

PLEASE QUOTE

Your Ref:

Our Ref: DA 2024/109

Enquiries: Planning Department

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

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

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



NOTICE OF APPLICATION FOR LAND USE PERMIT

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

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2024/109
Development Site: - 46 Wellington Street SOUTH BURNIE
CT: 168601/3
Proposal: - Retrospective application to establish Bulky Goods Sales use and associated buildings and works

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 **29 September 2025**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

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

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

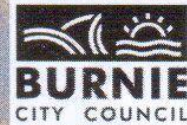
Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy

PRINCIPAL PLANNER

Date of Notice: - **13 September 2025**

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

46 Wellington St. South Burnie

Certificate of
Title Reference

SP 168 6 0 1

Applicant

First Name

Fladden

Second
Name

Robert

Surname

ERVIN

Postal Address:

as above

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:

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

First Name

Loydan Nominees

Second Name

Surname

(Michael)

Postal Address:

Phone No:

Permit Information <small>(NB If insufficient space, please attach separate document)</small>	
Proposed Use:	<i>Bulk Goods Storage</i>
Use Class	
Documents included with the permit application to describe the Use	
<i>Floor Plan & Dimensions for the site office/boiler located on the site connected to the sewerage system and water supply as low risk plumbing work as directed by the Burnie City Council.</i>	
Proposed Development	<i>Bulk Goods Storage & Sales Only</i>
Use class to which the development applies	
Documents included with the permit application to describe the Development	
<i>Copy of Planning advice from Chris Coad, Burnie City Council.</i>	
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, Hadden Ervin, 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 [Signature] Date 1/8/24

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

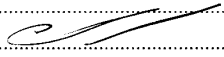
* Hadden Ervin declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant [Signature] Date 1/10/24

Office use only

<p style="text-align: center;">COUNCIL APPROVAL</p> <p>(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993) The subdivision shown in this plan is approved</p>	<p>Registered Number</p> <p style="font-size: 24px;">SP168601</p>
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~~In witness whereof~~ The common seal of the Burnie City Council was
~~has been~~ affixed, pursuant to a resolution of the Council of the said municipality this
passed the 25th day of November 2014, in the presence of us for and on behalf of the Burnie City
Council.

Member
Member
Council Delegate  Council Reference DA.2013/40



NOMINATIONS

For the purpose of Section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993
the owner has nominated

..... McGrath & Co. Solicitor to act for the owner
..... PDA Surveyors Surveyor to act for the owner

OFFICE EXAMINATION: Indexed Computed DA 28/11/14 Examined DA

SEARCH OF TORRENS TITLE

VOLUME 168601	FOLIO 3
EDITION 1	DATE OF ISSUE 19-Jan-2015

SEARCH DATE : 14-Feb-2025

SEARCH TIME : 01.05 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 3 on Sealed Plan 168601
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Company
 Prior CTs 125147/1, 125147/2 and 168601/1000

SCHEDULE 1


LOYDON NOMINEES PTY LTD

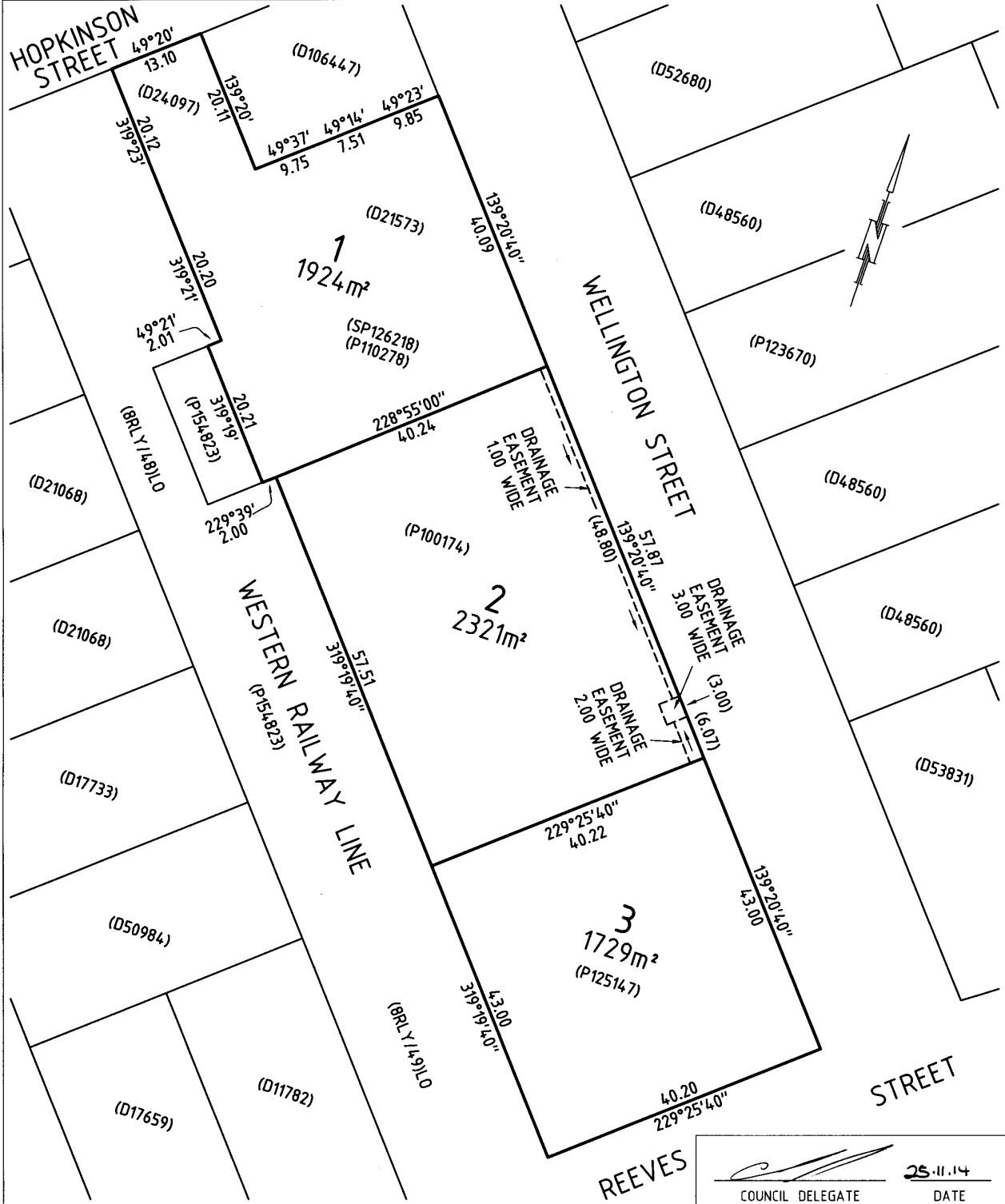
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 11/3437 & 30/3035 CONVEYANCE Made Subject to Exceptions And
 Reservations in favour of The V.D.L. Co.
 SP168601 EASEMENTS in Schedule of Easements
 SP168601 FENCING COVENANT in Schedule of Easements
 C661015 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 01-Nov-2005 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Loydon Nominees Pty Ltd		PLAN OF SURVEY		REGISTERED NUMBER SP168601	
FOLIO REFERENCE CT.24097/1, CT.126218/1, CT.125147/1, CT.125147/2 CT.168601/1000				BY SURVEYOR Adrian Wade Eberhardt of PDA SURVEYORS 6 QUEEN STREET, BURNIE	
GRANTEE Part of 50,000 Acres Gtd. to the Van Diemens Land Company		LOCATION CITY OF BURNIE		 Recorder of Titles	
SCALE 1 : 500		LENGTHS IN METRES		SURVEYORS REF. 15678	
MAPSHEET MUNICIPAL CODE No 103 (4045)	LAST UPI No	KGU58, FHA00 KDW90, KHE94	LAST PLAN D24097, No SP126218, P125147	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	




