Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**M & D Schnoor - PA\26\0120**
PROPERTY ADDRESS:	**153 Moore Street WESTBURY (CT: 187083/3)**
DEVELOPMENT:	**Single dwelling & Residential outbuilding (garage) - setback, driveway.**

The application can be inspected until **Monday, 1 December 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 15 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

Meander Valley Council
Working Together

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No: Assessment No: -

DA\ PA\ PC\

- Is your application the result of an illegal building work? ☐ Yes ☐ No
- Have you already received a Planning Review for this proposal? ☑ Yes ☐ No
- Is a new vehicle access or crossover required? ☑ Yes ☐ No

Indicate by ✓ box

PROPERTY DETAILS:

153

Address: Moore st 7303

Suburb: Westbury

Land area: 12,000 sqm m² / ha

Present use of land/building: Vacant (vacant, residential, rural, industrial, commercial or forestry)

Certificate of Title: 187083/3

Lot No: 3

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☑ No
- Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box ☑ Building work ☐ Change of use ☐ Subdivision ☐ Demolition ☐ Forestry ☐ Other

Total cost of development (inclusive of GST): $ 400,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: New dwelling & (Garage, shed)

Use of building: dwelling & garage, shed (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: 205.6 m² New building height: 5040 m

Materials: External walls: Brick Colour: Brown

Roof cladding: Iron Colour: Monument

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
187083	3
EDITION	DATE OF ISSUE
2	20-Sep-2025

SEARCH DATE : 10-Nov-2025
SEARCH TIME : 03.36 PM

DESCRIPTION OF LAND

Town of WESTBURY
Lot 3 on Sealed Plan 187083
Derivation : Part of 22A-3R-9P (Sec. AK) Gtd. to John Taylor
Prior CT 40337/1

SCHEDULE 1

N277809 TRANSFER to DYLAN EDWARD ARTHUR SCHNOOR and MIKAYLA HELEN SCHNOOR Registered 20-Sep-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187083 EASEMENTS in Schedule of Easements
SP187083 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS: ROBERT DUNCAN SACKLEY;
ELIZABETH ANNE SACKLEY

FOLIO REFERENCE
FR 40337/1

GRANTEE
Part of 22A–3R–9Ps. Gtd. to John Taylor.

PLAN OF SURVEY

BY SURVEYOR D.P. TOMPKINS

SURVEY & ALIGNMENT SERVICES

LOCATION

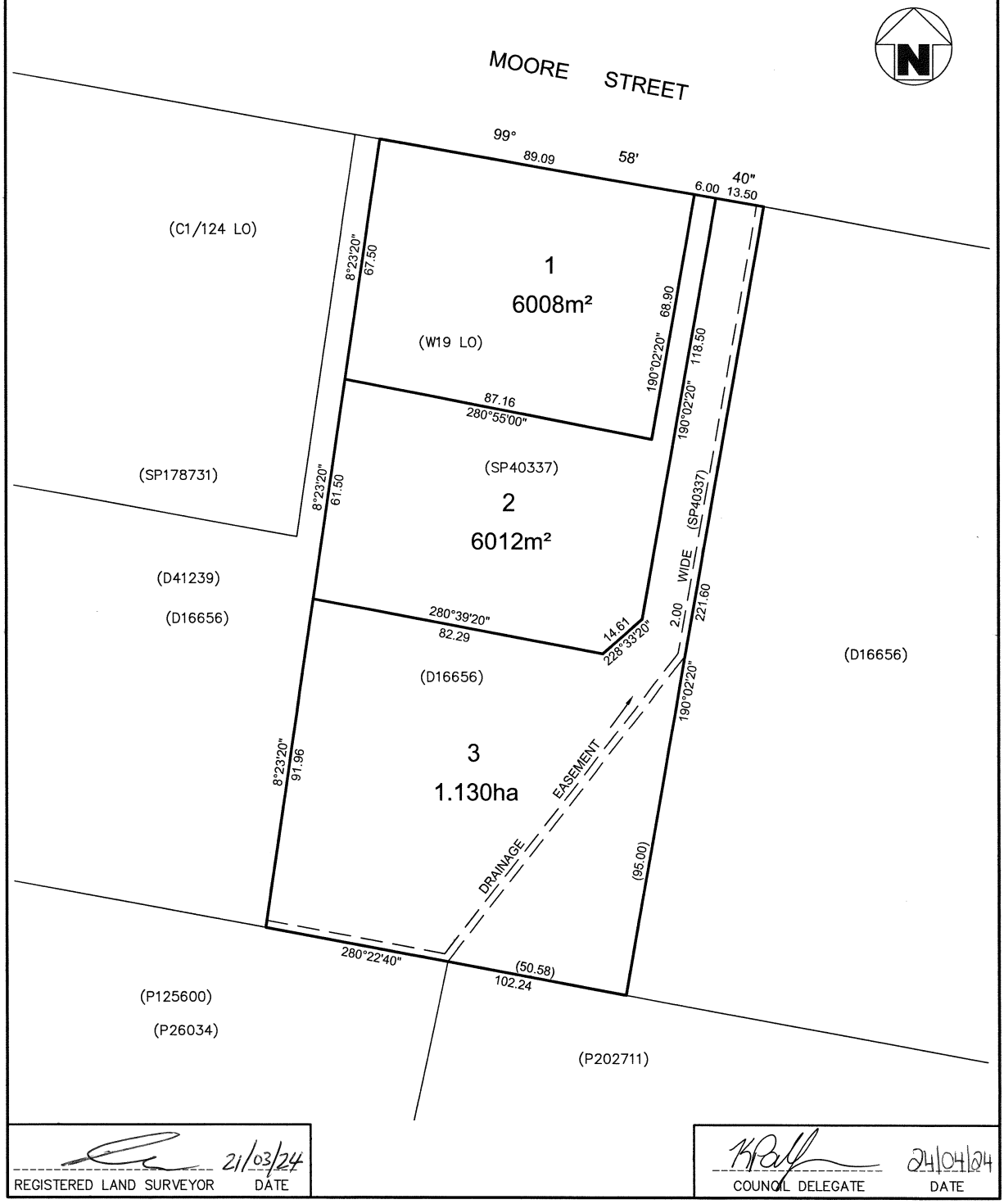
Town of WESTBURY
Sec AK

SCALE 1:1000 LENGTHS IN METRES

REGISTERED NUMBER
SP187083

APPROVED
EFFECTIVE FROM - 5 JUL 2024
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED LAND SURVEYOR — DATE 21/03/24

COUNCIL DELEGATE — DATE 24/04/24

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187083

1 OF 1 PAGES

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.

Drainage Easement:
Lot 3 on the Plan is subject to a Right of Drainage (appurtenant to Lot ~~1 on SP40337~~ 16 on Diagram 41239) and being more specifically defined in SP40337 and marked Drainage Easement 2.00 Wide on the Plan *

Fencing provision
In respect of Lots 1, 2 and 3 on the plan, the Vendors Robert Duncan Sackley and Elizabeth Anne Sackley shall not be required to fence.

Signed by **ROBERT DUNCAN SACKLEY** & **ELIZABETH ANNE SACKLEY** the registered proprietor of the land in Certificate of Title Volume 40337 Folio 1 in the presence of:

Witness: .....

Name: Gregory Stephen Smith

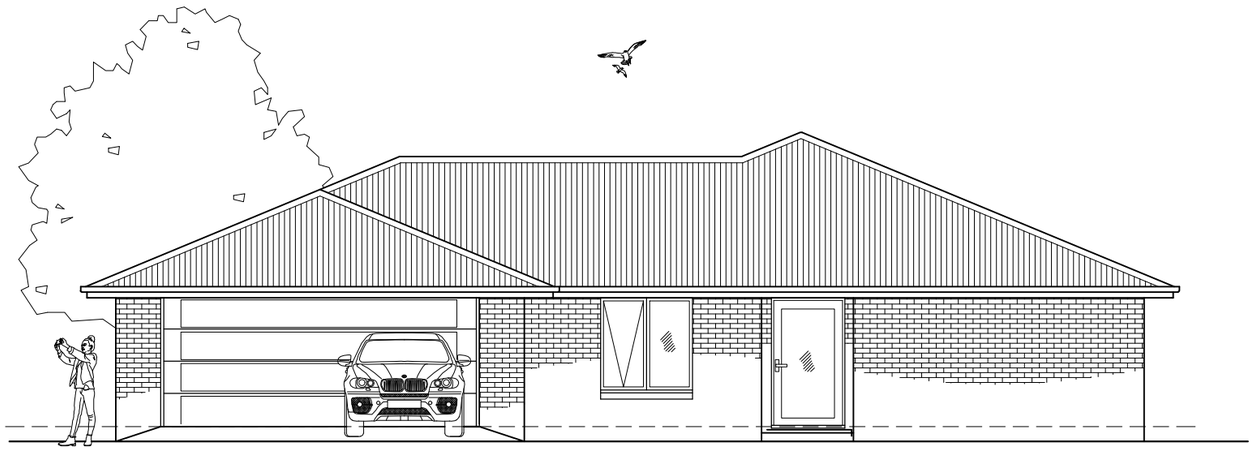
Address: 124 Goldie Street, Wynyard TAS 7325

Legal Practitioner

* 28/6/2024
GREGORY STEPHEN SMITH
PRACTITIONER FOR THE SUBDIVIDER

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ROBERT DUNCAN SACKLEY & ELIZABETH ANNE SACKLEY FOLIO REF: VOLUME 40337 FOLIO 1 SOLICITOR: Greg Smith & Co REF: GS03524	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE 24/04/2024 PA\24\0078 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



DRAWING SCHEDULE

A01 - COVER PAGE
A02 - SITE / SERVICES PLAN
A03 - FLOOR PLAN
A04 - ELEVATIONS
A05 - SECTION
A06 - SLAB LAYOUT
A07 -WINDOW/ DOOR SCHEDULE
A08 - ROOF PLAN
A09 - ROOF FRAMING PLAN
A10 - REFLECTED CEILING PLAN
A11 - PLUMBING/ DRAINAGE PLAN
A12 - WET AREA DETAILS 1
A13 - WET AREA DETAILS 2

ATTACHMENTS
ENERGY RATING ASSESSMENT
ENGINEERS DRAWINGS AND SPECIFICATIONS
SOIL REPORT

D & M SCHNOOR

PROPOSED RESIDENCE
161 (Lot 3) MOORE STREET
WESTBURY

Job Number: 25SCD1
Issue : **A2**– For All Approval and Tenders
Meander Valley Council

Site Information

Land Title Reference:	**187708/3**	Certificate folio and volume
Property ID:	**7656598**	
Wind Classification:	**N2**	Attached Site Classification to AS 4055–2006
Soil Classification:	**H1**	Attached Site Classification to AS 2870–2011
Climate Zone:	**7**	www.abcb.gov.au map
BAL Level	**N/A**	Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non–vegitated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.
Alpine Area:	**NA**	NCC Vol.2 2022 Schedule1 Glossary Fig. 3 and Table 2
Corrosion Environment:	**NA**	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC Vol.2 2022 section 6.3.9 & AS 4100. Cladding and fixings to manufacturer's specifications.
Other Hazards:	**NA**	High wind, earthquake, flooding, landslipe, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Enclosed Living Area:	**205.6 sq.m**	
Entry Area & Alfresco:	**21.2 sq.m**	
Shed	**192.7 sq.m**	

- THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC Vol.2) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES.
- USE ONLY FIGURED DIMENSIONS. DO NOT SCALE.
- NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES.
- CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

Mark Evans
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ABN 62650579624

ISSUE:	DATE:	DESCRIPTION:
A1	OCT. 2025	FOR ALL APPROVALS AND TENDERS
A2	OCT. 2025	FIR–MVC Planning Dept.

SCALE: 1:200 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A01
DRAWN BY: ME
SHEET NO. :1 of 13

LEGEND & NOTES:

ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS FOR THIS PROJECT SHOULD BE MADE AWARE TO THE DESIGNER BEFORE ANY FURTHER WORK CONTINUES.

ALL CONSTRUCTION TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE NCC Vol.2 2022 AND AUSTRALIAN STANDARDS.

ANY ENGINEERS SPECIFICATIONS TAKE PRECEDENT OVER DRAWING NOTES.

⊗ EXISTING LEVELS

⊕ NEW LEVELS

CONTOUR INTERVALS = 0.5m

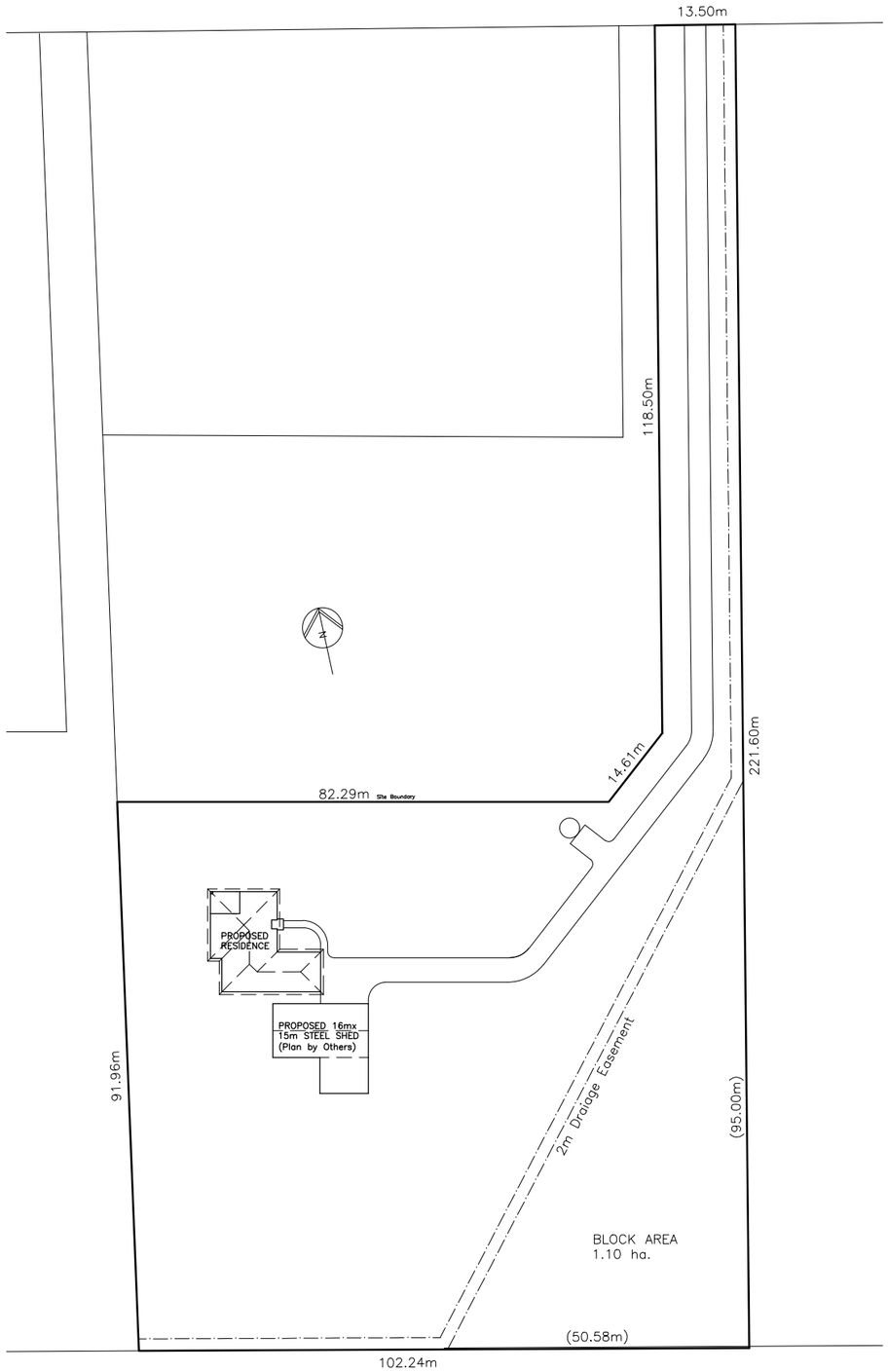
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

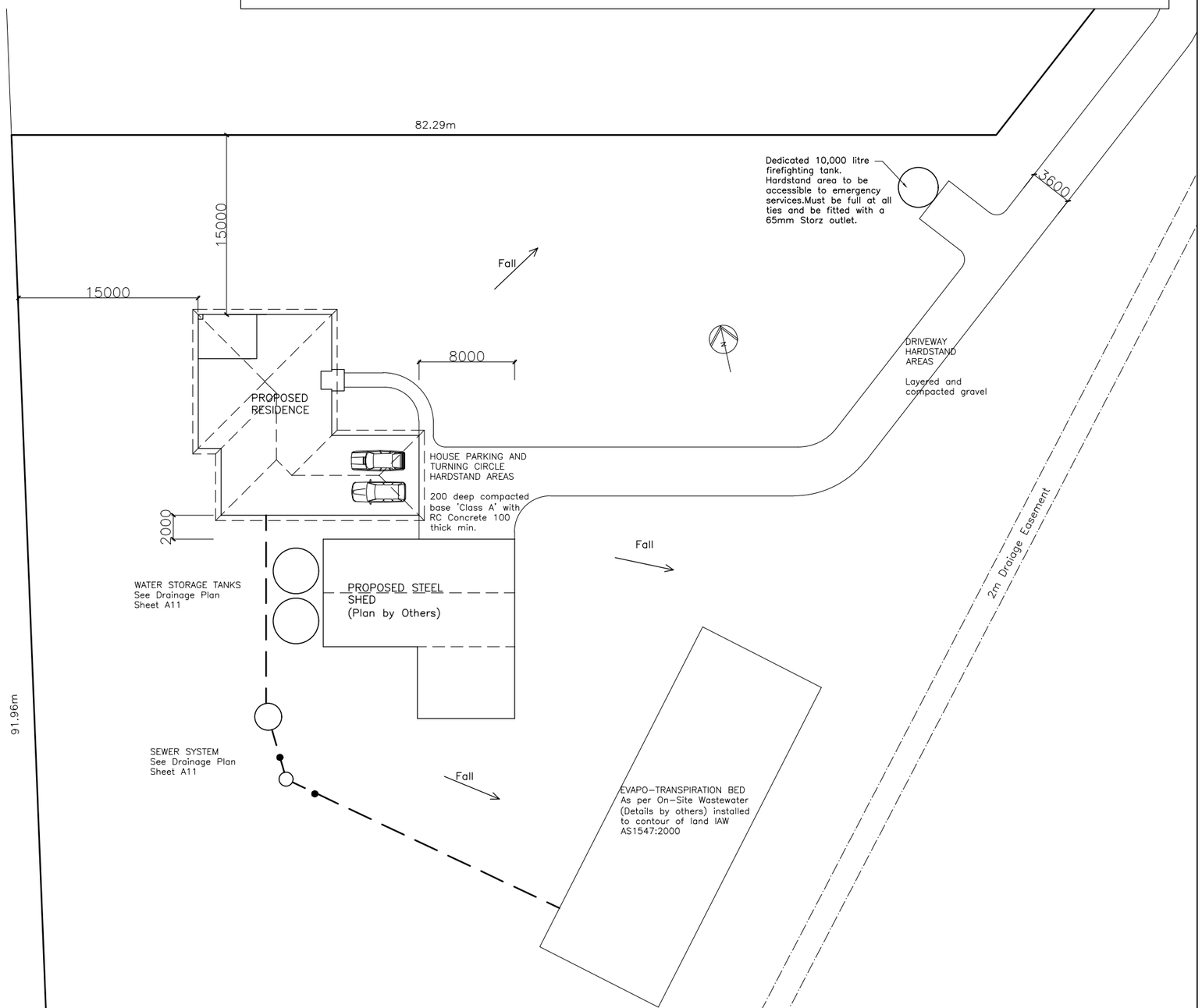
PROTECTION MUST BE PROVIDED TO ADJOINING PROPERTIES IN ACCORDANCE WITH BUILDING REGULATIONS.

ENSURE FINISHED FLOOR LEVEL IS 150mm MIN. ABOVE FINISHED GROUND LEVEL.

SITEWORKS SOIL & WATER MANAGEMENT STRATEGIES

- SITE TO BE PREPARED IAW ENGINEERS OR SURVEYORS REPORT IF APPLICABLE.
- SITE TO BE EXCAVATED OR FILLED TO INDICATED LEVELS IAW NCC Vol.2 PART 3.2 AND AS3798.
- SURFACE DRAINAGE –FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1000 AT 1:20 MIN. AND TO A POINT WHERE PONDING WILL NOT OCCUR.
- DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS ROOF ID INSTALLED.
- DRAINAGE WORKS TO BE IAW NCC Vol.2 PART 3.3 AND AS/NZS 3500
- INSTALL ANY AG DRAINS PRIOR TO FOOTING EXCAVATION. SEE DRAINAGE PLAN FOR LOCATION.
- SURFACE DRAINAGE –FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1m AT 1:20 MIN. AND TO A POINT WHERE PONDING WILL NOT OCCUR.
- PREVENT PONDING OF WATER UNDER SUSPENDED FLOORS.
- EXCAVATED MATERIAL PLACED UP–SLOPE OF AG DRAINS. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETED AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.





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ISSUE:	DATE:	DESCRIPTION:
A1	AUG 2025	FOR ALL APPROVALS AND TENDERS
A2	OCT. 2025	FIR–MVC Planning Dept.

CLIENT: D & M SCHNOOR

PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S):

SITE/ SERVICES PLAN

SCALE: 1:1000 1:400 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A02

DRAWN BY: ME

SHEET NO. : 2 of 13

LEVELS	
Temporary Datum Level	0.000
Finished Floor Level	TBC

NOTES:
–KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH OWNERS AND RELEVANT CONTRACTORS.
–ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ACCOUNT FOR WALL LININGS.

