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

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026299
	Assess No:	A11674
	PID No:	3088917

Applicant Name:	Woolcott Land Services Pty Ltd					
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.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Woolcott Land Services Pty Ltd

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)*	Christopher John Smith
Location / Address:	Lot 21 Edzell Court, Riverside TAS 7250
Title Reference:	160398/21
Zone(s):	General Residential
Existing Development/Use:	Outbuildings
Existing Developed Area:	

Are 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: Residential			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Multiple dwellings (three units) and outbuilding			

New or Additional Area:	480.23m2	
Estimated construction cost of the proposed development:	$295,400.00	
Building Materials:	Wall Type: Colorbond 'trimdek' cladding	Colour: Owner's specification
	Roof Type: Colorbond 'custom orb' roofing	Colour: Owner's specification

WEST TAMAR COUNCIL

Application Number: «Application_Number»

VISITOR ACCOMMODATION ☑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ☑N/A

Subdivision 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:	

WEST TAMAR COUNCIL

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,*

Name (print)	*Signed*	*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,*

Woolcott Land Services Pty Ltd		22/09/2026
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:

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.

Name (print)	*Signed*	*Date*

OWNER : ECCLESTONE LAKES PTY. LTD.

FOLIO
REFERENCE : C.T. 158996/1

GRANTEE : ~~PART OF 100Ac LOCATED TO THOMAS SMITH~~
PART OF 500Ac. LOCATED TO WILLIAM ADAMS BRODBRIBB.

PLAN OF SURVEY

BY SURVEYOR JOHN WILLIAM DENT of
CAMPBELL SMITH PHELPS PEDLEY
3/23 BRISBANE STREET, LAUNCESTON

LOCATION

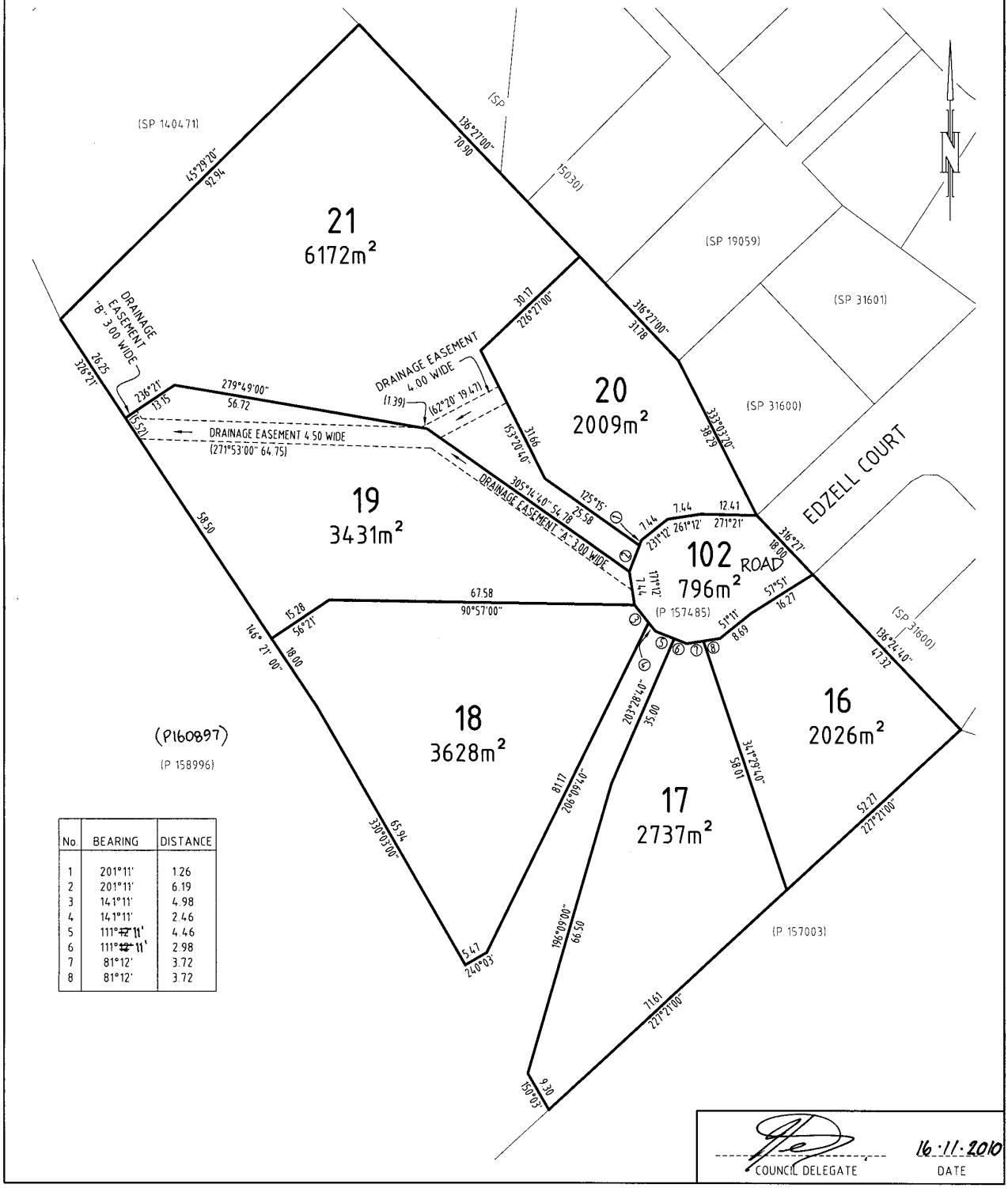
TOWN OF RIVERSIDE

REGISTERED NUMBER
SP160398

APPROVED
EFFECTIVE FROM - 7 DEC 2010
Alice Kawa
Recorder of Titles

SCALE: 1:800 | LENGTHS IN METRES | SURVEYORS REF: 168/10

MAPSHEET MUNICIPAL CODE No. 129 (5041-32) | LAST UPI No HYS52 | LAST PLAN No. P158996 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



No.	BEARING	DISTANCE
1	201°11'	1.26
2	201°11'	6.19
3	141°11'	4.98
4	141°11'	2.46
5	111°~~42~~11'	4.46
6	111°~~42~~11'	2.98
7	81°12'	3.72
8	81°12'	3.72

COUNCIL DELEGATE — DATE 16·11·2010

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 160398

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.

Lot 21 on the Plan is SUBJECT TO a Right of Drainage for the West Tamar Council and Ben Lomond Water Corporation over the Drainage Easement 4.00 wide shown on the Plan passing through such lot.

Lot 19 on the Plan is SUBJECT TO a Right of Drainage for the West Tamar Council and Ben Lomond Water Corporation over the Drainage Easement "A" 3.00 wide shown on the Plan passing through such lot.

Lot 19 on the Plan is SUBJECT TO a Right of Drainage for the West Tamar Council and Ben Lomond Water Corporation over the Drainage Easement 4.50 wide shown on the Plan passing through such lot.

Lot 19 on the Plan is SUBJECT TO a Right of Drainage for the West Tamar Council and Ben Lomond Water Corporation over the Drainage Easement "B" 3.00 wide shown on the Plan passing through such lot.

FENCING PROVISION

In respect of each Lot on the Plan the Subdivider (Ecclestone Lakes Pty Ltd (A.C.N. 130 718 222)) shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Ecclestone Lakes Pty Ltd FOLIO REF: ~~157003/1~~ 158996/1 SOLICITOR & REFERENCE: Clarke and Gee (DAS)	PLAN SEALED BY: West Tamar Council DATE: 16th November 2010 DA 21109 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF ~~Error! Reference source not found.~~ 2 PAGE/S	Registered Number SP 160398
SUBDIVIDER: ECCLESTONE LAKES PTY LTD. FOLIO REFERENCE: 158996/1	

EXECUTED by ECCLESTONE LAKES PTY LTD (A.C.N. 130 718 222) the registered proprietor of the land comprised in Folio of the Register Volume ~~157003~~ (158996) Folio 1, pursuant to Section 127(1)(a) of the Corporations Act 2001 by being signed by two Directors of the company

)
).....Director
)
)
)
).....Director

Dated this 29th day of July 2010
Executed by the NATIONAL AUSTRALIA BANK LIMITED)
by its Attorney Gregory Wayne Latham)
who holds the position of Level 3 Attorney)
under Power of Attorney No. PA 18631)
(who declares that he/she has received no notice)
of revocation of the said Power) in the presence of:)

Clio
Carole Berry Bank officer
1/46 St John Street Launceston Tas 7250

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Ecclestone Lakes Pty Ltd FOLIO REF: 157003/1 SOLICITOR & REFERENCE: Clarke and Gee (DAS)	PLAN SEALED BY: West Tamar Council DATE: 16th November 2010 DA 21/09 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.



October 2026

PLANNING REPORT

USE AND DEVELOPMENT OF MULTIPLE DWELLINGS – 3 UNITS

Lot 21 Edzell Court RIVERSIDE

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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(*BUrbRegEnvPlan*)
Town Planner

Rev.no	Description	Date
1	Draft	10 September 2026
2	Review	22 September 2026
3	Final	22 September 2026
4	MIR	5 October 2026

References

Land Tasmania. (2021). *Land Information System Tasmania*. Retrieved 2026, from https://www.thelist.tas.gov.au/app/content/home/

Annexures

Annexure 1 Copy of title plan and folio text
Annexure 2 Building plan
Annexure 3 Unit 3 and garage initial design
Annexure 4 Garage engineering plan

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Multiple dwellings – three units

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus / Tasbuilt

2. Subject site and proposal

2.1 Site details

Address	Lot 21 Edzell Court, Riverside TAS 7250
Property ID	3088917
Title	160398/21
Land area	6172m^2
Planning Authority	West Tamar Council
Planning Scheme	Tasmanian Planning Scheme – West Tamar LPS
Easements	Drainage easement
Application status	Discretionary application
Existing Access	Sealed crossover from Edzell Court
Zone	General Residential
General Overlay	None
Overlays	Priority vegetation area Bushfire-prone areas Low & Medium landslip hazard band
Existing development	Outbuildings
Existing services and infrastructure	

Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for the use and development of multiple dwellings on the subject site, consisting of three units. The site is intended to be used communally.

Proposed Unit 1 will be single storey and will have two bedrooms, one bathroom, a laundry closet, and a kitchen, living and dining room area. Unit 1 will include a deck with an area of 25.53m^2. The unit will have a floor area of 60.22m^2.

Proposed Unit 2 will be single storey and will have two bedrooms, two bathrooms, a laundry room, and a living and kitchen area. The dwelling will have a gross floor area of 82.4m^2, and will include a deck with an area of 42.09m^2. A landscaped walkway is proposed to provide access to the dwelling, connected to the existing vehicular access.

Proposed Unit 3 will have one bedroom, one bathroom, a laundry room, and a living and kitchen area. Unit 3 will include a garage connected by roofed expanse and a deck area. Unit 3 will have a total area of 270m^2. Connections to existing services will be retained.

2.3 Subject site

The subject site comprises a single lot with frontage of 6.19m to Edzell Court, a sealed local road maintained by Council. The site is located within the Riverside locality, in the West Tamar municipality. The lot has slope downwards from the north-eastern boundary of the site towards the south-western boundary. There are existing outbuildings on the site.



Figure 1 - Aerial view of the subject site (Land Tasmania, 2021).

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme.

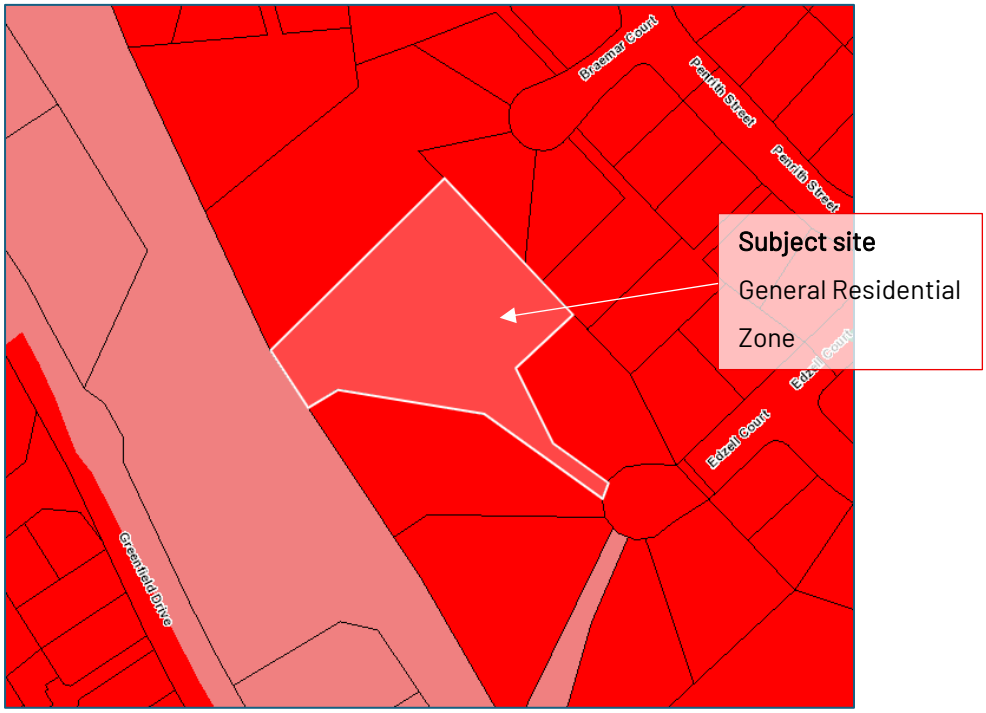


Figure 2 - Zoning for the subject site (Land Tasmania, 2021).

3.2 Overlays

The site is affected by the Priority vegetation area, Bushfire-prone areas, and Low & Medium landslip hazard band overlays. The Bushfire-prone areas overlay affects the whole site and is not shown in the following image for clarity.

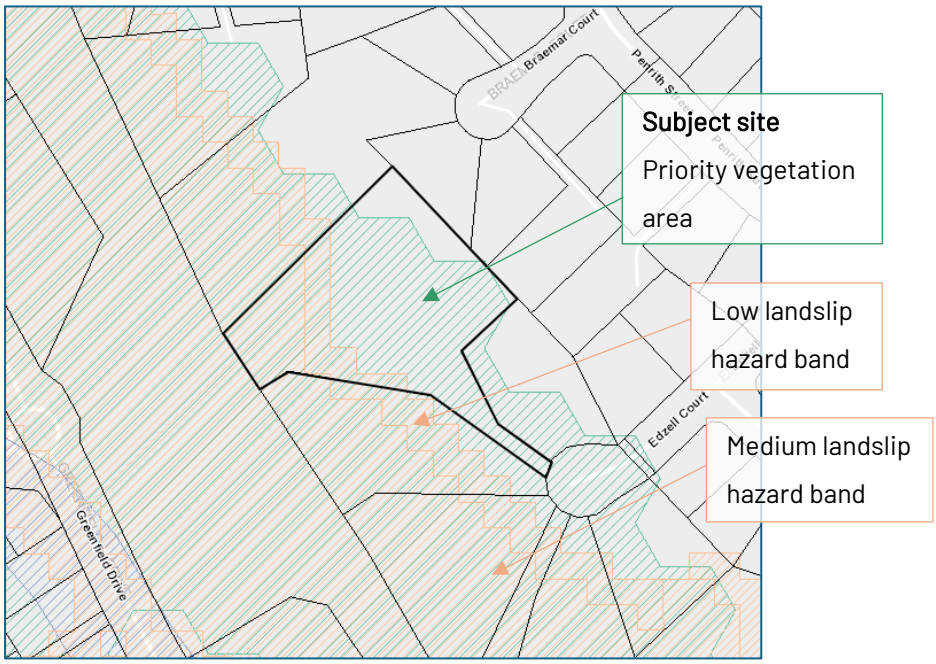


Figure 3 - Code overlays affecting the subject site (Land Tasmania, 2021).

4. Planning Scheme Assessment

4.1 Zone assessment

8.0 General Residential Zone

8.1 Zone Purpose

8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that: a) primarily serves the local community; and b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.

Response

The proposed Residential use for multiple dwellings is *Permitted* under the Scheme. The proposed is in accordance with the purpose of the zone.

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

Objective	
That the density of multiple dwellings: a) makes efficient use of land for housing; and b) optimises the use of infrastructure and community services.	
Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than 325m^2.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m^2, if the development will not exceed the capacity of infrastructure services and: a) is compatible with the density of existing development on established properties in the area; or b) provides for a significant social or community benefit and is: i) wholly or partly within 400m walking distance of a public transport stop; or ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

Response

A1 The acceptable solution is achieved. The proposed multiple dwellings will have a site area per dwelling of 1880m^2, based on three units, excluding approximately 531m^2 from the access strip.

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.	
Acceptable Solutions	**Performance Criteria**
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: a) if the frontage is a primary frontage, not	P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	

Response

A1 The acceptable solution is achieved. All proposed units will have a setback of more than 4.5m from the primary frontage.

A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: a) 5.5m, or alternatively 1m behind the building line; b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

Response

A2 The acceptable solution is achieved. The proposed garage will have a setback of more than 5.5m from the primary frontage.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear	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

boundary of a property with an adjoining frontage; and ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	property; and iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and 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.

Response

A3 The acceptable solution is achieved. All proposed dwellings will be contained within the required building envelope. All dwellings will have a setback of more than 4.5m from the rear boundaries of adjoining lots. All dwellings will have a setback of at least 1.5m from a side or rear boundary.

8.4.3 Site coverage and private open space for all dwellings

Objective	
That dwellings are compatible with the amenity and character of the area and provide: a) for outdoor recreation and the operational needs of the residents; b) opportunities for the planting of gardens and landscaping; and c) private open space that is conveniently located and has access to sunlight.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have: a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	P1 Dwellings must have: a) site coverage consistent with that existing on established properties in the area; b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and ii) operational needs, such as clothes drying and storage; and c) reasonable space for the planting of

	gardens and landscaping.

Response

A1 The acceptable solution is achieved.

a) The proposed units will have a site coverage of 7.7%, based on the total roofed area of 480.23m^2.

b) Each unit has more than 60m^2 to utilise as private open space within the lot. No fences are proposed at this stage and no strata plan is proposed. The driveway and servicing will be treated as shared areas.

A2 A dwelling must have private open space that: a) is in one location and is not less than: i) 24m^2; or ii) 12m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); b) has a minimum horizontal dimension of not less than: i) 4m; or ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and d) has a gradient not steeper than 1 in 10.	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: a) conveniently located in relation to a living area of the dwelling; and b) orientated to take advantage of sunlight.

Response

A2 The acceptable solution is achieved. There is sufficient area for private open space associated with each unit that will meet the requirements.

8.4.4 Sunlight to private open space of multiple dwellings

Objective	
That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless	P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is

excluded by (c): a) the multiple dwelling is contained within a line projecting (see Figure 8.4): i) at a distance of 3m from the northern edge of the private open space; and ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: i) an outbuilding with a building height not more than 2.4m; or ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.

Response

This is not applicable, as no proposed unit will be located to the north of another unit.

8.4.5 Width of openings for garages and carports for all dwellings

Objective	
To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

Response

This is not applicable, as there is no garage or carport located within 12m of the primary frontage.

8.4.6 Privacy for all dwellings

Objective
To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: a) a dwelling on an adjoining property or its private open space; or b) another dwelling on the same site or its private open space.

Response

A1 The acceptable solution is achieved. Unit 2 will have a deck with a floor level more than 1m above existing ground level. Screening will not be required, as the proposed deck will have sufficient setbacks to all boundaries and will be located with considerable distance from another proposed unit on the site.

A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): a) the window or glazed door: i) is to have a setback of not less than 3m from a side boundary; ii) is to have a setback of not less than 4m from a rear boundary; iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another	P2 A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: a) a window or glazed door, to a habitable room of another dwelling; and b) the private open space of another dwelling.

dwelling on the same site. b) the window or glazed door: i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	

Response

A2 The acceptable solution is achieved. Proposed Units 1 & 2 will have windows and glazed doors with a floor level more than 1m above existing ground level.

a) All windows or glazed doors to a habitable room with a floor level more than 1m above existing ground level will have setbacks of at least 3m from a side boundary, 4m from a rear boundary, and 6m to a habitable room or private open space of another proposed unit on the same site.

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: a) 2.5m; or b) 1m if: i) it is separated by a screen of not less than 1.7m in height; or ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Response

A3 The acceptable solution is achieved. A section of the existing vehicular access will be shared. The shared access will be separated from all windows or glazed doors to a habitable room of at least 2.5m.

8.4.7 Frontage fences for all dwellings

Objective	
The height and transparency of frontage fences: a) provides adequate privacy and security for residents; b) allows the potential for mutual passive surveillance between the road and the dwelling; and c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: a) provide for security and privacy while allowing for passive surveillance of the road; and b) be compatible with the height and transparency of fences in the street, having regard to: i) the topography of the site; and ii) traffic volumes on the adjoining road.

Response

Not applicable, as no frontage fences are proposed.

8.4.8 Waste storage for multiple dwellings

Objective	
To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	**Performance Criteria**
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and within one of the following locations: a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or b) a common storage area with an impervious surface that: i) has a setback of not less than 4.5m from a frontage; ii) is not less than 5.5m from any dwelling; and iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	P1 A multiple dwelling must have storage for waste and recycling bins that is: a) capable of storing the number of bins required for the site; b) screened from the frontage and any dwellings; and c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

Response

A1 The acceptable solution is achieved. All proposed dwellings will have an allocated storage area for waste bins of at least 1.5m^2.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

P1.1 The performance criteria are addressed, as no visitor parking spaces are proposed and there is a deficit of one car parking space. Units 1 & 2 each require two parking spaces, Unit 3 requires one parking space, and one visitor car parking space is required, totalling six car parking spaces. Four spaces are proposed, which is commensurate to the needs of the residents, as each unit will be occupied by a single inhabitant.

a) There are no off-street public car parking spaces available, as the area is predominantly residential.
b) Multiple users are not anticipated to the site, as the site will be for private residential use only.
c) There is a bus stop located approximately 210m from the site, on Penrith Street. This is considered within reasonable walking distance.
d) Taxi service is available in the area, which allows for alternative means of transport to and from the site as required.
e) The site is somewhat constrained by topography, which is sloped downwards from the north-eastern boundary to the south-western boundary.
f) There are on-street parking options available in proximity and safe walking distance to the site. On-street parking is available on Edzell Court, which is considered reasonable for residential use. The surrounding area is predominantly residential; traffic management is not required as a result.
g) The deficit of two car parking spaces is not considered to have an unreasonable impact on streetscape. If the need for additional car parking spaces arises, the lot has sufficient area for future provision.
h) An assessment has not been undertaken due to the scale and nature of the use being Residential.

P1.2 The performance criteria are addressed, as only four car parking spaces will be provided. The number of car parking spaces is considered reasonable to meet the needs of the use, having regard to:

a) The proposed multiple dwellings is for Residential use, within an established residential area. Each dwelling will be occupied by a single inhabitant.
b) Units 1 and 2 will have two bedrooms, and Unit 3 will have one bedroom. The proposed four parking spaces will be sufficient for the needs of the use.
c) There is an existing pattern of utilising on-street parking in addition to on-site parking in the area, as an alternative to on-site parking.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Response

P1 The performance criteria are addressed. The vehicular access is existing and an extension to the access is proposed. The proposed section of vehicular access will be constructed from gravel, an all-weather material useable in all conditions, the same as the existing. The proposed vehicular access will be readily identifiable, having regard to:

a) The nature of the use is Residential.
b) The topography of the site is sloped downwards from the north-eastern boundary to the south-western boundary.
c) The proposed section of vehicular access will be constructed from gravel, which allows for permeability.
d) The proposed section of driveway is unlikely to cause any transportation of debris from the site. The existing vehicle access is functional and due to the topography and sealed vehicle crossing, debris is generally contained to the site.
e) The proposed section of vehicular access will be constructed from gravel, which reduces dust generation.
f) The gravel surface will be suited to all-weather conditions and is in character with existing development on the site.

C2.6.2 Design and layout of parking areas

Response

A1 The acceptable solution is achieved. Please refer to the plans provided for further information.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved. There is one existing vehicle crossing that will be retained.

C7.0 Natural Assets Code

C7.2 Application of this Code

Response

This code does not apply to development in the General Residential Zone.

C13.0 Bushfire-Prone Areas Code

C13.2 Application of this Code

Response

This code does not apply.

C15.0 Landslip Hazard Code

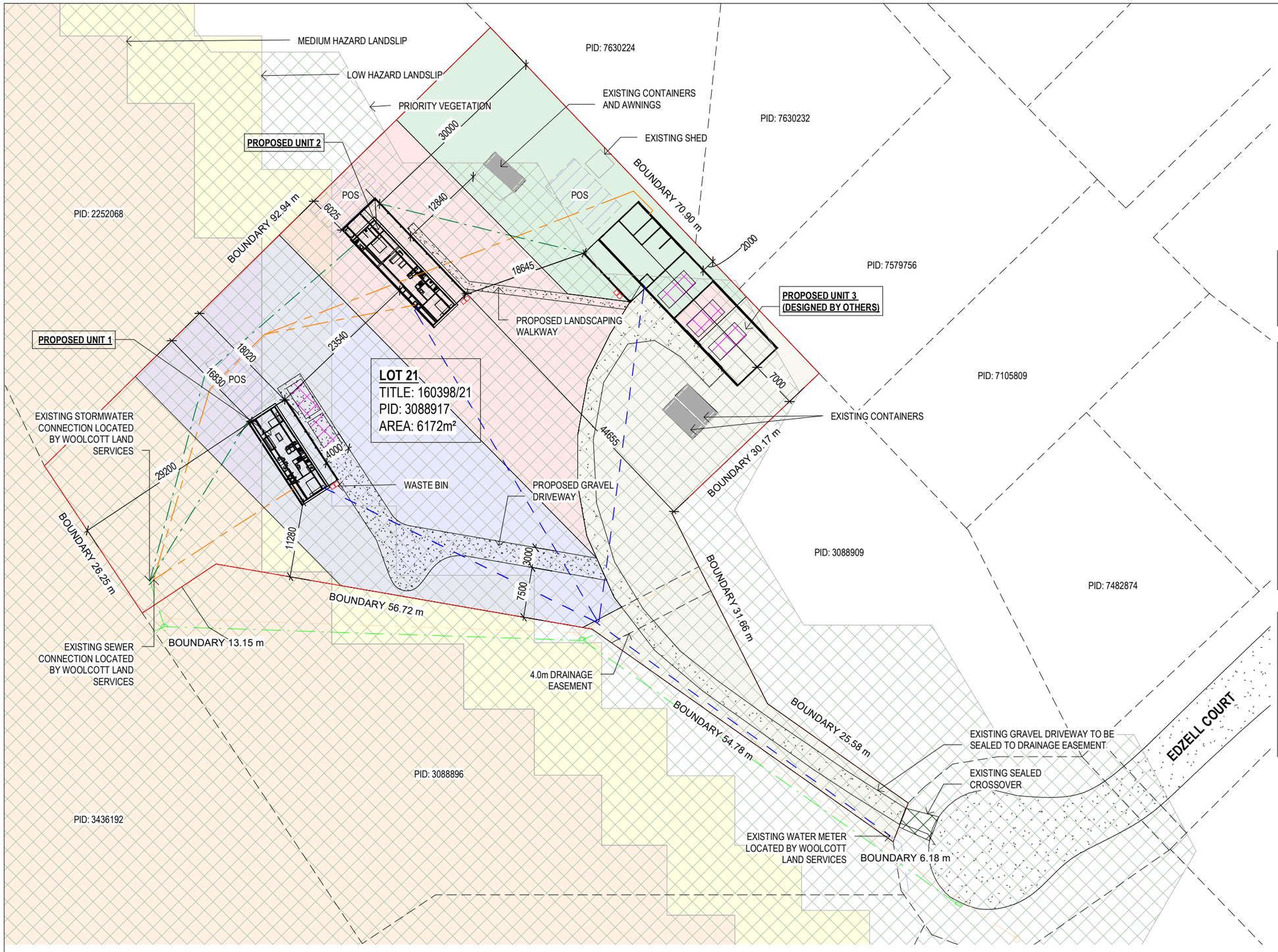
C15.4 Use or Development Exempt from this Code

Response

This code does not apply, as development within a Low & Medium landslip hazard band is exempt.

5. Conclusion

This application is for the development of multiple dwellings in the General Residential Zone. The proposed is in accordance with the provisions of the Scheme and a planning permit is sought from Council.



LOCALITY PLAN
SCALE 1 : 600

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

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LEGEND	
	SEWER
	WATER
	STORMWATER

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J	LOT PLAN LAYOUT	07.10.26	R.A.
I	PLAN AMENDMENT	02.10.26	W.T.
H	REDESIGN UNIT 2	02.10.26	W.T.
G	ADDITIONAL UNIT 3	21.09.26	W.T.
F	WINDOW AMENDMENT	28.08.26	W.T.

Date Drawn: 19.05.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3

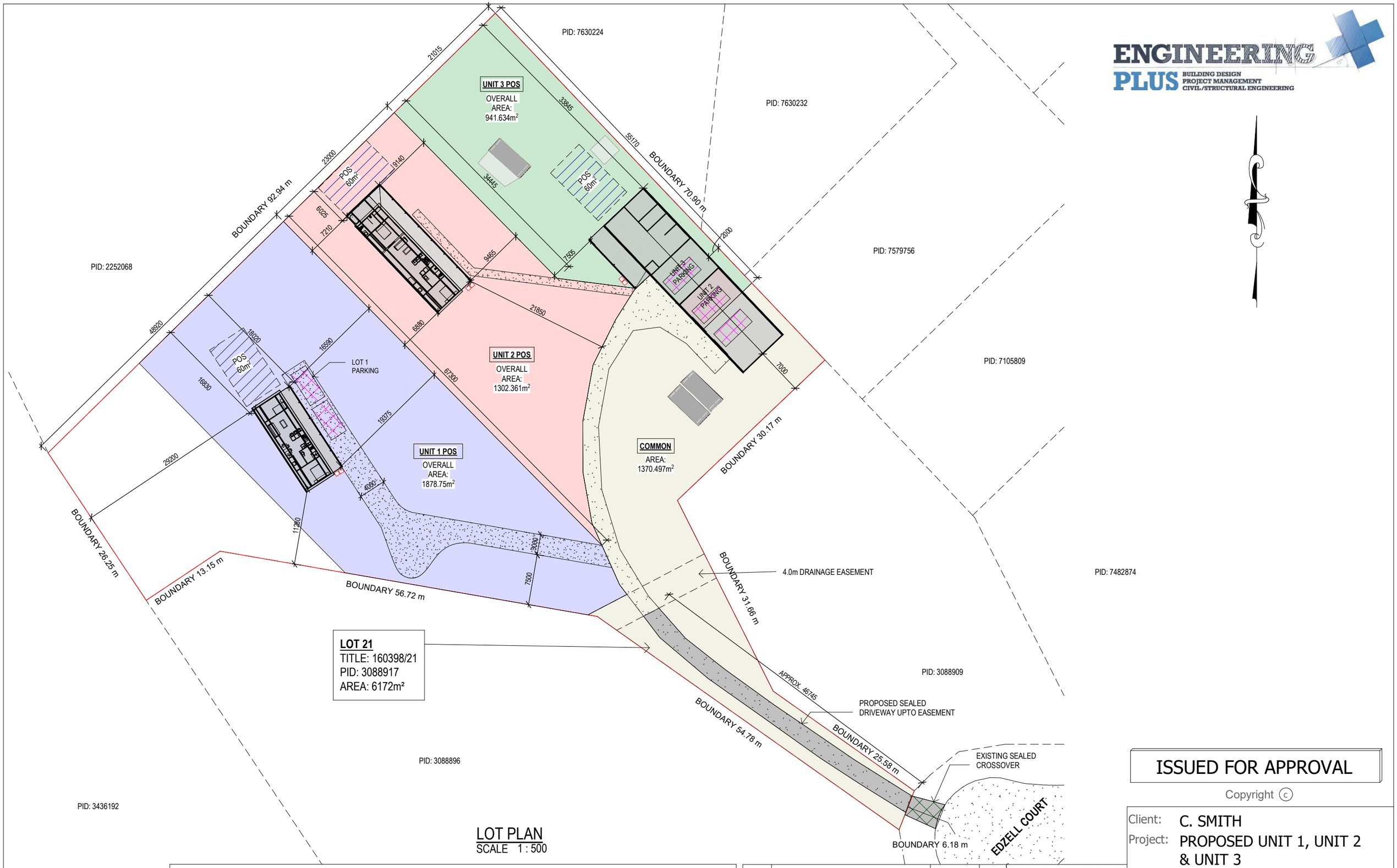
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Client: C. SMITH
Project: PROPOSED UNIT 1, UNIT 2 & UNIT 3
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ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2026-040 A01 / A17 Rev K



LOT PLAN
SCALE 1 : 500

ENGINEERING PLUS
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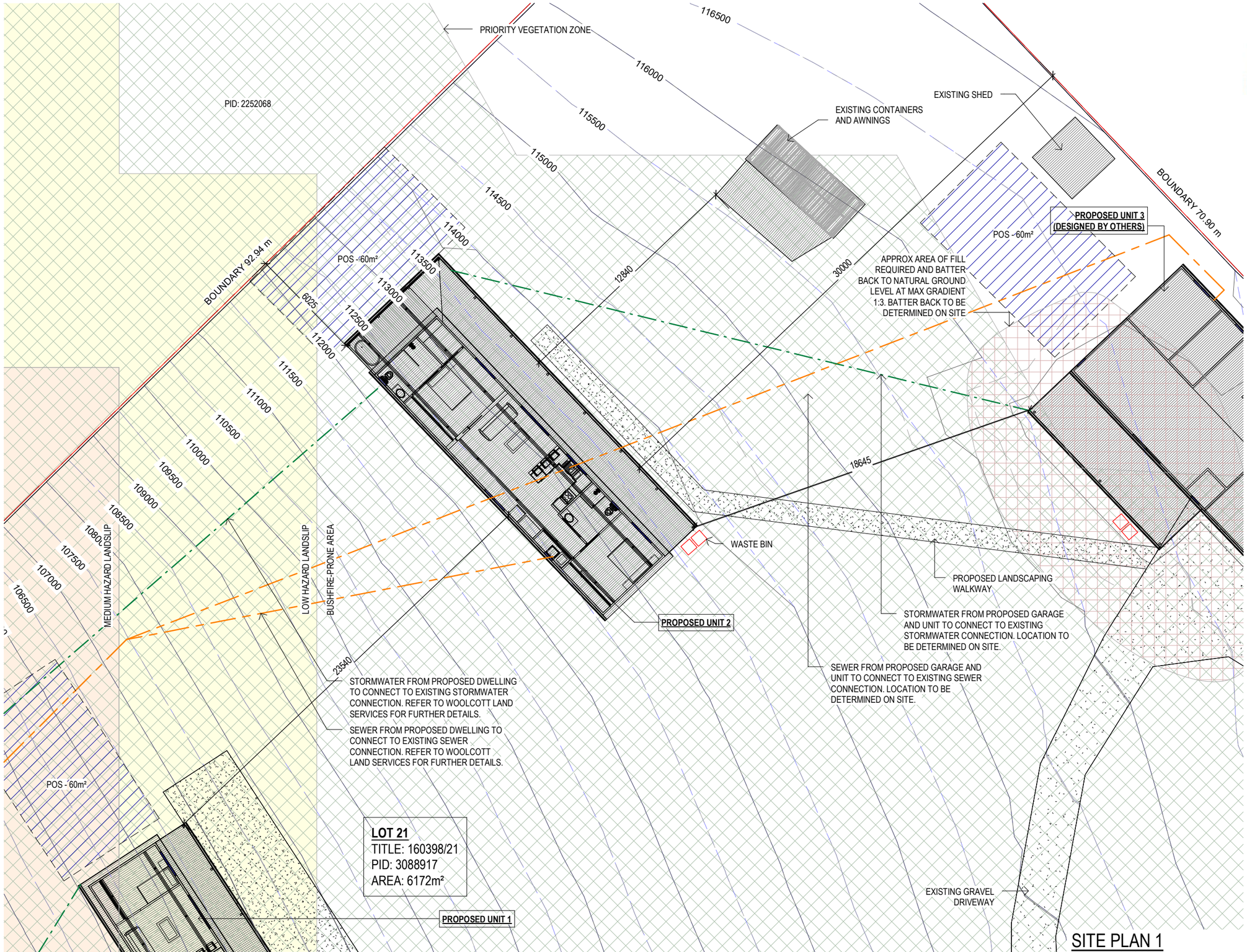
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Drawing No: 2026-040 A02 / A17
Rev: K



