



Devonport City Council

# PUBLIC NOTICE

## APPLICATION FOR PLANNING PERMIT

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

An application for a planning permit has been made which may affect you.

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### Application Details

Application Number:	<b>PA2026.0005</b>
Proposed Use or Development:	<b>Residential (garage and carport)</b>
Address of the Land:	<b>131 Waverley Road, Don</b>
Date of Notice:	<b>07/02/2026</b>

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You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)

**Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.**

Your representation must:

- be received by close of business on **20/02/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
  - P.O. Box 604, Devonport, Tasmania, 7310; or
  - [townplanning@devonport.tas.gov.au](mailto:townplanning@devonport.tas.gov.au)

If you make a representation then Council must consider your submission before making its decision on the application.

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# 131 Waverley Road, Don



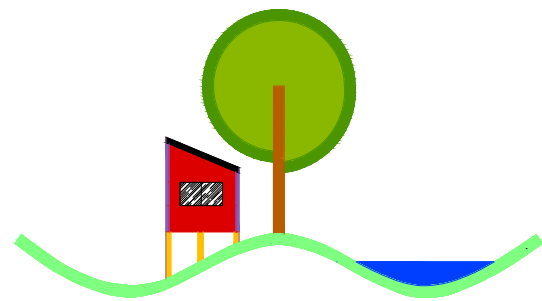
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Created: 04-02-2026 14:15:34



**Devonport  
City Council**



WOOD DRAFTING & DESIGN SERVICE  
 41C STEWART ST, DEVONPORT, TAS 7310  
 0408583646

ACCREDITED DESIGNER: Raquel Innis  
 Accreditation Number 539021287

Drawing Number - TH 2092 01 to 09

Drawings

- 01 Site Plan
- 02 Carport plans
- 03 Shed Plans
- 04 Carport Section & Elevations
- 05 Shed Section & Elevations
- 06 Bracing Details
- 07 Foundation Details
- 08 Construction Notes
- 09 OH&S Notes

# PROJECT: NEW DWELLING

T. HEINS  
 131 WAVERLEY RD  
 DON  
 TAS 7310

FLOOR AREAS -  
 CARPORT 55.4 m<sup>2</sup>  
 SHED 144.0 m<sup>2</sup>  
 TOTAL 199.4 m<sup>2</sup>

N°	DESCRIPTION	DATE
A	Planning & Building Application	17.11.25
REVISIONS		

CLIMATE ZONE - 7

WIND SPEED DESIGN - N2

SITE SOIL CLASSIFICATION - CLASS M

Volume 100126 Folio 72

BAL - N/A

**DRAINAGE PLAN LEGEND**

- - - - - SEWER LINE (100mm DIA UPVC PIPE)
- — — — — STORMWATER LINE (100mm DIA UPVC PIPE)
- IO INSPECTION OPENING
- [RE] RODDING END
- ORG OVERFLOW RELIEF GULLY
- EV EDUCT VENT
- AAV AIR ADMITTANCE VALVE
- SJ SWIVEL EXPANSION JOINT
- AWTS AERATED WASTEWATER TREATMENT SYSTEM
- DP DOWNPIPE (90mm)

WET AREA (REFER TO WATERPROOFING NOTES)

**DRAINAGE PLAN NOTES**

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

**SERVICES**

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

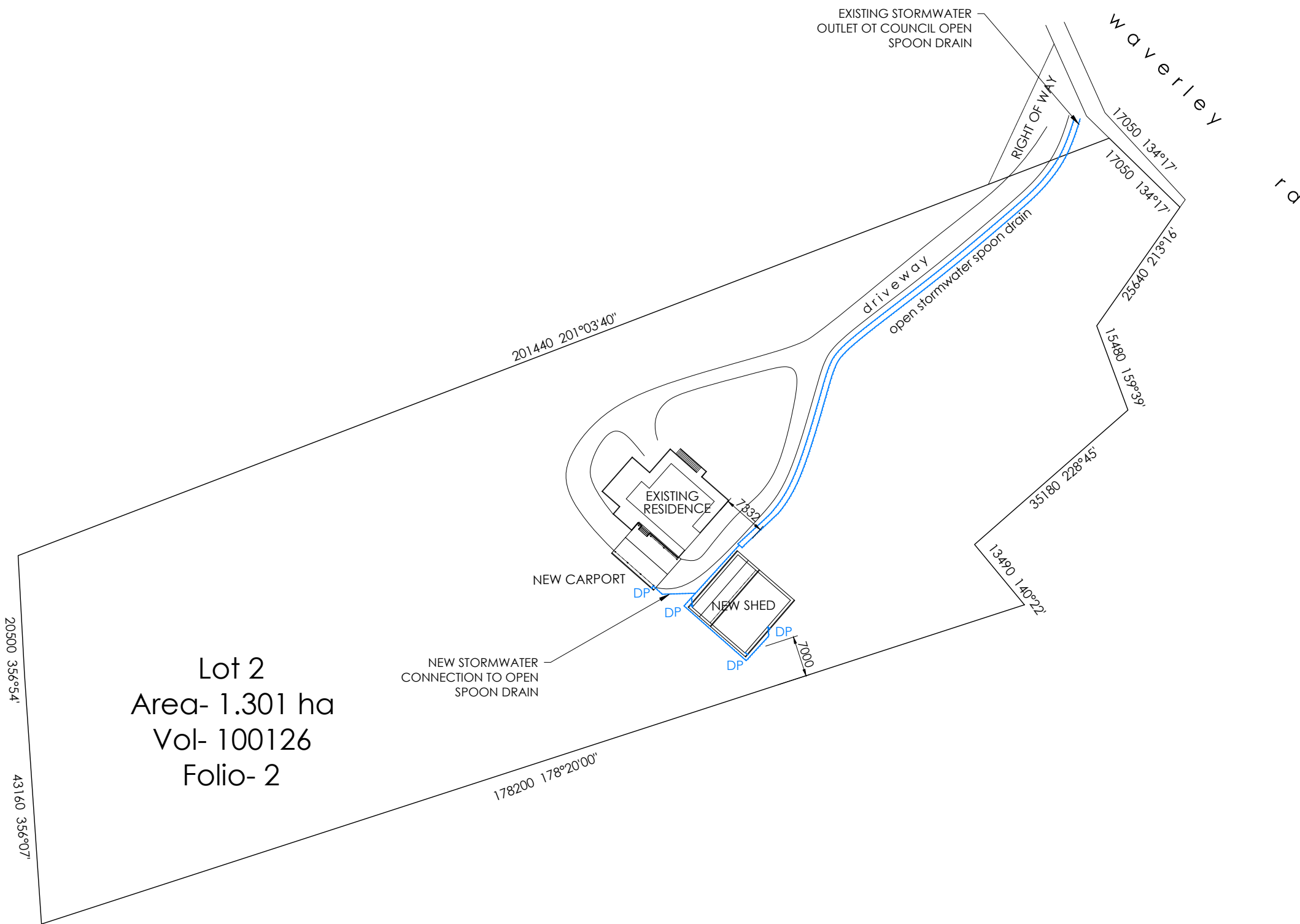
- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
  - A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
    - I) WITHIN AN UNVENTILATED WALL SPACE
    - II) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
    - III) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2 (ie, 9mm OF CLOSED CELL POLYMER INSULATION)
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
  - A) ALL FLOW AND RETURN PIPING
  - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45 (ie, 19mm OF CLOSED CELL POLYMER INSULATION)
3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
  - A) ALL FLOW AND RETURN PIPING
  - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6 (ie, 25mm OF CLOSED CELL POLYMER INSULATION)

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

DOWNPIPES MUST NOT SERVE MORE THAN 12m GUTTER LENGTH FOR EACH DOWNPIPE. AS PER ABCB HOUSING PROVISIONS 7.4.5. DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