240V HARD–WIRED SMOKE DETECTORS
ALL INTER–CONNECTED

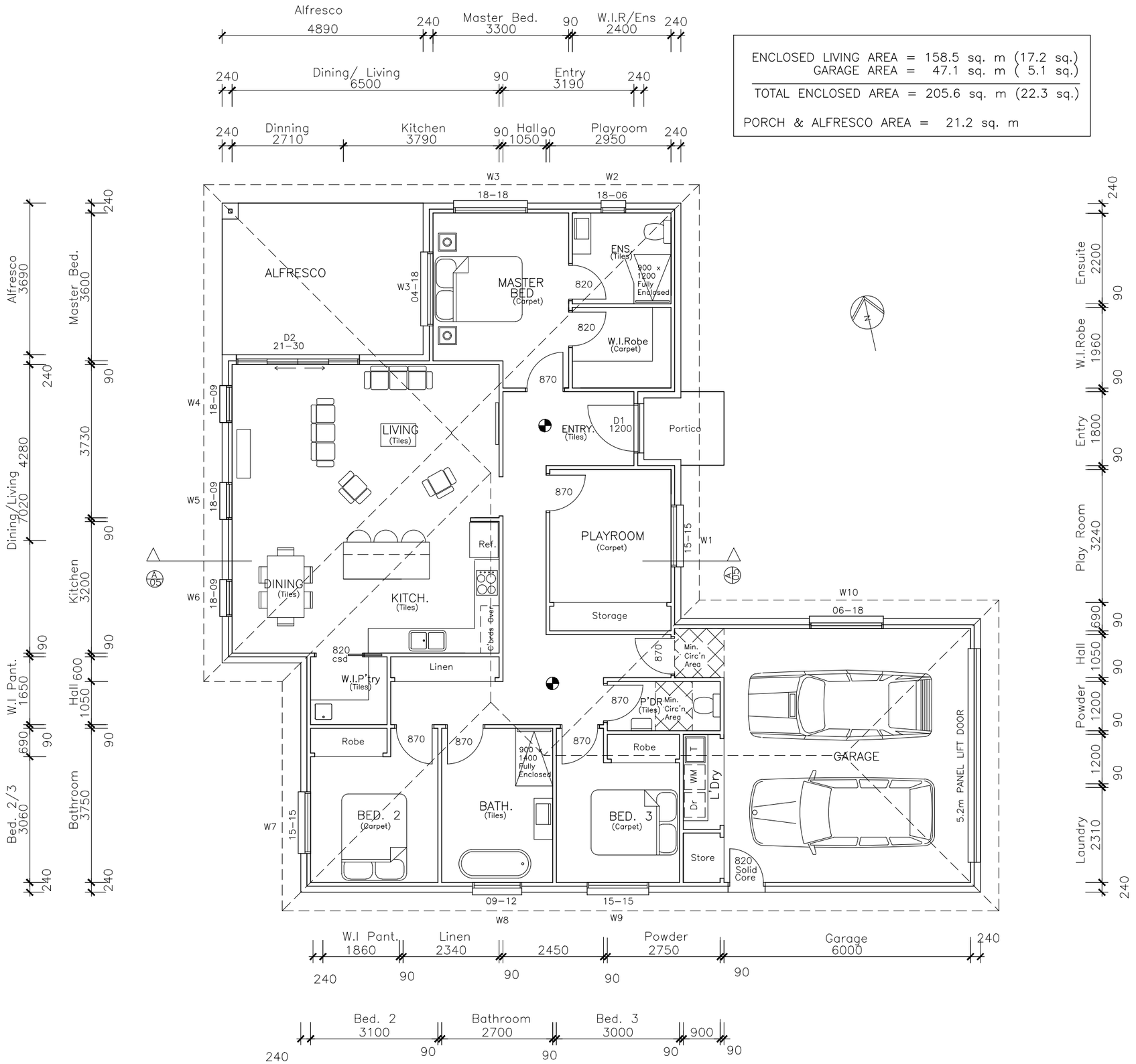
LIVABLE HOUSING DESIGN STANDARD

CONSTRUCTION MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND MEET ALL ASPECTS OF ABCB STANDARD SATISFYING PART H8 AND PART G7 OF NCC 2022– LIVEABLE HOUSING DEIGN. Note:

- 870 wide 35mm doors to habitable rooms allow 820mm openings between door stops.
- 1000 wide corridor/ hall minimum widths (Stud to stud allowing 10mm plaster lining and architraves)
- Within the bathroom (containing WC) wall reinforcement as required in Part H8 NNC Vol.2 to the Shower,Bath and WC walls with 12mm structural ply (min.) or timber noggins 25mm thick (min.)
- Bathroom shower to be hobless, step free entry with lip mot more than 5mm to be provided for water retention purposes.

ENCLOSED LIVING AREA = 158.5 sq. m (17.2 sq.)
GARAGE AREA = 47.1 sq. m (5.1 sq.)
TOTAL ENCLOSED AREA = 205.6 sq. m (22.3 sq.)

PORCH & ALFRESCO AREA = 21.2 sq. m



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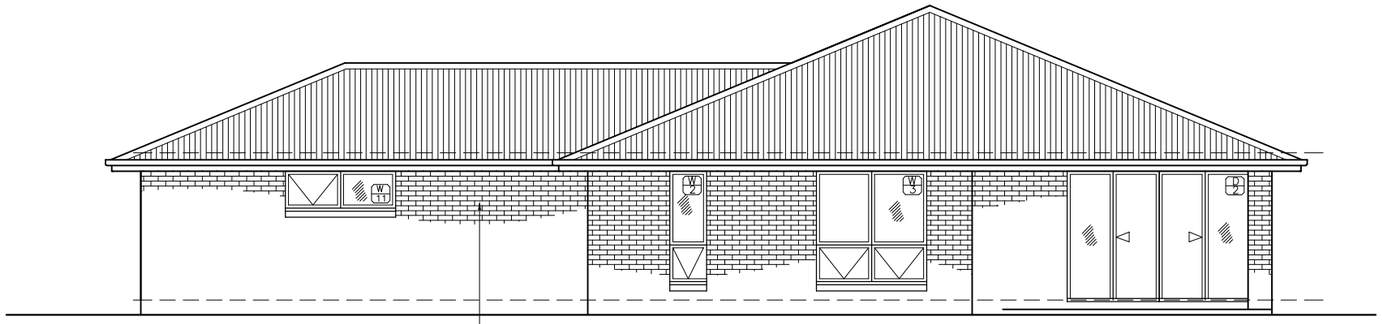
A2	OCT. 2025	FIR–MVC Planning Dept.

CLIENT: D & M SCHNOOR
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S): FLOOR PLAN

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A03
DRAWN BY: ME
SHEET NO. :3 of 13

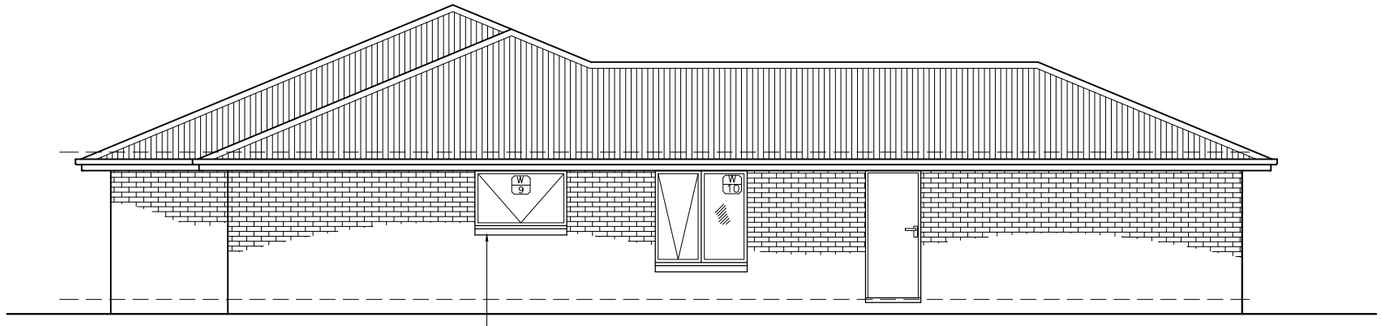


WALL CLADDING
SELECTED FACE BRICK
REFER TO ENGINEER SPECIFICATIONS FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH PART 5 OF NCC V.2 AND AS1225.

NORTHERN ELEVATION

5.2 m C/BOND
PANEL–LIFT GARAGE DOOR

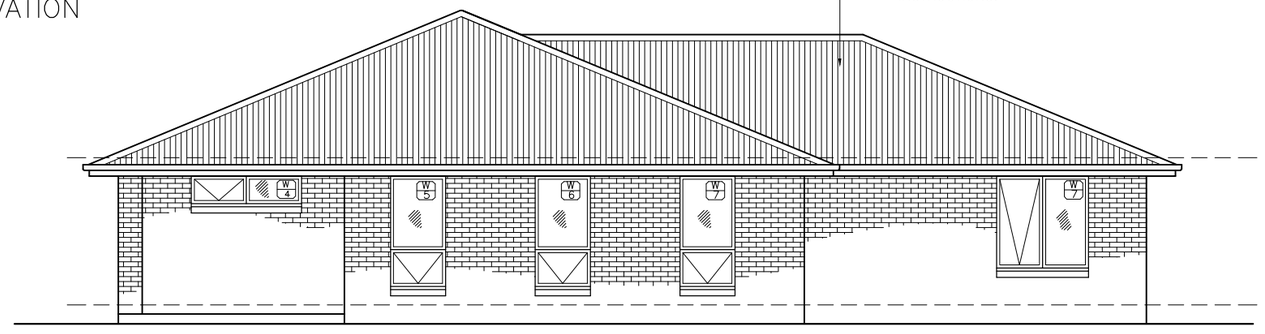
EASTERN ELEVATION



SOUTHERN ELEVATION

WINDOWS & DOORS
ALUMINIUM FRAMED DOORS AND AWNING WINDOWS (See window schedule)
TAS OAK OR MDF REVELS AND TRIMS
ALL FLASHING TO MANUFACTURERS SPECIFICATIONS, NCC V.2 PART 8.2 & AS1288

ROOFING
COLORBOND CUSTOM ORB ROOF CLADDING, GUTTER AND FASCIA ALL ROUND.
COLOUR TO CLIENTS SPECIFICATION.
INSTALLED IAW MANUFACTURERS INSTRUCTIONS.



WESTERN ELEVATION

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A1	OCT. 2025	FOR ALL APPROVALS AND TENDERS
A2	OCT. 2025	FIR–MVC Planning Dept.

CLIENT: D & M SCHNOOR
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S): ELEVATIONS

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A04
DRAWN BY: ME
SHEET NO. : 4 of 13

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) Vol 2, COUNCIL BY–LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

DO NOT SCALE DRAWINGS–IF ANY DOUBT CONTACT DESIGNER.

- ALL DIMENSIONS IN MILLIMETRES UNLESS SPECIFIED.
- CHECK ALL DIMENSIONS AND VERIFY LEVELS, PRIOR TO SETOUT OR COMMENCEMENT OF ANY BUILDING WORK.
- ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS REFERRING TO THIS PROJECT SHOULD BE MADE AWARE TO THE DESIGNER BEFORE ANY FURTHER WORK CONTINUES.
- ALL CONSTRUCTION TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE (NCC Vol.2) AND AUSTRALIAN STANDARDS.
- ENGINEER'S SPECIFICATIONS TAKE PRECEDENT OVER DRAWING NOTES.
- ALL BUILDING MATERIALS USED NEED TO MEET RELEVANT CORROSION RESISTANT REQUIREMENTS FOR THE LOCAL ENVIRONMENT AND COMPATIBILITY OF MATERIALS.
- ALL PLUMBING AND DRAINAGE TO COMPLY AS3500 AND LOCAL COUNCIL PLUMBING REQUIREMENTS.

SITEWORKS

- SITE TO BE PREPARED IAW ENGINEERS OR SURVEYORS REPORT IF APPLICABLE.
- SITE TO BE EXCAVATED OR FILLED TO INDICATED LEVELS IAW WITH NCC Vol.2 2022 3.2 AND AS3798.
- DRAINAGE WORKS TO BE IAW NCC Vol.2 2022 PART 3.3 AND AS/NZS 3500
- SURFACE DRAINAGE –FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1m AT 1:20 MIN. AND TO A POINT WHERE PONDING WILL NOT OCCUR.
- PREVENT PONDING OF WATER UNDER ANY SUSPENDED FLOORS.

CONCRETE

- ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS AND PLACEMENT OF REINFORCING IS TO BE APPROVED BY ENGINEER AND/OR BUILDING SURVEYOR PRIOR TO POURING.
- REFER TO ANY ENGINEERS DRAWINGS FOR DETAILS AND NOTES OF CONCRETE WORKS. (AS APPLICABLE)
- REFER TO SOIL REPORT FOR CLASSIFICATION TO AS2870
- DAMP PROOF COURSE TO EXTEND 150mm ABOVE GROUND LEVEL.

STEELWORK

- GENERALLY TO BE IAW WITH AS4100–STEEL STRUCTURES AND AS1544–WELDING IN BUILDING.
- STEELWORK TO BE COATED WITH ANTI–OXIDISING PAINT PRIOR TO ERECTION.
- ALL STEEL IN EXPOSED CONDITIONS TO BE GALVANISED OR PROPRIETARY GALVANISED PRODUCT.
- ANY STRUCTURAL STEEL FRAMING TO BE IAW NCC VOL.2 Part 6.3, AS1250, AS4100, MANUFACTURERS SPECIFICATIONS AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

MASONRY

- GENERALLY MASONRY WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL.2 2020 PART 5 & AS3700.
- MASONRY VENEER TO NCC VOL.2 2020 PART 5.2,
- CAVITY MASONRY TO NCC VOL.2 2020 PART 5.3,
- UNRENFORCED LEAF MASONRY TO NCC VOL.2 2020 PART 5.4,
- ISOLATED PIERS TO NCC VOL.2 2020 PART 5.5 and
- MASONRY COMPONENTS AND ACCESSORIES TO NCC VOL.2 2020 PART 5.6

WALL FRAMING

- ALL TIMBER FRAMING TO COMPLY WITH AS1684.2, NCC Vol.2 2022 PART 6.1, ANY ENGINEERS DETAILS, MATERIAL SUPPLIERS SPECS AND LOCAL COUNCIL REQUIREMENTS.
- HARDWOOD MINIMUM STRESS GRADE F17
- SOFTWOOD MINIMUM STRESS GRADE MGP10,
- TIMBER STUDS: 90x35 MPG 10 STRUC. PINE OR 90x35 F17 HWD AT 450 ctrs.
- TOP AND BOTTOM PLATES & NOGGINS: 90x35 MPG 10 STRUC. PINE OR 90x35 F17 HWD.
- BRACING OF TIMBER CONSTRUCTION TO BE IAW SECTION 8 OF AS1684.2 AND ANY ENGINEERS SPECIFICATIONS
- TIE–DOWN OF TIMBER FRAME TO BE IN ACCORDANCE WITH SECTION 9 OF AS1684.2, AS4055 AND ENGINEER'S SPECIFICATIONS.
- LINTELS AS PER WINDOW SCHEDULE AND/ OR TRUSS MANUFACTURER TAKING INTO ACCOUNT WHERE GIRDER TRUSSES ETC, ARE LOCATED.

EXTERIOR WALL CLADDING

- GENERALLY IAW NCC Vol.2 2022 PART 7
- ANY EXTERNAL TIMBER CLADDING TO BE FIXED IAW MANUFACTURERS SPECIFICATIONS.
- IF APPLICABLE WEATHERBOARDS AND CHAMFERBOARDS TO BE PRIMED PRIOR TO FIXING.
- VAPOR PERMEABLE SARKING TO BE PROVIDED BETWEEN EXTERNAL WALL CLADDING AND FRAMING.
- WALL CLADDING TO BE IAW MANUFACTURERS SPECIFICATIONS.
- FLASHINGS TO WINDOW/DOOR OPENINGS ARE TO AS290

ELECTRICAL

- ALL WIRING, LIGHTING, ELECTRICAL OUTLETS AND FIXTURES MUST BE INSTALLED BY A LICENCED PRACTITIONER.
- ALL LIGHTING AND ELECTRICAL FITTINGS AND FIXTURES AS PRESCRIBED BY OWNER AT TIME OF INSTALLATION.

FACILITIES

- THE DOOR OF A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN AND THE NEAREST PART OF THE DOORWAY.
- PROVISION OF NATURAL LIGHT TO BE IAW NCC Vol.2 2022 PART 10.4
- WINDOWS/ROOFLIGHTS TO PROVIDE LIGHT TRANSMISSION AREA EQUAL TO 10% OF FLOOR AREA OF ROOM.
- VENTILATION TO BE IAW NCC Vol.2 2022 PART 10.6 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FAN FOR BATHROOM/ WC TO BE VENTED TO OUTSIDE FOR STEEL ROOF AND TO ROOF SPACE FOR TILE ROOF.
- NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5% OF ROOM FLOOR AREA IAW NCC Vol.2 2022 PART 10.6

INTERNAL LINING

- LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING WITH SELECTED PLASTER CORNICES.
- CEILING PLASTER FITTED TO METAL FURRING CHANNELS AT 450 ctrs.
- PLASTERBOARD LINING TO WET AREAS TO BE 'VILLABOARD', W.R BOARD OR OTHER APPROVED WATERPROOF LINING
- ALL EAVE AND SOFFIT LININGS TO BE 'VILLABOARD'. W.R BOARD OR OTHER APPROVED WATERPROOF LINING UNLESS OTHERWISE NOTED.
- ALL DOORS, WINDOWS, ARCHITRAVES, SKIRTING, WALL AND FLOOR SURFACES AND ALL FITTINGS AND FIXTURES AS PRESCRIBED BY OWNER.

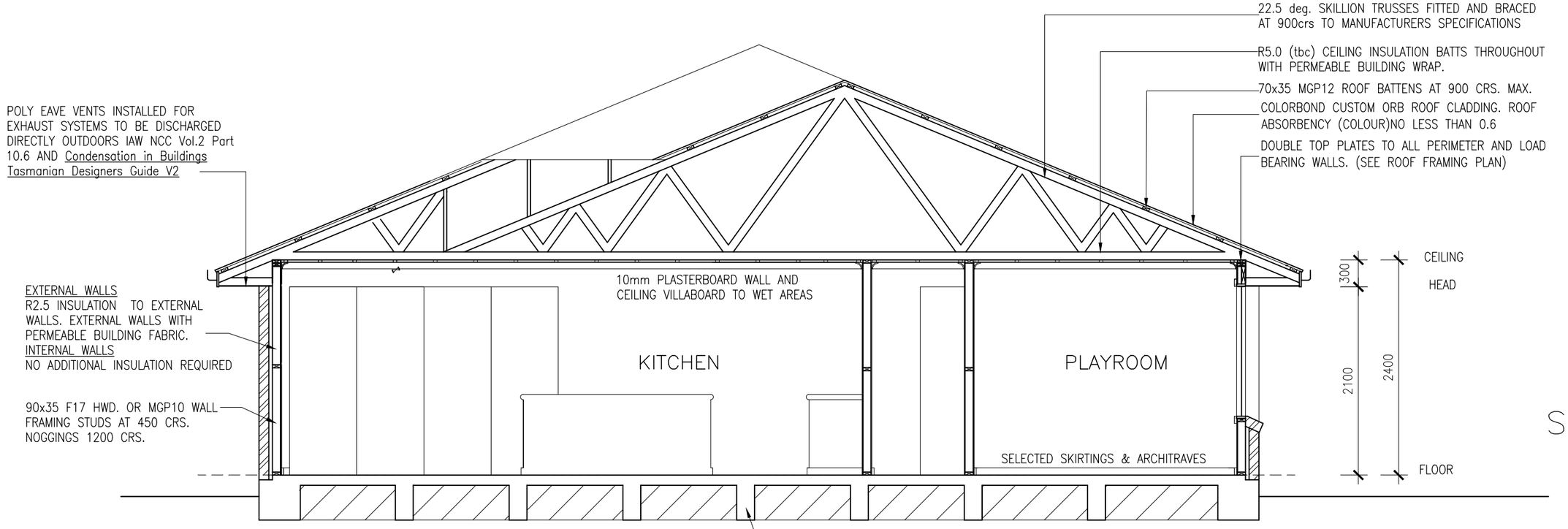
GENERAL FIRE SAFETY

- GENERALLY TO BE IAW NCC Vol.2 2022 PART 9
- FIRE SEPARATION TO IAW NCC Vol.2 2022 PARTS 9.2, 9.3,9.4 EXTERNAL WALLS AND GABLE ENDS CONSTRUCTED WITHIN 900mm OF BOUNDARY ARE TO EXTEND TO UNDERSIDE OF NON COMBUSTIBLE ROOFING/ EAVES AND ARE TO BE CONSTRUCTED OF A MASONRY SKIN 90mm THICK AND WITH AN FRL OF 60/ 60/60.
- SARKING TO HAVE A FLAMMABILITY INDEX LESS THAN 5.
- ROOF LIGHTS NOT TO BE PLACED CLOSER THAN 900 FROM BOUNDARY.
- SMOKE ALARM INSTALLATION TO BE IAW NCC Vol.2 2022 PART 9.5. AND AS1670, LOCATIONS INDICATED ON FLOOR PLAN.
- INSTALLATION LOCATIONS:
- –CEILINGS– 300 AWAY FROM WALL JUNCTION.
- –CATHEDRAL CEILING– 500 DOWN FROM APEX.
- –WALLS– 300 DOWN FROM CEILING JUNCTION
- HEATING APPLIANCES GENERALLY TO BE IN COMPLIANCE WITH NCC Vol.2 2022 PART 9 AND AS2918 "DOMESTIC SOLID FUEL BURNING APPLIANCE INSTALLATIONS".

LIVABLE HOUSING DESIGN STANDARD

- CONSTRUCTION MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND MEET ALL ASPECTS OF ABCB STANDARD SATISFYING PART H8 AND PART G7 OF NCC 2022– LIVEABLE HOUSING DEIGN

Note –All ceiling, roof,external wall & floor insulation nominated in these plans and accompanying Energy rating assessment has been applied only to areas that are connected to external elements (i.e Earth or outside air)



SECTION AA

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- CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

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Tasmanian Building Practitioner No. CC1629 D

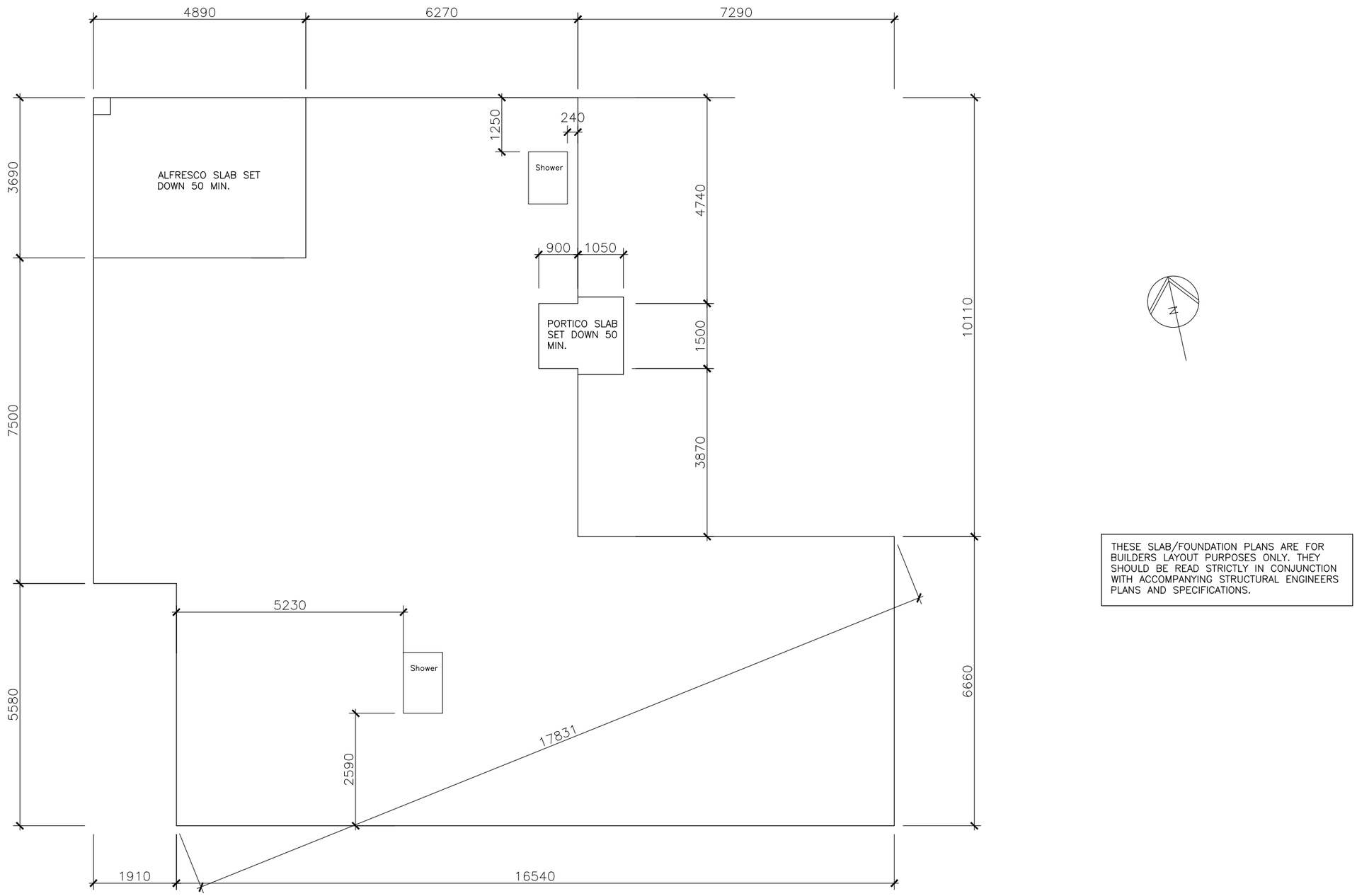
ISSUE:	DATE:	DESCRIPTION:
A1	OCT. 2025	FOR ALL APPROVALS AND TENDERS
A2	OCT. 2025	FIR–MVC Planning Dept.

