

PLEASE QUOTE

Your Ref:

Our Ref: CC:CF 1876020

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania  
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690  
Phone: (03) 6430 5700  
Email: burnie@burnie.tas.gov.au  
Web: www.burnie.tas.gov.au

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Tell us about it at [www.burnie.tas.gov.au/feedback](http://www.burnie.tas.gov.au/feedback)



## NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

### *Advice to Adjoining Land Owner or Occupier*

<b>Application No: -</b>	<b>DA 2024/118</b>
<b>Development Site: -</b>	<b>2 Britt Place HAVENVIEW CT 130606/2</b>
<b>Proposal: -</b>	<b>Outbuilding</b>
<b>Discretionary Matter: -</b>	<b>Reliant on performance criteria for grant of permit - Clause 10.4.3 (P1)</b>

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Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter  
Ground Floor, City Offices,  
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at [www.burnie.tas.gov.au/permits](http://www.burnie.tas.gov.au/permits)

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,  
Burnie City Council,  
PO Box 973, Burnie 7320**

or [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **20 January 2025**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,  
GPO Box 1311,  
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Shane Crawford

**GENERAL MANAGER**

Date of Notice: - **4 January 2025**

BURNIE CITY COUNCIL  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph : (03) 6430 5700  
Email : [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au)



**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No

Date Received

Permit Pathway - *Permitted/Discretionary*

**Use or Development Site:**

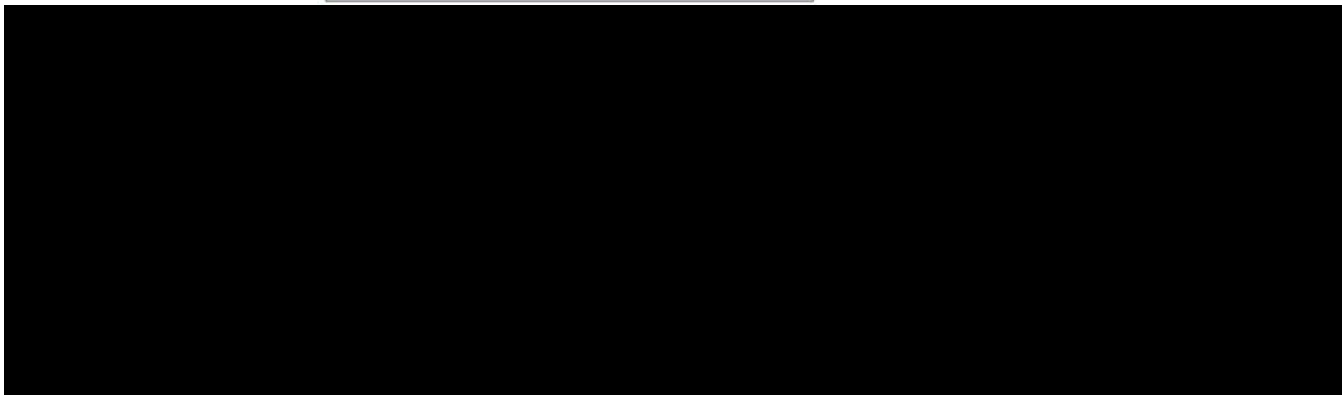
Street Address

Certificate of Title Reference

**Applicant**

First Name   
Surname

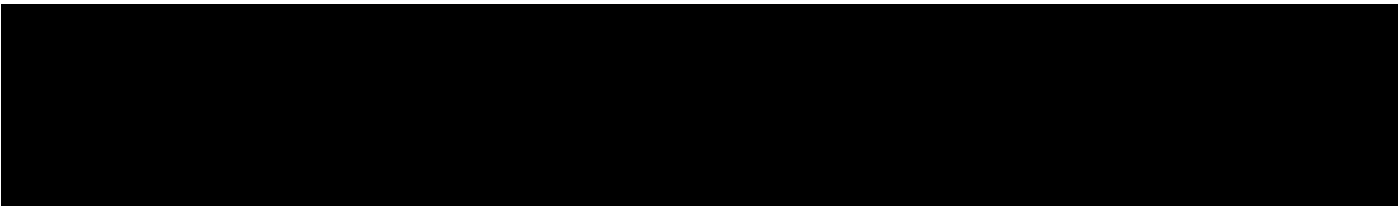
Second Name



**Owner** (note – if more than one owner, all names must be indicated)

First Name   
Surname

Second Name



## Instruction for making a permit application

### a) **Use or development?**

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

### b) **Required Information**

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

### c) **Applicable Provisions and Standards**

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

### d) **Discretionary Permits**

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

### e) **If the applicant is not the landowner**

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

### f) **Applicant declaration**

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

### g) **Payment of Fees**

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

**Permit Information**

(NB If insufficient space, please attach separate document)

**Proposed Use:**

Use Class Residential

**Documents included with the permit application to describe the Use**

Plan documentation - Abel Design Tas  
Shed documentation - Best Sheds

**Proposed Development**

Use class to which the development applies Residential

**Documents included with the permit application to describe the Development**

Plan documentation - Abel Design Tas  
Shed documentation - Best Sheds

**Provisions and Standards relied upon for grant of a Permit**

**Notification of Landowner/s**

**If land is not in applicant's ownership**

I, \_\_\_\_\_, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date

**If the permit application involves land owned or administered by the BURNIE CITY COUNCIL**

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

**If the permit application involves land owned or administered by the CROWN**

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

**Office use only**

Planning Permit Fee

\$ .....

