Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
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PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026329
	Assess No:	A4621
	PID No:	6065278

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)*	David Ryan Morgan & Anita Catherine Morgan
Location / Address:	'Stokes Run' - 234 Frankford Road, Exeter TAS 7275
Title Reference:	23899/1
Zone(s):	Agriculture & Environmental Management
Existing Development/Use:	Outbuildings / Residential use retained as existing
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:			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Single dwelling to replace previous dwelling			

New or Additional Area:	228.24m2	
Estimated construction cost of the proposed development:	$724,840.00	
Building Materials:	Wall Type: Colorbond 'custom orb' cladding	Colour: To owners' specification
	Roof Type: Colorbond 'custom orb' roofing	Colour: To owners' 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		15/10/2026
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:

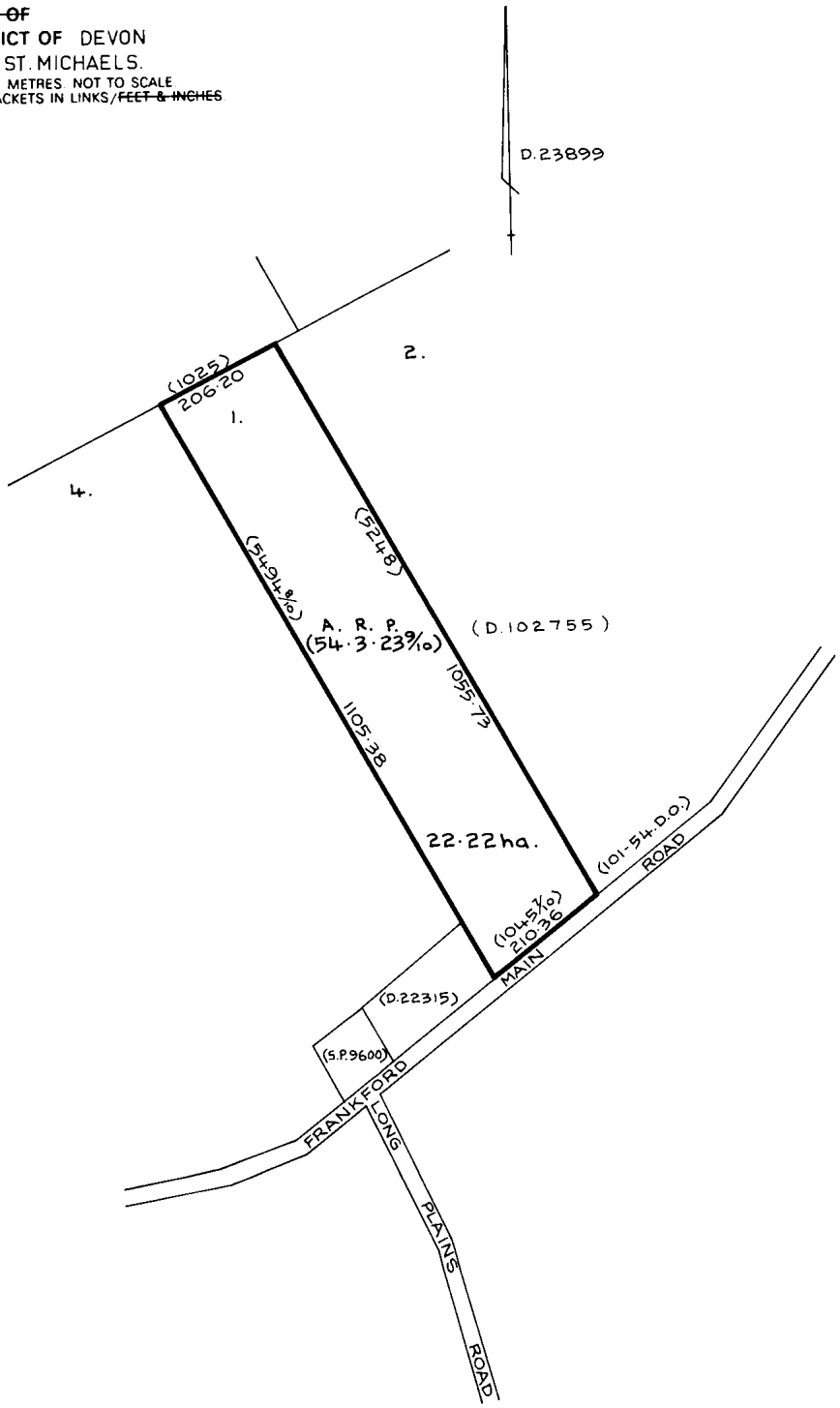
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	*Signed*	*Date*

APPROVED ~~FROM~~ 26 SEP 1984 E.R. Thorp RECORDER OF TITLES	CONVERSION PLAN (60/0665)	REGISTERED NUMBER D.23899
FILE NUMBER Y.2927	GRANTEE PART OF LOT 813, 500·0·0 JOSIAH PITCHER.	B.HILL. 24·9·84

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF~~
LAND DISTRICT OF DEVON
PARISH OF ST.MICHAELS.
LENGTHS ARE IN METRES. NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/~~FEET & INCHES~~





October 2026

PLANNING REPORT

DEVELOPMENT OF A SINGLE DWELLING

234 Frankford Road EXETER

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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Rev.no	Description	Date
1	Draft	13 October 2026
2	Review	14 October 2026
3	Final	15 October 2026

Annexures

Annexure 1	Copy of Title plan and Folio text
Annexure 2	Building 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
Single dwelling

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

Document	**Consultant**
Building Plan	Engineering Plus / Tasbuilt

2. Subject site and proposal

2.1 Site details

Address	'Stokes Run' – 234 Frankford Road, Exeter TAS 7275
Property ID	6065278
Title	23899/1
Land area	22.21ha (estimated from title)
Planning Authority	West Tamar Council
Planning Scheme	Tasmanian Planning Scheme – West Tamar LPS
Easements	None on title
Application status	Discretionary application
Existing Access	Unsealed crossover from Frankford Road
Zone	Agriculture Environmental Management
General Overlay	None
Overlays	Priority vegetation area Waterway and coastal protection area Bushfire-prone areas
Existing development	Outbuildings
Previous development	Single dwelling

Existing services and infrastructure	
Water	Serviced
Sewer	Not serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for the development of a single dwelling. The dwelling will have 4 bedrooms, 3 bathrooms, a kitchen, living areas and a laundry room. The dwelling will have a roofed alfresco with an area of 21.41m^2 and 2 landings with a combined area of 3.03m^2. The dwelling and roofed deck will have a site coverage of 225.21m^2.

An on-site waste water system is proposed to service the dwelling. A new stormwater connection is proposed that will connect to the existing public stormwater system.

2.3 Subject site and surrounds

The subject site comprises a single lot with frontage of 210.36m to Frankford Road, an arterial road maintained by Building Tasmania (Transport). The subject site is rectangular in shape and is comparable to surrounding properties within the vicinity. The site is reasonably flat in topography. The majority of the site is vegetated, with smaller sections of cleared land and scattered vegetation towards the south-eastern boundary of the site. The site has previously been developed with a single dwelling. However, due to a structure fire in April 2026, the residential development was destroyed. As such, Residential use is retained as existing on the site. There are multiple outbuildings existing on the site.

The subject site is dual zoned, being part Agriculture Zone, aligning with the surrounding lots, and part Environmental Management Zone. The land on the southern side of Frankford Road is zoned Rural Living. Surrounding land shows evidence of agricultural use with scattered housing throughout.

