DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053203

PROPOSAL: Secondary Residence & Outbuilding (Single Dwelling)

LOCATION: 61 Howrah Road, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17 November 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 17 November 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Proposed new garage, carport, ancillary dwelling & shed

Location: 61 Howrah Road, Howrah

Personal Information Removed

City of Clarence

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Is the property on the Tasmanian Heritage Register? Yes ☐ No ■

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: Residential dwelling

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ■

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
13626	29
EDITION	DATE OF ISSUE
3	02-Feb-2009

SEARCH DATE : 13-Jun-2025
SEARCH TIME : 05.19 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 29 on Plan 13626
Being the land described in Conveyance 38/9960
Derivation : Part of 95A-1R-1Ps. Granted to P. Roberts
Derived from A13285

SCHEDULE 1

M213751 TRANSFER to BRENT JAMES MCINTYRE and JULIE LOUISE MCINTYRE Registered 02-Feb-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C895397 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 02-Feb-2009 at 12.01 PM

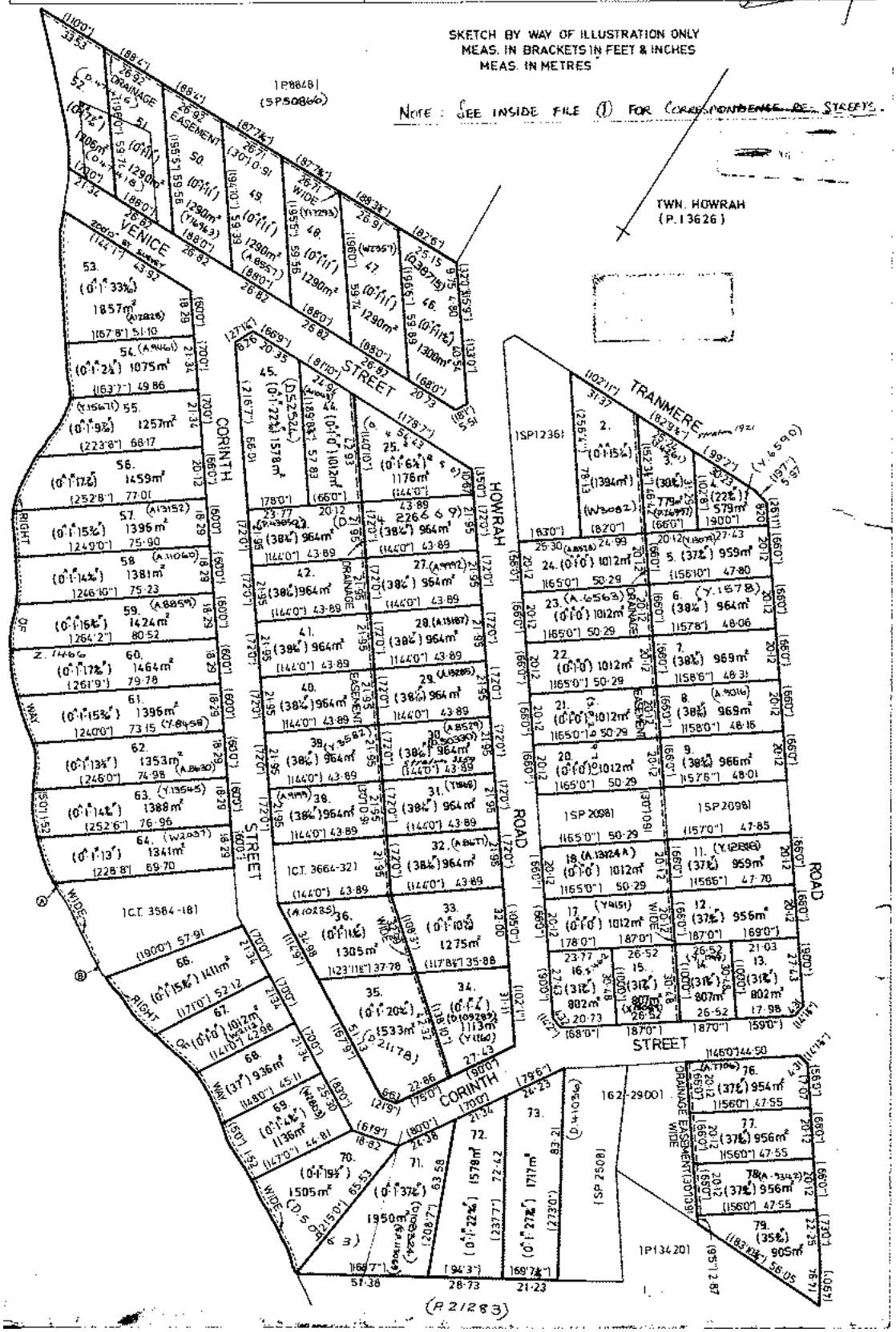
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY	Registered Number: P. 13626
Title Reference: 2 462 (LOT 16) (P.5601 D e)	by Surveyor..... of land situated in the ~~TOWN OF HOWRAH~~ CITY OF CLARENCE	APPROVED ~~Effective from~~ 20 DEC 1979 ACTING Recorder of Titles
Grantee: PART OF 95-1-1 GTD. TO P ROBERTS	NOT TO SCALE As	

SKETCH BY WAY OF ILLUSTRATION ONLY
MEAS. IN BRACKETS IN FEET & INCHES
MEAS. IN METRES

Note : SEE INSIDE FILE (1) FOR CORRESPONDENCE RE STREETS.



ARCHITECTURAL DRAWINGS SCHEDULE:

A00a	Drawing Notes (sheet. 1)
A00b	Drawing Notes (sheet. 2)
A00c	Drawing Notes (sheet. 3)
A00d	Workplace, Health & Safety Notes
A01	Site Plan
A02	Concrete Floor Slab Plan & Sediment Control Fence Construction Detail
A03	Ground & Upper Floor Floor Plans
A04	Ground & Upper Floor Reflected Ceiling Plans
A05	Ground & Upper Floor Roof Plans
A06	Ground & Upper Floor Electrical Plans
A07	External Elevations
A08	Section A-A & Up-Slope Cutoff Drain Construction Detail
A09	Waterproofing & Plumbing Notes
A10	Window Schedule & Window Notes
A11	Ground & Upper Floor Structural Framing & Wind Bracing Plans
A12	Ground & Upper Floor Drainage Plans
A13	Construction Details. 1 & 2

ATTACHMENTS:

Structural Engineering Standard Notes

Civil Engineering Plans & Associated Documents

Energy Report

Site Survey

SITE & DWELLING INFORMATION:

Certificate of Title -	CT: 13626 / 29
Proposed ground floor floor area -	43.61 m2
Proposed upper floor floor area -	43.61 m2
Proposed patio (roofed area) -	20.37 m2
Site Wind Speed -	N3
Site Soil Classification -	M
Site Thermal Climate Zone -	Zone. 7
Alpine Area -	N/A
BAL Rating -	LOW
Flooding -	N/A
Landslip -	N/A
Dispersive Soil -	N/A
Corrosive Environment -	
(exposed structural steel) -	VERY HIGH
(roofing) -	VERY HIGH

NATURAL VENTILATION CALCULATIONS:

Room / area:		Required natural ventilation (5%):	Provided natural ventilation:
Home Office	(29.891 m2) -	1.494 m2	2.484 m2

NATURAL LIGHTING CALCULATIONS:

Room / area:		Required natural light (10%):	Provided natural light:
Home Office	(29.891 m2) -	2.989 m2	8.686 m2

SITE PROTECTION DURING CONSTRUCTION:

Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
Where required by council, the builder shall construct a temporary crossing placed over the footpath.
All practicable measures shall be implemented to minimise waste to landfill.
The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
A site management plan shall be implemented from the commencement of works to control sediment run-off. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and stormwater inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits.
Erosion control fabric shall be placed over garden beds to prevent surface erosion.
Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
Waste materials shall not be placed in any street, road or right of way.
Earthworks (unretained) shall not exceed 2 (m).
Cut and fill batters shall comply with NCC requirements.

Brent & Julie McIntyre

Proposed New Workshop / Patio / Home Office - Bed / Shed

61 Howrah Road, Howrah Tasmania

April 2025

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

GENERAL:

Builder shall ensure that all building works are in compliance with planning & building permits.

Builder to verify all drafting / dimensions & levels on site prior to commencement of work. Use written dimensions. (Do not scale drawings).

Materials & workmanship shall conform with the relevant codes & Australian Standards, to the National Construction Code of Australia & to local council regulations & manufacturers written instructions & specifications.

Builder to report to designer / drafters any discrepancies, variations or changes before proceeding with any building works.

Architectural drawings are to be read in conjunction with associated sub-consultants drawings & specifications. Any discrepancies are to be reported to the designer.

Architectural drawings to be checked, signed & dated by a structural engineer.

Surveyor shall verify all dimensions, setouts, levels (relative to AHD where possible), location of services, easements, title covenants, planning & building permit requirements & any information relating to the proposed building works.

Referenced Australian Standards to be compliant with the most up to date version, including amendments.

Engineers drawings shall override architectural drawings. Refer to the engineer for associated queries & discrepancies. All footings and steel members must be verified by the engineer before any work shall proceed.

SITE PREPARATION (NCC Vol 2 Part H1D3):

Site preparation to NCC vol 2 part H1D3.
- Earth works to comply with part H1D3 (1).
- Earth retaining structures to comply with part H1D3 (2) & other relevant clauses.

CONCRETE / FOOTINGS & SLABS (NCC Vol 2 Part H1D3):

Concrete footings & slabs to be in accordance with AS 2870.

Concrete to be manufactured to comply with AS 3600.
Concrete strength - refer to structural engineer notes.

Aggregate size - refer to structural engineer notes.

Slump - refer to structural engineer notes.

Slab & footings to be reinforced as per engineers design / details & specification.

All steel reinforcing shall be supported in its correct position during concreting with approved bar chairs, spacers or support bars.

Place two layers of dpc or equivalent over blockwork supporting conc. slabs or beams.

All foundation materials shall be inspected & approved before pouring concrete footings for a safe bearing capacity.

Footings & slabs to NCC vol 2 part H1D4. Refer to soil report for soil & wind classification.

Concrete slab on grade shall be prepared as follows:
- Strip off vegetation & soft topsoil.
- Fill as approved with specified granular material thoroughly compacted in 150 mm max layers.
- Lay polythene membrane material over sand blinding to structural engineers details.

MASONRY (NCC Vol 2 Part H1D5):

All masonry to be constructed in accordance with AS 3700.

All masonry to have construction joints installed to structural engineers details filled with a suitable elastic membrane filler.

Mortar to be mixed 1:1:6 cement:lime:sand unless otherwise specified by structural engineer.

Damp proof course to be installed in accordance with AS 2904.

Where necessary steel lintels are to be installed in accordance with AS 4100 & AS / NZ 4600.

Unreinforced masonry to comply with NCC vol 2 part H1D5(2).

Vertical articulation joints to comply with NCC vol 2 part H1D5(6).

Reinforced masonry to comply with NCC vol 2 part H1D5(4).

External masonry veneer to comply with NCC vol 2 part H1D5(1) & relevant figures & tables as well as engineers requirements.

Wall ties to comply with NCC vol 2part H1D5(6).

Steel lintels to comply with NCC vol 2 part H1D5(6) & engineers requirements where provided.

Damp proof courses (dpc), flashings & other weatherproofing to comply with NCC vol 2 part H1D5(6).

Isolated masonry piers to comply with NCC vol 2 part H1D5(5).

Weatherproofing of masonry to comply with NCC vol 2 part H2D4.

FRAMING (NCC Vol 2 Part H1D6):

All timber framing to be carried out in accordance with AS 1684 "National Timber Framing Code".

Verify terrain category & design wind speed prior to commencing framing.

Tie down & fixing connections to comply with AS 1684 unless otherwise specified by structural engineer.

Subfloor ventilation to comply with NCC vol 2 part H2D5.

Steel framing to comply with NCC vol 2 parts H1D6(1), H1D6(2), H1D6(3) & engineers requirements.

Timber framing to comply with NCC vol 2 parts H1D6(1), H1D6(4) & AS 1684.2:2021.

Structural steel members to comply NCC vol 2 with part H1D6(5) & engineers requirements.

Structural steel corrosion protection is reliant on corrosive environment. Refer to NCC table 6.3.9a for suitable coatings.

ROOF & WALL CLADDING (NCC Vol 2 Part H1D7):

Sheet roof cladding to comply with NCC vol 2 part H1D7(2) & relevant figures as well as manufacturers most up to date instructions.

Roof tiling & shingles to comply with NCC vol 2 part H1D7(3) & relevant figures.

Gutters & downpipes to comply with NCC vol 2 part H2D6 & AS/NZS 3500.3:2021.

Timber & composite wall cladding to comply with NCC vol 2 part H1D7(4) & manufacturers most up to date instructions.

Metal wall cladding to comply with NCC vol 2 part H1D7(5) & manufacturers most up to date instructions.

Metal wall & roof cladding corrosion protection is reliant on corrosive environment. Refer to NCC table 7.2.2a for suitable coatings.

GLAZING (NCC Vol 2 Part H1D8):

All glazing to comply with AS 1288:2021. Builder required to comply with AS 2047 for design & installation of windows / doors for weather penetration & structural adequacy.

Provide compliance certificate to building surveyor prior to occupation of the building.

FIRE SAFETY (NCC Vol 2 Part H3):

Fire separation to comply with NCC vol 2 parts H3D3, H3D4 & H3D5.

Smoke alarms to comply with & be installed in accordance NCC vol 2 with part H3D6 & AS 3786:2023.

HEALTH & AMENITY (NCC Vol 2 Part H4):

Wet areas to comply with NCC vol 2 part H4D2 & AS 3740:2021 where applicable.

Room height to comply with NCC vol 2 part H4D4.

Natural & artificial lighting to comply with NCC vol 2 part H4D6.

Ventilation to comply with NCC vol 2 part H4D7.

Exhaust systems in sanitary compartment, kitchen, bathroom & laundry to be ducted directly to outdoor air and comply with NCC vol 2 part H4D7 & ABCB housing provisions parts 10.6 & 10.8.2.

Condensation management to comply with NCC vol 2 part H4D9.

WET AREA TREATMENT:

To be installed in accordance with NCC vol 2 part H4D3 & AS 3740:2021.

KITCHENS -
Provide a splashback to rear of sink wall to length of bench.
Provide water resistant membrane to entire floor area of kitchen.
Benchtops to be water resistant membrane or material.
BATHROOMS -
Bath to be installed to manufacturers recommendations & AS 3740:2021.
Provide fibre cement sheet to all bathroom walls to comply with AS 2908.2:2000 using min 6 mm thick sheet.
Shower bays to be fibre cement to min 1800 mm from floor & covered with waterproof membrane.
All wet area fixtures to be installed to manufacturers most up to date instructions, AS 3740:2021 & NCC vol 2 part H4D3.
Shower bases to be of pre-fabricated glass fibre type bases installed to manufacturers recommendations & AS 3740:2021.
Provide adequate shower screens being glazed pane to control spread of water.
Provide waterproof flooring to entire floor of all bathrooms & wc's.
Provide fibre cement sheet waterproof flooring to entire floor of all bathroomss & wc's, waterproofing all wall / floor junctions.
LAUNDRY -
Provide water resistant membrane to entire floor area of laundry with all wall / floor junctions to be water resistant.
Provide fibre cement sheet to walls adjacent to sink & washing machine.

SAFE MOVEMENT & ACCESS (NCC Vol 2 Part H5):

Staircase & ramps to bo constructed in accordance with NCC vol 2 part H5D2.

Barriers & handrails to be constructed in accordance with NCC vol 2 part H5D3.

Stair treads - 240 mm min - 355 mm max
Stair risers - 115 mm min - 190 mm max

Gaps in staircase treads or between balustrades are not to exceed 125 mm.

Balustrades required where level of landing or deck is greater than 1000 mm above adjacent ground level.

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Drawing Notes (sheet. 1)

CLIENT: Brent & Julie McIntyre

DRAWN: JW

PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania

DATE: April 2025

DRAWING NUMBER: A00a

CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

ENERGY EFFICIENCY (NCC Vol 2 Tas Part H6):

Building fabric to comply with NCC 2019 vol 2 part 3.12.1.

All insulation R values to walls, floors & roof to comply with NCC 2019 vol 2 part 3.12.1.

Building fabric thermal insulation to be installed in accordance with NCC 2019 vol 2 part 3.12.1.

Roof insulation to be installed in accordance with NCC 2019 vol 2 part 3.12.1.

Roof lights to comply with NCC 2019 vol 2 part 3.12.3.

External walls to comply with NCC 2019 vol 2 part 3.12.1.4.

Floors to comply with NCC 2019 vol 2 part 3.12.1.5.

Attached class 10a buildings to comply with NCC 2019 vol 2 part 3.12.1.6.

External glazing to comply with NCC 2019 vol 2 part 3.12.2.

Building sealing to comply with NCC 2019 vol 2 part 3.12.3.

Air movement to comply with NCC 2019 vol 2 part 3.12.4.

Services to be installed in accordance with NCC 2019 vol 2 part 3.12.5.

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS (NCC Vol 2 Part H7):

If swimming pool is provided, pool to comply with NCC vol 2 part Tas H7D2 where depth of water is greater than 300 mm.

If located within a designated bushfrie prone area, construction to comply with NCC vol 2 part H7D4.

Heating appliances to be constructed & installed in accordance with NCC vol 2 part H7D5 & AS/NZS 2918:2018.

Chimneys to comply with NCC vol 2 part H7D5, extending the chimney to 300 mm above the ridge if less than 3600 mm from ridge, in accordance with ABCB housing provisions part 12.4.3.

STRUCTURAL STEELWORK:

All structural steel framing to be constructed in accordance with AS 4100.

All welded & bolted connections to be constructed in accordance with AS 4100 unless otherwise specified by structural engineer.

Unless otherwise specified all steel work shall be wire brushed & painted one shop coat of zinc phosphate primer.

Builder shall provide & leave in place until permanent bracing elements are constructed, such temporary bracing as is necessary to stabllize the structure during construction.

Before any fabrication is commenced the builder shall submit copies of shop drawings to the structural engineer for review. Review is for verifying general conformity with the design intent. Dimensions will not be checked by structural engineer.

ELECTRICAL:

All electrical works to comply with the current Australian Standards, local authority requirements & good building practice.

All electrical installations & alterations as per AS/NZS 3000:2018.

All new meter boxes are to be provided with circuit breakers & approved earth leakage protection.

Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.

Power points shall not be installed lower than 300mm above finished floor level.

All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.

DRAINAGE & WATER RETICULATION:

All drainage works to comply with the current Australian Standards, local authority requirements & good building practice.

All plumbing installations & alterations as per AS/NZS 3500.0-4:2021.

Stormwater pipes to be UPVC class SN6 unless otherwise specified by services engineer.

Sewer pipes to be UPVC class SN6 unless otherwise specified by services engineer.

Provide 20 mm diam. copper water reticulation pipework unless otherwise specified by services engineer.

Backfill all trenches beneath vehicle pavement & slabs on grade to full depth with 20 mm fcr compacted to 95%.

Provide an overflow relief gully with tap over to a level of 150 mm min below finished floor level.

INTELLECTUAL PROPERTY & USE OF THIS DOCUMENT:

This document has been prepared for the exclusive use of the client of the designer, for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance. Copyright remains with the designer.

This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.

MATERIALS & TRADE PRACTICES:

All materials, construction and work practices shall comply with but not be limited to the current issue of the National Construction Code 2022 Building Code Of Australia Vol. 2, and all relevant current Australian Standards referred to therein.

Work and site management practices shall comply with all relevant laws and by-laws.

If any performance solution is proposed, it shall be assessed and approved by the registered building surveyor/building certifier as meeting NCC performance requirements prior to implementation or installation.

Installation of all services shall comply with the respective supply authority's requirements.

VARIATIONS:

Should any conflict arise between these plans and NCC, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.

The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the registered building surveyor/building certifier makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.

The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the registered building surveyor/building certifier, prior to implementation.

SERVICES:

Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.

Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in NCC.

SAFETY OF BUILDING USERS:

Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of NCC 11.2.

Other than spiral stairs:
- Risers shall be 190mm max and 115mm min
- Goings shall be 355mm max and 240mm min
- 2r+g shall be 700mm max and 550mm min
- There shall be less than 125mm gap between open treads.

All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be 1000mm min above finished stair level (FSL) of balconies, landings etc and 865mm min above FSL of stair nosing or ramp and vertical with gaps of no more than 125mm.

Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with NCC Clause 11.3.7.

Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with NCC Clause 11.3.8.

Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.

Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.

Wire barriers shall comply with NCC vol 2 part 11.3.4 and part 11.3.6.

A glass barrier or window serving as a barrier shall comply with NCC vol 2 part H1D8.

All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.

Flooring in wet areas, laundry and kitchen shall be slip resistant.

Door hardware shall be installed 900mm - 1100mm above the finished floor.

There shall be a level transition between abutting internal surfaces. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled.

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Drawing Notes (sheet. 2)			
CLIENT: Brent & Julie McIntyre		DRAWN: JW	DRAWING NUMBER: A00b
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania		DATE: April 2025	

CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

BUILDING THERMAL PERFORMANCE:

Works shall be constructed in accordance with the stamped plans endorsed by the accredited thermal performance assessor without alteration.

The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.

Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.

Insulation shall not be crushed or compressed.

All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.

All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unflued gas heater is present.

Caulking products shall be appropriate for the intended application.

Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:
- Plasterboard and floor
- Plasterboard and top plate (for square set cornices)
- Vertical and horizontal plasterboard
- Tops, bottoms and sides of architraves and plasterboard.

All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.

Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.

External doors and windows shall be draughtproofed per NCC 13.4.4 using a durable, fit-for-purpose seal.

Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.

Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.

The client retains the right to implement a blower door test to test for air tightness prior to painting.

Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.

Glazed doors and windows shall be wind rated, double-glazed, weather-stripped and flashed all around.

Openable windows shall be provided with flyscreens.

DEMOLITION:

All materials and work practices shall comply with the National Construction Code 2022 and all relevant current Australian standards referred to therein. This document specifies only the minimum standard of work for the demolition works on residential projects and all work and precautions shall be to best trade practice.

A building permit shall be attained prior to the commencement of any demolition works.

Precautions shall be taken before and during demolition in accordance with AS2601.

Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the registered building surveyor. Demolition shall not commence until these precautionary measures have been inspected and approved by the relevant building surveyor.

During the process of demolition, works shall be under the continuous supervision of the demolisher or an experienced foreperson.

Arrangements shall be made with the relevant electrical supply authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed electrical contractor shall satisfy the relevant electrical supply authority that the portion of the building to be demolished has been isolated.

Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus that are liable to be a source of danger other than cable or apparatus used for the demolition works shall be disconnected.

The demolisher shall be responsible for the disconnection of all telecommunication supplies. The demolisher shall be responsible for cutting and sealing any storm water, sewer pipes, water services, gas services and the like.

The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like shall be clearly marked on the site.

Demolition shall be executed storey by storey, commencing at the roof and working downwards.

All practicable precautions shall be taken to avoid danger from collapse of a building when and part of a framed or partly framed building is removed.

Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure. Such material shall not be so piled or stacked that it will endanger workers or other persons, and shall be removed as soon as practicable from the site.

No wall, chimney, other structure, or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration, or otherwise become dangerous.

Where required by council, the demolisher shall construct a temporary crossing placed over the footpath.

No part of any external wall on or within 3m of a street alignment may be pulled down except during the hours that the relevant building surveyor directs.

Any septic tank(s) on the demolition site shall be emptied and filled with clean sand or removed entirely. Any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.

Any swimming pools, ponds or the like - either on the demolition site or on a neighbouring allotment - where affected by the demolition works shall be adequately fenced and made safe so as to comply with AS1926, Parts 1 & 2, prior to commencement of any demolition works.

All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler.

A site management plan shall be implemented during demolition works to control sediment run-off in accordance with relevant state/council guidelines or regulation. Provide 'Propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits / sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. Place 'Supergro' or equivalent erosion control fabric over garden beds to prevent surface erosion.

Dust-creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building, but rather shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.

Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.

Materials removed or displaced from the building shall not be placed in any street, road or right of way.

Materials removed or displaced from the building being demolished, or materials left standing, shall not be burned on the demolition site.

Removal of buildings by road shall be approved by relevant council's traffic engineer.
Prior to the commencement of any works, the builder shall carry out an audit to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection, or during the course of the demolition works, the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.

CC 4971 D

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Drawing Notes (sheet. 3)

CLIENT: Brent & Julie McIntyre

DRAWN: JW

PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania

DATE: April 2025

DRAWING NUMBER: A00c

1. FALLS, SLIPS, TRIPS
a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

PREVENTION OF FALLS
Where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the builder shall provide:
1. A work system designed to prevent such falls; and
2. Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
3. Anchorage points for the attachment of safety harness must comply with AS2626; and
A. The anchorage points 8, associated structure shall be capable of withstanding a force of at least 15kM (1500kg); and
5. The builder shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazards of falling from the building.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS A586:2013.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace.
Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
A. Ensure that all persons below the area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects.
Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
For building on a major road, narrow road or steeply sloping road;
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or frabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment (PPE) should be used in accordance with manufacturers specification.

6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the building should check and if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturers recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment (PPE) including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturers recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment (PPE) should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plan at the Workplace.
All works should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

CC 4971 U

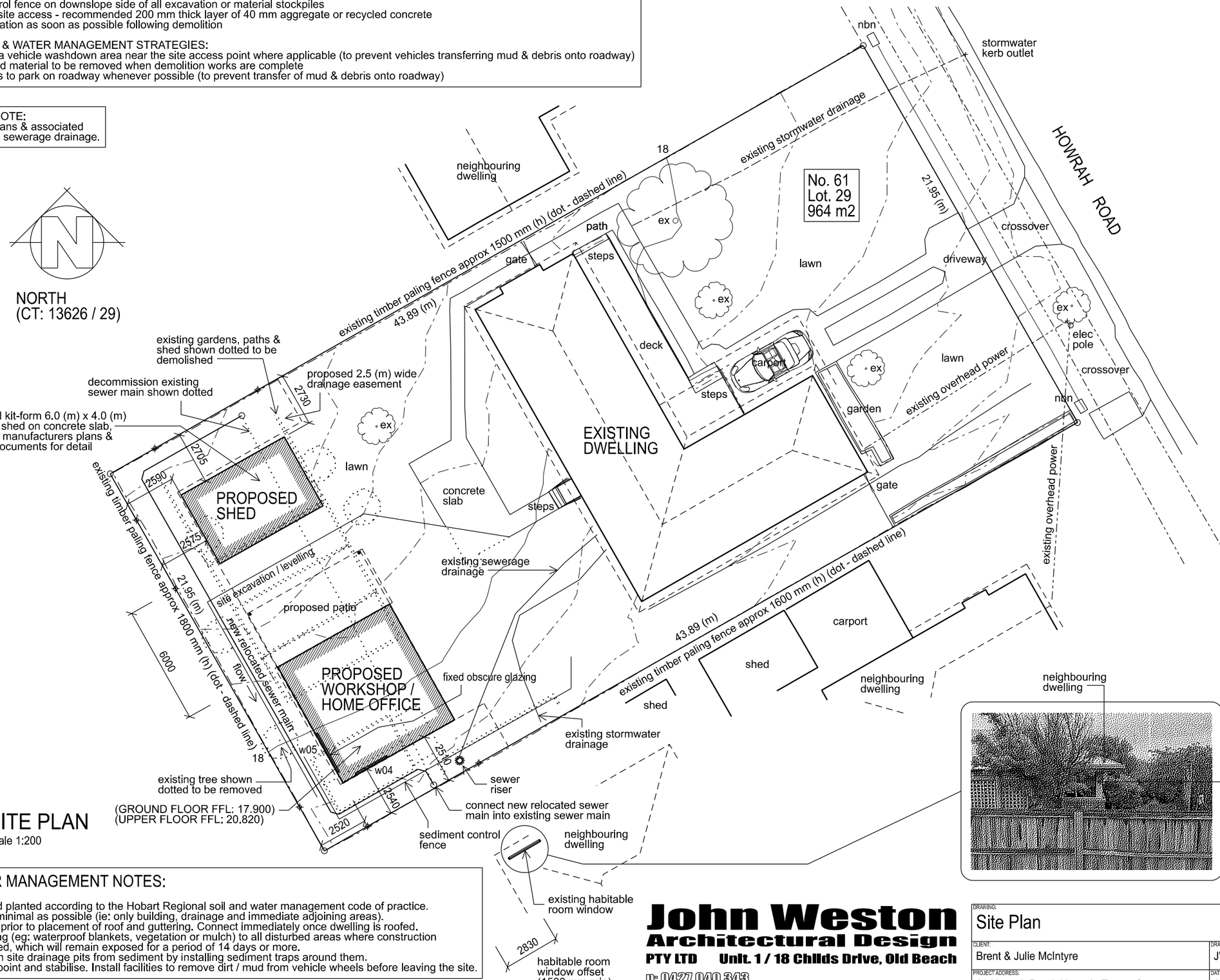
John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Workplace, Health & Safety Notes
CLIENT: Brent & Julie McIntyre
DRAWN: JW
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania
DATE: April 2025
DRAWING NUMBER: A00d

MANDATORY SOIL & WATER MANAGEMENT STATEGIES:
1 - Install sediment control fence on downslope side of all excavation or material stockpiles
2 - Construct stabilised site access - recommended 200 mm thick layer of 40 mm aggregate or recycled concrete
3 - Perform site rahabilitation as soon as possible following demolition

RECOMMENDED SOIL & WATER MANAGEMENT STRATEGIES:
1 - Construct & provide a vehicle washdown area near the site access point where applicable (to prevent vehicles transferring mud & debris onto roadway)
2 - All waste & excavated material to be removed when demolition works are complete
3 - Construction vehicles to park on roadway whenever possible (to prevent transfer of mud & debris onto roadway)

CIVIL ENGINEERING NOTE:
Refer to civil engieers plans & associated documents for relocated sewerage drainage.



