

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/10

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

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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 2026/10
Development Site: - 4 Cardinal Court PARK GROVE
CT: 160569/3
Proposal: - Outbuilding (Shed) associated with existing Single Dwelling

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 **10 March 2026**. 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
EXECUTIVE MANAGER – DEVELOPMENT SERVICES
Date of Notice: - **21 February 2026**

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



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

4 Cardinal Court
Park Grove 7320

Certificate of
Title Reference

160569/3

Applicant

First Name

Jason, Brooke

Second
Name

Dale, Maree

Surname

Radford, Hayes

Postal Address:

4 Cardinal Court
Park Grove 7320

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:

J. Radford

BR Hayes

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

Demonstration of planning compliance - 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 documentation

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, J.D. Radford & B.M. Hayes declare that the information I have given in this permit application to be true and correct to the best of my knowledge.
Signature of Applicant <i>J. Radford & B.M. Hayes</i> Date 04/02/2026

Office use only

SEARCH OF TORRENS TITLE

VOLUME 160569	FOLIO 3
EDITION 4	DATE OF ISSUE 29-Nov-2025

SEARCH DATE : 01-Feb-2026

SEARCH TIME : 08.36 am

DESCRIPTION OF LAND

City of BURNIE

Lot 3 on Sealed Plan [160569](#)

Derivation : Part of the Emu Bay Block of 50,000 Acres Gtd to
The Van Diemens Land Company

Prior CT [108452/1](#)

SCHEDULE 1

[N293391](#) TRANSFER to JASON DALE RADFORD and BROOKE MAREE HAYES
Registered 29-Nov-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP160569](#) EASEMENTS in Schedule of Easements

[SP160569](#) COVENANTS in Schedule of Easements

[SP160569](#) FENCING PROVISION in Schedule of Easements

[C987953](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
30-Nov-2010 at noon

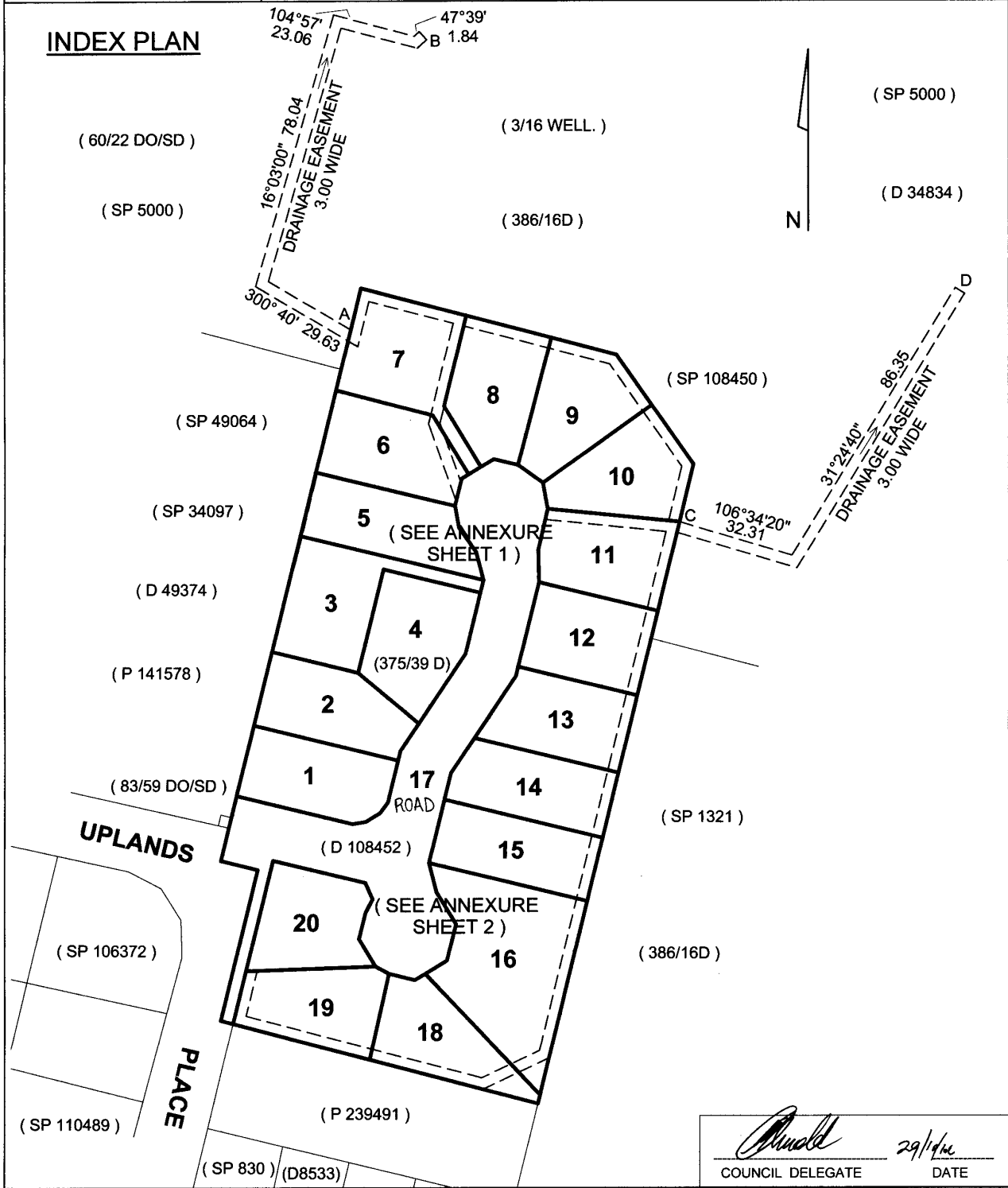
[E438075](#) MORTGAGE to Commonwealth Bank of Australia
Registered 29-Nov-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

