PLEASE QUOTE
Your Ref:
Our Ref: DA 2025/14

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

We value your feedback on our service.
Tell us about it at 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

Application No: -	**DA 2025/14**
Development Site: -	**1 Joyce Street MONTELLO** **CT 55517/76**
Proposal: -	**Proposed Outbuilding**

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

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 by no later than 5.00 pm on **13 March 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.

T McCarthy
PRINCIPAL PLANNER
Date of Notice: - **26 February 2025**

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

BURNIE CITY COUNCIL

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: 1 Joyce Street
Montello 7320

Certificate of Title Reference: 55517/76

Applicant

First Name: Nikki
Second Name: Nerelle
Surname: Harvey

[redacted]

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

First Name: Nikki
Second Name: Nerelle
Surname: Harvey

[redacted]

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

Documentation by Abel Design Tas

Proposed Development

Use class to which the development applies 10a Residential storage shed

Documents included with the permit application to describe the Development

Documentation by Abel Design Tas

Provisions and Standards relied upon for grant of a Permit

[redacted]

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

Applicant Declaration

I, Nikki Nerelle Harvey

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant  Date 18/2/2025

[redacted]

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
55517	76
EDITION	DATE OF ISSUE
5	12-Apr-2019

SEARCH DATE : 07-Aug-2020
SEARCH TIME : 10.58 AM

DESCRIPTION OF LAND

City of BURNIE
Lot 76 on Plan 55517 (formerly being P984)
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Company
Prior CT 2752/42

SCHEDULE 1

M689214 TRANSFER to NIKKI NERELLE HARVEY Registered 24-May-2018 at 12.01 PM

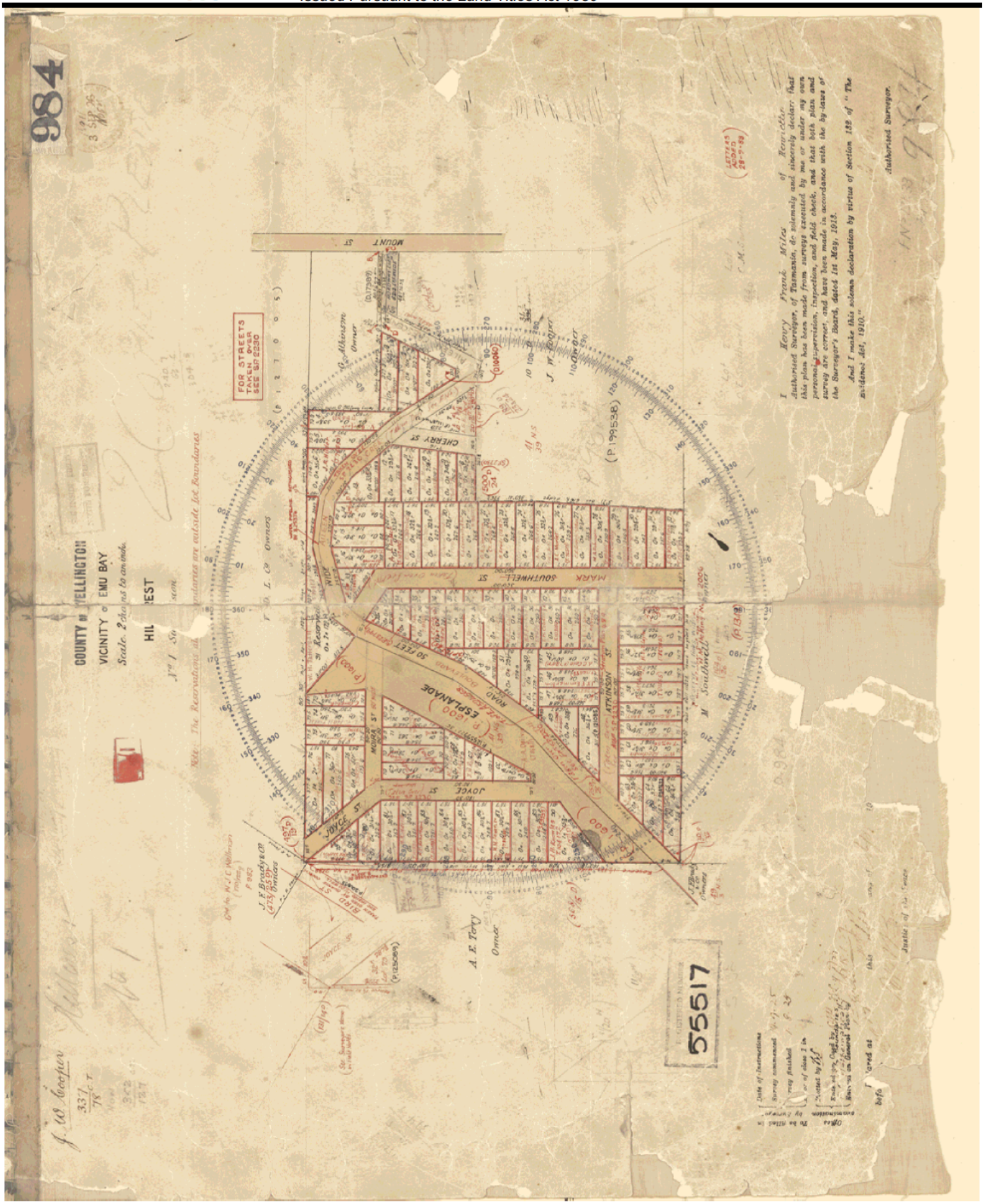
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: A Right of Carriageway over the streets shown on Plan No. 55517
EXCEPTING AND RESERVING unto The Van Diemens Land Company the rights of making and constructing roads, bridges and drains and other powers more fully set forth in Certificate of Title Volume 603 Folio 34
BURDENING EASEMENT: the full and free right for Ida May Wellman and her sucessors in title and the owners or occupiers for the time being of any portion or portions of the land comprised in Certificate of Title Volume 352 Folio 127 (herein called "the said Certificate of Title") of making and using any sewers and drains now or hereafter required to be made in or through the land comprised herein and for the benefit of any existing or future buildings on any part of the said land comprised in the said Certificate of Title and which sewers and drains traverse or may hereafter traverse the said land comprised herein with power at any time upon giving reasonable notice to enter upon the said land comprised herein to make lay cleanse repair and maintain any such pipes sewers or drains the person or persons entering to make good all damage to the surface occasioned thereby but no such sewers or drains shall be made hereunder so as