SITE PLAN
scale 1:200

SOIL AND WATER MANAGEMENT NOTES:

Site to be vegetated and planted according to the Hobart Regional soil and water management code of practice.
Site to be disturbed as minimal as possible (ie: only building, drainage and immediate adjoining areas).
Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
Apply temporary covering (eg: waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
Protect any nearby or on site drainage pits from sediment by installing sediment traps around them.
Limit entry / exit to one point and stabilise. Install facilities to remove dirt / mud from vehicle wheels before leaving the site.

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Site Plan		
CLIENT: Brent & Julie McIntyre	DRAWN: JW	DRAWING NUMBER: A01
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

www.jwadesign.com.au

CC 4971 U

CONCRETE NOTE:

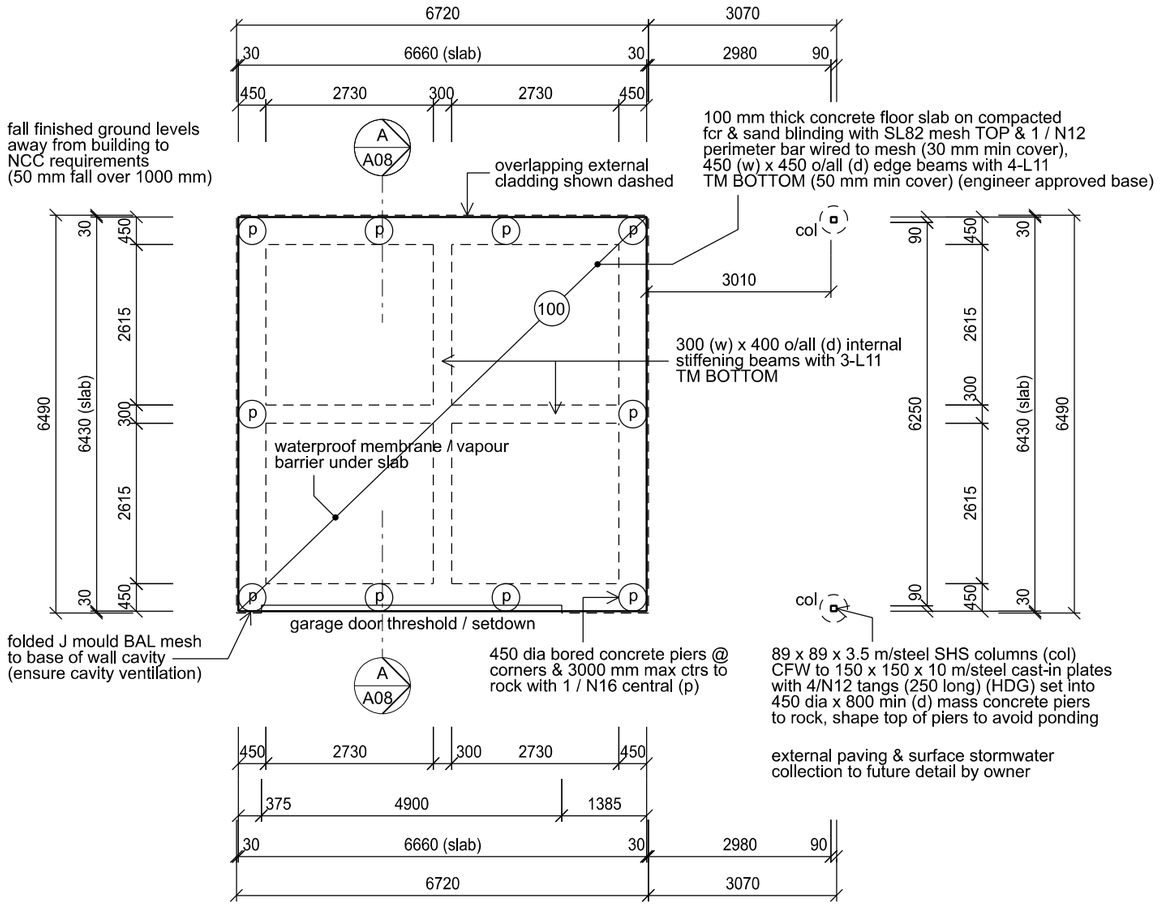
Refer to attached information sheets for concrete strength, finishing & curing requirements.
Refer to attached information sheets for slab preparation, materials, thicknesses, compaction requirements & installation detail.

NOTE:
Concrete floor slab designed to be formed in ONE pour. Builder to contact structural engineer for alternate construction detail if wanting to do two pours.

EXTERNAL STEEL NOTE:

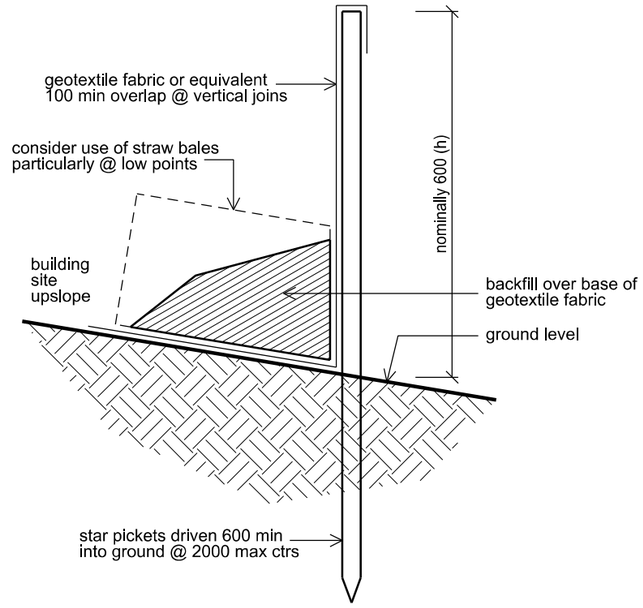
ALL external steel to be hot dip galvanised (300 gsm).

SLAB NOTE:
Do not found concrete slab on uncontrolled fill.



CONCRETE FLOOR SLAB PLAN

scale 1:100



SEDIMENT CONTROL FENCE CONSTRUCTION DETAIL

scale (nts)

www.jwadesign.com.au

CC 4971 D

IMPORTANT NOTICE FOR ATTENTION OF OWNER:

The owners attention is drawn to the fact that foundations & associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 & it is the owners responsibility to maintain the site in accordance with that document.

John Weston
Architectural Design
PTY LTD **Unit. 1 / 18 Childs Drive, Old Beach**
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Concrete Floor Slab Plan & Sediment Control Fence Construction Detail

CLIENT:	DRAWN:	DRAWING NUMBER:
Brent & Julie McIntyre	JW	A02
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

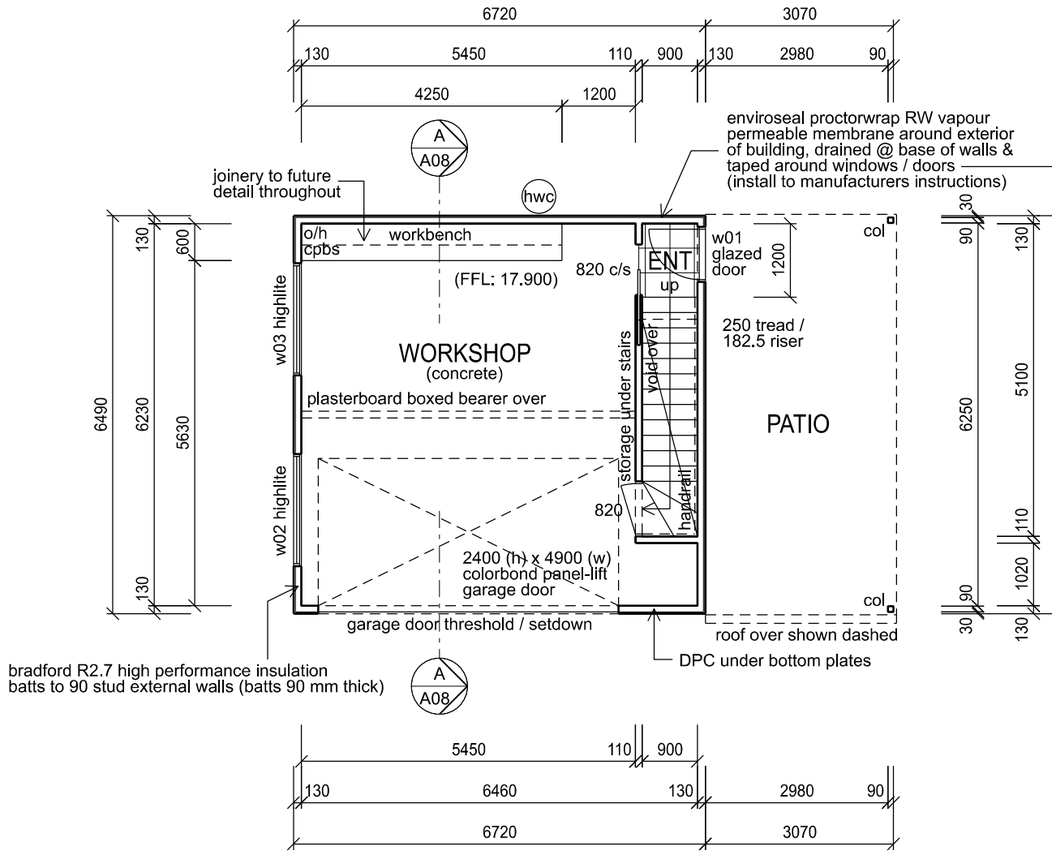
LIVABLE HOUSING NOTE:
Reinforce bathroom & sanitary compartment walls in accordance with part 6 of the livable housing design requirements.

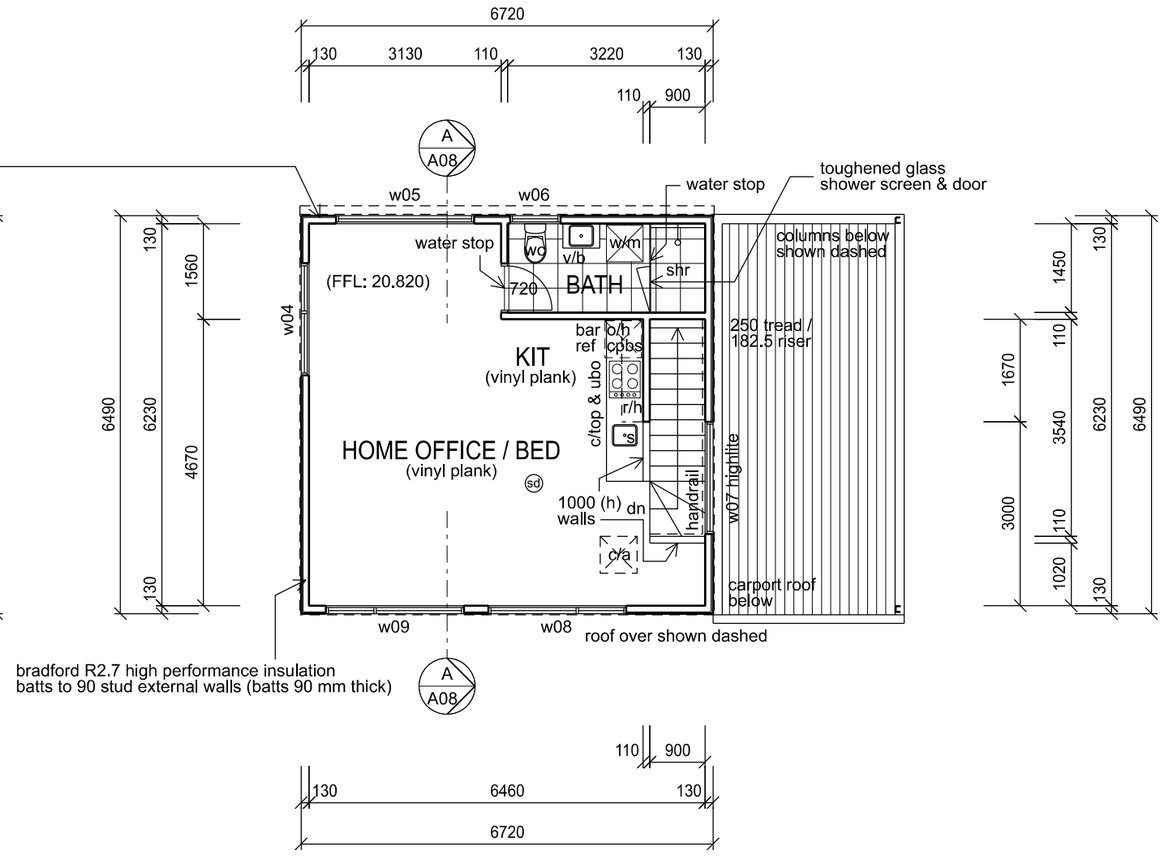
STAIRS NOTE:

Slip resistant stair nosing to N.C.C throughout.

BATHROOM & ENSUITE FLOORS:
- The floor substrate must fall a minimum of 1:80 to the drain for both showers and floor wastes.
- The finished tile surface within the shower must fall a minimum of 1:80 to the drain.
- The finished tile surface outside of the shower must fall a minimum of 1:80 to the floor waste.
- Ensure construction & waterproofing is installed in accordance with NCC 2022 HPS part 10.2 in full.

NOTE: Unless the substrate is installed with the appropriate fall it is noted that the screed is porous and moisture that passes through the grout will migrate below the screed and pond on the flat floor below the screed. The waterproof membrane will eventually be compromised and affect the flooring below the screed. In addition, without fall to the substrate (under the screed), the moisture cannot make it's way to a leak control / puddle flange, and ponding will occur.
Drainage channels should be installed in the screed to facilitate direction of water to leak control / puddle flange. Waterproof membrane should always be placed over the screed to facilitate drainage (best practice).





GROUND FLOOR PLAN
scale 1:100

UPPER FLOOR PLAN
scale 1:100

FIXTURES & FITTINGS NOTE:

Joinery, ceramic tiling & sanitary fixtures shown are indicative ONLY. Client to select all fixtures & fittings before builder commences on site.

PROPOSED FLOOR AREAS:

Proposed ground floor area (measured from external face of external walls) -	43.61 m2
Proposed upper floor area (measured from external face of external walls) -	43.61 m2
Proposed patio (roofed area) -	20.37 m2

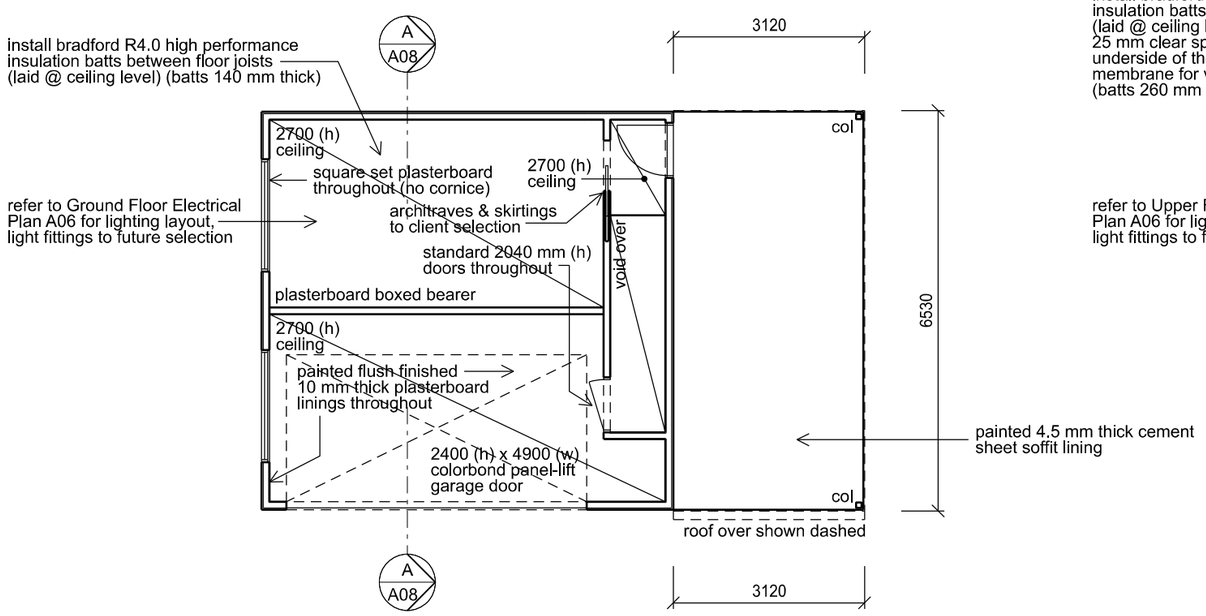
John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

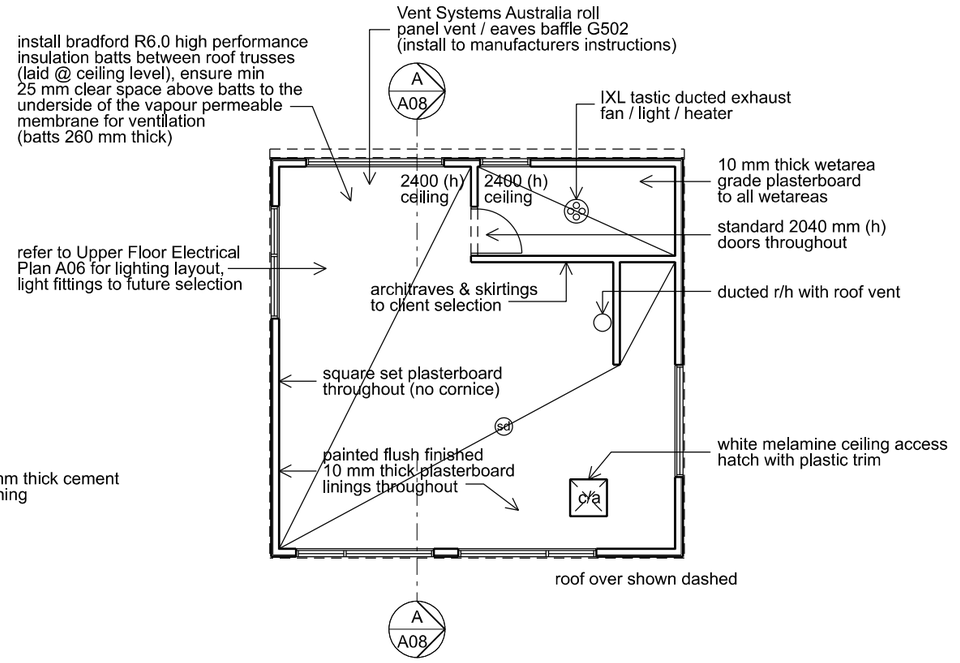
DRAWING: Ground & Upper Floor Floor Plans

CLIENT:	DRAWN:	DRAWING NUMBER:
Brent & Julie McIntyre	JW	A03
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

CC 4971 U

NOTE:
Builder to ensure that 2400 mm min
ceiling height is maintained between
the finished floor level & finished ceiling level.
(floor finishes / materials to client selection)





GROUND FLOOR REFLECTED CEILING PLAN
scale 1:100

UPPER FLOOR REFLECTED CEILING PLAN
scale 1:100

www.jwadesign.com.au

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Ground & Upper Floor Reflected Ceiling Plans

CLIENT: Brent & Julie McIntyre

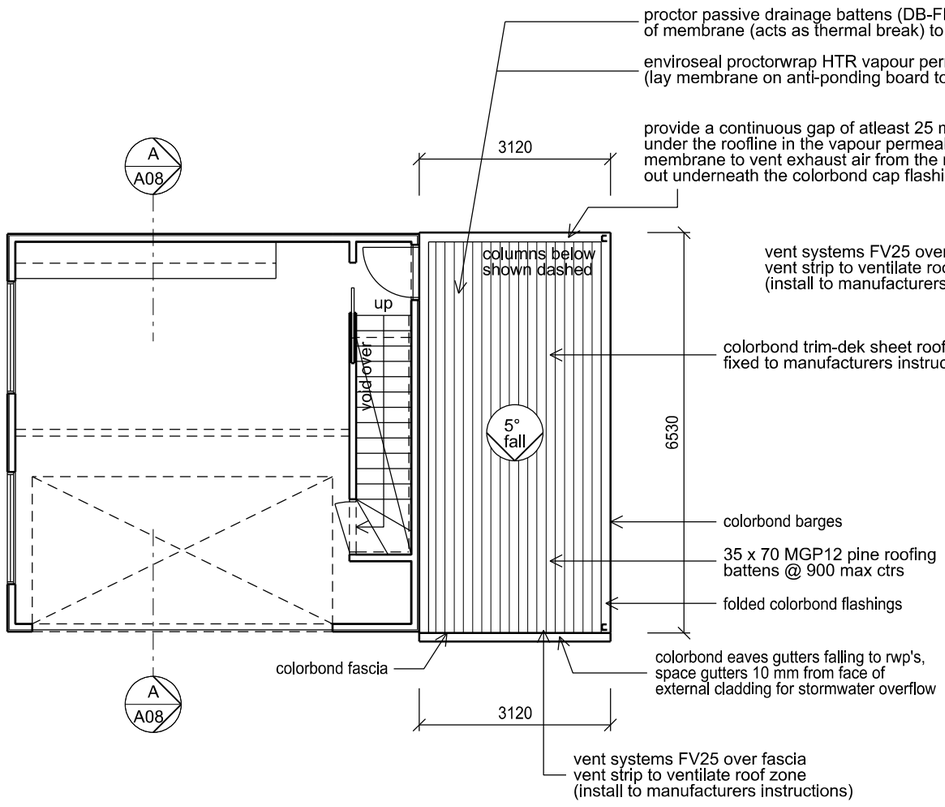
DRAWN: JW

PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania

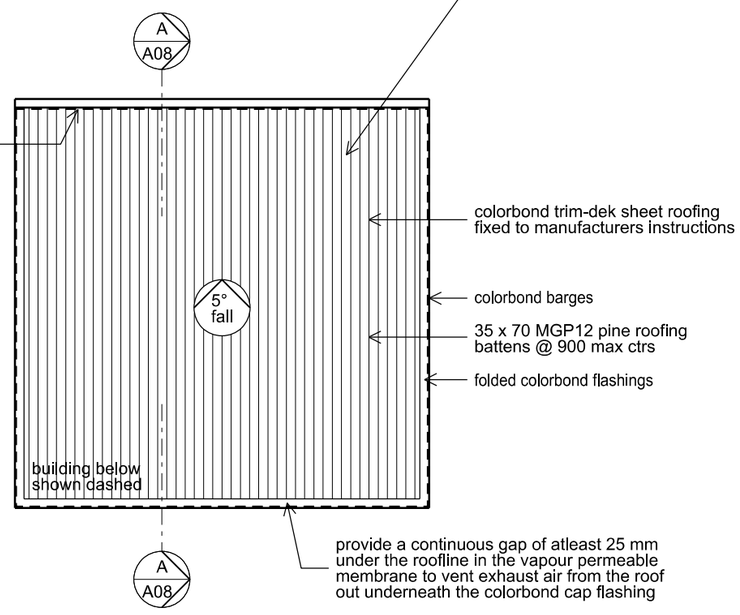
DATE: April 2025

DRAWING NUMBER: A04

EAVE GUTTER NOTE:
Provide 10 mm gap between back of eave gutters & face of fascia to allow for eave gutter overflow. Eave gutter to have rear overflow (high face gutter profile).



GROUND FLOOR ROOF PLAN
scale 1:100



UPPER FLOOR ROOF PLAN
scale 1:100

www.jwadesign.com.au

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

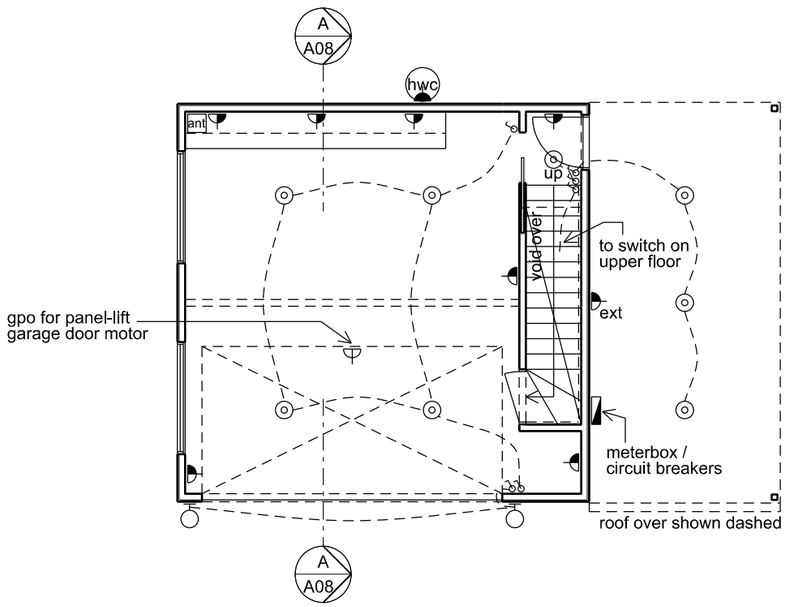
DRAWING: Ground & Upper Floor Roof Plans		
CLIENT: Brent & Julie McIntyre	DRAWN: JW	DRAWING NUMBER: A05
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

ELECTRICAL LEGEND:

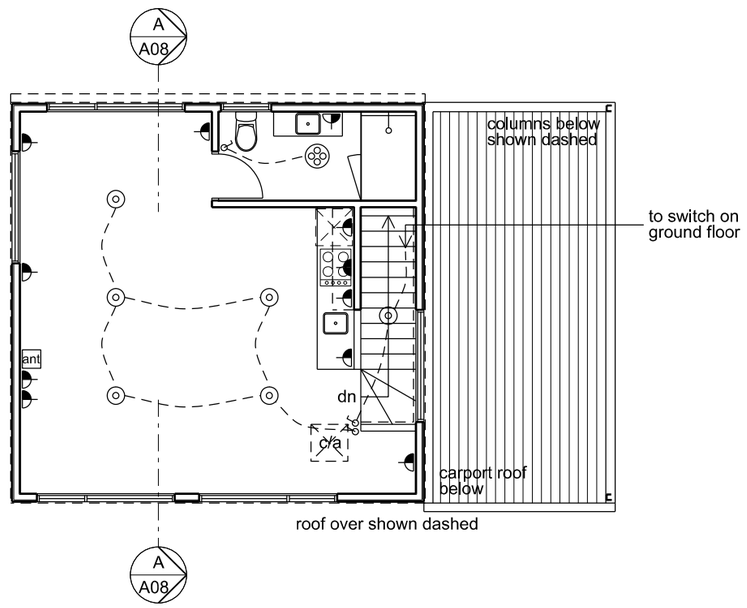
- ceiling mounted LED light batten
- (exh) ceiling mounted exhaust fan
- ixl tastic (exhaust fan / light / heater)
- fixed wiring
- (ant) antenna jack
- (ph) phone jack
- (sd) smoke detector (direct wired / battery back-up)
- single gpo outlet
- double gpo outlet
- wall mounted light switch
- ceiling mounted LED downlight
- external wall mounted light

LIGHTING NOTE:

Lighting design / layout shown is indicative ONLY.
Lighting design / layout is subject to change upon selection of light fittings between builder & client.



