PLEASE QUOTE
Your Ref:
Our Ref: DA 2025/69

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	**DA 2025/69**
Development Site: -	**13 Ewington Way ROMAINE** **CT: 145642/2**
Proposal: -	**(Outbuilding) Shed**

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **27 October 2025.** Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
PRINCIPAL PLANNER
Date of Notice**: - 11 October 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

BURNIE CITY COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only
Application No _____
Date Received _____
Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address: 13 Ewington Way, Romaine 7320

Certificate of Title Reference: 145642/2

Applicant

First Name: Natasha / Mark
Second Name: Lee / William
Surname: Nitz

Postal Address:
Phone No:
Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address? YES ◉ NO ○

Applicants Signature: _____ SIGN HERE

Owner (note – if more than one owner, all names must be indicated)

First Name: (as above)
Second Name:
Surname:

Postal Address:
Phone No:

Instruction for making a permit application

a) ***Use or development?***

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

"Use" is the purpose or manner for which land is utilised. ‘‘Development" is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) ***Required Information***

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) ***Applicable Provisions and Standards***

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5*)

d) ***Discretionary Permits***

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) ***If the applicant is not the landowner***

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) ***Applicant declaration***

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) ***Payment of Fees***

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information (NB If insufficient space, please attach separate document)

Proposed Use:

Use Class Residential

Documents included with the permit application to describe the Use

Planning justification - Abel Design Tas

Proposed Development

Use class to which the development applies Residential

Documents included with the permit application to describe the Development

Design drawings - Abel Design Tas
Shed documents - Sheds n Homes

Provisions and Standards relied upon for grant of a Permit

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant Date

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature) Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) Date

Applicant Declaration

I, Natasha & Mark Nitz

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

SIGN HERE

Signature of Applicant Date 2/10/2025

Office use only

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
145642	2
EDITION	DATE OF ISSUE
5	26-Jun-2025

SEARCH DATE : 21-Jul-2025
SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

City of BURNIE
Lot 2 on Sealed Plan 145642
Derivation : Part of Section 81 in the Emu Bay Block of 50,000 Acres Gtd. to the Van Diemens Land Company
Prior CT 141643/59

SCHEDULE 1

N257525 TRANSFER to NATASHA LEE NITZ and MARK WILLIAM NITZ Registered 26-Jun-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP145642 COVENANTS in Schedule of Easements
SP145642 FENCING PROVISION in Schedule of Easements
SP141643 COVENANTS in Schedule of Easements
SP141643 FENCING COVENANT in Schedule of Easements
13/2055 CONVEYANCE Made Subject to Exceptions And Reservations in favour of The V.D.L. Co.
13/2055 CONVEYANCE Made Subject to Boundary Fences Condition
E418881 MORTGAGE to Macquarie Bank Limited Registered 26-Jun-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Craig Clarkson Orders and Joanne Lesley Orders

FOLIO REFERENCE C.T.141643/58
C.T.141643/59

GRANTEE Part of Section 81, (58A-0R-34P) Alfred James Archie pur. in the Emu Bay Block of 50000 Ac. Gtd. to the Van Diemens Land Company.

PLAN OF SURVEY

BY SURVEYOR A.J.Hudson of PEACOCK, DARCEY & ANDERSON PTY LTD REGISTERED SURVEYORS 6 QUEEN STREET, BURNIE

LOCATION CITY OF BURNIE

SCALE 1: 500 | LENGTHS IN METRES | SURVEYORS REF. 13713

REGISTERED NUMBER
SP145642

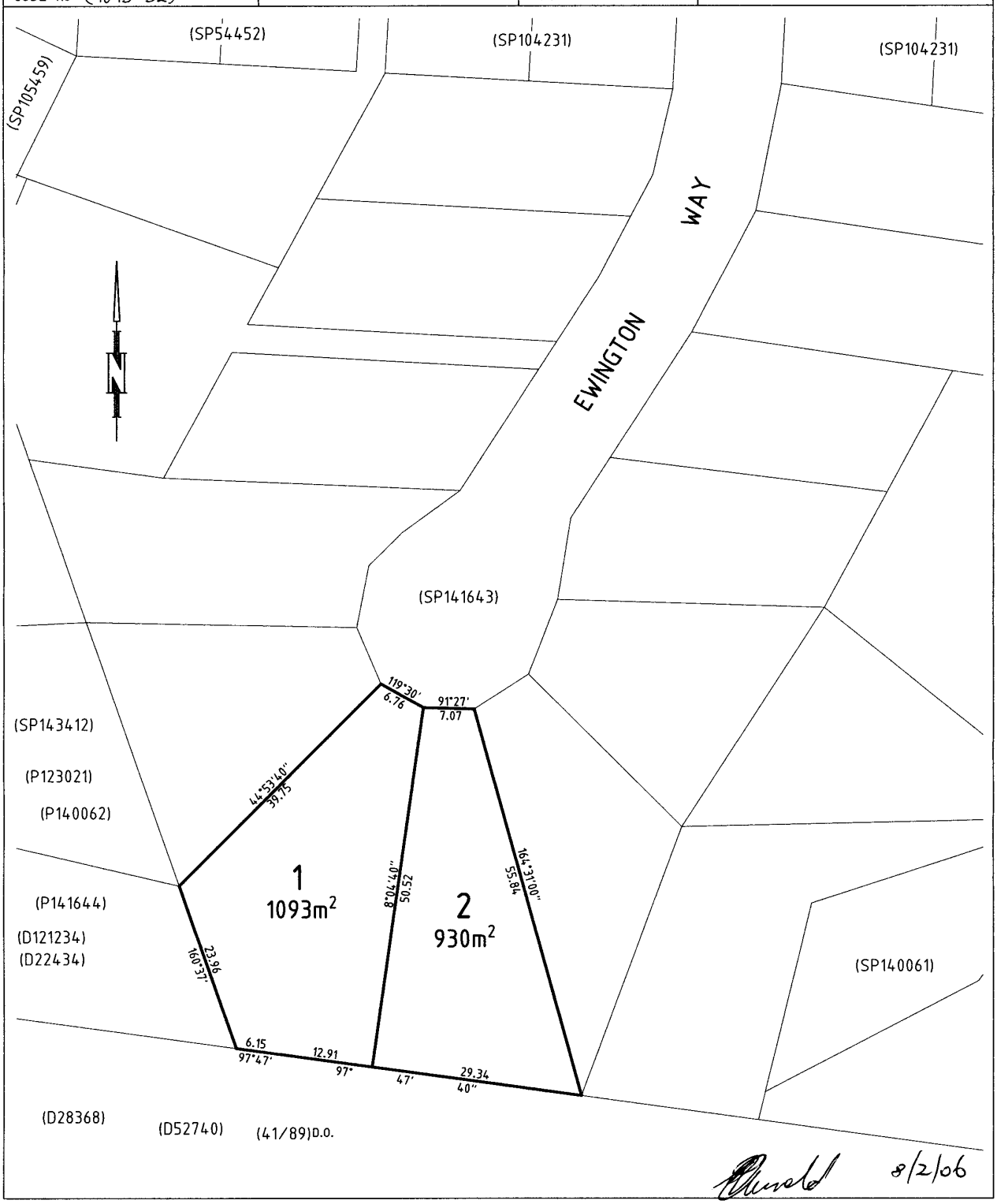
APPROVED
EFFECTIVE FROM 15 FEB 2006
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No (4045-52) 103

LAST UPI No FBP 29

LAST PLAN No SP141643

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 145642

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.

EASEMENTS AND COVENANTS

No profits a prendre are created to benefit or burden the lots on the plan.

Each lot on the plan is subject to the ~~easements and~~ restrictive covenants created by and more fully set forth in Sealed Plan No 141643.

FENCING ~~COVENANT~~ PROVISION

~~The vendor shall not be required to fence.~~

In respect to each lot on the plan the Vendor Craig Clarkson Orders & Joanne Lesley Orders shall not be required to fence.

SIGNED by **Craig Clarkson Orders**)
Joanne Lesley Orders being the)
registered proprietors of the land)
described in certificates of title volume)
141643 folio 58 and volume 141643)
folio 59 by their solicitor **Geoffrey Noel**)
McLean in the presence of:)

Tonya Marie Cunningham
41 Cattley Street
Burnie 7320
Conveyancing Clerk

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: CC & JL Orders FOLIO REF: 141643/58 & 141643/59 SOLICITOR & REFERENCE: McLean McKenzie & Topfer	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: 20 DEC 2005 SO 1016 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2	Registered Number SP 145642

EXECUTION OF CONSENT

COMMONWEALTH BANK OF AUSTRALIA
A.C.N. 123 123 124
being the Proprietor of Mortgage No. C593919

hereby consents to the within Schedule of Easement

SIGNED SEALED and DELIVERED
for and on behalf of COMMONWEALTH
BANK OF AUSTRALIA by its Attorney
Simona Hill
under Registration Power of Attorney No. 72/6177
who certifies that she is
a Conveyancing Officer
of the COMMONWEALTH BANK OF AUSTRALIA
and declares that he/she has received no notice
of revocation of the said Power of Attorney and
in the presence of:

Lisa Jane Webb, Bank Officer
Level 8, 385 Bourke St, Melbourne Victoria 3000

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

DEMONSTRATION OF PLANNING COMPLIANCE

Project No: **25114**
Date: **3/10/2025**
Client: **N.L. & M.W. Nitz**
Address: **13 Ewington Way, Romaine 7320**
Project : **Proposed Shed (by others)**

Property ID: **2679336**
Title: **145642/2**
Land Zoning: **General Residential**

6.0 Assessment of an application for use or development.

The client proposes a new shed appurtenant to an existing residence, in the General Residential Zone. There is a variation to Development Standards for Dwellings.