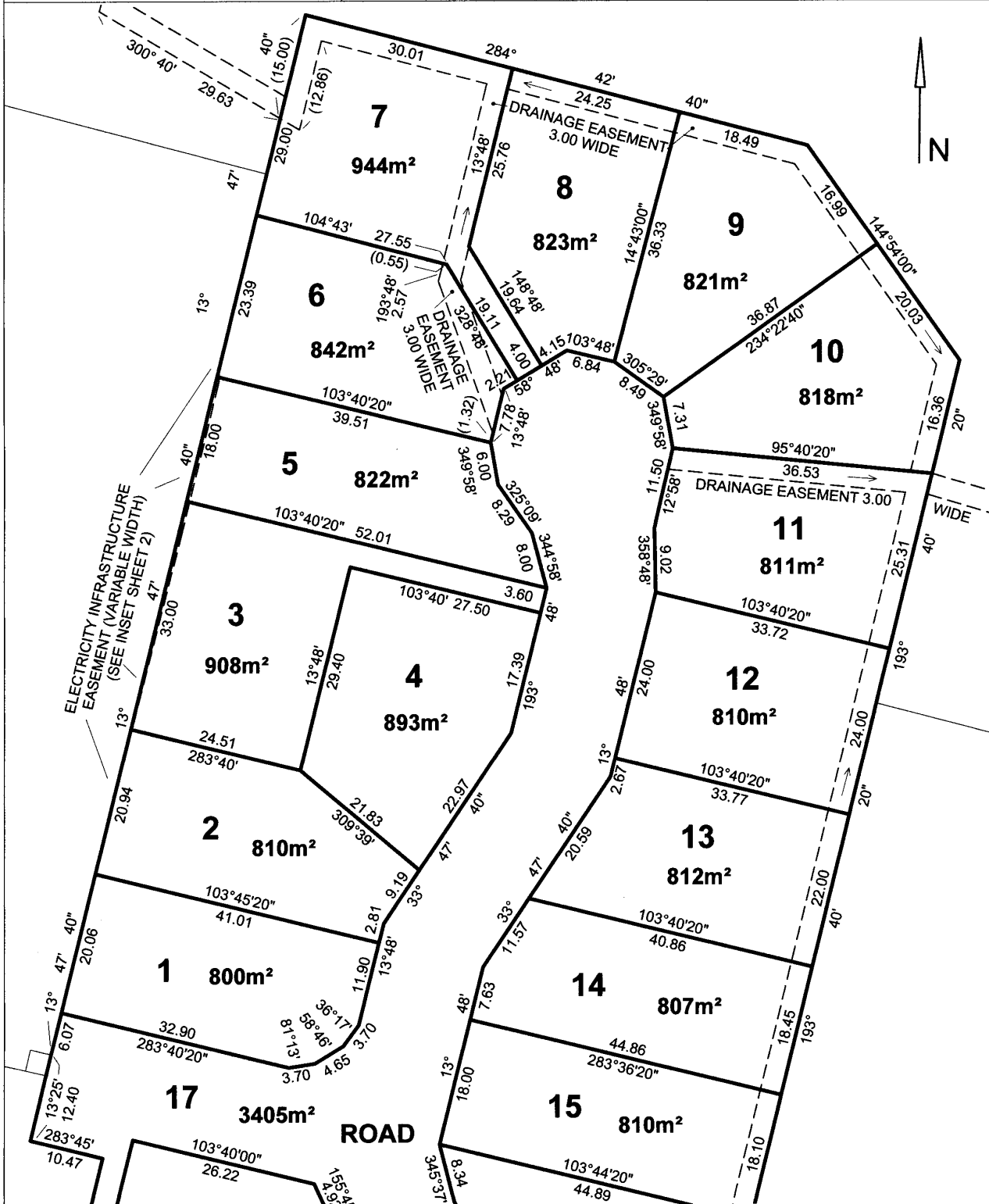
OWNER: PHOENIX PALMS PTY LTD THE TRUSTEES OF THE MARIST FATHERS FOR THE PROVINCE OF AUSTRALIA FOLIO REFERENCE: 108452-1, 108450-1 GRANTEE: PART OF THE EMU BAY BLOCK OF 50,000 ACRES GRANTED TO THE VAN DIEMENS LAND COMPANY.	PLAN OF SURVEY		REGISTERED NUMBER SP160569
	BY SURVEYOR: MICHAEL WARD of LAND & SEA SURVEYS, EUGENANA LOCATION: CITY OF BURNIE		APPROVED EFFECTIVE FROM 30 NOV 2010 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 103 (4045-32)		LAST UPI No. FVB81 4209682	LAST PLAN No. D108452, SP 108450

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



[Signature] 29/1/16
 COUNCIL DELEGATE DATE

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: PHOENIX PALMS PTY LTD, THE TRUSTEES OF THE MARIST FATHERS FOR THE PROVINCE OF AUSTRALIA. FOLIO REFERENCE: 108452-1, 108450-1 SCALE 1: 500 LENGTHS IN METRES</p>	<p>Registered Number SP160569</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Arnold</i> 29/10/10 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 17/8/10 Registered Land Surveyor Date</p>	<p>APPROVED 30 NOV 2010 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 160569

PAGE 1 OF 3 PAGE/S

4 *[Signature]*
8/10/10

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

1. Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, ¹⁹ ~~and 20~~ on the Plan are each subject to a Sewer and Stormwater Right appurtenant to each other lot on the Plan and Burnie City Council, Cradle Mountain Water and their successors over the "Drainage Easement 3.00 wide" on the Plan.
2. Lots 2, 3, 5 and 6 on the Plan are each subject to an Electricity Infrastructure Right appurtenant to Aurora Energy Pty Ltd over the "Electricity Infrastructure Easement (Variable Width)" shown on the Plan.
3. Each lot on the Plan is together with a Sewer and Stormwater Right over the "Drainage Easement" 3.00 wide shown on the Plan.
4. Each lot on the Plan is together with a Sewer Right over the "Drainage Easement 3.00 wide" marked AB on the Plan.
5. Each lot on the Plan is together with a Right of Drainage over the "Drainage Easement 3.00 wide" marked CD on the Plan.