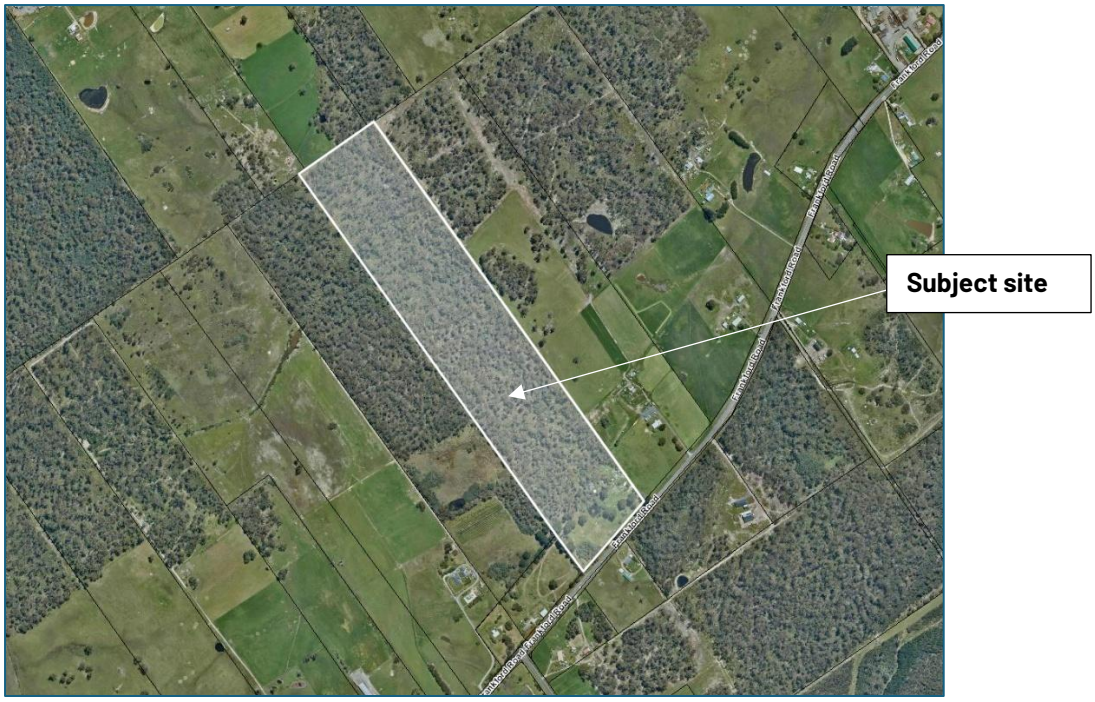


Figure 1 - Aerial view of the subject site (Land Tasmania 2021).

3. Zoning and overlays

3.1 Zoning

The site is dual zoned Agriculture and Environmental Management under the planning scheme. The proposed dwelling is located wholly within the Agriculture Zone.



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

3.2 Overlays

The site is affected by the Waterway and coastal protection area, Priority vegetation area, and Bushfire-prone areas overlays. The Bushfire-prone areas overlay affects the entire site and is not shown in the following image for clarity.

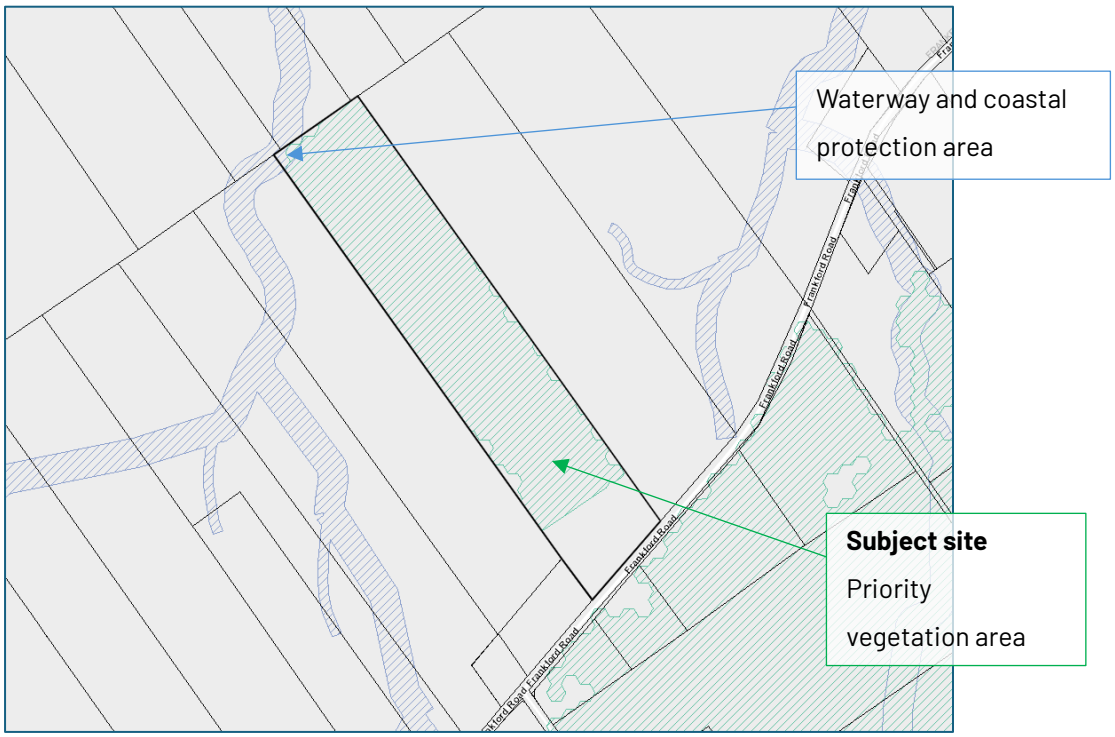


Figure 3 - Overlays affecting the subject site (Land Tasmania 2021).

4. Planning Scheme Assessment

4.1 Zone assessment

21.0 Agriculture Zone

21.1 Zone Purpose

21.1.1	To provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.

Response

There was previous Residential use for a single dwelling on the site. The dwelling was destroyed in a structure fire in April 2026. The site has existing Residential use, as according to Section 12 of the *Land*

Use Planning and Approvals Act 1993. As Residential use remains existing on the site, addressing the use standards is not required.

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective	
To provide for a building height that: a) is necessary for the operation of the use; and b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Building height must not be more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: a) the proposed height of the building; b) the topography of the site; c) the bulk and form of the building; d) separation from existing use on adjoining properties; e) the nature of the existing uses on adjoining properties; and f) any buffers created by natural or other features.

Response

A1 The Acceptable Solution is achieved. The proposed dwelling will have a maximum height of 4.45m.

21.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and

	d) any buffers created by natural or other features.

Response

A1 The Acceptable Solution is achieved. The proposed dwelling will have a setback from all boundaries of more than 5m.

A2 Buildings for a sensitive use must have a setback from all boundaries of: a) not less than 200m; or b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: a) the size, shape and topography of the site; b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the existing and potential use of adjoining properties; e) any proposed attenuation measures; and f) any buffers created by natural or other features.

Response

P2 The Performance Criteria are addressed. The proposed dwelling will have setbacks less than 200m from the frontage and side boundaries. The dwelling is a replacement dwelling and will be sited to minimise conflict or interference with an agricultural use, having regard to:

a) The shape of the subject site is rectangular, and the topography is reasonably flat. However, the width of the site is narrow, having a frontage width of 210.36m, which cannot accommodate sufficient area for a dwelling to meet the setback requirements.

b) There is existing residential development on properties adjoining the subject site that have reduced setbacks similar to the proposed. For example, 220 Frankford Road (CT. 103755/1) has a dwelling with a frontage setback of approximately 87m and side boundary setbacks of 91m and 113m. The development on 272 Frankford Road (CT. 22315/1) has a frontage setback of approximately 1.2m and side boundary setbacks of 5.5m and 120.6m. The development located on 285 Winkleigh Road (CT. 89093/2) has a frontage setback of approximately 7.3m and setbacks from the side boundaries of 41m and 110m.

It is evident that prevailing setbacks of existing buildings are varied due to the range in property size. However, all dwellings have a level of separation to agricultural use in the area, where it exists. Although the siting of the proposed dwelling is limited due to constraints of the site's zoning and dimensions, the dwelling will be sited similarly to adjoining properties, being forward of agricultural activity and maintaining sufficient separation to agricultural use.

c) There are a number of existing outbuildings on the site with varied setbacks, ranging from approximately 6.4m to 117m. The proposed dwelling will be clustered to these outbuildings, which will maintain the development footprint of the site.

d) There is evidence of agricultural activity on properties adjoining the subject site. It is not expected that the proposed development would unreasonably impact adjoining agricultural use, as the dwelling will be sited similarly to the previous dwelling. The proposed is compatible with surrounding residential development. Additionally, the proposed dwelling will have a significant setback from the rear boundary, which will minimise impacts on existing or potential agricultural use on adjoining lots.

e) No attenuation measures are proposed.

f) The majority of the site is vegetated, which establishes a natural buffer between the proposed dwelling and adjoining agricultural uses, minimising any impacts on agricultural use adjoining the site.

21.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and h) any advice from the road authority.

