32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00036
Applicant	D G Bakes, M A Bakes
Proposal	Residential - Construction of a Second Dwelling (Multiple Dwelling)
Location	41 Moriarty Road, Stieglitz

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 28th June, 2025 **until 5pm Friday 11th July, 2025.**

John Brown
GENERAL MANAGER

PROPOSED MULTIPLE RESIDENCE @

41 MORIARTY RD, STIEGLITZ. 7216

JOB NUMBER: 41MORSTIE

SITE INFORMATION

LAND TITLE REFERENCE: FOLIO 38 VOLUME: 240662
PROPERTY ID #: 6784897
MUNICIPALITY: Break O'day
PLANNING ZONE: GENERAL RESIDENTIAL
BAL LEVEL: BUSHFIRE PRONE AREAS

AREA SCHEDULE

SITE AREA:	993m²
PROPOSED RESIDENCE	110m²
EXISTING DWELLING	55.3m²
EXISTING SHED	9.6m²

REVISIONS

8/04/25 INCLUDE DRIVEWAY, CROSSOVER AND PARKING INFORMATION ON SITE PLAN
8/04/25 NOTE STORMWATER FOR PROPOSED DWELLING TO THE KERB ON DRAINAGE PLAN.
12/06/25 INCLUDE DRIVEWAY STOMRWATER MANAGEMENT NOTES AFTER SITE INSPECTION

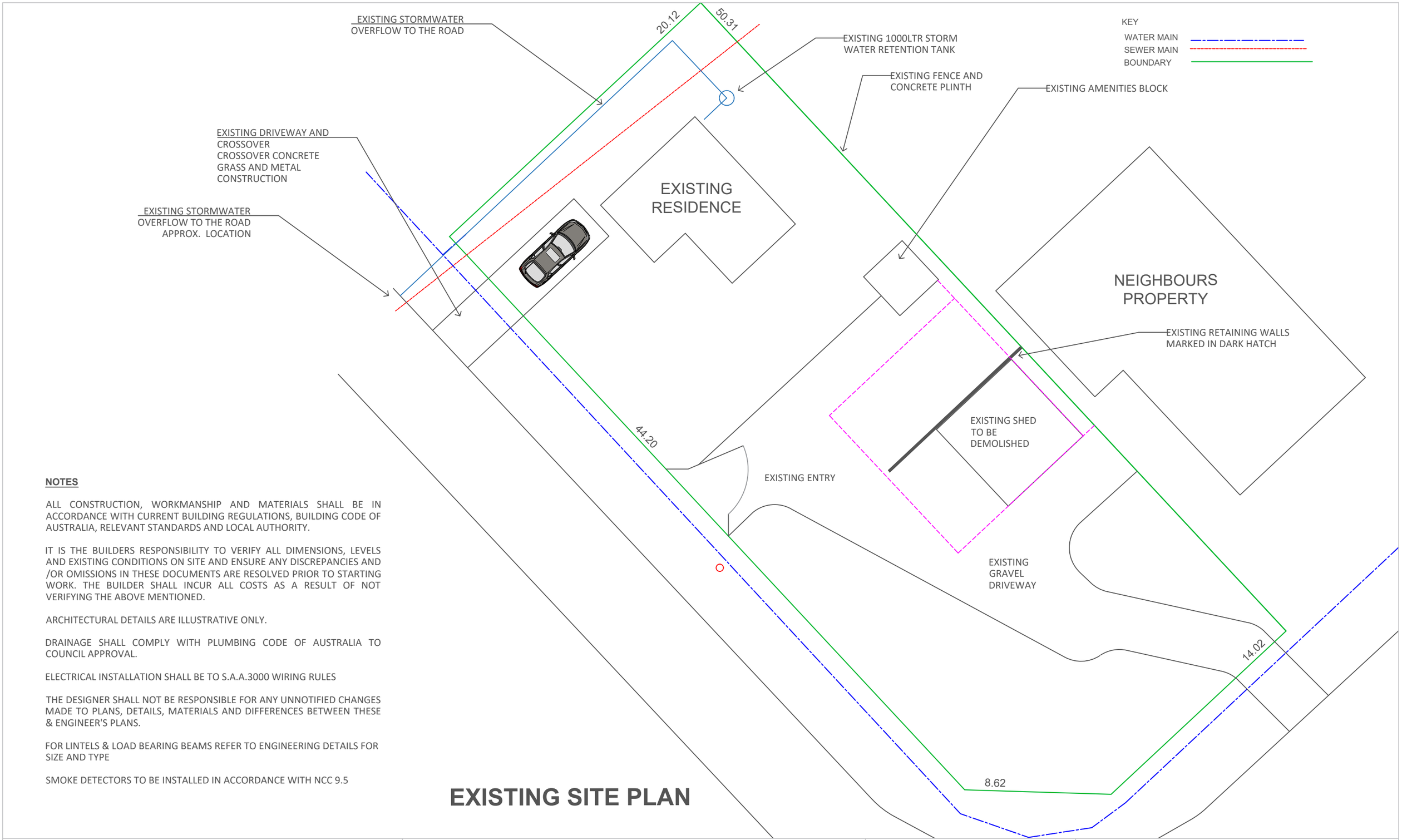
DRAWING SCHEDULE

PLANS by:
AJM Drafting Services
ABN: 98 602 040 886
154 TARLETON ROAD, TARLETON
Ph: 0417 669 317 E: ben@ajmdrafting.com.au

PROPOSED MULTIPLE DWELLING
FOR: D & M BAKES
AT: 41 MORIARTY RD, STIEGLITZ 7216

DATE PUBLISHED: 10/02/25
SCALE: 1:100 PAPER: A3 JOB No.: 41MORSTIE
DRAWING:

COVER PAGE 01



NOTES

ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BUILDING CODE OF AUSTRALIA, RELEVANT STANDARDS AND LOCAL AUTHORITY.

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL DIMENSIONS, LEVELS AND EXISTING CONDITIONS ON SITE AND ENSURE ANY DISCREPANCIES AND /OR OMISSIONS IN THESE DOCUMENTS ARE RESOLVED PRIOR TO STARTING WORK. THE BUILDER SHALL INCUR ALL COSTS AS A RESULT OF NOT VERIFYING THE ABOVE MENTIONED.

ARCHITECTURAL DETAILS ARE ILLUSTRATIVE ONLY.

DRAINAGE SHALL COMPLY WITH PLUMBING CODE OF AUSTRALIA TO COUNCIL APPROVAL.

ELECTRICAL INSTALLATION SHALL BE TO S.A.A.3000 WIRING RULES

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY UNNOTIFIED CHANGES MADE TO PLANS, DETAILS, MATERIALS AND DIFFERENCES BETWEEN THESE & ENGINEER'S PLANS.

FOR LINTELS & LOAD BEARING BEAMS REFER TO ENGINEERING DETAILS FOR SIZE AND TYPE

SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NCC 9.5

EXISTING SITE PLAN

PLANS by:

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154 TARLETON ROAD, TARLETON

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NOTES:

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REVISION:

NORTH:

PROPOSED

PROPOSED MULTIPLE DWELLING

FOR: D & M BAKES

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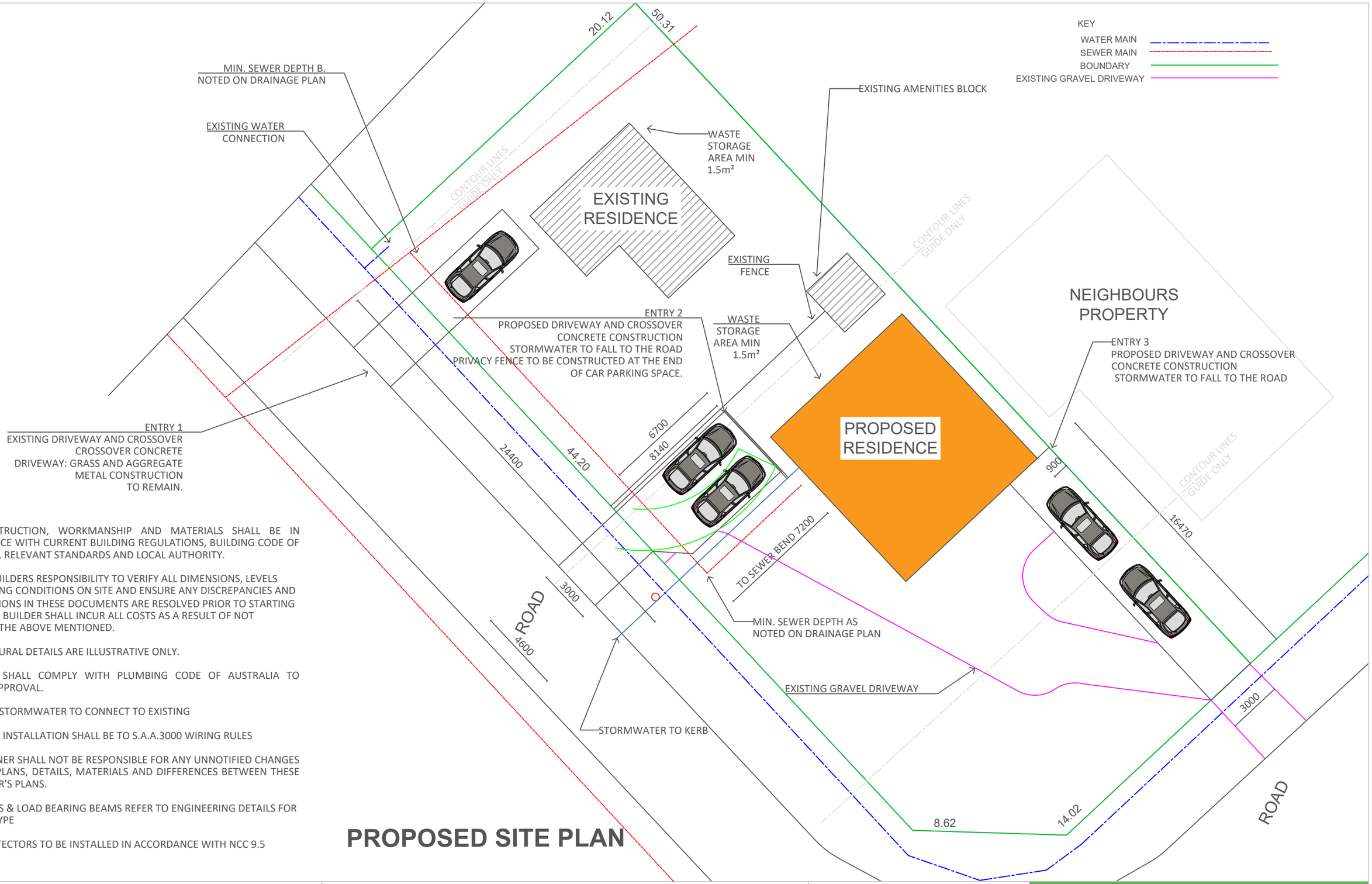
DATE PUBLISHED: 10/02/25

SCALE: 1:200 PAPER: A3 JOB No.: 41MORSTIE

DRAWING:

EXISTING SITE PLAN 02



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DRIVEWAY STORMWATER TO CONNECT TO EXISTING

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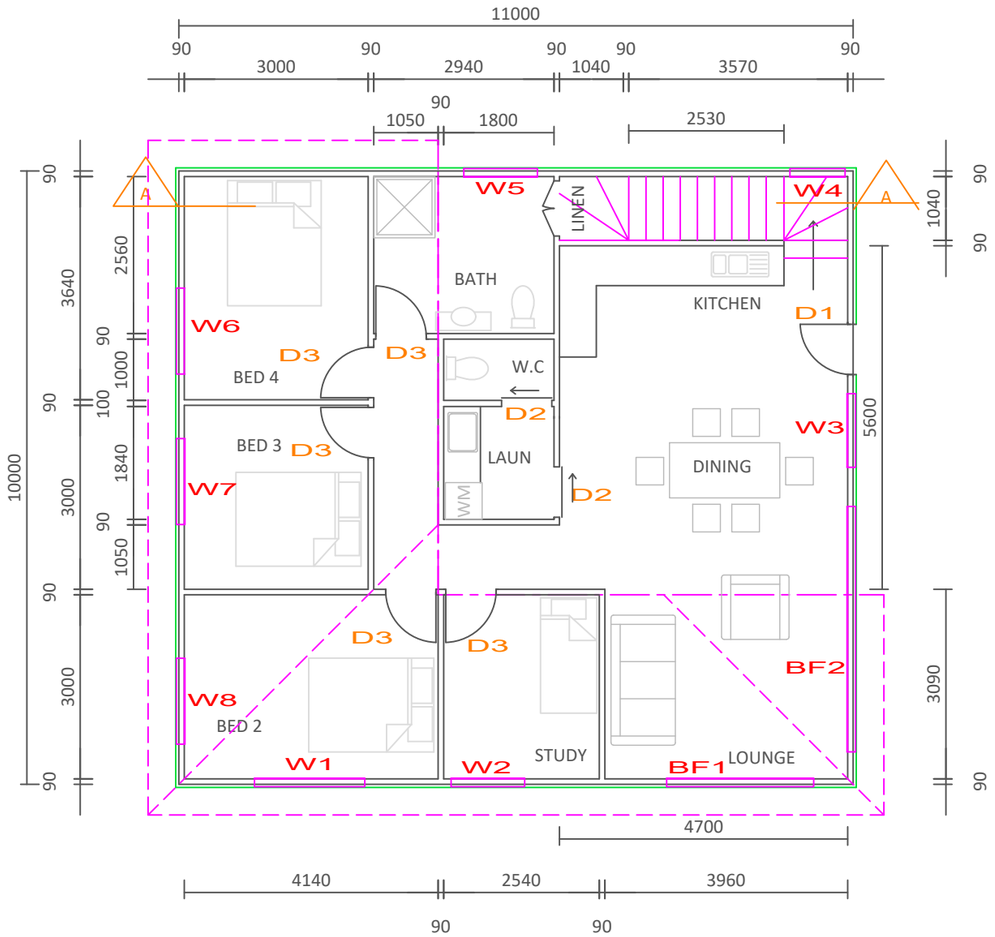
DRAWING:
PROPOSED SITE PLAN 03



GROUND FLOOR

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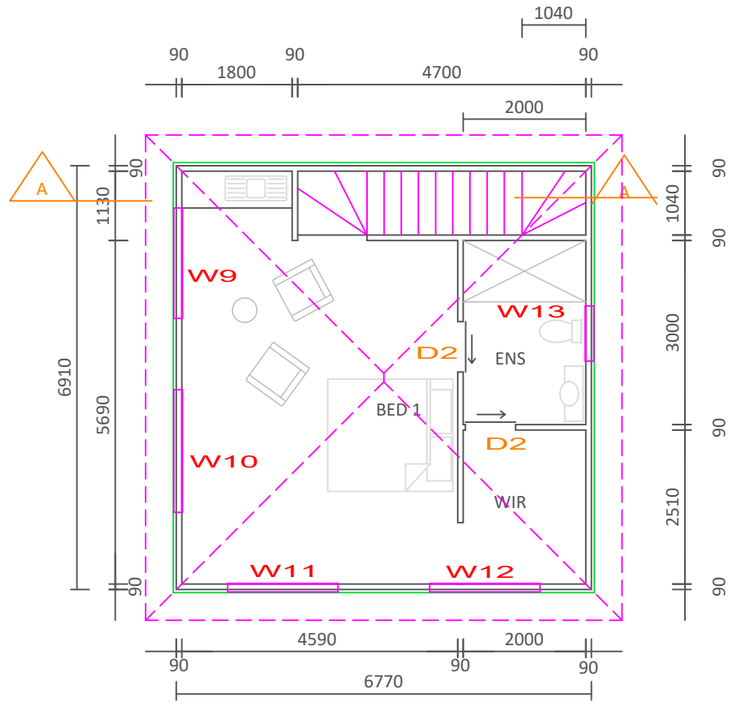

1ST FLOOR

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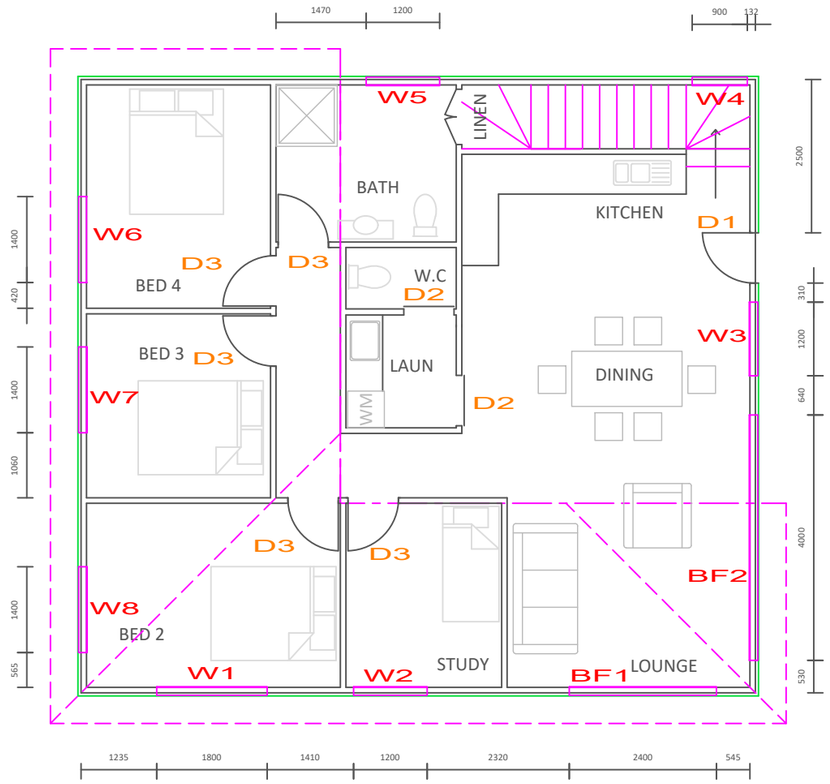
DRAWING:

FLOOR PLAN 04



GROUND FLOOR

WINDOWS

GENERALLY GLAZING TO BE IN ACCORDANCE WITH NCC PART 8

BUILDER/ WINDOW MANUFACTURER TO ENSURE WINDOW SIZING WORKS BRICKWORK SPACING. CHECK WITH WINDOW MANUFACTURER FOR SIZING. SIZING IS SHOWN AS A GUIDE ONLY.

IT IS THE BUILDERS RESPONSIBILITY TO ENSURE WINDOW SPACING WORKS BRICK SPACING.

FOR STUD SPACING CHECK WITH WINDOW MANUFACTURER.

MASONRY

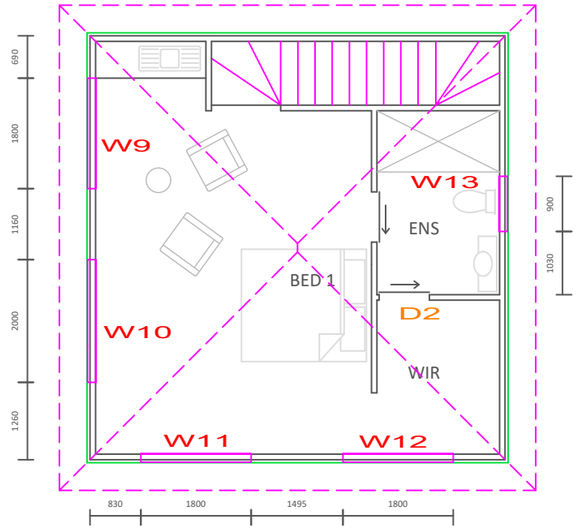
GENERALLY IN ACCORDANCE WITH NCC PART 5
MASONRY BED AND PERPENDICULAR JOINTS TO BE NOMINAL 10mm, RAKED JOINTS TO NCC 5.6.4
WALL TIES IN ACCORDANCE WITH NCC 5.6.5 AND AS2699.1
LINTELS IN ACCORDANCE WITH NCC 5.6.7
ARTICULATION JOINTS IN ACCORDANCE WITH NCC5.6.8 AND TO BE AT NOT MORE THAN 5M CRS AND NOT MORE THAN 4.5M FROM ALL CORNERS, AND NOT MORE THAN 1.2M FROM OPENINGS GREATER THAN 900mm X 900mm.
WEEP HOLES AT 1200mm CRS AND CAVITY CLEAR FROM ANY MATERIALS THAT MAY BRIDGE CAVITY.
FLASHINGS AND DAMP COURSE IN ACCORDANCE WITH NCC PART 5.

DOOR SCHEDULE

D1	ALUMINUM FRAMED GLASS ENTRANCE DOOR
D2	35mm PRE PRIMED INTERNAL CAVITY SLIDING DOOR
D3	35mm PRE PRIMED INTERNAL DOOR

WINDOW AND GLASS SCHEDULE

ROOM	No.	W	H	AREA	GLASS VALUES	GLASS TYPE	ORIENT	SHADE
BED2	W1	1.8	1.4	2.52	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	W	450
STUDY	W2	1.2	1.4	1.68	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	W	450
DINING	W3	1.2	1.4	1.68	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	S	450
STAIRS	W4	0.9	1	0.9	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	E	0
BATH	W5	0.9	1	0.9	U2.6,SHGC0.55 OR LESS	PRIVACY	E	0
BED4	W6	1.5	1.4	2.1	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	N	450
BED3	W7	1.5	1.4	2.1	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	N	450
BED2	W8	1.5	1.4	2.1	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	N	450
BED1	W9	1.8	1	1.8	U2.6,SHGC0.55 OR LESS	BI FOLD OPENING	N	450
BED1	W10	1.8	1	1.8	U2.6,SHGC0.55 OR LESS	BI FOLD OPENING	N	450
BED1	W11	1.8	0.9	1.62	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	W	450
WIR	W12	1.8	0.9	1.62	U2.6,SHGC0.55 OR LESS	CLEAR DOUBLE GLAZED	W	450
ENS	W13	0.9	1	0.9	U2.6,SHGC0.55 OR LESS	PRIVACY	S	450
LOUNGE	BF1	2.4	2.1	5.04	U2.6,SHGC0.55 OR LESS	BY FOLD DOORS	W	450
LOUNGE	BF2	4	2.1	8.4	U2.6,SHGC0.55 OR LESS	BY FOLD DOORS	S	450



1ST FLOOR

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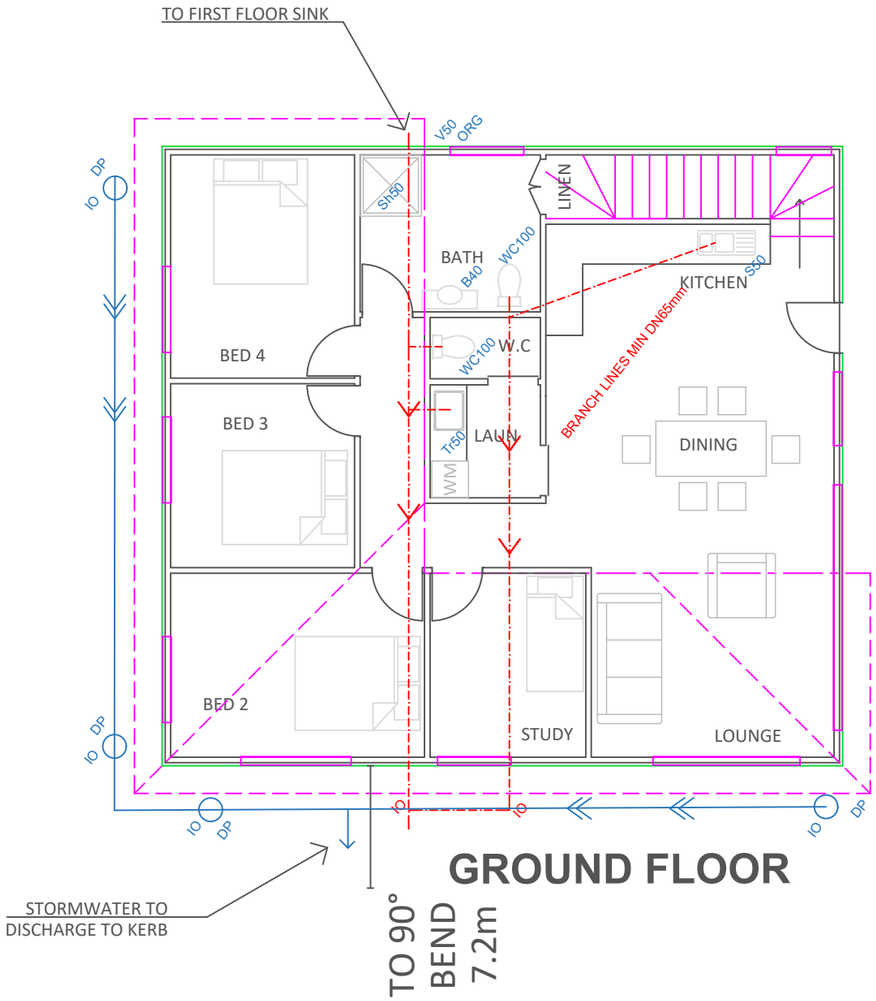
DRAWING:

WINDOW SETOUT 05



GROUND FLOOR

LEGEND AND NOTES:

STORMATER LINES (10Omm UPVC)

SEWER LINE (100mm UPVC)

DP - DOWNPIPE (90mm UPVC)

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.
ALL STORMWATER BENDS TO BE 45°.