SITE PLAN 1
SCALE 1 : 200

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND	
- - -	SEWER
- - -	WATER
— · —	STORMWATER

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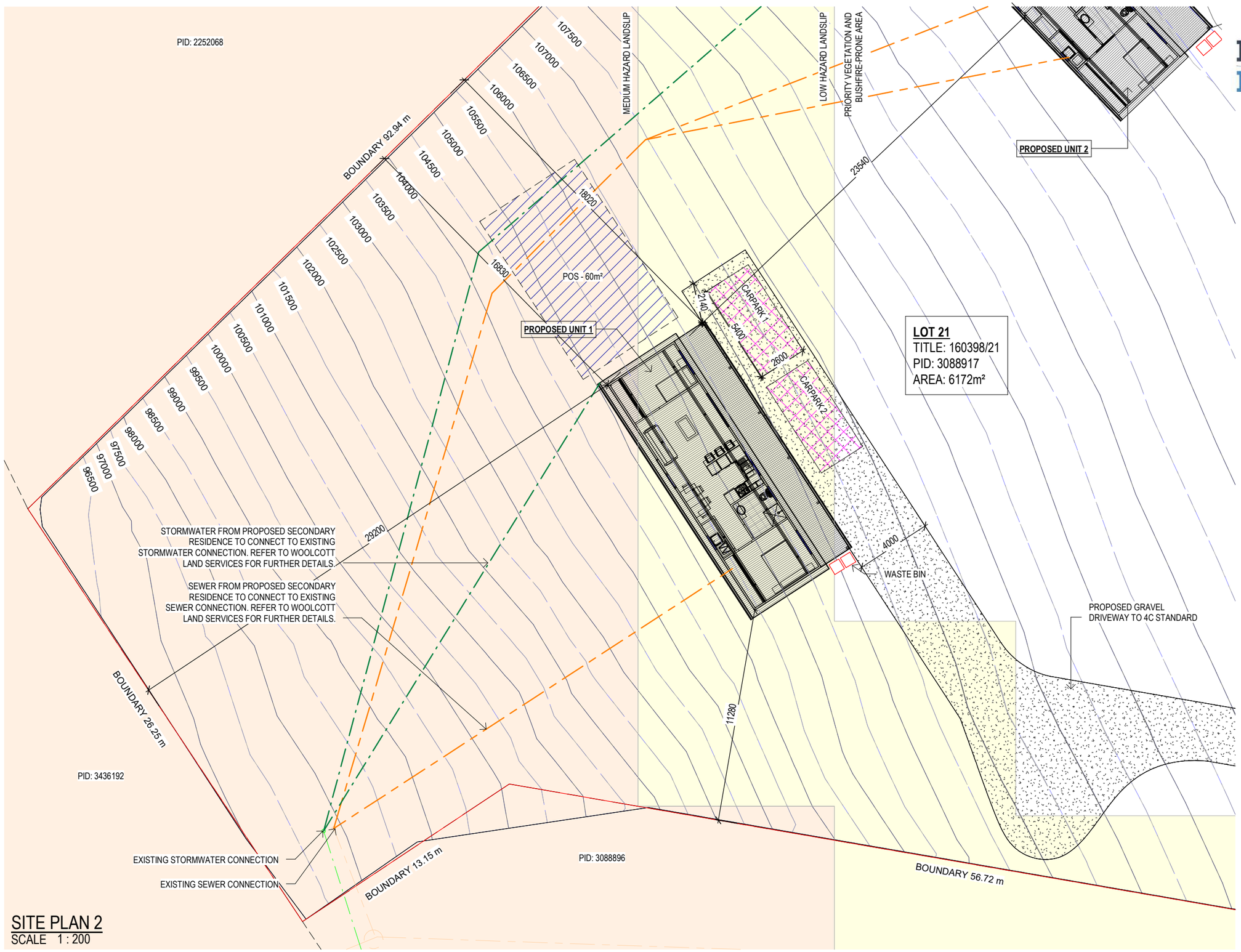
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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-040 A03 / A17 Rev K



SITE PLAN 2
SCALE 1 : 200

LOT 21
TITLE: 160398/21
PID: 3088917
AREA: 6172m²

LEGEND	
	SEWER
	WATER
	STORMWATER

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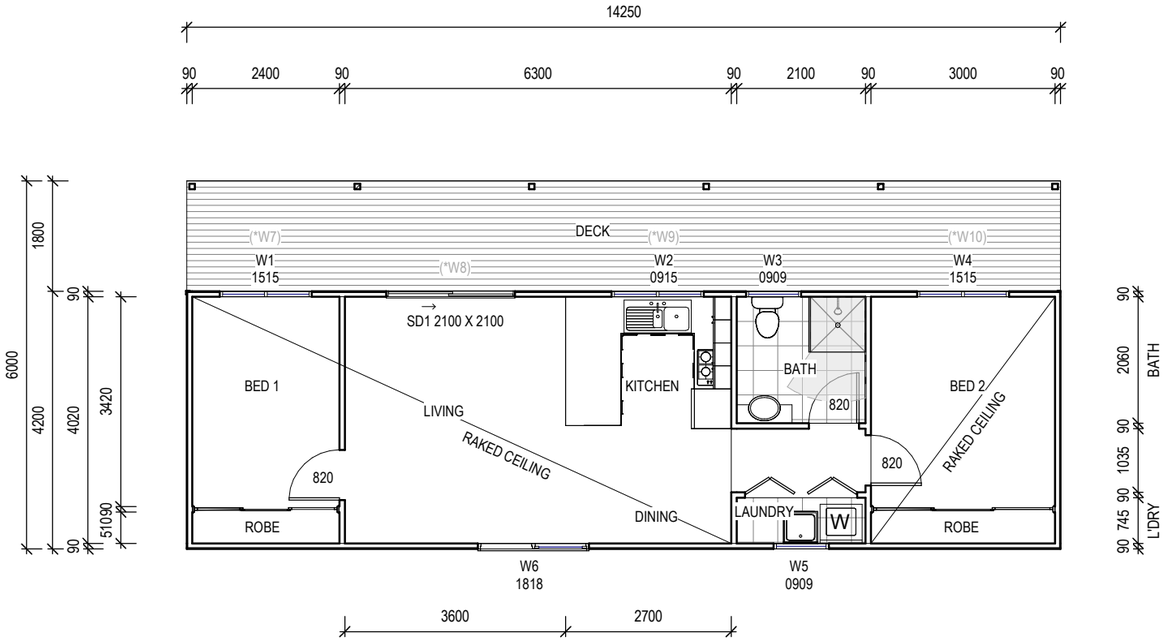
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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-040 A04 / A17
Rev: K



UNIT 1 - CONSTRUCTION PLAN

SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1500	1500	DG	4.3	.55
W2	900	1500	DG	4.3	.55
W3	900	900	DG	4.3	.55
W4	1500	1500	DG	4.3	.55
W5	900	900	DG	4.3	.55
W6	1800	1800	DG	4.3	.55
*W7	400	1500	DG	4.3	.55
*W8	400	2100	DG	4.3	.55
*W9	400	1500	DG	4.3	.55
*W10	400	1500	DG	4.3	.55
SD1	2100	2100	DG	4.0	.61

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

Area Schedule (Gross Building)

Name	Area	Area (sq)
UNIT 1 - DECK	25.53 m²	2.75
UNIT 1	60.22 m²	6.48
UNIT 2 - DECK	52.89 m²	5.69
UNIT 2	78.44 m²	8.44
UNIT 3 AND GARAGE	270.00 m²	29.06
	487.06 m²	52.43

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UNIT 1 - FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

SMOKE ALARMS

PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC STANDARDS

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)

Name	Area	Area (sq)
UNIT 1 - DECK	25.53 m²	2.75
UNIT 1	60.22 m²	6.48
UNIT 2 - DECK	52.89 m²	5.69
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H	REDESIGN UNIT 2	02.10.26	W.T.
G	ADDITIONAL UNIT 3	21.09.26	W.T.
F	WINDOW AMENDMENT	28.08.26	W.T.

Date Drawn: 19.05.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

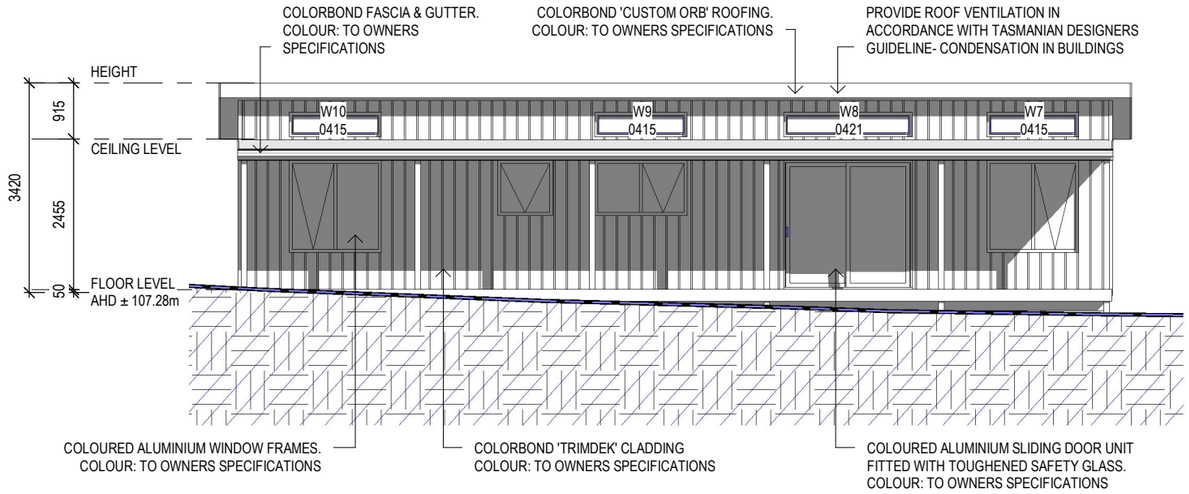
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EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5

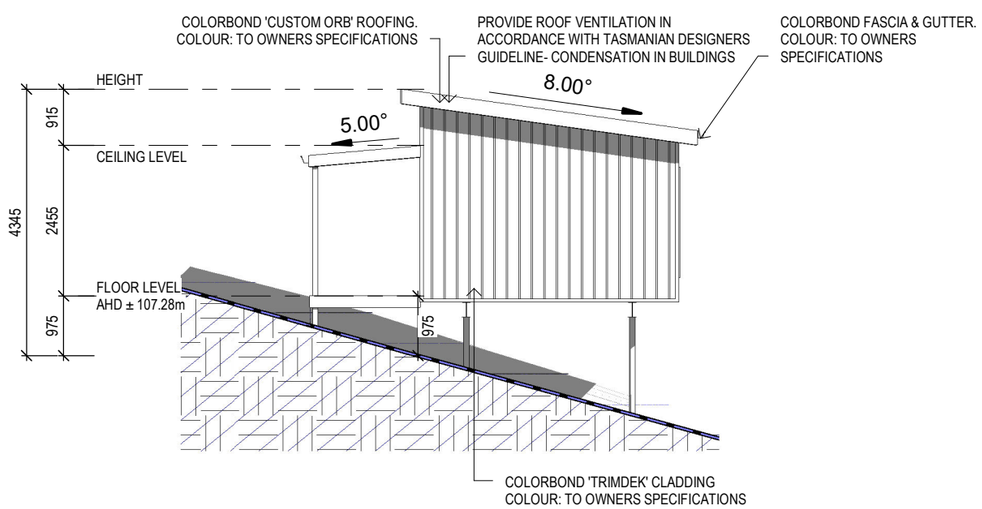
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



UNIT 1 - NORTH EAST ELEVATION
SCALE 1 : 100



UNIT 1 - NORTH WEST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Client: C. SMITH
Project: PROPOSED UNIT 1, UNIT 2 & UNIT 3
Address: LOT 21 EDZELL CT RIVERSIDE TAS 7250

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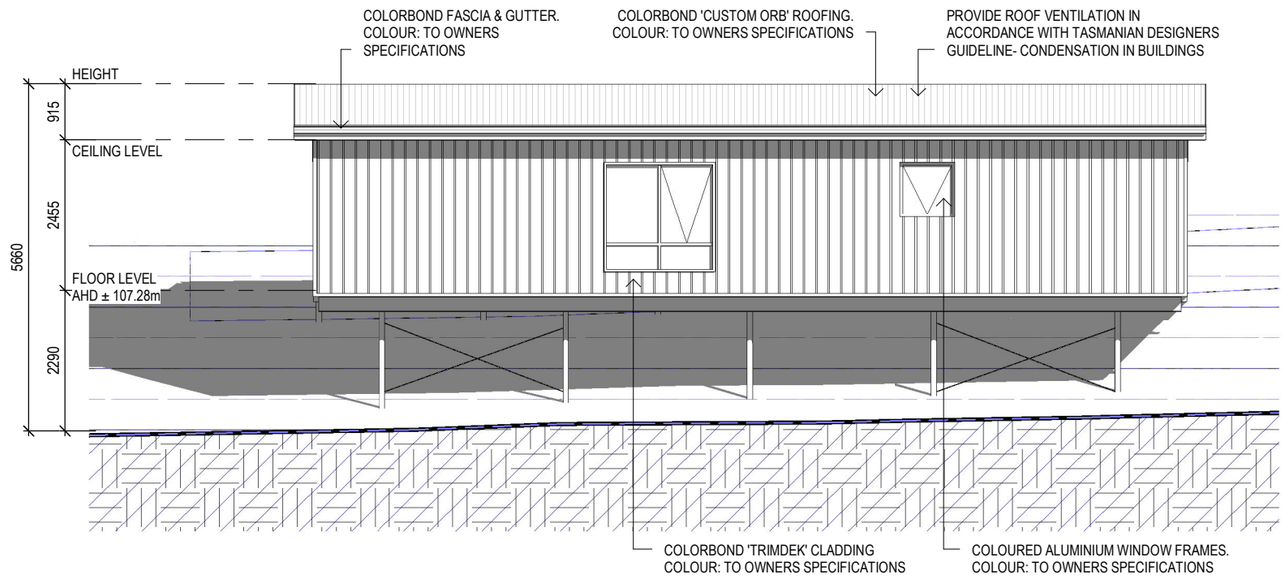
Drawing No: 2026-040 A07 / A17 Rev K

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

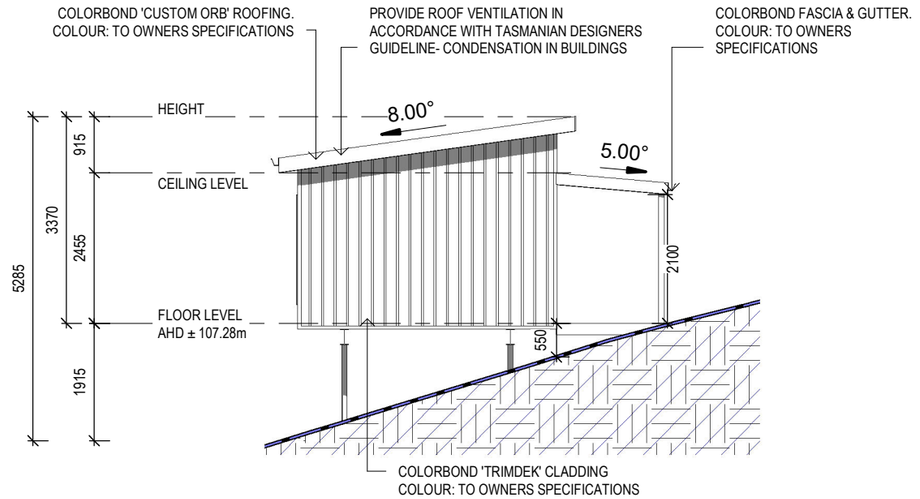
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



UNIT 1 - SOUTH WEST ELEVATION
SCALE 1 : 100



UNIT 1 - SOUTH EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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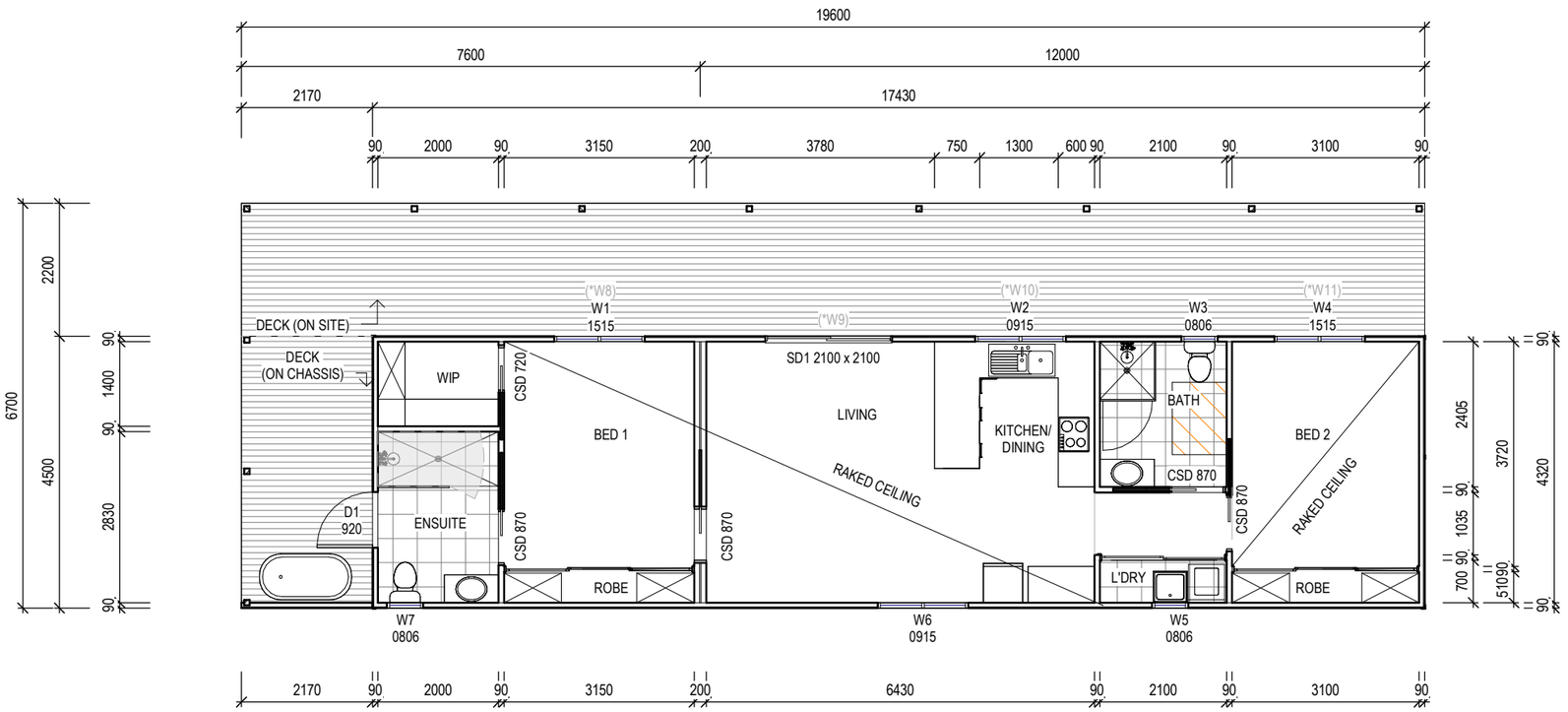
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-040 A08 / A17 Rev K



UNIT 2 - CONSTRUCTION PLAN

SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1500	1500	DG	4.3	.55
W2	900	1500	DG	4.3	.55
W3	800	600	DG	4.3	.55
W4	1500	1500	DG	4.3	.55
W5	800	600	DG	4.3	.55
W6	900	1500	DG	4.3	.55
*W7	800	600	DG	4.3	.55
*W8	400	1500	DG	4.3	.55
*W9	400	2100	DG	4.3	.55
*W10	400	1500	DG	4.3	.55
*W11	400	1500	DG	4.3	.55
SD1	2100	2100	DG	4.0	.61
D1	2100	920	DG	4.0	.61

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

Area Schedule (Gross Building)		
Name	Area	Area (sq)
UNIT 1 - DECK	25.53 m²	2.75
UNIT 1	60.22 m²	6.48
UNIT 2 - DECK	52.89 m²	5.69
UNIT 2	78.44 m²	8.44
UNIT 3 AND GARAGE	270.00 m²	29.06
	487.06 m²	52.43

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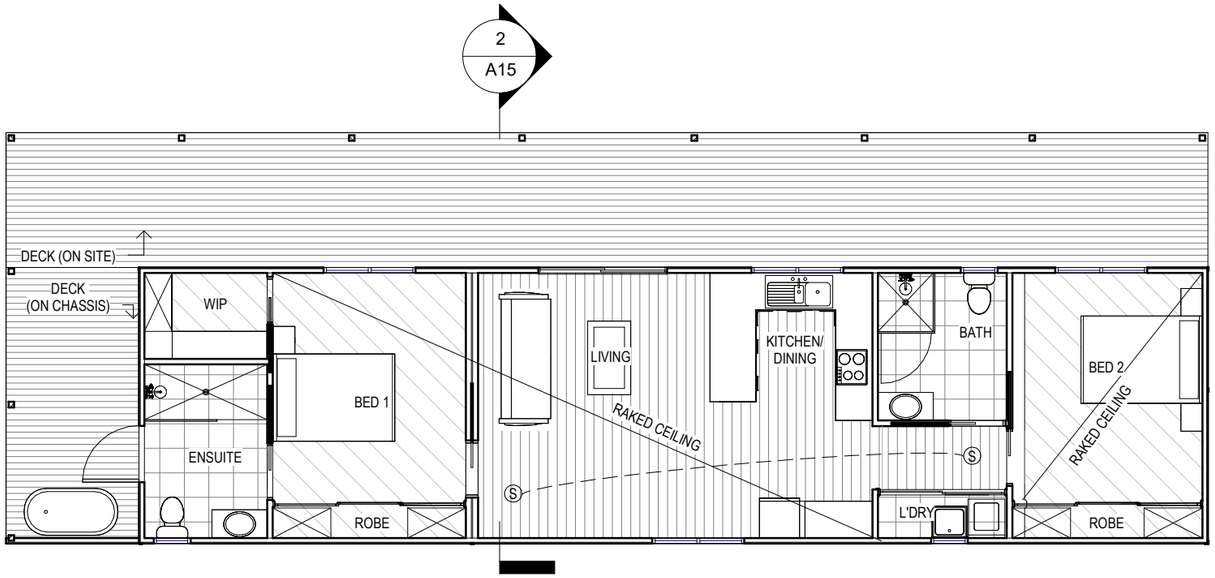
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-040 A09 / A17
Rev K



UNIT 2 - FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

SMOKE ALARMS

PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC STANDARDS

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
UNIT 1 - DECK	25.53 m²	2.75
UNIT 1	60.22 m²	6.48
UNIT 2 - DECK	52.89 m²	5.69
UNIT 2	78.44 m²	8.44
UNIT 3 AND GARAGE	270.00 m²	29.06
	487.06 m²	52.43

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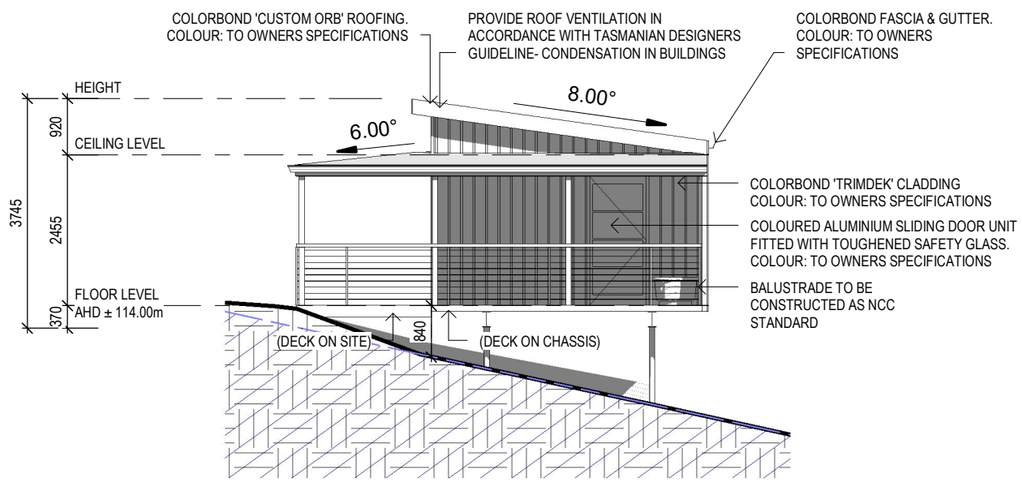
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EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5

EAVE WIDTH - 300MM

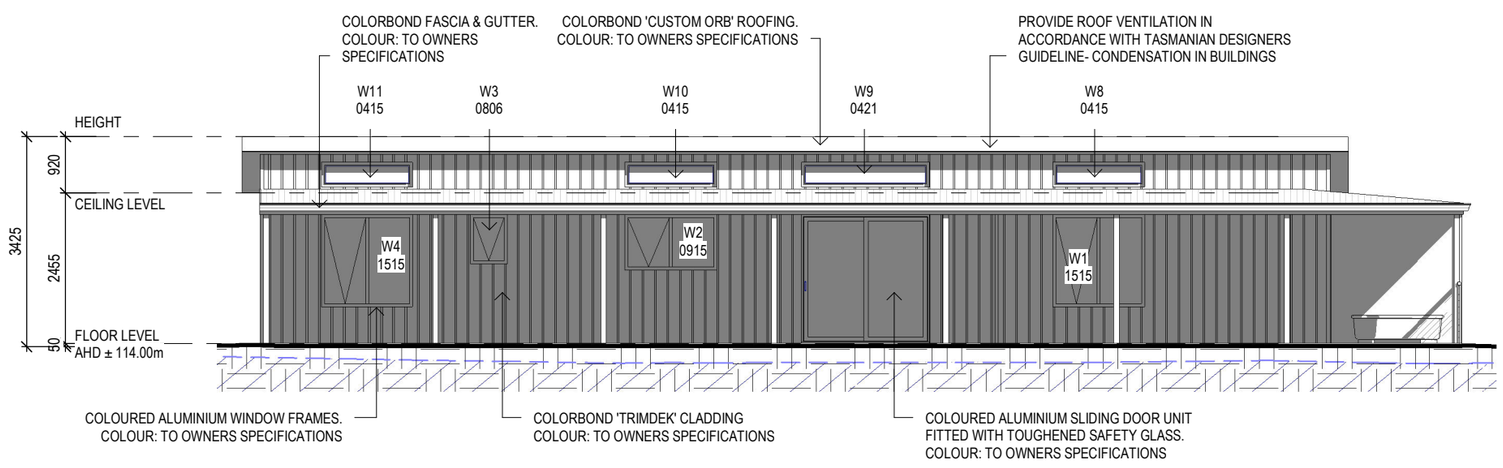
SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



UNIT 2 - NORTH WEST ELEVATION

SCALE 1 : 100



UNIT 2 - NORTH EAST ELEVATION

SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

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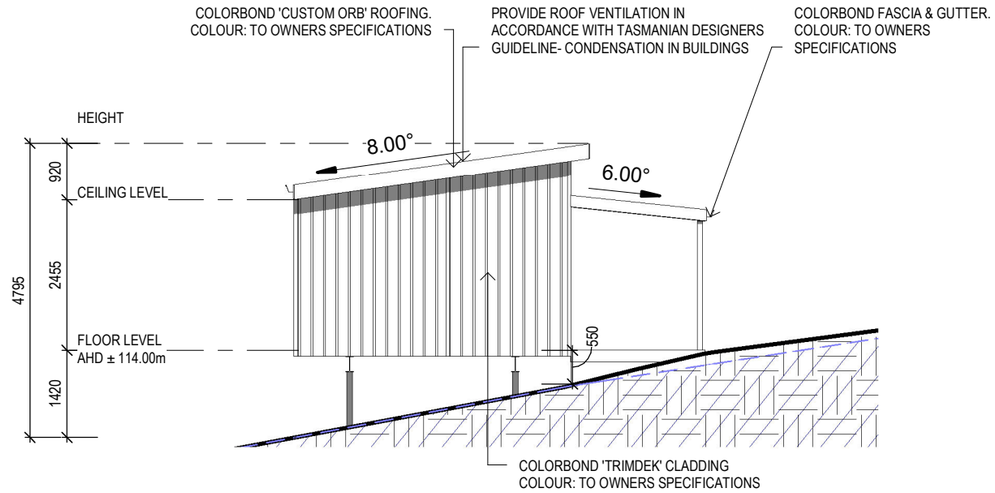
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SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

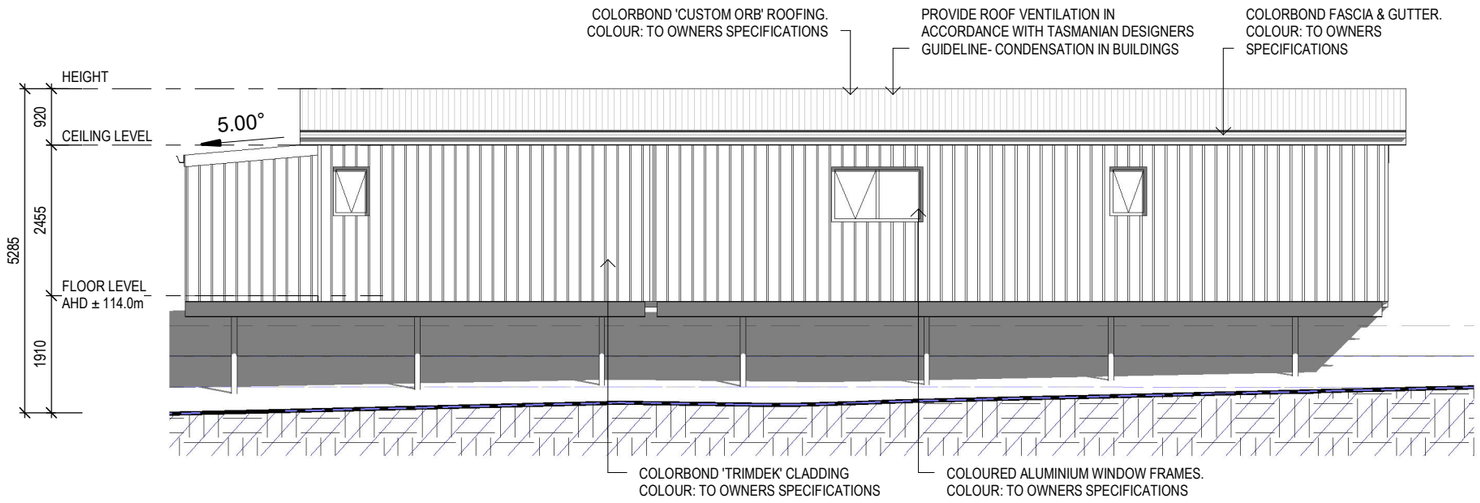
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PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
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UNIT 2 - SOUTH EAST ELEVATION
SCALE 1 : 100



