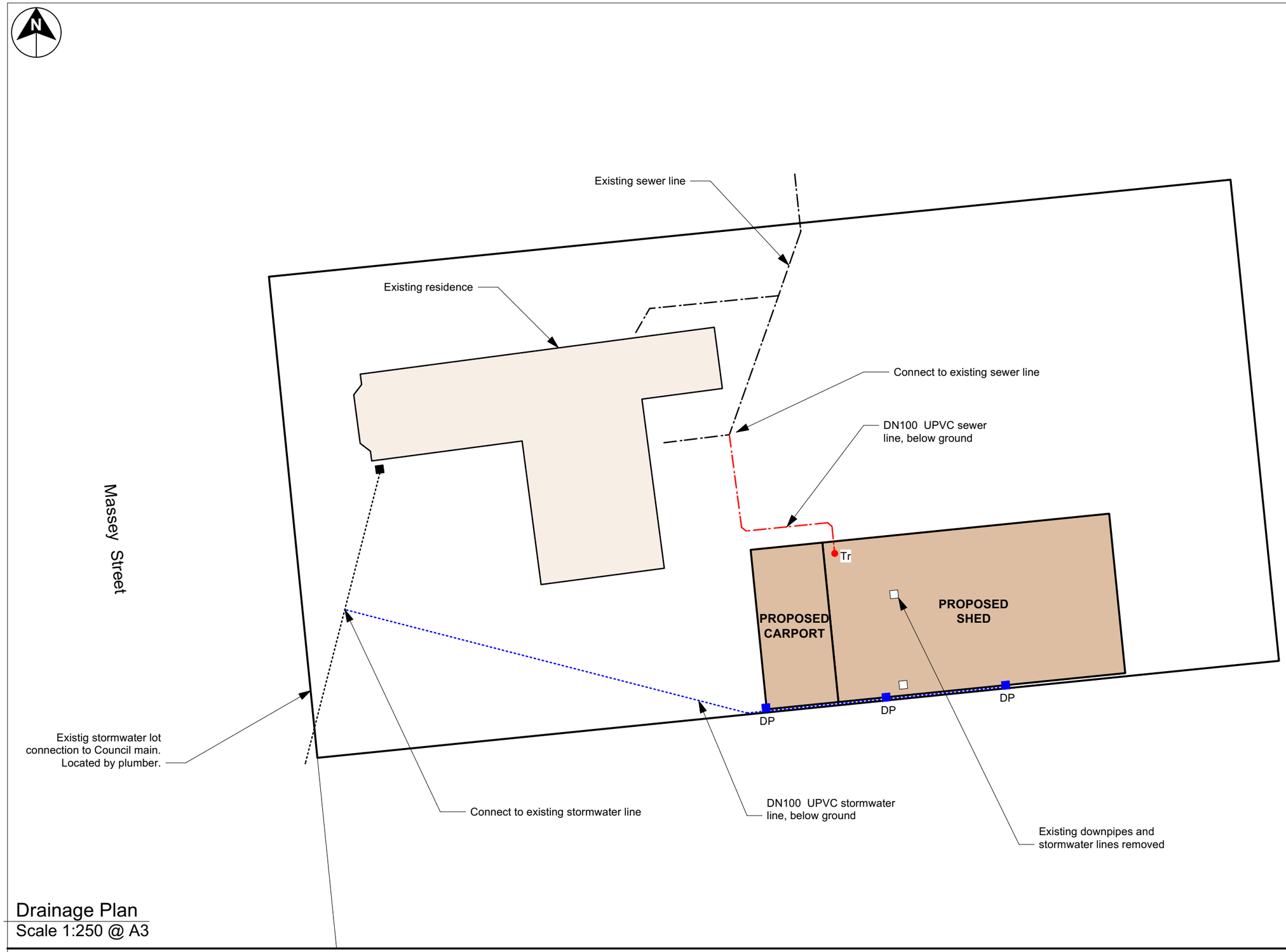
Floor Area

PROPOSED SHED	180m²
PROPOSED CARPORT	45m²

abel
design + drafting

REVISION	BY:		PLOT DATE 18/09/2026
PROJECT	Proposed shed 35 Massey Street, Smithton TAS 7330		PROJECT # 26121
CLIENT	NT & J Poke	PROJECT DATE 30/07/2026	DWG # 5
		SCALE @ A3 (uno) 1:125	
DWG	**Shed Plan & Elevations**	DRAWN RF	
		CHECKED AD	SHEET 5 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au