Response

A1 The Acceptable Solution is achieved. The proposed dwelling will be located on a site with frontage and access to Frankford Road as existing.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The Acceptable Solution is achieved. Two on-site parking spaces will be provided for, which meets the requirements.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

Response

A1 The Acceptable Solution is achieved. There is an existing gravel vehicular access on the site. Two additional sections of the access are proposed to service the dwelling.

a) The proposed sections of vehicular access will be constructed from gravel, an all-weather material useable in all conditions, the same as the existing access.

b) The proposed vehicular access being constructed from gravel which will allow for permeability. Stormwater will be appropriately managed.

c) The subject site is located in the Agriculture Zone. Therefore, sealing the proposed sections of vehicular access will not be required.

C2.6.2 Design and layout of parking areas

Response

A1.1 The Acceptable Solution is achieved. Please refer to the plans provided for further information (Annexure 2).

C2.6.3 Number of accesses for vehicles

Response

A1 The Acceptable Solution is achieved. There is one existing access servicing the site that will be retained.

C7.0 Natural Assets Code

C7.2 Application of this Code

C7.2.1 This code applies to development on land within the following areas:

a) a waterway and coastal protection area;

c) a priority vegetation area...

Response

This code does not apply to the proposed development, as the single dwelling will not be located within the Waterway and coastal protection area or Priority vegetation area on the site.

C13.0 Bushfire-Prone Areas Code

C13.2 Application of this Code

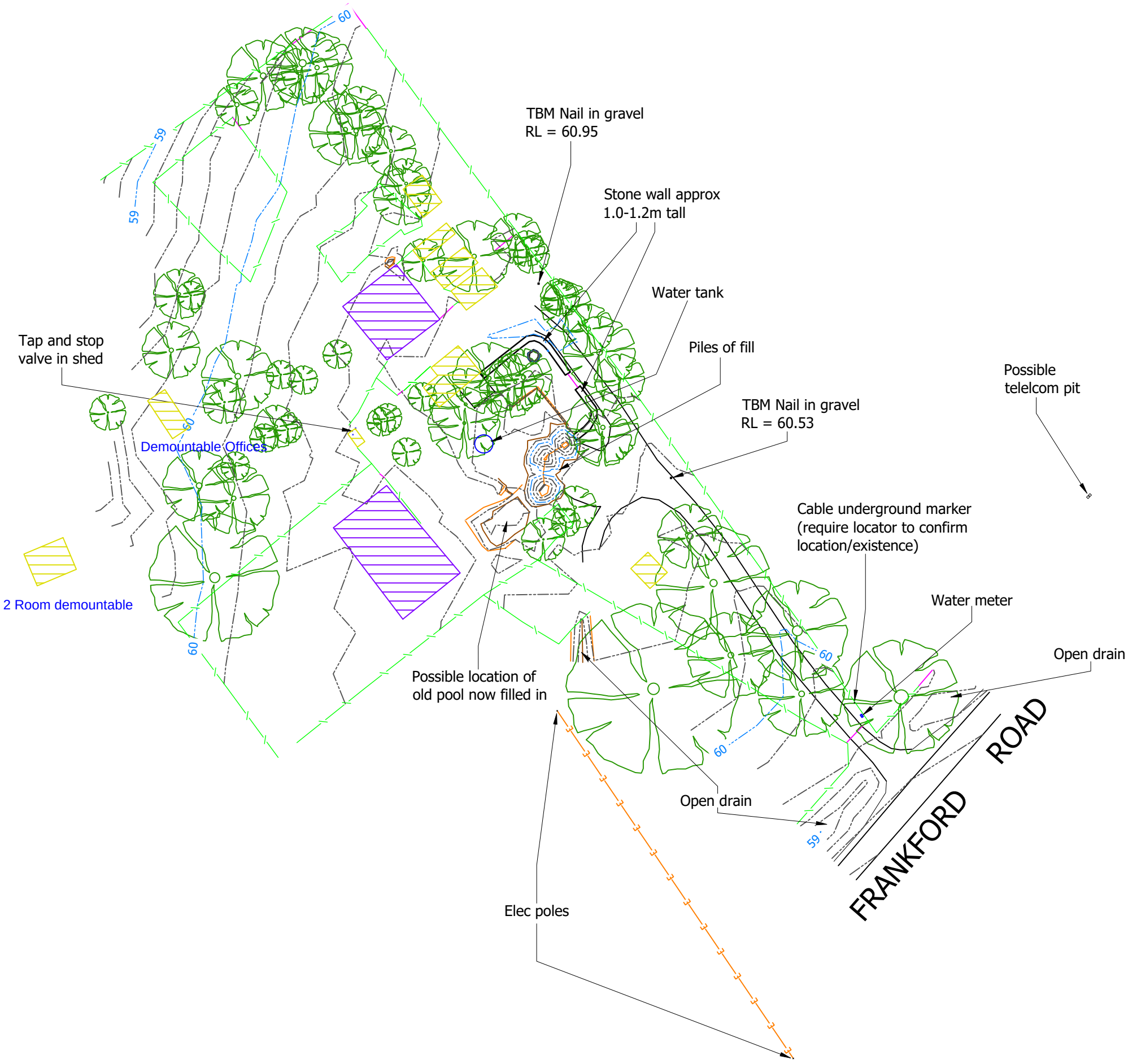
C13.2.1	This code applies to: a) subdivision of land that is located within, or partially within, a bushfire-prone area; and b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

Response

This code is not triggered, as the proposed single dwelling is a sensitive use.

5. Conclusion

This application is for the development of a single dwelling in the Agriculture Zone. Residential use is existing on the site. The proposed is in accordance with the provisions of the Scheme and a planning permit is sought from Council.



Due to the age and lack of survey on this and surrounding titles, no boundaries have been included.

Occupation is shown but is insufficient to confirm the precise location of the title boundaries. A remark survey is recommended if works are to be conducted close to existing external fences.

A conservation covenant exists on the title but is unable to be shown for the reasons stated above.

Notes:

Height datum is AHD83
Contour interval is 0.20m
Contour index is 1.00m

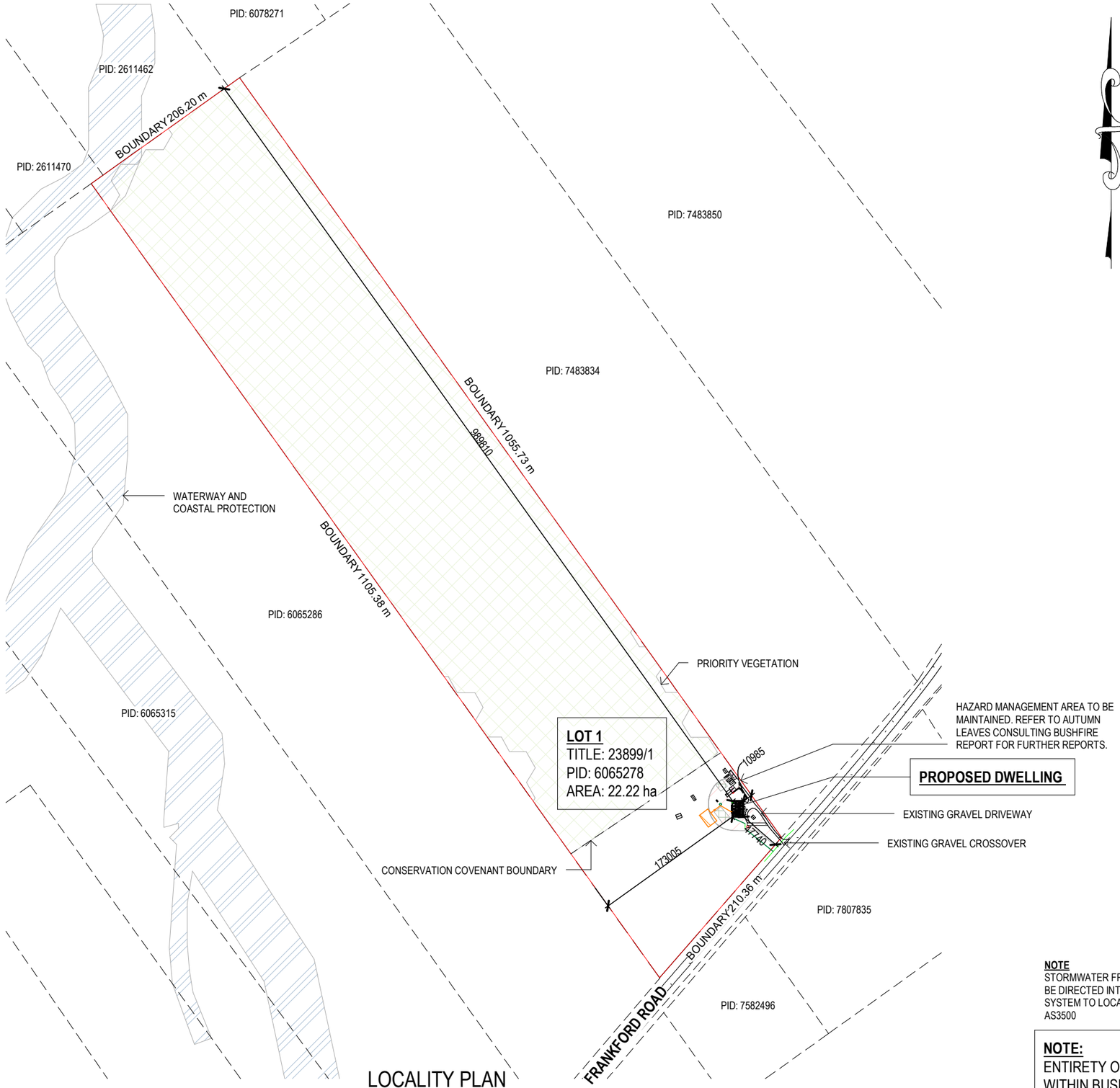
SITE PLAN
'STOKES RUN'
234 FRANKFORD ROAD EXETER 7275
C.T. 23899/1