GROUND FLOOR ELECTRICAL PLAN
scale 1:100



UPPER FLOOR ELECTRICAL PLAN
scale 1:100

www.jwadesign.com.au

CC 4971 D

John Weston
Architectural Design
PTY LTD **Unit. 1 / 18 Childs Drive, Old Beach**
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Ground & Upper Floor Electrical Plans		
CLIENT: Brent & Julie McIntyre	DRAWN: JW	DRAWING NUMBER: A06
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

painted scyon axon 9 mm thick cement sheet external cladding fixed over scyon cavity trim 70 x 19 mm thick cement sheet vertical battens @ 450 max ctrs (in-line with studs), do NOT obstruct condensation drainage from wall cavity or cavity ventilation, do NOT close cavity ventilation with horizontal joining battens (connect wall cavity to roof cavity for crossflow ventilation) (ensure membrane does not bulge & close cavity ventilation) (install to manufacturers instructions) (install battens over vapour permeable membrane) (window flashings to manufacturers instructions)

building envelope

CEILING

2400

UPPER FLOOR (FFL: 20.820)

CEILING

2700

GROUND FLOOR (FFL: 17.900)

aw f f 1200 aw

900

up

2400

folded colorbond flashings

finished ground level

site excavation / levelling

2400 (h) x 4900 (w) colorbond panel-lift garage door

EASTERN ELEVATION

provide a continuous gap of atleast 25 mm under the roofline in the vapour permeable membrane to vent exhaust air from the roof out underneath the colorbond cap flashing

building envelope

folded colorbond head flashing

5°

double glazed aluminium framed fixed & awning windows

aw f

1200

900

f f

600

1500

6340 (approx)

folded J mould BAL mesh to base of wall cavity (ensure cavity ventilation)

SOUTHERN ELEVATION

vent systems FV25 over fascia vent strip to ventilate roof zone (install to manufacturers instructions)

building envelope

colorbond trim-dek sheet roofing fixed to manufacturers instructions

CEILING

2400

UPPER FLOOR (FFL: 20.820)

CEILING

2700

GROUND FLOOR (FFL: 17.900)

600

aw

1200

f

1500

900

colorbond fascia

fixed obscure glazing

painted m/steel SHS columns

2400

edge of concrete floor slab

WESTERN ELEVATION

5°

building envelope

colorbond barges

f

600

1500

colorbond eaves gutters falling to rwp's

5°

2400

2100

existing ground level

NORTHERN ELEVATION

EXTERNAL ELEVATIONS

scale 1:100

www.jwaldesign.com.au

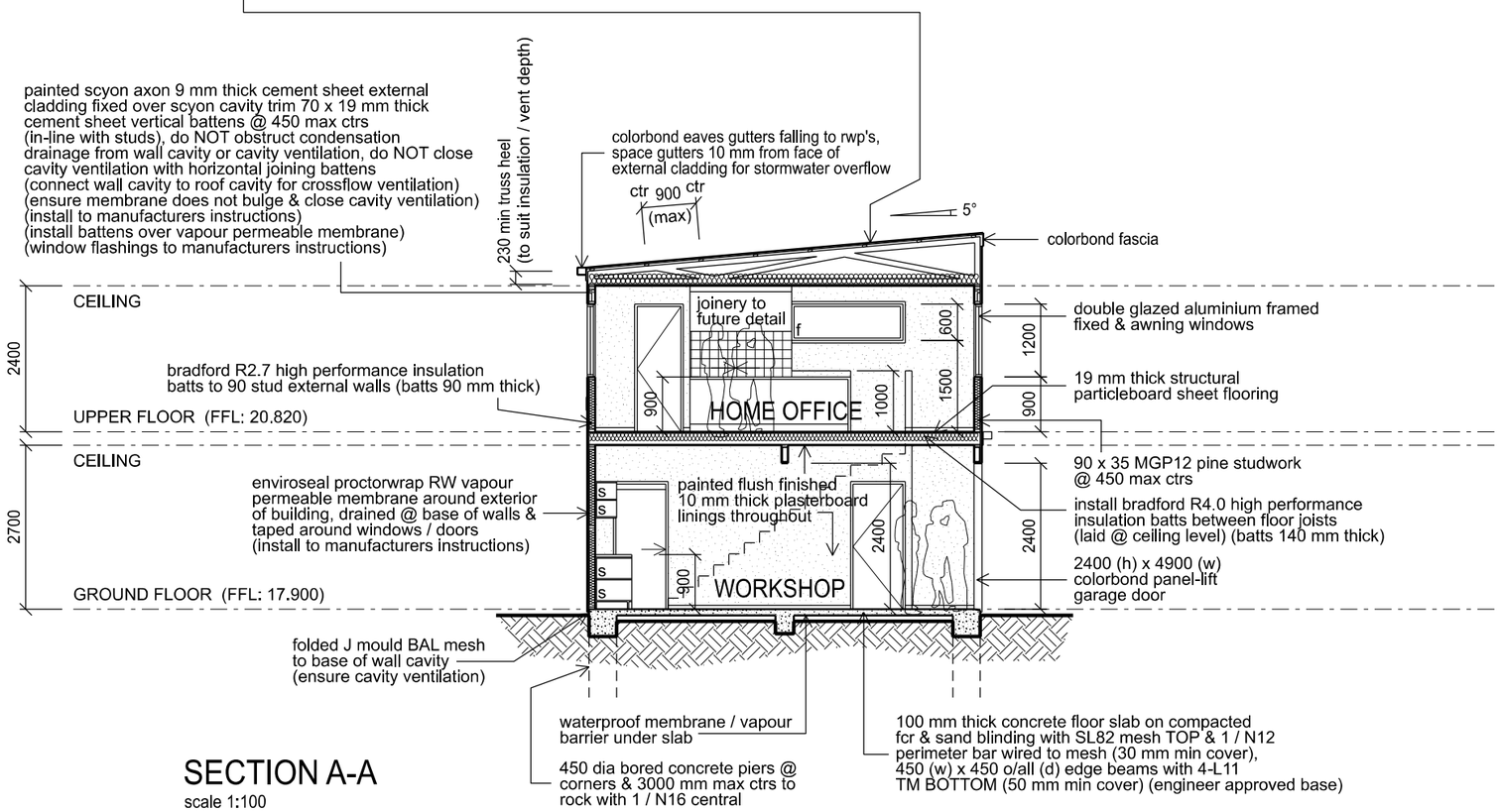
CC 4971 D

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

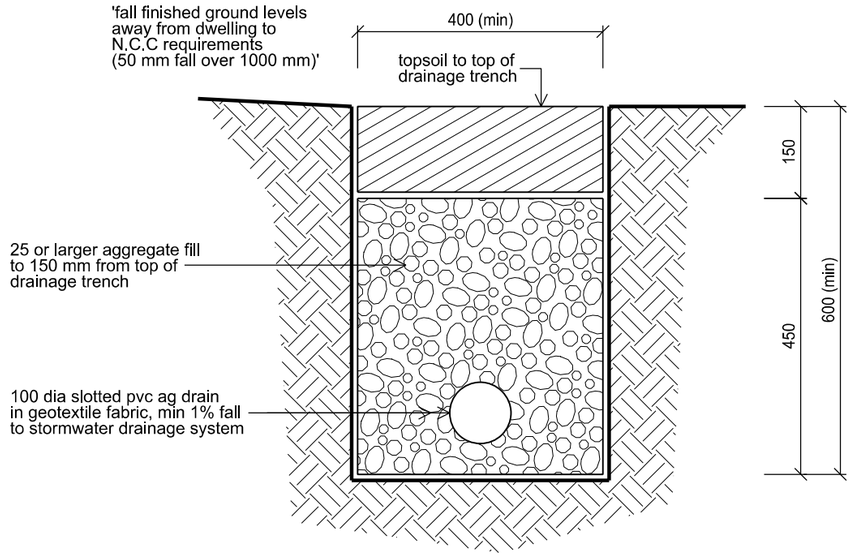
DRAWING: External Elevations		
CLIENT: Brent & Julie McIntyre	DRAWN: JW	DRAWING NUMBER: A07
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

ROOF CONSTRUCTION:

colorbond trim-dek sheet roof @ 5° pitch on:
timber engineered roof trusses @ 900 max ctrs (design & layout by others)
35 x 70 MGP12 pine roofing battens @ 900 max ctrs
painted 10 mm thick plasterboard ceiling fixed to 16 mm thick metal furring channels @ 450 max ctrs
bradford R6.0 high performance insulation batts between roof trusses (batts 260 thick)
(ensure min 25 mm clear space above batts to vapour permeable membrane for ventilation) - (lay batts @ ceiling level)
enviroseal proctorwrap HTR vapour permeable membrane laid over roofing battens with minimal sag to avoid ponding
(drain membrane into eaves gutters (install to manufacturers instructions) (lay parallel to fascia))
proctor passive drainage battens (DB-FR) fixed under roofing sheets, between u/side of sheets & top of membrane / roofing battens



SECTION A-A
scale 1:100



UP-SLOPE CUTOFF DRAIN CONSTRUCTION DETAIL
scale 1:10

www.jwadesign.com.au

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Section A-A & Up-Slope Cutoff Drain Construction Detail

CLIENT:	DRAWN:	DRAWING NUMBER:
Brent & Julie McIntyre	JW	A08
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

CONSTRUCTION WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC) 2022 (VOLUME 2)

WET AREAS TO COMPLY WITH NCC VOL 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 & AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided.
WALLS: Waterproof to not less than 1800mm above the floor substrate.
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints.
PENETRATIONS: Waterproof all penetrations.

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant.
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor.
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction.
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip.
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel.
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction.
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level.
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces.

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room.
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall.
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall.
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used.
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPD0WN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:
1900mm H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 8, AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:
1. All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
2. The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
5. Make good all disturbed surfaces to match existing.
6. Remove all excess soil and surplus materials from site.
7. All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local council requirements.
Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia.
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping:
a) All flow and return internal piping that is -(i) within an unventilated wall spaces (ii) within an internal floor between storeys; or (iii) between ceiling and insulation and a ceiling Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
a) All flow and return piping
b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system. Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping.
b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation) Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

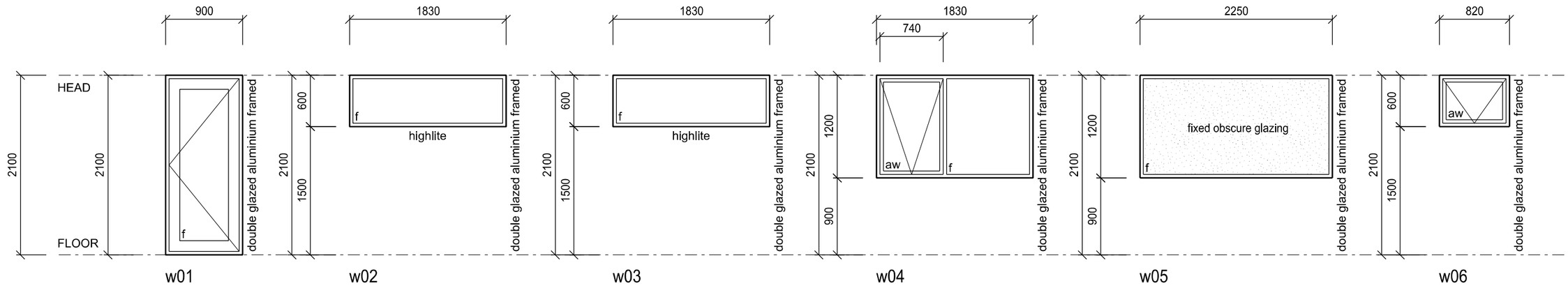
WATERPROOFING NOTE:

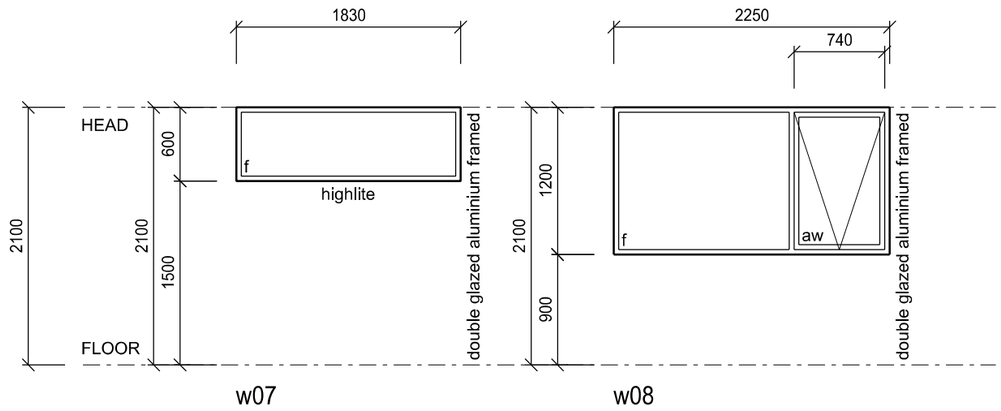
Waterproofing information provided above is for general guidance ONLY.
Suitably qualified waterproofing installers to comply with ALL current standards & codes of legislation that take precedence over this specification.
Wet areas waterproofing by suitably qualified installer.
Certification to be provided to registered building surveyor.
Contractor or builder to determine the appropriate waterproofing in accordance with AS 3740 & NCC, and to notify the building surveyor for inspection arrangements during installation.

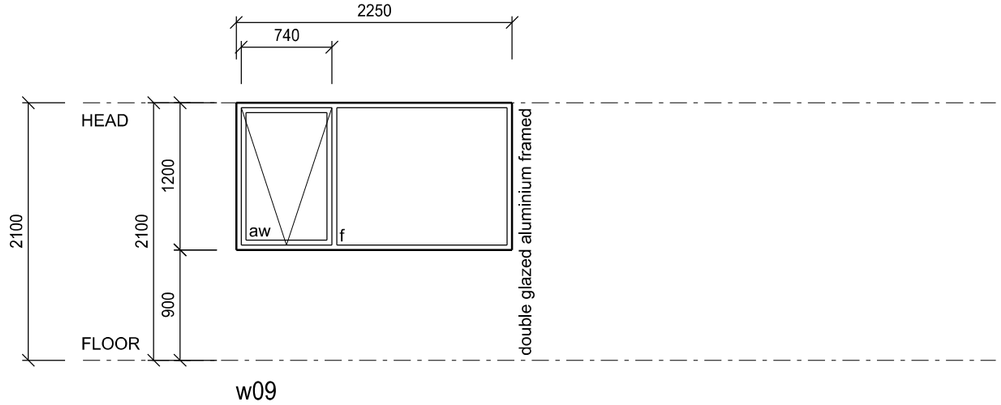
John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Waterproofing & Plumbing Notes
CLIENT: Brent & Julie McIntyre
DRAWN: JW
DRAWING NUMBER: A09
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania
DATE: April 2025

CC 4971 U







NCC Vol 2 2022
ABCB Housing Provisions Part 11.3.7 Protection of openable windows - bedrooms

A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath.

Where the lowest level of the window opening covered by (1) is less than 1.7m above the floor, the window opening must comply with the following:
(a) - The openable portion of the window must be protected with:
  (i) a device capable of restricting the window opening, or
  (ii) a screen with secure fittings
(b) - A device or screen required by (a) must:
  (i) not permit a 125mm sphere to pass through the window opening, or screen &:
  (ii) resist an outward horizontal action of 250n against the:
    (a) window restrained by the device, or
    (b) screen protecting the opening, &
  (iii) have a child restistant release mechanism if the screen or device is able to be removed, unscrewed or overridden.

Where a device or screen provided in accordance with (2) (a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865mm abpve the floor is required to an openable window in addition to window protection.

A barrier covered by (3) must not:
  (a) permit a 125mm sphere to pass through it, &
  (b) have any horizontal or near horizontal elements between 150mm & 760mm above the floor that facilitate climbing

NCC Vol 2 2022
ABCB Housing Provisions Part 11.3.8 Protection of openable windows - rooms other than bedrooms

A window opening in a room other than a bedroom must be provided with protection, where the floor below the window is 4m or more above the surface beneath.

The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865mm above the floor.

A barrier covered by (3) must not:
  (a) permit a 125mm sphere to pass through it, &
  (b) have any horizontal or near horizontal elements between 150mm & 760mm above the floor that facilitate climbing

GENERAL NOTES:

Flyscreen to be fitted to all openable windows & sliding doors.

Glazing requirements as outlined in the attached energy assessment.

Alternative options from glazing supplier may be presented to the designer & registered building surveyor for approval.

Where glazed doors & side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible in accordance with ABCB housing provisions part 8.4.7 as follows:
- marking in the form of an opaque band not less than 20mm in height
- the upper edge is not less than 700mm above the floor
- the lower edge is not more than 1200mm above the floor

Flashings to all wall openings. All openings must be adequately flashed using materials that comply with AS/NZS 2904.

Provide weather stripping to all external windows and doors.

All glazed window & door assemblies in external walls to comply with AS 2047:2014.

WINDOW SCHEDULE
scale 1:50

GLAZING NOTES:

Window sizes dimensioned are nominal only.
Builder to verify window sizes on site before ordering.
Flyscreens to all openable windows unless noted.
Refer to window energy calculation sheets for glass / frame types.

CC 4971 D

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Window Schedule & Window Notes

CLIENT:	DRAWN:	DRAWING NUMBER:
Brent & Julie McIntyre	JW	A10
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

ROOF TRUSSES NOTE:

Pre-fabricated roof trusses (by others) shall be installed & braced strictly in accordance with the manufacturers specifications. Note, only approved trusses shall be installed. Trusses 'made-up' on site will not be approved.

TRUSS MINIMUM DEPTH NOTE:
Truss manufacturer to ensure minimum truss depth is suitable for the level of insulation documented on these plans. Minimum air space must be maintained to ensure ventilation of roof zone.

TIMBER FIXING NOTE:

Refer to attached information sheets for timber fixing & hold-down requirements.

DOUBLE STUDS NOTE:

Double 90 x 45 F17 KDHW studs to sides of openings greater than 1500 mm wide.

STRUCTURAL FRAMING NOTE:
All timber framework to be installed in accordance with AS 1684 "National Timber Framing Code".

BRACING LEGEND:

H(b) - Plywood sheet bracing to AS1684, min 900 mm long (type. H(b))

H(a) - Plywood sheet bracing to AS1684, M12 threaded rod to ends of brace unit, min 600 mm long (type. H(a))

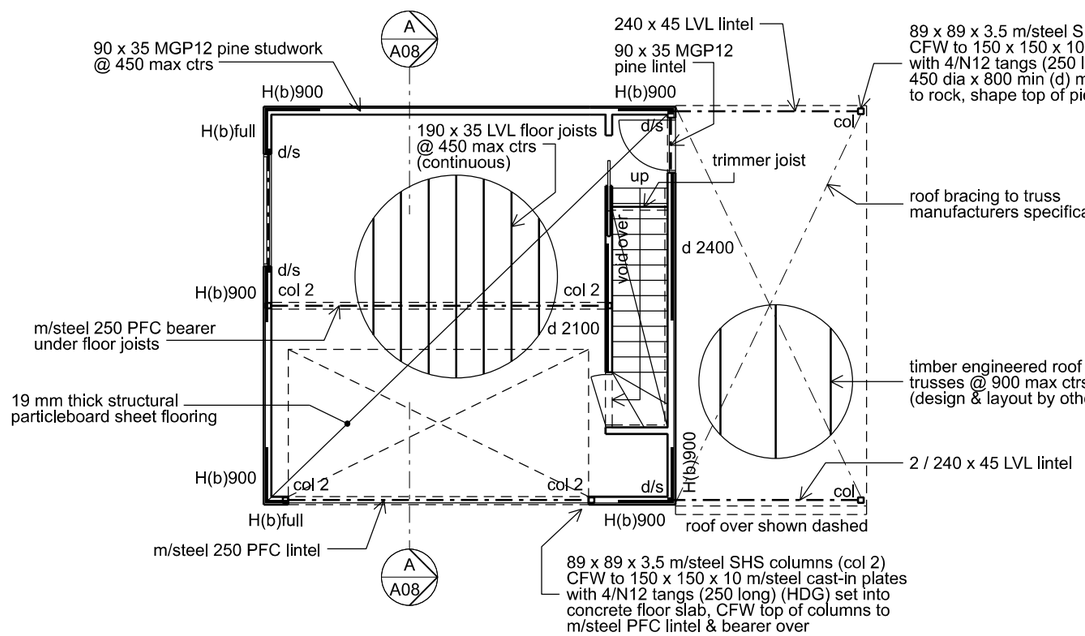
G - Plywood sheet bracing to AS1684, min 600 mm long (type. G)

d - Double diagonal metal strap bracing (tensioned) to AS1684, min 1800 mm long (type. d)

Length of bracing unit noted on plan.

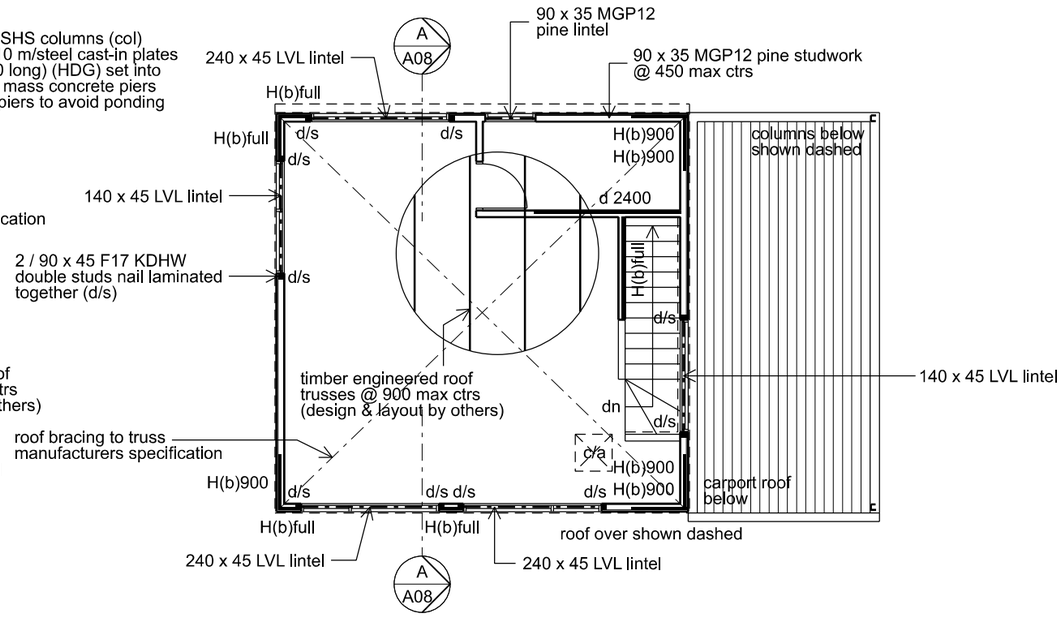
EXTERNAL STEEL NOTE:

ALL external steel to be hot dip galvanised (300 gsm).



GROUND FLOOR STRUCTURAL FRAMING & WIND BRACING PLAN

scale 1:100



UPPER FLOOR STRUCTURAL FRAMING & WIND BRACING PLAN

scale 1:100

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Ground & Upper Floor Structural Framing & Wind Bracing Plans

CLIENT: Brent & Julie McIntyre

DRAWN: JW

DRAWING NUMBER: A11

PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania

DATE: April 2025

NOTE:

EXACT SEWER & STORMWATER CONNECTION POINTS TO BE SITE CONFIRMED BY BOTH THE BUILDER & LOCAL AUTHORITY. PROVIDE ADEQUATE AMOUNT OF IO'S TO STORMWATER & SEWERAGE LINES. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS & HEALTH REGULATIONS. CONNECT 90 DIA. UPVC DOWNPIPES INTO 90 DIA. UPVC STORMWATER LINES U.N.O. CONNECT ALL BATHING / WASHING & WASTE FACILITIES INTO 100 DIA. UPVC SEWER PIPE & CONNECT TO COUNCIL LOT CONNECTION.

ROOF:

GUTTER CROSS SECTION TO AS 2018 - 1986. ROOF CLADDING PERFORMANCE TO AS 1561 - 1. GUTTERS, DOWNPIPES & FLASHINGS TO CONFORM WITH AS / NNZS 2179 - 1 FOR METAL. GUTTER SIZING TO RAINFALL INTENSITIES FOR OVERFLOW RISK - ONCE IN 20 YEARS. INTERNAL BOX GUTTERS TO OVERFLOW RISK OF ONCE IN 100 YEARS. INTERNAL BOX GUTTERS TO FALL MIN. 1:200 TO OUTLETS. MIN WIDTH OF GUTTERS 300 mm.

IMPORTANT NOTICE TO ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS & ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 & IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

HOT & COLD WATER SIZING: (CU SIZES)

20 mm MAIN LINES
15 mm BRANCH LINES
PROVIDE HOT WATER REGULATOR TO DELIVER MAX. 50 DEG C AT OUTLETS.
H.W.C TO BE SITED ON GALVANISED TRAY WITH OVERFLOW DISCHARGE PIPE TO OUTSIDE OF BUILDING.

