

Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349



PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026305

Assess No: A4513

PID No: 6064697

Applicant Name:	Donald & Paula Garwood		
Applicant Contact Name			
Postal Address:			
Contact Phone:	Home	Work	Mobile
Email Address:			

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

If submitting plans in over the counter please ensure they are A3.

All plans must be to scale.

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name:

Donald + Paula Garwood.

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title)

Donald + Paula Garwood.

Location / Address:

37 Danbury Drive, Legana. Tas 7277.

Title Reference:

63711/4

Zone(s):

10.0 LOW DENSITY RESIDENTIAL

Existing Development/Use:

RESIDENTIAL

Existing Developed Area:

APPROX. 460m²Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.YES ☐NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐Visitor Accommodation: ☐Commercial: ☐Other: ☒

Description of Use:

Tiny home. (RESIDENTIAL)

Development Type:

Building work: ☒Demolition: ☐Subdivision: ☐Other: ☐

Description of development:

Sheds n Homes 60m² Weekender Home

New or Additional Area:

60m²Estimated construction cost of the
proposed development:

\$80,000.

Building Materials:

Wall Type: Colourbond

Colour: Shale Grey

Roof Type: Colourbond

Colour: Monument

Application Number: «Application Number»

VISITOR ACCOMMODATION☐ N/A

Gross Floor Area to be used per lot:	60 m ²	Number of Bedrooms to be used:	2.
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION☐ N/ASubdivision creating additional lots ☐Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:				
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

APPLICANT DECLARATION

Owner:

As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Donald Garwood
Paula Garwood

Name (print)

[Signature]
P Garwood

Signed

22/9/26
22/9/26

Date

Applicant:
(if not the owner)

As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

Donald & Paula Garwood

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Donald Garwood

Name (print)

[Signature]

Signed

22/9/26

Date

Paula Garwood

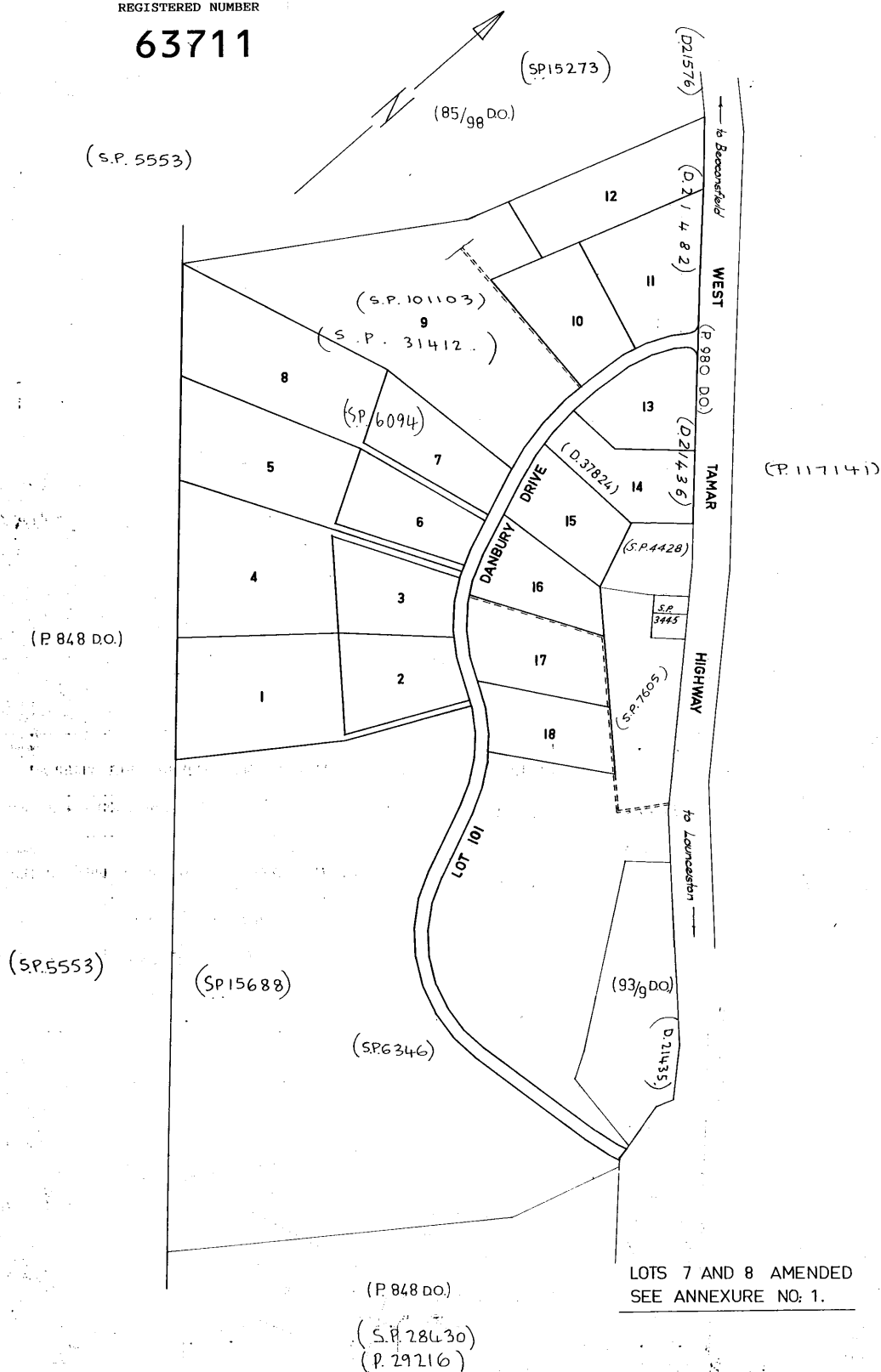
P Garwood

22/9/26

Ownr: DANBURY PARK DEVELOPMENT PTY. LTD.	PLAN OF SURVEY by Surveyor PAUL A. PHELPS of land situated in the	Registered Number: S.P. 4385
Title Reference: CONV. NO. 42 / 3656	LAND DISTRICT OF DEVON PARISH OF STANLEY	Effective from 15-3-73
Grantee: PART OF 3200 AC. GRANTED TO DANIEL SUTTON <i>Heirs heirs</i>	Scale 300 feet to an inch	Recorder of Titles <i>M. H. H. H.</i>

