



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: 2026/88
PROPOSAL: RESIDENTIAL - 3X OUTBUILDINGS
APPLICANT: 6TY PTY LTD
LOCATION: 113 WATERHOUSE ROAD BRIDPORT

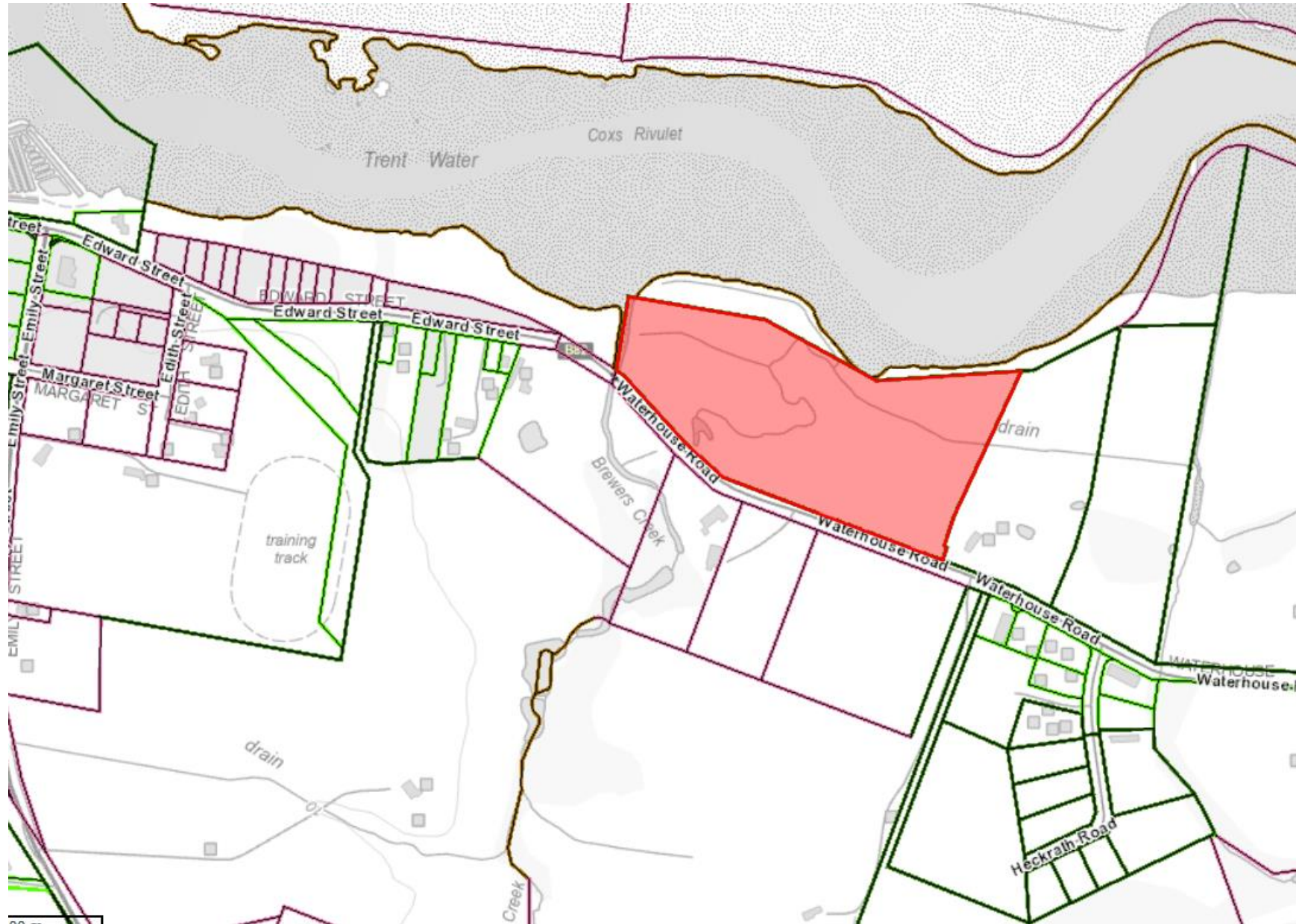
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 18/10/2026.