CLIENT: D & M SCHNOOR
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S): SECTION

SCALE: 1:50 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A05
DRAWN BY: ME
SHEET NO. : 5 of 13



THESE SLAB/FOUNDATION PLANS ARE FOR BUILDERS LAYOUT PURPOSES ONLY. THEY SHOULD BE READ STRICTLY IN CONJUNCTION WITH ACCOMPANYING STRUCTURAL ENGINEERS PLANS AND SPECIFICATIONS.

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WESTBURY

DRAWING TITLE(S):

SLAB LAYOUT PLAN

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A06

DRAWN BY: ME

SHEET NO. : 6 of 13

This is not a Glazing Calculator- Refer to Energy Rating Certificate.

Enclosed Living Window Schedule & Glazing Areas

*See Legend and Notes for SHGC and U Value minimum values

Number	Height	Width	Type– (See Elevations)	Room	Area (sq.m)	North Sector (sq.m)	Orientation	Glass *	Material
W1	1500	1500	Awning	Playroom	2.25		East	Double Glazed Clear	Aluminium
W2	1800	600	Awning	Ensuite	1.08	1.08	North	Double Glazed Obs.	Aluminium
W3	1800	1500	Awning	Master Bed.	2.70	2.70	North	Double Glazed Clear	Aluminium
W4	450	1800	Awning	Master Bed.	0.81		West	Double Glazed Clear	Aluminium
W5	1800	900	Awning	Living	1.62		West	Double Glazed Clear	Aluminium
W6	1800	900	Awning	Living	1.62		West	Double Glazed Clear	Aluminium
W7	1800	900	Awning	Dining	1.62		West	Double Glazed Clear	Aluminium
W8	1500	1500	Awning	Bedroom 2	2.25		West	Double Glazed Clear	Aluminium
W9	900	1200	Awning	Bathroom	1.08		South	Double Glazed Obs.	Aluminium
W10	1500	1500	Awning	Bedroom 3	2.25		South	Double Glazed Clear	Aluminium
W11	600	1800	Awning	Garage	1.08	1.08	North	Double Glazed Clear	Aluminium
D1	2100	1200	Entrance Door–Full Glass	Front Entry	2.52		East	Double Glazed Clear	Aluminium
D2	2100	3000	Sliding Door XOOX	Living	6.30	6.30	North	Double Glazed Clear	Aluminium
				Totals	27.18	11.16			

NOTE:

ENSURE GLAZIER IS SUPPLIED WITH A FULL SET OF DRAWINGS, ENERGY RATING AND WIND CLASSIFICATION.

FOR COMPLIANCE WITH NCC (Vol.2) PART 8.2, SEE CERTIFIED ASSESSMENT CERTIFICATE.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS1288

WINDOWS ARE POWDER COATED ALUMINIUM FRAMES MDF OR TAS OAK REVEALS.
ALL FLASHINGS AND FASTENINGS TO MANUFACTURERS SPECIFICATIONS.
DIMENSIONS SHOWN IN SCHEDULE FOR THESE WINDOWS ARE NOMINAL ONLY.
THESE WINDOWS ARE TO BE FABRICATED USING ON–SITE MEASUREMENTS.

BUSHFIRE–PRONE AREA BAL RATING – TBC

REQUIREMENTS AS PER RATING

NOTE:
FOR COMPLIANCE WITH NCC (Vol.2) parts 8.2 & 8.3, SEE CERTIFIED ASSESSMENT CERTIFICATE.

WINDOWS ARE POWDER COATED ALUMINIUM FRAMES MDF OR TAS OAK REVEALS.
ALL FLASHINGS AND FASTENINGS TO MANUFACTURERS SPECIFICATIONS.
DIMENSIONS SHOWN IN SCHEDULE FOR THESE WINDOWS ARE NOMINAL ONLY.
THESE WINDOWS ARE TO BE FABRICATED USING ON–SITE MEASUREMENTS.

ALL WINDOW FRAMING TO BE IN COMPLIANCE WITH AS2047 1999 (WINDOWS IN BUILDING–SELECTION AND INSTALLATION)
ALL GLAZING TO BE IN COMPLIANCE WITH AS1288 AND NCC (Vol.2) PART 8.2 & 8.3
SUPPLY AND INSTALL FLY SCREENS TO ALL OPENING WINDOW SASHES AND SLIDING AND EXTERNAL LAUNDRY DOOR.
ALL WINDOWS AND EXTERNAL DOORS FITTED WITH LOCKS.

Natural Light and Ventilation

PART 10.5 LIGHT

Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTIILATION

Minimum 5% of the floor area of a habitable room required (An exhaust fan may be used for a sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Room	Area (m sq.)	Window No.	Light Required (m sq.)	Light Achieved (m sq.)	Ventilation Required (m sq.)	Ventilation Achieved (m sq.)
Master Bedroom	12.9	W3, W4	1.29	3.51	0.65	1.76
Dining/ Kitchen/ Family	45.6	D2, W5, W6, W7	4.56	11.16	2.28	5.58
Bedroom 2	10.3	W8	1.03	2.25	0.52	1.13
Bedroom 3	9.7	W10	0.97	2.25	0.49	1.13
Playroom	9.6	W1	0.96	2.25	0.48	1.13

LEGEND & NOTES:

Refer to Floor Plan and Elevations for window positions and styles.
Flyscreens to be fitted to all openable windows.

*Glazing requirements (typical) as outlined in the attached Energy Certificate can be achieved with the following within aluminium frames:

Type	UvValue	SHGC	
tbc	tbc	tbc	(Tolerance Range 0.58–0.64)
tbc	tbc	tbc	(Tolerance Range 0.48–0.53)

To be Confirmed once the Energy Assessment ids completed

Alternative options from glazing supplier may be presented to the Designer and Building Surveyor.

Glazing types in Tasmania can be accessed at www.wers.net.

Shower Screens
1800H Semi–frameless shower screens to comply with NCC (Vol.2) Part 8.4 & AS1288. Minimum 4mm thick Grade A toughened safety glass, labeled to comply with industry standards.

Opaque Bands
Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible as follows:
– Marking in the form of an opaque band not less than 20mm in height;
– The upper edge is not less than 700mm above the door;
– The lower edge is not more than 1200mm above the floor.

Flashings to wall openings
All openings must be adequately flashed using materials that comply with AS/NZS 2904.
Flashing to be installed with glazing manufacturer's specifications for brick veneer construction.

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Tas. Reg. No. CC1629 D

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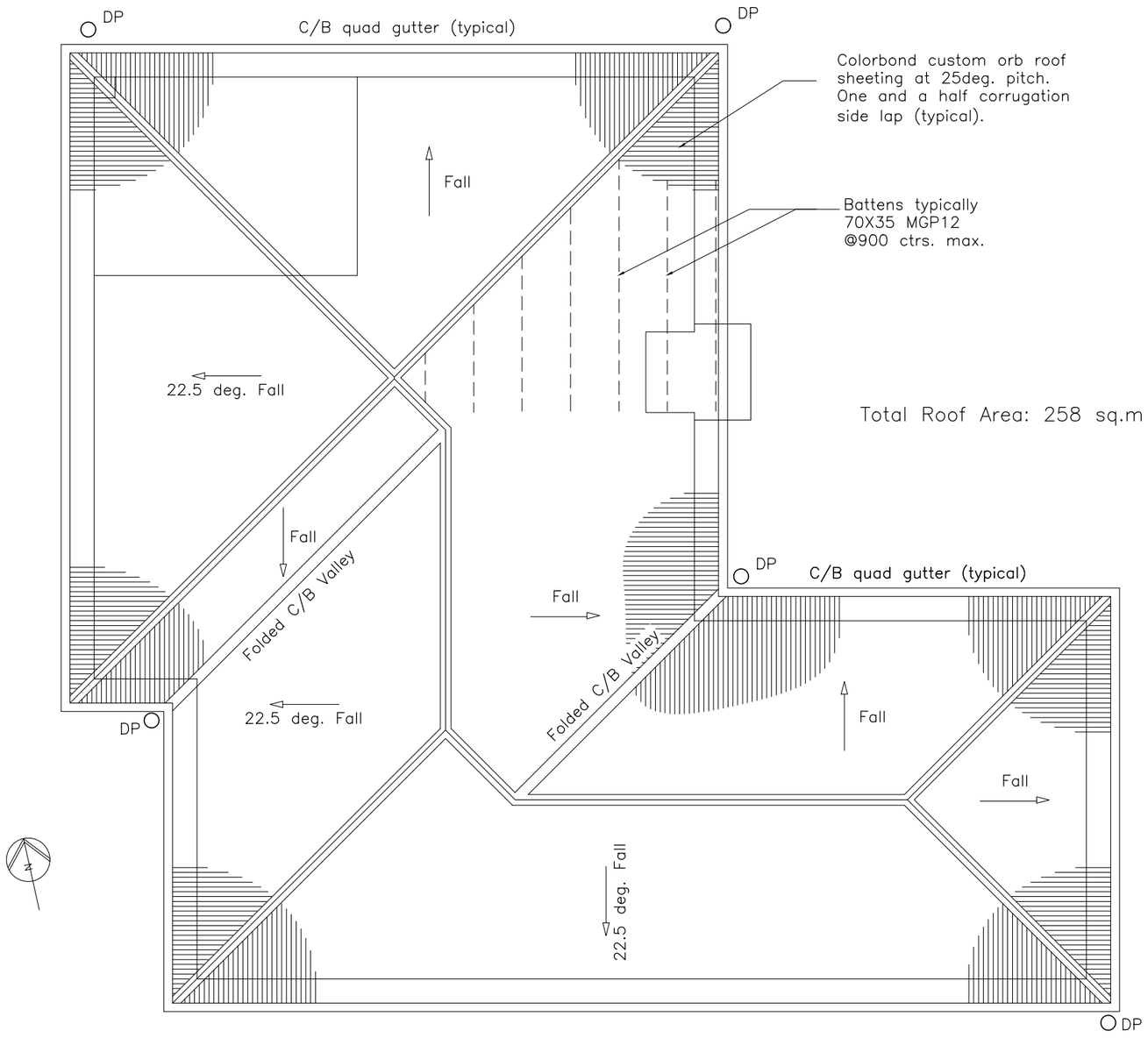
CLIENT: D & M SCHNOOR
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S):
WINDOW & DOOR SCHEDULE
LIGHTING & VENTILATION DETAILS

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A07
DRAWN BY: ME
SHEET NO.: 7 of 13



COMPLIANCE FOR ROOF & ROOFING ELEMENTS WITH AS3959
BAL– TBC

APPROVED ROOF TRUSSES DEIGNED, INSTALLED AND BRACED STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
ALL FIXING DETAILS TO BE ADHERED TO SISILATE ROOF PRIOR TO TO SHEETING.
ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO PERIMETER WALLS ONLY– UNLESS OTHERWISE SPECIFIED.

MECHANICAL VENTILATION IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE BCA AND MUST BE EXHAUSTED BY WAY OF DUCTS TO THE EXTERIOR OF THE BUILDING IF IT IS THE ONLY SOURCE OF VENTILATION PROVIDED.

CHIMNEYS AND FLUES MUST HAVE A DAMPER THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

BUILDING SEALING
GENERALLY TO NCC Vol.2 PART 13.4
ENSURE ALL ROOF LIGHTS, WINDOWS & DOORS SERVICING HABITABLE ROOMS ARE WEATHER STRIPPED AND SEALED TO NCC V.2 REQUIREMENTS.
MECHANICAL VENTILATION IS TO BE PROVIDED AND INSTALLED IAW THE NCC V.2 AND MUST BE EXHAUSTED BY WAY OF DUCTS TO THE EXTERIOR OF THE BUILDING IF IT IS THE ONLY SOURCE OF VENTILATION PROVIDED.
6 STAR PROVISIONS ALLOW UP TO 1% OF THE CEILING INSULATION AREA TO BE LOST TO PENETRATIONS SUCH AS CEILING FANS AND RECESSED DOWNLIGHTS. IF THIS IS EXCEEDED, THE REMAINDER OF THE INSULATION MUST BE INCREASED BY 25% AND UPWARDS DEPENDING ON ACTUAL PERCENTAGE OF PENETRATIONS.

ROOF LIGHTS TO HABITABLE ROOMS TO BE FITTED WITH OPERABLE OR PERMANENT SEAL TO MINIMISE AIR LEAKAGE.
EXHAUST FANS TO HABITABLE ROOMS/ CONDITIONED SPACES TO BE FITTED WITH SELF CLOSING DAMPER OR FILTER.
CONSTRUCTION JOINTS AND JUNCTIONS OF ADJOINING SURFACES TO BE TIGHT FITTING AND SEALED BY CAULKING, SKIRTING, ARCHITRAVES AND CORNICES AS PER NCC V.2 part13.4
CHIMNEYS OR FLUES TO BE FITTED WITH SEALING DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL OPENING.

ROOF CLADDING
ROOF CLADDING TO BE GENERALLY IAW NCC VOL.2 PART 7
ROOF TILES AS2049 & AS 2050 (N/A)
METAL SHEET ROOFING AS 1562.1
PLASTIC SHEET ROOFING AS/NZS 4256.1,.2,.3&.5 & AS 1562.3.
VAPOR PERMEABLE SARKING TO BE PROVIDED BETWEEN ROOF CLADDING AND FRAMING.
FLASHINGS TO NCC Vol.2 2022 Part 7.2
COLORBOND ROOF CLADDING ON 70x35 (EDGE ON) BATTENS AT 900 ctrs. MAX. AND ANY CONCRETE ROOF TILES ON 50x30 BATTENS AT 330 MAX. BOTH INSTALLED STRICTLY IAW MANUFACTURERS SPECIFICATIONS

BUILDING FABRIC– NCC Vol.2 PART PART 13.2

BUILDING FABRIC INSULATION TO BE FITTED TO FORM A CONTINUOUS BARRIER TO ROOF/CEILING WALLS AND FLOORS EXCEPT AROUND SERVICES/FITTINGS (SEE ABOVE–BUILDING SEALING). INSULATION MUST ABUT OR OVERLAP ADJOINING INSULATION OR COLUMNS, STUDS, NOGGINS (ETC). INSULATION MUST RETAIN ITS POSITION AND THICKNESS WHERE IT CROSSES ROOF BATTENS, WATER PIPES, CABLES ETC.

REFLECTIVE BUILDING MEMBRANE WITH MIN. 0.2 R VALUE, INSTALLED TO FORM 20mm AIRSPACE BETWEEN REFLECTIVE FACE AND EXTERNAL LINING/ CLADDING, FITTED CLOSELY UP TO PENETRATIONS/ OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED MIN. 150mm OR TAPED TOGETHER AT LAPS.

ANY SARKING MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

CONDENSATION DETAILS
GENERALLY ALL CONDENSATION DETAILS TO BE IN ACCORDANCE WITH NCC Vol.2 10.6 and Condensation in Buildings –Tasmanian Designers' Guide – Version 2
EXHAUST FANS FROM BATHROOMS AND EN–SUITES TO BE DUCTED TO OUTSIDE AIR.

POLY EAVE VENTS INSTALLED FOR EXHAUST SYSTEMS TO BE DISCHARGED DIRECTLY OUTDOORS

BUILDING MEMBRANE USED FOR BUILDING ROOF AND WALLS MUST BE PERMEABLE BUILDING FABRIC. ROOF PERMEABLE FABRIC MUST BE LOCATED UNDER THE BATTENS

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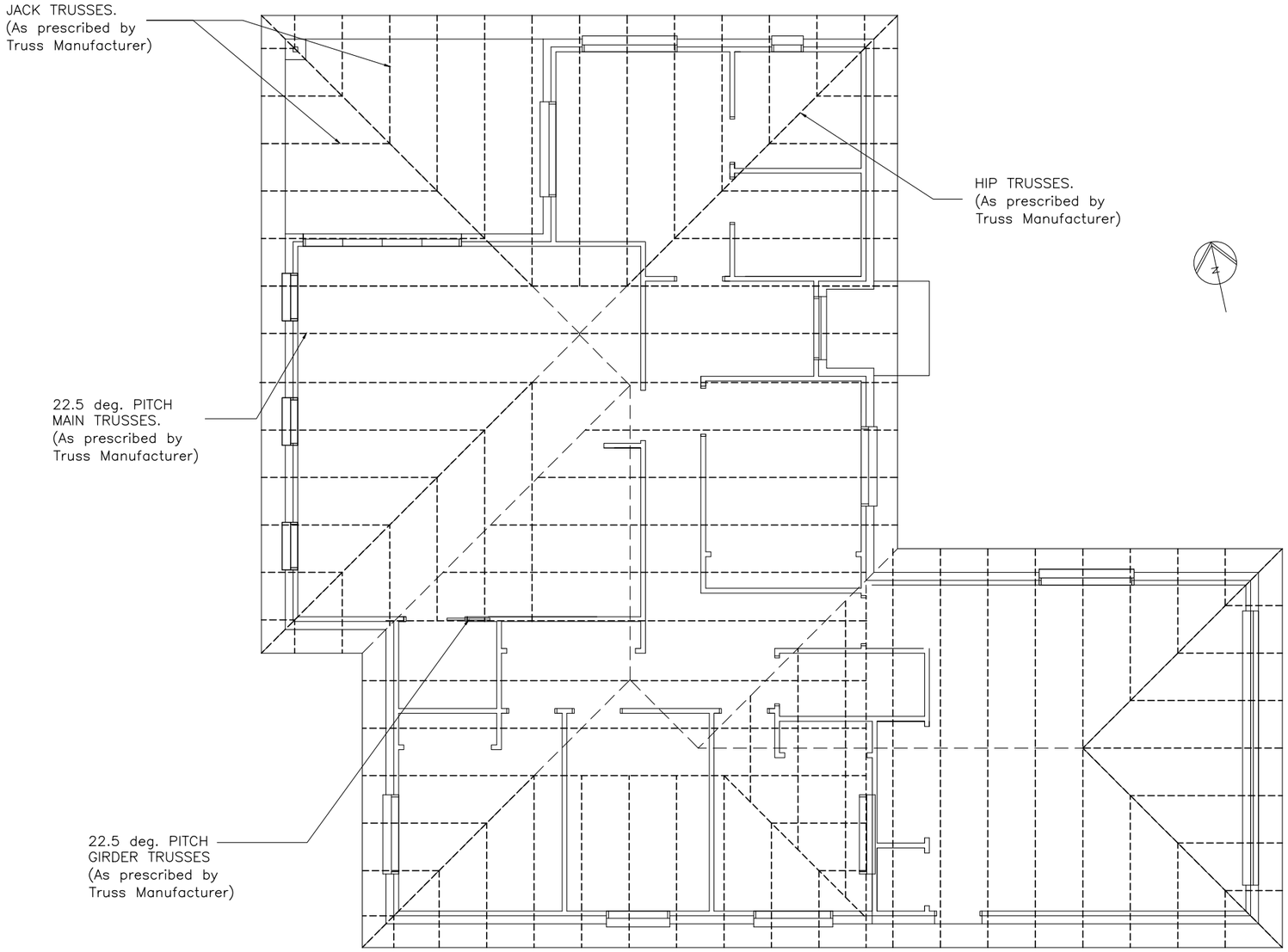
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S): ROOF PLAN

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A08
DRAWN BY: ME
SHEET NO.: 8 of 13



ROOF FRAMING PLAN IS INDICATIVE ONLY.
FINAL ROOF FRAMING IS AS DESIGNER BY ROOF TRUSS FABRICATOR.

APPROVED ROOF TRUSSES DEIGNED, INSTALLED AND BRACED STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

ALL FIXING DETAILS TO BE ADHERED TO SISILATE ROOF PRIOR TO SHEETING IAW CONDENSATION DETAILS NCC Vol.2 8.8 AND Condensation in Buildings –Tasmanian Designers' Guide – Version 2.

ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO PERIMETER WALLS ONLY– UNLESS OTHERWISE SPECIFIED.

BRACING, TIE DOWNS AND LINTELS
REFER TO ENGINEERS DRAWINGS AND SPECIFICATIONS FOR ALL LINTELS OVER OPENINGS, BRACING AND TIE DOWN DETAILS. BRACING AND TIE DOWNS TO COMPLY WITH AS1648.2 AND LATEST NCC (Vol. 2)

COMPLIANCE FOR ROOF & ROOFING ELEMENTS WITH AS3959
BAL– TBC
NO SPECIFIC CONSTRUCTION REQUIREMENTS.

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DRAWING TITLE(S): ROOF FRAMING PLAN

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A09
DRAWN BY: ME
SHEET NO.: 9 of 13

Light Switch(2w=2 way switch) (Dim =dimmer)

MB — Meter Box

Smoke Alarm –all interconnected, hard wired with battery backup.
To AS 3786 and Part 3.7.2 of current NCC(Vol2)

External sensor (to meet NCC requirement that external lights be controlled by a daytime sensor).