N

Woolcott LAND SERVICES
10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: enquiries@woolcott.au

Job Number
L260908

Drawn	File name	Date	Scale	Edition	Sheet
ON	L260908_SitePlan_150926	15/09/26	1:600@A3	1.0	1/1



LOCALITY PLAN
SCALE 1 : 5000

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

LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

NOTE:
ENTIRETY OF THIS PROPERTY IS WITHIN BUSHFIRE ZONE.

ISSUED FOR APPROVAL

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Your Complete Building Solutions

Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

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Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus.
It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction.
Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

Rev:	Amendment:	Date:	Int:
B	SITE AMENDMENTS	07.10.26	W.T
A	ISSUED FOR APPROVAL	24.09.26	W.T

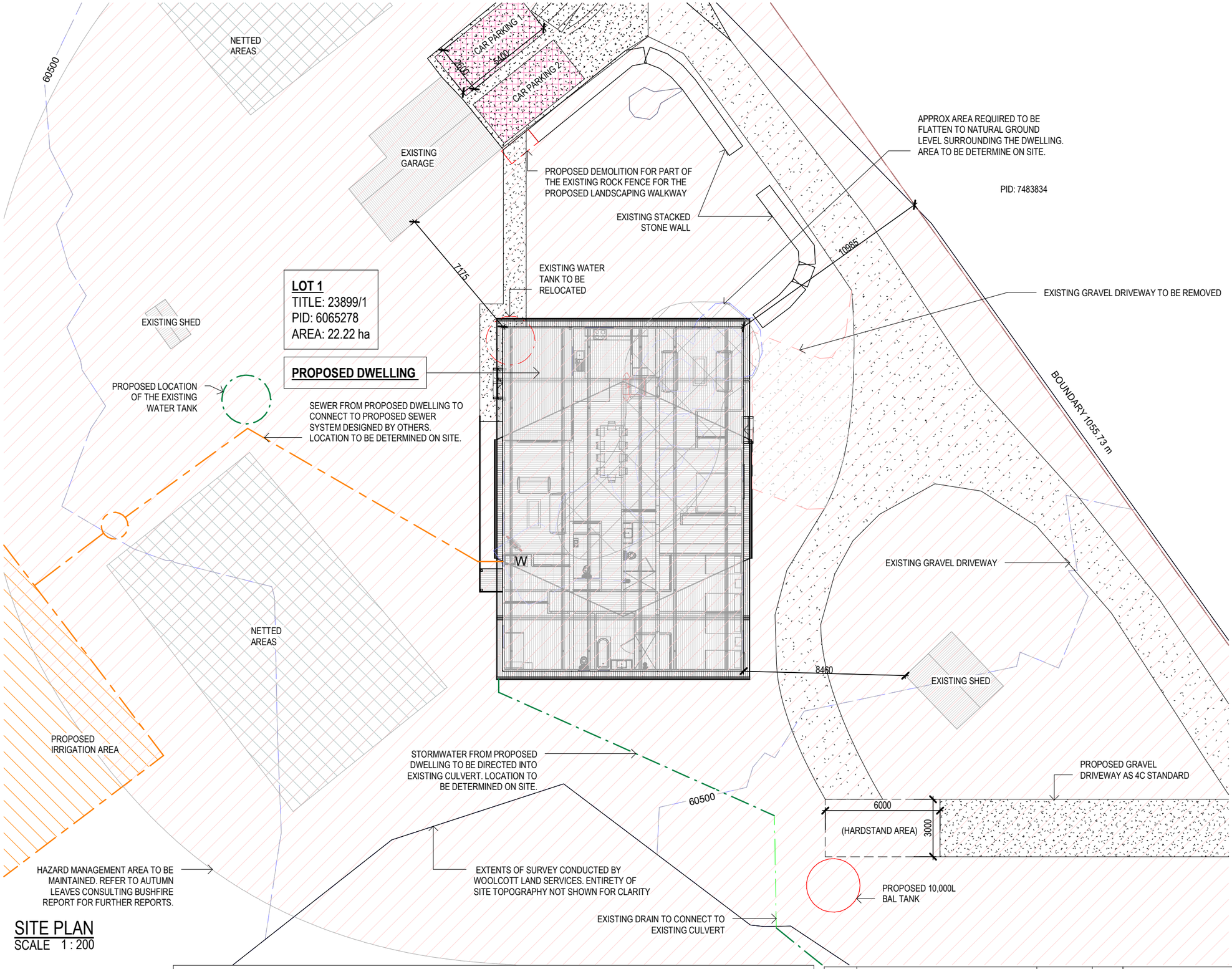
Date Drawn: 24.09.26
Drawn: W. Tan
Checked: W.TAN
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: D. & A. MORGAN
Project: PROPOSED DWELLING
Address: 'STOKES RUN'-234 FRANKFORD RD EXETER TAS 7275

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

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

Drawing No: 2026-212 A01 / A09 Rev B



SITE PLAN
SCALE 1 : 200

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND	
	SEWER
	WATER
	STORMWATER

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE:
ENTIRETY OF THIS SITE PLAN IS WITHIN BUSHFIRE ZONE.

NOTE:

ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE(NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

ISSUED FOR APPROVAL

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Ph: 03 6393 1013
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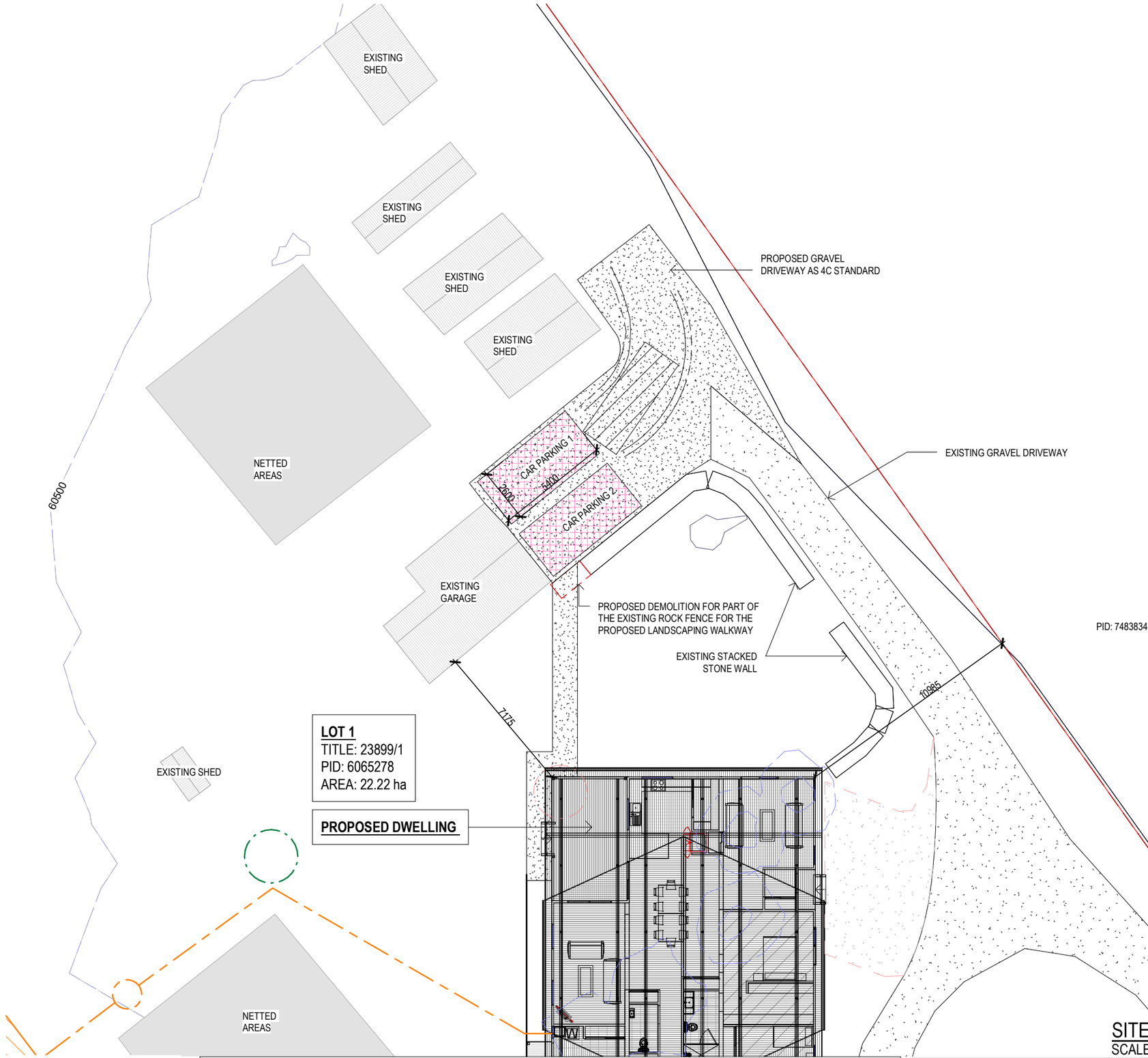
Date Drawn: 24.09.26
Drawn: W. Tan
Checked: W.TAN
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: D. & A. MORGAN
Project: PROPOSED DWELLING
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-212 A02 / A09 Rev B



