

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 25 JULY 2016



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PLANNING

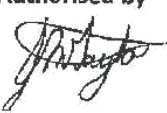
**6. Proposed Use and Development - Proposed Outbuilding (Shed)
Relying on performance Criteria - 8 Chardonnay Drive,
Berriedale**

1: Attachment - 8 Chardonnay Drive, Berriedale2





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-129	Council notice date	28/06/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00894-GCC	Date of response	04/07/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	8 CHARDONNAY DR, BERRIEDALE	Property ID (PID)	7543825
Description of development	Proposed shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Matt Gilley	1289 Sheet A01		JUN 2016
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

IMPORTANT

- 1. USE WRITTEN DIMENSIONS ONLY.
- 2. DO NOT SCALE DRAWINGS.
- 3. THE CONTRACTORS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
- 4. ENSURE THAT THE DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS APPROVED BY THE RELEVANT LOCAL AUTHORITY.
- 5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- 6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
- 7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
- 8. IF IN DOUBT- ASK! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE KEY

- A EXISTING BRICK VENEER RESIDENCE.
- B PROPOSED STEELINE COLORBOND METAL SHED STRUCTURE 6.00m x 6.00m

SITE COVERAGE (as per Glenorchy Interim Planning Scheme 2015)

EXISTING BRICK RESIDENCE - 200m²
PROPOSED SHED - 36.00m²
TOTAL - 236m²
SITE AREA - 714m²
TOTAL SITE COVERAGE - 33.05%

MATT GILLEY | building designer

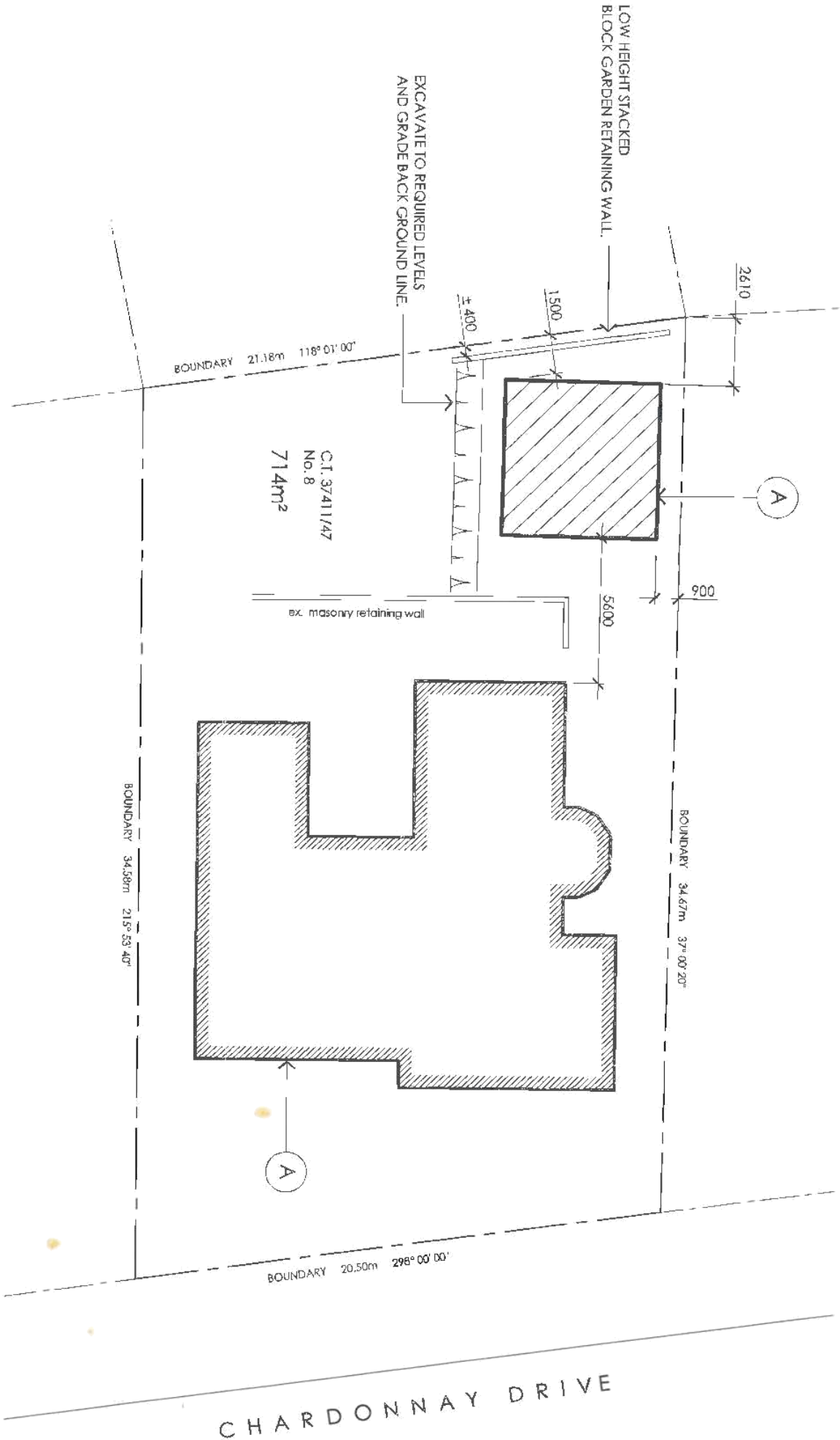
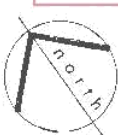
PO Box 284 Underfalla Tasmania 7015 P: 0437498298 e: matt.gilley@bigpond.com