 COUNCIL DELEGATE 25.11.14
 DATE

SCHEDULE OF EASEMENTS	Registered Number SP168601
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

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

LOT 1 on the plan is together with a right of drainage over the Drainage Easement 1.00 wide shown on the plan

LOT 3 on the plan is together with a right of drainage over the Drainage Easement 2.00 wide shown on the plan

LOT 2 on the plan is subject to a right of drainage (appurtenant to Lot 1) over the Drainage Easement 1.00 wide shown on the plan

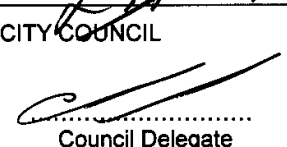
LOT 2 on the plan is subject to a right of drainage (appurtenant to Lot 3) over the Drainage Easement 2.00 wide shown on the plan

LOT 2 on the plan is subject to a right of drainage in gross in favour of the Burnie City Council over the Drainage Easement 3.00 wide shown on the plan

FENCING COVENANT


The Owner of each Lot shown on the plan covenants with Loydon Nominees Pty Ltd (hereinafter called "the Vendor") that the Vendor shall not be required to fence

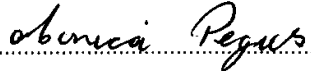
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LOYDON NOMINEES PTY LTD FOLIO REF: CT 126218/1, CT24097/1, CT125147/1 & 2 SOLICITOR & REFERENCE: McGRATH & CO (23152)	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: DA 2013/40 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGE/S</p>	<p>Registered Number</p> <p>SP168601</p>
<p>SUBDIVIDER: LOYDON NOMINEES PTY LTD FOLIO REFERENCE: CT 126218/1, CT 24097/1, C/T 125147/1 & 2</p>	

EXECUTED by **LOYDON NOMINEES PTY LTD**)
 (ACN 009 507 671) pursuant to Section 127 (1) of)
 The Corporations Act in the presence of:)


 LLOYD GEORGE PEGUS
 (Director)


 MONICA PEGUS
 (Director)

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.

Same Day Granny Flats TAS

46 Wellington St, South Burnie

hadden.ervin@sdgftas.com.au

Burnie City Council

Planning Officer: Troy McCarthy

Date: 20 August 2025

RE: Further Information – Planning Application 2024/109 – 46 Wellington St - South Burnie

Dear Troy,

Thank you for your correspondence requesting further information to assess the relevant standards under the Commercial Zone provisions of the Tasmanian Planning Scheme. Please see the following response addressing the matters raised in relation to Clauses 17.3.1, 17.4.2, 17.4.3, 17.4.5, and 17.4.6.

Clause 17.3.1 – Use Standards

The proposed hours of operation for the business will be 9:00am to 4:00pm, Monday to Friday, which falls well within the acceptable timeframes set out in the Acceptable Solution. Although the site is not within 50m of a residential zone, all lighting will be limited to security purposes only. No after-hours lighting or general illumination is proposed.

Deliveries to and from the site will occur between 7:00am and 5:00pm, Monday to Friday, which also complies with the relevant standards.

Clause 17.4.2 – Setbacks

As shown on the attached plans, the location of buildings will be consistent with the established pattern of setbacks in the surrounding area. There are no adjoining residential zones and no air extraction, pumping or refrigeration systems proposed as part of this development.