to interfere with any permanent buildings then erected upon the said land comprised herein
73868, 75816 & 75876 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations


984
COUNTY OF WELLINGTON
VICINITY OF EMU BAY
Scale. 2 chains to an inch.
HILL
FOR STREETS TAKEN OVER SEE SP 2230
MOUNT ST
CHERRY ST
MARK SOUTHWELL ST
ESPLANADE
JOYCE ST
ATKINSON ST
(P 199538)
55517

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	NIKKI NEREHE HARVEY
Title Owner/s Contact Details	**Address:** 1 JOYCE ST. MONTELLO 7320 [redacted]
Project Address:	**Address:** **PID:** **Volume:** **Folio:**
Council	BCC
Project Description:	SHED 8x4.5. (SnH)
Contact Name and Phone Number:	Aaron Duff Abel Design Tas Pty Ltd [redacted]

I/we confirm/consent that the above representative has authority to submit Council permit applications and receive a copy of correspondence on my/our behalf for the abovementioned application.

I/we authorise the above representative to procure any relevant consultants/reports or third parties required as part of the approval process. These consultants will be instructed to invoice client directly upon their approval of quote. These consultants may have their own authorisation documentation to be signed by client.

These consultants/reports may include (but not limited to) any of the following depending on the project:
On-site wastewater design. Site classification. Bushfire hazard management report. Structural engineer. Building surveyor. Council permits.

Abel Design Tas progress invoice to be issued at time of development application submission to Council or thereabouts. Final invoice for building plans to be issued at completion. Form 35 to be released upon payment of invoice.

Owners signature(s): _____ Date: 30-8-24

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Postal: P.O. Box 219
SMITHTON TAS 7330

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abel
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5 Brittons Road, Smithton
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DEMONSTRATION OF PLANNING COMPLIANCE

Project No:	**24192**	**Property ID:**	**6140354**
Date:	**10/10/2024**	**Title:**	**55517/76**
Client:	**N.N. Harvey**	**Land Zoning:**	**General Residential**
Address:	**1 Joyce Street, Montello 7320**		
Project :	**Proposed shed (by others)**		

6.0 Assessment of an application for use or development.

The client proposes a new shed in the General Residential Zone. There is a variation to Development Standards for Dwellings where the shed encroaches on the Northern boundary.

8.4 Development Standards for Dwellings

8.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:
(a) provides reasonably consistent separation between dwellings and their frontage within a street;
(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
(d) provides reasonable access to sunlight for existing solar energy installations.

A3

Does not satisfy

P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  (ii) overshadowing the private open space of a dwelling on an adjoining property;
  (iii) overshadowing of an adjoining vacant property; and
  (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

Areas of proposed shading (refer shadow diagrams in the drawing set) are constrained to the roadway and the driveway on site.

Private open spaces are at the rear of the adjoining lots, unaffected by the proposed development.

Scale and bulk of the proposal are typical of a small scale residential application, consistent with existing buildings on site and the surrounding area.

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

Separation between dwellings remains unchanged, the proposed shed is negligibly closer to the allotment boundary than existing buildings on site.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  (i) an adjoining property; or
  (ii) another dwelling on the same site.