IO TO BE INSTALLED ON ALL WC LINES EXISTING THE BUILDING.

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

FOR FURTHER PLUMBING NOTES REFER TO NCC NOTES PAGE

ORG TO BE INSTALLED AT LEAST 150mm LOWER THAN THE LOWEST FIXTURE.

CONTRACTOR TO INSPECT ONSITE BEFORE CONSTRUCTION OR DEMOLITION OF PLUMBING. SHOWN IS A GUIDE ONLY

ENSURE ALL WET AREAS ARE WATERPROOFED IN ACCORDANCE WITH NCC 10.2. REFER TO WATERPROOFING PAGE FOR FURTHER DETAILS.

SERVICES:

STORMWATER TO DISCHARGE TO KERB.

SEWER TO DISCHARGE TO TO EXISTING SEWER CONNECTION ONSITE IN ACCORDANCE WITH TAS WATER REQUIREMENTS 2300.3.

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

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

ROOF DRAINAGE, ROOFING AND CLADDING IN ACCORDANCE WITH NCC PART 7.

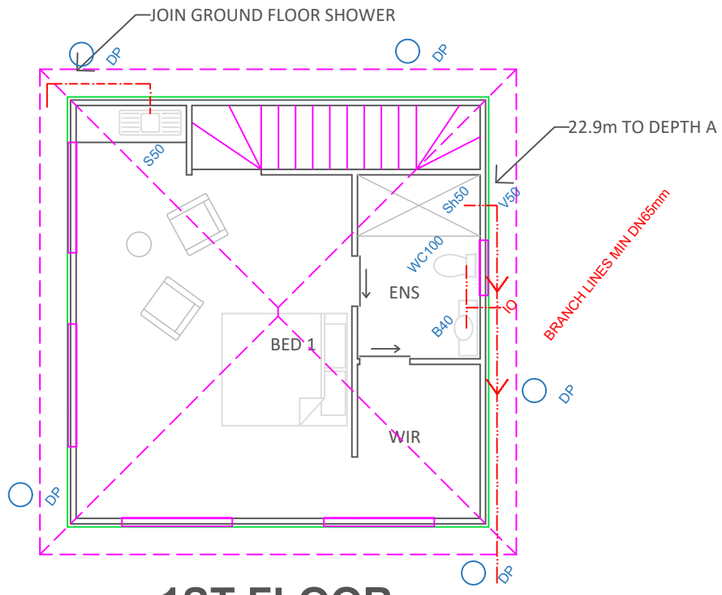
SEWER FALL NOTES

SEWER DEPTH A AS MARKED ON SITE PLAN

1ST FLOOR SHOWER TO 90° BEND NEAR BOUNDARY 22.95m
300mm + 22.95m @ 1:60 FALL 383mm = 683mm DEEP FROM GROUND LEVEL KITCHEN TO DEPTH A

SEWER DEPTH B AS MARKED ON SITE PLAN

DEPTH A TO DEPTH B 24.4m MIN FALL AT 1:60
300mm + 24.4 m @ 1:60 FALL TOTAL DEPTH 406mm = 706mm DEEP FROM DEPTH A TO DEPTH B



1ST FLOOR

PLUMBING KEY AND SCHEDULE

	FIXTURE	KEY	DRAINAGE
	BASIN	B40	40mm Ø
	SINK	S50	50mm Ø
	SHOWER	Sh50	50mm Ø
	BATH	Bth40	40mm Ø
	TOILET	WC100	100mm Ø
	TROUGH	Tr50	50mm Ø
	VENT	V50	50mm Ø
INSPECTION OUTLET		IO	
DOWNPIPE		DP	
OVERFLOW RELIEF GULLY		ORG	

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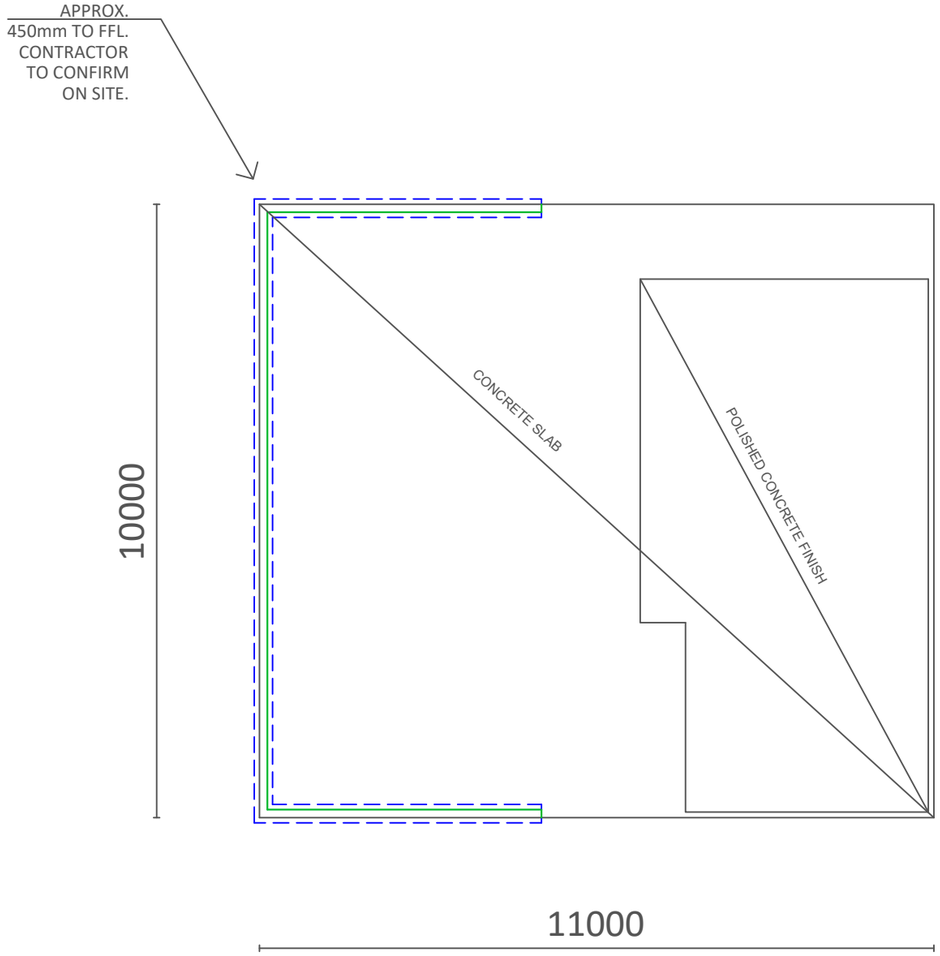
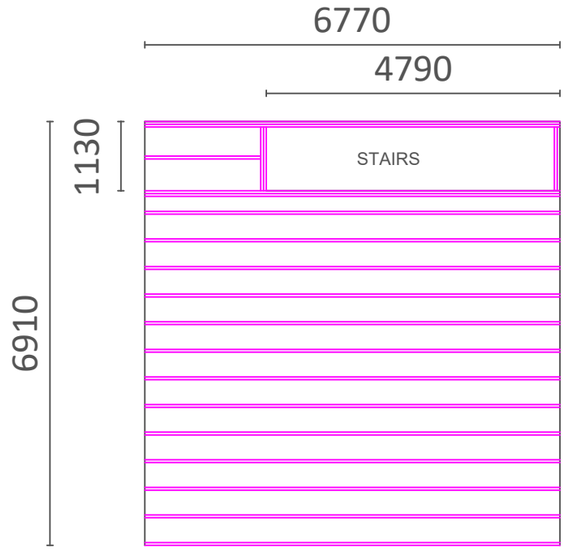
DRAWING:

DRAINAGE PLAN 06



GROUND FLOOR



1ST FLOOR

KEY	
FOOTINGS	
EDGE OF SLAB	
BLOCKWORK	

REFER TO THE PROJECT ENGINEER'S DRAWINGS FOR FLOOR FRAME CONSTRUCTION DETAILS.
ENGINEERS DETAILS TAKE PRECEDENT OVER THESE DRAWINGS. DRAWN ARE A GUIDE ONLY.

CONCRETE:

CONCRETE IN ACCORDANCE WITH NCC4.2..10 & AS3600.

FOOTINGS SHALL BE FOUNDED ON APPROVED MATERIAL HAVING A BEARING CAPACITY OF 100kPA

CONCRETE SLUMP: 100mm
CONCRETE STRENGTH: 20MPa @ 28 DAYS
AGGREGATE SIZE: 20mm NOMINAL
FINISH: STEEL TROWEL

ALL CONCRETE SHALL BE CURED FOR 7 DAYS. THE ENGINEERS APPROVAL OF THE PROPOSED METHOD OF CURING SHALL BE OBTAINED BEFORE POURING.

FORM & STEEL WORK

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS3679.1 GRADE 300 FOR ROLLED SECTION
AS1163 GRADE 350 FOR RHS SECTIONS
AS1163 GRADE 350 FOR CHS SECTIONS
AS3378 GRADE 350 FOR ALL PLATE
AS3679.1 GRADE 350 FOR ALL FLAT
AS1397 GRADE 450 FOR 1.5, 1.9, 2.4 AND 3.0 BMT OF COLD-FORMED STEEL SECTIONS.

SITE:

GENERALLY IN ACCORDANCE WITH NCC PART 3.

UNDER FLOOR AREA TO BE CLEARED OF ALL VEGETATION, TOP SOIL AND SOFT MATERIAL.
FOR TYPICAL FOOTING AND FLOOR CONSTRUCTION VIEW ENGINEERS DETAILS.

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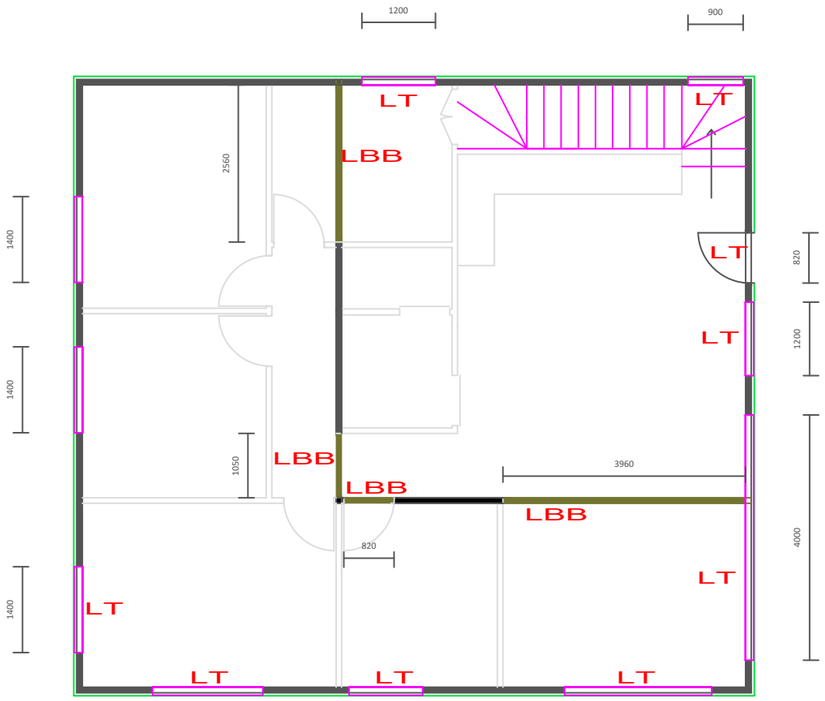
DRAWING:

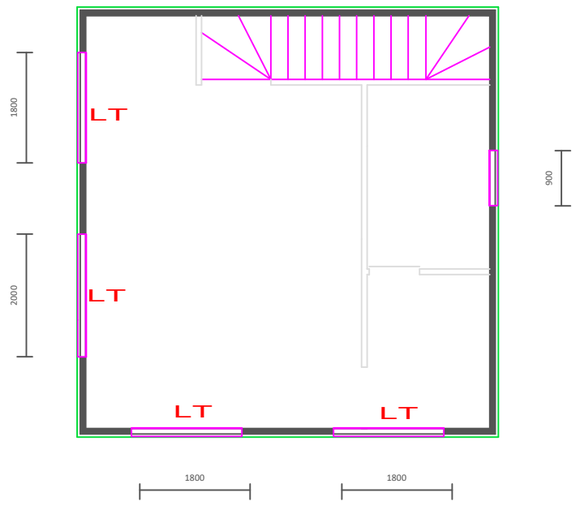
SETOUT PLAN 07



1800 1200 2400

GROUND FLOOR

KEY	
WINDOWS	
LBB LOAD BEARING BEAM	
LT LINTEL	
LOAD BEARING WALLS	



1ST FLOOR

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ENGINEERED PRODUCTS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

BOTTOM PLATE TO FLOOR FRAME	CHEMICAL, EXPANSION OR FIRED PROPRIETRY FASTENERS TO MANUFACTURERS REC. OR 1-M10 BOLT AT 900crs GENERALLY
TOP AND BOTTOM PLATES TO STUDS	30 X 0.8MM G.I. STRAP AT 1200 MAX CRS 6 / 30 X 2.8MM Ø NAILS EACH END OF STRAP
LINTELS TO STUDS	1800MM SPAN MAX. 30 X 0.8MM G.I. STRAP 4 / 30 X 2.8MM Ø NAILS EACH END
	6000MM SPAN MAX. 2 / 30 X 0.8MM G.I. STRAPS 6 / 30 X 2.8MM Ø NAILS EACH END

BRACING

REFER TO BRACING DETAILS FROM ENGINEER.
BRACING AND TIE DOWNS ARE TO COMPLY WITH AS1684.4

CONSTRUCTION NOTES:

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS1684.2 AND NCC PART 6.