B — Surface mounted batten light fitting with 11W LED globes.

DL — Downlights –IC Rated LED –fitted with approved covers that allow bulk insulation to fully cover.

Track Lights

Range Hood/ Exhaust Fan

3in1 — Combination light, fan & heat lamp unit (4 lamp)
4x275W heat lamps (not included in calculation)
1x 15W fluorescent globe.

3in1 — Combination light, fan & heat lamp unit (2 lamp)
4x275W heat lamps (not included in calculation)
1x 15W fluorescent globe.

FL — Surface mounted 1x 28Wfluorescent fitting

H — LED Up/Down exterior wall light (12W) mounted at 1800mm AFL

H — LED Up/Down interior wall light (16W) mounted at 1800mm AFL

Exhaust ducts to Exterior

All bathroom fans to be fitted with backdraught dampers/ shutters

External lights must be controlled by a daylight sensor (as shown), or have an average light source efficiency of not less than 40 lumens/W

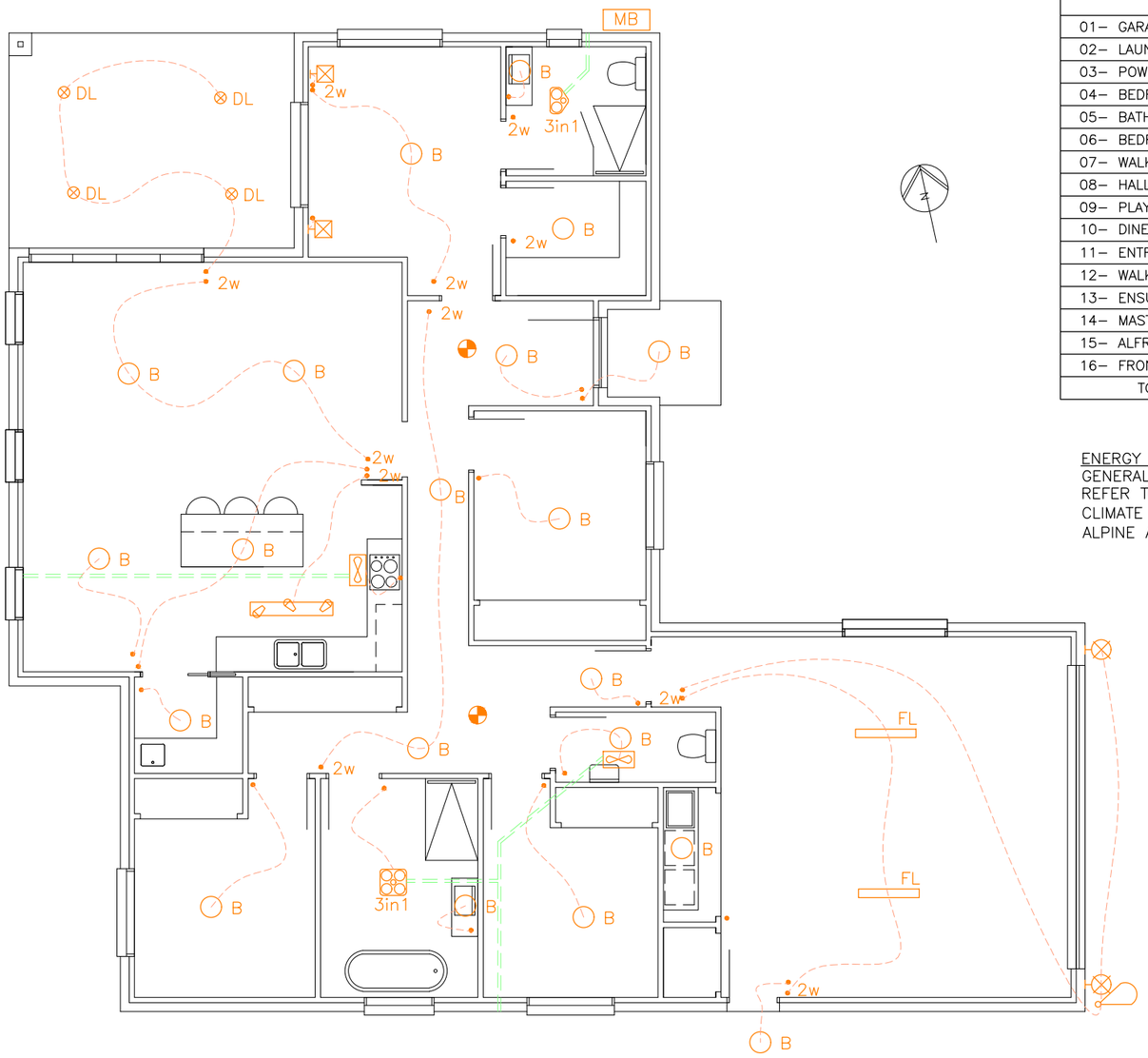
Adjustment of minimum R –Value for loss of ceiling insulation. (NCC Vol.2 2020 13.2)

Minimum R–Value of ceiling insulation required to satisfy NCC Vol.2 2022 Table 13.2.3h = R4.5

Total Extension habitable ceiling area: 205.6 sq.m
Area of fans/ lights: 1.0 sq.m

Percentage of ceiling un–insulated due to light fittings and fans(NCC Vol.2 2022 table 13.2) = 0.49%

No adjustment of ceiling insulation is required.
(if percentage un–insulated is less than 0.5%)



LIGHTING LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH BUILDING CONTRACTOR AND CLIENT PRIOR TO INSTALLATION, HOWEVER MUST COMPLY WITH MINIMUM ILLUMINATION POWER LOAD ALLOWANCES IN THIS TABLE.

LIGHTING SCHEDULE			
ROOM NAME	FLOOR AREA (sqm)	ALLOWANCE (W/sqm)	ILLUMINATION POWER LOAD ALLOWANCE (Watt)
01– GARAGE	38.5	3	116
02– LAUNDRY	2.3	5	12
03– POWDER ROOM	3.3	5	17
04– BEDROOM 3	9.7	5	49
05– BATHROOM	10.1	5	51
06– BEDROOM 2	10.3	5	52
07– WALK IN PANTRY	3.1	5	16
08– HALLWAY	14.2	5	71
09– PLAYROOM	9.6	5	48
10– DINE/KITCH/LIVING	45.6	5	228
11– ENTRANCE	5.7	5	29
12– WALK IN ROBE	4.7	5	24
13– ENSUITE	5.3	5	27
14– MASTER BEDROOM	12.9	5	65
15– ALFRESCO	18.0	4	72
16– FRONT PORTICO	3.2	4	13
TOTAL	175.3		800

ENERGY EFFICIENCY
GENERALLY IAW NCC Vol. 2. PART 13.6
REFER TO ATTACHED ENERGY EFFICIENCY STAR RATING DOCUMENTATION.
CLIMATE ZONE 7 APPLICABLE TO TASMANIA (ZONE 8 APPLICABLE TO ALPINE AREAS).

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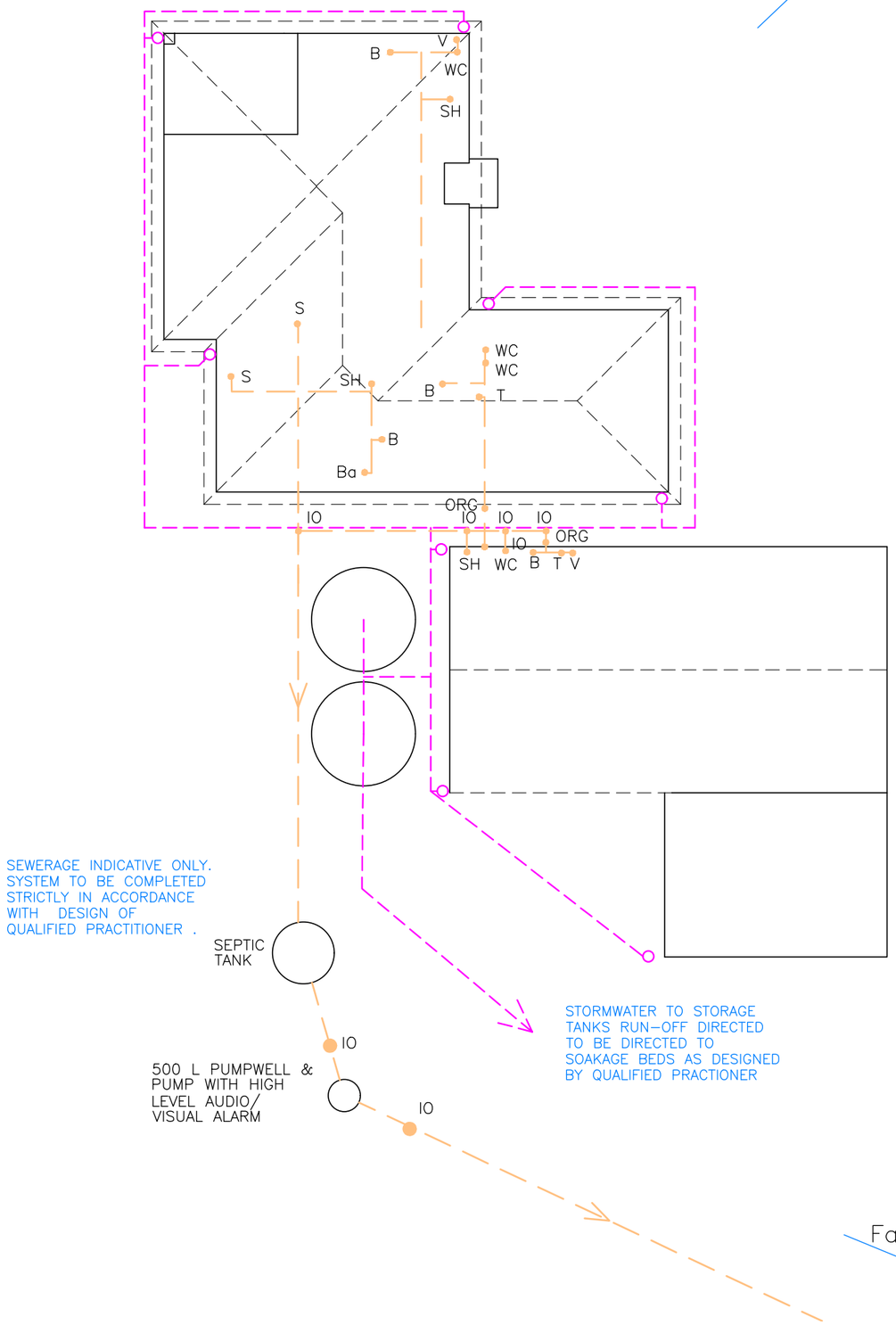
ISSUE:	DATE:	DESCRIPTION:
A1	OCT. 2025	FOR ALL APPROVALS AND TENDERS
A2	OCT. 2025	FIR–MVC Planning Dept.

CLIENT: D & M SCHNOOR
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S): REFLECTED CEILING PLAN

SCALE: 1:100 (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A10
DRAWN BY: ME
SHEET NO. : 10 of13



All works are to be in accordance with the Water Supply Code of Australia WSA 03–2011–3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02–2014–3.1 MRWA Version 2/ WSA 02–2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes.

NOTES

THIS PLAN IS INDICATIVE ONLY AND MAY BE VARIED BY PLUMBER. IN THIS EVENT, PLUMBER SHOULD PROVIDE NEW DETAILS.

LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE WORKS

CONFIRM CONNECTION DEPTHS PRIOR TO COMMENCEMENT OF SITE WORKS.
DEPTHS MAY DICTATE SLAB HEIGHT.

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS. ALL WORK IS TO COMPLY WITH AS–3500 AND LOCAL PLUMBING CODE AND MUST BE CARRIED OUT BY A LICENCED PLUMBER.

DOWNPIPES – 90 dia.
STORMWATER–100 dia PVC AT 1:100 GRADIENT MIN.
SEWER – 100 dia PVC AT 1:60 GRADIENT MIN.

SEWERAGE

STORMWATER

LEGEND

B – BASIN
Ba – BATH
S – SINK
T – LAUNDRY TUB
SH – SHOWER
WC – WATER CLOSET
FW – FLOOR WASTE
DP – DOWN PIPE
V – VENT
IO – INSPECTION OPENING
ORG –OVERFLOW RELIEF GULLY
RE – RODDING EYE
HWC– HOT WATER CYLINDER
X – EXTERNAL TAP

LEGEND OF DIAMETERS

TROUGH = 50mm
SINK = 50mm
BATH = 40mm
BASIN = 40mm
SHOWER = 50mm
WC = 100mm

COLD WATER
FROM METER TO HOUSE USE 25mm CLASS 12 POLYETHYLENE. INSIDE HOUSE USE 20mm CLASS 'B' WITH 12mm CLASS 'B' COPPER BRANCH LINES

HOT WATER
FROM HWC USE USE 18mm CLASS 'B' WITH 15mm COPPER BRANCH LINES TO FIXTURES. INSTALL 'RMC' OR EQUAL TEMPERING VALVE SET TO 50 deg. C

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IAW AS/NZS 3500.

NOTES:

Install inspection openings (IO) at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

SERVICES
The heated water system must be designed and installed with Part B2 of NCC Volume Three– Plumbing Code of Australia.

Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZ 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal Piping
a) All flow and return internal piping that is –
i) within an unventilated wallspace
ii) within an internal floor between storeys; or
iii) between ceiling insulation and a ceiling
Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space.
a) All flow and return piping
b) Cold water supply piping and Relieve valve piping– within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and Relieve valve piping– within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall such as that passing through a wall stud, is considered to comply with the above insulation requirements.

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PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S):
PLUMBING/ DRAINAGE PLAN

SCALE: 1:200
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A11
DRAWN BY: ME
SHEET NO.: 11 of 13

WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS:

VESSEL OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCL. HOB	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAX RETAINED WATER LEVEL, WHICH EVER IS GREATER, WITH THE REMAINDER BEING WATER RESISTANT TO 1800mm ABOVE THE FFL.	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCL. WATERSTOP	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATER RESISTANT TO MIN. 1800mm ABOVE THE FFL.	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITH STEP DOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCL. THE STEPDOWN	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAX RETAINED WATER LEVEL, WHICH EVER IS GREATER, WITH THE REMAINDER BEING WATER RESISTANT TO 1800mm ABOVE THE FFL.	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITH PRE–FORMED SHOWER BASE	NOT APPLICABLE	WATER RESISTANT TO A HEIGHT NOT LESS THAN 1800mm ABOVE THE FFL.	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS
UN–ENCLOSED SHOWERS	WATERPROOF ENTIRE UN–ENCLOSED SHOWER FLOOR	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAX RETAINED WATER LEVEL, WHICH EVER IS GREATER, WITH THE REMAINDER BEING WATER RESISTANT TO 1800mm ABOVE THE FFL.	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEETING	WATER RESISTANT TO ENTIRE FLOOR	NOT APPLICABLE	WATERPROOF ALL WALL/FLOOR JUNCTIONS WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	NOT APPLICABLE
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER AND PARTICLE BOARD FLOORING	WATER PROOF TO ENTIRE FLOOR	NOT APPLICABLE	WATERPROOF ALL WALL/FLOOR JUNCTIONS WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	NOT APPLICABLE
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEETING	WATER RESISTANT TO ENTIRE FLOOR	WATER RESITANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL UP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS AREA MUST BE WATERPROOF FOR SHOWERS OVER A BATH AND WATER RESITANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP & SPOUT PENETRATIONS ONHORIZONTAL SURFACES
AREAS ADJACENT TO BATHS AND SPAS FOR TIMBER AND PARTICLE BOARD FLOORING	WATER PROOF TO ENTIRE FLOOR	WATER RESITANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL UP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS AREA MUST BE WATERPROOF FOR SHOWERS OVER A BATH AND WATER RESITANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP & SPOUT PENETRATIONS ON HORIZONTAL SURFACES
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. WATERPROOF ENTIRE SHELF AREA INCORPORATING 'WATERSTOP' UNDER THE BATH LIP AND PROJECT NOT LESS THAN 5mm ABOVE THE TILE SURFACE	NOT APPLICABLE FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	NOT APPLICABLE FOR WALL UNDER BATH	WATERPROOF ALL TAP & SPOUT PENETRATIONS ON HORIZONTAL SURFACES
WALLS ADJOINING OTHER VESSELS (SINKS, TUBS, BASINS)	NOT APPLICABLE	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF THE VESSEL.	WATERPROOF ALL TAP & SPOUT PENETRATIONS ON HORIZONTAL SURFACES
LAUNDRYS & WC'S	WATER RESISTANT TO ENTIRE FLOOR	WATERPROOF ALL WALL/ FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FFL, SEALED TO FLOOR.	WATERPROOF ALL WALL/ FLOOR JUNCTIONS WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	NOT APPLICABLE

ALL WATERPROOFING USE 'ARDEX' WPM SERIES PRODUCTS (OR SIMILAR) STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND AS 3740– Waterproofing of Wet Areas within Residential Buildings.

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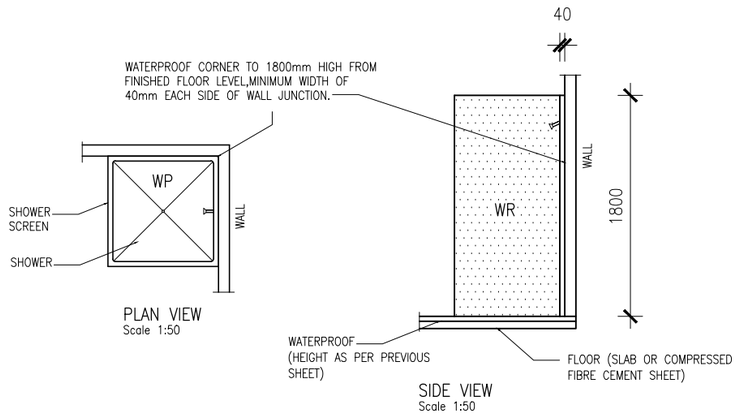
CLIENT: D & M SCHNOOR
PROJECT: PROPOSED RESIDENCE
Lot 3 161 MOORE STREET
WESTBURY

DRAWING TITLE(S): WET AREA DETAILS 1

SCALE: N/A (A3)
Check dimensions. Dimensions take precedence over scale

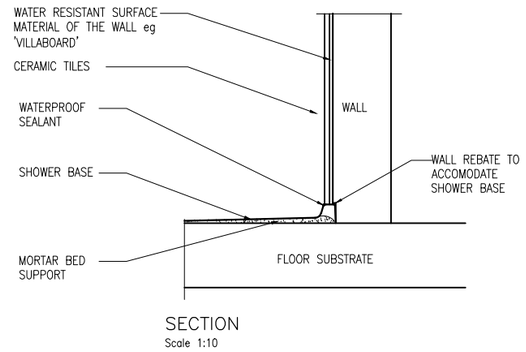
DRAWING NO: A12
DRAWN BY: ME
SHEET NO.: 12 of 13



PLAN VIEW
Scale 1:50

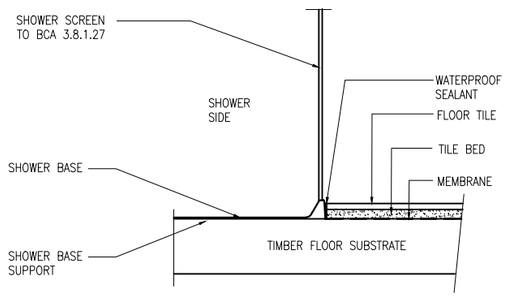
SIDE VIEW
Scale 1:50

TYPICAL DETAIL–ENCLOSED SHOWER
EXTENT OF TREATMENT FOR SHOWER AREA– CONCRETE & COMPRESSED CEMENT SHEET FLOOR



SECTION
Scale 1:10

TYPICAL DETAIL–PREFORMED SHOWER BASE WALL/FLOOR JUNCTION



SECTION
Scale 1:10

TYPICAL DETAIL–PREFORMED SHOWER BASE/ SHOWER SCREEN–TIMBER FLOOR

WP–Waterproof
WR–Water Resistant

WET AREAS – NCC Vol.2 2022 PART 10.2 GENERAL NOTES

WET AREAS MUST BE WATER PROOF OR WATER RESISTANT IN ACCORDANCE WITH NCC Vol.2 2022 PART 10.2

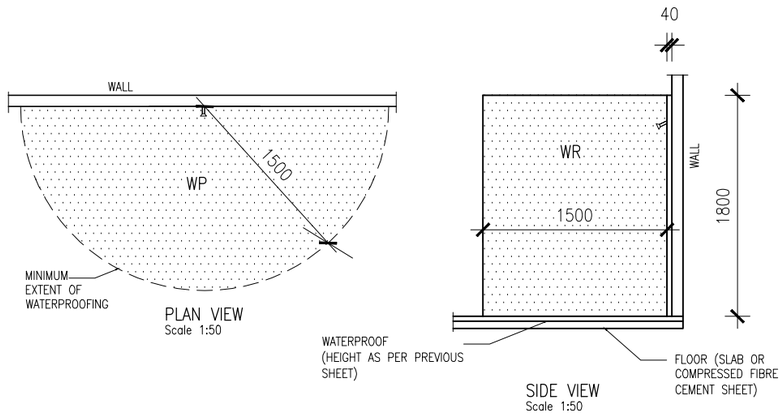
FOR DEFINITIONS OF WATERPROOF & WATER RESISTANT REFER TO NCC Vol.2 2022 PART 10.2

PREFORMED SHOWER BASES MUST BE INSTALLED IN A MANOR TO AVOID DISTORTION AND CRACKING.

PREFORMED BATHS AND SPAS MUST BE INSTALLED IN A MANOR TO AVOID DISTORTION AND CRACKING.

WET AREA FLOORS MUST BE INSTALLED SO THAT WATER FLOWS TO THE WASTE WITHOUT PONDING. REFER TO NCC Vol.2 2022 Part 10.2

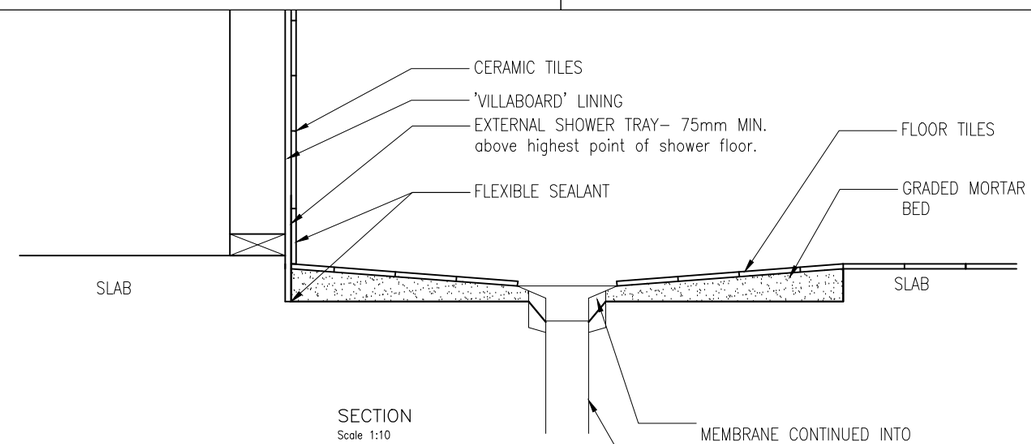
BOND BREAKERS MUST BE INSTALLED AT ALL WALL/ FLOOR. HOB/WALL JUNCTIONS AND AT MOVEMENT JOINTS.
BOND BREAKERS MUST BE OF THE TYPE COMPATIBLE WITH THE FLEXIBILITY CLASS OF THE MEMBRANE USED.