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 03/10/2026. 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

113 Waterhouse Road BRIDPORT (2026/88)



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: Construction of a new domestic shed, greenhouse and installation of shipping container. 	⇒ 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
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THE LAND

Address 113 Waterhouse Road, Bridport 	Certificate of Title (include all applicable title references) Volume: 187741 Folio: 1
Land Area (m ² or hectares): 8.76ha	
Present use of land: Residential single dwelling 	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Residential single dwelling 	⇒ 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: 6ty° Pty Ltd		
Address: PO Box 67 Riverside Tasmania 7250 	Phone:	
	Fax:	
	Mobile: 0417921661	
Email: gwalker@6ty.com.au		

THE OWNER

Owner's Name(s): Cherie and Ian Goninon	
Address: PO Box 104 Newstead Tasmania 7250 _____ _____	Phone: _____ Fax: _____ Mobile: 0400224552
Email: ian@jidconstructions.com.au	

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: \$ 20,000.00 _____		⇒ Please tick applicable box: ☒ Estimate ☐ Contract Price
Type of work: Construction and installation of buildings. _____ _____		⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: Greenhouse and domestic storage associated with existing single dwelling. _____ _____		⇒ <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:

8/09/2026

SEARCH OF TORRENS TITLE

VOLUME 187741	FOLIO 1
EDITION 2	DATE OF ISSUE 12-Aug-2025

SEARCH DATE : 27-Oct-2025

SEARCH TIME : 10.02 AM

DESCRIPTION OF LAND

Parish of SEABROOK Land District of DORSET

Lot 1 on Sealed Plan [187741](#)Derivation : Part of Lot 8619, 15 Acres and Lot 13170, 150
Acres Gtd. to James Shearer.Prior CT [6713/1](#)SCHEDULE 1[N248344](#) TRANSFER to CHERIE ROBYN GONINON and IAN PHILLIP
GONINON Registered 12-Aug-2025 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[187741](#) FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER JID CONSTRUCTIONS PTY LTD FOLIO REFERENCE C.T. 6713/1 GRANTEE PART OF LOT 13170, 150^A & LOT 8619 15^A GRANTED TO JAMES SHEARER PURCH	PLAN OF SURVEY BY SURVEYOR R. M. PECK LOCATION LAND DISTRICT OF DORSET PARISH OF SEABROOK SCALE 1:2500 LENGTHS IN METRES	REGISTERED NUMBER SP187741 APPROVED EFFECTIVE FROM - 6 NOV 2024 <i>Renn</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No 109	LAST UPI No	LAST PLAN No. D6713	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

