



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) 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 (Note: If your application is discretionary, the following will be placed on public exhibition)

Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² 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*(LUPAA) 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	FOLIO
185381	2
EDITION	DATE OF ISSUE
2	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

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SF 185381

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 Busuttil* 17/2/23
 Charlie 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 Busuttil & Charlie Victor Busuttil	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL
FOLIO REF: 148627/8	DATE: 31/8/23
SOLICITOR & REFERENCE: ALEXANDRA GRAHAM 2023/0428	REF NO. <i>SA2023/30</i>
Council Delegate 	

NOTE: 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

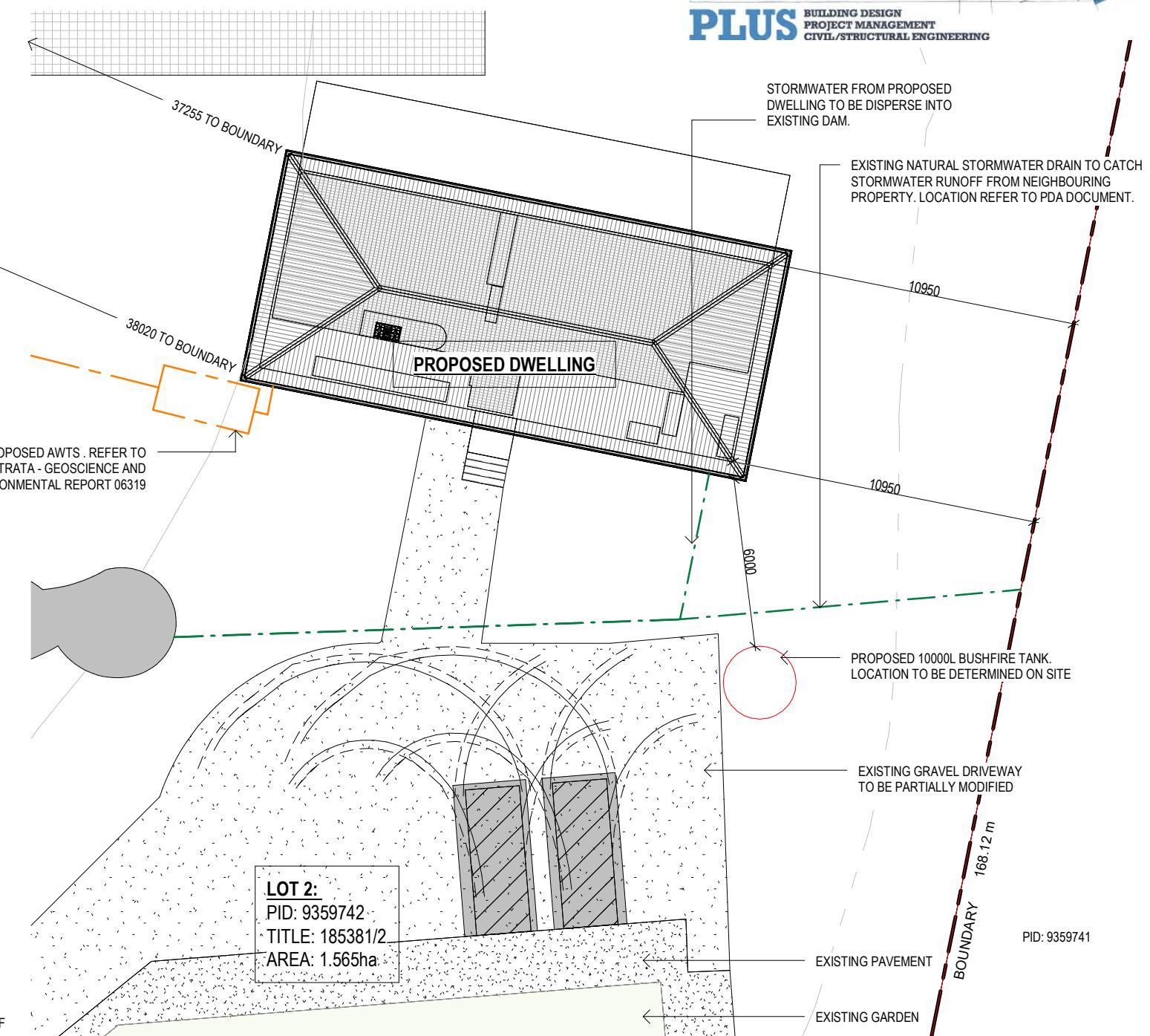
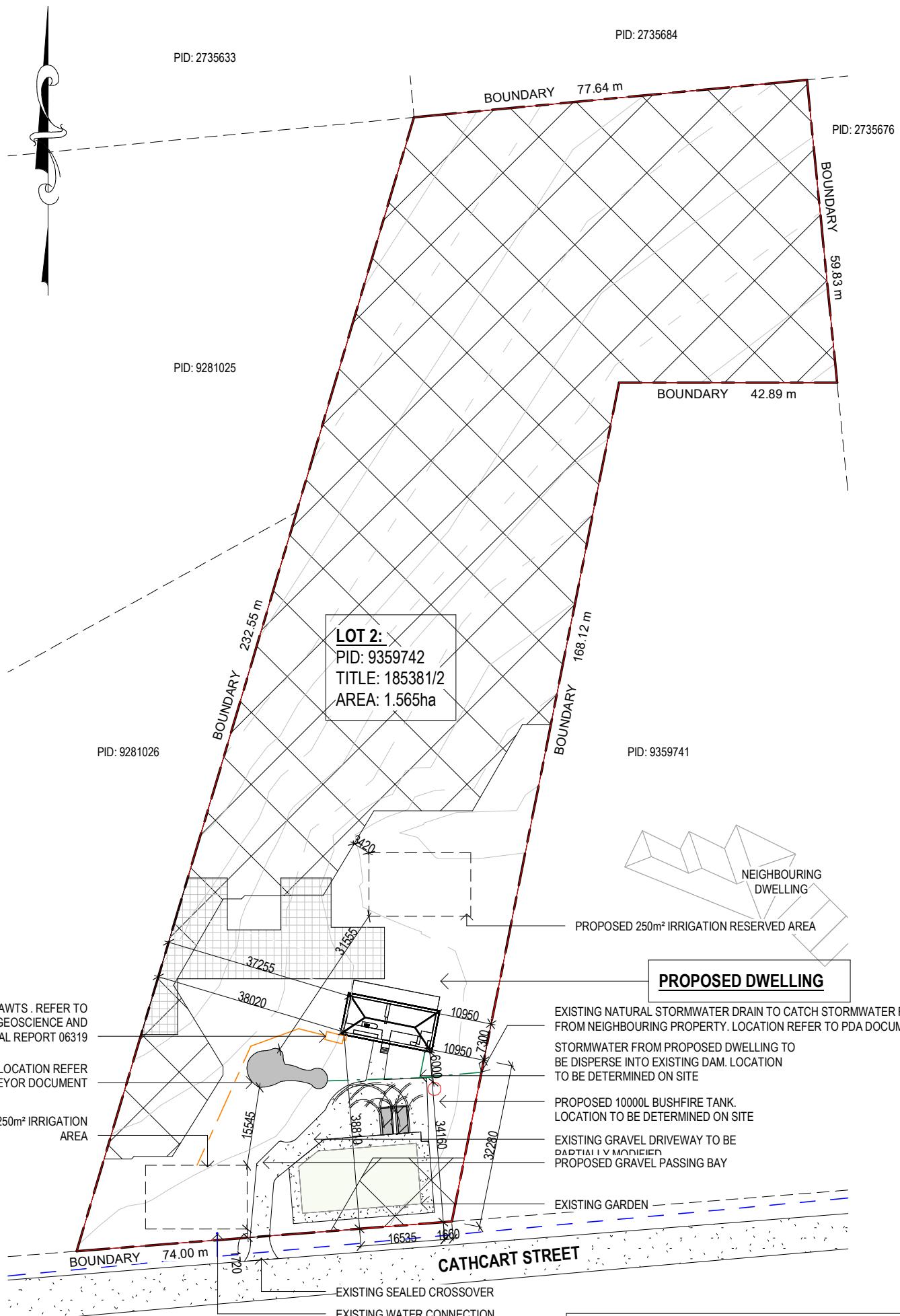
PROPOSED DWELLING