N/A

Shop1/18 Reservior Drive
WYNYARD, TAS 7325
Phone 0418 349 180
Mobile 0418 349 180
Sheds n Homes North West
ABN: 36 224 645 084
www.shedsnhomes.com.au

QUOTATION

Nikki Harvey
1 Joyce Street
Montello
TAS7320
Australia

[redacted]
Date : 30 Aug 2024
[redacted]

Thank you for the opportunity to provide you with information for your proposed building. We have set out below the specifications and the information for your approval.

BUILDING SPECIFICATIONS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Span	Main Building: 4.5 m
Length	8 m (2 Bays of 4 m each)
Height	2.7 m (Low Side) 3.17 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Weight	1,200 kg

[redacted]

Anything that has been discussed or implied that is not detailed in this quote or general specifications has not been allowed for in the quote price. If you require anything extra to the above, then please contact us and we will send you a revised quotation.

DELIVERY

*Free delivery offer applies to delivery fees for the standard delivery area. Any additional fees for delivery due to the requirement of escort vehicle/s or when the delivery address is outside the standard delivery area are not included in this promotion. Conditions apply, refer to General Specifications below for more information.

#Pay-on-Time discount is applied so long as the final payment is received 10 working days prior to the advised delivery date.

PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

BUILDING DETAILS

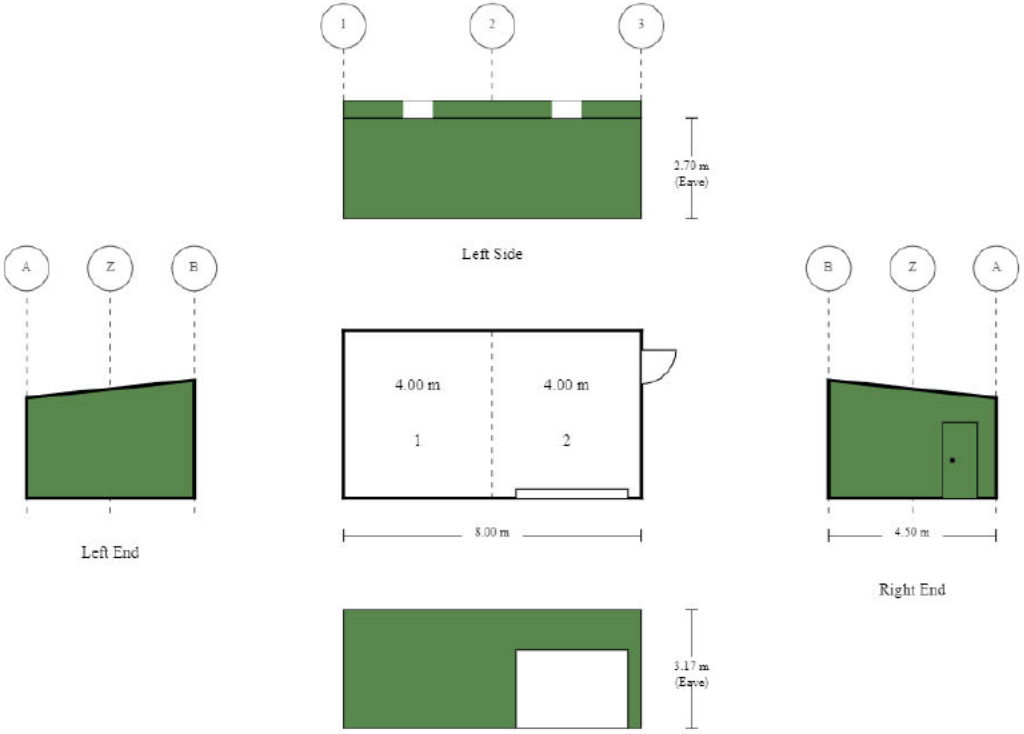
Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 1,200 kg
Span	Main Building: 4.5 m
Length	8 m (2 Bays of 4 m each)
Height	2.7 m (Low Side), 3.17 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of downpipes required for: Left Side = 2.
Downpipes	90mm PVC downpipe - 6m lengths,90mm Downpipe straps
PA Doors	One (1) Larnec 2040h x 920w Single skin metal clad pre-hung door with vertical sides for strength and appearance. Powder coated welded RHS frame. Supplied with a Knob/Lever entrance set. 180 degrees opening and reversible handing;
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 2100h x3000w glass sliding door (supply of the window and glass sliding doors is NOT included).
Skylights	Two (2) sheets of 2400gsm Industrial Grade Translucent (Opal) Fibreglass. Two (2) on left side of steel building roof.
Vermin Flashing	Metal Vermin Flashing has been included to the perimeter of the building excluding any openings.
Bracing	The building will have Knee braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 2.471m (Left Side), 2.042m (Right Side) .
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The purlins and girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

SPECIFIC INCLUSIONS

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- A comprehensive step by step Construction Kit. This kit is specific to your building and gives step by step, simple to follow instructions on how to build your building.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.

