



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500

E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2026/84
PROPOSAL: RESIDENTIAL - SINGLE DWELLING
APPLICANT: WOOLCOTT LAND SERVICES
LOCATION: 1206 BRIDPORT ROAD JETSONVILLE

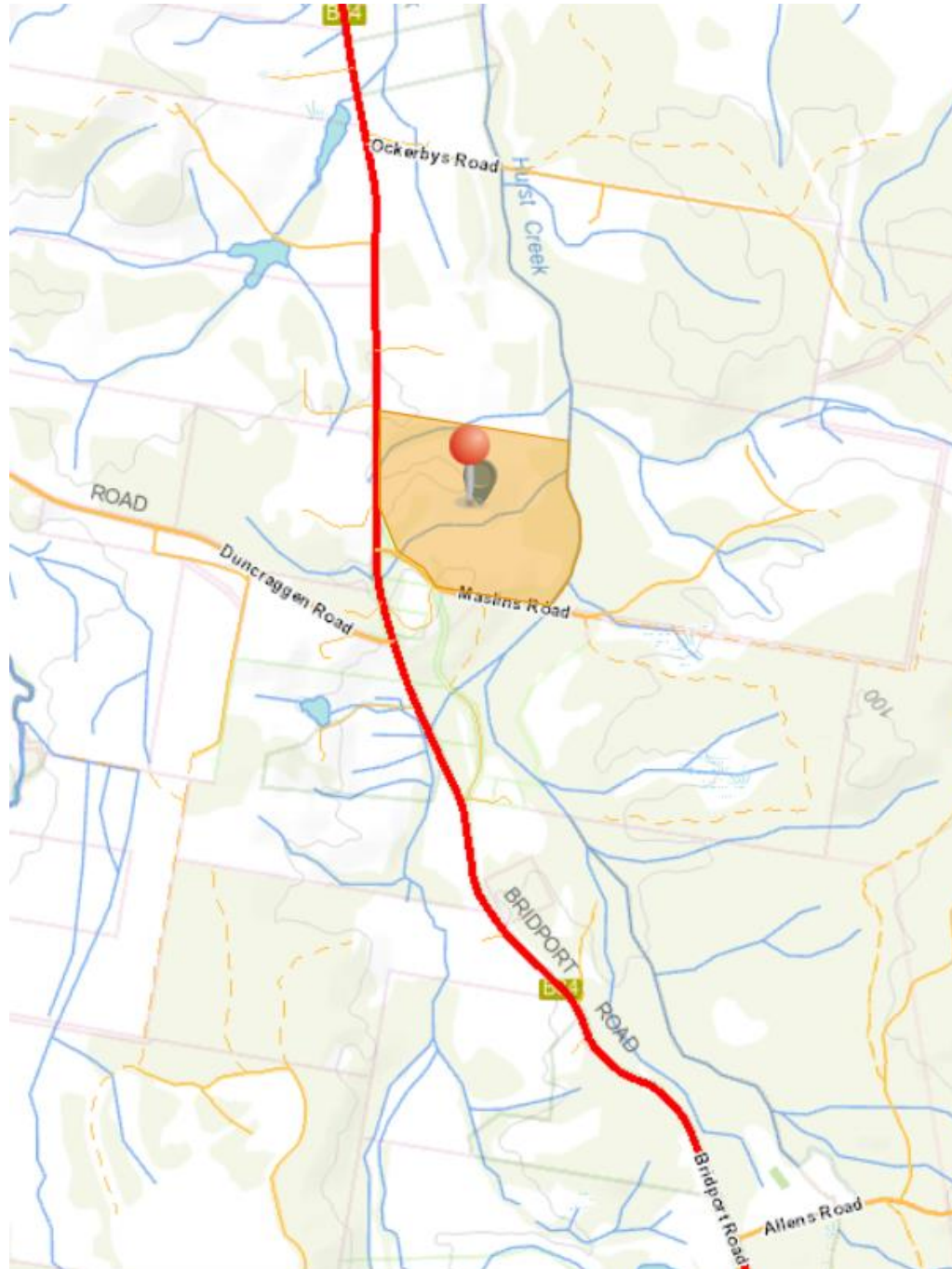
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 11/10/2026.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 26/09/2026. Representations must be made in writing and addressed to the Acting General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

Jayne Miller
ACTING GENERAL MANAGER

1206 Bridport Road JETSONVILLE (2026/84)



Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: Development of a dwelling (replacement)	⇒ Provide a full description of the proposed use or development, including: • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
--	--

THE LAND

Address 1206 Bridport Road, Jetsonville TAS 7260	Certificate of Title (include all applicable title references) Volume: 134827 Folio: 1
Land Area (m ² or hectares): 41.26ha	
Present use of land: Residential	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Residential	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: Woolcott Land Services Pty Ltd		
Address: PO Box 593, Mowbray TAS 7248	Phone: 6332 3760	
	Fax:	
	Mobile:	
Email: planning@woolcott.au		

THE OWNER

Owner's Name(s): Paul Kablau	
Address: 1206 Bridport Road, Jetsonville TAS 7260	Phone:
	Fax:
	Mobile:
Email:	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):	
Person signing the Application:	⇒ <i>to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993).</i>
Signature: Date:	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ 447,600.00		⇒ Please tick applicable box: ☐ Estimate ☒ Contract Price
Type of work: Building		⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: Residential		⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: _____ m ²	New / additional floor area: _____ m ²	Proposed maximum building height above natural ground level: _____ m
Materials: structural floor: _____ external walls: _____ colour: _____ roof cladding: _____ colour: _____ structural frame: _____		

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) _____

What would be the surfacing of the vehicle access? _____

Car Parking:

How many car parking spaces are currently provided? _____

How many additional car parking spaces would be provided? _____

What would be the surfacing of the car parking spaces? _____

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: _____ am to _____ pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

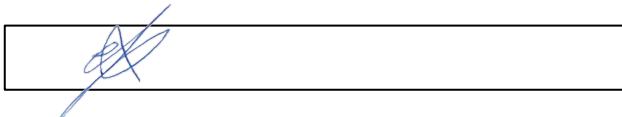
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:

28 August 2026



August 2026

PLANNING REPORT

APPLICATION FOR A REPLACEMENT DWELLING

1206 Bridport Road JETSONVILLE



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Job Number: L260102
Prepared by: Michelle Schleiger (michelle@woolcott.au)
BUrbRegEnvPlan
Town Planner

Rev.no	Description	Date
1	Draft	27 August 2026
2	Draft	27 August 2026
3	Final	28 August 2026

Annexures

- A1 Copy of title and folio plans
- A2 Site and building plans

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Single dwelling.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal plan	Engineering Plus / Tasbuilt

2. Subject site and proposal

2.1 Site details

Address	1206 Bridport Road, Jetsonville TAS 7260
Property ID	2035629
Title	134827/1
Land area	41.26ha
Planning Authority	Dorset Council
Planning Scheme	Tasmanian Planning Scheme – Dorset LPS
Easements	None on title
Application status	Discretionary application
Existing Access	Sealed crossover from Bridport Road
Zone	Agriculture
General Overlay	None
Overlays	Waterway and coastal protection area Scenic road corridor Bushfire-prone areas Airport obstacle limitation area (1467.84m AHD)
Existing development	Outbuilding
Existing services and infrastructure	

Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the development of a single dwelling to replace a previous dwelling destroyed by fire (replacement dwelling). The proposed dwelling will be single storey, and will have two bedrooms, one bathroom, a laundry room, a living and dining room, and a kitchen. The dwelling will have a floor area of 96m². The dwelling will have a north-east facing deck with an area of 21.6m² and a laundry landing with an area of 1.44m². It will be located similarly to the previous dwelling on the site.

Access to the site will be via the existing sealed vehicle crossing from Bridport Road, a sealed arterial road maintained by Building Tasmania (Transport).

2.3 Site and background

The subject site comprises a single lot with frontage to Bridport Road of 357.58m. The site is located in the north of the Jetsonville locality, within the Dorset municipality.

The subject site has lightly undulating topography, sloping downwards towards the eastern boundary. It is partly cleared with scattered vegetation throughout. The site is bounded by a major stream, Hurst Creek, along the eastern boundary and has several dams/catchments.

There was residential development on the site, accessed via the existing vehicular access from Bridport Road, however, this development was destroyed in a fire. An outbuilding is existing on the site.