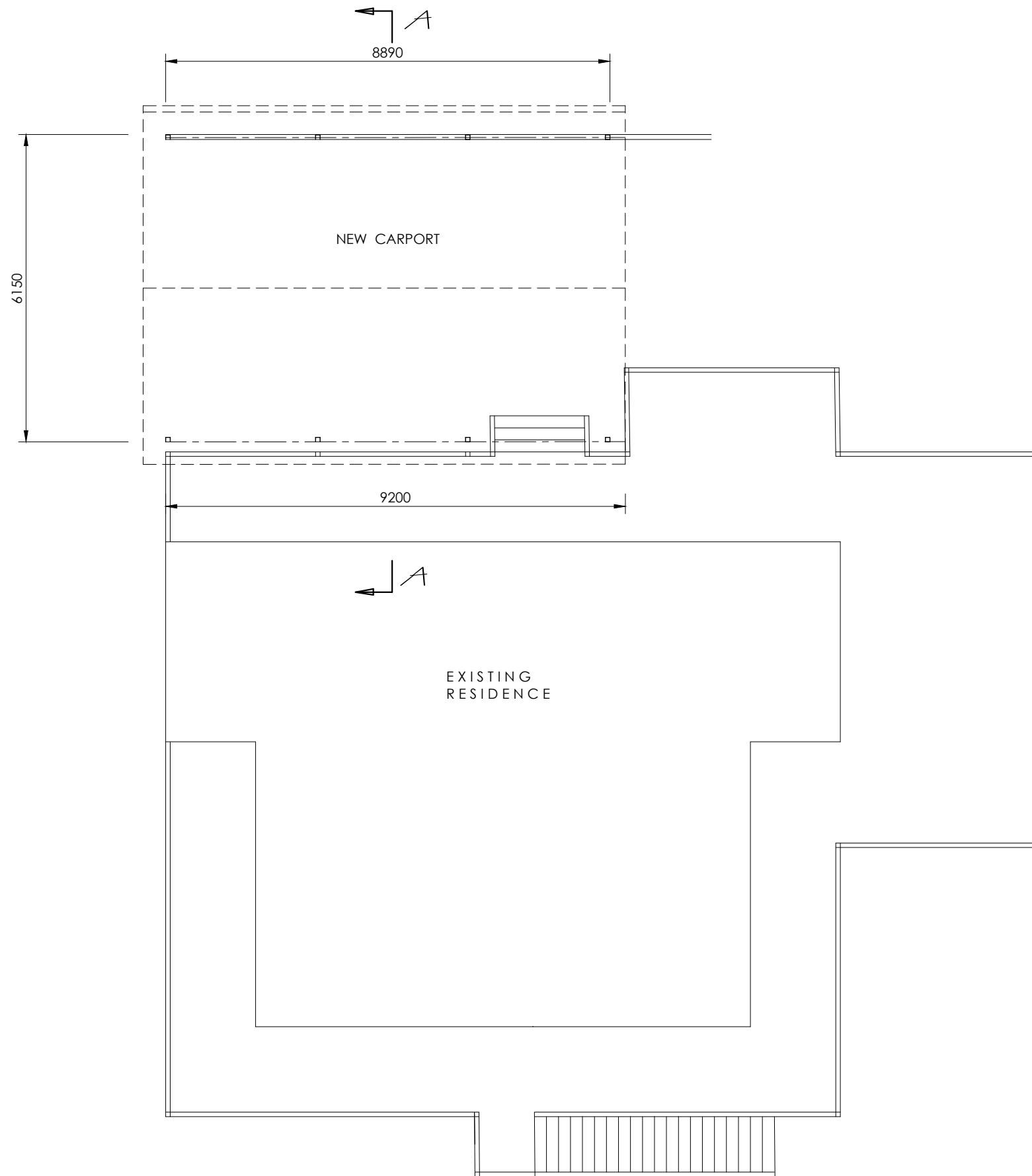


**S I T E P L A N**

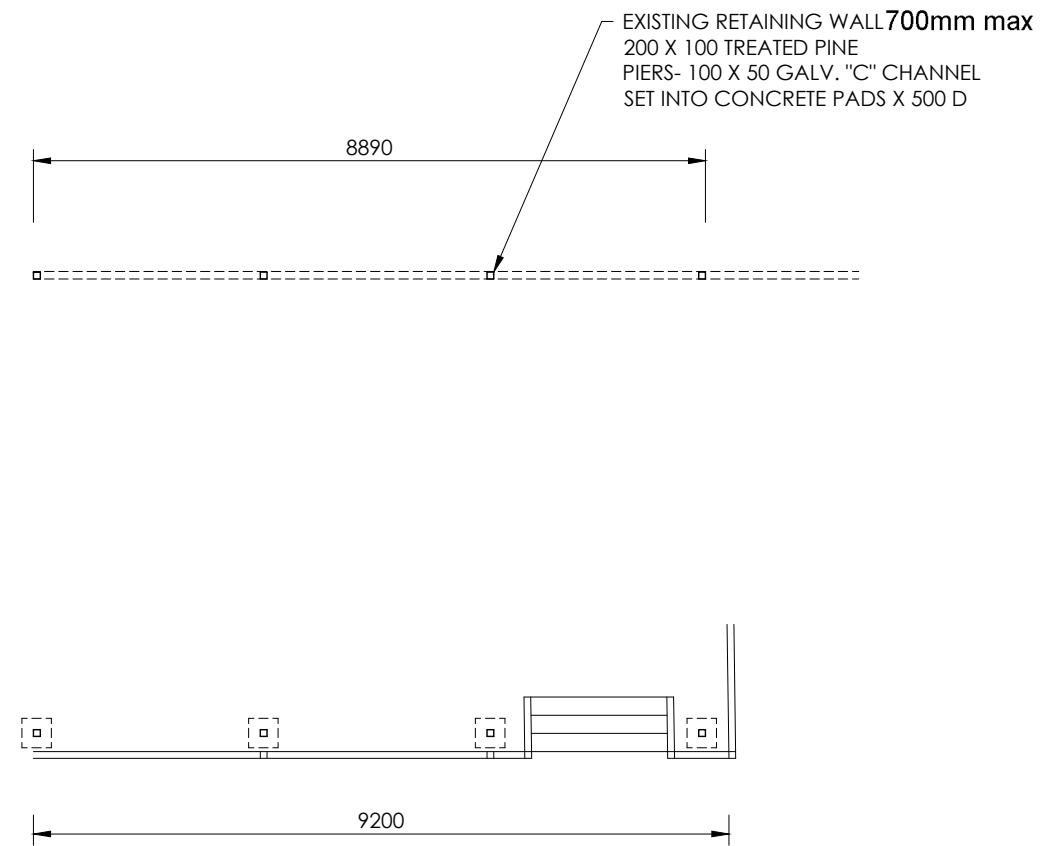


WARNING SIGNS AND BARRIERS ARE TO BE ERECTED TO PREVENT ENTRY OF UNAUTHORISED PERSONS AND WARN OF DANGERS ON SITE

<p>WOOD DRAFTING &amp; DESIGN SERVICES 41C STEWART ST DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</p>		PROJECT:- NEW SHED & CARPORT			
		T. HEINS 131 WAVERLEY RD DON TAS 7310			
DRAINAGE PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	01 OF 09
1:800	PGW	17.11.25	A	TH-2092	



FLOOR PLAN



FOUNDATION PLAN

LEGEND & NOTES - Slab Plan

- ⊗ Existing levels
- ⊙ New levels

Foundation depth: 500mm  
Foundation material: Weathered rock

Footings shall be founded on approved material having a bearing capacity of 100kPa

Concrete slump : 80mm  
Concrete strength : 25MPa  
Aggregate size : 20mm nominal  
Finish : Steel trowel

All concrete shall be cured for 7 days. The Engineer's approval of the proposed method of curing shall be obtained before pouring.



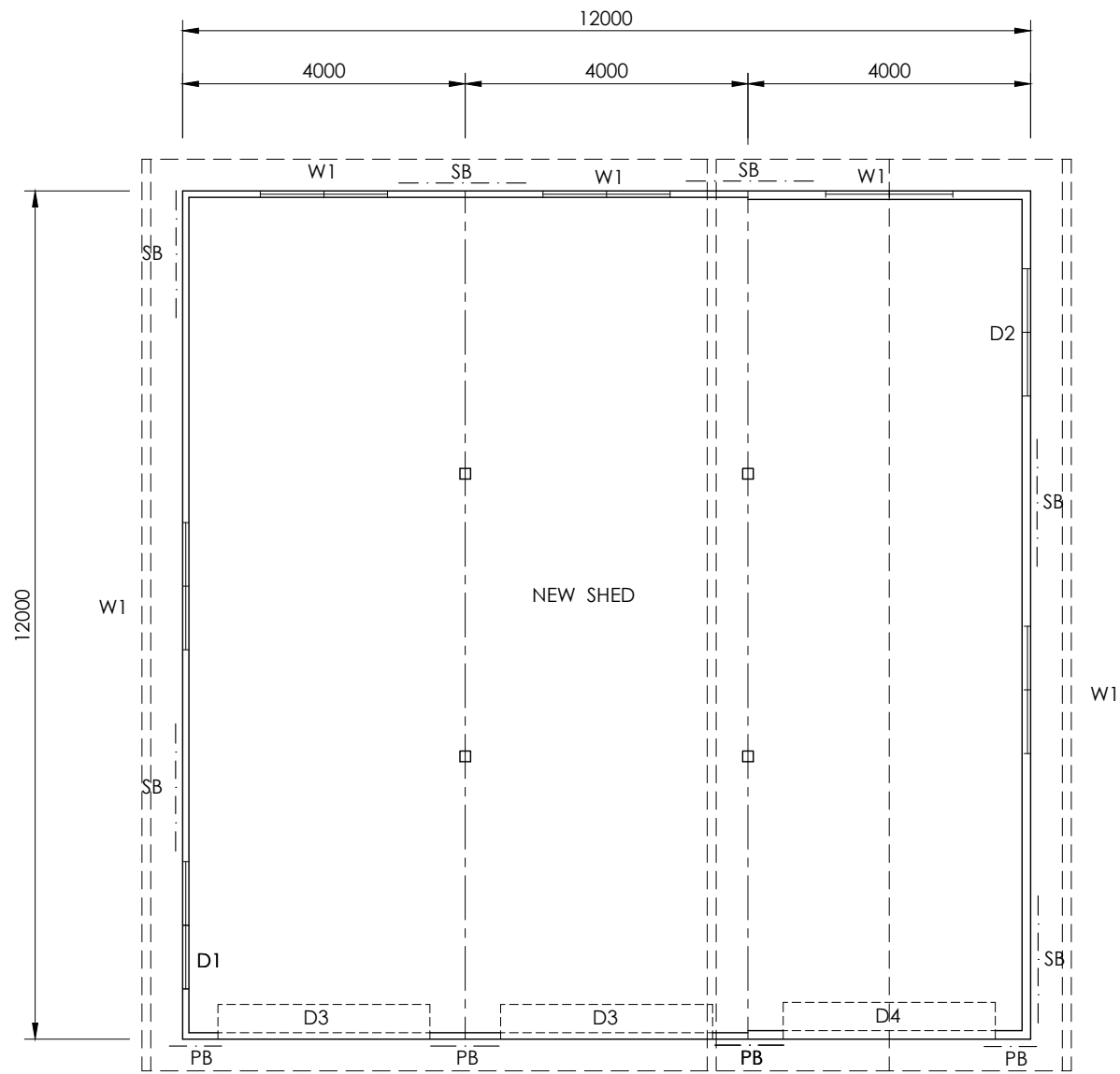
FLOOR AREAS - CARPORT	55.4 m <sup>2</sup>
SHED	144.0 m <sup>2</sup>
<b>TOTAL</b>	<b>199.4 m<sup>2</sup></b>

