



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: **66 Barton Avenue, Triabunna**
CT 127522/1

PROPOSAL: **Residential - Alterations & Additions to a Dwelling, Demolition of an Outbuilding and construction of an Outbuilding**

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 28 May 2026.

APPLICANT: **Clint Wills Draftone Tasmania**
DATE: **23/04/2026**
APPLICATION NO: **DA 2026 / 067**

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 <i>Complete for All Applications</i>	
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:	23 April 2026
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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:	
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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*

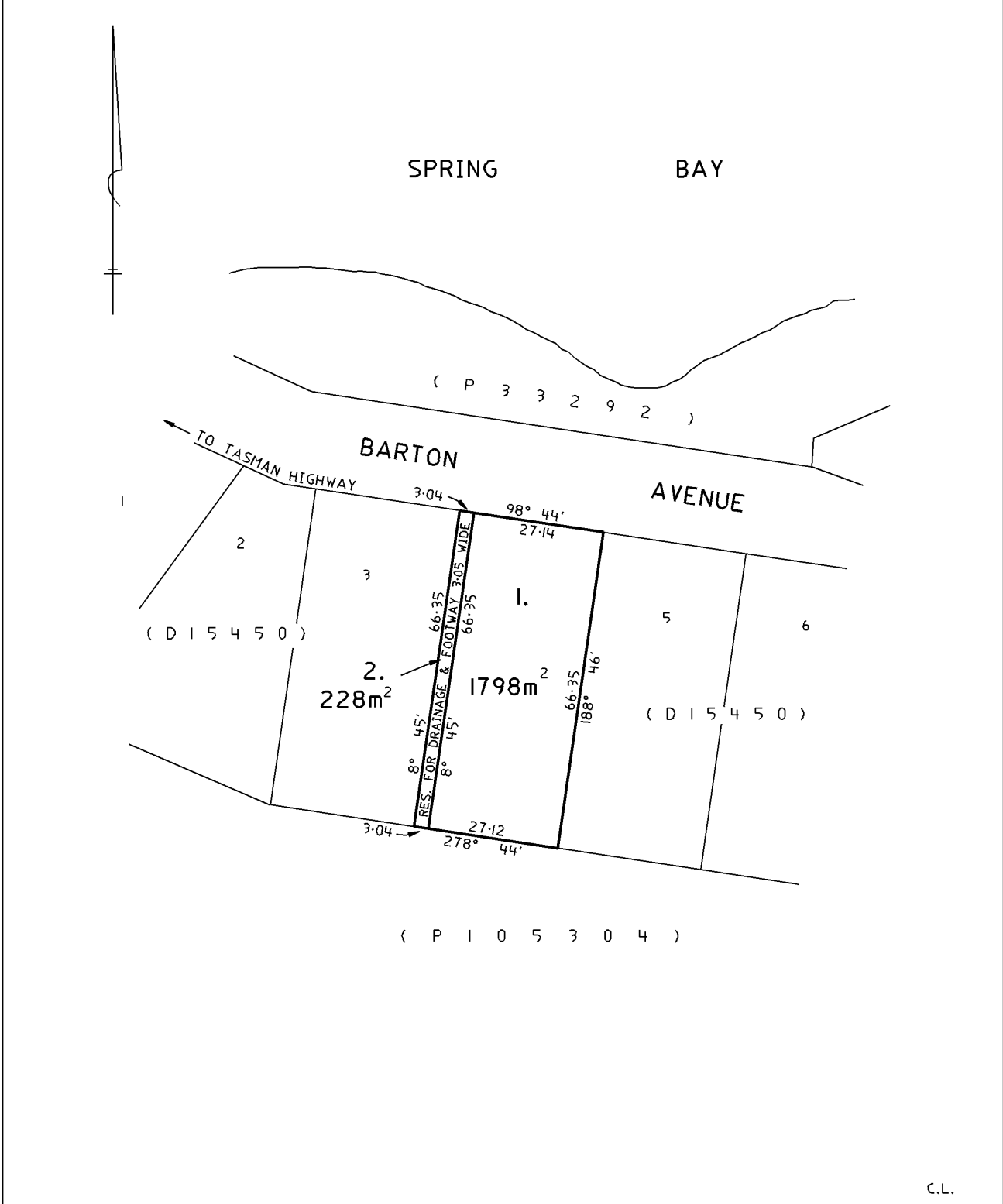
An application must include:

- 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.

OWNER L.T.ACT 1980		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE Y.18575				P.127522	
GRANTEE PART OF 2560-0-0 GTD. TO PETER McLAINE		LOCATION PEMBROKE TRIABUNNA		APPROVED 17 APRIL 1997	
		FIRST SURVEY PLAN No. 76/78D.0.		<i>Abulaladin</i> Recorder of Titles	
		COMPILED BY			
		SCALE 1: 750		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 125 (5629-54)	LAST UPI No 3000946	LAST PLAN No. 76/78D.0.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



C.L.

SEARCH OF TORRENS TITLE

VOLUME 127522	FOLIO 1
EDITION 3	DATE OF ISSUE 05-Nov-2019

SEARCH DATE : 23-Apr-2026

SEARCH TIME : 03.27 am

DESCRIPTION OF LAND

Parish of TRIABUNNA, Land District of PEMBROKE
 Lot 1 on Plan [127522](#)
 Derivation : Part of 2,560 Acres Gtd to Peter McLaine
 Derived from Y18575

SCHEDULE 1

[M782380](#) TRANSFER to ELIZABETH ELLEN GRAY Registered
 05-Nov-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[34/9301](#) CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PROPERTY ID: 5969881
MUNICIPALITY: GLAMORGAN-SPRING BAY

PROPERTY ADDRESS: 66 BARTON AVENUE
 TRIABUNNA TAS 7190

PROPERTY NAME:

TITLE OWNER: 127522/1 : ELIZABETH ELLEN GRAY

INTERESTED PARTIES: ELIZABETH ELLEN GRAY

POSTAL ADDRESS: 66 BARTON AV
(Interested Parties) TRIABUNNA TAS 7190

MAIN IMPROVEMENTS SUMMARY

Improvements: DWELLING
Improvement Sizes (Top 3 by Size):
 Improvement: Area:
 DWELLING 107.0 square metres
 FENCING & PAVING 1.0 square metres

Number of Bedrooms: 3
Construction Year of Main Building: 1963
Roof Material: Galvanised Iron
Wall Material: Vertical Board
Land Area: 0.2001 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
23/10/2019	29/10/2019	\$225,000
18/02/1997	18/03/1997	\$70,000

LAST VALUATIONS

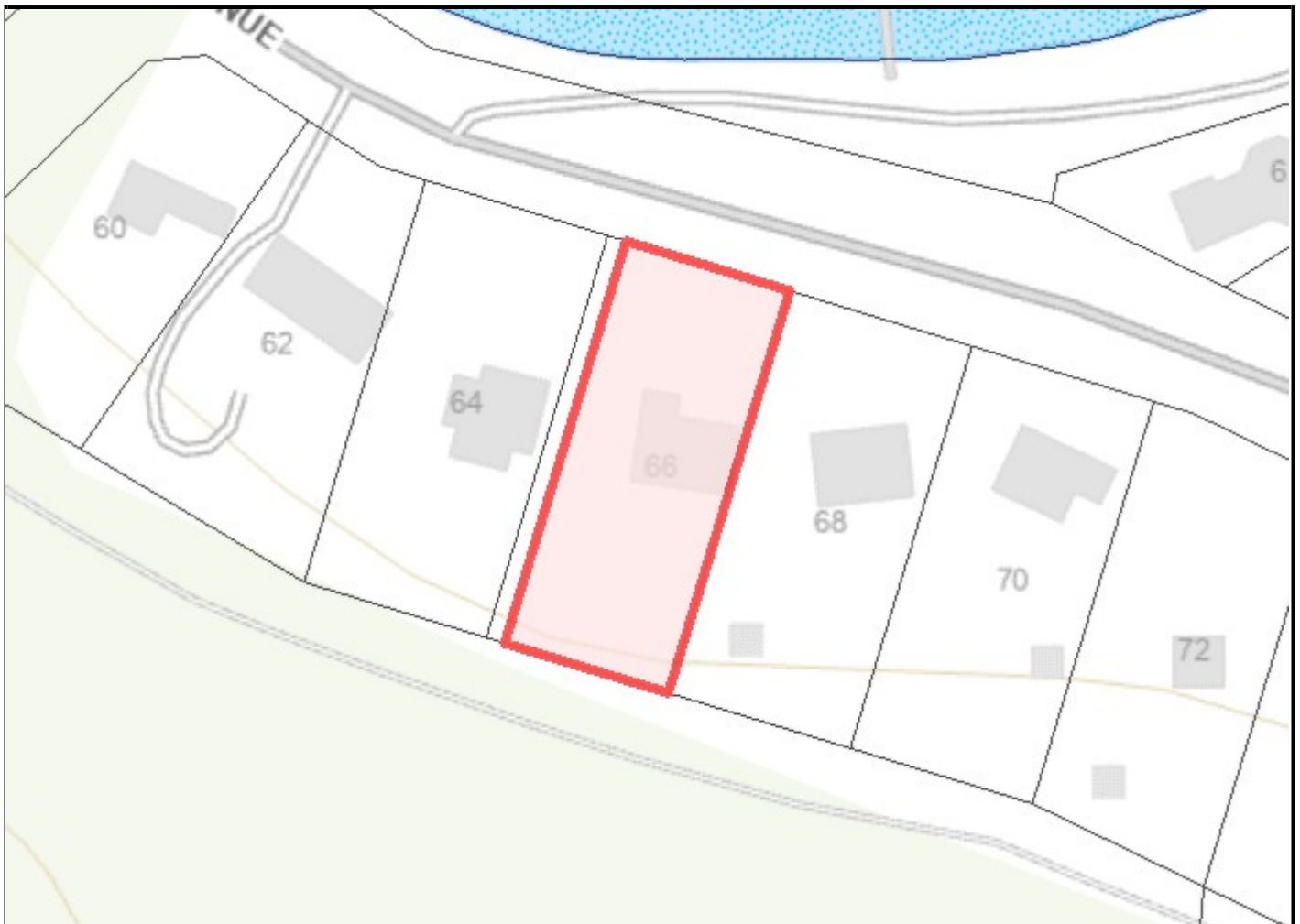
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
29/02/2024	01/07/2023	\$260,000	\$495,000	\$19,800	FRESH VALUATION
11/01/2017	01/07/2016	\$215,000	\$340,000	\$13,600	REVALUATION

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

Soil Test

By: GEO Environmental Solutions
Date:

BAL Assessment

Rate: TBA
By: TBA
Date: TBA

Land Survey

By: Lark & Creese
Date: 12 December 2025

Thermal Assessment

By: Paul Hutchens Energy Rating
Date:

Corrosion Environment

Class: NCC 2022: Table 6.3.9a and Specifications 3

Alpine Area

Class:

Climate Zone - 7

Soil Classification

Class: TBA

Wind Speed

N? Vh,u = 50m/s

Land Title

Folio No: 1
Volume: 127522

Site Coverage

Land - 1,798.00m²

Existing

House - 136.03m²
Decks - 100.26m²
Shed - 27.39m²

TOTAL (for site coverage)- 263.68m²

Site Coverage - 14.67%

New

Existing Structures - 236.29m²
House Extension - 12.29m²
New Shed - 87.57m²
New Shed Deck - 10.25m²
Carport - 41.00m²