The subject site is a part of a rural environment. The size and shape of the lot is somewhat irregular, in part determined by Hurst Creek. The characteristics of the surrounding sites are similar to the subject site, comprising of lots with areas of cleared land interspersed with vegetation, though there is variation in lot size.

There is a pattern of lots with existing residential development in the area, adjoining and adjacent to the subject site, as well as evidence of low intensity agricultural activity in the area. This includes pastoral use to the north of the subject site, and a timber mill to the south.

2.4 Images



Figure 1 Aerial view of the subject site (Land Tasmania 2021)

3. Zone and overlays

3.1 Zoning

The site is zoned Agriculture under the Tasmanian Planning Scheme.



Figure 2 Zoning of the subject site and surrounds (Land Tasmania 2021)

3.2 Overlays

The site is affected by the Waterway and coastal protection area, Scenic road corridor, Bushfire-prone areas, and Airport obstacle limitation area (1467.84m AHD) overlays. The Bushfire-prone areas overlay affects the entire site and is not shown in the following image for clarity.

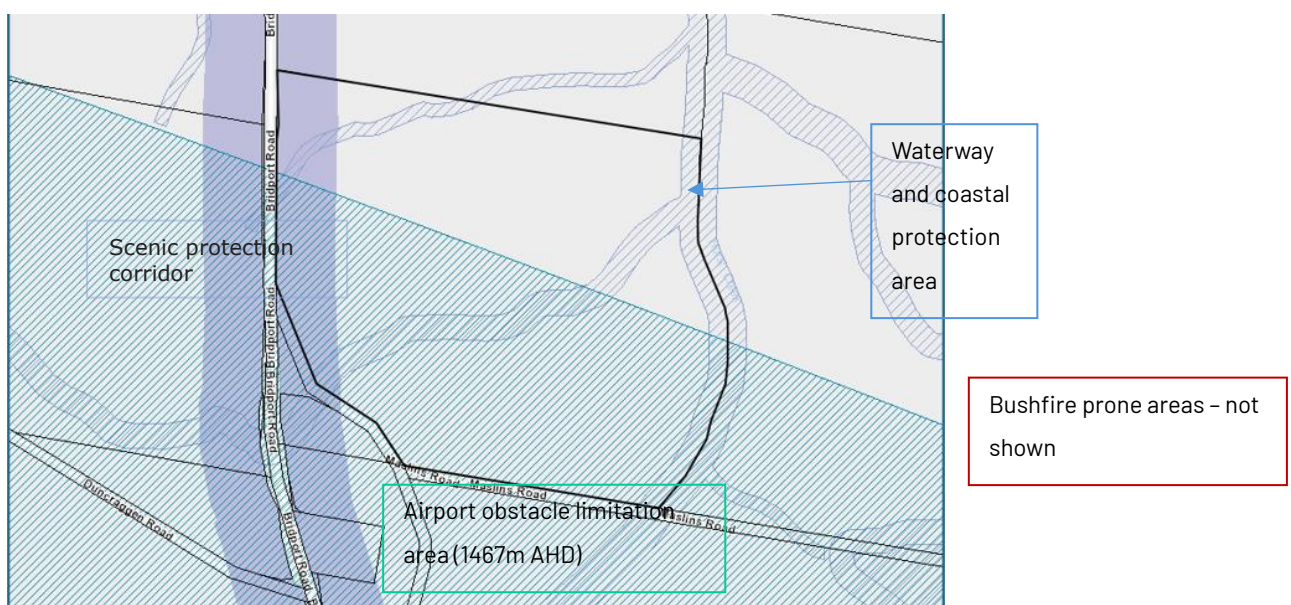


Figure 3 Overlays affecting the subject site (Land Tasmania 2021)

4. Planning Scheme Assessment

4.1 Zone assessment

21.0 Agriculture Zone

21.1 Zone Purpose

21.1.1	To provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts. To provide for the efficient utilisation of available social, transport and other service infrastructure.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.

Response

The proposed dwelling is a replacement dwelling. The previous dwelling was destroyed by fire in 2026. Section 12 (4) of the *Land Use Planning and Approvals Act 1993*, allows for the reconstruction of a building that is destroyed unintentionally. As the use is within the 2 year limiting period, the use of the land for residential purposes remains valid. As such, the use standards are not addressed in this report.

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective	
To provide for a building height that: a) is necessary for the operation of the use; and b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P 1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: a) the proposed height of the building; b) the topography of the site; c) the bulk and form of the building; d) separation from existing use on adjoining properties; e) the nature of the existing uses on adjoining properties; and f) (f) any buffers created by natural or other features.

Response

- A1 The acceptable solution is achieved. The proposed dwelling will have a maximum height of 4.3m.

21.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.

Response

- A1 The acceptable solution is achieved, 5m setbacks to all boundaries are met.

A2 Buildings for a sensitive use must have a setback from all boundaries of: a) not less than 200m; or b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: a) the size, shape and topography of the site; b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the existing and potential use of adjoining properties; e) any proposed attenuation measures; and f) any buffers created by natural or other features.
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Response

- A2 The performance criteria apply. The building is for sensitive use and will not achieve a 200m setback from a boundary. The dwelling is similarly sited to the previous which has a setback to the frontage of 46.6m. All other boundary setbacks are met, leaving the majority of the site without interference and unfragmented by development footprint.

- a. The lot is 41.26ha in area and irregular is shape. The topography is lightly undulating with flatter and more even ground towards the frontage and down slope towards the rear boundary.
- b. The building to the north has a setback of approximately 195m from the frontage. The building to the south is not for sensitive use. The proposed is sited similarly to the previous dwelling, which formed the overall prevailing setbacks for the area. No particular interference with an agricultural use is anticipated due to the reduced frontage setback alone.
- c. The proposed is located to be clustered to the existing buildings on the site, and in place of the previous building. No additional encroachment to the land is made.
- d. Adjoining to the north has residential use and is largely cleared. It appears to be suited to low level grazing, based on the land capability of Class 5.
The land to the south has an established use of a sawmill. The distance to this boundary is approximately 280m, noting that the residential use was in existence prior to this application.
- e. No attenuation measures are proposed. The setbacks to adjoining use and development is sufficient.
- f. The location of the dwelling has existing buffering vegetation against the reduced setback to the road.

21.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and h) any advice from the road authority.

Response

A1 The acceptable solution is achieved. The lot has frontage and access as existing.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved; car parking is provided for two spaces.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Response

A1 Parking as proposed will be constructed from gravel, which is an all-weather surface and stormwater will be managed as absorption to the permeable surface. There is no requirement to seal the access in the Agriculture Zone.

C2.6.2 Design and layout of parking areas

Response

A1 The parking, access and manoeuvring will be to the applicable standard. Please refer to the plans provided.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved. No new access points are proposed.

C7.0 Natural Assets Code

Response

No works are proposed in the overlay area; the Code is not triggered.

C8.0 Scenic Protection Code

C8.2 Application of this Code

C8.2.1 This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

(d) Agriculture Zone;

C8.2.2 This code does not apply to use.

C8.6 Development Standards for Buildings and Works

C8.6.2 Development within a scenic road corridor

Objective	
That: a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.	
Acceptable Solutions	Performance Criteria
A1 Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.	P1 Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: a) the nature, extent and location of the exotic trees, native vegetation and hedgerows; and b) the purpose of any management objectives identified in the relevant Local Provisions Schedule.
A2 Buildings or works within a scenic road corridor must not be visible from the scenic road.	P2 Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: a) the topography of the site; b) proposed reflectance and colour of external finishes; c) design and proposed location of the buildings or works; d) the extent of any cut or fill required; e) any existing or proposed screening; f) the impact on views from the road; and g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

Response

A1 The acceptable solution is achieved, no destruction of vegetation is proposed.

P2 The performance criteria are addressed. The building as proposed will have a minor amount of visibility from the scenic road.

-
- a. The topography of the site has no particular bearing on the scenic value of the road and siting of the dwelling. The area is generally flat and even.
 - b. Custom orb cladding will be used. The Colorbond product is not highly reflective in general.
 - c. The building is sited to replace the previous and similarly located. It is clustered to other existing buildings.
 - d. No cut and fill is proposed.
 - e. There is existing vegetation to screen the location.
 - f. The vegetation will screen the majority of the development site. The impact will be similar to the previous state of the site and so part of the overall character of the area.
 - g. The management objectives aim for retention of vegetation to the road and setbacks to the road. Historic or visual features that contribute to the visual aesthetic should be retained. There is no proposal to remove vegetation and the siting of the dwelling is visually minimised against the road.