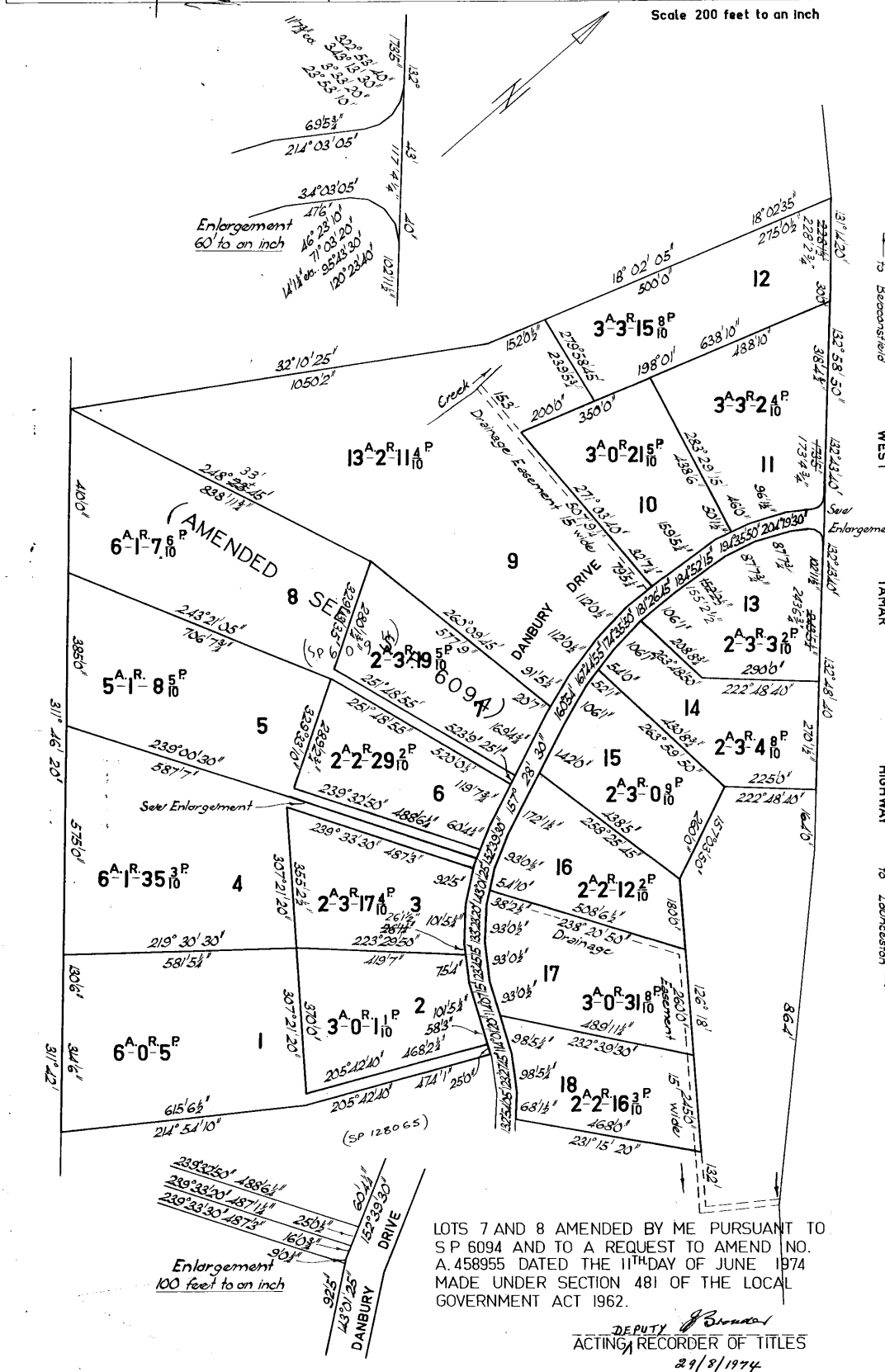
REGISTERED NUMBER

63711



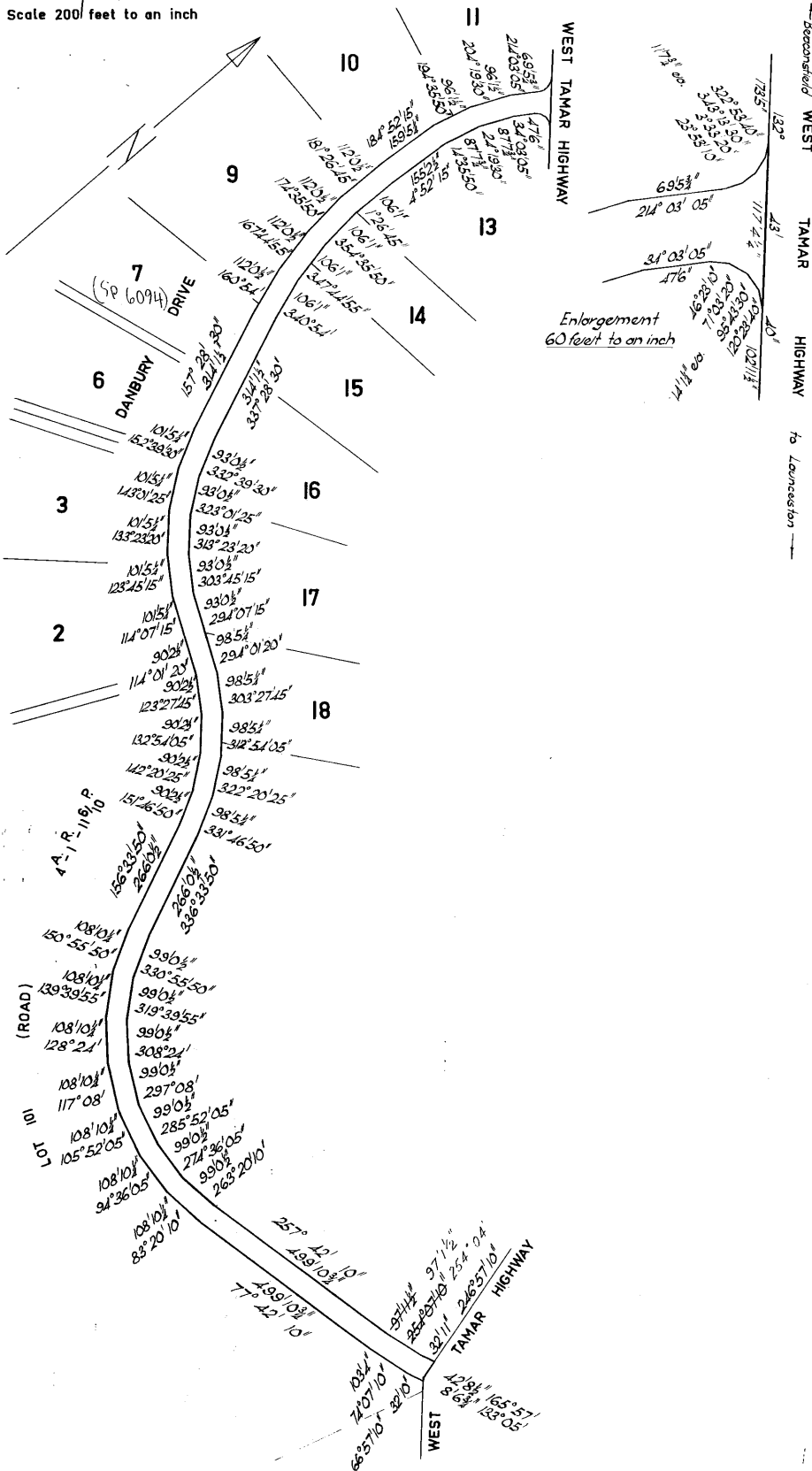
LOTS 7 AND 8 AMENDED
SEE ANNEXURE NO: 1.

ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor <i>P.A. Phelps</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number:— 61707 S.P.4385
Signed for the purposes of identification	<i>Paul A. Phelps</i> Surveyor PAUL A. PHELPS	
Council Clerk <i>[Signature]</i>	Owner: DANBURY PARK DEVELOPMENT PTY. LTD.	



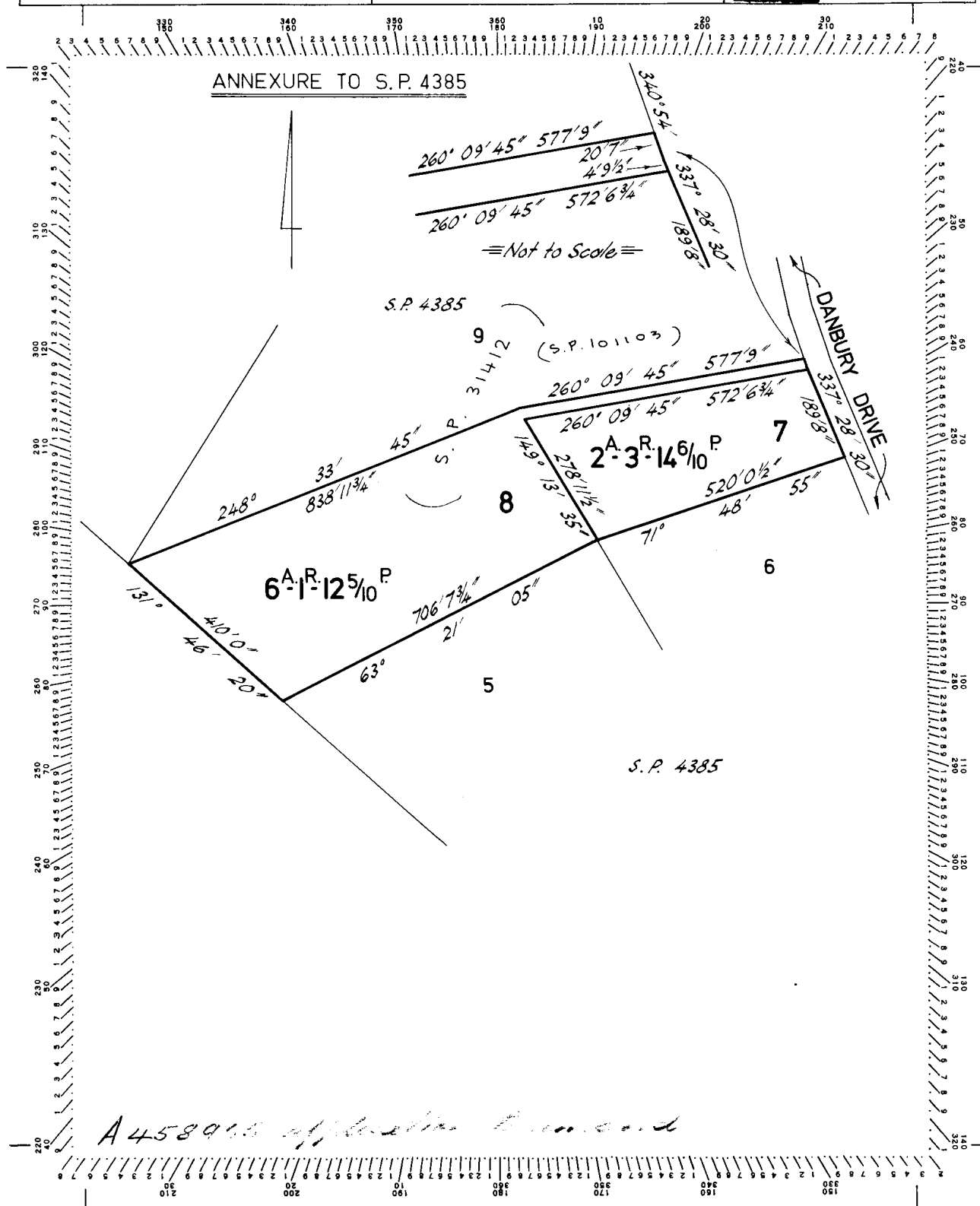
ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor <i>P. A. Phelps</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. <i>Paul A. Phelps</i> Surveyor: PAUL A. PHELPS	Registered Number: S.P.4385
Signed for the purposes of identification Council Clerk: <i>[Signature]</i>	Owner: DANBURY PARK DEVELOPMENT PTY. LTD. Title Reference:	

Scale 200 feet to an inch



6094

Owner: ~~Danbury Park Development Pty. Ltd.~~ D.G. & B.L. PITT G.L. & D.E. AUTY	PLAN OF SURVEY by Surveyor <u>Paul Anthony Phelps</u> of land situated in the	Registered Number: S.P. 6094
Title Reference: 3321-77 & 78 C.T.	LAND DISTRICT OF DEVON PARISH OF STANLEY	Effective from: _____
Grantee: <u>Part of 3,200 acres</u> <u>Granted to Daniel Sutton</u>	Scale <u>200 feet to 1 inch</u>	P/I Recorder of titles



7



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

SP4385

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

RIGHTS OF DRAINAGE

Lot 101 is TOGETHER WITH a right of drainage over the --- drainage easements shewn hereon.

Lots 9, 17 and 18 are each SUBJECT TO a right of drainage-(appurtenant to Lot 101) over the drainage easements shewn - passing through those lots.

COVENANTS

The owner of each lot shewn on the plan covenants with ---- Danbury Park Development Proprietary Limited (the Vendor) -- that the Vendor shall not be required to fence.

The owner of each lot shewn on the plan (other than lots 11, 12, 13 and 14) covenants with the Vendor and the owners for- the time being of every other lot shewn on the plan (other - than lots 11,12, 13 and 14) to the intent that the burden -- of this covenant may run with and bind the covenantor's lot- and every part thereof and that the benefit thereof may be - annexed to and devolve with each and every part of every --- other lot shewn on the plan (other than lots 11, 12, 13 --- and 14) and with the balance of the land comprised in ----- Conveyance registered Number 42/3656 remaining vested in the Vendor at the date of acceptance hereof excluding the lots - on the plan and with each and every part of such balance --- to observe the following stipulations:-

(a) That there shall not be erected any building on the -- said Lot other than a private dwelling house flats or ----- stratum units and the buildings usually appurtenant thereto.

(b) That no building erected on the said Lot shall be --- used for any purpose other than as a private dwelling house- and/or for the provisions of professional services.

(c) That there shall not be set up or carried on in or --- upon the Lot hereby transferred or any part thereof any ---- trade manufacture or business of any kind other than the -- provisions of professional services.

(d) That there shall not be erected on the said lot any -- dwelling house of a less value than Ten thousand dollars --- (exclusive of outbuildings) such value to be the actual cost in labour and materials only and any question as to value -- shall be settled by the Vendor or its authorised agent to -- whom all necessary vouchers shall be produced.