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 ²	6.01
PROPOSED DWELLING	124.95 m ²	13.45
	180.78 m ²	19.46



ENGINEERING[®]

PLUS

BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL / STRUCTURAL ENGINEERING

PLUS

BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

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.

10950

10950

— PROPOSED 10000L BUSHFIRE TANK.

— EXISTING GRAVEL DRIVEWAY

STING PAVEMENT

STING GARDEN

PLAN
1:200

Copyright ©

lient: **J. & C. KING**
oject: **PROPOSED DWELLING**
ddress: **26 CATHCART STREET
SWANSEA TAS 7190**

Office: 6331 7021
info@engineeringplus.com.au

ENGINEERING PLUS

g No: Rev
307 A01 / A10 A

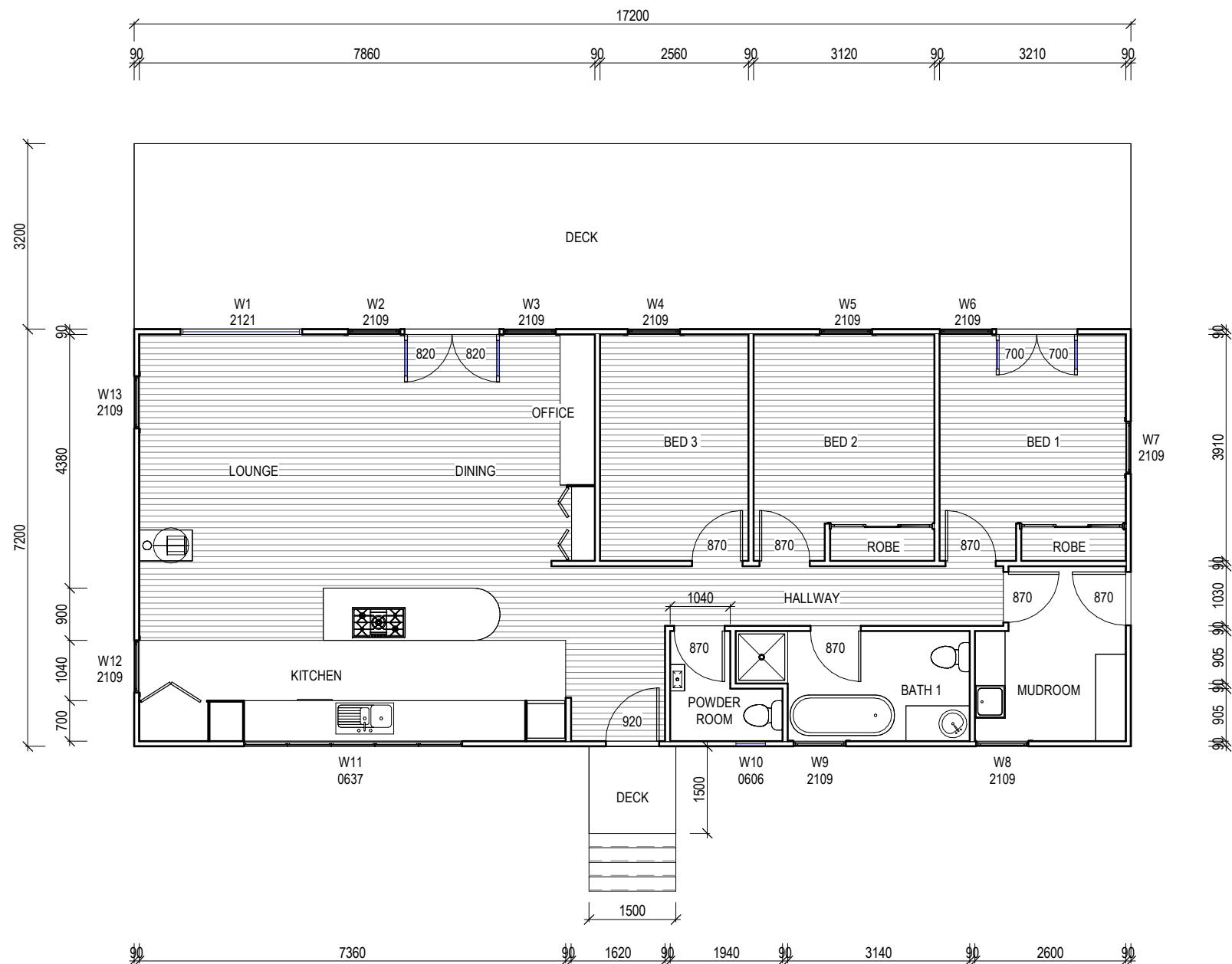
LOCALITY PLAN

SCALE 1:10

Area Schedule (Gross Building)

Area Schedule (Gross Building)		
Name	Area	Area (sq.)
PROPOSED DECK	55.82 m ²	6.01
PROPOSED DWELLING	124.95 m ²	13.45
	180.78 m ²	19.46

				Date Drawn: 15.10.25
				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 Des
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC22



