

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

6 SPOTSWOOD ROAD, DUNALLEY

PROPOSED DEVELOPMENT:

OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 3rd August 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Monday 3rd August 2026**.

APPLICATION NO: 5.2026-218.1
DATE: 17 JULY 2026



Annotations

- Polygon1

Surrounding Properties for PID: 96044 77

- Property

Roads

- DSG Roads
- Council Roads

Property

- Property
- Titles

Transport

Capital Works 2026

- Footpath
- Recon
- Reseal
- Resheet

Roads

-
-



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

100 m



Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use: Residential
	Development: Shed
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 35,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 6 Spotswood Road
	Suburb: Dunalley Postcode: 7177
	Certificate of Title(s) Volume: 186622 Folio: 2

Current Use of Site	Vacant Lot
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Current Owner/s:	Name(s) Richard Keleher
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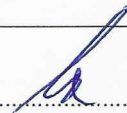
Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Sorell Council

Development Application: 5.2026.218.1 -
Development Application - 6 Spotswood Road,
Dunalley - P1.pdf

Plans Reference: P1
Date Received: 29/06/2026

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature:  Date: 27 June 2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2026.218.1 - Development Application - 6 Spotswood Road, Dunalley - P1.pdf Plans Reference: P1 Date Received: 29/06/2026	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

COUNCIL APPROVAL

(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

Registered Number

SP 186622

In witness whereof the common seal of the Municipality of Sorell

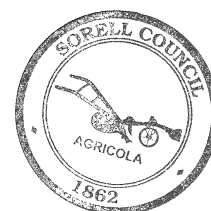
has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 17 day of JAN 2023, in the presence of us

Member

Member

Council Delegate *John Birch*



Council Reference 7.2023.15.1.....

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993

the owner has nominated

Claxton Legal & Conveyancing
Rogerson & Birch

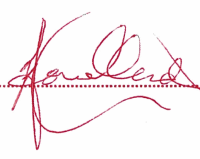
Solicitors to act for the owner
Surveyors to act for the owner

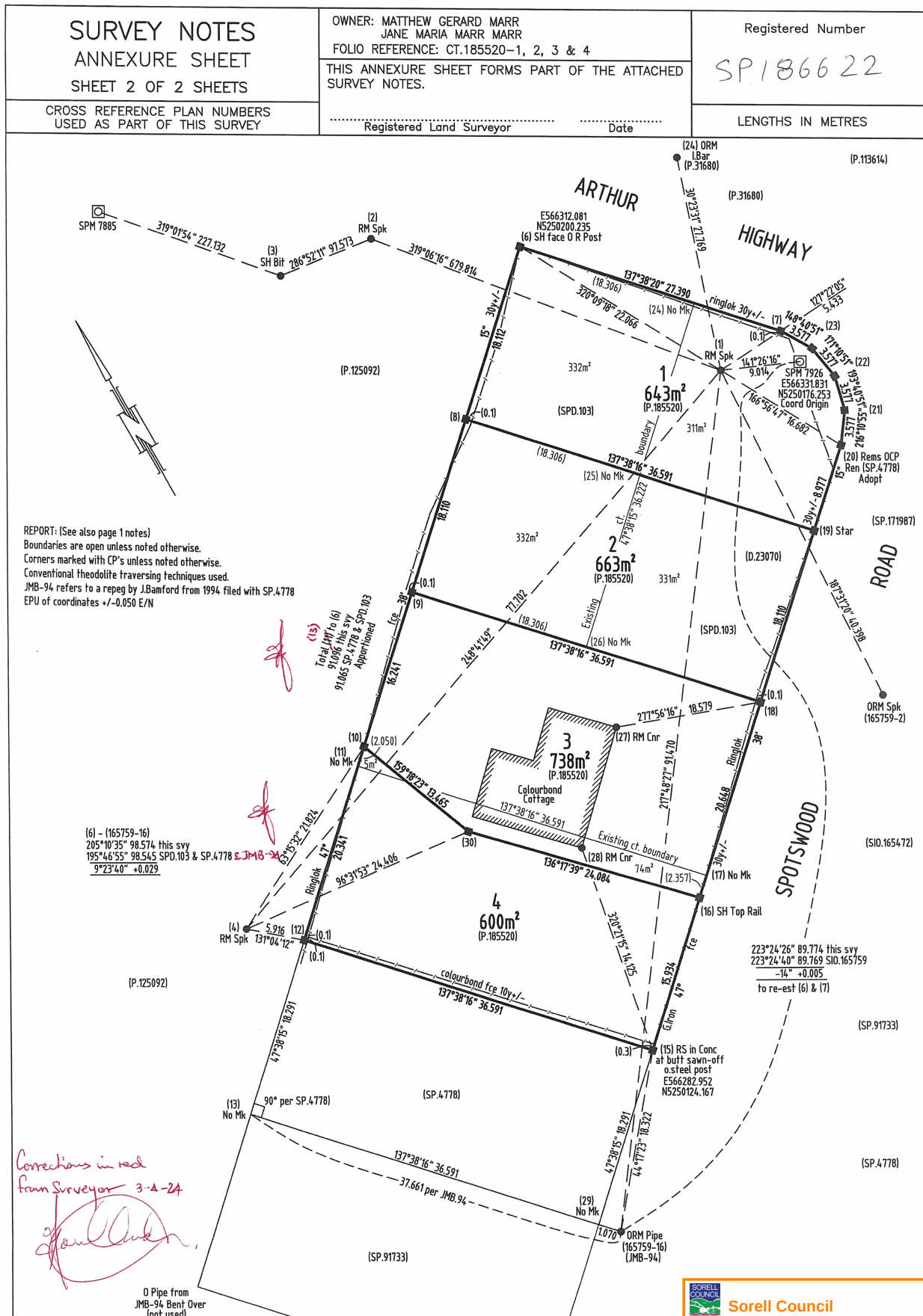


OFFICE EXAMINATION:

Indexed

Computed *AS 4.4.24* Examined *AS 4.4.24*

SURVEY NOTES SHEET 1 OF 2 SHEETS		Registered Number SP186622		SURVEY CERTIFICATE I, <u>Timothy Leigh Gowlland</u> of <u>Otago Bay</u> in Tasmania a Registered Land Surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits. (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required. Date / / Signature	
CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY		LENGTHS IN METRES			
Owner: MATTHEW GERARD MARR JANE MARIA MARR MARR					
Folio Reference: CT.185520-1, 2, 3 & 4					
Purpose of Survey: SUBDIVISION – BOUNDARY ADJUSTMENTS					
Survey Commenced: 6th November 2023		Survey Completed: 6th November 2023		Surveyors Ref: MARRM15 1474123	
Horizontal Datum: GDA2020		Bearing Datum: MGA2020		Combined Scale Factor: 0.99965243	
MGA2020 COORDINATE ORIGIN					
SURCOM	Mark ID: SPM 7926	E566331.831	N5250176.253	EPU ±0.018	
RTK/STATIC	Local coordinated mark:	E	N	EPU	
AUSPOS	Local coordinated mark:	E	N	EPU	Measurement Duration:
NRTK	Local coordinated mark:	E	N	EPU	CORS provider:
Single base station CORS CORS provider:	Local comparison information SURCOM Check Mark ID:		SURCOM: E	N	
			Measured: E	N	
			Δ E	Δ N	
	Local coordinated mark:	E	N	EPU	
MGA2020 BEARING ORIGIN					
<u>Bearing Calculation</u> SPM 7926 E566331.831 N5250176.253 SPM 7885 E565639.102 N5250896.736 CALC/OBS BEARING 316°07'30" 999.484 GRID			<u>Ground distance comparison.</u> 316°07'30" 999.838 Plane traverse calc. 316°07'30" 999.832 Plane Coord. calc. <u>+0°00'00" +0.006</u>		
BOUNDARY REINSTATEMENT REPORT					
(Where not documented in the body of these survey notes, describe all evidence, (including statements by interested parties), comparisons and other information relevant to the reinstatement of boundaries)					
Spotswood Road frontage is determined from adopted OCP (20) to (29) which is located the original offset from adjacent ORM pipe (165759-16). Bearing from (29) to (13) is determined from ORM pipe (165759-16) to reestablished (6) maintaining right angle at (13). Corner (7) is reestablished in it's position located by several previous surveys using the connection shown however I suspect it may not be in its original location. Having located the remains of corner (20) being the other tangent point and nothing in between, I have apportioned the difference from original into 4 equal chords.					
Additions in red from surveyor.....  3rd April 2024					
 Sorell Council Development Application: 5.2026.218.1 - Development Application - 6 Spotswood Road, Dunalley - P1.pdf Plans Reference: P1 Date Received: 29/06/2026					



