



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **26 Cathcart Street, Swansea**  
**CT 185381/2**

**PROPOSAL:** **Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on Thursday 15 January 2025.

**APPLICANT:** **Engineering Plus**  
**DATE:** **03/12/2025**  
**APPLICATION NO:** **DA 2025 / 218**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

**General Application Details** *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	
Is the property on the State Heritage Register? (Circle one)	Yes / No	

**For all Non-Residential Applications**

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

**Personal Information Protection Statement**

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### **Applicant Declaration**

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

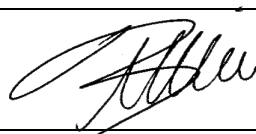
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
----------------------	---	-------	--

### **Owners Consent required if application is on or affects Council or Crown owned or administered land**

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
--	--	-------	--

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## **Checklist of application documents:**

*Taken from Section 6 of the Planning Scheme*

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

## SEARCH OF TORRENS TITLE

VOLUME 185381	FOLIO 2
EDITION 2	DATE OF ISSUE 14-Nov-2023

SEARCH DATE : 02-Dec-2025

SEARCH TIME : 11.53 AM

DESCRIPTION OF LAND

Town of SWANSEA

Lot 2 on Sealed Plan [185381](#)

Derivation : Part of 22A-1R-16P (Sec. Zz) Gtd. to George Graham

Prior CT [148627/8](#)SCHEDULE 1

[N163444](#) TRANSFER to JESSICA MADELAINE WHITFORD-KING and  
CALVIN DEAN KING Registered 14-Nov-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185381](#) COVENANTS in Schedule of Easements[SP185381](#) FENCING COVENANT in Schedule of Easements[SP148627](#) COVENANTS in Schedule of Easements[SP148627](#) FENCING COVENANT in Schedule of Easements[E365442](#) MORTGAGE to Commonwealth Bank of Australia

Registered 14-Nov-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DIANNE MAY BUSUTTL CHARLIE VICTOR BUSUTTL	NEW PLAN OF SURVEY	Registered Number
FOLIO REFERENCE: 148627/8	BY SURVEYOR: H. A. Clement of <b>OPDA</b> SURVEYORS, ENGINEERS & PLANNERS	SP 185381
GRANTEE: PART OF 22A-1R-16P (SEC ZZ) GTD TO GEORGE GRAHAM	127 BATHURST STREET, HOBBART	
	LOCATION: TOWN OF SWANSEA	APPROVED EFFECTIVE FROM 15 SEP 2023
	SCALE 1: 1000	Record of Titles

HATCHED AREAS ARE BUILDING EXCLUSION ZONES per SP148627	PRIORITY FINAL PLAN	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
---	---------------------	---

The diagram is a survey plan showing two adjacent lots, labeled 1 and 2. Lot 1 is 1.080ha and Lot 2 is 1.565ha. The plan includes several hatched areas representing building exclusion zones. Boundary measurements are provided in degrees, minutes, seconds (DMS) and in meters. The plan is bounded by CATHCART STREET to the south and an unnamed street to the north. A north arrow is located on the right side of the plan. The plan is divided into two main sections, 1 and 2, with various boundary measurements and hatched areas representing building exclusion zones. The plan is divided into two main sections, 1 and 2, with various boundary measurements and hatched areas representing building exclusion zones.

 Registered Land Surveyor	13/9/2023 Date	SEE PLAN RELATED DOCS. Council Delegate Date
------------------------------	-------------------	--



<b>SCHEDULE OF EASEMENTS</b>	Registered Number  <b>SP 185381</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1 and 2 are each subject to the covenants more particularly described in SP148627

The Owner of each Lot on the plan covenants with DIANNE MAY BUSUTTIL and CHARLIE VICTOR BUSUTTIL ("the Vendor") that Vendor shall not be required to fence.

Signed by DIANNE MAY BUSUTTIL  
and CHARLIE VICTOR BUSUTTIL  
as registered proprietors of the land  
contained in Certificate of Title  
Volume 148627 Folio 8

) *D Busuttill* 17/2/23  
) *Ch Victor* 17/2/23  
)  
)

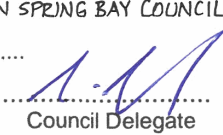
IN THE PRESENCE OF:

WITNESS SIGNATURE

NAME: Felicity Hill

ADDRESS: 11 Victoria Street, Swansea TAS 7190

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Dianne May Busuttill & Charlie Victor Busuttill FOLIO REF: 148627/8 SOLICITOR & REFERENCE: ALEXANDRA GRAHAM 2023/0428	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 31/8/23 SA2022/30 REF NO. _____  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



## DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	CONSTRUCTION PLAN
A03	FLOOR PLAN
A04	ELEVATIONS #1
A05	ELEVATIONS #2
A06	ROOF PLAN
A07	3D PERSPECTIVE #1
A08	3D PERSPECTIVE #2
A09	3D PERSPECTIVE #3
A10	3D PERSPECTIVE #4

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	11.0 RURAL LIVING ZONE
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	185381/2
DESIGN WIND SPEED:	ASSUMED "N2"
SOIL CLASSIFICATION:	H1
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	BAL 12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	HIGH
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

## PROPOSED DWELLING

J. & C. KING  
26 CATHCART STREET  
SWANSEA TAS 7190

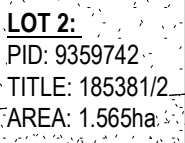
GLAMORGAN SPRING BAY COUNCIL





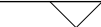
## ISSUED FOR DEVELOPMENT APPROVAL

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DECK	55.82 m <sup>2</sup>	6.01
PROPOSED DWELLING	124.95 m <sup>2</sup>	13.45
	180.78 m <sup>2</sup>	19.46



Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DECK	55.82 m <sup>2</sup>	6.01
PROPOSED DWELLING	124.95 m <sup>2</sup>	13.45
	180.78 m <sup>2</sup>	19.46



LEGEND	
	SEWER
	WATER
	STORMWATER
	PRIORITY VEGETATION ZONE
	1.0% AEP DEPTH OVERLAND FLOODING

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

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

STORMWATER FROM PROPOSED  
DWELLING TO BE DISPERSE INTO  
EXISTING DAM.

EXISTING NATURAL STORMWATER DRAIN TO CATCH  
STORMWATER RUNOFF FROM NEIGHBOURING  
PROPERTY. LOCATION REFER TO PDA DOCUMENT.