LINTEL SCHEDULE:

AS A GUIDE ONLY TRUSS MANUFACTURER TO CONFIRM LINTELS

SPAN	STEEL	TIMBER (F17)
0 - 1500mm	75 X 100 X 10 UA	140 X 45
1500mm - 2400mm	100 X 100 X 10 EA	190 X 45
2400mm - 2800mm	1500 X 100 X 10 UA	240 X 45

ENGINEERS SELECTED LINTELS AND BEAMS TAKE PRECEDENCE OVER THIS PLAN. DIMENSIONS SHOWN ARE OPENINGS ONLY. LINTELS WILL NEED TO BE LONGER THAN SHOWN

WALL FRAMING:

WALL FRAMING TO BE A MIN. MGP10 RADIATA PINE

COMMON STUDS	90 X 35 @ 450 crs
STUDS AROUND WET AREAS	90 X 45 @ 450 crs
NOGGINGS	90 X 35
OPEN STUDS	90 X 35
TOP & BOTTOM PLATES	90 X 35

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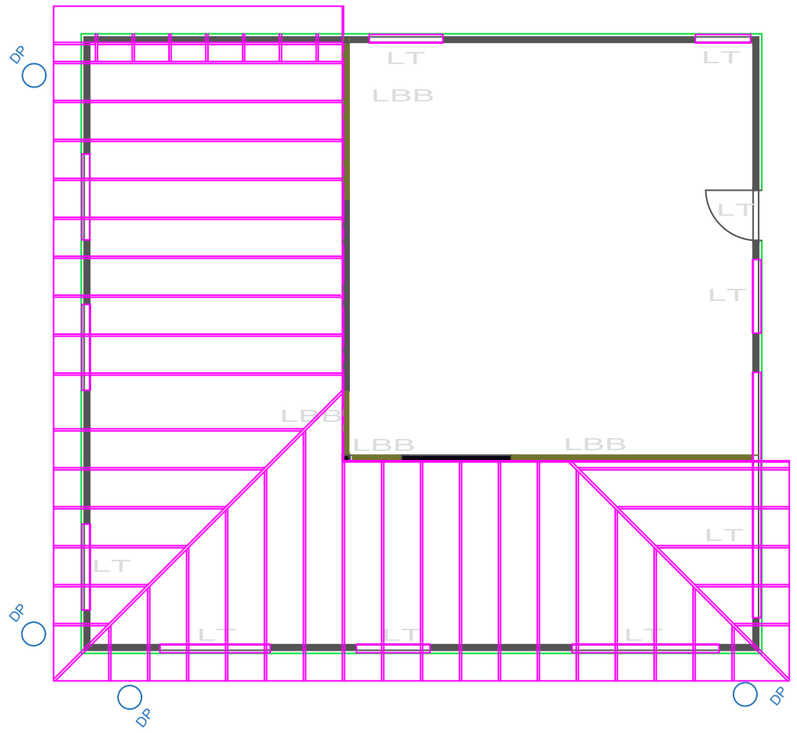
DRAWING:

WALL FRAMING PLAN 08

ROOF PITCH 10°



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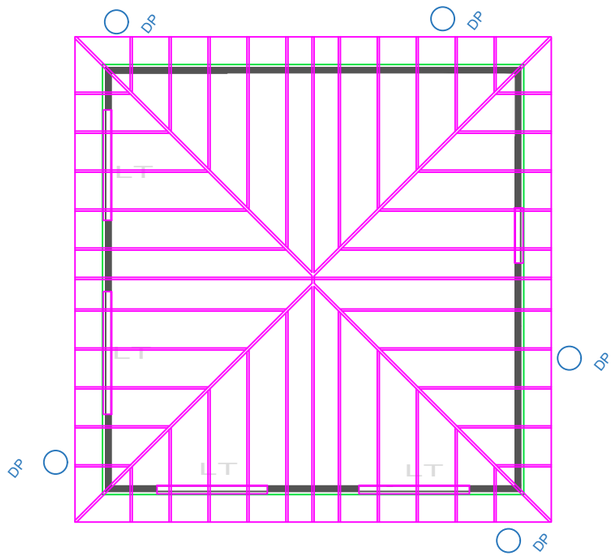

1ST FLOOR

ROOF TRUSSES TO TOP PLATES	30 X 0.8MM G.I. STRAP 4 / 30 X 2.8MM Ø NAILS EACH END OR TWO FRAMING ANCHORS
ROOF BATTENS TO TRUSSES	WITHIN 1200MM OF ANY EDGE: 2 / 75 X 3.05MM Ø DEFORMED SHANK NAILS OR 75 LONG - NO. 14 TYPE SCREW OR 1 FRAMING ANCHOR 4-2.8MM Ø NAILS EACH LEG
	GENERAL AREA: MORE THAN 1200MM OF ANY EDGE 2 / 75 X 3.05MM Ø DEFORMED SHANK NAILS AT 900 CRS EACH WAY.

ALL NAILS USED FOR FRAMING ANCHORS & STRAPS SHALL BE CORROSION PROTECTED FLAT HEAD CONNECTOR NAILS. (GALVANISED CLOUTS CAN BE USED FOR THIS PURPOSE)

LINTEL SCHEDULE:

AS A GUIDE ONLY TRUSS MANUFACTURER TO CONFIRM LINTELS

SPAN	STEEL	TIMBER (F17)
0 - 1500mm	75 X 100 X 10 UA	140 X 45
1500mm - 2400mm	100 X 100 X 10 EA	190 X 45
2400mm - 2800mm	1500 X 100 X 10 UA	240 X 45

ENGINEERS/TRUSS MANUFACTURERS SELECTED LINTELS AND BEAMS TAKE PRECEDENCE OVER THIS PLAN.

CONSTRUCTION NOTES:

BATTENS TYPICALLY 70 X 35 (MGP12) @ 900 crs MAX. FIX WITH ROOFZIPS M6 X 50mm OR SIMILAR

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS1684.2 AND NCC

ROOF RAFTERS AND TRUSS LAYOUT IS A GUIDE ONLY. MANUFACTURERS AND ENGINEERS LAYOUT TAKES PRECEDENCE OVER THIS PLAN.

REFER TO SECTION PLAN FOR CONSTRUCTION TO ALLOW FOR VENTILATION

REFER TO ENGINEERING/ROOF TRUSS MANUFACTURER DETAIL FOR BRACING DETAILS

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REVISION:

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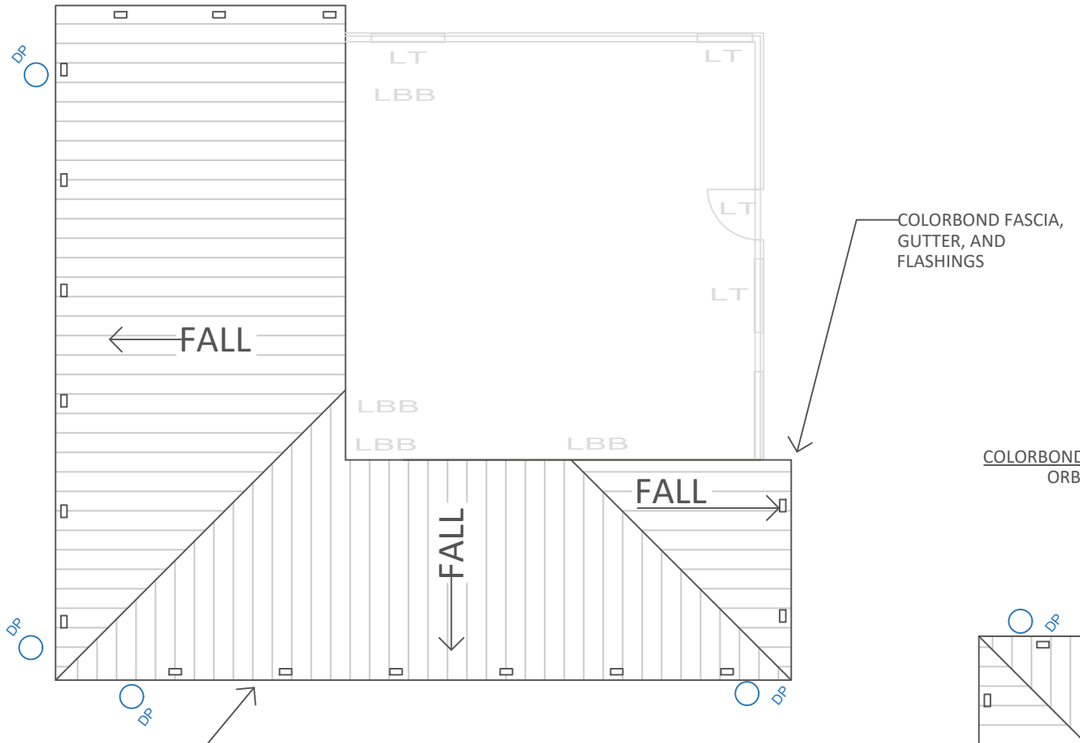
PROPOSED MULTIPLE DWELLING
FOR: D & M BAKES
AT: 41 MORIARTY RD, STIEGLITZ 7216

DATE PUBLISHED: 10/02/25
SCALE: 1:100 PAPER: A3 JOB No.: 41MORSTIE

DRAWING:

ROOF FRAMING PLAN 09

ROOF PITCH 10°



COLORBOND FASCIA, GUTTER, AND FLASHINGS

COLORBOND CUSTOM ORB ROOFING

GROUND FLOOR

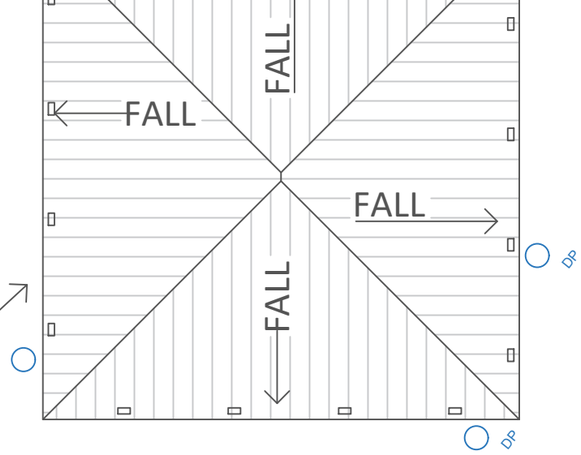
ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH NCC PART 7
ROOF CLADDING TO BE IN ACCORDANCE WITH NCC 7.2 AND ; ROOF TILES AS2049 & AS 2050 METAL SHEET ROOFING AS 1562.1
PLASTIC SHEET ROOFING AS/NZS 4256.1,.2,.3 &. 5 & AS 1562.3.
GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH NCC 7.4 & AS/NZS 3500.3.2. & THE TASMANIAN PLUMBING CODE.
EAVES, INTERNAL AND VALLEY GUTTERING TO HAVE CROSS SECTIONAL AREA OF 6500MM2. DOWNPIPES TO BE 90 DIA. OR 100X50 RECTANGULAR SECTION AT MAX. 12000 CRS AND TO BE WITHIN 1000 OF INTERNAL/ VALLEY GUTTER.
WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH NCC 7.5 & MANUFACTURERS SPECIFICATION.
FLASHINGS AND CAPPINGS IN ACCORDANCE WITH NCC 7.2.7
WATER DISCHARGE IN ACCORDANCE WITH NCC 7.2.8
CLEARANCE BETWEEN CLADING AND GROUND IN ACCORDANCE WITH NCC 7.5.7