issue	description	date

project
PROPOSED SHED 8 CHARDONNAY DRIVE BERRIEDALE
I. DRAPER

drawing	SITE PLAN	
scale	project no.	drawing no.
1:200	1289	AO1
date	drawn	M/G
JUN 2016		

CLARENCE CITY COUNCIL PLANNING PROGRAM
APPLICATION No 16-129
PLAN No 81
DATE RECEIVED 21-6-16
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GENERAL NOTES

WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner/builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), AS WELL AS LOCAL COUNCIL RULES/REGULATIONS.

A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, AND DRAWINGS STAMPED "APPROVED" BY THE LOCAL AUTHORITY **MUST BE KEPT ON SITE**.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SHED MANUFACTURER'S PLANS, DETAILS & SPECIFICATIONS FOR ALL CONCRETE FOOTINGS & SLABS, & STEEL FRAMING.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.1 OF BCA, EXCAVATION & FILL UTILISING UNPROTECTED EMBANKMENTS SHALL BE IN ACCORDANCE WITH TABLE 3.1.1.1 OF THE BCA.

IF RECOMMENDED IN SOIL REPORT OR BY STRUCTURAL ENGINEER, SUB-SOIL DRAINAGE AROUND THE BUILDING MUST BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.2 OF THE BCA AND AS/NZS 3500.3.2 OR AS/NZS 3500.5 (domestic installations, section 5).

FOOTING & SLAB CONSTRUCTION (including vapour barriers & damp-proofing membranes) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2870, AND MUST COMPLY WITH PART 3.2 OF THE BCA. NO EDGE REBATE SHALL BE LESS THAN 20mm. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 - AND HAVE A MINIMUM STRENGTH OF 25MPa (NZS) AT 28 DAYS. STEEL REINFORCING MUST COMPLY WITH AS 2870. GENERALLY CONCRETE AND REINFORCING MUST COMPLY WITH PART 3.2.3 OF BCA, ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

FOOTING AND SLAB CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.2.5 OF BCA AND AS 2870. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL STEEL WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.2 OF THE BCA, AS 4100 AND AS/NZS 4600. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH PART 3.4.4 OF BCA, AS 4100 AND AS/NZS 4600. ALL EXTERNAL STRUCTURAL STEEL MEMBERS & FIXINGS SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH PART 3.4.4.4 OF THE B.C.A. GENERALLY HOT DIP GALVANISED UNLESS NOTED OTHERWISE.

ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.6.1 OF BCA. COLORBOND FINISH TO SHEET ROOFS (uno) AS SELECTED BY OWNER. ALL RIDGES, FASCIAS, BARGE ENDS, HIP ENDS AND ROOF PENETRATIONS MUST BE PROPERLY FLASHED AND SEALED (i.e. watertight). REFER TO ARCHITECTURAL DWGS FOR TYPICAL SARKING DETAILS AND EXTENT OF ROOF CLADDINGS.

ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3.2 OR AS/NZS 3500.5 (domestic installations, section 5). REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS.

ALL FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS AND BUSH FIRE HAZARD ASSESSMENT, MANAGEMENT PLAN & SPECIFICATION PROVIDED BY OTHER CONSULTANTS.

MINIMUM CEILING HEIGHTS SHALL BE GENERALLY 2.4m, UNLESS IN A KITCHEN, HALL, BATHROOM, LAUNDRY OR SHED, WHERE A MINIMUM OF 2.1m IS ACCEPTABLE. MINIMUM CEILING HEIGHTS ABOVE THE NOSINGS OF STAIR TREADS MUST BE 2.0m CLEAR.

PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1690.0. LIGHTING LAYOUT TO BE CO-ORDINATED BETWEEN THE OWNER AND BUILDER.

ALL RELEVANT BUILDING WORKS SHALL COMPLY WITH PART 3.12 (energy efficiency) OF THE BCA. UNCONDITIONED CLASS 10 BUILDINGS ARE NOT REQUIRED TO COMPLY WITH THIS SECTION.

PLUMBING NOTES

ALL PLUMBING & DRAINAGE SHALL COMPLY WITH AS 3500, THE TASMANIAN PLUMBING CODE, THE PLUMBING CODE OF AUSTRALIA & THE MUNICIPAL STANDARD DRAWINGS.

UNLESS NOTED OTHERWISE, ALL SEWER AND STORMWATER DRAINS SHALL BE PVC SEWER CLASS "SN6" TO AS 1260.

ALL CONNECTIONS TO COUNCIL OR Tas Water SERVICES SHALL BE UNDERTAKEN BY THE COUNCIL OR Tas Water AUTHORITY AT THE DEVELOPER'S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

MINIMUM PIPE GRADES:-
STORMWATER - 1:100% (1:100)

DP - NEW UPVC DOWNPIPE Ø75 (unless noted otherwise).

ROOFING NOTES

METAL ROOF SHEETING SHALL COMPLY WITH AS 1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING: METAL.

ALL ROOF SHEETING, FLASHINGS, CAPPINGS, FIXINGS AND PENETRATION FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1 & MANUFACTURER'S DETAILS & SPECIFICATIONS.

ALL FIXINGS/FASTENERS SHALL BE GALVANISED, AND COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. CUSTOM ORB SHEETS CREST FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

WHEREVER POSSIBLE, ROOF SHEETS ARE TO BE LAID WITH ONE AND A HALF SIDE LAPS, ENSURING THAT THE SIDE LAP IS FACING AWAY FROM PREVAILING WEATHER.

ROOF SHEETS MUST BE LAID, WHEREVER POSSIBLE, USING COMPLETE LENGTHS FROM FASCIA TO RIDGE.

ALL ROOF FLASHINGS AND CAPPINGS MUST BE PURPOSE MADE, MACHINE FOLDED COLORBOND SHEET. FLASHINGS THAT RUN PARALLEL WITH THE ROOF SHEET SHOULD HAVE THEIR EDGE TURNED DOWN TO DIP INTO THE ROOF SHEET PAN/VALLEY. FLASHINGS THAT RUN ACROSS THE TOP OF THE ROOF SHEETING SHALL ALSO HAVE THEIR EDGE TURNED DOWN AND NOTCHED TO FIT OVER THE TRIMDEK SHEET RIBS. ALL FLASHINGS SHALL BE FIXED AT 600 cts. max.

WHS REGULATIONS 2012

WORKPLACE HEALTH & SAFETY REGULATIONS 2012 (WHS REGULATIONS) REQUIRE THERE TO BE A PRINCIPAL CONTRACTOR (THE BUILDER) FOR ANY PROJECT WITH A CONSTRUCTION VALUE OVER \$250,000.