CONSTRUCTION FLOOR PLAN
 SCALE 1:100

ISSUED FOR APPROVAL

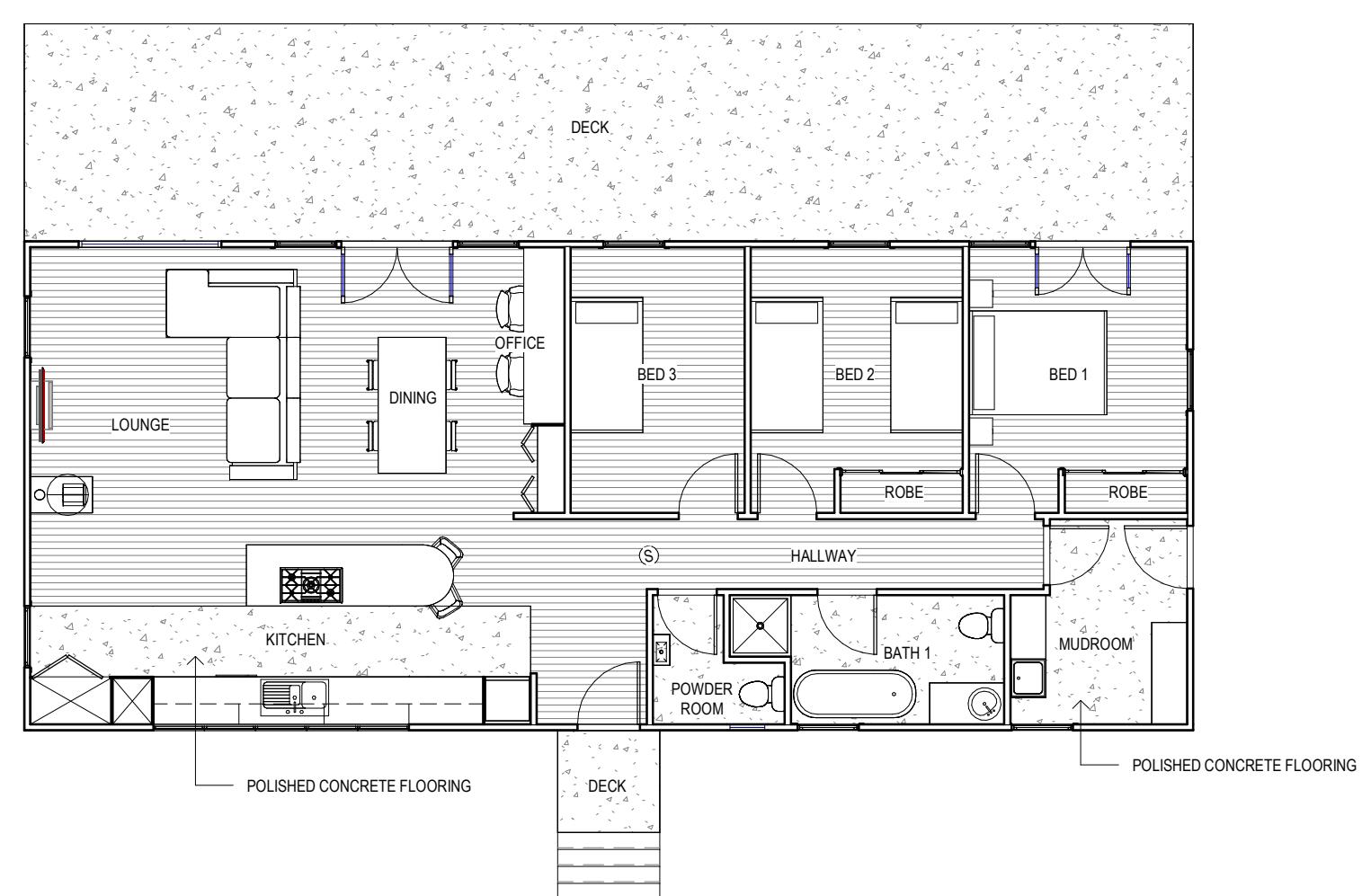
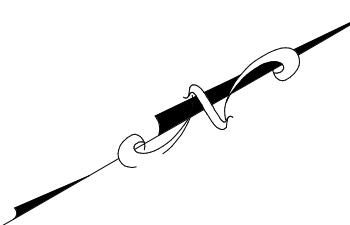
Copyright ©

