



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA 2019 / 00160

LOCATION OF AFFECTED AREA

8 TIANARI DRIVE, HONEYWOOD

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

THE APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **9 SEPTEMBER 2019** ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

GREG DAVOREN
ACTING GENERAL MANAGER

Brighton
going places

PROPOSED GARAGE

No. 8 TIANARI DRIVE, HONEYWOOD
G. NETHERTON

SCHEDULE OF DRAWINGS

ARCHITECTURAL

A01	SITE PLAN
A02	GENERAL NOTES
A03	FLOOR PLAN
A04	ELEVATIONS
A05	ELEVATIONS
A06	ROOF PLAN
A07	SECTION A-A

IMPORTANT

- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
- ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
- THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
- ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
- IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.**

GENERAL INFORMATION

LAND CERTIFICATE OF TITLE REFERENCE No. - **54307/8**

SOIL REPORT CONSULTANT & CLASSIFICATION - **NONE PROVIDED**

DESIGN WIND SPEED - **49m/s (TC2) refer to details provided by 'ShedTech'**.

CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - **ZONE 7**

BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - **EXEMPT** (in accordance with clause 3.2.3 of AS 3959) **PROPOSED STRUCTURE IS NOT A HABITAT BUILDING AND IS 6.00m OR GREATER, AWAY FROM A DWELLING.**

ALPINE AREA (fire safety) - **NO**

CORROSION ENVIRONMENT - **MODERATE** (more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or heavy non-industrial areas).

EXTERNAL BUILDING AREAS (proposed)

PROPOSED COLORBOND GARAGE - **81.00m²**

project no.

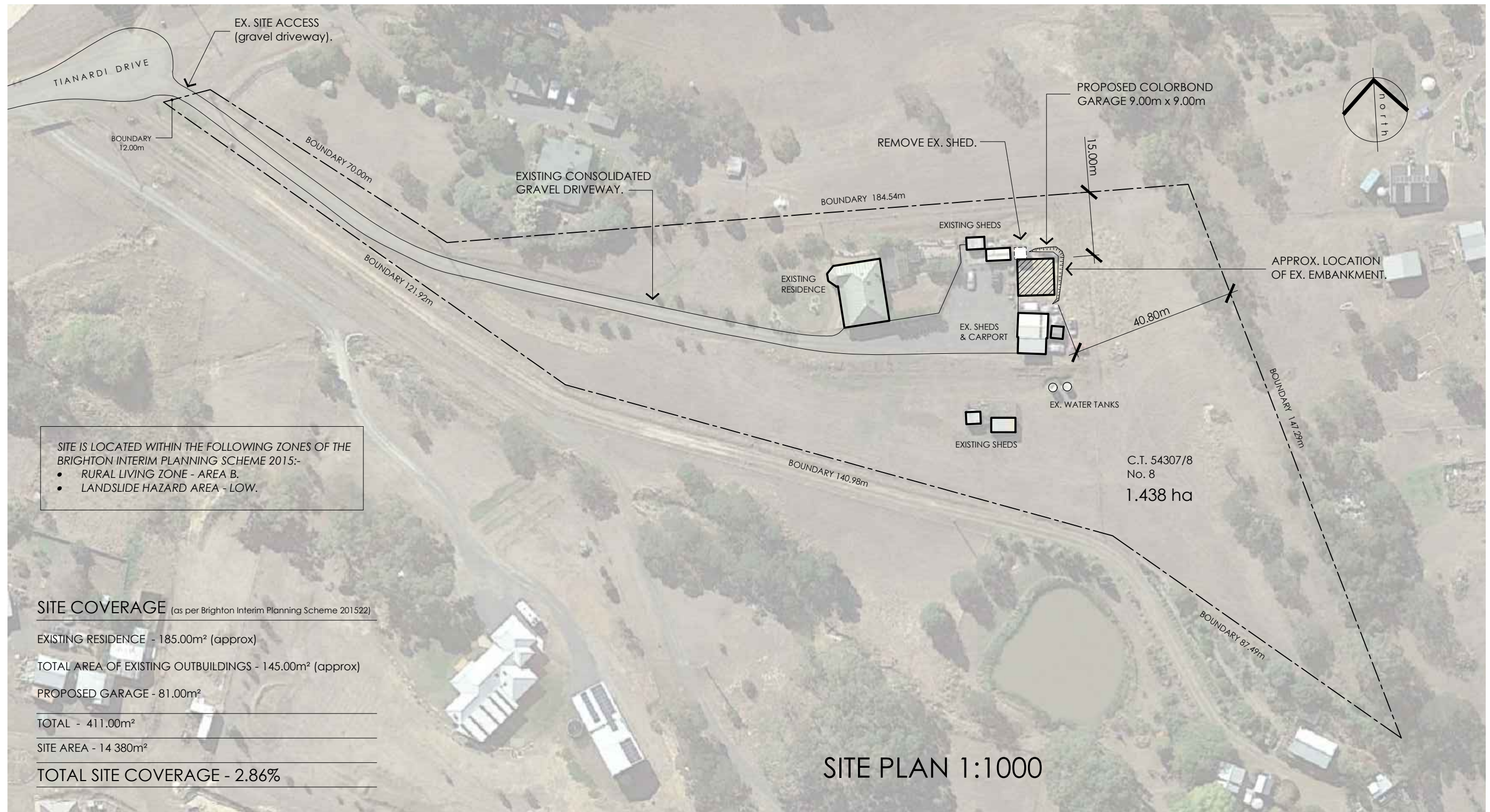
1536

accreditation no.