PROJECT:- NEW SHED & CARPORT

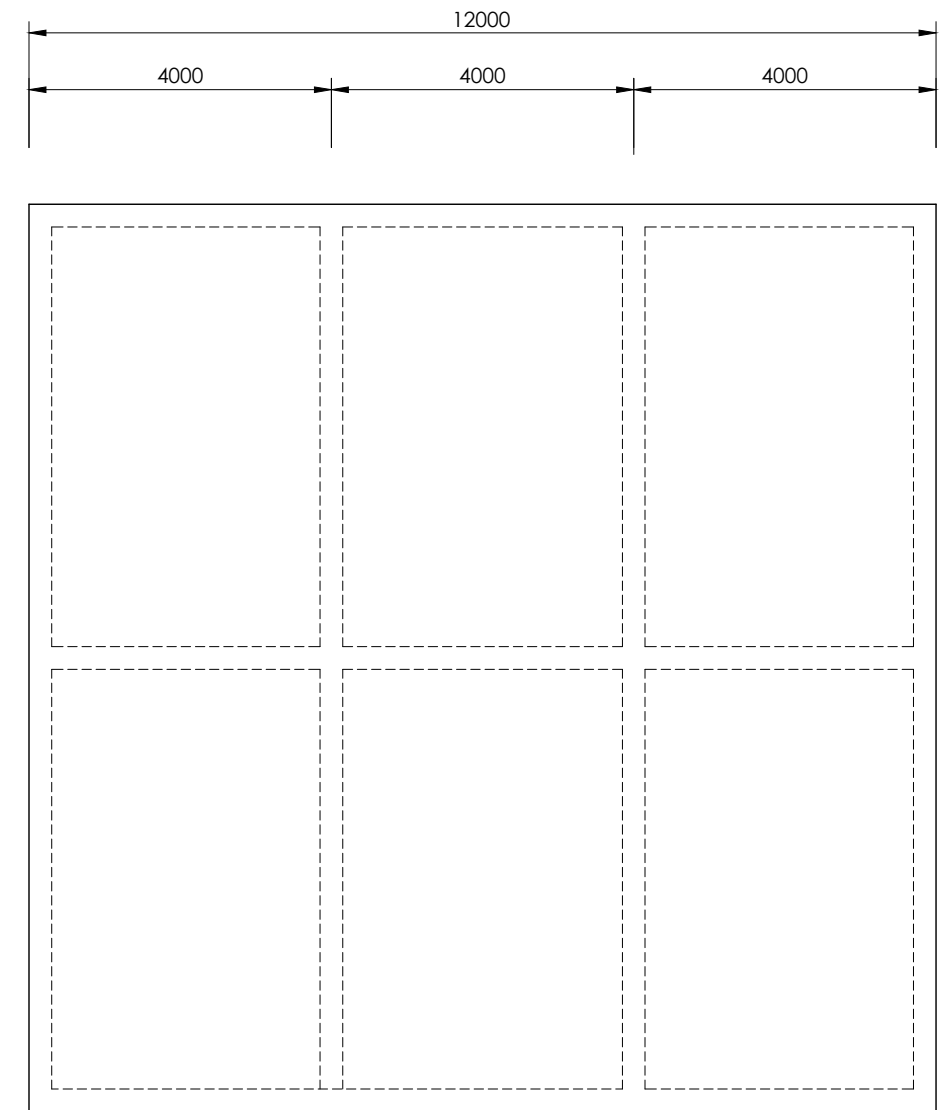
T. HEINS  
131 WAVERLEY RD  
DON  
TAS 7310

FLOOR & FOUNDATION PLANS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	<b>02</b> OF 09
1:100	PGW	17.11.25	A	TH-2092	

WOOD DRAFTING & DESIGN SERVICES  
41C STEWART ST DEVONPORT TAS 7310  
MOBILE:- 0408 583 646  
ACCREDITED DESIGNER: RAQUEL INNIS  
ACCREDITATION NUMBER 539021287



FLOOR PLAN



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- BRACING NOTES**
- STEEL BRACING
  - PLYWOOD BRACING

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SHED	144.0 m <sup>2</sup>
<b>TOTAL</b>	<b>199.4 m<sup>2</sup></b>

No	HEIGHTxWIDTH	DESCRIPTION	QY	LINTEL	No	HEIGHTxWIDTH	DESCRIPTION	QY	LINTEL
WINDOW SCHEDULE					DOOR SCHEDULE				
W1	900 x 1800	ALUMINIUM SLIDER	5	90 x 45 hySPAN	D4	3000 x 3000	ROLLER	1	190 x 45 hySPAN
D1	2100 x 1800	ALUMINIUM SLIDING	1	190 x 45 hySPAN	D3	2400 x 3000	ROLLER	2	190 x 45 hySPAN
D2	2100 x 1800	ALUMINIUM SLIDING	1	190 x 45 hySPAN	D2	2100 x 1800	ALUMINIUM SLIDING	1	190 x 45 hySPAN

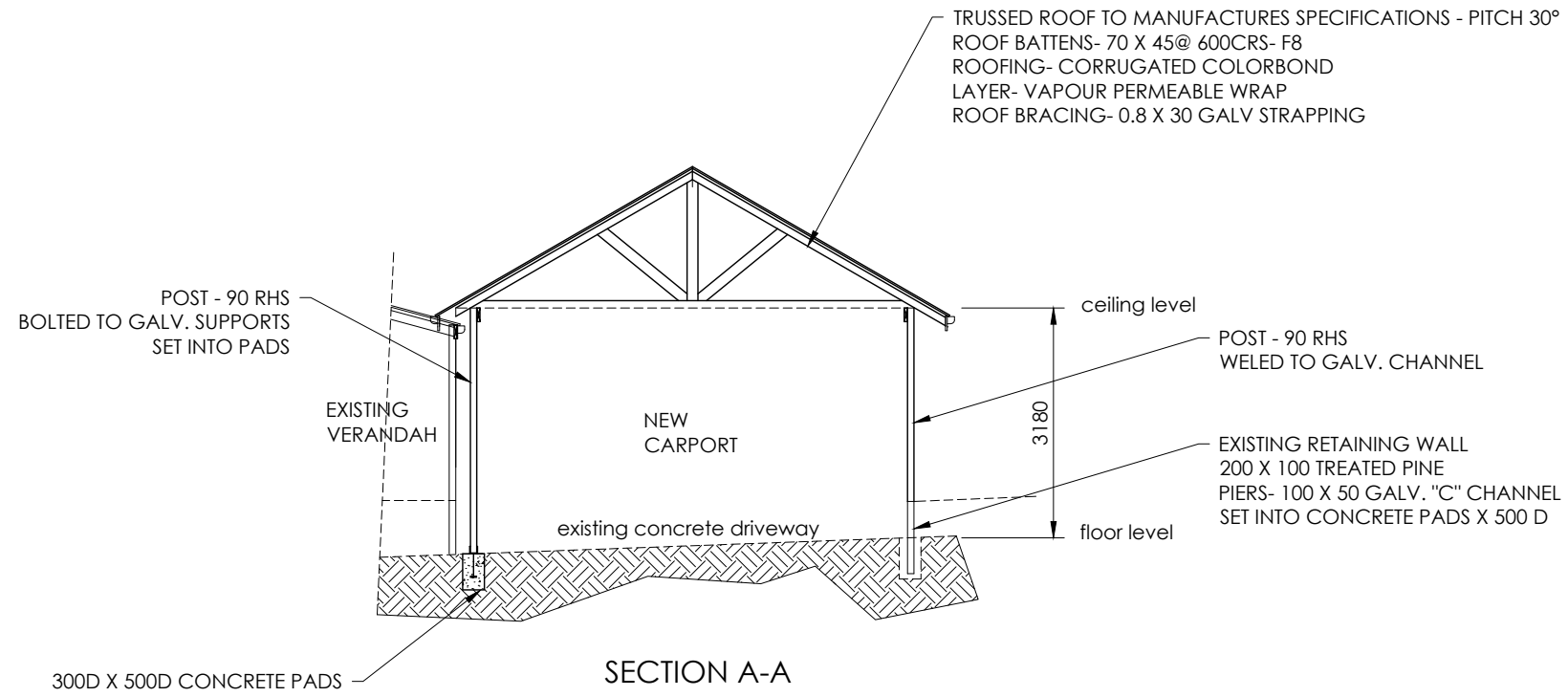
**WOOD DRAFTING & DESIGN SERVICES**  
 41C STEWART ST DEVONPORT TAS 7310  
 MOBILE:- 0408 583 646  
 ACCREDITED DESIGNER: RAQUEL INNIS  
 ACCREDITATION NUMBER: 539021287