THE BUILDER SHALL SAFELY CARRY OUT ALL WORK IN ACCORDANCE WITH WHS REGULATIONS. THE WHS REGULATIONS REQUIRE THAT BEFORE STARTING WORK THE BUILDER MUST IDENTIFY ALL OF THE HIGH RISK CONSTRUCTION WORK THAT WILL BE UNDERTAKEN, DEVELOP SAFE WORK METHOD STATEMENTS FOR THESE, AND ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THEM.

POWER SUPPLY

WHERE WORK IS IN PROXIMITY TO OVERHEAD POWER LINES, THE BUILDER SHALL FORM AN APPROPRIATE SAFE WORK STRATEGY, WHERE THE EXISTING POWER SUPPLY NEEDS TO BE RELOCATED, THE BUILDER SHALL CONSULT WITH 'AUBORA' & ALL OTHER RELEVANT AUTHORITIES. POWER LINE RELOCATION SHALL BE CONDUCTED IN A SAFE MANNER, AND IN ACCORDANCE WITH ALL RELEVANT STANDARDS & REGULATIONS.

CONSTRUCTION WORK - CODE OF PRACTICE

THE CODE OF PRACTICE FOR CONSTRUCTION WORK IS AN APPROVED CODE OF PRACTICE UNDER SECTION 274 OF THE WORK HEALTH & SAFETY ACT (the WHS Act).

AN APPROVED CODE OF PRACTICE IS A PRACTICAL GUIDE TO ACHIEVING THE STANDARDS OF HEALTH, SAFETY AND WELFARE REQUIRED UNDER THE WHS ACT AND THE WORK HEALTH & SAFETY REGULATIONS (WHS regulations).

THE CODE PROVIDES GUIDANCE TO PRINCIPAL CONTRACTORS AND OTHER PERSONS CONDUCTING A BUSINESS OR UNDERTAKING, WHO CARRYOUT CONSTRUCTION WORK, ON HOW TO MEET THE HEALTH & SAFETY REQUIREMENTS UNDER THE WHS ACT & REGULATIONS RELATING TO CONSTRUCTION WORK.

THE CODE SHOULD BE READ IN CONJUNCTION WITH OTHER CODES OF PRACTICE ON SPECIFIC HAZARDS AND CONTROL MEASURES RELEVANT TO THE CONSTRUCTION INDUSTRY INCLUDING (but not limited to):-

- DEMOLITION WORK
- EXCAVATION WORK
- MANAGING ELECTRICAL RISK AT THE WORKPLACE
- MANAGING THE RISK OF FALLS AT WORKPLACES
- MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK
- PREVENTING FALLS IN HOUSING CONSTRUCTION
- CONFINED SPACES
- HAZARDOUS MANUAL TASKS
- FIRST AID IN THE WORKPLACE
- SAFE DESIGN OF STRUCTURES

A COPY OF THE CODE OF PRACTICE FOR CONSTRUCTION WORK CAN BE DOWNLOADED FROM THE FOLLOWING LINK:-

<http://www.safeworkaustralia.gov.au/sites/swa/about/publications/pages/construction-work>

PROTECTIVE COATINGS FOR STEELWORK (FROM BCA TABLE 3.4.4.2)

ENVIRONMENT - **MODERATE** (more than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or heavy non-industrial areas).

NO PROTECTION REQUIRED FOR INTERNAL STEELWORK IN A PERMANENTLY DRY LOCATION.

EXTERNAL STEELWORK PROTECTION OPTIONS:-

1. 2NO. COATS ALKYD PRIMER.
2. 2NO. COATS ALKYD GLOSS.
3. HOT DIP GALVANISE 300g/m²
3. HOT DIP GALVANISE 100g/m² min. PLUS (a) 1NO. COAT SOLVENT BASED VINYL PRIMER; OR (b) 1NO. COAT VINYL GLOSS OR ALKYD.

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issue	description	date

project:

PROPOSED SHED
8 CHARDONNAY DRIVE
BERRIEDALE

proprietor:

I. DRAPER

drawing

GENERAL NOTES

scale:

project no.

drawing no.