DEFINITIONS

1. "Sewer and Stormwater Right" is the right to:
 - (a) Lay pipes in, over, along or through the strip of land for the purpose of conveying storm water and other surplus water, sewage and other waste material and fluid through the said pipes, (but such pipes must be laid at a depth of not less than 30 centimetres below the natural surface of the soil); and
 - (b) from time to time and at all times to enter into and upon the strip of land with or without machinery to inspect, repair, replace, cleanse and amend any such pipes, pump or other

[Signatures: Barber, Hayett, J. Reynolds, Mihal, Mitchell]

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Phoenix Palms Pty Ltd FOLIO REF: 108452/1, 108450/1 SOLICITOR & REFERENCE: Walsh Day James Mihal Pty EEJ	PLAN SEALED BY: <i>[Signature]</i> DATE: 29/10/10 SD 2009/11140 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

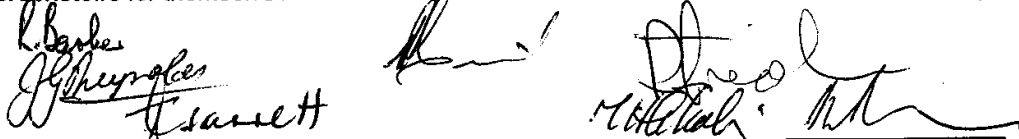
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP160569
SUBDIVIDER: Phoenix Palms Pty Ltd FOLIO REFERENCE: 108462/1, 108450/1	

apparatus without doing unnecessary damage to the strip of land and making good any damage caused to the strip of land thereby.

2. "Electricity Infrastructure Right" means:
- FIRSTLY** all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora") at all times hereafter.
- (a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including power lines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora may determine above, on or under the land respectively marked "Electricity Infrastructure Easement" on the Plan annexed hereto (hereinafter called the "servient land");
 - (b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
 - (c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora these are necessary for reasons of safety;
 - (d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
 - (e) **TO** enter into or upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
 - (f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in the title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for Aurora and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP160569
SUBDIVIDER: Phoenix Palms Pty Ltd FOLIO REFERENCE: 108452/1, 108450/1	

buildings or place any structures or objects within the said easement without the prior written consent of Aurora to the intent that the burden of the covenant may run with and bind the servient land and every part of thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

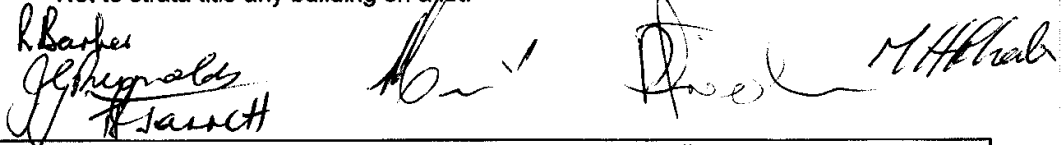
3. "Sewer Right" is the right to:
- (a) Lay pipes in, over, along or through the strip of land for the purpose of conveying sewage and other waste material and fluid through the said pipes, (but such pipes must be laid at a depth of not less than 30 centimetres below the natural surface of the soil); and
 - (b) from time to time and at all times to enter into and upon the strip of land with or without machinery to inspect, repair, replace, cleanse and amend any such pipes, pump or other apparatus without doing unnecessary damage to the strip of land and making good any damage caused to the strip of land thereby.

COVENANTS

1. The owner of each lot on the plan covenants with Phoenix Palms Pty Ltd ("the Subdivider") and the owners for the time being of every other lot shown on the plan ~~and the balance~~ to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan ~~and the balance~~ to observe the following stipulations, namely:

- A. Not to erect or maintain or permit to be erected or maintained on a lot:
- (a) any building other than a single private dwelling and outbuildings usually appurtenant thereto;
 - (b) a building externally finished using Zinalume or material of a similar appearance (but Colourbond is permitted);
 - (c) any fence of any type or construction within 5 metres of the boundary of any road shown on the plan. This provision does not prohibit:
 - a fence on a boundary which is an external boundary between land shown on the plan and adjoining land not included in the plan, or
 - the erection of a retaining wall for the purpose of maintaining the natural level of such lot.

- B. Not to strata title any building on a lot.



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP160569
SUBDIVIDER: Phoenix Palms Pty Ltd FOLIO REFERENCE: 108452/1, 108450/1	

C. Not to construct, create, grant, give, exercise or permit any right of way or any other form of access from those lots to any adjoining property.

BUT nothing above contained or implied will prevent the Subdividers from:

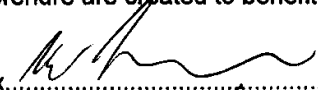
- (a) selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above Covenants; and
- (b) modifying, waiving or releasing or allowing any departure from any of the restrictive covenants and stipulations contained in the above Covenants in relation to any lot or portion of any lot.

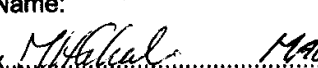
FENCING PROVISION

In respect of each Lot on the plan
 The Subdivider Phoenix Palms Pty Ltd shall not be required to fence.

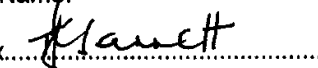
NO OTHER easements, covenants or profits a prendre are created to benefit or burden the lots on the Plan.