Public Notification Fee

\$ .....

Amendment / Extension Fee

\$ .....

**TOTAL:**

\$ .....

Receipt No:

Date:



SEARCH OF TORRENS TITLE

VOLUME 130606	FOLIO 2
EDITION 6	DATE OF ISSUE 15-Jun-2024

SEARCH DATE : 14-Nov-2024

SEARCH TIME : 01.30 PM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 2 on Sealed Plan 130606  
 Derivation : Part of 50,000 Acres Granted to the Van Diemens  
 Land Company  
 Prior CT 104244/3

SCHEDULE 1

N192991 TRANSFER to SHANE COLIN BURGESS Registered  
 15-Jun-2024 at noon

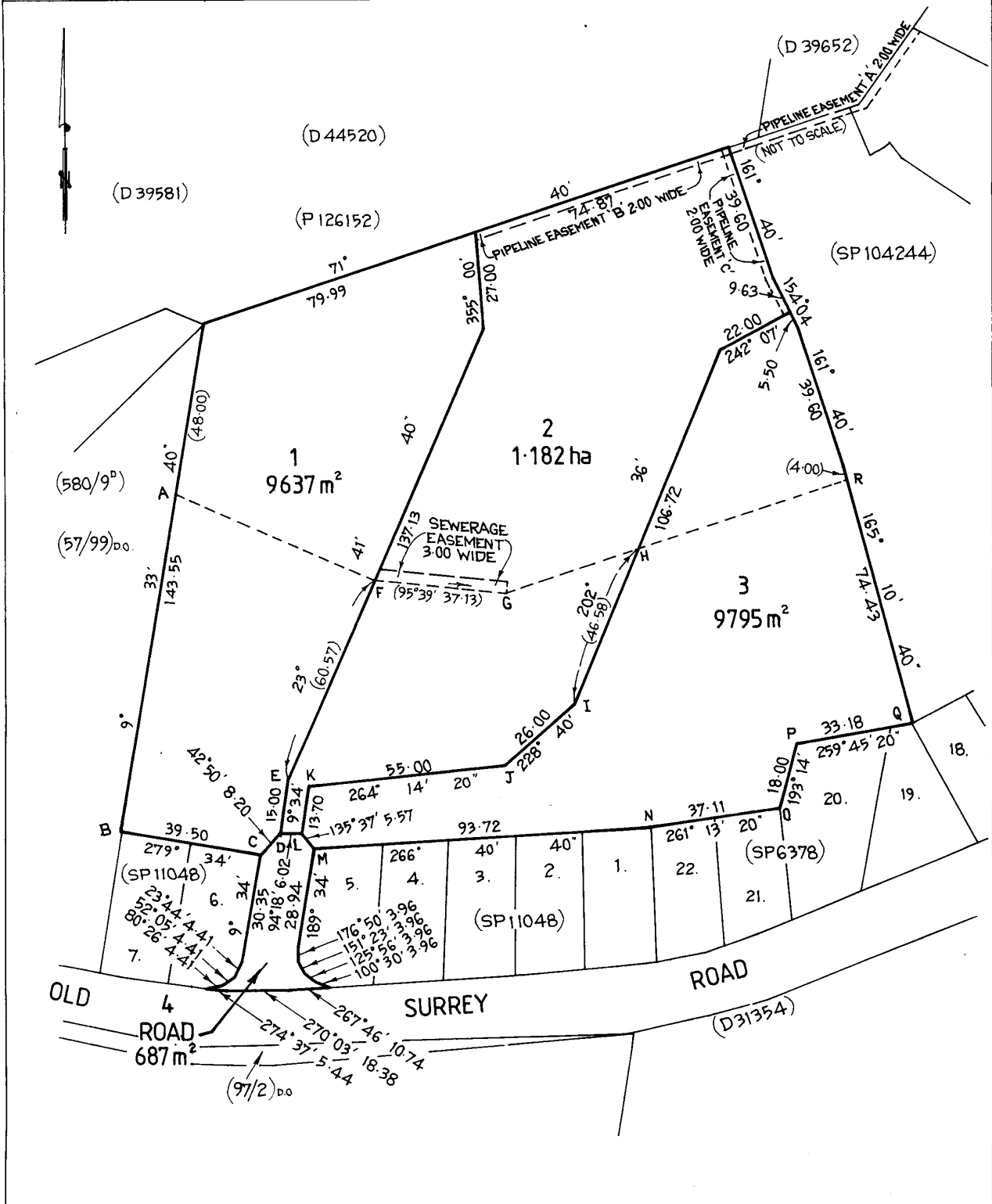
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP130606 EASEMENTS in Schedule of Easements  
 SP130606 COVENANTS in Schedule of Easements  
 SP130606 FENCING COVENANT in Schedule of Easements  
 E384165 MORTGAGE to ING Bank (Australia) Limited Registered  
 15-Jun-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Francis Leslie Britt. Leslei  FOLIO REFERENCE C.T. 104244-3  GRANTEE Part of the Emu Bay Block of 50,000 Ac. Gtd. to the Van Diemens Land Company.	<b>PLAN OF SURVEY</b> BY SURVEYOR Paul M. Plunkett of PEACOCK DARCEY & ANDERSON P/L AUTHORISED SURVEYORS 91 MOUNT STREET - BURNIE  LOCATION  <b>CITY OF BURNIE</b>  SCALE 1:1,000      LENGTHS IN METRES		REGISTERED NUMBER  <b>SP 130606</b>  APPROVED EFFECTIVE FROM 25 AUG 1998  Recorder of Titles
	MAPSHEET MUNICIPAL CODE No. 103 (4045-52)	LAST UPI No. <del>4201228</del> 4209543	LAST PLAN No. SP104244