ENLARGEMENT
SCALE 1:250

<i>R M Peck</i> REGISTERED LAND SURVEYOR 9/09/24 DATE	<i>Renn</i> COUNCIL DELEGATE 17/10/24 DATE
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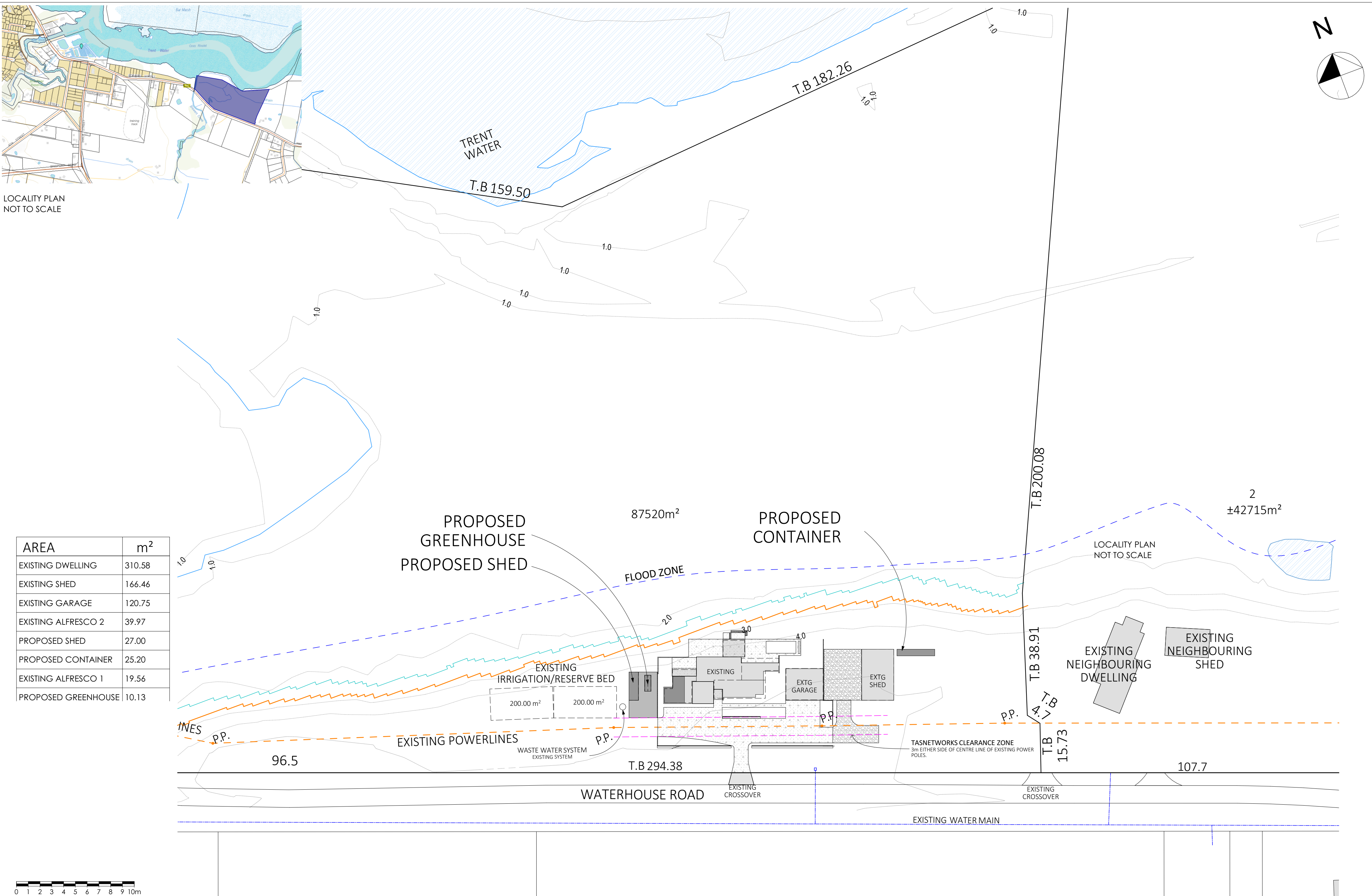
PROPOSED SHED, GREENHOUSE &
CONTAINER
113 WATERHOUSE RD,
BRIDPORT, 7262.

DRAWING #	DRAWING
WTR113-1	COVER PAGE
WTR113-2	SITE PLAN 1:750
WTR113-3	SITE PLAN 1:200
WTR113-4	PLANS & ELEVATIONS

COUNCIL		ZONE		ENERGY STAR RATING	N/A
DORSET	(m²)	RURAL LIVING ZONE		BAL RATING	12.5
EXISTING DWELLING	310.58	LAND TITLE REFERENCE	187741/1	DESIGN WIND CLASS	N3
EXISTING ALFRESCO 2	39.97	PROPERTY ID	9156479	SOIL CLASSIFICATION	S
EXISTING ALFRESCO 1	19.56	LOT SIZE (M²)	87520	CLIMATE ZONE	7
EXISTING GARAGE	120.75	PLANNING OVERLAY	BUSHFIRE PRONE ZONE	ALPINE AREA	N/A
EXISTING SHED	166.46	SITE HAZARDS	N/A	CORROSION ENVIRONMENT	HIGH
EXISTING PORCH	9.43				
PROPOSED CONTAINER	25.20				
PROPOSED GREENHOUSE	10.13				
PROPOSED SHED	27.00				

ATTACHMENTS

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: IAN GONINON	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE:	DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WTR113
		SITE ADDRESS: 113 WATERHOUSE RD, BRIDPORT, 7262.						R1	28/08/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	1/6
											CHECKED	M.L.	SCALE (@A2)	NTS



LOCALITY PLAN
NOT TO SCALE

AREA	m ²
EXISTING DWELLING	310.58
EXISTING SHED	166.46
EXISTING GARAGE	120.75
EXISTING ALFRESCO 2	39.97
PROPOSED SHED	27.00
PROPOSED CONTAINER	25.20
EXISTING ALFRESCO 1	19.56
PROPOSED GREENHOUSE	10.13



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
IAN GONINON

SITE ADDRESS:
113 WATERHOUSE RD,
BRIDPORT, 7262.