WASTE PIPE SIZING:

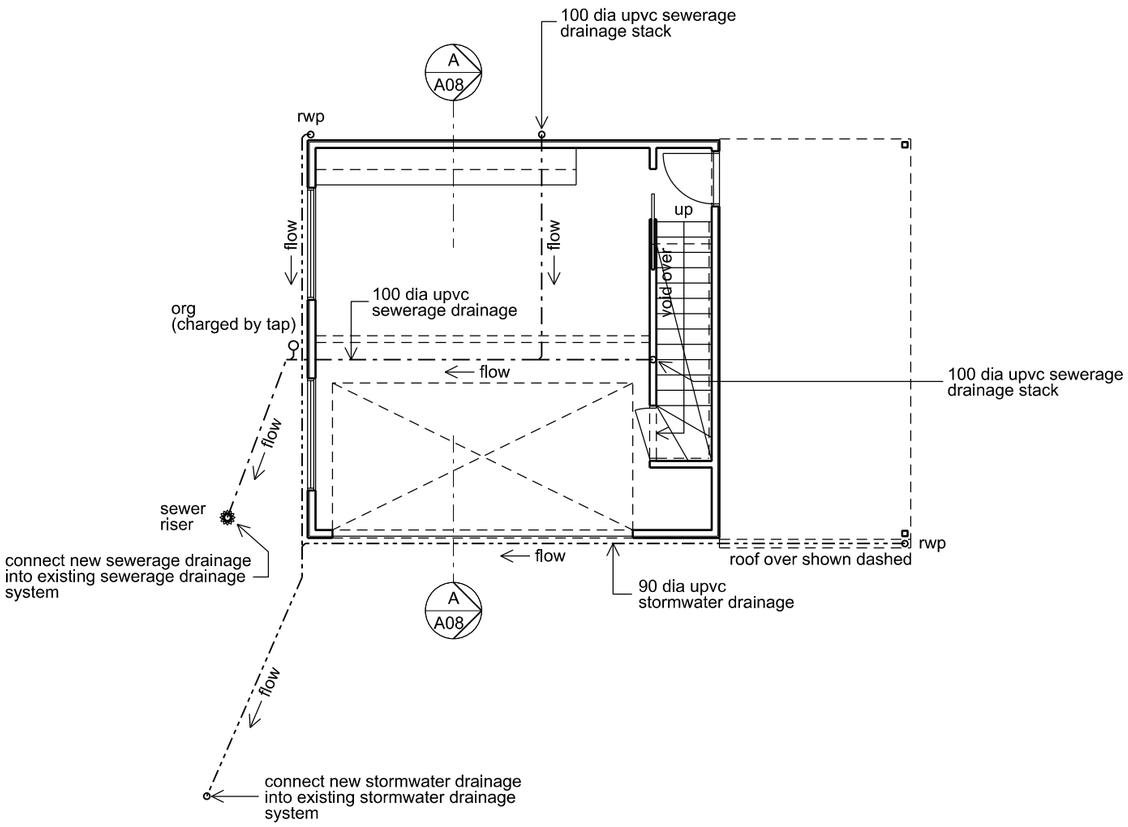
90 mm UPVC STORMWATER U.N.O
100 mm UPVC SEWERAGE U.N.O

DRAINAGE LEGEND:

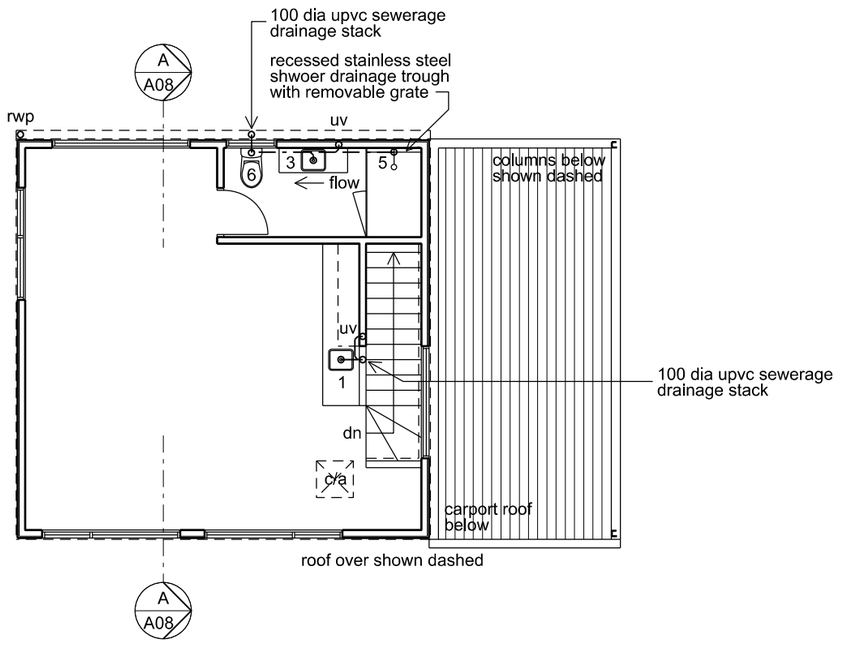
1	kitchen sink	50 dia. upvc
2	bath	50 dia. upvc
3	vanity basin	40 dia. upvc
4	floor waste	50 dia. upvc
5	shower	50 dia. upvc
6	water closet (wc)	100 dia. upvc
7	laundry trough	50 dia. upvc
8	hand basin	40 dia. upvc
uv	upstream vent	
org	overflow relief gully (150 min. below FFL)	
rwp	rainwater pipe	100 x 50 upvc

NOTE:

Drainage design shown is indicative only. Plumber is to verify most efficient drainage design & layout on site & ensure that sufficient slip & expansion joints are used in accordance with the soil classification.



GROUND FLOOR DRAINAGE PLAN
scale 1:100



UPPER FLOOR DRAINAGEPLAN
scale 1:100

www.jwadesign.com.au

CC 4971 U

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Ground & Upper Floor Drainage Plans
CLIENT: Brent & Julie McIntyre
DRAWN: JW
DRAWING NUMBER: A12
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania
DATE: April 2025

CONCRETE NOTE:

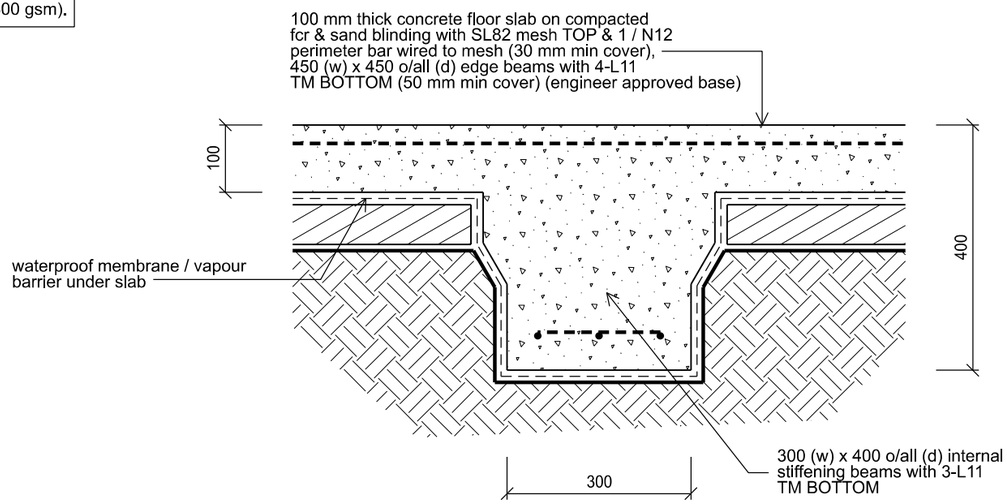
Refer to attached information sheets for concrete strength, finishing & curing requirements.
Refer to attached information sheets for slab preparation, materials, thicknesses, compaction requirements & installation detail.

NOTE:
Concrete floor slab designed to be formed in ONE pour. Builder to contact structural engineer for alternate construction detail if wanting to do two pours.

EXTERNAL STEEL NOTE:

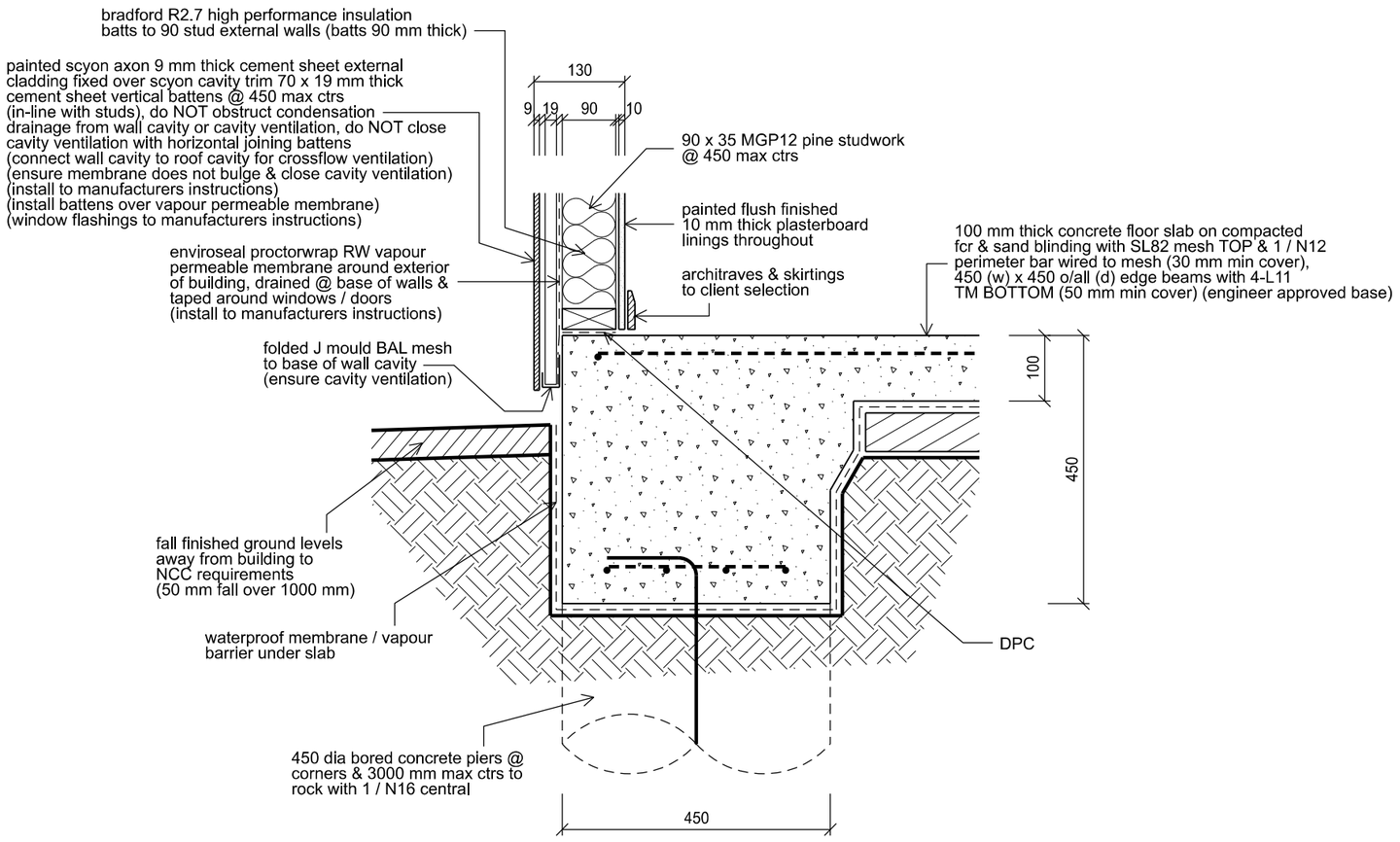
ALL external steel to be hot dip galvanised (300 gsm).

SLAB NOTE:
Do not found concrete slab on uncontrolled fill.



CONCRETE FLOOR SLAB CONSTRUCTION DETAIL. 1

scale 1:10



CONCRETE FLOOR SLAB CONSTRUCTION DETAIL. 2

scale 1:10

IMPORTANT NOTICE FOR ATTENTION OF OWNER:

The owners attention is drawn to the fact that foundations & associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 & it is the owners responsibility to maintain the site in accordance with that document.

John Weston
Architectural Design
PTY LTD Unit. 1 / 18 Childs Drive, Old Beach
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: Construction Details. 1 & 2

CLIENT:	DRAWN:	DRAWING NUMBER:
Brent & Julie McIntyre	JW	A13
PROJECT ADDRESS: 61 Howrah Road, Howrah Tasmania	DATE: April 2025	

CC 4971 U

How To. STRATCO

SHEDS

Stratco have developed a versatile range of garages to suit every situation. Stratco garages give you more space for storage, extra room for a workshop, provide the ideal space for a boat or caravan, and give you the opportunity to entertain all year round. Stratco has a proud history within the steel manufacturing industry, dating back over 75 years. Our commitment to supplying superior products and relentless innovation gives all of our customers the confidence that they are buying from a true industry leader who stand by their products.

PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.

JOB DETAILS

ORDER REFERENCE:
DESIGN NUMBER: SQ335469
SALES PERSON: Mr Harun Bhuiyan

CUSTOMER DETAILS

CLIENT NAME: CRS
PHONE NUMBER: 044844454
ACCOUNT CODE: DEMO

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 1 Howrah Road
Howrah

7018

ADDITIONAL INSTRUCTIONS:
TOTAL WEIGHT 748.976 KG

Unit

Gable Homeshed Design Domestic

Site Details

Wind Speed 28 (N1)

Wall Details

Bottom Sheet Extra 25mm No
Wall Sheet Superdek Standard Double Sided

Wall Girts

End Wall Girt Section GHS Purlin/Girt 1.00 75
Side Wall Girt Section GHS Purlin/Girt 1.00 75

Portal Frames

End Portal Column Reinforcing Section N/A: Not Applicable
End Portal Column Section GHS Portal Column 1.2 150
End Portal Rafter Section GHS Rafter 1.2 150
Mid Portal Column Reinforcing Section N/A: Not Applicable
Mid Portal Column Section GHS Portal Column 1.2 150
Mid Portal Rafter Section GHS Rafter 1.2 150

Drainage Details

Box Gutter None
Downpipe Type Downpipe 100x50 PVC
Gutter Type Quad Gutter 115

Opening Details

Glass Sliding Windows (725h x 1075w) 1
Roller Doors (50mm Guides) 1
Single PA Door Std 1

Roller Door Daylight Opening Widths (DLOW)
Refer to Site Plan to confirm all Roller Door Opening Widths.

Roller Door Daylight Opening Heights (DLOH)
All opening heights shown on elevations are an approximation only with dimensions shown taken from bottom of Header Beam to the bottom of wall sheets. If there are any concerns regarding opening heights please request a clearance check prior to ordering.

Dimensions (Outside Frames)

Height 2400mm
Length 6000mm
Width 4000mm

Roof Details

Roof Pitch 15.0°
Roof Sheet CGI Standard Double Sided

Roof Purlins

Eave Purlin Section GHS Purlin/Girt 1.00 75
Roof Purlin Section GHS Purlin/Girt 1.00 75

Gable End Columns

Gable End Column Reinforcing Section N/A: Not Applicable
Gable End Column Section GHS End Column 1.2 100

Footing Details

Concrete Slab Yes
End Pinned Footing Type Type A Stirrup (Domestic)
Footing Type Pinned (On Concrete)
Middle Pinned Footing Type Type A Stirrup (Domestic)

Colours

Barge Cap Slate Grey
Corner Flashing Merino
Downpipe Merino
Glass Window Merino
Gutter Slate Grey
PA Door Merino
Ridge Cap Slate Grey
Roller Door Merino
Roller Door Flashings Merino
Roof Sheet Slate Grey
Wall Sheet Merino

All Dimensions shown are measured from outside of frame (including purlins and girts).
Dimensions shown are for illustrative purposes only and should not be used for assembly.
Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions.

Please refer to current Stratco Gable Homeshed certification referenced 50098 by FYFE Pty Ltd for 15° Homeshed range or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

I confirm I have read through all shed detail sheets and accept all colours, sheet profiles, dimensions, door opening widths and heights.

CUSTOMER SIGNATURE: **DATE: 30/05/2025**

How To. STRATCO

All Dimensions shown are measured from outside of frame (including purlins and girts). Dimensions shown are for illustrative purposes only and should not be used for assembly. Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions.

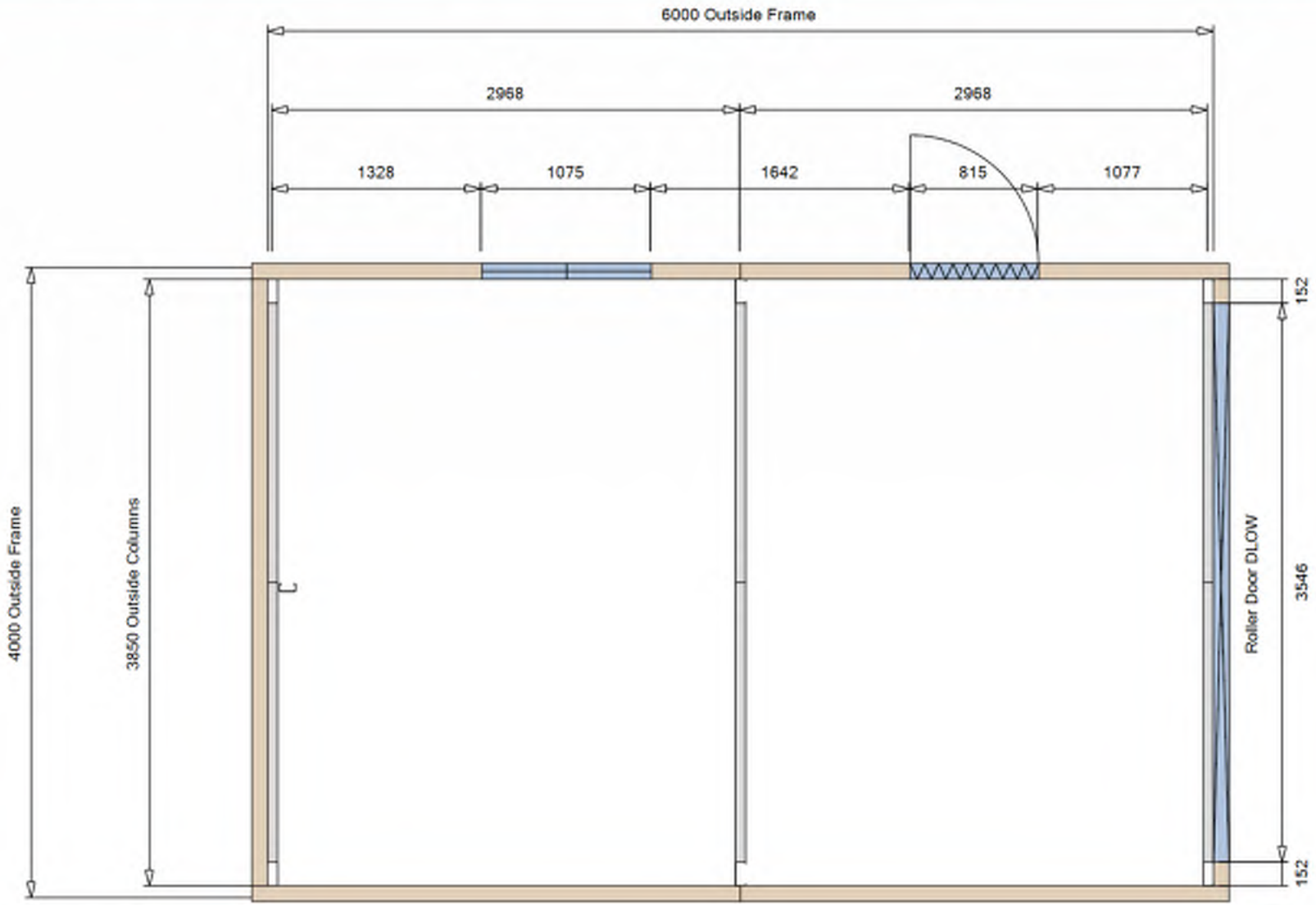
Please refer to current Stratco Gable Homeshed certification referenced 50098 by FYFE Pty Ltd for 15° Homeshed range
or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

SHEDS

Plan View

Order Reference		Site Address	1 Howrah Road	Design Number	SQ335469	Customer Signature
Sales Person	Mr Harun Bhuiyan		Howrah	Date	30/05/2025	
Client Name	CRS					

Front **Rear**



How To. STRATCO

All Dimensions shown are measured from outside of frame (including purlins and girts). Dimensions shown are for illustrative purposes only and should not be used for assembly. Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions.

Please refer to current Stratco Gable Homeshed certification referenced 50098 by FYFE Pty Ltd for 15° Homeshed range
or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

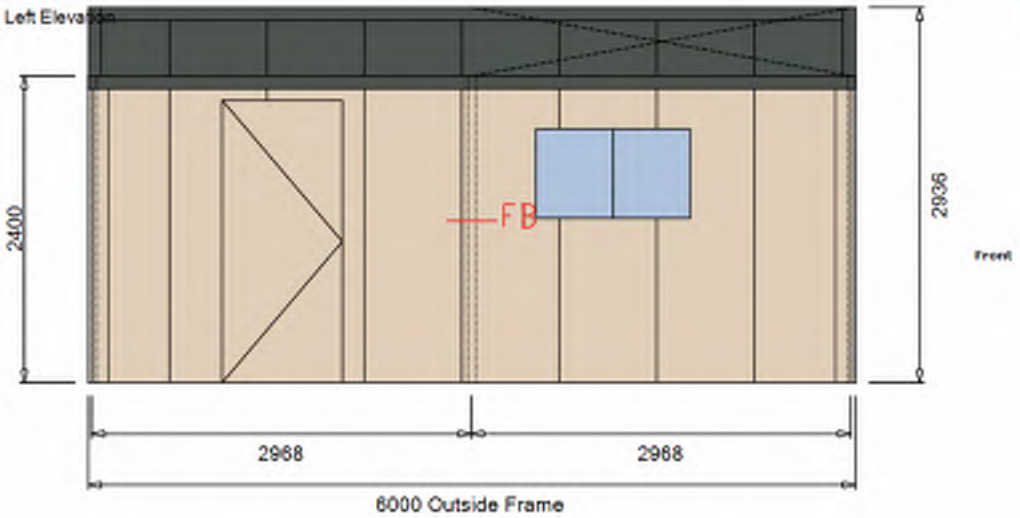
*Please note Header Beam Height shown is an approximation only and
does not represent final Daylight Opening Height (DLOH) of the Roller Door.

SHEDS

Elevations

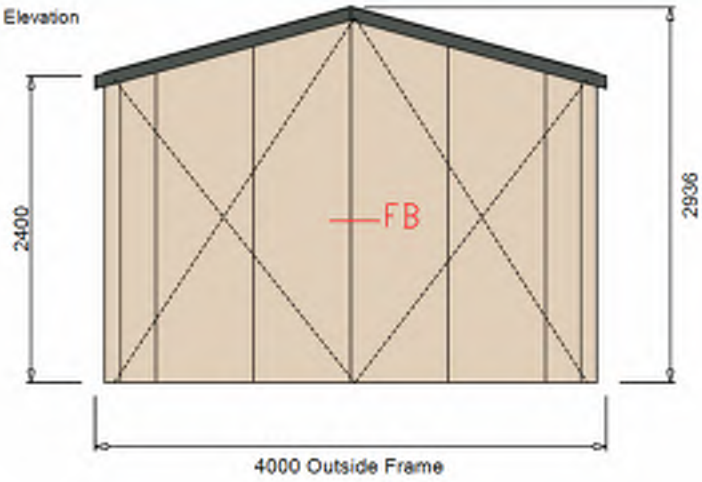
Order Reference		Site Address	1 Howrah Road	Design Number	SQ335469	Customer Signature
Sales Person	Mr Harun Bhuiyan		Howrah	Date	30/05/2025	
Client Name	CRS					

Left Elevation

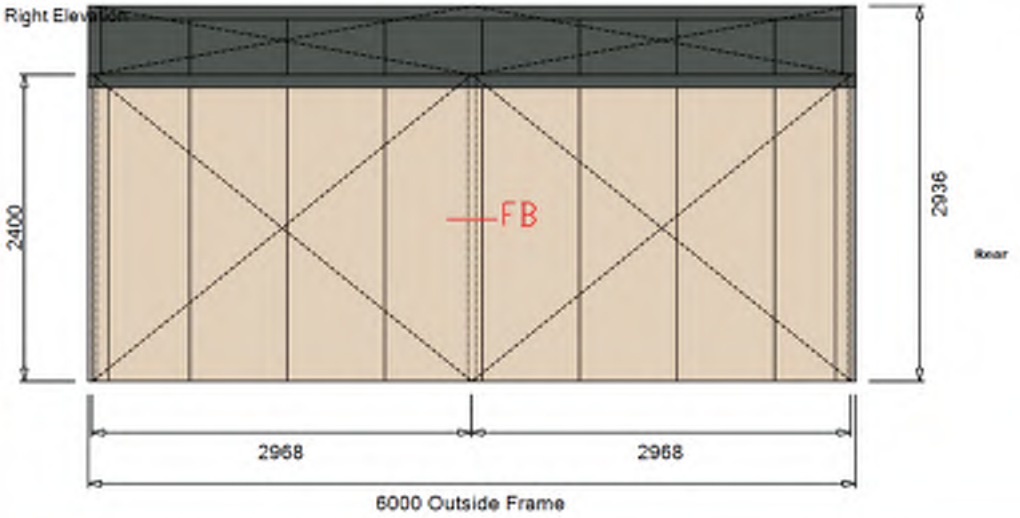


Front

Front External Elevation

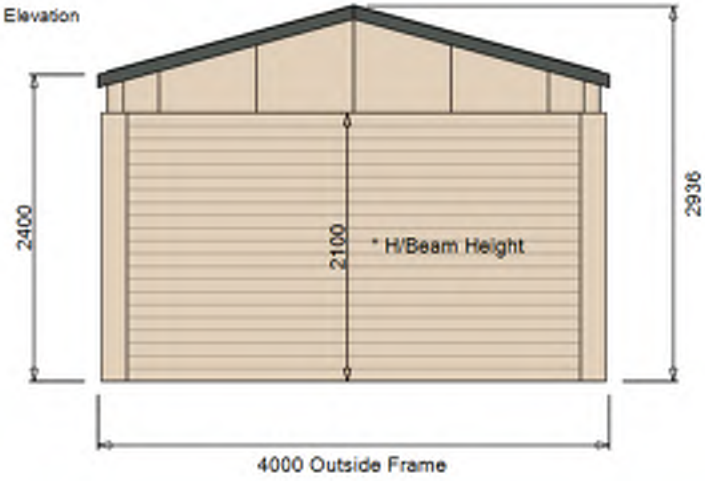


Right Elevation



Rear

Rear External Elevation



How To. STRATCO

All Dimensions shown are measured from outside of frame (including purlins and girts). Dimensions shown are for illustrative purposes only and should not be used for assembly. Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions.

Please refer to current Stratco Gable Homeshed certification referenced 50098 by FYFE Pty Ltd for 15° Homeshed range
or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

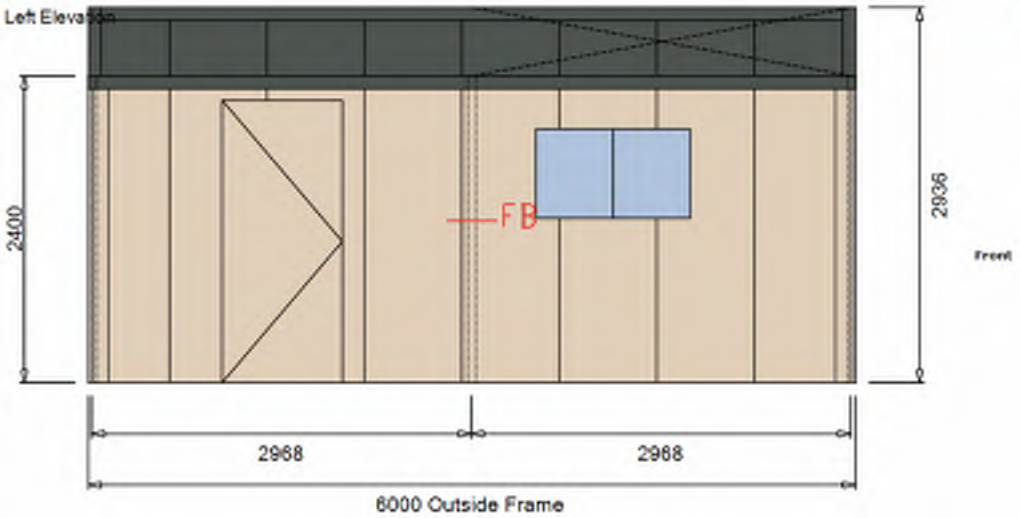
*Please note Header Beam Height shown is an approximation only and
does not represent final Daylight Opening Height (DLOH) of the Roller Door.

SHEDS

Elevations

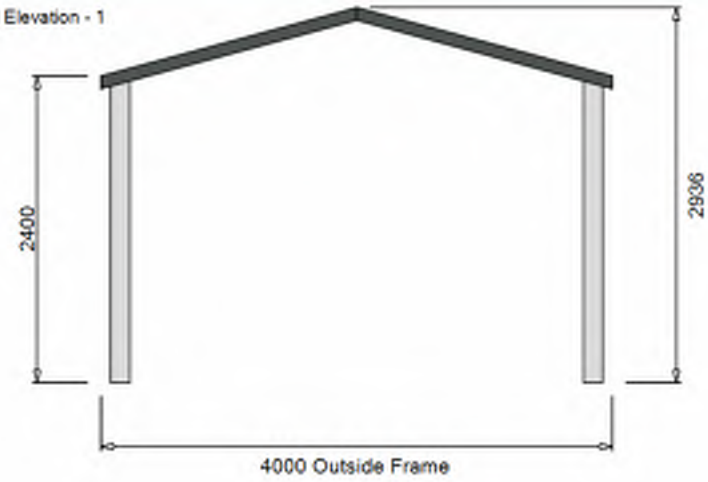
Order Reference		Site Address	1 Howrah Road	Design Number	SQ335469	Customer Signature
Sales Person	Mr Harun Bhuiyan		Howrah	Date	30/05/2025	
Client Name	CRS					

Left Elevation

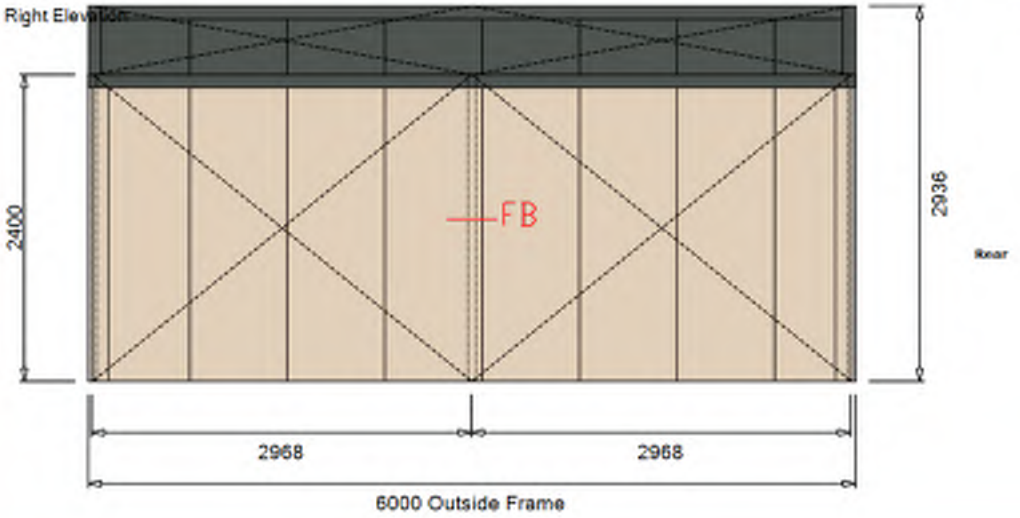


Front

Front Internal Elevation - 1



Right Elevation



Rear

Rear Internal Elevation - 1

Level 2, 124 South Terrace
Adelaide SA 5000

GPO Box 2450
Adelaide SA 5001
T 61 8 8201 9600
F 61 8 8201 9650

Fyfe Pty Ltd
ABN 57 008 116 130
fyfe.com.au

Our Ref: 50098-8 BK-A

05 June 2023

Stratco (Australia) Pty Ltd
PO Box 307
ENFIELD PLAZA, SA 5085

CERTIFICATION OF STRUCTURAL ADEQUACY
STRATCO 15° GABLE ROOF SHED SPAN TABLES

We hereby certify that: -

- We have checked the following document prepared by Stratco (Australia) Pty. Limited dated May 2023.