CC 5666 C

MATT GILLEY | building designer

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issue	description	date

project	PROPOSED GARAGE 8 TIANARI DRIVE HONEYWOOD	
proprietor	G. NETHERTON	

drawing			SITE PLAN
scale	project no.	drawing no.	
1:1000	1536		
date	drawn		
AUG 2019	MG		
			A01

GENERAL NOTES

WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), AS WELL AS LOCAL COUNCIL RULES/REGULATIONS.

A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, AND DRAWINGS STAMPED "APPROVED" BY THE LOCAL AUTHORITY **MUST BE KEPT ON SITE.**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SHED MANUFACTURER'S PLANS, DETAILS & SPECIFICATIONS FOR ALL CONCRETE FOOTINGS & SLABS, & STEEL FRAMING.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.1 OF BCA. EXCAVATION & FILL UTILISING UNPROTECTED EMBANKMENTS SHALL BE IN ACCORDANCE WITH TABLE 3.1.1.1 OF THE BCA.

IF RECOMMENDED IN SOIL REPORT OR BY STRUCTURAL ENGINEER, SUB-SOIL DRAINAGE AROUND THE BUILDING MUST BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.2 OF THE BCA AND AS/NZS 3500.3.2 OR AS/NZS 3500.5 (domestic installations, section 5).

FOOTING & SLAB CONSTRUCTION (including vapour barriers & damp-proofing membranes) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2870, AND MUST COMPLY WITH PART 3.2 OF THE BCA. NO EDGE REBATE SHALL BE LESS THAN 20mm. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 - AND HAVE A MINIMUM STRENGTH OF 25MPa (N25) AT 28 DAYS. STEEL REINFORCING MUST COMPLY WITH AS 2870. GENERALLY CONCRETE AND REINFORCING MUST COMPLY WITH PART 3.2.3 OF BCA, ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

FOOTING AND SLAB CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.2.5 OF BCA AND AS 2870. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL STEEL WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.2 OF THE BCA, AS 4100 AND AS/NZS 4600. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL TIMBER FLOOR, WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.3 OF THE BCA, AS 1684.2 AND/OR AS 1684.4. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL NOTES AND DETAILS.

ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.5.1 OF BCA. COLORBOND FINISH TO SHEET ROOFS (uno) AS SELECTED BY OWNER. ALL RIDGES, FASCIAS, BARGE ENDS, HIP ENDS AND ROOF PENETRATIONS MUST BE PROPERLY FLASHED AND SEALED(i.e. watertight). REFER TO ARCHITECTURAL DWGS FOR TYPICAL SARKING DETAILS AND EXTENT OF ROOF CLADDINGS.

ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3.2 OR AS/NZS 3500.5 (domestic installations, section 5). REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS.

ALL FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS AND BUSH FIRE HAZARD ASSESSMENT, MANAGEMENT PLAN & SPECIFICATION PROVIDED BY OTHER CONSULTANTS.

MINIMUM CEILING HEIGHTS SHALL BE GENERALLY 2.4m, UNLESS IN A KITCHEN, HALL, BATHROOM, LAUNDRY OR GARAGE, WERE A MINIMUM OF 2.1m IS ACCEPTABLE. MINIMUM CEILING HEIGHTS ABOVE THE NOSINGS OF STAIR TREADS MUST BE 2.0m CLEAR.

PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1680.0. LIGHTING LAYOUT TO BE CO-ORDINATED BETWEEN THE OWNER AND BUILDER.

ALL WINDOWS AND INTERNAL GLAZING SHALL BE TAGGED OR CERTIFIED COMPLIANT WITH AS1288 (safety) AND AS2047(weatherproofing). GLAZING SHALL ALSO COMPLY WITH PART 3.6 OF THE B.C.A.

PROTECTIVE COATINGS FOR STEELWORK (FROM BCA TABLE 3.4.4.2)

ENVIRONMENT - **MODERATE** (more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or heavy non-industrial areas).

NO PROTECTION REQUIRED FOR INTERNAL STEELWORK IN A PERMANENTLY DRY LOCATION.

EXTERNAL STEELWORK PROTECTION OPTIONS:-

1. 2No. COATS ALKYD PRIMER.
2. 2No. COATS ALKYD GLOSS.
3. HOT DIP GALVANISE 300g/m²
4. HOT DIP GALVANISE 100g/m² min. PLUS (a) 1No. COAT SOLVENT BASED VINYL PRIMER; OR (b) 1No. COAT VINYL GLOSS OR ALKYD.

WHS REGULATIONS 2012

WORKPLACE HEALTH & SAFETY REGULATIONS 2012 (WHS REGULATIONS) REQUIRE THERE TO BE A PRINCIPAL CONTRACTOR (THE BUILDER) FOR ANY PROJECT WITH A CONSTRUCTION VALUE OVER \$250,000.