DRAWING
SITE PLAN 1:750

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE:

DATE:

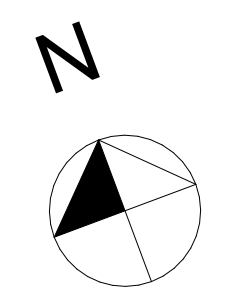
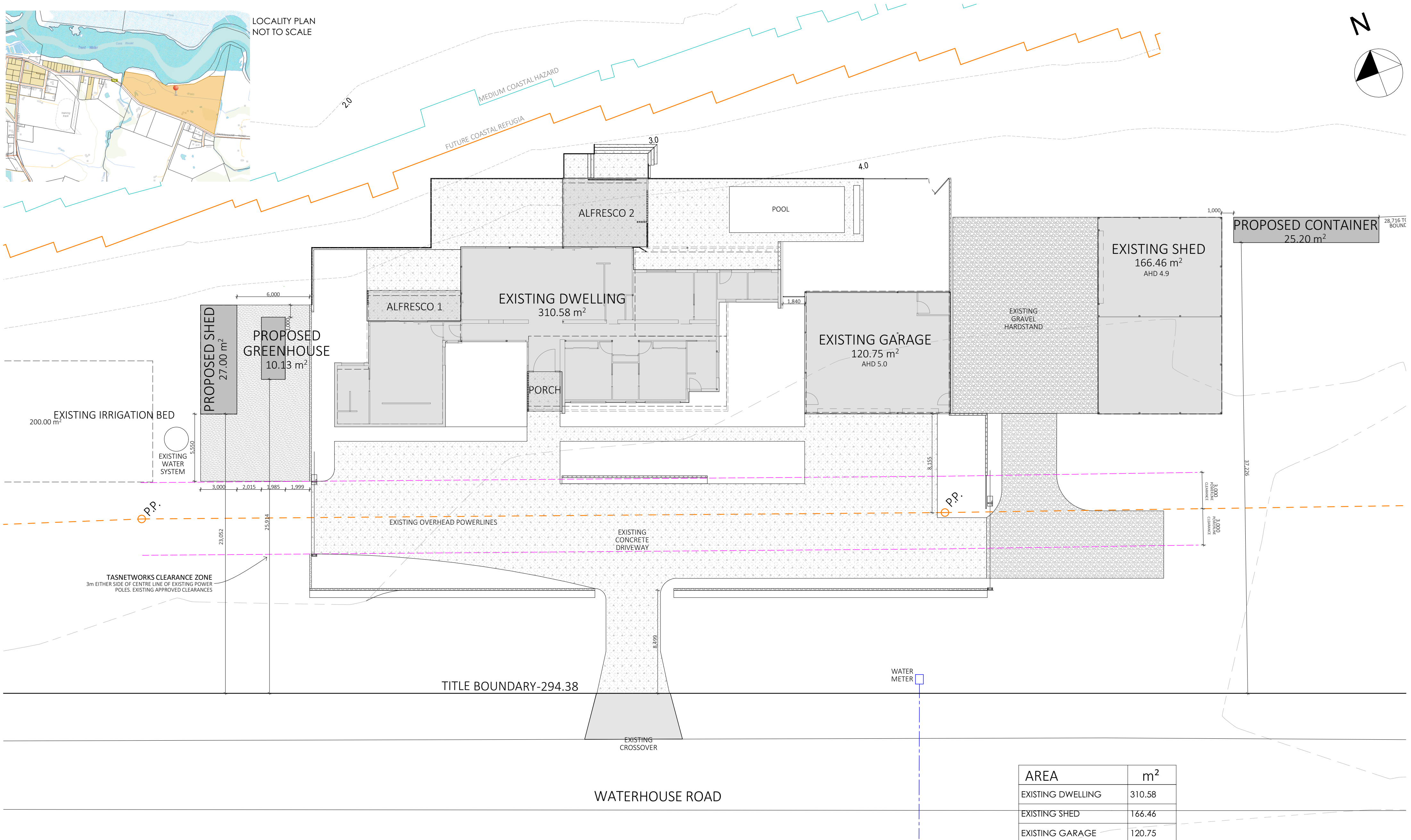
SIGNATURE:

DATE:

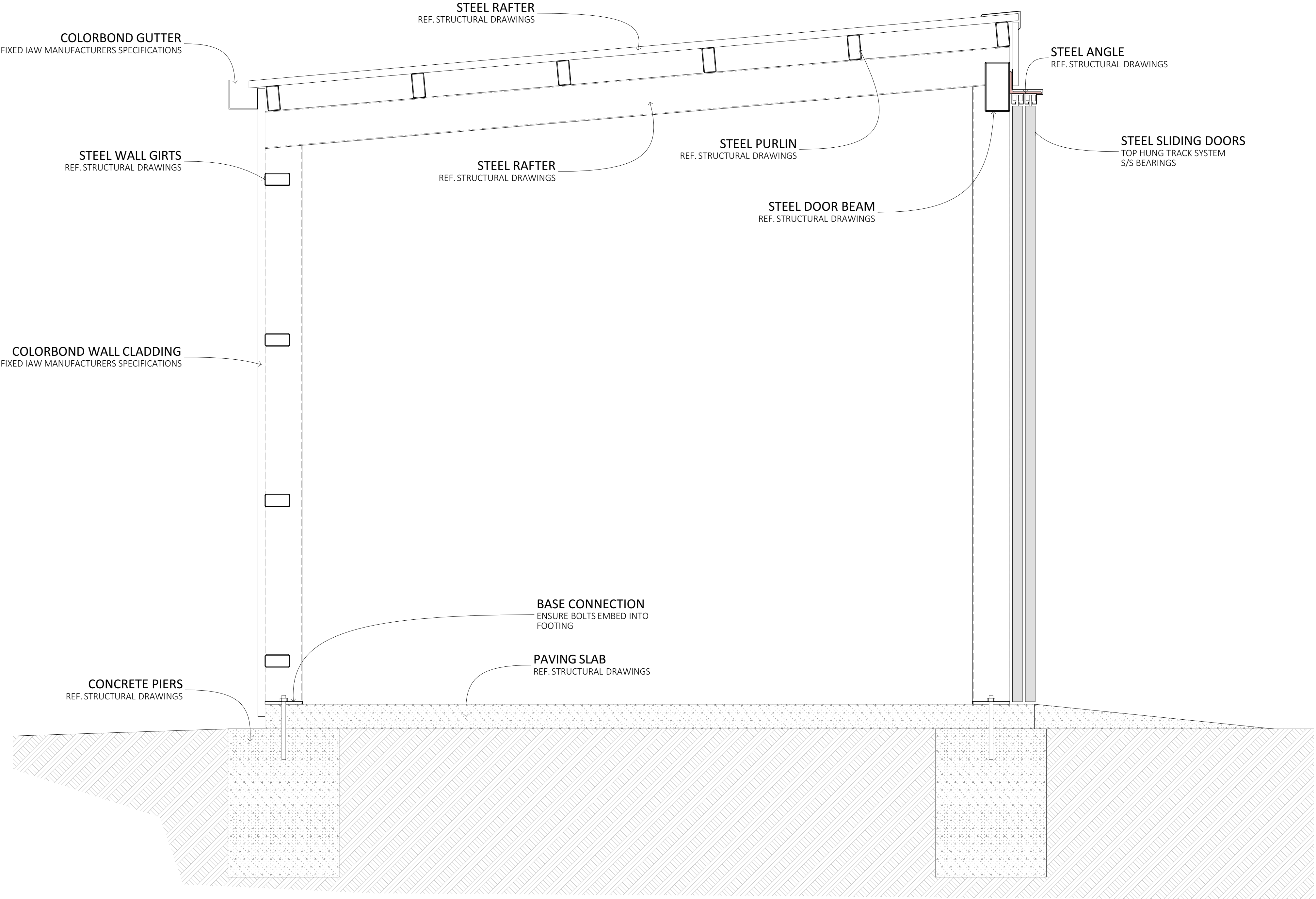
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REV.	DATE	DESCRIPTION
R1	28/08/2026	CLIENT REVIEW

DESIGNER	M.L.	JOB NUMBER	WTR113
DRAWN	D.P	DRAWING	2/6
CHECKED	M.L.	SCALE (@A2)	1:750



AREA	m ²
EXISTING DWELLING	310.58
EXISTING SHED	166.46
EXISTING GARAGE	120.75
EXISTING ALFRESCO 2	39.97
PROPOSED SHED	27.00
PROPOSED CONTAINER	25.20
EXISTING ALFRESCO 1	19.56
PROPOSED GREENHOUSE	10.13
EXISTING PORCH	9.43





ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
IAN GONINON

SITE ADDRESS:
113 WATERHOUSE RD.
BRIDPORT, 7262.