UNIT 2 - SOUTH WEST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
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GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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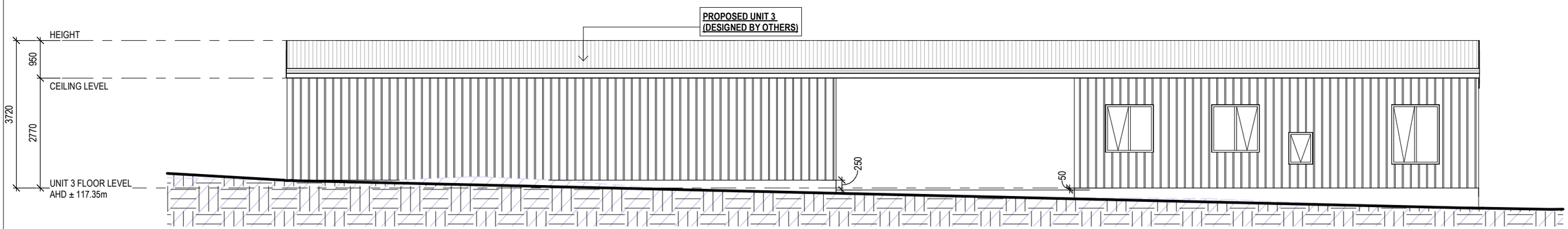
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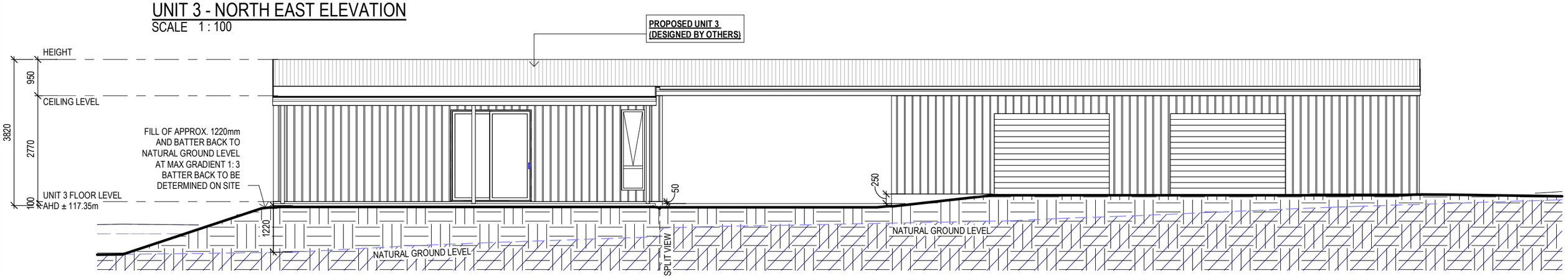
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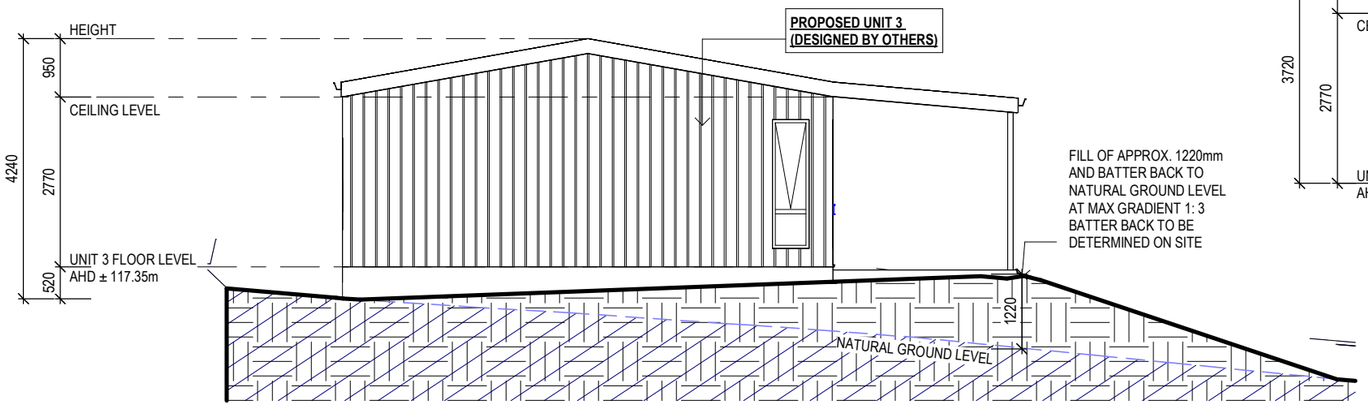
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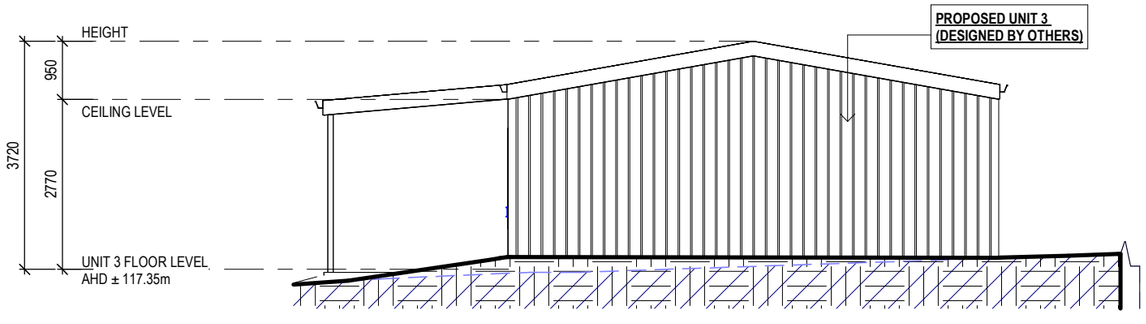
UNIT 3 - NORTH EAST ELEVATION
SCALE 1 : 100



UNIT 3 - SOUTH WEST ELEVATION
SCALE 1 : 100



UNIT 3 - NORTH WEST ELEVATION
SCALE 1 : 100



UNIT 3 - SOUTH EAST ELEVATION
SCALE 1 : 100

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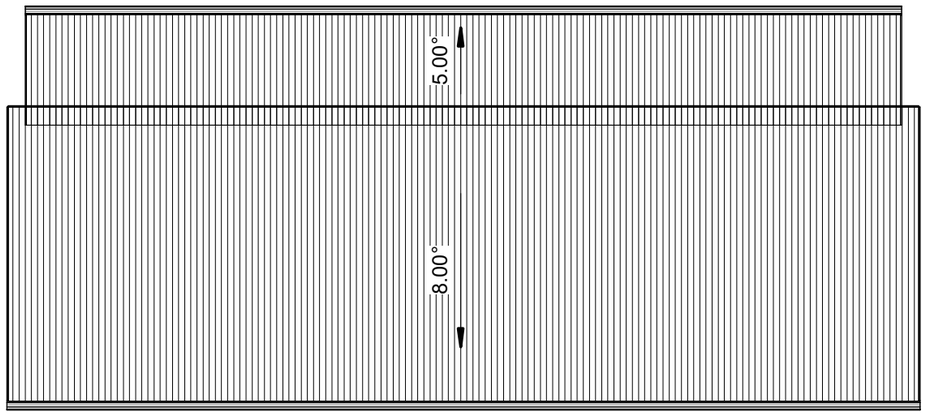
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Tasbuilt Manufactured Homes & Cabins
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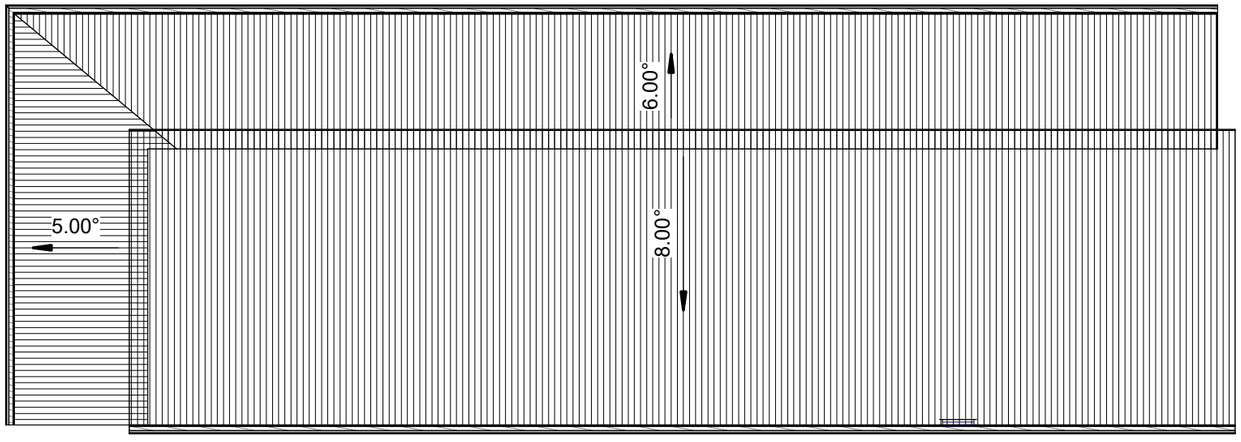
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H	REDESIGN UNIT 2	02.10.26	W.T.
G	ADDITIONAL UNIT 3	21.09.26	W.T.
F	WINDOW AMENDMENT	28.08.26	W.T.

Date Drawn: 19.05.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3



UNIT 1 - ROOF PLAN
SCALE 1 : 100



UNIT 2 - ROOF PLAN
SCALE 1 : 100

ROOF CLADDING

'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH, AS1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND **'CUSTOM ORB'** METAL SHEETING INSTALLED IN ACCORDANCE WITH AS1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO **'LYSAGHT'** ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS AND FLASHING.

'TRIMDEK' 2-5 DEGREES - MINIMUM 250MM.

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH NCC STANDARDS.
- END LAP OF SHEETS

'CUSTOM ORB' 5-15 DEGREES - MINIMUM 200MM.

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH NCC STANDARDS.
- END LAP OF SHEETS

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB. WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS3566.

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Client: C. SMITH
Project: PROPOSED UNIT 1, UNIT 2 & UNIT 3
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Drawing No: 2026-040 A14 / A17 Rev K

INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR
R3.5GLASSWOOL BATTS BETWEEN CEILING JOISTS
UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL
FACE R2.7 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL STEEL FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF NASH [RESIDENTIAL AND LOW-RISE STEEL FRAMING} & THE NCC CODE PART 3.4.2 WALL FRAMING TO BE LIGHT GAUGE GALVANISED STEEL.
COMMON STUDS - C90x37-0.75BMT @ 450 CRS.
NOGGINGS - C90x37-0.75BMT
OPEN STUDS - C90x37-0.75BMT
TOP & BOTTOM PLATES - C90x37-0.75BMT
BRACING TO NASH STANDARD & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
EXTERNAL WALL CLADDING	REFER ELEVATIONS
SUB FLOOR	REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES.
AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH ABCB PART 10.2.2 TO 10.2.32 INCLUSIVE AND FIG 10.2.2 TO 10.2.29 INCLUSIVE AND PART 10.2 OF THE ABCB HOUSING PROVISIONS

DOWNPIPES:
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW.
MAXIMUM CENTRES FOR GUTTERS TO BE 12000

FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

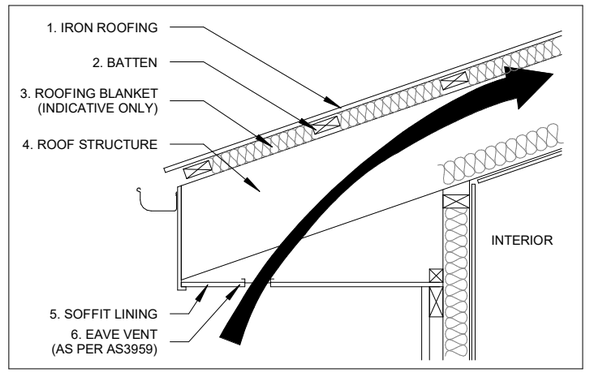
CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

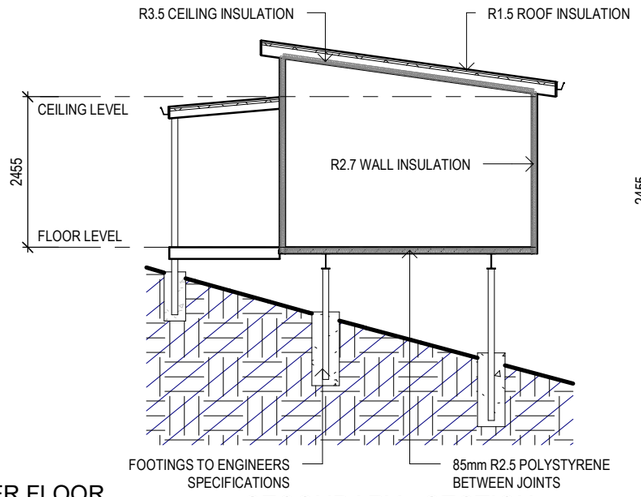
GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES.
LAP 150MM IN DIRECTION OF FLOW

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL.
PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

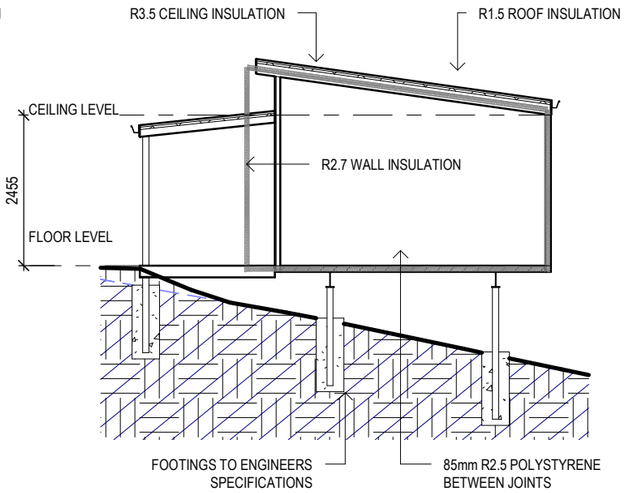
EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

FIGURE 3 - EAVES DETAIL : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959





SECONDARY - SECTION
SCALE 1 : 100



DWELLING - SECTION
SCALE 1 : 100

FIGURE 4 - RIDGE DETAILS : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

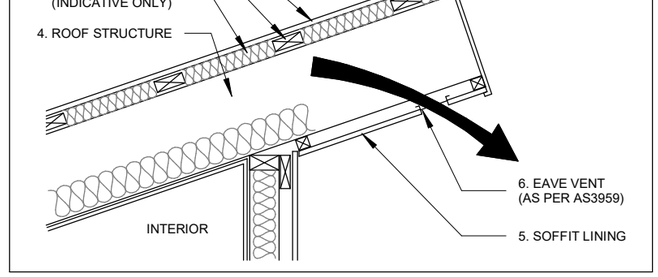
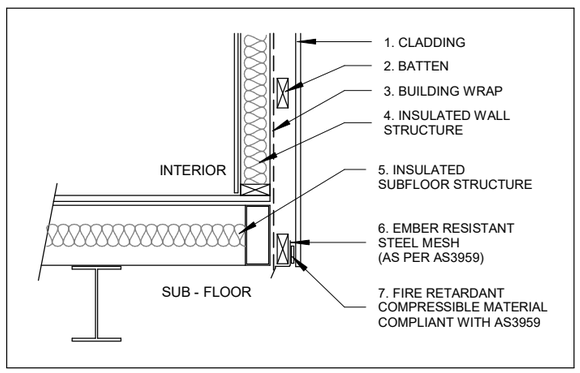


FIGURE 8 - EXTERNAL WALL VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959



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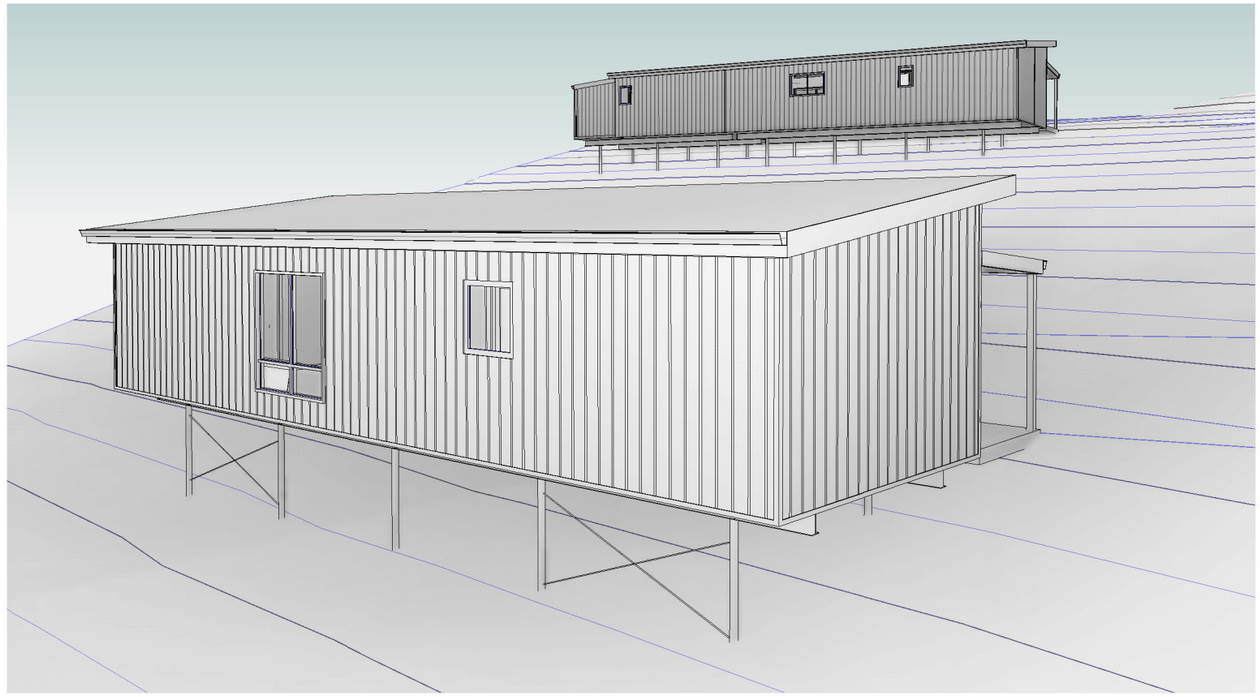
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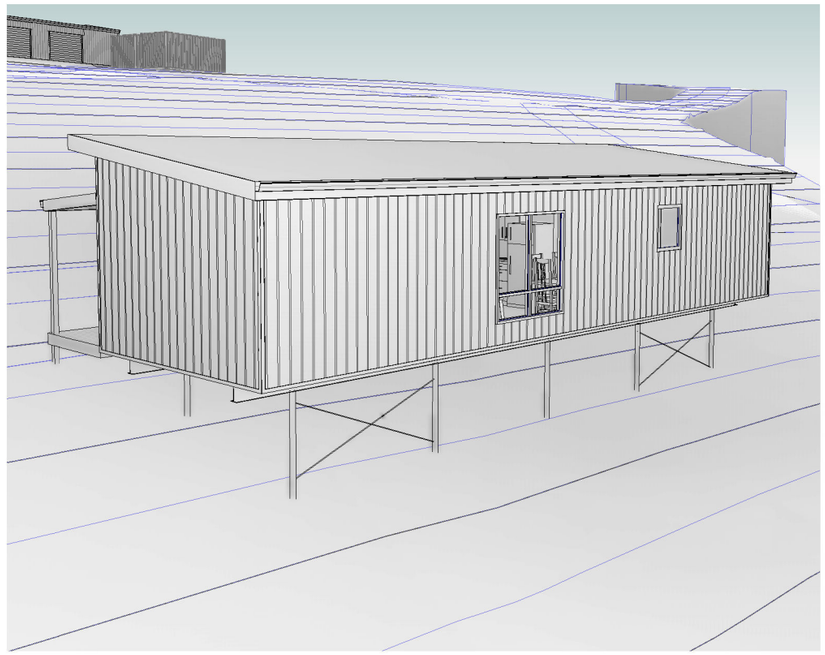
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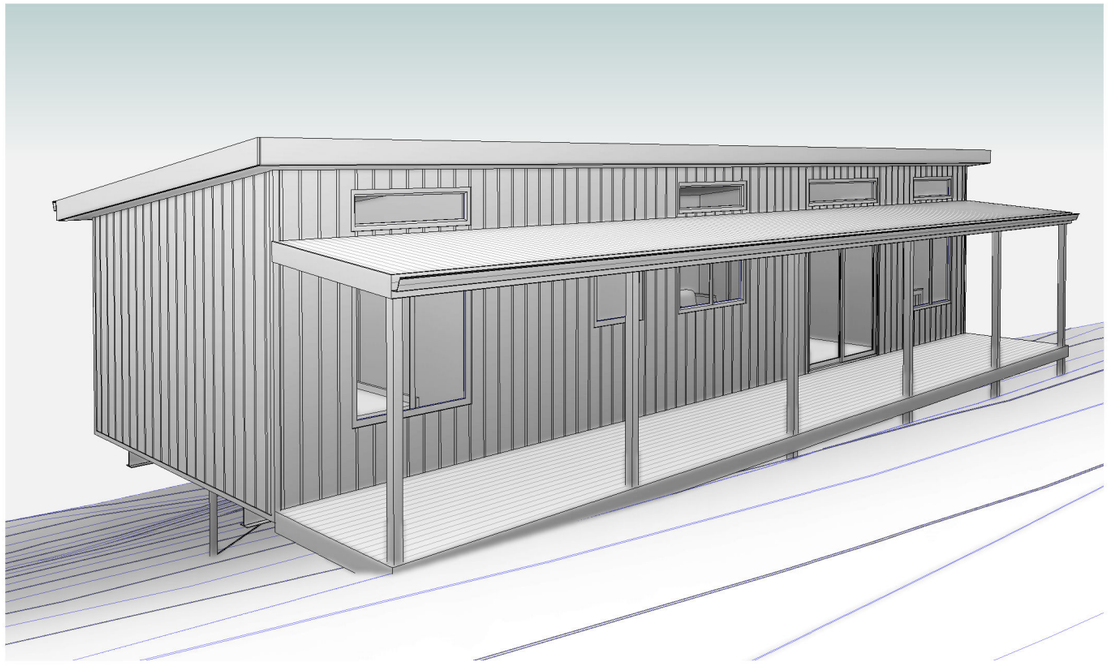
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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

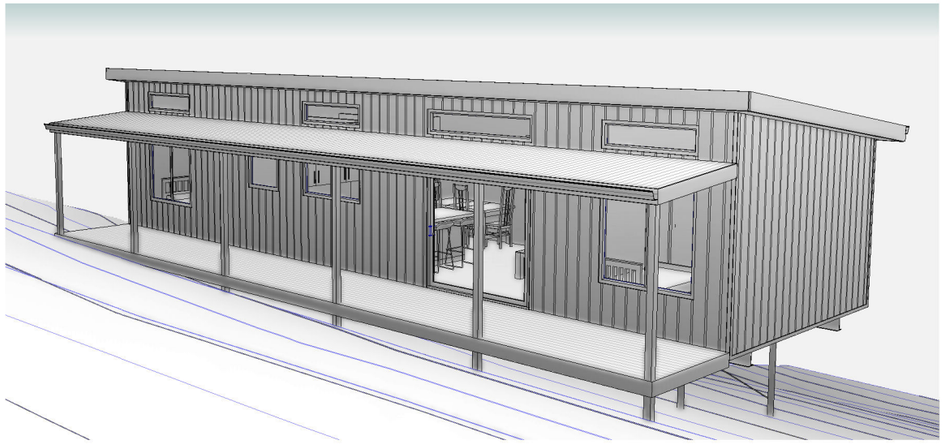
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Accreditation No: CC2211T

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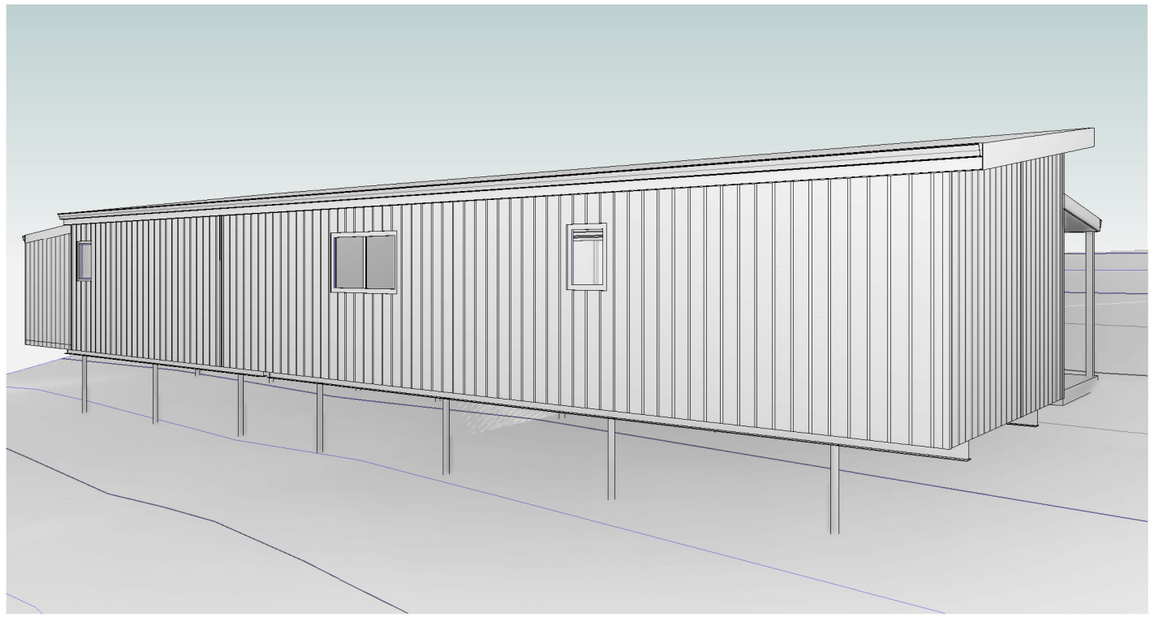
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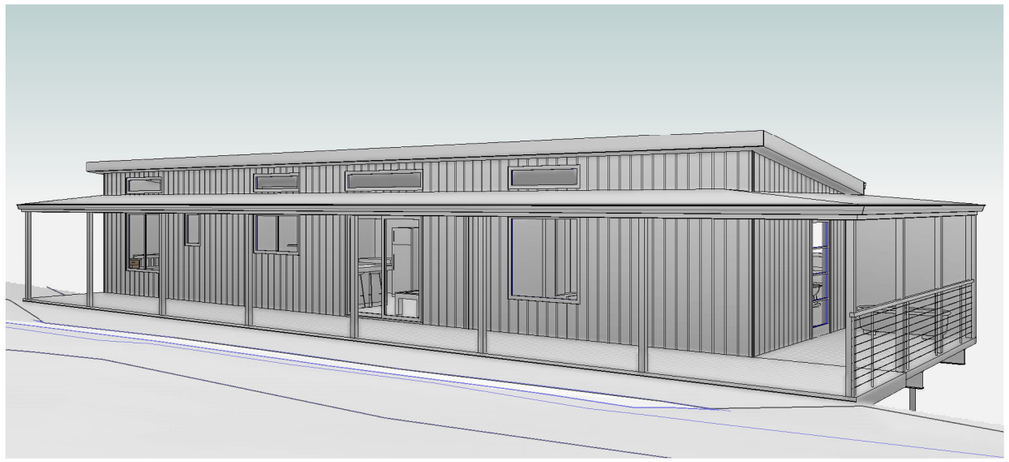
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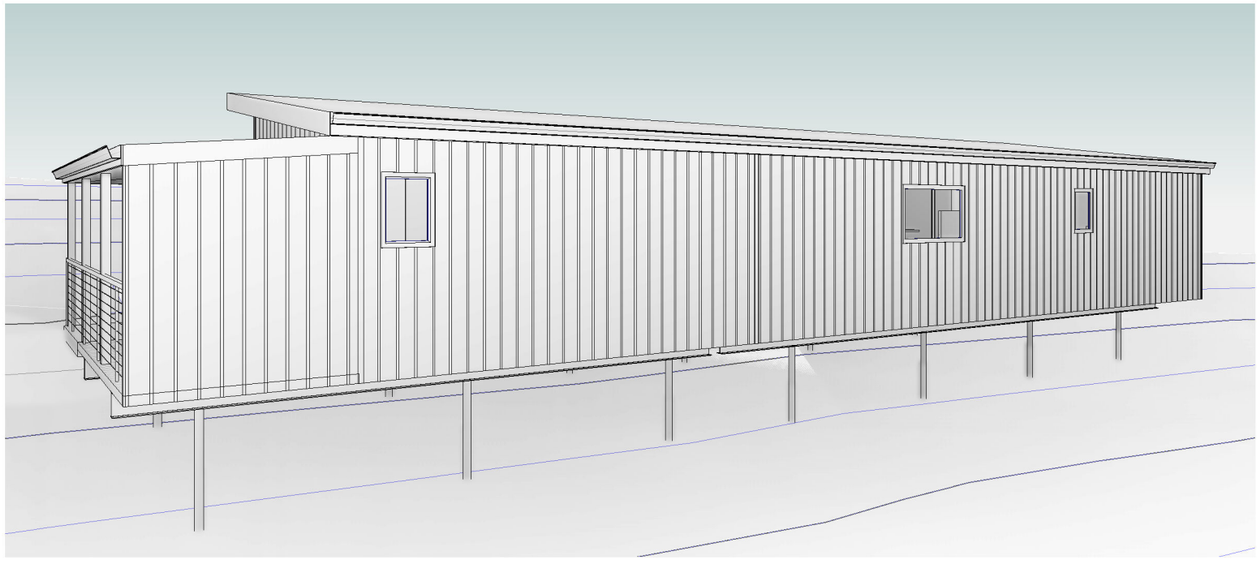
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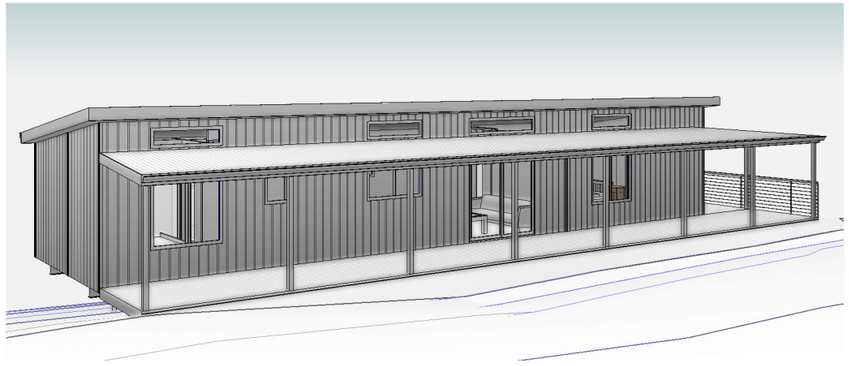
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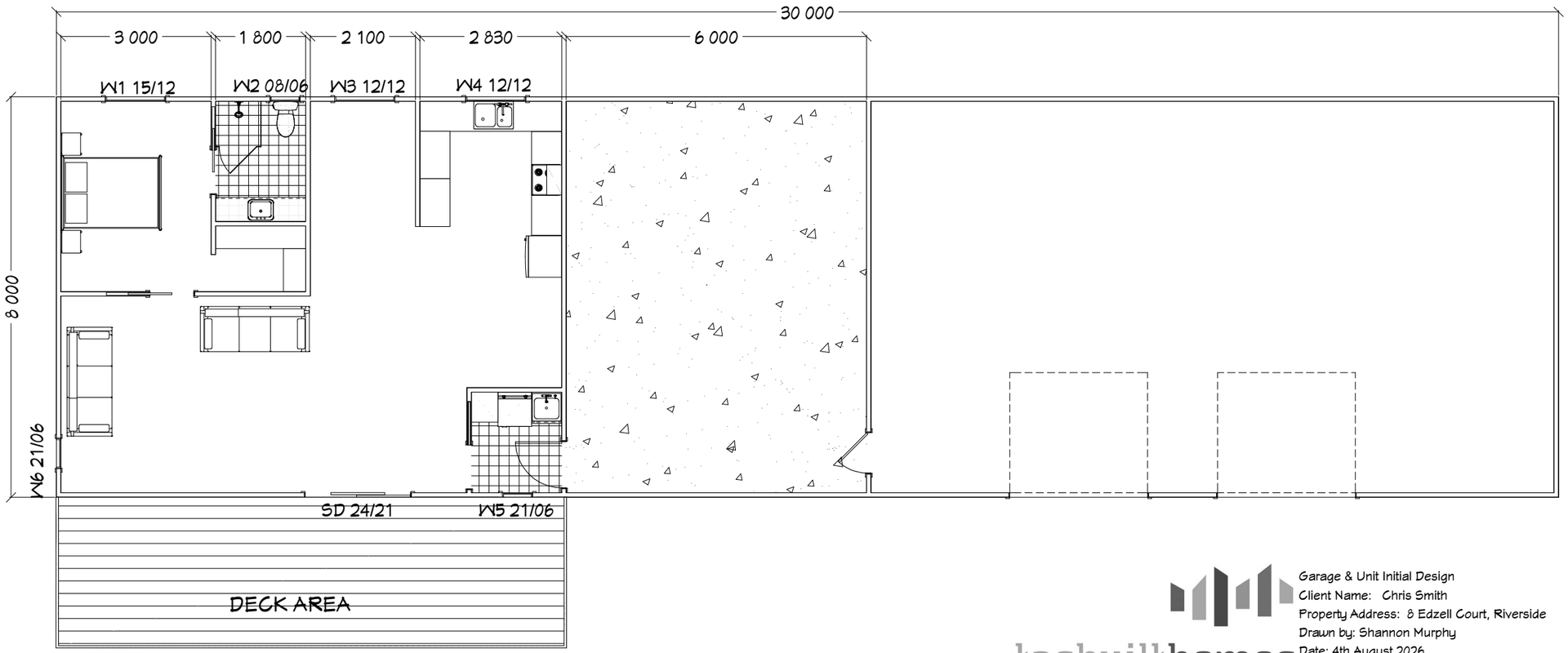
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Rev K

SMITH - GARAGE & UNIT INITIAL DESIGN



Garage & Unit Initial Design
Client Name: Chris Smith
Property Address: 8 Edzell Court, Riverside
Drawn by: Shannon Murphy
Date: 4th August 2026
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Scale: 1:100 @ A3

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GENERAL

G1. READ THESE NOTES IN CONJUNCTION WITH ARCHITECTURAL AND OTHER ENGINEERING DRAWINGS AND SPECIFICATIONS, AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED. REFER TO ARCHITECTURAL DRAWINGS FOR SETTING OUT AND DETAIL DIMENSIONS. IN CASE OF DISCREPANCY, PRECEDENCE IS GIVEN TO DRAWINGS, THEN NOTES, THEN SPECIFICATION.

G2. REFER DISCREPANCIES TO SUPERINTENDENT BEFORE PROCEEDING WITH WORK

G3. CHECK STRUCTURAL DRAWINGS AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL SERVICES AND OTHER DRAWINGS FOR REQUIREMENTS FOR PENETRATIONS, CONDUITS, DUCTS, PIPES, etc.

G4. NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES REQUIRED PROPERTIES OF ITEM. SIMILAR ALTERNATIVES HAVING EQUIVALENT PROPERTIES MAY BE OFFERED FOR APPROVAL. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

G5. OBTAIN NECESSARY PERMITS AND APPROVALS FROM RELEVANT AUTHORITIES BEFORE COMMENCING WORK ON SITE.

G6. NOTIFY RELEVANT SERVICE AUTHORITIES BEFORE COMMENCING WORK ON SITE.

G7. GIVE TWO WORKING DAYS' (48 HOURS) NOTICE SO THAT INSPECTION MAY BE MADE OF CRITICAL STAGES OF WORK.

G8. DO NOT OBTAIN DIMENSIONS BY SCALING FROM DRAWINGS.

G9. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES UNO. CHAINAGES ARE IN METRES UNO.

G10. DATUM FOR LEVELS IS AHD.

G11. HAVE SURVEY AND SETTING OUT UNDERTAKEN BY A REGISTERED SURVEYOR.

G12. VERIFY ON SITE SETTING OUT DIMENSIONS AND EXISTING MEMBER SIZES SHOWN ON DRAWINGS BEFORE SHOP DRAWINGS, CONSTRUCTION AND FABRICATION IS COMMENCED.

G13. TAKE PRECAUTIONS TO ESTABLISH LOCATION OF AND PROTECT EXISTING SERVICES AT SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. HAND EXCAVATE WITHIN ONE METRE OF IN-GROUND SERVICES.