(e) That there shall not be erected any dwelling house -- or portion thereof or other outbuilding nearer than twenty - five feet to any part of the roadway on to which the said -- Lot fronts.

The owner of each lot shewn on the plan (other than lot 9) - covenants with the Vendor and the owners for the time being- of every other lot shewn on the plan (other than lot 9) to - the intent that the burden of this covenant may run with --- and bind the covenantor's lot and every part thereof and --- that the benefit thereof may be annexed to and devolve with-

each and every part of every other lot shewn on the plan ---
(other than Lot 9) and with the balance of the land -----
comprised in Conveyance 42/3656 remaining vested in the ---
Vendor at the date of acceptance hereof excluding the lots -
on the plan and with each and every part of such balance to-
observe the following stipulation:-

That there shall not be kept on the said Lot any pig or ----
greyhound and that the same shall not be used for the -----
purposes of a poultry farm or commercial market garden ----
PROVIDED HOWEVER that this condition shall not preclude the
keeping at the rear of any dwelling house erected on the --
said lot of a number of fowls reasonably required for -----
domestic use.

The Vendor (the said Danbury Park Development Proprietary --
Limited) reserves the right for itself its successors and --
assigns to sell lease or otherwise deal with any Lot either-
subject to the above conditions and restrictive covenants or
any one of them or not and subject to such modifications --
or amendments or full release thereof as it thinks fit. ---
The exercise of the said right in relation to any Lot shall-
not release the owner of any other Lot from any of the -----
conditions or covenants effected or imposed upon such other-
Lots or give the owner of any Lot any right of action -----
against the said Danbury Park Development Proprietary -----
Limited or any other person or persons.

THE COMMON SEAL of DANBURY PARK)
DEVELOPMENT PROPRIETARY LIMITED -)
the registered proprietor of the-)
land described in Indenture of --)
Conveyance No.42/3656 was -----)
hereunto affixed in the presence-)
of:)

S. L. Black
R. Aldridge) Directors
R. Newman) Secretary

SIGNED by STANLEY HOLDER the -)
Mortgagee of the land described -)
in Indenture of Mortgage -----)
No.42/3658 in the presence of:)

S. Holder
J. Lawrence

Certified correct for the purposes of the Real Property Act,
1862 as amended.

ON *20/09/2022* Page *1*
Solicitor for the Subdivider.

xxd kg/
PH.

Certified correct for the purposes of the Real Property Act 1862, as amended.

Douglas & Collins

[Signature]
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of **DANBURY PARK DEVELOPMENT**
PTY. LTD. - 18 Lots. comprising part of the land in

CONVEYANCE NO. 42/3656

(Insert Title Reference)

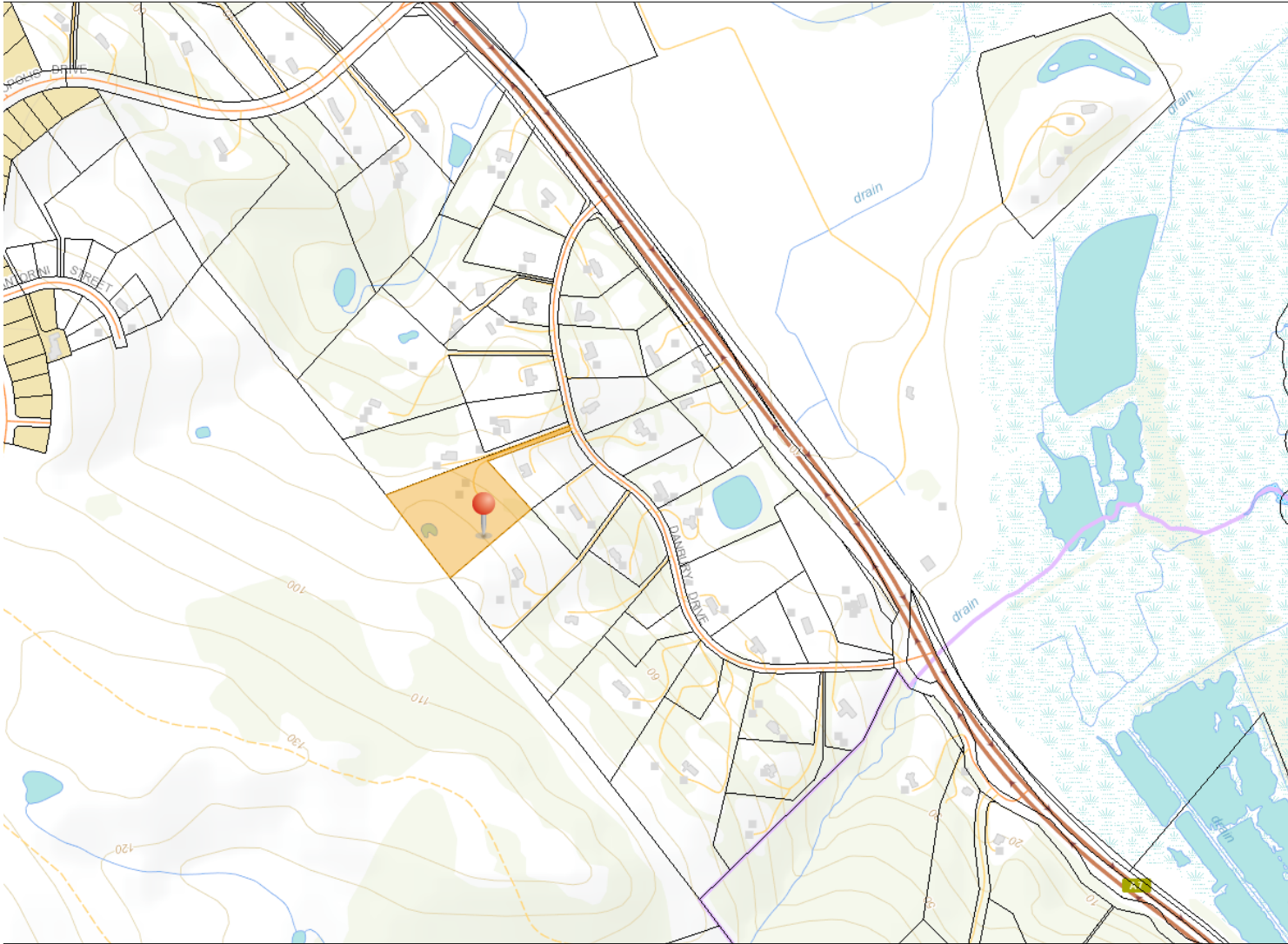
Sealed by **Municipality of Beaconsfield** on **15th.12.** 19 **72**

[Signature]

Council Clerk/Town Clerk

50740

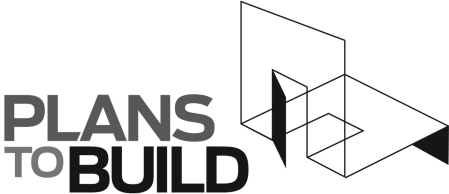
NEW SECONDARY DWELLING
at 37 DANBURY DR LEGANA TAS 7277
for DONALD & PAULA GARWOOD



LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 OVERALL SITE PLAN
- A02 PART SITE PLAN
- A03 FLOOR PLAN
- A04 ELEVATIONS



ABN 23 269 055 701
Level 1, 52-60 Brisbane Street
Launceston Tasmania, 7250
Tel - 6388 9287 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

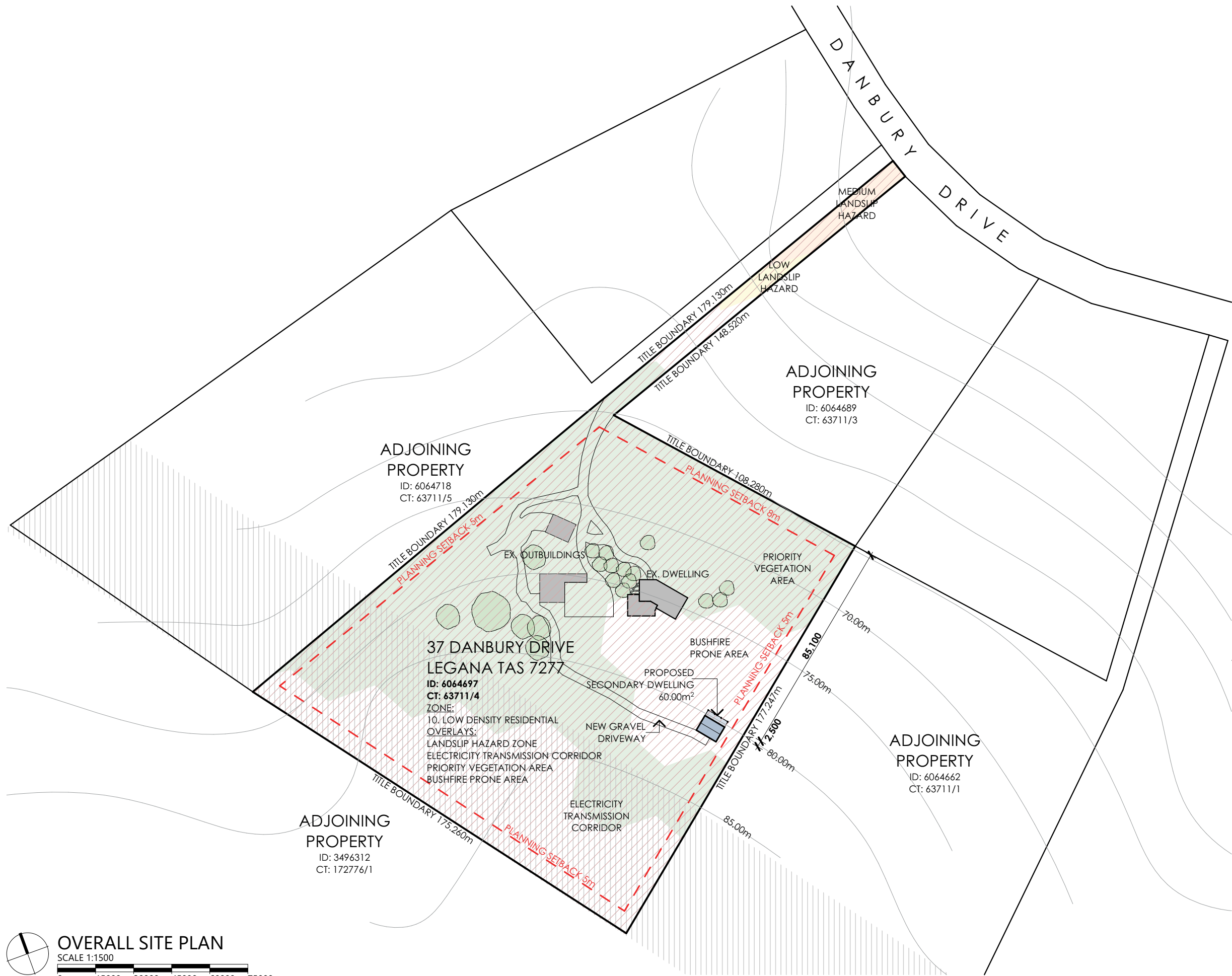
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

PROJECT INFORMATION:

FLOOR AREAS: EXISTING DWELLING AREA - 250+/-m ² EXISTING OUTBUILDING AREA - 216m ² PROPOSED SECONDARY DWELLING - 60m ²		SITE AREA: 26186m ²	WIND SPEED N2	LAND TITLE, VOLUME & FOLIO CT-63711/4
SITE OVERLAYS: LOW & MEDIUM LANDSLIP HAZARD ELECTRICITY TRANSMISSION CORRIDOR PRIORITY VEGETATION AREA BUSHFIRE PRONE AREA	SITE CLASSIFICATION : EXISTING	CLIMATE ZONE: 7	ALPINE AREA: N/A	BUSHFIRE ATTACK LEVEL: EXEMPT
COUNCIL: WEST TAMAR COUNCIL	WIND REGION: A3	CORROSION ENVIRONMENT MODERATE	TERRAIN CLASSIFICATION: T2	
SCHEME / ZONE: LOW DENSITY RESIDENTIAL	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 09/12/22	PROJECT NUMBER: 22077	

rev.	Date
DRAWING No: A00	ISSUE: APPROVAL REV: 0



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

PLANS
TOBUILD

ABN 23 269 055 701

Level 1, 52-60 Brisbane Street
Launceston Tasmania, 7250
Tel - 6388 9287 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
DONALD & PAULA GARWOOD