Sorell Council

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Dunalley - P1.pdf
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OWNER: MATTHEW GERARD MARR JANE MARIA MARR MARR FOLIO REFERENCE: CT.185520-1, CT.185520-2, CT.185520-3 & CT.185520-4 GRANTEE: PART OF 400 ACRES GRANTED TO JOHN SPOTSWOOD	PLAN OF SURVEY BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966 LAND DISTRICT OF PEMBROKE PARISH OF WINGANAH SCALE 1:400 LENGTHS IN METRES	Registered Number SP186622 APPROVED EFFECTIVE FROM 9 APR 2024 <i>Re...</i> Recorder of Titles
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PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

Sorell Council

Development Application: 5.2026.218.1 -
Development Application - 6 Spotswood Road,
Dunalley - P1.pdf

Plans Reference: P1
Date Received: 29/06/2026

<i>[Signature]</i> 22-1-24 Registered Land Surveyor Date	<i>[Signature]</i> 6-3-24 Council Delegate Date
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SEARCH OF TORRENS TITLE

VOLUME 186622	FOLIO 2
EDITION 2	DATE OF ISSUE 19-Dec-2024

SEARCH DATE : 27-June-2026

SEARCH TIME : 04.09 am

DESCRIPTION OF LAND

Parish of WINGANAH Land District of PEMBROKE

Lot 2 on Sealed Plan [186622](#)

Derivation : Part of 400 Acres Gtd. to John Spotswood

Prior CTs [185520/1](#) and [185520/2](#)SCHEDULE 1[N226727](#) TRANSFER to RICHARD MORRIS KELEHER Registered
19-Dec-2024 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP186622](#) FENCING PROVISION in Schedule of Easements[E400375](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 19-Dec-2024 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Development Application: 5.2026.218.1 -
Development Application - 6 Spotswood Road,
Dunalley - P1.pdfPlans Reference: P1
Date Received: 29/06/2026

PROPERTY ID: 9749982

MUNICIPALITY: SORELL

PROPERTY ADDRESS: 6 SPOTSWOOD ROAD
DUNALLEY TAS 7177

PROPERTY NAME:

TITLE OWNER: 186622/2 : RICHARD MORRIS KELEHER

INTERESTED PARTIES: RICHARD MORRIS KELEHER

POSTAL ADDRESS:
(Interested Parties)

MAIN IMPROVEMENTS SUMMARY

Improvements: VACANT LAND

Improvement Sizes Improvement: Area:
(Top 3 by Size):Number of
Bedrooms:Construction Year
of Main Building:

Roof Material:

Wall Material:

Land Area: 0.0663 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
23/09/2024	08/11/2024	\$130,000

LAST VALUATIONS

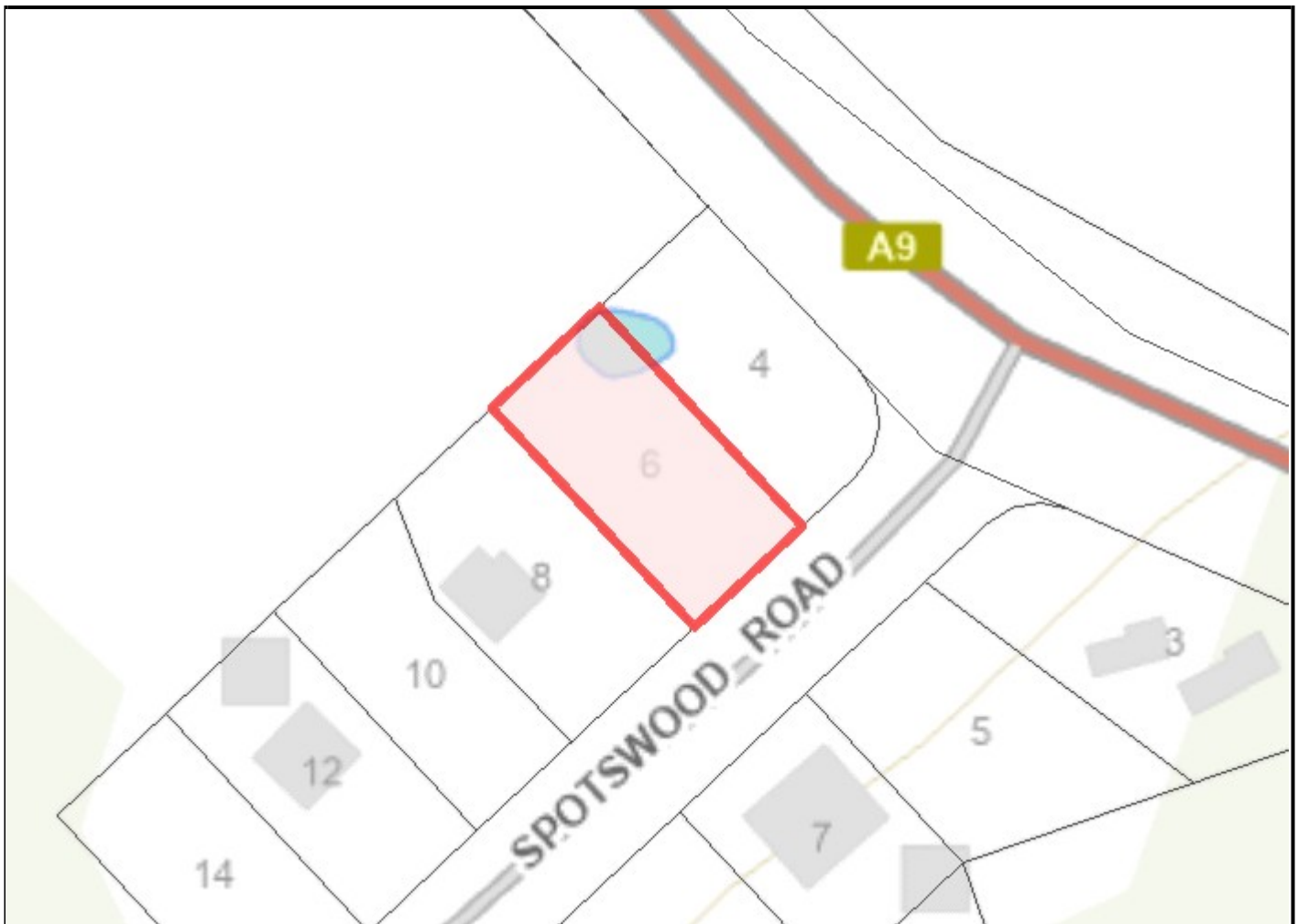
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
29/01/2025	01/07/2024	\$125,000	\$125,000	\$5,000	FRESH VALUATION
15/08/2024	01/07/2016	\$65,000	\$65,000	\$2,600	SPLIT FROM CANCELLED PID 5957792

**No information obtained from the LIST may be used for direct marketing purposes.**

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 186622
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PAGE 1 OF 1 PAGE

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.