C13.0 Bushfire-Prone Areas Code

Response

The Code is not triggered by the proposed.

C16.0 Safeguarding of Airports Code

Response

The proposed dwelling is exempt from this code, as the development will not exceed 1,467.84m AHD.

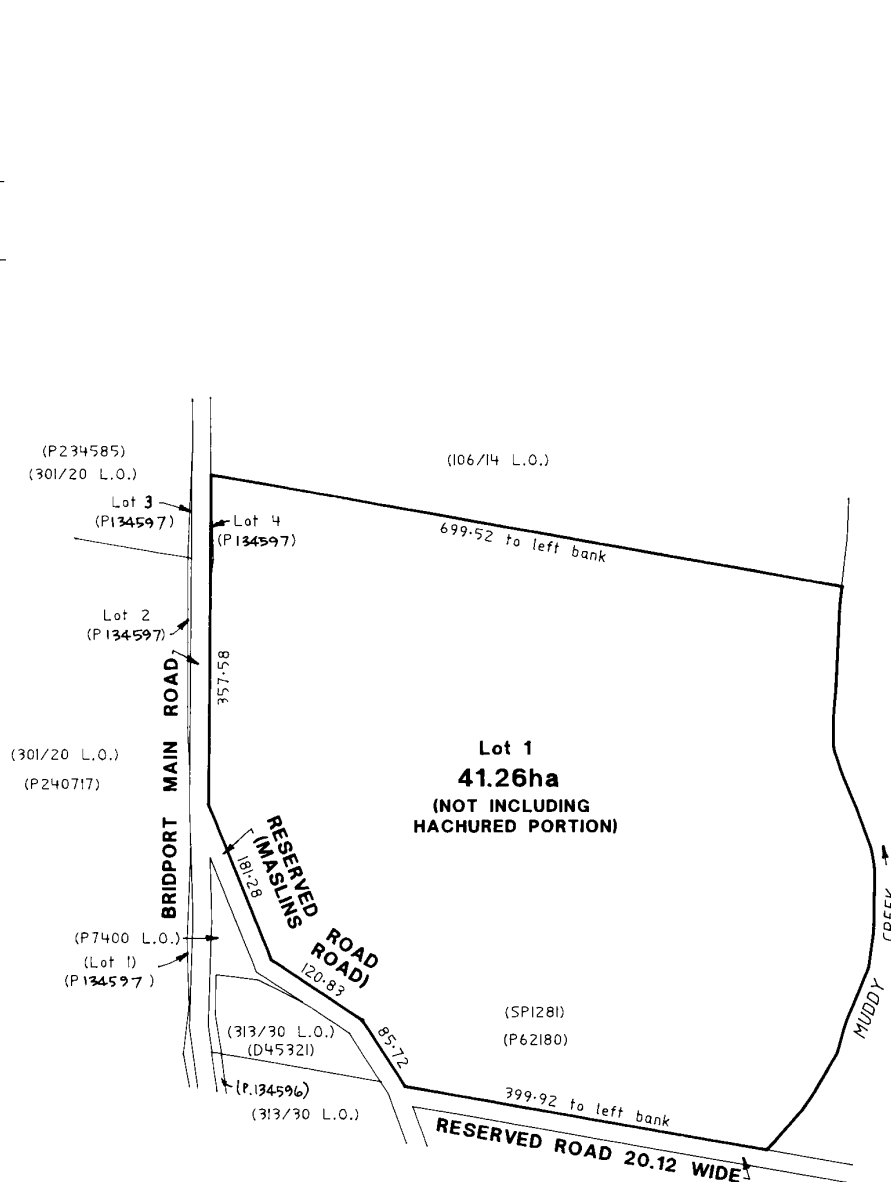
5. Conclusion

The proposed is for the development of dwelling as a replacement dwelling.

The proposal is in accord with the provisions of the Scheme and a permit for development on the land is sought from Council.

OWNER: Paul Kablau FOLIO REFERENCE: C.T.62180/1 GRANTEE: Part of Lot 24844 246-2-7 Granted to John Featherstone Ockerby.		PLAN OF TITLE LOCATION LAND DISTRICT OF DORSET PARISH OF SEABROOK FIRST SURVEY PLAN No. SPI281 COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:5000 LENGTHS IN METRES		REGISTERED NUMBER P134827 APPROVED EFFECTIVE FROM 14 DEC 2000 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No 109 / 5245	LAST UPI No 6100850	LAST PLAN No P62180	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



0014447

SEARCH OF TORRENS TITLE

VOLUME 134827	FOLIO 1
EDITION 1	DATE OF ISSUE 26-Mar-2001

SEARCH DATE : 27-July-2026

SEARCH TIME : 10.02 am

DESCRIPTION OF LAND

Parish of SEABROOK, Land District of DORSET

Lot 1 on Plan [134827](#)

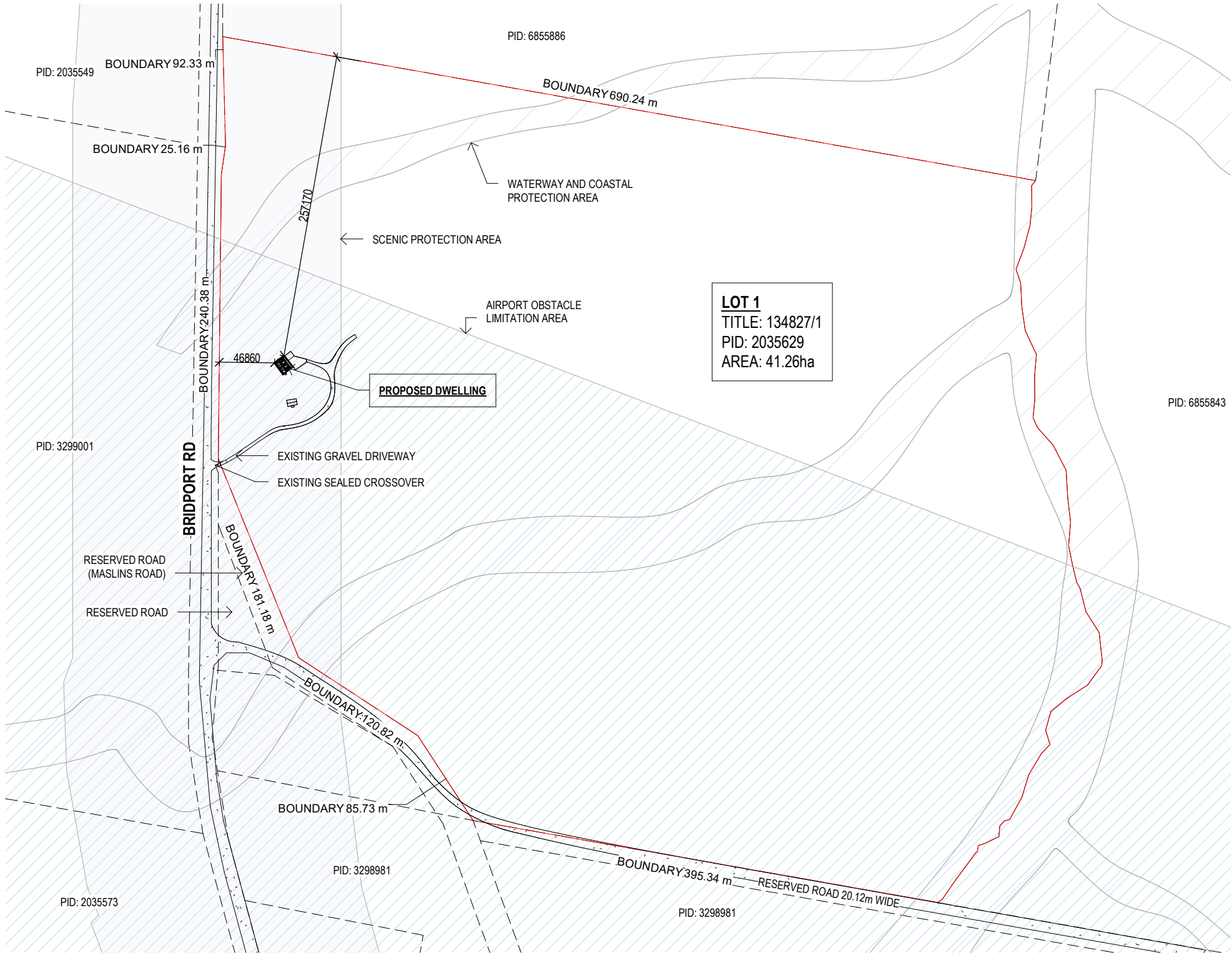
Derivation : Part of Lot 24844 Gtd. to J.F.Ockerby.