A-148

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	<b>SP 130606</b>

PAGE 1 OF 3 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

**PIPELINE EASEMENTS:**

**LOT 1** is **TOGETHER WITH:** (a) a pipeline easement over the strip of land marked "Pipeline easement 'B' 2.00 wide" shown on the plan

(b) a pipeline easement over the strip of land marked "Pipeline easement 'A' 2.00 wide" shown on the plan

**LOT 2** is **TOGETHER WITH:** (a) a pipeline easement over the strip of land marked "Pipeline easement 'A' 2.00 wide" shown on the plan

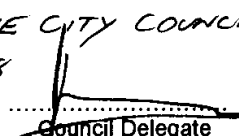
**LOT 3** is **TOGETHER WITH:** (a) a pipeline easement over the strip of land marked "Pipeline easement 'A' 2.00 wide" shown on the plan

(b) a pipeline easement over the strip of land marked "Pipeline easement 'C' 2.00 wide" shown on the plan

**LOT 2** is **SUBJECT TO:** (a) a pipeline easement (appurtenant to Lot 1) over the strip of land marked "Pipeline easement 'B' 2.00 wide" shown on the plan

(b) a pipeline easement (appurtenant to Lot 3) over the strip of land marked "Pipeline easement 'C' 2.00 wide" shown on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: FRANCIS LESLEI BRITT          FOLIO REF: C/T 104244/3          SOLICITOR &amp; REFERENCE: CRISP HUDSON &amp; MANN          Mr Samec</p>	<p>PLAN SEALED BY: <i>BURNIE CITY COUNCIL</i>          DATE: <i>12<sup>TH</sup> AUGUST 1998</i>  <i>SD 778</i>          REF NO. _____            Council Delegate</p>
<p><b>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</b></p>	



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 2 OF 3 PAGE/S	Registered Number  <b>SP 130606</b>
SUBDIVIDER: FRANCIS LESLEI BRITT FOLIO REFERENCE: C/T 104244/3	

**SEWERAGE EASEMENTS:**

**LOT 1** is **TOGETHER WITH:** (a) a sewerage easement over the strip of land in Lot 2 marked “*Sewerage easement 3.00 wide*” shown on the plan

**LOT 2** is **SUBJECT TO:** (b) a sewerage easement (appurtenant to Lot 1) over the strip of land marked “*Sewerage easement 3.00 wide*” shown on the plan

**INTERPRETATION** – (for interpretation of Pipeline Easement 'A', please refer to page 3 of this Schedule)  
 ‘B’ & ‘C’  
 “*Pipeline Easement*” means a right of drainage over the strips of land 2.00 wide marked “*Pipeline easement*” together with a right to enter upon the pipeline easement to lay down stormwater pipes and the right to inspect, repair, clean and amend such stormwater pipes without doing unnecessary damage to the pipeline easement

“*Sewerage Easement*” means a right of drainage over the strip of land 3.00 wide marked “*Sewerage easement*” together with a right to enter upon the sewerage easement to lay down sewerage pipes and the right to inspect, repair, clean and amend such sewerage pipes without doing unnecessary damage to the sewerage easement

**COVENANTS**

The owner of each lot shown on the plan covenants with Francis Leslei Britt and the owner for the time being of each and every other lot on the plan or any part thereof to the intent that the burden of these covenants may run with the Covenantors lot and every part thereof and that the benefits thereof may be annexed and devolve with each and every other lot on the plan and every part thereof to observe the following stipulation, namely:

- A. That the owner will not erect a residential dwelling outside the areas marked:-
  - (a) In respect of Lot 1 the area “*ABCDEF*”
  - (b) In respect of Lot 2 the area “*DEFGHIJKL*”
  - (c) In respect of Lot 3 the area “*HIJKLMNOPQR*”

That the owner will not:

- B. Erect any building closer than 4.5 metres to the boundaries of the owner’s lot.