There are no easements or profits to benefit or burden the lots on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Matthew Gerard Marr and Jane Maria Marr) shall not be required to fence

COVENANTS

The owner of lot 4 on the plan covenants with Sorell Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Sorell Council to observe the following stipulations-

- Not to develop or construct a dwelling on the lot unless an aerated wastewater system is installed for wastewater treatment and certified as appropriate by the Council Environmental Health Officer

Signed by MATTHEW GERARD MARR & JANE MARIA MARR being the registered proprietor of Folios 185520/1-4 in the presence of-

Witness signature: *[Signature]*

Print Full Name: *Lochlan Marr*

Postal Address: *40 International Close, Acton Park, 7170*

[Signatures]

 Sorell Council
Development Application: 5.2026.218.1 - Development Application - 6 Spotswood Road, Dunalley - P1.pdf Plans Reference: P1 Date Received: 29/06/2026

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MG & JM MARR FOLIO REF: 185520/1-4 SOLICITOR: CLAXTON LEGAL & CONVEYANCING	PLAN SEALED BY: SORELL COUNCIL DATE: <i>6.3.24</i> 7-2023-15-1 REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Soil Test

By:
Date:

BAL Assessment

Rate: TBA
By:
Date:

Land Survey

By: By Owner
Date: May 2024

Thermal Assessment

By:
Date:

Corrosion Environment

Class: NCC 2022: Table 6.3.9a and Specifications 3

Alpine Area

Class:

Climate Zone - 7

Soil Classification

Class: TBA

Wind Speed

N3 Vh,u = 50m/s

Land Title

Folio No: 2
Volume: 186622

Site Coverage

Land	-	663.00m²
Shed	-	48.00m²
TOTAL (for site coverage)-		48.00m²
Site Coverage	-	7.24%



ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client

Richard Keleher

Job

New Shed

Job address

6 Spotswood Road,
Dunnalley

Drawing

Scale: A3
DWG: 1 of 10
Date: 10 July 2026
Job No: 2024-30

Cover

Amendments	
Date	By
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	

Layout Index		
ID	Layout Name	Rev
1	Cover	
2	Site Plan	
3	SWMP	
4	Plumbing Plan	
5	Floor Plan & Elevations	
6	Roof Plan	
7	Specifications 1 - NCC/BCA Volum...	
8	Specifications 2 - 2022 Housing Pr...	
9	Specifications 3 - Steelwork Protect...	
10	OHS	



Sorell Council

Development Application: 5.2026.218.1 -
Response to Request For Information - 6
Spotswood Road, Dunalley - P2.pdf
Plans Reference: P2
Date received: 13/07/2026

ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

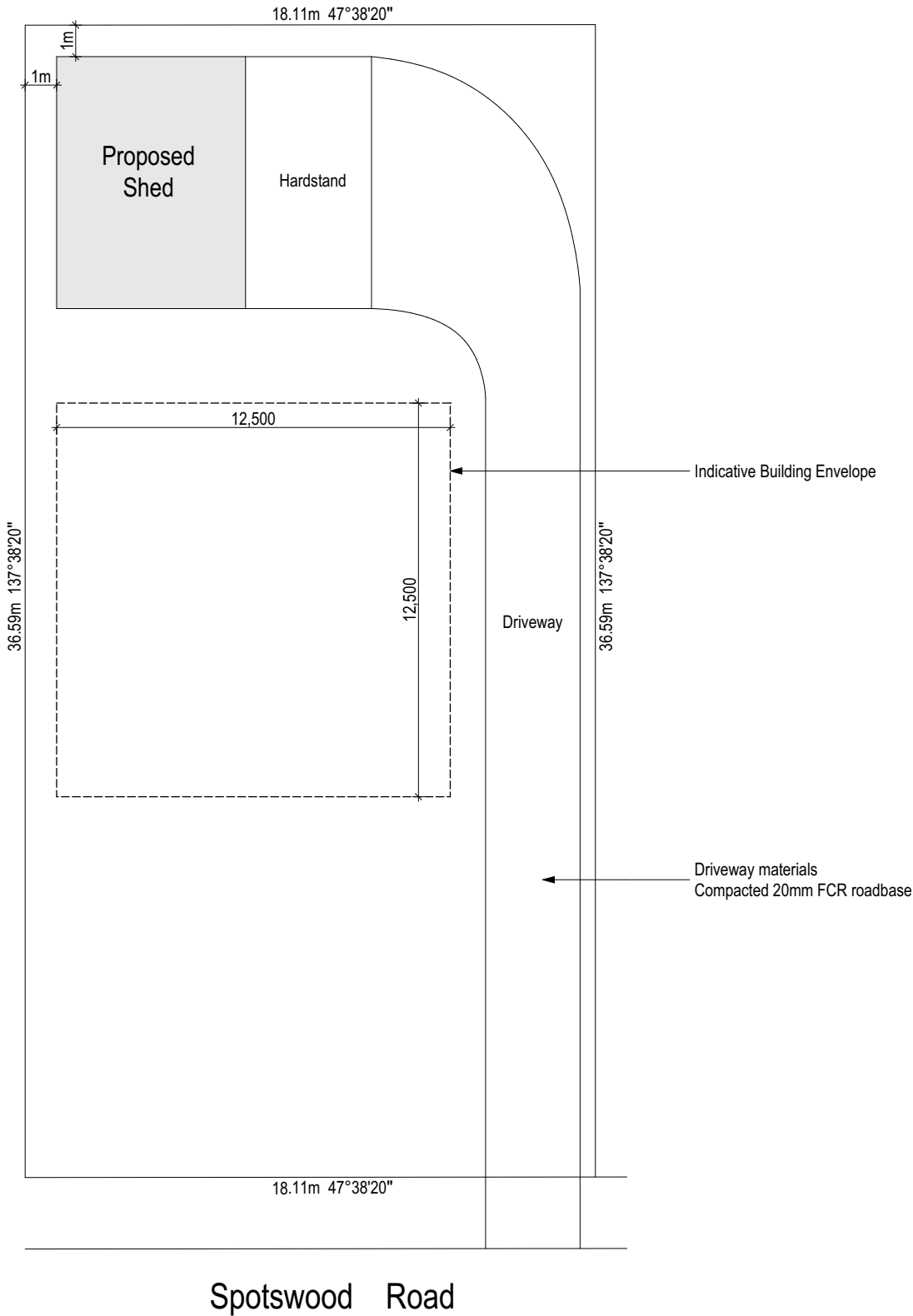
Client
Richard Keleher

Job
New Shed

Job address
6 Spotswood Road,
Dunnalley

Drawing
Scale: A3 - 1:200
DWG: 2 of 10
Date: 10 July 2026
Job No: 2024-30

Site Plan



Sorell Council

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Amendments

Date	By
10-7-2026	CW

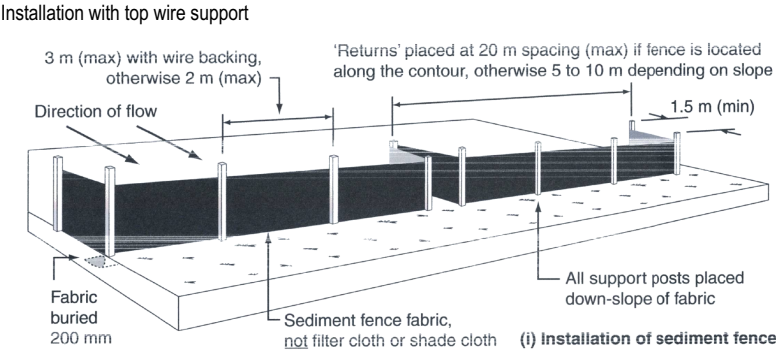
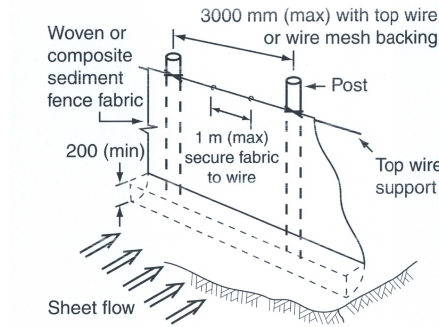
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Sediment Fencing

- Construction Notes
- 1 Sediment fence to be installed along a line of constant ground elevation wherever practical.
 - 2 Both ends of sediment fence to extend up slope at least 1m.
 - 3 Support post to be spaced a maximum 2m unless the fence is supported by a top wire or wire mesh backing, in which case 3m maximum spacing.
 - 4 Fence "returns" shall be installed at maximum 20m spacing if fence is installed along the contour, otherwise 5 to 10m maximum spacing.
 - 5 Minimum 4 staples or tie wires per stake.

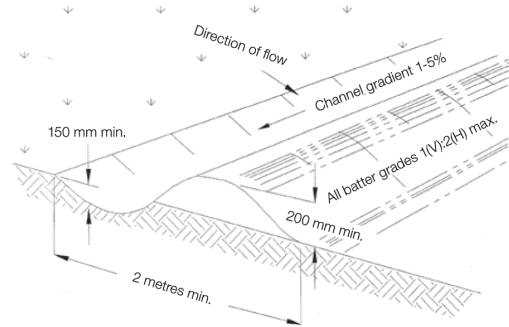
Maintainance

Fibre rolls and sediment fences should be checked regularly, especially after every rain event and cleaned or repaired. For sediment fences check that all the pickets and the bottom of the fence are secure and that there are no tears in the fabric.

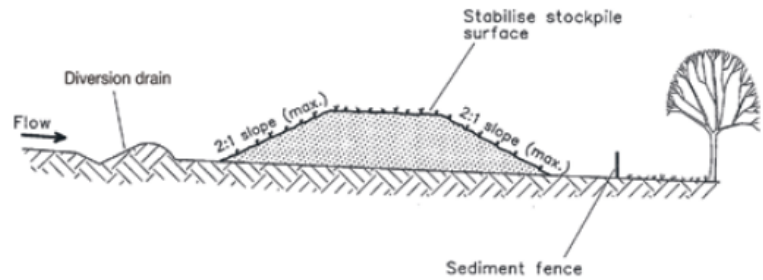


Diveversion Drains Upslope

- A diversion drain is a channel constructed on the high side of a site to divert surface runoff from rainwater that would otherwise flow down onto the disturbed or active work area.
- 1 The channel should be 150mm deep with a curved shape.
 - 2 Place the excavated soil from the channel on the down-slope side to increase the diversion drain's capacity.
 - 3 The diversion drain should divert flows to a stable drainage line to ensure that the channel does not itself cause erosion where it discharges.
 - 4 The diversion drain should be kept clean and free of plantings and mulch as this will lead to the deposition of sediment that obstructs water flow and causes water to breach the channel and create unwanted erosion.

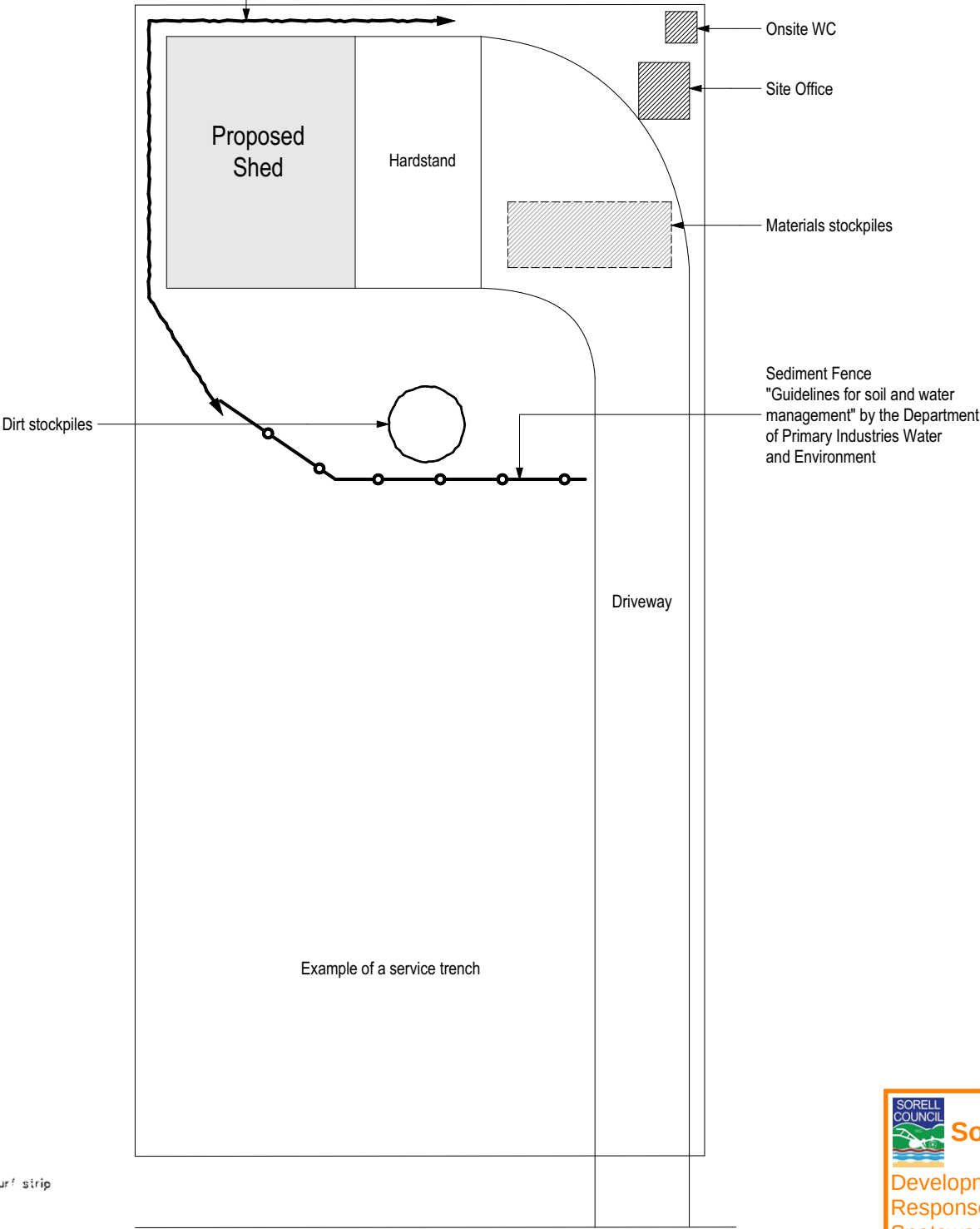


Example of diversion drain



Keep building materials in protected stockpiles

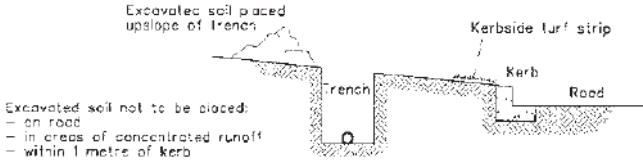
Diversion of upslope water & catchment drain
"Guidelines for soil and water management"
by the Department of Primary Industries
Water and Environment



