

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 / 00202
Applicant	Allira Beswick obo Engineering Plus
Proposal	Residential - Partial Demolition and Alterations/Additions to Dwelling
Location	15 Luck Court, Akaroa

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 10th January 2026 **until 5pm Friday 23rd January 2026**.

John Brown
GENERAL MANAGER

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 PLANNING RESPONSE
- A03 SHADOW PLANS
- A04 DEMOLITION FLOOR PLAN
- A05 CONSTRUCTION FLOOR PLAN
- A06 FLOOR PLAN
- A07 ELEVATIONS
- A08 ROOF PLAN
- A09 3D PERSPECTIVES

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL ZONE
BUILDING CLASS:	1A
LAND TITLE REFERENCE NUMBER:	34094/16
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUMED 'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	N/A
DISPERSIVE SOILS:	NO
SALINE SOILS:	NO
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	EXISTING

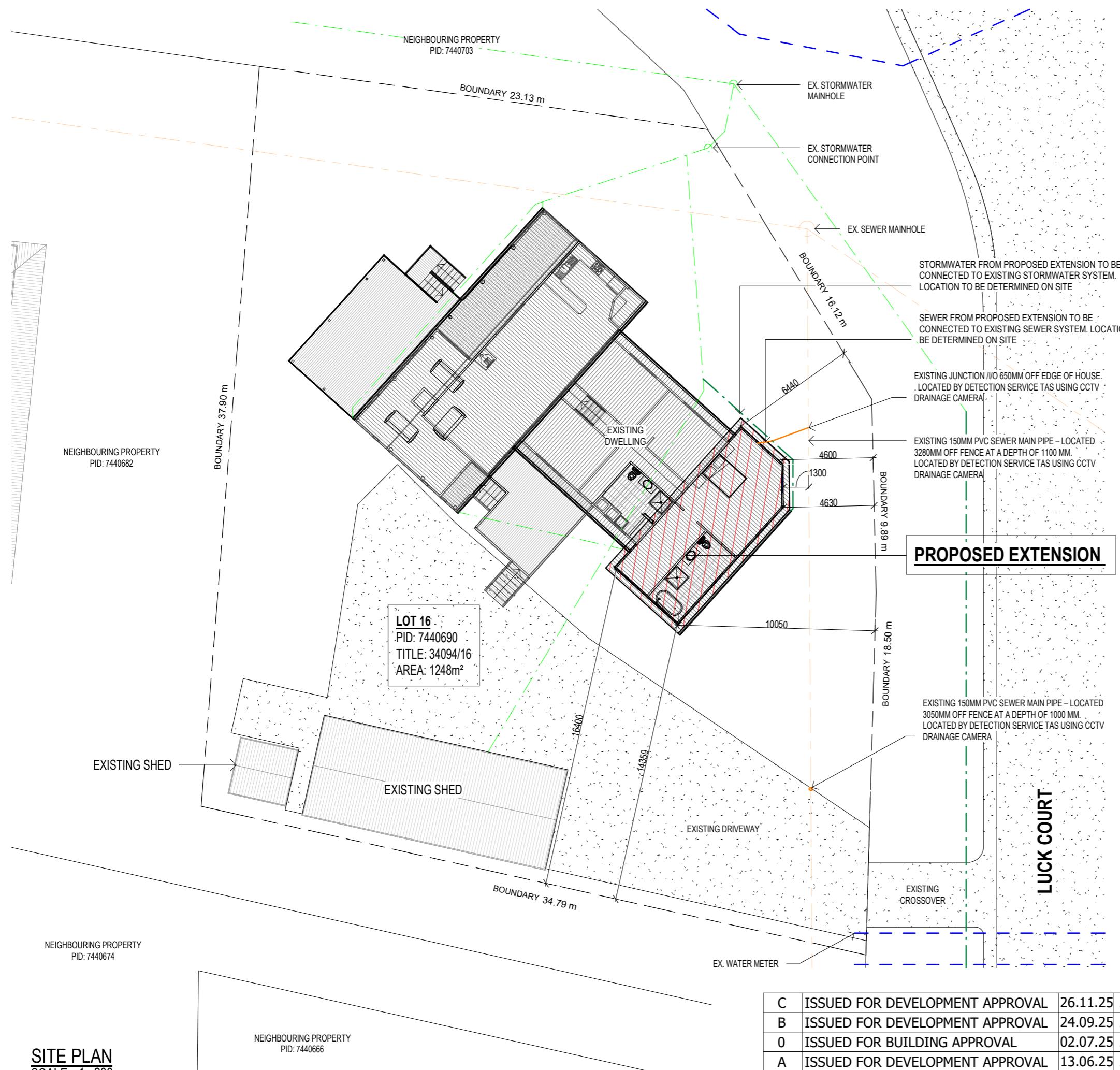
Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING DECK	54.90 m ²	5.91
EXISTING DWELLING	136.19 m ²	14.66
EXISTING VERANDAH	22.39 m ²	2.41
PROPOSED EXTENSION	38.75 m ²	4.17
	252.23 m ²	27.15