G14. WORKMANSHIP AND MATERIALS TO COMPLY WITH REQUIREMENTS OF SAA CODES, BUILDING CODE OF AUSTRALIA AND BY-LAWS AND ORDINANCES OF RELEVANT BUILDING AUTHORITIES. ALL CODES REFERRED TO ARE THOSE CURRENT (AS AMENDED) AT COMMENCEMENT OF CONTRACT.

G15. ALL STRUCTURES TO HAVE A DESIGN WORKING LIFE OF 50 YEARS.

G16. MAINTAIN STRUCTURE IN A STABLE CONDITION DURING CONSTRUCTION AND PROVIDE TEMPORARY BRACING AND/OR SUPPORT AS REQUIRED. ENSURE NO PART IS OVERSTRESSED. DO NOT PLACE OR STORE BUILDING MATERIALS ON STRUCTURAL MEMBERS WITHOUT SUPERINTENDENT'S APPROVAL.

G17. THESE DRAWINGS DO NOT DETAIL TEMPORARY WORKS. CONSTRUCTION METHODS AND TEMPORARY WORKS ARE RESPONSIBILITY OF THE CONTRACTOR.

G18. DISPOSE OF SURPLUS MATERIAL OFF SITE.

G19. IMPLEMENT SOIL AND WATER MANAGEMENT PROCEDURES TO AVOID EROSION, CONTAMINATION AND SEDIMENTATION OF SITE, SURROUNDING AREAS AND DRAINAGE SYSTEMS.

G20. OBTAIN REQUIREMENTS FOR ADJOINING ELEMENTS TO BE FIXED TO OR SUPPORTED ON WORK AND PROVIDE FOR REQUIRED FIXINGS. PROVIDE FOR TEMPORARY SUPPORT OF ADJOINING ELEMENTS DURING CONSTRUCTION. MAKE GOOD ANY DAMAGE TO EXISTING ELEMENTS AT COMPLETION OF WORKS.

G21. WHERE NEW WORK ABUTS EXISTING, PROVIDE A SMOOTH TRANSITION FREE OF ABRUPT CHANGES.

G22. HAVE TESTING PERFORMED BY AN INDEPENDENT NATA (NATIONAL ASSOCIATION OF TESTING AUTHORITIES) ACCREDITED AUTHORITY, AND PROVIDE TEST REPORTS TO SUPERINTENDENT.

G23. SEPARATE METALS FROM INCOMPATIBLE MATERIALS (eg GALVANIZED AND UNGALVANIZED STEEL, TREATED TIMBER AND STEEL etc.) BY CONCEALED LAYERS OF SUITABLE INERT MATERIALS OF SUITABLE THICKNESSES. USE PLASTIC SLEEVES AND WASHERS FOR BOLTS, etc)

G24. STRUCTURAL WORK HAS BEEN DESIGNED FOR FOLLOWING LOADS:

- PERMANENT DEAD LOAD OF STRUCTURE AS SHOWN ON DRAWINGS	
- LIVE LOADS TO AS1170.1:	
- SERVICES Load (Roof):	0.25 kPa
- SLAB FLOOR	5KPa
- BUILDING DESIGN WORKING LIFE 50 years	
- WIND LOADS TO AS1170.2:	
- REGION	A4
- IMPORTANCE LEVEL	2
- TERRAIN CATEGORY	2.5
- DESIGN BUILDING AVERAGE HEIGHT AS PER BUILDING ELEVATION,	3.35 m max.
- TERRAIN/HEIGHT MULTIPLIER (Mz,cat)	0.87
- SHIELDING MULTIPLIER (Ms)	1.0
- TOPOGRAPHIC MULTIPLIER (Mt)	1.0
- REGIONAL WIND SPEED VR (3 sec GUST)	44.98 m/s
- DIRECTIONAL MULTIPLIER	1.0
- DESIGN WIND SPEED Vdes,	39 m/s
- INTERNAL PRESSURE COEFFICIENT (Cpi)	+0.7, -0.65
- BUILDING CLASS	1

G25. SUPPLY RELEVANT SECTIONS OF NOTES TO SUB-CONTRACTORS.

G26. "UNO" DENOTES UNLESS NOTED OTHERWISE.

G27. BUILD, FABRICATE AND PROCURE ONLY FROM DRAWINGS 'ISSUED FOR CONSTRUCTION'.

G28. KEEP ON SITE A COMPLETE SET OF CONTRACT DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS) AND SITE INSTRUCTIONS.

STRUCTURAL STEEL

S1. ALL STRUCTURAL STEEL FRAMING SHALL BE MANUFACTURED FROM BHP HI-TELSILE STEEL (G450) CONFORMING TO AS1397, UNLESS NOTED OTHERWISE (UNO).

S2. BOLTS AND TEK SCREWS SHALL BE AS SHOWN ON THE CONNECTION DETAILS AND IN THE BILL OF MATERIALS, IN ACCORDANCE WITH AS/NZS 1111 & AS/NZS 1252. WHERE NOT OTHERWISE NOTED, M12 GRADE 8.8 BOLTS AND CLASS 4 12-14X20 TEK SCREWS APPLY.

S3. KNEE & APEX BRACKETS SHALL BE THE SAME GRADE AND THICKNESS OF FRAME SECTIONS AS A MINIMUM.

S4. BASE CONNECTION BRACKET TO BE 3MM G450 OR 5MM G300 (UNO).

FOUNDATIONS/SLABS ON GROUND

F1. SLAB AND FOOTING HAS BEEN DESIGNED FOR THE CLASSIFIED SITE CONDITION — CLASS M (MODERATELY REACTIVE) IN ACCORDANCE WITH AS 2870. ANY VARIANCE CONSULT ENGINEER.

F2. REFER TO GEOTECHNICAL REPORT IF SUPPLIED

F3. THE SITE SOIL HAS BEEN CLASSIFIED AS CLASS A, S OR M (NON-REACTIVE TO MODERATELY REACTIVE) IN ACCORDANCE WITH AS 2870 – RESIDENTIAL SLABS AND FOOTINGS. SLAB AND FOOTING DESIGN IS CARRIED OUT IN ACCORDANCE WITH AS 2870 – RESIDENTIAL SLABS AND FOOTINGS.

F4. SLAB PANELS TO BE FOUNDED ON UNDISTURBED NATURAL SOIL WITH ALLOWABLE BEARING CAPACITY OF NOT LESS THAN 100 kPa. REMOVE ANY SOFT SPOTS AND REPLACE WITH COMPACTED CRUSHED ROCK. WHERE SLAB PANELS AND INTERNAL BEAMS ARE FOUNDED ON CONTROLLED FILL, CONTROLLED FILL MUST CONTINUE AT LEAST ONE METRE PAST BUILDING.

F5. "CONTROLLED FILL" IS: SAND FILL UP TO 800 mm DEEP, WELL COMPACTED IN LAYERS <300 mm THICK BY VIBRATING PLATE OR VIBRATING ROLLER, OR NON-SAND FILL UP TO 400 mm DEEP, WELL COMPACTED IN LAYERS <150 mm THICK BY MECHANICAL ROLLER. (CLAY FILL TO BE MOIST DURING COMPACTION), OR OTHER MATERIAL PLACED AND COMPACTED IN ACCORDANCE WITH SPECIFICATION.

F6. "ROLLED FILL" IS: SAND FILL UP TO 600 mm DEEP COMPACTED IN LAYERS < 300 mm THICK, OR NON-SAND FILL UP TO 300mm DEEP COMPACTED IN LAYERS < 150 mm THICK.

F7. REMOVE TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATTER, RUBBLE AND / OR DEBRIS AND OTHER UNSUITABLE MATERIAL BELOW FOUNDATIONS.

F8. LOCATE FOOTINGS CENTRALLY UNDER WALLS AND COLUMNS UNO.

F9. FOUNDATION LEVELS SHOWN ARE CONTRACT LEVELS. FINAL LEVELS TO BE AS DIRECTED BY SUPERINTENDENT.

F10. BACKFILL OVER EXCAVATION WITH GRADE N7 BLINDING CONCRETE.

F11. KEEP EXCAVATIONS FREE OF WATER. PROVIDE ADEQUATE DRAINAGE TO ENSURE FORMATION IS NOT AFFECTED BY MOISTURE. PREVENT FOUNDATION DRYING OUT DUE TO EXPOSURE. CONSTRUCT FOOTINGS AND BACKFILL AS SOON AS PRACTICABLE AFTER EXCAVATION.

F12. ENSURE EXCAVATIONS ARE STABLE AND PROTECT SURROUNDING PROPERTY AND SERVICES FROM ADVERSE EFFECTS OF GROUND WORKS. PROVIDE TEMPORARY WORKS AS REQUIRED.

F13. USE SUITABLE CONSTRUCTION TECHNIQUES AND EQUIPMENT FOR BACKFILLING ADJACENT TO STRUCTURES TO PREVENT OVERSTRESS AND DAMAGE. BACKFILL EVENLY TO AVOID DIFFERENTIAL SOIL PRESSURES ON STRUCTURES. BACKFILL AGAINST RETAINING WALLS ONLY AFTER SPECIFIED CONCRETE STRENGTH IS ACHIEVED. USE NATURAL MATERIAL ON SITE. BACKFILL TOP 300 mm OF TRENCHES WITH HAND COMPACTED CLAY WITHIN 1500 mm OF BUILDING.

F15. PROVIDE 0.2 mm HIGH IMPACT RESISTANT VIRGIN POLYETHYLENE FILM WATERPROOF MEMBRANE TO AS2870 GRADE IR3 ON 50 mm SAND BLINDING WHERE SHOWN ON DRAWINGS. LAP 200 mm AND SEAL WATERPROOF MEMBRANES, TAPE AT PENETRATIONS, etc. TO ENSURE A COMPLETE VAPOUR BARRIER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS2870. PREVENT PUNCTURING OR DAMAGE BY PLACING A PLASTIC PLATE UNDER REINFORCEMENT SUPPORTS.

F16. TOP OF CONCRETE SLAB TO BE AT LEAST 150 mm ABOVE ADJACENT GROUND LEVELS. GROUND SURROUNDING BUILDING TO BE SLOPED SO THAT WATER WILL DRAIN AWAY FROM BUILDING TO SUITABLE DISCHARGE POINTS. WHERE ACHIEVED BY FILLING, FILL TO BE LESS PERMEABLE THAN UNDERLYING MATERIAL.

F17. SLOPE SERVICES TRENCHES AWAY FROM BUILDING. BED SERVICES ON COMPACTED MATERIAL COMPATIBLE WITH CLOSED-CELL POLYETHYLENE LAGGING.

F18. FOR SITES CLASSIFIED M OR GREATER REACTIVITY, WHERE SERVICES PASS UNDER FOOTINGS BACKFILL TRENCHES WITH HAND COMPACTED CLAY OR BLINDING CONCRETE FOR 1000 mm EACH SIDE OF FOOTING AGAINST CLEAN, DRY, UNDISTURBED NATURAL MATERIAL. PROVIDE FLEXIBLE JOINTS IN STORMWATER AND WASTEWATER SERVICES AT EXTERIOR OF BUILDING.

F19. FOLLOWING CONSTRUCTION FOUNDATION MAINTENANCE TO BE IN ACCORDANCE WITH CSIRO BUILDING TECHNOLOGY FILE 18 "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE: A HOMEOWNER'SGUIDE" AND RECOMMENDATION PROVIDED BY SFM SOIL REPORT.

CONCRETE

C1. WORKMANSHIP AND MATERIALS TO COMPLY WITH AS3600, AS2870, AS3610, AS1379, AS1478, AS3582, AS5100 AND AS3972. FOR LIQUID RETAINING STRUCTURES ALSO COMPLY WITH AS3735.

C2. WET CONCRETE TO BE UNIFORM, HOMOGENEOUS, COHESIVE AND ABLE TO WORK READILY INTO CORNERS AND AROUND REINFORCEMENT COMPLETELY FILLING THE FORMWORK WITHOUT SEGREGATION, EXCESS FREE WATER ON SURFACE, LOSS OF MATERIAL OR CONTAMINATION. CONCRETE TO HAVE GOOD DIMENSIONAL STABILITY AND ABLE TO RESIST PLASTIC SETTLEMENT CRACKING, THERMAL CRACKING AND SHRINKAGE CRACKING.

C3. QUALITY OF CONCRETE ELEMENTS TO BE AS FOLLOWS:

STRUCTURAL ELEMENT	BLINDING	FOOTINGS	SLABS
EXPOSURE CLASSIFICATION	N/A (AS 2870)	N/A (AS 2870)	N/A (AS 2870)
STRENGTH GRADE (MPa)	N7	N25	N25
TRANSFER STRENGTH fcp (MPa)	-	-	-
MINIMUM DENSITY (kg/m3):	-	2350	2300
MAX. AGGREGATE SIZE (mm):	-	10, 14 OR 20	20
MAXIMUM ADIABATIC TEMPERATURE RISE AT 100 HOURS		45°C	45°C
CEMENT TYPE:	GB	GB	GB
MINIMUM CEMENTITIOUS CONTENT (kg/m3):	100	330	330
MAXIMUM CEMENTITIOUS CONTENT (kg/m3):	-	360	360
SUPPLEMENTARY CEMENTITIOUS MATERIAL	CEMENT CONTENT	MINIMUM 10% OF CEMENT CONTENT	MINIMUM 10% OF
MAXIMUM WATER/CEMENTITIOUS RATIO	-	0.45	0.45
MAX. 56 DAY DRYING SHRINKAGE	-	600 x 10-3	600 x 10-3
REQUIRED ADDITIVES		APPROVAL REQUIRED	APPROVAL REQUIRED

C4. SUPPLEMENTARY CEMENTITIOUS MATERIALS INCLUDE SILICA FUME, FLY ASH, AND GROUND GRANULATED BLAST FURNACE SLAG (GGBFS OR SLAG).

C5. SLUMP TO BE AS REQUIRED FOR PLACEMENT (eg PUMPING, etc), COMPACTION AND FINISHING. USE SUPERPLASTICIZERS AND HIGH RANGE WATER REDUCERS TO AS1478 TO ACHIEVE ADEQUATE WORKABILITY.

C6. MAXIMUM SULPHATE CONTENT OF CONCRETE TO BE LESS THAN 5% BY MASS OF ACID SOLUBLE SO3 TO CEMENTITIOUS MATERIAL.

C7. USE CEMENTITIOUS MATERIALS LESS THAN SIX MONTHS OLD. USE BAGGED CEMENT IN ORDER OF RECEIPT.

C8. FOR BLENDED CEMENT CONTAINING ORDINARY PORTLAND CEMENT PLUS AT LEAST 5%

SUPPLEMENTARY CEMENTITIOUS MATERIALS:

- SILICA FUME TO BE LESS THAN 10%, OR
- GROUND GRANULATED BLAST FURNACE SLAG TO BE LESS THAN 40%.
- FLYASH TO BE LESS THAN 25%, OR.

FOR DOUBLE BLENDED CEMENT TOTAL SUPPLEMENTARY CEMENTITIOUS MATERIAL MUST BE LESS THAN SMALLER OF PERCENTAGES GIVEN ABOVE FOR CONSTITUENTS INCLUDED. FOR TRIPLE BLENDED CEMENT TOTAL SUPPLEMENTARY CEMENTITIOUS MATERIAL MUST BE LESS THAN 40%.

C9. ADMIXTURES TO COMPLY WITH AS1478. ADMIXTURES MUST NOT REDUCE STRENGTH OF CONCRETE BELOW SPECIFIED VALUE. USE ADMIXTURES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONCRETE ADDITIVES SHALLNOT ENHANCE CORROSION OF REINFORCEMENT, NOR BE DETRIMENTAL TO CONCRETE OR STEEL DURING EXPECTED LIFE OF STRUCTURE. DO NOT USE CHEMICAL ADMIXTURES OR OTHER MATERIALS WITHOUT SUPERINTENDENT'S WRITTEN APPROVAL.

C10. DO NOT USE CALCIUM CHLORIDE. MAXIMUM ACID SOLUBLE CHLORIDE ION CONTENT OF CONCRETE TO BE LESS THAN 0.15% BY MASS OF CEMENTITIOUS MATERIAL. DO NOT USE STRONGLY IONIZED SALTS.

C11. CONCRETE DENOTED WITH STRENGTH GRADE PREFIX S, SUCH AS S40, IS REQUIRED TO HAVE HIGH DURABILITY. PROVIDECONCRETE WITH:

- AN AVERAGE COMPRESSIVE STRENGTH AT COMPLETION OF CURING NOT LESS THAN 5% OF SPECIFIED f'c.
- COARSE AGGREGATES THAT COMPLY WITH THE DEPARTMENT OF STATE GROWTH STANDARD SPECIFICATIONS.
- A TOTAL REACTIVE ALKALI CONTENT NOT GREATER THAN 3.0 kg/m3 Na2 (EQUIVALENT).

C12. CONCRETE DENOTED WITH STRENGTH GRADE PREFIX S, SUCH AS S40, IS REQUIRED TO HAVE HIGH DURABILITY. DO NOT USE METAL INSERTS WITHIN COVER CONCRETE INCLUDING METAL BAR CHAIRS. DO NOT ALLOW CONCRETE TO FALL VERTICALLY WHEN PLACING, OR TO ENTRAP AIR IN ANY OTHER WAY. PLACE CONCRETE IN LAYERS LESSTHAN 300 mm THICK AND VIBRATE EACH LAYER BEFORE PLACING NEXT. PREVENT EVAPORATION OF WATER FROM CONCRETE SURFACES IMMEDIATELY AFTER LAYING. MOIST CURE CONCRETE FOR A MINIMUM OF SEVEN DAYS.

C13. SUBMIT DETAILS OF PROPOSED READY MIXED CONCRETE SUPPLIER, LOCATION OF BATCHING PLANT, CONCRETE MIX DESIGNS, METHOD OF CONCRETE TEMPERATURE CONTROL, MIXING, HANDLING, TRANSPORT, PUMPING, PLACEMENT, COMPACTION, FINISHING, PROTECTION AND CURING. SEQ

C14. PROVIDE DOCUMENTARY EVIDENCE OF PREVIOUS PERFORMANCE AND RELEVANT TEST RESULTS OF MIX DESIGN TARGETS, INCLUDING 3, 7 AND 28 DAY COMPRESSIVE STRENGTHS, CHARACTERISTIC STRENGTH, TEMPERATURE RISE, DRYING SHRINKAGE, LIMITS OF SOLUBLE SALTS AND ALKALI AGGREGATE REACTIVITY etc., BEING CERTIFIED TEST RESULTS MADE ON AT LEAST TWO SEPARATE SAMPLES FROM A NATA REGISTERED LABORATORY EITHER:

- ON CONCRETE OF SAME MIX DESIGN (IN RESPECT OF ALL DETAILS TO BE NOMINATED ABOVE) OF SIMILAR GRADE MADE UNDER PRODUCTION CONDITIONS IN SIMILAR PLANT WITHIN LAST SIX MONTHS, OR
- ON PRELIMINARY TESTS FROM LABORATORY OR PLANT TRIALS OF PROPOSED MIX.

C15. USE READY MIXED CONCRETE MIXED BY BATCH PRODUCTION PROCESS DELIVERED IN AGITATING TRUCKS. FOR EACH BATCH SUPPLY A DOCKET LISTING INFORMATION REQUIRED BY AS1379 CLAUSE 1.8.3 AND FOLLOWING:

- SERIAL NUMBER OF IDENTIFICATION CERTIFICATES OF EACH BATCH
- NAME OF CONCRETE DELIVERY SUPERVISOR
- ELEMENT FOR WHICH CONCRETE WAS ORDERED AND WHERE IT WAS PLACED
- METHOD OF PLACEMENT AND CLIMATIC CONDITIONS DURING POUR
- PROJECT ASSESSMENT CARRIED OUT
- TOTAL AMOUNT OF WATER REQUIRED BY MIX DESIGN
- TOTAL AMOUNT OF WATER ADDED AT PLANT

C16. DO NOT ADD WATER TO CONCRETE AFTER TRUCK HAS LEFT BATCHING PLANT.

C17. MIX CONCRETE TO ENSURE UNIFORM DISTRIBUTION OF CONSTITUENTS.

C18. TEST SLUMP OF EACH BATCH OF CONCRETE DELIVERED. PROVIDE RECORD OF SLUMP TESTING TO SUPERINTENDENT. SLUMP MEASURED TO BE NO GREATER THAN TARGET SLUMP WITHIN TOLERANCES GIVEN IN AS1379 CLAUSE 5.2.3.

C19. CONCRETE TESTING TO BE CARRIED OUT BY AN APPROVED INDEPENDENT NATA REGISTERED LABORATORY.

C20. RESPONSIBILITY FOR DESIGN, CERTIFICATION, CONSTRUCTION AND PERFORMANCE OF FORMWORK (EXCEPT WHERE CONCRETE IS TO RECEIVE AN APPLIED FINISH FOR WHICH THERE IS NO COMPATIBLE RELEASE AGENT). WHERE NECESSARY CLEAN REINFORCEMENT TO REMOVE TRACES OF RELEASE AGENT. SEAL JOINTS BETWEEN FORMWORK PANELS, AND TO HARDENED CONCRETE WITH A FLEXIBLE RUBBER STRIP. SET OUT FORMWORK TO GIVE A REGULAR ARRANGEMENT OF PANELS, JOINTS, BOLT HOLES etc.

C21. FORMWORK TO BE DESIGNED AND CERTIFIED BY A REGISTERED ENGINEER.

C22. DO NOT SUPPORT FORMWORK ON PERMANENT WORKS WITHOUT INSPECTOR'S WRITTEN APPROVAL.

C23. CONSTRUCT FORMWORK TO COMPLY WITH AS3610 AND CLAUSE 19.6.2 OF AS3600 WHERE THIS IS MORE STRINGENT SO CONCRETE WILL HAVE DIMENSIONS, SHAPE, LOCATION AND FINISH SPECIFIED. PROVIDE OPENINGS OR REMOVABLE PANELS FOR INSPECTION AND CLEANING. APPLY RELEASE AGENT COMPATIBLE WITH CONTACT SURFACES TO INTERIOR

C24. DO NOT LEAVE ANY FORMWORK HARDWARE THAT FORMS A COMPLETE HOLE THROUGH CONCRETE ELEMENTS. PERFORMANCE OF FORMWORK LIES WITH CONTRACTOR.

C25. PROVIDE HOLES IN REBATE FORMERS, etc, AS REQUIRED TO PREVENT AIR ENTRAPMENT.

C26. CONSTRUCTION TOLERANCES TO BE TO AS3610.

C27. REMOVE FREE WATER, DUST AND DEBRIS, STAINS etc. FROM FORMS, EXCAVATIONS etc. BEFORE PLACING CONCRETE. IN HOT CONDITIONS DAMPEN FORMWORK AND/OR SUB-GRADE BEFORE PLACING CONCRETE.

C28. ELAPSED TIME BETWEEN WETTING OF MIX AND DISCHARGE OF CONCRETE AT SITE MUST BE AS SHORT AS POSSIBLE, AND COMPLY WITH THE FOLLOWING.

C29. USE PLACEMENT METHODS THAT WILL MINIMISE PLASTIC SETTLEMENT AND SHRINKAGE CRACKING. LIMIT VERTICAL FREE FALL BY USE OF CHUTES, etc. KEEP CHUTES VERTICAL, FULL AND IMMERSED IN PLACED CONCRETE. PLACE CONCRETE IN LAYERS AND BLEND SUCCEEDING LAYERS BY COMPACTION. MAINTAIN CONCRETE EDGE IN A PLASTIC STATE. PROPERLY COMPACT CONCRETE USING MECHANICAL VIBRATORS (AND HAND METHODS IF REQUIRED) TO REMOVE AIR BUBBLES AND GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF CONCRETE. TAKE CARE TO AVOID CONTACT BETWEEN VIBRATORS AND PARTIALLY HARDENED CONCRETE, FORMWORK OR REINFORCEMENT. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG FORMS.

C30. OBTAIN SUPERINTENDENT'S WRITTEN APPROVAL OF PLACEMENT METHODS FOR CONCRETE ELEMENTS GREATER THAN 1500 mm HEIGHT.

C31. KEEP ON SITE A LOG BOOK RECORDING EACH PLACEMENT OF CONCRETE INCLUDING DATE, CLIMATIC CONDITIONS, PORTION OF WORK, SPECIFIED GRADE AND SOURCE OF CONCRETE, DELIVERY DOCKET DATA, METHODS OF PLACEMENT AND COMPACTION, PROJECT ASSESSMENT CARRIED OUT, SLUMP MEASUREMENTS, VOLUME AND OTHER NOTABLE MATTERS.

C32. CONCRETE TEMPERATURE AT TIME OF MIXING TO BE WITHIN LIMITS SHOWN BELOW. "OUTSIDE OOR' AIR TEMPERATURE IS AIR TEMPERATURE AT TIME OF MIXING, OR PREDICTED OR LIKELY AIR TEMPERATURE DURING NEXT 48 HOURS. BEFORE AND WHILE PLACING CONCRETE MAINTAIN TEMPERATURE OF FORMWORK AND REINFORCEMENT AT > 5C. DO NOT USE CALCIUM CHLORIDE, SALTS, CHEMICALS OR OTHER MATERIAL IN MIX TO LOWER THE FREEZING POINT OF CONCRETE. DO NOT ALLOW FROZEN MATERIALS TO ENTER MIXER. KEEP FORMS, MATERIALS, EQUIPMENT IN CONTACT WITH CONCRETE FREE OF FROST AND ICE. HEAT CONCRETE MATERIALS (OTHER THAN CEMENT) TO MINIMUM TEMPERATURE NECESSARY TO ENSURE TEMPERATURE OF PLACED CONCRETE IS WITHIN LIMITS SPECIFIED. MAXIMUM WATER TEMPERATURE: 60C WHEN PLACED IN MIXER

C33. IN HOT WEATHER PREVENT PREMATURE STIFFENING OF FRESH CONCRETE; REDUCE WATER ABSORPTION AND EVAPORATION LOSSES. MIX, TRANSPORT, PLACE AND COMPACT CONCRETE AS QUICKLY AS POSSIBLE. DURING PLACEMENT TEMPERATURE OF CONCRETE MUST NOT EXCEED TEMPERATURES BELOW

CONCRETE ELEMENT	TEMPERATURE LIMIT
NORMAL CONCRETE IN FOOTINGS, BEAMS,COLUMNS, WALLS AND SLABS f'C 32MPa	35C
MASS CONCRETE SECTIONS 1 m EACH DIMENSION, OR CONCRETE f'C 40 MPa IN SECTIONS 600 mm THICKNESS	27C

DO NOT MIX CONCRETE WHEN SURROUNDING OUTDOOR SHADE TEMPERATURE 38C. MAINTAIN TEMPERATURE OF FORMWORK AND REINFORCEMENT AT 32C BEFORE AND DURING PLACING. MAINTAIN SPECIFIED TEMPERATURE OF PLACED CONCRETE BY:

- COOL CONCRETE USING LIQUID NITROGEN INJECTION BEFORE PLACING, OR
- COVER CONTAINER IN WHICH CONCRETE IS TRANSPORTED TO FORMS, OR
- SPRAY COARSE AGGREGATE USING COLD WATER, OR
- USE CHILLED MIXING WATER.

C34. PROTECT FRESH CONCRETE FROM PREMATURE DRYING - PARTICULARLY IN HOT, WINDY OR DRY (LOW HUMIDITY) CONDITIONS. EXCESSIVELY HOT OR COLD TEMPERATURES, RAIN, ETC. PROVIDE WIND BREAKS. MAINTAIN CONCRETE AT A REASONABLY CONSTANT TEMPERATURE WITH MINIMUM MOISTURE LOSS FOR CURING PERIOD.

C35. FOR CONCRETE WITH WATER:CEMENT RATIO LESS THAN 0.5, IN HOT, WINDY OR DRY (LOW HUMIDITY) CONDITIONS SPRAY EXPOSED SURFACES OF FRESH CONCRETE WITH FOG SPRAY APPLICATION OF ALIPHATIC ALCOHOL RETARDANT IMMEDIATELY AFTER PLACEMENT TO REDUCE RISK OF PLASTIC SHRINKAGE CRACKING. IN SEVERE CLIMATIC CONDITIONS CONSIDER REVIBRATING CONCRETE BEFORE IT REACHES INITIAL SET.

C36. COMMENCE CURING OF CONCRETE TO AS3600 AS SOON AS POSSIBLE AFTER PLACING AND FINISHING OR STRIPPING.ENSURE EXPOSED SURFACES ARE NOT STAINED. ACCEPTABLE METHODS OF CURING INCLUDE:

- RETENTION OF FORMWORK
- PONDING OR CONTINUOUS SPRINKLING WITH WATER (MOIST CURING)
- AN IMPERMEABLE MEMBRANE (USE WHITE OR LIGHT COLOURED PLASTIC IN HOT CONDITIONS).
- SEAL AROUND EDGES
- AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET
- STEAM CURING
- AN APPROVED CURING COMPOUND. PROVIDE:
- EFFICIENCY INDEX
- CERTIFIED TEST RESULTS FOR WATER RETENTION TO AS3799 APPENDIX B
- EVIDENCE THAT AN ACCEPTABLE FINAL SURFACE COLOUR WILL BE OBTAINED
- EVIDENCE OF COMPATIBILITY WITH CONCRETE AND APPLIED FINISHES (IF ANY)
- METHODS OF OBTAINING REQUIRED ADHESION FOR TOPPINGS, RENDER ETC.

C37. CURE CONTINUOUSLY UNTIL NUMBER OF DAYS DURING WHICH AIR TEMPERATURE IS ABOVE 10°C TOTALS:

- 3 DAYS FOR EXPOSURES CLASSIFICATION A1 AND A2
- 7 DAYS FOR EXPOSURE CLASSIFICATION B1, B2 AND C.

C38. DO NOT STRIP FORMWORK PRIOR TO 36 HOURS AFTER PLACEMENT.

C39. STRIP FORMWORK TO AS3600 CLAUSE 19.6. REMOVE FORM TIE BOLTS WITHOUT DAMAGING CONCRETE. PARTS OF BOLTS LEFT IN CONCRETE MUST NOT INTRUDE INTO COVE CONCRETE. FLUSH FILL HOLES USING PRE-MIXED NON-SHRINK CEMENTITIOUS MORTAR MATCHING CONCRETE SURFACE COLOUR, STRENGTH AND DURABILITY.

C40. FINISH CONCRETE SURFACES TO AS3610 AND AS SHOWN BELOW:

a) FORMED SURFACES:

EXPOSED SURFACES 1C, 2C, 3C 0R 4 REFER TO ARCHITECT HIDDEN SURFACES 5

b) FINISHES AS LAID:

EXPOSED SURFACES STEEL TROWEL UNO HIDDEN SURFACES WOOD FLOAT

C41. STEEL TROWEL FINISH: AFTER MACHINE FLOATING, USE POWER TROWELS TO PRODUCE SMOOTH SURFACES FREE OF DEFECTS. WHEN SURFACE HAS HARDENED SUFFICIENTLY, USE STEEL HAND TROWELS TO PRODUCE FINAL CONSOLIDATED FINISH FREE OF TROWEL MARKS AND UNIFORM IN TEXTURE AND APPEARANCE, SO MAXIMUM DEVIATION FROM 3 m STRAIGHT EDGE IS LESS THAN 3 mm.

C42. BEAM SIZES ARE DESIGNATED DEPTH (INCLUDING SLAB, IF ANY) x WIDTH. PLACE CONCRETE IN SLABS AT SAME TIME AS BEAMS INTEGRAL WITH THEM. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C43. PROVIDE EXPOSED EDGES AND RE-ENTRANT CORNERS WITH 45 DEGREES x 25 mm CHAMFERS OR FILLETS UNO

C44. PROVIDE AN UPWARDS PRECAMBER AS SHOWN ON DRAWINGS.

C45. FORM CONSTRUCTION JOINTS AND USE ONLY WHERE SHOWN OR WHERE APPROVED BY SUPERINTENDENT. CONSTRUCTION JOINTS IN SLABS TO BE VERTICAL. ENSURE ENTIRE SURFACE IS CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF NOT LESS THAN 5 mm WITH AGGREGATE EXPOSED. PRIME EXISTING CONCRETE WITH MASTER BUILDERS' "CONCRESIVE 2525" (IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS) AND PLACE ADJACENT FRESH CONCRETE WITHIN 30 MINUTES OF PRIMING. DAMPEN EXISTING CONCRETE PRIOR TO PLACING ADJACENT FRESH CONCRETE. COAT EXISTING CONCRETE WITH NEAT CEMENT SLURRY PRIOR TO PLACING ADJACENT FRESH CONCRETE.

C46. PROVIDE PROPOSED LOCATIONS AND DETAILS OF CONSTRUCTION JOINTS FOR SUPERINTENDENT'S APPROVAL PRIOR TO CONSTRUCTION.

C47. INSTALL WATERSTOPS ONTO SMOOTH CONCRETE SURFACE. DO NOT SCABBLE CONCRETE BENEATH WATERSTOPS.

C48. SAW CUT CRACK CONTROL JOINTS AS SOON AFTER CASTING AS PRACTICABLE TO AVOID SPALLING OR RAVELLING OF JOINT EDGES, AND WITHIN 16 HOURS OF CASTING TO PREVENT THERMAL AND/OR SHRINKAGE CRACKING OF SLAB. IMMEDIATELY AFTER SAW CUTTING FLUSH OUT JOINTS TO REMOVE SAWING RESIDUE AND INSERT A TEMPORARY FOAMED PLASTIC BEAD TO KEEP JOINT CLEAN PRIOR TO FILLING OR SEALING. PROTECT SAW CUTS FROM WHEEL LOADS FOR AT LEAST ONE WEEK AFTER CUTTING.

C50. DO NOT INSTALL SEALANTS IF EXPECTED MAXIMUM DAILY TEMPERATURE EXCEEDS 30 DEGREES C. ENSURE RECESSES ARE CLEAN AND DRY PRIOR TO INSTALLING FILLERS OR SEALANTS, AND PREPARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. TOLERANCE ON SEALANT WIDTHS +5, -0 mm.