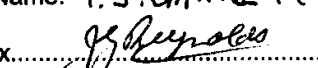
SIGNED for and on behalf of PHOENIX PALMS PTY LTD as registered proprietor of the land described in C/T 108452/1 pursuant to Section 127(1) of the Corporations Act:

x. 
 Director
 Name: WAYNE LIGHT

x. 
 Director/ Secretary
 Name: MAEDI GHALI

SIGNED for and on behalf of TRUSTEES OF THE MARIST FATHERS PROVINCE OF AUSTRALIA as registered proprietor of the land described in C/T 108450/1:

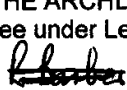


x. 
 Trustee
 Name: T.J. GARRETT

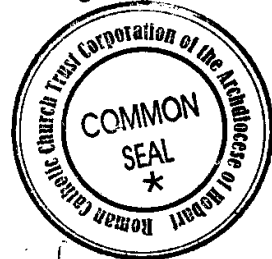
x. 
 Trustee
 Name: JOSEPH G. REYNOLDS



Signed x 
 Trustee Name: Robert Barber

SIGNED for and on behalf of MARIST REGIONAL COLLEGE AND THE ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART the Lessee under Lease B491798



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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

ABN: 32 675 872 938



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:	26019	Property ID:	3073002
Date:	10/2/2026	Title:	160569/3
Client:	J.D. Radford & B.M. Hayes	Land Zoning:	General Residential
Address:	[REDACTED]		
Project :	Proposed Shed (by others)		

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, notably setbacks.

8.4 Development Standards for Dwellings

8.4.2 Setbacks and building envelope for all dwellings

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.

A2

Does not satisfy

P2

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

Location of the existing access drive and residence dictates the only practical location for the shed being where proposed, without converting the remaining private open space to driveway area to facilitate vehicle access.

Setback remains consistent with the surrounding area where garages at 3 & 13 Cardinal Court also exhibit setbacks less than acceptable under Clause 8.4.2 A2. Whilst no battle-axe lots exist in the immediate area, further examples of similar arrangements in the broader suburban area can be found at 55, 57, 63 & 65 Brickport Road where lot size coupled with existing building arrangements restricts further development of class 10a structures.

Proposed Shed (by others)
 4 Cardinal Court, Park Grove 7320
 J.D. Radford & B.M. Hayes

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		10/02/2026
2	General Notes		10/02/2026
3	NCC Compliance Notes		10/02/2026
4	Site Plan		10/02/2026
5	Elevations		10/02/2026
6	Drainage Plan		10/02/2026
7	Shadow Diagrams		10/02/2026
8	Shadow Diagrams		10/02/2026

Drawing Count:
8

Project Information

Property ID (PID)	3073002
Title Reference No.	160569/3
Site Area	908 m ²
Site Coverage	237.6 m ² (26%)
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	Assumed N3
Climate Zone	7
Bushfire (BAL) Rating	N/A
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	-

Floor Area

Existing floor total	270.8m ²
Proposed shed	104.4m ²
Total	375.2m ²



REVISION	BY:	PLOT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320	PROJECT #	26019
CLIENT	J.D. Radford & B.M. Hayes	PROJECT DATE	10/05/2024
DWG	Project Information	SCALE @ A3 (uno)	DWG #
		DRAWN	AD
		CHECKED	RF
		SHEET	1 OF 8

Abel Design TAS Pty Ltd ABN: 32 675 872 938
 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
 Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)

Licence No: 832965057, Aaron Duff
 PO Box 219, Smithton TAS 7330
 E: aaron@abeldesign.com.au

General Notes

- 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.
- Do not scale from drawings. Confirm all dimensions on site prior to commencement of works
- NCC refers to the National Construction Code.
- All sewage & stormwater to discharge into existing drains as directed by the local municipal council/authority
- Smoke detectors are to be installed in accordance with AS3786.
- 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.
- 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.
- 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.
- During construction the structure shall be maintained in a stable condition and no part shall be overstressed. The builder shall be responsible for any damage to the works during construction.
- 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.
- The sections on these drawings are intended to give the structural details only, and architectural details are illustrative only.
- 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.
- 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.
- Ensure all wet areas are waterproofed in accordance with NCC 10.2, AS3740 & AS4858
- The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.
- Engineered products e.g. trusses, laminated beams, cladding systems etc. to be installed as per manufacturers specifications.

Site Preparation Notes

- All site preparation to comply with NCC part 3.
- All topsoil, organic and deleterious material is to be stripped from the building site.
- 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.
- The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
- Excavation shall not extend below a line dipping at 45° for clay or and away from the nearest underside corner of any existing footings.
- 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.
- The slab is to be entirely underlaid with a 0.2mm polyethylene vapour barrier with all joints adequately lapped and taped at penetrations.
- The builder shall provide protection to adjoining properties & buildings in accordance with all building regulations.
- All neighbouring building locations are approximate only. If further information is required, builder to consult surveyor with owners approval.
- Level information provided on these drawings is limited only. Further detail if required should be obtained from a surveyor.

Earthworks

- Earthwork construction shall comply with guidelines set out in AS3798.
- Cut and fill shall comply with NCC 3.2
- Excavations and service trenches shall comply with the following guidelines unless otherwise approved by the design engineer.
- Selected fill shall be approved natural material, gravel, decomposed or broken rock, free from clay lumps and organic matter.
- 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.
- Ensure area of excavation is properly drained from the time of excavation to ensure no ponding of water. Install drains as required.
- 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

- Footings have been designed for an allowable soil bearing capacity of 100 kpa.
- 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.
- All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.
- 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

- 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.
- Cold water: From meter to house use 25mm class 12 polyethylene. Inside house use 20mm Rehau class 'B' or PB with 12mm class 'B' Rehau or PB branch lines.
- 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.
- Legend of outlet diameters:
Trough - 50mm
Sink - 50mm
Bath - 40mm
Basin - 40mm
Shower - 50mm
- Taps, fittings & hot water unit refer to owners requirements.
- Where the works requirements provide for the installation of a heating appliance that requires a flu, the flu must be installed in accordance with the NCC.
- 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.
- 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

- All workmanship and materials shall be in accordance with as 4100 and except where varied by the contract documents.
- 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.
- 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.
- Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
- Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in as 1554.
- 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 be installed in accordance with as 4100.
- All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
- 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.
- The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.
- The builder is to make good and/or repair all damaged surfaces during performance of the work.
- 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.
- 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.