PROJECT:- NEW SHED & CARPORT					
T. HEINS 131 WAVERLEY RD DON TAS 7310					
FLOOR & FOUNDATION PLANS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	03
1:100	PGW	17.11.25	A	TH-2092	OF 09

**MASTER BUILDERS TASMANIA PREFERRED SUPPLIER**

**HIA TASMANIA MEMBER**

A3



LEGEND & NOTES - Section Notes

Sparking

Vapor permeable roof wrap installed as per manufacturer's instructions. (will be specific for different buildings).

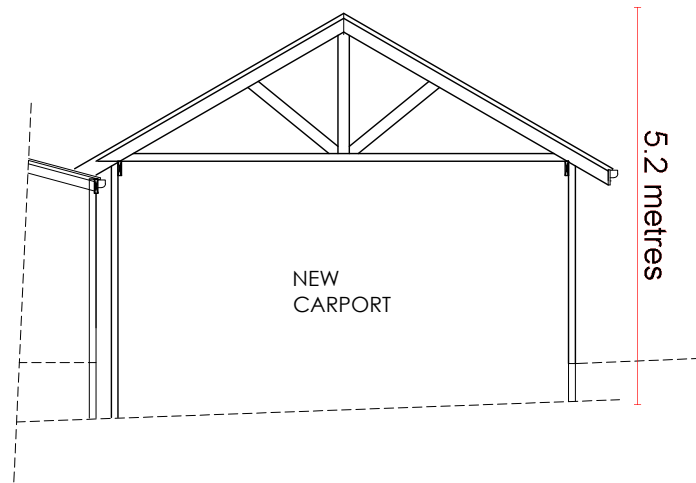
Condensation

Reference should be made to the "Condensation in Buildings- Tasmania Designers' Guide Version 2" (by CBOS)

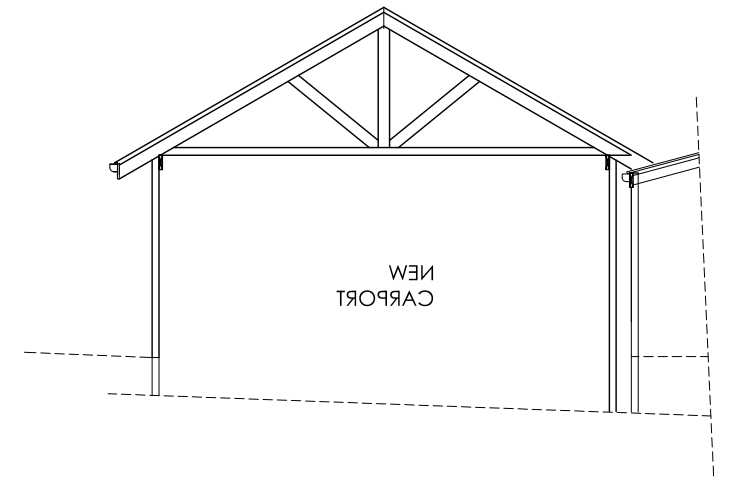
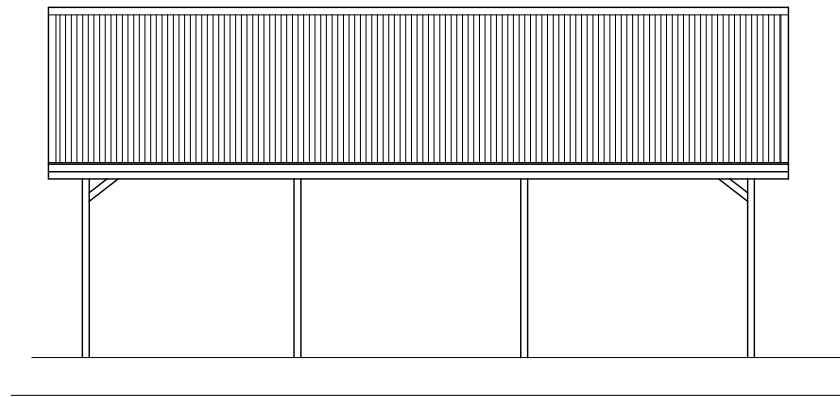
Building complies with minimum 6 star requirements of NCC 2022.

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, COUNCIL BY-LAWS.

RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE




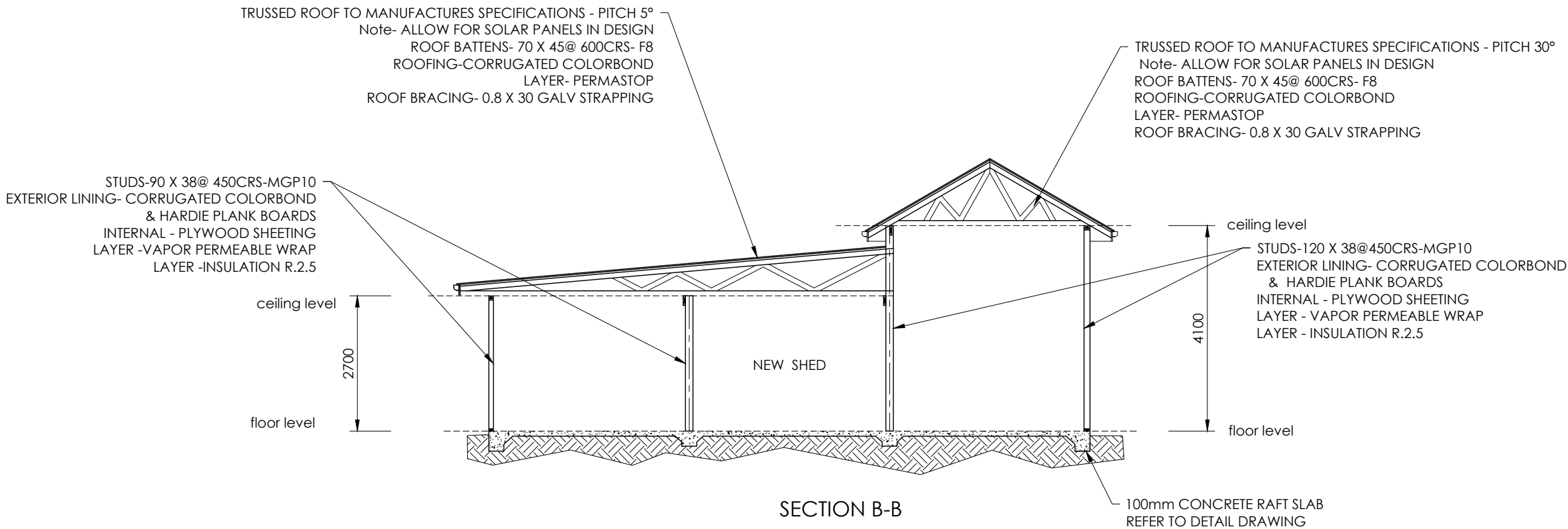
SECTION A-A



SECTION A-A

A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>HIA MEMBER</b>
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 <b>WOOD DRAFTING &amp; DESIGN SERVICES</b> 41C STEWART ST. DEVONPORT TAS 7310 MOBILE- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287	PROJECT:- NEW SHED & CARPORT				
	T. HEINS 131 WAVERLEY RD DON TAS 7310				
	SECTION & ELEVATIONS				
SCALE	DRAWN	DATE	REV	DRAW NUMB	SHEET
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SECTION B-B