TOTAL (for site coverage)- 387.40m²

Site Coverage - 21.55%



ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client

Elizabeth Gray

Job

Residential Extension & Shed

Job address

66 Barton Avenue,
Triabunna

Drawing

Scale: A3
DWG: 1 of 16
Date: 23 April 2026
Job No: 2025-49

Cover

Amendments

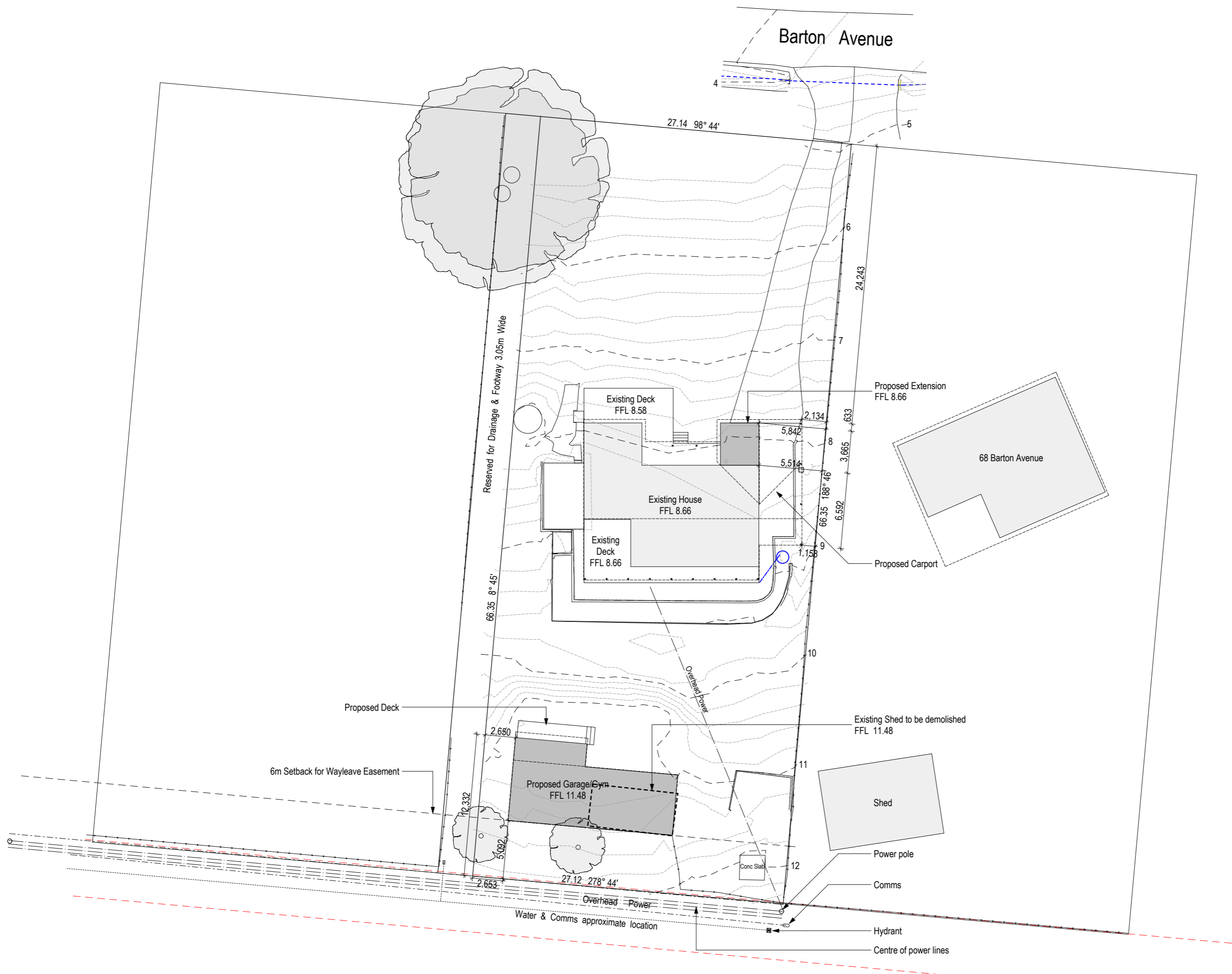
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Layout Index

ID	Layout Name	Rev
1	Cover	
2	Site Plan	
3	Floor Plan - Existing	
4	Elevations - Existing	
5	Roof Plan - Existing	
6	Floor Plan - New	
7	Elevations - New	
8	Roof Plan - New	
9	Floor & Roof Plan - Shed	
10	Elevations - Shed	
11	Window & Door Schedule	
12	Livable Housing Part 2	
13	Livable Housing Part 3-4	
14	Livable Housing Part 5-6	
15	Livable Housing Part 6	
16	Livable Housing Part 6	

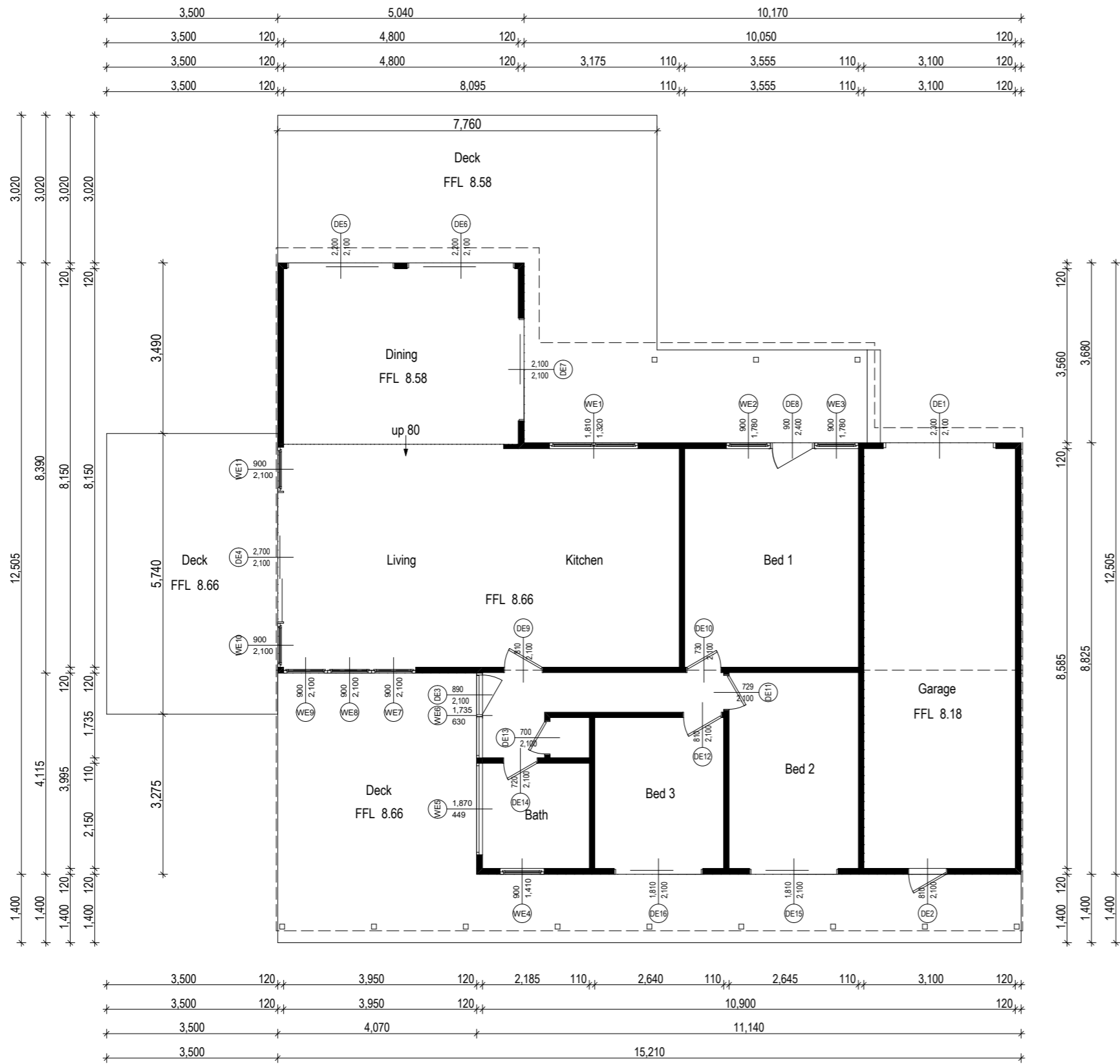
Site Plan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Floor Plan - Existing



Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

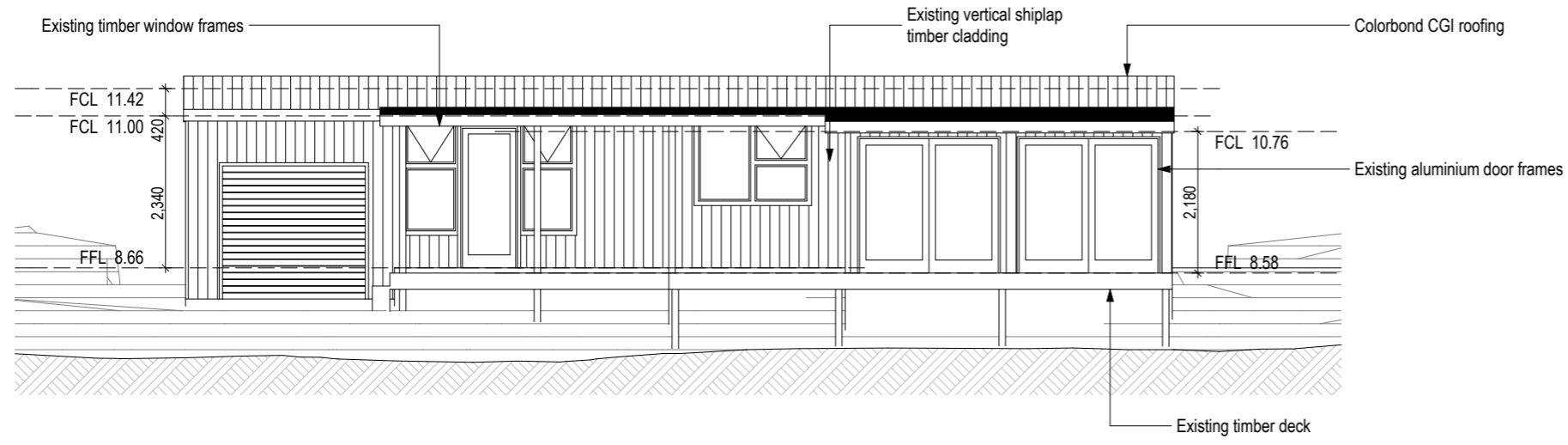
Width 1,210 Height 900

W05 Window number

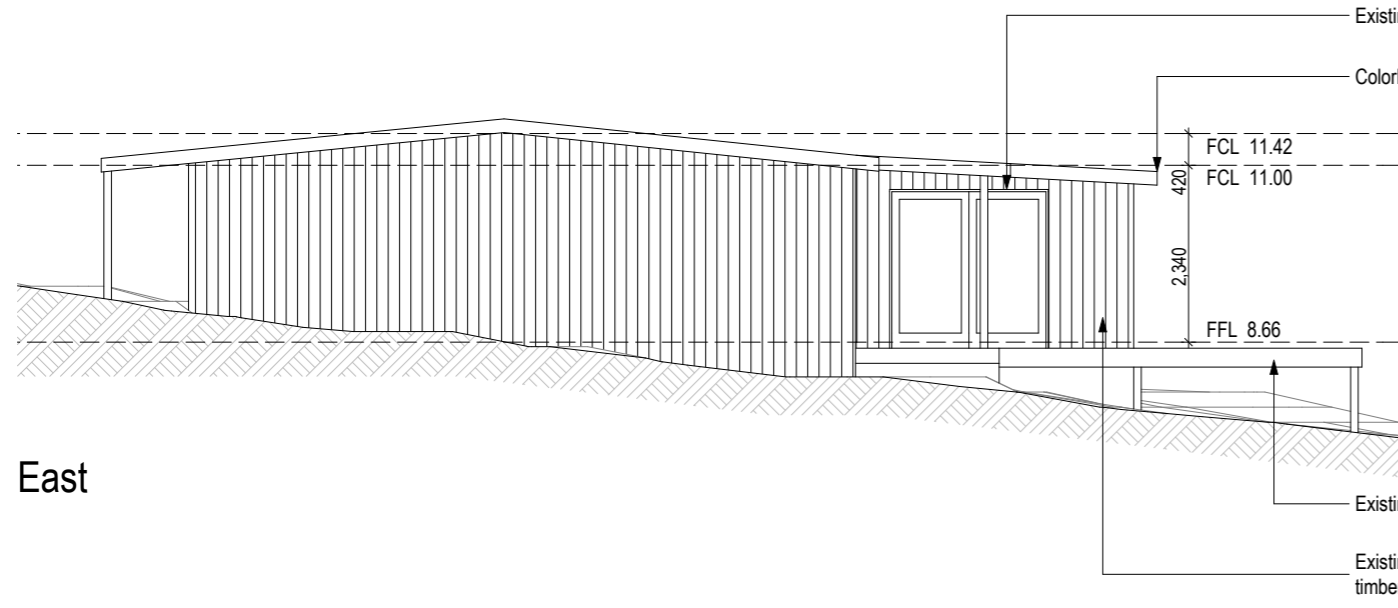
Amendments	
Date	By

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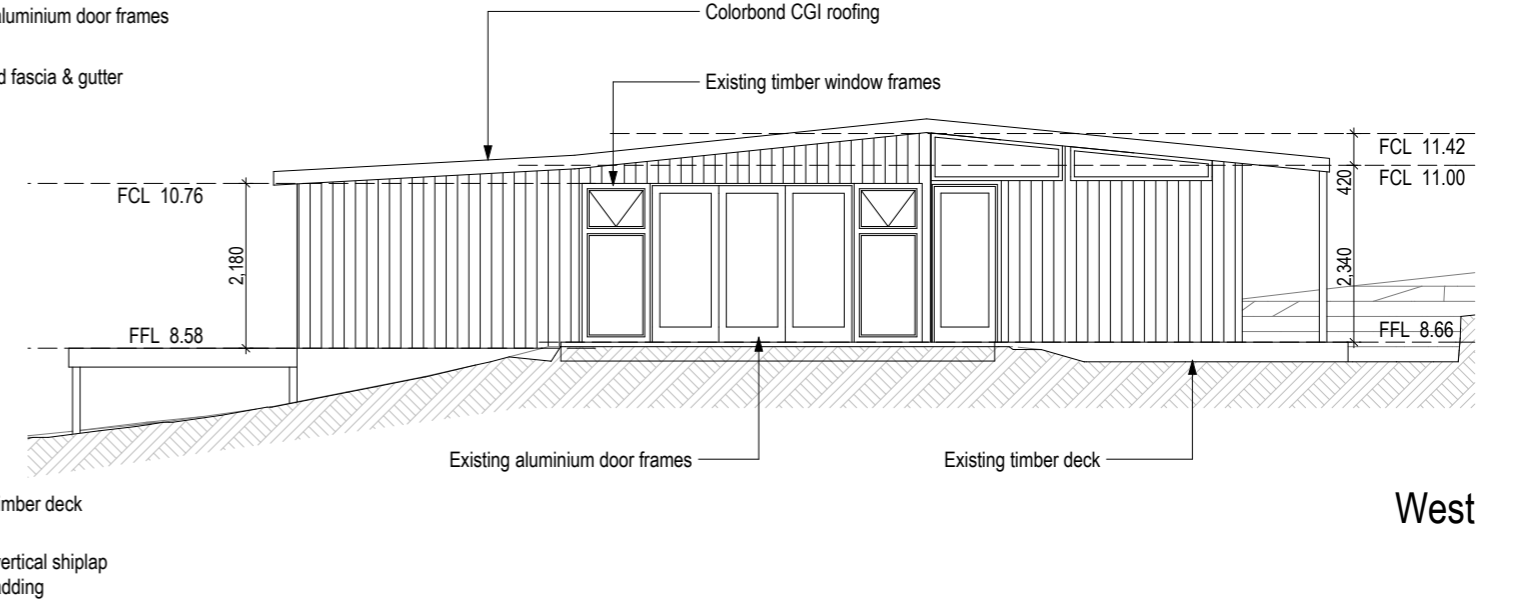
Elevations - Existing



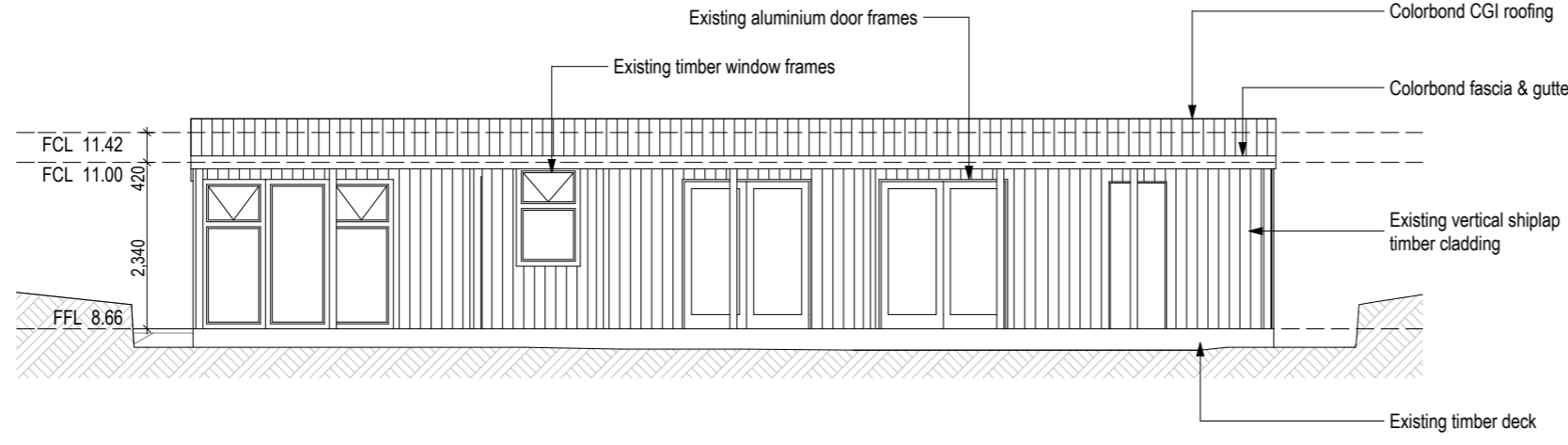
North



East



West



South

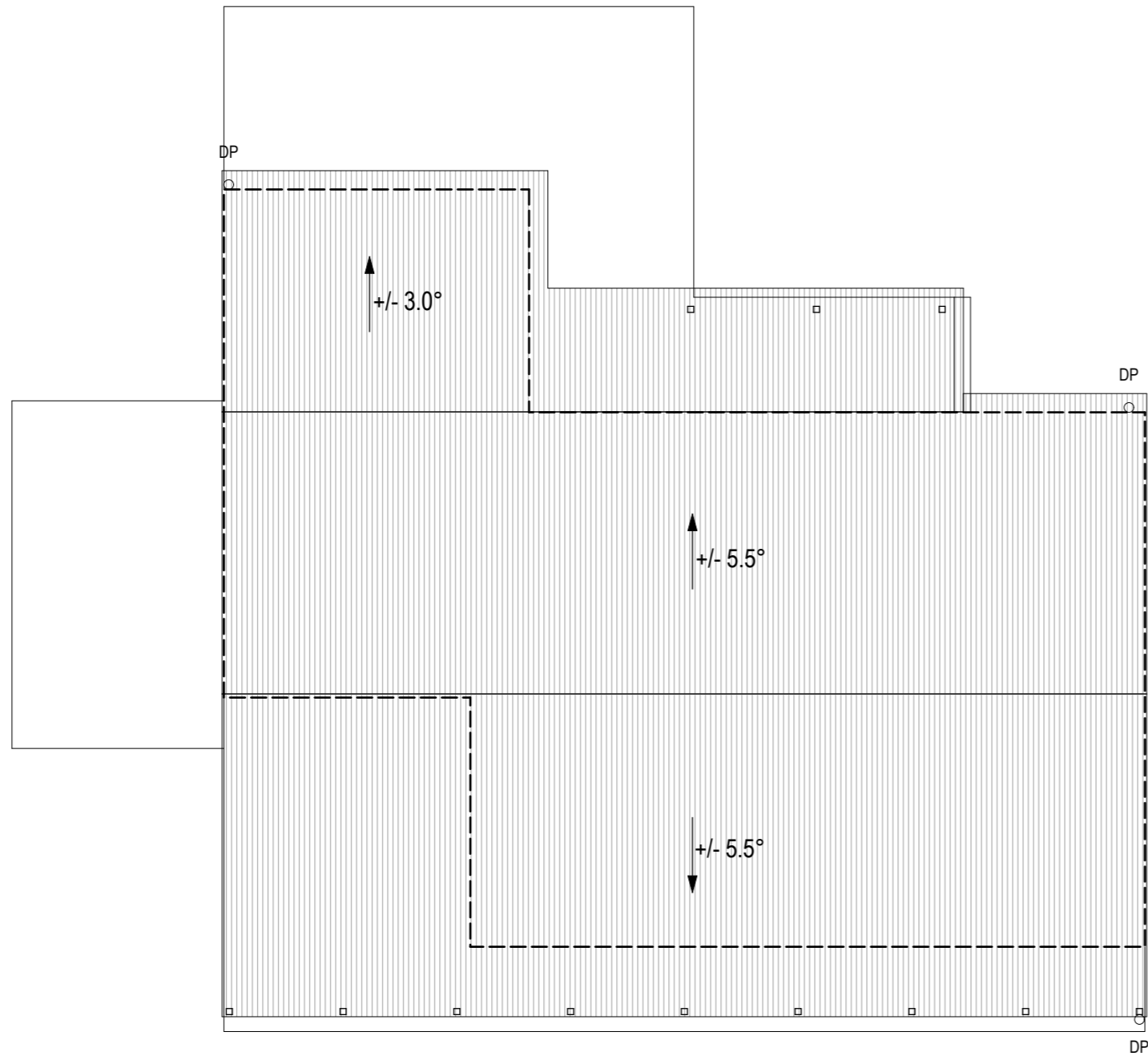
Material & Colour Schedule		
Element	Material	Colour
Existing cladding	Shiplap Timber	Dulux Ozone
New cladding	See below	Dulux Ozone
Downpipes	Weathertex uPVC	To match wall
Roof	CGI Colorbond	CB Basalt
Fascia	Colorbond	CB Surfmist
Gutter	Colorbond	CB Basalt
Existing windows	Timber	White
Existing doors	Aluminium	White
New windows & doors	Aluminium	White
Existing decks	Timber	Natural