Clause 17.4.3 – Design

A safe pedestrian entrance from the parking area to the display buildings and sales office will be provided and clearly marked on site. No mechanical plant, hot water systems, or rooftop infrastructure are proposed.

The development will not include any external shutters or grilles over windows or doors, and all lighting provided will be for external vehicle and pedestrian areas only.

Clause 17.4.5 – Outdoor Storage Areas

All storage, including the display of expandable buildings, can be appropriately screened to ensure there is no unreasonable impact on the visual amenity from the road or any adjoining

public spaces if required. As the number, area, and location of the stock in the storage area will change from time to time and there is little neighbouring impact, it is proposed that the screen not be installed.

Clause 17.4.6 – Landscaping

The site is currently sealed in asphalt across its entire surface, with no existing buildings. Due to the existing surface treatment, and being consistent with the surrounding development, it is not feasible to install traditional landscaping along the frontage. The development maintains consistency with the character of the streetscape, where landscaping is minimal or absent.

Elevation Plans

Please see attached plans showing the elevations of each building on site.

Flood Prone Areas Overlay

As you will see from the attached plans, no buildings will be situated in the overlay mapped area.

I trust that the above information, in conjunction with the attached site and elevation plans, addresses Council's request and sufficiently demonstrates compliance with the relevant provisions of the Tasmanian Planning Scheme.

Should you require any further information or clarification, please do not hesitate to contact me.

Kind regards,
Hadden Ervin

BUILDING

**46 WELLINGTON STREET
SOUTH BURNIE, TASMANIA, 7320**

LOYDON NOMINEES PTY LTD

REV B2 - ISSUE FOR BUILDING APPROVAL 10.09.2025

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

GENERAL INFORMATION:

DESIGNER: DAVID LYNE CC7063
CLIENT: LOYDON NOMINEES PTY LTD
JOB NUMBER: 1677/25
CLASSIFICATION: 1a & 10a
TITLE REFERENCE: 168601/3
DESIGN WIND SPEED: N/A
SOIL CLASSIFICATION: N/A
CLIMATE ZONE: 7
BAL: N/A
LOT SIZE: 1729m²

DRAWING REGISTER:

B00	COVER SHEET	N/A
B01	NOTES SHEET 1	N/A
B02	NOTES SHEET 2	N/A
B03	SITE PLAN	1:200
B04	THE LODGE ELEVATIONS	1:100
B05	ELEVATIONS	1:100

GENERAL NOTES:

- CHECK ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE.
- ALL WORK SHALL COMPLY WITH THE TASMANIAN BUILDING REGULATIONS 2016, AND RELEVANT CURRENT AUSTRALIAN STANDARDS.
- CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.
- ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED.
- CONFIRM ALL SIZES AND HEIGHTS ON SITE. DO NOT SCALE OFF PLAN.
- ALL FRAMING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION. NOTE: ALL TIMBER SIZES SPECIFIED ARE MINIMUM REQUIREMENT ONLY.
- SUBSTITUTES MAY BE USED AS LONG AS VERIFICATION OF EQUAL PERFORMANCE IS OBTAINED.
- ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS.
- WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 WIND LOADS FOR HOUSING.
- THESE DOCUMENTS TO BE USED WITH THE DESIGNERS SPECIFICATIONS, SOIL TESTS AND ALL DOCUMENTATION PREPARED BY AN ENGINEER.
- THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION.
- THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED WITH THE DESIGNER, THE DESIGNER RETAINS ALL INTELLECTUAL PROPERTY.

B2	10.09.2025	REVISED ISSUE
B1	04.07.2025	CONSTRUCTION ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE ACCREDITED DESIGNER: CC7063
11 GRANVILLE AVENUE
GAILSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 dave_lyne@hotmail.com

PROJECT
**46 WELLINGTON STREET
SOUTH BURNIE, TAS 7320**

TITLE
COVER SHEET

Accepted (Client 1)	LOYDON NOMINEES PTY LTD	Date
Accepted (Client 2)	NOT APPLICABLE	Date
Approved (Builder)	NOT APPLICABLE	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	10/09/2025

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. no responsibility shall be taken for dimensional information scaled or digitally derived from this document.

PLOT DETAILS WELLINGTON STREET.DWG

PROJECT NO. **1677/25**

DWG NO.	REVISION
B00	B2

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CONSTRUCTION ISSUE

GENERAL:

1. THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. (THIS INCLUDES BUT IS NOT LIMITED TO THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DESIGN DRAWINGS, ANY OTHER DRAWINGS BY OTHERS, SPECIFICATIONS AND OR REPORTS, AND WITH SUCH OTHER WRITTEN INSTRUCTION THAT MAY BE ISSUED.
3. ALL CONSTRUCTION WORK TO COMPLY WITH THE CURRENT BUILDING CODES AND REGULATIONS OF THE RELEVANT AUSTRALIAN STATE OR TERRITORY.
4. DIMENSIONS ARE EXPRESSED IN MILLIMETERS, UNO. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. SETTING OUT DIMENSIONS SHALL BE VERIFIED BY LICENCED BUILDER/ SURVEYOR BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE OTHER DRAWINGS IS TO BE ADVISED BEFORE PROCEEDING WITH ANY WORK.
5. THE PLANS AND SPECIFICATIONS ARE SUBJECT TO APPROVAL BY THE LOCAL BUILDING AUTHORITY PRIOR TO CONSTRUCTION.
6. THE BUILDING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS AS REQUIRED BY LAW.
7. ALL STRUCTURAL ELEMENTS, INCLUDING FOOTINGS, FOUNDATIONS, WALLS, AND ROOF STRUCTURES, MUST BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER AND COMPLY WITH THE APPROPRIATE AUSTRALIAN STANDARDS. REFER TO STRUCTURAL DRAWINGS BEFORE COMMENCING ANY WORKS.
8. THE MATERIALS AND FINISHES SPECIFIED MUST MEET THE REQUIRED AUSTRALIAN STANDARDS AND REGULATIONS FOR FIRE SAFETY, ACOUSTIC PERFORMANCE, ENERGY EFFICIENCY, AND DURABILITY.
9. THE BUILDER SHALL CARRY OUT REGULAR QUALITY INSPECTIONS DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.
10. THE HOUSE PLANS ARE COPYRIGHT PROTECTED, AND UNAUTHORIZED REPRODUCTION, OR USE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED.
11. THE FINAL COMPLETION OF THE PROJECT SHALL INCLUDE OBTAINING THE NECESSARY OCCUPANCY CERTIFICATE FROM THE LOCAL BUILDING AUTHORITY.