LEGEND & NOTES - Section Notes

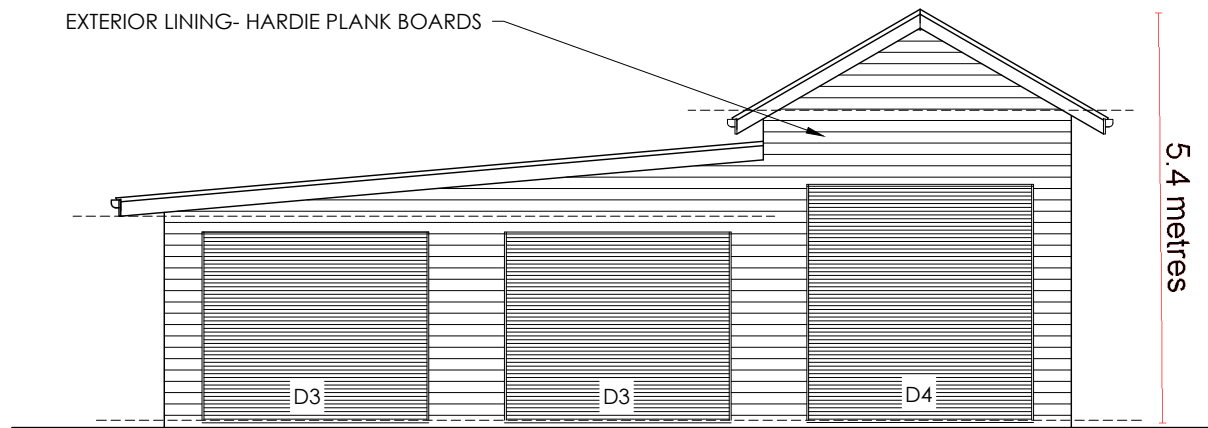
Sparkling  
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Condensation  
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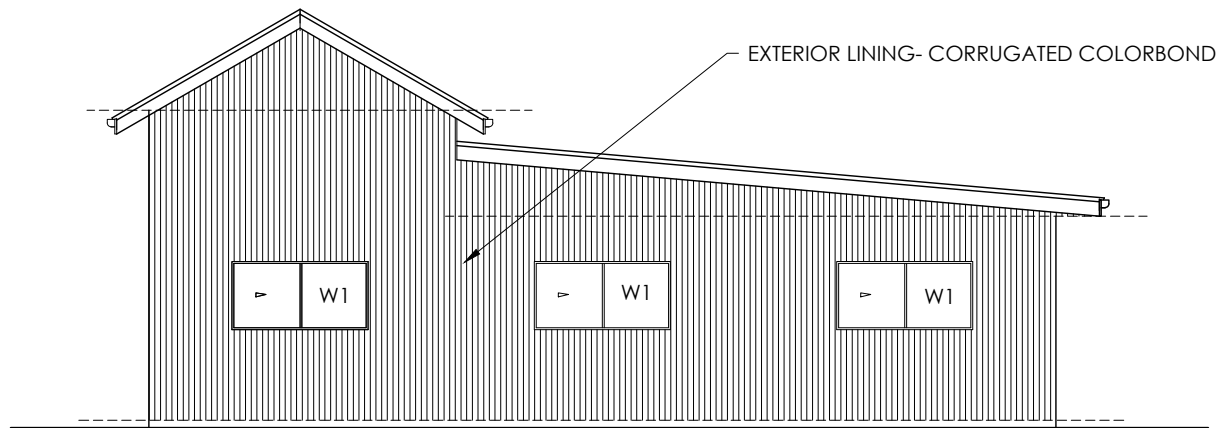
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ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, COUNCIL BY-LAWS.

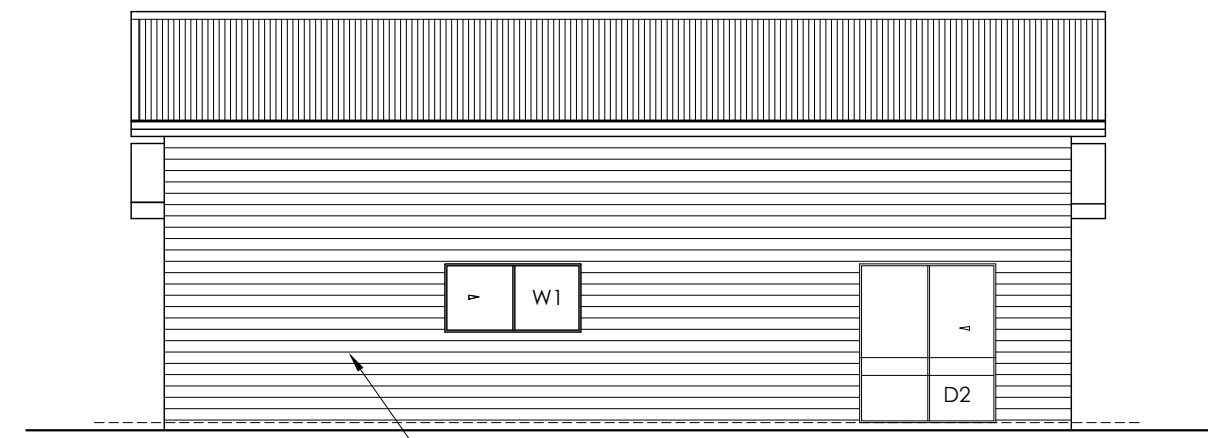
RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE



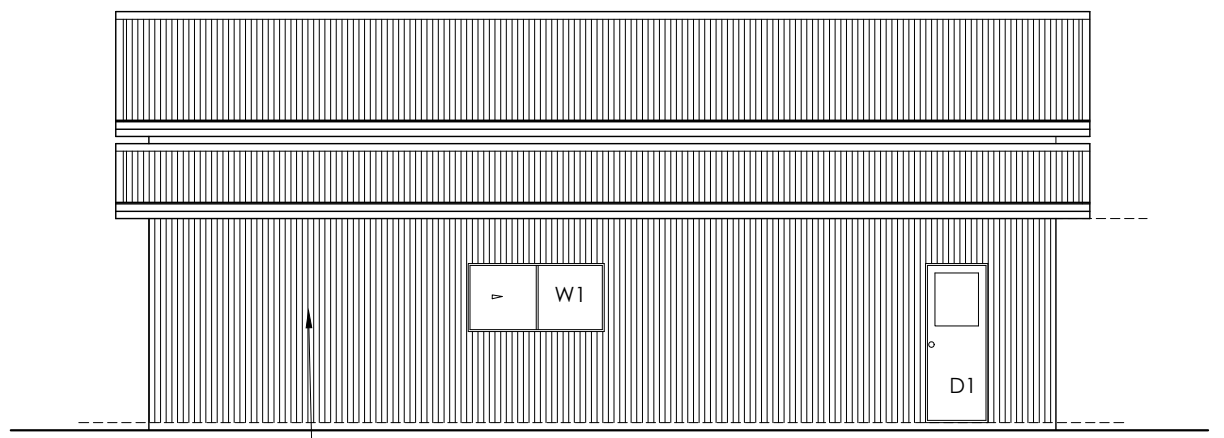
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