SPECIFIC EXCLUSIONS

- Drawings other than detailed above.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building and any foundations (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.



Purchaser Name: Nikki Harvey		Building Layout Ref# JERHUB2408055-1	Seller: Sheds n Homes North West Name: Jeremy Hubbard Phone: 0418 349 180 Fax: Email: jeremy.hubbard@shedsnhomes.com.au	SHEDS n HOMES SHEDS MADE TOUGH
Site Address:				
Ref # JERHUB2408055-1	Print Date: 30/08/24			

www.shedsnhomes.com.au

BUILDING INFORMATION

The design criteria nominated has been assessed by your trained sales consultant. The NCC version used is 2022. This code was published on 1st October 2022. This assessment is subject to the certifying engineers confirmation. Final assessment by the engineer may result in a change to the materials and price.

From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular but not limited to TB1A, TB1B, TB4, TB17, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. BlueScope warranties and any other supplier warranties will be limited under certain conditions. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing to materials with a longer warranty or service life, your sales consultant will be able to assist.

The Ridge capping (flashing over the apex of the building) will be provided suitable to Scribe In. SA HB 39 provides guidelines and nominates that ridge capping should be scribed in. The NCC does not call up this standard, so it is not mandatory. If you do not want to Scribe In your ridge capping, please advise your sales consultant to remove it from your quotation.

DESIGN CRITERIA

Exact Location	Geographic Co-ordinates of <-41.06058, 145.89696>. Refer to the image below showing this location.
Address Provided	1 Joyce Street Montello TAS 7320 Australia
Building Orientation	Left Side of building orientated to 10° (northerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45 m/s ; Region A3; TC = 2.52; Mt = 1; Mc = 1; Ms = 0.94; giving a Vdes of 36.7 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

SITE LAYOUT

Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes -All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing engineering certification, the engineer does a site specific check of the wind speed and a structural design check. This design takes into account the building's position on site and orientation. Changes to the site wind speed may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. Unless nominated, no allowance has been made for earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is low side height. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVASPAN® steel Sections - GALVASPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater

Fasteners - All major connections including Z purlins and girts are bolted. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value >= 100kPa. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 27 mm past the slab (building height + 27 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.
The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

Sheeted Portals and Mullions - All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

 # symbol indicates items that are only included when specifically nominated in your quotation.

 # Access Doors - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.

 # Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.

 # Delivery - Delivery is quoted to within the normal delivery runs. Additional fees apply where the address is off the run. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested it is subject to availability. Should a body truck be requested and it is not available for the site then the building shall be either ex works or delivered to an alternative address by a semi trailer.

 # Downpipes - 100 x 75 or 90 dia PVC as provided by our supplier. Double Downpipes required non standards bracketes and are not included by our suppliers. To be retrofitted and supplied by others.

 # Pricing - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date. *Purchase agreements are also subject to price rises.*

 # Roller Door Transport Protection - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.

 # Skylights - Translucent (Opal) Fibreglass sheeting. Industrial weight (2400 gm per m2). Safety mesh (if required) is to be provided by others. Maximum of one sheet per bay, per side.

 # Windows - Positions shown on plans are for illustration purposes only (all windows are 2.1m to top of window from floor level). Windows and glass sliding doors are to be provided by others. A header flashing is provided as part of the building. Other stile material is provided to enable secure fixing of the windows and surrounding sheeting. An 'X' shown in the elevation on a window represents cross bracing over the window. Sliding Window: openings slide from Right to Left viewed from inside building.

Proposed Shed (by others)

1 Joyce Street, Montello 7320

N.N. Harvey

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information	A	15/01/2025
2	General Notes	A	15/01/2025
3	NCC Compliance Notes	A	15/01/2025
4	Site Plan	A	15/01/2025
5	Foundation Plan	A	15/01/2025
6	Elevations	A	15/01/2025
7	Shadow Diagrams	A	15/01/2025

Drawing Count:
7

Project Information

Property ID (PID)	6140354	
Title Reference No.	55517/76	
Site Area	1061.3 m²	
Site Coverage	277.8 m²	(26%)
Local Authority	BCC	
Zoning	General Residential	
Building Class	10a	
Category of Building Works	1	
Category of Plumbing Works	2	
Soil Classification	Assumed m	
Wind Classification	N1	
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 buildings	262.5m²
Demolition	20.7m²
Proposed shed	36m²
Total	277.8m²

abel
design + drafting

REVISION A 12/12/2024 BY: AD

PROJECT Proposed Shed (by others)
1 Joyce Street, Montello 7320

CLIENT N.N. Harvey

DWG **Project Information**

PROJECT DATE 10/05/2024
SCALE @ A3 (uno)
DRAWN AD
CHECKED RF

PLOT DATE 15/01/2025
PROJECT # 24192
DWG # 1
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
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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.