HEALTH AND SAFTEY:

1. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES. A REMINDER TO CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS.
2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING 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.
3. MANY OTHER MATERIALS USED IN CONSTRUCTION OF THIS BUILDING SUCH AS (BUT NOT LIMITED TO) POWDERED MATERIALS, TREATED TIMBER, VOLATILE ORGANIC COMPOUNDS, SYNTHETIC MINERAL FIBER, CAN CAUSE HARM IF INHALED ALL PERSONS WORKING ON OR IN THE BUILDING DURING DEMOLITION AND OR CONSTRUCTION SHOULD BE WEARING PERSONAL PROTECTION EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL.

SITE PREPARATION AND EXCAVATION:

1. IN ACCORDANCE WITH PART H1D3 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS.
2. THE SITE MUST BE PROPERLY PREPARED AND LEVELED BEFORE CONSTRUCTION BEGINS. ANY NECESSARY EARTHWORKS AND SITE PREPARATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. SURFACE DRAINS SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTINGS. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING THE GROUND UPHILL FROM A SLAB ON CUT-AND FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM OVER A DISTANCE OF 1m AND SHAPED TO PREVENT PONDING OF WATER. WHERE FILL IS PLACED ADJACENT TO THE BUILDING, THE FILL SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE BUILDING.
4. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150mm ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50mm ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50mm MIN. FALL FOR THE FIRST METER AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS & SLABS:

1. CONCRETE FOOTINGS AND SLABS ARE TO BE IN ACCORDANCE WITH PART H1D4 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS DOCUMENTATION/ SPECIFICATIONS.
2. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTERS ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

PLUMBING (SEWER & STORMWATER):

1. ALL PLUMBING WORK SHALL COMPLY WITH THE RELEVANT PLUMBING STANDARDS AND BE CARRIED OUT BY A LICENSED PLUMBER.
2. ADEQUATE PROVISIONS FOR STORMWATER DRAINAGE MUST BE MADE TO PREVENT WATERLOGGING AND FLOODING ON THE PROPERTY. THE DRAINAGE SYSTEM DESIGN SHOULD COMPLY WITH THE LOCAL COUNCIL'S GUIDELINES.

GLAZING:

1. ALL WINDOWS AND GLAZING MUST COMPLY WITH AS2047 AND AS1288 AND PART H1D1 OF CURRENT N.C.C. MANUFACTURER TO PROVIDE CERTIFICATION OF COMPLIANCE.
2. ALL WINDOW MEASUREMENTS SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE, PRIOR TO ORDERING.

LIGHT:

1. NATURAL LIGHT TO BE IN ACCORDANCE WITH PART H4P4 OF CURRENT N.C.C.
2. NATURAL LIGHT MUST BE PROVIDED TO ALL HABITABLE ROOMS
3. REQUIRED WINDOWS MUST HAVE A LIGHT TRANSMITTING AREA OF AT LEAST 10% OF THE FLOOR AREA.
4. SANITARY COMPARTMENTS, BATHROOM,LAUNDRIES AND THE LIKE NOT PROVIDED WITH NATURAL LIGHT MUST BE PROVIDED WITH ARTIFICIAL LIGHT AT A RATE OF NOT LESS THAN 1 LIGHT FITTING PER 16m2 OF FLOOR AREA AND IN ACCORDANCE WITH AS/NZS 1680.0

HEATING APPLIANCES:

1. IN ACCORDANCE WITH PART H7D5 OF CURRENT N.C.C AND AS/NZS 2918 FOR DOMESTIC SOLID-FUEL BURNING APPLIANCES.
2. ALL HEATING APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

BUILDING SEALING:

1. IN ACCORDANCE WITH CURRENT N.C.C. CHIMNEYS AND FLUE MUST BE FITTED WITH A DAMPER/FLAP THAT CAN BE CLOSED.
2. ROOFS,WALLS & FLOORS SEALED BY CAULKING,SKIRTING,ARCHITRAVES OR THE LIKE.
3. EXTERNAL WINDOWS AND DOORS TO BE FITTED WITH COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.
4. EXTERNAL FANS TO BE SELF CLOSING DAMPER OR FILTER TO BE FITTED.
5. ALL DOWNLIGHTS TO BE SEALED.

SMOKE ALARMS:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART H3D6 OF CURRENT N.C.C. AND AS3786 REQUIREMENTS.
2. SMOKE ALARMS TO BE INSTALLED IN A CLASS 1a BUILDING ON OR NEAR THE CEILING IN: - ANY STOREY CONTAINING BEDROOMS (i) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; AND (ii) WHRE BEDROOMS ARE SERVED BY A HALLWAY, IN THAT HALLWAY.
3. ALL SMOKE ALARMS MUST BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING
4. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN 1 ALARM
5. SMOKE ALARMS TO HAVE BATTERY BACK UP IN CASE OF POWER OUTAGE. RECOMMENDED BATTERIES MUST BE CAPABLE OF SERVICING THE SMOKE ALARM WITH A FAULT FOR 1 YEAR.