SITE PLAN - TURNING PATH

SCALE 1 : 200

LEGEND	
	SEWER
	WATER
	STORMWATER

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE:
ENTIRETY OF THIS SITE PLAN IS WITHIN BUSHFIRE ZONE.

NOTE:

ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE(NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

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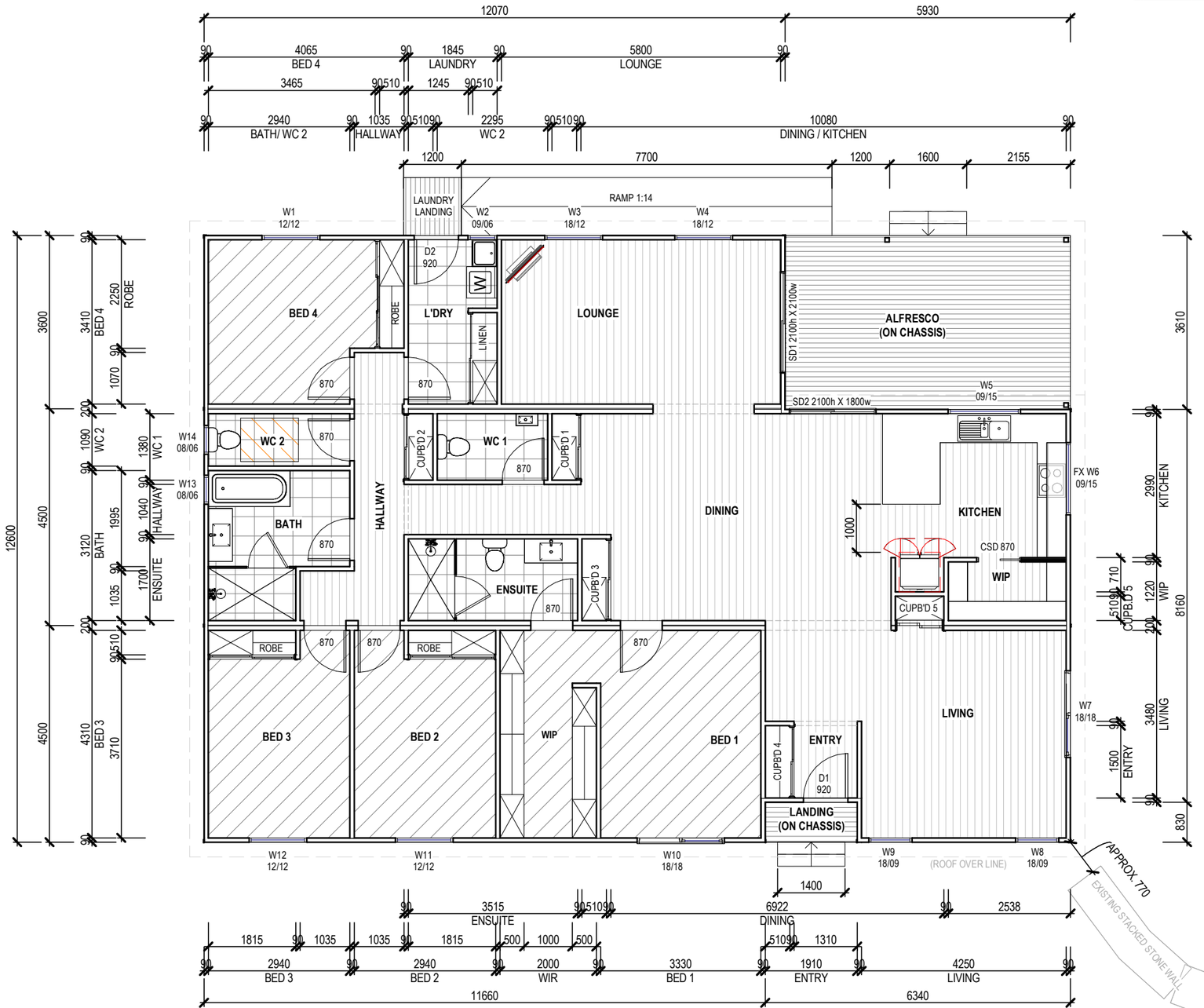
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Drawing No: 2026-212 A03 / A09 Rev B



CONSTRUCTION PLAN
SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1200	DG	4.3	.55
W2	900	600	DG	4.3	.55
^W3	1800	1200	DG	4.3	.55
W4	1800	1200	DG	4.3	.55
W5	900	1500	DG	4.3	.55
^W6	900	1500	DG	4.3	.55
W7	1800	1800	DG	4.3	.55
W8	1800	900	DG	4.3	.55
W9	1800	900	DG	4.3	.55
W10	1800	1800	DG	4.3	.55
W11	1200	1200	DG	4.3	.55
W12	1200	1200	DG	4.3	.55
W13	800	600	DG	4.3	.55
W14	800	600	DG	4.3	.55
SD1	2100	2100	DG	4.0	.61
SD2	2100	1800	DG	4.0	.61
D1	2100	920	DG	4.0	.61
D2	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.