PROPOSED EXTENSION

MALCOLM SAMUEL MOORE
 & ROBYN PATRICIA MOORE
 15 LUCK CT
 AKAROA TAS 7216

BREAK O'DAY COUNCIL

ISSUED FOR DEVELOPMENT APPROVAL



PLANNING APPROVAL

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SITE PLAN
SCALE 1: 200

C	ISSUED FOR DEVELOPMENT APPROVAL	26.11.25	J.N	Date Drawn: 14.04.25
B	ISSUED FOR DEVELOPMENT APPROVAL	24.09.25	J.N	Drawn: J. Nguyen
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-	ISSUED FOR REVIEW	19.05.25	J.N	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	12.05.25	J.N	Accredited Building De
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfei
				Accreditation No: CC2

Client: M. & R. MOORE
Project: PROPOSED EXTENSION
Address: 15 LUCK CT,
AKAROA TAS 7216

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

signer Drawing No: Rev
fffer 235020 A01/A09 C
11T

PLANNING RESPONSE

8.4 DEVELOPMENT STANDARDS FOR DWELLINGS

8.4.1 RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS

N/A

8.4.2 SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS

OBJECTIVE:

THE SITING AND SCALE OF DWELLINGS:

- (A) PROVIDES REASONABLY CONSISTENT SEPARATION BETWEEN DWELLINGS AND THEIR FRONTAGE WITHIN A STREET;
- (B) PROVIDES CONSISTENCY IN THE APPARENT SCALE, BULK, MASSING AND PROPORTION OF DWELLINGS;
- (C) PROVIDES SEPARATION BETWEEN DWELLINGS ON ADJOINING PROPERTIES TO ALLOW REASONABLE OPPORTUNITY FOR DAYLIGHT AND SUNLIGHT TO ENTER HABITABLE ROOMS AND PRIVATE OPEN SPACE; AND
- (D) PROVIDES REASONABLE ACCESS TO SUNLIGHT FOR EXISTING SOLAR ENERGY INSTALLATIONS.

A1

UNLESS WITHIN A BUILDING AREA ON A SEALED PLAN, A DWELLING, EXCLUDING GARAGES, CARPORTS AND PROTRUSIONS THAT EXTEND NOT MORE THAN 0.9M INTO THE FRONTAGE SETBACK, MUST HAVE A SETBACK FROM A FRONTAGE THAT IS:

A) ACCEPTABLE. THE PROPOSED EXTENSION WILL SIT ON THE NORTH-WEST SIDE OF THE EXISTING DWELLING AND THE SETBACK FROM THE PRIMARY FRONTAGE NOT LESS THAN 4.5M

B) N/A

C) N/A

D) N/A

A2

A GARAGE OR CARPORT FOR A DWELLING MUST HAVE A SETBACK FROM A PRIMARY FRONTAGE OF NOT LESS THAN:

A) N/A

B) N/A

C) N/A

P3

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;

RESPONSE: THE PROPOSAL MAINTAINS APPROPRIATE SETBACKS AND HEIGHT, ENSURING THAT SUNLIGHT TO HABITABLE ROOMS ON ADJOINING PROPERTIES (EXCLUDING BEDROOMS) WILL NOT BE UNREASONABLY REDUCED.

(II) OVERSHADOWING THE PRIVATE OPEN SPACE OF A DWELLING ON AN ADJOINING PROPERTY;

RESPONSE: SHADOW DIAGRAMS DEMONSTRATE THAT OVERSHADOWING TO THE PRIVATE OPEN SPACE OF ADJOINING DWELLINGS REMAINS WITHIN ACCEPTABLE LIMITS AND DOES NOT UNREASONABLY IMPACT USE OR ENJOYMENT OF THOSE SPACES.

(III) OVERSHADOWING OF AN ADJOINING VACANT PROPERTY; AND

RESPONSE: ANY OVERSHADOWING OF ADJOINING VACANT LAND IS MINIMAL AND DOES NOT CONSTRAIN ITS REASONABLE DEVELOPMENT POTENTIAL.