Prior CT [62180/1](#)SCHEDULE 1[A938127](#) TRANSFER to PAUL KABLAUSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



LOCALITY PLAN
SCALE 1 : 4000

LEGEND	
	SEWER
	WATER
	STORMWATER



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
- MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

DRAINAGE

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

ISSUED FOR APPROVAL

Copyright ©

Client: P. KABLAU
Project: PROPOSED DWELLING
Address: 1206 BRIDPORT RD
JETSONVILLE TAS 7260

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Date Drawn: 27.07.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Drawing No:
2026-108 A01 / A09

Rev
A

Design Responsibility Disclaimer

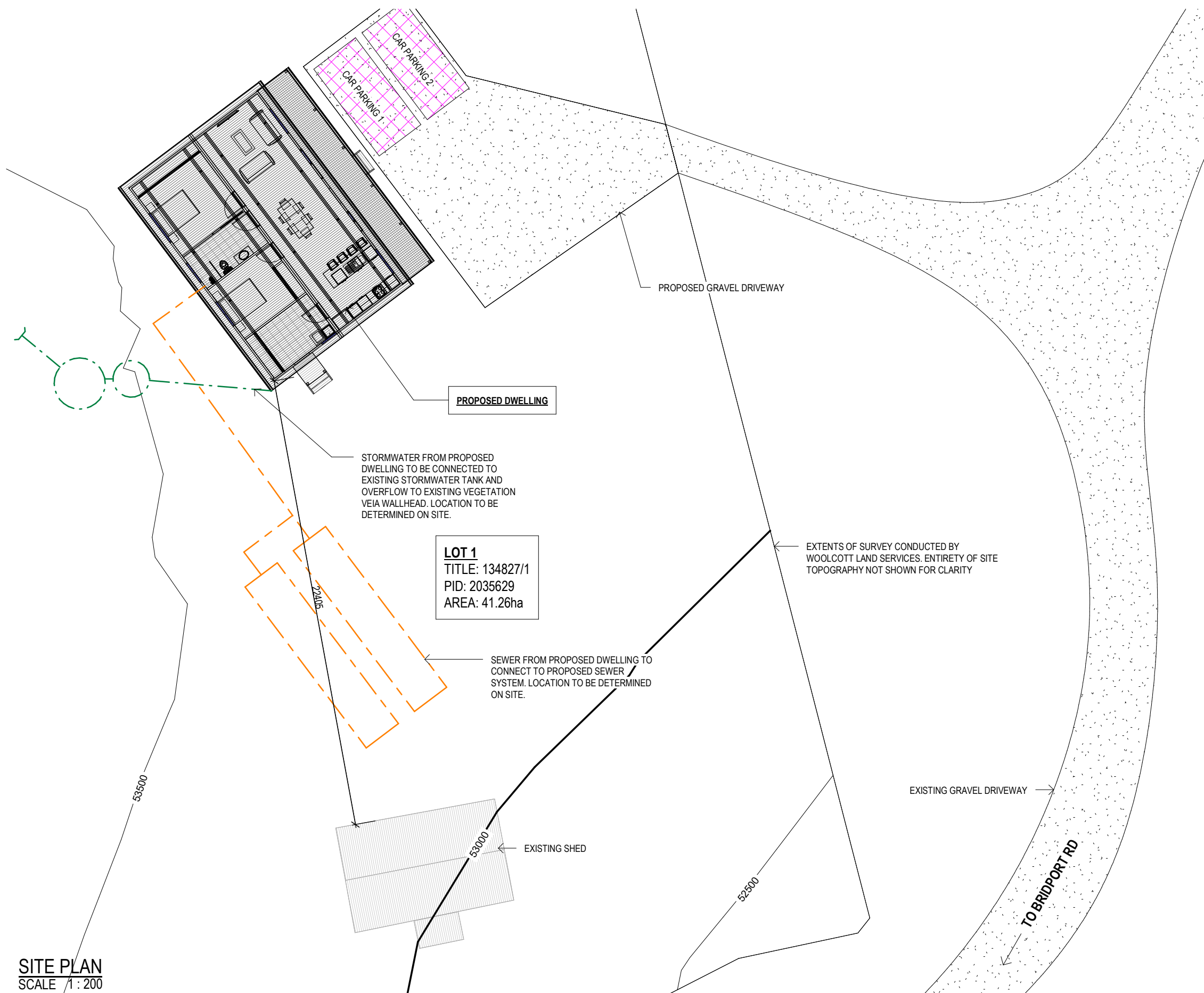
NOTE: The drawings, documentation, and design information provided herein have been prepared by Engineering Plus based solely on information supplied by Tasbuilt Homes. Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus. It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction. Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.



Tasbuilt Homes
Your Complete Building Solutions

Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

A	ISSUED FOR APPROVAL	27.07.26	W.T.
Rev:	Amendment:	Date:	Int:



<u>LEGEND</u>	
	SEWER
	WATER
	STORMWATER

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE
DIRECTED INTO EXISTING STORMWATER SYSTEM TO
LOCAL COUNCIL REQUIREMENTS & AS3500

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

ISSUED FOR APPROVAL

Copyright (c)

Client:	P. KABLAU
Project:	PROPOSED DWELLING
Address:	1206 BRIDPORT RD JETSONVILLE TAS 7261