THE BUILDER SHALL SAFELY CARRY OUT ALL WORK IN ACCORDANCE WITH WHS REGULATIONS. THE WHS REGULATIONS REQUIRE THAT BEFORE STARTING WORK THE BUILDER MUST IDENTIFY ALL OF THE HIGH RISK CONSTRUCTION WORK THAT WILL BE UNDERTAKEN, DEVELOP SAFE WORK METHOD STATEMENTS FOR THESE, AND ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THEM.

POWER SUPPLY

WHERE WORK IS IN PROXIMITY TO OVERHEAD POWER LINES, THE BUILDER SHALL FORM AN APPROPRIATE SAFE WORK STRATEGY. WHERE THE EXISTING POWER SUPPLY NEEDS TO BE RELOCATED, THE BUILDER SHALL CONSULT WITH 'AURORA' & ALL OTHER RELEVANT AUTHORITIES. POWER LINE RELOCATION SHALL BE CONDUCTED IN A SAFE MANNER, AND IN ACCORDANCE WITH ALL RELEVANT STANDARDS & REGULATIONS.

CONSTRUCTION WORK - CODE OF PRACTICE

THE CODE OF PRACTICE FOR CONSTRUCTION WORK IS AN APPROVED CODE OF PRACTICE UNDER SECTION 274 OF THE WORK HEALTH & SAFETY ACT (the WHS Act).

AN APPROVED CODE OF PRACTICE IS A PRACTICAL GUIDE TO ACHIEVING THE STANDARDS OF HEALTH, SAFETY AND WELFARE REQUIRED UNDER THE WHS ACT AND THE WORK HEALTH & SAFETY REGULATIONS (WHS regulations).

THE CODE PROVIDES GUIDANCE TO PRINCIPAL CONTRACTORS AND OTHER PERSONS CONDUCTING A BUSINESS OR UNDERTAKING, WHO CARRYOUT CONSTRUCTION WORK, ON HOW TO MEET THE HEALTH & SAFETY REQUIREMENTS UNDER THE WHS ACT & REGULATIONS RELATING TO CONSTRUCTION WORK.

THE CODE SHOULD BE READ IN CONJUNCTION WITH OTHER CODES OF PRACTICE ON SPECIFIC HAZARDS AND CONTROL MEASURES RELEVANT TO THE CONSTRUCTION INDUSTRY INCLUDING (but not limited to):-

- DEMOLITION WORK
- EXCAVATION WORK
- MANAGING ELECTRICAL RISK AT THE WORKPLACE
- MANAGING THE RISK OF FALLS AT WORKPLACES
- MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK
- PREVENTING FALLS IN HOUSING CONSTRUCTION
- CONFINED SPACES
- HAZARDOUS MANUAL TASKS
- FIRST AID IN THE WORKPLACE
- SAFE DESIGN OF STRUCTURES

A COPY OF THE CODE OF PRACTICE FOR CONSTRUCTION WORK CAN BE DOWNLOADED FROM THE FOLLOWING LINK:-

<http://www.safeworkaustralia.gov.au/sites/swa/about/publications/pages/construction-work>

MATT GILLEY | building designer

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issue	description	date

project	PROPOSED GARAGE 8 TIANARI DRIVE HONEYWOOD
proprietor	G. NETHERTON

drawing			GENERAL NOTES
scale	project no.	drawing no.	
N/A	1536	A03	
date	drawn		
AUG 2019	MG		

WALL KEY

 64mm TOPHAT WALL GIRTS OVER 'C' SECTION PORTAL FRAME. REFER TO DRAWINGS PROVIDED BY 'STEELINE'. COLORBOND 'STEELCLAD' SHEET WALL CLADDING OVER.

PLUMBING NOTES

HYDRAULIC LAYOUT INDICATIVE ONLY, AND THE PLUMBING CONTRACTOR SHALL CONFIRM FINAL LAYOUT DURING CONSTRUCTION.

ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING & PLUMBING PERMIT IS IN PLACE.

ALL PLUMBING & DRAINAGE MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS 3500, THE TASMANIAN PLUMBING CODE, THE PLUMBING CODE OF AUSTRALIA & THE MUNICIPAL STANDARD DRAWINGS.

UNLESS NOTED OTHERWISE, ALL STORMWATER DRAINS SHALL BE PVC SEWER CLASS "SN6" TO AS 1260.

ALL CONNECTIONS TO COUNCIL OR Tas Water SERVICES SHALL BE UNDERTAKEN BY BY THE COUNCIL OR Tas Water AUTHORITY AT THE DEVELOPER'S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

PROGRESSIVELY TEST ALL PIPEWORK TO ENSURE THE ABSENCE OF LEAKS.

MINIMUM PIPE GRADES:- STORMWATER - 1.00% (1:100)

DP - NEW Ø75 uPVC DOWNPIPE. PAINTED.

NOTES

1. ALL PIER HOLES TO BE THOROUGHLY CLEANED OUT PRIOR TO POURING CONCRETE. DEEP PIER HOLES MAY REQUIRE A VAC TRUCK TO ASSIST IN CLEANING OUT LOOSE MATERIAL.