REVISION	BY:	PLOT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320	PROJECT #	26019
CLIENT	J.D. Radford & B.M. Hayes	PROJECT DATE	10/05/2024
DWG	General Notes	SCALE @ A3 (uno)	DWG #
		DRAWN	AD
		CHECKED	RF
		SHEET	2 OF 8
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	

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 edge 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, medium/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".

REVISION	BY:	PROJECT	PROPOSED SHED (BY OTHERS) 4 CARDINAL COURT, PARK GROVE 7320	10/05/2024	SCALE @ A3 (uno)	PROJECT DATE	10/02/2026
CLIENT	J.D. Radford & B.M. Hayes	DWG	NCC COMPLIANCE NOTES	DRAWN	AD	PROJECT #	26019
				CHECKED	RF	DWG #	3
						SHEET	3 OF 8

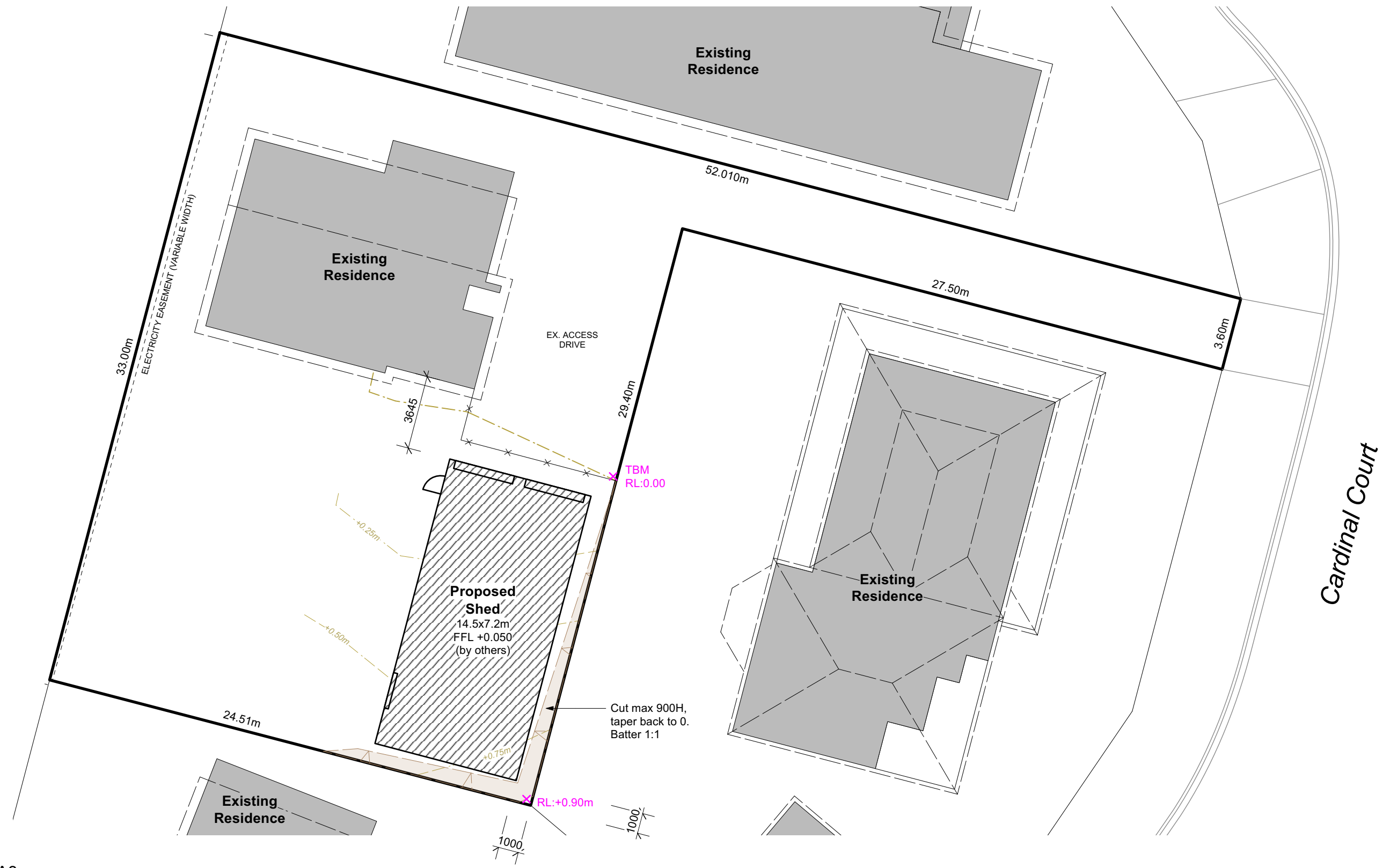
Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)