C51. COVER MUST NOT BE LESS THAN SPECIFIED. PROVIDE MINIMUM CLEAR COVER TO REINFORCEMENT AS SHOWN BELOW, EXCEPT WHERE SPECIFIED OTHERWISE:

LOCATION	COVER (mm)
FOOTINGS, UNDERSIDE S

BUILDING DESIGNER'S RESPONSIBILITY STATEMENT WITH REGARD TO THE WORK HEALTH AND SAFETY ACT 2012 (TAS)

RISK PREVENTION & MANAGEMENT - BUILDING CONSTRUCTION

GENERAL NOTES:

1. USE STAINLESS STEEL SCREWS AND BOLTS OR WELDS (PROPERLY SEALED FOR RUST) IN MARINE OR ACID SULPHATE ENVIRONMENTS
2. DON'T PLANT SHRUBS OR TREES HIGHER THAN 1.5M HIGH WITHIN 10M OF FOUNDATIONS
3. WHERE EXISTING PLANTS <1.5M (NOT WITHIN PROPERTY) USE EFFECTIVE ROOT BARRIERS AND CHECK REGULARLY FOR ROOT INTRUSION AND MAINTAIN FOR STRUCTURAL INTEGRITY
4. DO NOT BUILD OR EXCAVATE WITHIN 10M OF FOUNDATIONS WITHOUT DESIGN ENGINEERS WRITTEN CONSENT
5. **SEEK A QUALIFIED CIVIL ENGINEER TO DESIGN OVERLAND STORMWATER FLOW DRAINAGE PLANS AS THIS IS NOT INCLUDED IN OUR DESIGNS.**

DESIGN INTENT:

THE CONSTRUCTION OF THE BUILDING BECOMES A WORKPLACE FOR THOSE INVOLVED IN THE CONSTRUCTION INDUSTRY. AS DESIGNERS IT IS ASSUMED THAT THE BUILDER/CONSTRUCTION MANAGEMENT FOR THE PROJECT ARE AWARE OF AND IS FAMILIAR WITH THE WORK HEALTH AND SAFETY ACT 2012 (TAS). AT THIS DESIGN STAGE IN RESPONSE TO THE WHS ACT 2012 (TAS) SECTION 22 ALSO TO MAKE AWARE OF THE WHS REGULATIONS 2012 (TAS) BY LISTING SOME OF THE BASIC REQUIREMENTS.

RISK & HAZARD IDENTIFICATION

IN PARTICULAR S.19 / R.34 DUTIES OF PERSONS CONDUCTING A BUSINESS OR UNDERTAKING: MANAGING RISKS - A PERSON CONDUCTING A BUSINESS OR UNDERTAKING MUST MANAGE RISKS TO HEALTH AND SAFETY BY ELIMINATING RISKS SO FAR AS IS REASONABLY PRACTICABLE, INCLUDING ANY TASK THAT A WORKER IS REQUIRED TO UNDERTAKE AT ANY WORKPLACE THAT INVOLVES A FALL INCLUDING:

- ANY PLANT OR STRUCTURE BEING CONSTRUCTED, DEMOLISHED, INSPECTED, TESTED, MAINTAINED, REPAIRED OR CLEANED;
- ON A FRAGILE, SLIPPERY OR POTENTIALLY UNSTABLE SURFACE;
- USING EQUIPMENT TO GAIN ACCESS TO AN ELEVATED LEVEL; ON A SLOPING SURFACE ON WHICH IT IS DIFFICULT TO MAINTAIN BALANCE;
- IN PROXIMITY TO AN UNPROTECTED EDGE;
- IN CLOSE PROXIMITY TO A HOLE, SHAFT OR PIT THAT IS OF SUFFICIENT DIMENSIONS TO ALLOW A PERSON TO FALL INTO THE HOLE SHAFT OR PIT

SAFETY MANAGEMENT SYSTEM (SMS):

DUTY TO MANAGE RISKS: R.78-R.79, PART 4.4 CONTROL OF RISK:

- AN EMPLOYER MUST INSURE THAT IF AN EMPLOYEE IS REQUIRED TO UNDERTAKE A TASK THAT INVOLVES A RISK OF A FALL, THE RISK IS CONTROLLED, SO FAR AS IS REASONABLY PRACTICABLE, BY ARRANGING FOR THE TASK TO BE UNDERTAKEN -
  (a) ON THE GROUND; OR
  (b) ON A SOLID CONSTRUCTION.
- IF IT IS NOT REASONABLY PRACTICABLE TO COMPLY WITH THE PREVIOUS STATEMENT OR ONLY PART OF THE TASK MAY BE UNDERTAKEN & A RISK OF A FALL STILL REMAINS, THE EMPLOYER MUST REDUCE THE RISK, SO FAR AS REASONABLY PRACTICABLE, BY ENSURING THAT A PASSIVE FALL PREVENTION DEVICE IS USED.
- IF IT IS NOT REASONABLY PRACTICABLE TO COMPLY WITH THE PREVIOUS TWO STATEMENTS OR ONLY PART OF THE TASK MAY BE UNDERTAKEN & A RISK OF A FALL STILL REMAINS, THE EMPLOYER MUST REDUCE THE RISK, SO FAR AS REASONABLY PRACTICABLE, BY PUTTING IN PLACE A FALL ARREST SYSTEM.
- IF IT IS NOT REASONABLY PRACTICABLE TO COMPLY WITH THE PREVIOUS TWO STATEMENTS OR ONLY PART OF THE TASK MAY BE UNDERTAKEN & A RISK OF A FALL STILL REMAINS, THE EMPLOYER MUST REDUCE THE RISK, SO FAR AS REASONABLY PRACTICABLE, BY PUTTING IN PLACE A FALL ARREST SYSTEM.

HIGH RISK WORK

PART 4.5

PART 4.5 LISTS THE REQUIREMENTS REGARDING LICENSED HIGH RISK WORK. REGULATION 81 STATES THAT A PERSON CONDUCTING A BUSINESS OR UNDERTAKING MUST NOT DIRECT OR ALLOW A WORKER TO CARRY OUT HIGH RISK WORK UNLESS THE WORKER HOLDS THE APPROPRIATE HIGH RISK WORK LICENCE

- A PERSON CONDUCTING A BUSINESS OR UNDERTAKING MUST NOT DIRECT OR ALLOW A WORKER TO DO HIGH RISK WORK UNLESS -
  (a) (a) THE WORKER HOLDS AN APPROPRIATE HIGH RISK WORK LICENCE FOR THAT CLASS OF HIGH RISK WORK; OR
  (b) (b) THE WORKER IS EXEMPT UNDER THE REGULATIONS

HIGH RISK WORK (CONTINUED)

REG 82 EXCEPTIONS

- REGULATION 81 DOES NOT APPLY TO A PERSON -
  (a) (a) WHO IS UNDERTAKING TRAINING FOR THE PURPOSE OF OBTAINING A HIGH RISK WORK LICENCE; OR
  (b) (b) WHO IS A PERSON WHO IS AUTHORISED TO CARRY OUT HIGH RISK WORK UNDER SUPERVISION; OR
  (c) (c) WHO IS WORKING UNDER THE TERMS OF AN EXEMPTION GRANTED BY THE REGULATOR

REG 83 THE WORKSAFE TASMANIA MAY EXEMPT A PERSON CONDUCTING A BUSINESS OR UNDERTAKING FROM COMPLYING WITH REGULATION 81 IN RELATION TO SPECIFIED HIGH RISK WORK THAT THE PERSON SEEKS TO HAVE PERFORMED BY A WORKER, WHO DOES NOT HOLD A HIGH RISK WORK LICENCE (INCLUDING PERSONS WHO ARE UNDER 18 YEARS OF AGE).

HAZARDOUS INDUSTRIES

CHAPTER 6 PART 6.1 CONSTRUCTION WORK

R.289 WHS REGULATIONS 2012 (TAS)

(1) (1) IN THESE REGULATIONS CONSTRUCTION WORK MEANS ANY WORK CARRIED OUT IN CONNECTION WITH THE CONSTRUCTION, ALTERATION, CONVERSION, FITTING OUT, COMMISSIONING, RENOVATION, REPAIR, MAINTENANCE, REFURBISHMENT, DEMOLITION, DECOMMISSIONING OR DISMANTLING OF A STRUCTURE

R.291 WHS REGULATIONS 2012 (TAS)

(a) WHERE THERE IS A RISK OF A PERSON FALLING MORE THAN 2 METERS;

.....

(c) INVOLVING DEMOLITION;

.....

(e) INVOLVING STRUCTURAL ALTERATIONS THAT REQUIRE TEMPORARY SUPPORT TO PREVENT COLLAPSE;

(f) INVOLVING A CONFINED SPACE;

(g) INVOLVING A TRENCH OR SHAFT IF THE EXCAVATED DEPTH IS MORE THAN 1.5 METRES;

.....

(n) INVOLVING TILT-UP OR PRECAST CONCRETE;

.....

(p) AT WORKPLACES WHERE THERE IS ANY MOVEMENT OF MOBILE PLANT;

.....

CONSTRUCTION INDUSTRY STATISTICS:

UNLIKE OTHER INDUSTRIES OUTLINED IN WORKSAFE, THE CONSTRUCTION INDUSTRY IS SEPARATED INTO FIVE DISCIPLINES - CARPENTERS, CONCRETERS, PLUMBERS, ROOF WORKERS ANDYOUNG WORKERS:

1. THE NUMBER ONE COMMON INJURY FOR CONCRETERS, PLUMBERS AND ROOF WORKERS IS BACK MUSCLE STRAIN AND PAIN FROM MANUAL HANDLING - LIFTING, PUSHING, PULLING, HOLDING, LOWERING THROWING, CARRYING, PACKING, TYPING, ASSEMBLING, CLEANING, SORTING AND USING OBJECTS, TOOLS AND EQUIPMENT FOR LOADING & UNLOADING. HOWEVER THIS IS ONLY THE SECOND HIGHEST INJURY FOR CARPENTERS AND YOUNG WORKERS.
2. THE SECOND HIGHEST INJURY FOR CONCRETERS, PLUMBERS AND ROOF WORKERS IS KNEE STRAIN FROM SLIPS OR TRIPS DUE TO POOR HOUSE KEEPING AND TRAUMATIC INJURIES FROM TOOLS SUCH AS SCREEDS AND HAMMERS . HOWEVER THIS IS ONLY THE THIRD HIGHEST INJURY FOR CARPENTERS AND YOUNG WORKERS.
3. THE THIRD HIGHEST INJURY FOR CONCRETERS, PLUMBERS AND ROOF WORKERS IS HAND AND FINGER CUTS AND BRUISES ALONG WITH SHOULDER STRAINS . HOWEVER THIS IS THE NUMBER ONE INJURY FOR CARPENTERS AND YOUNG WORKERS, INCLUDING AMPUTATION OF HANDS AND FINGERS.

REFER TO JOB SAFETY ANALYSIS AND WORKSAFE

COMPLIANCE REQUIREMENTS UNDER RISK PREVENTION & MANAGEMENT - BUILDING USE

RISK PREVENTION & MANAGEMENT - BUILDING USE

DESIGN INTENT:

THE BUILDING OR PARTS OF THE BUILDING FOR WHICH THE STRUCTURE IS USED AS A WORKPLACE HAS BEEN DESIGNED AS FAR AS REASONABLY PRACTICABLE TO BE SAFE AND WITHOUT RISKS TO THE HEALTH OF THE PERSONS USING IT AS A WORKPLACE FOR THE PURPOSE FOR WHICH IT HAS BEEN DESIGNED.

AT THIS DESIGN STAGE IN RESPONSE TO THE WORK HEALTH AND SAFETY ACT 2012 (TAS) PART 2 DIVISION 2 SECTION 22 WITH REGARD TO RISKS & HAZARDS THAT EXIST AND CANNOT BE ELIMINATED HAVE CONTROL MEASURES THAT HAVE BEEN SET OUT UNDER THE TERMS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND THE AUSTRALIAN STANDARDS

RISK & HAZARD IDENTIFICATION:

IN PRINCIPLE THE WORK HEALTH AND SAFETY ACT 2012 (TAS) SECTION 22 AIMS TO SECURE THE HEALTH, SAFETY AND WELFARE OF EMPLOYEES & OTHER PEOPLE AT WORK GIVING THE HIGHEST LEVEL OF PROTECTION POSSIBLE. TO PROTECT THE PUBLIC FROM THE HEALTH AND SAFETY RISKS OF BUSINESS ACTIVITIES. SAFER DESIGNED BUILDINGS & STRUCTURES SUPPORTS SAFE & HEALTHY WORKPLACES LEADING TO THE REDUCTION IN WORKPLACE INJURIES, DISEASE & DEATH

SAFETY MANAGEMENT SYSTEM (SMS):

RISK SHOULD BE ELIMINATED, IF NOT, RISK SHOULD BE CONTROLLED BY APPLYING RECOGNISED STANDARDS SOLUTIONS AS STATED PREVIOUSLY - THE NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS AND WORKSAFE GUIDE LINES

BUILDING SAFETY ANALYSIS:

THE ELIMINATION OR CONTROL REQUIRES APPLICATION OF RECOGNISED STANDARD SOLUTIONS. TECHNICAL PROVISIONS HAVE BEEN STATED ON THESE DRAWINGS IN A VARIETY OF MATTERS WITH REGARD TO BUILDING CONSTRUCTION - THE NATIONAL CONSTRUCTION CODE (NCC) AND THE AUSTRALIAN STANDARDS

JOB SAFETY ANALYSIS:

THE WORK HEALTH AND SAFETY ACT 2012 (TAS) REQUIRES THAT BUILDING DESIGNERS MAKE OWNERS & MANAGERS AWARE OF PART 2 DIVISION 2 SECTION 20 - DUTIES OF PERSONS CONDUCTING A BUSINESS OR UNDERTAKING

WORKSAFE COMPLIANCE REQUIRES:

CONSTRUCTIVE STRATEGIES TO IDENTIFY WORK SAFETY RISKS AND JOB SAFETY ANALYSIS USING THE STANDARD JOB SAFETY ANALYSIS WORK SHEETS (JSA) OR SAFE WORK METHOD STATEMENT FORMS (SWMS)

1. CONSULTATION REQUIREMENTS
   - WITH EMPLOYEES AND ANY INDEPENDENT CONTRACTORS
   - IDENTIFICATION OF UNSAFE AND HAZARDOUS TASKS
   - ELIMINATION OF HIGH RISK HAZARDOUS TASKS WHERE POSSIBLE
   - CHANGE WORKPLACE AND OBJECTS TO
   - PREVENT/REDUCE/CONTROL RISK
   - PROVIDE TRAINING FOR KNOWLEDGE OF CONDUCT AND PRACTICE
2. SAFE WORKING METHOD STATEMENT
   - FOR EMPLOYEES AND ANY INDEPENDENT CONTRACTORS
   - FOR INSTRUCTION INFORMATION AND CONSULTATION
   - FOR PERFORMANCE OUTCOMES NEGATIVE AND POSITIVE

FLOOD DESIGN PARAMETERS (IF REQUIRED):

1. "INUNDATION" - THE BUILDING REQUIRES A MINIMUM OF TWO (2) OPPOSING DOOR OPENINGS WITH A MAXIMUM FLOOD HEIGHT OF 1.5M AT A MAX FLOOD VELOCITY OF 0.5 M/S;
2. "FLOW" - THE BUILDING REQUIRES A MINIMUM OF FOUR (4) DOOR OPENINGS, MIN OF 1 ON EACH SIDE OF THE STRUCTURE, WITH THE ABSOLUTE MAXIMUM FLOOD HEIGHT OF 0.5M AT A MAX FLOOD VELOCITY OF 1.0 M/S.

THE AGRICULTURAL SECTOR STATISTICS:

1. THE NUMBER ONE COMMON INJURY IS BACK MUSCLE STRAIN AND PAIN FROM MANUAL HANDLING - LIFTING, PUSHING, PULLING, HOLDING, LOWERING THROWING, CARRYING, PACKING, TYPING, ASSEMBLING, CLEANING, SORTING AND USING OBJECTS, TOOLS AND EQUIPMENT FOR LOADING & UNLOADING, PARTICULARLY WITH REGARD TO FEED PRODUCE AND ANIMALS.
2. THE SECOND HIGHEST INJURY IS SHOULDER MUSCLE STRESS/ STRAIN FROM HEAVY LIFTING OF BOXES, FREIGHT OR PALLETS. TRAUMATIC JOINT/MUSCLE INJURY OR STRAIN FROM HEAVY LIFTING.
3. THE THIRD MOST COMMON TYPE OF INJURY IS WOUNDS/ LACERATIONS OR FRACTURES DUE TO FALLING LOADS OR FROM BEING CRUSHED BETWEEN MATERIALS AND/OR EQUIPMENT.

COLLECTIVELY THESE THE BULK OF THESE CONDITIONS ARE KNOWN AS MUSCULOSKELETAL DISORDERS (MSD's)

HAZARDOUS MANUAL HANDLING INVOLVES:

1. REPETITIVE OR SUSTAINED APPLICATION OF FORCE, AWKWARD POSTURES OR MOVEMENTS
2. TASKS THAT PEOPLE FIND DIFFICULT DUE TO THE HIGH DEGREE OF FORCE REQUIRED.
3. EXPOSURE TO SUSTAINED VIBRATION
4. MANUAL HANDLING OF UNSAFE LOADS THAT ARE DIFFICULT TO GRASP OR HOLD

MECHANICAL HANDLING:

1. FORKLIFTS CAUSE MORE WORKPLACE DEATHS AND INJURIES THAN ANY OTHER PIECE OF EQUIPMENT.
2. ONE IN THREE FORKLIFT-RELATED INJURIES OCCURS WHEN AN OPERATOR GETS ON OR OFF A FORKLIFT, OFTEN RESULTING IN MUSCO-SKELETAL BACK INJURIES.

MAJOR HAZARD FACILITY (MHF):

1. MAJOR HAZARD FACILITIES REQUIRE WORKSAFE TASMANIA LICENSES FOR COMPLIANCE WITH THE WORK HEALTH AND SAFETY ACT 2012 (TAS) AND THE WHS REGULATIONS 2012 (TAS).
2. IDENTIFICATION, ASSESSMENTS AND CONTROLS SUPPORTED WITH A COMPLIANCE CHECK LIST WITH THE PROVISION FOR FUTURE MODIFIC.ATIONS AND REVIEW PROCESSES MUST BE IN PLACE AT THE COMPLETION OF THE CONSTRUCTED BUILDING BEFORE SALE OR LEASE

IDENTIFIABLE RISKS:

1. THE COMPLIANT LOADING ZONE AS SHOWN ON THE SITE PLAN REQUIRES CLEAR DEMARCATION FROM THE REST OF THE FLOOR.
2. THE PATHWAY FROM THE OFFICE DOOR TO THE PA DOOR SHOULD BE CLEARLY DEFINED.
3. SAFETY PROCEDURES SHOULD BE OUTLINED FOR THE LOADING AND UNLOADING OF GOODS TO A SERVICE VEHICLE WITHIN THE LOADING ZONE.

Rev	Date	Description

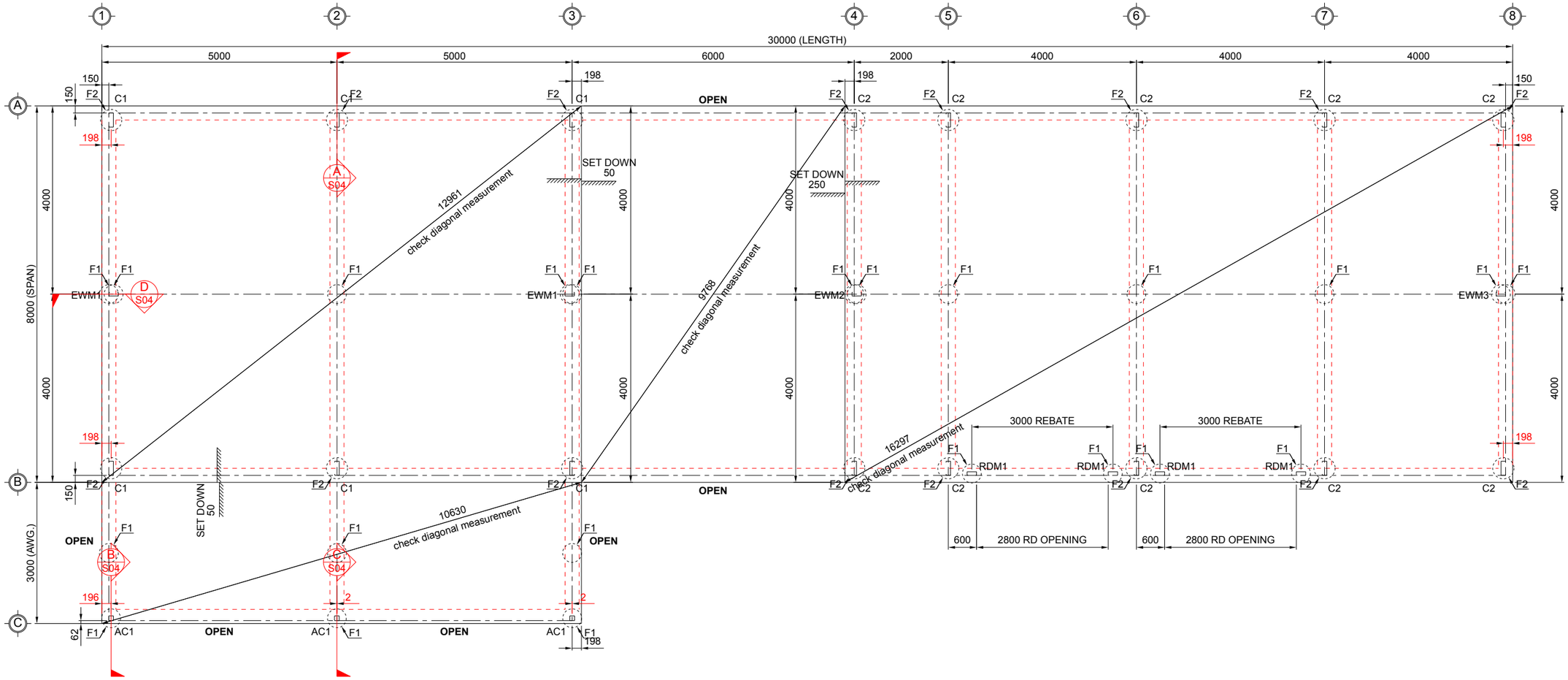
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E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	SPECIFICATION CLASS 1 FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S02	
Date	05-AUG-2026	
Rev		A3

3D View



FOOTING & SLAB PLAN

SCALE 1: 90

Rev	Date	Description

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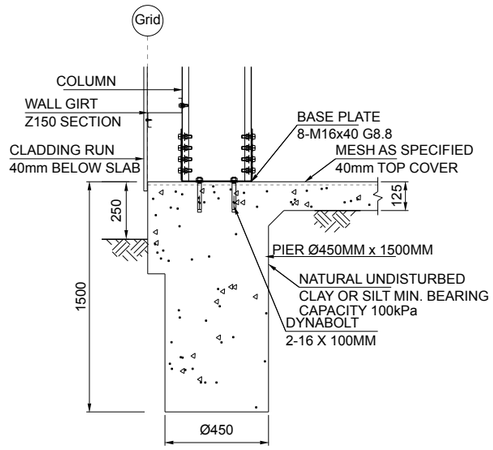
Title Name:	FOOTING & SLAB PLAN FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S03	
Date	05-AUG-2026	
Rev		A3

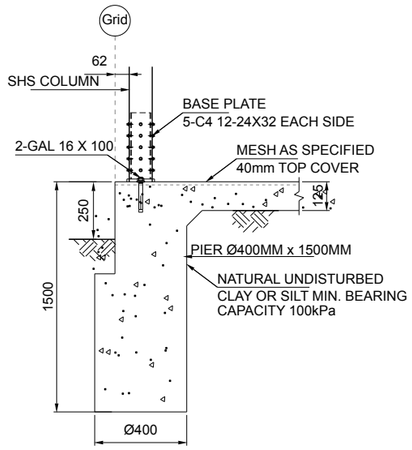
NOTE
- SLAB & FOOTING TO BE CAST INTEGRALLY
- THE ON SLAB BRACKETS ARE ONLY TO BE USED FOR THE COLUMNS
- CONCRETE STRENGTH TO BE 25MPa AT 28 DAYS
- FOOTINGS SHOWN ARE DESIGNED FOR A CLASS M
- CLASSIFIED IN ACCORDANCE WITH AS 2870
- PERIMETER FOOTING 200 x 300 DEEP
- FOUNDING MATERIAL TO BE NATURAL UNDISTURBED CLAY OR SILT, WITH A MINIMUM SAFE BEARING PRESSURE AT FOUNDATION LEVEL OF 100kPa
- IF THE SITE CLASSIFICATION DETERMINED ON SITE DIFFERS FROM CLASS M, THIS DESIGN IS VOID - REFER BACK TO THE DESIGN ENGINEER
- SHOULD ROCK BE ENCOUNTERED DURING FOOTING EXCAVATION, CONTACT THE DESIGN ENGINEER FOR CONFIRMATION THAT THE DESIGN REMAINS SUITABLE FOR THE SITE CONDITIONS

FOOTING SCHEDULE		
QTY	MARK	DIMENSIONS
22	F1	Ø400 x 1500 DEEP
16	F2	Ø450 x 1500 DEEP
SLAB DETAIL		
REINFORCEMENT		SL82
SLAB THICKNESS		MIN 125mm, 25MPa
BRACKET SET OUT		
QTY	MARK	SECTION
06	C1	C30024
10	C2	C30024
03	AC1	100 x 100 x 3 SHS

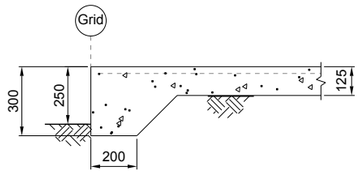
3D View



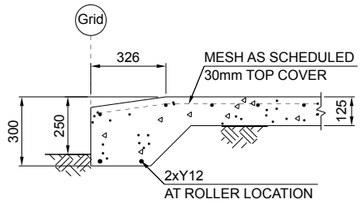
A S03 DETAIL
SCALE: N.T.S



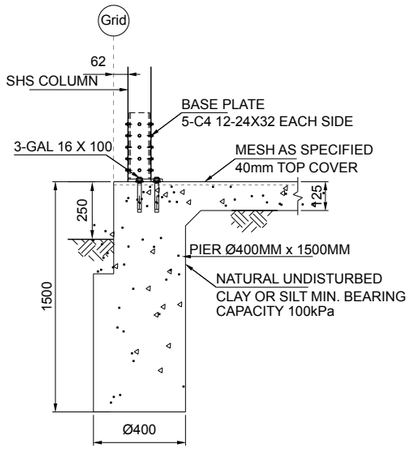
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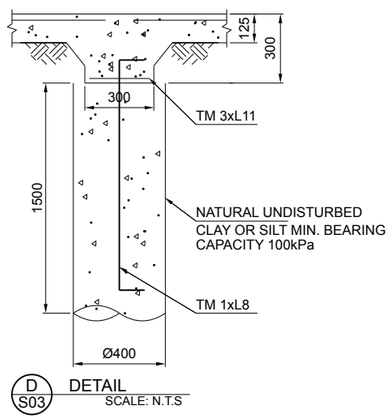
STRIP/PERIMETER FOOTING DETAIL



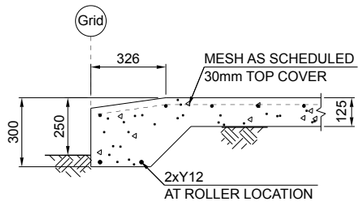
STRIP/PERIMETER FOOTING DETAIL
AT ROLLER DOOR (RDM: C200)



B S03 DETAIL
SCALE: N.T.S



D S03 DETAIL
SCALE: N.T.S



STRIP/PERIMETER FOOTING DETAIL
AT ROLLER DOOR (RDM: C200)

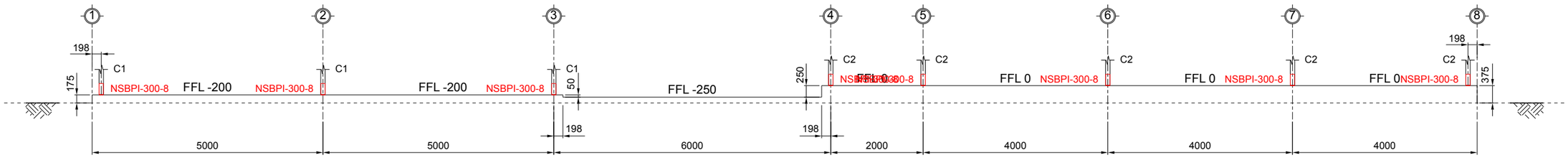
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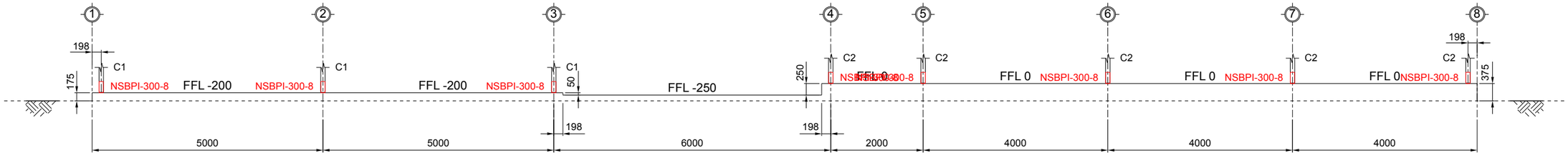
Title Name:	FOOTING & SLAB PLAN FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S04	
Date	05-AUG-2026	
Rev		A3



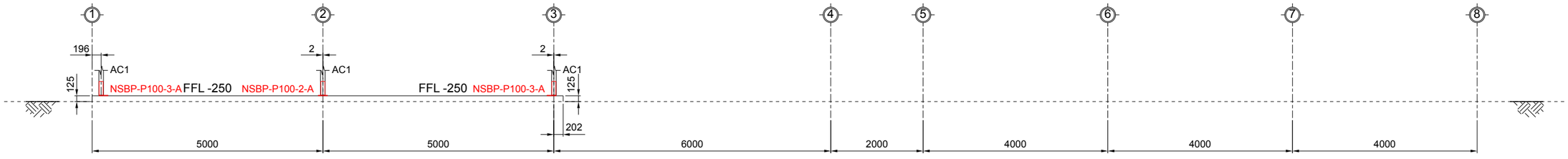
SLAB ELEVATION GL.A

SCALE 1:90



SLAB ELEVATION GL.B

SCALE 1:90



SLAB ELEVATION GL.C

SCALE 1:90

3D View

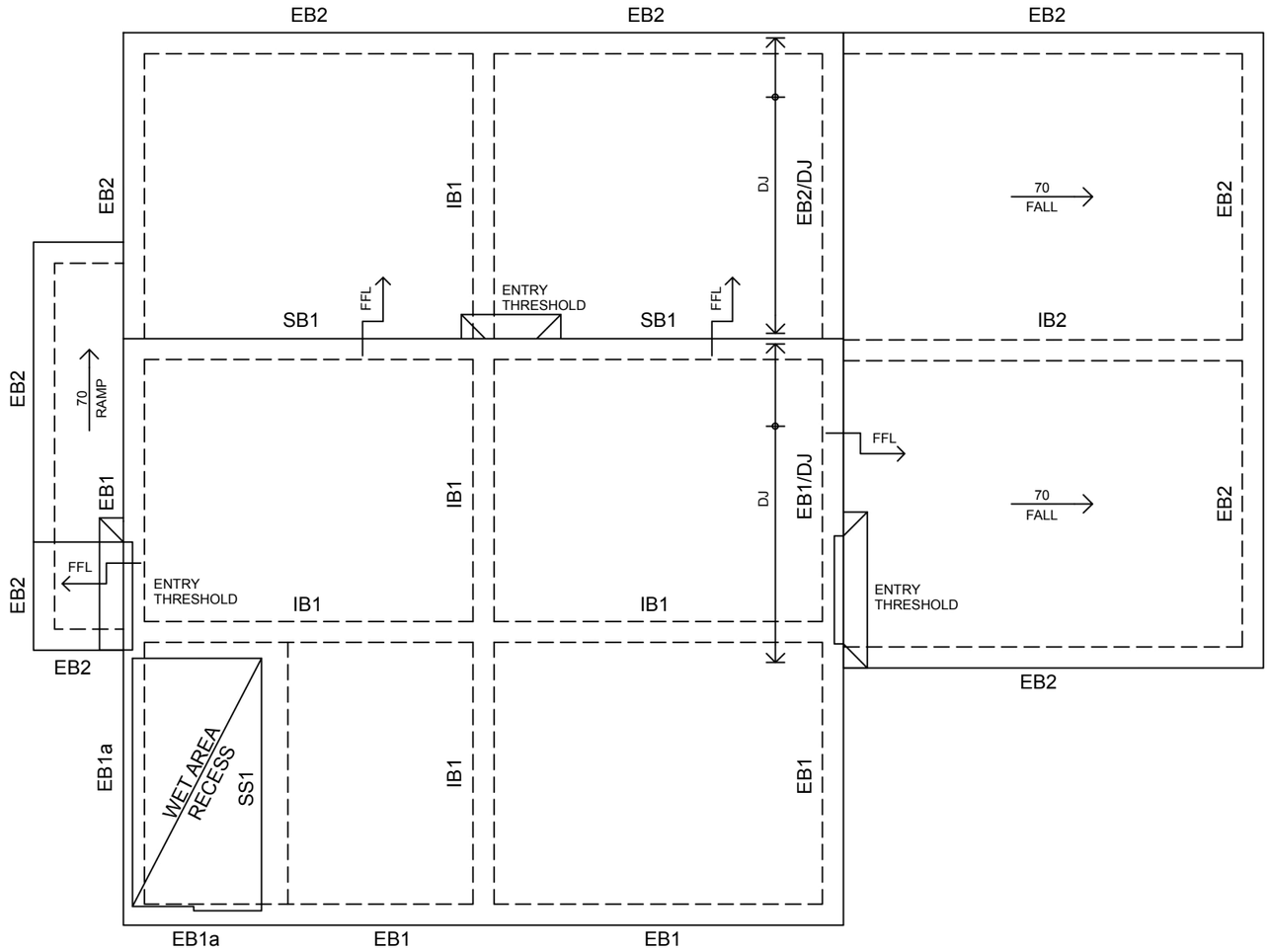
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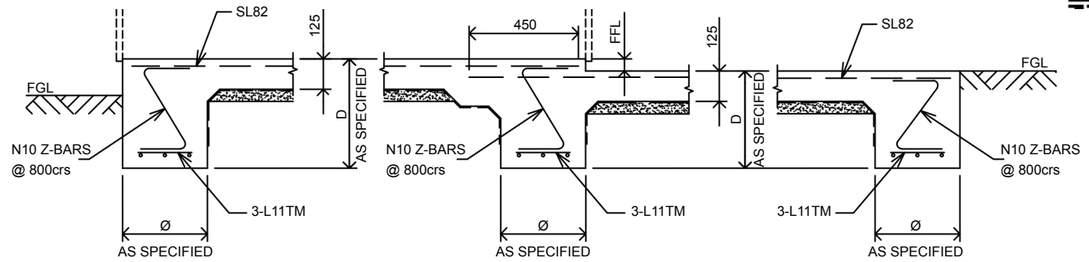
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Title Name:	FOOTING & SLAB ELEVATION FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S05	
Date	05-AUG-2026	
Rev		A3

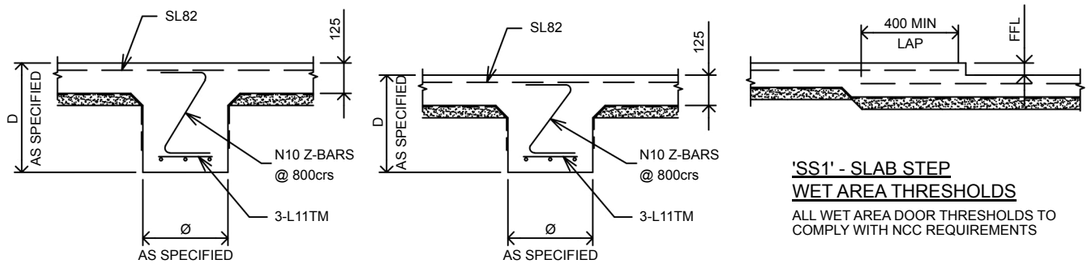




'EB1' - EDGE BEAM

'SB1' - STEP BEAM

'EB2' - EDGE BEAM

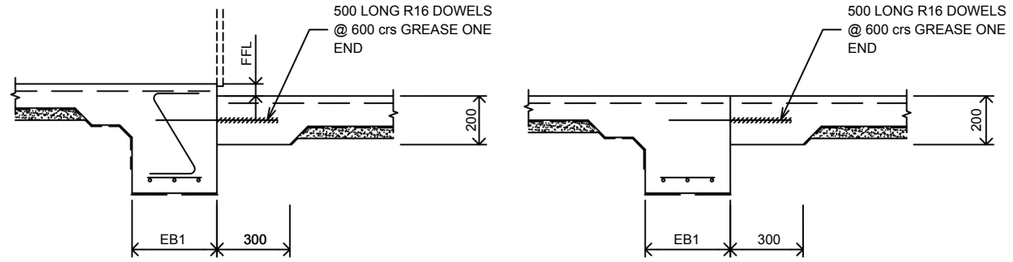


'IB1' - INTERNAL BEAM

'IB2' - INTERNAL BEAM

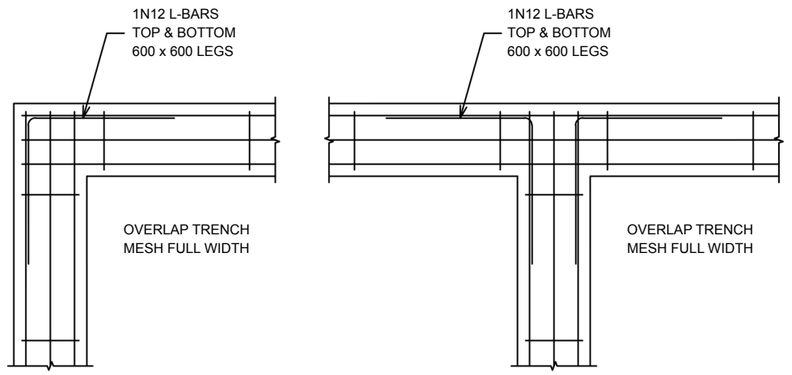
'SS1' - SLAB STEP
WET AREA THRESHOLDS

ALL WET AREA DOOR THRESHOLDS TO COMPLY WITH NCC REQUIREMENTS



'EB1 / DJ' - DOWEL JOINT

'EB2 / DJ' - DOWEL JOINT



BEAM CORNER DETAIL

BEAM T-INTERSECTION DETAIL

SLAB ON GROUND PLAN

1. Founding depths must be at least under the line of influence base from any excavation base, existing water tank or any council drain. Use 350dia piers or equal @ 2.5m spacings as required
2. Concrete strength = 25 MPa, footings and slabs.
3. 125 min thick N25 concrete slab on ground.
4. Install pods over approved 200µm moisture barrier, Visqueen or equal, lapped and tape sealed on 50mm compacted sand leveling bed.
5. Slab fabric = SL82 @ 30 top cover, uno.
6. Fill removed tree stump holes with compacted natural soil prior to construction.
7. Entry thresholds to comply with ABC Livable Housing Design Standard 2022 Part 2 Dwelling entrance,
   7.a. Clear opening width: At least one entrance door width shall be 820mm min
   7.b. Threshold: The threshold must be level with a ramp not steeper than 1:8 gradient external to the entry.