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trip@engineeringplus.com.au



ENGINEERING
PLJIS BUILDING DESIGN
PROJECT MANAGEMENT

Designer Pfeiffer C2211T	Drawing No: 2026-108 A02 / A09	Rev A
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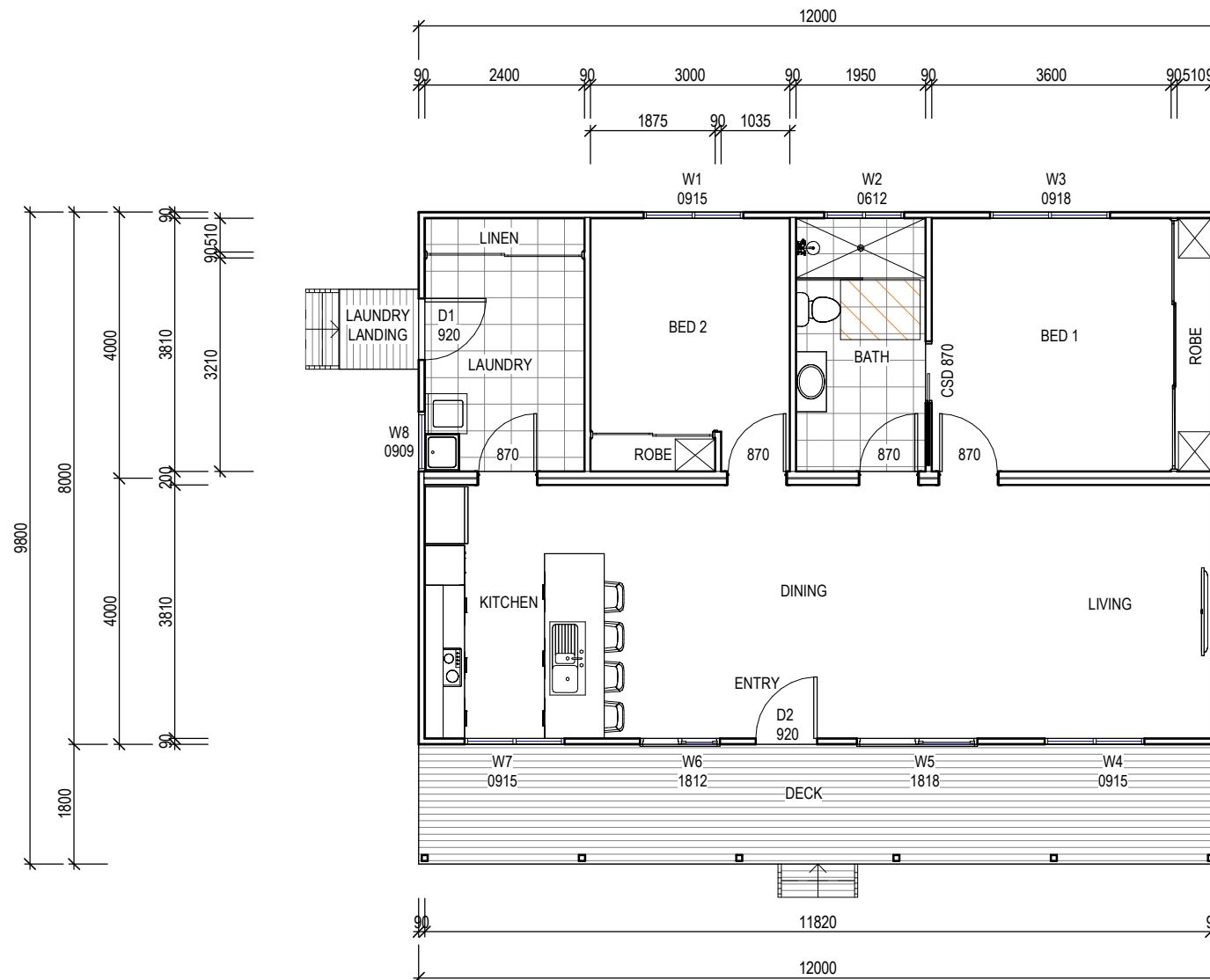
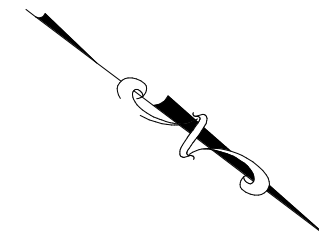
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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	1500	DG	4.3	.55
W2	600	1200	DG	4.3	.55
W3	900	1800	DG	4.3	.55
W4	900	1500	DG	4.3	.55
W5	1800	1800	DG	4.3	.55
W6	1800	1200	DG	4.3	.55
W7	900	1500	DG	4.3	.55
W8	900	900	DG	4.3	.55

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	96.00 m ²	10.33
VERANDAH	21.60 m ²	2.33
LAUNDRY LANDING	1.44 m ²	0.16
	119.04 m ²	12.81

CONSTRUCTION PLAN

SCALE 1 : 100

DISCLAIMER:

ALL WINDOWS SHOWN ON PLAN ARE APPROX.
BASED OFF STANDARD MANUFACTURING SIZES. ALL
WINDOW DIMENSIONS TO BE CONFIRMED ON SITE
BY BUILDER PRIOR TO ORDERING AND
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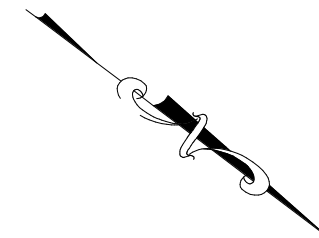
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A03 / A09
Rev: A



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH NCC PART H3D6 - ACBC PART 9.5

⑤ - DENOTES INTERCONNECTED SMOKE DETECTORS

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T. Designer Name: J.Pfeiffer
. Accreditation No: CC2211T

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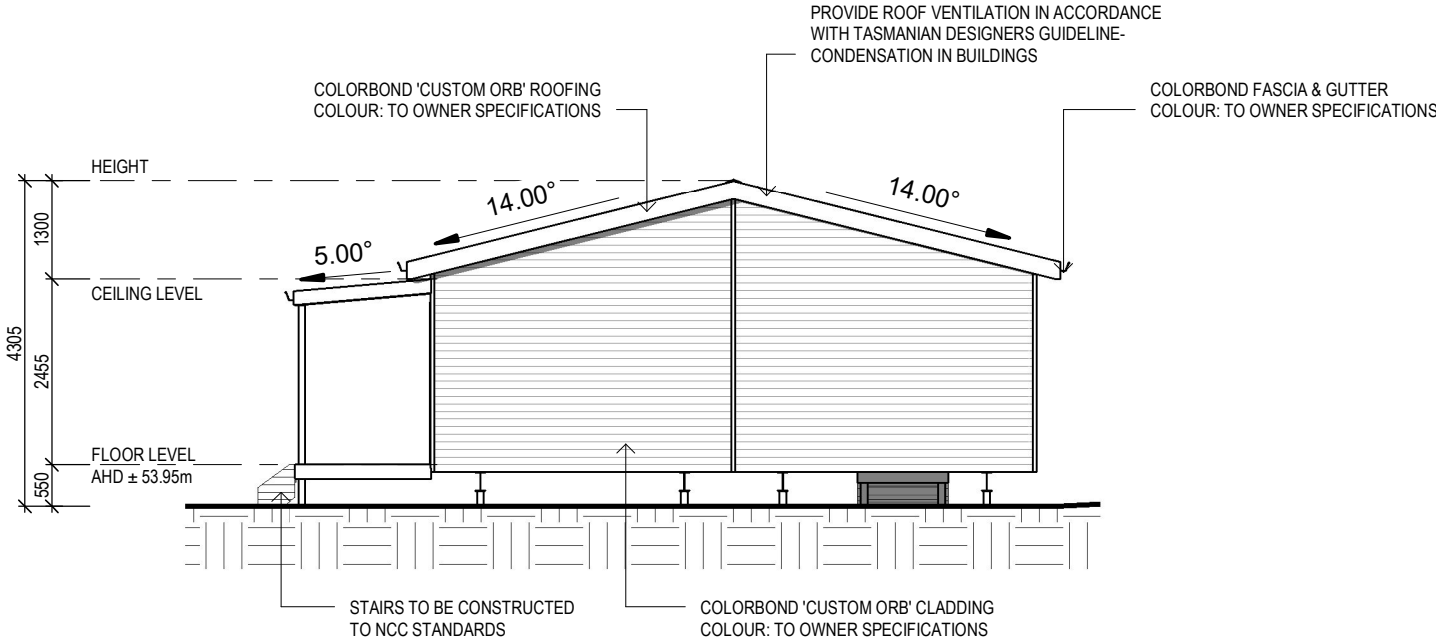


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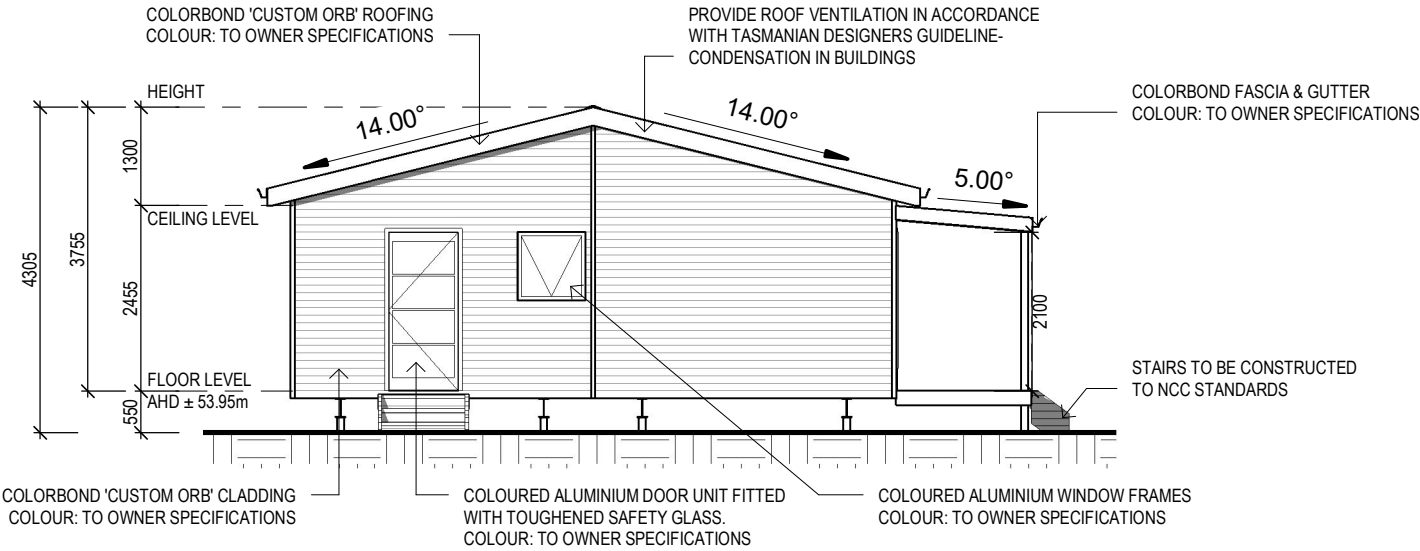
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH WEST ELEVATION
SCALE 1 : 100