EAVE VENTS AT MAX 1800CRS

COLORBOND CUSTOM ORB ROOFING

ROOF PITCH 10°



COLORBOND FASCIA, GUTTER, AND FLASHINGS

1ST FLOOR

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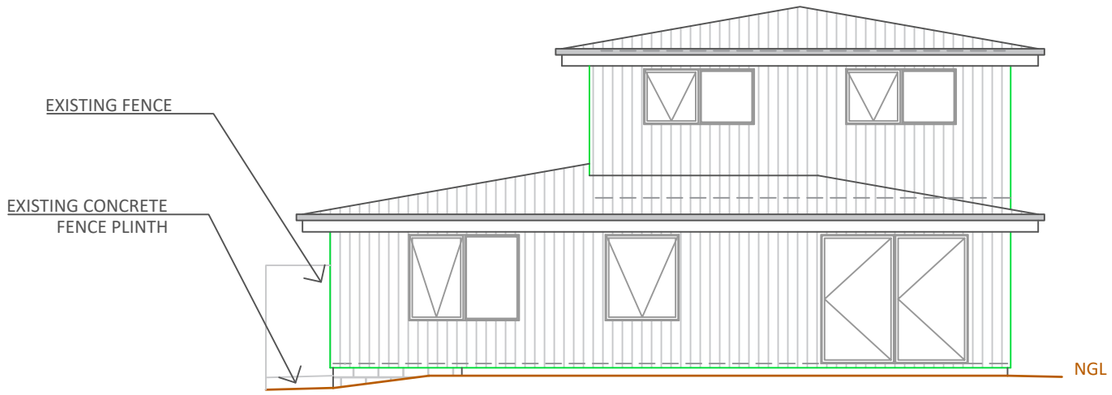
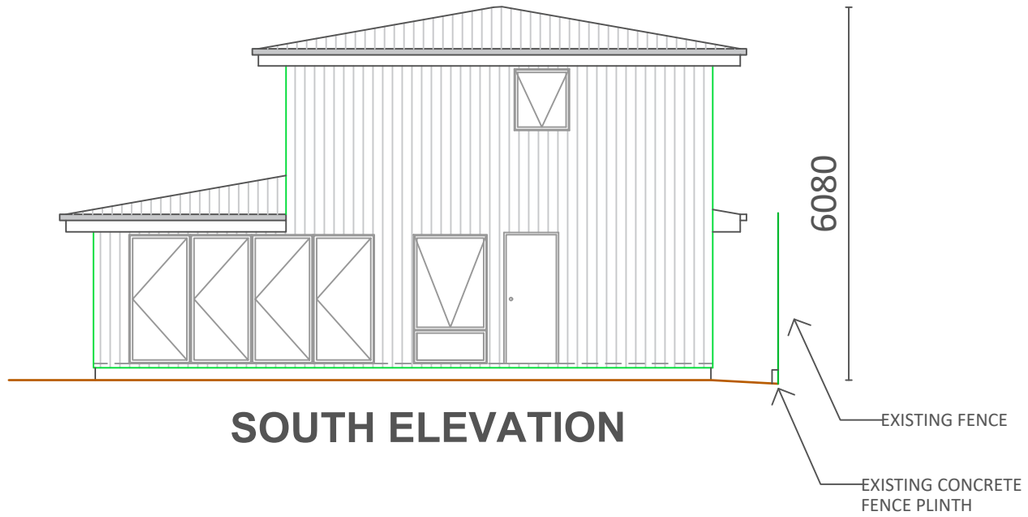
DRAWING:

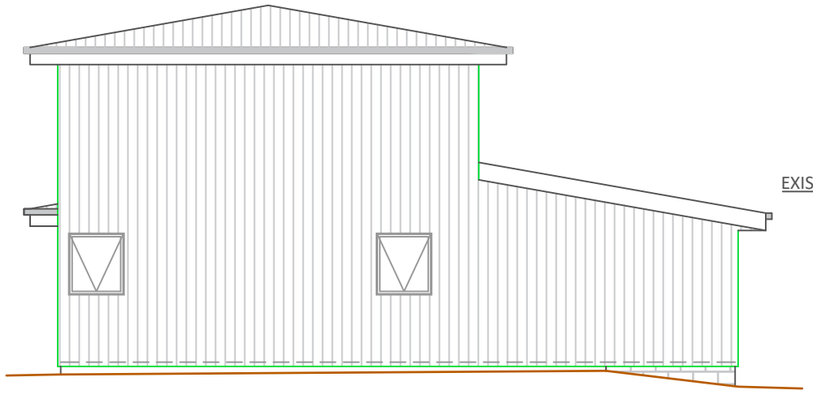
ROOF PLAN 10



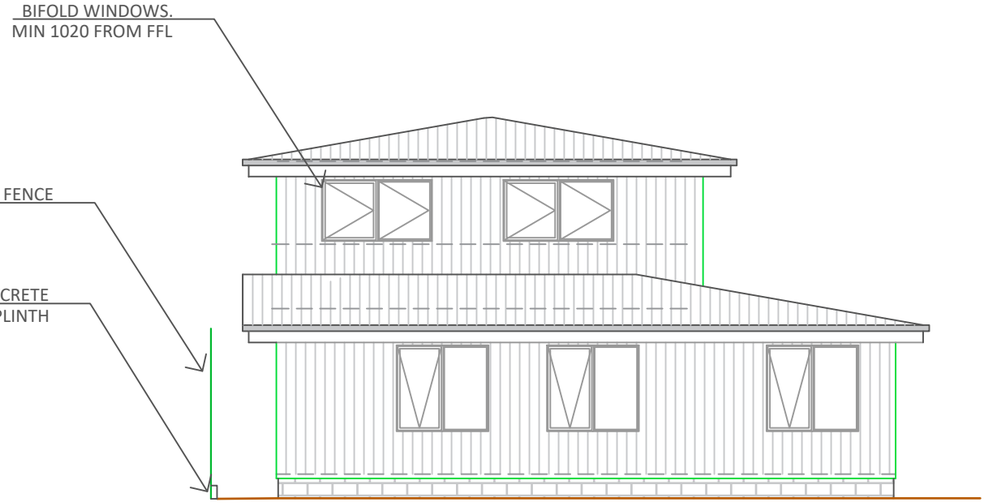
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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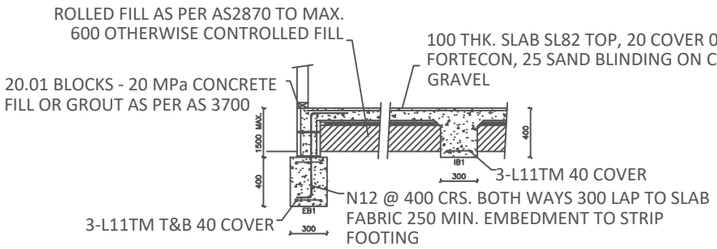
DRAWING:

ELEVATIONS 11

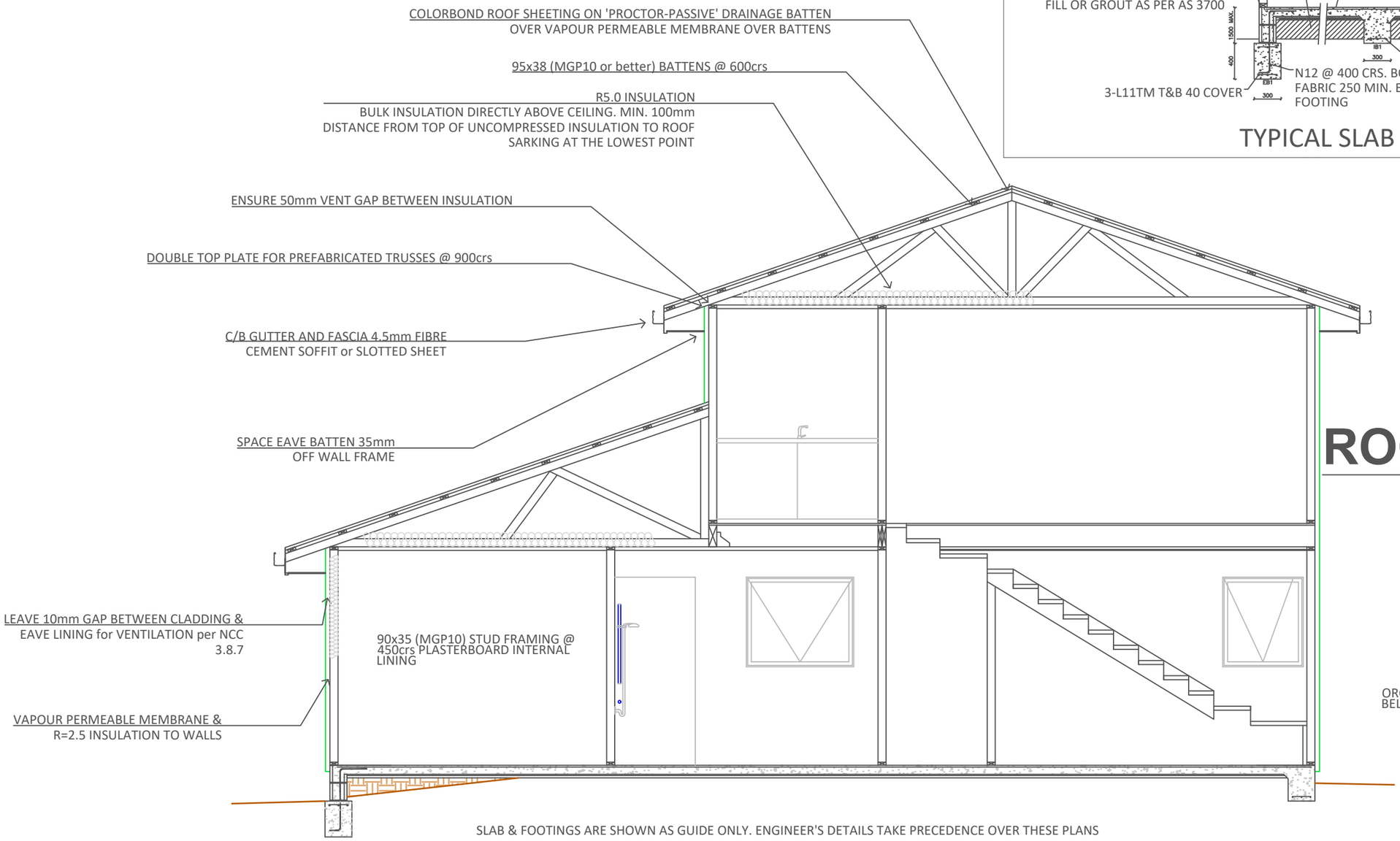
REFER TO THE PROJECT ENGINEER'S DRAWINGS FOR FLOOR FRAME CONSTRUCTION DETAILS. ENGINEERS DETAILS TAKE PRECEDENT OVER THESE DRAWINGS. DRAWN ARE A GUIDE ONLY.

REFER TO THE TRUSS MANUFACTURERS DETAILS FOR ROOF FRAME CONSTRUCTION DETAILS. MANUFACTURERS TRUSS DETAILS TAKE PRECEDENT OVER THESE DRAWINGS. DRAWN ARE A GUIDE ONLY.

STRIP TOP SOIL, PROOF ROLL SUB-GRADE, CUT/FILL TO FORM LEVEL BENCH. CONPACTED GRAVEL OR SAND FILL 'AS CONTROLLED FILL' AS CLAUSE 6.4.2 OF AS2870. EXTEND 1.0m BEYOND SLAB ON ALL SIDES.



TYPICAL SLAB DETAIL



ROOF PITCH 10°

SLAB & FOOTINGS ARE SHOWN AS GUIDE ONLY. ENGINEER'S DETAILS TAKE PRECEDENCE OVER THESE PLANS

STAIR RISER 168mm TREAD 280mm. GUIDE ONLY. CONTRACTOR TO CONFIRM HEIGHTS AND DIMENSIONS ON SITE. FURTHER NOTES NCC PAGE.