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

Office: 6331 7021
 info@engineeringplus.com.au

ENGINEERING
PLUS BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING

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



FLOOR PLAN
SCALE 1:100

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

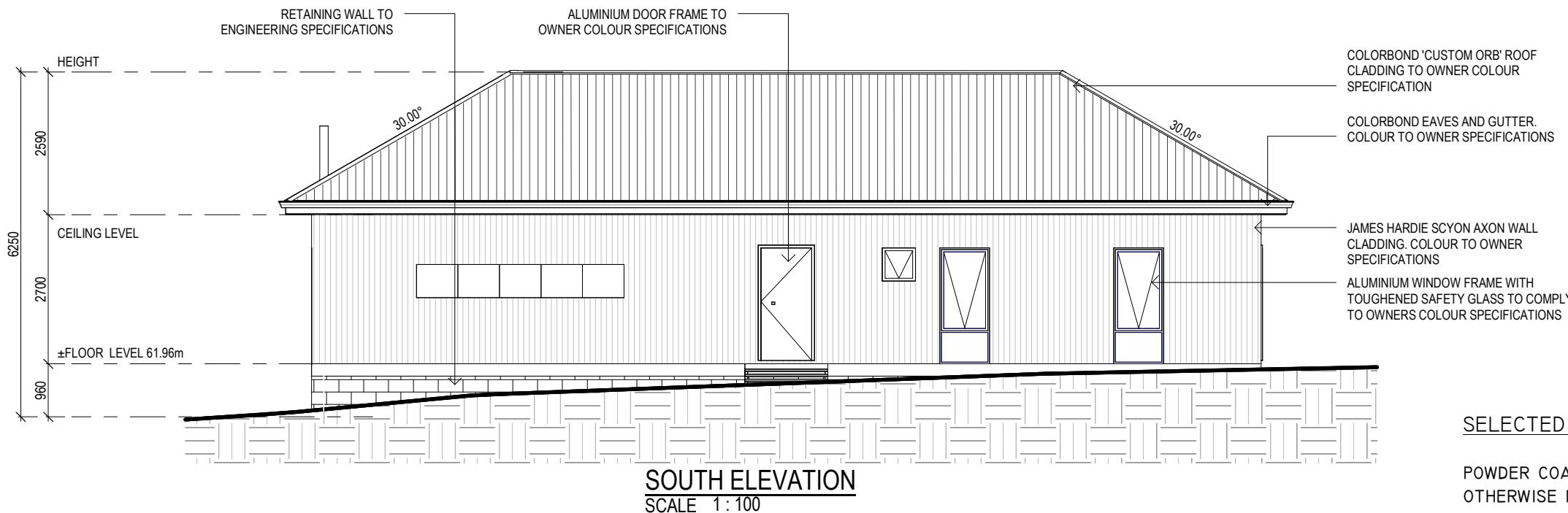
Office: 6331 7021
info@engineeringplus.com.au

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
-	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 A03 / A10
			Rev A

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



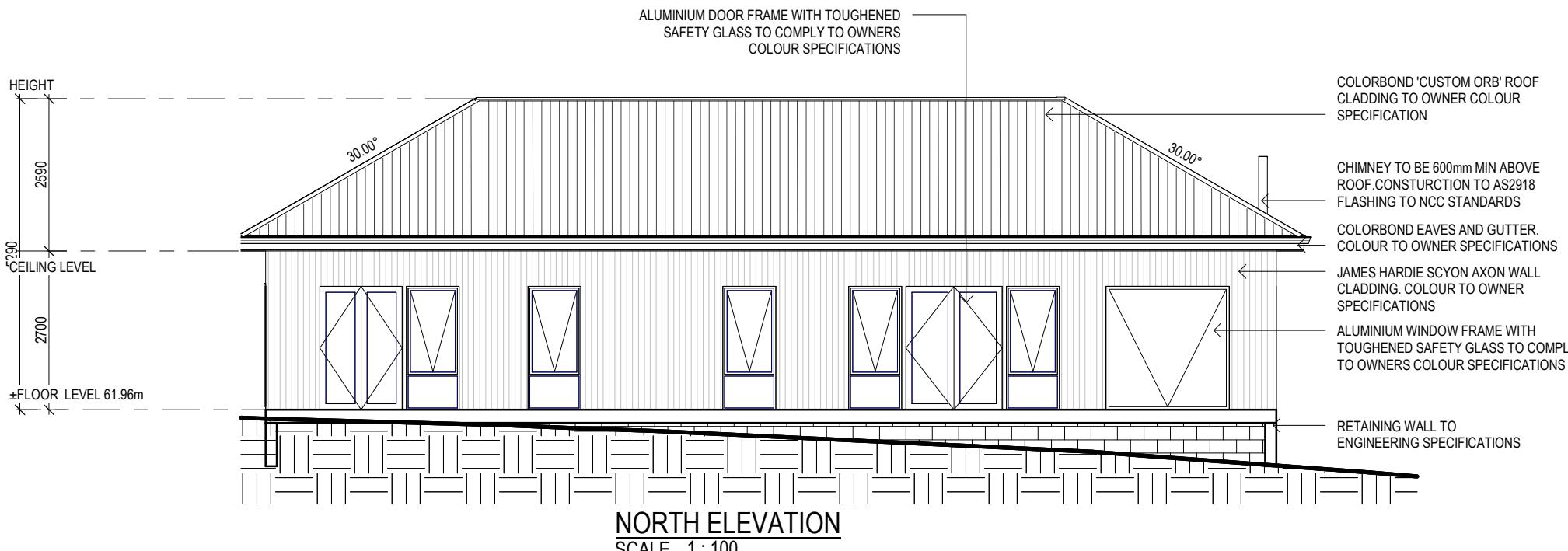
SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

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



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
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 A04 / A10
			Rev A