8.4 Development Standards for Dwellings

8.4.2 Setback

Objective:

The siting and scale of dwellings:
(a) provides reasonably consistent separation between dwellings and their frontage within a street;
(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
(d) provides reasonable access to sunlight for existing solar energy installations.

A3

Does not satisfy

P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  (ii) overshadowing the private open space of a dwelling on an adjoining property;
  (iii) overshadowing of an adjoining vacant property; and
  (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

Shading is contained within the site across general timeframe of 9am till 3pm on 21st June (worst case scenario), it is not expected to have any impact on adjoining properties. Refer shadow diagrams in drawing set.

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

Separation remains consistent with the surrounding area. Sheds on lots of 14 Ewington Way, 7 Merecedes Place, 17 Josie Crescent, all exhibit class 10a structures adjacent to a side boundary. This arrangement is typical of the immediate and greater urban area where the long narrow wedge-shaped nature of several lots dictate this arrangement.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  (i) an adjoining property; or
  (ii) another dwelling on the same site.

N/A

DELIVERY

Delivery location: <-41.0881, 145.89435>
Address for Reference Purposes: 13 Ewington Way Romaine TAS 7320 Australia
*Free delivery offer applies to delivery fees for the standard delivery area. Any additional fees for delivery due to the requirement of escort vehicle/s or when the delivery address is outside the standard delivery area are not included in this promotion. Conditions apply, refer to General Specifications below for more information.

#Pay-on-Time discount is applied so long as the final payment is received 10 working days prior to the advised delivery date.

PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

BUILDING DETAILS

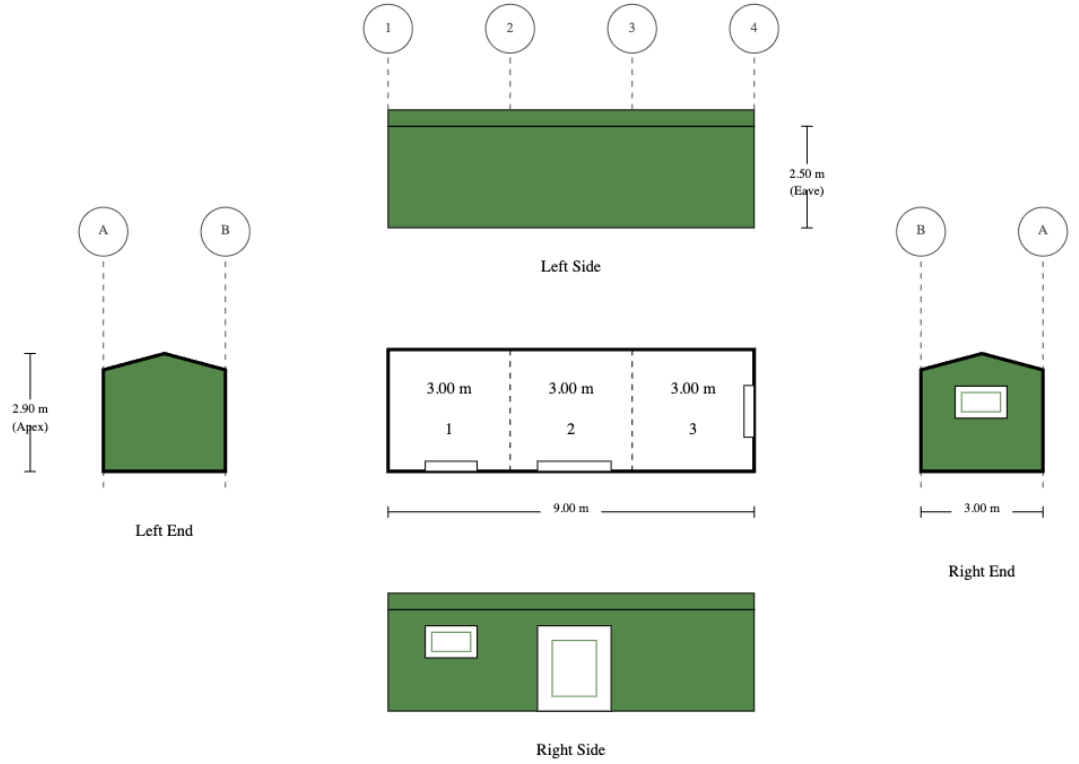
Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 1100.00 kg
Span	Main Building: 3 m
Length	9 m (3 Bays of 3 m each)
Height	2.5 m
Roof Type	Gable, 15 degrees
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of downpipes required for: Left Side = 1. Right Side = 1.
Downpipes	90mm PVC downpipe - 6m lengths,90mm Downpipe straps
Window Openings	Two (2) 790h x1274w windows and One (1) 2100h x1810w glass sliding door plus a fiberglass mesh fly screen to the opening part of the door (the supply of windows is included).
Insulation	Lightweight 60mm glass wool insulation blanket (R1.3) with a reinforced laminated thermofoil face to one side. Sufficient insulation to the roof of the main building will be provided. Additionally, sufficient wire to the roof of the main building will be provided. Wire is provided to the roof area only.
Vermin Flashing	Metal Vermin Flashing has been included to the perimeter of the building excluding any openings.
Roof Purlins & Wall Girts	Tophat sections with a minimum overlap of 10% of the bay width. The purlins and girts are Top Hat 64.
Fixing to Concrete	Tru-Bolts fitted after concrete is cured.

SPECIFIC INCLUSIONS

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.

SPECIFIC EXCLUSIONS

- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.



Purchaser Name: Mark Nitz		Building Layout Ref# JERHUB2505024-1	Seller: Sheds n Homes North West Name: Jeremy Hubbard Phone: 0418 349 180 Fax: Email: jeremy.hubbard@shedsnhomes.com.au	SHEDS n HOMES SHEDS MADE TOUGH
Site Address:				
Ref # JERHUB2505024-1	Print Date: 05/06/25			

BUILDING INFORMATION

The design criteria for the exact location and orientation has been positioned and assessed by your trained sales consultant. The NCC version used is 2022. This code was published on 1st October 2022 and is due to be updated on 1st May 2025. Any change to the NCC version required by your certifier will result in additional costs for engineering certification and to meet the requirements of the NCC. This assessment is subject to the certifying engineers site specific analysis using google earth. Final assessment by the engineer may result in a change to the materials and price. If the location or orientation needs to be changed, advise your sales consultant and obtain a new quotation.

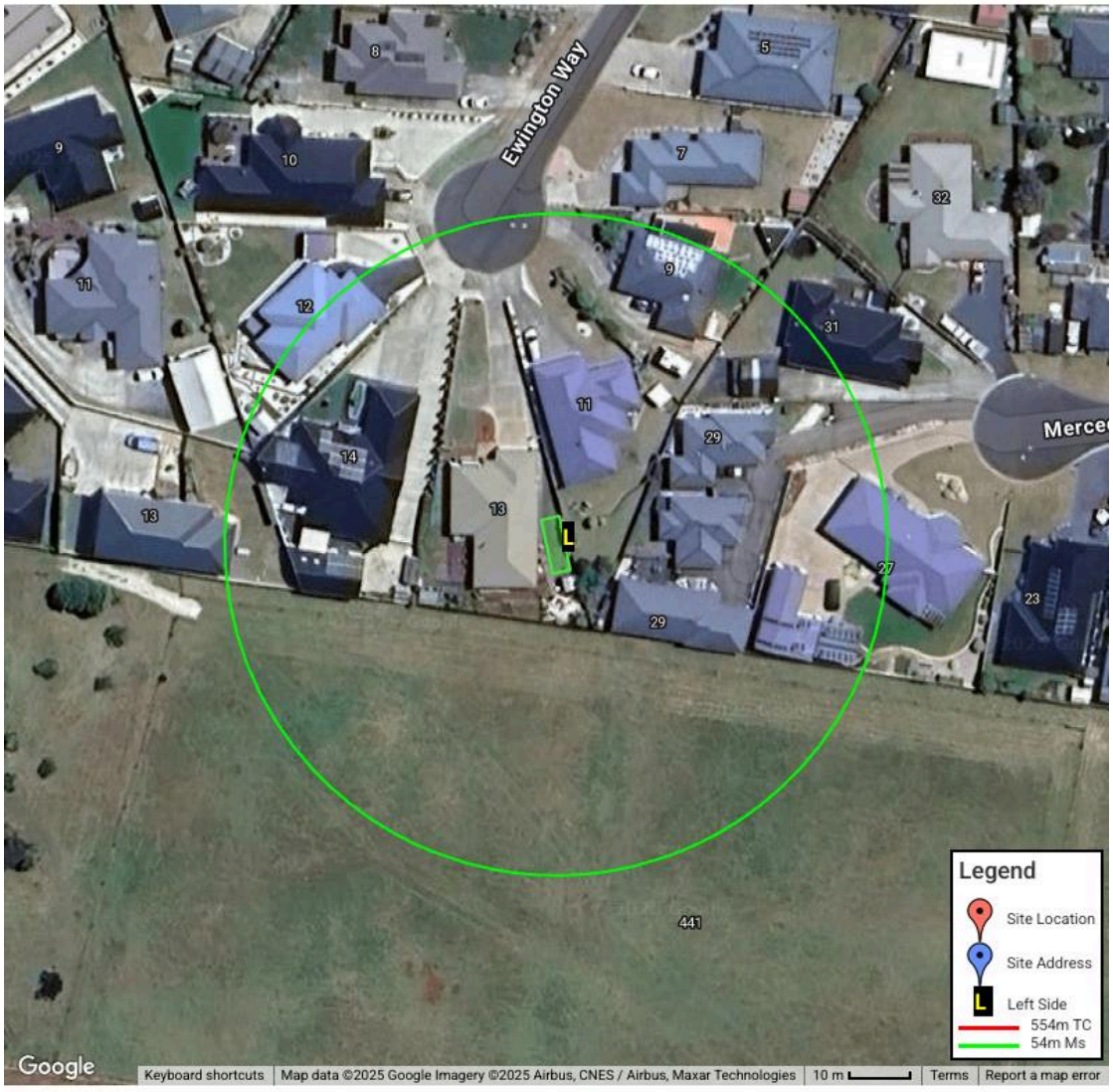
From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular but not limited to TB1A, TB1B, TB4, TB17, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. BlueScope warranties and any other supplier warranties will be limited under certain conditions. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing to materials with a longer warranty or service life, your sales consultant will be able to assist.