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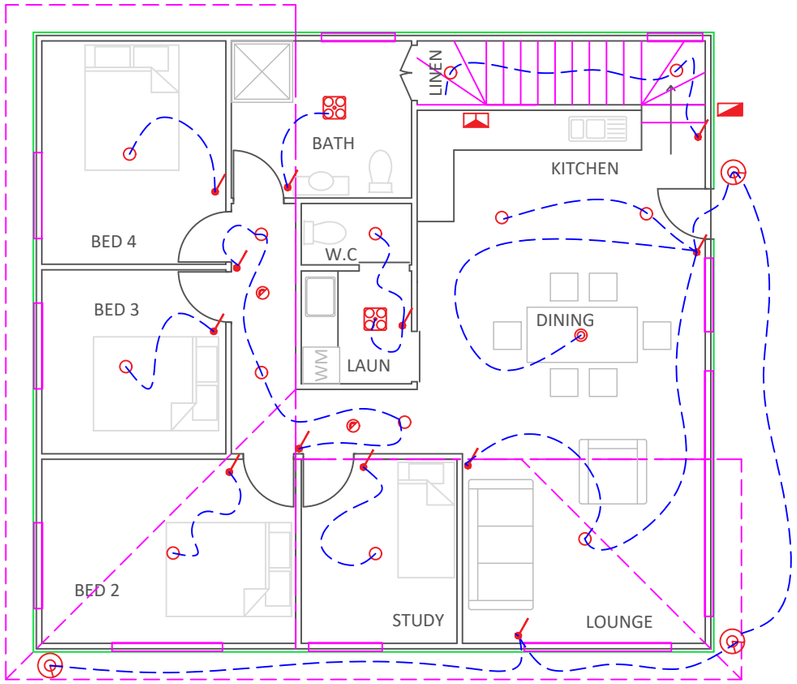
DATE PUBLISHED: 10/02/25

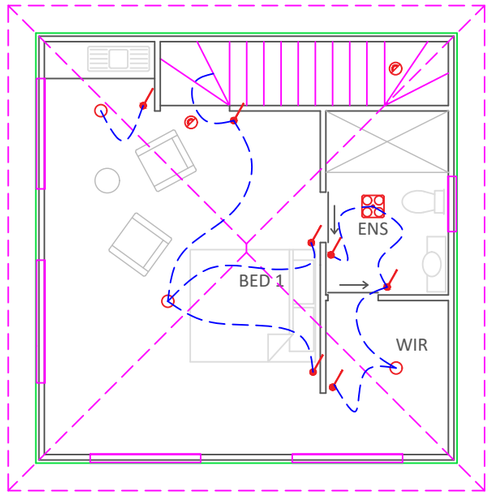
SCALE: 1:50 PAPER: A3 JOB No.: 41MORSTIE

DRAWING:

SECTION A - A 12



GROUND FLOOR



1ST FLOOR

DIMMER SWITCHES TO BE INSTALLED ON LIGHTS IN BEDROOMS, LIVING AND DINING AREAS.

EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE AN AVERAGE LIGHT SOURCE EFFICIENCY OF NOT LESS THAN 40 LUMENS/W

ALL BATHROOM FANS TO BE FITTED WITH BACKDRAUGHT DAMPERS

SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NCC 9.5

LIGHTING KEY AND SCHEDULE

DESCR.	KEY	#
SURFACE MNT BATTEN LIGHT 11W LED GLOBES		
SWITCH 2W = 2 WAY DIM = DIMMER		
METER BOX		
SMOKE ALARM, HARD WIRED - BATTERY BACKUP		
RANGE HOOD		
RECESSED DOWNLIGHT 11W LED GLOBES		
COMBO - 4 X 275W, 1 X 15W GLOBE		
SURFACE MNT 1 X 28W FLURO		
LED UP/DOWN INTERIOR WALL AT 1800mm 12W		
LED UP/DOWN INTERIOR WALL AT 1800mm 12W		
LED UP/DOWN INTERIOR WALL AT 1800mm 12W		
SURFACE MNT LED 1 X 11W		
OUTDOOR SENSOR 13W		

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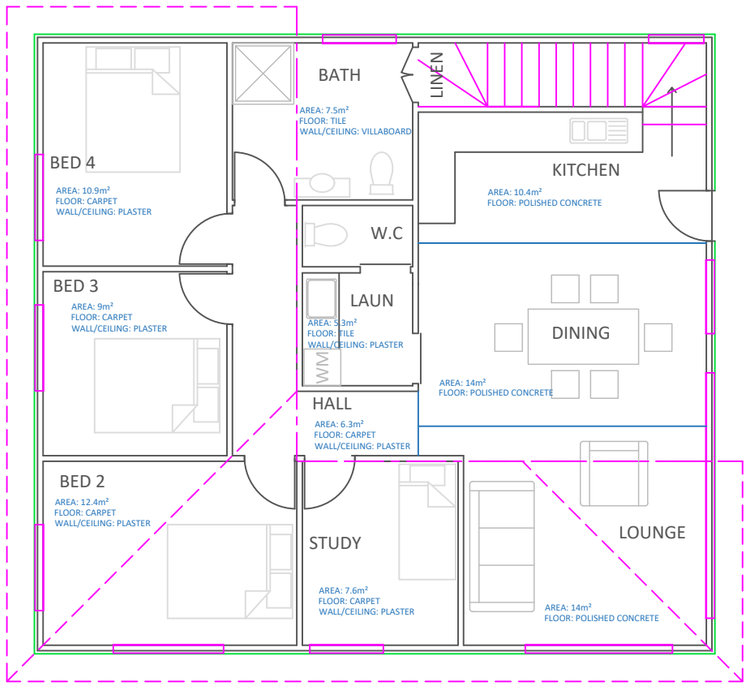
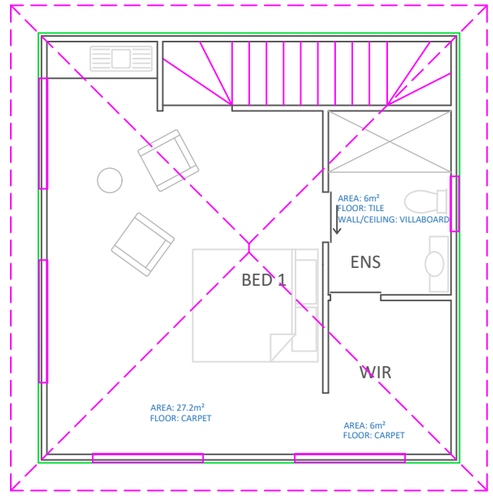
DRAWING:
REFLECTIVE CEILING PLAN 13



GROUND FLOOR



1ST FLOOR

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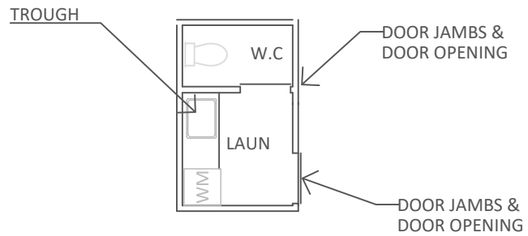
DRAWING:

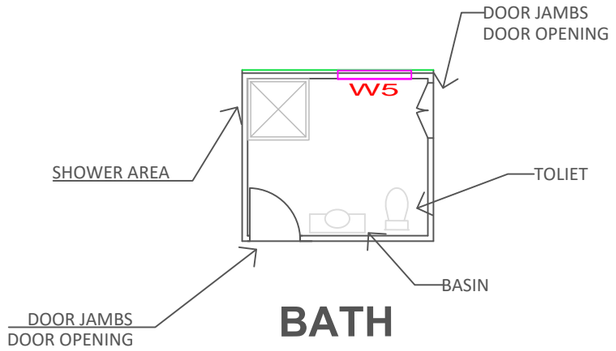
FINISHING PLAN 14

WATERPROOFING

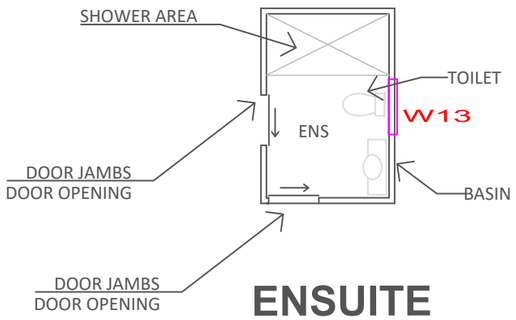
The NCC defines a wet area as an area within a building supplied with water from a water supply system, which includes bathrooms, showers, laundries and sanitary compartments and excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation.



LAUNDRY & W.C.



BATH



ENSUITE

WET AREA WATERPROOFING

Generally in accordance with NCC Part 10.2
Shower area (enclosed and unenclosed) in accordance with NCC 10.2.2
Waterproofing Area outside shower area in accordance with NCC 10.2.3
Areas Adjacent to baths and spas without showers in accordance with NCC10.2.4
Other areas in accordance with NCC10.2.5

WATERPROOFING SYSTEMS

Waterproofing systems to comply with NCC 10.2.6

WATERPROOFING MATERIALS

Materials - Where required to be installed in accordance with 10.2.2 to 10.2.6, materials used in wet areas forming a waterproofing
system must be either waterproof or water resistant in accordance with 10.2.8 and 10.2.9.
Water resistant surface materials in accordance with NCC10.2.10

WATERPROOFING CONSTRUCTION

Materials used in wall and floor substrates must comply with NCC 10.2.9.
Wet area floor falls in accordance with NCC 10.2.12
Wall and floor surface materials in accordance with NCC 10.2.13
Shower areas must be designed as either enclosed or unenclosed—
(a) to include a floor waste with falls complying with 10.2.12; and
(b) with a -
- (i) stepdown complying with 10.2.15; or
- (ii) hob complying with 10.2.16; or
- (iii) level threshold complying with 10.2.17.

Unenclosed showers to comply with NCC 10.2.18
Preformed Shower bases in accordance with NCC10.2.19
Bath and Spas in accordance with NCC10.2.20

MEMBRANE AND FLOOR APPLICATIONS

Where a screed is used in conjunction with a waterproof membrane, the waterproof membrane can be installed either above or below the tile bed or screed.

Substrate surface preparation for application of membrane
The substrate surface area where a membrane is to be applied must -
(a) be clean and dust free; and
(b) free of indentations and imperfections.
Penetrations must comply with NCC10.2.23
Flashings/junctions in accordance with NCC10.2.24
Shower floor membrane application - For hobless showers, or showers with hobs or stepdowns, the membrane must be applied over the floor and up the vertical
face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.
Shower area membrane requirements for wall sheeting substrates in accordance with NCC10.2.26
Bond breaker installation for bonded membranes in accordance with NCC10.2.27
Installation of internal membranes in accordance with NCC10.2.28
Membrane to drainage connection in accordance with NCC10.2.29
Drainage riser connection
(1) Where a preformed shower base is used, the drainage riser must be connected to the tray with a waterproof joint.
(2) Where an in situ shower tray is used, the membrane must be able to form a permanent waterproof seal to the drainage
riser or drainage flange (see Figure 10.2.29).

Door jambs on tiled floors - Where the bottom of a door jamb does not finish above the floor tiling, the portion of the door frame below the floor tiling must be waterproofed to provide a continuous seal between the perimeter flashing and the waterstop.
Shower Screens in accordance with NCC10.2.23

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DRAWING:

WATERPROOFING 15

NCC COMPLIANCE NOTES

SITEWORKS

Generally in accordance with NCC Part 3, Earthworks in accordance with NCC 3.2.
Check with local Authorities regarding Tree Preservation Orders over the site.
Comply with all requirements to limit storm water run off from the site during construction.
Check with local Council for temporary and permanent site access requirements
The Owners shall verify the correct Boundary line of the property. Consequent to that the Builder shall be responsible for the correct setting out of the proposed works. All dimensions to be site checked
The Builder shall confirm ground levels and determine the finished floor level on site with the Owners.
Refer to the Contract for excavation in rock procedures and rates.
Excavation and back filling shall comply with NCC 3.1.1
Drainage work shall comply with NCC 3.3
Floor slabs shall be a minimum of
- 150 mm above finished ground levels
- 50 mm above paved surfaces
Surface water drainage in accordance with NCC 3.3.3
Site to fall away from building at 50mm over the first 1m

Caution:

Please note that only a limited boundary definition survey has been undertaken for this plan and we have marked the boundary as shown.

1. Bearings and distances of the boundaries shown on the plan are as obtained from local government and online resources. They have not been verified by field survey. The dimensions can only be verified by undertaking a comprehensive boundary definition survey to establish the available dimensions of the property.

2. All apparent visible evidence of utilities has been located by field service. If not able to be so located, services have been plotted from the records of local authorities where readily available and have been noted accordingly on this plan. A full dial before you dig search has not been obtained.