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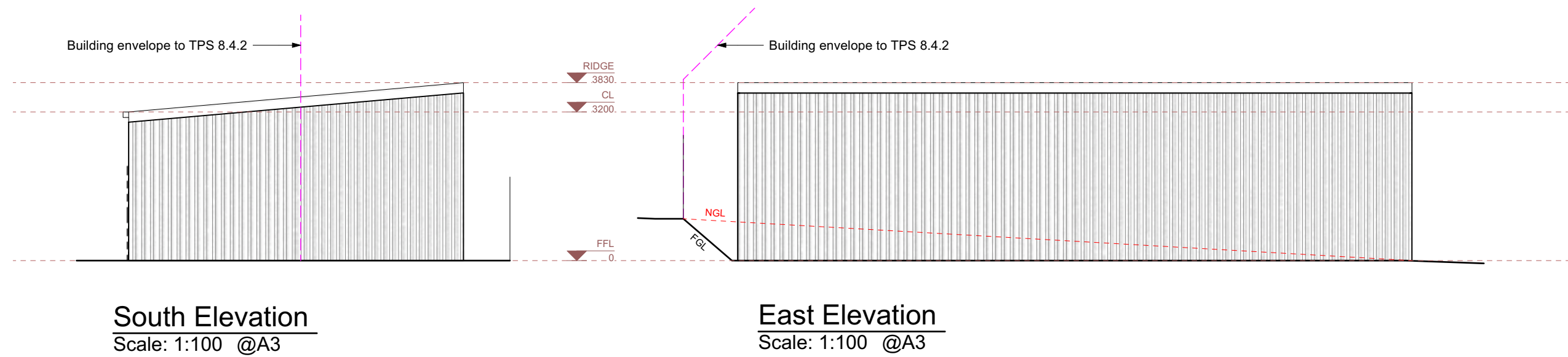
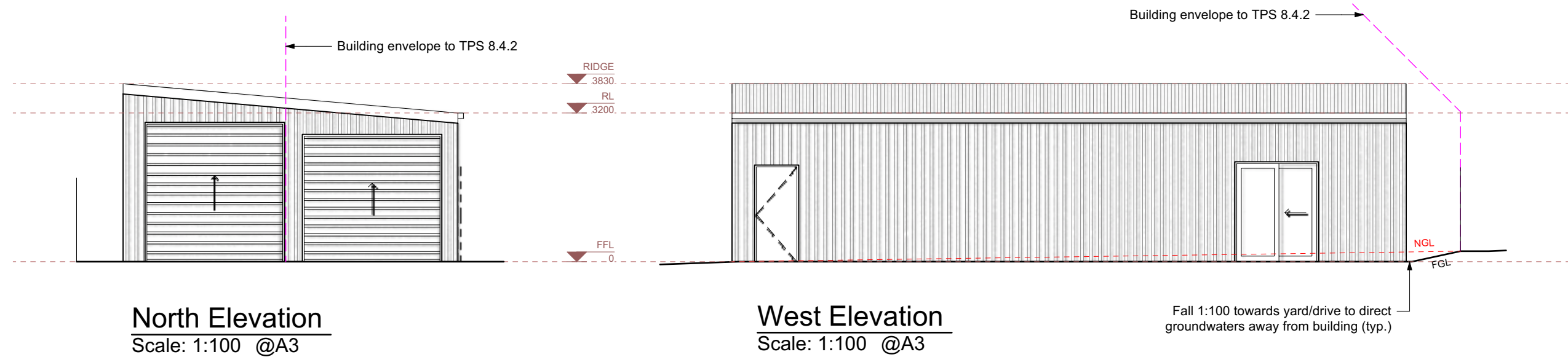
Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
 Fence lines not to be relied upon for boundary locations.
 Builder to locate any existing services within the extent of any proposed works and relocate as required prior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



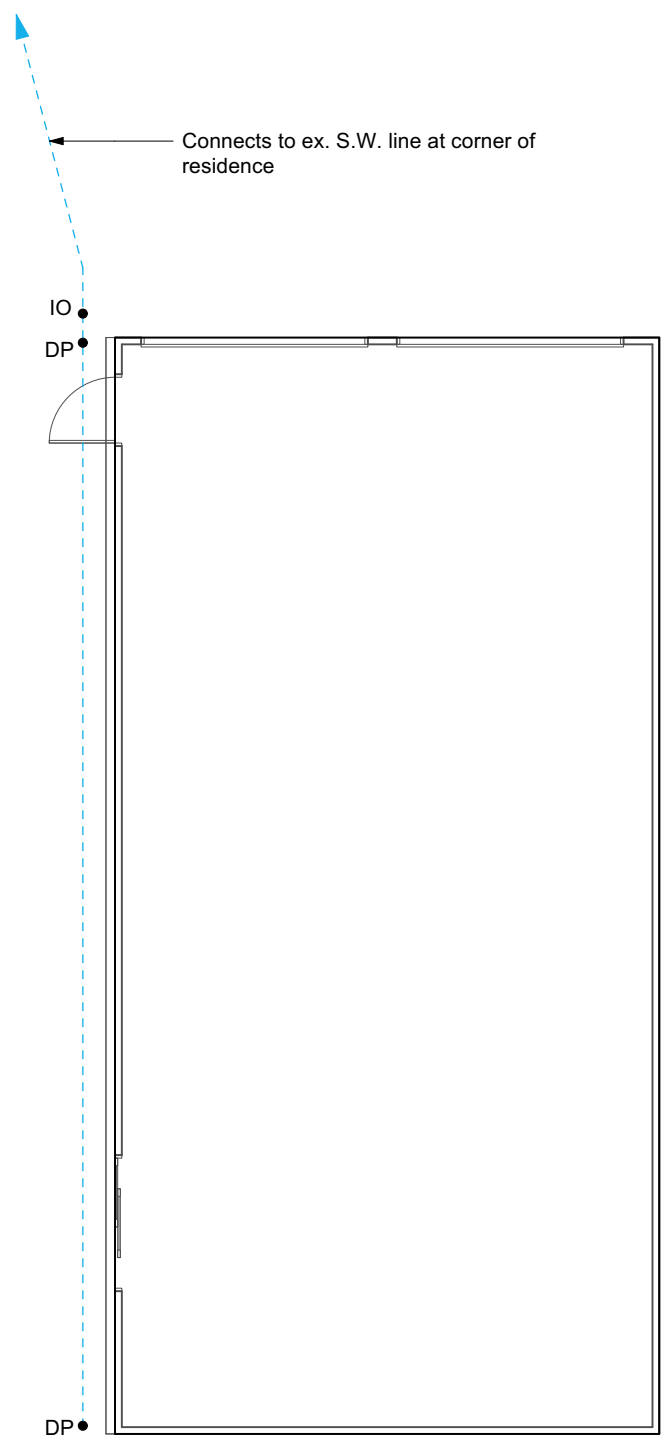
Site Plan
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REVISION	BY:	PROJECT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320		PROJECT # 26019
CLIENT	J.D. Radford & B.M. Hayes	PROJECT DATE 10/05/2024	DWG # 4
DWG	Site Plan	SCALE @ A3 (uno) 1:200	CHECKED RF SHEET 4 OF 8
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	