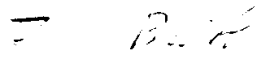
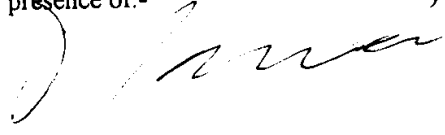
**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 3 OF 3 PAGE/S	Registered Number  <b>SP 130606</b>
SUBDIVIDER: FRANCIS LESLEI BRITT FOLIO REFERENCE: /T 104244/3	

**FENCING COVENANT**

The owner of each lot shown on the plan covenants with Francis Leslei Britt (the Vendor) that the Vendor shall not be required to fence


SIGNED by **FRANCIS LESLEI BRITT** )  
 the registered proprietor for land in )  
 Certificate of Title Volume 104244 Folio 3 )  
 in the presence of:- )

Zenia Samec  
 Solicitor & Notary Public  
 75 Mount St. Burnie  
 Tasmania

**THE COMMON SEAL OF  
 WEDDER LIMITED  
 WAS HERETO AFFIXED  
 IN THE PRESENCE OF**

  
 DIRECTOR

  
 DIRECTOR/SECRETARY

"Pipeline Easement 'A'" means a right of drainage over the strip of land 2.00 wide marked "pipeline easement" together with a right to enter upon the pipeline easement to lay down stormwater and sewerage pipes and the right to inspect, repair, clean and amend such stormwater and sewerage pipelines without doing unnecessary damage to the said pipeline easement. (as created by Sealed Plan No. 104244)

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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

ABN: 32 675 872 938



**WYNYARD OFFICE**  
33 Goldie Street, Wynyard  
Telephone 03 6442 3411

**SMITHTON OFFICE**  
5 Brittons Road, Smithton  
Telephone 0427 528 326

## DEMONSTRATION OF PLANNING COMPLIANCE

<b>Project No:</b>	<b>24239</b>	<b>Property ID:</b>	<b>1876020</b>
<b>Date:</b>	<b>15/11/24</b>	<b>Title:</b>	<b>130606/2</b>
<b>Client:</b>	<b>S.C. Burgess</b>	<b>Land Zoning:</b>	<b>Low Density Residential</b>
<b>Address:</b>	<b>2 Britt Place, Havenview 7320</b>		
<b>Project :</b>	<b>Proposed Shed (by others)</b>		

### 6.0 Assessment of an application for use or development.

The client proposes a shed in the Low Density Residential Zone. There is a variation to Development Standards for Dwellings, notably setbacks.

#### 10.4 Development Standards for Dwellings

##### 10.4.3 Setbacks

###### Objective:

That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

###### A1

*Does not satisfy*

###### P1

The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public open space adjacent to the site; and
- (e) the safety of road users.

***The proposed location is determined via the topography of the site and the existing driveway access. To achieve the required 8m setback, the proposed works would impede the existing driveway, and any other location would not be as practical as the site starts to fall away towards the North.***

***The setback is not dissimilar from the neighbour at 1a Britt Place where a shed has been erected level with the frontage for similar reasons.***

***Figure 1 below shows the approximate location of the new shed in relation to that of the shed on the adjoining property. Scale is similar in proportion.***

***With the area to the south of the proposed site consisting of a driveway flanked by trees, the shed remains somewhat concealed from the roadway.***



Proposed Shed

**Figure 1**

Proposed Shed (by others)  
 2 Britt Place, Havenview 7320  
 S.C. Burgess

### Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		11/12/2024
2	General Notes		11/12/2024
3	NCC Compliance Notes		11/12/2024
4	Site Plan		11/12/2024
5	Site & Drainage Plan		11/12/2024
6	Elevations		11/12/2024
7	Foundation Plan		11/12/2024

#### Drawing Count:

7

### Project Information

Property ID (PID)	1876020
Title Reference No.	130606/2
Site Area	11820 m <sup>2</sup>
Site Coverage	320 m <sup>2</sup> (3%)
Local Authority	BCC
Zoning	Low Density Residential
Building Class	10a
Category of Building Works	3
Category of Plumbing Works	2
Soil Classification	Assumed m
Wind Classification	N3
Climate Zone	7
Bushfire (BAL) Rating	N/A
Alpine Area	N/A
Corrosion Environment	Medium
Site Hazards	Nil Observed

### Other Documents Schedule

Title	Supplied
Shed Supplier & Form 55	Supplied
Energy Efficiency & Form 55	-
Site Classification & Form 55	-
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	-

### Floor Area

Existing residence	251.3m <sup>2</sup>
Existing sheds	10.8m <sup>2</sup>
Proposed shed	144m <sup>2</sup>
Total	406.1m <sup>2</sup>



REVISION	BY:	PLOT DATE	11/12/2024
PROJECT	Proposed Shed (by others) 2 Britt Place, Havenview 7320	PROJECT #	24239
CLIENT	S.C. Burgess	PROJECT DATE	10/05/2024
DWG	Project Information	SCALE @ A3 (uno)	DWG #
		DRAWN	AD
		CHECKED	RF
		SHEET	1 OF 7

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: aaron@abeldesign.com.au



## General Notes

- 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.
- Do not scale from drawings. Confirm all dimensions on site prior to commencement of works
- NCC refers to the National Construction Code.
- All sewage & stormwater to discharge into existing drains as directed by the local municipal council/authority
- Smoke detectors are to be installed in accordance with AS3786.
- 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.
- 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.
- 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.
- During construction the structure shall be maintained in a stable condition and no part shall be overstressed. The builder shall be responsible for any damage to the works during construction.
- 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.
- The sections on these drawings are intended to give the structural details only, and architectural details are illustrative only.
- 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.
- 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.
- Ensure all wet areas are waterproofed in accordance with NCC 10.2, AS3740 & AS4858
- The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.
- Engineered products e.g. trusses, laminated beams, cladding systems etc. to be installed as per manufacturers specifications.