The Ridge capping (flashing over the apex of the building) allowed for is not suitable to Scribe In. The industry has typically provided ridging capping this way. Installation will be a lot easier, however SA HB 39 (Installation code for metal roof) provides guidelines that ridge capping should be scribed in so that water blowing up the roof is deterred from entering the building via the ridge cap. The NCC does not call up this standard, so it is not mandatory. If you want to Scribe In your ridge capping, please advise your sales consultant to add it to your quotation.

DESIGN CRITERIA

Exact Location Used	Geographic Co-ordinates of <-41.08816, 145.89422>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	13 Ewington Way Romaine TAS 7320 Australia
Building Orientation	Left Side of building orientated to 78° (easterly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A3; TC = 2.0; Mt = 1.02; Mc = 1; Ms = 0.99; giving a Vdes of 37.2 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA



Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes -All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing an engineering certification,using Google Earth, the engineer carries out a site specific check based solely on the nominate coordinates and orientation. A structural design check is also done. Changes to the design criteria may result in a price increase or decrease. To minimise any cost increases, the purlins and girts may be changed from Top Hat to fully bolted Zs. This will only be done if, by doing so, it represents a net cost saving to the client. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is to top of gutter. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVASPAN® steel Sections - GALVASPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater.

Fasteners - All major connections are bolted and tec screwed. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Apex: Where nominated by the engineering, apex braces are supplied. Apex braces will reduce the apex clearance height. rafters.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. 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. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value >= 100kPa. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 27 mm past the slab (building height + 27 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.
The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

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.

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

 # symbol indicates items that are only included when specifically nominated in your quotation.

 # Access Doors - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.

 # Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.

 # Delivery - Delivery is quoted to within the normal delivery runs. Additional fees apply where the address is off the run. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested it is subject to availability. Should a body truck be requested and it is not available for the site then the building shall be either ex works or delivered to an alternative address by a semi trailer.

 # Downpipes - 100 x 75 or 90 dia PVC as provided by our supplier. Double Downpipes required non standards bracketes and are not included by our suppliers. To be retrofitted and supplied by others.

 # Insulation + Wire - Of the type nominated in the quote.

 # Pricing - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date. *Purchase agreements are also subject to price rises.*

 # Roller Door Transport Protection - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.

 # Windows - Positions shown on plans are for illustration purposes only (all windows are 2.1m to top of window from floor level). A header flashing is provided as part of the building. Other stile material is provided to enable secure fixing of the windows and surrounding sheeting. An 'X' shown in the elevation on a window represents cross bracing over the window. Sliding Window: openings slide from Right to Left viewed from inside building.

Proposed Shed (by others)

13 Ewington Way, Romaine 7320

N.L. & M.W. Nitz

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		3/10/2025
2	General Notes		3/10/2025
3	NCC Compliance Notes		3/10/2025
4	Site Plan		3/10/2025
5	Elevations		3/10/2025
6	Drainage Plan		3/10/2025
7	Shadow Diagram		3/10/2025
8	BAL-29 Notes		3/10/2025

Drawing Count:
8

Project Information

Property ID (PID)	2679336	
Title Reference No.	145642/2	
Site Area	930 m²	
Site Coverage	285 m²	(31%)
Local Authority	BCC	
Zoning	General Residential	
Building Class	10a	
Category of Building Works	3	
Category of Plumbing Works	2	
Soil Classification	Assumed M	
Wind Classification	N3	
Climate Zone	7	
Bushfire (BAL) Rating	BAL-29	
Alpine Area	N/A	
Corrosion Environment	Medium	
Site Hazards	Nil Observed	

Other Documents Schedule

Title	Supplied
Shed Supplier & Form 55	Supplied
Energy Efficiency & Form 55	-
Site Classification & Form 55	-
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	Supplied

Floor Area

Existing floor/alfresco	252m²
Existing shed	6m²
Proposed shed	27m²
Total	285m²

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REVISION BY:

PROJECT Proposed Shed (by others)
13 Ewington Way, Romaine 7320

CLIENT N.L. & M.W. Nitz

DWG **Project Information**

PROJECT DATE 10/05/2024
SCALE @ A3 (uno)
DRAWN AD
CHECKED RF

PLOT DATE 3/10/2025
PROJECT # 25114
DWG # 1
SHEET 1 OF 8

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General Notes

1. It is the builders responsibility to verify all title boundaries, dimensions, levels & existing conditions on site and ensure that any discrepancies &/or omissions in these documents, are resolved prior to commencement of any works. The builder shall incur all costs as a result of not verifying the above mentioned.
2. Do not scale from drawings. Confirm all dimensions on site proir to commencement of works
3. NCC refers to the National Construction Code.
4. All sewage & stormwater to discharge into existing drains as directed by the local municipal council/authority
5. Smoke detectors are to be installed in accordance with AS3786.
6. Balustrade required when any level is more than 1000 above the surface beneath and to conform to NCC requirements i.e. max. vertical & horizontal spacing of all members (excluding wire) to be no greater than 125 mm.
7. Stairs to NCC 11.2, to have min. going/rise 240/115 & max. going/rise of 355/190, provide handrail 865 above nosing each stair one side min.
8. These drawings shall be read in conjunction with all architectural and other consultant's drawings and specifications, and with such other written instructions as may be issued over the course of the contract.
9. During construction the structure shall be maintained in a stable condition and no part shall shall be overstressed. The builder shall be responsible for any damage to the works during construction.
10. All workmanship and materials shall be in accordance with the requirements of the current editions of the Australian Standards (AS) codes and the by-laws and ordinances of the relevant building authority.
11. The sections on these drawings are intended to give the structural details only, and architectural details are illustrative only.
12. All slabs and footings are to be inspected by the building surveyor prior to the pouring of concrete.
    Give 48 hours notice to the building surveyor for all required inspections.
13. Brittle floor coverings such as ceramic tiles should be laid using an approved flexible adhesive system to control the effect of shrinkage cracking.
    A minimum period of three months drying of the concrete is usually required before the placement of brittle floor coverings.
14. Ensure all wet areas are waterprooofed in accordance with NCC 10.2, AS3740 & AS4858
15. The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.
16. Engineered products e.g. trusses, laminated beams, cladding systems etc. to be installed as per manufacturers specifications.

Site Preparation Notes

1. All site preparation to comply with NCC part 3.
2. All topsoil, organic and deleterious material is to be stripped from the building site.
3. The site is to be cut and filled to form a level building platform where applicable. batters around the house should be designed to withstand weather erosion.
4. The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
5. Excavation shall not extend below a line dipping at 45° for clay or and away from the nearest underside corner of any existing footings.
6. Fill material beneath slab is to be compacted in accordance with AS2870. Piering is required where this fill material is greater than 400mm.
   Not more than 300mm for sand material or 400mm compacted in layers
   Not more than 150mm for other material.
7. The slab is to be entirely underlaid with a 0.2mm polyethylene vapour barrier with all joints adequately lapped and taped at penetrations.
8. The builder shall provide protection to adjoining properties & buildings in accordance with all building regulations.
9. All neighbouring building locations are approximate only. If further information is required, builder to consult surveyor with owners approval.
10. Level information provided on these drawings is limited only. Further detail if required should be obtained from a surveyor.