REVISION	BY:	PROJECT DATE	10/05/2024	PLOT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320			PROJECT #	26019
CLIENT	J.D. Radford & B.M. Hayes	SCALE @ A3 (uno)	1:100	DWG #	5
DWG	Elevations	DRAWN	AD	CHECKED	RF
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)				Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	



Legend:

- - - - - New Ø90 n.d. PVC S.W. line
- DP Ø90 downpipe
- IO Inspection opening

Gutter Notes:

- Roof catchment area: 108.6m²
(catchment per DP: 54.3m²)
 - Gutter length: 14.5m
 - 1% rainfall intensity: 178mm/h
 - 5% rainfall intensity: 128mm/h
- Gutter min. cross section 6300mm²
Nominally 125 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

Drainage Plan
Scale: 1:100 @A3



REVISION	BY:	PLOT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320		PROJECT # 26019
CLIENT	J.D. Radford & B.M. Hayes	PROJECT DATE 10/05/2024	DWG # 6
DWG	Drainage Plan	SCALE @ A3 (uno) 1:100	CHECKED RF SHEET 6 OF 8
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	



21st June - 9am
Scale: 1:500 @A3



21st June - 10am
Scale: 1:500 @A3



21st June - 11am
Scale: 1:500 @A3



21st June - 12pm
Scale: 1:500 @A3



REVISION	BY:	PLOT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320	PROJECT #	26019
CLIENT	J.D. Radford & B.M. Hayes	PROJECT DATE	10/05/2024
DWG	Shadow Diagrams	SCALE @ A3 (uno)	1:200
		DRAWN	AD
		CHECKED	RF
		DWG #	7
		SHEET	7 OF 8
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	



21st June - 1pm
Scale: 1:500 @A3



21st June - 2pm
Scale: 1:500 @A3

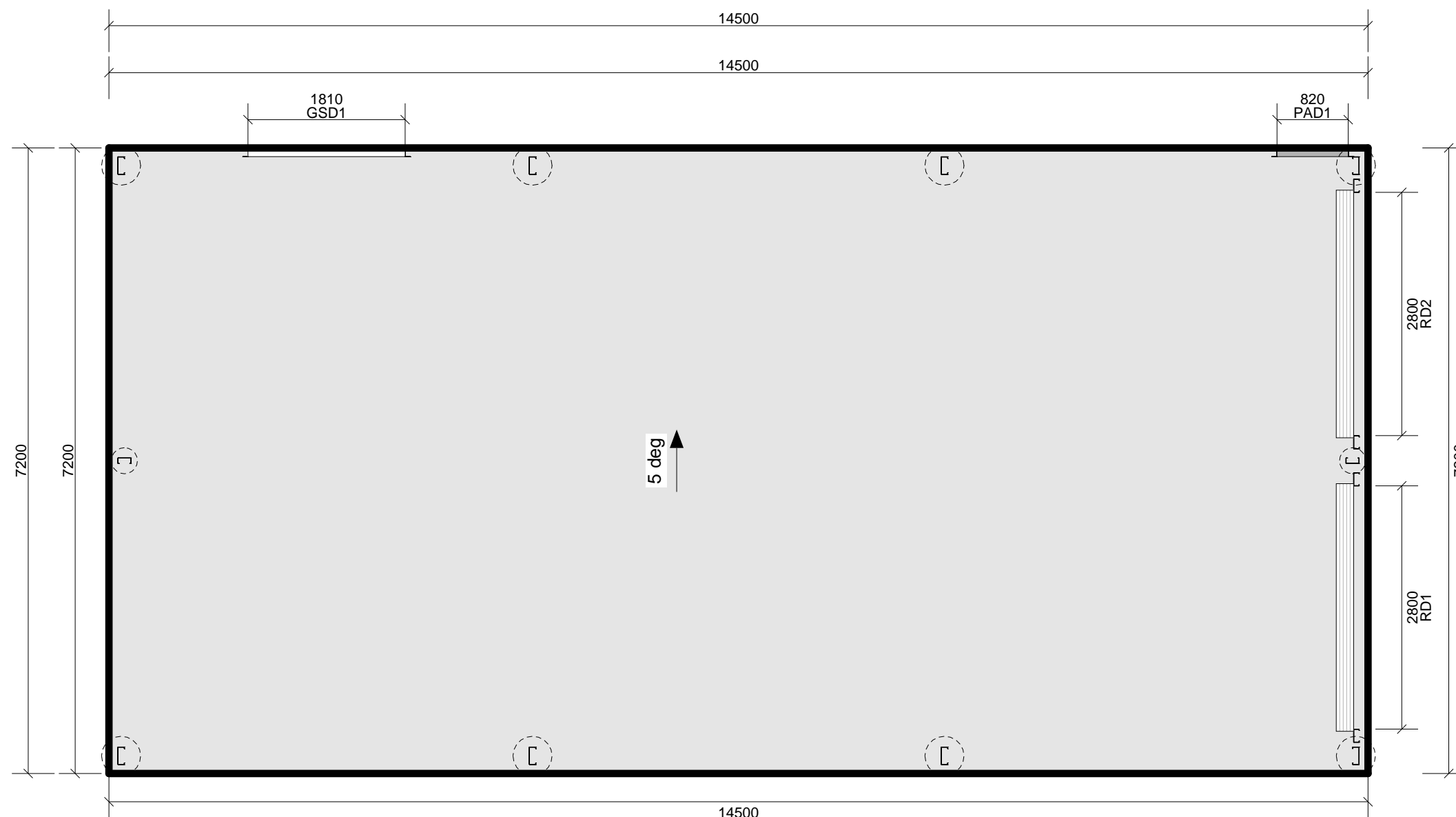


21st June - 3pm
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REVISION	BY:	PROJECT DATE	10/02/2026
PROJECT	Proposed Shed (by others) 4 Cardinal Court, Park Grove 7320	PROJECT #	26019
CLIENT	J.D. Radford & B.M. Hayes	PROJECT DATE	10/05/2024
DWG	Shadow Diagrams	SCALE @ A3 (uno)	1:200
		DRAWN	AD
		CHECKED	RF
		DWG #	8
		SHEET	8 OF 8
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	