## Site Preparation Notes

- All site preparation to comply with NCC part 3.
- All topsoil, organic and deleterious material is to be stripped from the building site.
- 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.
- The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
- Excavation shall not extend below a line dipping at 45° for clay or and away from the nearest underside corner of any existing footings.
- 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.
- The slab is to be entirely underlaid with a 0.2mm polyethylene vapour barrier with all joints adequately lapped and taped at penetrations.
- The builder shall provide protection to adjoining properties & buildings in accordance with all building regulations.
- All neighbouring building locations are approximate only. If further information is required, builder to consult surveyor with owners approval.
- Level information provided on these drawings is limited only. Further detail if required should be obtained from a surveyor.

## Earthworks

- Earthwork construction shall comply with guidelines set out in AS3798.
- Cut and fill shall comply with NCC 3.2
- Excavations and service trenches shall comply with the following guidelines unless otherwise approved by the design engineer.
- Selected fill shall be approved natural material, gravel, decomposed or broken rock, free from clay lumps and organic matter.
- 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.
- Ensure area of excavation is properly drained from the time of excavation to ensure no ponding of water. Install drains as required.
- 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

- Footings have been designed for an allowable soil bearing capacity of 100 kpa.
- 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.
- All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.
- 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

- 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.
- 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.
- 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.
- Legend of outlet diameters:  
Trough - 50mm  
Sink - 50mm  
Bath - 40mm  
Basin - 40mm  
Shower - 50mm
- Taps, fittings & hot water unit refer to owners requirements.
- 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.
- 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.
- 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

- All workmanship and materials shall be in accordance with as 4100 and except where varied by the contract documents.
- 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.
- 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.
- Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
- Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in as 1554.
- Unless noted otherwise all bolts shall be 20 dia. commercial grade conforming to as 1111 with a minimum of 2 bolts per connection. high strength (h.s.) bolts shall conform to as 1252 and shall be installed in accordance with as 4100.
- All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
- 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.
- The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.
- The builder is to make good and/or repair all damaged surfaces during performance of the work.
- 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.
- 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.



REVISION	BY:	PLOT DATE
PROJECT	Proposed Shed (by others) 2 Britt Place, Havenview 7320	11/12/2024
CLIENT	S.C. Burgess	PROJECT DATE 10/05/2024 SCALE @ A3 (uno)
DWG	General Notes	DWG # 2
		DRAWN AD CHECKED RF SHEET 2 OF 7

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## 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 edge 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, medium/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".

REVISION BY:		PROJECT DATE
PROJECT Proposed Shed (by others)		11/12/2024
2 Britt Place, Havenview 7320		PROJECT #
S.C. Burgess		24239
CLIENT	PROJECT DATE 10/05/2024	DWG #
	SCALE @ A3 (uno)	3
DWG	DRAWN AD	CHECKED RF
		SHEET 3 OF 7

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**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.  
 Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.