ROOF CLADDING, GUTTERING AND DOWNPIPES:

1. IN ACCORDANCE WITH H2D6 OF CURRENT N.C.C., AS/NZS 3500.3 AND AS/NZS 3500.5. SECTION 5 INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. WHEREVER FULL SHEETS CAN'T BE UTILIZED PROVIDE THE DISTANCE FOR END LAPPING WHERE SHEETS MEET: - SLOPES 5-15 = A LAP OF 200mm - SLOPES 15 AND GREATER = A LAP OF 150mm.
3. GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN - 1:500 FOR EAVES GUTTERS AND 1:100 FOR BOX GUTTERS.
4. DOWNPIPES MUST:
 - a) NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.
 - b) 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.

WET AREAS & EXTERNAL WATERPROOFING:

1. IN ACCORDANCE WITH PART H4D2 OF CURRENT N.C.C. AND AS/NZS 3740.
2. BUILDING ELEMENTS IN WET AREAS MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE UNDER H4D4.
3. WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654 PARTS 1 AND 2.

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B2	10.09.2025	REVISED ISSUE
B1	04.07.2025	CONSTRUCTION ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE ACCREDITED DESIGNER: CC7063
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PROJECT
**46 WELLINGTON STREET
SOUTH BURNIE, TAS 7320**

TITLE
NOTES SHEET

Accepted (Client 1)	LOYDON NOMINEES PTY LTD	Date
Accepted (Client 2)	NOT APPLICABLE	Date
Approved (Builder)	NOT APPLICABLE	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D. LYNE	D. LYNE
	PLOT DATE	10/09/2025

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PLOT DETAILS WELLINGTON STREET.DWG

PROJECT NO. **1677/25**

DWG NO.	REVISION
B01	B2

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CONSTRUCTION ISSUE

STAIR CONSTRUCTION:

1. IN ACCORDANCE WITH PART H5D1 OF CURRENT N.C.C.
2. STAIRS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOW: (a) EACH FLIGHT MUST HAVE NOT MORE THAN 18 NOR LESS THAN 2 RISERS. (b) THE NOMINAL DIMENSION OF GOINGS AND RISERS OF A STAIR MUST BE CONSTANT THROUGHOUT EACH STAIR (c) TREADS MUST BE SOLID CONSTRUCTION IF THE STAIRWAY IS MORE THAN 10m HIGH OR 3 STOREYS. (d) A FLIGHT OF STAIRS MUST NOT HAVE MORE THAN 3 WINDERS (e) THE RISERS MUST NOT ALLOW A 125mm SPHERE TO PASS THROUGH BETWEEN THE TREADS (f) TREADS & NOSINGS MUST HAVE-(i) A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE UNDER H5D2 WHEN TESTED IN ACCORDANCE WITH AS4586

BARRIERS AND HANDRAILS:

1. IN ACCORDANCE WITH PART H5P1 OF CURRENT N.C.C.
2. (a) A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF -(i) ANY ROOF TO WHICH GENERAL ACCESS IS PROVIDED; AND (ii) ANY STAIRWAY OR RAMP; AND (iii) A FLOOR, CORRIDOR, HALLWAY, DECK, VERANDAH, MEZZANINE OR THE LIKE; AND (iv) ANY DELINEATED PATH OF ACCESS TO A BUILDING (b) THE REQUIREMENTS OF (a) DO NOT APPLY TO -(i) AREAS REFERRED TO IN H5D2; OR (ii) A RETAINING WALL, UNLESS THE RETAINING WALL FORMS PART OF, OR IS DIRECTLY ASSOCIATED WITH A DELINEATED PATH OF ACCESS TO A BUILDING FROM THE ROAD, OR A DELINEATED PATH OF ACCESS BETWEEN BUILDINGS; OR (iii) A BARRIER PROVIDED TO AN OPENABLE WINDOW COVERED BY H5D2
3. (a) THE HEIGHT OF A BARRIER REQUIRED BY H5D3 MUST BE IN ACCORDANCE WITH THE FOLLOWING: (i) THE HEIGHT MUST NOT BE LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR OF A RAMP. (ii) THE HEIGHT MUST NOT BE LESS THAN -(A) 1m ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE; OR (B) 865mm ABOVE THE FLOOR OF A LANDING TO A STAIR WHERE THE BARRIER IS PROVIDED ALONG THE INSIDE EDGE OF THE LANDING AND DOES NOT EXCEED A LENGTH OF 500mm (b) OPENINGS IN BARRIERS MUST NOT EXCEED 125mm (c) A BARRIER, EXCEPT A WINDOW SERVING AS A BARRIER, MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1 (d) FOR FLOORS MORE THAN 4m ABOVE THE SURFACE BENEATH, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING. (f) WHERE WIRE BALUSTRAUDING IS USED IT MUST COMPLY WITH PART H5D3.
4. (a) HANDRAILS TO A STAIRWAY OR RAMP MUST -(i) BE LOCATED ALONG AT LEAST 1 SIDE OF THE FLIGHT OR RAMP; AND (ii) BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP, EXCEPT WHERE IT MEETS A BARRIER (iii) HAVE A TOP SURFACE HANDRAIL HEIGHT OF NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSING OF THE STAIRS.
5. (a) A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. (b) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A WINDOW OPENING COVERED BY (a) MUST COMPLY WITH THE FOLLOWING: (i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH -(A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENINGS; OR (B) A SCREEN WITH SECURE FITTINGS (ii) A DEVISE OR SCREEN REQUIRED BY (i) MUST -(A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND (B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE -(aa) WINDOW RESTRAINED BY A DEVICE; OR (bb) SCREEN PROTECTING THE OPENING; AND (C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ROOM HEIGHTS:

1. IN ACCORDANCE WITH PART H4D4 OF CURRENT N.C.C.
2. CEILING HEIGHTS MUST NOT BE LESS THAN: (a) IN A HABITABLE ROOM EXCLUDING A KITCHEN - 2.4m (b) IN A KITCHEN - 2.1m (c) IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1m (d) IN A BATHROOM, LAUNDRY, WC, PANTRY, STOREROOM, GARAGE OR THE LIKE - 2.1m (e) IN A ROOM WITH A SLOPING CEILING OR PROJECTIONS BELOW THE CEILING LINE WITHIN: (i) A HABITABLE ROOM -(A) IN AN ATTIC - NOT LESS THAN 2.2m FOR AT LEAST 2/3 OF THE FLOOR AREA OF THE ROOM (B) I OTHER ROOMS - NOT LESS THAN 2.4m OVER 2/3 OF THE FLOOR AREA OF THE ROOM (ii) A NON-HABITABLE ROOM - NOT LESS THAN 2.1m FOR AT LEAST 2/3 OF THE ROOM AREA (f) IN A STAIRWAY, RAMP OR LANDING - 2.0m MEASURE VERTICALLY ABOVE THE NOSING OR SURFACE.

AIR MOVEMENT:

1. IN ACCORDANCE WITH PART H4V3 OF CURRENT N.C.C.

BUSHFIRE PRONE AREAS:

1. IN ACCORDANCE WITH PART H7D4 OF CURRENT N.C.C AND AS3959-2018.
2. AN ASSESSMENT TO DETERMINE THE BAL RATING MUST BE UNDERTAKEN AND ANY REQUIREMENTS FROM THE SUBSEQUENT BAL LEVEL MUST BE APPLIED.
3. A CLASS 1 BUILDING WITHIN A DESIGNATED BUSHFIRE PRONE AREA MUST BE IN ACCORDANCE WITH TAS 3.7.4.1 VEHICULAR ACCESS AND TAS 3.7.4.2 WATER SUPPLY.

VENTILATION:

1. IN ACCORDANCE WITH PART H4P5 OF CURRENT N.C.C.
2. AN EXHAUST FAN OR OTHERS MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR EXHAUSTS-(i) DIRECTLY OUTSIDE THE BUILDING BY WAY OF DUCTS; OR (ii) INTO A ROOF SPACE-(A) IS ADEQUATLY VENTILATED BY OPEN EAVES, AND/OR ROOF VENTS (B) IS COVERED BY ROOF TILES WITHOUT SARKING.
3. SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY INTO A KITCHEN OR PANTRY UNLESS-(a) ACCESS IS BY AN AIRLOCK, HALLWAY OR OTHER ROOM (b) THE ROOM CONTAINING THE CLOSET PAN IS PROVIDED WITH MECHANICAL EXHAUST.

SOUND INSULATION:

1. IN ACCORDANCE WITH PART H4P6 OF CURRENT N.C.C.

FACILITIES:

1. IN ACCORDANCE WITH PART H4D5 OF CURRENT N.C.C
2. THE DOOR TO A SANITARY CLOSED COMPARTMENT MUST -(a) OPEN OUTWARDS OR (b) SLIDE OR (c) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF 1.2m BETWEEN THE PAN AND THE DOORWAY.

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B2	10.09.2025	REVISED ISSUE
B1	04.07.2025	CONSTRUCTION ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
 DAVID LYNE ACCREDITED DESIGNER: CC7063
 11 GRANVILLE AVENUE
 GEILSTON BAY, TASMANIA 7015
 MOBILE: 0421 852 987 dave_lyne@hotmail.com

PROJECT
46 WELLINGTON STREET
SOUTH BURNIE, TAS 7320

TITLE
NOTES SHEET

Accepted (Client 1)	LOYDON NOMINEES PTY LTD	Date
Accepted (Client 2)	NOT APPLICABLE	Date
Approved (Builder)	NOT APPLICABLE	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D. LYNE	D. LYNE
	PLOT DATE	10/09/2025

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PLOT DETAILS WELLINGTON STREET.DWG