(IV) VISUAL IMPACTS CAUSED BY THE APPARENT SCALE, BULK OR PROPORTIONS OF THE DWELLING WHEN VIEWED FROM AN ADJOINING PROPERTY;

RESPONSE: THE DWELLING HAS BEEN DESIGNED WITH SUITABLE ARTICULATION, ROOF FORM, AND MATERIALS TO REDUCE THE PERCEPTION OF BULK WHEN VIEWED FROM NEIGHBOURING PROPERTIES, ENSURING VISUAL IMPACTS ARE ACCEPTABLE.

(B) PROVIDE SEPARATION BETWEEN DWELLINGS ON ADJOINING PROPERTIES THAT IS CONSISTENT WITH THAT EXISTING ON ESTABLISHED PROPERTIES IN THE AREA; AND

RESPONSE: THE PROPOSED DWELLING PROVIDES SEPARATION CONSISTENT WITH THE ESTABLISHED CHARACTER OF SURROUNDING PROPERTIES. SETBACKS ARE COMPARABLE TO NEIGHBOURING DWELLINGS AND MAINTAIN SPACING THAT IS TYPICAL FOR THE AREA, ENSURING THE DEVELOPMENT INTEGRATES WELL WITH THE EXISTING RESIDENTIAL PATTERN.

(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.

RESPONSE: THE PROPOSAL WILL NOT CAUSE UNREASONABLE LOSS OF SUNLIGHT TO ANY EXISTING SOLAR ENERGY INSTALLATIONS ON ADJOINING PROPERTIES OR OTHER DWELLINGS ON THE SAME SITE. THE HEIGHT AND SETBACK OF THE DWELLING ENSURE THAT ANY POTENTIAL SHADING OF SOLAR PANELS IS NEGLIGIBLE AND WELL WITHIN ACCEPTABLE LIMITS.

8.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS

OBJECTIVE:

THAT DWELLINGS ARE COMPATIBLE WITH THE AMENITY AND CHARACTER OF THE AREA AND PROVIDE:

- (A) FOR OUTDOOR RECREATION AND THE OPERATIONAL NEEDS OF THE RESIDENTS;
- (B) OPPORTUNITIES FOR THE PLANTING OF GARDENS AND LANDSCAPING; AND
- (C) PRIVATE OPEN SPACE THAT IS CONVENIENTLY LOCATED AND HAS ACCESS TO SUNLIGHT.

A1

DWELLINGS MUST HAVE:

A) ACCEPTABLE. THE SITE COVERAGE OF NOT MORE THAN 50% (EXCLUDING EAVES UP TO 0.6M WIDE)

B) N/A

A2

A DWELLING MUST HAVE PRIVATE OPEN SPACE THAT:

A) IS IN ONE LOCATION AND IS NOT LESS THAN:

- (I) ACCEPTABLE
- (II) N/A

B) HAS A MINIMUM HORIZONTAL DIMENSION OF NOT LESS THAN:

- (I) ACCEPTABLE
- (II) N/A

C) ACCEPTABLE

D) ACCEPTABLE

8.4.4 SUNLIGHT TO PRIVATE OPEN SPACE OF MULTIPLE DWELLINGS

N/A

8.4.5 WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS

N/A

8.4.6 PRIVACY FOR ALL DWELLINGS

A1

N/A

A2

A WINDOW OR GLAZED DOOR TO A HABITABLE ROOM OF A DWELLING, THAT HAS A FLOOR LEVEL MORE THAN 1M ABOVE EXISTING GROUND LEVEL, MUST SATISFY (A), UNLESS IT SATISFIES (B):

(A) THE WINDOW OR GLAZED DOOR:

- (I) ACCEPTABLE
- (II) ACCEPTABLE
- (III) N/A
- (IV) N/A

(B) THE WINDOW OR GLAZED DOOR:

- (I) ACCEPTABLE
- (II) ACCEPTABLE
- (III) ACCEPTABLE.

A3

A SHARED DRIVEWAY OR PARKING SPACE (EXCLUDING A PARKING SPACE ALLOCATED TO THAT DWELLING) MUST BE SEPARATED FROM A WINDOW, OR GLAZED DOOR, TO A HABITABLE ROOM OF A MULTIPLE DWELLING BY A HORIZONTAL DISTANCE OF NOT LESS THAN:

N/A

8.4.7 FRONTRAGE FENCES FOR ALL DWELLINGS

A1

N/A

8.4.8 WASTE STORAGE FOR MULTIPLE DWELLINGS

N/A

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Rev: Amendment:		Date:	Int:	Designer Name: J.Pfeiffer
Rev: Amendment:		Date:	Int:	Accreditation No: CC2211T
Drawing No: 235020 A02/A09				Rev C