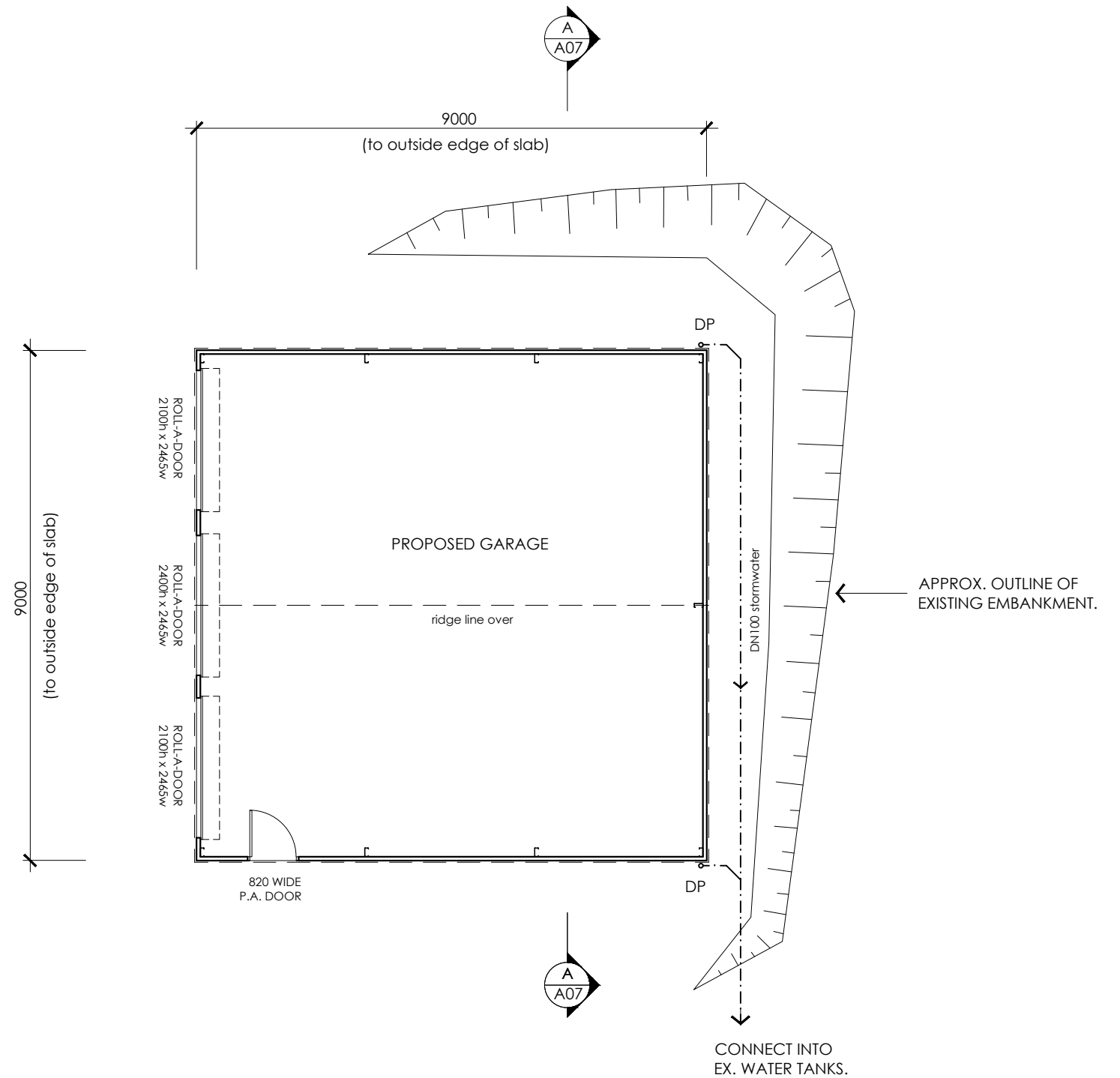
2. ALL CONCRETE TO BE PLACED WITH A MECHANICAL VIBRATOR. MOIST CURE SLABS MIN. 7 DAYS **OR** APPLY APPROVED CURING COMPOUND.

3. SLAB MESH COVER:- BAR CHAIR HEIGHT TO BE SELECTED TO ACHIEVE SPECIFIED COVER. BUILDER TO CHECK CORRECT COVER HAS BEEN PROVIDED, BY STRING LINES OR LASER LEVEL PRIOR TO POURING CONCRETE.

NOTE:- ENGINEER TO INSPECT AND APPROVE ALL FOUNDATION BASE, REINFORCING, FOOTING & SLAB PREPARATION.

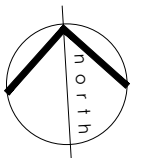
CONCRETE STRENGTH - 25MPa (footings & slab)

CONCRETE SLUMP - 100mm MAX.