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

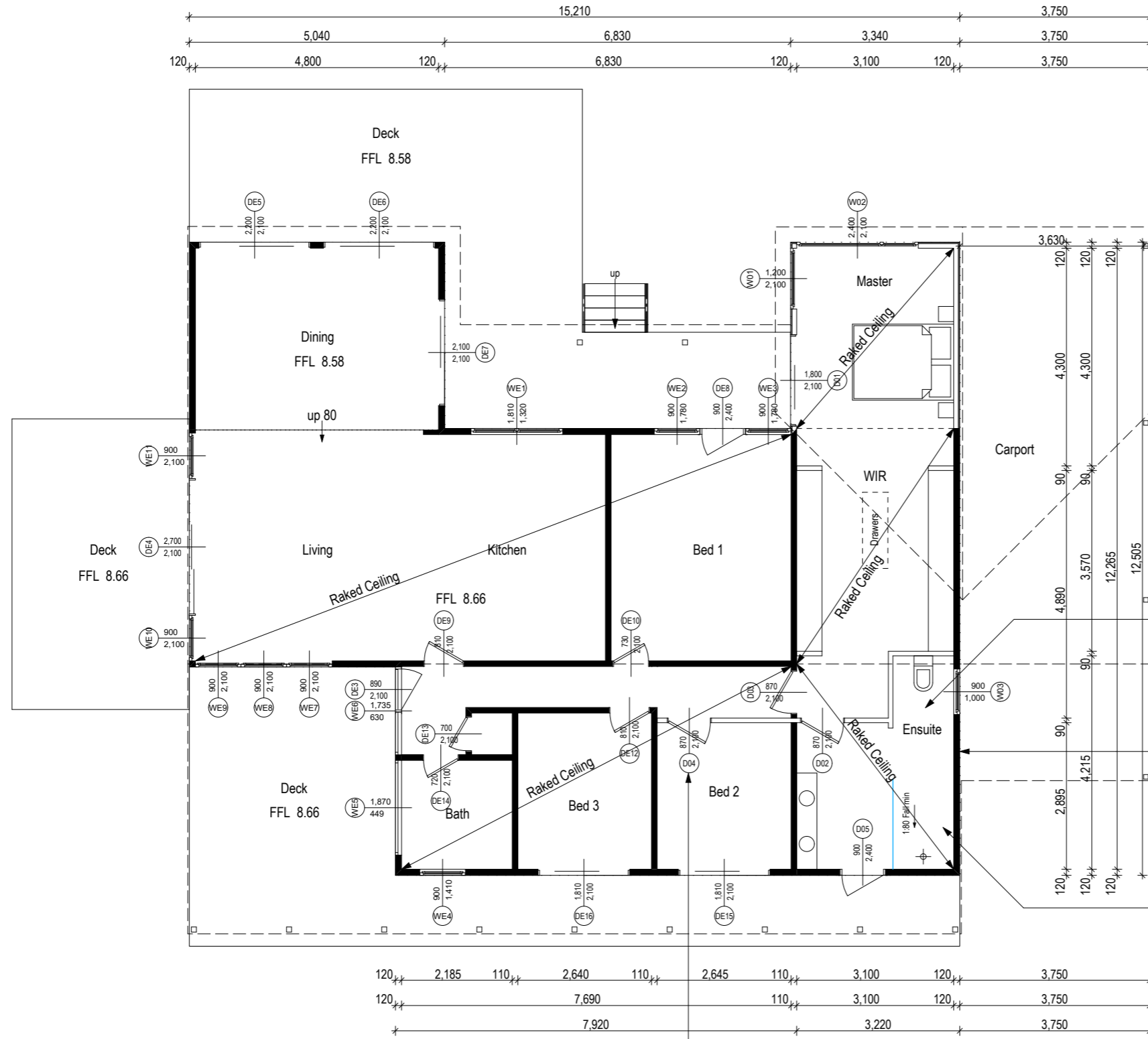
Roof Plan - Existing



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Floor Plan - New

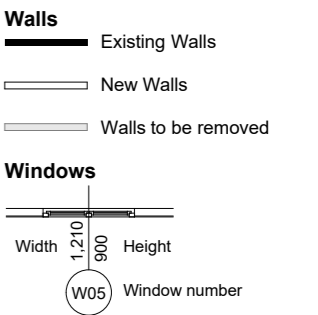


PART 4 - Sanitary compartment
see pages marked "Livable housing design"
4.1 Location
4.2 Circulation space

PART 6 - Reinforcement of bathroom and sanitary compartment walls
See pages marked "Livable housing design"
6.1 Location
6.2 Construction
6.2 "a+b+c+d+e+f+g" Diagrams

PART 5 - Shower
At least one shower to comply with Livable Housing Design Part 5
See pages marked "Livable Housing Design"
5.1 Application
5.2 Hobless and step-free entry

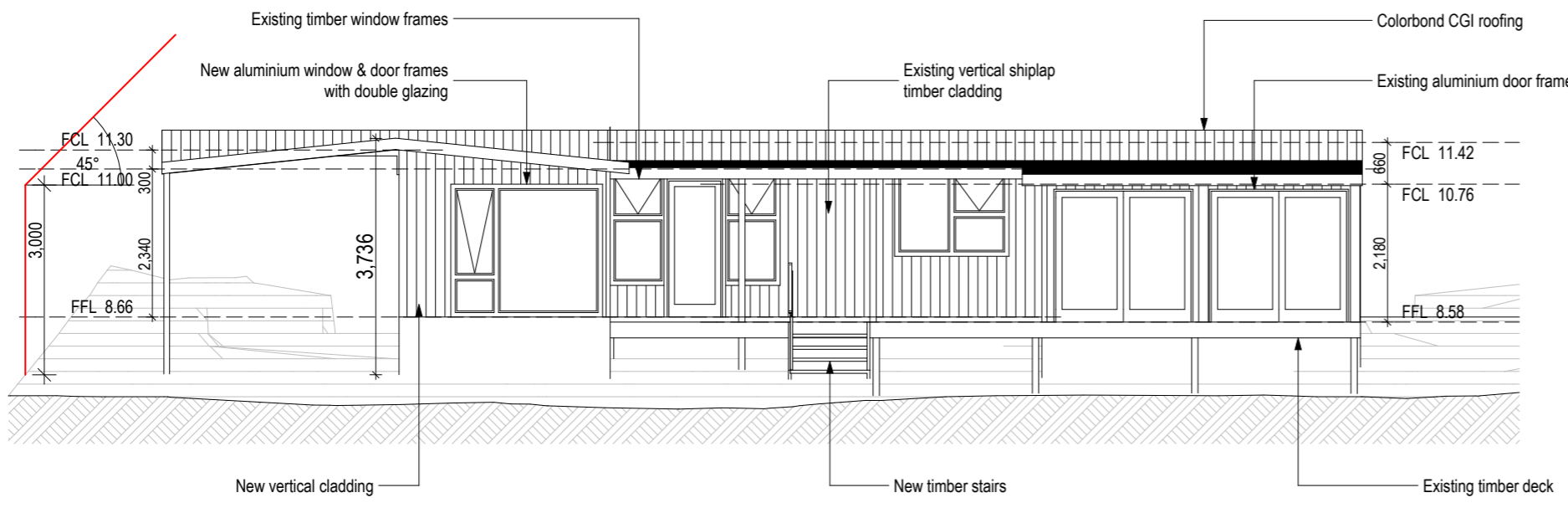
PART 3 - Internal doors and corridors
see pages marked "Livable housing design"
3.1 Clear opening width
3.2 Threshold
3.3 Corridor width



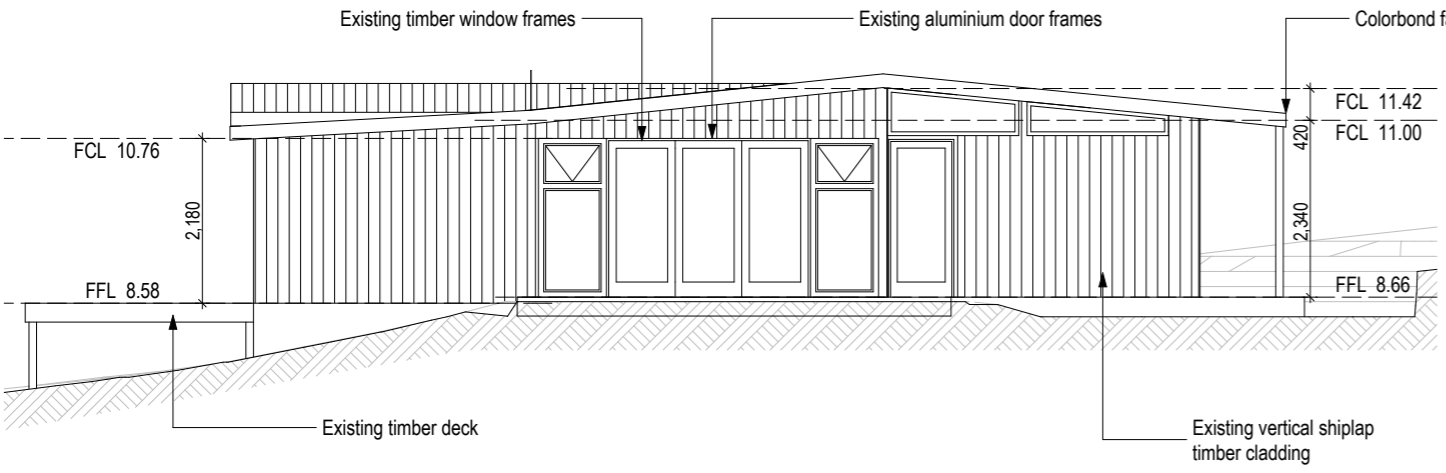
Amendments	
Date	By

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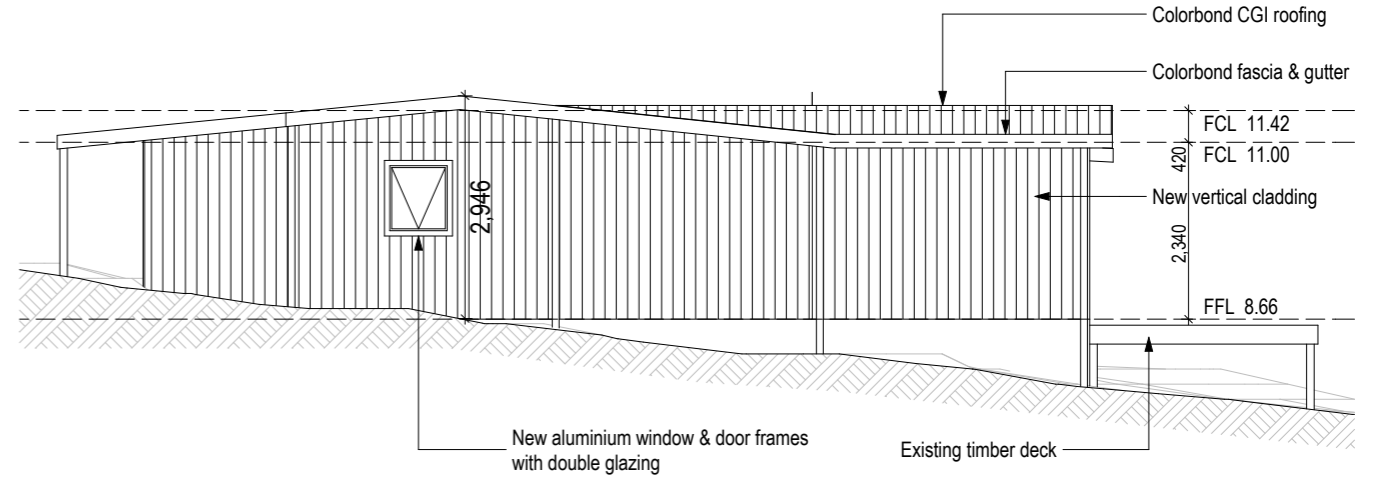
Elevations - New