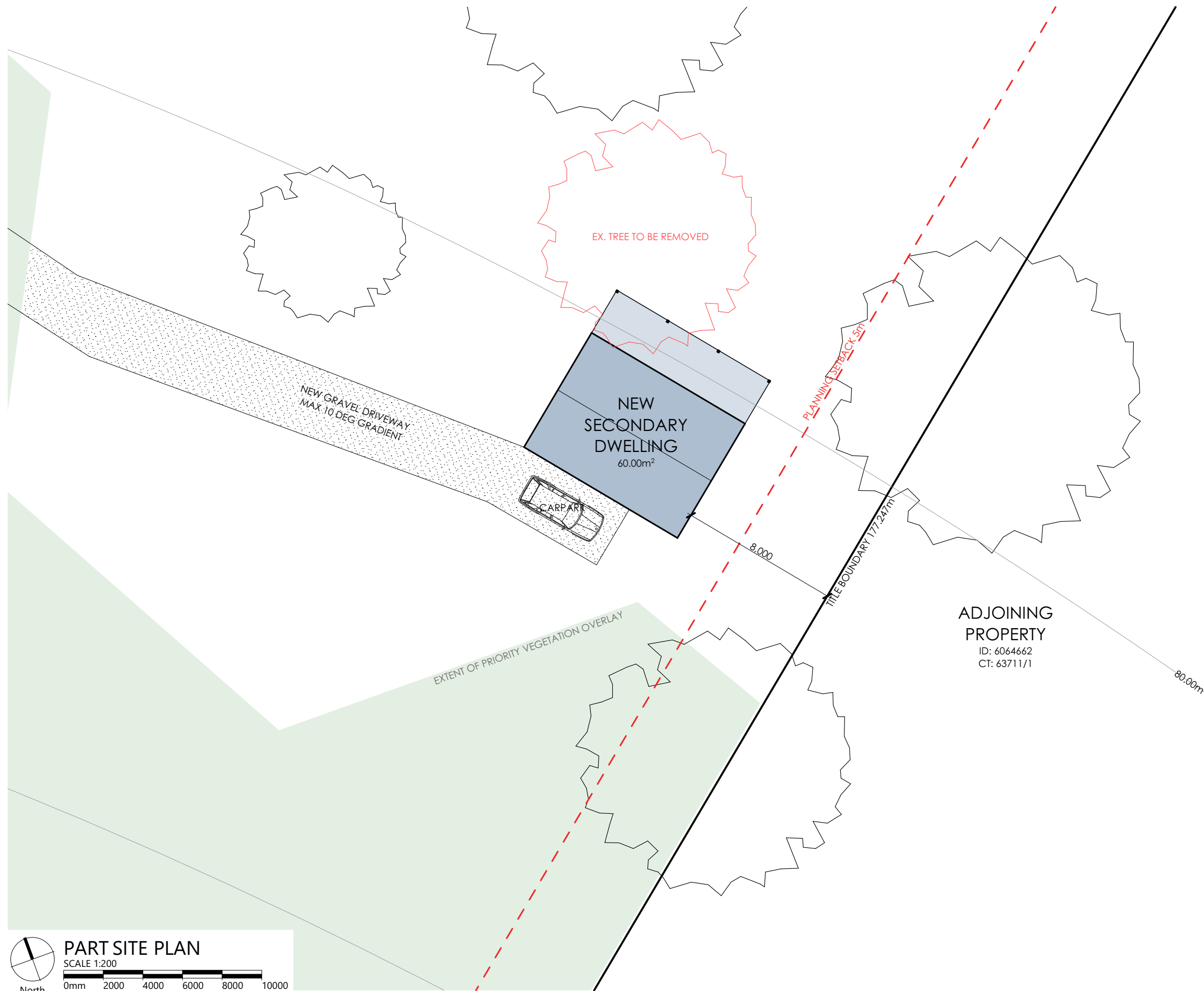
		Date
rev.		
DRAWING No:		ISSUE: APPROVAL
A01		REV: 0

NEW SECONDARY DWELLING
37 DANBURY DR LEGANA TAS 7277

PROJECT NUMBER:
22077

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
09/12/22



SITE PLAN NOTES

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Owner:
DONALD & PAULA GARWOOD

rev.	Date
DRAWING No: A02	ISSUE: APPROVAL
3 of 5	REV: 0

NEW SECONDARY DWELLING

37 DANBURY DR LEGANA TAS 7277

PROJECT NUMBER:
22077

SCALE: IF IN DOUBT ASK
SCALE @ A3

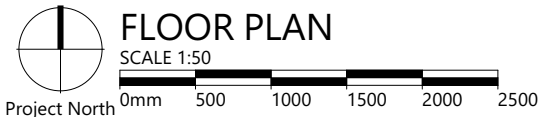
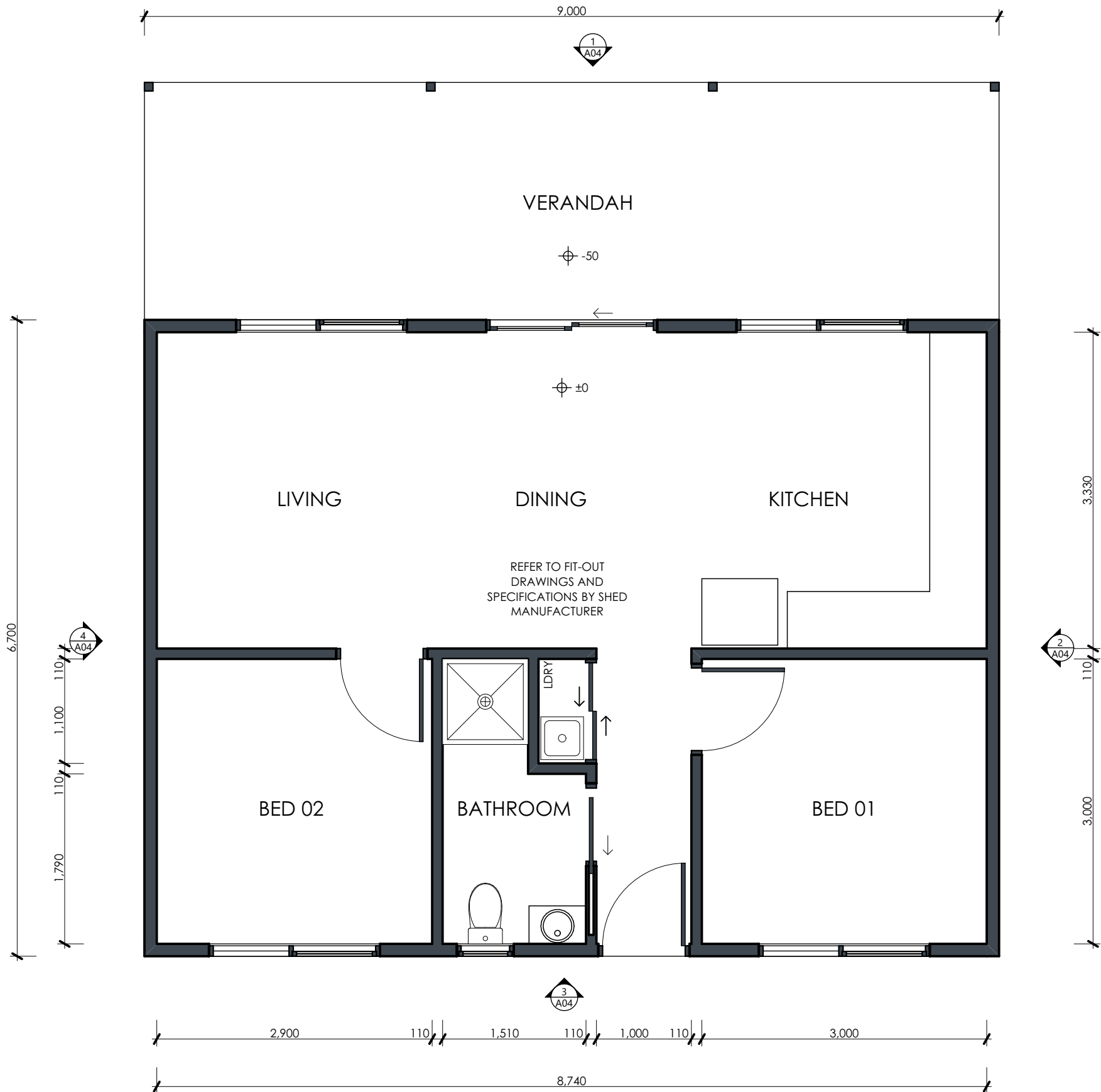
PRINT DATE:
09/12/22