SOUTH EAST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART II.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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ENGINEERING
PLUS BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING

- PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Dimensions:**
 - Overall height: 4305
 - Roof height: 1300
 - Wall height (from ceiling level): 2455
 - Floor level offset: 550
 - Ground level: AHD ± 53.95m
- Roof:**
 - COLORBOND 'CUSTOM ORB' ROOFING
 - CLOUR: TO OWNER SPECIFICATIONS
 - PROVIDE ROOF VENTILATION IN ACCORDANCE WITH TASMANIAN DESIGNERS GUIDELINE-CONDENSATION IN BUILDINGS
 - COLORBOND FASCIA & GUTTER
 - CLOUR: TO OWNER SPECIFICATIONS
- Windows and Doors:**
 - COLORBOND 'CUSTOM ORB' CLADDING
 - CLOUR: TO OWNER SPECIFICATIONS
 - COLOURED ALUMINIUM DOOR UNIT FITTED WITH TOUGHENED SAFETY GLASS.
 - CLOUR: TO OWNER SPECIFICATIONS
 - COLOURED ALUMINIUM WINDOW FRAMES
 - CLOUR: TO OWNER SPECIFICATIONS
- Other Features:**
 - STAIRS TO BE CONSTRUCTED TO NCC STANDARDS

Architectural elevation drawing of a building facade. The drawing includes the following specifications and dimensions:

- Dimensions:**
 - Overall height: 4305
 - Roof height: 1300
 - Wall height: 2455
 - Floor level offset: 550
- Roof:**
 - COLORBOND 'CUSTOM ORB' ROOFING COLOUR: TO OWNER SPECIFICATIONS
 - PROVIDE ROOF VENTILATION IN ACCORDANCE WITH TASMANIAN DESIGNERS GUIDELINE- CONDENSATION IN BUILDINGS
 - COLORBOND FASCIA & GUTTER COLOUR: TO OWNER SPECIFICATIONS
- Windows:**
 - COLOURED ALUMINIUM WINDOW FRAMES COLOUR: TO OWNER SPECIFICATIONS
- Cladding:**
 - COLORBOND 'CUSTOM ORB' CLADDING COLOUR: TO OWNER SPECIFICATIONS
- Other:**
 - CEILING LEVEL
 - FLOOR LEVEL AHD $\pm 53.95\text{m}$
 - STAIRS TO BE CONSTRUCTED TO NCC STANDARDS

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ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

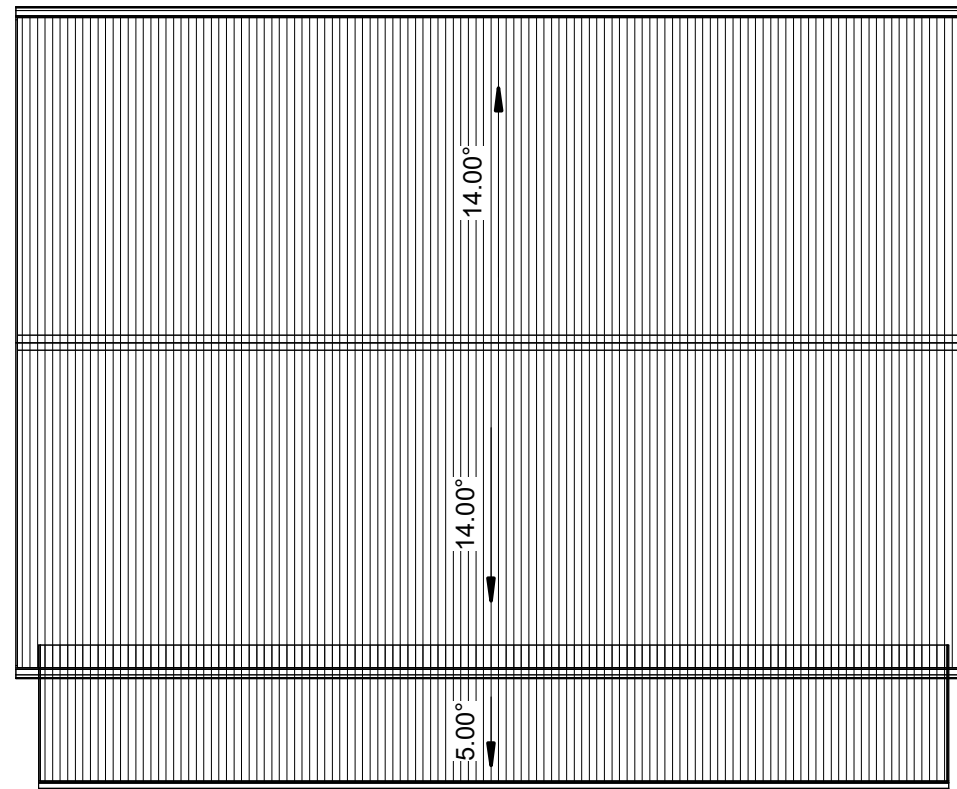
ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.



ROOF PLAN
SCALE 1 : 100

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.7 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL STEEL FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF NASH [RESIDENTIAL AND LOW-RISE STEEL FRAMING} & THE NCC CODE PART 3.4.2 WALL FRAMING TO BE LIGHT GAUGE GALVANISED STEEL. COMMON STUDS - C90x37-0.75BMT @ 450 CRS. NOGGINGS - C90x37-0.75BMT OPEN STUDS - C90x37-0.75BMT TOP & BOTTOM PLATES - C90x37-0.75BMT BRACING TO NASH STANDARD & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
EXTERNAL WALL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES. AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE.
AND TABLE 3.8.1.1

DOWNPIPES:
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW.
MAXIMUM CENTRES FOR GUTTERS TO BE 12000

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES.
LAP 150MM IN DIRECTION OF FLOW

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL.
PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

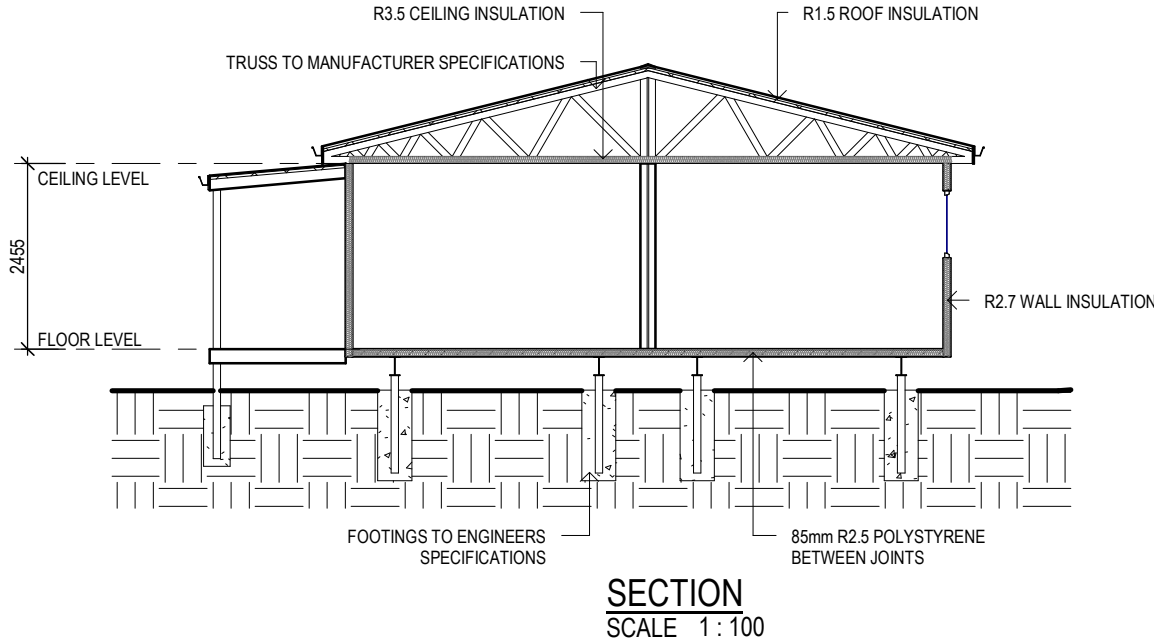


FIGURE 8 - EXTERNAL WALL VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959