PROPOSED 10000L BUSHFIRE TANK.  
LOCATION TO BE DETERMINED ON SITE

EXISTING GRAVEL DRIVEWAY  
TO BE PARTIALLY MODIFIED

## EXISTING PAVEMENT

— / EXISTING GARDEN

**SITE PLAN**  
**SCALE 1 : 200**

ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190

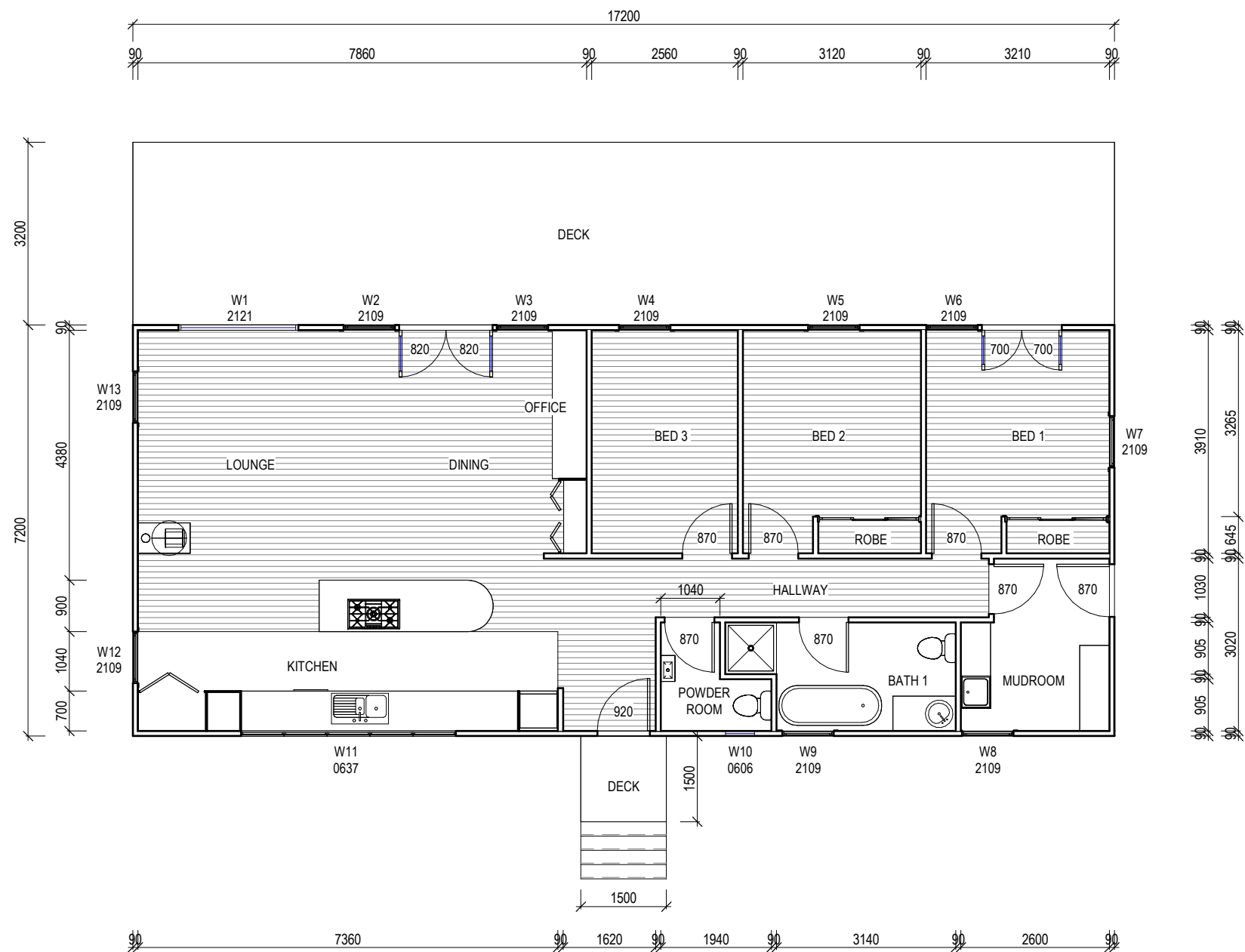
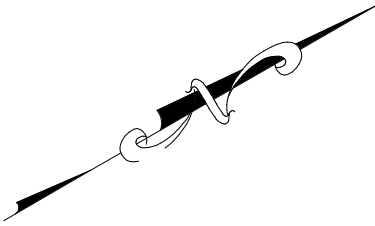
Office: 6331 7021  
info@engineeringplus.com.au

Drawing No: 2025-307 A01 / A10 Rev A

Date Drawn: 15.10.25  
Drawn: J. Chin  
Checked: J. Pfeiffer  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

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

A	DEVELOPMENT APPROVAL	01.12.25	J.C
-	ISSUED FOR REVIEW	19.11.25	J.C
-	ISSUED FOR REVIEW	17.11.25	J.C
-	ISSUED FOR REVIEW	15.10.25	J.C
Rev:	Amendment:	Date:	Int:



\* - IF HEIGHT TO GROUND IS GREATER THAN 2.0m  
WINDOW TO HAVE PERMANENTLY FIXED ROBUST  
SCREEN INSTALLED OR HAVE AN OPENING  
RESTRICTED TO 125mm