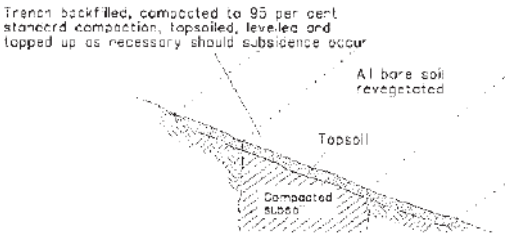
Spotswood Road

Example of a service trench

WHEN EXCAVATING TRENCH...



WHEN BACKFILLING TRENCH...



- Construction Notes - Trenches
- 1 Do not open any trench unless it is likely to be closed in three days.
 - 2 Place excavated material upslope of trench.
 - 3 Stockpile topsoil separately from subsoil.
 - 4 Divert runoff from the line of the cut.
 - 5 Rehabilitate in accordance with specification.
- Keep building materials in protected stockpiles



ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Richard Keleher

Job
New Shed

Job address
6 Spotswood Road,
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Drawing
Scale: A3 - 1:200
DWG: 3 of 10
Date: 10 July 2026
Job No: 2024-30

SWMP



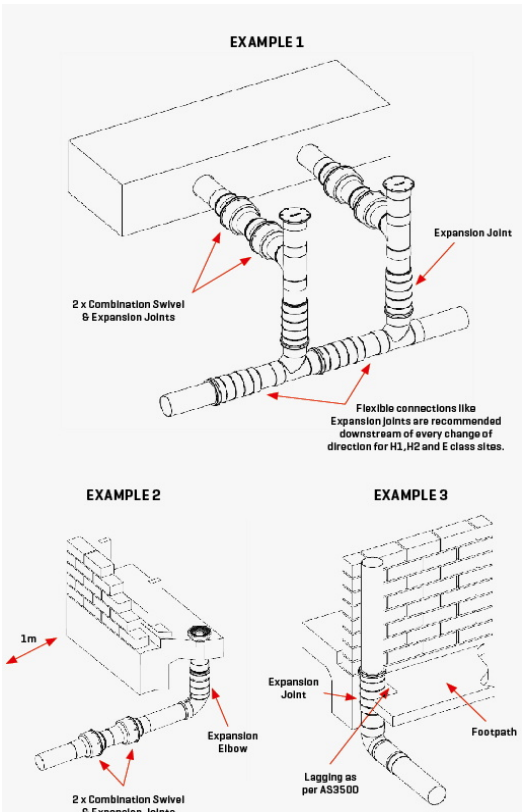
Sorell Council

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Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



Example Flex Joints

Drainage Notes:

All plumbing shall comply with AS2870 and the following specifications below.

Surface drainage must be installed prior to construction controlled from the start of site preparation and through construction.

All trenches shall slope away from the building footings.

The top of trenches to be backfilled with compacted clay (bentonite) within 1.5m of the building.

Where pipes pass under the footing the trench shall be backfilled full depth with clay to act as a barrier to the egress of moisture beneath the slab.

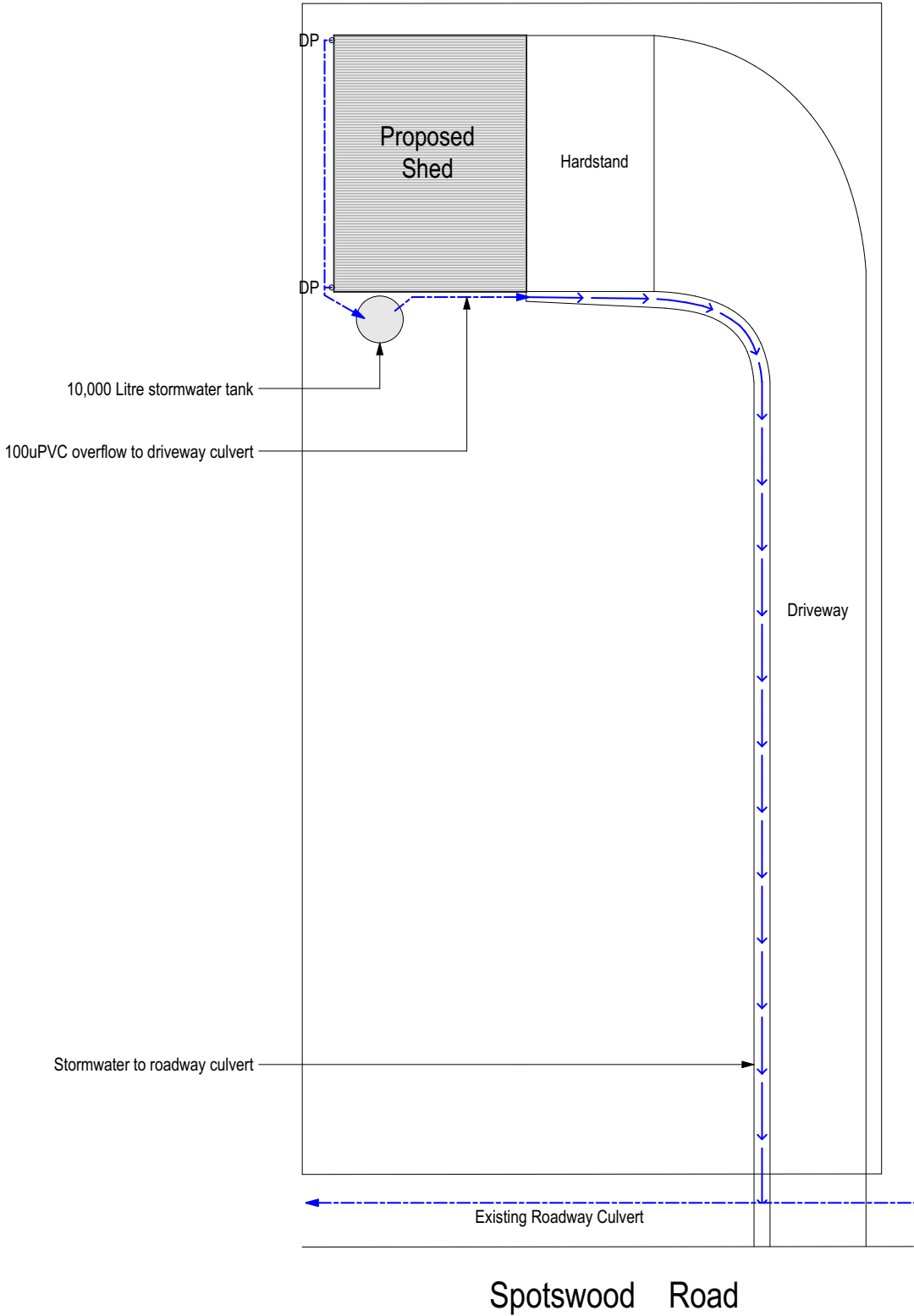
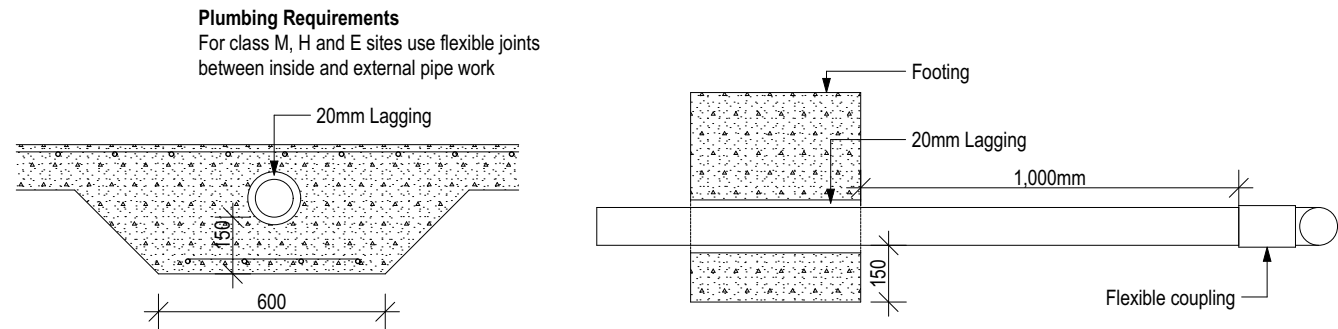
Subsurface drains (ie flexible drainage coil) to remove groundwater shall not be within 1.5m of the building.