**Site Plan**  
 Scale: 1:1000 @A3

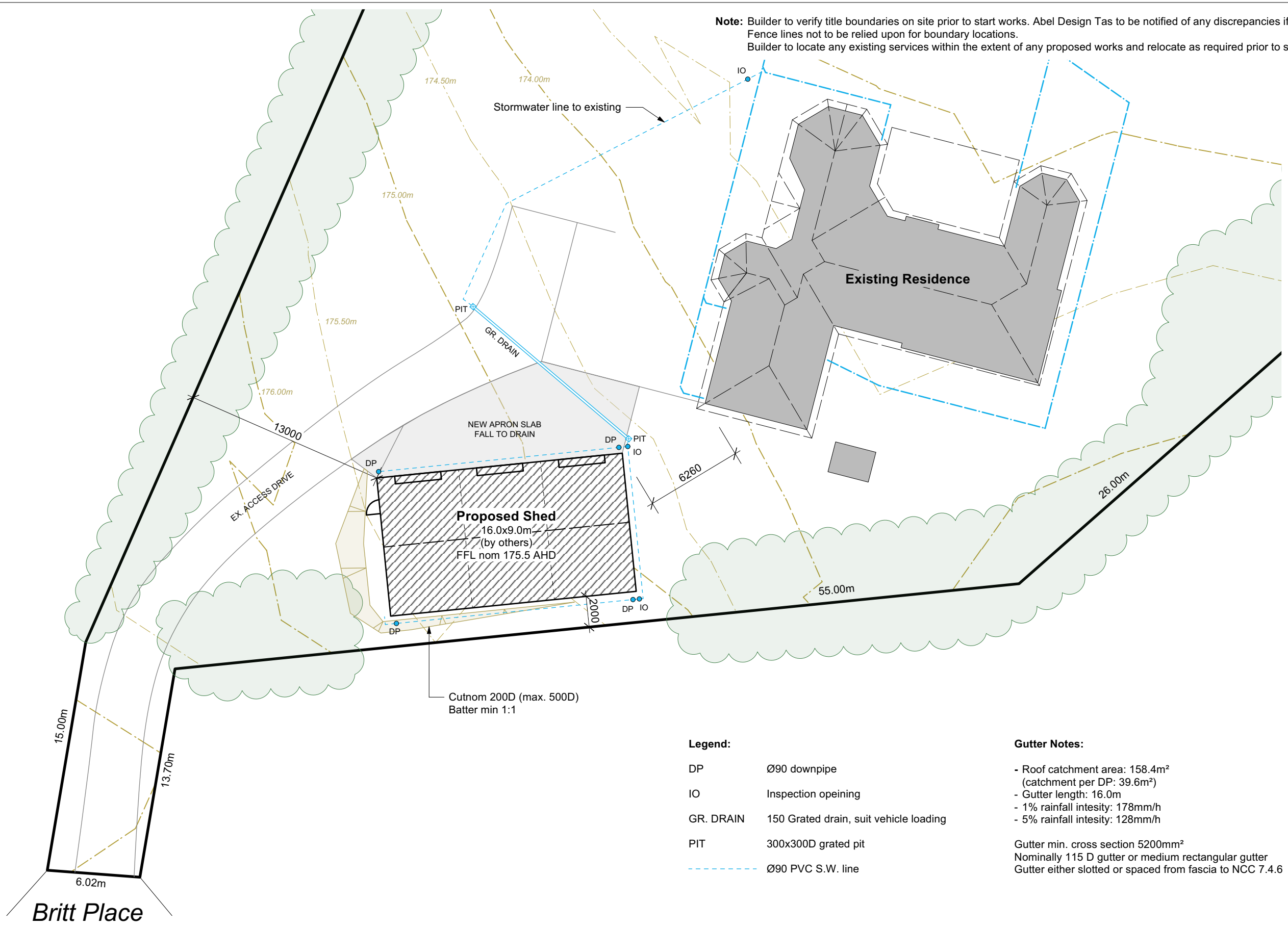


REVISION	BY:	PROJECT DATE	11/12/2024
PROJECT	Proposed Shed (by others) 2 Britt Place, Havenview 7320		PROJECT # 24239
CLIENT	S.C. Burgess	PROJECT DATE 10/05/2024	DWG # 4
DWG	Site Plan	SCALE @ A3 (uno) 1:1000	CHECKED RF SHEET 4 OF 7
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	





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**Site Plan**  
 Scale: 1:250 @A3

*Britt Place*

**Legend:**

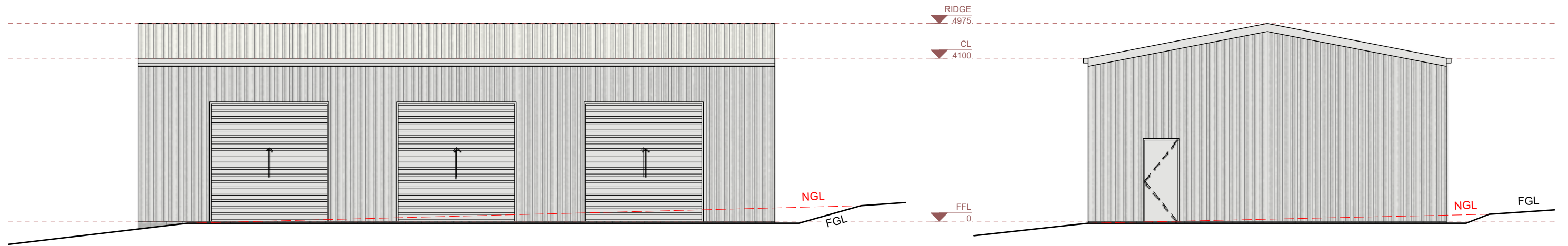
- DP Ø90 downpipe
- IO Inspection opening
- GR. DRAIN 150 Grated drain, suit vehicle loading
- PIT 300x300D grated pit
- Ø90 PVC S.W. line

**Gutter Notes:**

- Roof catchment area: 158.4m<sup>2</sup> (catchment per DP: 39.6m<sup>2</sup>)
- Gutter length: 16.0m
- 1% rainfall intensity: 178mm/h
- 5% rainfall intensity: 128mm/h
- Gutter min. cross section 5200mm<sup>2</sup>
- Nominally 115 D gutter or medium rectangular gutter
- Gutter either slotted or spaced from fascia to NCC 7.4.6