Earthworks

1. Earthwork construction shall comply with guidelines set out in AS3798.
2. Cut and fill shall comply with NCC 3.2
3. Excavations and service trenches shall comply with the following guidelines unless otherwise approved by the design engineer.
4. Selected fill shall be approved natural material, gravel, decomposed or broken rock, free from clay lumps and organic matter.
5. The area of works shall be stripped of all topsoil and filled in 150mm compacted layers to 95%MDD, sand blinding layer directly below concrete shall be compacted by vibrating plate or flooding to 95%MDD.
6. Ensure area of excavation is properly drained from the time of excavation to ensure no ponding of water. Install drains as required.
7. Embankments that are left exposed at the end of construction works must be stabilised by vegetation or similar works to prevent soil erosion.

Footings & Foundation Notes

1. Footings have been designed for an allowable soil bearing capacity of 100 kpa.
2. The assumed founding levels of the footings are to be as indicated on the drawings.
   Excavation shall continue until the required bearing capacity is found.
   The over-excavation shall be back-filled with a mass concrete mix to the approval of the engineer.
3. All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.
4. Service penetrations are permitted through the middle third of the depth of the footing/edge & stiffening beams. The effect of other footing penetrations shall be taken into account by the provision of extra concrete depth or reinforcement.

Plumbing Notes

1. Generally plumbing works shall be carried out by plumbers who have necessary licenses and registrations required by the governing authority and who are qualified to provide the required certificate of compliance.
2. Cold water: From meter to house use 25mm class 12 polyethelene. Inside house use 20mm Rehau class 'B' or PB with 12mm class 'B' Rehau or PB branch lines.
3. Hot water: From heater use 20mm Rehau class 'B' with 15mm Rehau branch lines to fixtures. Install 'RMC' or equivalent tempering valve set to 50°C.
4. Legend of outlet diameters:
   Trough - 50mm
   Sink - 50mm
   Bath - 40mm
   Basin - 40mm
   Shower - 50mm
5. Taps, fittings & hot water unit refer to owners requirements.
6. Where the works requirements provide for the installation of a heating appliance that requires a flu, the flu must be be installed in accordance with the NCC.
7. New connections for both water and sewage, to be carried out by the governing Utility, or the Utilities nominated contractor. The cost to be borne by the Developer.
8. In the event the sewer connection is in a trafficable area, then, an I.O. trafficable box & lid (to AS3996) shall be supplied and installed by the Developer.

Steelwork Notes

1. All workmanship and materials shall be in accordance with as 4100 and except where varied by the contract documents.
2. Unless otherwise noted, all steel shall be in accordance with:
   AS 3679.1 grade 300 for rolled sections.
   AS 1163 grade 350 for rhs sections.
   AS 1163 grade 350 for chs sections.
   AS 3378 grade 350 for all plate.
   AS 3679.1 grade 350 for all flat.
   AS 1397 grade 450 for 1.5, 1.9, 2.4 and 3.0 bmt of cold-formed steel sections.
3. The builder shall prepare workshop drawings and shall submit three copies of each drawing for conditional approval. fabrication shall not commence until this approval has been given.
4. Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
5. Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in as 1554.
6. Unless noted otherwise all bolts shall be 20 dia. commercial grade conforming to as 1111 with a minimum of 2 bolts per connection. high strength (h.s.) bolts shall conform to as 1252 and shall beinstalled in accordance with as 4100.
7. All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
8. The builder shall provide all cleats and holes for fixing steel to steel and timber to steel as required by engineering and architectural drawings whether or not shown.
9. The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.
10. The builder is to make good and/or repair all damaged surfaces during performance of the work.
11. Unless noted otherwise, the roof structure has been designed for normal roof loads only and does not allow any extraneous loads such as hoists, monorails etc.
12. Surfaces of existing material, which are to be strengthened, repaired, or welded shall be cleaned of dirt, rust, and other foreign matter except adherent surface protection. The portions of such surfaces that are to be welded shall be cleaned thoroughly of all foreign matter, including paint film, for a distance of 50mm from each side of the outside lines of the welds. the welding sequence shall be chosen so as to minimize distortion of the member and ensure that its straightness remains within the appropriate straightness limits of clauses in 14.4 of AS4100-1998.

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REVISION	BY:		PLOT DATE 3/10/2025
PROJECT	Proposed Shed (by others) 13 Ewington Way, Romaine 7320		PROJECT # 25114
CLIENT	N.L. & M.W. Nitz	PROJECT DATE 10/05/2024 SCALE @ A3 (uno)	DWG # 2
DWG	**General Notes**	DRAWN AD CHECKED RF	SHEET 2 OF 8

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National Construction Code (NCC) Compliance Notes

1. GENERAL
All other matters not specifically mentioned are to comply with the NCC.

2. STRUCTURE
Generally in accordance with NCC part 2

3. SITE PREPARATION
Generally in accordance with NCC part 3
Earthworks in accordance with NCC3.2
A site cut using an un-retained embankment must be within the allotment; and not within the zone of influence of any existing structure on the property, or the allotment boundary as defined in NCC3.2.1, typically at 1:1 for firm clay soils (class M-E) or 1:2 for sand (class A).
Fill, using an un-retained embankment must be placed within the allotment; and be placed at a gradient as per NCC3.2.1, typically at 1:2 for firm clay soils (class M-E) and sand (class A).; and be placed and mechanically compacted in layers not more than 150 mm; and be not more than 2 m in height from the natural ground level at any point; and where used to support footings or slabs, be placed and compacted in accordance with Part 4.2; and have surface water diverted away from any existing structure on the property or adjoining allotment in accordance with 3.3.3.
Drainage in accordance with NCC 3.3
Surface water drainage in accordance with NCC3.3.3
Site to fall away from building at 50mm over the first 1,
Finished slab on ground heights to be min. 150mm above finished ground u.n.o.
Height may be reduced to 50mm where impermeable areas slope away from the building at 50mm over 1m.

4. FOOTINGS AND SLABS
Generally in accordance with NCC part 4
Excavation for footings in accordance with NCC4.2.3
Excavation for footings, including thickenings for slabs and pads must be clean cut with vertical sides, wherever possible. The base of the excavation must be-
for flat sites, generally level but may slope not more than 1:40 to allow excavations to drain; and for sloping sites at an angle of not more than 1:10; and for stepped footings in accordance with NCC4.2.7.
Footing excavations must be free of loose earth, tree roots, mud or debris. Topsoil containing grass roots must be removed from the site of the foundation. Excavation depths and soil cuts must comply with NCC3.2. On loose sand sites or sites subject to wind or water erosion, the depth below finished ground level to the bottom of footings must be not less than 300 mm.
Filling under concrete slabs in accordance with NCC4.2.4
Sand used in controlled fill or rolled fill must not contain any gravel size material and achieve a blow count of 7 or more per 300 mm using the test method described in AS 1289.6.3.3. Clay used in controlled fill or rolled fill must be moist during compaction.
Sand fill up to 800 mm deep — well compacted in layers not more than 300 mm deep by vibrating plate or vibrating roller.
Clay fill up to 400 mm deep — well compacted in layers of not more than 150 mm by a mechanical roller.
A level layer of clean quarry sand must be placed on top of the fill, with a depth of not less than 20 mm. Nominally 50mm layer.
Vapour barriers in accordance with NCC4.2.8 & AS2870
0.2mm nominal thickness polyethylene film, medium impact resistance.
Lap not less than 200mm at all joints. Tape/seal as per NCC 4.2.8
Concrete in accordance with NCC4.2.10 & AS3600
Must achieve min. 20MPa at 28 days, max. 20mm aggregate & nominal 100mm slump.
Steel reinforcement in accordance with NCC4.2.11 & AS2870

5. MASONRY
Generally in accordance with NCC part 5
All masonry and masonry accessories to comply with AS 3700 & AS 4773.
Brick ties to be: for 0-1km from marine environment, stainless steel (R4) sheet and wire ties; for 1-10kms from marine environment, stainless steel (R4) sheet ties, red CTA wire ties; for 10km+ from marine environment, galvanised Z600 (R2) sheet ties, red CTA wire ties.
Brick mortar to be; for >1.0km to coast M3 cement, lime, sand (1:1:6);
for <1.0km to coast M4 cement, lime, sand (1:0.5:4.5).
Masonry bed and perpendicular joints to be nominal 10mm, raked joints to NCC5.6.4, not to be raked in saline or heavy industrial environments.
Wall ties in accordance with NCC5.6.5 & AS2699.1
Lintels in accordance with NCC5.6.7
Typically 90x6EA for spans up to 2650 for brick veneer only u.n.o
Articulation joints in accordance with NCC 5.6.8
Articulation joints to be at not more than 5m centres, and not more than 4.5m from all corners, and not more than 1.2m from openings greater than 900x900mm.
Cavities shall be free from mortar droppings or other materials that might bridge the cavity and allow transmission of moisture. Where ducts, sleeves or pipes are laid along or across a cavity construction shall be such that transmission of moisture is prevented.
Weep holes @ 1200crs.
Brickwork walls etc. to be provided with flashings and damp proof course, appropriately located as per NCC part 5.