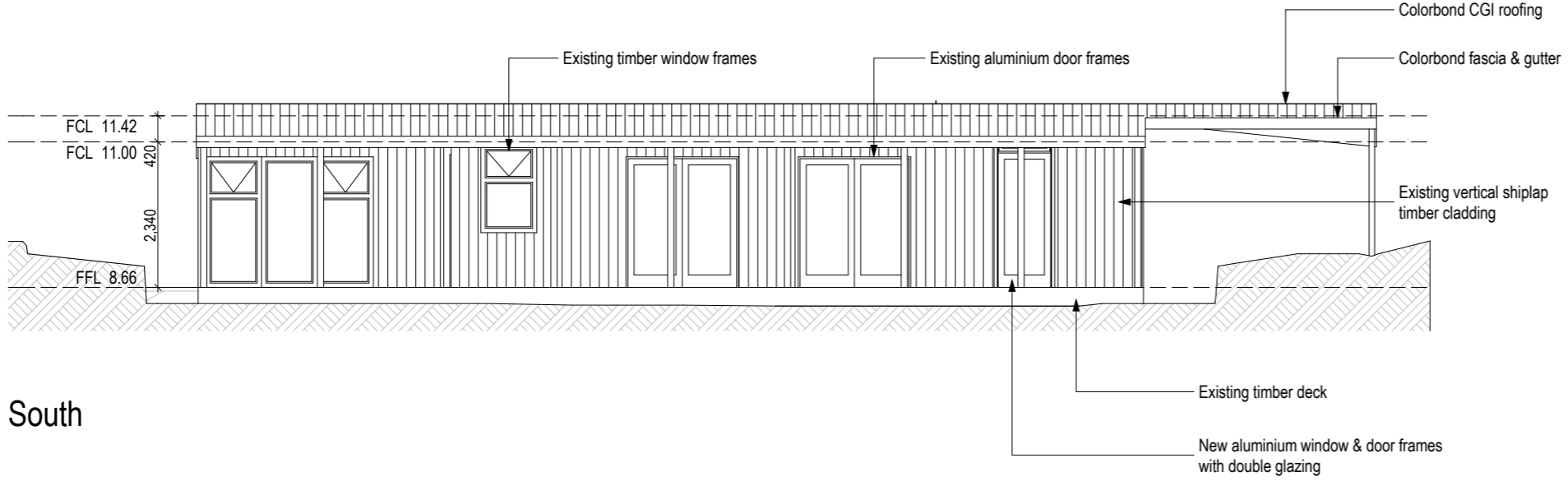
North



West



East



South

Material & Colour Schedule		
Element	Material	Colour
Existing cladding	Shiplap Timber	Dulux Ozone
New cladding	See below	Dulux Ozone
Downpipes	Weatherex uPVC	To match wall
Roof	CGI Colorbond	CB Basalt
Fascia	Colorbond	CB Surfmist
Gutter	Colorbond	CB Basalt
Existing windows	Timber	White
Existing doors	Aluminium	White
New windows & doors	Aluminium	White
Existing decks	Timber	Natural

Amendments	
Date	By

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m ²	Roof catchment area per downpipe — 40 m ²	Roof catchment area per downpipe — 50 m ²	Roof catchment area per downpipe — 60 m ²	Roof catchment area per downpipe — 70 m ²
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm ²)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	No	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

State	Locality	Annual exceedance probability, 5% (mm/h)	Annual exceedance probability, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

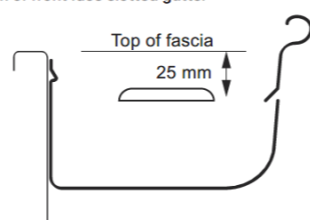
- For an end-stop weir with—
 - a minimum clear width of 100 mm; and
 - the weir edge installed a minimum 25 mm below the top of the fascia, the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
- An end-stop weir is not suitable where the end-stop abuts a wall.
- For an inverted nozzle installed within 500 mm of a gutter high point with—
 - a minimum nozzle size of 100 mm x 50 mm positioned lengthways in the gutter; and
 - the top of the nozzle installed a minimum of 25 mm below the top of the fascia, the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
- For a front face weir with—
 - a minimum clear width of 200 mm; and
 - a minimum clear height of 20 mm; and
 - the weir edge installed a minimum of 25 mm below the top of the fascia, the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
- For a rainhead with—
 - a 75 mm diameter hole in the outward face of the rainhead; and
 - the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

- For a front face slotted gutter with—
 - a minimum slot opening area of 1200 mm² per metre of gutter; and
 - the lower edge of the slots installed a minimum of 25 mm below the top of the fascia, the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
- For a controlled back gap with—
 - a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
 - one spacer per bracket, with the spacer not more than 50 mm wide; and
 - the back of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
- For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the required offset of the gutter from the fascia.
- For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter



7.4.6

Figure 7.4.6b: Construction of controlled back gap

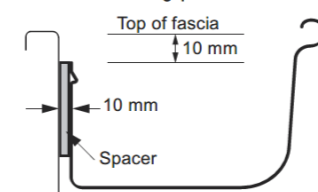


Figure 7.4.6c: Construction of controlled front bead height

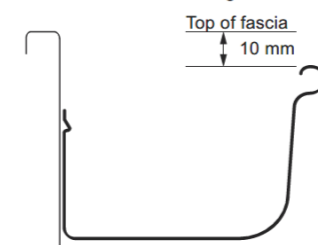
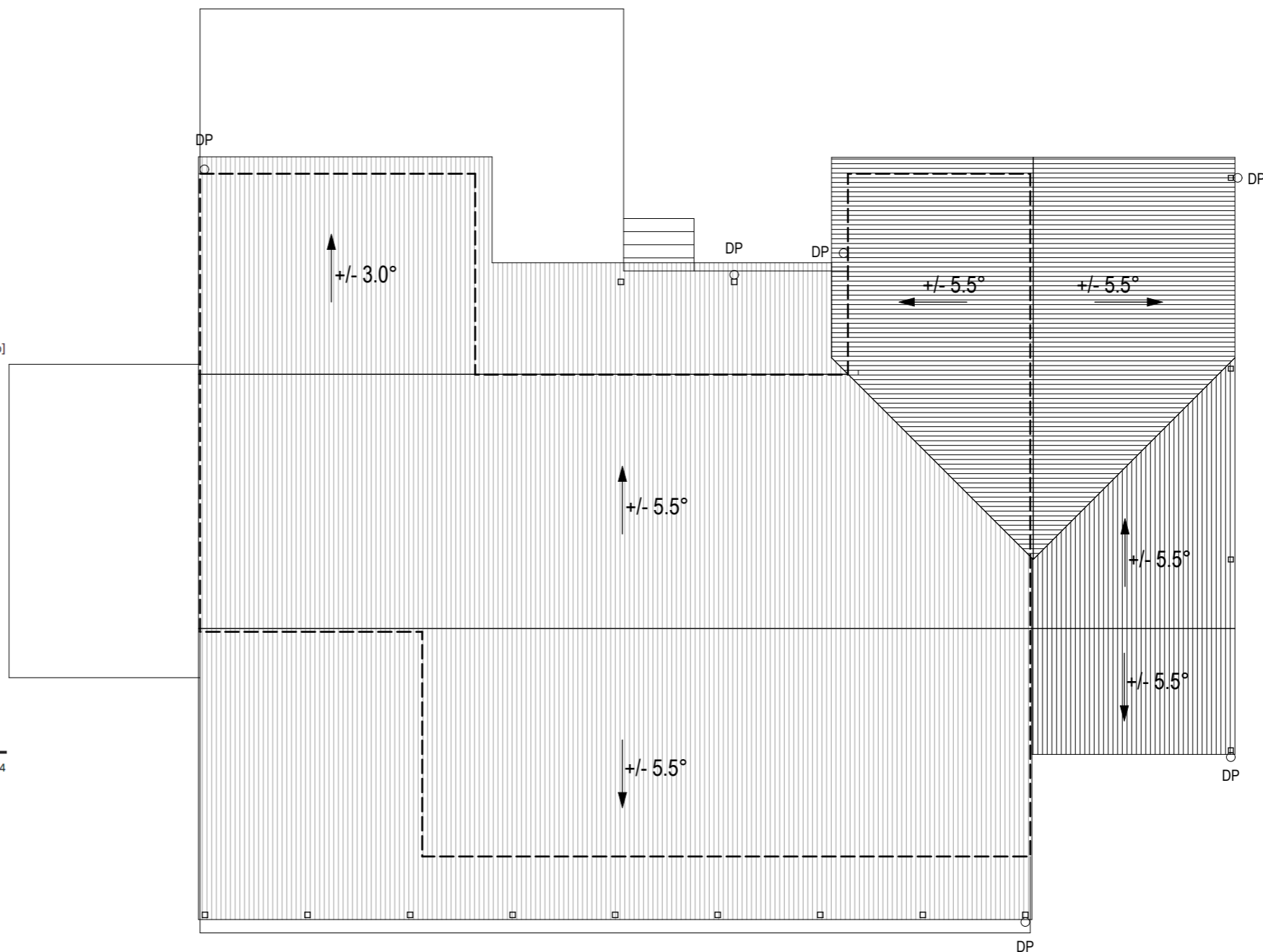


Figure Notes

Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



ABN: 18 220 805 074
 Compliance No: CC 1159 Q
 m: 0409 432 670
 e: clint.draftone@bigpond.com

Client
 Elizabeth Gray
Job
 Residential Extension & Shed
Job address
 66 Barton Avenue,
 Triabunna
Drawing
 Scale: A3 - 1:100
 DWG: 8 of 16
 Date: 23 April 2026
 Job No: 2025-49