  Stratco 15° Gable Roof Shed Span Tables : Includes Enclosed Garage (including wind-rated roller doors), and Open Carport.

- The designs comply with the structural requirements of the NCC 2022 Building Code of Australia Volume Two, Section H, Part H1 *Structure*.

The structural designs have been reviewed in accordance with the following standards referenced in the NCC: -

- AS/NZS 1170.0 Structural Design Actions – Part 0: General Principles
- AS/NZS 1170.1 Structural Design Actions – Part 1: Permanent, Imposed and Other Actions
- AS.NZS 1170.2 Structural Design Actions – Part 2: Wind Actions
- AS 3600 Concrete structures
- AS 4100 Steel Structures
- AS/NZS 4600 Cold-Formed Steel Structures

SPECIAL REQUIREMENTS

All construction shall comply with the standard designs, standard details, and specification appropriate to the building construction and wind speed.

The following items are specifically excluded from this certificate;

- Site wind speed assessment,
- Soil conditions
- Fabrication detail dimensions

Trevor John FIEAust CPEng NER APEC Engineer IntPE(Aus)

Stratco Strength

SHEDS

Stratco have developed a versatile range of Sheds and Garages to suit every situation. Stratco Sheds give you more space for storage, extra room for a workshop, provide the ideal space for a boat or caravan, and give you the opportunity to entertain all year round.

Warranty

Stratco is proud to support its Shed and Garage range with a comprehensive 25 Year Structural, 10 Year Paint Finish, 10 Year Life Prior to Perforation Warranty. Our warranty gives you peace of mind that when purchasing a Stratco Shed you are buying a quality product supported by one of the largest Steel Manufacturing Companies in Australia.

Structural Integrity

Our entire range of Stratco Sheds and Garages has been independently tested to meet all relevant Australian Building Standards and Building Code of Australia to give you the confidence that a Stratco Shed will stand the test of time.

- AS/NZS 1170.0 - Structural Design Actions - Part 0: General Principles
- AS/NZS 1170.1 - Structural Design Actions - Part 1: Permanent, imposed and other actions
- AS/NZS 1170.2 - Structural Design Actions - Part 2: Wind actions
- AS 4100:1998 - Steel structures
- AS/NZS 4600 - Cold-formed steel structures
- AS 3600 - Concrete structures
- AS 4055 - Wind Loads for Housing
- AS 1562.1 - Design and installation of sheet roof and wall cladding
- N.A.S.H. Standard - Residential and Low-rise Steel Framing - Part 1: Design Criteria

Experience

Stratco has a proud history within the steel manufacturing industry, dating back over 75 years. Our commitment to supplying superior products and relentless innovation gives all of our customers the confidence that they are buying from a true industry leader who stand by their products.

Why buy a Shed from Stratco - STRATCO STRENGTH!!!

WARRANTY | STRUCTURAL INTEGRITY | EXPERIENCE

STRUCTURAL WARRANTY 25 YEAR

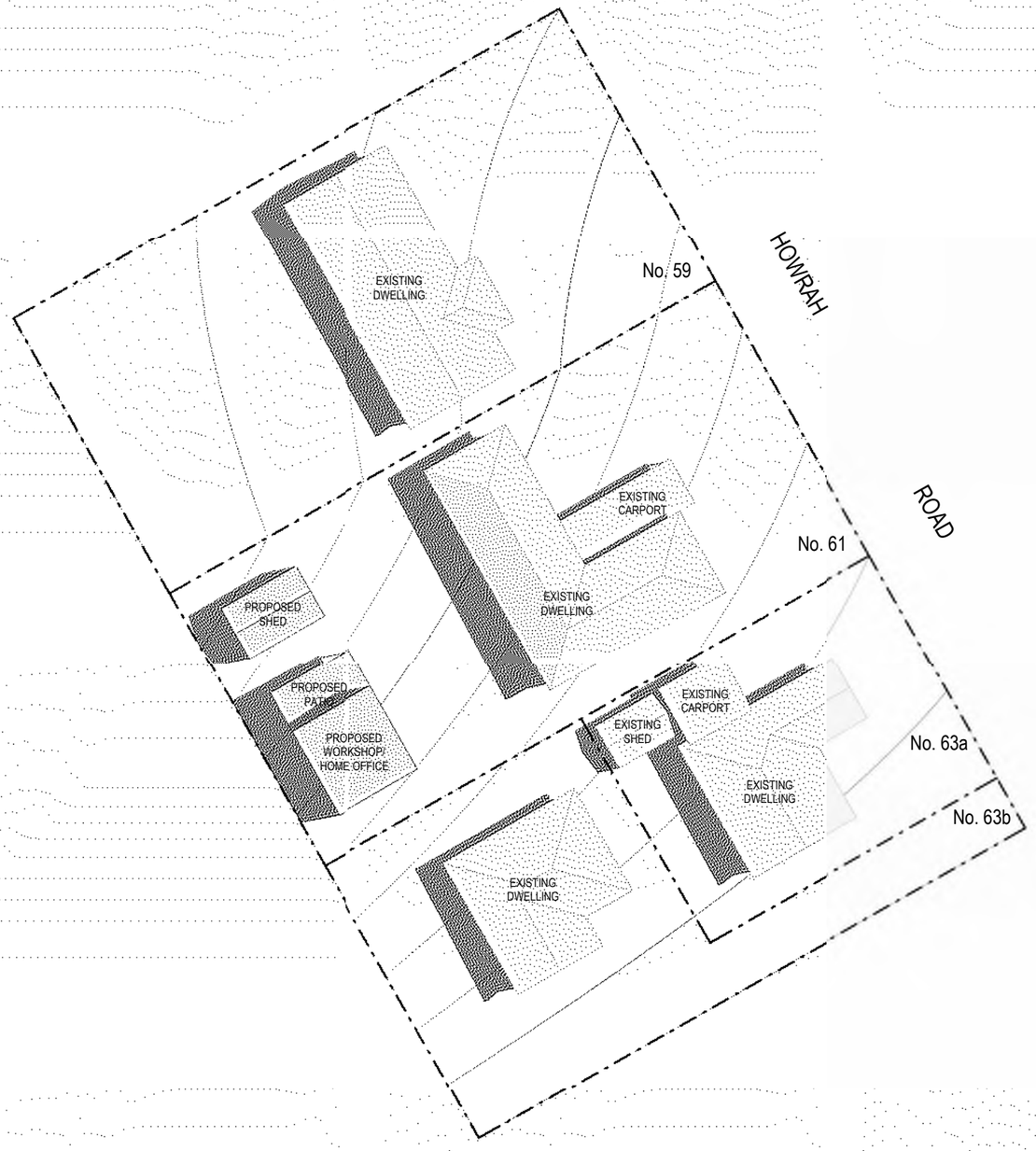
PAINT FINISH WARRANTY 10 YEAR

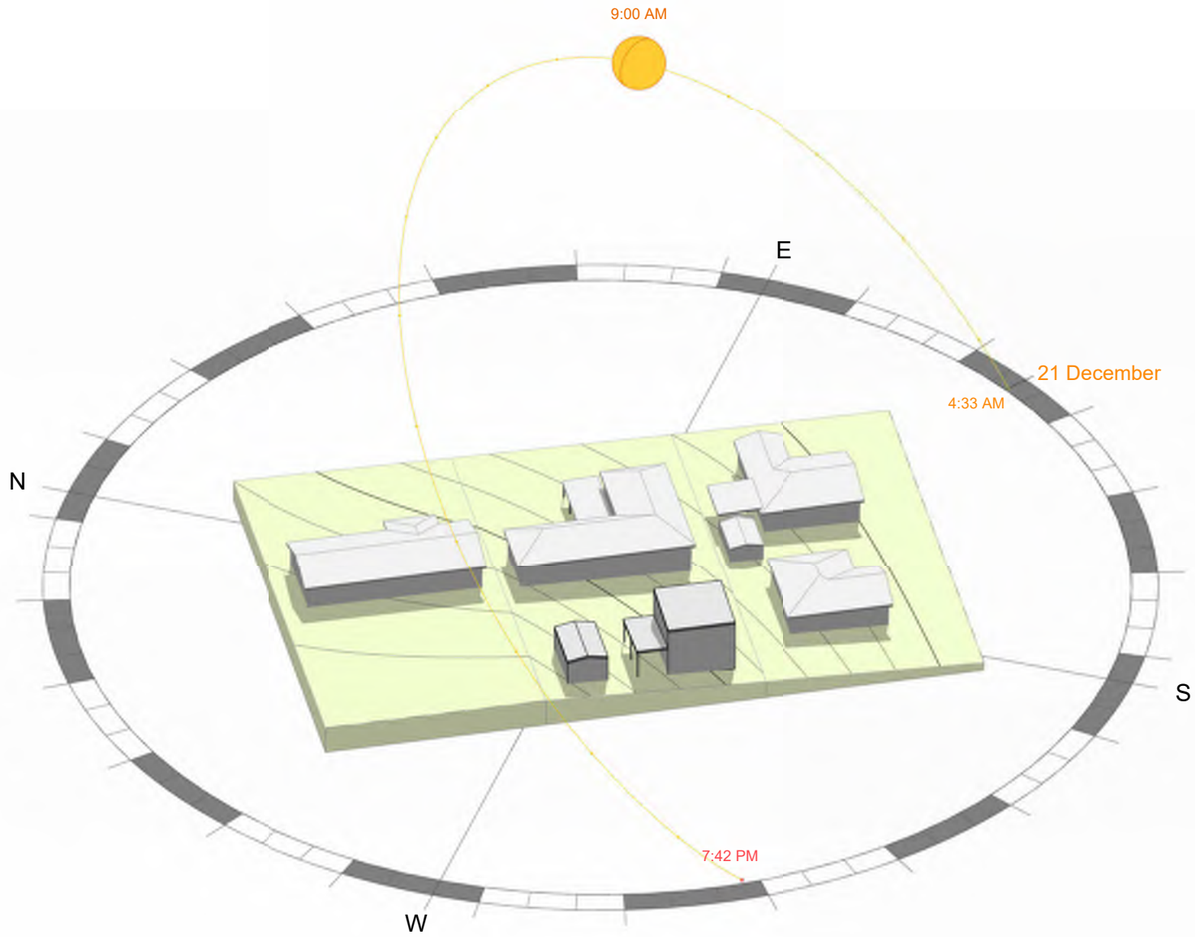
« SCAN THIS QR CODE TO FIND A STRATCO NEAR YOU