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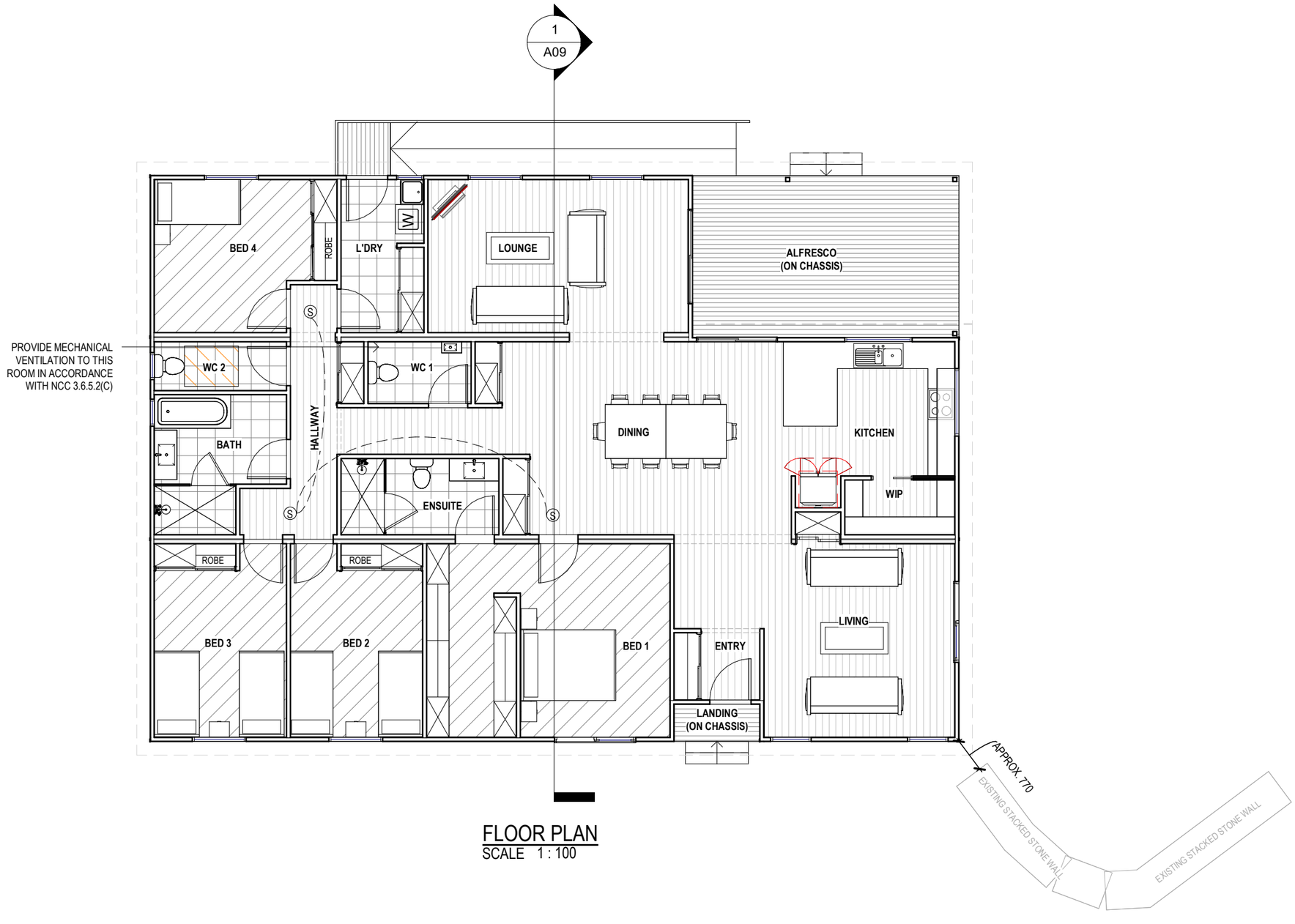
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Accreditation No: CC2211T

Drawing No: 2026-212 A04 / A09
Rev: B



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 PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	203.81 m²	21.94
ALFRESCO	21.41 m²	2.30
LANDING	1.59 m²	0.17
LAUNDRY LANDING	1.44 m²	0.16
	228.24 m²	24.57

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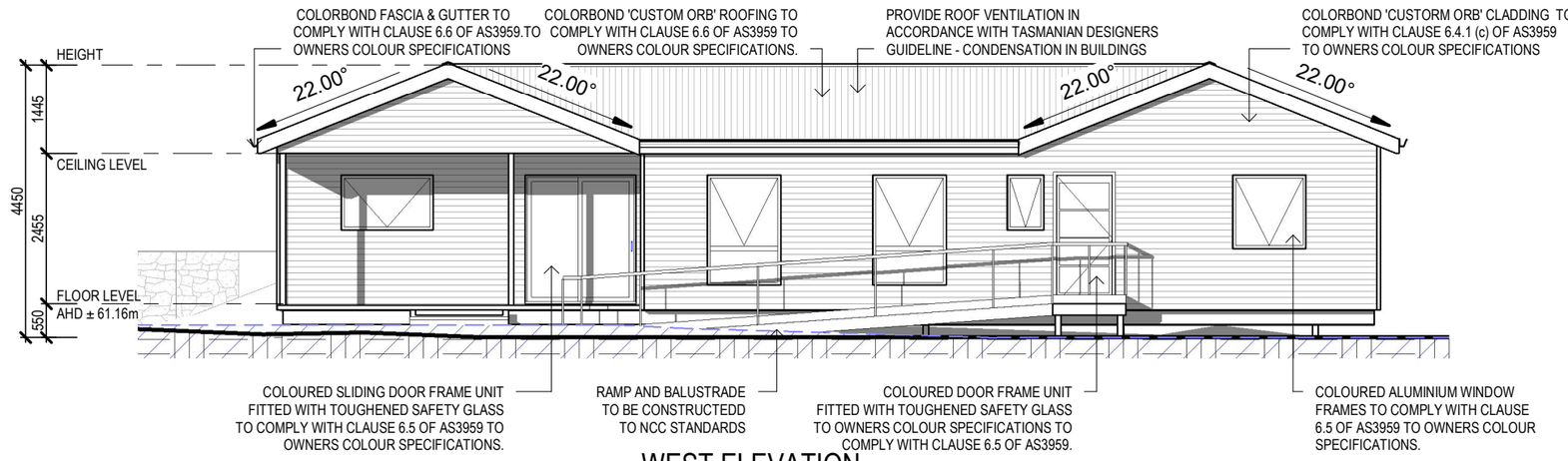
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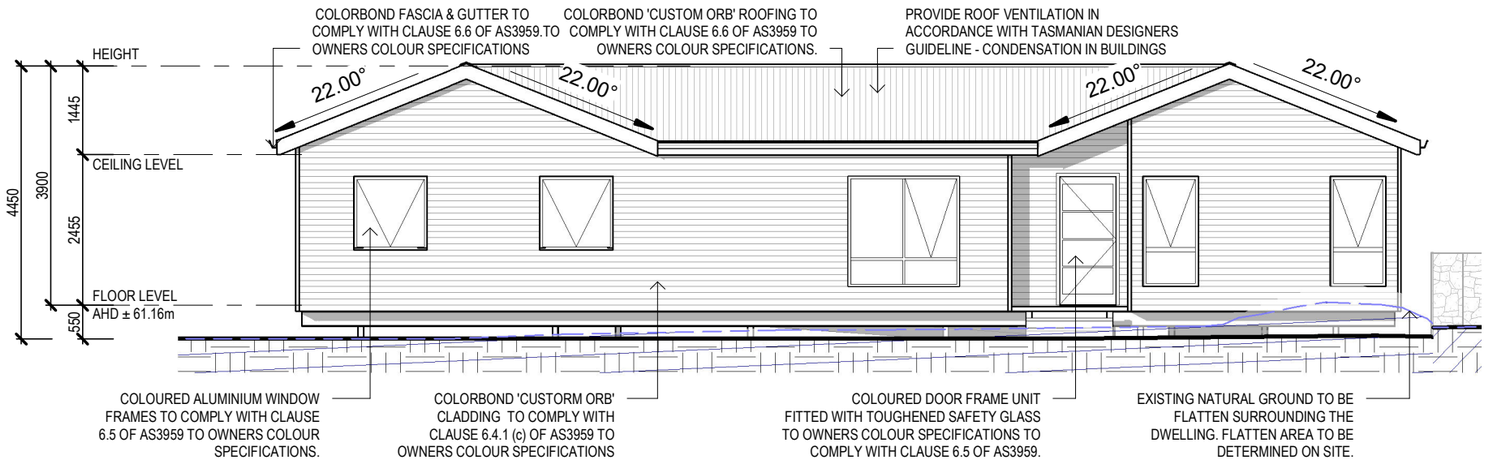
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

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



WEST ELEVATION
SCALE 1 : 100



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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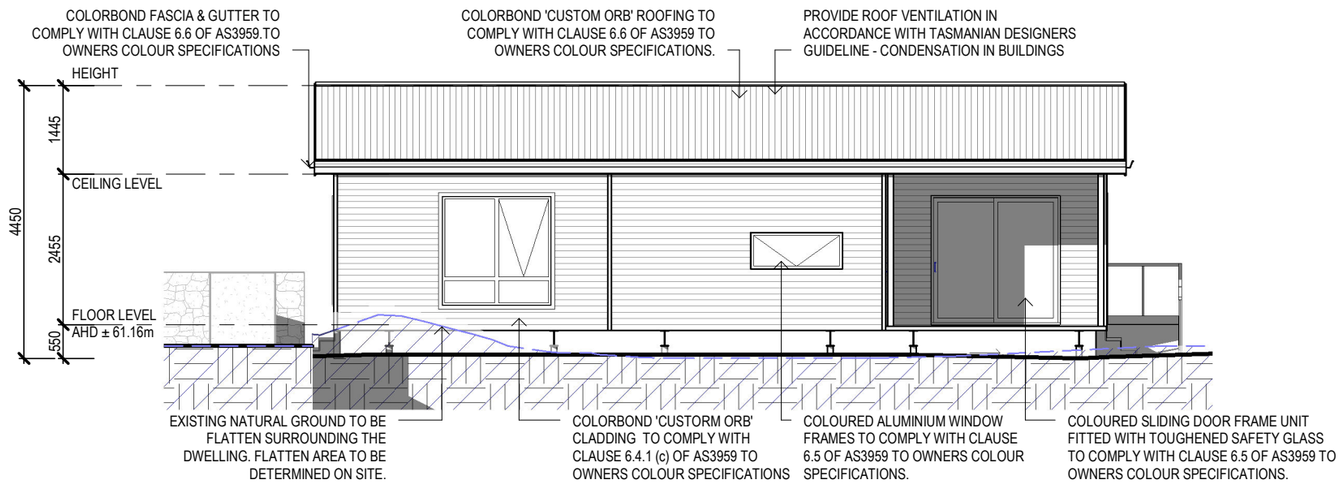
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SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