Roof Plan - New

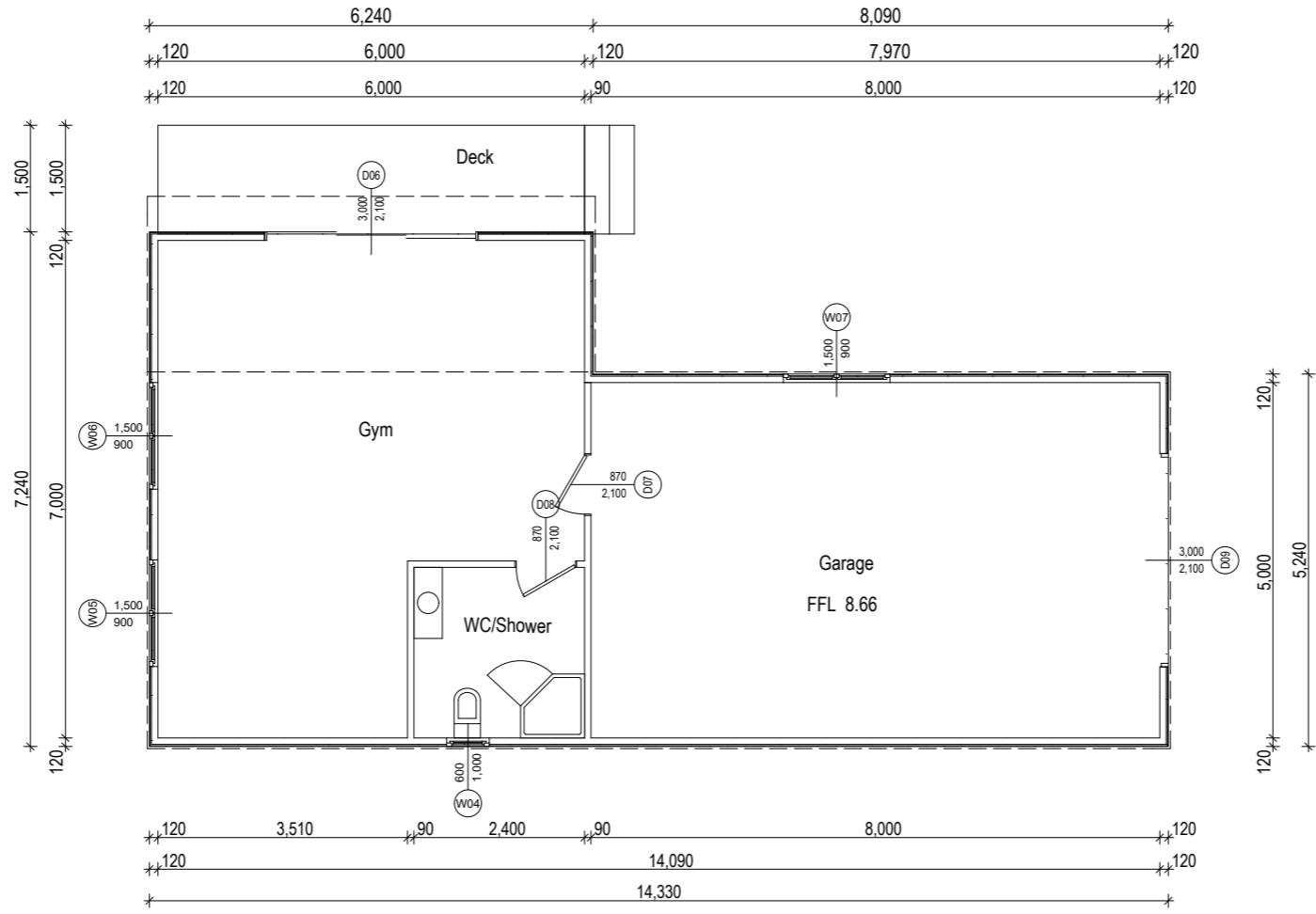


Amendments

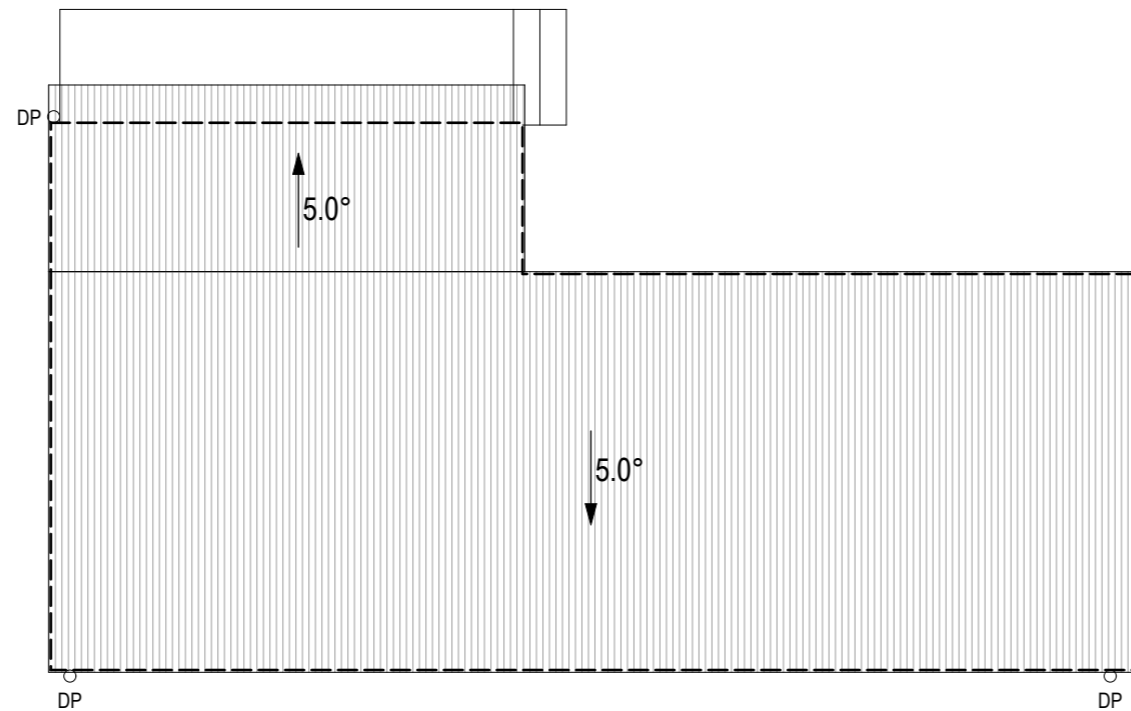
Date	By

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Floor & Roof Plan - Shed



Floor Plan



Roof Plan

Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

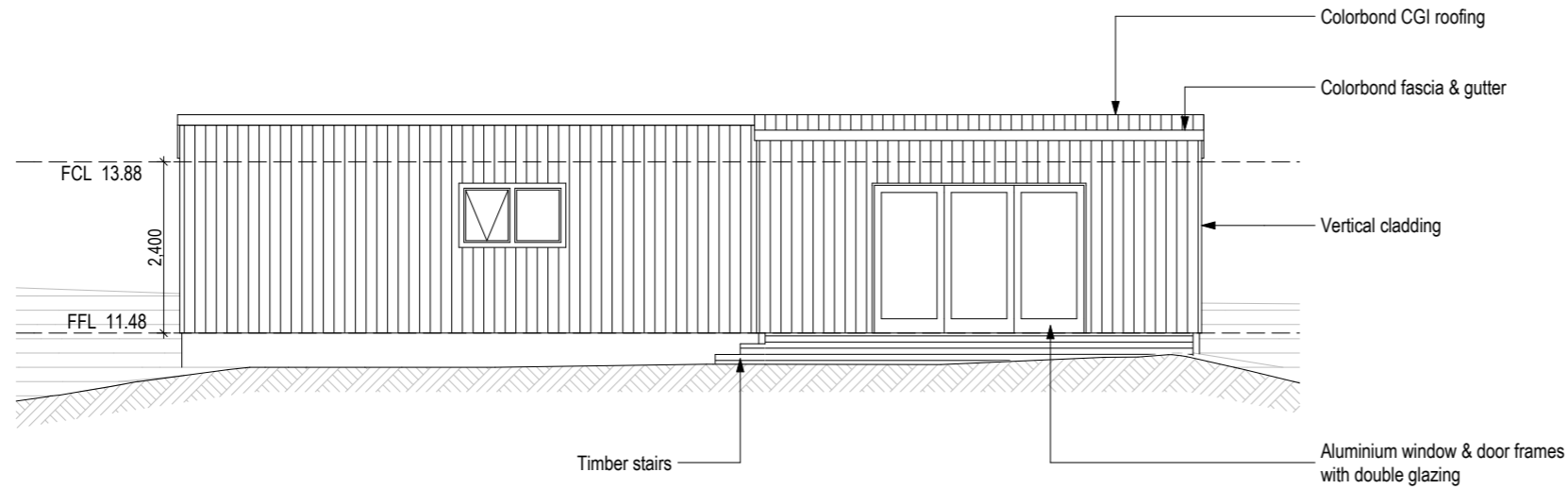
Width 1,210 Height 900

W05 Window number

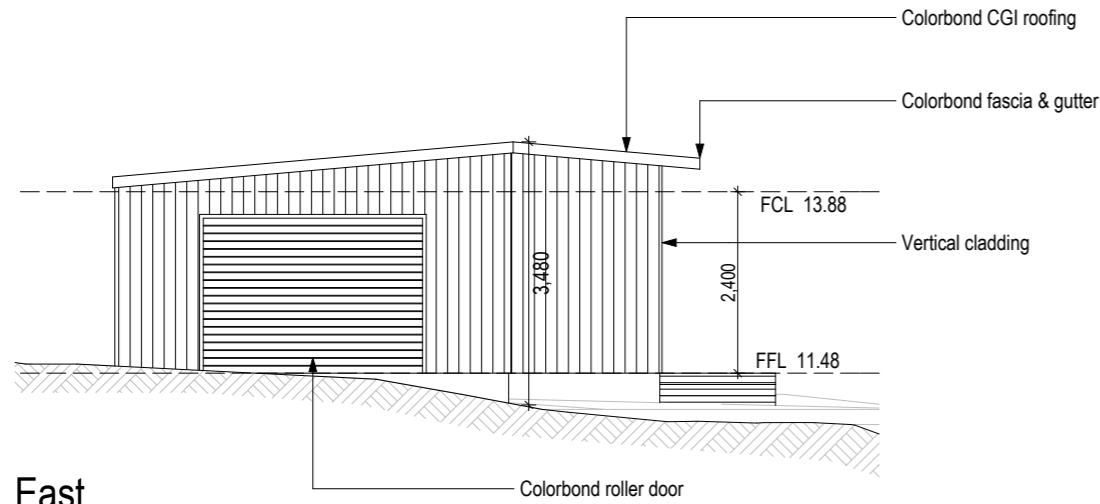
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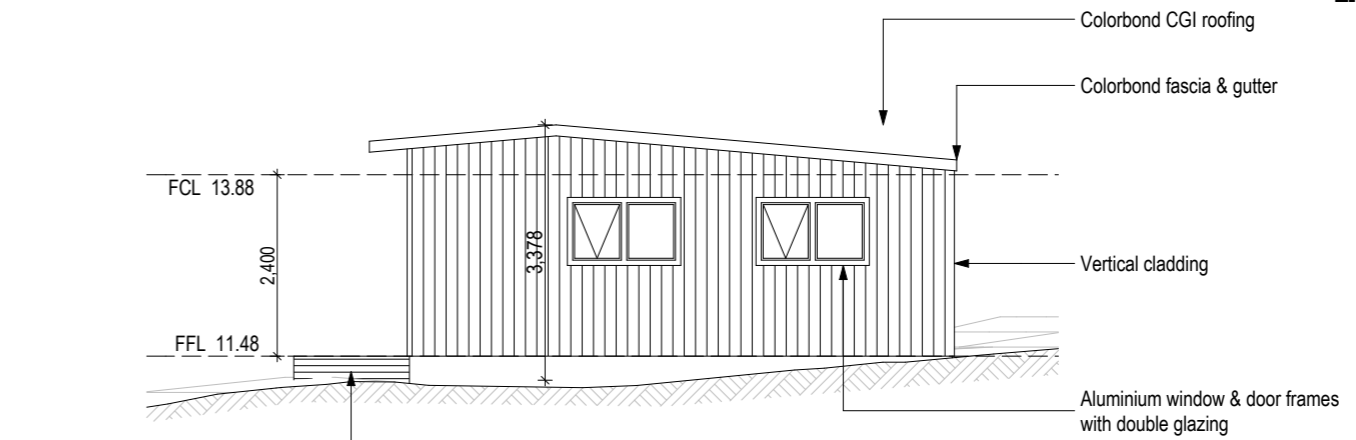
Elevations - Shed



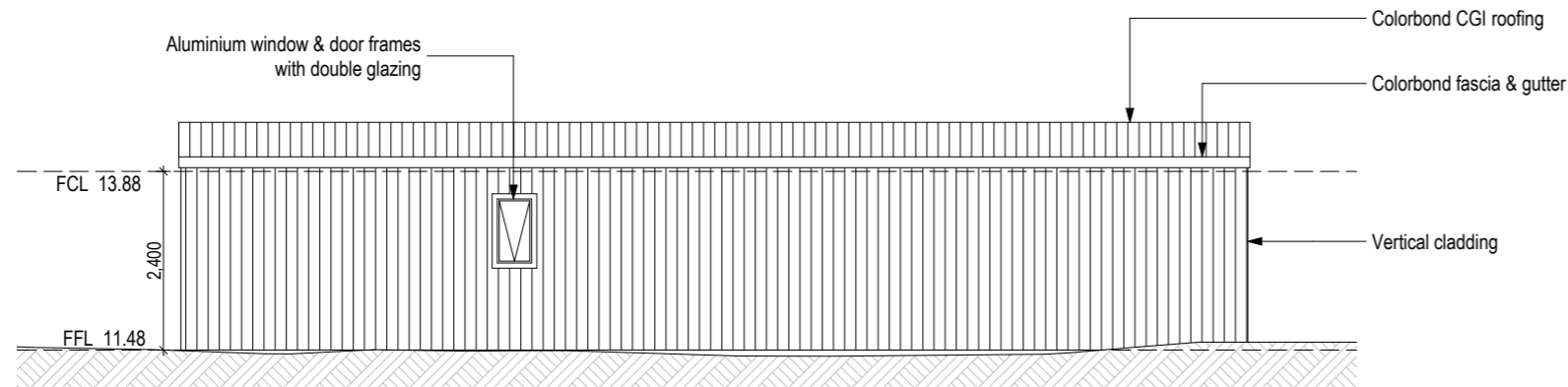
North



East



West



South

Material & Colour Schedule

Element	Material	Colour
Wall cladding	See below	Dulux Ozone
	Weatherx Weathergroove or James Hardie Axon	
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Basalt
Fascia	Colorbond	CB Surfmist
Gutter	Colorbond	CB Basalt
Windows & doors	Aluminium	White
Deck	Timber	Natural