Where a sewer exits the slab, within 1 meter of the slab exit point, a combination of flexible connections which has both a swivel or deflective mechanism and a linear expansion component should be used. The linear expansion and angular deflection of the product should be more than characteristic movement (ys range: 20-40mm) of the soil.

Where the pipe drops down vertically, another expansion joint should be used at the bottom of the vertical section to prevent the IO from being pushed up out of the ground.

Buried plumbing under a slab should be protected from upward movement with a vertical expansion joint - Refer to detail.

Downpipes entering the ground:
An expansion joint should be installed at the base of downpipes to protect the gutters from upward movement caused by swelling of the soil.



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Development Application: 5.2026.218.1 - Response to Request For Information - 6
Spotswood Road, Dunalley - P2.pdf
Plans Reference: P2
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Compliance No: CC 1159 Q
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Client
Richard Keleher

Job

New Shed

Job address

6 Spotswood Road,
Dunnalley

Drawing

Scale: A3 - 1:20, 1:200

DWG: 4 of 10

Date: 10 July 2026

Job No: 2024-30

Plumbing Plan



Plumbing

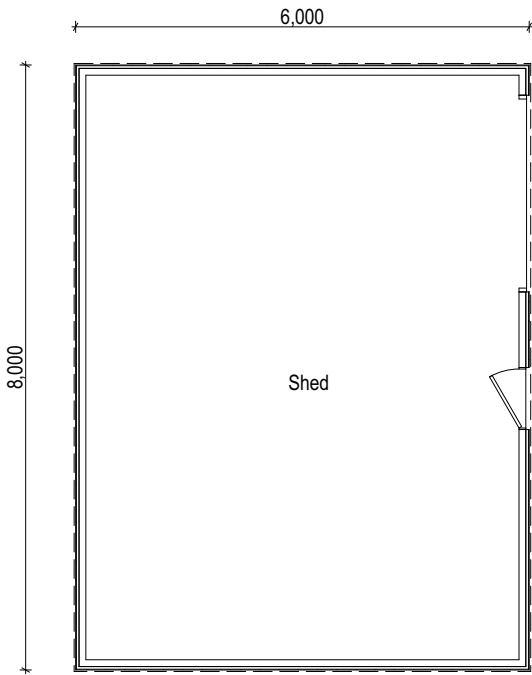
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

○	Downpipes
— — — —	Sewer Line
— — — —	Stormwater Line
— — — —	Agg Pipe
	450x450 Pit

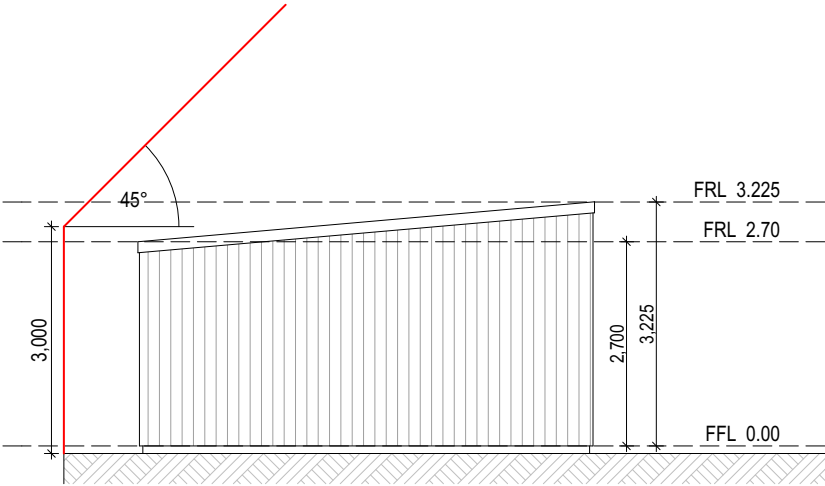
1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia

Amendments	
Date	By
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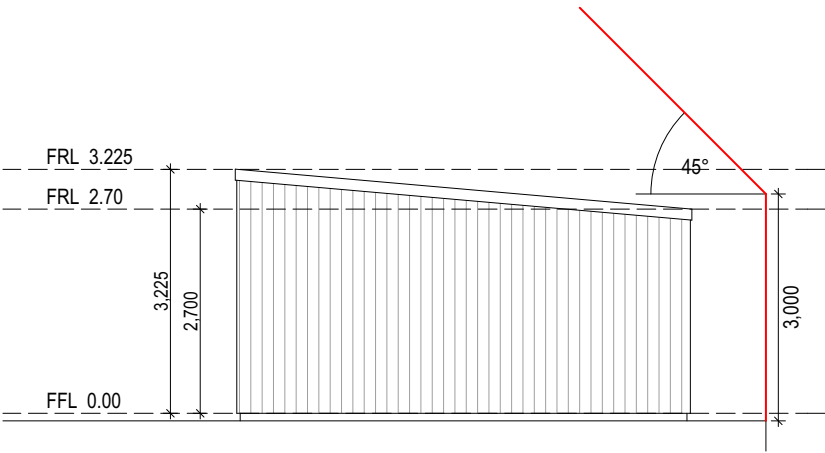
Floor Plan & Elevations