PLAN VIEW
Scale 1:50

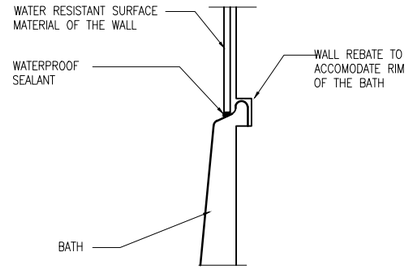
SIDE VIEW
Scale 1:50

TYPICAL DETAIL UN–ENCLOSED SHOWER
EXTENT OF TREATMENT FOR SHOWER AREA– CONCRETE & COMPRESSED CEMENT SHEET FLOOR



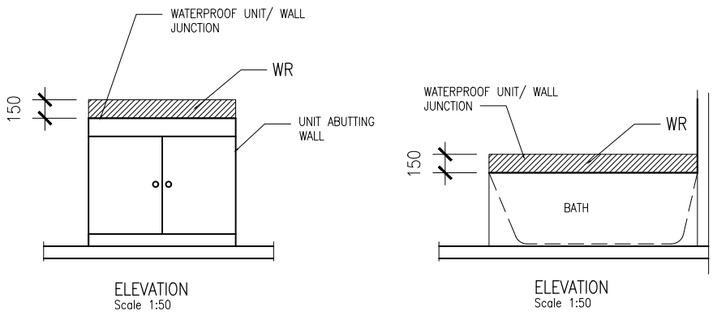
SECTION
Scale 1:10

TYPICAL DETAIL– EXTERNAL TRAY SHOWER SET DOWN IN SLAB FLOOR



SECTION
Scale 1:10

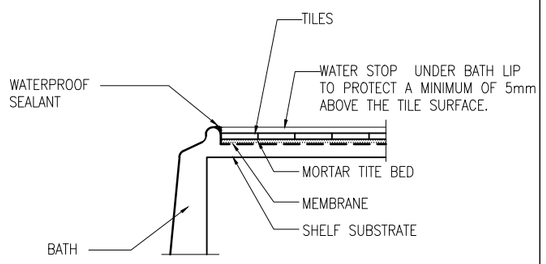
TYPICAL DETAIL–BATH/WALL JUNCTION– RECESSED



ELEVATION
Scale 1:50

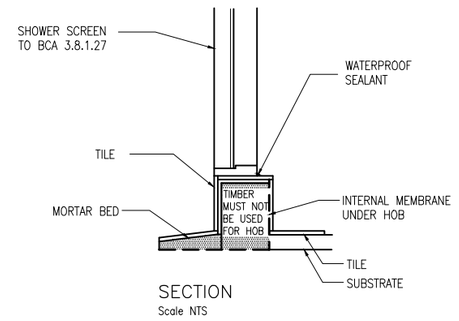
ELEVATION
Scale 1:50

TYPICAL DETAIL –VESSEL & BATH ABUTTING WALL –AREAS TO BE TREATED



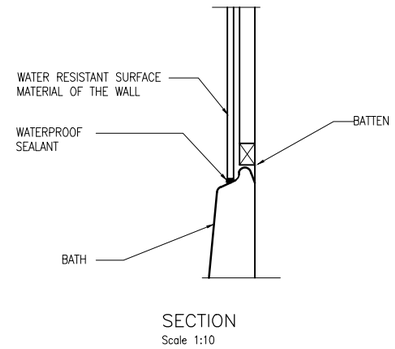
SECTION
Scale NTS

TYPICAL DETAIL–BATH/SHELF JUNCTION



SECTION
Scale NTS

TYPICAL HOB CONSTRUCTION–EXTERNAL (PRE–FORMED) MEMBRANE



SECTION
Scale 1:10

TYPICAL DETAIL–BATH/WALL JUNCTION– RECESSED

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WESTBURY

DRAWING TITLE(S): WET AREA DETAILS 2

SCALE: N/A (A3)
Check dimensions. Dimensions take precedence over scale

DRAWING NO: A13
DRAWN BY: ME
SHEET NO.: 13 of 13

From: "Helen Smith" <helen.smith@steelx.com.au>
Sent: Wed, 3 Sep 2025 16:38:09 +1100
To: "Dylan & Mikayla Schnoor" <schnoory1@hotmail.com>
Subject: Wide Span Sheds: Construction kit for your erector (Job# WSS250719)

Dear Dylan & Mikayla,

Below is a link to your Construction kit documents.

Please note that these **plans may differ** to the plans you were supplied for council approval in that the latest improvements and engineering design features have been included. **Only these plans are to be used for construction.**

Please forward this email to your shed erector.

ClientBom WSS250719.pdf
ConstructionPlans WSS250719 Part 1.pdf
ConstructionPlans WSS250719 Part 2.pdf
Construction Manual WSS250719.pdf

Kind regards,

Helen Smith
Senior Customer Support Liaison

Wide Span Sheds
No Compromise Steel Building Solutions

t (07) 5649 8273
f (07) 5657 8899
e helen.smith@steelx.com.au
w www.sheds.com.au

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:
*Provision of Soils Report for the site and in the building area on which the building is to be erected
*Site Plan and Drainage Plans
*Any other plans not covered by these engineering plans requested by the local Council or the authority

RAINWATER AND DRAINAGE

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

SLAB DETAILS - GENERAL

Piers

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.

Concrete Slab

* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing pressure of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10a building.
* The footing designs have been calculated with cohesion values of 0kPa, 50kPa and 100kPa for dense sandy soils and clay soils only.
* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
* Site conditions different to those specified require a modified design.
* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
* Designs are in accordance with AS 3600:2018
* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
* Concrete should be cured for 7 days before commencing construction of the building.
* Refer to connection details.
* Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
* Where columns or end wall mullions have been removed, piers are not required.
* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites

* Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

* Concrete piers under Roller Doors Jambs to be a minimum size as below:
MC15015 - 300mm dia x 375mm deep, centered to the C Section
Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Perimeter beams 550mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
* Internal beams 550mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 4m.
* Concrete piers under Roller Doors Jambs to be a minimum size as below:
MC15015 - 300mm dia x 500mm deep, centered to the C Section

SHEETED PORTALS AND MULLIONS

All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

BRACING NOTES

* Refer to Connection Details.
* All Cross Bracing is achieved with 1.2 mm Strap G450.
* Knee bracing clearance from FFL is X = Main Building: 2.632m.
* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
  - C150 - maximum 1800mm spacing
  - C200, C250 - maximum 2200mm spacing
  - C300 - maximum 2800mm spacing
  - C350 - maximum 2800mm spacing
  - C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
* The first fly brace is to be placed at the purlin/girt closest to the haunch or top of the mullion.* Open bays to have fly bracing fitted to every available girt supporting the header sheets.
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

* Unless otherwise nominated, all bolts are grade 4.6

Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 2

Print Date: 03/09/2025

General Notes

Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 03/09/2025

Document Set ID: 2244209
Version: 1, Version Date: 06/11/2025

* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

ROLLER DOORS

All Roller doors are NOT wind rated. All comments regarding roller doors are referenced from inside the building looking out.

OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 3.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 2

Print Date: 03/09/2025

General Notes

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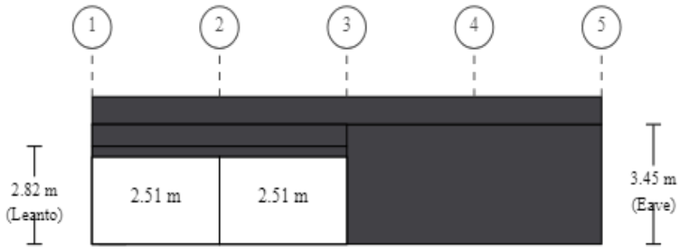
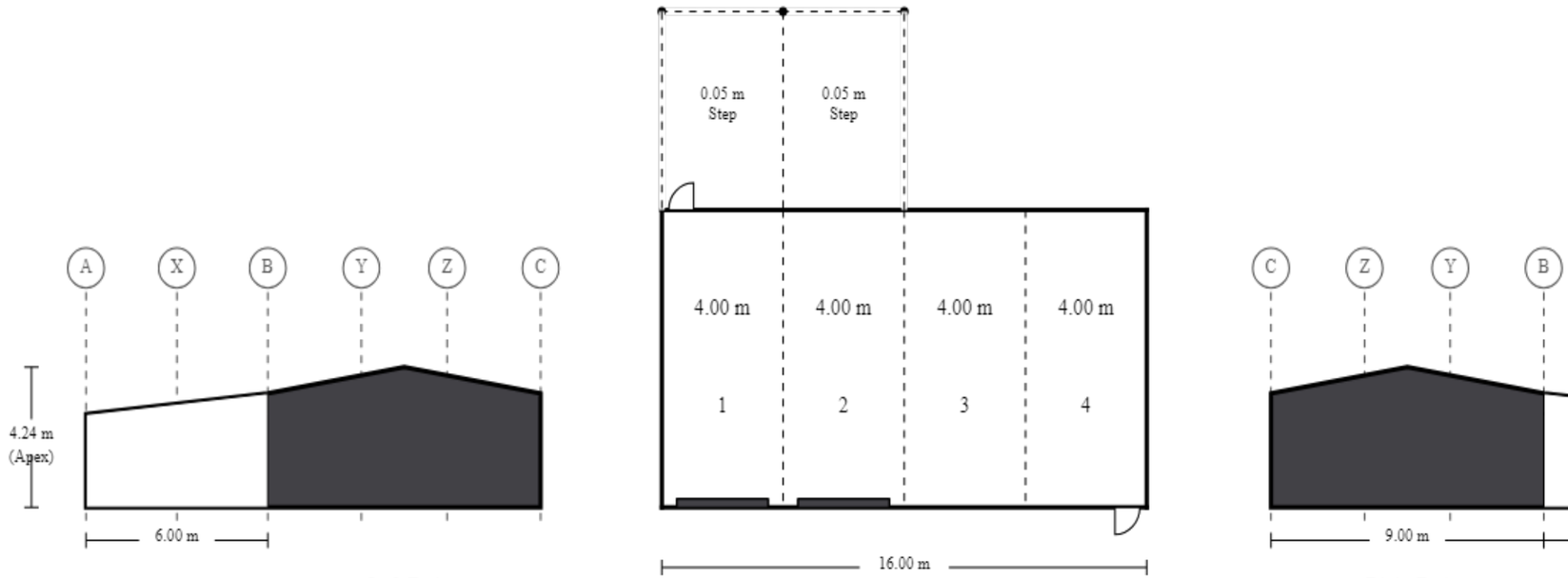
John Ronaldson

Date: 03/09/2025



Left Side



Left End

Right End

Right Side

Purchaser Name: Dylan & Mikayla Schnoor		**Layout** Not to Scale 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  Date: John Ronaldson Date: 03/09/2025
Site Location: 161 Moore St Westbury TAS 7303 Australia				
Drawing # WSS250719 - 3	Print Date: 03/09/2025			

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions

Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	9	16	10 °	3.45	B - C	1 - 5
Left Leanto	6	8	6	2.819	A - X	1 - 3

Portal Frame Elements

Grid / Portal Number		1	2	3	4	5
Columns	A	2MC15012	2MC20015	2MC15012	-	-
	B	MC15012	MC15024	MC15024	MC15024	MC15012
	C	MC15012	MC15024	MC15024	MC15024	MC15012
Rafters	A - B	MC15015	MC20015	MC15015	-	-
	B - Apex	MC15012	MC15012	MC15012	MC15012	MC15012
	Apex - C	MC15012	MC15012	MC15012	MC15012	MC15012
End Wall Mullions	Y	MC15015	-	-	-	MC15015
	Z	MC15015	-	-	-	MC15015
Apex Braces	Apex	-	MC15012 @ 2.7	MC15012 @ 2.7	MC15012 @ 2.7	-
Knee Braces	B - Apex		MC15012 @ 1.56	MC15012 @ 1.56	MC15012 @ 1.56	
	Apex - C		MC15012 @ 1.56	MC15012 @ 1.56	MC15012 @ 1.56	

Bay Section Elements

Bay Number		1	2	3	4
Bay Widths		4	4	4	4
Roof Purlins (refer to Purlin And Girt Plan)		Z100	Z100	Z100	Z100
Roof Purlin Spacing (End)	A - B	1.4	1.4	-	-
	B - Apex	1.098	1.098	1.098	1.098
	Apex - C	1.098	1.098	1.098	1.098
Roof Purlin Spacing (Internal Spans)	A - B	1.536	1.536	-	-
	B - Apex	1.098	1.098	1.098	1.098
	Apex - C	1.098	1.098	1.098	1.098
Eave Purlin	A	2C15012	2C15012	-	-
	B	C15012	C15012	C15012	C15012
	C	C15012	C15012	C15012	C15012
Side Girts (refer to Purlin And Girt Plan)		Z100	Z100	Z100	Z100
Side Girts Spacing (End)	A	1.7	1.7	-	-
	B	1.61	1.61	1.61	1.61
	C	1.61	1.61	1.61	1.61
Side Girts Spacing (Internal)	A	1.7	1.7	-	-
	B	1.61	1.61	1.61	1.61
	C	1.61	1.61	1.61	1.61
Roller Door Header	B	-	-	-	-
	C	C10010	C10010	-	-
Roller Door Jambs	B	-	-	-	-
	C	MC15015	MC15015	-	-
PA Door Header	B	DJHEAD-820	-	-	-
	C	-	-	-	DJHEAD-820

Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 4

Print Date: 03/09/2025

Material Specification Sheet

Seller: Wide Span Sheds Pty Ltd
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Apex Engineering Group PTY LTD
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Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 03/09/2025

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

End Bay Section Elements

Grid / Portal Number		1	5
End Girts (refer to Purlin And Girt Plan)		Z100	Z100
End Girts Spacing (End)	X - B	-	-
	B - Y	1.61	1.61
	Y - Z	1.61	1.61
	Z - C	1.61	1.61
	A - B	-	-
End Girts Spacing (Internal)	X - B	-	-
	B - Y	1.61	1.61
	Y - Z	1.61	1.61
	Z - C	1.61	1.61
	A - B	-	-

Roller Door

Location - Side & Bay Number	RightSide 1	RightSide 2
Roller Door Size	3x3	3x3
Roller Door Header	C10010	C10010
Roller Door Jambs	MC15015	MC15015
Roller Door Clip Config	0 clip	0 clip
Roller Door Manufacturer	CENTURION	CENTURION

PA Door

Location - Side & Bay Number	LeftSide 1	RightSide 4
PA Door Header	DJHEAD-820	DJHEAD-820
PA Door	2.040 x 0.820 - Metroll Delux Door - 3 Sided Frame - Single Skin - swing as per plan	2.040 x 0.820 - Metroll Delux Door - 3 Sided Frame - Single Skin - swing as per plan
PA Door Manufacturer	METROLL	METROLL

Cladding Elements

Category	Colour	Product
Roof Sheeting	Monument	TRIMCLAD® 0.42 BMT
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheeting	Monument	TRIMCLAD® 0.42 BMT
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 4

Print Date: 03/09/2025

Material Specification Sheet

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Date: 03/09/2025

Document Set ID: 2244209
Version: 1, Version Date: 06/11/2025

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Pier Sizes

			Depth - with Slab					
Cohesion	Soil Description	Diameter	BP1	BP2	BP3	BP4	Reinforcement (1)	Min Depth for Reo (2)
0kPa	Sandy Soil	0.3	0.45	0.45	0.7	-	4-N12	1.2
		0.45	0.45	0.45	0.7	0.45	N/A	1.2
		0.6	0.45	0.45	0.6	0.45	N/A	1.2
50.00 kPa	Soft to Firm Clay	0.3	0.7	0.45	0.7	-	4-N12	1
		0.45	0.7	0.45	0.7	0.45	4-N12	1.2
		0.6	0.7	0.45	0.7	0.45	4-N16	1.2
100.00 kPa	Stiff to Very Stiff Clay	0.3	0.7	0.45	0.7	-	4-N12	0.9
		0.45	0.7	0.45	0.7	0.45	4-N12	1.2
		0.6	0.7	0.45	0.7	0.45	4-N16	1.2
		Embedment Depth	0	0	0	0	N/A	N/A

Note 1
For pier reinforcement: Deformed bar to be within 100mm of base and minimum 75mm top cover.
Minimum side cover 75mm, maximum 100mm.
Rod to be caged horizontally at least twice with minimum 6mm cage tie at a maximum spacing of 300mm.
Note 2
No reinforcement is required for piers less than this depth. For all other pier depths refer to the table and Note 1.

Pier Sizes

			Depth - when NO Slab						
Cohesion	Soil Description	Diameter	BP1	BP2	BP3	BP4	BP5	Reinforcement (1)	Min Depth for Reo (2)
0kPa	Sandy Soil	0.3	0.7	0.9	0.6	1.2	-	4-N12	1.2
		0.45	0.6	0.7	0.6	0.9	0.6	N/A	1.2
		0.6	0.6	0.7	0.6	0.8	0.6	N/A	1.2
50.00 kPa	Soft to Firm Clay	0.3	1.2	1.3	0.6	1.5	-	4-N12	0.7
		0.45	1.2	1.3	0.6	1.5	0.8	4-N12	1
		0.6	1.2	1.3	0.6	1.5	0.6	4-N16	1.2
100.00 kPa	Stiff to Very Stiff Clay	0.3	1.1	1.2	0.6	1.3	-	4-N12	0.6
		0.45	1.1	1.2	0.6	1.3	0.7	4-N12	0.9
		0.6	1.1	1.2	0.6	1.3	0.6	4-N16	1
		Embedment Depth	0	0	0	0	0	N/A	N/A

Note 1
For pier reinforcement: Deformed bar to be within 100mm of base and minimum 75mm top cover.
Minimum side cover 75mm, maximum 100mm.
Rod to be caged horizontally at least twice with minimum 6mm cage tie at a maximum spacing of 300mm.
Note 2
No reinforcement is required for piers less than this depth. For all other pier depths refer to the table and Note 1.

Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 4

Print Date: 03/09/2025

Material Specification Sheet

Seller: Wide Span Sheds Pty Ltd
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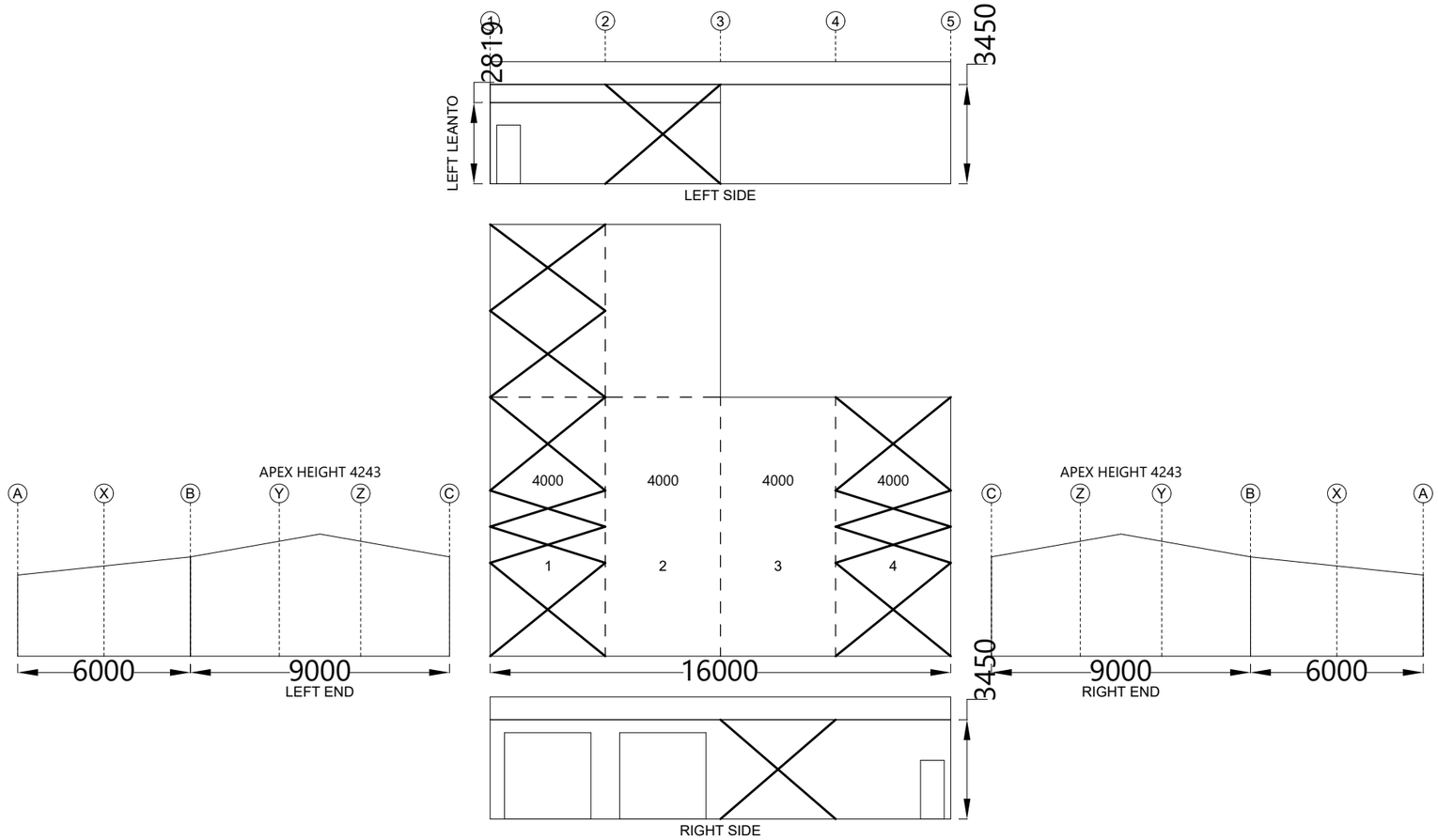
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 03/09/2025

Cross Bracing is achieved with 1.2 mm Strap. Refer to Connection Details.
Cross bracing in the roof is to the purlin nearest to the end wall mullions, where applicable.



Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 5

Print Date: 03/09/2025

Bracing

NOT TO SCALE

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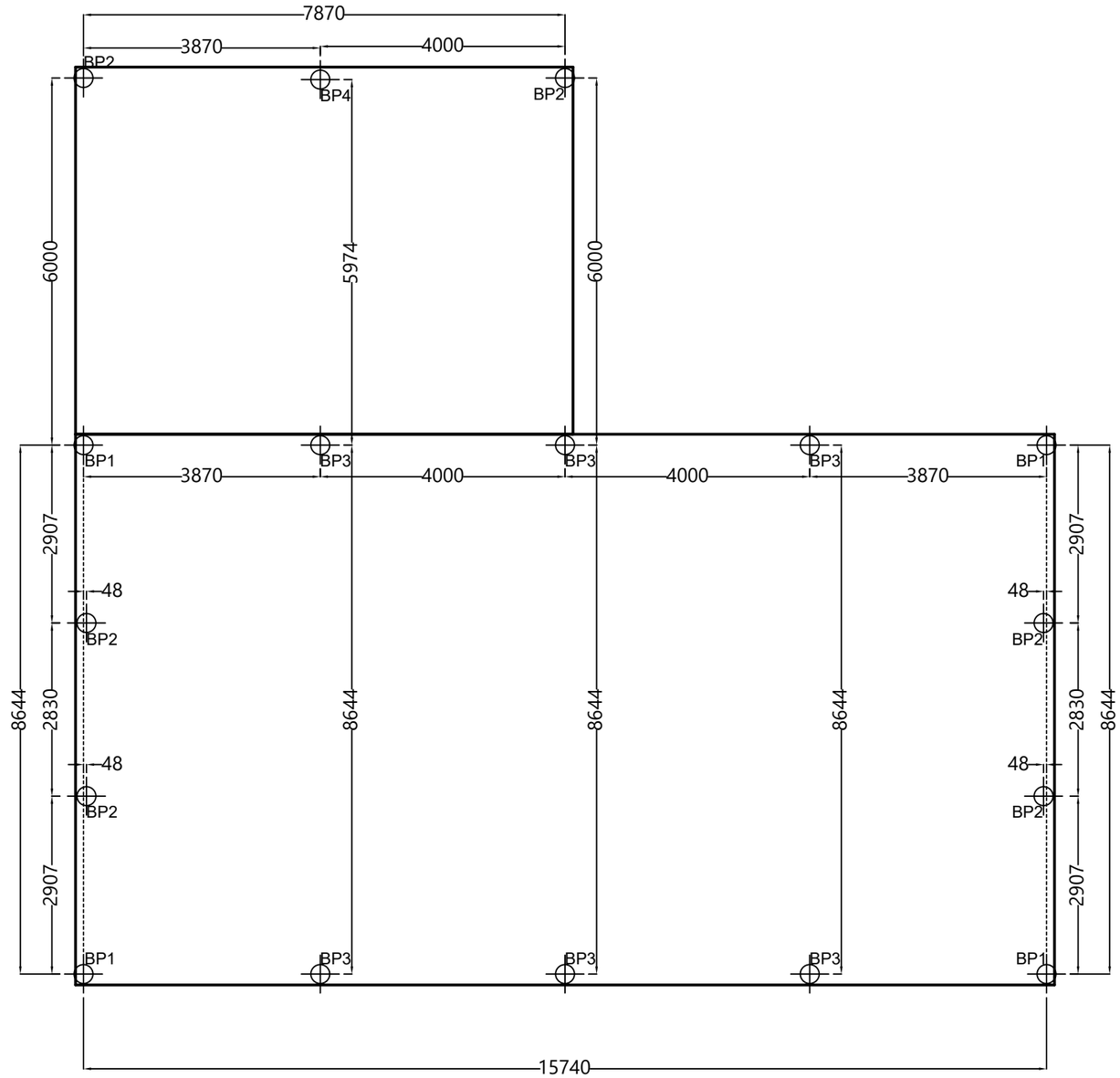
Date: 03/09/2025

Document Set ID: 2244209
Version: 1, Version Date: 06/11/2025

Concrete Piers (Slab)
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specification Sheet(s) for the Pier Sizes.
Refer to Slab Plan for concrete stepdowns.



Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 6

Print Date: 03/09/2025

Concrete Piers (Slab)
PIER MEASUREMENT ONLY
NOT TO SCALE
Page 1 of 1

Seller: Wide Span Sheds Pty Ltd
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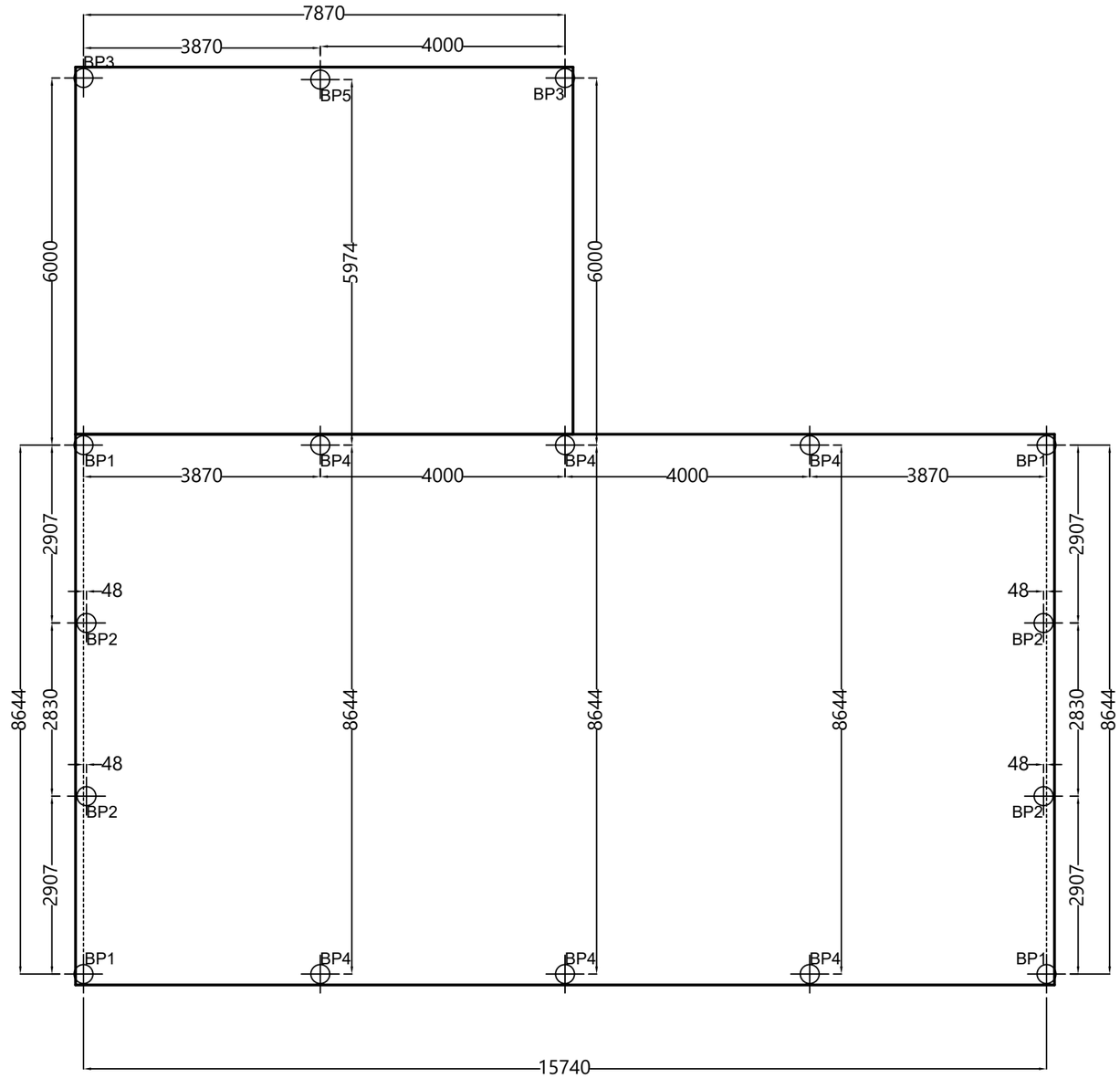
Signature:

John Ronaldson

Date: 03/09/2025

Document Set ID: 2244209
Version: 1, Version Date: 06/11/2025

Concrete Piers (NO Slab)
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specification Sheet(s) for the Pier Sizes.
Refer to Slab Plan for concrete stepdowns.



Revision	Date	Initial

Purchaser Name: Dylan & Mikayla Schnoor

Site Location: 161 Moore St Westbury TAS 7303 Australia

Drawing # WSS250719 - 6

Print Date: 03/09/2025

Concrete Piers (NO Slab)
PIER MEASUREMENT ONLY
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Page 1 of 1

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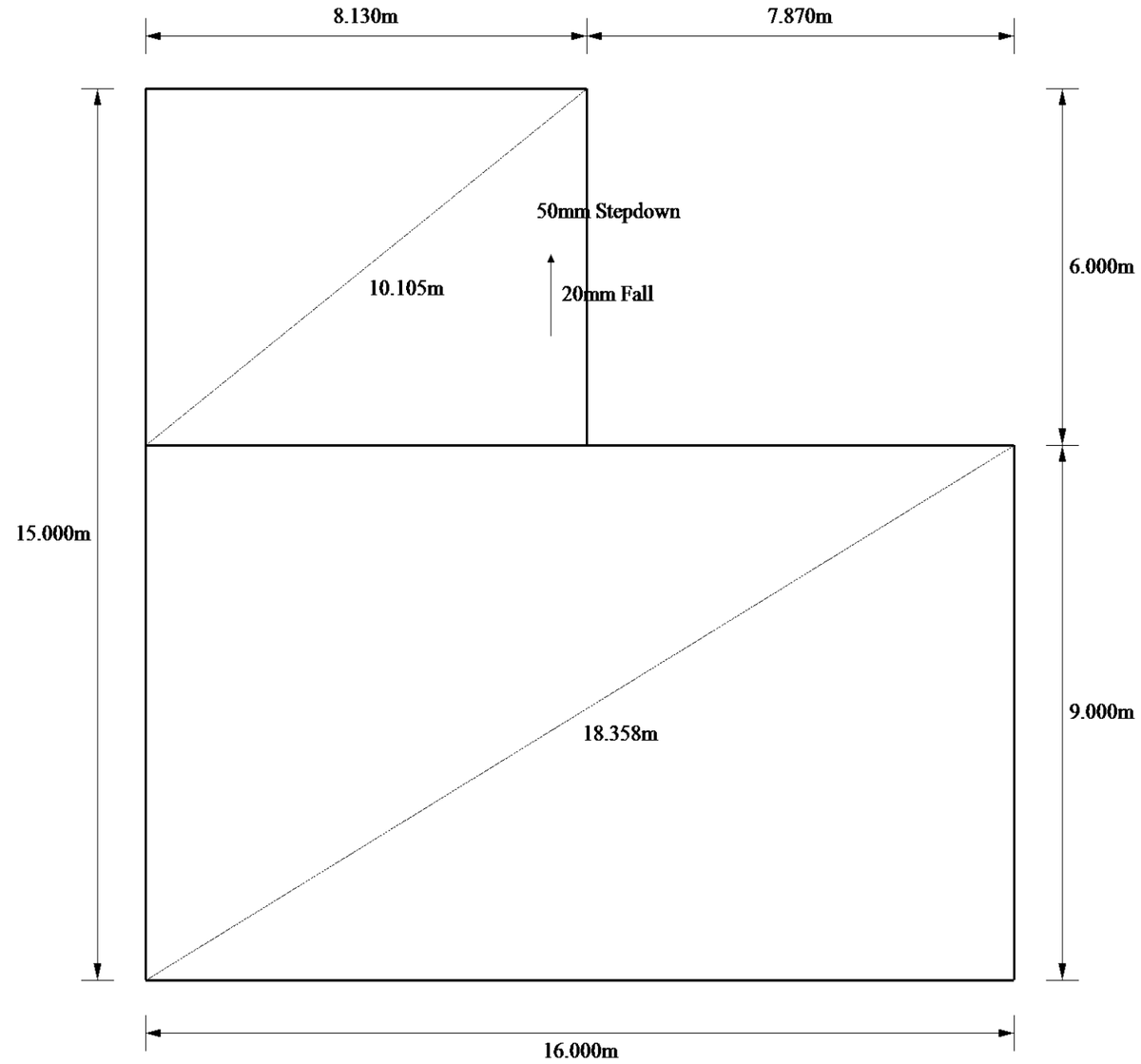
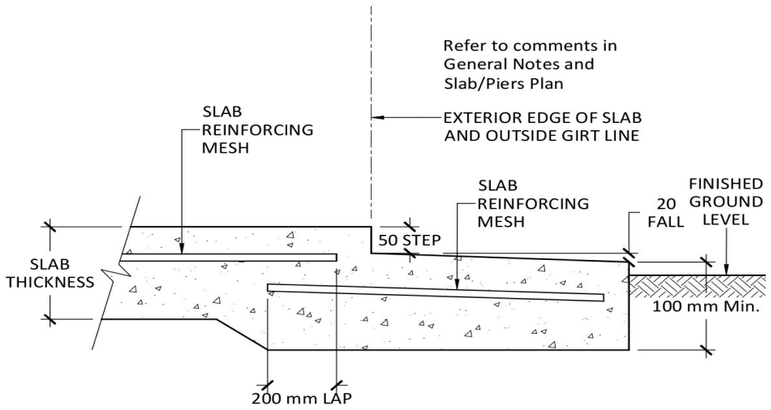
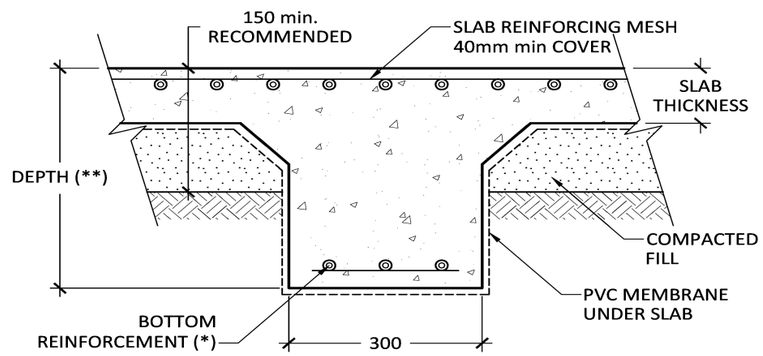


Purchaser Name: Dylan & Mikayla Schnoor		**Slab Dimensions** **Also refer to Concrete Piers Plan** Not to Scale © Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: Date: John Ronaldson Date: 03/09/2025
Site Location: 161 Moore St Westbury TAS 7303 Australia				
Drawing # WSS250719 - 7	Print Date: 03/09/2025			

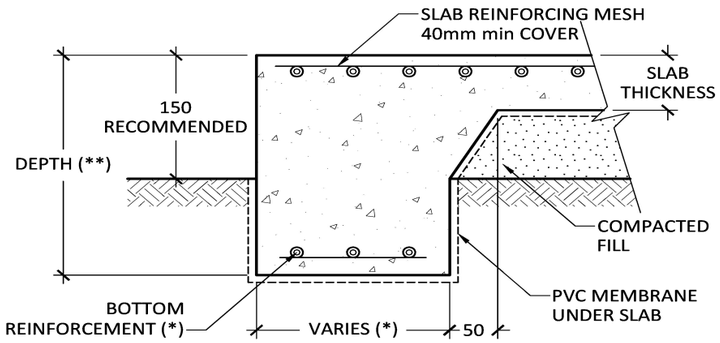


CONCRETE SLAB with
50 mm STEP DOWN



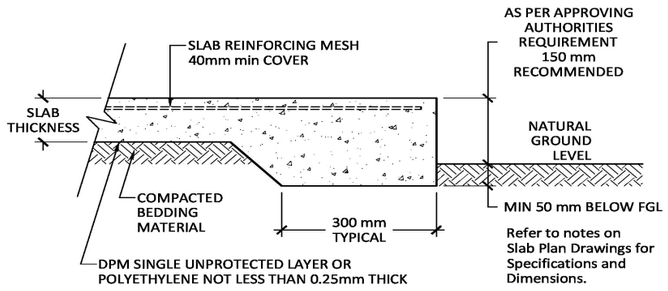
(**) REFER TO GENERAL NOTES FOR DEPTHS
(*) REFER TO GENERAL NOTES FOR SPECIFICATION

INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)

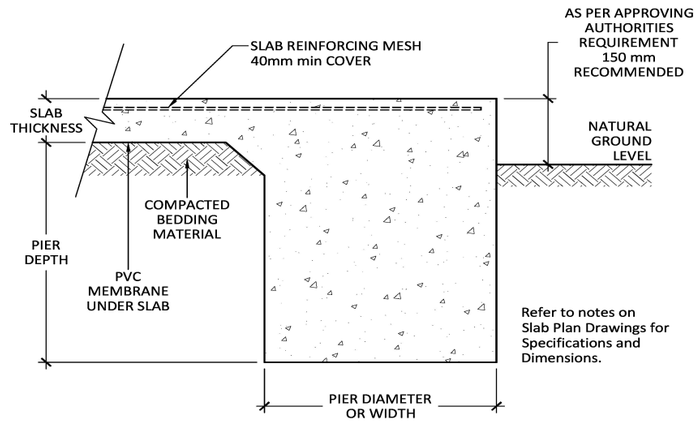


(**) REFER TO GENERAL NOTES FOR DEPTHS
(*) REFER TO GENERAL NOTES FOR SPECIFICATION

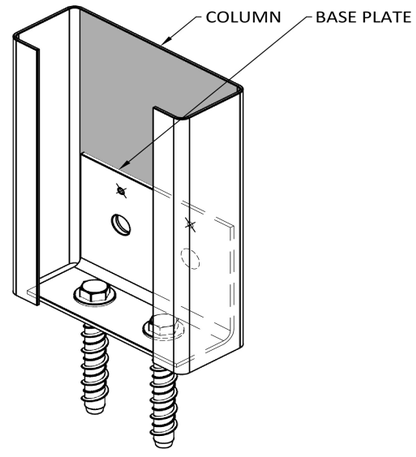
PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



SLAB DETAIL BETWEEN PIERS



SLAB AND PIER DETAIL



FIXING BOLTS - 2 of M12 x 100 SCREWBOLTS
○ FIXING BOLTS - 2 of M12 x 30 Galv.
× FIXING SCREWS - 2 of 14.20 x 22

C150 MULLION BASE PLATE (B)

Purchaser Name: Dylan & Mikayla Schnoor		**Connection Details** Not to Scale Page 1 of 8 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax 07 5657 8899 Email: admin@sheds.com.au
Site Location: 161 Moore St Westbury TAS 7303 Australia			
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Signature: Date: John Ronaldson
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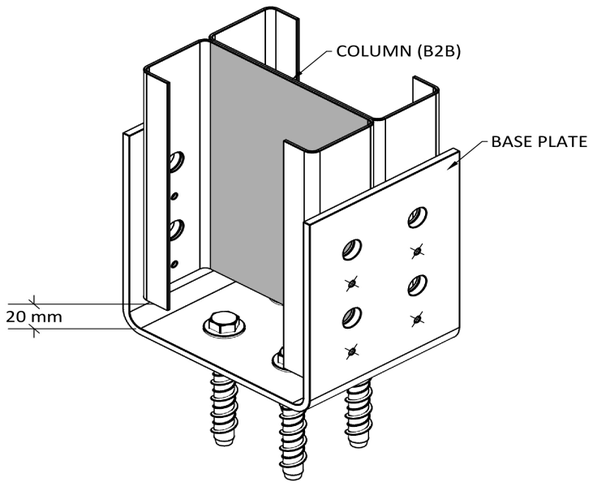
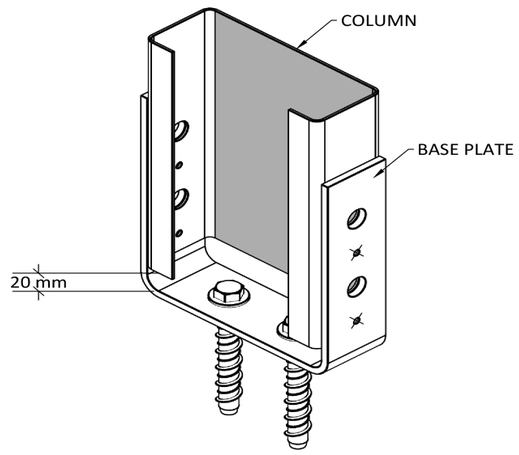


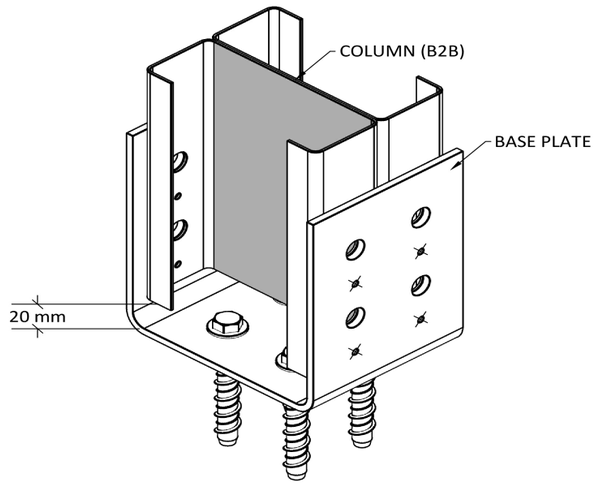
FIXING BOLTS - 4 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 8 of M12 x 30 Galv.
× FIXING SCREWS - 8 of 12.24 x 38 Series 500

2C150 COLUMN FIXING (BF)



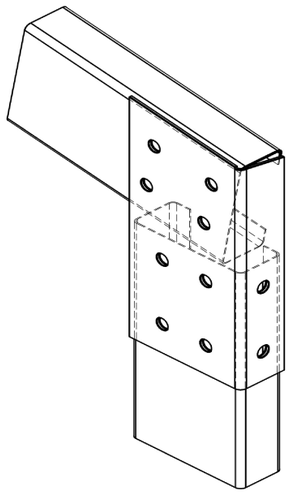
FIXING BOLTS - 2 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 4 of M12 x 30 Galv.
× FIXING SCREWS - 4 of 12.24 x 38 Series 500

C150 COLUMN FIXING (BF)



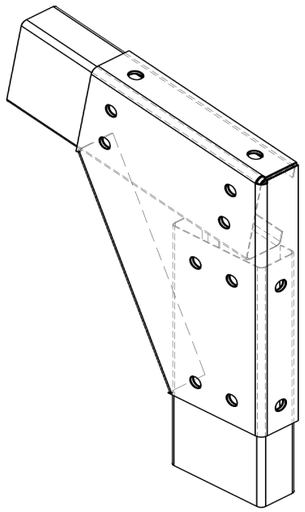
FIXING BOLTS - 4 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 8 of M12 x 30 Galv.
× FIXING SCREWS - 8 of 12.24 x 38 Series 500

2C200 COLUMN FIXING (BF)