1300 155 155

stratco.com.au

How To. STRATCO





9.00am 21st December

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SUMMER SOLSTICE

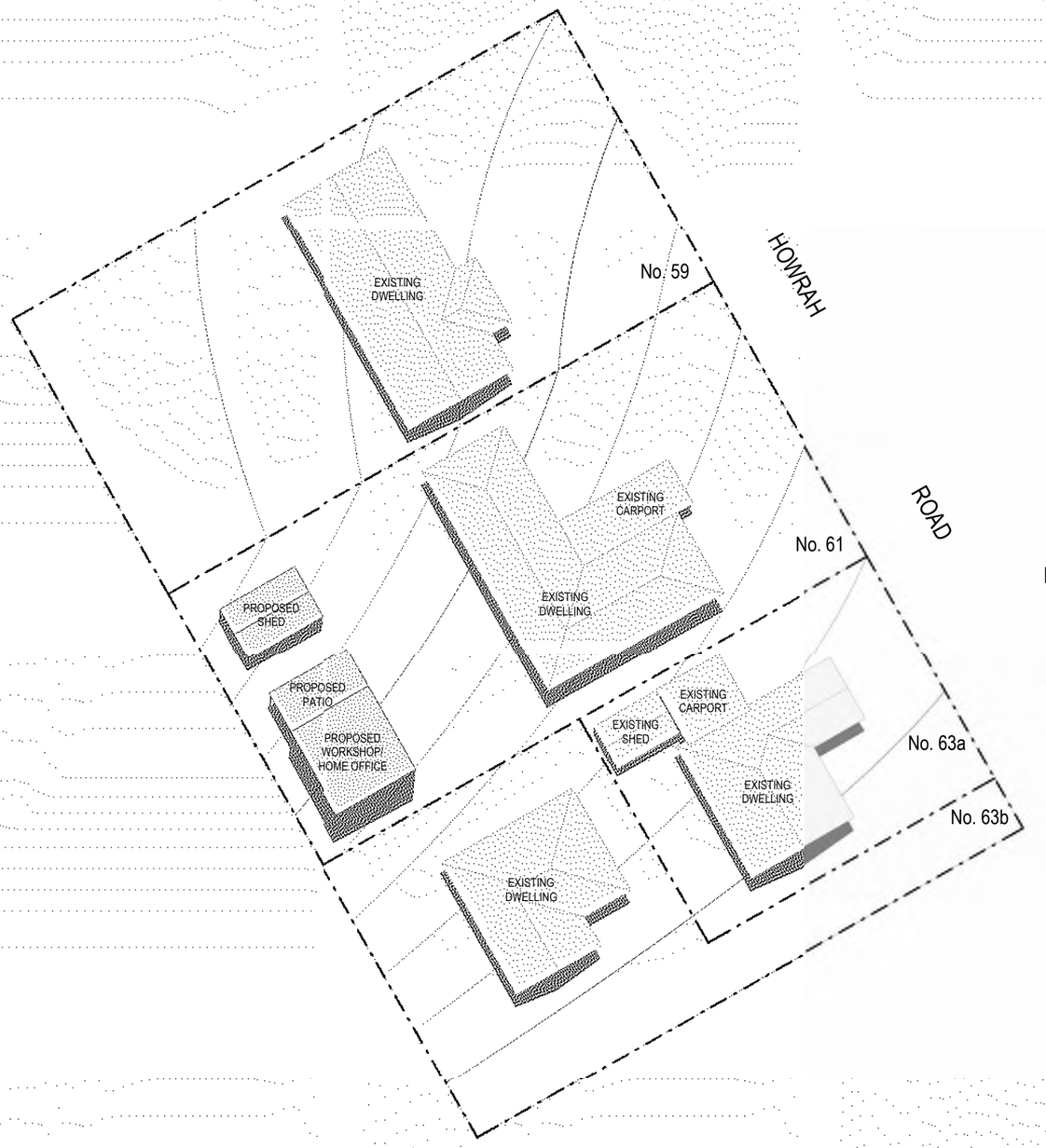
CLIENT: BRENT & JULIE MCINTYRE

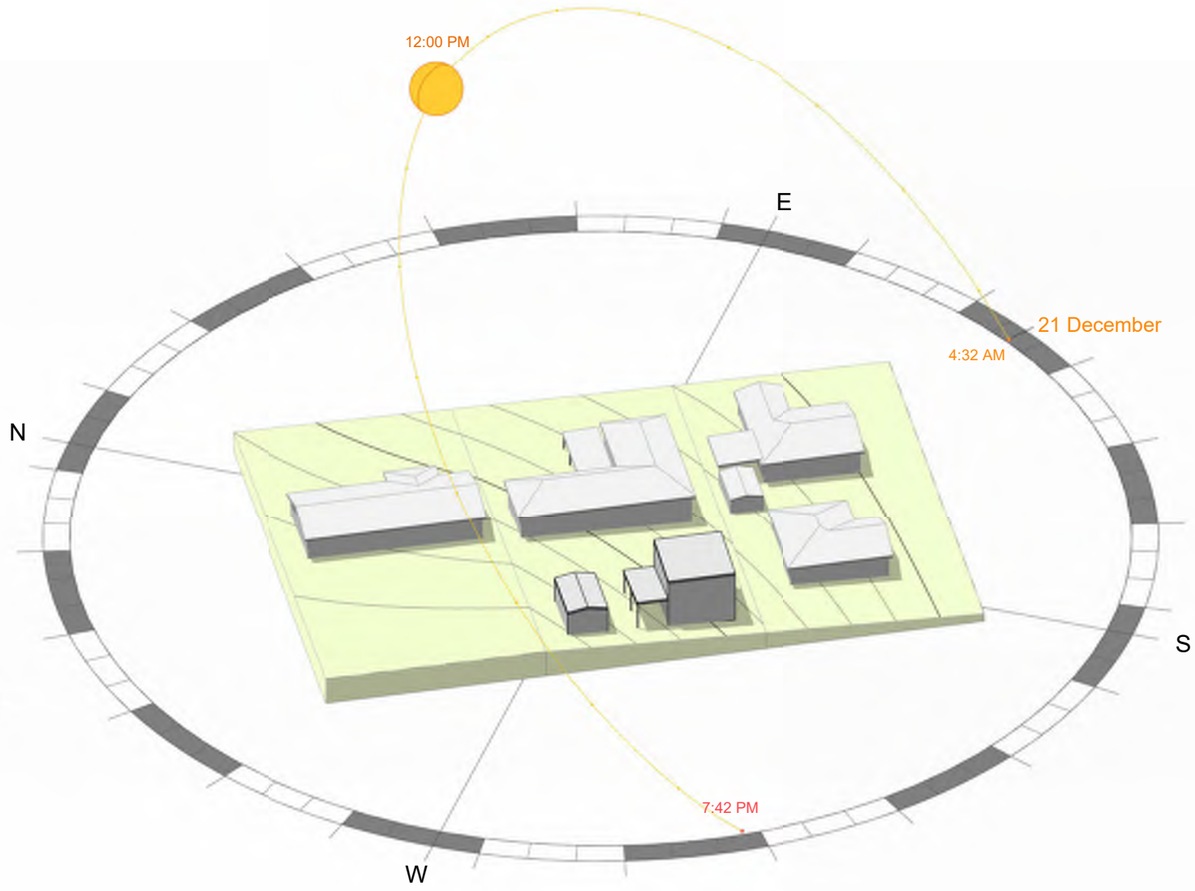
DRAWN: TH

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24

DRAWING NUMBER: A01 2





12.00pm 21st December

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SUMMER SOLSTICE

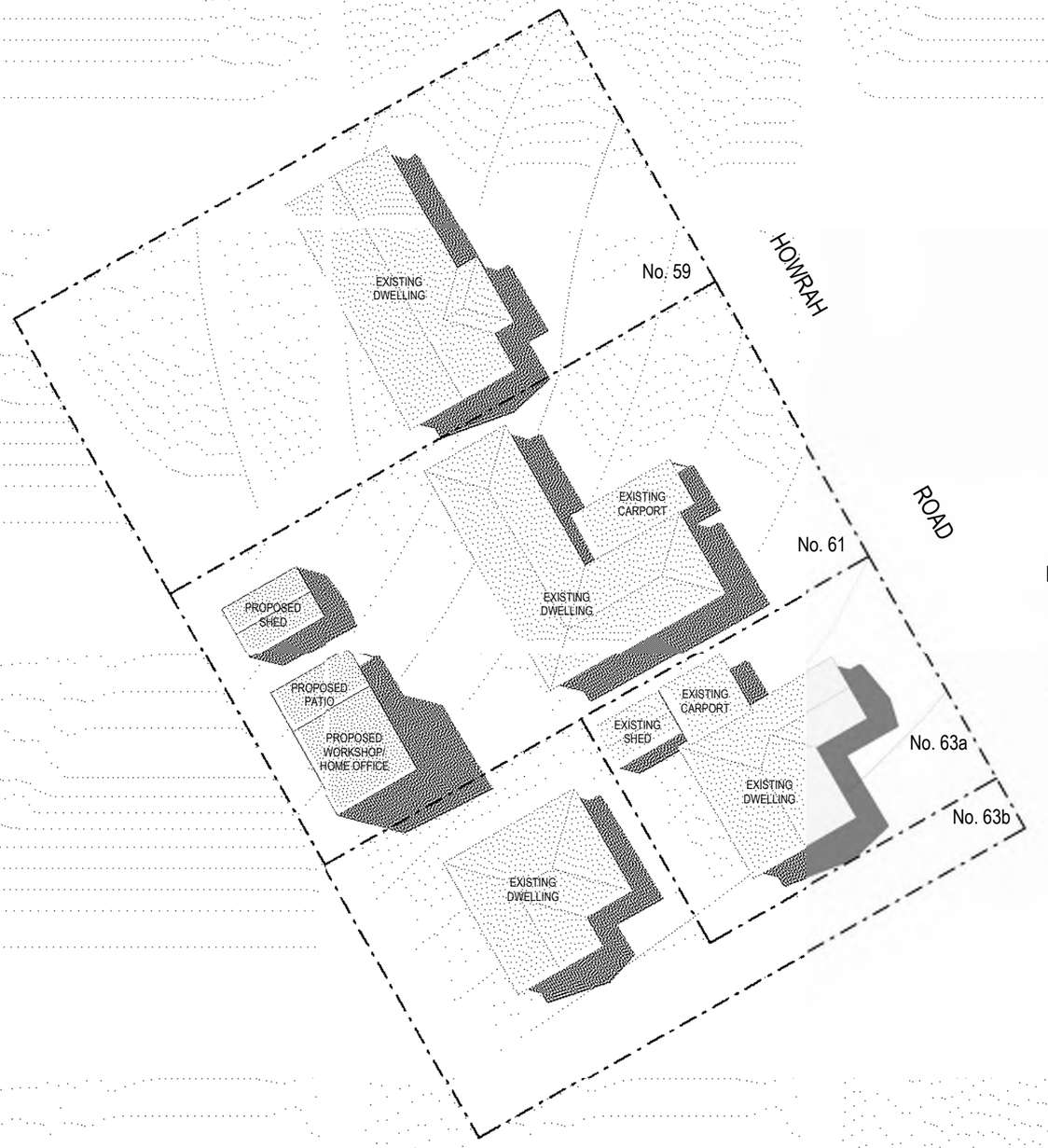
CLIENT: BRENT & JULIE MCINTYRE

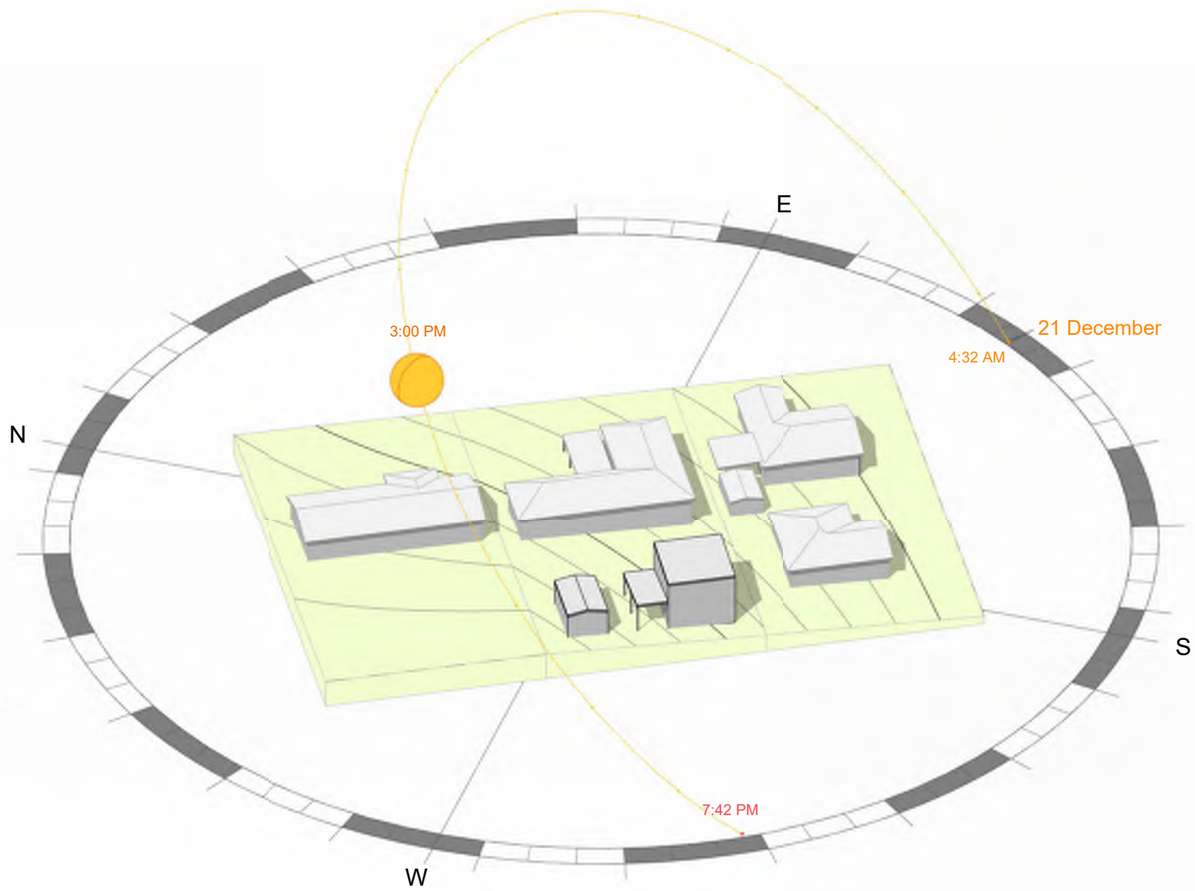
DRAWN: TH

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24

DRAWING NUMBER: A02 2





3.00pm 21st December

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SUMMER SOLSTICE

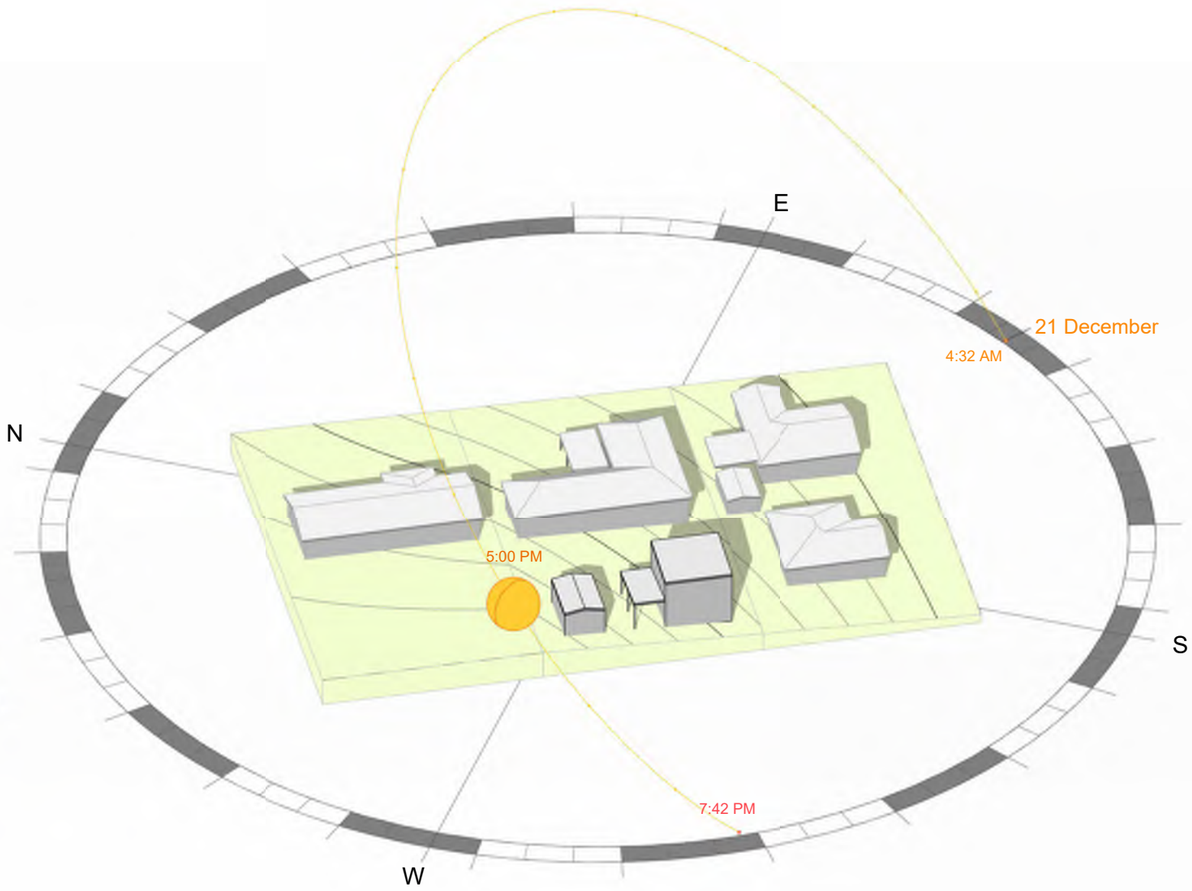
CLIENT: BRENT & JULIE MCINTYRE

DRAWN: TH

DRAWING NUMBER: A03 2

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24



5.00pm 21st December

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SUMMER SOLSTICE

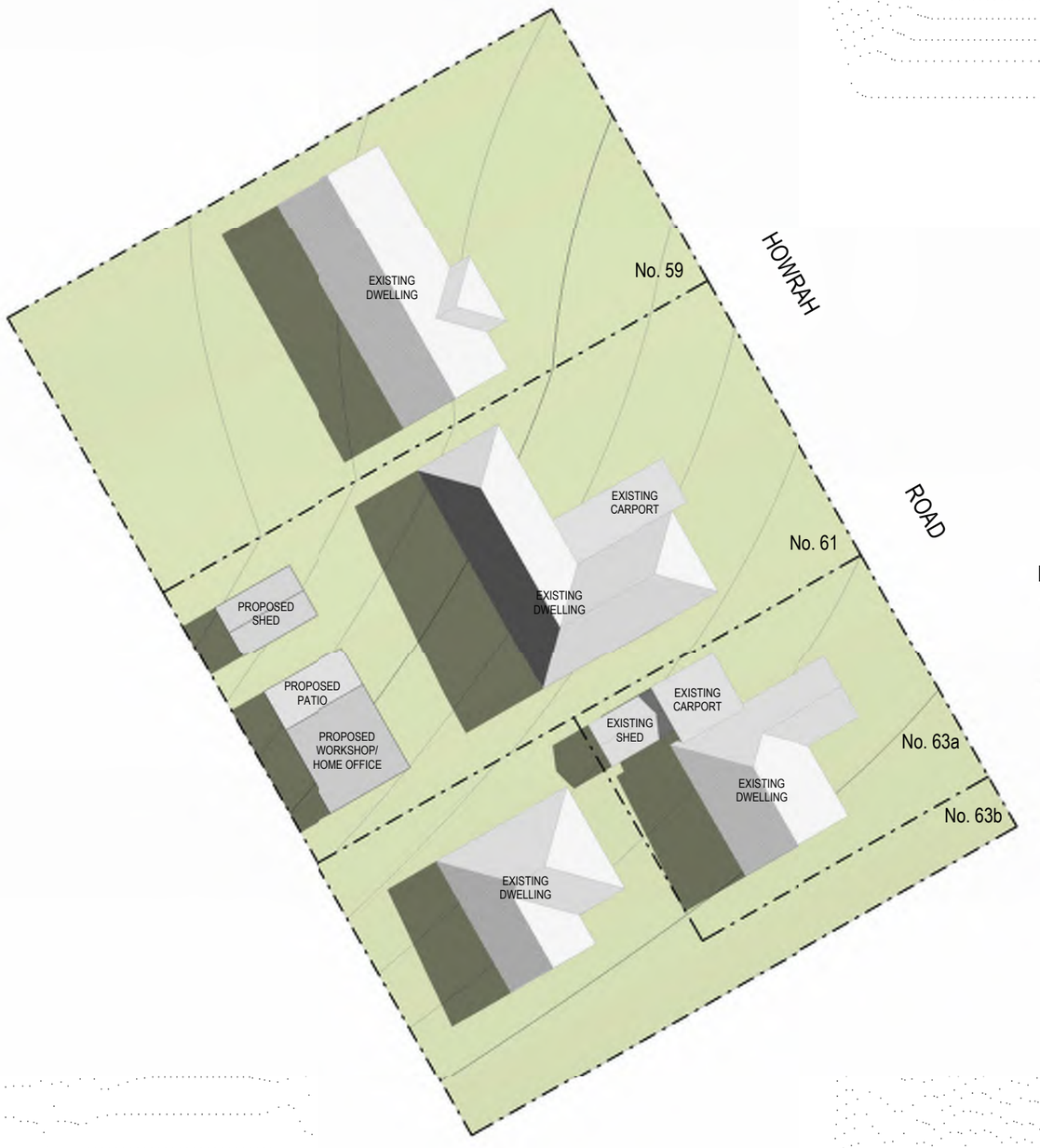
CLIENT: BRENT & JULIE MCINTYRE

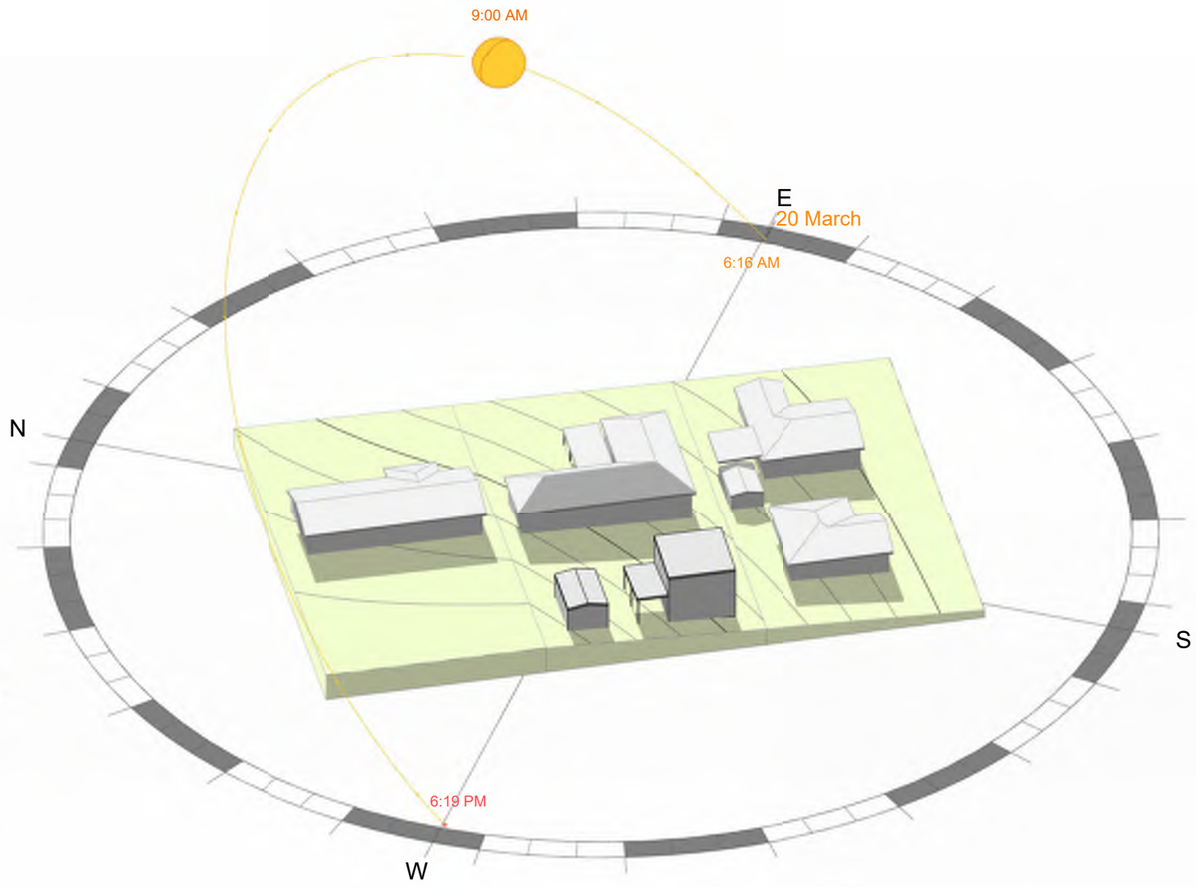
DRAWN: TH

DRAWING NUMBER: A04 2

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24





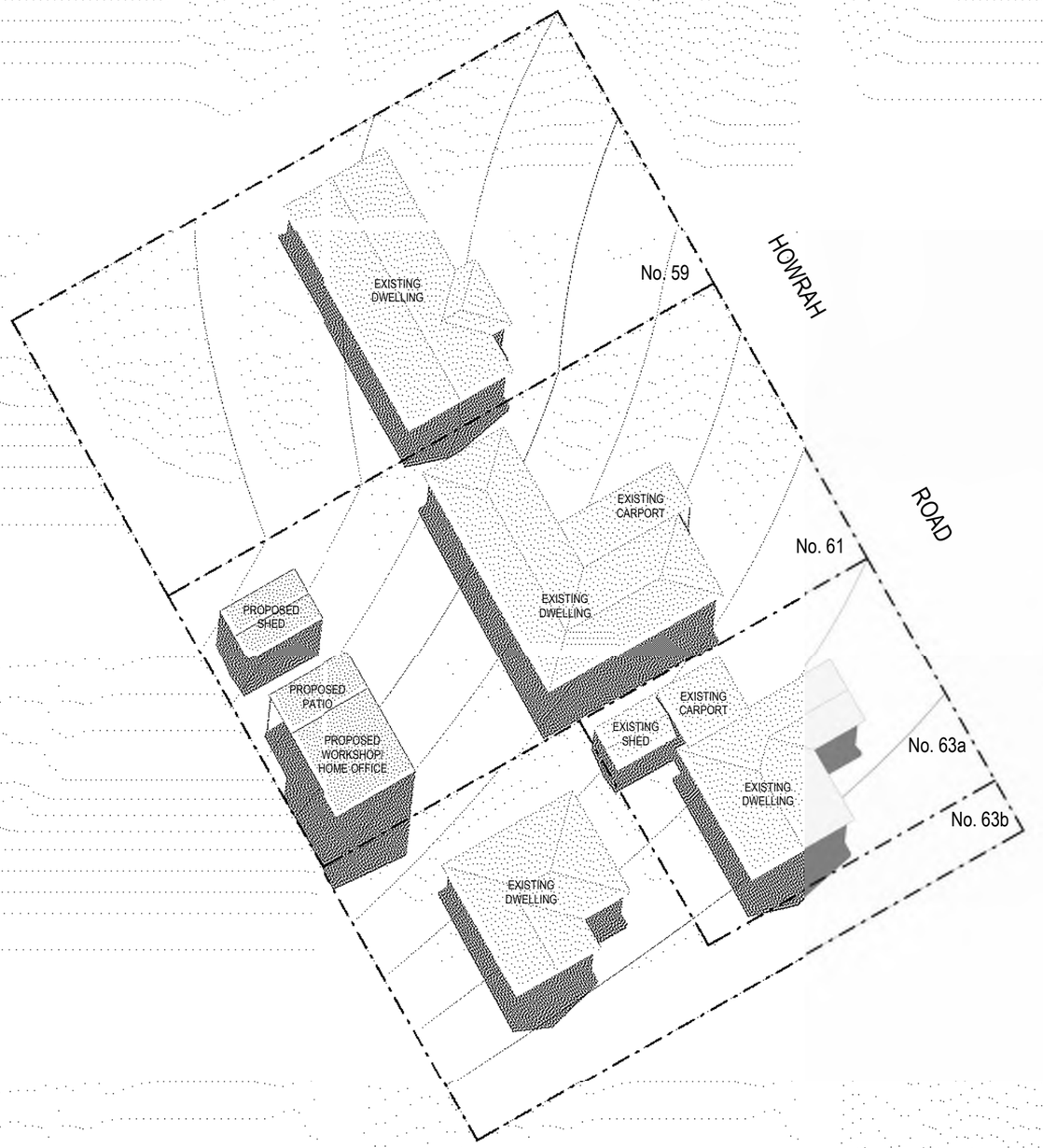
9.00am 20th March

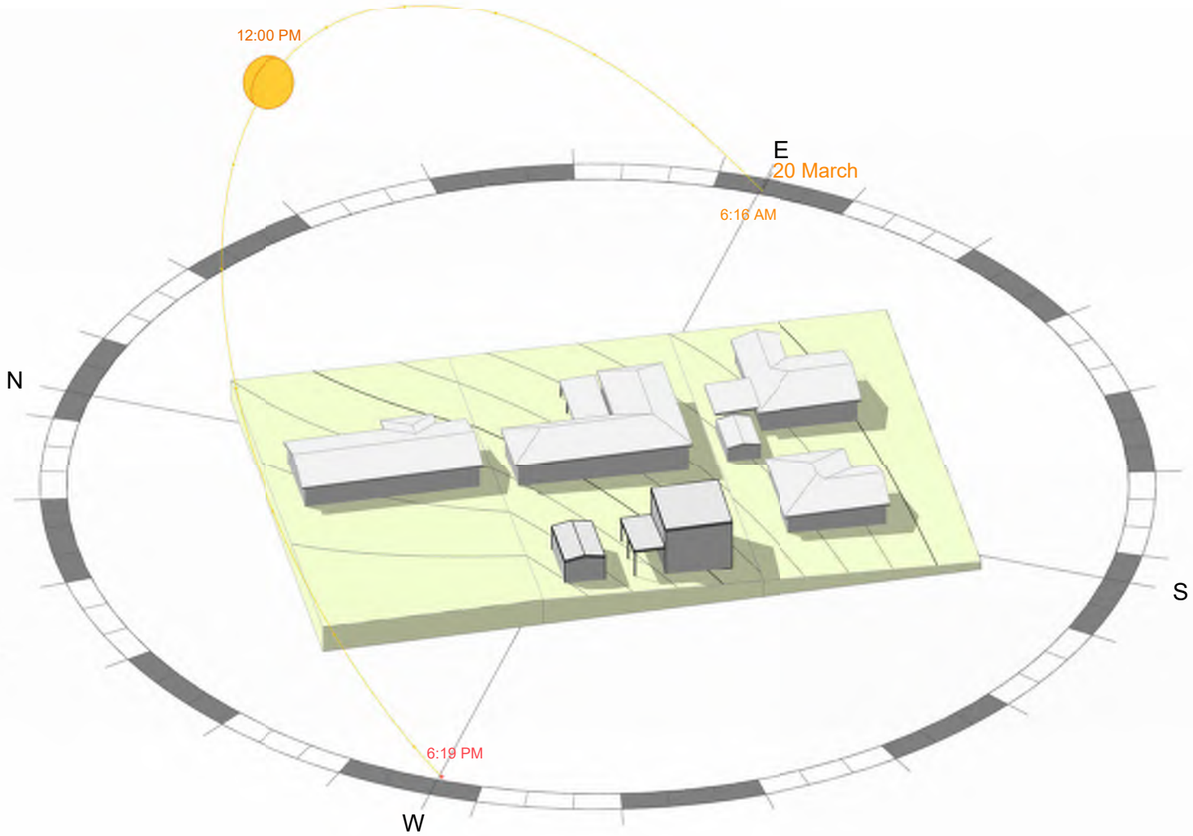
DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: AUTUMN EQUINOX			
CLIENT: BRENT & JULIE MCINTYRE		DRAWN: TH	DRAWING NUMBER: A05 2
PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH		DATE: 16/07/24	





12.00pm 20th March

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: AUTUMN EQUINOX

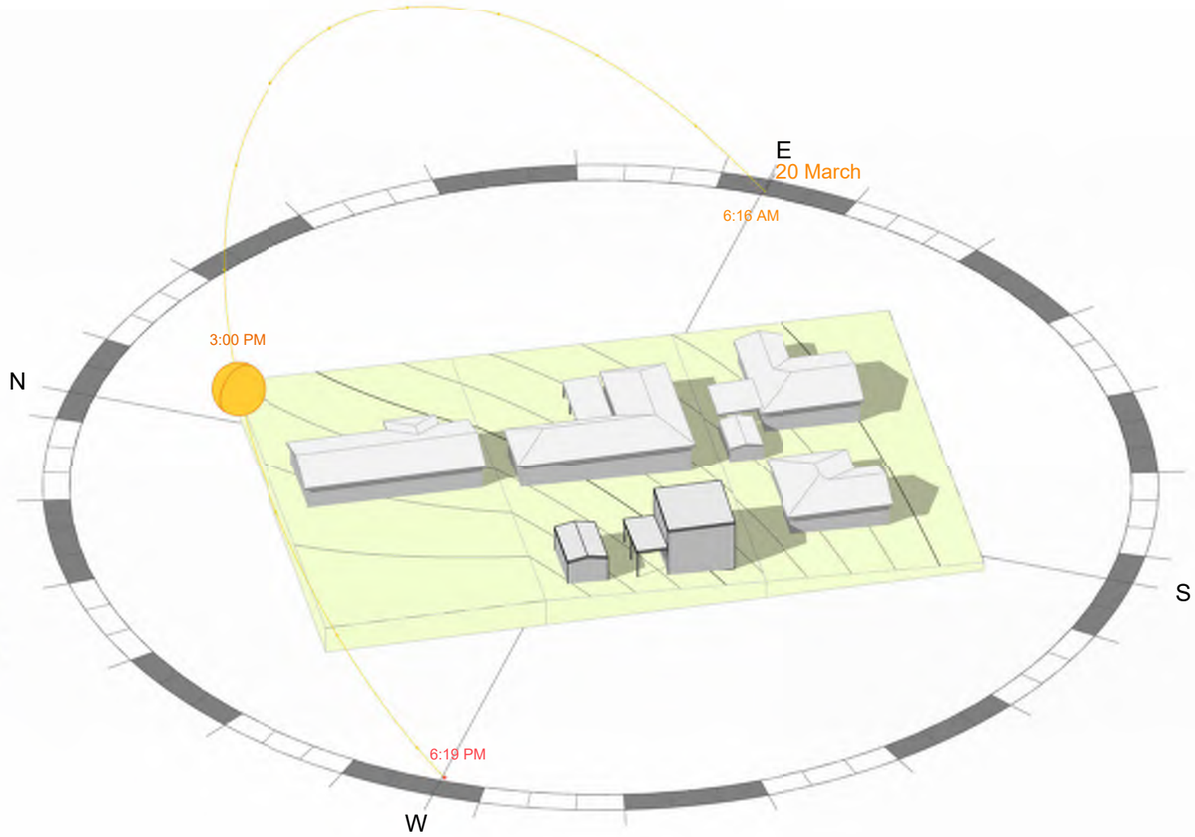
CLIENT: BRENT & JULIE MCINTYRE

DRAWN: TH

DRAWING NUMBER: A06 2

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24



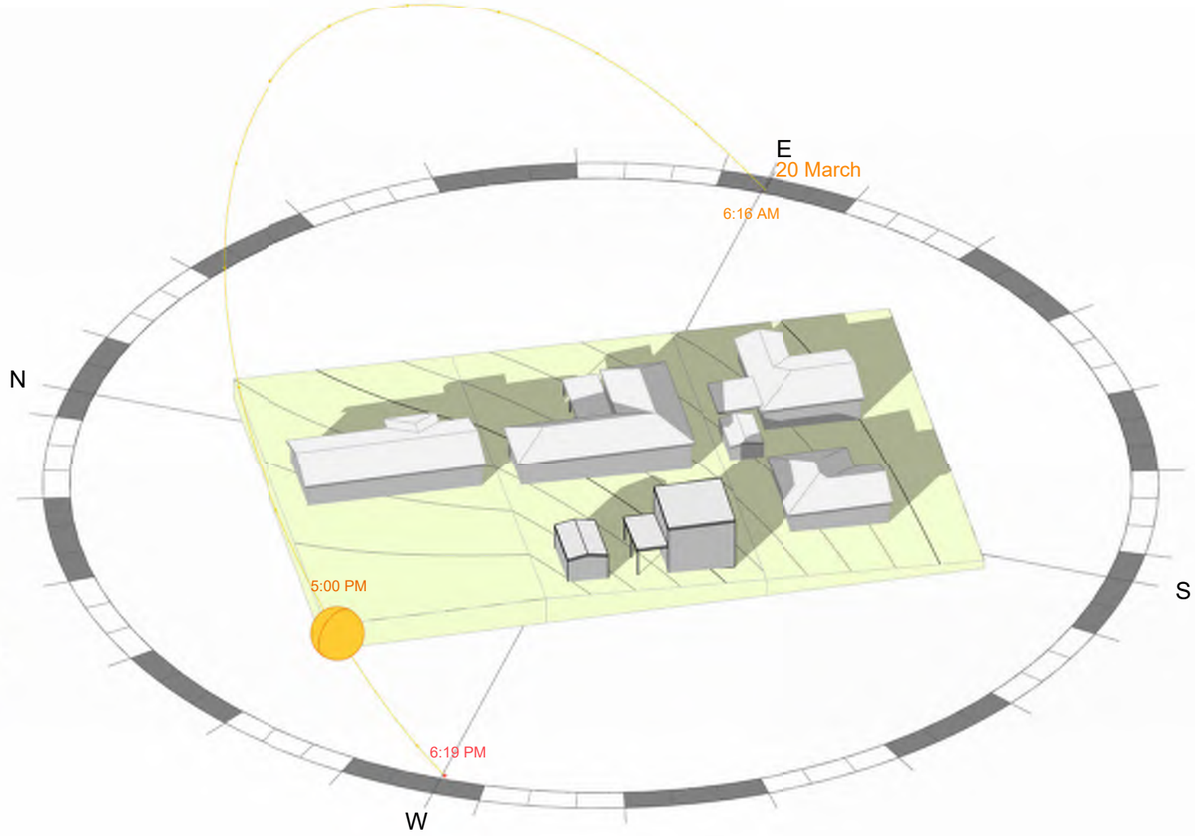
3.00pm 20th March

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: AUTUMN EQUINOX			
CLIENT: BRENT & JULIE MCINTYRE		DRAWN: TH	DRAWING NUMBER: A07 2
PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH		DATE: 16/07/24	



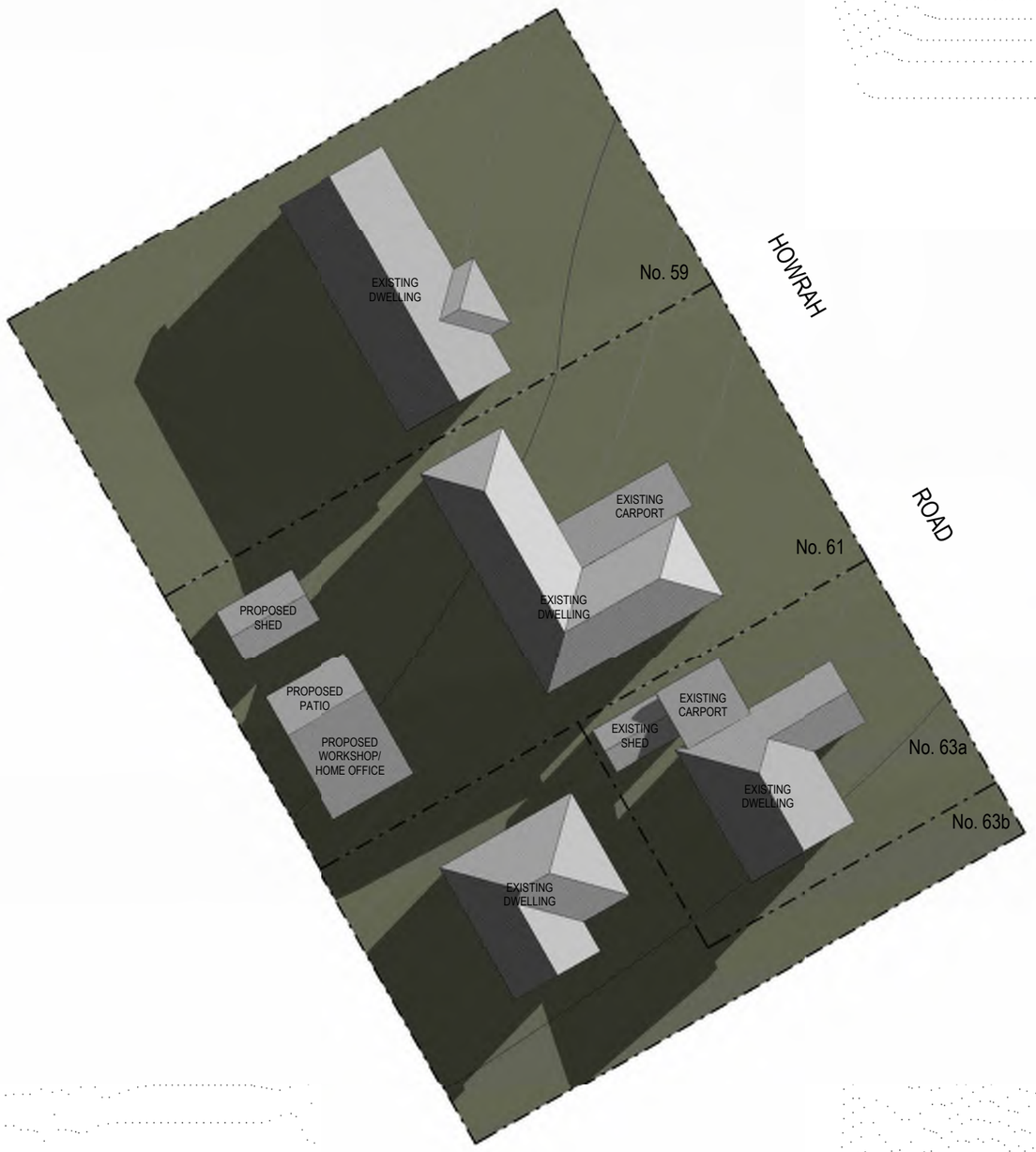
5.00pm 20th March

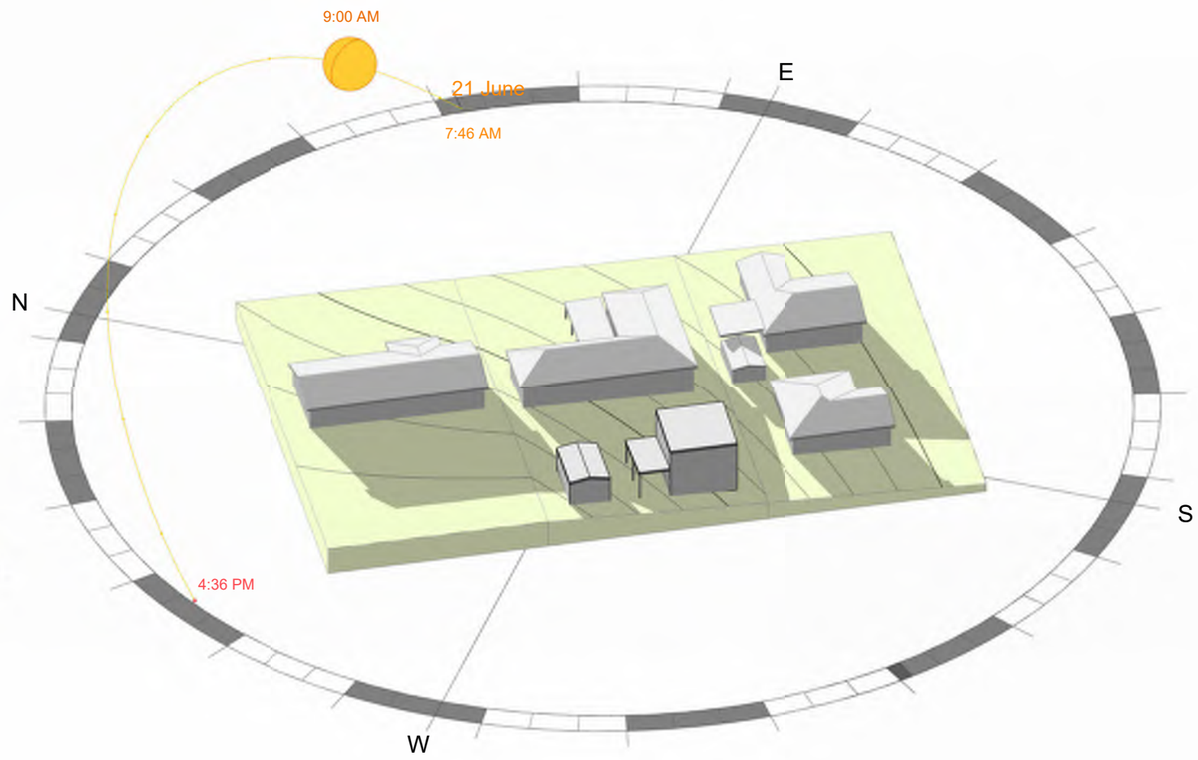
DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TKeighty Design