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

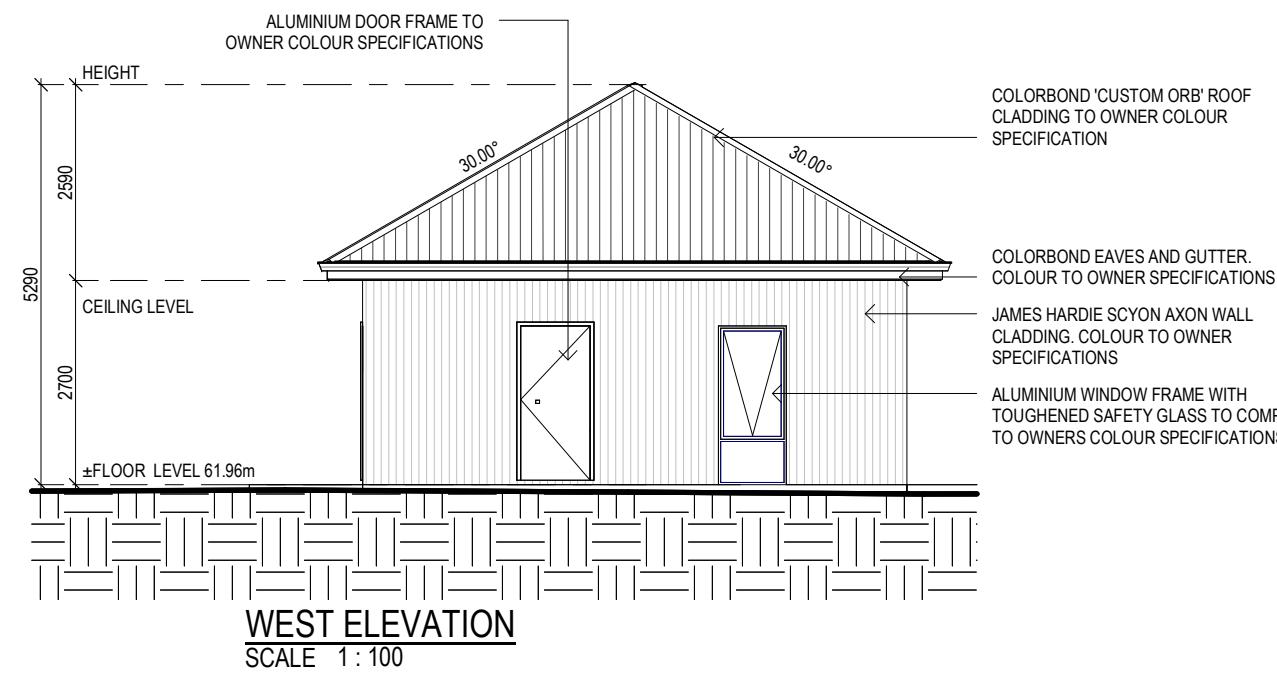
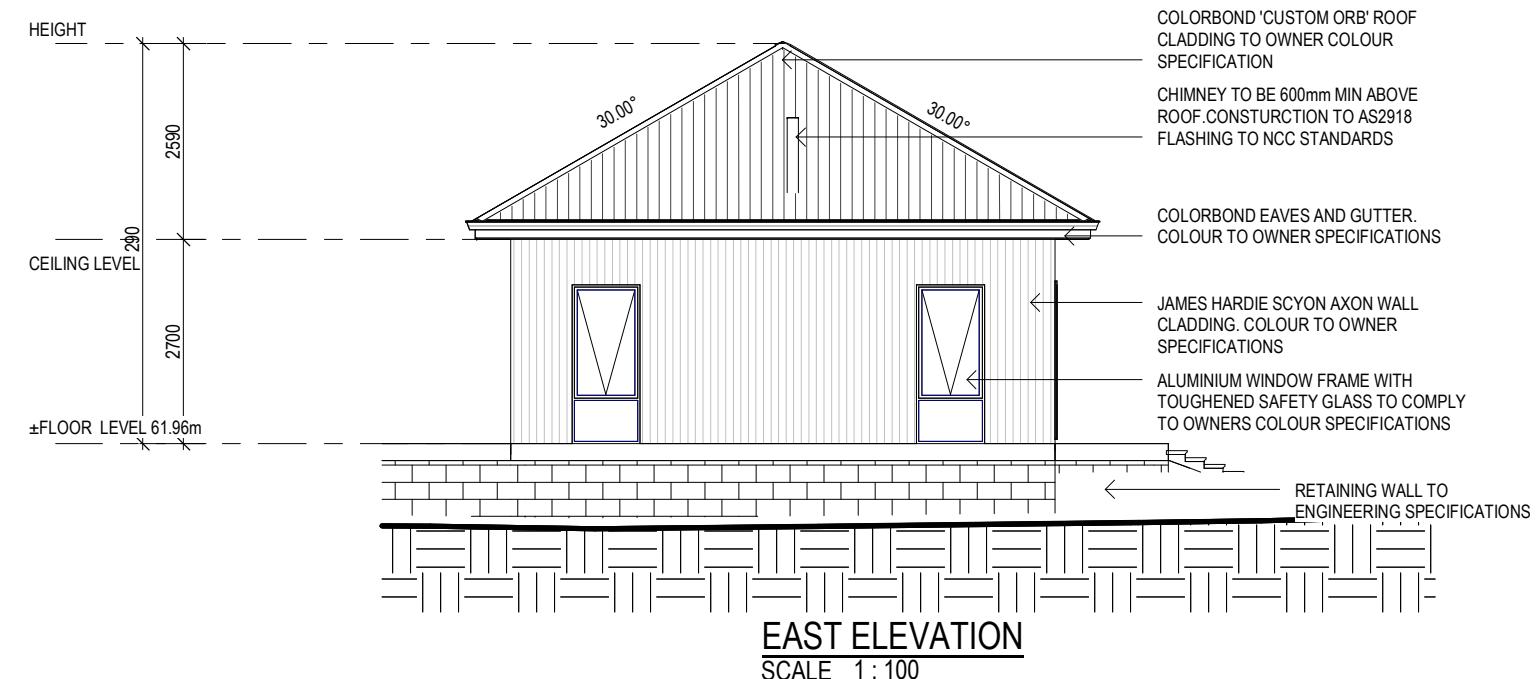
SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