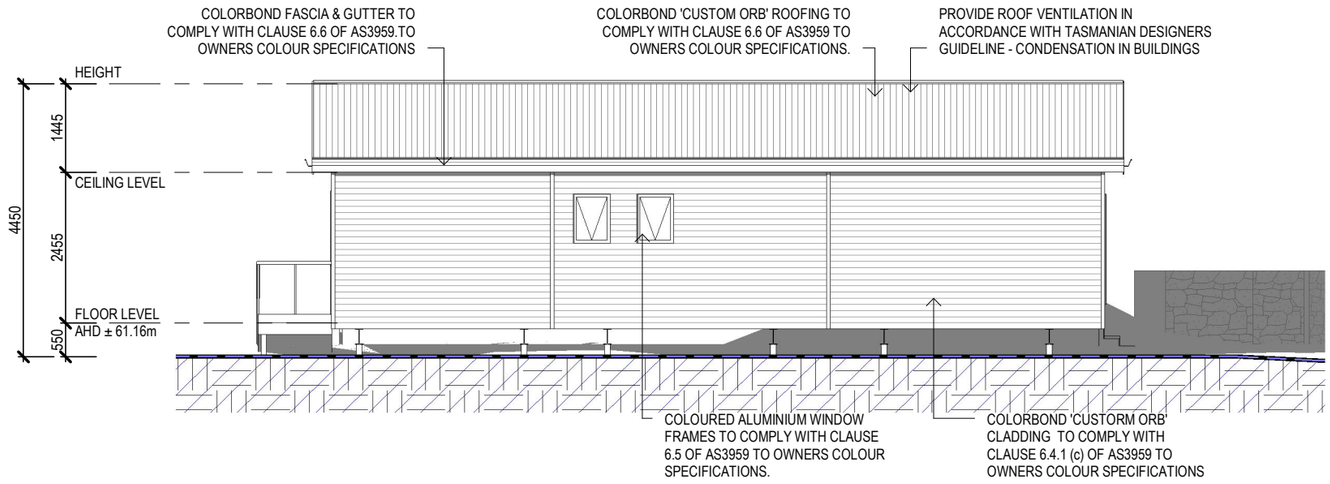
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO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



NORTH ELEVATION
SCALE 1 : 100



SOUTH 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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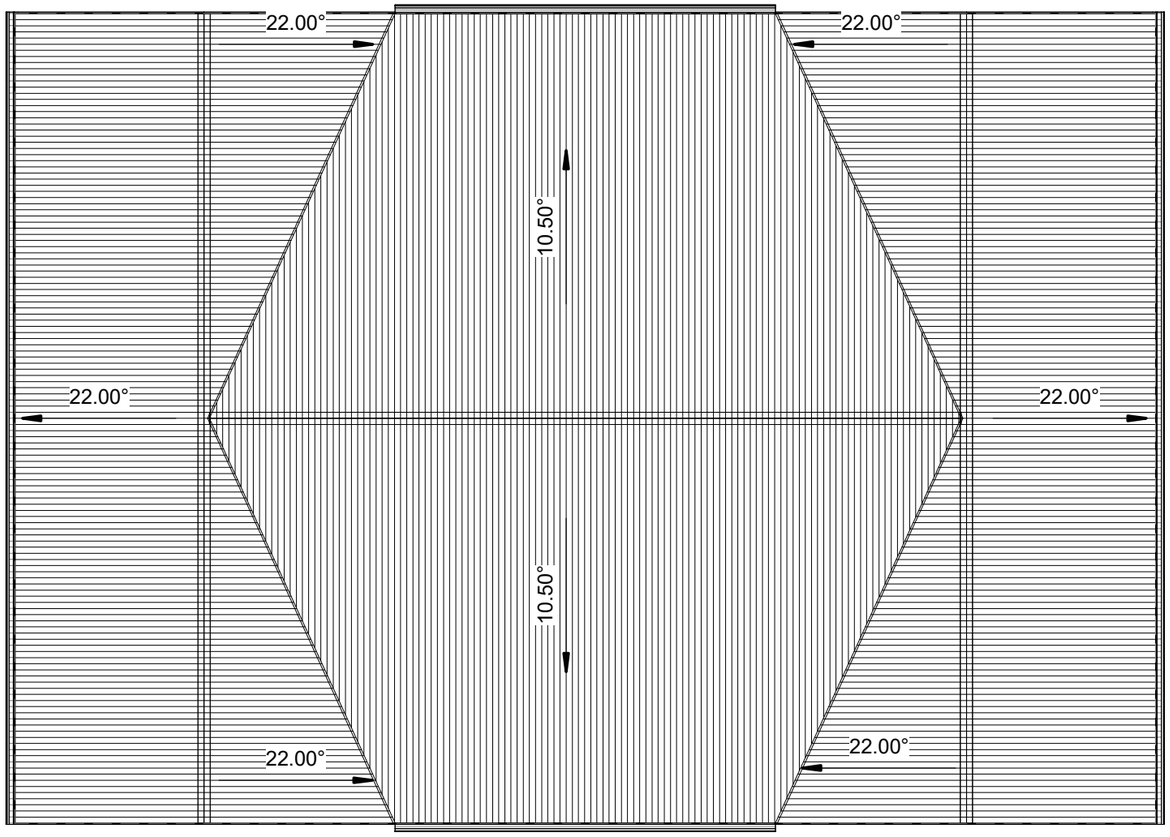
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ROOF PLAN
SCALE 1 : 100

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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Drawing No: 2026-212 A08 / A09 Rev B

INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

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

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 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.

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

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

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

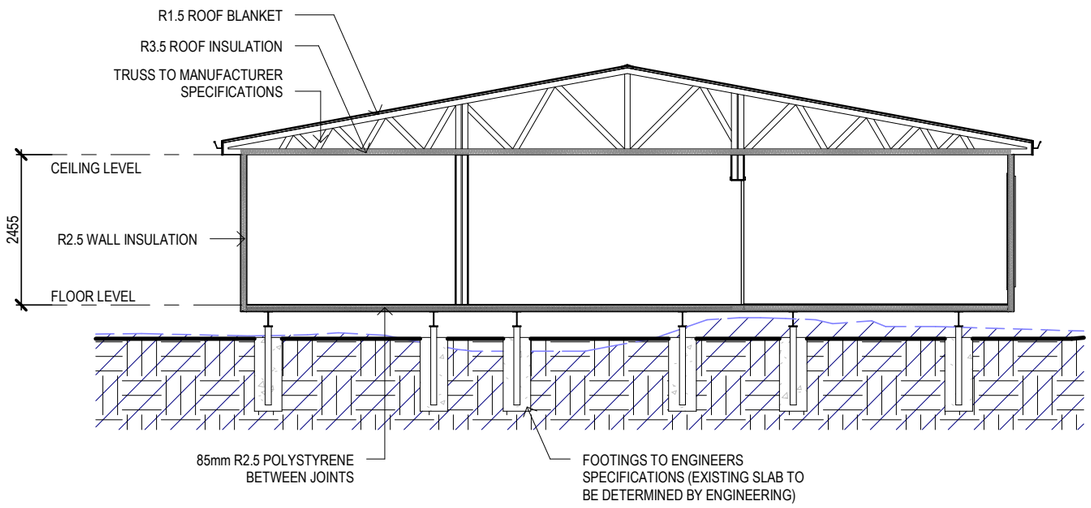
DOWNPIPES
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000