6. FRAMING
Generally in accordance with NCC part 6

7. ROOF AND WALL CLADDING
Generally in accordance with NCC part 7
Corrosion Protection and compatibility requirements for roofing in accordance with NCC7.2.2
Environments typically as follows-

Low	>1km from sheltered bays
Medium	>1km from breaking surf, >50m from sheltered bays
High	>200m from breaking surf, <50m from sheltered bays
Very High	100-200m from breaking surf
Very High	within 100m of breaking surf

For 'Very High' environments; where Colorbond roofing/walling products are used, Typically Colorbond Ultra used within 100-200m from breaking surf, Superdura Stainless within 100m from braking surf.
Fixings in accordance with NCC7.2

Flashings and cappings in accordance with NCC7.2.7.
Water discharge in accordance with NCC7.2.8
Sheets must overhang the fascia, or end batten where there is no fascia, by not less than 50 mm.
Gutters and downpipes in accordance with NCC7.4
Timber and composite wall cladding in accordance with NCC7.5
Fibre cement weatherboards compliant with AS/NZS2908.2 or ISO8336. Lapped min, 25mm. Fixed at each stud; 1 fixing for boards <130mm wide, 2 fixings for boards >130mm wide. Fixings at 100mm centres.
Fibre cement sheet wall cladding compliant with AS/NZS2908.2 or ISO8336. Hardboard sheet wall cladding compliant with AS/NZS 1859.4 for exterior grade. Structural plywood wall cladding compliant with AS/NZS 2269.0. Fixings as per NCC7.5.4
Clearance between cladding and ground in accordance with NCC7.5.7
50 mm above impermeable (paved or concreted) areas that slope away from the building in accordance with NCC3.3.3(a) or 150 mm in any other case.

8. GLAZING
Generally in accordance with NCC part 8, AS1288 & AS1170.1.

9. FIRE SAFETY
Generally to be in accordance with NCC Part 9.
An external wall required to be fire-resisting (including gable ends and any openings) constructed within 900mm of boundary must commence at the footings/ground slab and to extend to underside of non combustible roofing/eaves and are to be constructed of a masonry skin 90mm thick or with an FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights/windows not to be placed closer than 900mm from boundary.
Smoke alarm installation to be in accordance with NCC 9.5. Locations indicated on reflected ceiling plan.
Installation locations: Ceilings - 300mm away from wall junction.
Cathedral ceilings - 500mm down from apex.
Walls - 300mm down from ceiling junction.
Smoke alarms shall be connected to mains power if available, and interconnected if there is more than one alarm, in accordance with N.C.C. 9.5.1

10. HEALTH AND AMENITY
Generally in accordance with NCC part 10.
Wet areas in accordance with NCC10.2
Refer details in drawing set.

Room heights to be in accordance with NCC 10.3 Refer to drawing.
Door of a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment unless there is 1200mm between the closet pan within the sanitary compartment and the nearest part of the doorway
Condensation management in generally in accordance with NCC 10.8.

Flow rate and discharge of exhaust systems to comply with NCC 10.8.2
25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
Ventilation of roof spaces to comply with NCC 10.8.3
Typically as follows;

Roof pitch	Ventilation openings
< 10°	25,000 mm2/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level
≥ 15° and < 75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling (cont...)

Note:
Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
High level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

11. SAFE MOVEMENT AND ACCESS
Generally in accordance with NCC part 11
Stairs to be generally in accordance with NCC 11.2
Maximum of 18 risers to each flight.
Riser opening to be less than 125mm.
Treads must have a slip-resistant finish or a suitable non-skid strip near the ede of the nosings.
Riser - min. 115mm, max. 190mm.
Tread - min. 240mm, max. 355mm.
Balustrade/handrail generally in accordance with NCC 11.3
Balustrade/handrail required where area is not bounded by a wall or where level exceeds 1000mm above floor level or ground level.
865mm high on stairs, measured from line of stair nosing.
1000mm high above floor or landing.
Openings between balusters/infill members to be constructed so as to not allow 125mm sphere to pass between members. Where floor level exceeds 4000mm above lower level, infill members between 150mm and 760mm above floor level to be constructed so as to restrict climbing.
Ramps shall comply with the NCC 11.2.3 - Slope gradient shall not exceed 1:8 and have a non-slip surface.

12. ANCILLARY PROVISIONS
Generally in accordance with NCC part 12
Fixing of decks and balconies to external walls in accordance with NCC12.3.2
Typically not to be fixed to external walls unless compliance can be achieved with a wailing plate. Refer drawings/sections in drawing set.
Decks and balconies shall be braced in accordance with NCC12.3.4
Heating appliances generally to be in compliance with NCC 12.4 and AS 2918.
Fireplace - extend hearth 400mm beyond unit.
Freestanding appliance to be 1200mm from combustible wall surface. 50mm from masonry wall.
Heat shield - 90mm masonry with 25mm air gap to combustible wall, extend 600mm above unit.
Flue installation to NCC 12.4.3
Top of chimney/flue to terminate 300mm above horizontal plane 3600mm away from roof.
Construction in Bush Fire Area to be in accordance with NCC H7D4 and AS 3959.

13. ENERGY EFFICIENCY
Generally to be in accordance with NCC part 13
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to alpine areas).
Building fabric in accordance with NCC 13.2, insulation to comply with AS/NZS4859.1
Exhasut fans in accordance with NCC13.4.5, must be fitted with a sealing device such as a self-closing damper, filter or the like.
BUILDING MEMBRANE/WRAP
Use only vapour permeable membranes tested to AS/NZS 4200.1:1994 with minimum specifications;
Duty - light for walls, meduim/heavy for roofs. Vapour barrier - low. Water barrier class - High.
Emittance - Non-reflective. Flammability index - Low (less than 5).

14. SWIMMING POOLS
Generally swimming pools and safety fences to be constructed in accordance with NCC H7D2. and AS 1926.1, AS1926.2 & AS1926.3

15. SHEDULE 9 TASMANIA
In Tasmania, Section 13 is replaced with BCA 2019 Part 3.12.
TAS Part H6 Energy efficiency, in Tasmania, Part H6 is replaced with BCA 2019 Amendment 1 Part 2.6.
If energy report is provided as part of this documentation, then it shall take precedence over the above energy efficiency provisions.
For residence construction these plans should be read in conjunction with the attached "First Rate Energy Report".

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PROJECT	Proposed Shed (by others) 13 Ewington Way, Romaine 7320		PROJECT # 25114
CLIENT	N.L. & M.W. Nitz	PROJECT DATE 10/05/2024 SCALE @ A3 (uno)	DWG # 3
DWG	**NCC Compliance Notes**	DRAWN AD CHECKED RF	SHEET 3 OF 8

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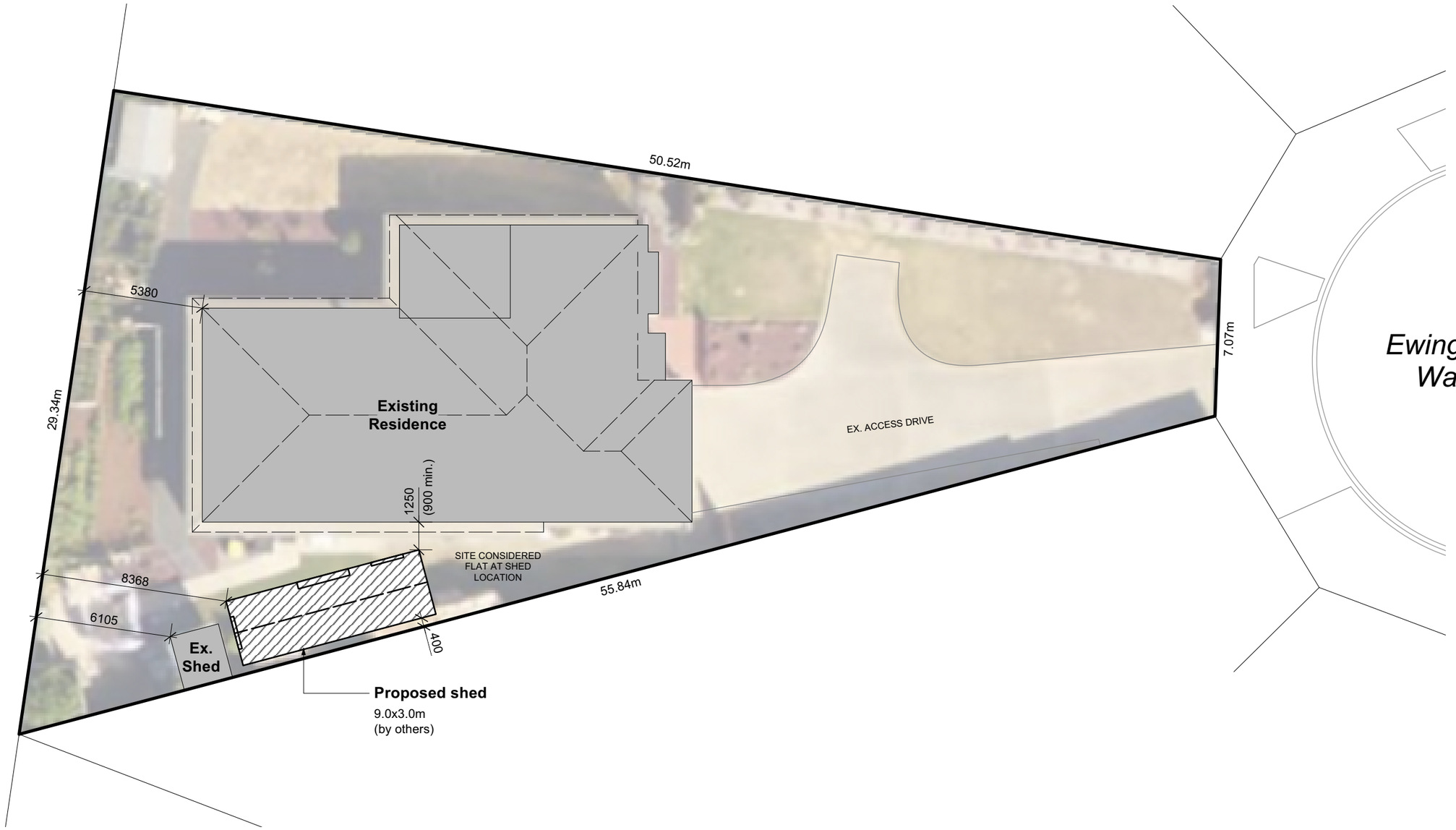
Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.
Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.