DRAWING: AUTUMN EQUINOX		
CLIENT: BRENT & JULIE MCINTYRE	DRAWN: TH	DRAWING NUMBER: A08 2
PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH	DATE: 16/07/24	





9.00am 21st June

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: WINTER SOLSTICE

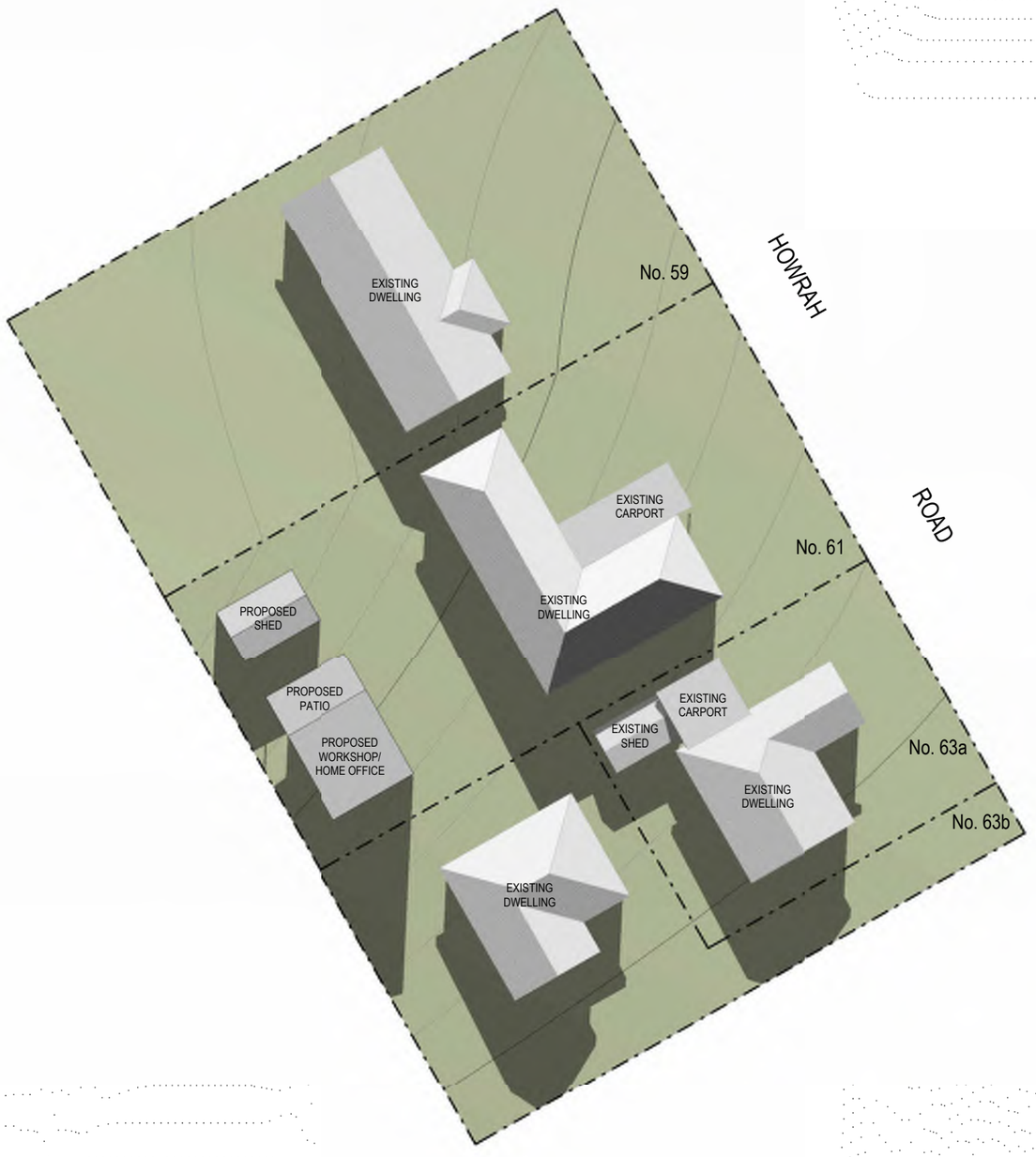
CLIENT: BRENT & JULIE MCINTYRE

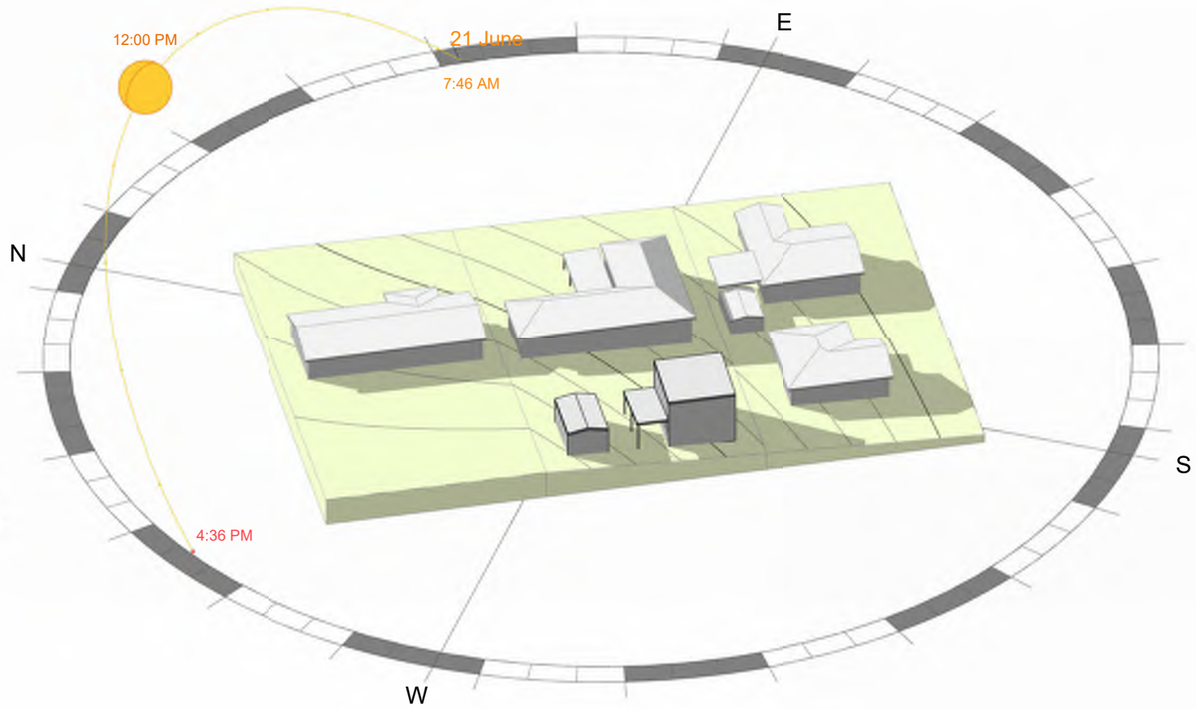
DRAWN: TH

DRAWING NUMBER: A09 2

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24





12.00pm 21st June

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: WINTER SOLSTICE

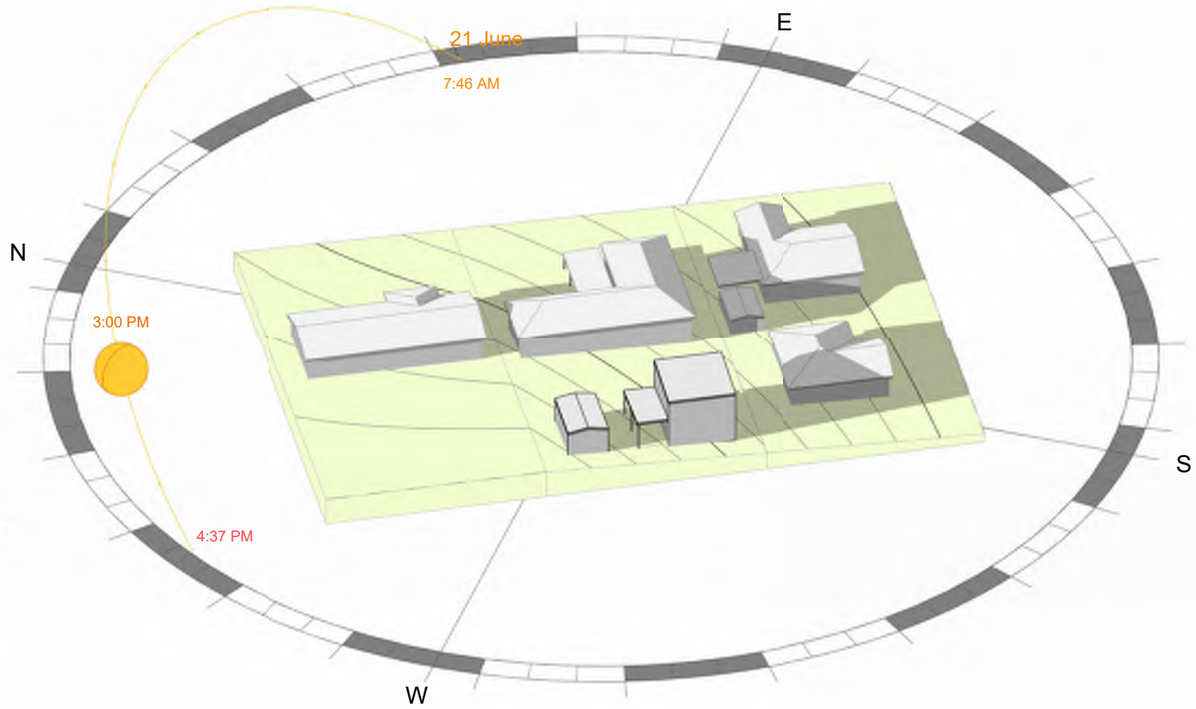
CLIENT: BRENT & JULIE MCINTYRE

DRAWN: TH

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24

DRAWING NUMBER: A10 2



3.00pm 21st June

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: WINTER SOLSTICE

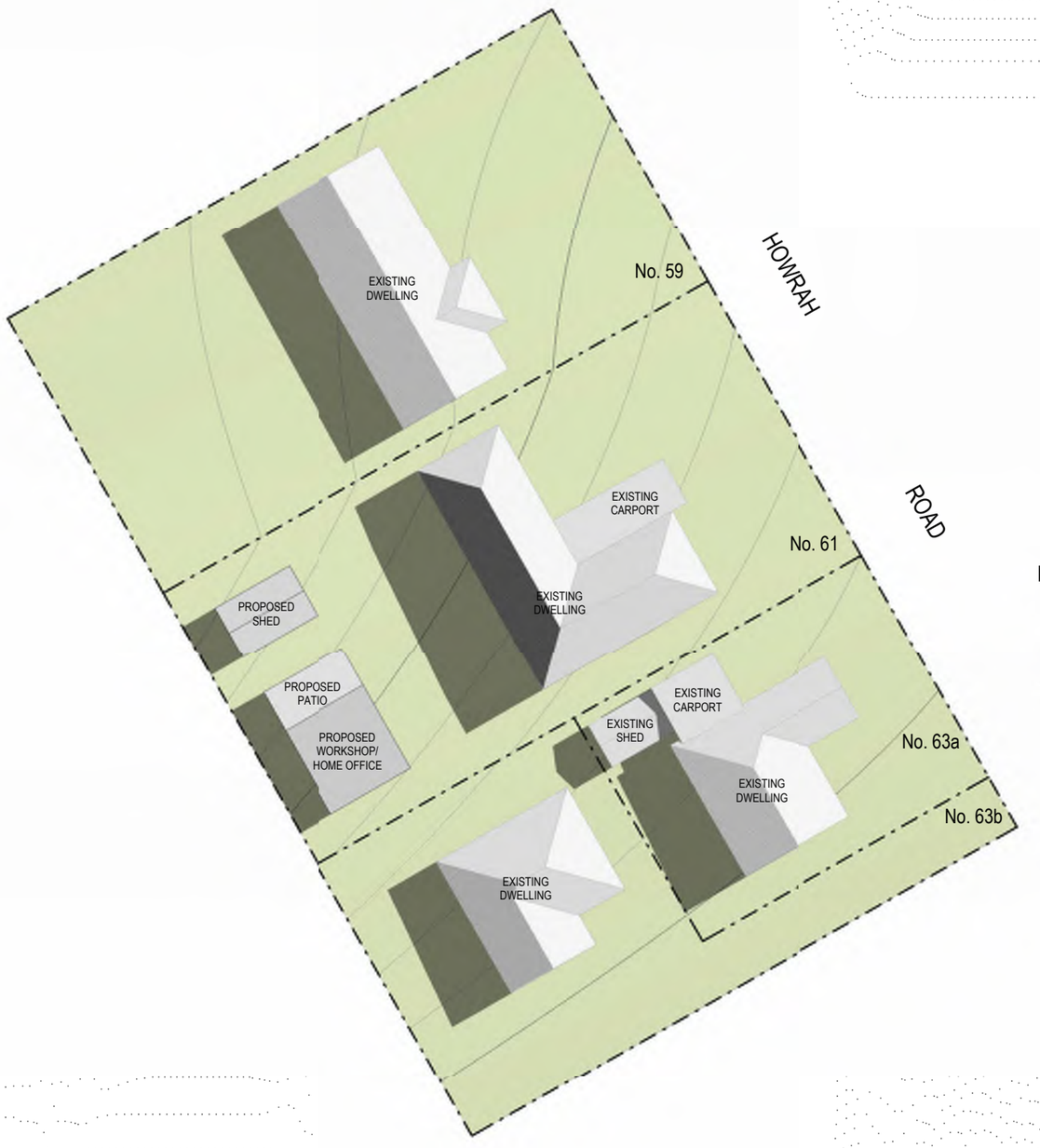
CLIENT: BRENT & JULIE MCINTYRE

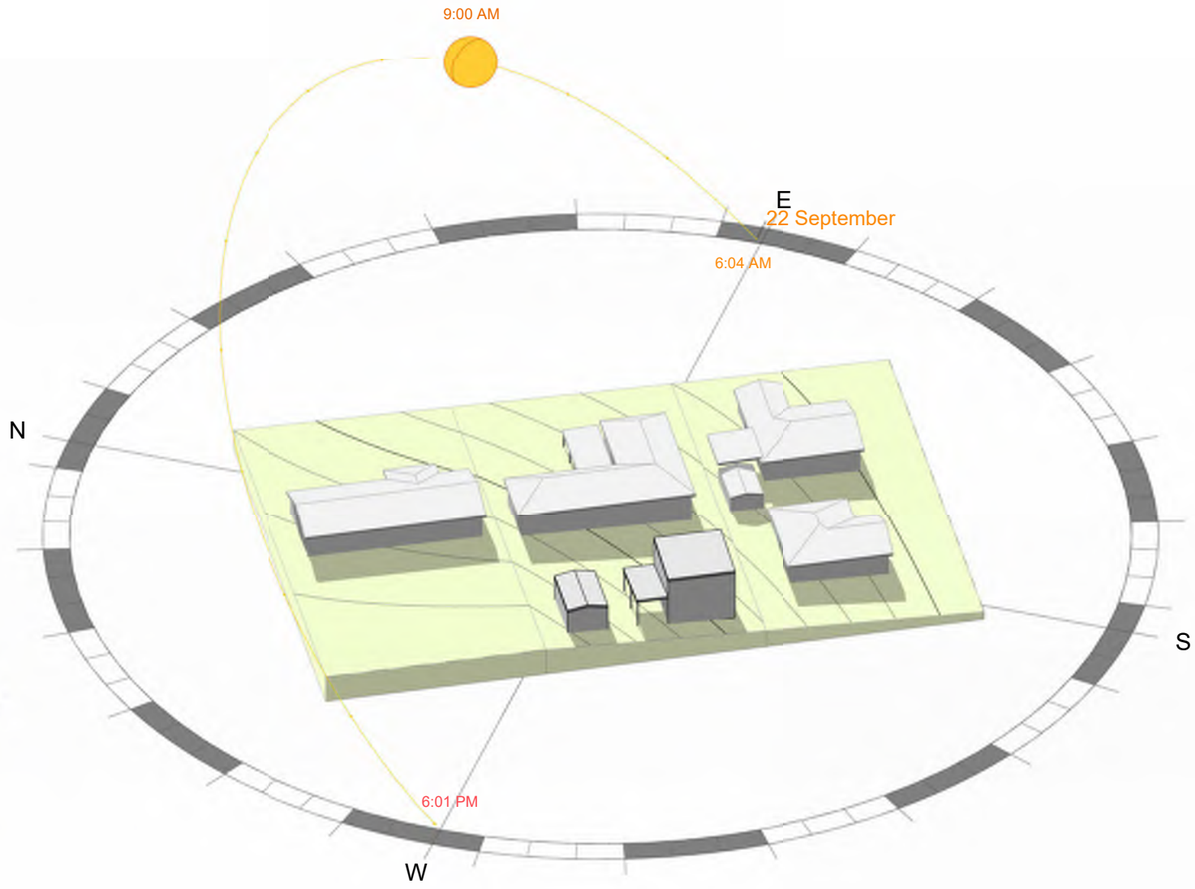
DRAWN: TH

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24

DRAWING NUMBER: A11 2





9.00am 22nd September

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SPRING EQUINOX

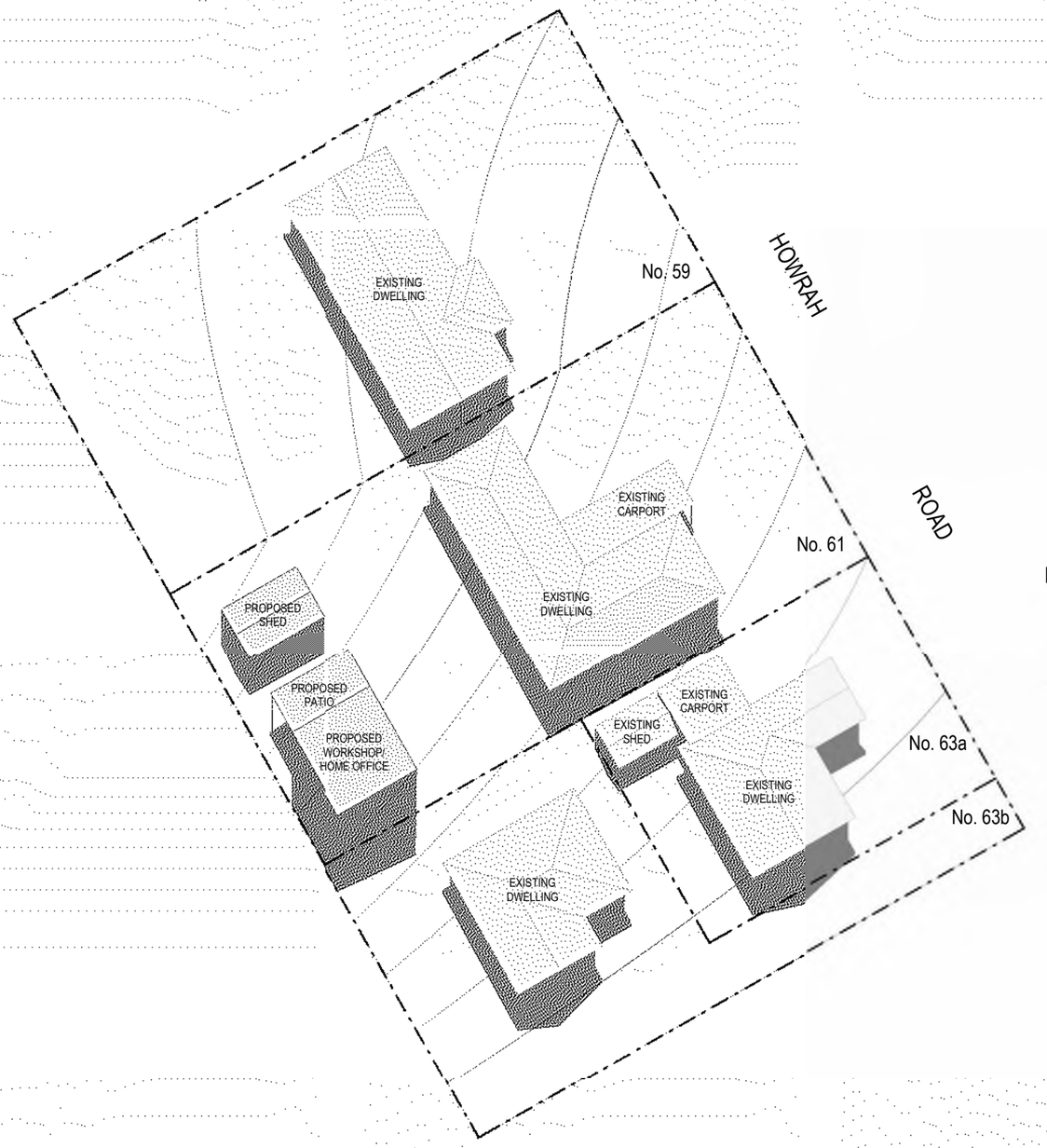
CLIENT: BRENT & JULIE MCINTYRE

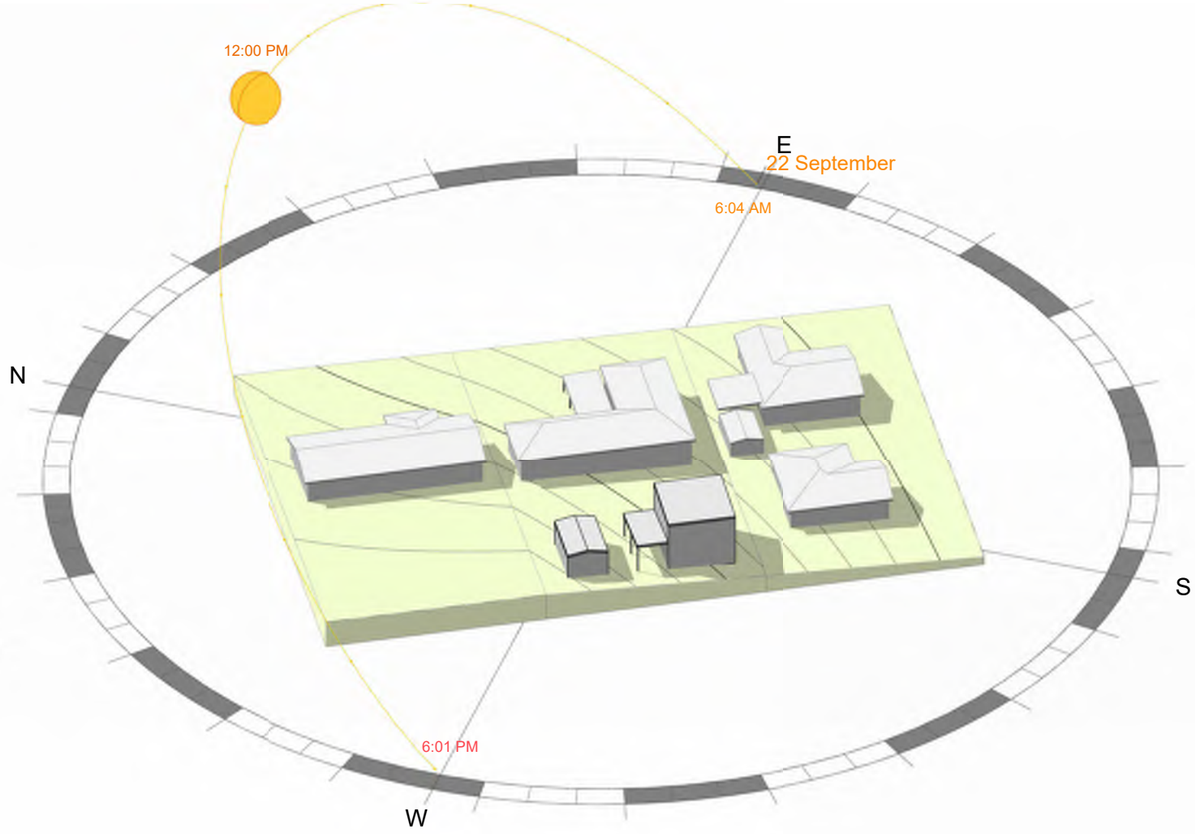
DRAWN: TH

DRAWING NUMBER: A12 2

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24





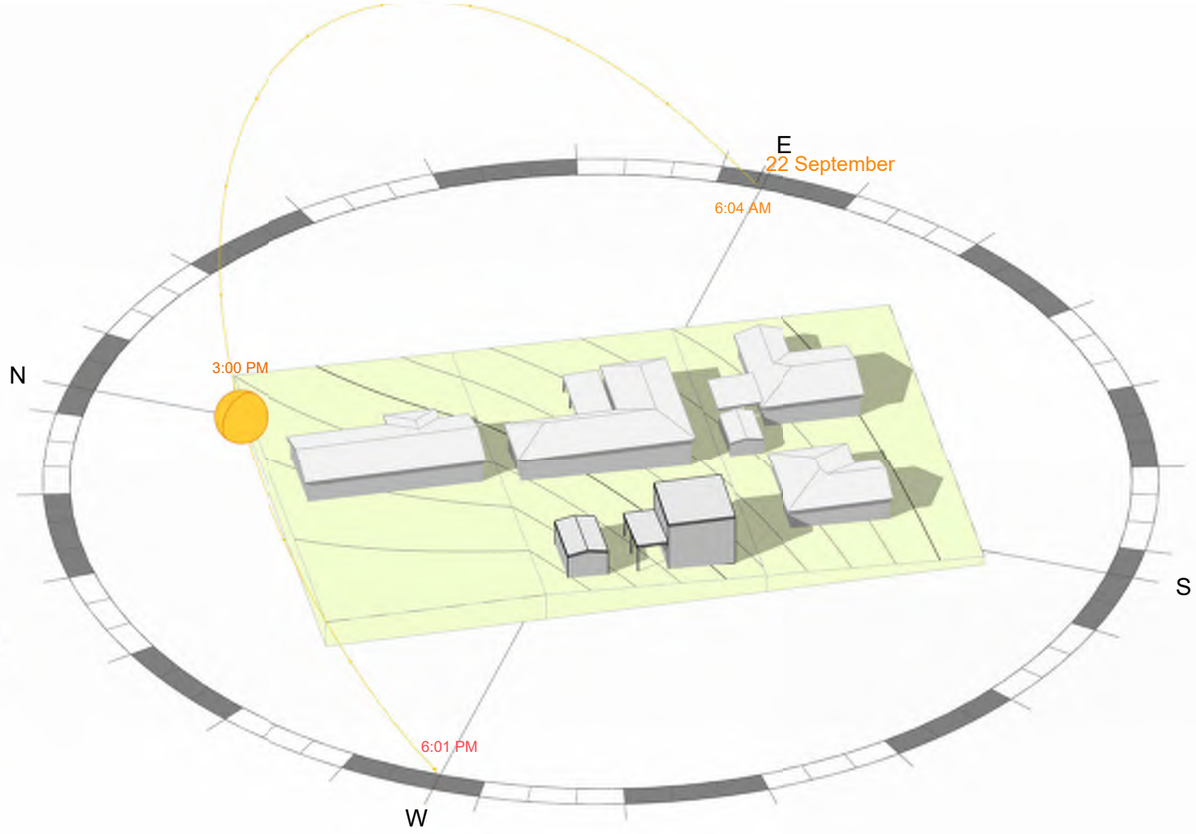
12.00pm 22nd September

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SPRING EQUINOX			
CLIENT: BRENT & JULIE MCINTYRE		DRAWN: TH	DRAWING NUMBER: A13 2
PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH		DATE: 16/07/24	