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

CONSTRUCTION FLOOR PLAN  
SCALE 1 : 100

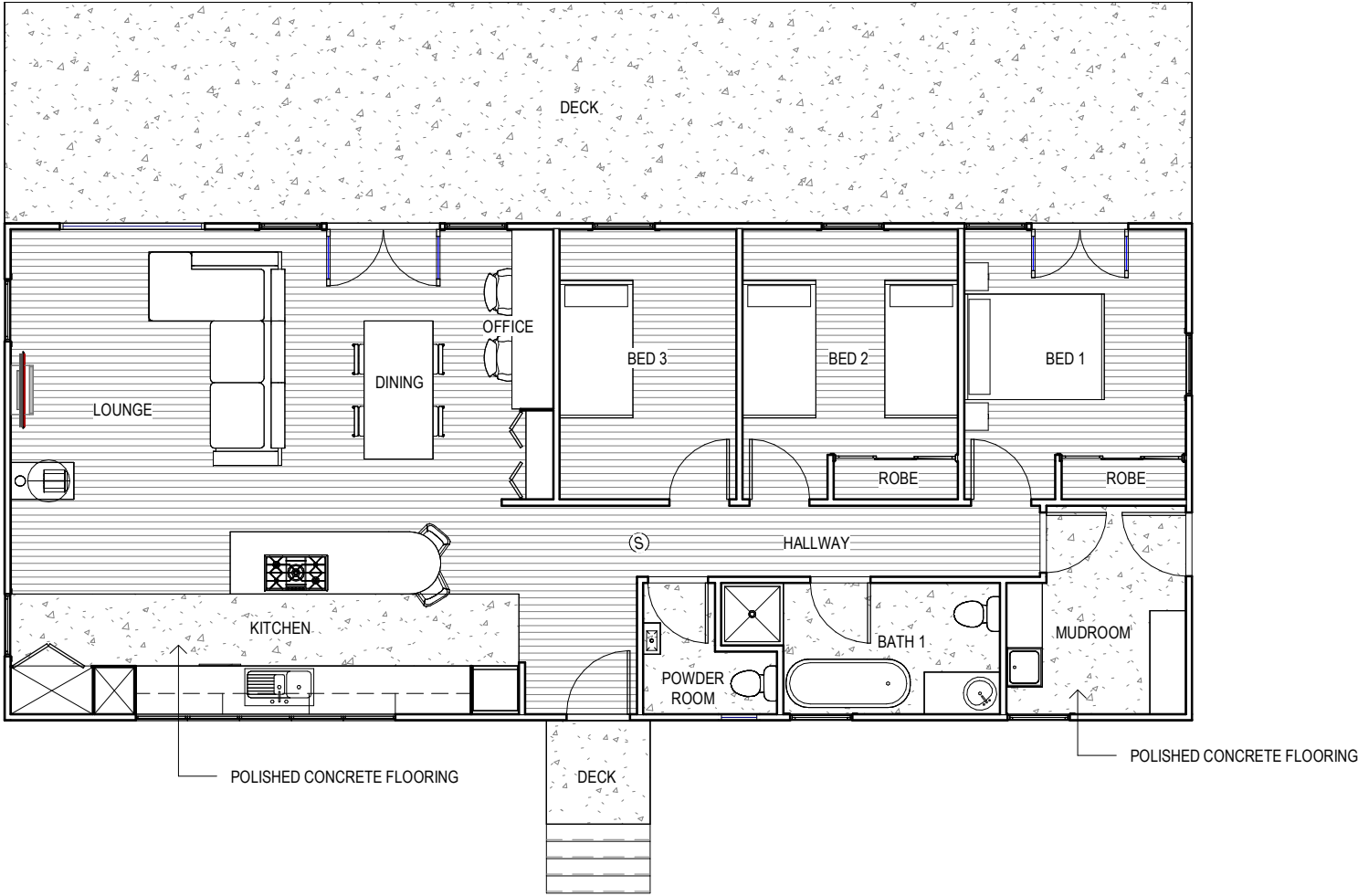
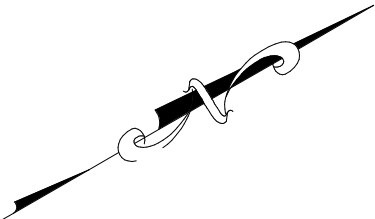
ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190

Office: 6331 7021  
info@engineeringplus.com.au

				Date Drawn: 15.10.25	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-307 A02 / A10	Rev A
				Drawn: J. Chin			
				Checked: J. Pfeiffer			
A	DEVELOPMENT APPROVAL	01.12.25	J.C	Approved: J. Pfeiffer			
-	ISSUED FOR REVIEW	19.11.25	J.C	Scale: As Shown @ A3			
-	ISSUED FOR REVIEW	17.11.25	J.C				
-	ISSUED FOR REVIEW	15.10.25	J.C				
Rev:	Amendment:	Date:	Int:				



FLOOR PLAN  
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	HARDWOOD TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING


**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE  
TO BUILDING POWER SUPPLY TO AS 3786.  
CEILING MOUNTED WITH 9VDC  
ALKALINE BATTERY BACKUP  
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE  
WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190  
Office: 6331 7021  
info@engineeringplus.com.au

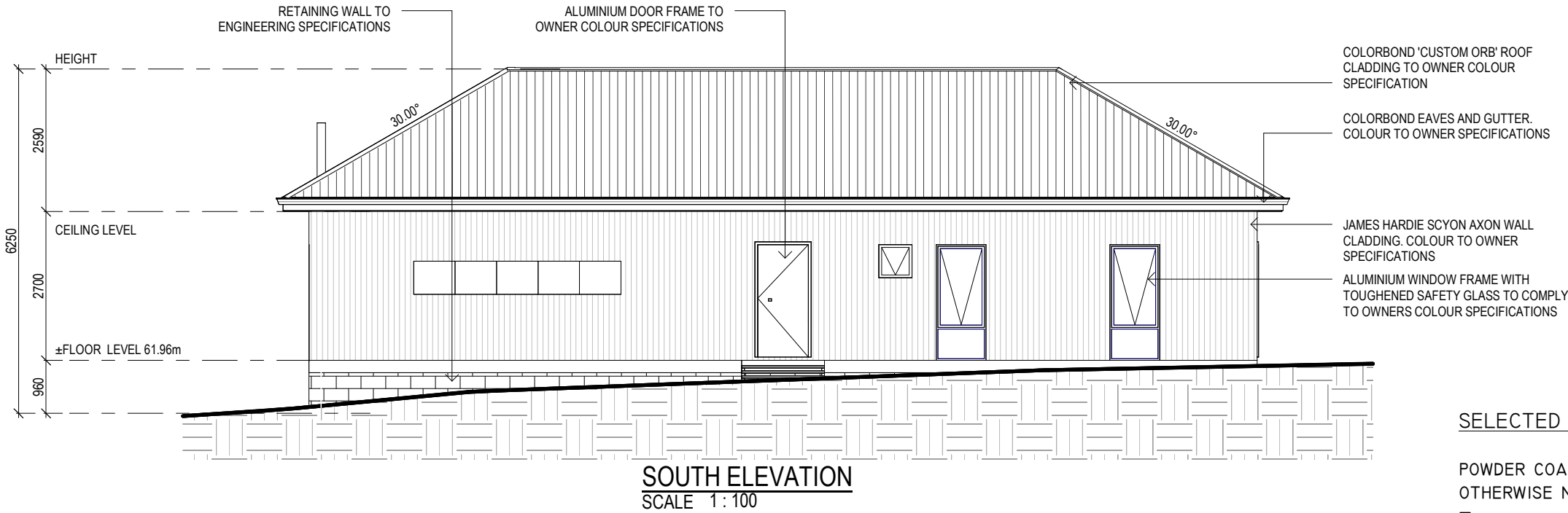
				Date Drawn: 15.10.25	Project: PROPOSED DWELLING Address: 26 CATHCART STREET SWANSEA TAS 7190  Office: 6331 7021 info@engineeringplus.com.au	 <b>ENGINEERING PLUS</b> <small>BUILDING DESIGN PROJECT MANAGEMENT CIVIL-STRUCTURAL ENGINEERING</small>
				Drawn: J. Chin		
A	DEVELOPMENT APPROVAL	01.12.25	J.C	Checked: J. Pfeiffer		
-	ISSUED FOR REVIEW	19.11.25	J.C	Approved: J. Pfeiffer		
-	ISSUED FOR REVIEW	17.11.25	J.C	Scale: As Shown @ A3		
-	ISSUED FOR REVIEW	15.10.25	J.C	Accredited Building Designer		
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer	Drawing No: 2025-307 A03 / A10	Rev A
				Accreditation No: CC2211T		



EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5  
EAVE WIDTH - 600MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

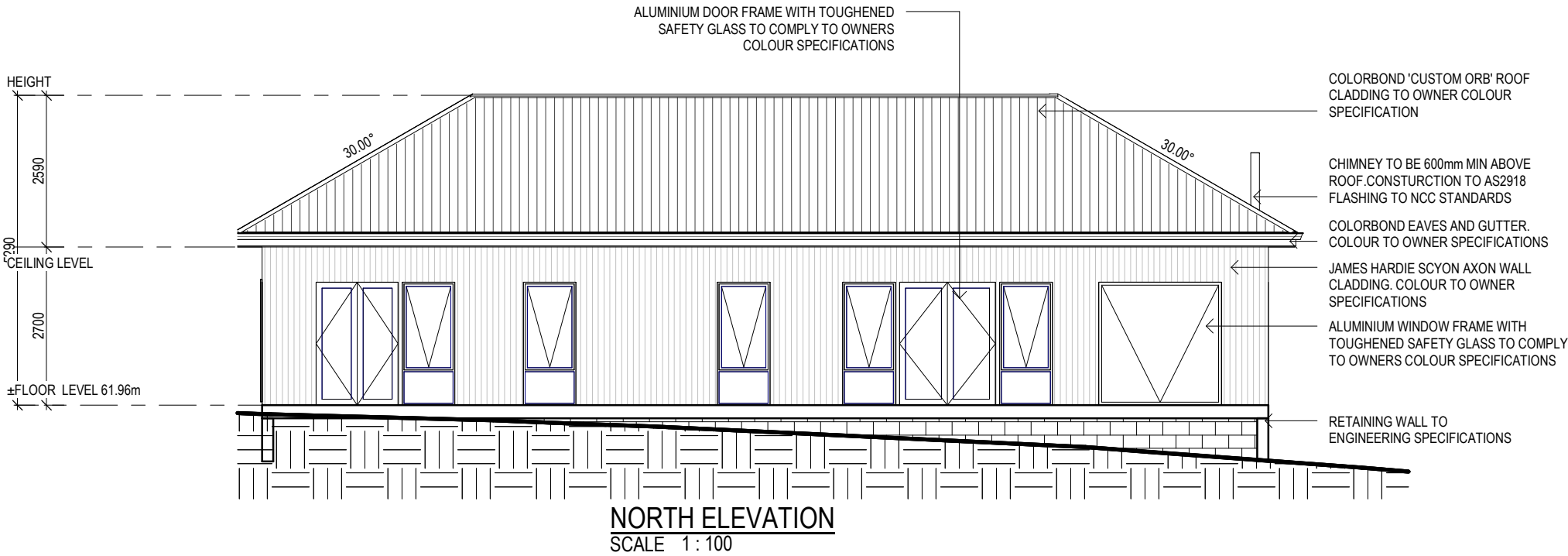
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

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

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288  
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS



Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DECK	55.82 m²	6.01
PROPOSED DWELLING	124.95 m²	13.45
	180.78 m²	19.46

				Date Drawn: 15.10.25	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-307 A04 / A10	Rev A
				Drawn: J. Chin			
				Checked: J. Pfeiffer			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
A	DEVELOPMENT APPROVAL	01.12.25	J.C				
-	ISSUED FOR REVIEW	19.11.25	J.C				
-	ISSUED FOR REVIEW	17.11.25	J.C				
-	ISSUED FOR REVIEW	15.10.25	J.C				
Rev:	Amendment:	Date:	Int:				

ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190

Office: 6331 7021  
info@engineeringplus.com.au

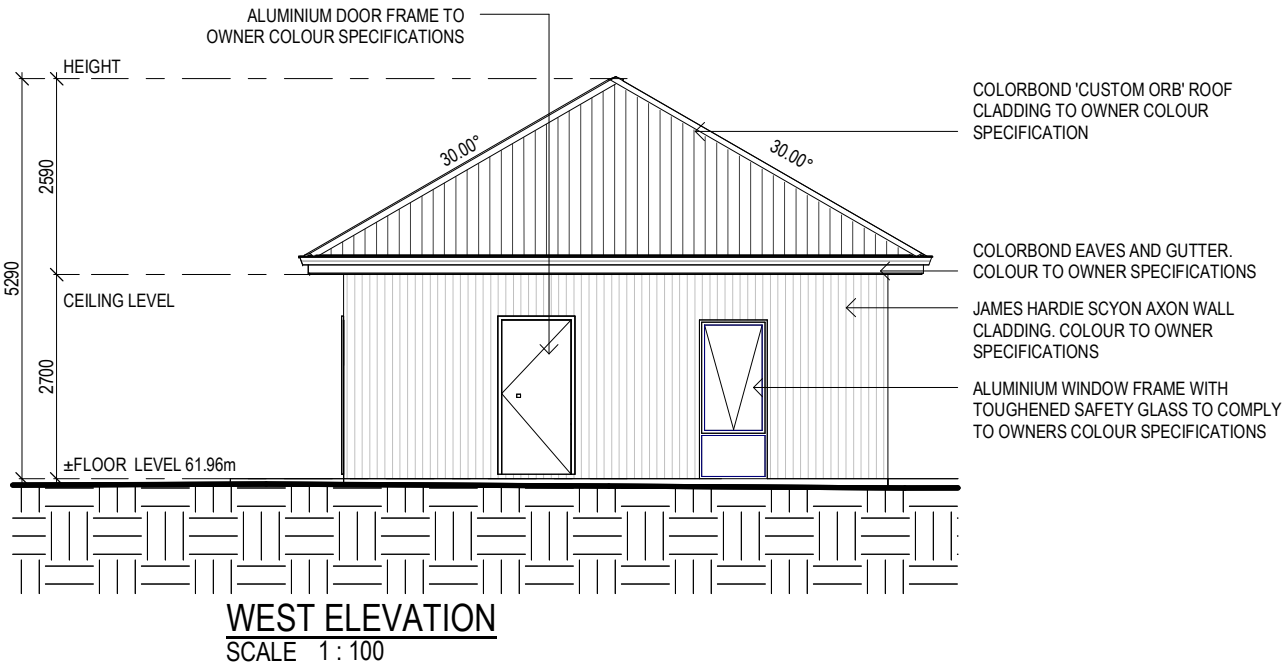
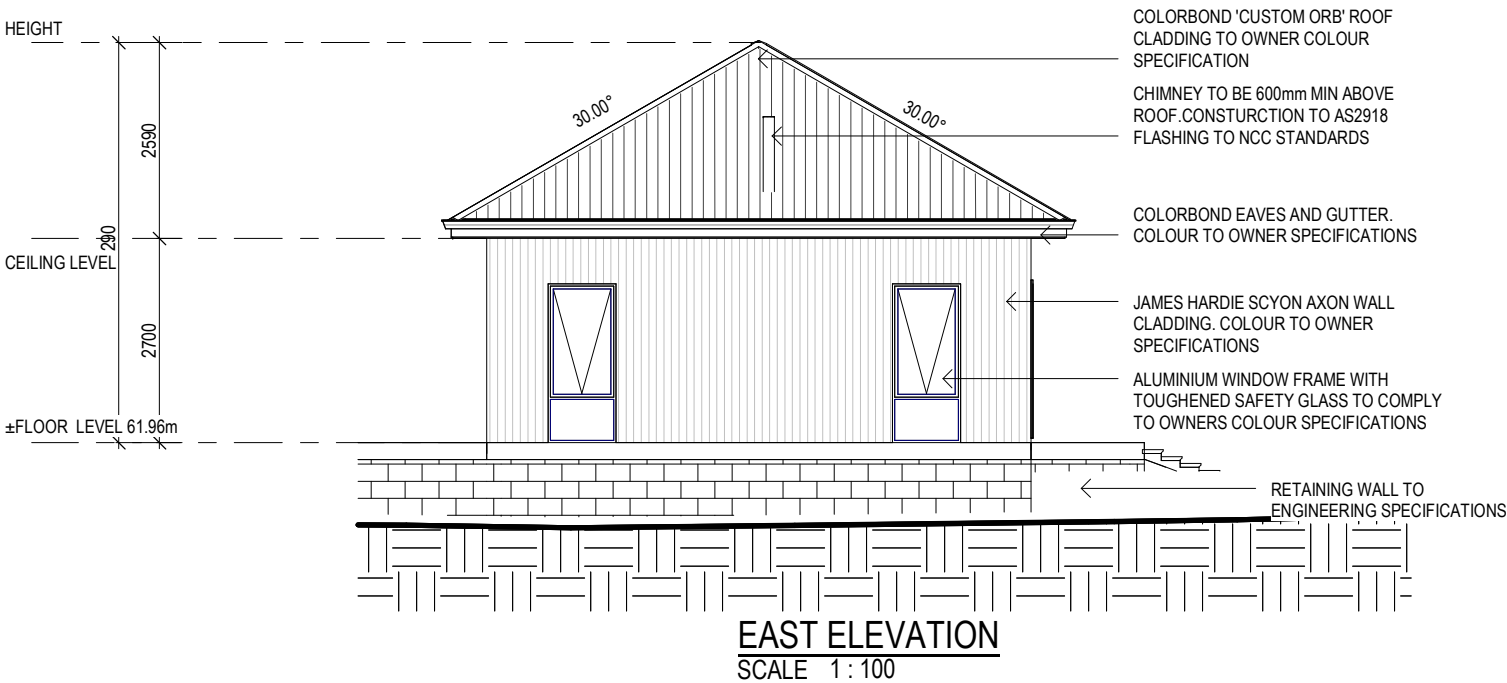
ENGINEERING  
PLUS

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

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

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

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



STAIR CONSTRUCTION. ABCB VOLUME 2 PART II.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING

Project: PROPOSED DWELLING

Address: 26 CATHCART STREET  
SWANSEA TAS 7190

Office: 6331 7021  
info@engineeringplus.com.au

				Date Drawn: 15.10.25
				Drawn: J. Chin
				Checked: J. Pfeiffer
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
A	DEVELOPMENT APPROVAL	01.12.25	J.C	Accredited Building Designer
-	ISSUED FOR REVIEW	19.11.25	J.C	Designer Name: J. Pfeiffer
-	ISSUED FOR REVIEW	17.11.25	J.C	Accreditation No: CC2211T
-	ISSUED FOR REVIEW	15.10.25	J.C	
Rev:	Amendment:	Date:	Int:	

Drawing No:

2025-307 A05 / A10

Rev

A

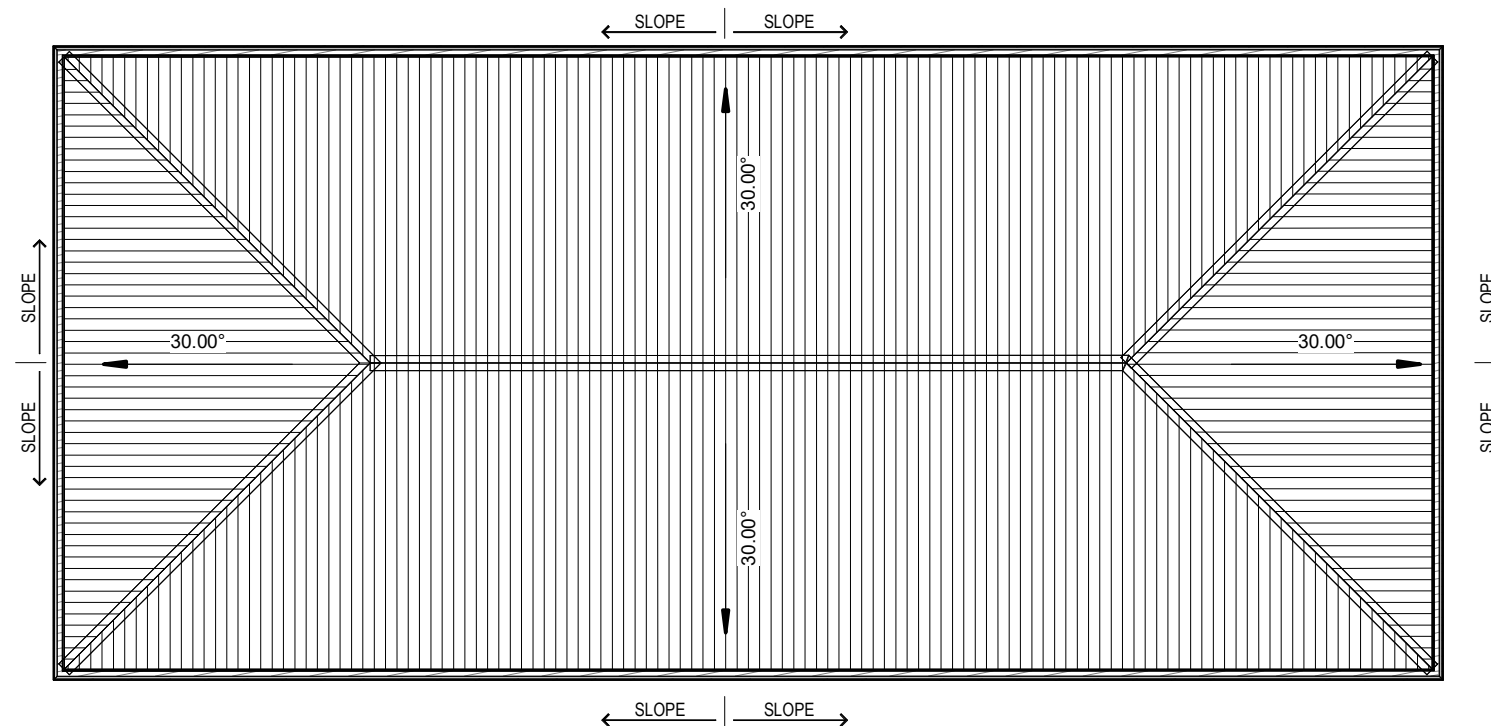
COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'CUSTOM ORB'

- ABOVE 15 DEGREES - MINIMUM 150 MM.

- R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

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




ROOF PLAN  
SCALE 1 : 100

MAX. 12M GUTTER LENGTH PER DOWNPIPE  
LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS  
SELECTED IN ACCORDANCE WITH TABLES 7.4.4a TO 7.4.4c

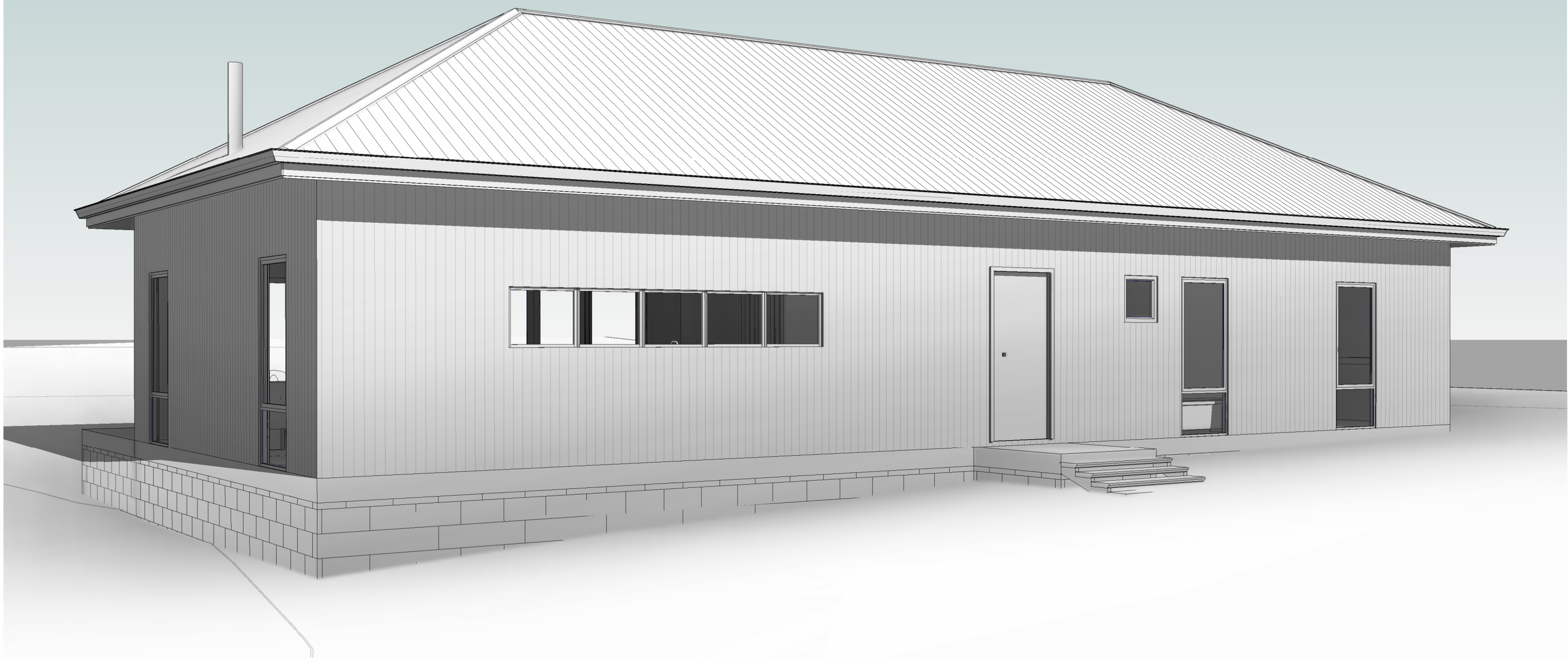
OVERFLOW PIPE/POURER  
IN ACCORDANCE WITH 7.4.7 AND TABLE 7.4.4a & 7.4.4b AND FIG. 7.4.7a TO 7.4.7d  
END STOP WEIR  
100mm MIN CLEAR WIDTH. INSTALLED 25mm BELOW FASCIA TOP  
NOT SUITABLE WHEN END-STOP ABUTS WALL  
INVERTED NOZZLE  
INSTALLED WITHIN 500mm OF GUTTER HIGH POINT  
100x50mm MIN. NOZZLE SIZE - MIN. 25mm BELOW FASCIA TOP  
FRONT FACE WEIR  
200mm CLEAR WIDTH - 20mm CLEAR HEIGHT  
INSTALLED MIN. 25mm BELOW FASCIA TOP  
RAINHEAD  
75mm DIA HOLE IN OUTWARD FACE - CENTERLINE 100mm BELOW FASCIA TOP