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REVISION A 12/12/2024 BY: AD

PROJECT: Proposed Shed (by others)
1 Joyce Street, Montello 7320

CLIENT: N.N. Harvey

DWG: **General Notes**

PROJECT DATE 10/05/2024
SCALE @ A3 (uno) 1:200
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PLOT DATE 15/01/2025
PROJECT # 24192
DWG # 2
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 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".

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REVISION A 12/12/2024 BY: AD

PROJECT Proposed Shed (by others)
1 Joyce Street, Montello 7320

CLIENT N.N. Harvey

DWG **NCC Compliance Notes**

PROJECT DATE 10/05/2024
SCALE @ A3 (uno) 1:200
DRAWN AD
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PLOT DATE 15/01/2025
PROJECT # 24192
DWG # 3
SHEET 3 OF 7

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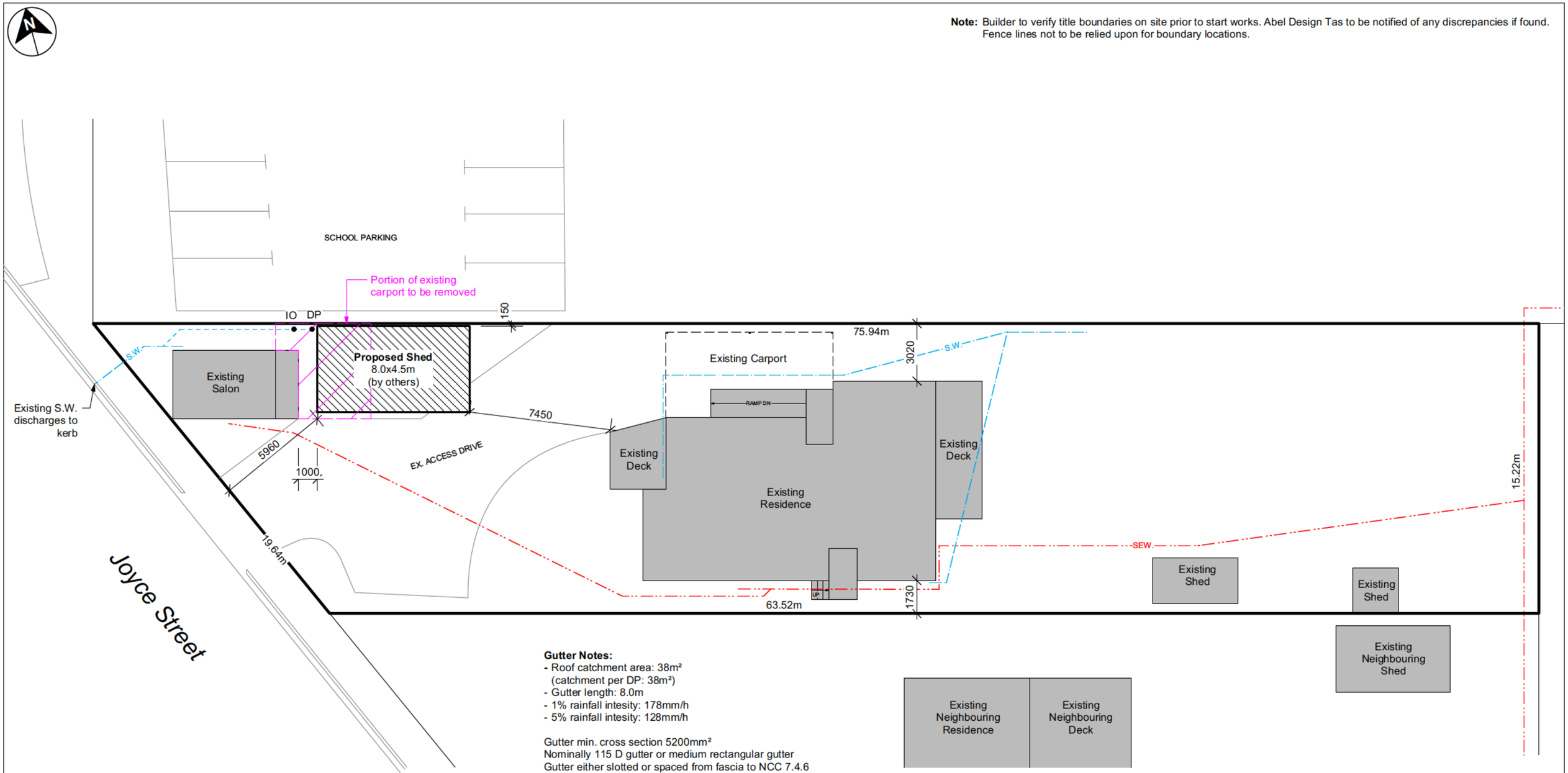
Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found. Fence lines not to be relied upon for boundary locations.