FLOOR PLAN 1:100

PROPOSED GARAGE - 81.00m²



MATT GILLEY | building designer

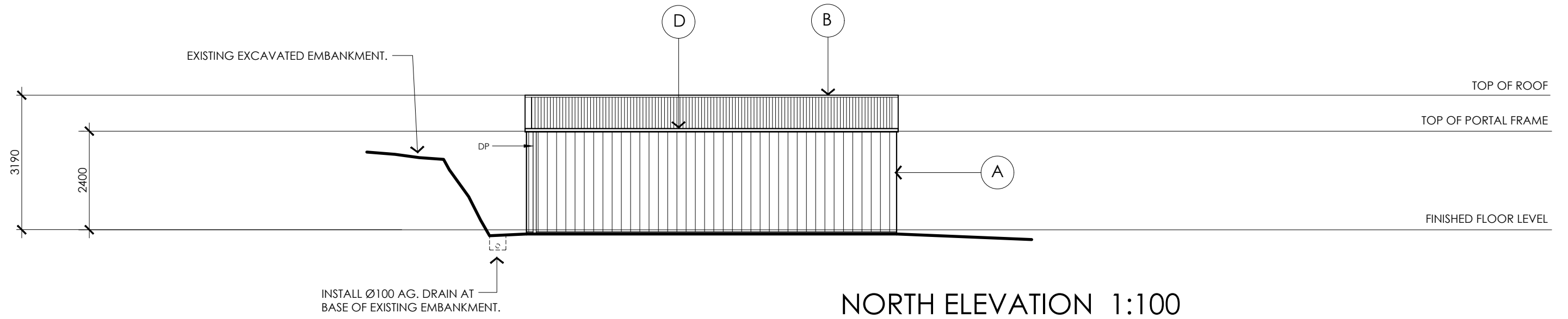
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project
**PROPOSED GARAGE
8 TIANARI DRIVE
HONEYWOOD**

proprietor
G. NETHERTON

drawing		
FLOOR PLAN		
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1:100	1536	A03
date	drawn	
AUG 2019	MG	



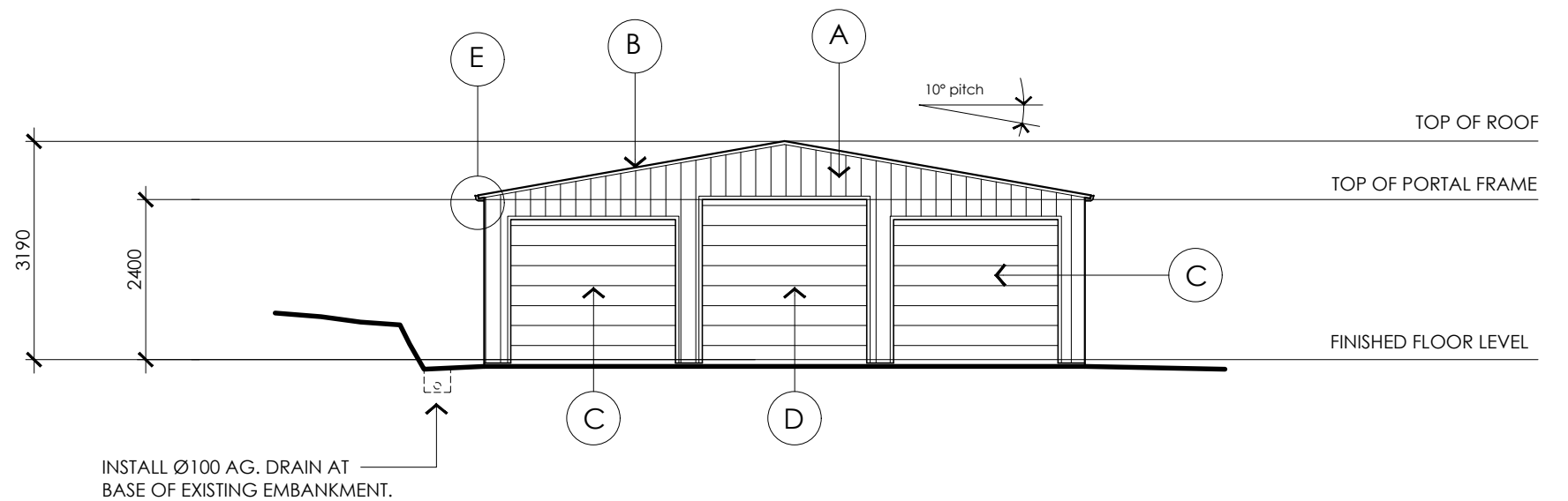
COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL DOOR & WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

EXTERNAL MATERIALS & FINISHES

- A** 'STEELCLAD' 0.42 BMT SHEET WALL CLADDING. COLORBOND FINISH - 'BASALT' LRV - 15%
- B** CORRUGATED 0.42 BMT ROOF SHEETING (plus ridge capping). COLORBOND FINISH - 'NIGHT SKY' LRV 5%
- C** 2100 high x 2465 wide 'SERIES A' ROLLER-DOOR. COLORBOND FINISH - 'NIGHT SKY' LRV 5%
- D** 2400 high x 2465 wide 'SERIES A' ROLLER-DOOR. COLORBOND FINISH - 'NIGHT SKY' LRV 5%
- E** METAL 115mm QUAD GUTTERING. COLORBOND FINISH - 'NIGHT SKY' LRV 5%