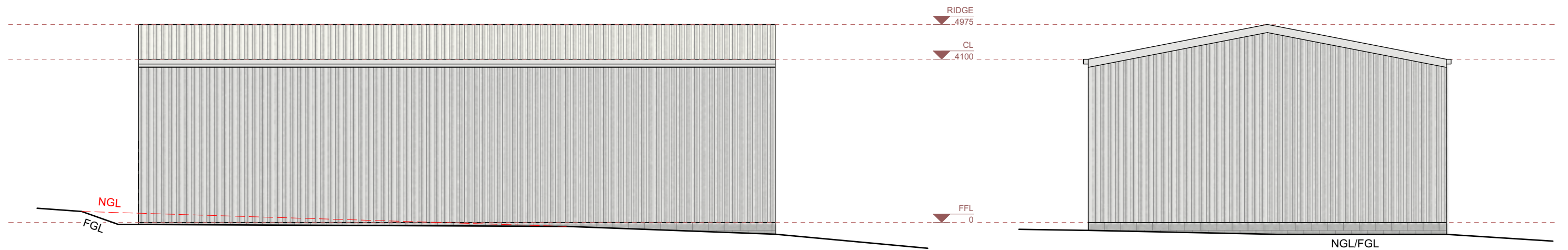


REVISION	BY:	PROJECT	Proposed Shed (by others) 2 Britt Place, Havenview 7320	PLOT DATE	11/12/2024
CLIENT	S.C. Burgess	PROJECT DATE	10/05/2024	PROJECT #	24239
DWG	Site & Drainage Plan	SCALE @ A3 (uno)	1:250	DWG #	5
Abel Design TAS Pty Ltd	ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)	DRAWN	AD	CHECKED	RF
				SHEET	5 OF 7
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**North Elevation**  
Scale: 1:100 @A3

**West Elevation**  
Scale: 1:100 @A3



**South Elevation**  
Scale: 1:100 @A3

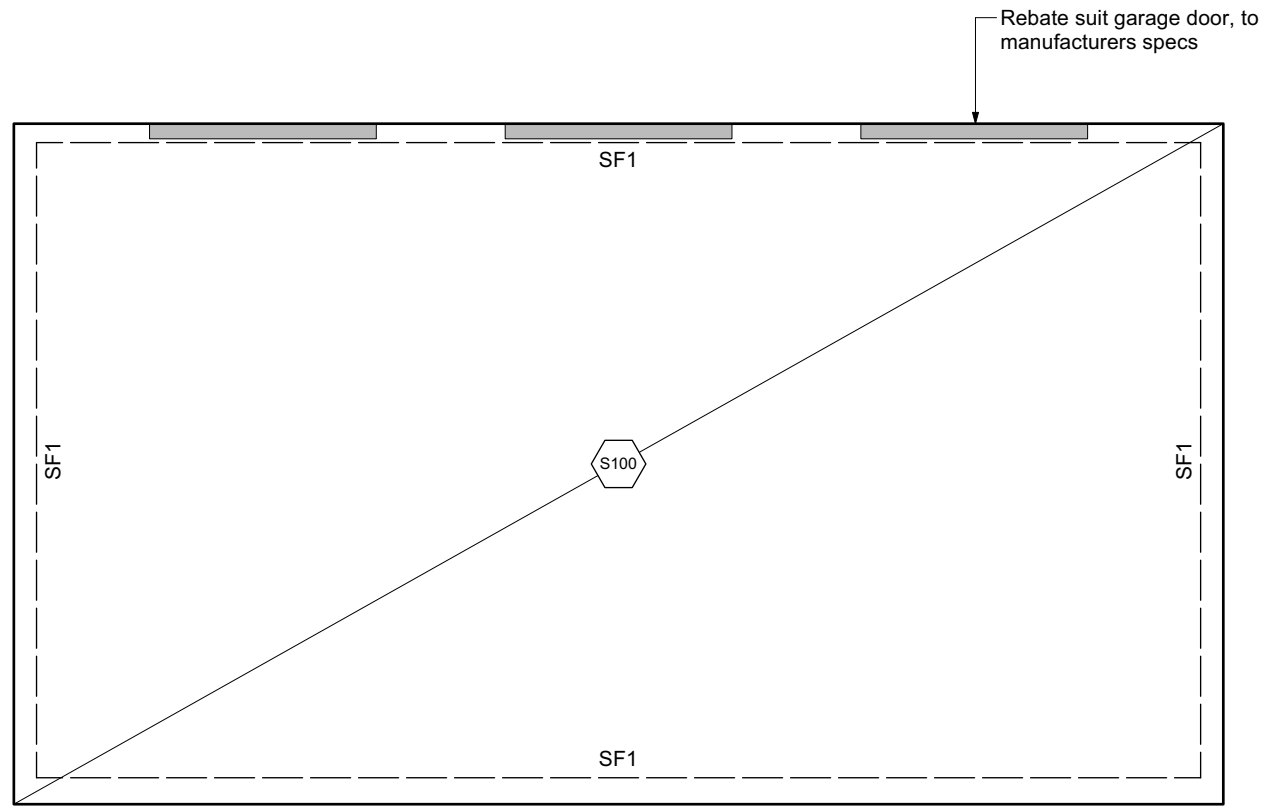
**East Elevation**  
Scale: 1:100 @A3



REVISION	BY:	PLOT DATE	11/12/2024
PROJECT	Proposed Shed (by others) 2 Britt Place, Havenview 7320	PROJECT #	24239
CLIENT	S.C. Burgess	PROJECT DATE	10/05/2024
DWG	Elevations	SCALE @ A3 (uno)	1:100
		DRAWN	AD
		CHECKED	RF
		DWG #	6
		SHEET	6 OF 7
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: aaron@abeldesign.com.au	