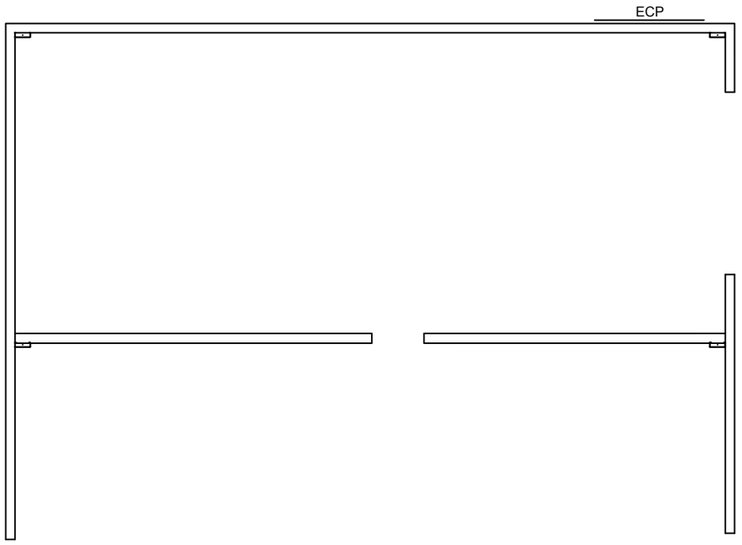
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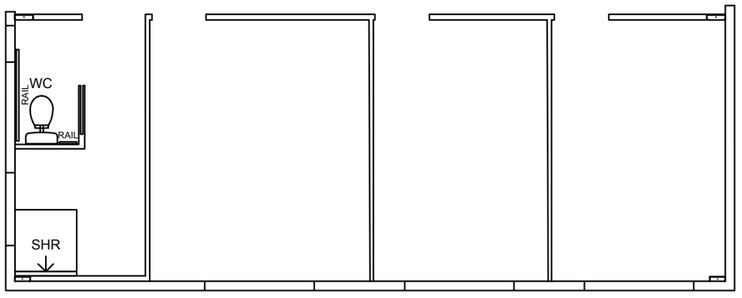
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Title Name:	SLAB PLAN - TYPICAL ARRANGEMENT FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S06	
Date	05-AUG-2026	
Rev		A3





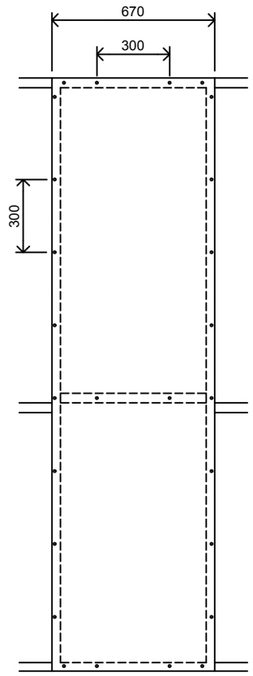
WALL PLAN

Sanitary compartments must comply with ABC Livable Housing Design Standard 2022

1. Part 4 Sanitary compartment:
   1.1. A clear minimum circulation space of 1200mm x 900mm must be provided from the front edge of the toilet pan as per Fig 4:2.
2. Part 5 Shower:
   2.1. At least one shower must have a hobless and step free entry;
   2.2. A 5mm max high lip may be provided for water retention.
3. Part 6 Reinforcement of bathroom and sanitary compartment walls:
   3.1. Walls adjacent to Wc's, showers and baths shall be reinforced with 12mm plywood as per Figs 6.2a, 6.2b, 6.2c, 6.2d 6.2e, 6.2f & 6.2g.

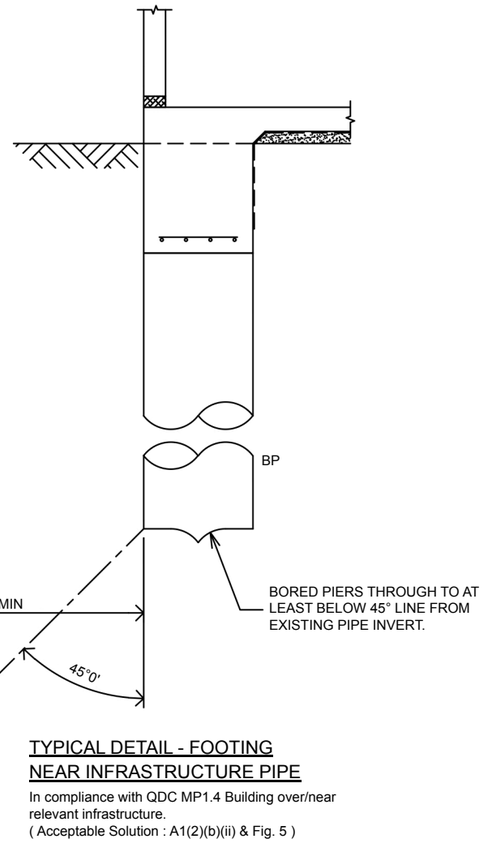
LEGEND

ECP = Electric Charging Point. Provide fire rated protection to wall with 1200mm wide x 12mm FC sheeting or equivalent fire rated panel 1.8m wide x full height of wall for charging unit located centrally.
SHR = Shower
WC = Water Closet (toilet)



PLYWOOD WALL REINFORCEMENT

12mm F7 PLYWOOD PLYWOOD SCREWED TO FRAME USING 30 x 2.8mm dia OR EQUIVALENT COUNTERSUNK SCREWS



TYPICAL DETAIL - FOOTING NEAR INFRASTRUCTURE PIPE

In compliance with QDC MP1.4 Building over/near relevant infrastructure.
(Acceptable Solution : A1(2)(b)(ii) & Fig. 5)

3D View

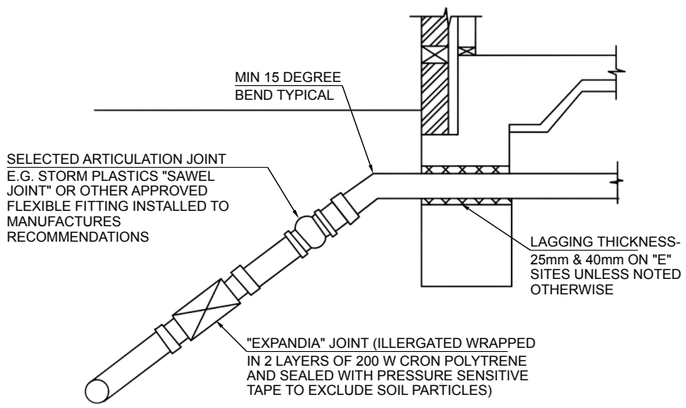
Rev	Date	Description

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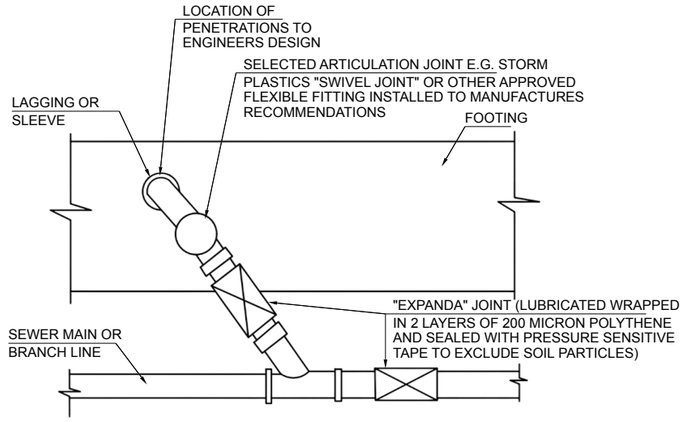
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	WALL PLAN - TYPICAL ARRANGEMENT FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

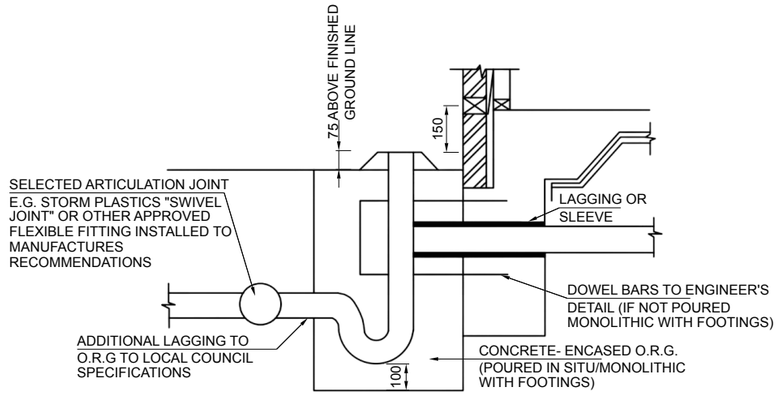
Job No.	EZLCCL-454115	
Dwg No.	S07	
Date	05-AUG-2026	
Rev		A3



TYPICAL PIPE THROUGH FOOTING DETAIL- SECTION



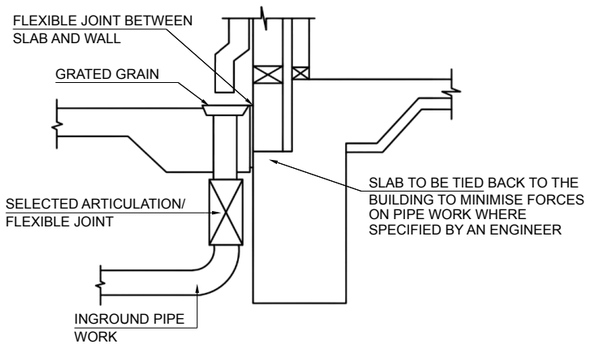
TYPICAL CONNECTION FROM PIPE WORK TO BRANCH LINE DETAIL



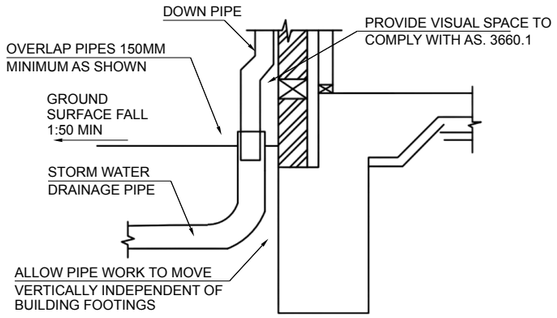
TYPICAL SECTION AT O.R.G. TO PREVENT SHEAR AT FOOTING FACE



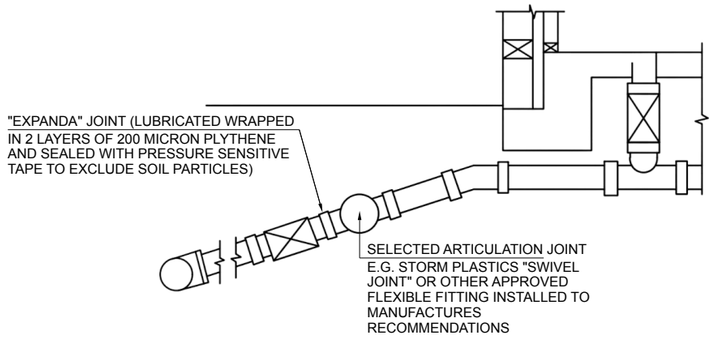
3D View



DOWN PIPE TO GRATED DRAIN DETAIL



TYPICAL STORM WATER DETAIL (ALTERNATIVE)



TYPICAL UNDER SLAB-EDGE BEAM/ WAFFLE PAD DETAIL

RECOMMENDED GUIDELINES FOR SANITARY AND STORM WATER INSTALLATION ON REACTIVE CLAY SITES

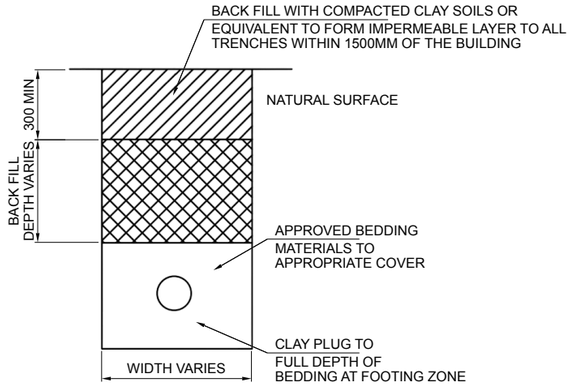
ALL DETAILS ARE INDICATIVE ONLY AND ARE NOT SITE SPECIFIC

GUIDELINES FOR DESIGN AND INSTALLATION:

NOTES: THE FOLLOWING NOTES AND DETAILS PROVIDED ARE A GUIDE ONLY FOR ARTICULATION FOR SANITARY PLUMBING, DRAINAGE, AND SHOULD BE READ IN CONJUNCTION WITH AS/NZS 3500, AS 2870 AND ANY OTHER RELEVANT STANDARD AND OTHER REQUIREMENTS OF THE B.C.A.

1. ALL DRAINS INSTALLED IN GROUND THAT IS FILLED, UNSTABLE, EXPANSIVE (E.G. M, H, E AND P SITES) OR WATER CHARGED AND WHERE SOIL MOVEMENT MAY EFFECT THE PERFORMANCE OF ANY DRAIN, A CERTIFIED PLAN AND SPECIFICATION SHOULD BE PROVIDED BY AN APPROPRIATELY QUALIFIED PERSON. WHEN A COMPLIANCE PERMIT AND ASSESSMENT IS REQUIRED BY THE LOCAL AUTHORITY, A SOIL REPORT AND ALL CALCULATIONS SHOWING PROPOSED METHOD TO PROTECT THE DRAINAGE FROM POTENTIAL GROUND MOVEMENTS MAY BE REQUIRED.
2. ALL SEWER & STORMWATER TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 AND THE REQUIREMENTS OF AS 2870 SECTION 5: CLAUSE 5.5 AND SECTION 6: CLAUSE 6.6 ARTICULATION AND EXPANSION JOINTS ARE TO BE PROVIDED TO ACCOMMODATE MOVEMENTS IN ALL PIPE WORK WITHIN 3 METRES OF THE DWELLING AND COPMPLY WITH AS1260
3. PLUMBING AND DRAINAGE UNDER THE SLAB SHOULD BE AVOIDED WHERE PRACTICAL (REFER AS/NZS 3500 CLAUSE 4.10)
4. GRADES IN PIPE WORK ON M, H, AND P SITES SHOULD HAVE A MINIMUM GRADE OF 1.30 WITHIN 1.5 METRES OF THE BUILDING AND 1: 60 ELSEWHERE GRADES IN FLEXIBLE FITTINGS TO BE SET AT THE MINIMUM GRADE.
5. ALL EXPLAINSION AND ARTICULATION JOINTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS TO BE SET MID POINT SO AS TO ALLOW FOR MAXIMUM IN EITHER DIRECTION
6. STORMPLASTICS (SA) PTY LTD "SWIVEL JOINTS" SHOULD NOT BE USED AS A BEND TO ACHIEVE CORRECT FALLS. THE JOINTS SHOULD BE SET IN A STRAIGHT LINE OF THE DRAIN TO ALLOW MAXIMUM (+) OR (-) MOVEMENT. A MINIMUM 15° BEND TO BE INSTALLED BEFORE SWIVEL JOINTS TO ACHIEVE MINIMUM GRADES FROM THE FACE OF THE FOOTINGS
7. DETAIL AND SUPPORT OF TRAPS AT THE O.R.G TO BE CONSIDERED ON SITE, TO ALLOW FOR POTENTIAL MOVEMENTS INCLUDING ISOLATION AND ARTICULATION ASSOCIATED WITH PATHS AND PAVEMENTS. THE O.R.G. SHOULD BE CAST IN CONCRETE MONOLITHICALLY WITH THE FOOTING SYSTEM ON CLASS H AND E SITES.
8. ALL PVC PIPE WORK PASSING THROUGH CONCRETE MUST HAVE 25MM LAGGING
9. STORM WATER SYSTEMS THAT COLLECT ROOF WATER AND SURFACE WATER ARE REQUIRED TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 PART 5
10. THE USE OF CORRUGATED FLEXIBLE PVC PIPE PRODUCTS SHOULD BE AVOIDED ON CLASS H AND E SITES AS THEY ARE NOT ABLE TO EXPAND LONGITUDINALLY TO ACCOMMODATE POTENTIAL VERTICAL & LATERAL MOVEMENTS AT THE SLAB OR FOOTING EDGE UNLESS SPECIFICALLY DETAILED BY THE MANUFACTURE
11. ALL JOINTS IN STORM WATER PIPES WITHIN 3.0 METRES OF THE HOUSE UNDER CONSTRUCTION SHOUDL BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE.
12. SEPTIC TANKS AND ASSOCIATED SOAKAGE AREAS SHOULD BE LOCATED TO MINIMISE SOIL MOISTURE INCREASES WITHIN THE FOUNDATION. JOINTS IN PLUMBING PIPES WITHIN 3.0 METRES OF THE HOUSE UNDER CONSTRUCTION SHOULD BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE. SEPTIC TANKS IN PARICULAR REQUIRE CAREFUL DETAILING
13. ALL PIPE WORK INCLUDING SOTRM WATER FITTINGS AND ADAPTERS SHOULD BE PROTECTED FROM MECHANICALLY DAMAGE
14. TERMITED PROTECTION NOT SHOWN ON THESE DRAWINGS AS THERE ARE VARIOUS OPTIONS. REFER TO BUILDING DESIGNER
15. ALL DETAILS ARE INDICATIVE ONLY DESIGN OF PATHS FOOTINGS ETC. AND LOCATION OF PENETRATIONS TO BE SPECIFIED BY AN ENGINEER
16. PROVISIONS SHOULD BE MADE FOR THE CONNECTION OF OVERFLOW OR WATER DISCHARGE FROM FIXTURES SUCH AS H.W.S. AND A.C. TO A DRAIN AS REQUIRED BY THE RELEVANT LOCAL AUTHORITY.
17. EXPECTED MINIMUM REQUIREMENTS FOR EXPANSION AND ALLOWABLE RELATION IN FITTINGS AS FOLLOWS:

SITE CLASS	MINIMUM REQUIRED EXPANSION JOINT CAPACITY	ALLOWABLE ROTATION
"E"	150MM	15°
"H"	70MM	15°
"P"	70MM PLUS ADDITIONAL REQUIREMENTS IN THE CASE OF FILL (MIN DEPENDENT ON SITE CONDITION	15°
"M"	150MM	NOT APPLICABLE



TYPICAL TRENCH DETAIL

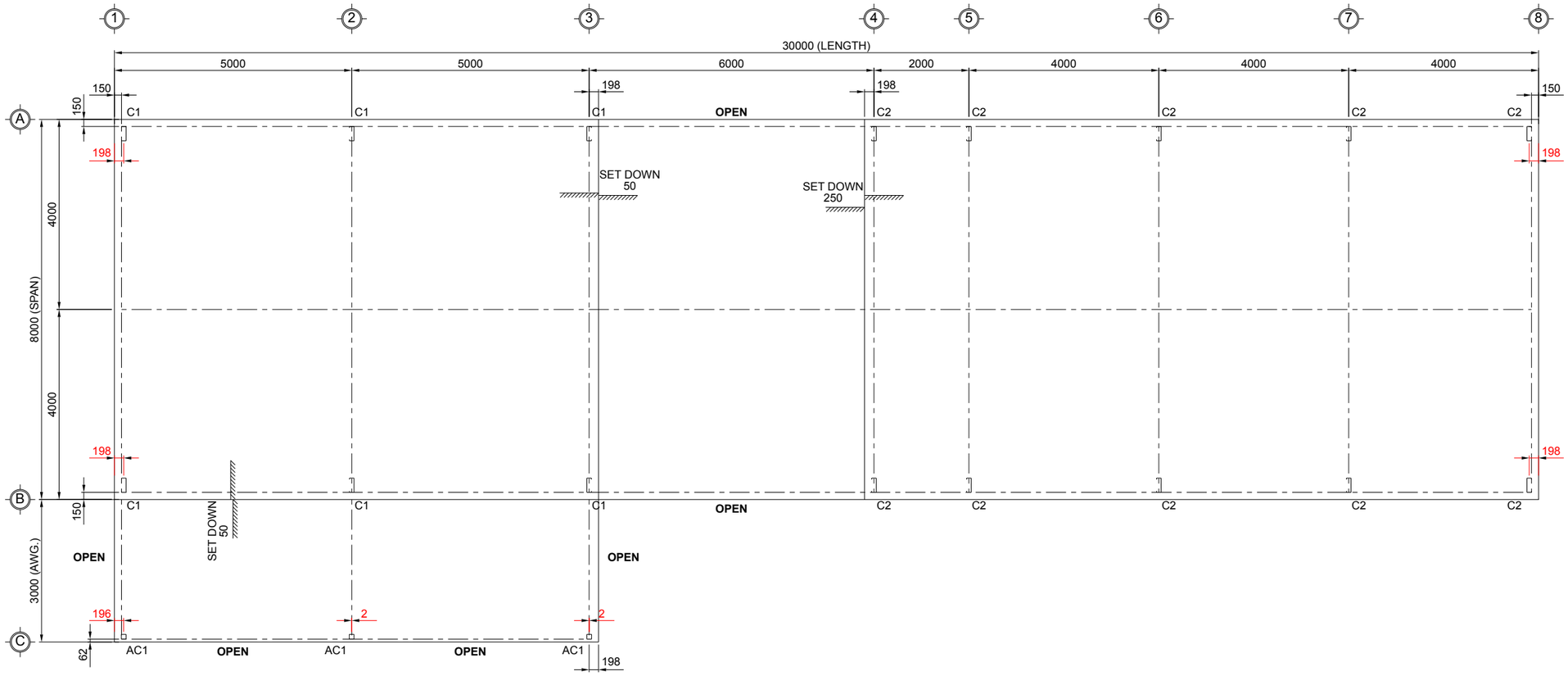
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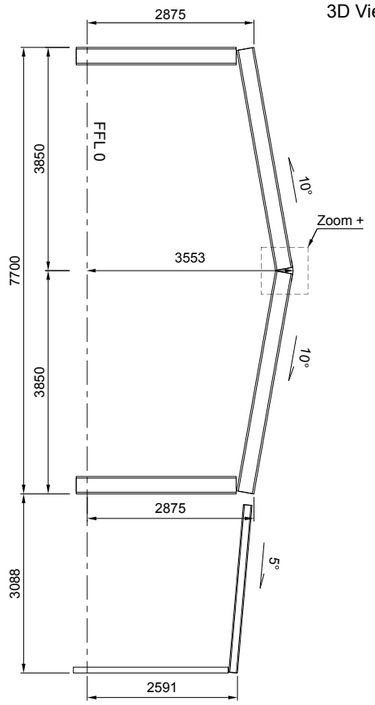
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E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	ARTICULATION PLAN FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S08	
Date	05-AUG-2026	
Rev		A3

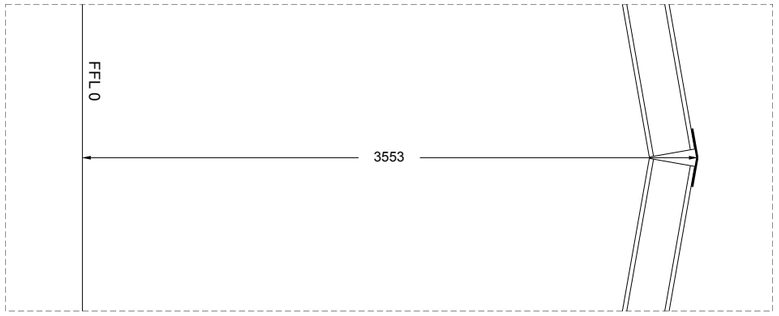




3D View

FRAME SET OUT

SCALE 1: 100



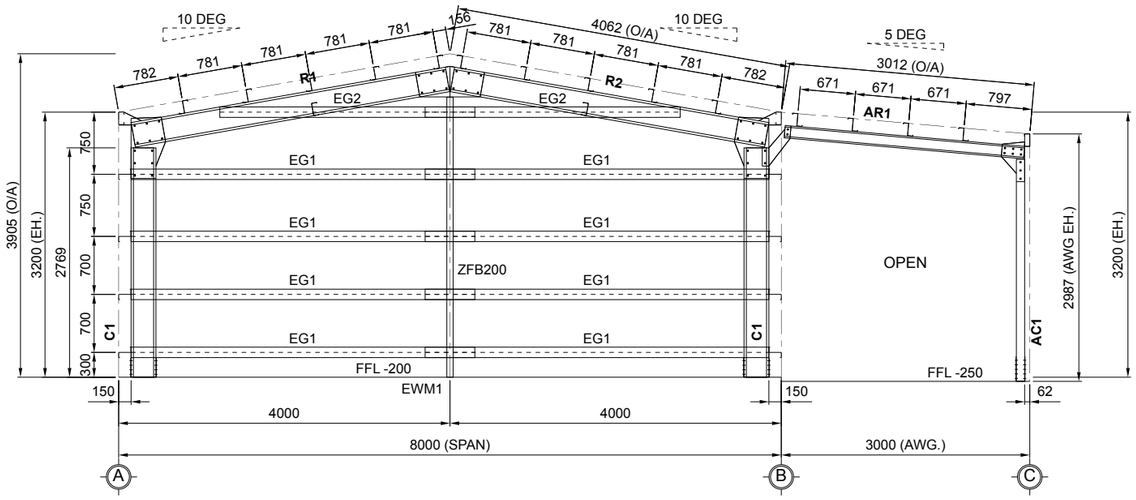
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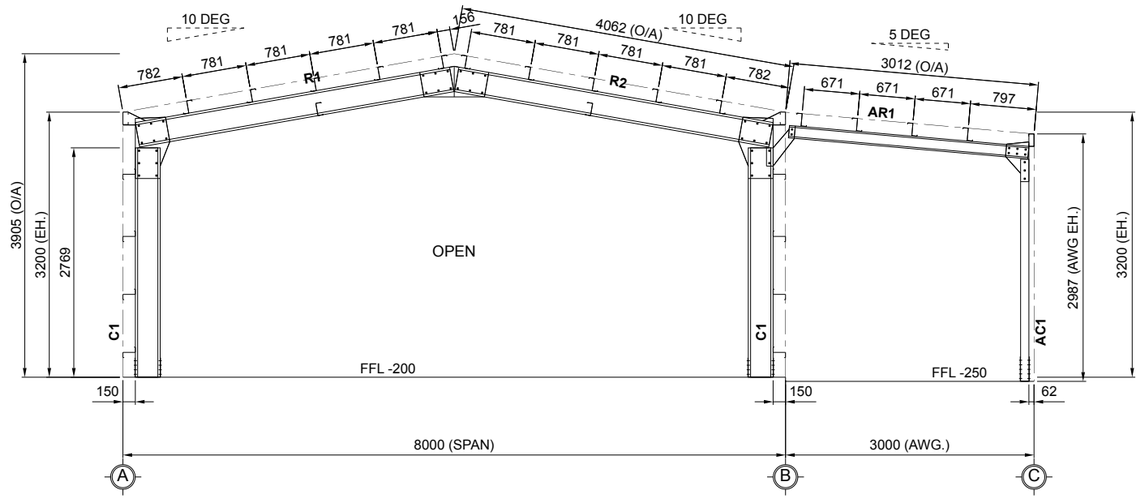
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	FRAME SET OUT FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

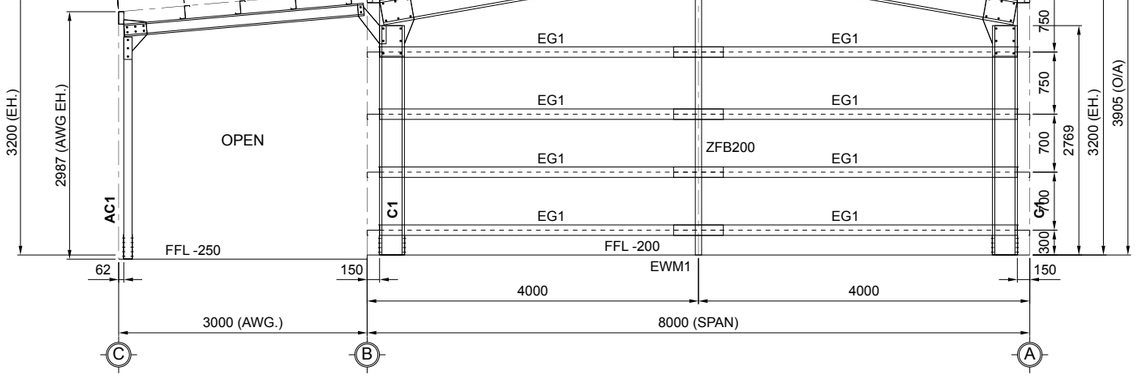
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Dwg No.	S09	
Date	05-AUG-2026	
Rev		A3



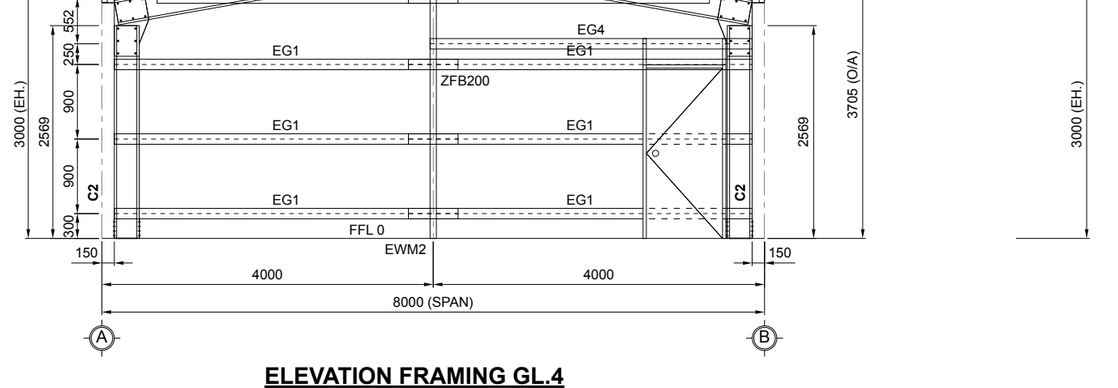
ELEVATION FRAMING GL.1
SCALE 1: 70



ELEVATION FRAMING GL.2
SCALE 1: 70



ELEVATION FRAMING GL.3
SCALE 1: 70



ELEVATION FRAMING GL.4
SCALE 1: 70

NOTE
- WALL SHEETING USING 0.42 BMT MONOCLAD
- END GIRTS SPACING 1003 CTS MAX 15% LAPPED AS SUPPORT
- SOME DESIGN ELEMENTS AND COMPONENTS OF THIS BUILDING ARE PATENT PROTECTED IN AUSTRALIA AND NEW ZEALAND