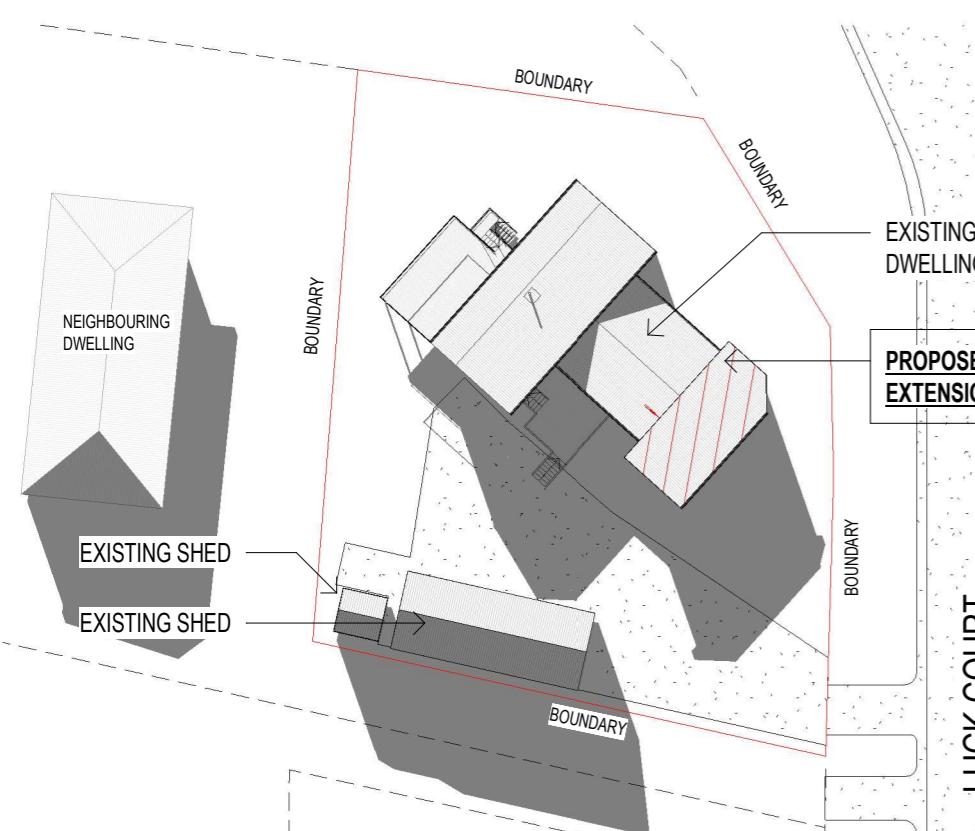
PLANNING APPROVAL

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Client: M. & R. MOORE
Project: PROPOSED EXTENSION
Address: 15 LUCK CT,
AKAROA TAS 7216