Site Plan
Scale: 1:200 @A3

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REVISION	BY:		PLOT DATE 3/10/2025
PROJECT	Proposed Shed (by others) 13 Ewington Way, Romaine 7320		PROJECT # 25114
CLIENT	N.L. & M.W. Nitz	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:200	DWG # 4
DWG	**Site Plan**	DRAWN AD CHECKED RF	SHEET 4 OF 8

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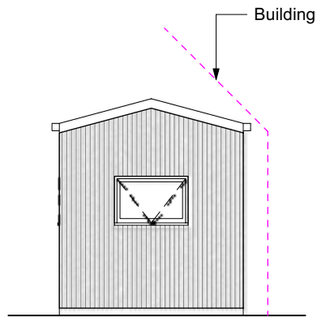
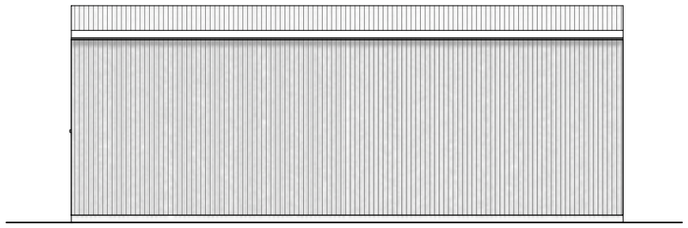
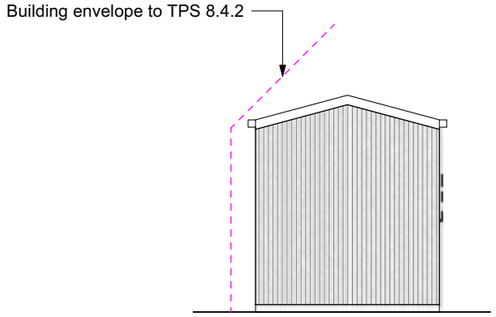


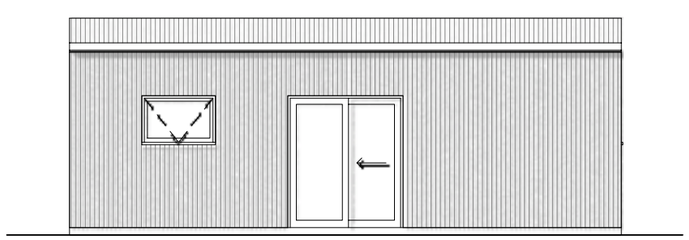
South Elevation
Scale: 1:100



East Elevation
Scale: 1:100



North Elevation
Scale: 1:100



West Elevation
Scale: 1:100

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CLIENT	N.L. & M.W. Nitz	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:200	DWG # 5
DWG	**Elevations**	DRAWN AD CHECKED RF	SHEET 5 OF 8

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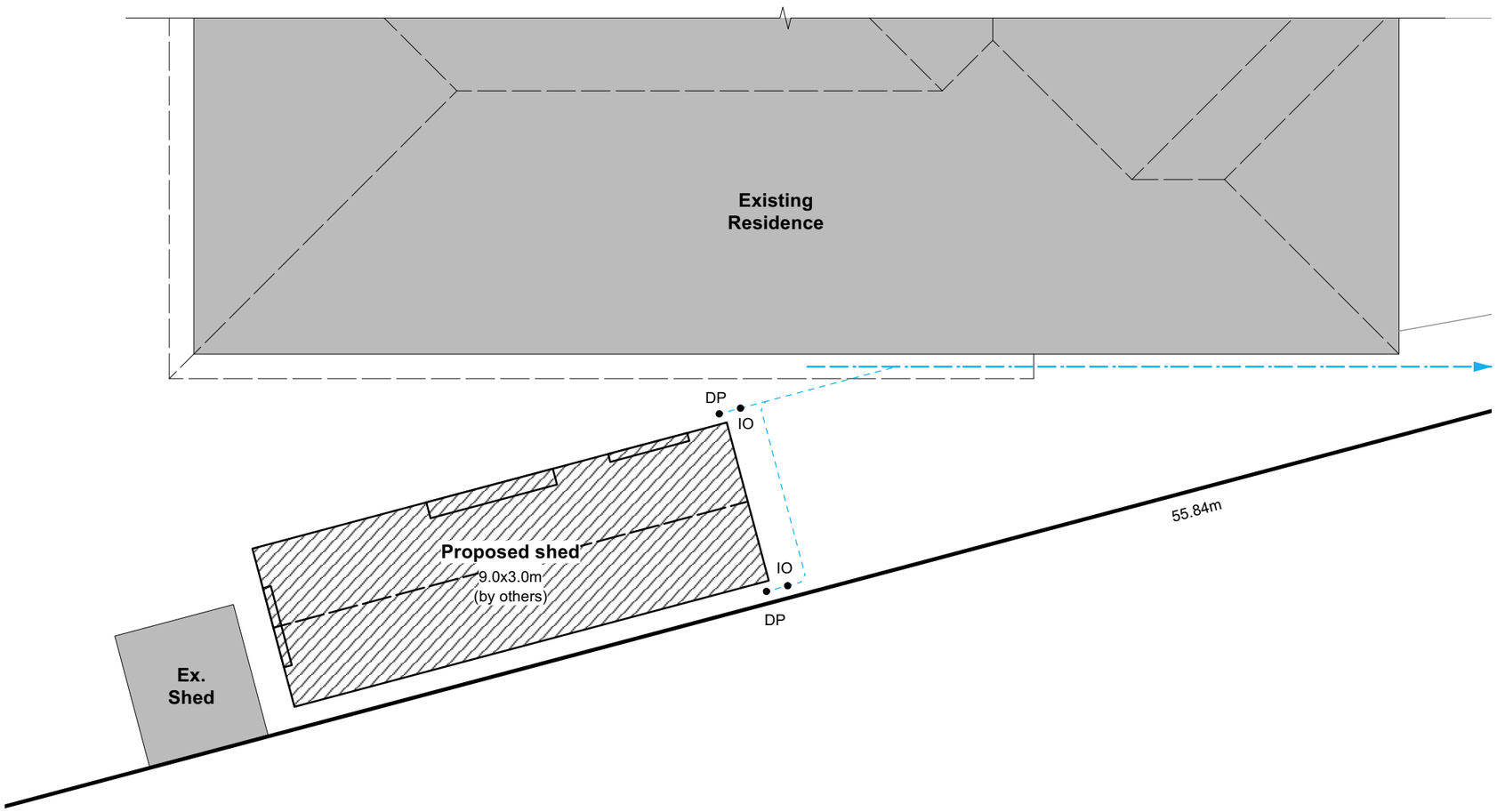

Legend:

	Existing S.W. line
	New Ø90 n.d. PVC S.W. line (Ø100 where charged)
DP	Ø90 downpipe
IO	Inspection opening

Gutter Notes:

- Roof catchment area: 30.6m² (catchment per DP: 15.3m²)
- Gutter length: 18.0m
- 1% rainfall intesity: 178mm/h
- 5% rainfall intesity: 128mm/h

Gutter min. cross section 5200mm²
Nominally 115 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

Drainage Plan

Scale: 1:100 @A3

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REVISION	BY:		PLOT DATE 3/10/2025
PROJECT	Proposed Shed (by others) 13 Ewington Way, Romaine 7320		PROJECT # 25114
CLIENT	N.L. & M.W. Nitz	PROJECT DATE 10/05/2024	DWG # 6
DWG	**Drainage Plan**	SCALE @ A3 (uno) 1:200 DRAWN AD CHECKED RF	SHEET 6 OF 8