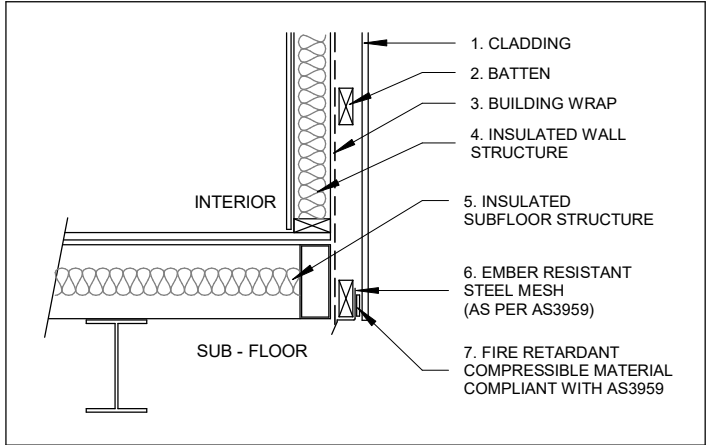


FIGURE 1 - RIDGE DETAIL : IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

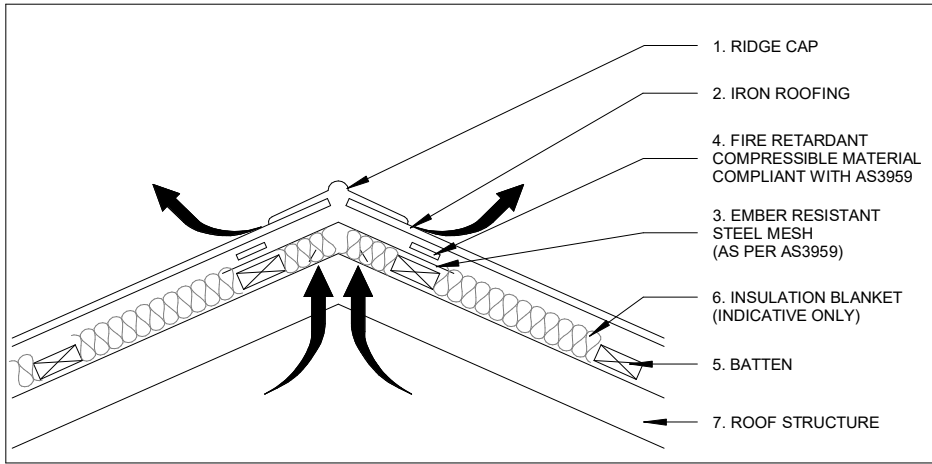
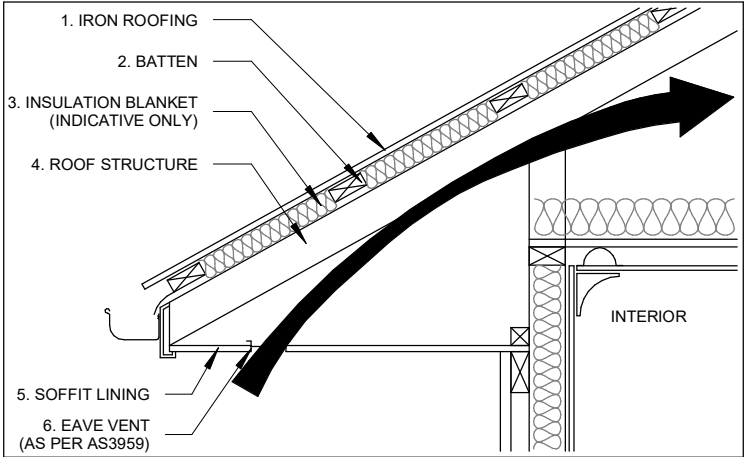