N/A

1288

date:

JUN 2016

drawn

MIG

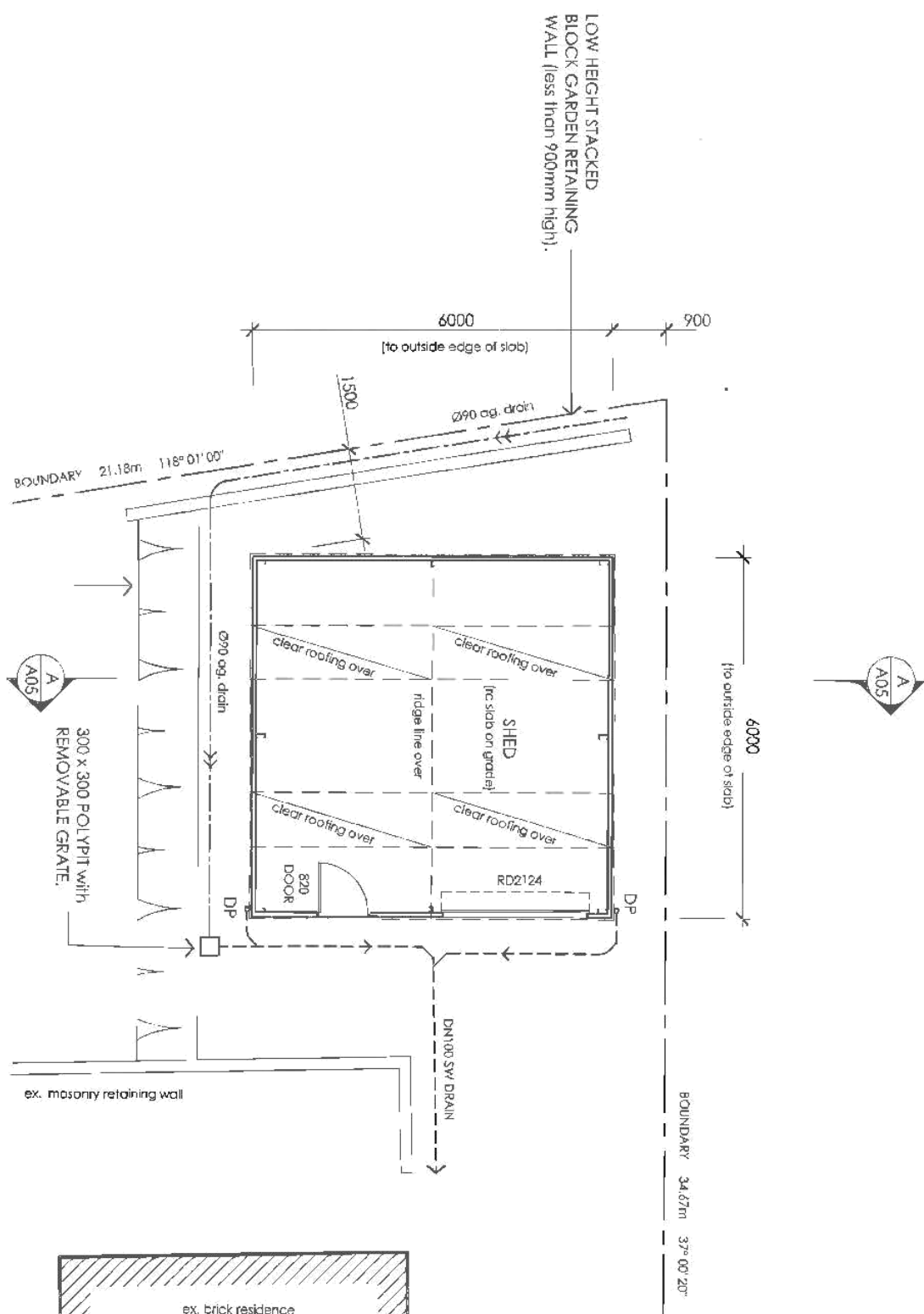
A02

WALL KEY

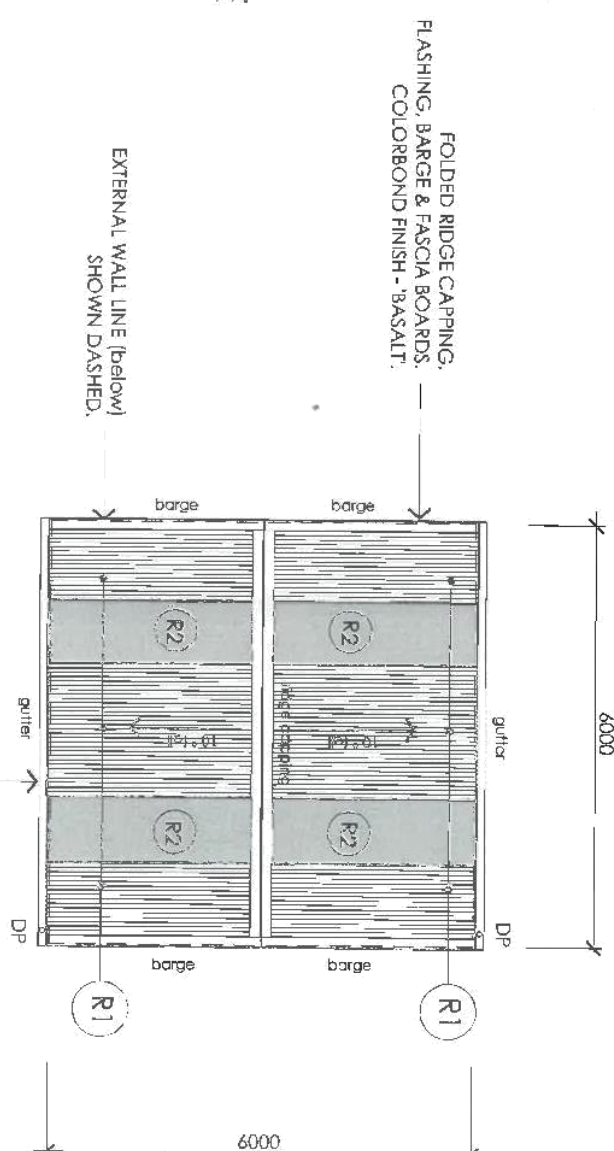
HORIZONTAL 64mm TOP HAT BATTENS OVER STEEL FRAME.
REFER TO DRAWINGS PROVIDED BY STEELINE.
COLORBOND 'STEELCLAD' SHEET WALL CLADDING OVER.

ROOF KEY & NOTES

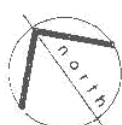
- R1** CUSTOM ORB STEEL ROOF CLADDING, PITCH - 10° COLORBOND FINISH - 'BASALT'.