**MASTER BUILDERS  
TASMANIA  
PREFERRED SUPPLIER**

**HIA  
MEMBER**

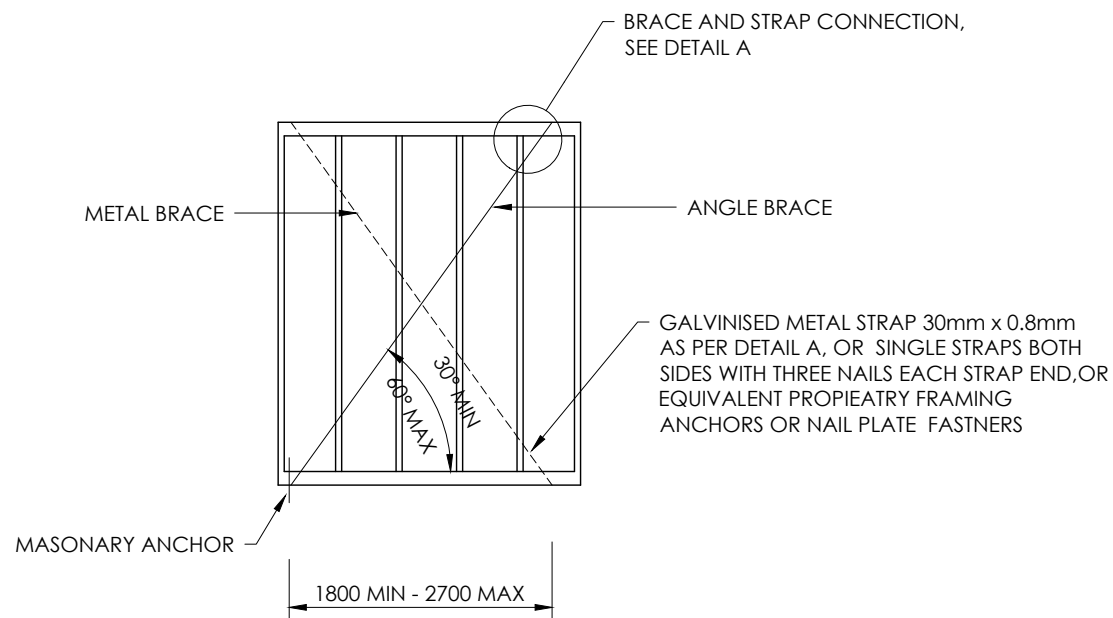
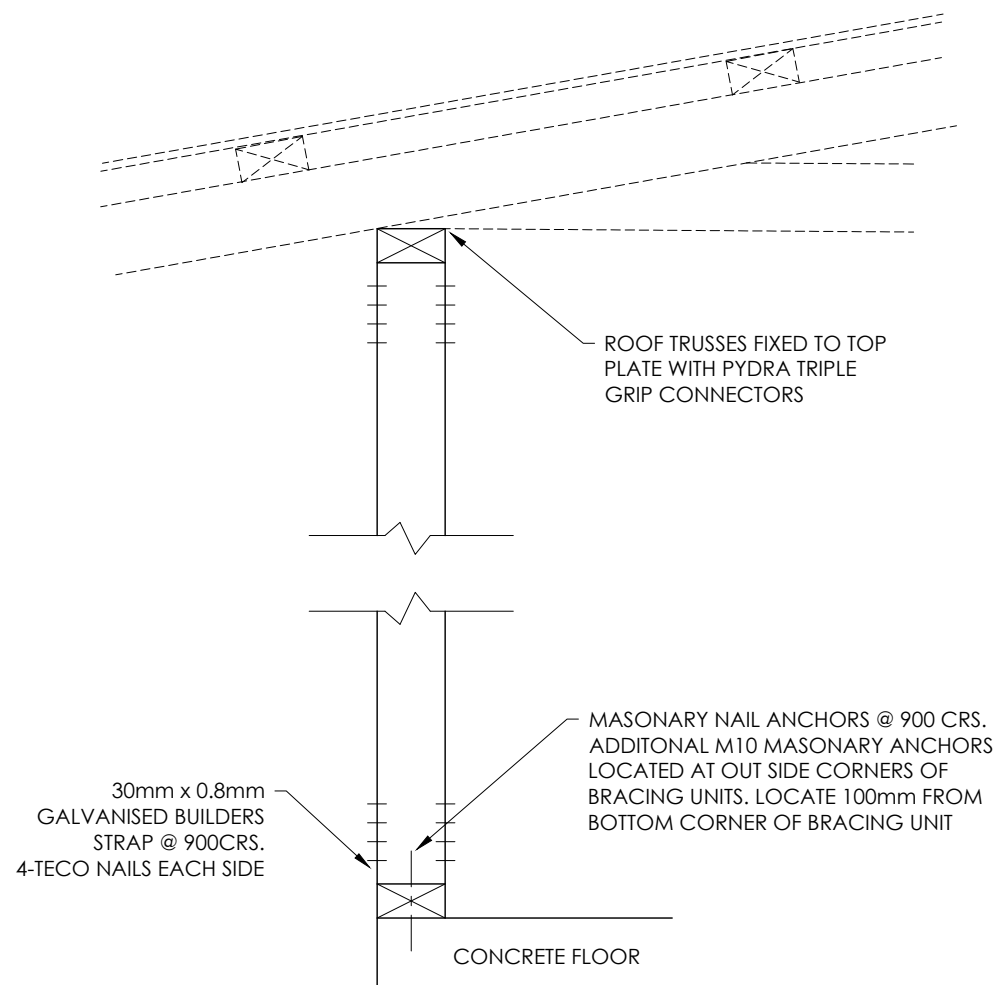
A3

EXTERIOR LINING- HARDIE PLANK BOARDS

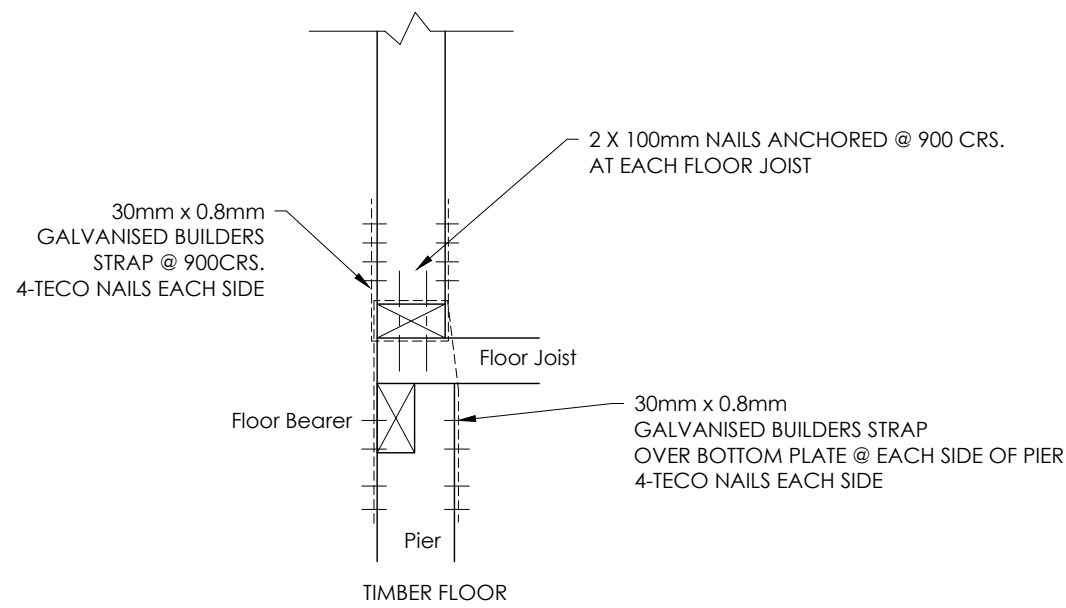
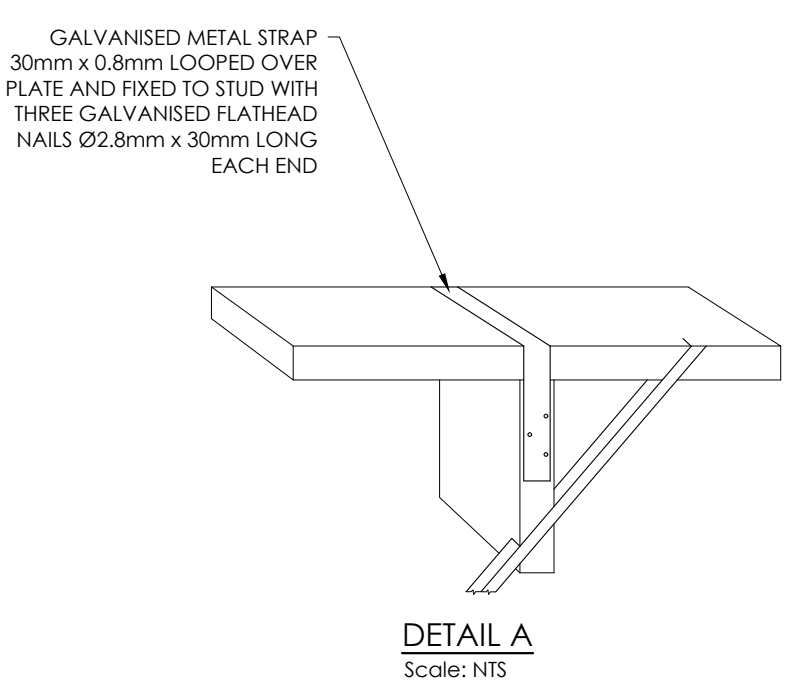
EXTERIOR LINING- CORRUGATED COLORBOND

  
**WOOD DRAFTING & DESIGN SERVICES**  
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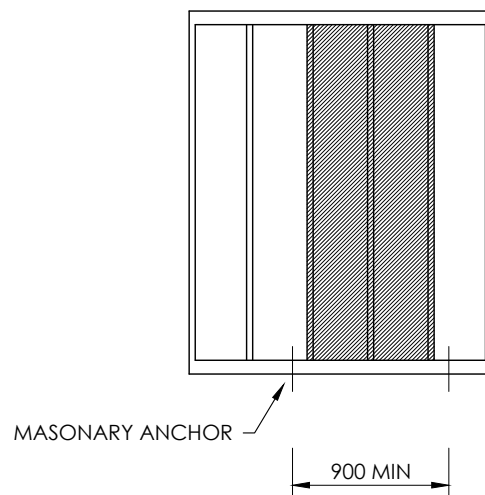


**TYPE A BRACING UNIT - METAL SECTION BRACE**  
Scale: NTS



**TIE DOWN DETAILS**  
Scale: 1:10

**PLYWOOD BRACING**  
FIX PLYWOOD PANELS WITH GALVANISED FLATHAED NAILS DIA 2.8mm x30mm LONG MIN. OR EQUAIVLENT AT 150mm CENTRES ALONG ALL EDGES AND 300mm CENTRES ALONG INTERMEDIATE STUDS. NAILS SHALL BE LOCATED A MINIMUM OF 7mm FROM PANEL EDGES



**TYPE A BRACING UNIT - PANEL OF STRUCTURAL PLYWOOD**  
Scale: NTS

**THICKNESS OF PLYWOOD FOR TYPE A BRACING UNITS**

Plywood stress grade	Plywood thickness, mm	
	Maximum stud spacing,mm	
	450	600
F8	7	9
F11	4.5	7
F14	4	6
F27	3	4.5