DRAWING
DETAILED SECTION

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SIGNATURE: **DATE:**

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REV.	DATE	DESCRIPTION
R1	28/08/2026	CLIENT REVIEW

DESIGNER	M.L.	JOB NUMBER	WTR113
DRAWN	D.P	DRAWING	5/6
CHECKED	M.L.	SCALE (@A2)	1:10

GENERAL:
DO NOT SCALE DRAWINGS.
ALL DIMENSIONS IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.
CHECK ALL DIMENSIONS AND VERIFY LEVELS, PRIOR TO SETOUT OR COMMENCEMENT OF ANY BUILDING WORK.
ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS REFERRING TO THIS PROJECT SHOULD BE MADE AWARE TO THE DESIGNER BEFORE ANY FURTHER WORK CONTINUES.
ALL CONSTRUCTION TO COMPLY WITH THE NCC 2022 VOL 2 AND AUSTRALIAN STANDARDS. STRUCTURAL DRAWNGS TAKE PRECEDENT OVER DRAWING NOTES.

CHECK THE CONSTRUCTION PLANS ARE THE MOST RECENT AMENDMENT.
IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.

CORROSION PROTECTION OF DWELLING & GARAGE
DWELLING IS LOCATED LESS THAN 1KM FROM BREAKING SURF AND GREATER THAN 100m FROM SALTWATER NOT SUBJECT TO BREAKING SURF OF TRENT WATER.

CORROSION PROTECTION FOR WALL TIES:
= HIGH - REFER TO NCC VOL 2 PART 5.6 & TABLE 5.6.5d FOR REQUIREMENTS
CORROSION PROTECTION FOR LINTELS:
= R4 - REFER TO NCC VOL 2 PART 5.6 & TABLE 5.6.7b FOR REQUIREMENTS
CORROSION PROTECTION FOR FRAMING:
= HIGH - REFER TO NCC VOL 2 PART 6.3.9 & TABLE 6.3.9a FOR REQUIREMENTS
CORROSION PROTECTION FOR ROOFING & WALLING:
= HIGH - REFER TO NCC VOL 2 PART 7.2.2 & TABLE 7.2.2a FOR REQUIREMENTS

SITE PREPARATION:
ALL EARTHWORKS TO BE COMPLETED IAW 2022 NCC VOL 2. PART 3.2

- 3.2.1 UN-RETAINED BULK EARTHWORKS - SITE CUT AND FILL
- (1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE-
- (a) WITHIN THE ALLOTMENT; AND
- (b) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
- (c) NOT DEEPER THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY POINT.
- (2) FILL, USING AN UN-RETAINED EMBANKMENT MUST-
- (a) BE PLACED WITHIN THE ALLOTMENT; AND
- (b) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
- (c) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150mm; AND
- (d) BE NOT MORE THAN 2m IN HEIGHT FROM THE NATURAL GROUND LEVEL ANY POINT; AND
- AT (e) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
- (f) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

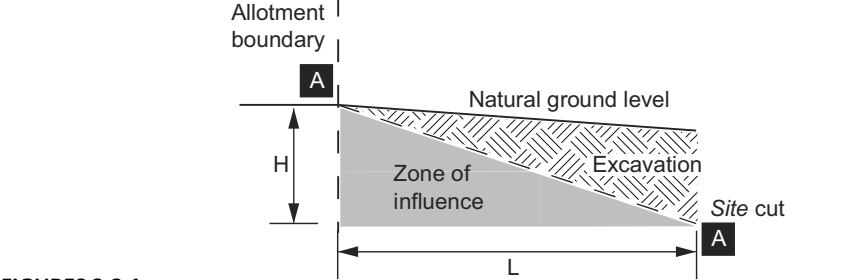
SITE DRAINAGE TO BE COMPLETED IAW 2022 NCC VOL 2. PART 3.3 AND AS/NZS 3500
SURFACE WATER MUST BE DIRECTED AWAY FROM A CLASS 1 BUILDING AS FOLLOWS:

- (a) SLAB-ON-GROUND - FINISHED GROUND LEVEL ADJACENT TO A BUILDING: THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN (SEE FIGURE 3.3.3A) -
- (i) 25mm OVER THE FIRST 1m FROM THE BUILDING-
- (a) IN LOW RAINFALL INTENSITY AREAS FOR SURFACES THAT ARE REASONABLY IMPERMEABLE (SUCH AS CONCRETE OR CLAY PAVING); OR
- (b) FOR ANY REASONABLY IMPERMEABLE SURFACE THAT FORMS PART OF AN ACCESS PATH OR RAMP PROVIDED FOR THE PURPOSES OF CLAUSES 1.1(2) OR (4)(C) OF THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN; OR
- (iii) 50mm OVER THE FIRST 1m FROM THE BUILDING IN ANY OTHER CASE.
- (b) SLAB-ON-GROUND - FINISHED SLAB HEIGHTS: THE HEIGHT OF THE SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN (SEE FIGURE 3.3.3A) -
- (i) 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL-DRAINED AREAS; OR
- (ii) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETE) AREAS THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH (a); OR
- (iii) 150mm IN ANY OTHER CASE.
- (c) THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING (SEE FIGURE 3.3.3B).

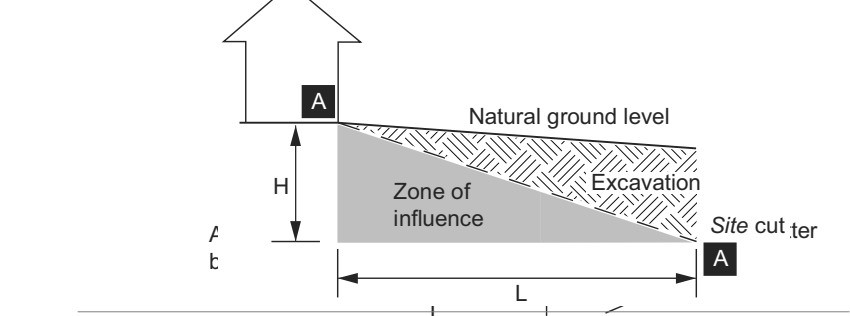
STORMWATER DRAINAGE TO BE IAW 2022 NCC VOL 2 PART 3.3.5, AS/NZS 3500 AND TO THE SATISFACTION OF APPROPRIATE AUTHORITY.
COVER TO STORMWATER DRAINS: THE COVER TO 90mm CLASS 6 UPVC STORMWATER DRAINS INSTALLED UNDERGROUND MUST BE NOT LESS THAN 100mm UNDER SOIL; OR 50mm UNDER PAVED OR CONCRETE AREAS. AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC MUST BE NO LESS THAN 75mm FOR REINFORCED CONCRETE; OR 100mm FOR PAVED.

Soil class (see 4.2.2 for material description)	Site cut (excavation) (maximum embankment slope ratio, angle of site cut H:L Note 1)	Compacted fill (maximum embankment slope ratio, angle of batter H:L Note 1)
Stable rock (Class A)	8:1	3:3
Sand (Class A)	1:2	1:2
Firm clay (Class M-E)	1:1	1:2
Soft clay (Class M-E)	2:3	Not suitable

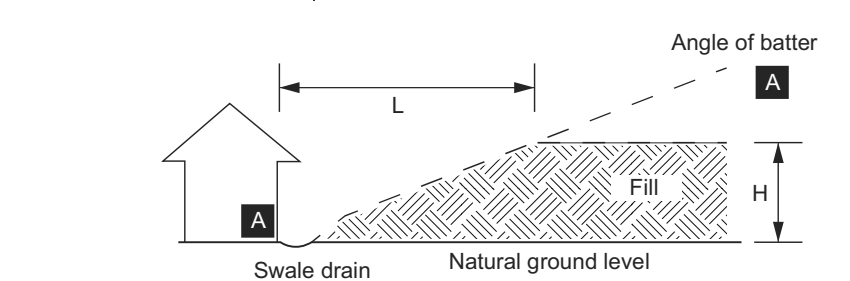
TABLE 3.2.1



FIGURES 3.2.1a



FIGURES 3.2.1b



FOOTINGS AND SLABS:
FOOTINGS AND SLABS TO BE IAW 2022 NCC VOL 2. PART 4.1, 4.2 AND AS 2870, AS 3600 & AS 1289 IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

CONFIRM SITE CLASSIFICATION AND FOUNDING LAYER BY REFERRING TO GEOTECHNICAL REPORT SR05098 AND STRUCTURAL DRAWINGS 12924 S1-S9