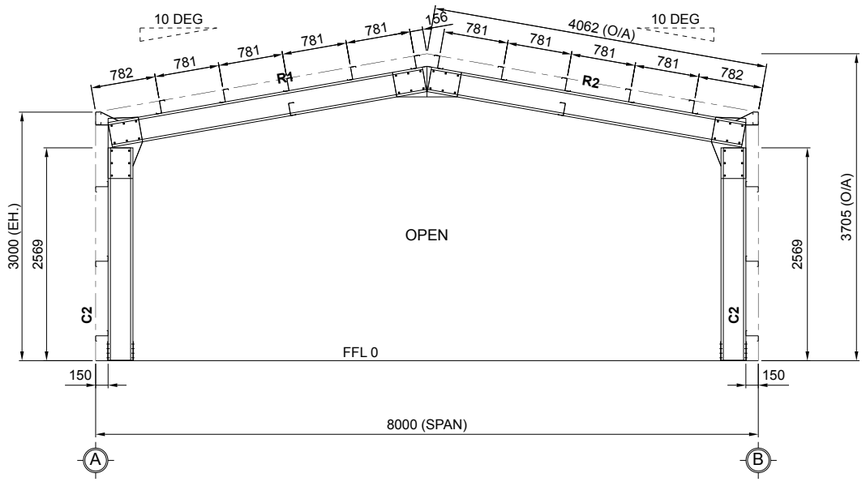
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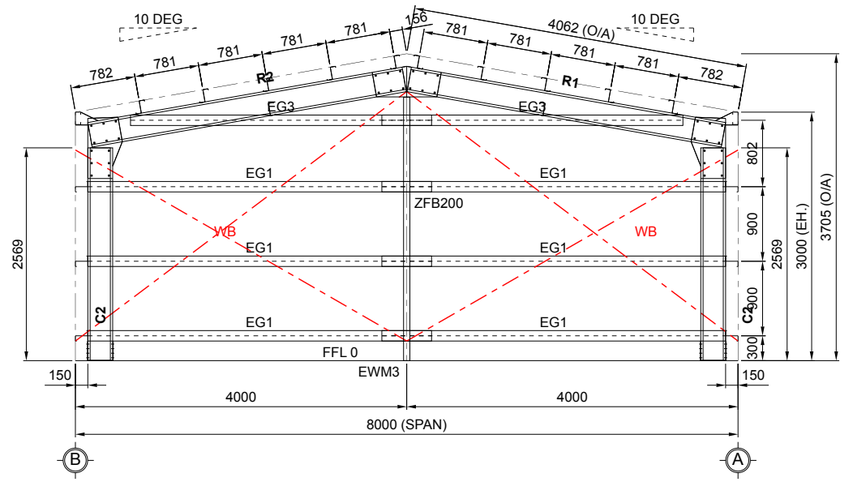
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	ELEVATION FRAMING FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S10	
Date	05-AUG-2026	
Rev		A3



ELEVATION FRAMING GL.5, 6, 7
SCALE 1: 70



ELEVATION FRAMING GL.8
SCALE 1: 70

3D View

NOTE
- WALL SHEETING USING 0.42 BMT MONOCLAD
- END GIRTS SPACING 1003 CTS MAX 15% LAPPED AS SUPPORT
- SOME DESIGN ELEMENTS AND COMPONENTS OF THIS BUILDING ARE PATENT PROTECTED IN AUSTRALIA AND NEW ZEALAND

Rev	Date	Description

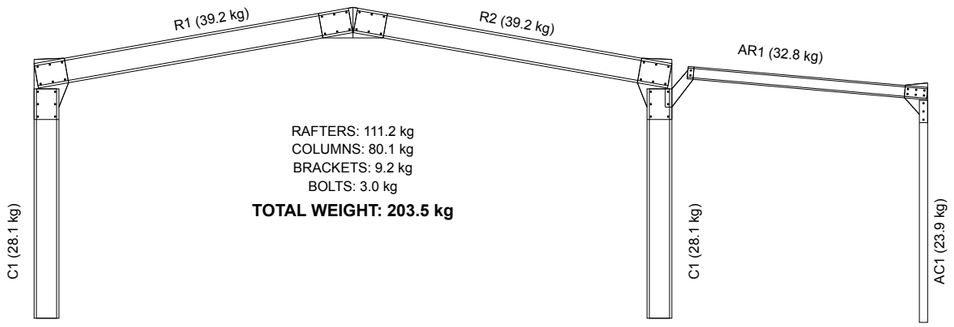
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Title Name:	ELEVATION FRAMING FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S11	
Date	05-AUG-2026	
Rev		A3

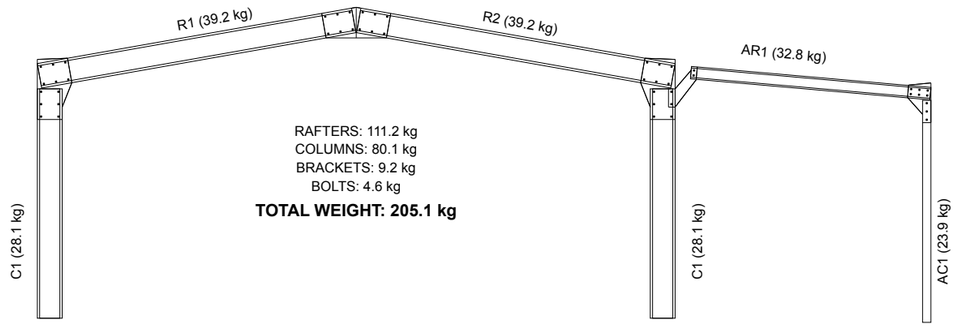
3D View



RAFTERS: 111.2 kg
COLUMNS: 80.1 kg
BRACKETS: 9.2 kg
BOLTS: 3.0 kg

TOTAL WEIGHT: 203.5 kg

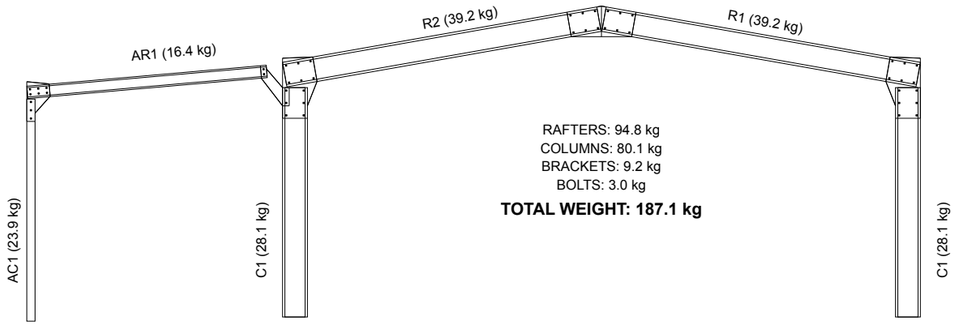
FRAME WEIGHT GL.1



RAFTERS: 111.2 kg
COLUMNS: 80.1 kg
BRACKETS: 9.2 kg
BOLTS: 4.6 kg

TOTAL WEIGHT: 205.1 kg

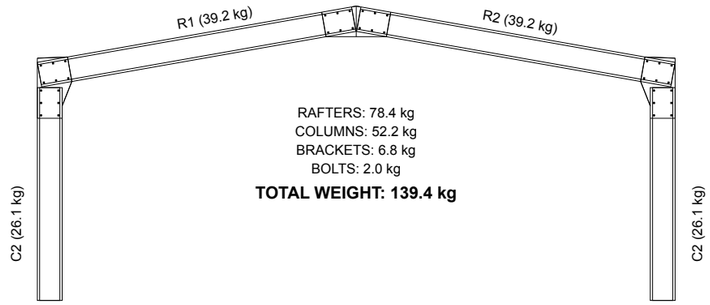
FRAME WEIGHT GL.2



RAFTERS: 94.8 kg
COLUMNS: 80.1 kg
BRACKETS: 9.2 kg
BOLTS: 3.0 kg

TOTAL WEIGHT: 187.1 kg

FRAME WEIGHT GL.3



RAFTERS: 78.4 kg
COLUMNS: 52.2 kg
BRACKETS: 6.8 kg
BOLTS: 2.0 kg

TOTAL WEIGHT: 139.4 kg

FRAME WEIGHT GL.4

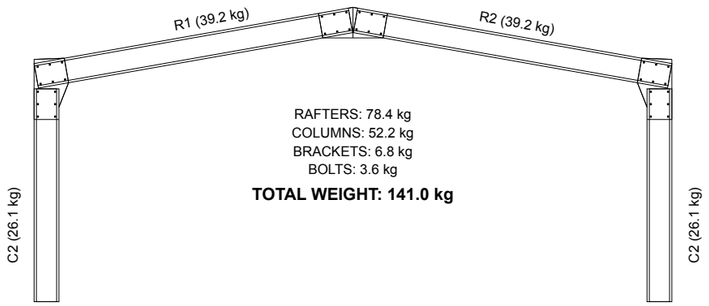
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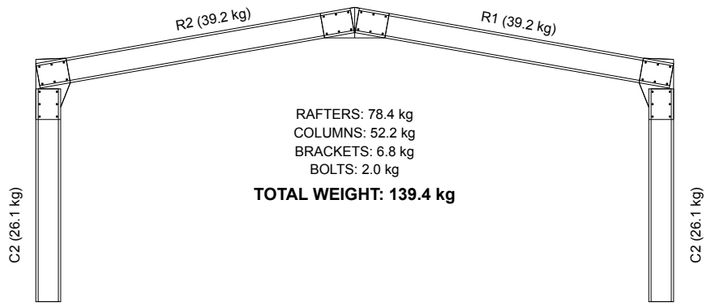
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	FRAME WEIGHT FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S12	
Date	05-AUG-2026	
Rev		A3



FRAME WEIGHT GL.5, 6, 7



FRAME WEIGHT GL.8

3D View

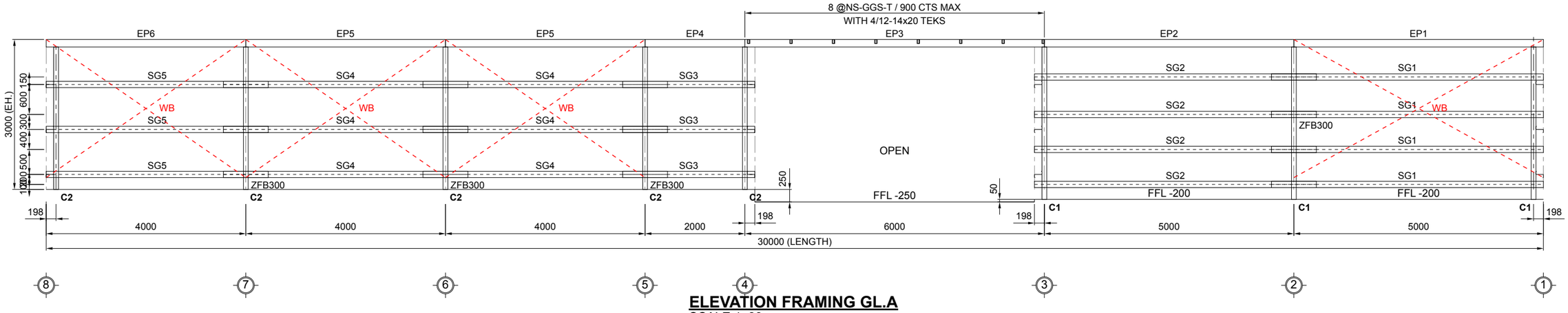
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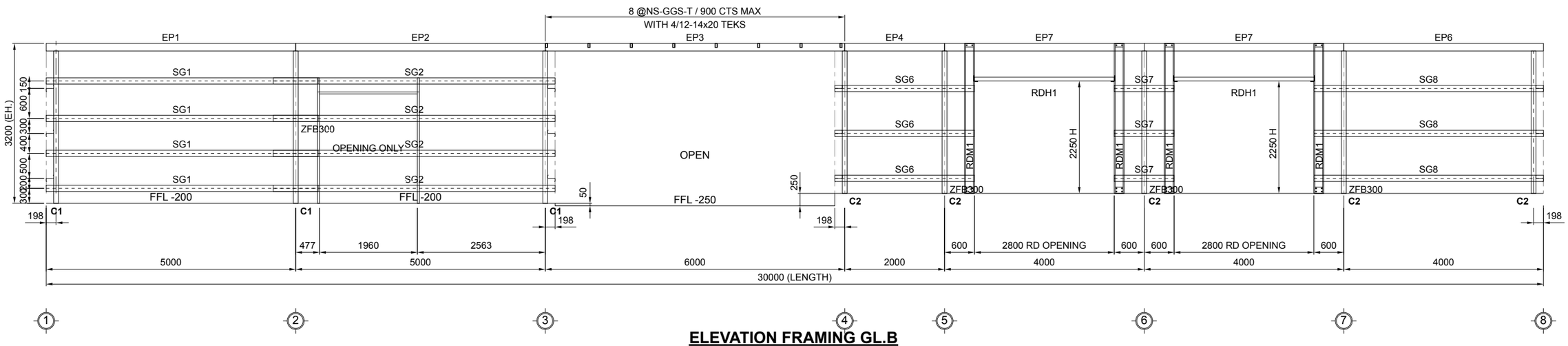
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Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S13	
Date	05-AUG-2026	
Rev		A3



ELEVATION FRAMING GL.A
SCALE 1: 80



ELEVATION FRAMING GL.B
SCALE 1: 80

NOTE: Roller doors Grid B, Bay 5, 6, are selected with wind lock tracks

NOTE
- WALL SHEETING USING 0.42 BMT MONOCLAD
- SIDE GIRTS SPACING 1003 CTS MAX 15% LAPPED AS SUPPORT
- SOME DESIGN ELEMENTS AND COMPONENTS OF THIS BUILDING ARE PATENT PROTECTED IN AUSTRALIA AND NEW ZEALAND

Rev	Date	Description

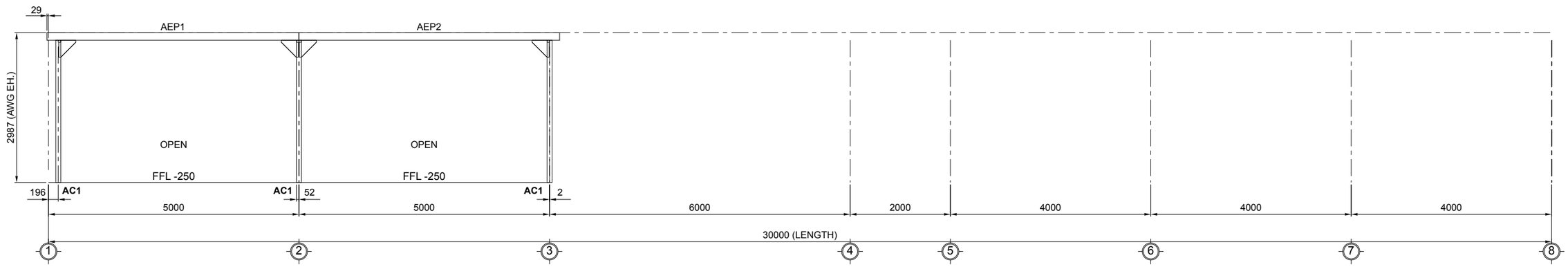
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PO. BOX 213 MUDGEERABA QLD 4213
Ph: (07) 55 306 214 Email: info@gcma.com.au

E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	SIDE ELEVATION FRAMING FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S14	
Date	05-AUG-2026	
Rev		A3

3D View



3D View

ELEVATION FRAMING GL.C
SCALE 1: 80

NOTE
- WALL SHEETING USING 0.42 BMT MONOCLAD
- SIDE GIRTS SPACING 1003 CTS MAX 15% LAPPED AS SUPPORT
- SOME DESIGN ELEMENTS AND COMPONENTS OF THIS BUILDING ARE PATENT PROTECTED IN AUSTRALIA AND NEW ZEALAND

Rev	Date	Description

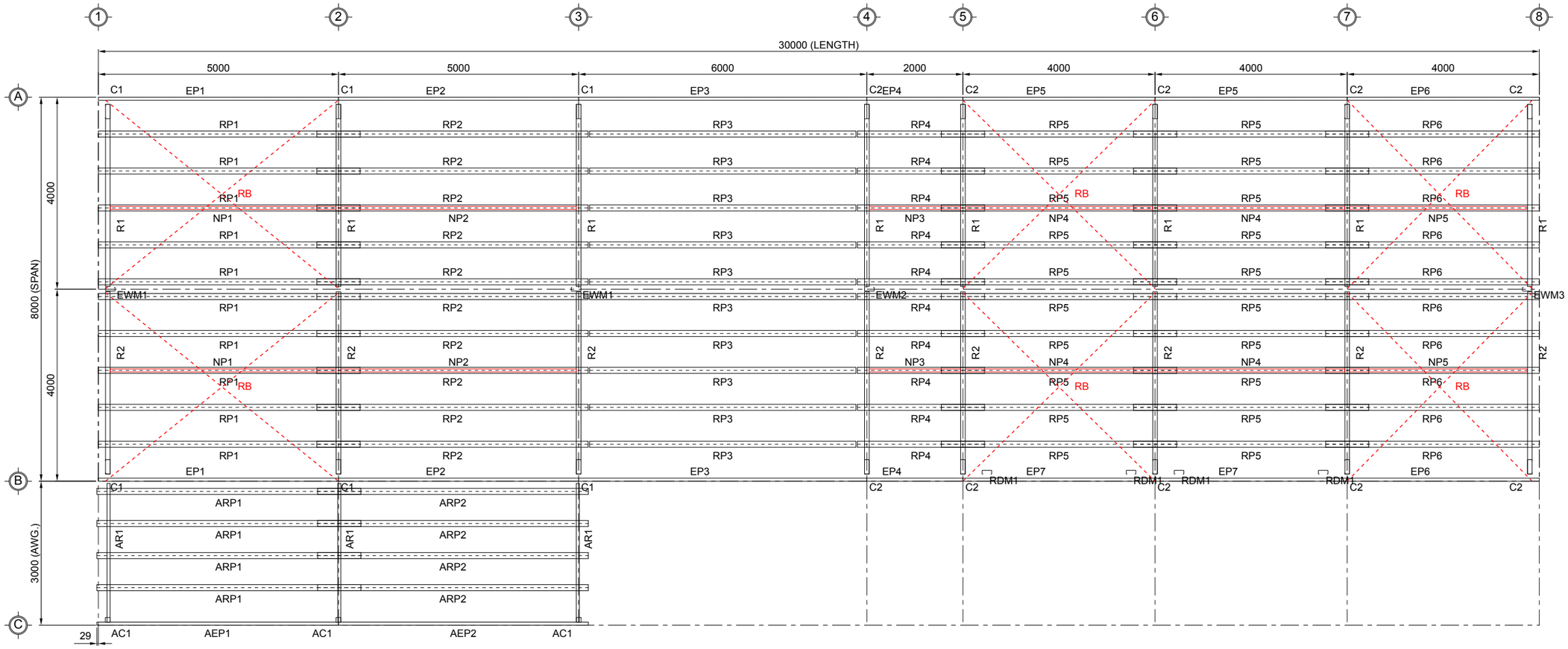
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E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	SIDE ELEVATION FRAMING FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S15	
Date	05-AUG-2026	
Rev		A3

3D View



ROOF FRAMING PLAN

SCALE 1: 90

NOTE
- SOME DESIGN ELEMENTS AND COMPONENTS OF THIS BUILDING ARE PATENT PROTECTED IN AUSTRALIA AND NEW ZEALAND

Rev	Date	Description

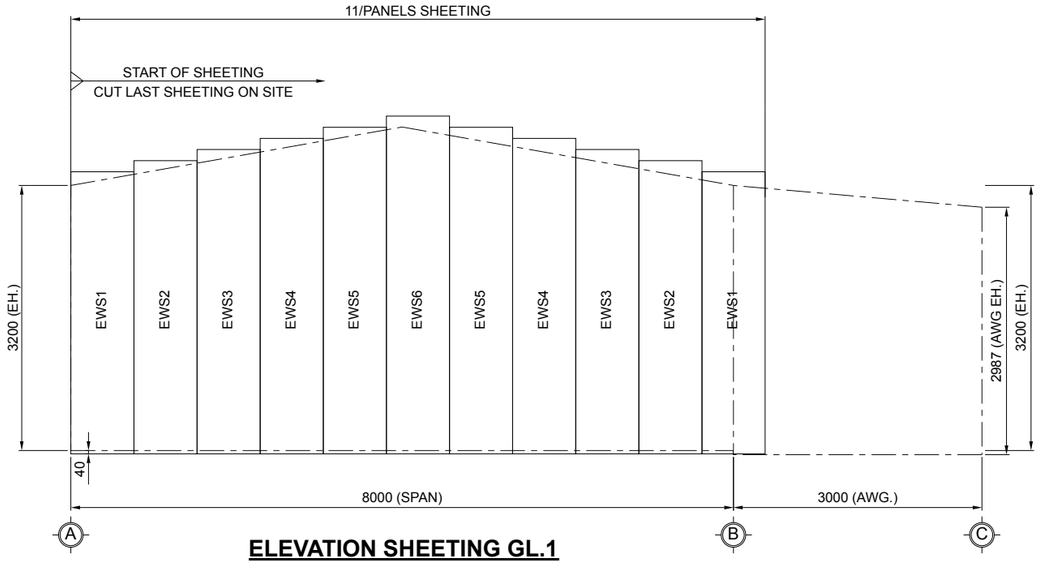
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Ph: (07) 55 306 214 Email: info@gcma.com.au

E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	ROOF FRAMING PLAN FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

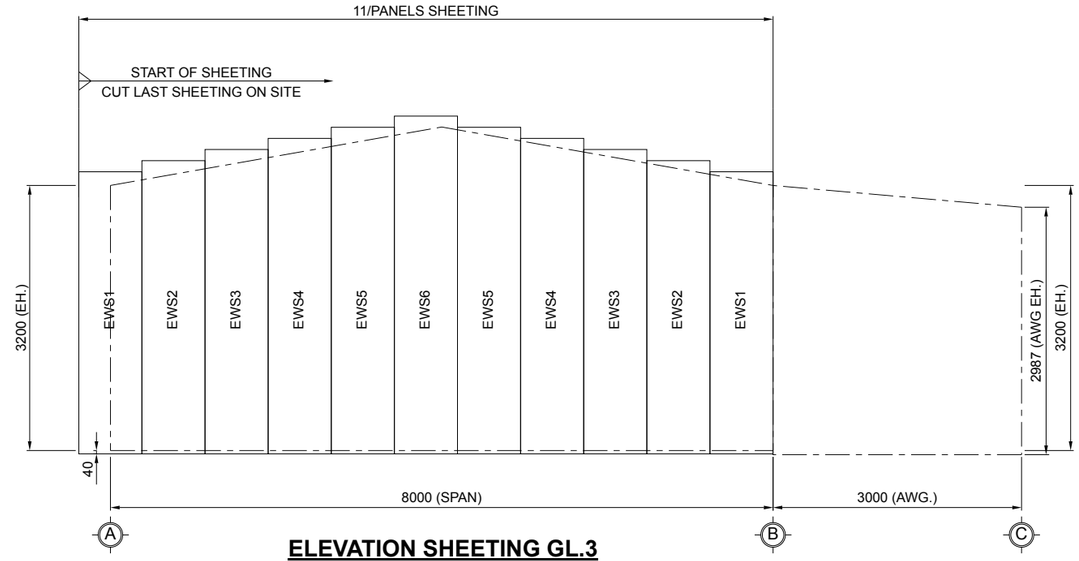
Job No.	EZLCCL-454115	
Dwg No.	S16	
Date	05-AUG-2026	
Rev		A3

3D View



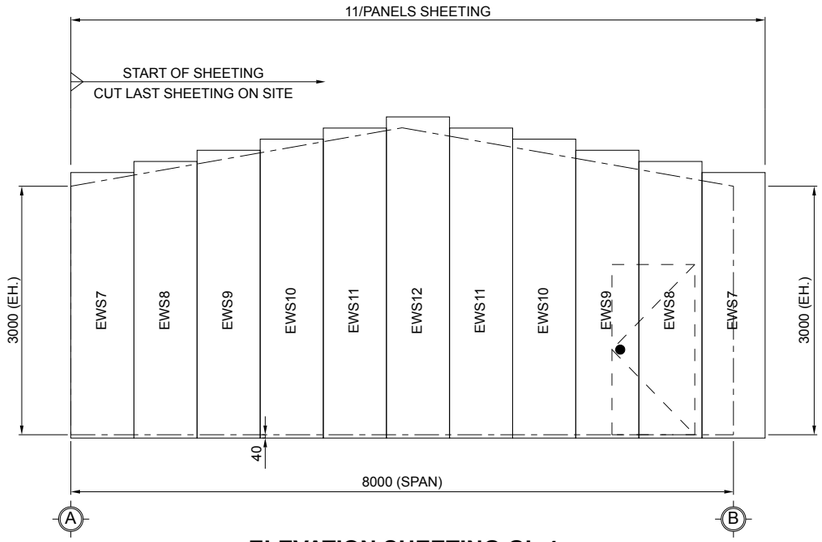
ELEVATION SHEETING GL.1

SCALE 1: 70



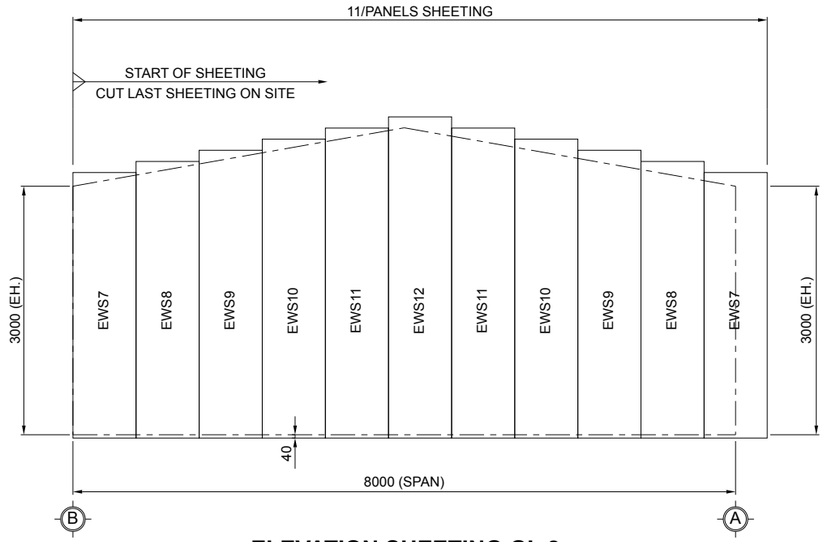
ELEVATION SHEETING GL.3

SCALE 1: 70



ELEVATION SHEETING GL.4

SCALE 1: 70



ELEVATION SHEETING GL.8

SCALE 1: 70

Rev	Date	Description

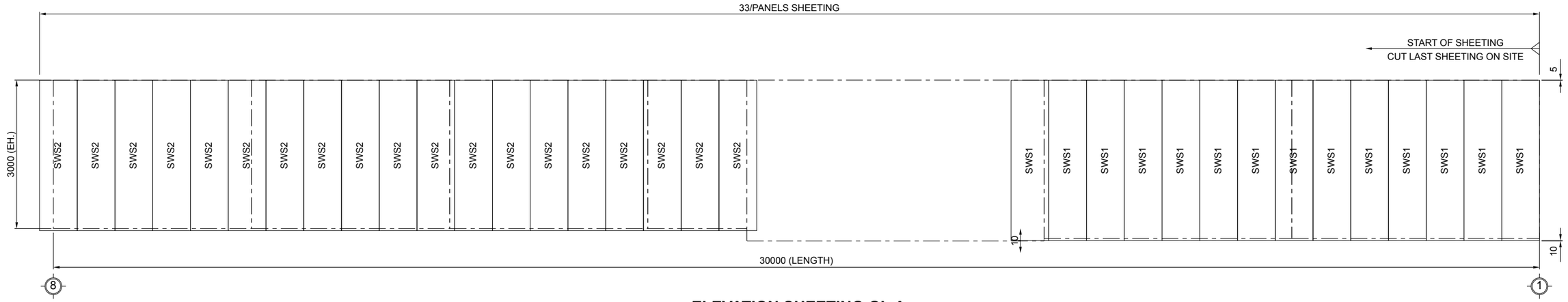
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Ph: (07) 55 306 214 Email: info@gcma.com.au

E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	ELEVATION SHEETING LAYOUT FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

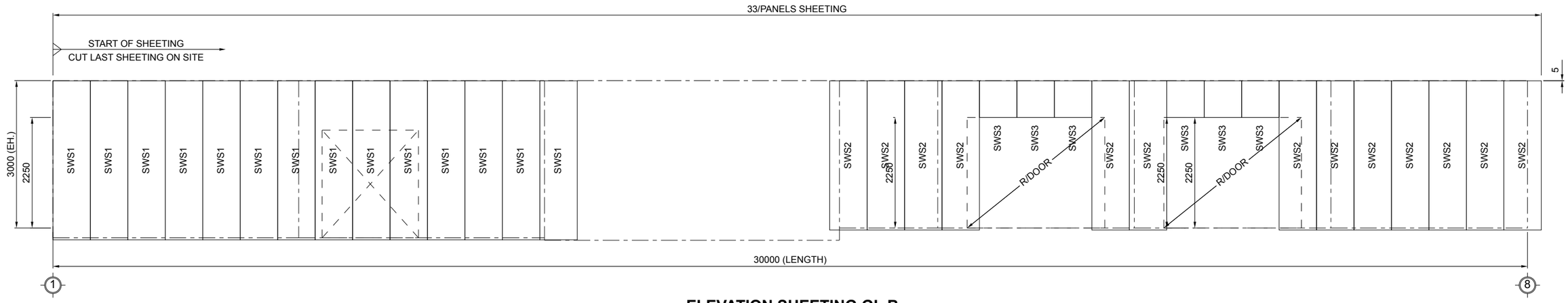
Job No.	EZLCCL-454115	
Dwg No.	S17	
Date	05-AUG-2026	
Rev		A3

3D View



ELEVATION SHEETING GL.A

SCALE 1: 80



ELEVATION SHEETING GL.B

SCALE 1: 80

Rev	Date	Description

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Ph: (07) 55 306 214 Email: info@gcma.com.au

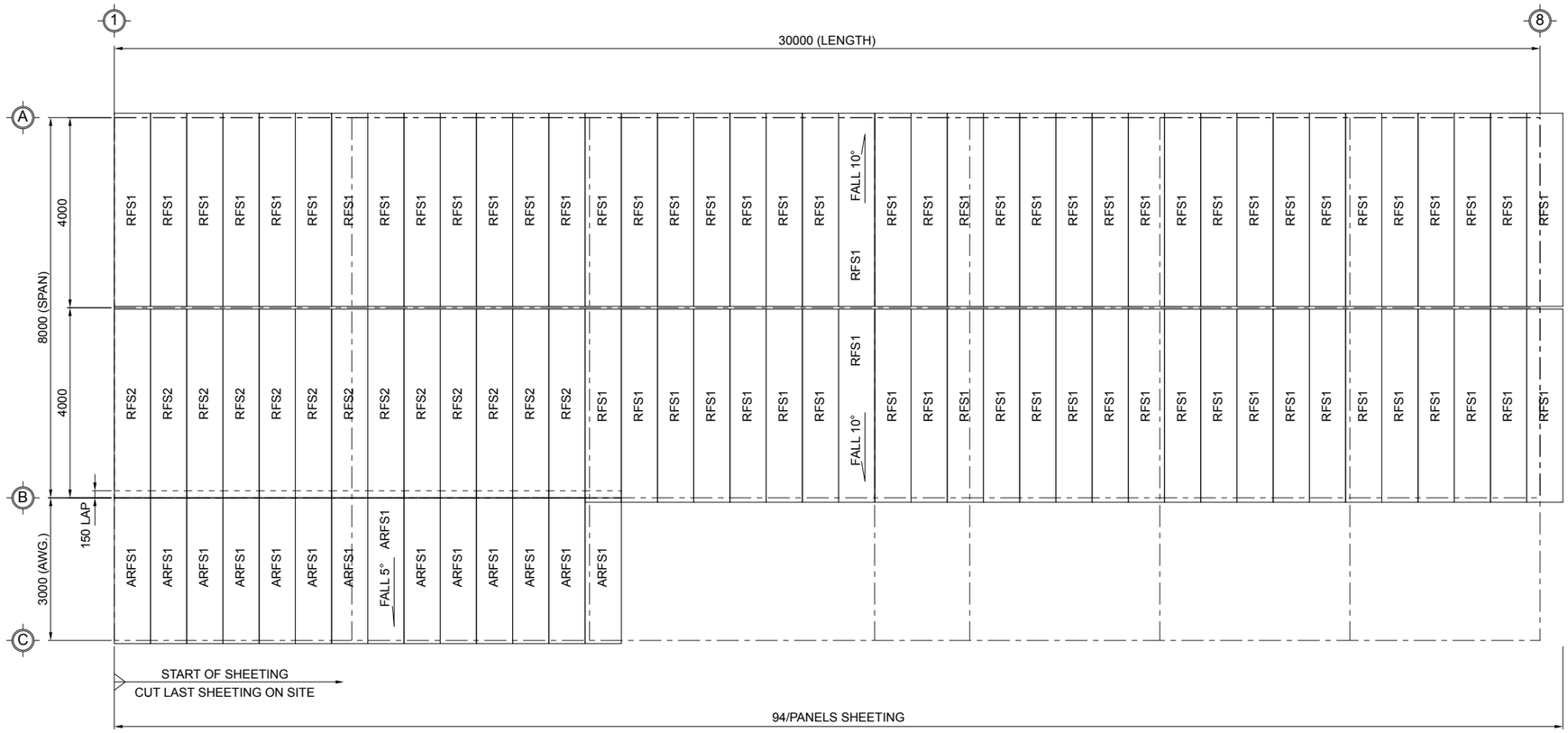
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	SIDE ELEVATION SHEETING LAYOUT FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S18	
Date	05-AUG-2026	
Rev		A3

ROOF SHEETING PLAN
SCALE 1: 110

3D View



MEMBER SIZE SCHEDULE		
DESCRIPTION	MARK	SECTION
COLUMN	C1, C2	C30024
AWNING COLUMN	AC1	100 x 100 x 3 SHS
RAFTER	R1, R2	C30024
AWNING RAFTER	AR1	C15024
MULLION COLUMN	EWM1, EWM4	C20024
MULLION COLUMN	EWM2, EWM3	C20015
EAVE PURLIN	EP1, EP2, EP3, EP4, EP5, EP6, EP7	C15012
AWNING EAVE PURLIN	AEP1, AEP2	C15012
ROOF PURLIN	NP1, NP2, NP3, NP4, NP5	C15024
ROOF PURLIN	RP1, RP2, RP3, RP4, RP5, RP6	Z15012
AWNING ROOF PURLIN	ARP1, ARP2	Z15012
SIDE WALL GIRT	SG1, SG2, SG3, SG4, SG5, SG6, SG7, SG8	Z15012
END WALL GIRT	EG1, EG2, EG3, EG4	Z15012
ROLLER DOOR MULLION	RDM1	C20024
ROLLER DOOR HEADER	RDH1	C20015
WIND BRACING	WB, RB	32 x 1.2 Strap