Gutter Notes:
- Roof catchment area: 38m²
  (catchment per DP: 38m²)
- Gutter length: 8.0m
- 1% rainfall intesity: 178mm/h
- 5% rainfall intesity: 128mm/h

Gutter min. cross section 5200mm²
Nominally 115 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

Legend:

	Existing sewer line
	Existing S.W. line
	New Ø90 n.d. PVC sewer line
DP	New Ø90 downpipw
IO	Inspection opening

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PROJECT
Proposed Shed (by others)
1 Joyce Street, Montello 7320

CLIENT
N.N. Harvey

DWG
Site Plan

PROJECT DATE 10/05/2024
SCALE @ A3 (uno) 1:200
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PLOT DATE 15/01/2025
PROJECT # 24192
DWG # 4
SHEET 4 OF 7

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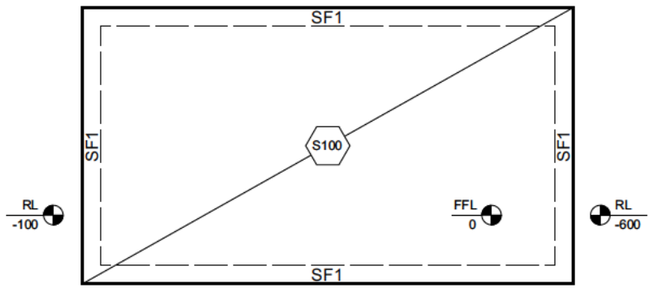
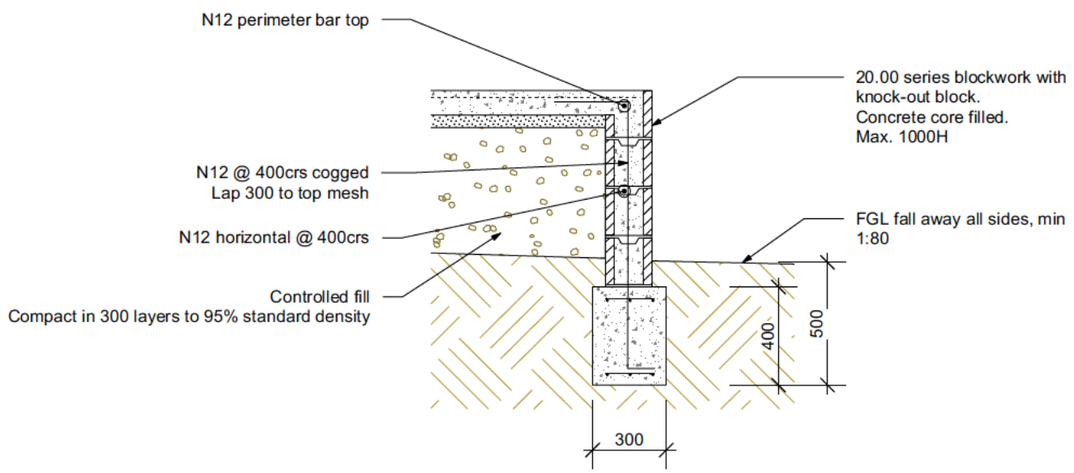
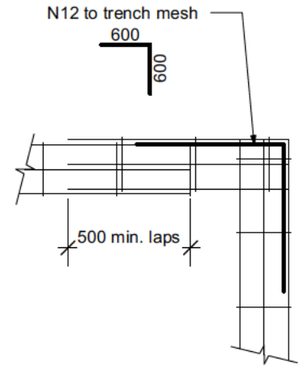




SF1 Detail
Scale: 1:25



Corner reinforcement detail to
all external and internal corners

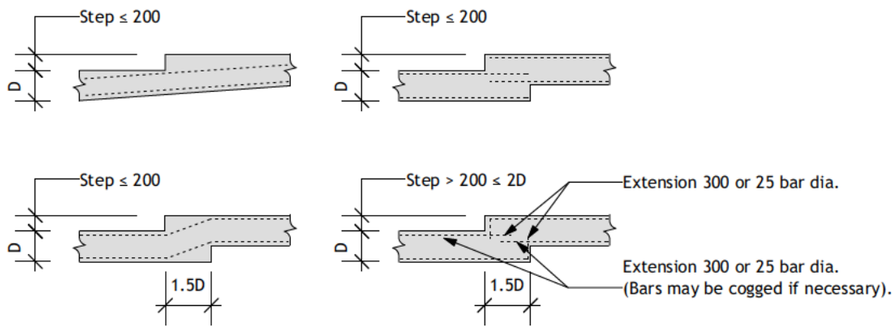
Reinforcement details
Scale: 1:25

Legend:

S100 Slab 100 thick
SL72 top 30 cover
0.2 moisture barrier over 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



Acceptable methods for stepping strip footing
NTS

Foundation Plan
Scale: 1:100 @A3

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DWG **Foundation Plan**

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PROJECT # 24192
DWG # 5
SHEET 5 OF 7

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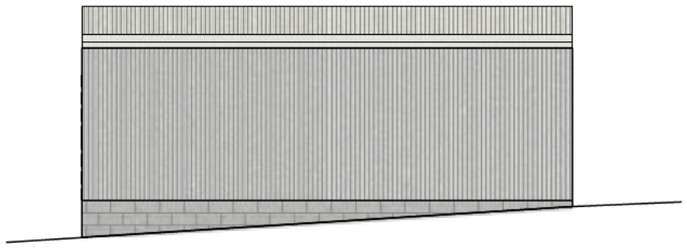
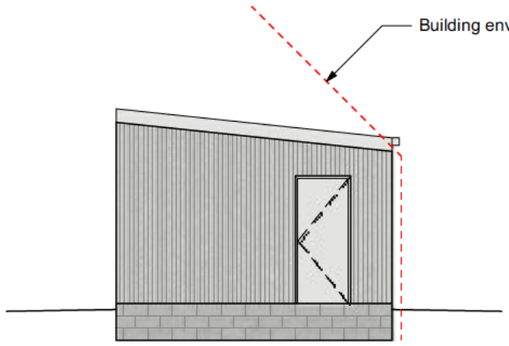
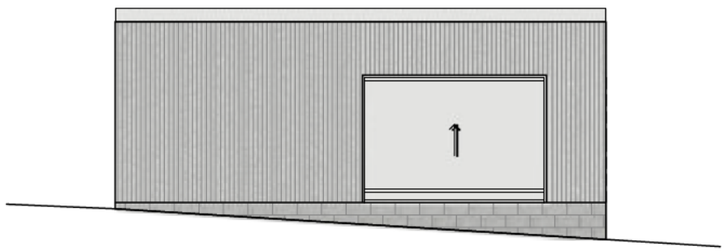


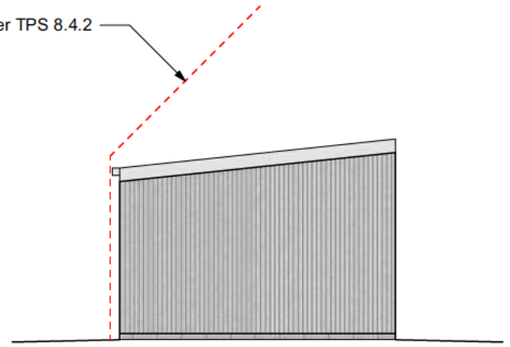
North Elevation
Scale: 1:100 @A3



East Elevation
Scale: 1:100 @A3



South Elevation
Scale: 1:100 @A3



West Elevation
Scale: 1:100 @A3

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1 Joyce Street, Montello 7320

CLIENT: N.N. Harvey

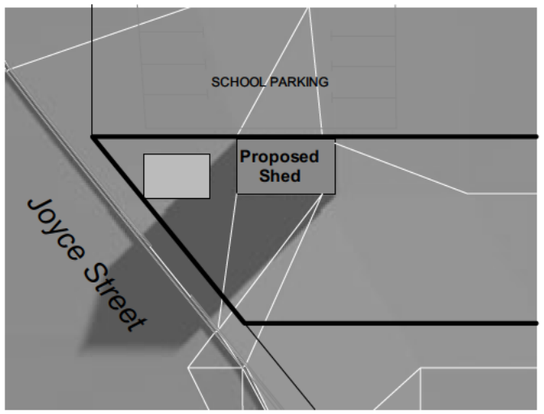
DWG: **Elevations**

PROJECT DATE 10/05/2024
SCALE @ A3 (uno) 1:100
DRAWN AD
CHECKED RF

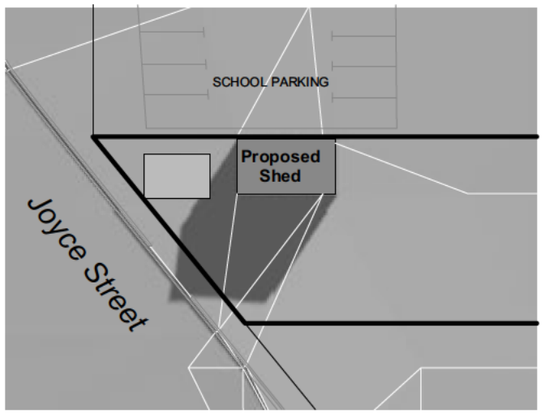
PLOT DATE 15/01/2025
PROJECT # 24192
DWG # 6
SHEET 6 OF 7

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.)