FIGURE 6.3.9a

Environment	Location	Minimum protective coating		
		Option 1 (hot dip galvanising)	Option 2 (duplex system). See Table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Low (mild steel corrosion rate 1.3 to 25 µm/year)	Typically remote inland areas or more than 1 km from sheltered bays	HDG75	—	ACL2, ACC2, IZS1, PUR2A
Medium (mild steel corrosion rate 25 to 50 µm/year)	Typically more than 1 km from <i>breaking surf</i> or aggressive industrial areas or more than 50 m from sheltered bays	HDG225	—	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4
High (mild steel corrosion rate 50 to 80 µm/year)	Typically more than 200 m from <i>breaking surf</i> or aggressive industrial areas or within 50 m from sheltered bays	HDG450	HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years)	ACC6, IZS3, PUR5
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically extends from 100 m inland from <i>breaking surf</i> to 200 m inland from <i>breaking surf</i> , or within 200 m of aggressive industrial areas and within 100 m of <i>breaking surf</i> .	HDG900	HDG300 (5 years) 5D (10-15 years) or HDG600 (10 years) 4D (5-10 years)	ACC6 (C5-M only), PUR5

FIGURE 6.3.9b

AS 2312.1 system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
ACC2	Sa 2.5	Epoxy primer	75	Acrylic (2 pack)	50	—	—	125
ACC4	Sa 2.5	Epoxy primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC5	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC6	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Acrylic (2 pack)	50	325
ACL2	Sa 2.5	Zinc rich primer	75	Acrylic latex	40	Acrylic latex	40	155
ACL3	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic latex	40	240
IZS1	Sa 2.5	Inorganic zinc silicate	75	—	—	—	—	75
IZS3	Sa 2.5	Inorganic zinc silicate	125	—	—	—	—	125
PUR2A	Sa 2.5	Zinc rich primer	75	High build polyurethane	75	—	—	150
PUR3	Sa 2.5	Epoxy primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR4	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR5	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Polyurethane gloss	50	325

FIGURE 6.3.9c

AS 2312.2 duplex system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
2D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	Polyurethane or acrylic gloss (2 pack)	100	—	—	175
4D	Degrease, wash and dry, sweep blast clean	High-build epoxy (2 pack)	250	Polyurethane or acrylic gloss (2 pack)	100	—	—	350
5D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	High-build epoxy (2 pack)	225	Polyurethane or acrylic gloss (2 pack)	100	400

ROOF AND WALL CLADDING:
SHEET ROOFING, CORROSION PROTECTION AND FLASHINGS / CAPPINGS TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS / DETAILS AND IAW NCC 2022 VOL 2 PART 7.2.1-7.2.8 AND AS 1562.1
ROOF TILES AND SHINGLES IAW NCC 2022 VOL 2 PART 7.3.1-7.3.6

EAVE GUTTERING TO HAVE MINIMUM CROSS SECTION AREA OF 6500mm².
BOX GUTTING TO HAVE CROSS SECTION AREA OF 7900mm².
GUTTERING TO BE LAPPED 75mm IN DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.
TAKE 150mm UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES AND LAPPED 150mm IN DIRECTION OF FLOW.
GUTTERING TO BE INSTALLED WITH FALL NO LESS THAN 1:500 AND BE SUPPORTED AND FIXED AT STOP ENDS, CORNERS AND AT NOT MORE THAN 1,200mm CRS FOR BAL 19 OR UNDER.
DOWNPIPES TO BE FIXED WITH WALL BRACKETS.
DOWNPIPES MUST NOT SERVE MORE THAN 12,000mm OF GUTTER LENGTH FOR EACH DOWNPIPE, BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND DOWNPIPES TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS AND IAW NCC 2022 VOL 2 PART 7.4.1-7.4.7, AS/NZS 3500

TIMBER AND COMPOSITE WALL CLADDING TO BE STRICTLY IAW MANUFACTURERS SPECIFICATIONS AND IAW NCC 2022 VOL 2 PART 7.5.1 - 7.5.8
CLASS 4 VAPOUR PERMEABLE SARKING TO BE PROVIDED FOR ROOF & WALLS AS PER DETAILS AND IAW AS 4200.1



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
IAN GONINON

SITE ADDRESS:
113 WATERHOUSE RD,
BRIDPORT, 7262.

DRAWING
CONSTRUCTION
NOTES

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

SIGNATURE:

DATE:

SIGNATURE:

DATE:

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	WTR113	
R1	28/08/2026	CLIENT REVIEW	DRAWN	D.P	DRAWING	6/6	
				CHECKED	M.L.	SCALE (@A2)	NTS