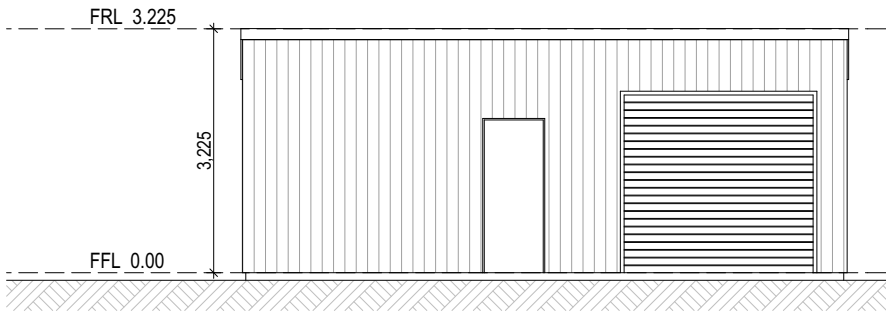
Floor Plan



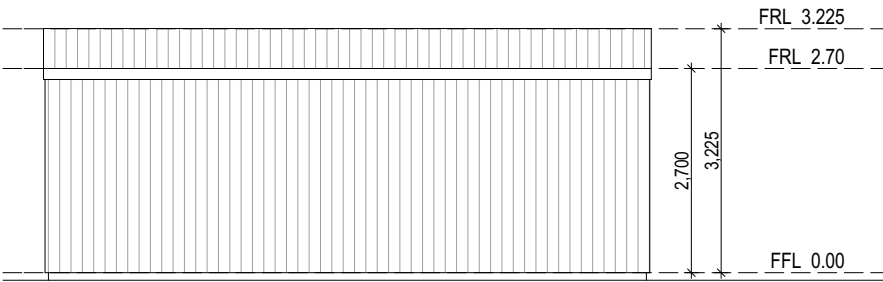
South/East



North/West



North/East



South/West

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Colorbond CGI	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Surfmist
Garage Door	Steel	CB Surfmist

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

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Part 7.4 Gutters and downpipes

7.4.1 Application

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m ²	Roof catchment area per downpipe — 40 m ²	Roof catchment area per downpipe — 50 m ²	Roof catchment area per downpipe — 60 m ²	Roof catchment area per downpipe — 70 m ²
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm ²)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

State	Locality	Annual exceedance probability, 5% (mm/h)	Annual exceedance probability, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

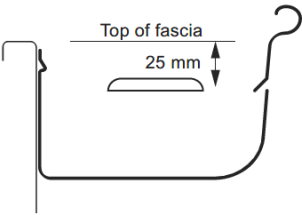
- For an end-stop weir with—
 - a minimum clear width of 100 mm; and
 - the weir edge installed a minimum 25 mm below the top of the fascia,the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
- An end-stop weir is not suitable where the end-stop abuts a wall.
- For an inverted nozzle installed within 500 mm of a gutter high point with—
 - a minimum nozzle size of 100 mm × 50 mm positioned lengthways in the gutter; and
 - the top of the nozzle installed a minimum of 25 mm below the top of the fascia,the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
- For a front face weir with—
 - a minimum clear width of 200 mm; and
 - a minimum clear height of 20 mm; and
 - the weir edge installed a minimum of 25 mm below the top of the fascia,the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
- For a rainhead with—
 - a 75 mm diameter hole in the outward face of the rainhead; and
 - the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

- For a front face slotted gutter with—
 - a minimum slot opening area of 1200 mm² per metre of gutter; and
 - the lower edge of the slots installed a minimum of 25 mm below the top of the fascia,the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
- For a controlled back gap with—
 - a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
 - one spacer per bracket, with the spacer not more than 50 mm wide; and
 - the back of the gutter installed a minimum of 10 mm below the top of the fascia,the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
- For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the *required* offset of the gutter from the fascia.
- For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter



Roof and wall cladding

7.4.6

Figure 7.4.6b: Construction of controlled back gap

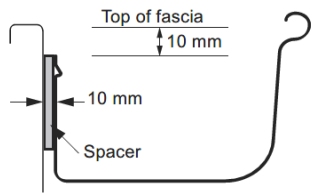


Figure 7.4.6c: Construction of controlled front bead height

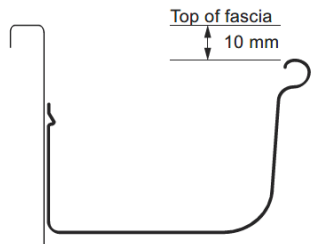
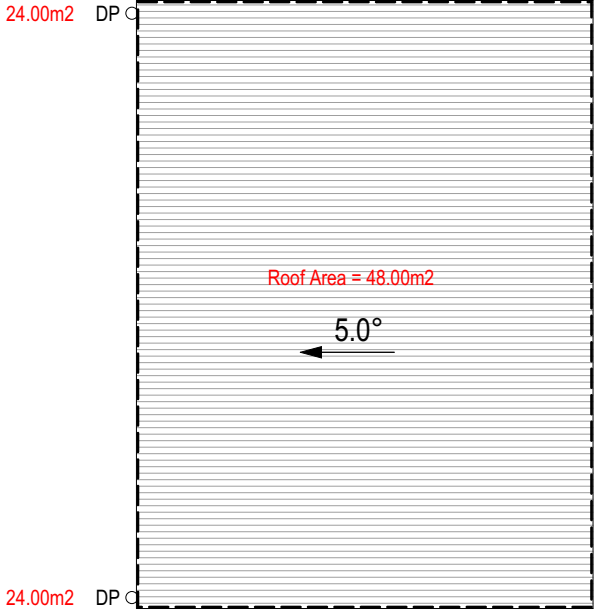


Figure Notes

Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



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Drawing

Scale: A3 - 1:100

DWG: 6 of 10

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Job No: 2024-30

Roof Plan



Sorell Council

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NCC - Volume Two (Building Code of Australia)

Section H - Housing

Part H1 - Structure

Objectives	
H1O1	Objective
Functional Statements	
H1F1	Functional Statements
Performance requirements	
H1P1	Structural reliability and resistance
H1P2	Buildings in flood areas
Verification Methods	
H1V1	Structural reliability
H1V2	Structural robustness
Deemed-to-Satisfy Provisions	
H1D1	Deemed-to-Satisfy Provisions
H1D2	Structural provisions
H1D3	Site preparation
H1D4	Footings and slabs
H1D5	Masonry
H1D6	Framing
H1D7	Roof and wall cladding
H1D8	Glazing
H1D9	Earthquake areas
H1D10	Flood hazard areas
H1D11	Attachment of framed decks and balconies to external walls of buildings using a waling plate
H1D12	Piled footings

Part H2 - Damp and weatherproofing

Objectives	
H2O1	Objective
Functional Statements	
H2F1	Surface water
H2F2	Weatherproofing and dampness
H2F3	Drainage from swimming pools
Performance requirements	
H2P1	Rainwater management
H2P2	Weatherproofing
H2P3	Rising damp
H2P4	Drainage from swimming pools
Verification Methods	
H2V1	Weatherproofing
Deemed-to-Satisfy Provisions	
H2D1	Deemed-to-Satisfy Provisions
H2D2	Drainage
H2D3	Footings and slabs
H2D4	Masonry
H2D5	Subfloor ventilation
H2D6	Roof and wall cladding
H2D7	Glazing
H2D8	External waterproofing

Part H3 - Fire safety

Objectives	
H3O1	Objective
Functional Statements	
H3F1	Protection from the spread of fire
H3F2	Fire detection and early warning
Performance requirements	
H3P1	Spread of fire
H3P2	Automatic warning for occupants
Verification Methods	
H3V1	Avoidance of spread of fire between buildings on one allotment
H3V2	Avoidance of spread of fire from allotment boundary
H3V3	Avoidance of spread of fire between buildings on adjoining allotments
H3V4	Avoidance of spread of fire between class 2-9 buildings
Deemed-to-Satisfy Provisions	
H3D1	Deemed-to-Satisfy Provisions
H3D2	Fire hazard properties and non-combustible building elements
H3D3	Fire separation of external walls
H3D4	Fire protection of separating walls and floors
H3D5	Fire separation of garage-top-dwellings
H3D6	Smoke alarms and evacuation lighting