FLOOR PLAN LEGEND

- INSULATED 90x35mm MGP.10 OR .12
TIMBER STUD FRAMED WALLS, Pb LINING
INTERNALLY, PAINT FINISH.
PROVIDE VAPOUR PERMEABLE BUILDING
WRAP, LAP AND TAPE ALL JOINTS.
REFER TO ELEVATIONS FOR EXTERNAL
CLADDING SELECTION.
REFER TO INSULATION SCHEDULE FOR
THERMAL REQUIREMENTS (R-VALUES)
- CORFILLED 190mm BLOCKWORK
WALL IN ACCORDANCE WITH
ENGINEERING DRAWINGS
- EXISTING WALLS RETAINED
- PAINT GRADE HOLLOW CORE INTERIOR
SWING DOOR WITH ARCHITRAVES,
JAMBS AND STOPS. PAINT FINISH
- PAINT GRADE HOLLOW CORE (SOLID
IN WETAREAS) INTERIOR CAVITY
SLIDING DOOR WITH ARCHITRAVES
AND JAMBS. PAINT FINISH
- W##

POWDERCOATED ALUMINIUM
FRAMED GLAZED WINDOWS REFER
TO DOOR AND WINDOW SCHEDULE
- WET AREA

REFER TO HEALTH AND AMENITY IN
GENERAL REQUIREMENTS ON DRAWING
A15 & WATERPROOFING TABLE ON
DRAWING A14



PLANS
TOBUILD

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Owner:
DONALD & PAULA GARWOOD

rev.	Date
DRAWING No: A03	ISSUE: APPROVAL REV: 0

NEW SECONDARY DWELLING
37 DANBURY DR LEGANA TAS 7277

PROJECT NUMBER:
22077

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
09/12/22

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

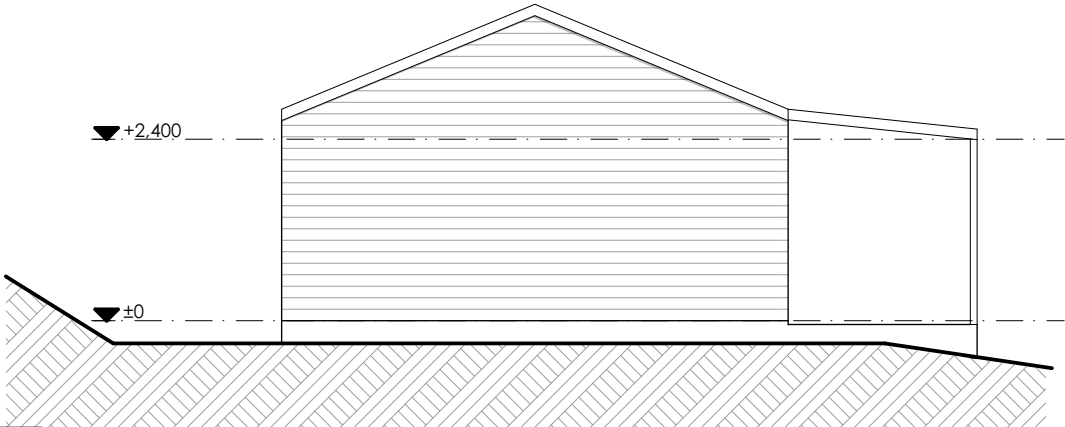
INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.

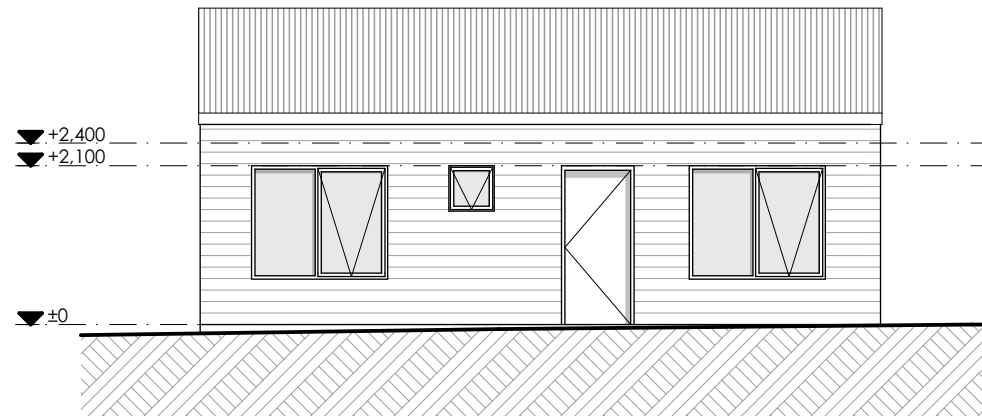
1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



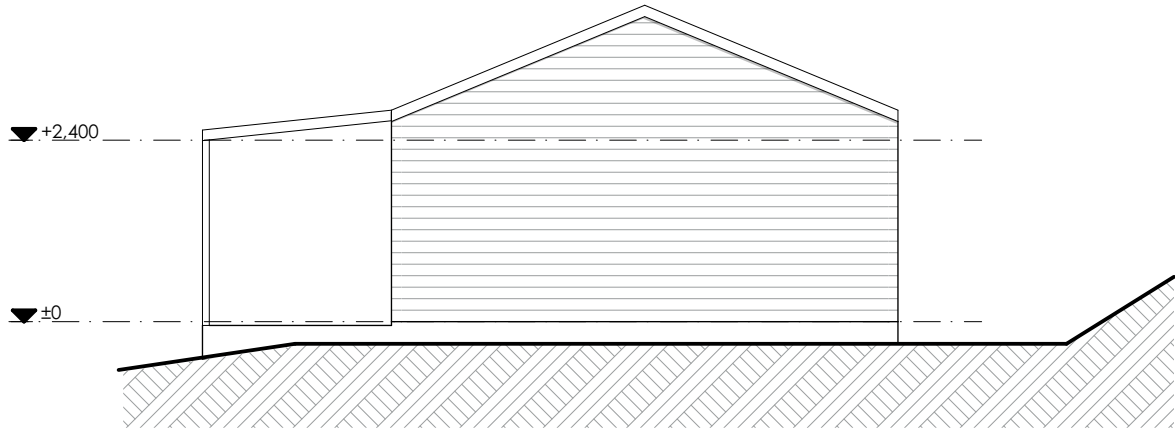
2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



NEW SECONDARY DWELLING

37 DANBURY DR LEGANA TAS 7277

PROJECT NUMBER:
22077

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
09/12/22

DRAWING No:
A04

5 of 5

ISSUE: APPROVAL
REV: 0

Owner:
DONALD & PAULA GARWOOD

PLANS TO BUILD

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Tel - 6388 9287 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