FALL NOT LESS THAN 1:500  
SUPPORT BRACKETS FIXED AT STOP ENDS, CORNERS AND MAX. 1.2m CENTRES  
VALLEY GUTTERS TO BE DIMENSIONED IN ACCORDANCE WITH TABLE 7.4.4c  
HAVE A ROOF PITCH AND SIDE ANGLE OF NOT LESS THAN 12.5deg  
HAVE A MIN. FREEBOARD OF NOT LESS THAN 15mm

**OVERFLOW MEASURE**  
IN ACCORDANCE WITH 7.4.6 AND TABLE 7.4.4a & 7.4.4b AND FIGURE 7.4.6a & 7.4.6b  
FRONT FACE SLOTTED GUTTER  
MIN SLOT OPENING 1200mm/ GUTTER m  
LOWER EDGE OF SLOT INSTALLED 25mm BELOW FASCIA TOP  
CONTROLLED BACK GAP  
PERMANENT MIN. 10mm SPACER BETWEEN GUTTER & FASCIA  
ONE PER BRACKET - MIN. 50mm WIDE  
GUTTER INSTALLED MIN. 10mm BELOW FASCIA TOP

				Date Drawn: 15.10.25 Drawn: J. Chin Checked: J. Pfeiffer Approved: J. Pfeiffer Scale: As Shown @ A3	Project: PROPOSED DWELLING Address: 26 CATHCART STREET SWANSEA TAS 7190 Office: 6331 7021 info@engineeringplus.com.au 
A	DEVELOPMENT APPROVAL	01.12.25	J.C		
-	ISSUED FOR REVIEW	19.11.25	J.C		
-	ISSUED FOR REVIEW	17.11.25	J.C		
-	ISSUED FOR REVIEW	15.10.25	J.C		
Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-307 A06 / A10 Rev A






ISSUED FOR APPROVAL

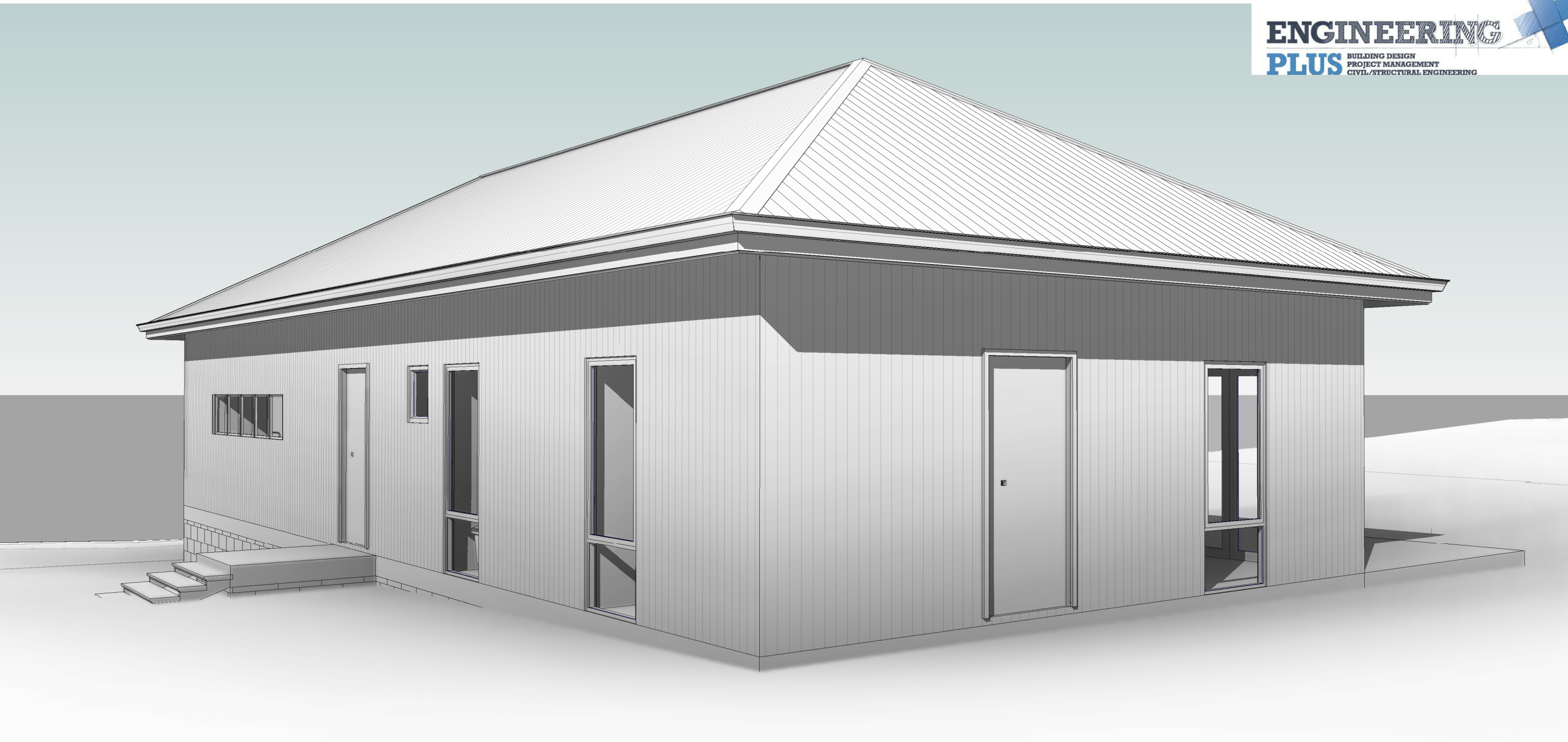
Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190  
Office: 6331 7021  
info@engineeringplus.com.au