We advise that prior to any demolition, excavation or construction work on site, a full up to date dial before you dig search must be obtained and any relevant service authorities should be contacted for sub surface utility service location information. In addition, any sub surface footings or foundation adjacent to any boundaries or any underground services must be carefully exposed to establish their extent, depth and location. This should be undertaken under the supervision of the relevant authority.

Note the locations of subsurface services shown hereon are indicative only and that the relevant service authority should be contacted to locate services accurately prior to any demolition, excavation or construction on or around the site.

3. The locations of any improvements shown on the plan are diagrammatic only as they have not been accurately determined. Confirmation of their accurate location should be made by further definition survey if it is required for purposes other than that of this topographical survey.

4. The north point orientation shown hereon has been taken from underlying cadastral plans only. No attempt has been made to determine the relationship of either current magnetic north or true north. It should be regarded as approximately only.

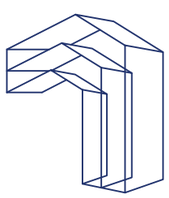
5. The contours shown give an approximate representation only of the shape and level of the ground surface. They do not represent the exact level at any particular point.

6. These notes are an integral part of the plan.

7. Except to the extent required by competition and consumer act 2010 or similar consumer protection legislation, no responsibility can be accepted by AJM drafting services for any damage caused to underground services or any loss or injury.

SOIL & WATER MANAGEMENT

Down pipes to be connected into council stormwater as soon as roof is installed.
Install ag drain prior to footing excavation.
Excavated material placed upslope of ag drain.
Excavated material to be removed when building works are complete and/or used as fill on site for any low points.



FOOTINGS AND SLABS

Generally to be accordance with NCC Part 4.
Excavation for footings in accordance with NCC4.2.3
Concrete in accordance with NCC 4.2.10 and AS3600
Steel reinforcement to be in accordance with NCC 4.2.11 and AS2870.

MASONRY

Generally in accordance with NCC part 5
Masonry bed and perpendicular joints to be nominal 10MM, raked joints to NCC 5.6.4
Wall ties in accordance with NCC 5.6.5 and AS2699.1
Lintels in accordance with NCC5.6.7
Articulation joints in accordance with NCC 5.6.8 and to be at not more than 5m crs and not more than 4.5m from all corners, and not more than 1.2m from openings greater than 900 x 900mm. Weep holes at 1200crs and cavity from any materials that may bridge the cavity.
Flashings and damp course in accordance with NCC part 5.

TIMBER FRAMING, BRACING & TIE DOWNS

Generally in accordance with NCC part 6.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub floor ventilation in accordance with NCC 6.2.
Sub floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of 6000mm2 / m of wall length, with vents not more than 600 mm from corners.
150 mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specification.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC part 7
Roof cladding to be in accordance with NCC 7.2 and ; Roof tiles AS2049 & AS 2050 Metal sheet roofing AS 1562.1
Plastic sheet roofing AS/NZS 4256.1,.2,.3 &. 5 & AS 1562.3.
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS/NZS 3500.3.2. & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm2. Downpipes to be 90 dia. or 100x50 rectangular section at max. 12000 crs and to be within 1000 of internal/ valley gutter.
Wall cladding to be installed in accordance with NCC 7.5 & Manufacturers specification.
Flashings and cappings in accordance with NCC 7.2.7
Water discharge in accordance with NCC 7.2.8
Clearance between caldding and ground in accordance with NCC 7.5.7

GLAZING

Generally glazing to be in accordance with NCC part 8.
Refer to window legend for sizes and type.

FIRE SAFETY

Generally to be in accordance with NCC part 9.
Fire separation to be in accordance with NCC 9.2
Smoke alarm installation to be in accordance with NCC 9.5.
Installation locations ceilings - 300 away from wall junction. cathedral ceiling - 500 down from apex. walls - 300 down from ceiling junction.

HEALTH AND AMENITY

Generally in accordance with NCC part 10.
Wet area waterproofing in accordance with NCC 10.2
Ceiling heights to be in accordance with NCC 10.3.

FACILITIES

Generally to be in accordance with NCC 10.4.
Refer to plan for locations.
Provision of natural light to be in accordance NCC 10.5.
Ventilation to be in accordance with NCC 10.6.

SAFE MOVEMENT AND ACCESS

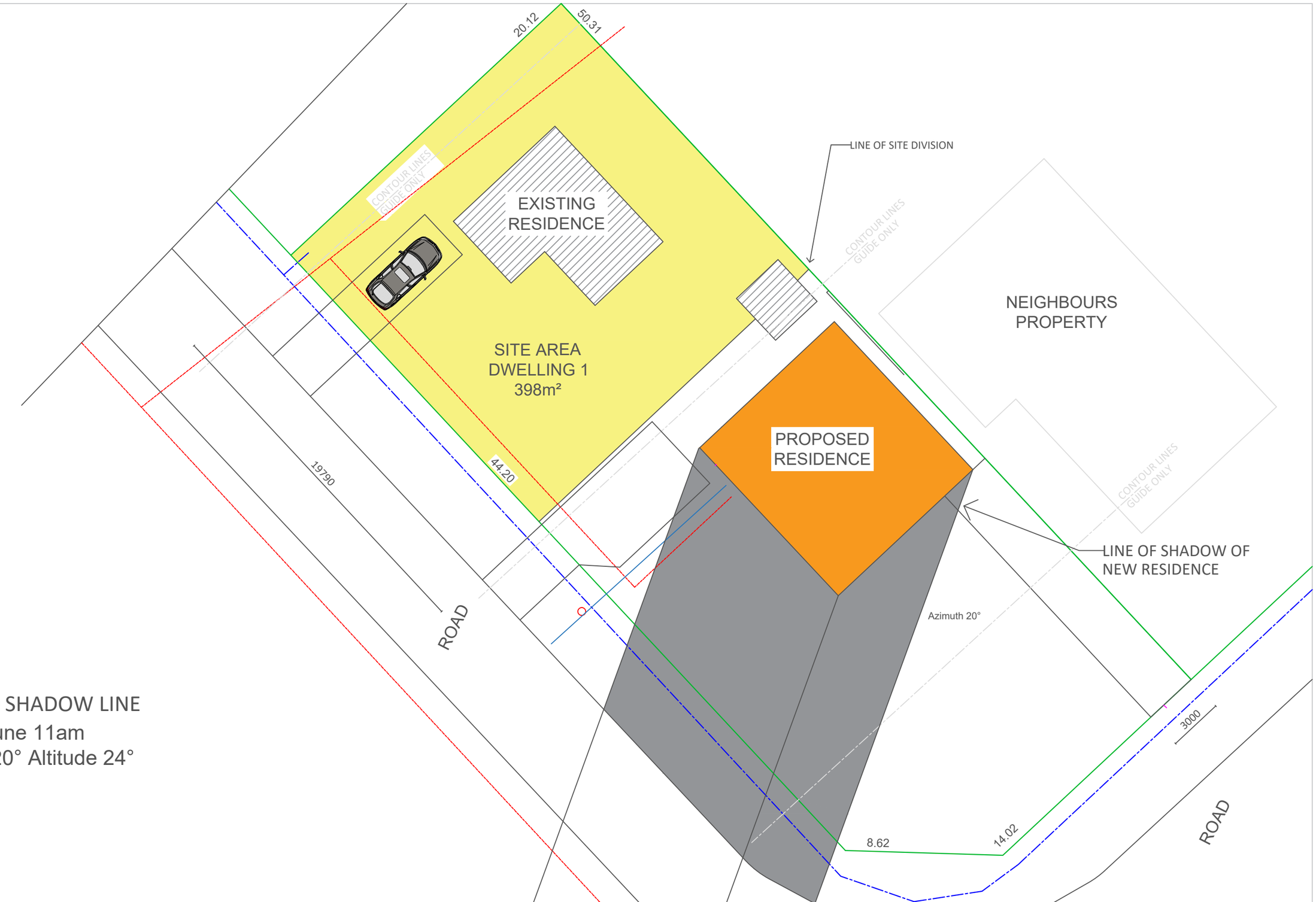
Generally to be in accordance with NCC PART 11.
Stairway and ramp construction in accordance with Part 11.2.
Max. of 18 risers to each flight.
Riser opening to be less than 125mm
Riser min 115mm and max 190mm
Tread min 240mm and max 355mm.
Barriers and handrails in accordance with NCC 11.3.
Balustrade/handrail required where area is not bounded by a wall or where level exceeds 1m above ground level, 865mm high on stairs, measured from line of stair nosing. Openings between infill members to be constructed so as to not allow 125mm sphere to pass between members.
Ramps slope gradient shall not exceed 1:8 and have a non-slip surface and comply with NCC 11.2.3

ANCILLARY PROVISIONS

Generally to be in accordance with NCC PART 12.
Construction in alpine areas to be in accordance with NCC12.2
Attachment of framed decks and balconies to external walls of walls using a waling plate to be in accordance with NCC 12.3
Heating appliances, fireplaces, chimneys and flues to be in accordance with NCC 12.4

ENERGY EFFICIENCY

Generally to be in accordance with NCC part 13.
Building fabric in accordance with NCC 13.2, insulation to comply with AS/NZ4859.1
Exhaust fans in accordance with NCC 13.4.5
Use only vapour permeable membranes tested to AS/NZ 4200.1



PREDICTED SHADOW LINE
21 june 11am
Azimuth 20° Altitude 24°

PLANS by:
AJM Drafting Services
ABN: 98 602 040 886
154 TARLETON ROAD, TARLETON
Ph: 0417 669 317 E: ben@ajmdrafting.com.au

NOTES:
Contractor before commencing work:
- all relevant start work checks have been completed
- Site height, site number, site dimensions and all site details are correct

Do not Scale from Drawings
Confirm products listed are correct with owner before installing.

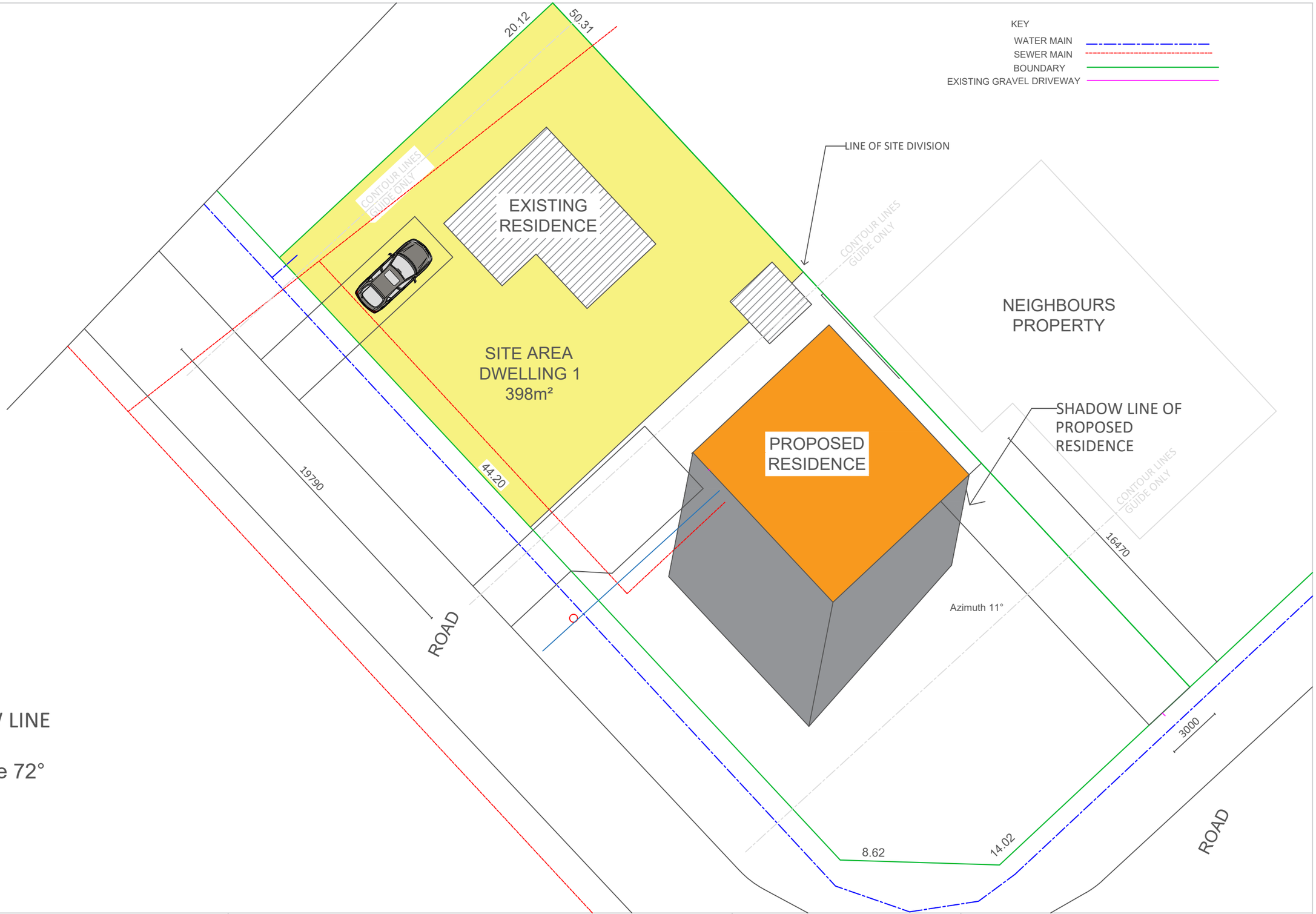
REVISION:

NORTH:

PROPOSED MULTIPLE DWELLING
FOR: D & M BAKES
AT: 41 MORIARTY RD,
STIEGLITZ 7216

DATE PUBLISHED: 10/02/25
SCALE: 1:200 PAPER: A3 JOB No.: 41MORSTIE

DRAWING:
SHADOW PLAN JUNE 17



PREDICTED SHADOW LINE
21 Dec 1pm
Azimuth 11° Altitude 72°

PLANS by:
AJM Drafting Services
ABN: 98 602 040 886
154 TARLETON ROAD, TARLETON
Ph: 0417 669 317 E: ben@ajmdrafting.com.au

NOTES:
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DATE PUBLISHED: 10/02/25
SCALE: 1:200 PAPER: A3 JOB No.: 41MORSTIE

DRAWING:
SHADOW PLAN DEC 18

Planning Support Statement

Project Description: Multiple Dwelling – application for second dwelling.

Project Location: 41 Moriarty Road, Stieglitz 7216

Which Municipality is the Property Located: Break O'day

1. 8.4.1 Residential density for multiple dwellings

41 Moriarty Road, Stieglitz

Total site 993m²
Approx. Site Area allocated for Existing Residence 398m²
Approx site Area allocated for Proposed Secondary Residence 556m²\
Car Parking Approx 39m²

2. 8.4.2 Setbacks and Building envelope For All Dwellings

41 Moriarty Road, Stieglitz

Proposed Secondary Dwelling

A1 – Setback from South West Boundary 9178mm
Setback from South East Boundary 16740mm

P2 – The proposed building is set 900mm from the side boundary and is positioned to the south of any neighbouring structures, ensuring no overshadowing impacts on adjacent properties. From

the southeast frontage, the proposed development will not result in any loss of amenity to the adjoining properties.

The neighbouring buildings at 37 and 39 Moriarty Street are two-story A-frame structures. The proposed orientation of the building has been carefully designed to maximize usable space, providing adequate parking and ample private open space on this large corner block
A3 – Building height 6080mm.

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  (ii) overshadowing the private open space of a dwelling on an adjoining property;
  (iii) overshadowing of an adjoining vacant property; and
  (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

PREDICTED SHADOW LINE
21 june 11am
Azimuth 20° Altitude 24°

PREDICTED SHADOW LINE
21 Dec 1pm
Azimuth 11° Altitude 72°

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

(ii) another dwelling on the same site.

AS per Shadow Drawings above in part A.

3. 8.4.3 Site Coverage and open space for all

41 Moriarty Road, Stieglitz

Site Coverage

Total site 920m²
Proposed Residence 110m²
Existing Residence 55.3m²
Existing Shed 9.6m²

Total coverage 174.9m² or 19%

Private Open Space

Existing Residence:
The existing residence occupies a site area of 400m², with a floor area of 55.3m². The building is positioned 4,660mm from the northwest boundary and approximately 4,800mm from the northeast boundary, providing over 20 meters of open space between the residence and the front boundary. This space, totaling more than 93m², is located to the north of the residence, ensuring excellent sunlight exposure and privacy.

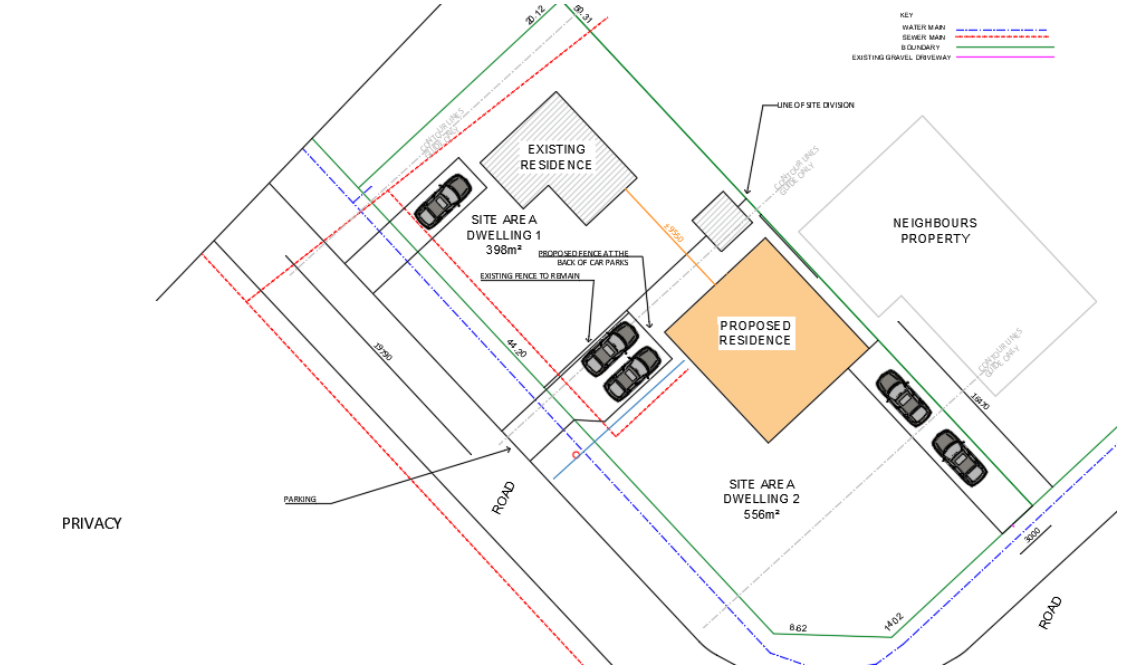
Proposed Residence:
The proposed residence will cover an area of 110m² on a 520m² site. The distance between the proposed residence and the existing dwelling to the north exceeds 9.5 meters. The generous

540m² allotment offers ample private open space, and its orientation toward the northeast corner maximizes access to sunlight, particularly from the northern exposure.

P2

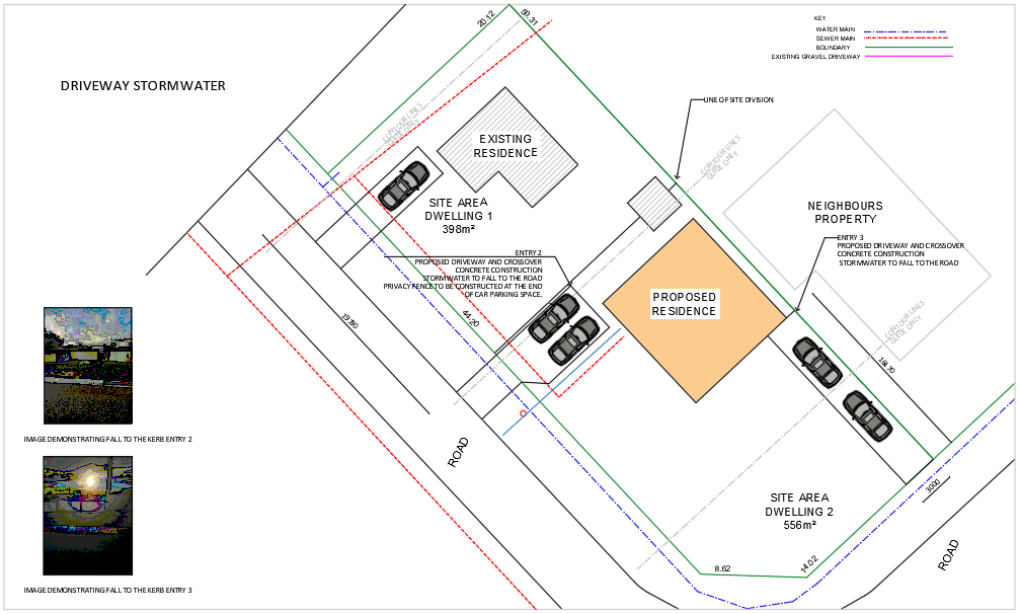
4. 8.4.6 Privacy For all Dwellings

41 Moriarty Road, Stieglitz



5. C2.6.1 Construction of parking areas

41 Moriarty Road, Stieglitz

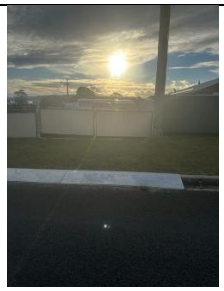


Below is correspondence from a Licensed and Qualified Tasmanian Builder.

To whom this may concern

After visiting the site at 41 Moriarty Road, Stieglitz for the Bakes property, and having photos provided to draftsman and also corresponding with our plumber (Luke Porter Plumbing) we are all on the same page that to get fall from property for storm water is very achievable. Eg. Original driveway located near on site van, has fall from boundary point to gutter of approx 600mm & adjacent end of property near power pole where there is other gates which is also the highest point on the property. If we run a penetration only a few metres down from this point, through the gutter, storm water is also achievable here also. You may also have concerns regarding driveway stormwater eg. Grate across crossovers on boundary lines, these are also achievable to drain through the same penetrations as there will be adequate fall.

I have also provided a photo below that shows the next door neighbours penetration eg. The rusty pipe one, and that property has less fall than this property.

If you need to discuss further, I can be contacted as below.

Regards
Clinton Sheridan
Mobile: 0437 751 696

Di Sheridan
M: 0498 981 118
24 Gibson Court – Spreyton, TAS, 7310
www.sheridanconstruction.com.au

SHERIDAN
CONSTRUCTION & RENOVATIONS
MOBILE: 0409 707 379

Clinton: 0437 751 696

6. Parking and Sustainable Transport Code

41 Moriarty Road, Stieglitz

C2.5.1: Multiple Dwelling Required car parking 2 per dwelling plus 1 visitor park for every 4 dwellings – a total of 5 parking spaces are documented on the proposed Site Plan.

C2.6.1:

The proposed development includes three vehicle crossovers and entries to service the two dwellings. For clarity and ease of reference in the planning application, each entry has been labelled as Entries 1, 2, and 3 on the site plan.

Entry 1 refers to the existing crossover and driveway, which includes a designated car parking space.

Entry 2 is located along the southwest boundary and features a 3-meter-wide crossover, expanding to 4.6 meters in width to accommodate parking for two vehicles. The driveway extends approximately 8,140 mm from the boundary to its end, providing 6,700 mm of space for vehicle parking.

Entry 3 is situated along the southeast boundary, with a 3-meter-wide crossover. This entry is 16,470 mm in length, allowing ample space for each vehicle, with individual parking areas well exceeding 6,700 mm in length.

C2.6.2 Design and Layout of Parking Areas.

Entry 1 and car park is existing.

Entry 2 and Car Park for Two Vehicles:
A double parallel car park has been designed in this location to maximize the efficient use of private open space for both the existing and proposed residences. This layout enhances the functionality of the property while maintaining an orderly and consistent street appearance along Moriarty Road. As Moriarty Road is not a primary thoroughfare and features two entry/exit points, traffic flow is minimal, contributing to a quieter, more residential atmosphere.

Entry 3 and Back-to-Back Car Park Design:
The back-to-back car park design optimizes the use of land allocated for the proposed residence, ensuring efficient space utilization. This layout also facilitates outdoor activities and creates a sunlit area ideal for relaxation. As previously noted, Moriarty Road is a relatively quiet street with limited traffic, and the abundance of residential driveways along this stretch further reinforces the consistent and cohesive character of the street.
C2.6.3 Number of Accesses for Vehicles

Propose to use the existing number of vehicle accesses as noted on page 2 of Drawings

7. BRE – S2.0 Stormwater Management Specific Area Plan

41 Moriarty Road, Stieglitz

As shown on updated Site Plan and Planning Support Statement