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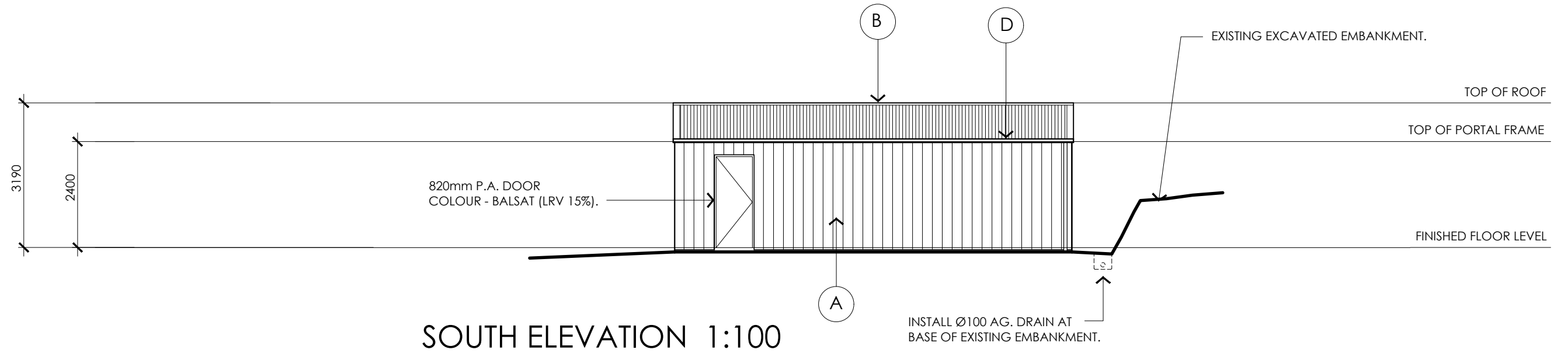
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drawing			ELEVATIONS	
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1:100	1536	A04		
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AUG 2019	MG			



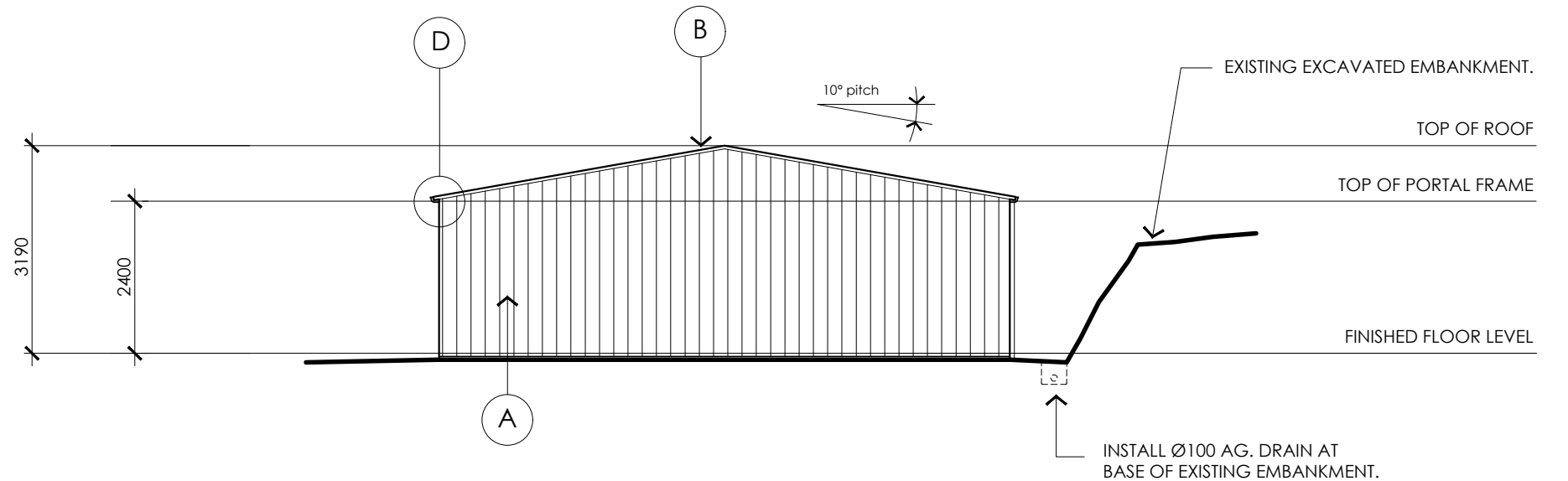
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REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

EXTERNAL MATERIALS & FINISHES

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- E** METAL 115mm QUAD GUTTERING. COLORBOND FINISH - 'NIGHT SKY' LRV 5%



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1:100	1536	A05	
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ROOFING NOTES

METAL ROOF SHEETING SHALL COMPLY WITH AS 1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING: METAL.

ALL ROOF SHEETING, FLASHINGS, CAPPINGS, FIXINGS AND PENETRATION FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1 & MANUFACTURER'S DETAILS & SPECIFICATIONS.

ALL FIXINGS/FASTENERS SHALL BE GALVANISED, AND COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. CUSTOM ORB SHEETS CREST FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

WHEREVER POSSIBLE, ROOF SHEETS ARE TO BE LAID WITH ONE AND A HALF SIDE LAPS, ENSURING THAT THE SIDE LAP IS FACING AWAY FROM PREVAILING WEATHER.