FLOOR PLAN



Note: Amenities and Furnishing shown are illustrative only

WEEKENDER 60



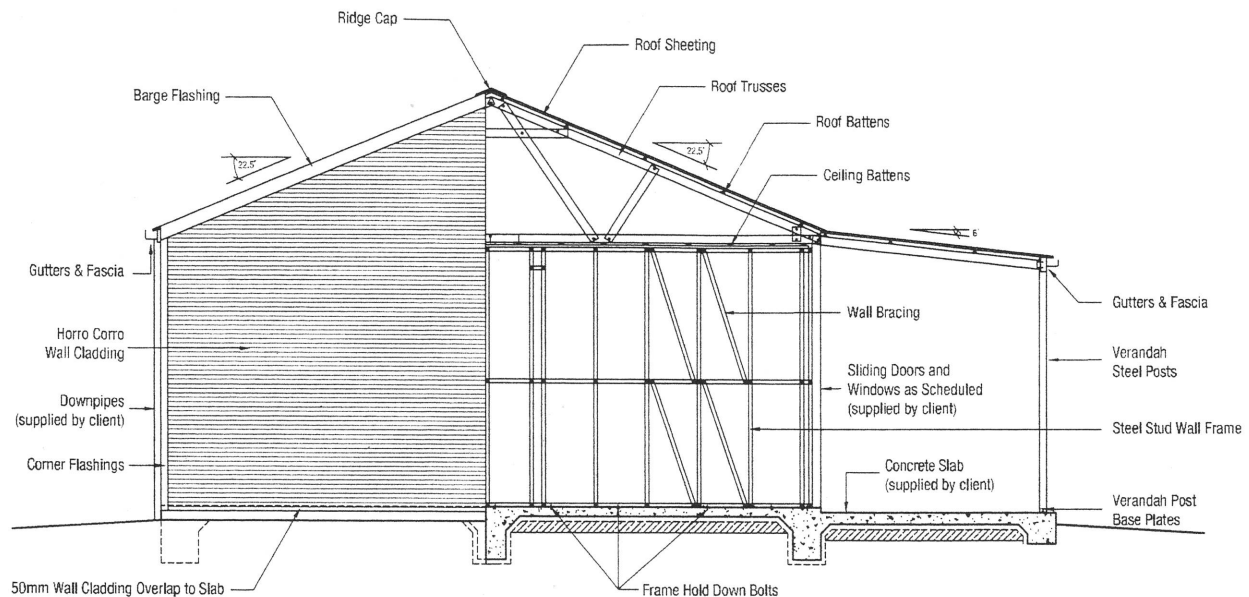
Home	9m x 6.7m
Verandah	9m x 2.5m
Living/Dining Area	5.9m x 3.4m
Kitchen	3m x 3.4m
Bed 1	3m x 3m
Bed 2	2.9m x 3m
Ceiling Height	2.7m
Floor Area	60m ²
Total Area	82.4m ²

shedsnhomes.com.au

Ph: 1800 764 764

KIT HOME STANDARD INCLUSIONS

This diagram highlights the standard inclusions of the steel kit home.



WHAT SHEDS n HOMES SUPPLY

We supply the steel shell and structure of your new home, enabling you to source the rest without having to pay a builder's margin. Many of our competitors offer the full package including windows, doors, gyprock and plumbing – however, this comes at a price inflated by the additional margins. Our steel kit homes have been designed for the owner builder.

WHAT YOU WILL NEED TO SUPPLY

Being the owner builder offers tremendous flexibility as you are in control of the ultimate look of your home. You will need to source trades, builders, doors, windows, thermal break, insulation, gyprock, flooring, fixtures, lighting and all other aspects of fitting out your home from your preferred suppliers. You are also left to take care of purchasing all appliances, furnishings and landscaping your property.

PLUMBING AND ELECTRICAL WORK

It's amazing how much you can save by project managing your kit home build. Whilst you will need to hire contractors to do the work that requires special skills and/or licenses (like plumbing and electrical), you can save in other areas by completing the tasks yourself or enlisting the help of family and friends.

DOES IT TAKE MUCH TIME?

Ultimately, this is up to you! As the builder you will need to coordinate your time, materials and trades effectively. Done right however, your home will be built to schedule! By being an owner builder, you will have the distinct advantage of working to a deadline that suits your needs – not somebody else's! Working weekends, after work hours or by simply taking some annual leave will put you on your path to building your own home in a time frame that suits you.

PUTTING THE FRAME AND TRUSSES TOGETHER

We believe in simplicity and erecting our buildings is just that, simple! We provide all of our owner builders with a comprehensive set of floor and panel plans that clearly outlines each and every section in the most simplistic manner. Our panel-by-panel plans contain easy to understand instructions about what is required at each stage.

- ✕ 100% TERMITE PROOF
- T STRAIGHT AND TRUE
- ♻️ RECYCLABLE MATERIAL
- ⚡ NON COMBUSTIBLE
- 🔧 STRENGTH OF STEEL
- 🛡️ 50 YEAR WARRANTY

shedsnhomes.com.au

Ph: 1800 764 764

GENERAL SPECIFICATIONS

The kit home general specifications are set out below.

STANDARDS AND CODES

The building is designed in accordance with the following codes: The BCA, AS4055, AS/NZS 1170, AS 3600, AS/NZS 4100, AS/NZS 4600, AS 1684 and AS 2870.

DESIGN CRITERIA

Unless otherwise stated, this building is suitable for the site wind classification of N3. No allowance has been made for earthquake or snow loading. It is the responsibility of the purchaser to ensure that this classification is suitable for the site and proposed building use. This should be obtained from a suitably qualified and insured person/company.

DIMENSIONS

All dimensions nominated are nominal sizes only.

DRAWING FOR COUNCIL SUBMISSION

Full set of plans for submission to council including engineering approval. Site specific drawings are not provided, eg site plan, drainage plan etc. Site specific reports are also not provided, eg bush fire protection plan, energy efficiency report.

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 Steel Technical Bulletins.

ROOF AND WALL SHEETING

Roof sheeting is supplied in Corodek. Wall sheeting is supplied in Corodek and fixed horizontally.

FASTENERS

All connections are tek screwed. Roof and wall screws provided to Climaseal® 4 standard. All other screws class 3.

SLAB

Designs provided for Class A, S, M or H1 soil conditions with a safebearing value >100kPa.

GUTTERS

The gutter type supplied will be nominated by our supplier as the most common type for your area.

MARKING, CUTTING AND DRILLING

Most components are marked for easy identification and placement and are cut to length. It will be necessary to cut and/or drill some components on site.

COLOURS

Certain products and areas have a limited colour range. Please consult your representative for more information regarding available colours in your area.

DOWN PIPES

Down pipes are to be provided by others to suit your roof and water tank requirements.

WINDOWS AND DOORS

Window and door locations are nominated on the plans. The supply of windows and doors are not included in the quoted price. To avoid on-site damage, these are best purchased locally when required.

RAISED FLOORING SYSTEM *

Steel bearers, joists and posts to raise the floor 600mm above ground level. No flooring, stairs or balustrade provided.

DELIVERY *

Delivery is quoted for standard delivery routes. Additional fees apply where the address is beyond the normal route. Alternately, delivery can be organised by the client ex-works.

EX WORKS *

Collection of your steel kit home will be from our supplier's depots within your nominated city.

* Only where nominated specifically in your purchase agreement. Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the time of commencing manufacture.