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Window & Door Schedule

Window List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
W01		2,100	1,200	2,100	Fixed	Aluminium	Clear Double	
W02		2,100	2,400	2,100	Top Hung	Aluminium	Clear Double	
W03		1,000	900	2,100	Top Hung	Aluminium	Obscure Double	
W04		1,000	600	2,100	Top Hung	Aluminium	Obscure Double	
W05		900	1,500	2,100	Top Hung	Aluminium	Clear Double	
W06		900	1,500	2,100	Top Hung	Aluminium	Clear Double	
W07		900	1,500	2,100	Top Hung	Aluminium	Clear Double	
WE1		1,320	1,810	2,280	Top Hung	Timber	Clear Single	
WE2		1,780	900	2,280	Top Hung	Timber	Clear Single	
WE3		1,780	900	2,280	Top Hung	Timber	Clear Single	
WE4		1,410	900	2,290	Top Hung	Timber	Clear Single	
WE5		449	1,870	2,586	Fixed	Timber	Clear Single	
WE6		630	1,735	2,767	Fixed	Timber	Clear Single	
WE7		2,100	900	2,100	Top Hung	Timber	Clear Single	
WE8		2,100	900	2,100	Fixed	Timber	Clear Single	
WE9		2,100	900	2,100	Top Hung	Timber	Clear Single	
WE10		2,100	900	2,100	Top Hung	Timber	Clear Single	
WE11		2,100	900	2,100	Top Hung	Timber	Clear Single	

Door List							
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing
D01		2,100	1,800	2,100	Sliding	Aluminium	Clear Double
D02		2,100	870	2,100	Hinged	Timber	
D03		2,100	870	2,100	Hinged	Timber	
D04		2,100	870	2,100	Hinged	Timber	
D05		2,400	900	2,400	Hinged	Aluminium	Obscure Double
D06		2,100	3,000	2,100	Sliding	Aluminium	Clear Double
D07		2,100	870	2,100	Hinged	Timber	

Door List							
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing
D08		2,100	870	2,100	Hinged	Timber	
D09		2,100	3,000	2,100	Roller	Steel	
DE1		2,100	2,300	2,100	Roller	Steel	
DE2		2,100	810	2,550	Hinged	Timber	
DE3		2,100	890	2,100	Hinged	Timber	Clear Single
DE4		2,100	2,700	2,100	Sliding	Aluminium	Clear Single
DE5		2,100	2,200	2,100	Sliding	Aluminium	Clear Single
DE6		2,100	2,200	2,100	Sliding	Aluminium	Clear Single
DE7		2,100	2,100	2,100	Sliding	Aluminium	Clear Single
DE8		2,400	900	2,400	Hinged	Timber	Clear Single
DE9		2,100	810	2,100	Hinged	Timber	
DE10		2,100	730	2,100	Hinged	Timber	
DE11		2,100	729	2,100	Hinged	Timber	
DE12		2,100	810	2,100	Hinged	Timber	
DE13		2,100	700	2,100	Hinged	Timber	
DE14		2,100	720	2,100	Hinged	Timber	
DE15		2,100	1,810	2,100	Sliding	Aluminium	Clear Single
DE16		2,100	1,810	2,100	Sliding	Aluminium	Clear Single

Amendments	
Date	By

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Part 2 Dwelling entrance

2.1 Clear opening width

- (1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.
- (2) The minimum clear opening width required by (1) must be measured in accordance with Figure 2.1.

Figure 2.1: Measurement of clear opening width

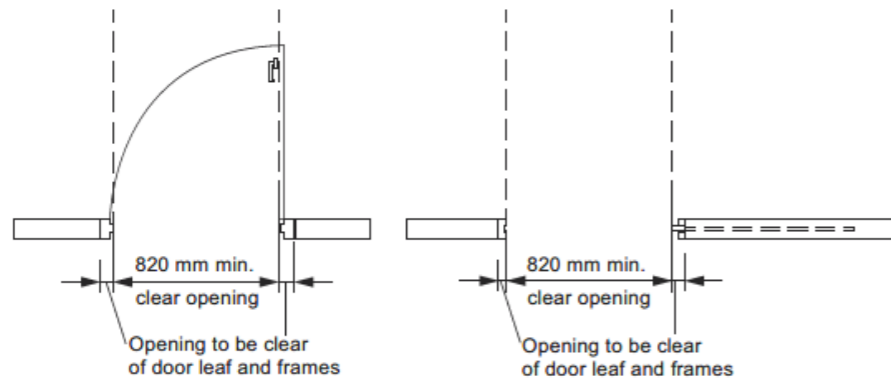


Figure Notes

- (1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.
- (2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.
- (3) The door handle may encroach the required minimum clear opening width.

Information: Door leaf dimensions

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Meaning of 'entrance door'

An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold

The threshold of an entrance door that is subject to Clause 2.1 must—

- (a) be level; or
- (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
- (c) have a ramped threshold that—
 - (i) does not extend beyond the depth of the door jamb; and
 - (ii) has a gradient not steeper than 1:8; and
 - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
 - (iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or

- (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—

- (i) have no lip or upstand greater than 15 mm within the sill profile; and
- (ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Information: Termite management

For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling; see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1.

AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.

Information: Damp-proof course

For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

Information: Finished surface

The finished surfaces abutting a door sill will involve the external surface on one side and the internal floor finish on the other side. Finished surfaces may include a carpet or tiled finish internally, or decking, paving or the like externally. Door mats should not be counted as forming a finished surface either side of the door sill.

2.3 Landing area

An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is—

- (a) unobstructed (other than by a gate or a screen door); and
- (b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Applications

- (1) Clause 2.3 only applies to a Class 1a building.
- (2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.
- (3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

Information: Entrance doors to Class 2 sole-occupancy units

Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

- (a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.
- (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—
 - (i) 8 mm; or
 - (ii) in a *designated bushfire prone area*, that permitted by AS 3959.
- (c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Applications

- (1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage.
- (2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed.
- (3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas.
- (4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

Client

Elizabeth Gray

Job

Residential Extension & Shed

Job address

66 Barton Avenue,
Triabunna

Drawing

Scale: A3 -

DWG: 12 of 16

Date: 23 April 2026

Job No: 2025-49

Livable Housing Part 2

Amendments

Date	By

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Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 3 Internal doors and corridors

3.1 Clear opening width

Internal doorways must provide a minimum clear opening width of 820 mm, measured in accordance with Figure 2.1.

Applications

Clause 3.1 only applies to a doorway that connects to, or is in the path of travel to, any of the following:

- Habitable room or laundry on the ground or entry level.
- Attached Class 10a garage or carport that forms part of an access path required by Clause 1.1.
- Sanitary compartment on the ground or entry level complying with Parts 4 and 6.
- room containing a shower complying with Parts 5 and 6.

Information: Clear opening width

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Split level designs

The requirements of 3.1 do not prevent the use of split levels within the dwelling, including on the ground or entrance level. However, where a split level is used in the path of travel to one or more of the doors listed in the Application, those doors will still need to comply with 3.1.

3.2 Threshold

The threshold of an internal doorway that is subject to Clause 3.1 must—

- be level; or
- have a height not more than 5 mm if the lip is rounded or bevelled; or
- have a ramped threshold that—
 - does not extend beyond the depth of the door jamb; and
 - has a gradient not steeper than 1:8; and
 - is at least as wide as the minimum clear opening width of the doorway it serves.

3.3 Corridor width

Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

Applications

Clause 3.3 does not apply to a stairway that is in the path of travel to a shower complying with Parts 5 and 6 that is on a level other than the ground or entry level.

Information

Skirting boards, architraves, timber mouldings, skirting tiles, door stops, conduits, general power outlets and the like may be disregarded for the purposes of compliance with Clause 3.3.

Door hardware may encroach the required minimum corridor width.

Part 4 Sanitary compartment

4.1 Location

There must be at least one *sanitary compartment* located on the ground or entry level of a dwelling.

Information

The term *sanitary compartment* refers to a room or space containing a toilet. It applies equally to any type of room or space containing a toilet, such as a bathroom, ensuite, powder room or other separate room. It is used in place of the word 'toilet' for consistency with the wording of the NCC and to avoid confusion with the use of the word 'toilet' to refer to a plumbing fixture rather than the room in which that fixture is located.

"At least one *sanitary compartment*" means that in a dwelling with two or more *sanitary compartments*, only one needs to be located on the ground or entry level and comply with the requirements of this Part.

4.2 Circulation space

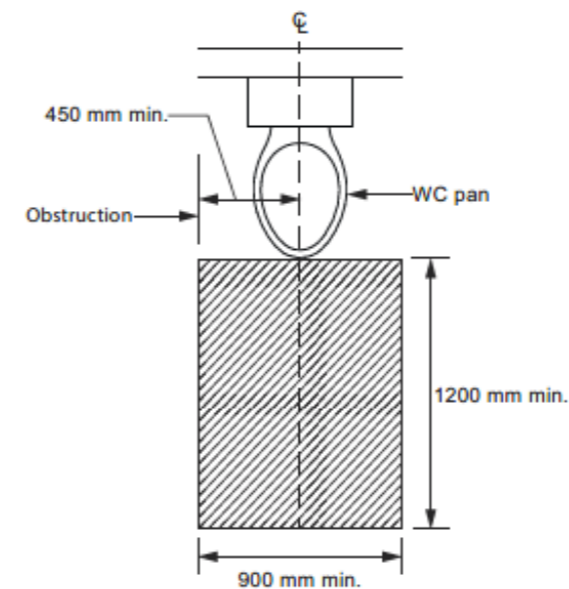
A *sanitary compartment* that is subject to Clause 4.1 must be constructed in accordance with the following:

- For a toilet pan located in a separate *sanitary compartment*, there must be a clear width of not less than 900 mm between the finished surfaces of opposing walls either side of the toilet pan.
- For a room containing a toilet pan, any fixed obstruction, such as a basin or a vanity unit, must be located at least 450 mm from the centreline of the toilet pan normal to the front face of the cistern.
- A clear minimum circulation space of 1200 mm by 900 mm must be provided from the front edge of the toilet pan.
- Compliance with (c) must be determined in accordance with Figure 4.2.

Applications

4.2(c) requires that a minimum circulation space of 1200 mm long by 900 mm wide clear space be provided in front of the toilet pan, and this applies for both a separate *sanitary compartment* and for a *sanitary compartment* that is combined with a bathroom. The minimum circulation space must be clear of the door swing and applies regardless of whether the door is inwards or outwards swinging or is a cavity slider.

Figure 4.2: Circulation space for a toilet pan



Information

- NCC Volumes One and Two also contain requirements for the location and construction of *sanitary compartments*.
- NCC Volume Three contains requirements for *plumbing* and *drainage* installations in *sanitary compartments*.
- Skirting boards, architraves, toilet roll holders, skirting tiles, door stops and the like may be disregarded when determining compliance with Clause 4.2.

Part 5 Shower

5.1 Application

At least one shower must comply with Clause 5.2.

Information

"At least one shower" means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part.

A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry

- (1) At least one shower must have a hobless and step-free entry.
- (2) A lip not more than 5 mm in height may be provided for water retention purposes.

Applications

For the purposes of 5.2, a lip meeting the requirements of 5.2(2) is not a step.

Information: Hobless and step-free

Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e. 'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.