OPENING SCHEDULE	
Code	Stock
GSD1	AMIAGS2100*1810
PAD1	PA650.37
RD1	2800mm x 3000mm
RD2	2800mm x 2740mm

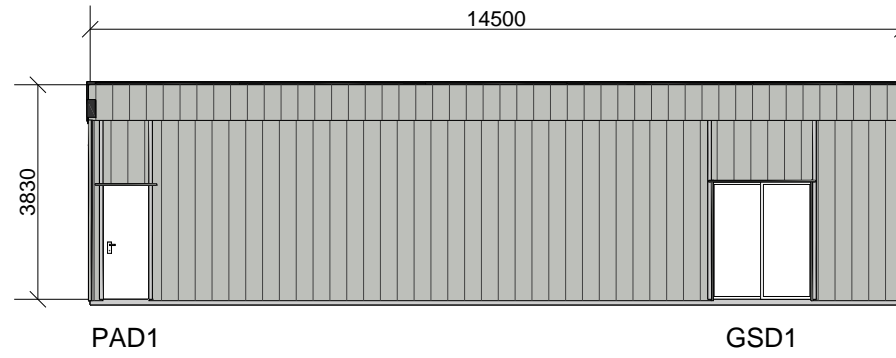


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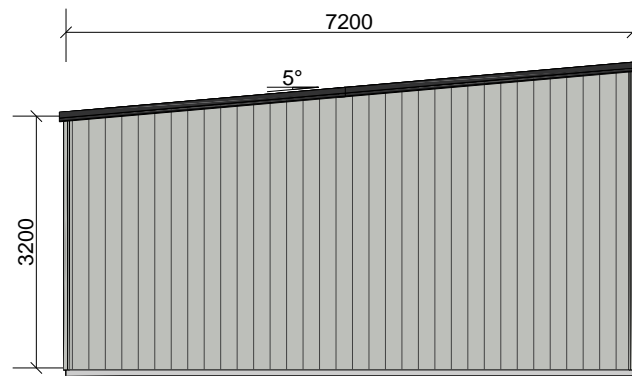
Quote Layout

<p>DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953</p> <p>Lic:</p> <p>PH: (03) 6424 6664 E: sheds@dbssheds.com.au</p>	Project No: -P9635	Site: 4 Cardinal Ct, Park Grove TAS 7320	Region: A4	Date: 03/02/2026
	Customer: Jason Radford	LOT: _____ RP/SP: _____	Terrain Cat: 3	Sheet 1 / 2
	PH: _____	Quote Name: Skillion	ULT Wind Speed: 36.81	
	MOB: _____	Drawing Set: QLYOT1	Servicability: 30.27	

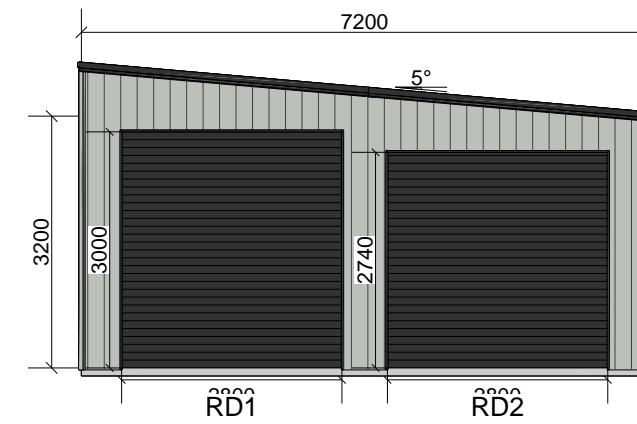
OPENING SCHEDULE	
Code	Stock
GSD1	AMIAGS2100*1810
PAD1	PA650.37
RD1	2800mm x 3000mm
RD2	2800mm x 2740mm



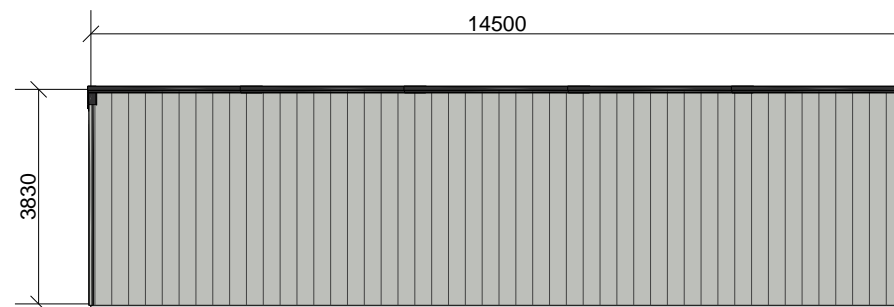
Left



Front



Back





Right

Elevation w/cladding



DBS Sheds
 33-35 Elizabeth St, Devonport TAS
 7310
 ABN: 60 625 147 953
 Lic:
 PH: (03) 6424 6664
 E: sheds@dbssheds.com.au

Project No: **-P9635**
 Customer: **Jason Radford**
 PH: 
 MOB: 

Site: **4 Cardinal Ct, Park Grove TAS 7320**
 LOT: RP/SP:
 Quote Name: **Skillion**
 Drawing Set: **CLADELEV1**

Region: **A4**
 Terrain Cat: **3**
 ULT Wind Speed: **36.81**
 Servicability: **30.27**

Date: **03/02/2026**
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