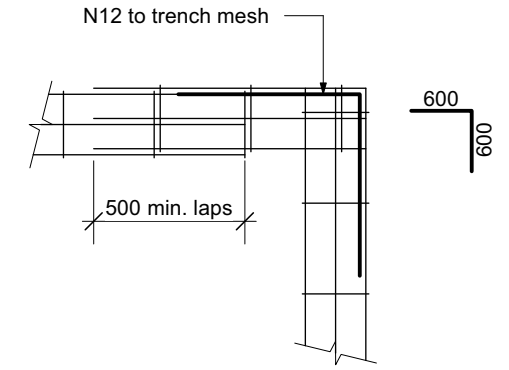
**Note:**  
May be used as an alternative to shed suppliers foundations



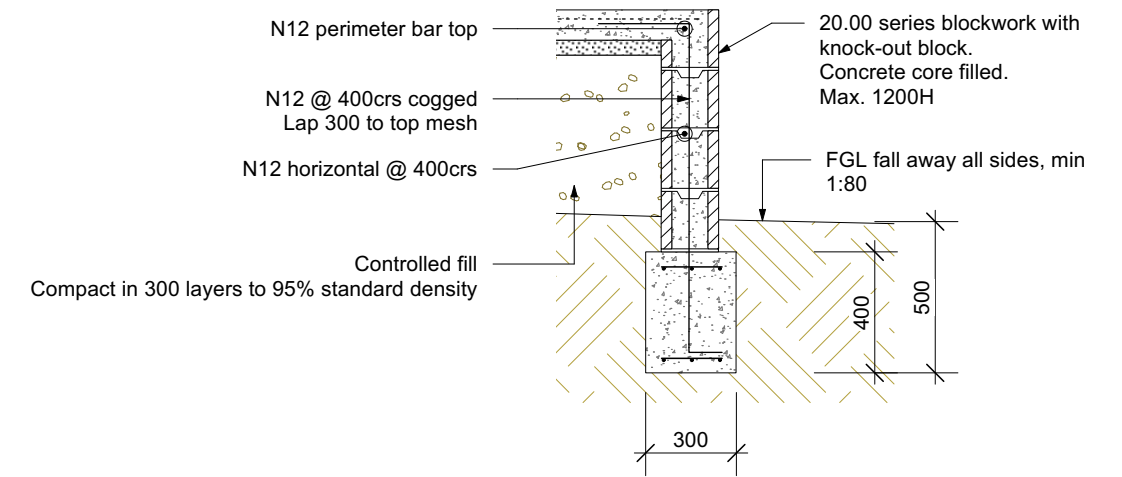
**Legend:**

- S100 Slab 100 thick  
SL72 top 30 cover  
50 sand blinding
  - SF1 Strip footing 300x400  
3-L11TM t&b 40 cover  
Found 500 below natural ground
- Note:** all concrete 25mPa u.n.o

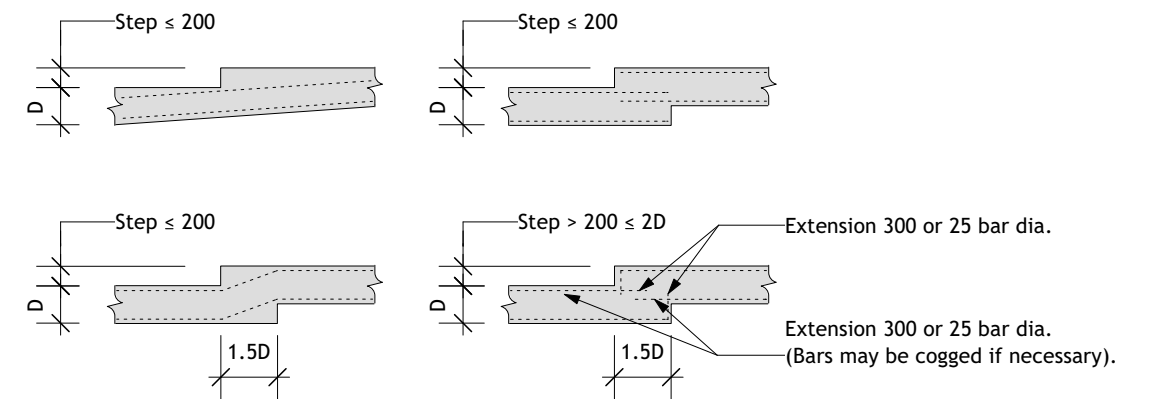
**Foundation Plan**  
Scale: 1:100 @A3



**Corner Reinforcement Details**  
Scale: 1:25



**SF1 Detail**  
Scale: 1:25



**Acceptable methods for stepping strip footing**  
NTS



REVISION	BY:	PLOT DATE	11/12/2024
PROJECT	Proposed Shed (by others) 2 Britt Place, Havenview 7320	PROJECT #	24239
CLIENT	S.C. Burgess	PROJECT DATE 10/05/2024	DWG #
DWG	Foundation Plan	SCALE @ A3 (uno) 1:100	7
		DRAWN AD	
		CHECKED RF	SHEET 7 OF 7

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