Information: Waterproofing

AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location

- (1) Reinforcing in accordance with Clause 6.2 must be provided to any—
 - (a) *sanitary compartment* that is subject to Part 4; and
 - (b) bathroom containing a—
 - (i) shower that is subject to Part 5; or
 - (ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.
- (2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.
- (3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

6.2 Construction

- (1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—
 - (a) Figures 6.2a or 6.2b for walls surrounding a bath; and
 - (b) Figures 6.2c or 6.2d for shower walls; and
 - (c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and
 - (d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.
- (2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—
 - (a) is narrower than the width of the area *required* to be provided with reinforcing; or
 - (b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.
- (3) Reinforcing required by (1) must be constructed using one of the following materials:
 - (a) A minimum of 12 mm thick structural grade plywood, or similar.
 - (b) Timber noggings with a minimum thickness of 25 mm.

Client

Elizabeth Gray

Job

Residential Extension & Shed

Job address

66 Barton Avenue,
Triabunna

Drawing

Scale: A3 -

DWG: 14 of 16

Date: 23 April 2026

Job No: 2025-49

Livable Housing Part 5-6

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2a: Location of noggings for walls surrounding a bath

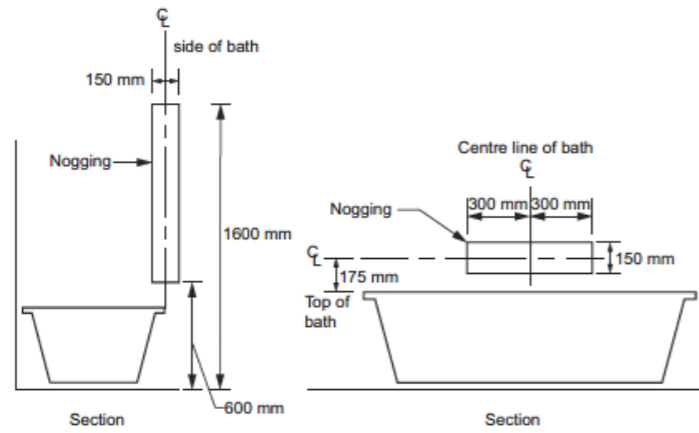


Figure Notes

- (1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.
- (2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2b: Location of sheeting for walls surrounding a bath

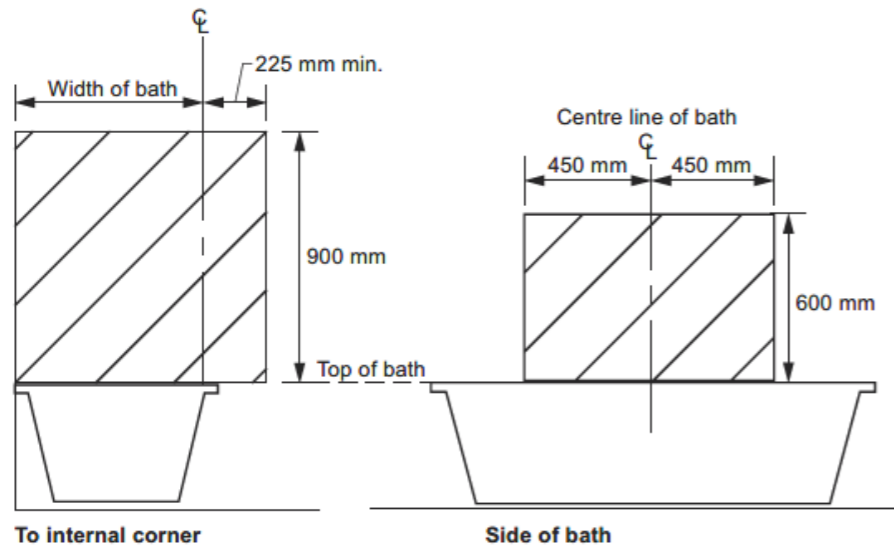


Figure Notes

- (1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

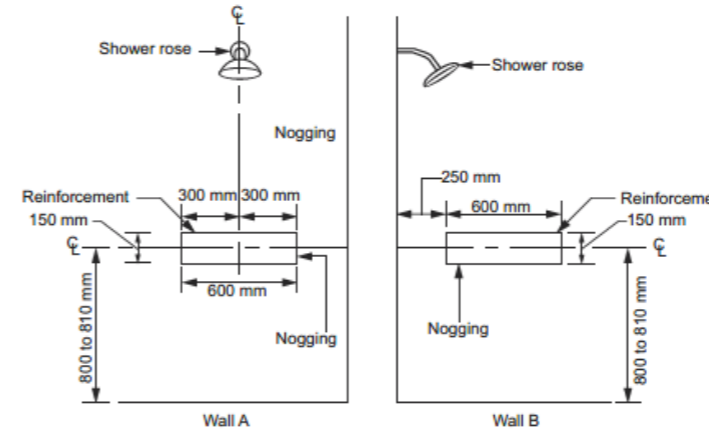


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

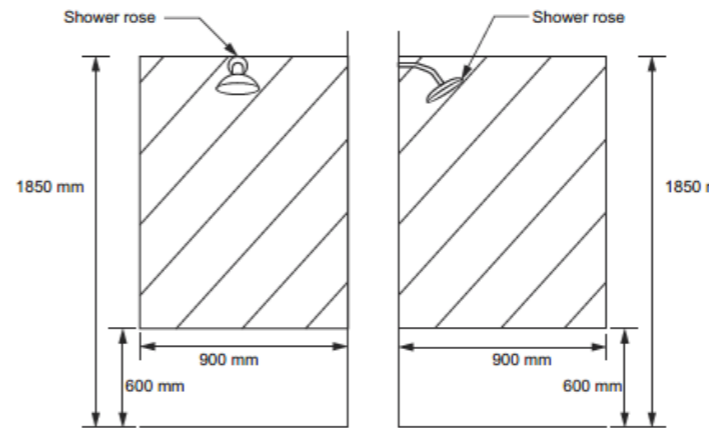


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Elizabeth Gray
Job
Residential Extension & Shed
Job address
66 Barton Avenue,
Triabunna
Drawing
Scale: A3 -
DWG: 15 of 16
Date: 23 April 2026
Job No: 2025-49

Livable Housing Part 6

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

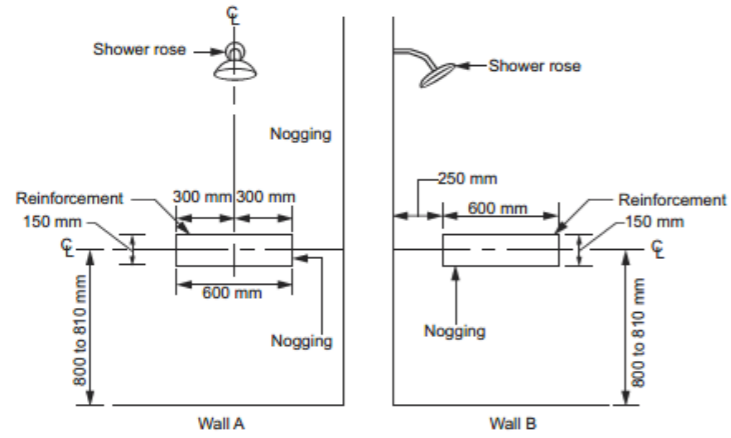


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

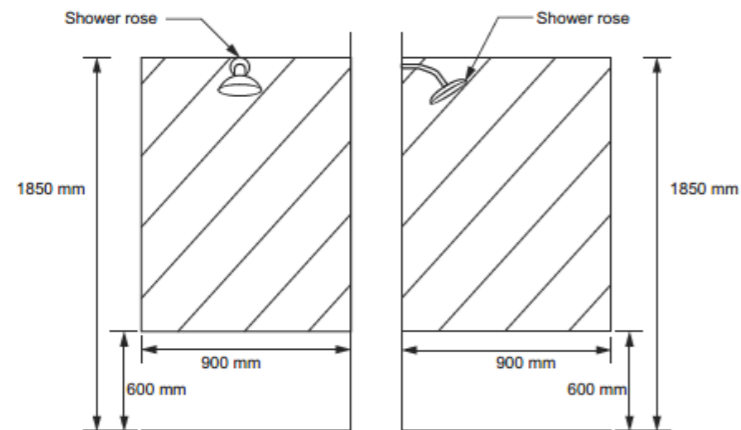


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

Minimum extent of structural sheeting clear of any door frame, window frame or wall opening

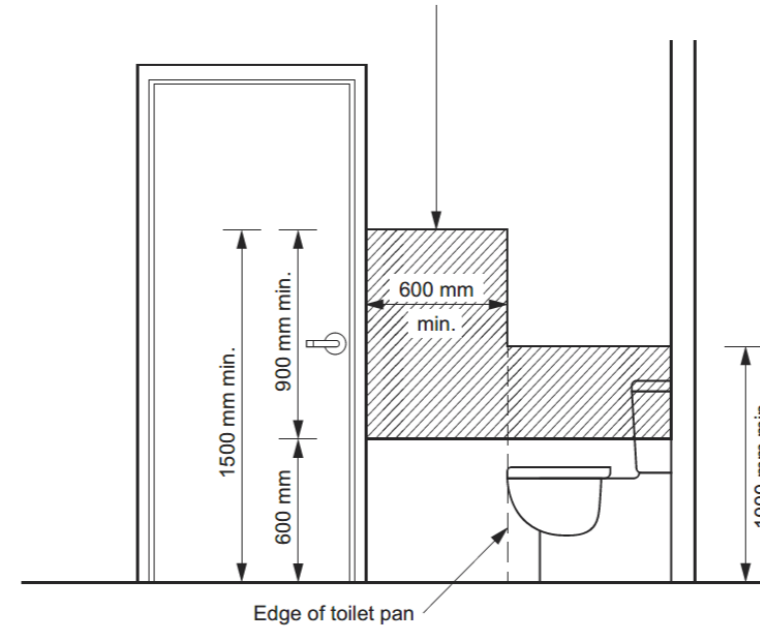


Figure 6.2f: Location of noggings for a wall behind a toilet pan

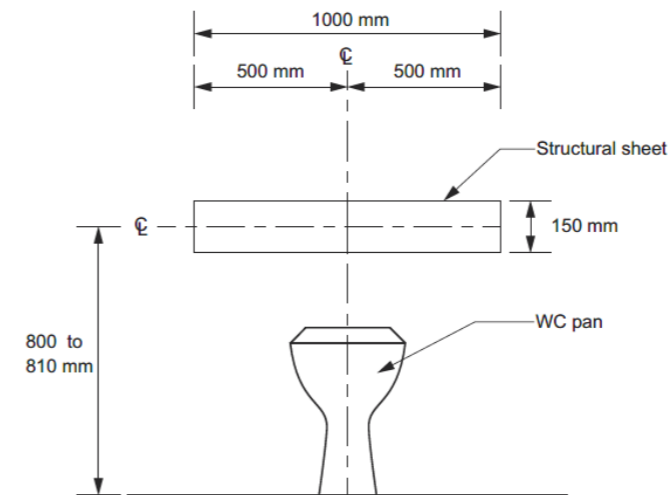
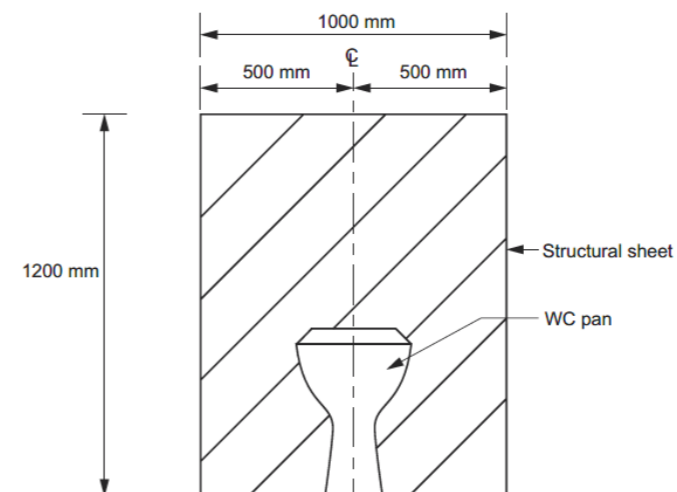


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.