- 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

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
-	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

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

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

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.I.I.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

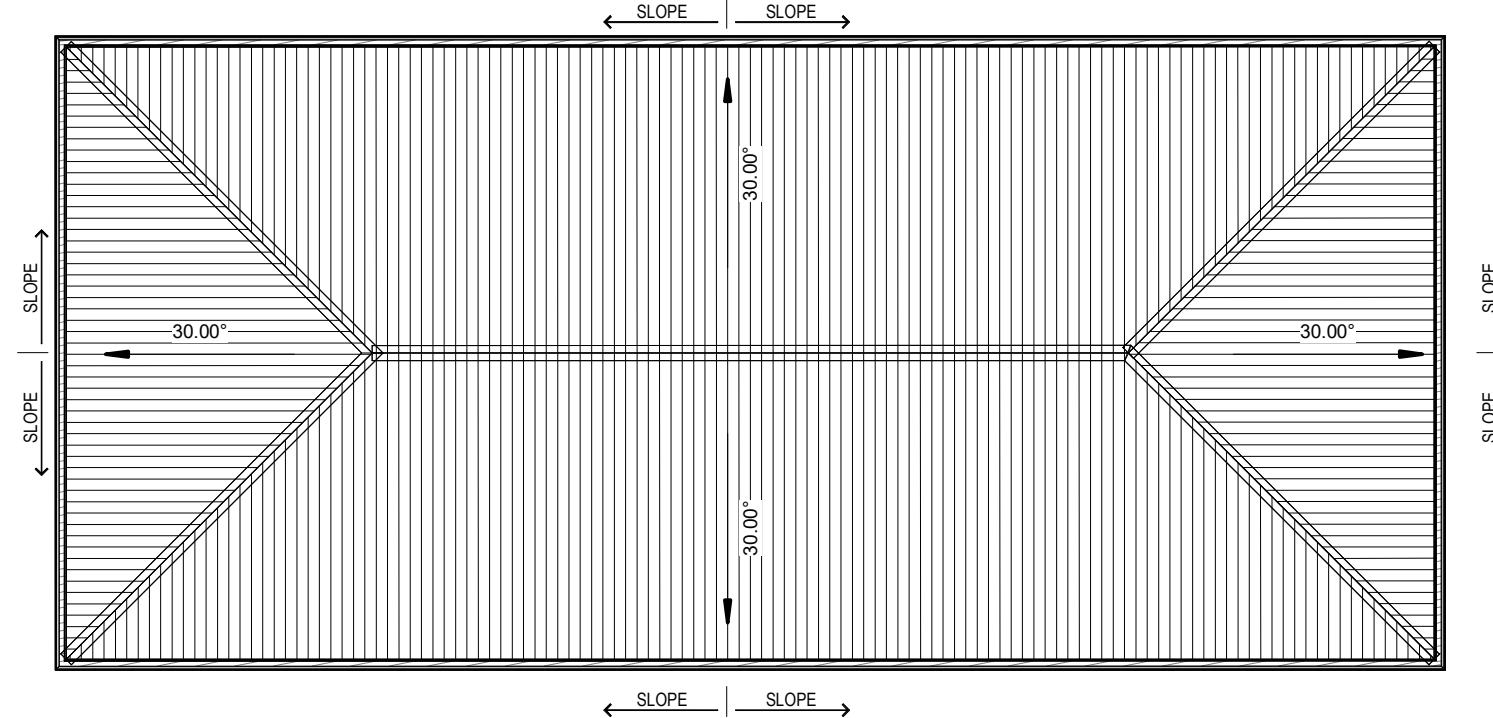
ABOVE 15 DEGREES - MINIMUM 150 MM.