Part H4 - Health and amenity

Objectives	
H4O1	Wet areas
H4O2	Room heights
H4O3	Facilities
H4O4	Light
H4O5	Ventilation
H4O6	Sound insulation
H4O7	Condensation and water vapour management - Tasmania to implement 1st October 2023
Functional Statements	
H4F1	Wet areas
H4F2	Room heights
H4F3	Facilities
H4F4	Light
H4F5	Ventilation
H4F6	Sound insulation
H4F7	Condensation and water vapour management - Tasmania to implement 1st October 2023
Performance requirements	
H4P1	Wet areas
H4P2	Room heights
H4P3	Facilities
H4P4	Light
H4P5	Ventilation
H4P6	Sound insulation
H4P7	Condensation and water vapour management - Tasmania to implement 1st October 2023

Verification Methods	
H4V1	Room or space height
H4V2	Verification of suitable natural light
H4V3	Verification of indoor air quality
H4V4	Sound insulation
H4V5	Verification of condensation management - Tasmania to implement 1st October 2023
Deemed-to-Satisfy Provisions	
H4D1	Deemed-to-Satisfy Provisions
H4D2	Wet areas
H4D3	Materials and installation of wet area components and systems
H4D4	Room heights
H4D5	Facilities
H4D6	Light
H4D7	Ventilation
H4D8	Sound insulation
H4D9	Condensation management - Tasmania to implement 1st October 2023

Part H5 - Safe movement and access

Objectives	
H5O1	Objective
Functional Statements	
H5F1	Safety from falling
Performance requirements	
H5P1	Movement to and within a building
H5P2	Fall prevention barriers
Verification Methods	
H5V1	Wire barriers
Deemed-to-Satisfy Provisions	
H5D1	Deemed-to-Satisfy Provisions
H5D2	Stairway and ramp construction
H5D3	Barriers and handrails

Part H6 - Energy efficiency - Tasmania to implement NCC 2025

Objectives	
H6O1	Objective
Functional Statements	
H6F1	Energy efficiency
Performance requirements	
H6P1	Thermal performance
H6P2	Energy usage
Verification Methods	
H6V1	Application of H6V2 and H6V3
H6V2	Verification using a reference building
H6V3	Verification of building envelope sealing
Deemed-to-Satisfy Provisions	
H6D1	Deemed-to-Satisfy Provisions
H6D2	Application of Part H6

Part H7 - Ancillary provisions and additional construction requirements

Objectives	
H7O1	Objective
Functional Statements	
H7F1	Swimming pool access
H7F2	Heating appliances
H7F3	Alpine areas
H7F4	Bushfire areas
H7F5	Private bushfire shelters
Performance requirements	
H7P1	Swimming pool access
H7P2	Swimming pool reticulation systems
H7P3	Heating appliances
H7P4	Building in alpine areas
H7P5	Buildings in bushfire prone areas
H7P6	Private bushfire shelters
Verification Methods	
H7V1	Combustion appliances
H7V2	Buildings in bushfire prone areas
Deemed-to-Satisfy Provisions	
H7D1	Deemed-to-Satisfy Provisions
H7D2	Swimming pools
H7D3	Construction in alpine areas
H7D4	Construction in bushfire prone areas
H7D5	Heating appliances, fireplaces, chimneys and flues

Part H8 - Livable Housing - Tasmania to implement 1st October 2024

Objectives	
H8O1	Objective
Functional Statements	
H8F1	Livable housing design
Performance requirements	
H8P1	Livable housing design
Deemed-to-Satisfy Provisions	
H8D1	Deemed-to-Satisfy Provisions
H8D2	Livable housing design

Specification 42 - House energy rating software

S42C1	Scope
S42C2	Heating and cooling loads
S42C3	Net equivalent energy usage
S42C4	Additional Deemed-to-Satisfy Provisions when using house energy rating software

Specification 44 - Calculation of heating load limit, cooling load limit and thermal energy load limit

S44C1	Scope
S44C2	Heating load limit
S44C3	Cooling load limit
S44C4	Thermal energy load limit



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Specifications 1 - NCC/BCA
Volume Two



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6.3.9 Corrosion protection

[2019: 3.4.4.4]

Structural steel members that are not built in to a masonry wall must—

- (a) be protected against corrosion in accordance with Tables 6.3.9a, 6.3.9b and 6.3.9c; and
- (b) where a paint finish is applied to the surface, be free from rust; and
- (c) where zinc coatings are applied to the surface, be provided with a barrier coat to prevent domestic enamels from peeling; and
- (d) when cut or welded on-site, have those areas and any other areas of damage to protective coatings comply with (a).

Table 6.3.9a: Minimum protective coatings for structural steel members

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
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
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

Table Notes
Hot dip galvanising and duplex systems must be in accordance with AS 2312.2. Paint systems must be in accordance with AS 2312.1.

Table 6.3.9c: Duplex coating system specification

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

Table Notes
DFT refers to dry film thickness, measured in µm.

Notes
Clause 3.4.4.4 and Table 3.4.4.7 from NCC Volume Two 2019 (Amendment 1) may be used in place of 6.3.9 and Tables 6.3.9a, 6.3.9b and 6.3.9c until 1 May 2024.

Table 6.3.9b: Paint coating system specification

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

Table Notes
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Specifications 3 - Steelwork Protection

Amendments	
Date	By

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Site Safety Notes

These Notes Must Be Read And Understood By All Involved In The Project

This includes (but is not excluded to): Owner Builder, Sub-Contractors, Consultants, Renovators, Operators, Maintenors & Demolishers

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

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

1.1.2 DURING OPERATION OR MAINTENANCE

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

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

Buildings where scaffolding, ladders and trestles are not appropriate:

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

1.1.3 ANCHORAGE POINTS

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

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

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

1.2.2 FLOOR FINISHES - By Owner

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

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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

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

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

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

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

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

2.2 BUILDING COMPONENTS

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

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

3. TRAFFIC MANAGEMENT

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

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

Buildings where on-site loading/unloading is restricted:

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

All buildings:

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

4. SERVICES

General:

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

Locations with underground power lines:

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

Locations with overhead power lines:

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

5. MANUAL TASKS

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

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

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

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

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:

1990 - it may contain asbestos

1986 - it is likely to contain asbestos,

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

6.2 POWDERED MATERIALS

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

6.3 TREATED TIMBER

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

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

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

6.6 TIMBER FLOORS

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

7. CONFINED SPACES

7.1 EXCAVATION

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

7.2 ENCLOSED SPACES

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

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

7.3 SMALL SPACES

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

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

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

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

NON-RESIDENTIAL BUILDINGS

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

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

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

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

10. OTHER HIGH-RISK ACTIVITY

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

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

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

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



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Client

Richard Keleher

Job

New Shed

Job address

6 Spotswood Road,

Dunnalley

Drawing

Scale: A3

DWG: 10 of 10

Date: 10 July 2026

Job No: 2024-30

OHS



Sorell Council

Development Application: 5.2026.218.1 -
Response to Request For Information - 6
Spotswood Road, Dunnalley - P2.pdf
Plans Reference: P2
Date received: 13/07/2026

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.