3.00pm 22nd September

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SPRING EQUINOX

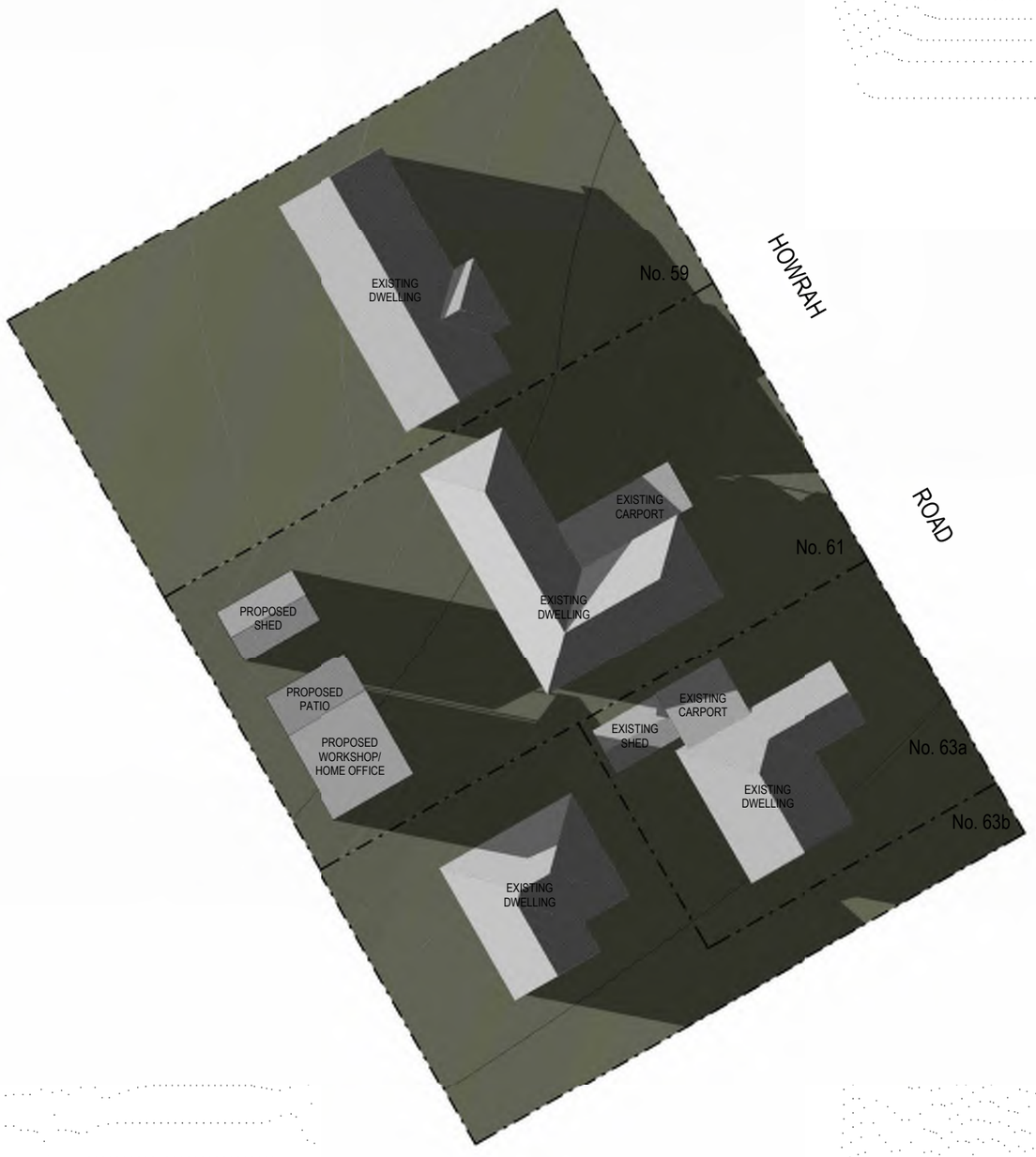
CLIENT: BRENT & JULIE MCINTYRE

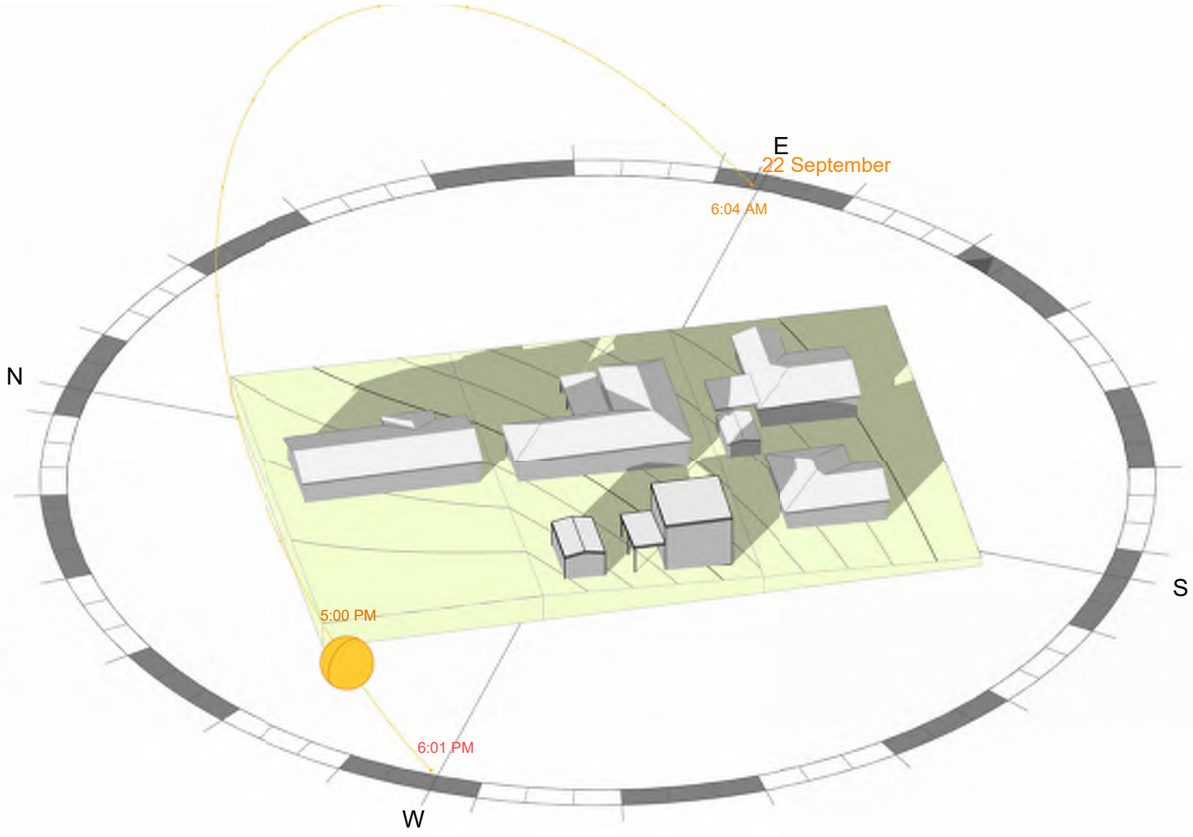
DRAWN: TH

DRAWING NUMBER: A14 2

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24





5.00pm 22nd September

DEVELOPMENT APPLICATION

NOTE:
EXISTING DWELLING & SITE INFORMATION COMPILED FROM
- ARCHITECTURAL DRAWINGS BY JWAD DATED APRIL 2025
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS

TK eighty Design

DRAWING: SPRING EQUINOX

CLIENT: BRENT & JULIE MCINTYRE

DRAWN: TH

PROJECT ADDRESS: 61 HOWRAH ROAD, HOWRAH

DATE: 16/07/24

DRAWING NUMBER: A15 2

CIVIL DRAWINGS
PROPOSED WORKSHOP/HOME OFFICE
61 HOWRAH ROAD
HOWRAH

C001	COVER	B	16/09/2025
C101	SITE PLAN	B	16/09/2025
C102	ROAD AND STORMWATER PLAN - SHEET 1	B	16/09/2025
C103	ROAD AND STORMWATER PLAN - SHEET 2	B	16/09/2025
C104	SEWER AND WATER PLAN - SHEET 1	B	16/09/2025
C302	SEWER LONG SECTIONS - SHEET 1	A	22/08/2025
C401	CONSTRUCTION DETAILS	B	16/09/2025

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED:
B	PLANNING APPROVAL	16/09/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED WORKSHOP/HOME OFFICE

ADDRESS: 61 HOWRAH ROAD
HOWRAH

CLIENT: BRENT & JULIE MCINTYRE

SHEET: COVER

SCALE: AS INDICATED

TOTAL SHEETS: 7

SIZE: A1

PROJECT No: 25E65-2

SHEET: C001

REV: B

SITE PLAN

SCALE 1;100 (A1)

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GP1 - 450 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP2 - 600 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GRATED TRENCH WITH PIT

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

PAVEMENT LEGEND

	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH
	GRAVEL

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED:
B	PLANNING APPROVAL	16/09/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED WORKSHOP/HOME OFFICE

0 1 2 3 4 5 6 7 8 9 10m

ADDRESS: 61 HOWRAH ROAD
HOWRAH

CLIENT: BRENT & JULIE MCINTYRE

SHEET: SITE PLAN

SCALE: 0.111111111

TOTAL SHEETS: 7

SIZE: A1

PROJECT No: 25E65-2

SHEET: C101

REV: B

DN100 PVC SN6 STORMWATER AT MIN. 1.0% FALL

CONNECT ROOF RUN-OFF TO EXISTING DN100 STORMWATER INFRASTRUCTURE

EXISTING NBN PIT

EXISTING GALVANISED STORMWATER KERB OUTLET TO BE REPLACED WITH NEW TYPE KC KERB AND CHANNEL TO ALLOW FOR RELOCATION OF KERB CONNECTION. NEW KERB CONNECTION TO BE 102 x 51 x 3 GALV. RHS PER LGAT TSD-SW29

450sq. STORMWATER DISPERSION PIT TO ACT AS PROPERTY CONNECTION

5.4m LONG x 2.4m WIDE CAR SPACE FOR EXISTING DWELLING TO REMAIN

EXISTING CROSSOVER TO REMAIN

3.9m

HOWRAH ROAD

EXISTING HOUSE
FFL 18.60

EXISTING ELECTRICAL POLE AS LOCATED BY SURVEYOR
LOWEST OVERHEAD WIRE
RL: 24.58
1.0m EXCLUSION ZONE SHOWN DASHED

EXISTING NBN PIT

ROAD AND STORMWATER PLAN - SHEET 1

SCALE 1:50 (A1)

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED:
B	PLANNING APPROVAL	16/09/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED WORKSHOP/HOME OFFICE

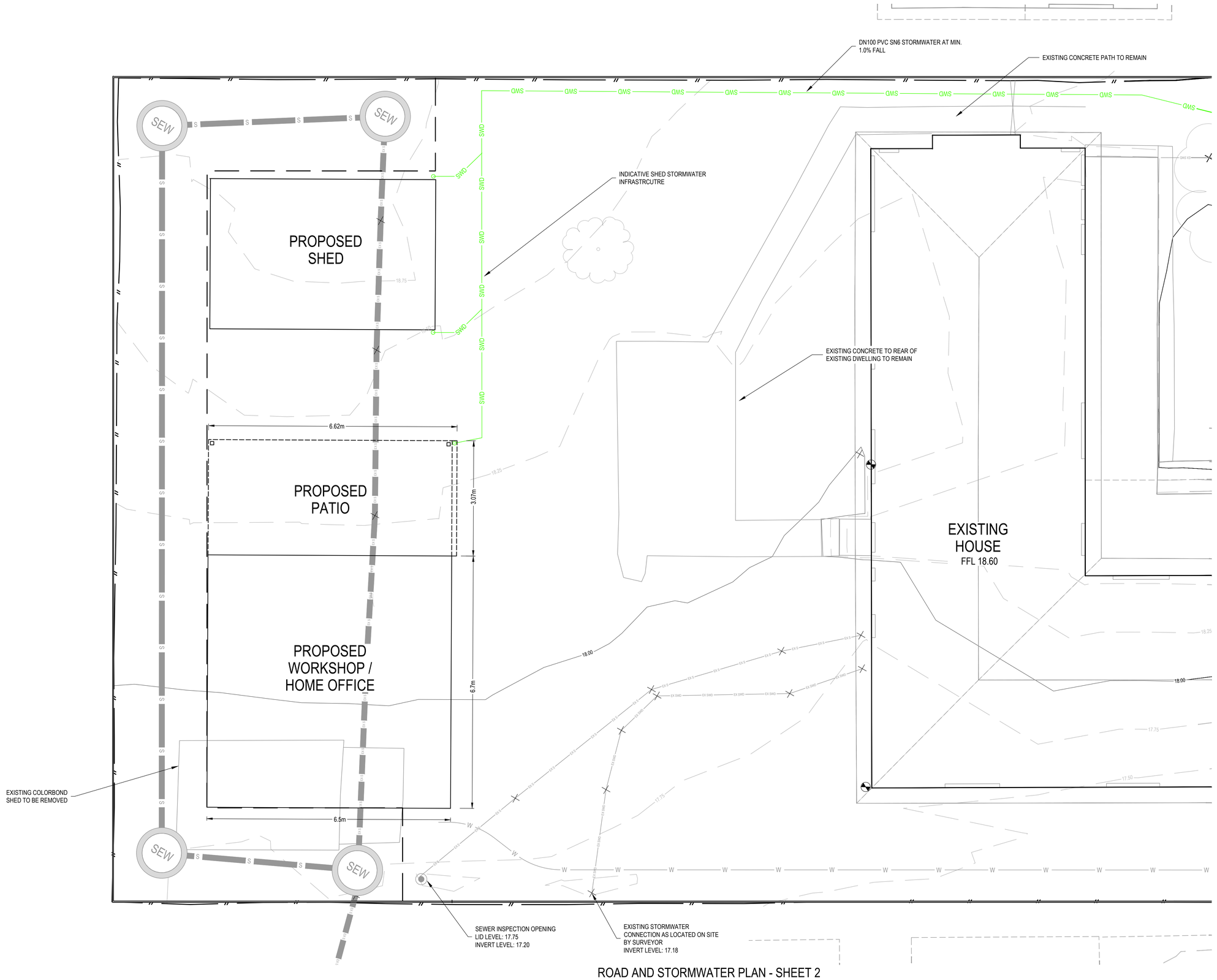
ADDRESS: 61 HOWRAH ROAD
HOWRAH

CLIENT: BRENT & JULIE MCINTYRE

SHEET: ROAD AND STORMWATER PLAN - SHEET 1

SCALE: 1:50 | TOTAL SHEETS: 7 | SIZE: A1

PROJECT No: 25E65-2 | SHEET: C102 | REV: B



ROAD AND STORMWATER PLAN - SHEET 2

SCALE 1:50 (A1)

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED:
B	PLANNING APPROVAL	16/09/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	PROPOSED WORKSHOP/HOME OFFICE
ADDRESS:	61 HOWRAH ROAD HOWRAH
CLIENT:	BRENT & JULIE MCINTYRE
SHEET:	ROAD AND STORMWATER PLAN - SHEET 2
SCALE:	1:50
TOTAL SHEETS:	7
SIZE:	A1
PROJECT No:	25E65-2
SHEET:	C103
REV:	B

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

WATER & SEWER NOTES

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 - 2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02 - 2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

WATER METER ASSEMBLY TO BE HOUSED IN VANDAL PROOF CAGE AS PER TWS-W-0003. DEVELOPER TO LIAISE WITH TASWATER FOR SUPPLY OF ABLOY LOCK AND PIN AT DEVELOPERS COST

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
//	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP OP	EXISTING TELSTRA
FOC	EXISTING NBN
G G	EXISTING GAS

WATER SERVICES LEGEND

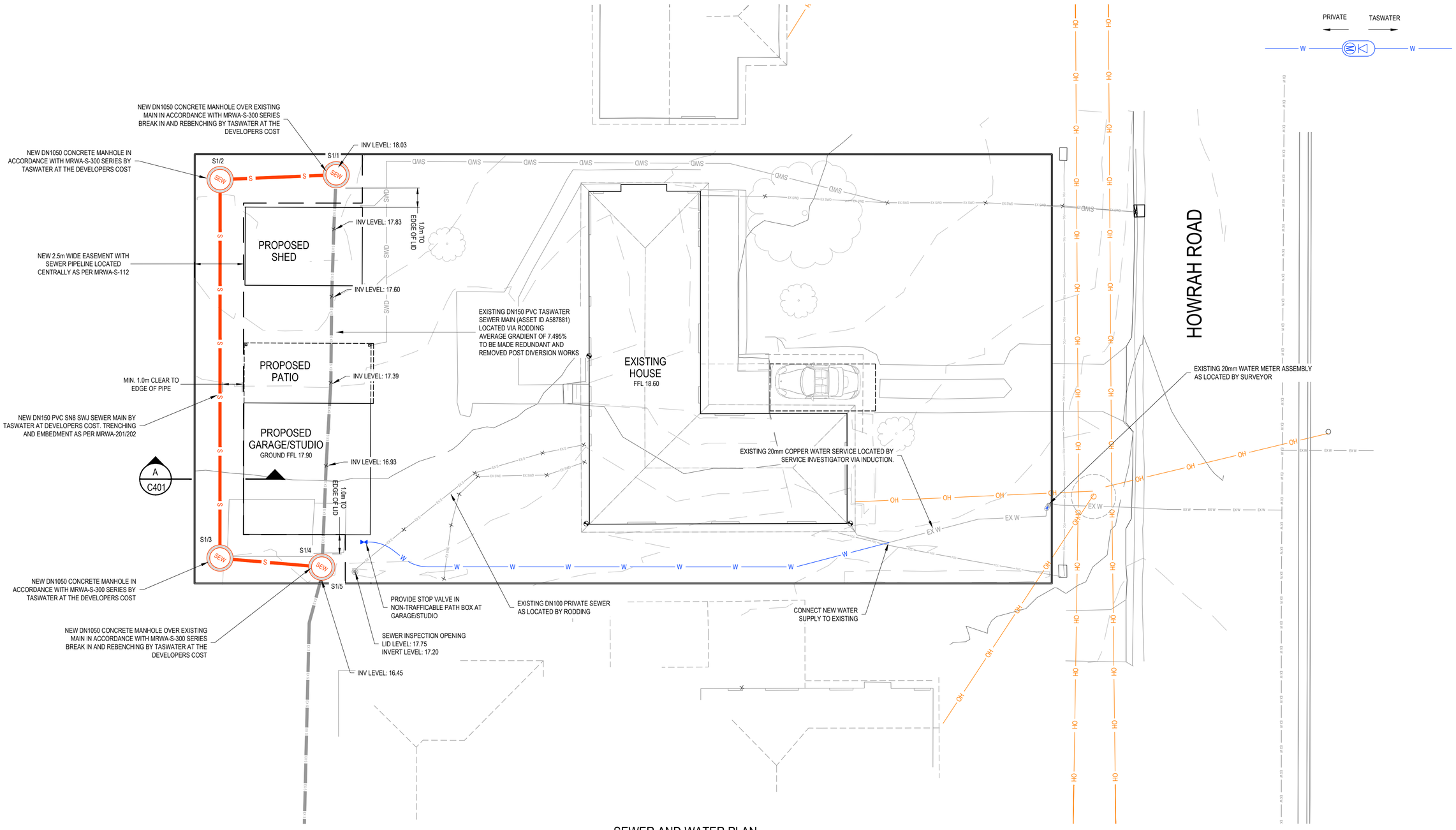
W	DN150 O-PVC PN16 WATER MAIN OR APPROVED EQUIVALENT UNO
W	HDPE WATER
EX W	EXISTING WATER MAIN
W	25OD POLY (20ID) CONNECTION WITH 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002
W	DN100 CONDUIT TO ROAD CROSSING
	CHECK VALVE
SV	WATER VALVE
FH	HYDRANT

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
SEW	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
SWM	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT



SEWER AND WATER PLAN

SCALE 1:100 (A1)

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED:
B	PLANNING APPROVAL	16/09/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED WORKSHOP/HOME OFFICE

ADDRESS: 61 HOWRAH ROAD HOWRAH

CLIENT: BRENT & JULIE MCINTYRE

SHEET: SEWER AND WATER PLAN - SHEET 1

SCALE: 0.111111111 | TOTAL SHEETS: 7 | SIZE: A1

PROJECT No: 25E65-2 | SHEET: C104 | REV: B

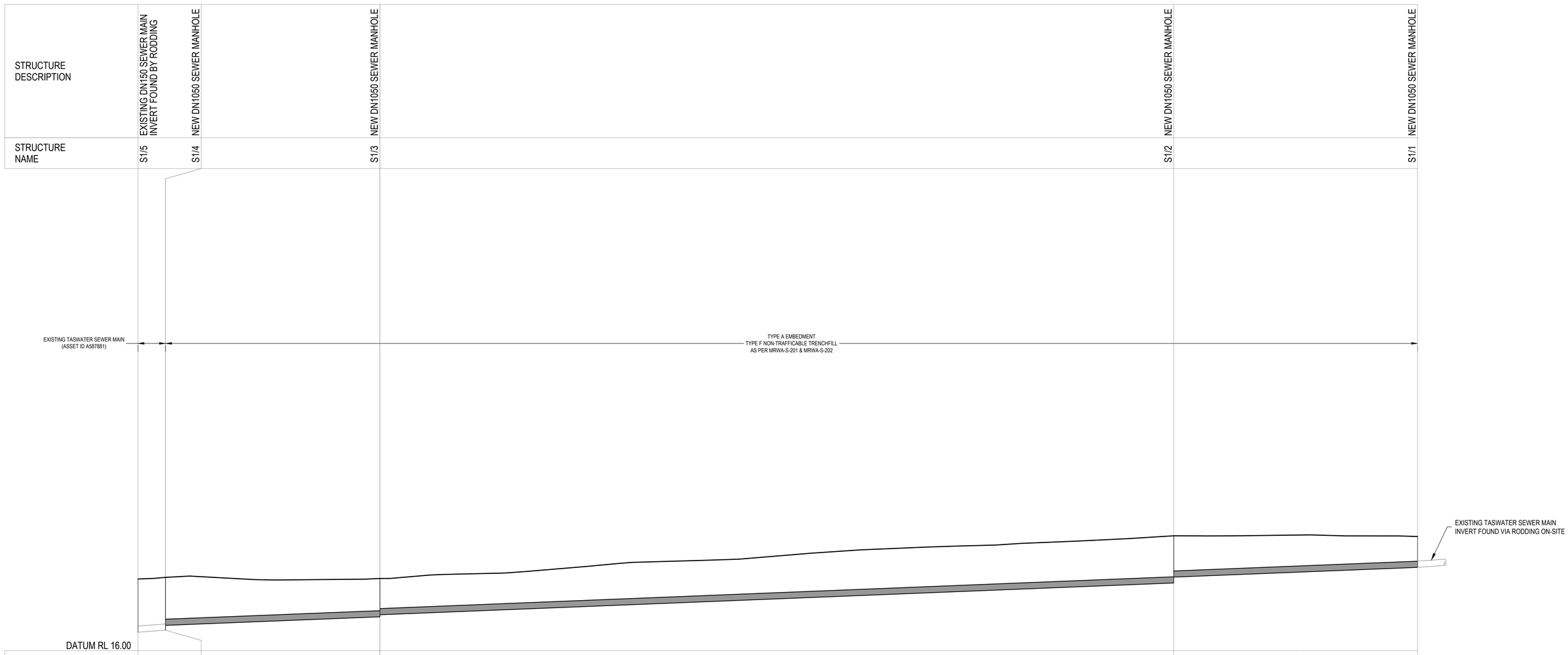
DIAL BEFORE YOU DIG www.1100.com.au

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



STRUCTURE DESCRIPTION	EXISTING DN150 SEWER MAIN INVERT FOUND BY RODDING	NEW DN1050 SEWER MANHOLE	NEW DN1050 SEWER MANHOLE	NEW DN1050 SEWER MANHOLE	NEW DN1050 SEWER MANHOLE
STRUCTURE NAME	S1/5	S1/4	S1/3	S1/2	S1/1
DATUM RL 16.00					
PIPE SIZE / MATRIAL	EXISTING	DN150 PVC SN8 SWJ	DN150 PVC SN8 SWJ	DN150 PVC SN8 SWJ	DN150 PVC SN8 SWJ
GRADE %	7.49%	3.98%	4.00%	4.00%	
DEPTH TO INVERT	1.30 / 1.29	1.17 / 0.93	0.88	1.15 / 1.01	0.75
INVERT LEVEL	16.450	16.500 / 16.617	16.825 / 16.875	17.650 / 17.792	18.030
FINISHED SURFACE	17.75 / 17.79	17.76		18.80	18.78
EXISTING SURFACE	17.75 / 17.79	17.76		18.80	18.78
CHAINAGE	0.00 / 0.67	5.90		25.27	31.21
	0.67m	5.23m	19.36m		5.95m

DRAINAGE LONGITUNDINAL SECTION FOR LINE 1

SCALES: HORIZONTAL 1:50 VERTICAL 1:50

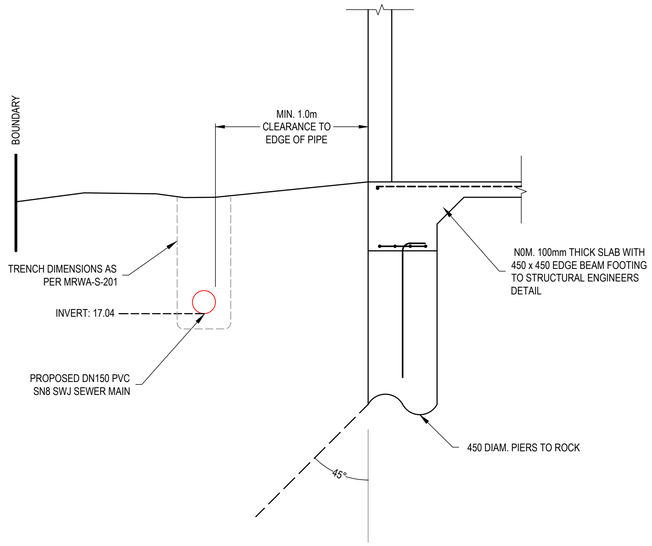
SEWER LONG SECTIONS - SHEET 1

SCALE 1:50 (A1)

REV	ISSUE	DATE	APPROVAL
A	PLANNING APPROVAL	22/08/2025	VERIFIED:
			CHECKED:
			DESIGN: DE
			CHECKED: LG
			DRAWN: DE

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED WORKSHOP/HOME OFFICE	ADDRESS: 61 HOWRAH ROAD HOWRAH	SHEET: SEWER LONG SECTIONS - SHEET 1	
AS INDICATED	CLIENT: BRENT & JULIE MCINTYRE	SCALE: AS INDICATED	TOTAL SHEETS: 7 / SIZE: A1
		PROJECT No: 25E65-2	SHEET: C302 / REV: A



56W CONSENT SECTION A
AS INDICATED C104

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

CONSTRUCTION DETAILS

SCALE AS SHOWN

REV	ISSUE	DATE	APPROVAL
			DRAWN: DE
			CHECKED: LG
			DESIGN: DE
			CHECKED:
B	PLANNING APPROVAL	16/09/2025	VERIFIED:

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED WORKSHOP/HOME OFFICE

AS INDICATED

ADDRESS: 61 HOWRAH ROAD
HOWRAH

CLIENT: BRENT & JULIE MCINTYRE

SHEET: CONSTRUCTION DETAILS

SCALE: AS INDICATED | TOTAL SHEETS: 7 | SIZE: A1

PROJECT No: 25E65-2 | SHEET: C401 | REV: B