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959



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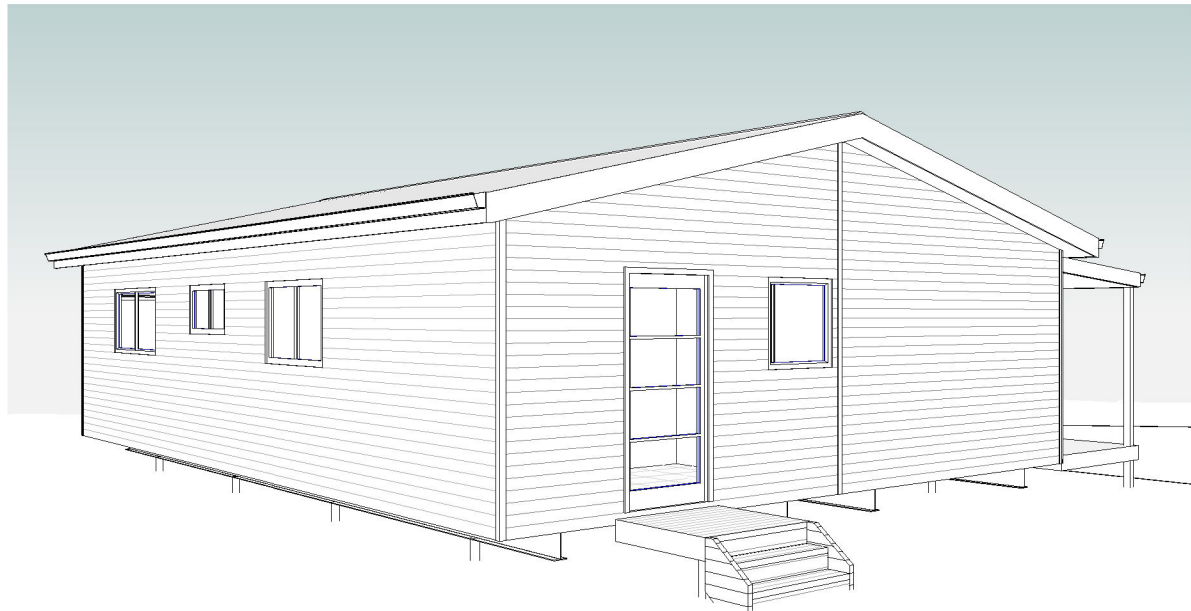
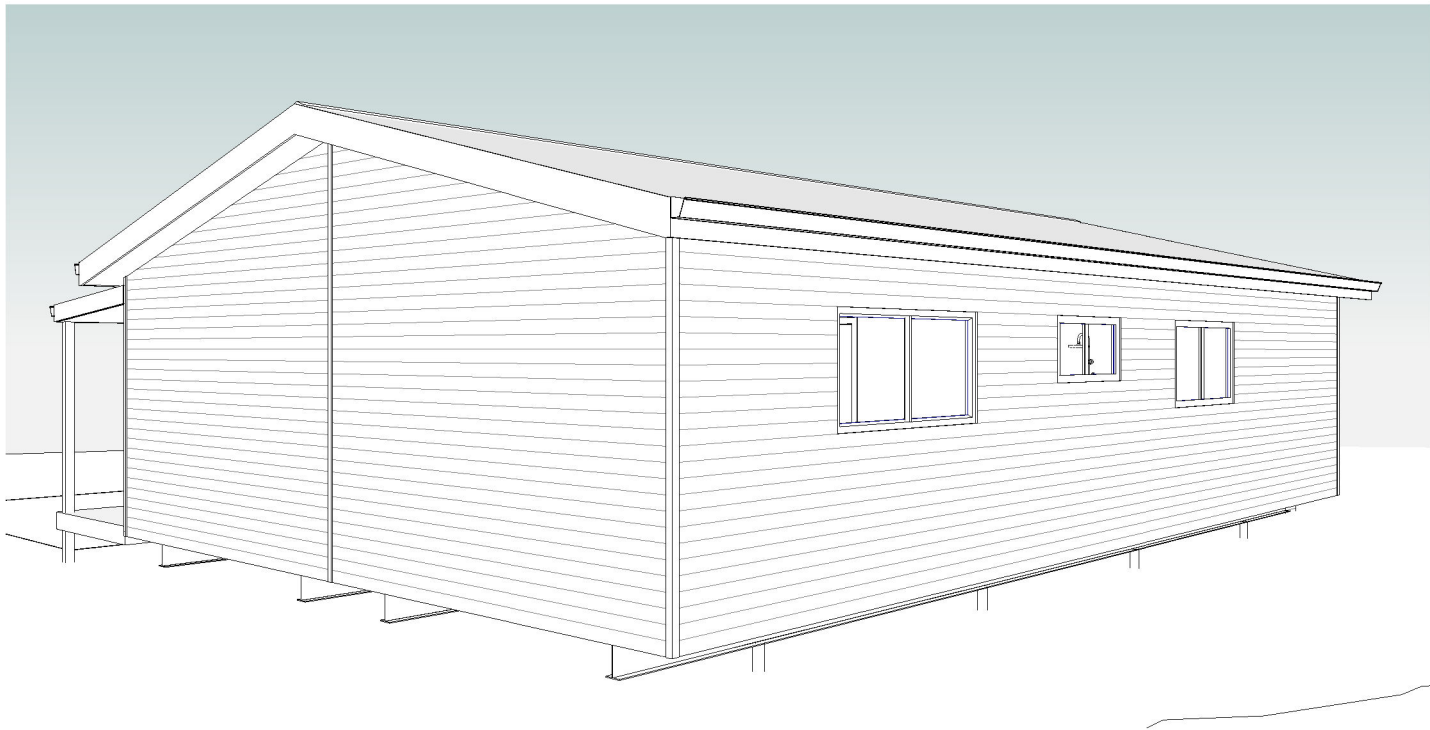
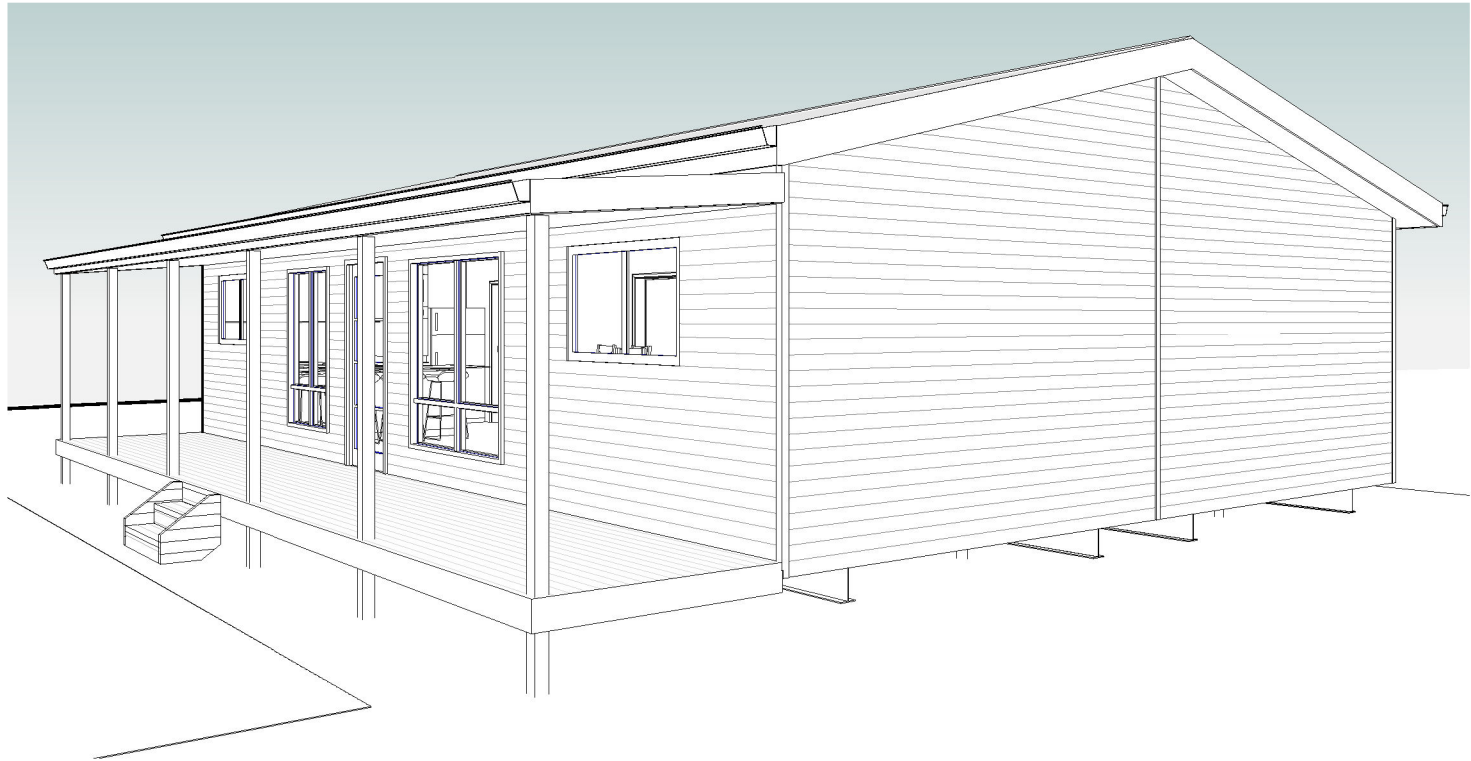
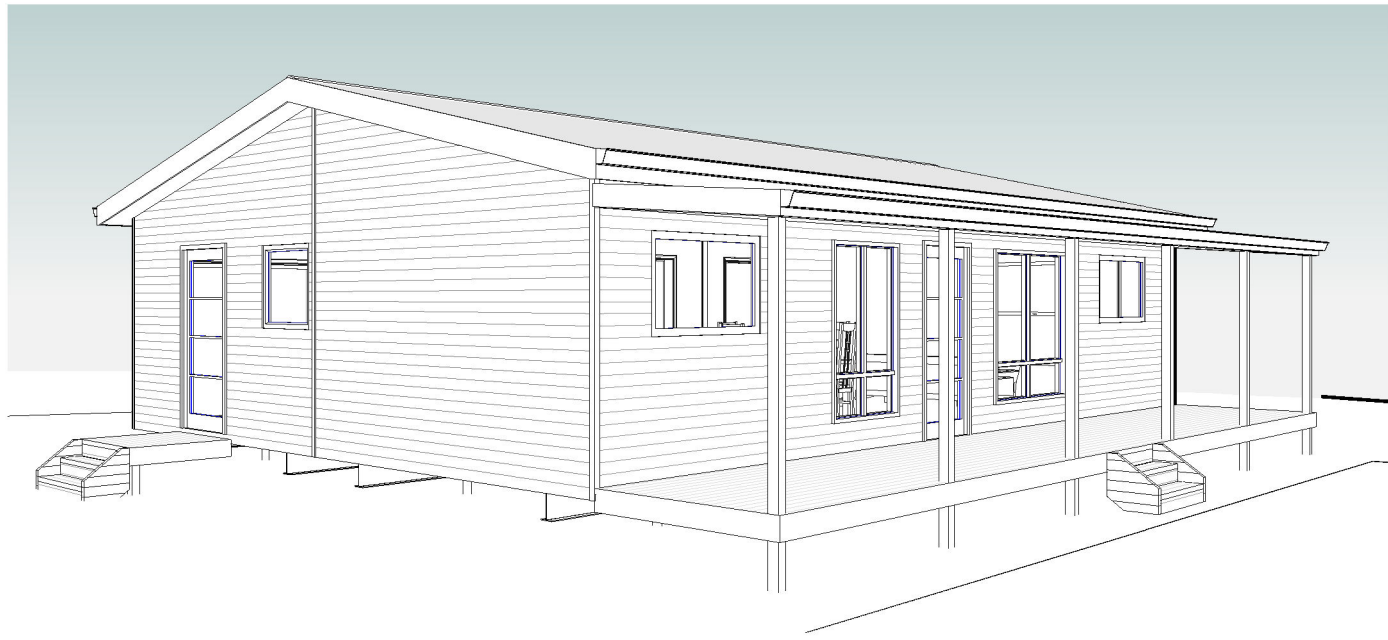
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