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

R4.0 INSULATION BATTES TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

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


ROOF PLAN
 SCALE 1:100

DOWNPipes - NCC Part 7.4

 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 MEASURES

 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

GUTTERS - NCC Part 7.4

 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 MEASURES

 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

ISSUED FOR APPROVAL

Copyright ©

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

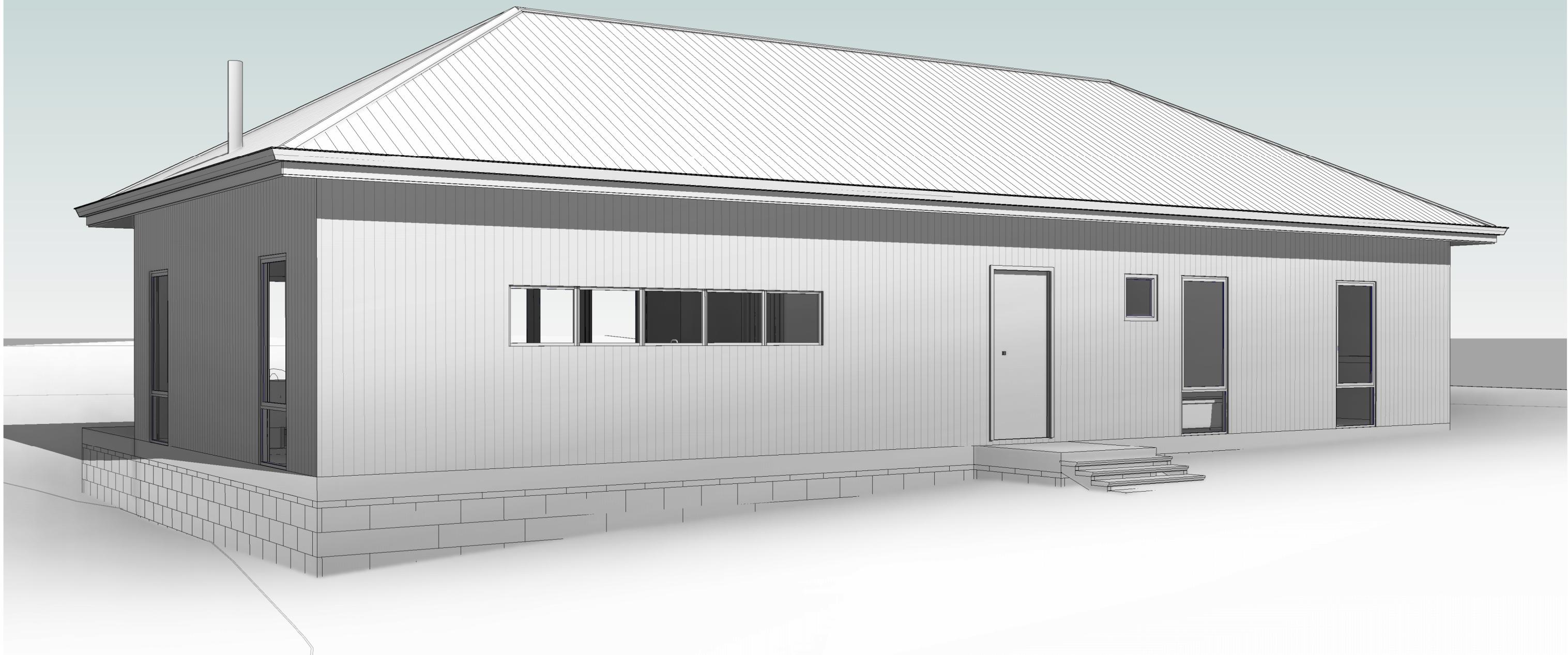

 ENGINEERING
 PLUS BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING

 Office: 6331 7021
 info@engineeringplus.com.au

			Date Drawn: 15.10.25
			Drawn: J. Chin
			Checked: J. Pfeiffer
			Approved: J. Pfeiffer
A	DEVELOPMENT APPROVAL	01.12.25 J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	19.11.25 J.C	
-	ISSUED FOR REVIEW	17.11.25 J.C	Accredited Building Designer
-	ISSUED FOR REVIEW	15.10.25 J.C	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date: Int:	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 BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

			Date Drawn: 15.10.25
			Drawn: J. Chin
			Checked: J. Pfeiffer
			Approved: J. Pfeiffer
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 A07 / 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
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 A08 / 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
A	DEVELOPMENT APPROVAL	01.12.25	Scale: As Shown @ A3
-	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:	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
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 A10 / A10
			Rev A