**MASTER BUILDERS  
TASMANIA  
PREFERRED SUPPLIER**



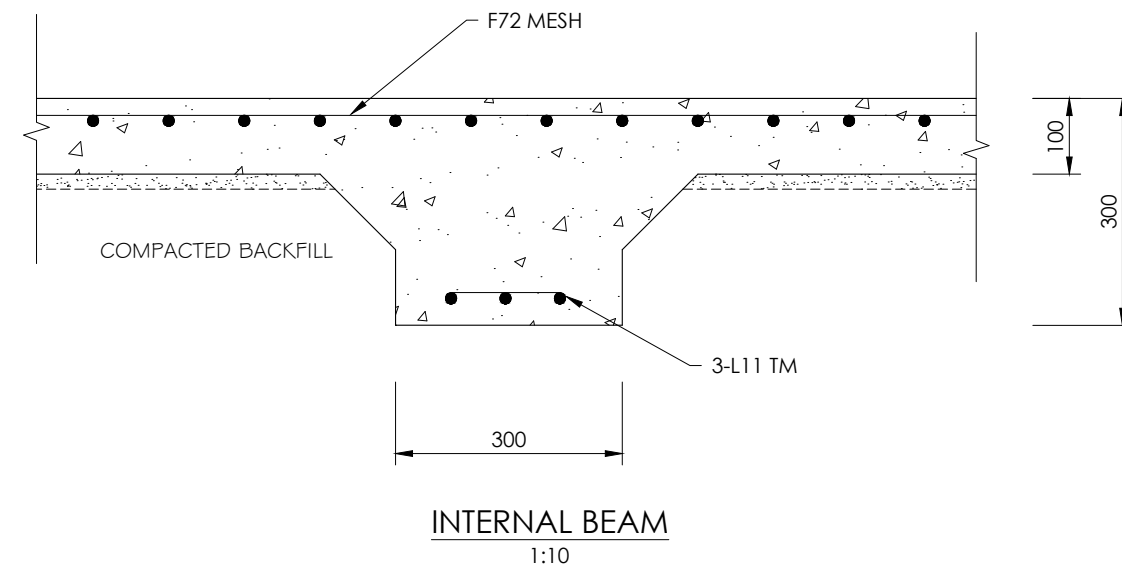
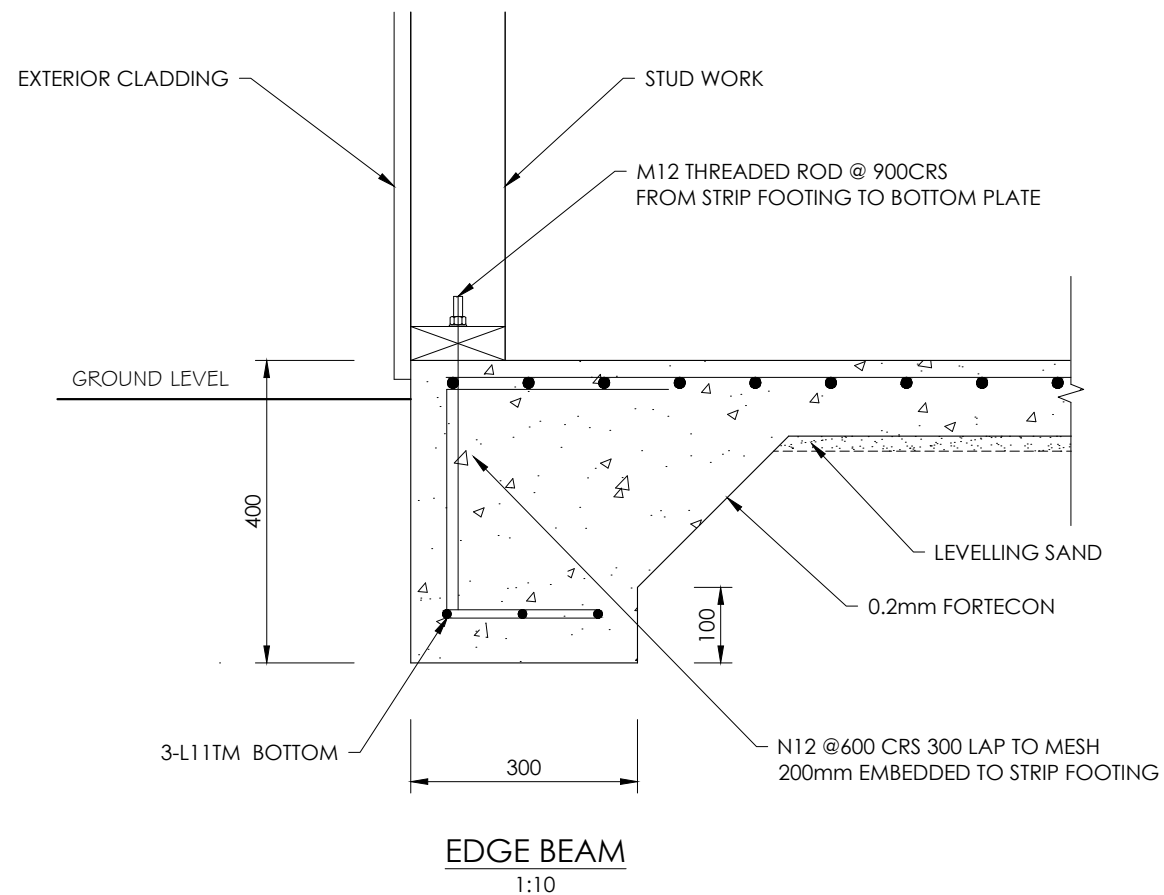
**HIA  
TASMANIA  
MEMBER**

A3

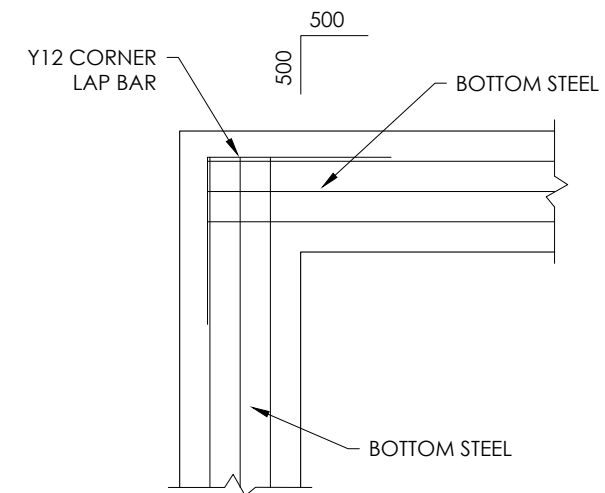
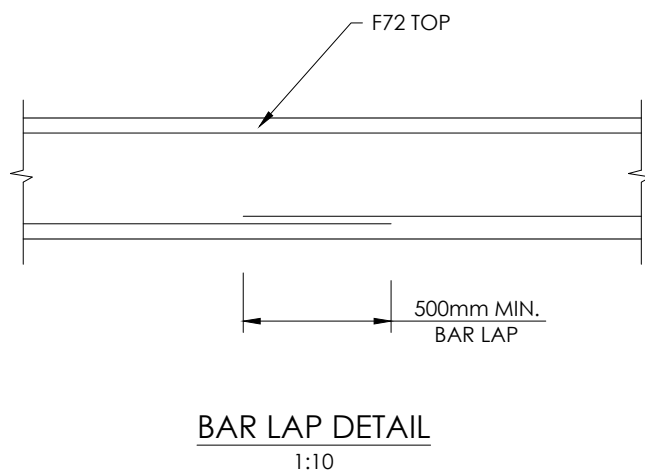


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BRACING DETAILS					SHEET
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					OF 09



TYPICAL FOUNDATION DETAIL




TYPICAL FOUNDATION DETAIL  
CORNER JUNCTION  
1:10

Notes:

1. All concrete to be 25 MPa
2. All foundations to be poured on approved base
3. Minimum cover to reinforcing steel to be 50mm
4. Provide adequate drainage to ensure that foundations are free draining at all times.
5. Site soil classification M
6. Design wind speed 41m/s
7. Read in conjunction with project specification

A3	 <b>MASTER BUILDERS TASMANIA PREFERRED SUPPLIER</b>	 <b>HIA MEMBER</b>
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	T. HEINS 131 WAVERLEY RD DON TAS 7310				
	FOUNDATION DETAILS				
SCALE	DRAWN	DATE	REV	DRAW NUMB	SHEET
1:10	PGW	17.11.25	A	TH-2092	07 OF 09

# CONSTRUCTION NOTES

## NCC - VOLUME 2 (2022)

Generally all work is to be in accordance with the National Construction Code (NCC) Volume 2, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

### PART H1 - STRUCTURE

- H1D1 - Deemed to Satisfy Provisions
- H1D2 - Structural Provisions
- H1D3 - Site Preparation
- H1D4 - Footings & Slabs
- H1D5 - Masonry
- H1D6 - Framing
- H1D7 - Roof & Wall Cladding
- H1D8 - Glazing
- H1D9 - Earthquake Areas
- H1D10 - Flood Hazard Areas
- H1D11 - Attachment of Framed Decks & Balconies to External Walls of Buildings Using Waling Plate
- H1D12 - Piled Footings