NOTE
- ROOF SHEETING USING 0.42 BMT MONOCLAD
- PURLINS SPACING 797 CTS MAX 15% LAPPED AS SUPORRT

Rev	Date	Description

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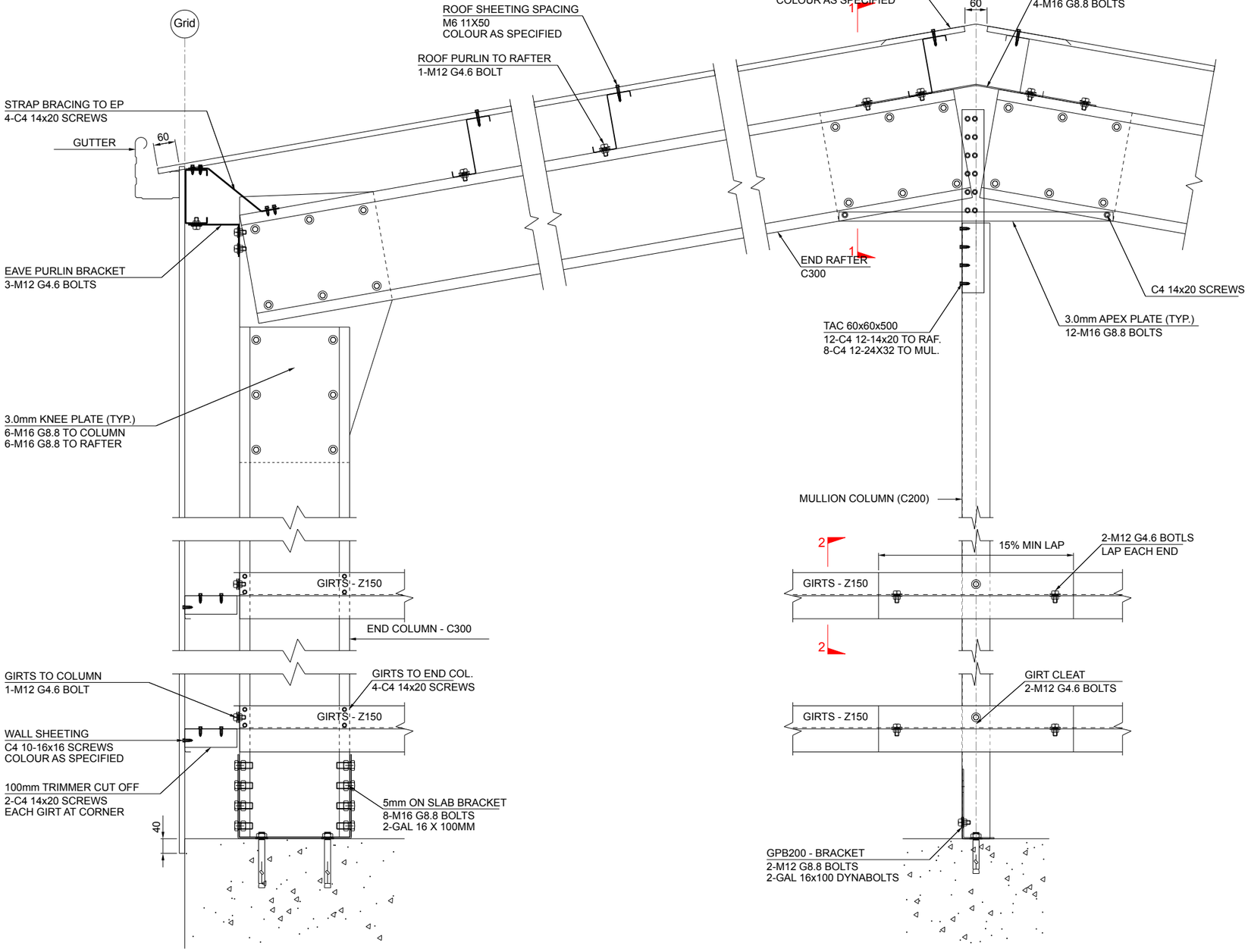
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	ROOF SHEETING PLAN FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S19	
Date	05-AUG-2026	
Rev		A3

TYPICAL END FRAME DETAILS

SCALE 1: 12

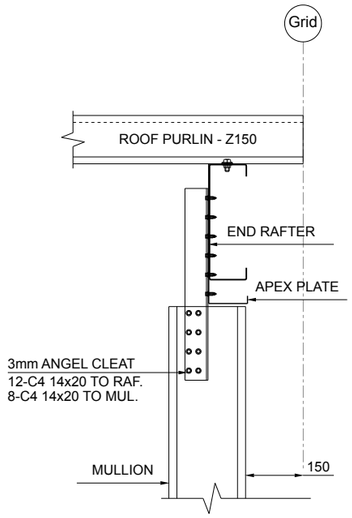


3D View



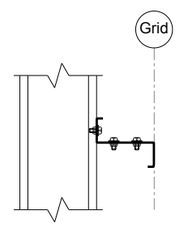
3.0mm BRIDGING PLATE

(3D VIEW)



VIEW 1-1

SCALE: N.T.S



VIEW 2-2

SCALE: N.T.S

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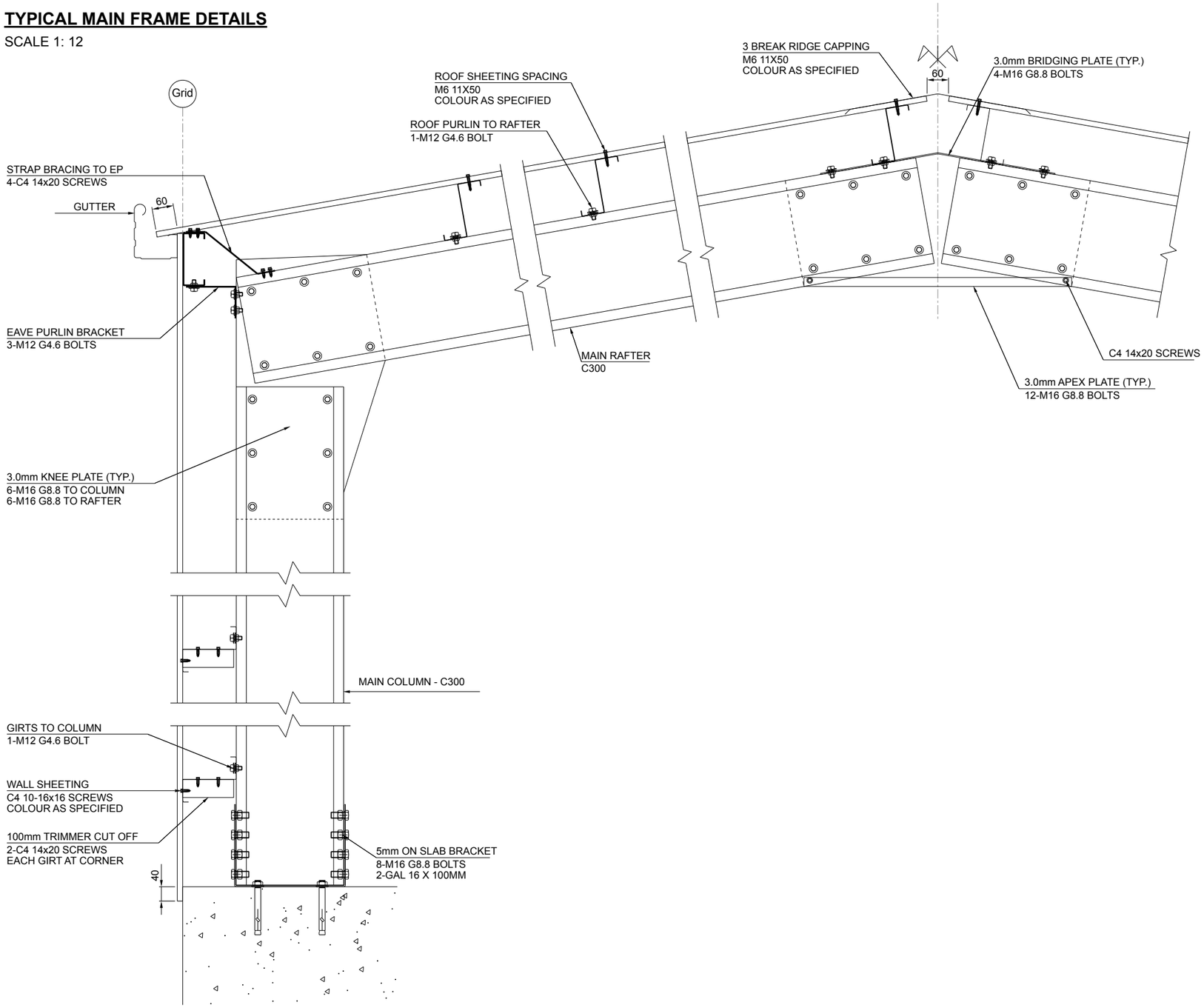
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	TYPICAL END FRAME DETAIL FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S20	
Date	05-AUG-2026	
Rev		A3

TYPICAL MAIN FRAME DETAILS

SCALE 1: 12



3D View



3.0mm BRIDGING PLATE

(3D VIEW)

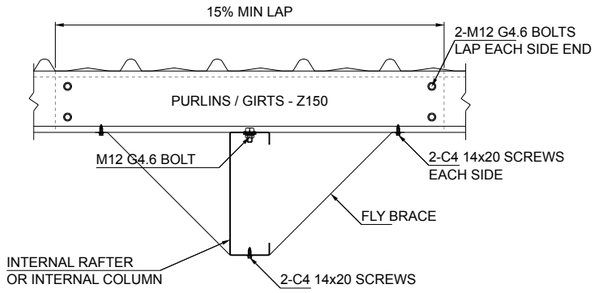
Rev	Date	Description

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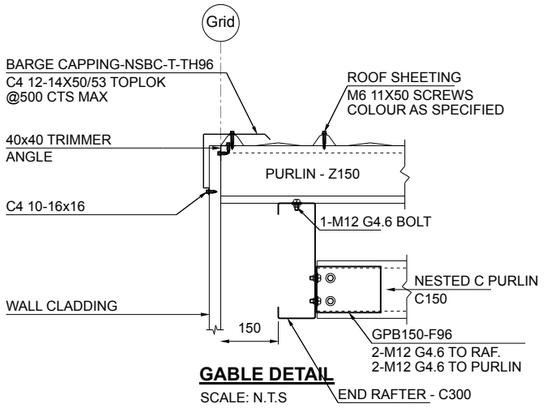
Title Name:	TYPICAL MAIN FRAME DETAILS FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S21	
Date	05-AUG-2026	
Rev		A3



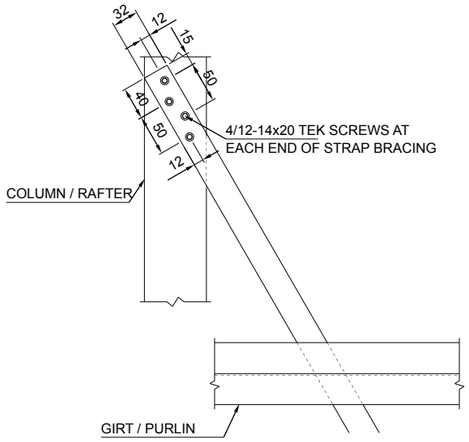
FLY BRACE DETAIL

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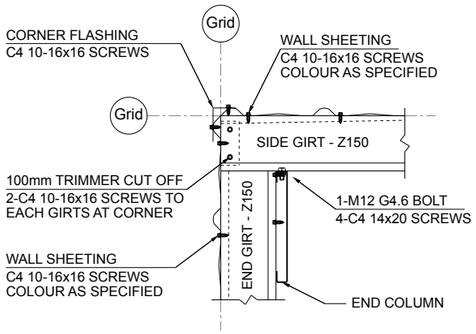
GABLE DETAIL

SCALE: N.T.S



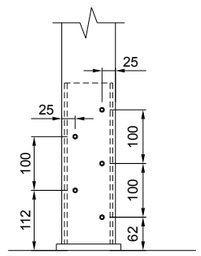
TYPICAL BRACING DETAIL

SCALE: N.T.S



CORNER DETAIL

SCALE: N.T.S



SCREW PATTERN (100SHS TO BASE PLATE)

SCALE: N.T.S

3D View

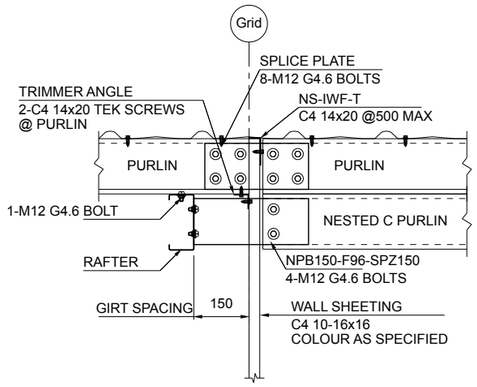
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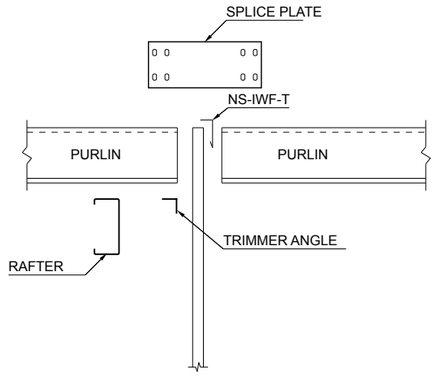
Title Name:	TYPICAL FRAME DETAIL FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S22	
Date	05-AUG-2026	
Rev		A3



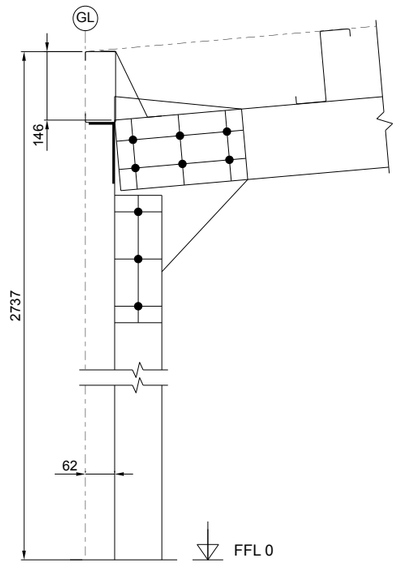
PARTITION WALL AT GRID 3, 4 DETAIL

SCALE: N.T.S



DETAIL

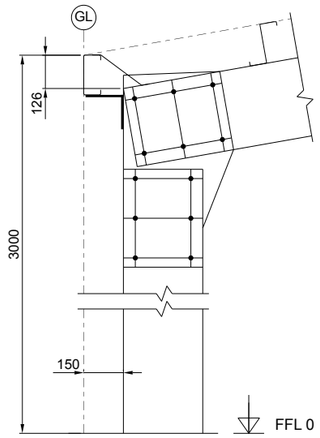
SCALE: N.T.S



EAVE PURLIN CONNECTION DETAIL - 5DEG

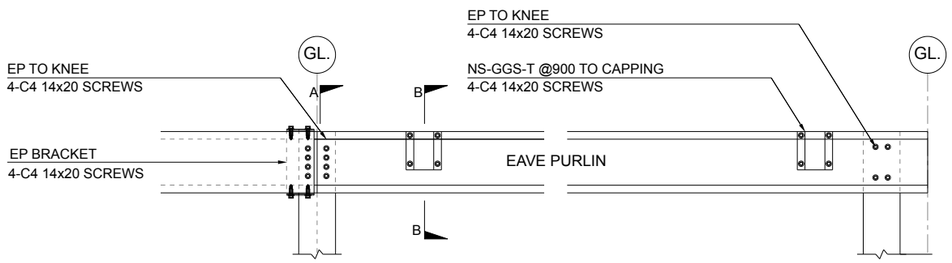
SCALE: N.T.S

3D View



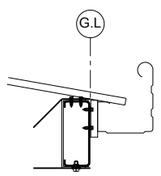
EAVE PURLIN CONNECTION DETAIL - 10DEG

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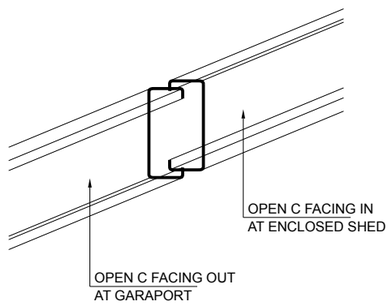


GARAPORT GUTTER SPACER DETAIL

SCALE: N.T.S



SECTION B



EAVE PURLIN DETAIL A

Rev	Date	Description

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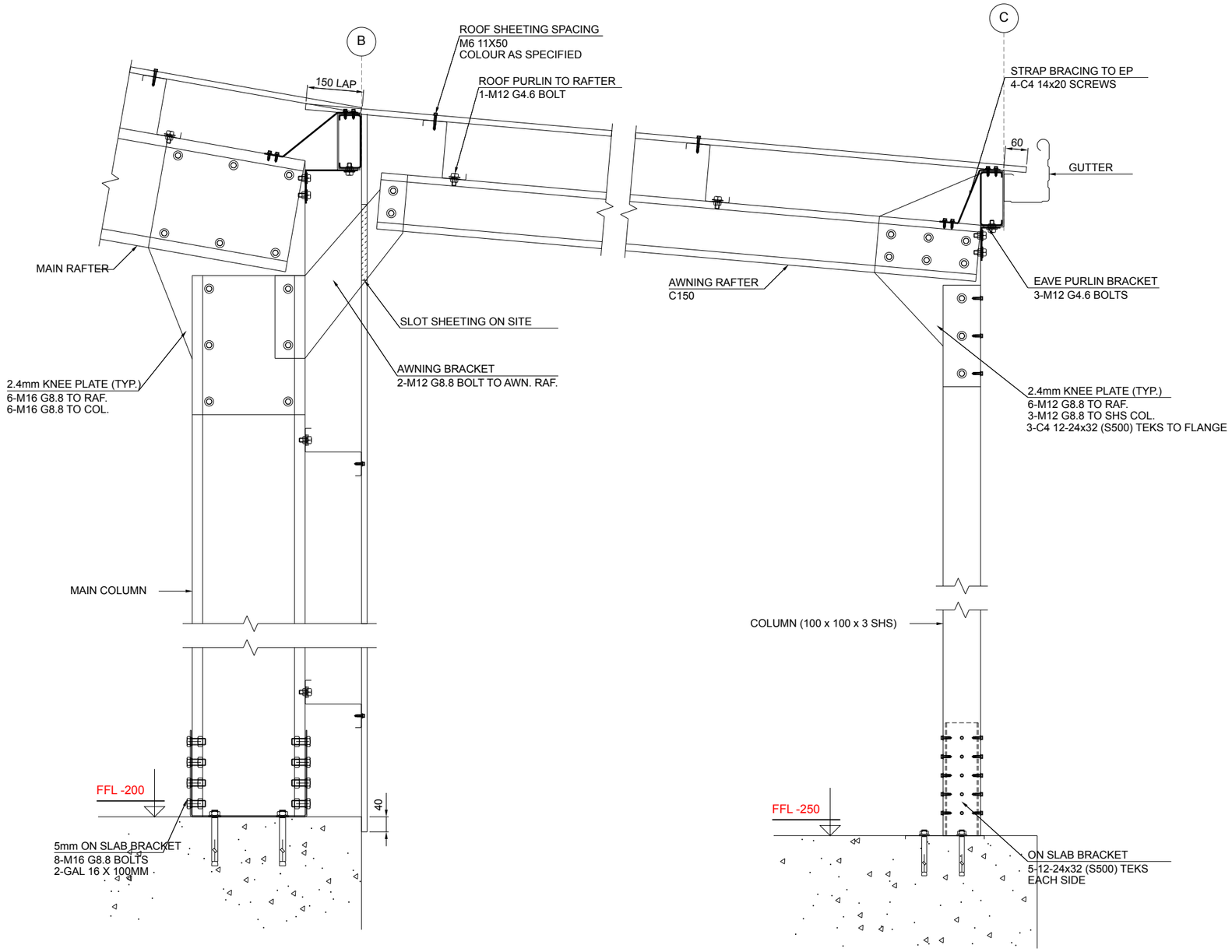
E.Z.LAY Concrete & Construction 0400 462 426

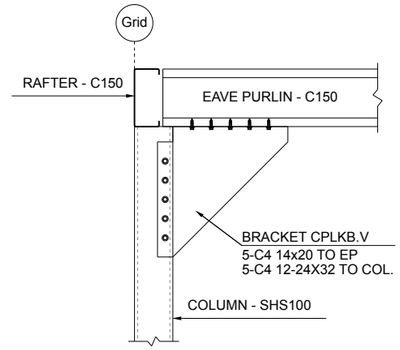
Title Name:	TYPICAL FRAME DETAIL FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S23	
Date	05-AUG-2026	
Rev		A3

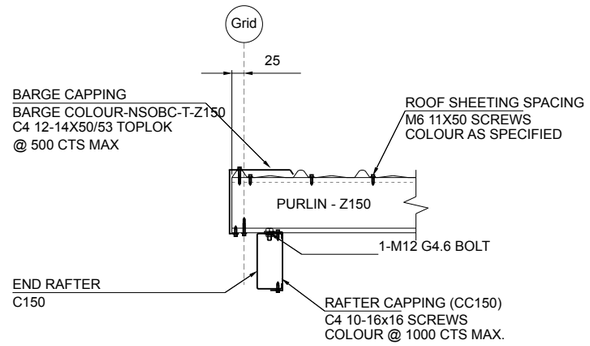
TYPICAL AWNING FRAME DETAILS
SCALE 1: 12

3D View





LATERAL KNEE BRACE DETAIL
SCALE: N.T.S



OPEN AWNING GABLE DETAIL
SCALE: N.T.S

Rev	Date	Description

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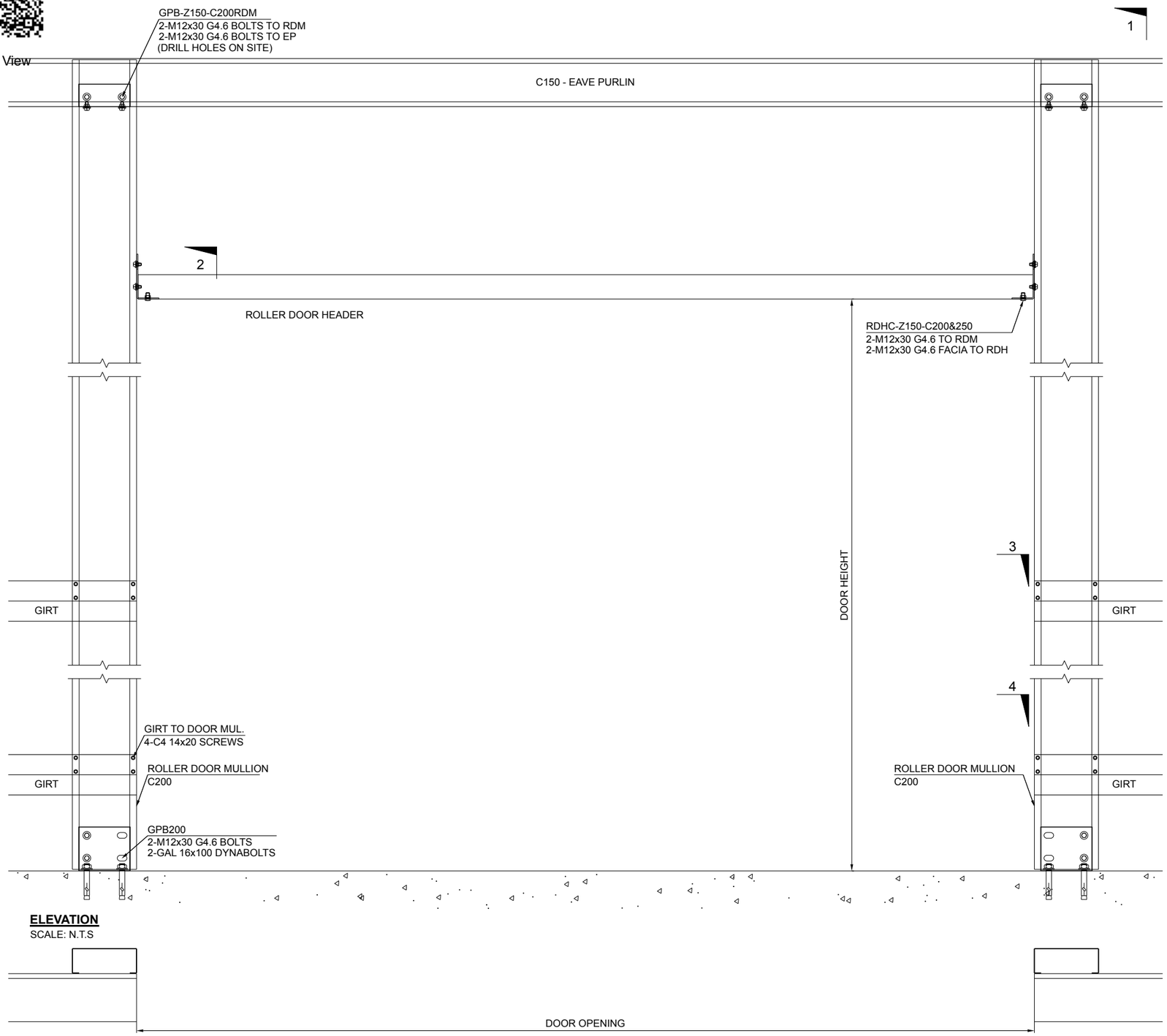
E.Z.LAY Concrete & Construction 0400 462 426

Title Name:	TYPICAL AWNING FRAME DETAIL FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S24	
Date	05-AUG-2026	
Rev		A3

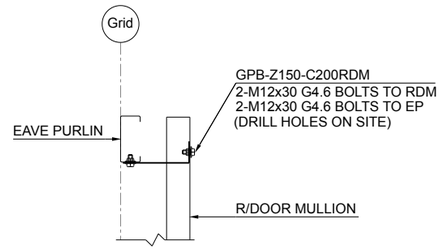
TYPICAL SIDEWALL ROLLER DOOR DETAIL

3D View

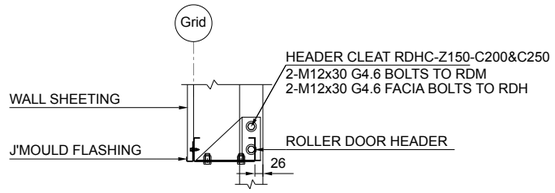


ELEVATION
SCALE: N.T.S

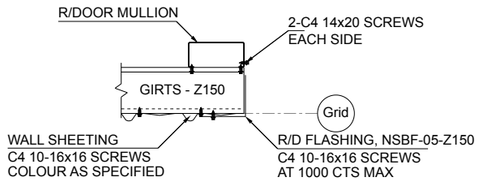
PLAN VIEW
SCALE: N.T.S



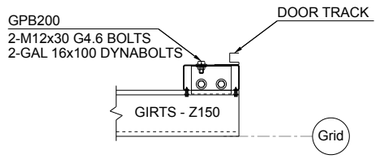
SECTION-1
SCALE: N.T.S



SECTION-2
SCALE: N.T.S



SECTION-3
SCALE: N.T.S



SECTION-4
SCALE: N.T.S

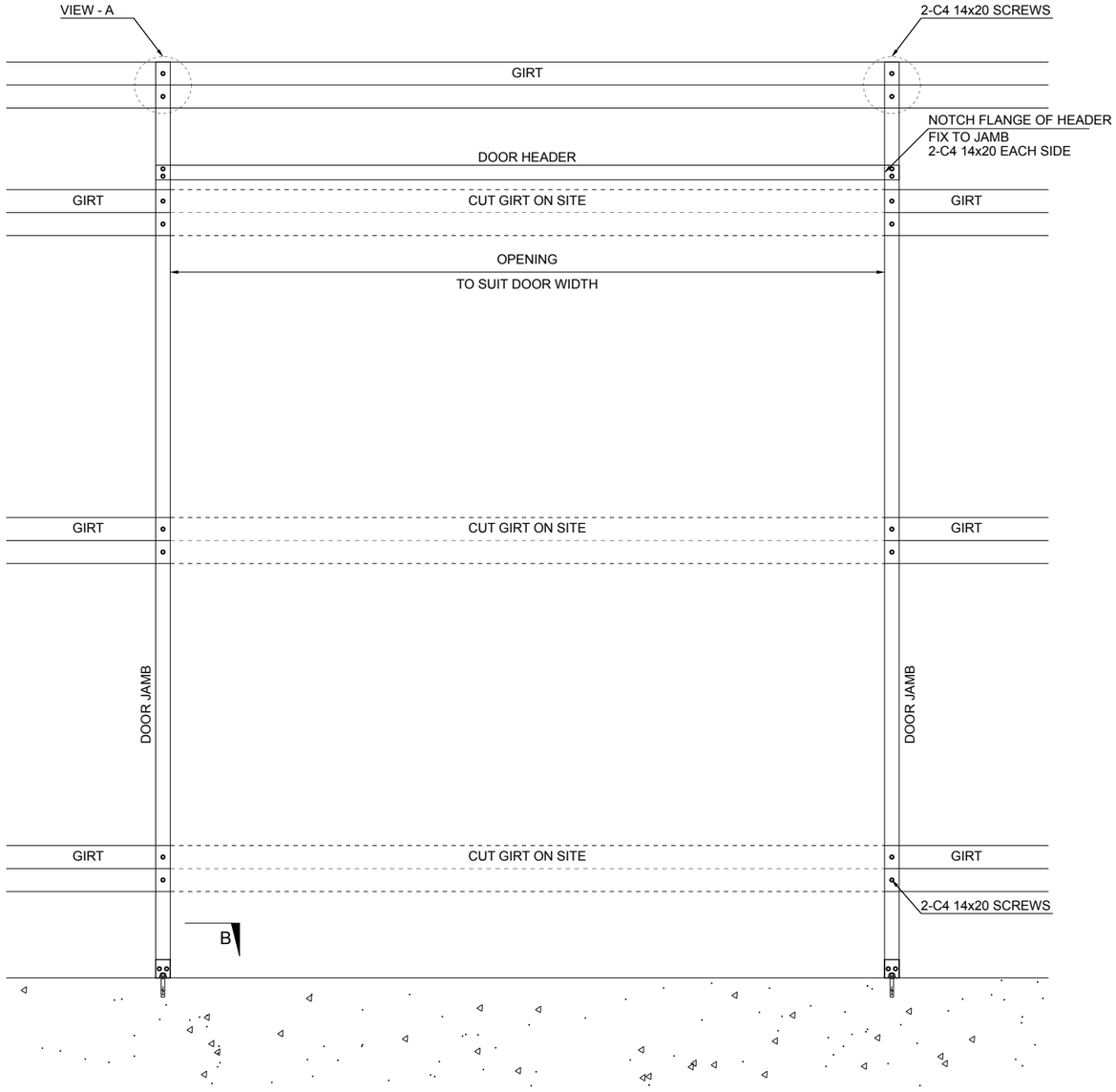
Rev	Date	Description

GRAEME MOULSTON &
ASSOCIATES ENGINEERING PTY LTD
FIE Aust CPEng NER APEC Engineer IntPE(Aus)
FIE AUST CPEng 5590 + RPEQ 4431
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E.Z.LAY Concrete & Construction 0400 462 426

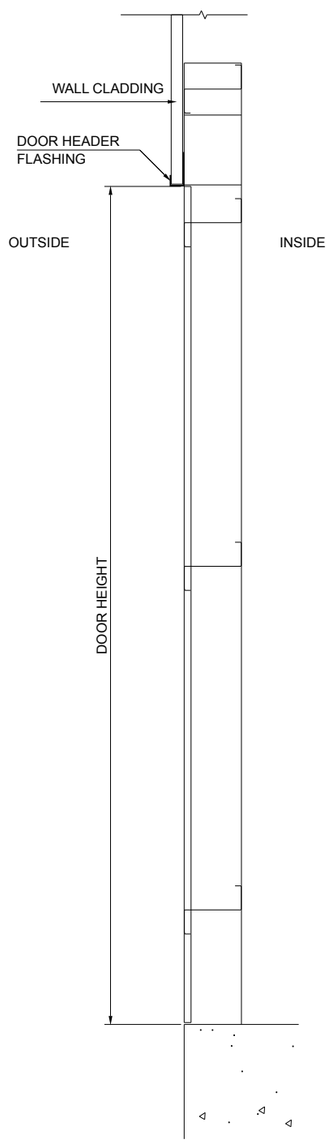
Title Name:	TYPICAL ROLLER DOOR DETAIL FOR A SHED 8M x 30M x 3M & RIGHT AWNING 3M x 10M x 2.737M
Client:	Chris Smith
Site address:	8 Edzell Court Riverside, Tasmania, 7250

Job No.	EZLCCL-454115	
Dwg No.	S25	
Date	05-AUG-2026	
Rev		A3



TYPICAL PA DOOR DETAIL

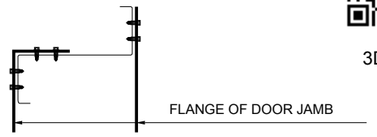
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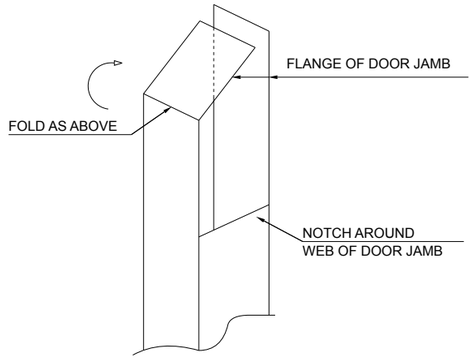


ELEVATION

SCALE: N.T.S

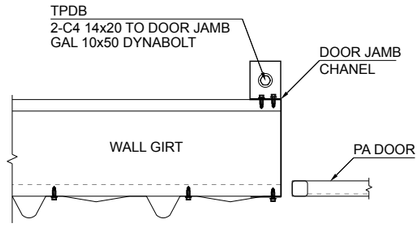
3D View





VIEW-A

SCALE: N.T.S



VIEW-B

SCALE: N.T.S

Rev	Date	Description

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Job No.	EZLCCL-454115	
Dwg No.	S26	
Date	05-AUG-2026	
Rev		A3