ENGINEERING  
PLUS



				Date Drawn: 15.10.25	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-307 A07 / A10	Rev A
				Drawn: J. Chin			
				Checked: J. Pfeiffer			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
A	DEVELOPMENT APPROVAL	01.12.25	J.C				
-	ISSUED FOR REVIEW	19.11.25	J.C				
-	ISSUED FOR REVIEW	17.11.25	J.C				
-	ISSUED FOR REVIEW	15.10.25	J.C				
Rev:	Amendment:	Date:	Int:				




ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190  
Office: 6331 7021  
info@engineeringplus.com.au

ENGINEERING  
PLUS

BUILDING DESIGN  
PROJECT MANAGEMENT  
CIVIL/STRUCTURAL ENGINEERING



				Date Drawn: 15.10.25	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-307 A08 / A10	Rev A
				Drawn: J. Chin			
				Checked: J. Pfeiffer			
				Approved: J. Pfeiffer			
				Scale: As Shown @ A3			
A	DEVELOPMENT APPROVAL	01.12.25	J.C				
-	ISSUED FOR REVIEW	19.11.25	J.C				
-	ISSUED FOR REVIEW	17.11.25	J.C				
-	ISSUED FOR REVIEW	15.10.25	J.C				
Rev:	Amendment:	Date:	Int:				



ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190

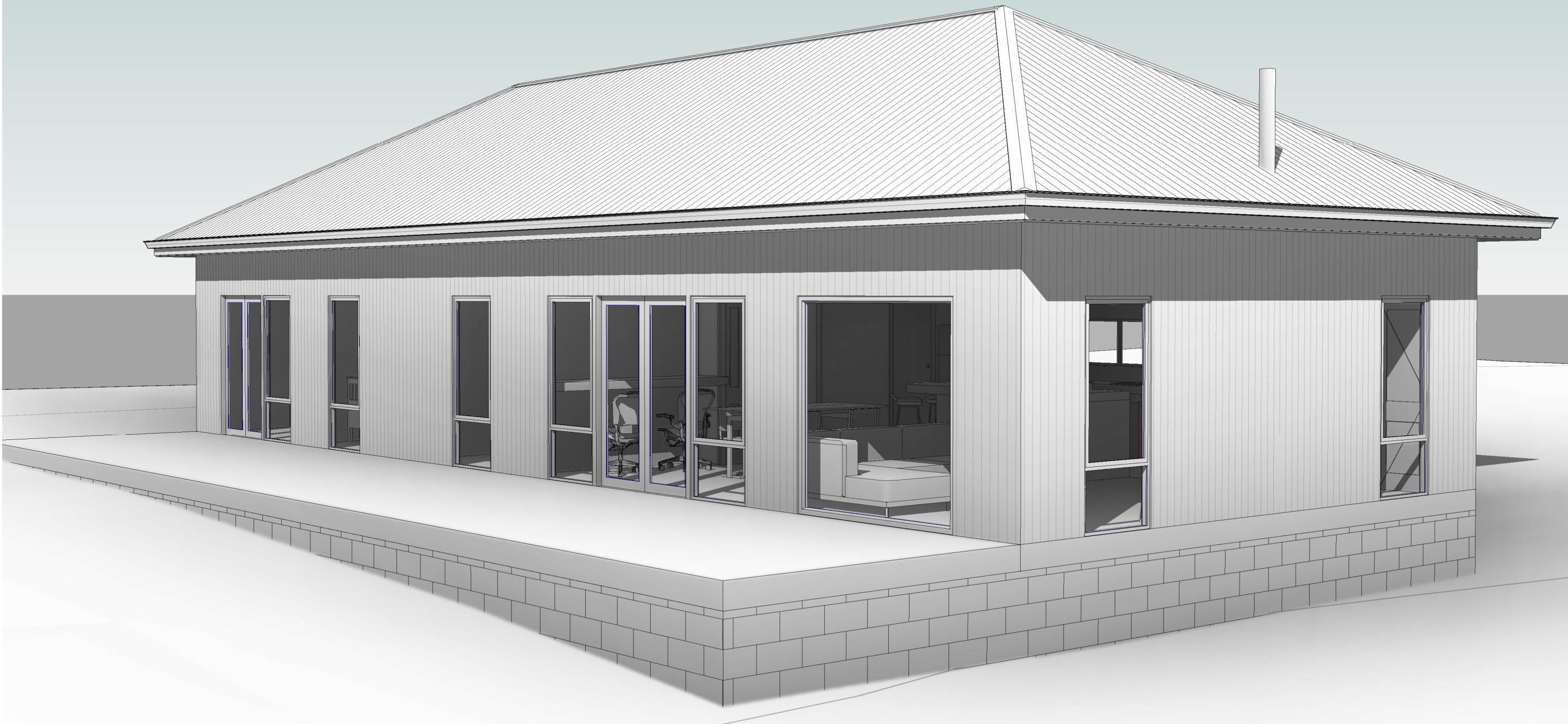
Office: 6331 7021  
info@engineeringplus.com.au

				Date Drawn: 15.10.25
				Drawn: J. Chin
				Checked: J. Pfeiffer
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
A	DEVELOPMENT APPROVAL	01.12.25	J.C	
-	ISSUED FOR REVIEW	19.11.25	J.C	
-	ISSUED FOR REVIEW	17.11.25	J.C	
-	ISSUED FOR REVIEW	15.10.25	J.C	
Rev:	Amendment:	Date:	Int:	

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

Drawing No: 2025-307 A09 / A10  
Rev A





ISSUED FOR APPROVAL

Copyright ©

Client: J. & C. KING  
Project: PROPOSED DWELLING  
Address: 26 CATHCART STREET  
SWANSEA TAS 7190  
Office: 6331 7021  
info@engineeringplus.com.au

ENGINEERING  
PLUS

BUILDING DESIGN  
PROJECT MANAGEMENT  
CIVIL/STRUCTURAL ENGINEERING

				Date Drawn: 15.10.25
				Drawn: J. Chin
				Checked: J. Pfeiffer
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
A	DEVELOPMENT APPROVAL	01.12.25	J.C	Accredited Building Designer Designer Name: J. Pfeiffer Accreditation No: CC2211T
-	ISSUED FOR REVIEW	19.11.25	J.C	
-	ISSUED FOR REVIEW	17.11.25	J.C	
-	ISSUED FOR REVIEW	15.10.25	J.C	
Rev:	Amendment:	Date:	Int:	

Drawing No: 2025-307 A10 / A10  
Rev A