PROJECT NO. **1677/25**

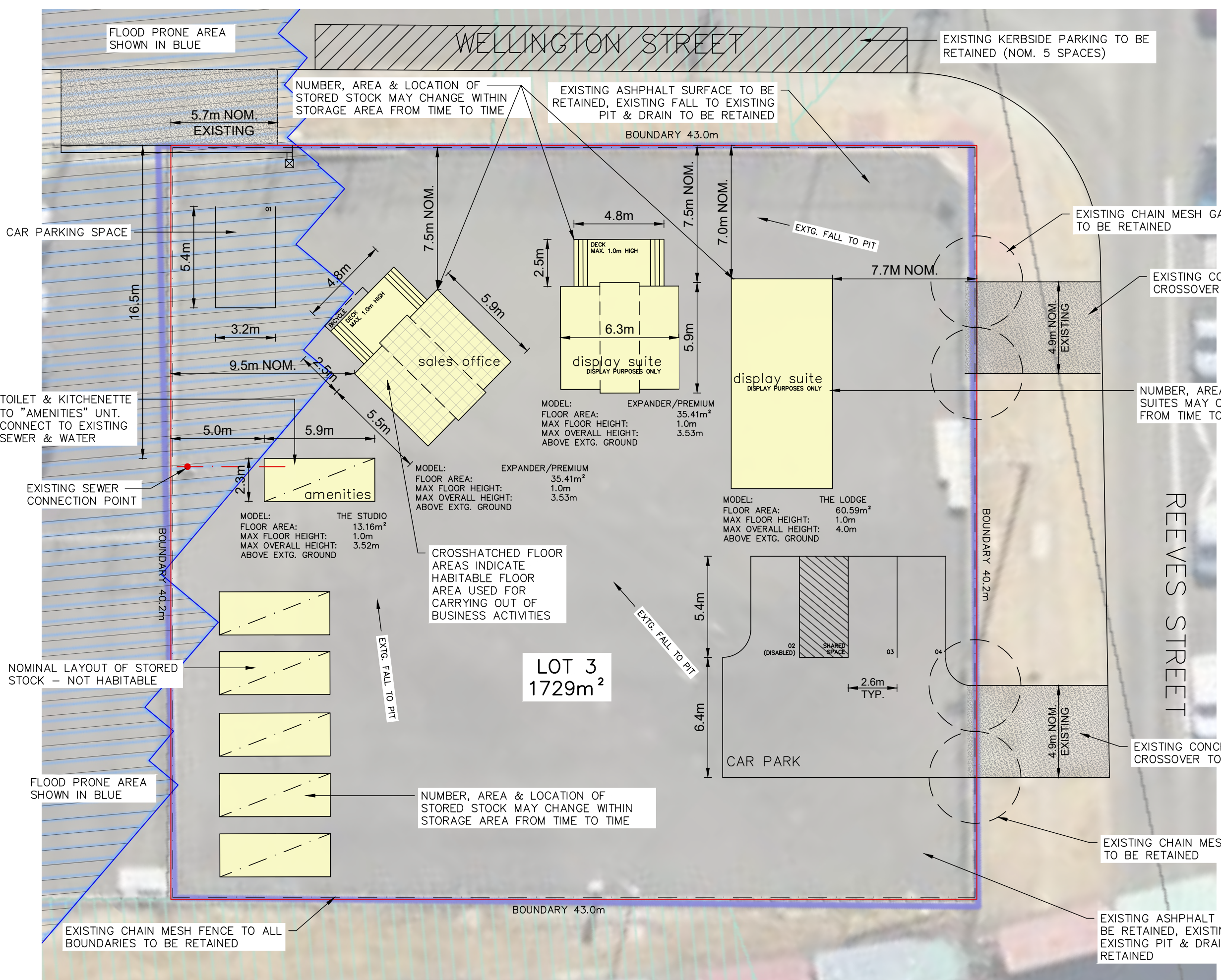
DWG NO.	REVISION
B02	B2

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REV	DATE	REMARK

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PROJECT
46 WELLINGTON STREET
SOUTH BURNIE, TAS 7320

TITLE
SITE PLAN

Accepted (Client 1)	LOYDON NOMINEES PTY LTD	Date
Accepted (Client 2)	NOT APPLICABLE	Date
Approved (Builder)	NOT APPLICABLE	Date

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SCALES @ A3	DESIGNED BY	DRAWN BY
1:200	D.LYNE	D.LYNE
	PLOT DATE	10/09/2025

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PLOT DETAILS WELLINGTON STREET.DWG

PROJECT NO. **1677/25**

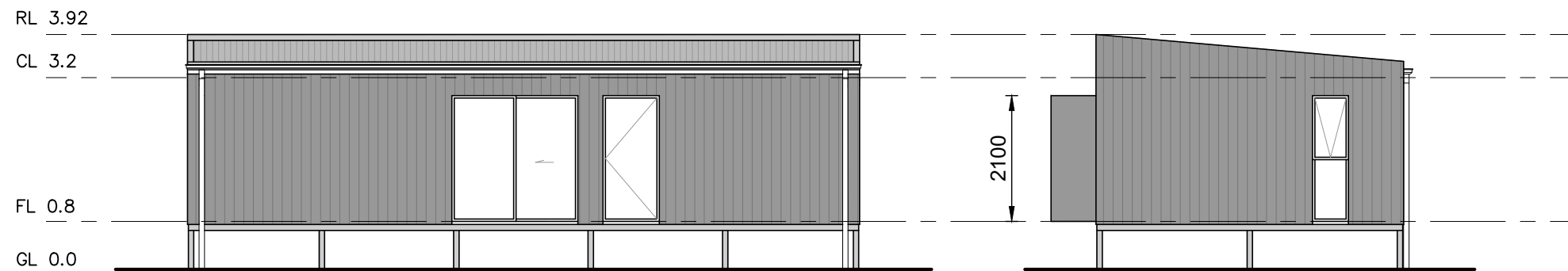
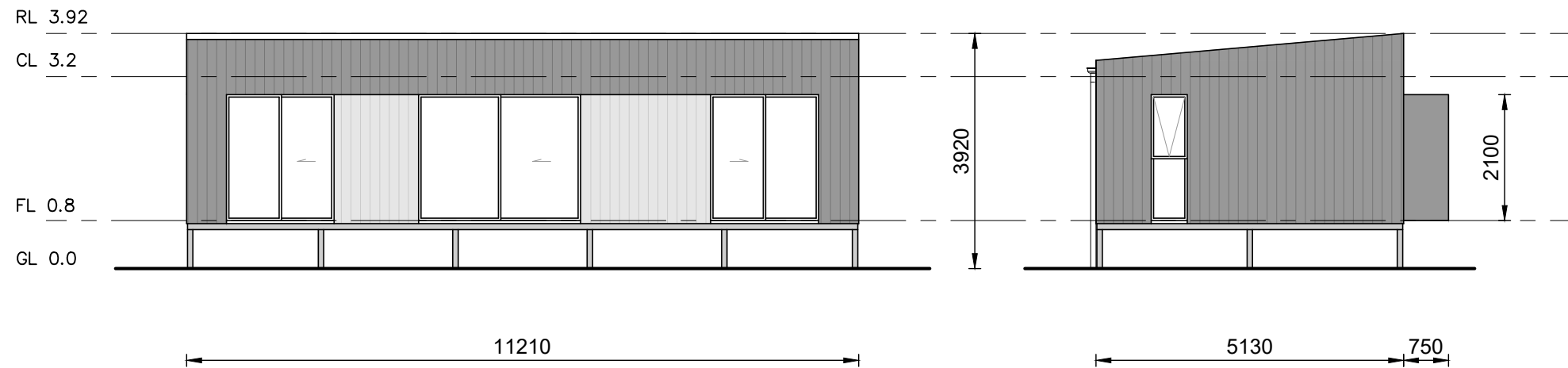
DWG NO.	REVISION
B03	B2