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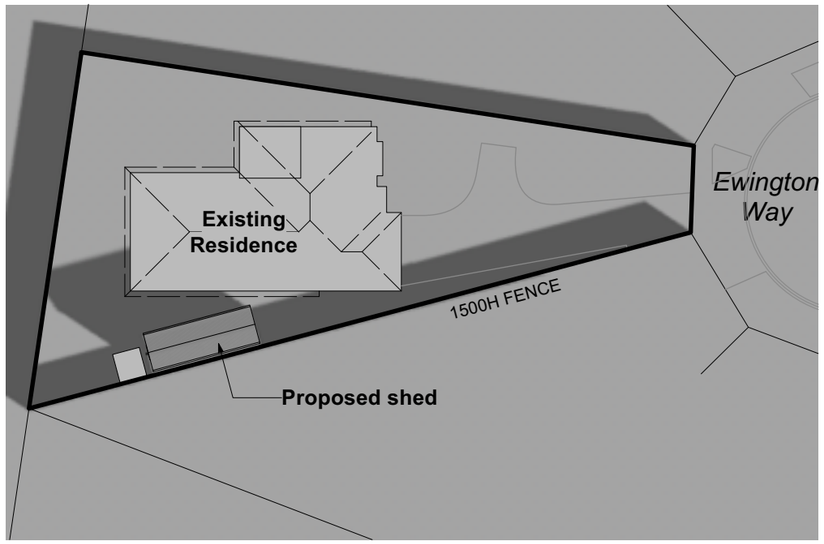

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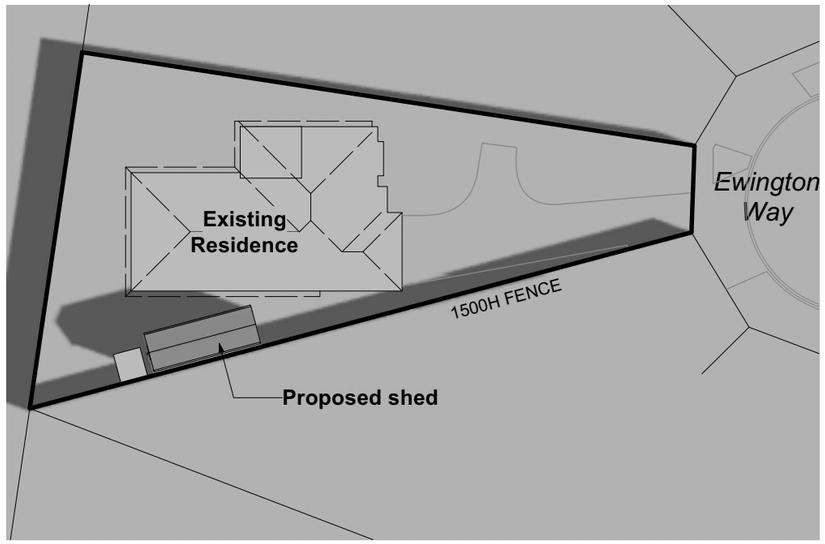

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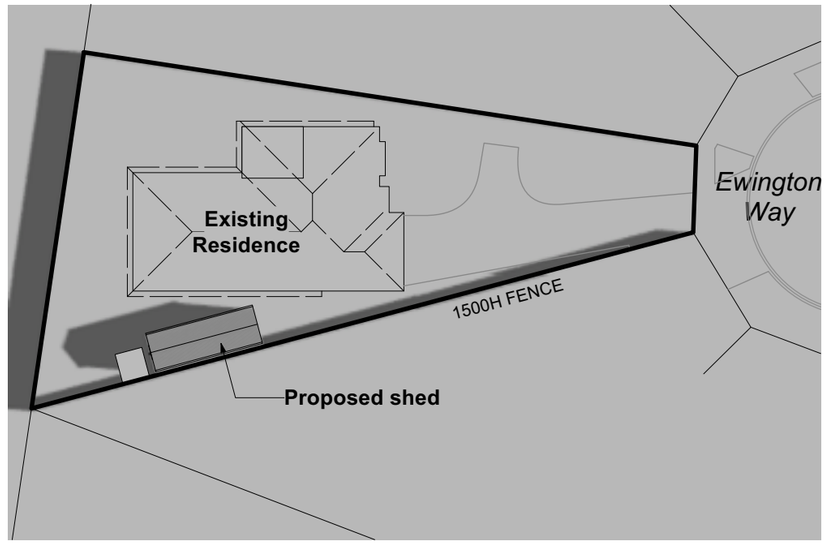

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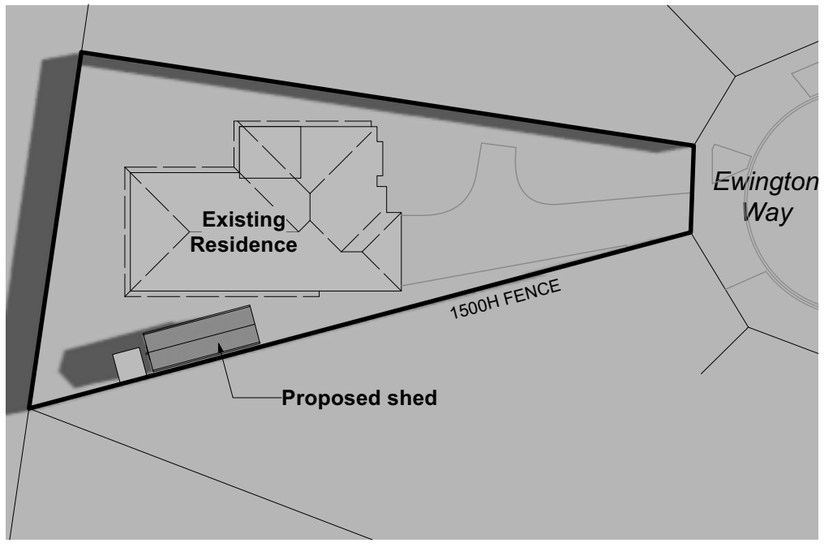

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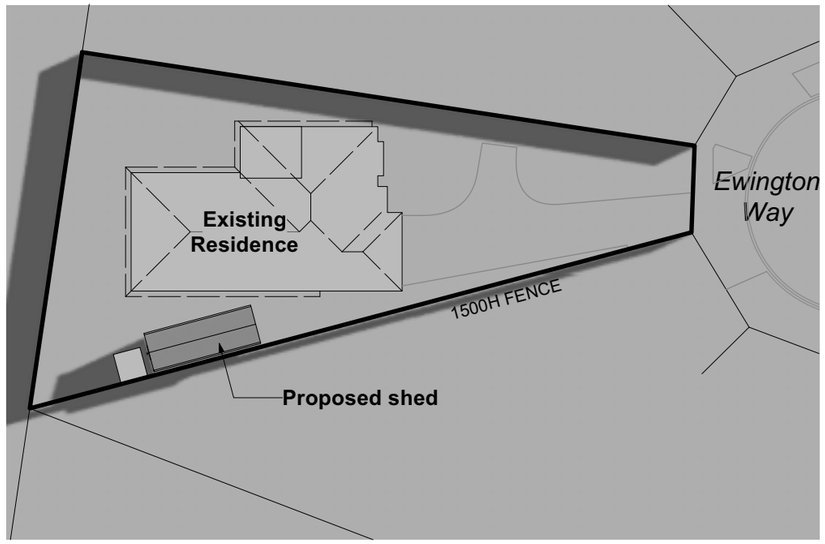

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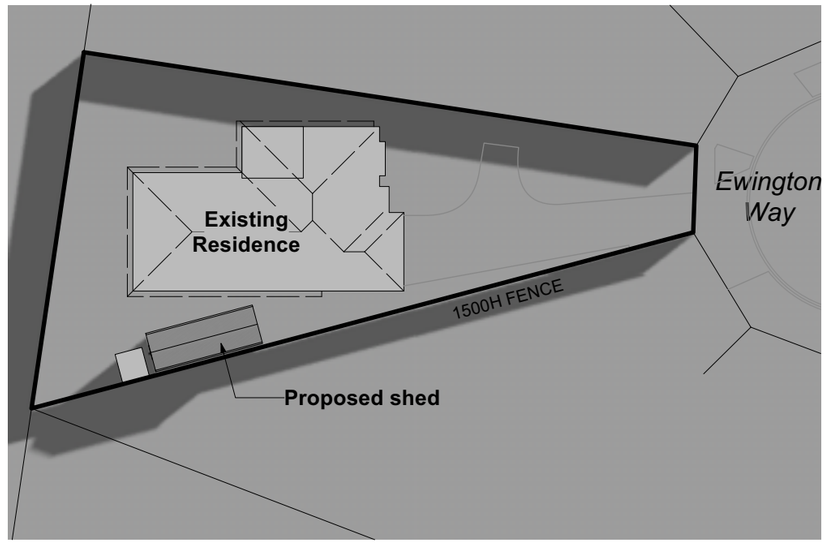

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REVISION	BY:		PLOT DATE 3/10/2025
PROJECT	Proposed Shed (by others) 13 Ewington Way, Romaine 7320		PROJECT # 25114
CLIENT	N.L. & M.W. Nitz	PROJECT DATE 10/05/2024	DWG # 7
DWG	**Shadow Diagram**	SCALE @ A3 (uno) 1:200 DRAWN AD CHECKED RF	SHEET 7 OF 8

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A building assessed to require building construction to conform with a BAL rating of **BAL-29** should comply with the following requirements taken from the Australian Standard AS 3959-2018. The whole of the abovementioned standard should be adhered to but particularly the following clauses;
(Referenced figures, clauses and appendices etc are located in AS 3959-2018)

3.10 SARKING
Where sarking is required in Sections 5 to 9, the flammability index shall not exceed five when tested to AS 1530.2.