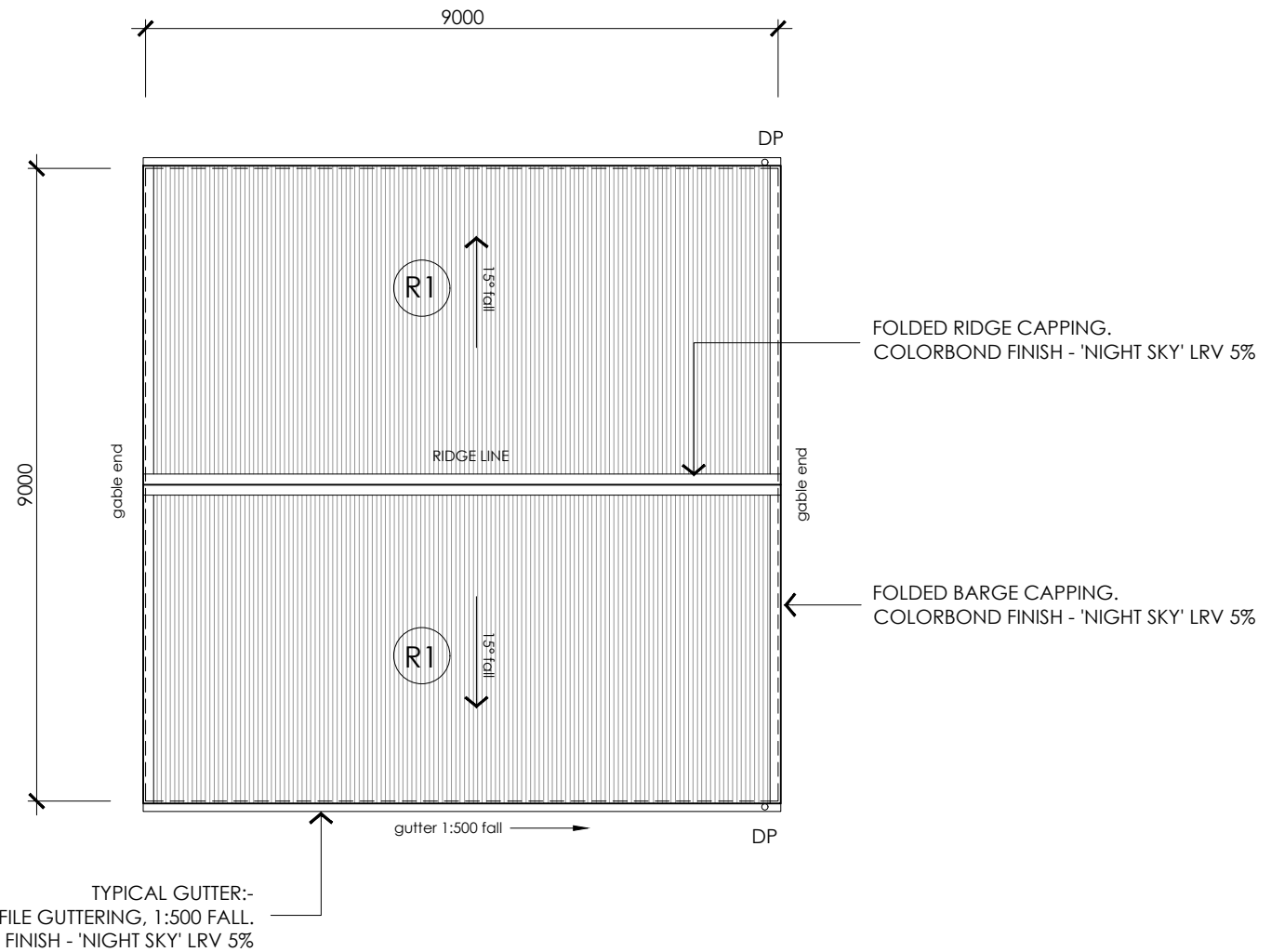
ROOF SHEETS MUST BE LAID, WHEREVER POSSIBLE, USING COMPLETE LENGTHS FROM FASCIA TO RIDGE.

ALL ROOF FLASHINGS AND CAPPINGS MUST BE PURPOSE MADE, MACHINE FOLDED COLORBOND SHEET. FLASHINGS THAT RUN PARALLEL WITH THE ROOF SHEET SHOULD HAVE THEIR EDGE TURNED DOWN TO DIP INTO THE ROOF SHEET PAN/VALLEY. FLASHINGS THAT RUN ACROSS THE TOP OF THE ROOF SHEETING SHALL ALSO HAVE THEIR EDGE TURNED DOWN AND NOTCHED TO FIT OVER THE 'TRIMDEK' SHEET RIBS. ALL FLASHINGS SHALL BE FIXED AT 600 cts. max.

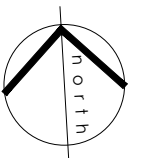
ROOF KEY & NOTES

R1 CUSTOM ORB STEEL ROOF CLADDING. PITCH AS NOTED. COLORBOND FINISH - 'NIGHT SKY' LRV 5%

DP NEW Ø75 uPVC DOWNPIPE. PAINTED FINISH TO MATCH WALL CLADDING.