### PART H2 - DAMP & WEATHERPROOFING

- H2D1 - Deemed to Satisfy Provisions
- H2D2 - Drainage
- H2D3 - Footings & Slabs
- H2D4 - Masonry
- H2D5 - Sub-floor Ventilation
- H2D6 - Roof & Wall Cladding
- H2D7 - Glazing
- H2D8 - External Waterproofing

### PART H3 - DAMP & WEATHERPROOFING

- H3D1 - Deemed to Satisfy Provisions
- H3D2 - Fire Hazard Properties & Non-Combustible Building Elements
- H3D3 - Fire Separation of External Walls
- H3D4 - Fire Protection of Separating Walls & Floors
- H3D5 - Fire Separation of Garage - Top Dwellings
- H3D6 - Smoke Alarms & Excavation Lighting

### PART H4 - HEALTH & AMENITY

- H4D1 - Deemed to Satisfy Provisions
- H4D2 - Wet Areas
- H4D3 - Materials & Installation of Wet Area Components & Systems
- H4D4 - Room Heights
- H4D5 - Facilities
- H4D6 - Light
- H4D7 - Ventilation
- H4D8 - Sound Insulation
- H4D9 - Condensation Management

### PART H5 - SAFE MOVEMENT & ACCESS

- H5D1 - Deemed to Satisfy Provisions
- H5D2 - Stairway & Ramp Construction

### H5D3 - Barriers & Handrails

### PART H6 - ENERGY EFFICIENCY

- H6D1 - Deemed to Satisfy Provisions
- H6D2 - Application of Part H6

### PART H7 - ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

- H7D1 - Deemed to Satisfy Provisions
- H7D2 - Swimming Pools
- H7D3 - Construction in Alpine Areas
- H7D4 - Construction in Bushfire Prone Areas
- H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues

### PART H8 - LIVABLE HOUSING DESIGN

#### (Effective of Oct 1, 2024)

- H8D1 - Deemed to Satisfy Provisions
- H8D2 - Livable Housing Design

## NCC - VOLUME 3 (2022)

Generally all plumbing work is to be in accordance with the National Construction Code (NCC) Volume 3, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

Refer to the following Sections for Specific works:

- A - Governing Requirements
- B - Water Services
- C - Sanitary Plumbing & Drainage
- D - Excessive Noise
- E - Facilities & Ancillary Additions

### SCHEDULE 9 - Tasmanian Provisions

## GENERAL NOTES

Generally all work is to be in accordance with the National Construction Code (NCC) 2022, relevant Australian Standards (AS) and the ABCB Housing Provisions - Standard (2022).

### STRUCTURE - SECTION 3

- Earthwork associated with the site is to be in accordance with ABCB Part 3.2, AS 2870 & AS 3798.
- Drainage works to be in accordance with ABCB Part 3.3, AS 3500.3 and AS 2870

### FOOTINGS & SLABS - SECTION 4

- Generally to be in accordance with ABCB Part 4.2 and AS 2870.
- Alternatively, footings & slabs to be in accordance with Structural Engineers design & specification.

### MASONRY - SECTION 5

Generally masonry structures to be constructed in accordance with ABCB Part 5.1 & AS 3700 and AS 4773.

- Masonry veneer to ABCB Part 5.2
- Cavity masonry to ABCB Part 5.3
- Un-reinforced single leaf masonry to ABCB Part 5.4
- Masonry components and accessories to ABCB Part 5.6
- Weatherproofing of masonry to ABCB Part 5.7

### FRAMING - SECTION 6

Generally framing to be in accordance with ABCB Part 6.1 and AS 1684.

- Cavity masonry to ABCB Part 5.3
- Sub-floor ventilation in accordance with ABCB Part 6.2.
- Structural steel members to be in accordance with ABCB Part 6.3, AS 4100, AS 4600 & structural engineers design & specification.

### ROOF & WALL CLADDING - SECTION 7

Generally roof and wall cladding to be in accordance with ABCB Part 6.1 and the relevant Australian Standards AS 1562, AS 2049, AS 2050 and AS 4256.1.

- Sheet roofing to be in accordance with ABCB Part 7.2.
- Roof tiles and shingles in accordance with ABCB Part 7.3
- Gutter and downpipes in accordance with ABCB Part 7.4
- Timber and composite wall cladding in accordance with ABCB Part 7.5

### GLAZING - SECTION 8

Generally glazing to be in accordance with ABCB Part 8.1 and AS 1288.

Refer to window schedule for sizes and type.

- Windows and external glazed doors in accordance with ABCB Part 8.2
- Glass in accordance with ABCB Part 8.3
- Glazing Human Impact in accordance with ABCB Part 8.4

### FIRE SAFETY - SECTION 9

Generally to be in accordance with ABCB Part 9.1

- Fire separation of external walls to be in accordance with ABCB Part 9.2
- Fire protection of separating walls and floors to be in accordance with ABCB Part 9.3
- Fire protection of garage top dwellings to be in accordance with ABCB Part 9.4
- Smoke alarms and evacuation lighting to be in accordance with ABCB Part 9.5 and AS 3786

### HEALTH & AMENITY - SECTION 10

Generally to be in accordance with ABCB Part 10.1 and AS 1668.2

- Wet area waterproofing to be in accordance with ABCB Part 10.2
- Room heights to be in accordance with ABCB Part 10.3
- Facilities to be in accordance with ABCB Part 10.4
- Light to be in accordance with ABCB Part 10.5
- Ventilation to be in accordance with ABCB Part 10.6
- Sound insulation to be in accordance with ABCB Part 10.7
- Condensation management to be in accordance with ABCB Part 10.8

### SAFE MOVEMENT & ACCESS - SECTION 11

Generally to be in accordance with ABCB Part 11.1

- Stairway and ramp construction to be in accordance with ABCB Part 11.2
- Barriers and handrails to be in accordance with ABCB Part 11.3

Stairs (Part 11.2):

- Maximum of 18 risers and minimum of 2 risers to each flight.
- Riser opening to be less than 125 mm.
- Treads to have non slip surface or nosing.

- Riser - min. 115 mm, max. 190 mm.
- Going - min 240 mm, max. 355 mm.
- Slope relationship to be 700 max, 550 min (2R + G)

Balustrade (Part 11.3):

- Balustrade required where area is not bounded by a wall or where level exceeds 1000 mm above floor level to finished floor or ground level.
- 865 mm high on stairs, measured from line of stair nosing.
- 1000 mm high above floor or landing.
- Openings between balusters/infill members to be constructed so as not to allow 125 mm sphere to pass between members.
- Where floor level exceeds 4000 mm above lower level, infill members between 150 mm and 760 mm above floor level, to be constructed so as to prevent climbing.

### ANCILLARY PROVISIONS - SECTION 12

Generally to be in accordance with ABCB Part 12.1

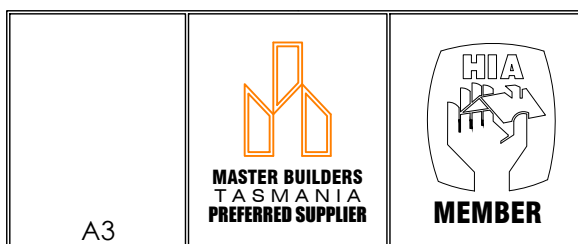
- Construction in alpine areas to be in accordance to ABCB Part 12.2
- Attachment of framed decks and balconies to external walls of building using waling plate to be in accordance to ABCB Part 12.3
- Heating appliances, fireplaces, chimneys and flues to be in accordance to ABCB Part 12.4


### ENERGY EFFICIENCY - SECTION 13

Generally to be in accordance with ABCB Part 13.1

- Building Fabric to be in accordance with ABCB Part 13.2
- External Glazing to be in accordance with ABCB Part 13.3
- Building sealing to be in accordance with ABCB Part 13.4
- Ceiling fans to be in accordance with ABCB Part 13.5
- Whole of home energy usage to be in accordance with ABCB Part 13.6
- Services to be in accordance with ABCB Part 13.7

NOTE:  
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.



 <p>WOOD DRAFTING &amp; DESIGN SERVICES 41C STEWART ST. DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</p>		PROJECT:- NEW SHED & CARPORT				
		<p>T. HEINS 131 WAVERLEY RD DON TAS 7310</p>				
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SCALE	DRAWN	DATE	REV	DRAW NUMB	08 OF 09	
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# OH&S NOTES

## 1. FALLS, SLIPS AND TRIPS

### 1.1 WORKING AT HEIGHTS

#### 1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

#### 1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

#### 1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

## 1.2 SLIPPERY OR UNEVEN SURFACES

### 1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

### 1.2.2 FLOOR FINISHES - By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian-trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

### 1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

## 2. FALLING OBJECTS

### 2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

### 2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.

## 3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas; Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

## 4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

## 5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

## 6. HAZARDOUS SUBSTANCES

### 6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to 1990 - it may contain asbestos

1986 - it is likely to contain asbestos,

either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

### 6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

### 6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

### 6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have

dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

## 6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

## 6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

## 7. CONFINED SPACES

### 7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

### 7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment shall be provided.

### 7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These shall be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

## 8. PUBLIC ACCESS

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING

### RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

### NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified:

The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.

Non-residential buildings where the end-use is known:

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

## 10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.


All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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