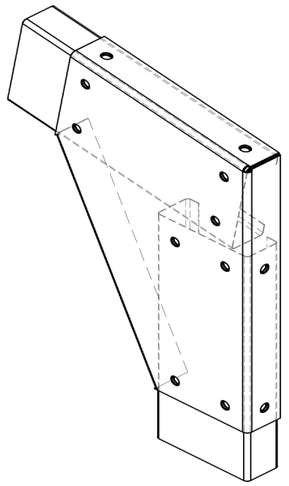
○ FIXING BOLTS - 10 of M12 x 30 (8.8)

FLAT PLATE HAUNCH BRACKET (X&Y) - C150, 10°



○ FIXING BOLTS - 12 of M12 x 30 (8.8)

KNEE HAUNCH BRACKET (HS&HT) - C150, 6°



○ FIXING BOLTS - 12 of M12 x 30 (8.8)

KNEE HAUNCH BRACKET (HS&HT) - C200, 6°

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Site Location: 161 Moore St Westbury TAS 7303 Australia			
Drawing # WSS250719 - 8	Print Date: 03/09/2025		

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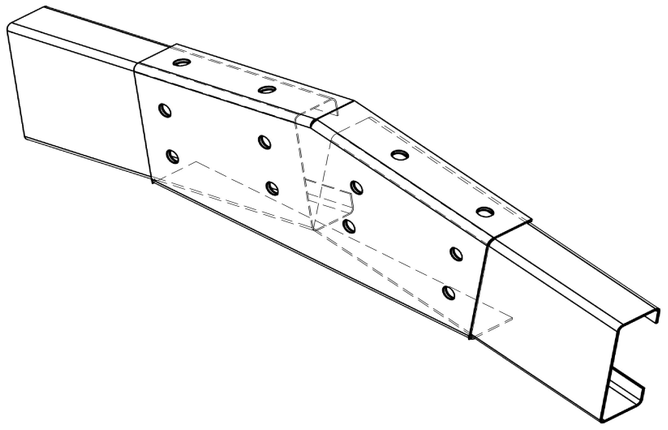
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

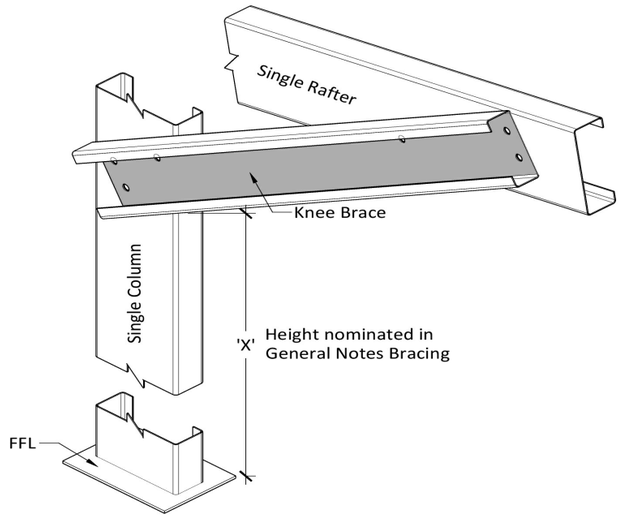
Date: John Ronaldson

Date: 03/09/2025



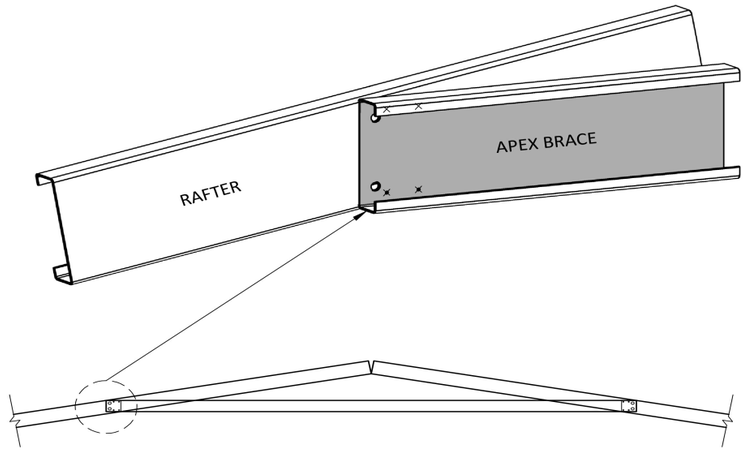
○ FIXING BOLTS - 12 of M12 x 30 (8.8)

APEX PLATE (A) - C150, 10°



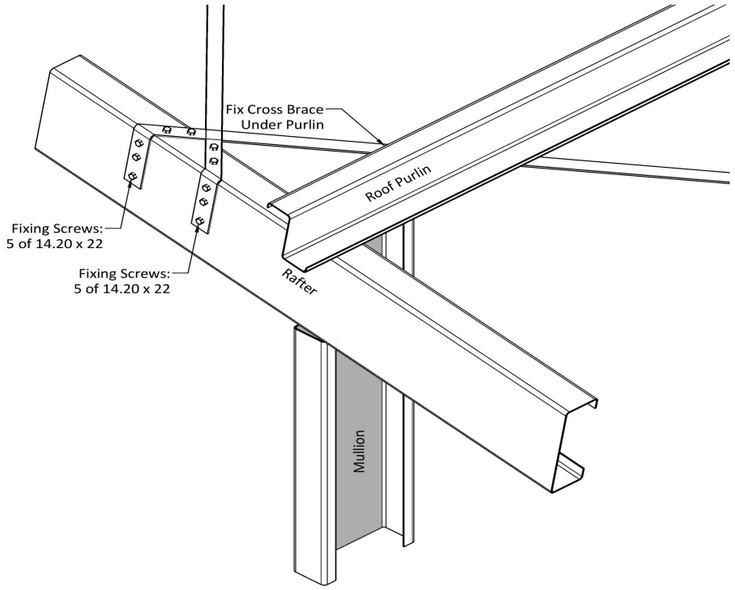
○ FIXING BOLTS - 6 of M12 x 30 (8.8)

KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER

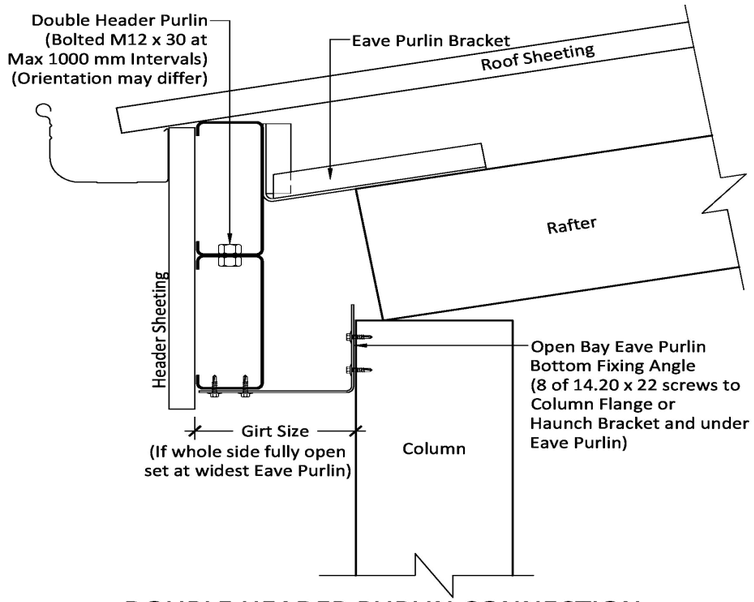


○ FIXING BOLTS - 2 of M12 x 30 (8.8)
× FIXING SCREWS - 4 of 14.20 x 22

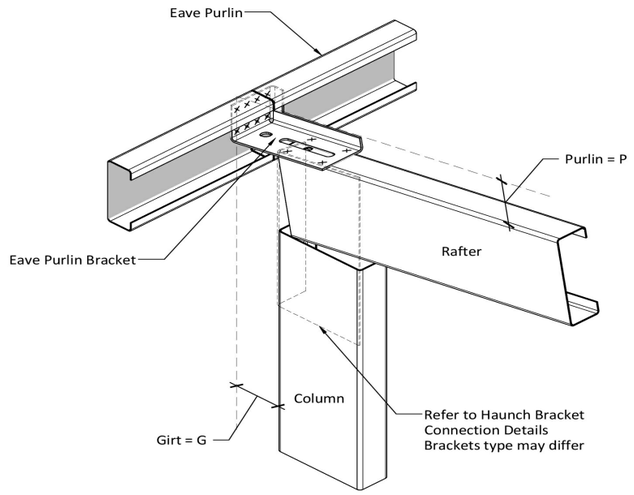
APEX BRACE FOR SINGLE RAFTER - C150-C150



BRACING CONNECTION



DOUBLE HEADER PURLIN CONNECTION



* P/G - Z100 - TH120 - Z150
○ FIXING BOLTS - 1 of M12 x 30
× FIXING SCREWS - 12 of 14.20 x 22

EAVE PURLIN BRACKET TO RAFTER

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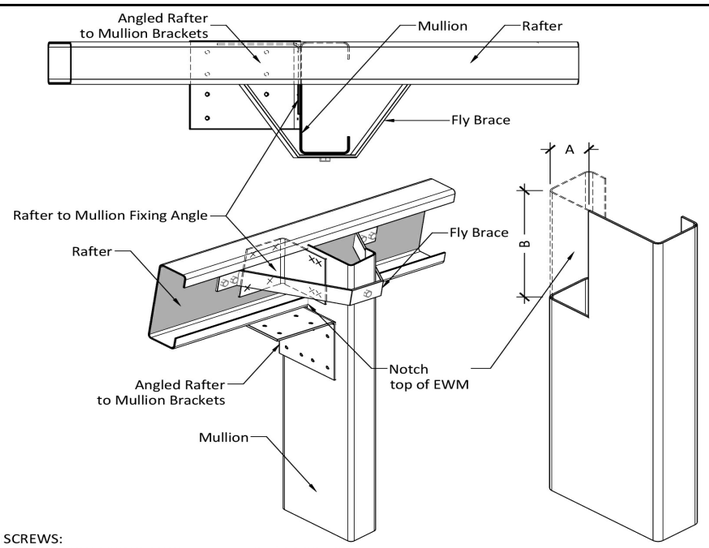
Site Location: 161 Moore St Westbury TAS 7303 Australia				
Drawing # WSS250719 - 8	Print Date: 03/09/2025			

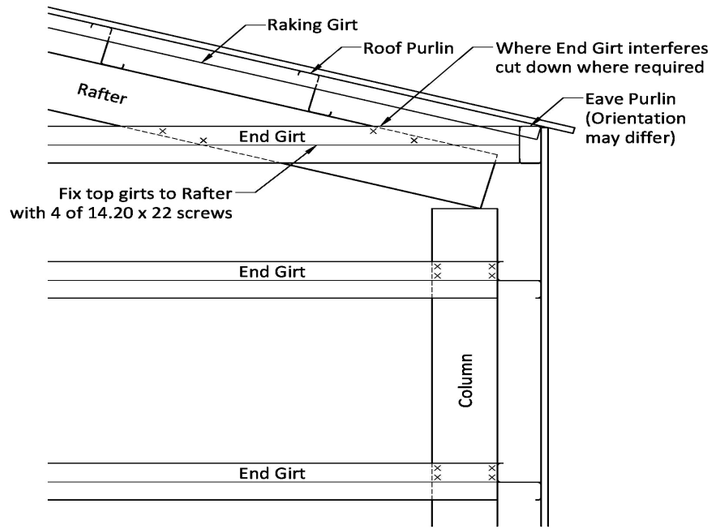


FIXING SCREWS:
RAFTER TO MULLION FIXING ANGLE - 8 of 14.20 x 22
FLY BRACE - 5 of 14.20 x 22
ANGLED RAFTER TO MULLION BRACKETS - Quantity as per Pilot Holes on Bracket - Fix with 14.20 x 22 Screws

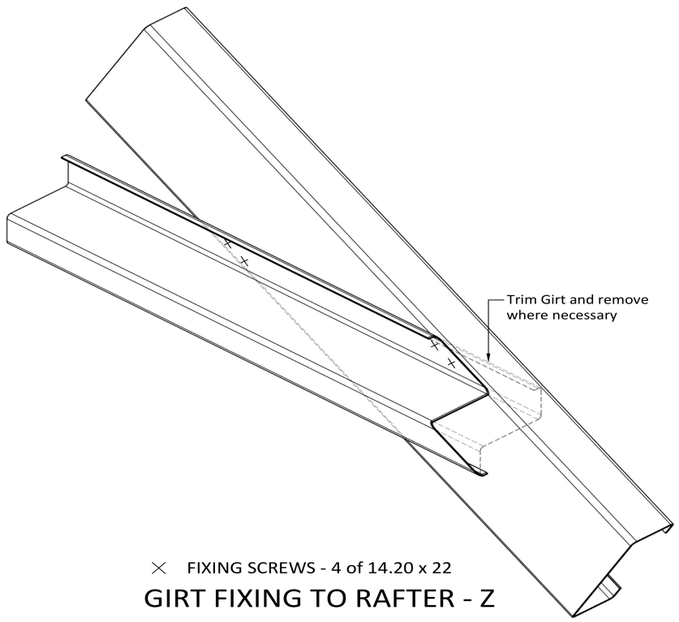
END WALL MULLION TO RAFTER

End Wall Mullion To Rafter Notching Dimensions – 10°						
10° Rafter		C150 Mullion	C200 Mullion	C250 Mullion	C300 Mullion	C350 Mullion
NOTCH	**A**	**B**	**B**	**B**	**B**	**B**
C150	57	148	149	149	151	154
C200	69	200	201	201	203	206
C250	69	252	253	253	255	258
C300	87	298	299	299	301	304
C350	113	349	350	350	352	355
C400	125	400	401	401	403	406

END WALL MULLION TO RAFTER NOTCHING DIMENSIONS FOR 10° RAFTER

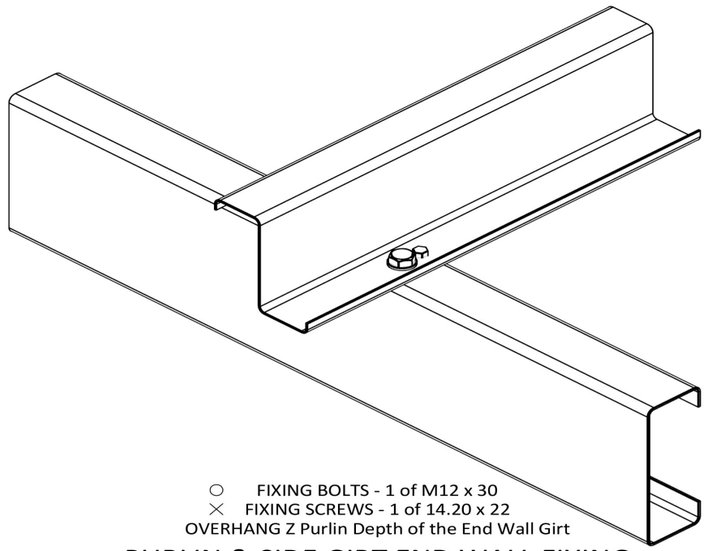


GABLE END TOP END GIRT FIXING - Z



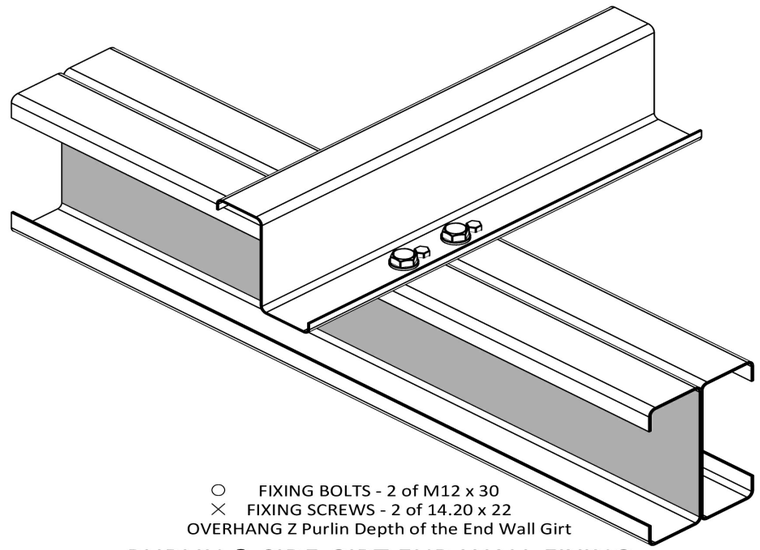
× FIXING SCREWS - 4 of 14.20 x 22

GIRT FIXING TO RAFTER - Z



○ FIXING BOLTS - 1 of M12 x 30
× FIXING SCREWS - 1 of 14.20 x 22
OVERHANG Z Purlin Depth of the End Wall Girt

PURLIN & SIDE GIRT END WALL FIXING Z PURLIN - SINGLE COLUMN OR RAFTER



○ FIXING BOLTS - 2 of M12 x 30
× FIXING SCREWS - 2 of 14.20 x 22
OVERHANG Z Purlin Depth of the End Wall Girt

PURLIN & SIDE GIRT END WALL FIXING Z PURLIN - BACK TO BACK COLUMN OR RAFTER

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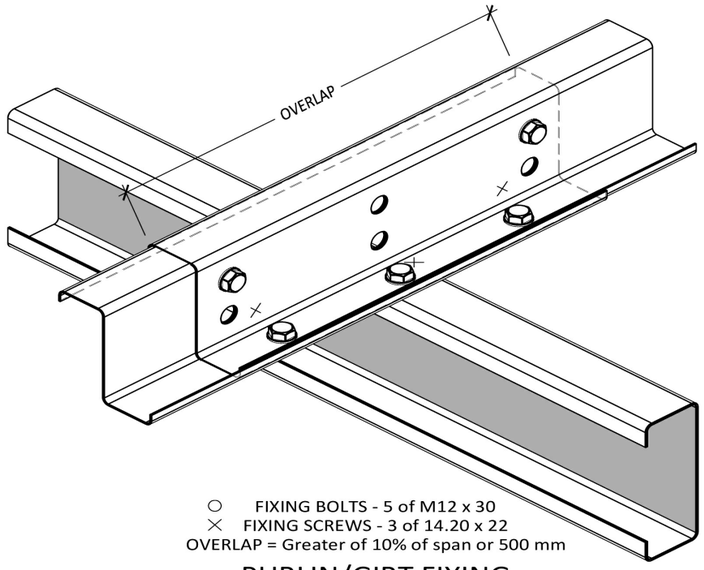
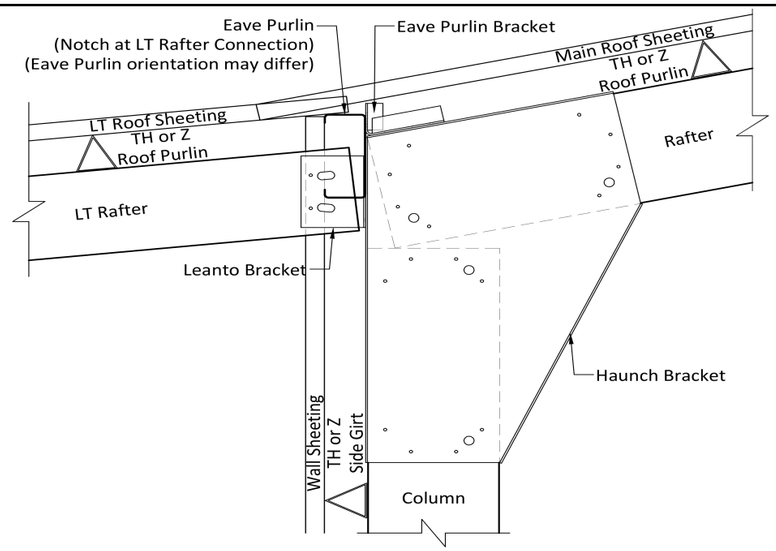
Practising Professional Structural & Civil Engineers

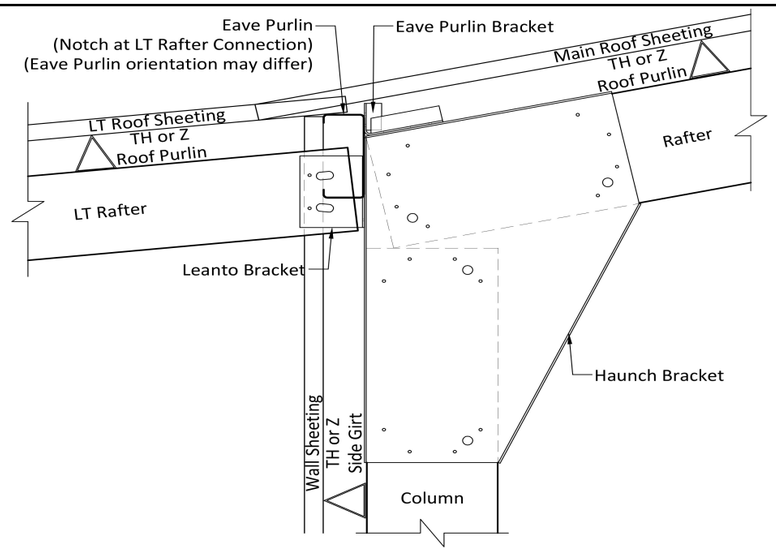
Signature: Date: John Ronaldson
Date: 03/09/2025