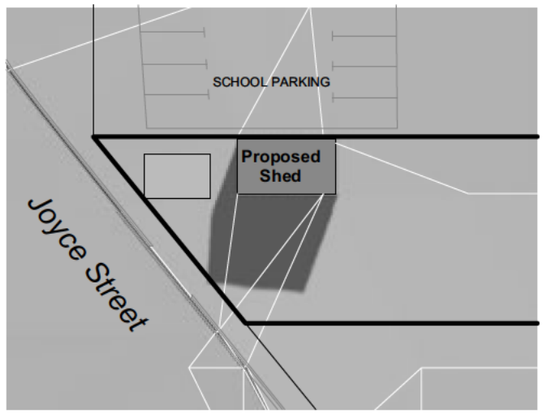
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au



June 21st - 9am
Scale: 1:500 @A3



June 21st - 10am
Scale: 1:500 @A3



June 21st - 11am
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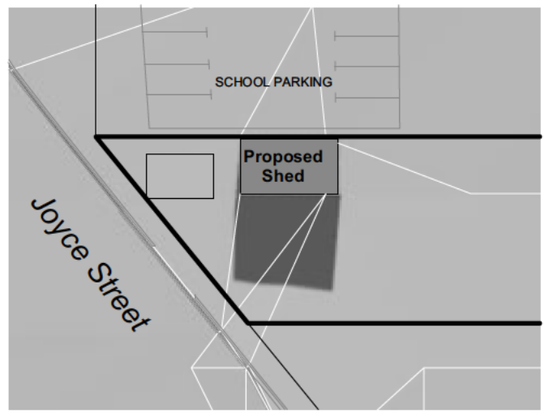
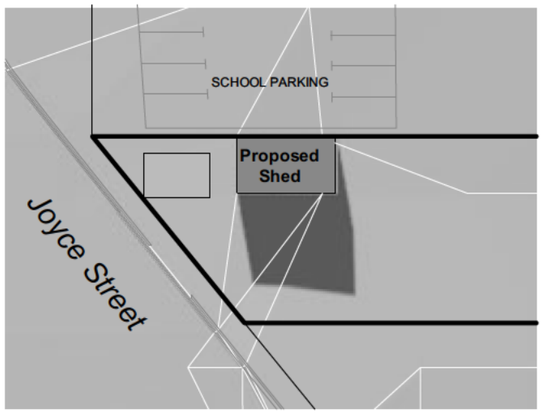
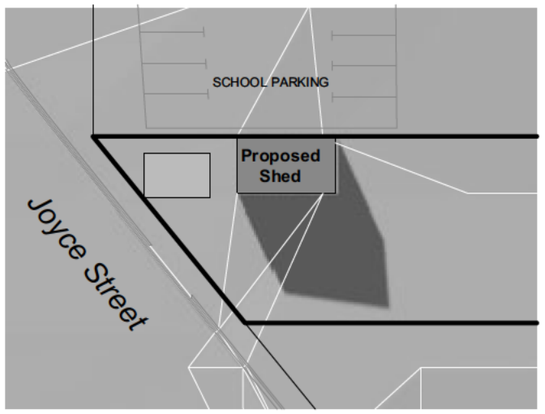


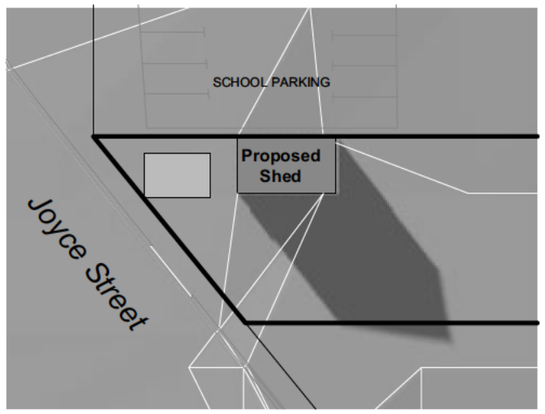
June 21st - 12pm
Scale: 1:500 @A3



June 21st - 1pm
Scale: 1:500 @A3



June 21st - 2pm
Scale: 1:500 @A3



June 21st - 3pm
Scale: 1:500 @A3

abel
design + drafting

REVISION A 12/12/2024 BY: AD

PROJECT
Proposed Shed (by others)
1 Joyce Street, Montello 7320

CLIENT
N.N. Harvey

DWG
Shadow Diagrams

PROJECT DATE 10/05/2024
SCALE @ A3 (uno) 1:500
DRAWN AD
CHECKED RF

PLOT DATE 15/01/2025
PROJECT # 24192
DWG # 7
SHEET 7 OF 7

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