ROOF PLAN 1:100



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drawing		
ROOF PLAN		
scale 1:100	project no. 1536	drawing no. A06
date AUG 2019	drawn MG	

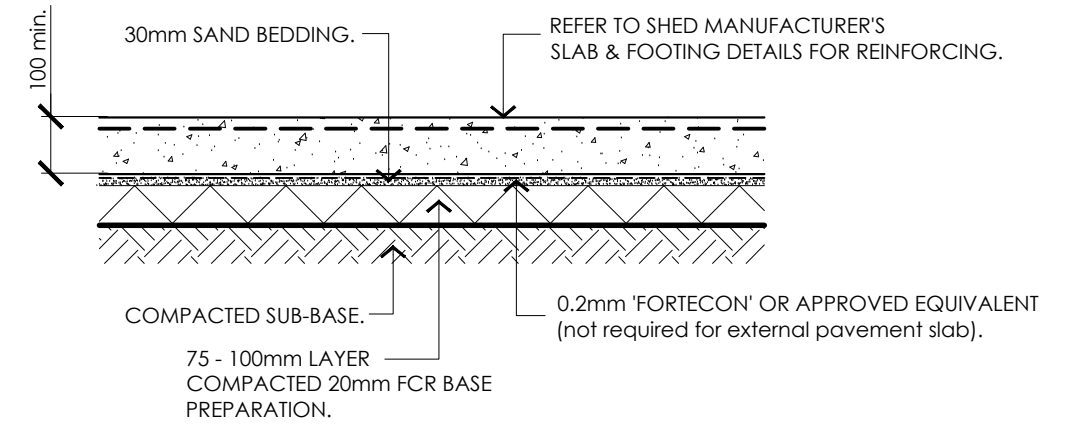
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FOOTING & SLAB NOTE

THESE DRAWINGS DO NOT COVER FOOTING & SLAB DETAILS. THEY ARE TO BE READ ALONGSIDE THE STANDARD FOOTING & SLAB DRAWINGS & DETAILS PROVIDED BY THE SHED MANUFACTURER/SUPPLIER (STEELINE ROOFING). A SOIL TEST/REPORT HAS NOT BEEN CARRIED OUT OR PROVIDED TO THE DESIGNER.

BEFORE COMMENCING BUILDING WORK:- FINAL FOOTING & SLAB SPECIFICATIONS WILL NEED TO BE CONFIRMED BY A STRUCTURAL ENGINEER AND/OR THE BUILDING SURVEYOR.

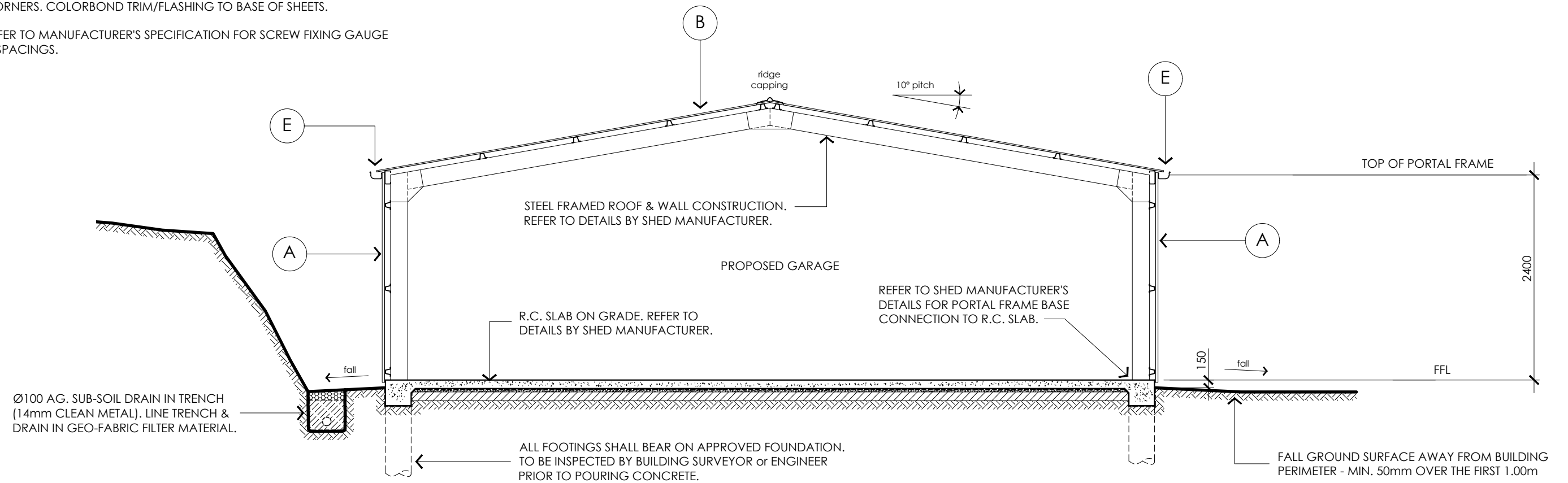


SLAB ON GRADE 1:10
TYPICAL

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REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.



A SECTION A - A 1:50
A04

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drawing		SECTION A-A	
scale	1:10 1:50	project no.	1536
date	AUG 2019	drawn	MG
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