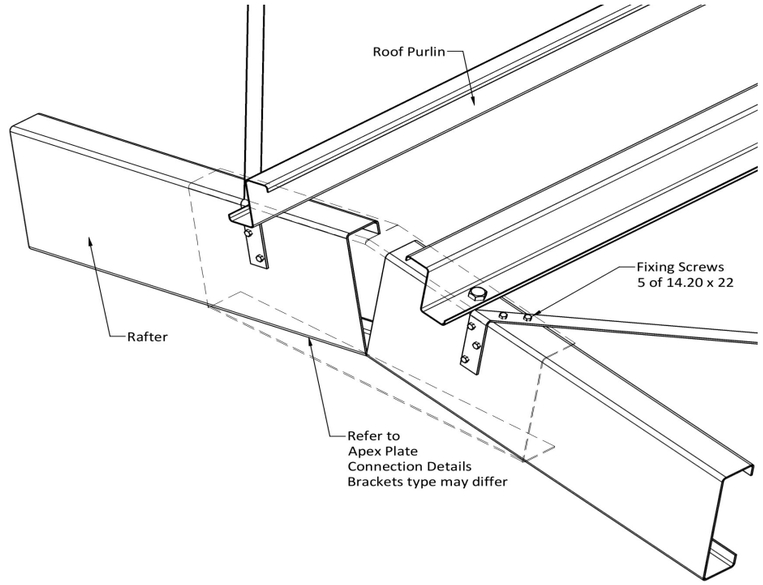
PURLIN/GIRT FIXING
SINGLE C SECTION COLUMNS OR RAFTERS



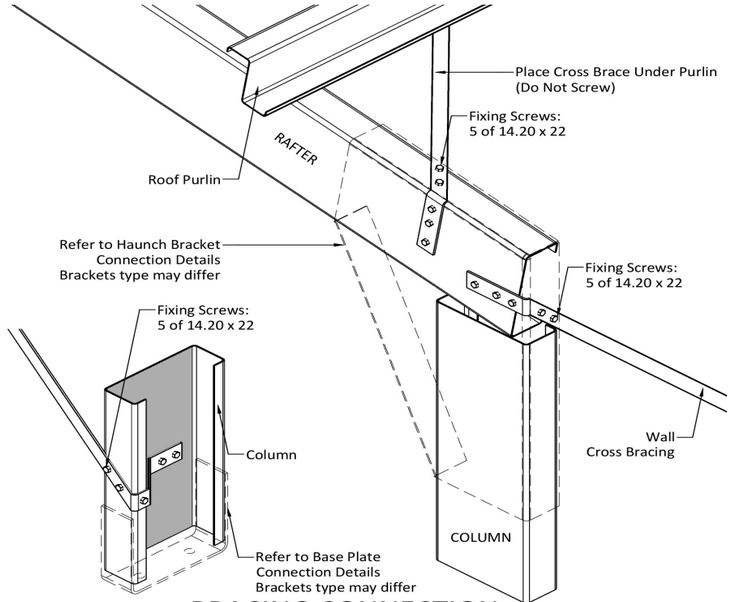
LEANTO CONNECTION - WITH WALL SHEETING



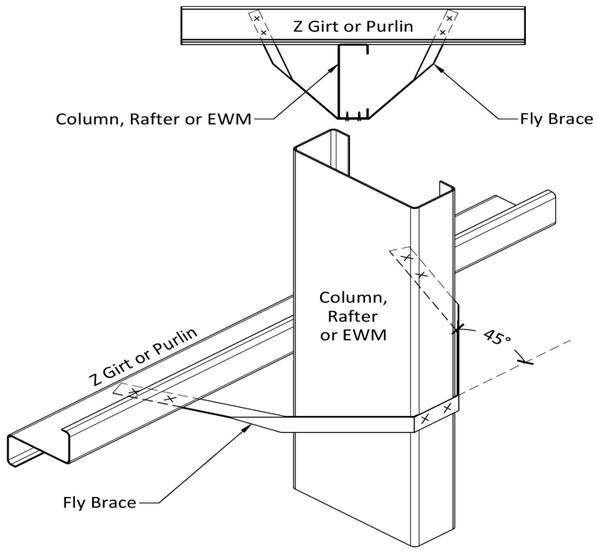
LEANTO CONNECTION - WITH WALL SHEETING



BRACING CONNECTION AT APEX



BRACING CONNECTION



To be fixed on all Columns, Rafters and EWM, at spacings nominated in the General Notes
× FIXING SCREWS - 6 of 14.20 x 22

FLY BRACING

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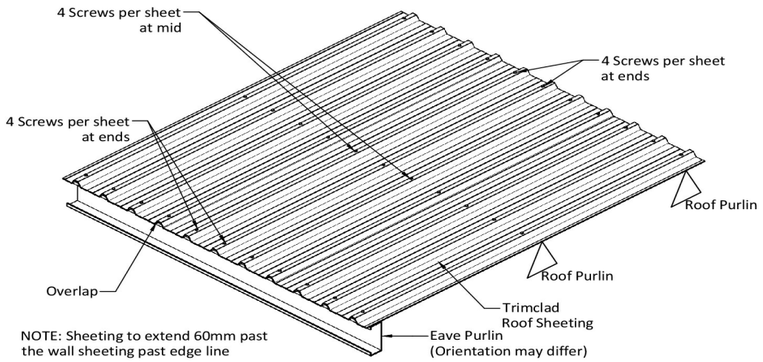
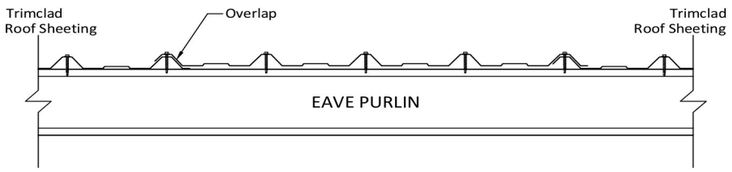
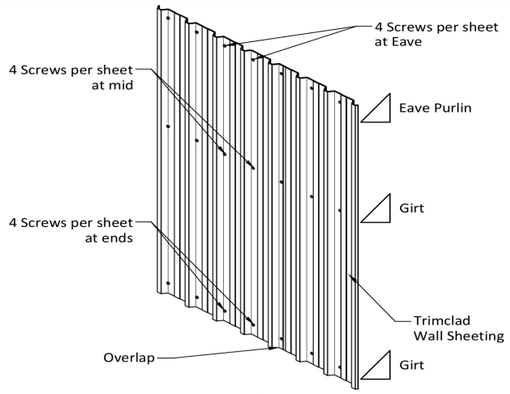
Site Location: 161 Moore St Westbury TAS 7303 Australia				
Drawing # WSS250719 - 8	Print Date: 03/09/2025			Signature: Date: John Ronaldson Date: 03/09/2025

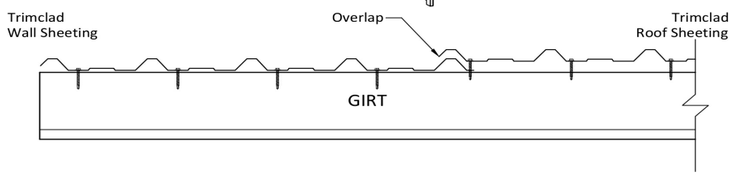




Roofing Screws - 12.14 x 53 Hex Seal High Grip

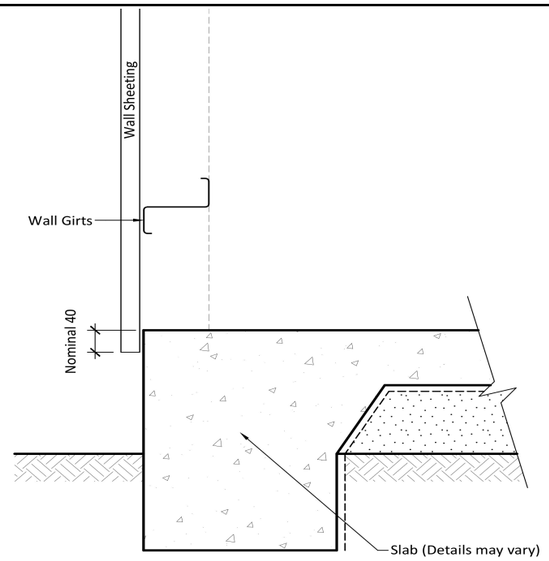
TRIMCLAD ROOF SHEET FIXING





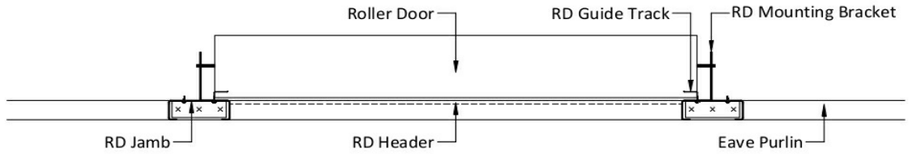
Wall Screws - 10.16 x 16 Hex

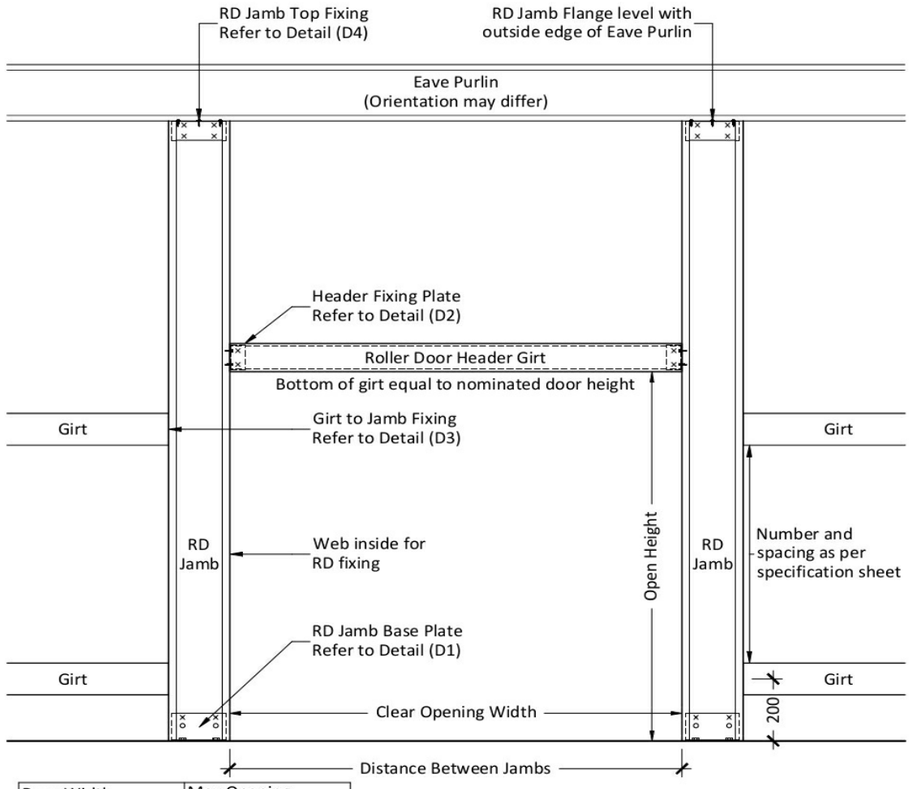
WALL SHEETING CONNECTION DETAILS



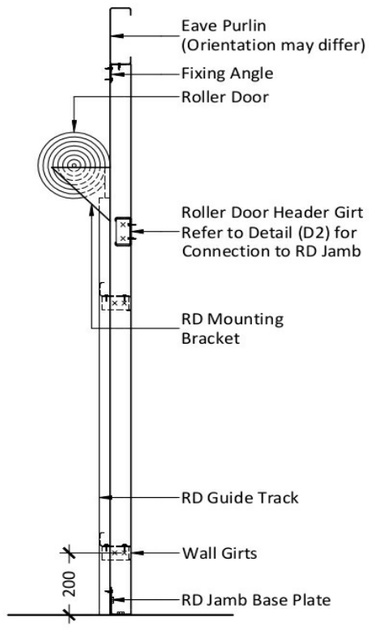
WALL SHEET OVERHANG DETAIL

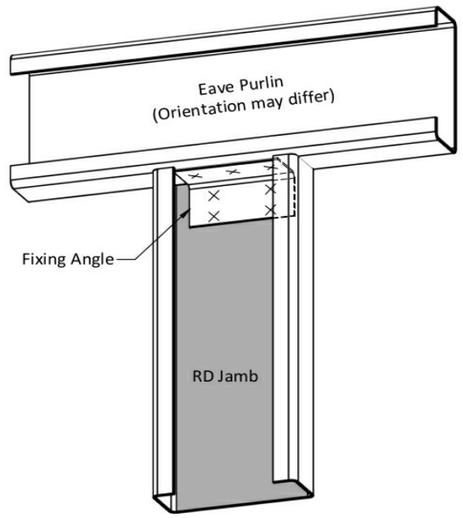
Purchaser Name: Dylan & Mikayla Schnoor		**Connection Details** Not to Scale Page 6 of 8 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: J Ronaldson Date: John Ronaldson Date: 03/09/2025
Site Location: 161 Moore St Westbury TAS 7303 Australia				
Drawing # WSS250719 - 8	Print Date: 03/09/2025			





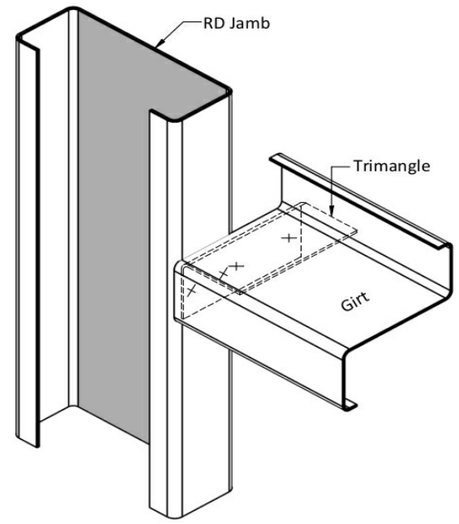
Door Width	Max Opening
≤3.1m	Door Width -50mm
>3.1m or ≤5.1m	Door Width -100mm





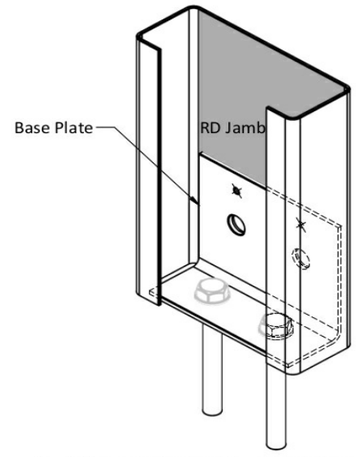
× FIXING SCREWS - 7 of 14.20 x 22

DETAIL (D4) - RD JAMB TOP FIXING



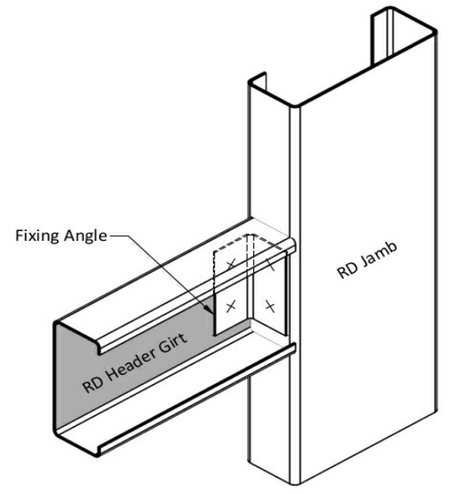
× FIXING SCREWS - 4 of 14.20 x 22

DETAIL (D3) - GIRT FIXING TO RD JAMB



2 of M12 x 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & C300 JAMBS
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLTS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
× FIXING SCREWS - 2 of 14.20 x 22

DETAIL (D1) - RD JAMB BASE PLATE



× FIXING SCREWS - 4 of 14.20 x 22

DETAIL (D2) - RD HEADER GIRT FIXING

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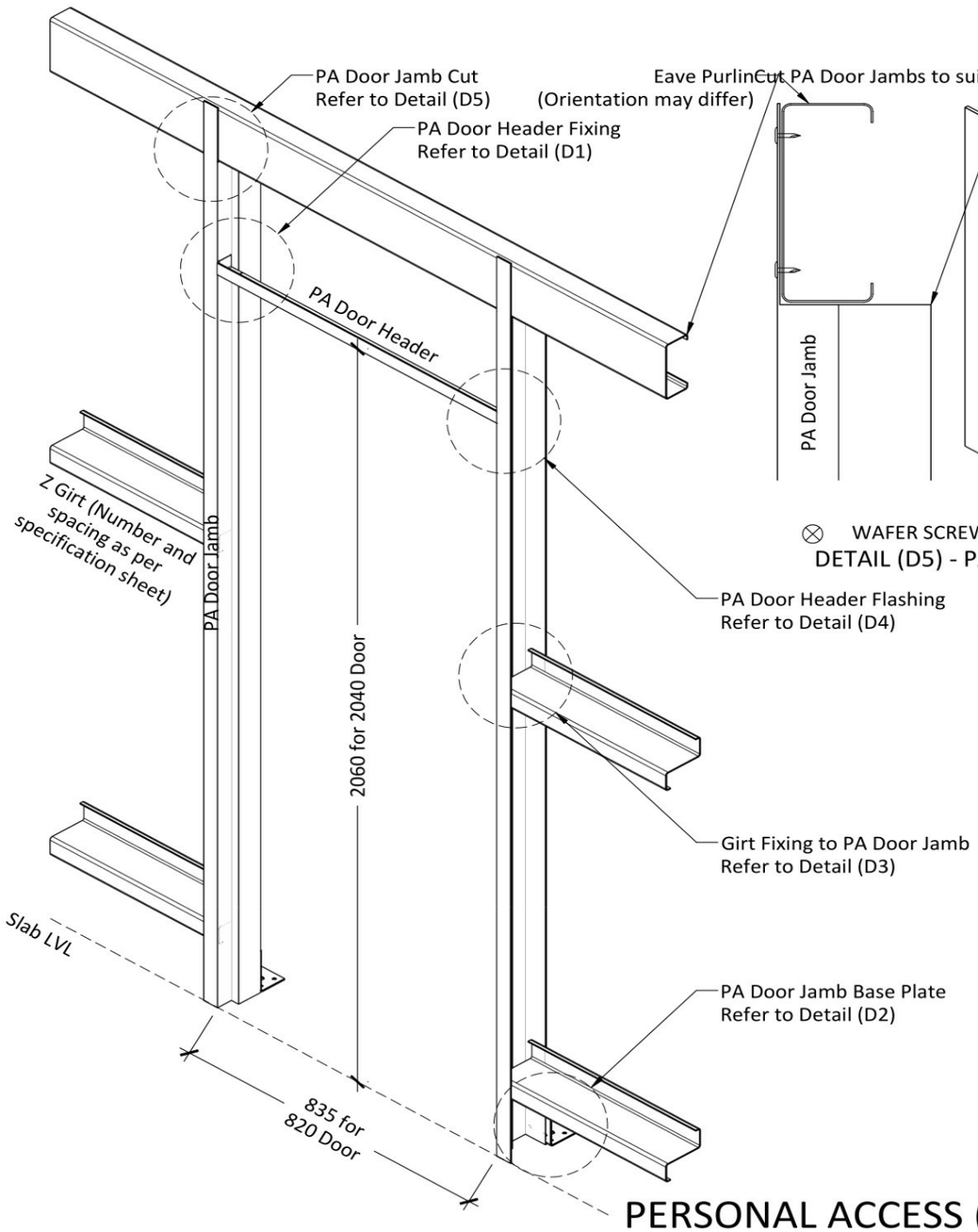
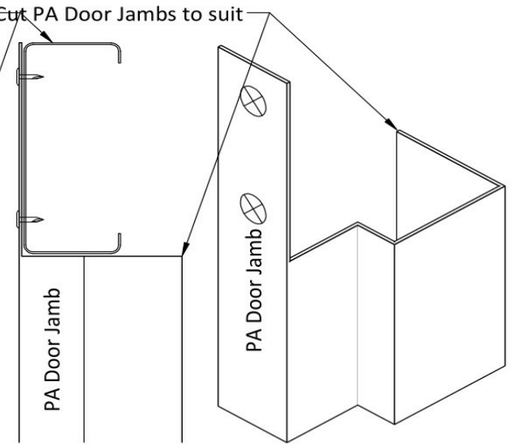
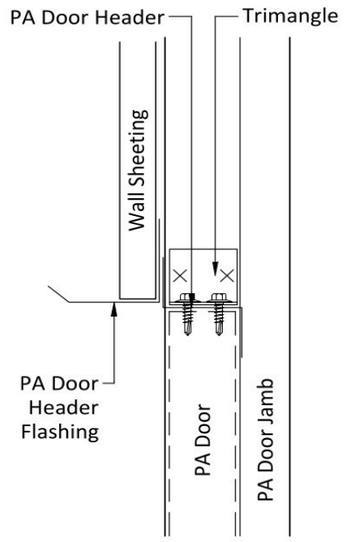
Site Location: 161 Moore St Westbury TAS 7303 Australia				Signature: Date: John Ronaldson Date: 03/09/2025
Drawing # WSS250719 - 8	Print Date: 03/09/2025			



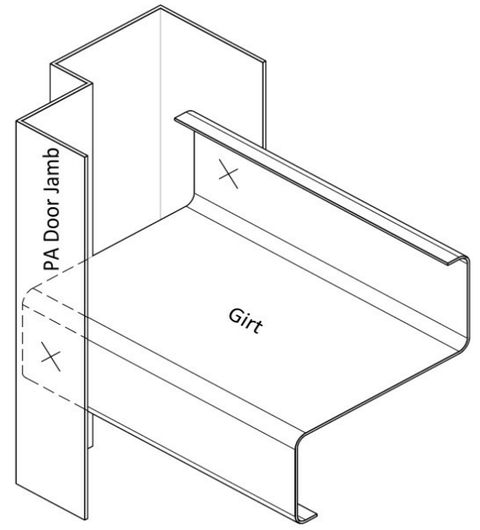


⊗ WAFER SCREWS - 2 of 14.20 x 22

DETAIL (D5) - PA DOOR JAMB CUT

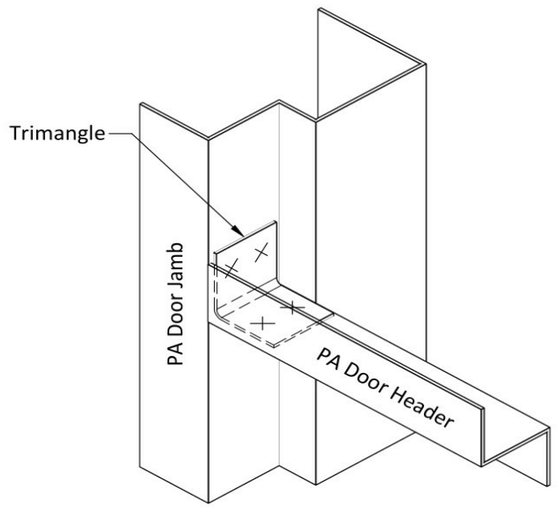


DETAIL (D4) - PA DOOR HEADER FLASHING



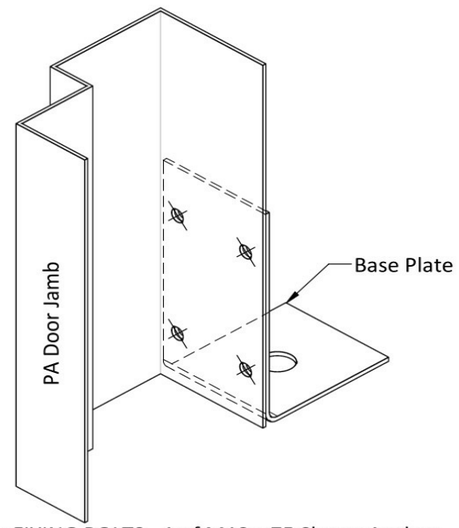
× FIXING SCREWS - 2 of 14.20 x 22

DETAIL (D3) - GIRT FIXING TO PA DOOR JAMB



× FIXING SCREWS - 4 of 14.20 x 22

DETAIL (D1) - PA DOOR HEADER FIXING



○ FIXING BOLTS - 1 of M12 x 75 Sleeve Anchor
× FIXING SCREWS - 4 of 14.20 x 22

DETAIL (D2) - PA DOOR JAMBS BASE FIXING

PERSONAL ACCESS (PA) DOOR - FITTED TO EAVE PURLIN

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Site Location: 161 Moore St Westbury TAS 7303 Australia				
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