7.1 GENERAL
A building assessed in Section 2 as being BAL—29 shall conform with Section 3 and Clauses 7.2 to 7.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 7.2 to 7.8 (see Clause 3.8).
NOTE: BAL—29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m2 up to and including 29 kW/m2.

7.2 SUB-FLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with—
(a) a wall that conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).
Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be—
(i) of non-combustible material; or
(ii) of bushfire-resisting timber (see Appendix F); or
(iii) a combination of Items (i) and (ii).
NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).

7.3 FLOORS
7.3.1 General
This Standard does not provide construction requirements for concrete slabs on the ground.
7.3.2 Elevated floors
7.3.2.1 *Enclosed subfloor space*
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—
(a) a wall that conforms with Clause 7.4; except that sarking is not required where specified in Clause 7.4.1(c); or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b).
7.3.2.2 *Unenclosed subfloor space*
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:
(a) Materials that conform with the following:
(i) Bearers and joints shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) a combination of Items (A) and (B).
(ii) Flooring shall be—
(A) non-combustible; or
(B) bushfire-resisting timber (see Appendix F); or
(C) timber (other than bushfire- resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
(D) a combination of any of Items (A), (B) or (C). or
(b) A system conforming with AS 1530.8.1.
This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

7.4 WALLS
7.4.1 General
The exposed components of external walls shall be as follows:
(a) Non-combustible material including the following provided the minimum thickness is 90 mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick. or
(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 m (see Clause 3.11); and gauge planed.or
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame, and is—
(i) fibre-cement a minimum of 6 mm in thickness; or
(ii) steel sheet; or
(iii) bushfire-resisting timber (see Appendix F); or
(iv) a combination of any of Items (i), (ii) or (iii). or
(d) A combination of any of Items (a), (b) or (c).
7.4.2 Joints
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.
7.4.3 Vents and weepholes
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

7.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
7.5.1 Bushfire shutters
Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
7.5.2 Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium. The frame supporting the mesh or perforated sheet shall be made from—
(a) metal; or
(b) bushfire-resisting timber (see Appendix F).
Screen assemblies shall be attached using metal fixings.
7.5.3 Windows and sidelights
Windows assemblies shall—
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1; or
(b) conform with the following:
(i) *Frame material* Window frames and window joinery shall be made from—
(A) bushfire-resisting timber (see Appendix F); or
(B) metal; or
(C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) *Hardware* Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal. Trims or other components may use material other than metal.
(iii) *Glazing* Glazing shall be toughened glass a minimum of 5 mm thickness or glass blocks with no restriction on glazing methods. NOTE: Where double-glazed assemblies are used, the requirements apply to the external pane of the glazed assembly only.
(iv) *Seals and weather strips* There are no specific requirements for seals and weather strips at this BAL level.
(v) *Screens* Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from t he window frame (see Figure D3, Appendix D), the glazing shall be screened externally with a screen that conforms with Clause 3.6 and Clause 7.5.2.
(vi) In all other cases except for Clause 7.5.3(b)(v) The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 7.5.2.
7.5.4 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—
(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 7.5.1; or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2; or
(c) conform with the following:
(i) *Door panel material* Materials shall be—
(A) non-combustible; or
(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) for fully framed glazed door panels, the framing shall be made from metal or from bushfire-resisting timber (see Appendix F) or uPVC.
(ii) *Door frame material* Door frame material shall be—
(A) bushfire resisting timber (see Appendix F); or
(B) metal; or
(C) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion resistant steel.
(iii) *Hardware* Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal. Trims or other components may be use materials other than metal.
(iv) *Glazing* Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.
(v) *Seals and weather strips* Weather strips, draught excluders or draught seals shall be installed.
(vi) *Screens* There is no requirement to screen the openable part of the door at this BAL level.
(vii) *Doors* shall be tight-fitting to the door frame and to an abutting door, if applicable.
7.5.5 Doors—Sliding doors
Sliding doors shall—
(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 7.5.1; or
(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 7.5.2; or
(c) conform with the following:
(i) *Frame material* The material for door frames, including fully framed glazed doors, shall be—
(A) bushfire-resisting timber (see Appendix F); or
(B) metal; or
(C) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) *Hardware* Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal. Trims or other components may use materials other than metal.
(iii) *Glazing* Where doors incorporate glazing, the glazing shall be toughened glass a minimum of 6 mm in thickness.
(iv) *Seals and weather strips* There are no specific requirements for seals and weather strips at this BAL level.
(v) *Screens* There is no requirement to screen the openable part of the sliding door at this BAL level.
(vi) *Sliding panels* Sliding panels shall be tight-fitting in the frames.
7.5.6 Doors—Vehicle access doors (garage doors)
The following applies to vehicle access doors:
(a) Vehicle access doors shall be made from—
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet, a minimum of 6 mm thickness; or
(iv) a combination of any of Items (i), (ii) or (iii).
(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1. Refer to AS/NZS 4505 for door types.
2. Gaps of door edges or building elements should be protected as per Section 3.
(c) Weather strips, draught excluders, draught seals or brushes to protect edge gaps or thresholds shall be manufactured from materials having a flammability index not exceeding five.
(d)Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

7.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES,AND GUTTERS AND DOWNPIPES)
7.6.1 General
The following applies to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) A pipe or conduit that penetrates the roof covering shall be non-combustible.
(e) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.
7.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall—
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.
7.6.3 Sheet roofs. Sheet roofs shall—
(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line, hips and ridges by—
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii).
7.6.3 Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 7.6.2 , except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps sealed at the fascia or wall line, hips and ridges by—
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii), or (iii).
7.6.4 Veranda, ca**rport and awning roof**
The following applies to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 7.6.1 to 7.6.6. (b)A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 7.4 shall have a non-combustible roof covering and the complete support structure shall be—
(i) of non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material conforming with AS 1530.8.1; or
(iv) a combination of any of Items (i), (ii) or (iii).
7.6.5 Roof penetrations
The following applies to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium. This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located. In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm thickness shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights shall be non-combustible. However, they may be of an alternate material, provided the integrity of the roof covering is maintained by an under-flashing made of non-combustible material.
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) External single pane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.
7.6.6 Eaves linings, fascias and gables
The following applies to eaves linings, fascias and gables:
(a) Gables shall conform with Clause 7.4.
(b) Fascias and bargeboards shall—
(i) where timber is used, be made from bushfire-resisting timber (see Appendix F); or
(ii) where made from metal, be fixed at 450 mm centres; or
(iii) be a combination of Items (i) and (ii).
(c) Eave linings shall be—
(i) fibre-cement sheet, a minimum 4.5 mm in thickness; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a combination of Items (i) and (ii).
(d) Eave penetrations shall be protected as for roof penetrations as specified in Clause 7.6.5.
(e) Eave ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
7.6.7 Gutters and downpipes
This Standard does not provide requirements for downpipes. If installed, gutter and valley leaf guards shall be non-combustible. With the exception of box gutters, gutters shall be metal or uPVC. Box gutters shall be non-combustible and flashed at the junction with the roof, with non-combustible materials.

7.7 VERANDAS, DECKS, STEPS AND LANDINGS
7.7.1 General
Decking may be spaced. There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
7.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
7.7.2.1 *Materials to enclose a subfloor space*
The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when—
(a) the material used to enclose the subfloor space conforms with Clause 7.4, except that sarking is not required where specified in Clause 7.4.1(c); and
(b) all openings are protected in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
7.7.2.2 *Supports*
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
7.7.2.3 *Framing*
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).
7.7.2.4 *Decking, stair treads and the trafficable surfaces of ramps and landings*
Decking, stair treads and the trafficable surfaces of ramps and landings shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
7.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
7.7.3.1 *Supports*
Support posts, columns, stumps, stringers, piers and poles shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
7.7.3.2 *Framing*
Framing of verandas, decks, ramps or landings (i.e. bearers and joists) shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
7.7.3.3 *Decking, stair treads and the trafficable surfaces of ramps and landings*
Decking, stair treads and the trafficable surfaces of ramps and landings shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
7.7.4 Balustrades, handrails or other barriers
Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be—
(a) of non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a combination of Items (a) and (b).
Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.
7.7.5 Veranda posts
Shall be made from—
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a combination of any of Items (a) or (b).

7.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water supply pipes shall be metal. External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.

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REVISION BY:

PROJECT Proposed Shed (by others)
13 Ewington Way, Romaine 7320

CLIENT N.L. & M.W. Nitz

DWG **BAL-29 Notes**

PROJECT DATE 10/4/24
SCALE @ A3 (uno)
DRAWN AD
CHECKED RF

PLOT DATE 3/10/2025
PROJECT # 25114
DWG # 8
SHEET 8 OF 8

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