Drainage Plan
Scale 1:250 @ A3

Legend:

Existing S.W. line
New Ø100 n.d. PVC S.W. line

DP Ø90 downpipe
IO Inspection opening

Gutter Notes:
- Roof catchment area: 225m²
  (catchment per DP: 75m²)
- Gutter length per DP : 7.5 (3x DP)
- 1% rainfall intesity: 178mm/h
- 5% rainfall intesity: 128mm/h

Gutter min. cross section 6300mm²
Nominally 125 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

abel
design + drafting

REVISION	BY:		PLOT DATE 18/09/2026
PROJECT	Proposed shed 35 Massey Street, Smithton TAS 7330		PROJECT # 26121
CLIENT	NT & J Poke	PROJECT DATE 30/07/2026	DWG # 6
DWG	**Drainage Plan**	SCALE @ A3 (uno) 1:250	
		DRAWN RF	
		CHECKED AD	SHEET 6 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au

Request for Additional Information

For Planning Authority Notice

Application details

Council Planning Permit No.	DA2026/077
Application date	21/09/2026
TasWater Reference No.	TWDA 2026/01221-CHC
Date of response	28/09/2026
TasWater Contact	Rachael Towns
Phone No.	0436 615 228

Response issued to

Council name	CIRCULAR HEAD COUNCIL
Contact details	council@circularhead.tas.gov.au

Development details

Address	35 MASSEY ST, SMITHTON
Property ID (PID)	6230894
Description of development	Proposed Shed

Additional information required

Additional information is required to process your request. To enable assessment to continue please submit the following:

1. TasWater records indicate a DN150mm & a DN200mm water main is located in the vicinity of the proposed shed. Section 56W of the Water and Sewerage Industry Act 2008 prohibits the construction of prescribed structures within TasWater easements and/or over or within two metres of TasWater infrastructure without consent. In this instance TasWater will not consent to a partial relaxation of this requirement. Please submit amended plans which show the following:
   a) The exact location of the DN150mm & DN200mm diameter water main and easement (if applicable) accurately dimensioned on the plans relative to both the boundaries and the proposed shed.
   b) A note added on the plan stating how the pipe was located (e.g. TasWater infrastructure located on site by private contractor/registered surveyor etc.).
   c) The proposed shed including eaves and gutters must be located outside of the TasWater easement (if applicable) and be no closer than 2.0 metres to the outside of the TasWater Infrastructure;
   d) Drawing title block(s) amended to show revision number, revision date & revision description.

Advice

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map
2) Click 'Layers'
3) Click 'Add Layer'
4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
5) Search for property
6) Click on the asset to reveal its properties

29 September 2026

N T & J Poke
35 Massey Street
Smithton TAS 7330

Dear, Nathan & Jessica

REQUEST FOR FURTHER INFORMATION – DA 2026/077- OUTBUILDING (SHED & CARPORT) AND ASSOCIATED DEMOLITION- 35 MASSEY STREET, SMITHTON- TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

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

After reviewing the application, and in accordance with section 56O of the *Water and Sewerage Industry Act 2008,* Council had to refer the application to TasWater.

TasWater have issued a Request for Additional Information to assess the proposal. Please respond to the attached request to allow assessment to continue:

1. Additional information - TWDA 2026/01221-CHC, dated 28/09/2026. (Attached)

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 Council's Development Services on 6452 4885.

Yours sincerely

Alison Pyke
MANAGER PLANNING & REGULATORY SERVICES

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

15 October 2026

Circular Head Council
33 Goldie Street
Smithton TAS 7330

Response to further information request
N&J Poke

Planning permit DA 2026 / 077
35 Massey St Smithton

Attn: Alison Pyke

Dear Alison

On behalf of the property owners, thank you for the additional information request letter dated 29th September 2026 and please consider the following reply.

Taswater request TWDA 2026/01221-CHC

Response:
In response to request 1 a) & b) we cannot access the property to locate services as it is private property owned by Taswater. If this is to be provided can Taswater please provide information on mains location and depth. The shed, albeit larger in size, is located in the same position as the existing shed that is to be demolished. The location in proximity to side boundary is so roller doors can align with the driveway

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