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

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

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

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



SECTION
SCALE 1 : 100

FIGURE 1 - RIDGE DETAIL : IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

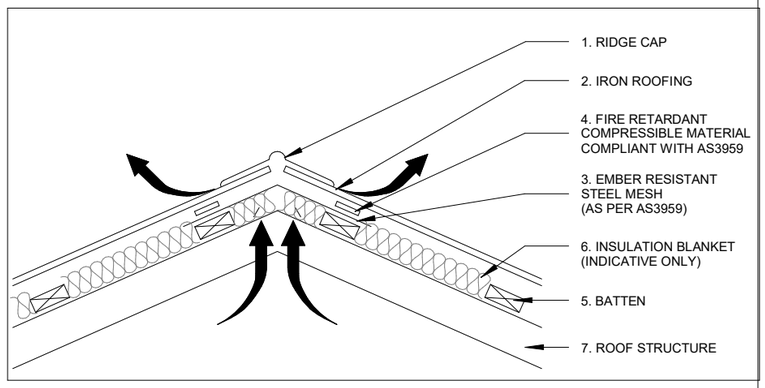


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

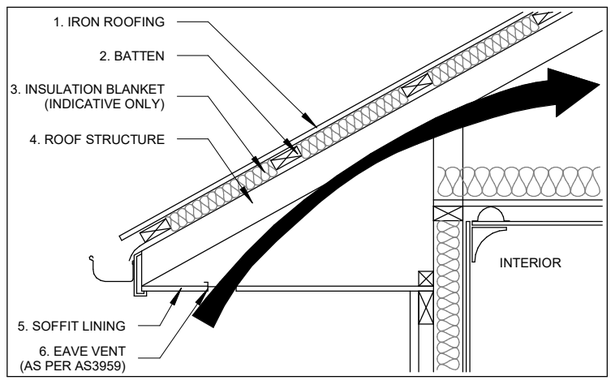
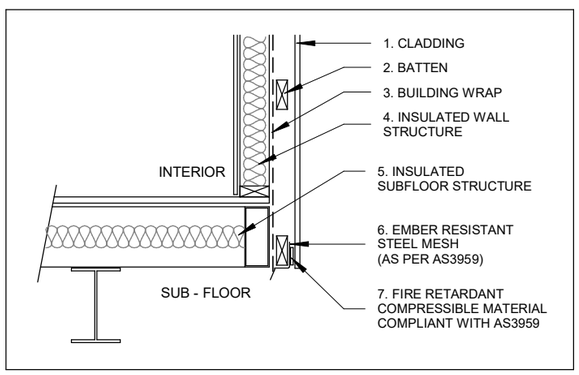


FIGURE 8 - EXTERNAL WALL
VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR
BUSHFIRE MESH WHEN REQUIRED TO AS3959



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Rev:	Amendment:	Date:	Int:
B	SITE AMENDMENTS	07.10.26	W.T
A	ISSUED FOR APPROVAL	24.09.26	W.T

Date Drawn: 24.09.26
Drawn: W. Tan
Checked: W.TAN
Approved: J. Pfeiffer
Scale: As Shown @ A3

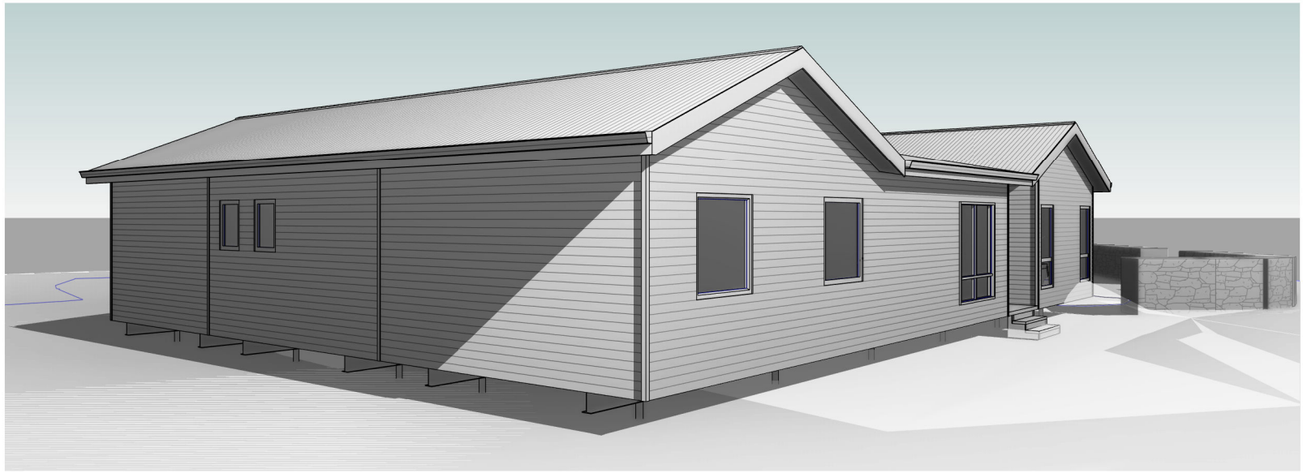
Client: D. & A. MORGAN
Project: PROPOSED DWELLING
Address: 'STOKES RUN'-234 FRANKFORD RD EXETER TAS 7275

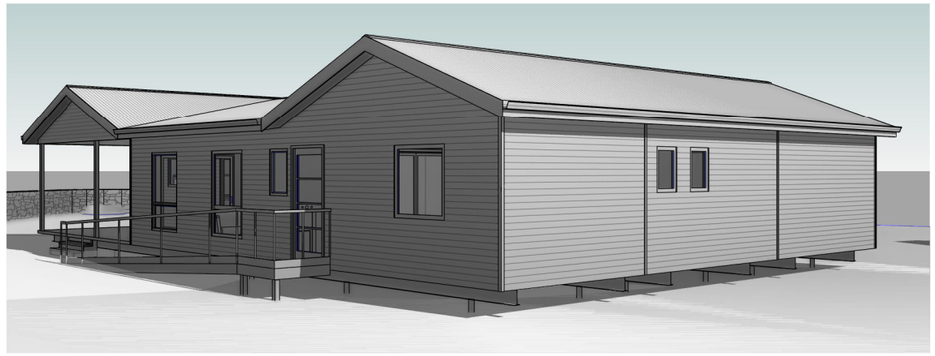
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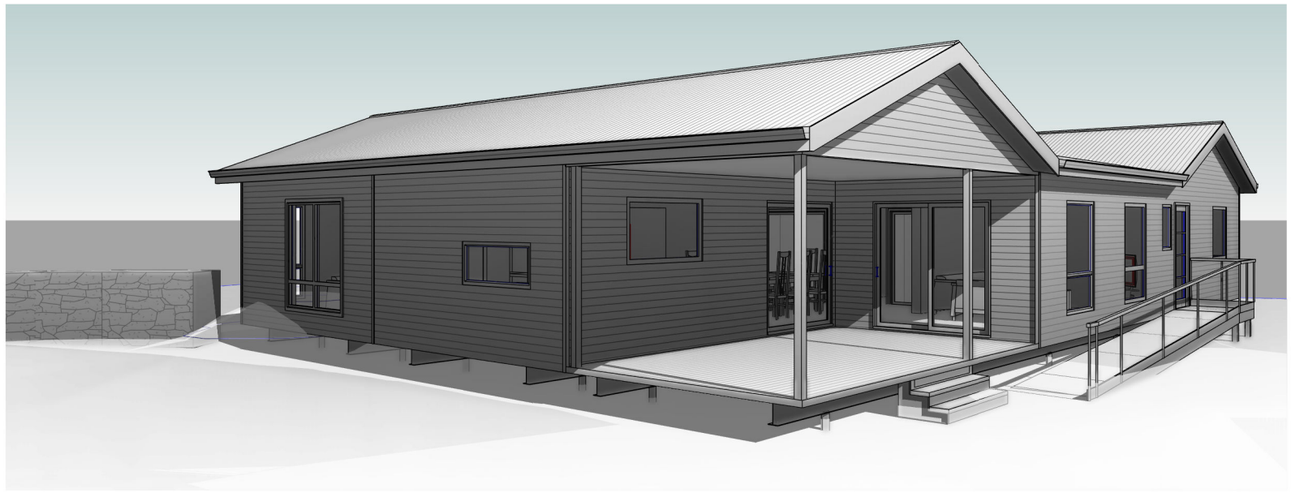
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-212 A09 / A09 Rev B

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