- R2** CLEAR CORRUGATED POLYCARBONATE ROOF SHEETING, INSTALL SAFETY MESH UNDER PITCH - 10°, TINT COLOUR AS SELECTED BY OWNER.
- DP** NEW UPVC DOWNPIPE Ø75



FLOOR PLAN 1:100
PROPOSED SHED/CARPORT - 54.00m²



ROOF PLAN 1:100



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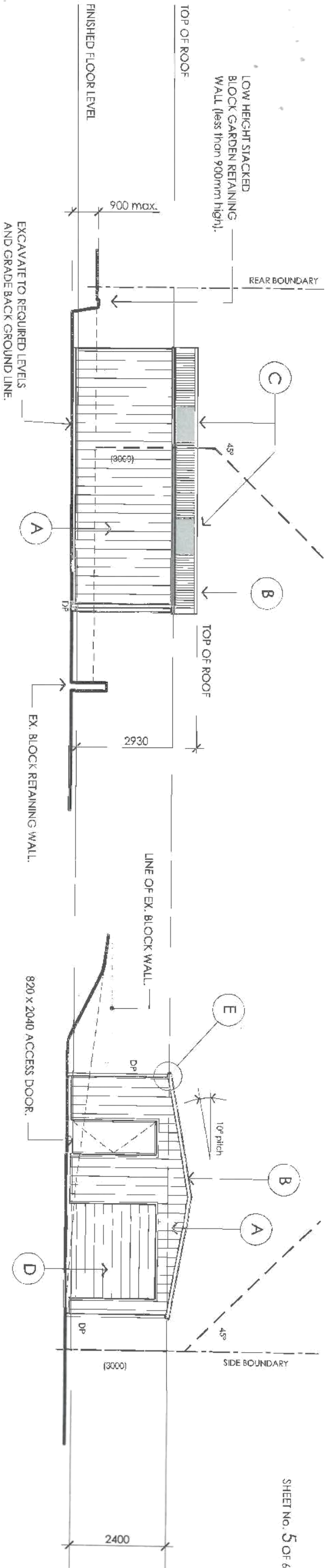
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object