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SITE PLAN
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PROJECT
46 WELLINGTON STREET
SOUTH BURNIE, TAS 7320

TITLE
THE LODGE ELEVATIONS

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1:100	D.LYNE	D.LYNE
	PLOT DATE	10/09/2025

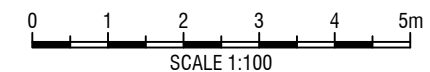
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PLOT DETAILS WELLINGTON STREET.DWG

PROJECT NO. **1677/25**

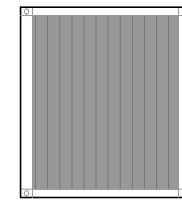
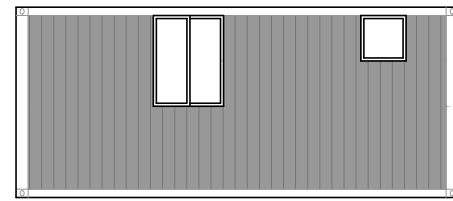
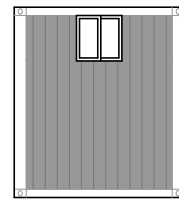
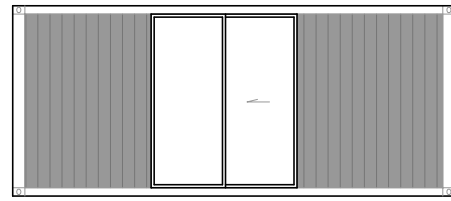
DWG NO.	REVISION
B04	B2

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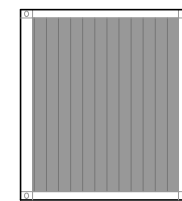
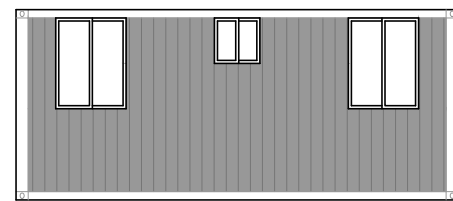
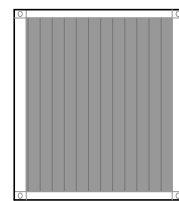
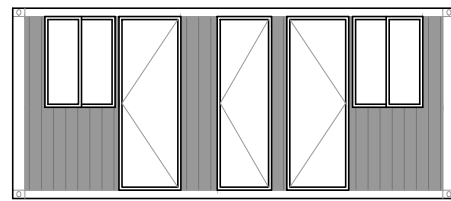
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5850

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THE STUDIO - ONE BEDROOM ELEVATIONS

SCALE: 1:100



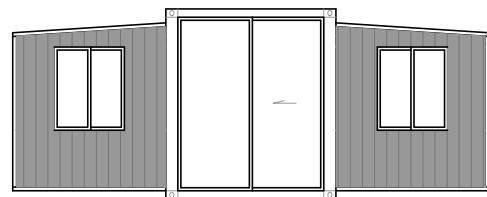
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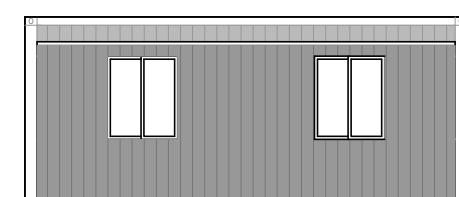
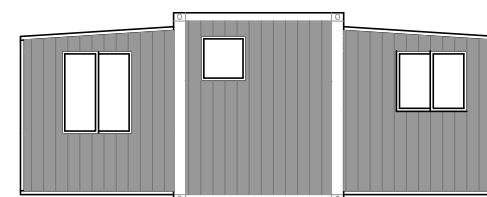
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THE STUDIO - TWO BEDROOM ELEVATIONS

SCALE: 1:100



2090



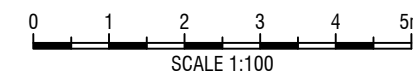
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2025 2250 2025
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5850

EXPANDER/PREMIUM - ELEVATIONS

SCALE: 1:100



B2	10.09.2025	REVISED ISSUE
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PROJECT
46 WELLINGTON STREET
SOUTH BURNIE, TAS 7320

TITLE
ELEVATIONS

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SCALES @ A3	DESIGNED BY	DRAWN BY
1:100	D.LYNE	D.LYNE
	PLOT DATE	10/09/2025

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PLOT DETAILS WELLINGTON STREET.DWG

PROJECT NO. **1677/25**

DWG NO.	REVISION
B05	B2

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CONSTRUCTION ISSUE