PROPOSED SHED
8 CHARDONINAY DRIVE
BERRIDALE

I. DRAPER

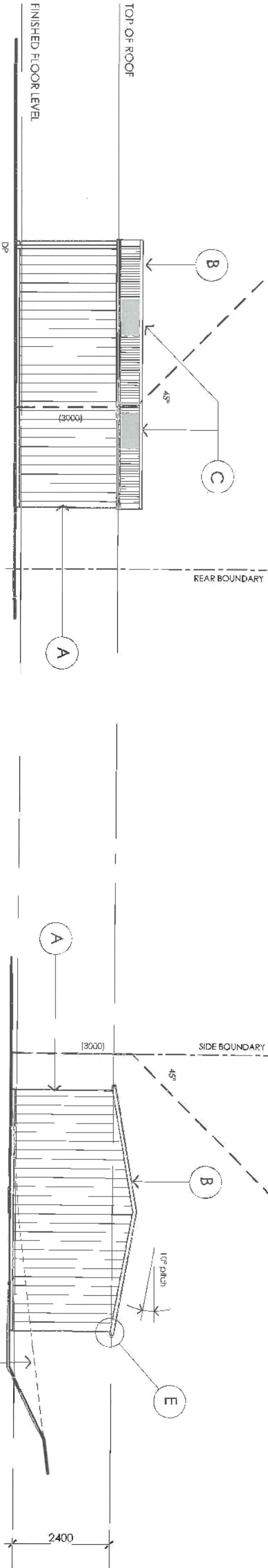
drawing			FLOOR PLAN S. ROOF PLAN	
scale	project no.		drawing no.	
1:100	1289			
date	drawn	M/R		
JUN 2016		A03		



SHEET NO. 5 OF 6

WEST ELEVATION 1:100

SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

NORTH ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A STEELCLAD SHEET WALL CLADDING. COLORBOND - EVENING HAZE.
- B CORRUGATED ROOF SHEETING. COLORBOND - BASALT.
- C CLEAR CORRUGATED POLYCARBONATE ROOF SHEETING. INSTALL SAFETY MESH UNDER.
- D 2100h x 2200w ROLLER-DOOR. COLORBOND - EVENING HAZE.
- E METAL 115mm QUAD GUTTERING. BARGE & FASCIA BOARDS. COLORBOND FINISH - BASALT.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURERS SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

APPROVED WITH GLENORCHY PLANNING PROGRAM
APPLICATION NO. 16-129
PLAN No. P1
DATE 4 of 5
21-6-16

MATT GILLEY | building designer

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issue	description	date

project
PROPOSED SHED 8 CHARDONNAY DRIVE BERRIEDALE
PROPOSER I. DRAPER

drawing	ELEVATIONS
scale 1:100	project no. 1289
date 11 JUN 16	drawn MAG

A04

- D** 2100h x 2200w ROLLER-DOOR, COLORBOND - EVENING HAZE

COLORBOND WALL CLADDING

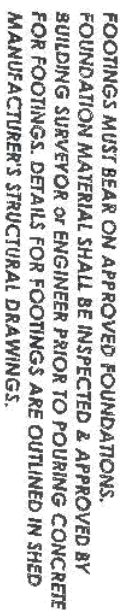
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REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.



AG. DRAIN DETAIL 1:20
TYPICAL

PLAN NO. 21-6-16
DATE RECEIVED 5 of 5
PAGE



SECTION A - A 1:50

A	A03
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MATT GILLEY | building designer

drawing		SECTION A-A	
scale	1:20 1:50	project no.	1289
date	JUN 2016	drawn	MIG
		drawing no.	A05