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

SHADOW PLANS 21.06.2025



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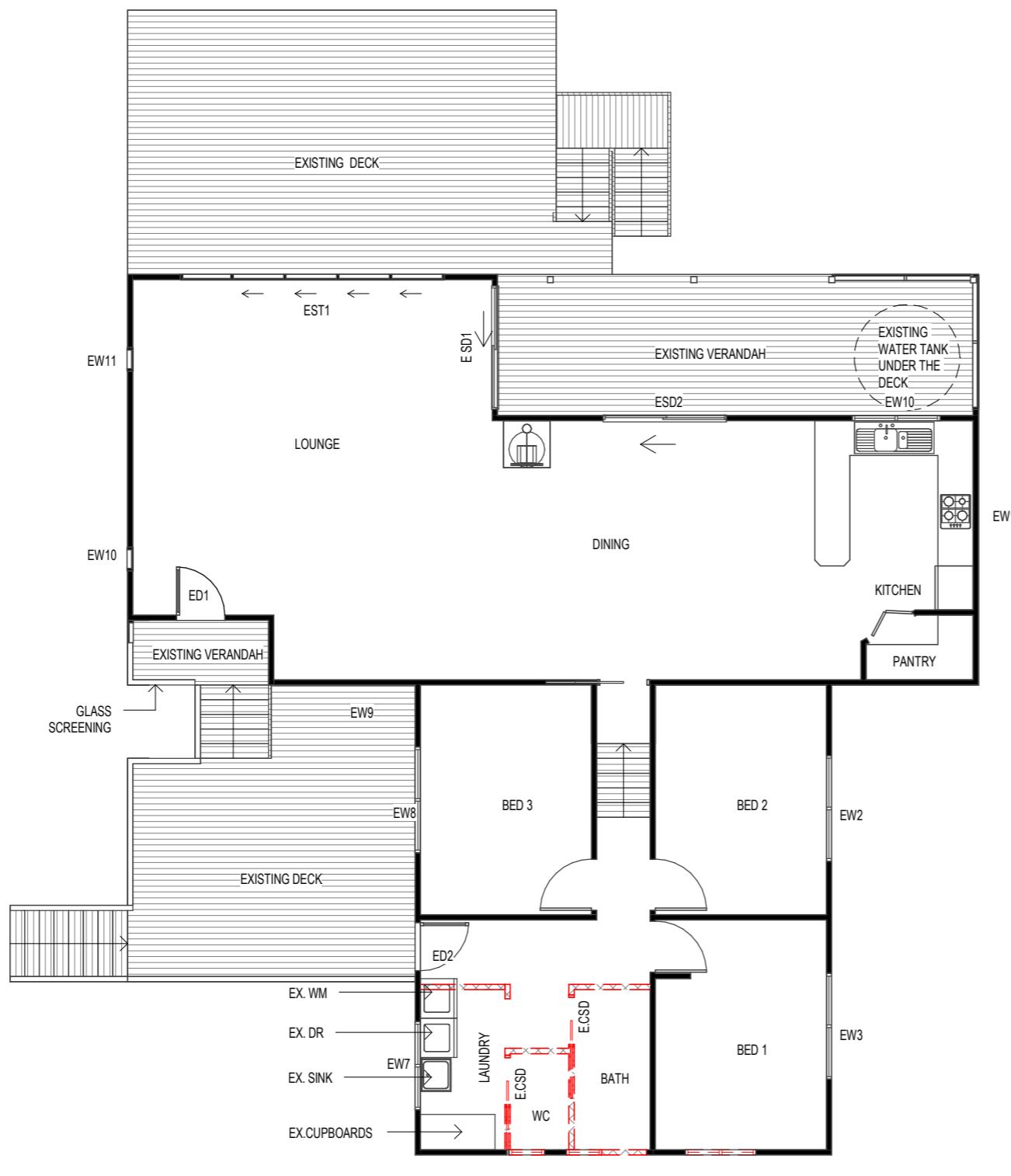
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ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

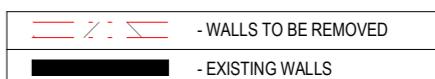
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Rev:	Amendment:	Date:	Int:	

Drawing No: 235020 A03/A09 Rev C



WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
ED1	2100	820	DG	4.0	0.61
ED2	2100	820	DG	4.0	0.61
ESD1	2100	2100	DG	4.0	0.61
ESD2	2100	2100	DG	4.0	0.61
EST1	2100	4500	DG	4.0	0.61
EW1	840Ø	-	DG	4.3	0.55
EW2	1200	1800	DG	4.3	0.55
EW3	1200	1800	DG	4.3	0.55
EW4	600	1200	DG	4.3	0.55
EW5	1200	600	DG	4.3	0.55
EW6	900	600	DG	4.3	0.55
EW7	1000	1500	DG	4.3	0.55
EW8	1200	1800	DG	4.3	0.55
EW9	840Ø	-	DG	4.3	0.55
EW10	1800	400	DG	4.3	0.55
EW11	1800	400	DG	4.3	0.55



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DEMOLITION FLOOR PLAN
SCALE 1:100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	2100	900	DG	4.3	0.55
W2	2100	900	DG	4.3	0.55
W3	2100	900	DG	4.3	0.55
W4	2100	900	DG	4.3	0.55
W5	840	840	DG	4.3	0.55
W6	2100	900	DG	4.3	0.55

NOTE:

THE PROPOSED EXTENSION IS CONSTRUCTED TO CURRENT NCC THERMAL REQUIREMENTS AND WOULD IMPROVE THE THERMAL PERFORMANCE OF THE EXISTING DWELLING

DISCLAIMER:

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

* - IF HEIGHT TO GROUND IS GREATER THAN 2.0m
WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN
INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

Area Schedule (Gross Building)

Name	Area	Area (sq)
EXISTING DECK	54.90 m ²	5.91
EXISTING DWELLING	136.19 m ²	14.66
EXISTING VERANDAH	22.39 m ²	2.41
PROPOSED EXTENSION	38.75 m ²	4.17
	252.23 m ²	27.15

— EXISTING 150MM PVC SEWER MAIN PIPE – LOCATED 3280MM OFF FENCE AT A DEPTH OF 1100 MM. LOCATED BY DETECTION SERVICE TAS USING CCTV DRAINAGE CAMERA.

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AKAROA, TAG 7216

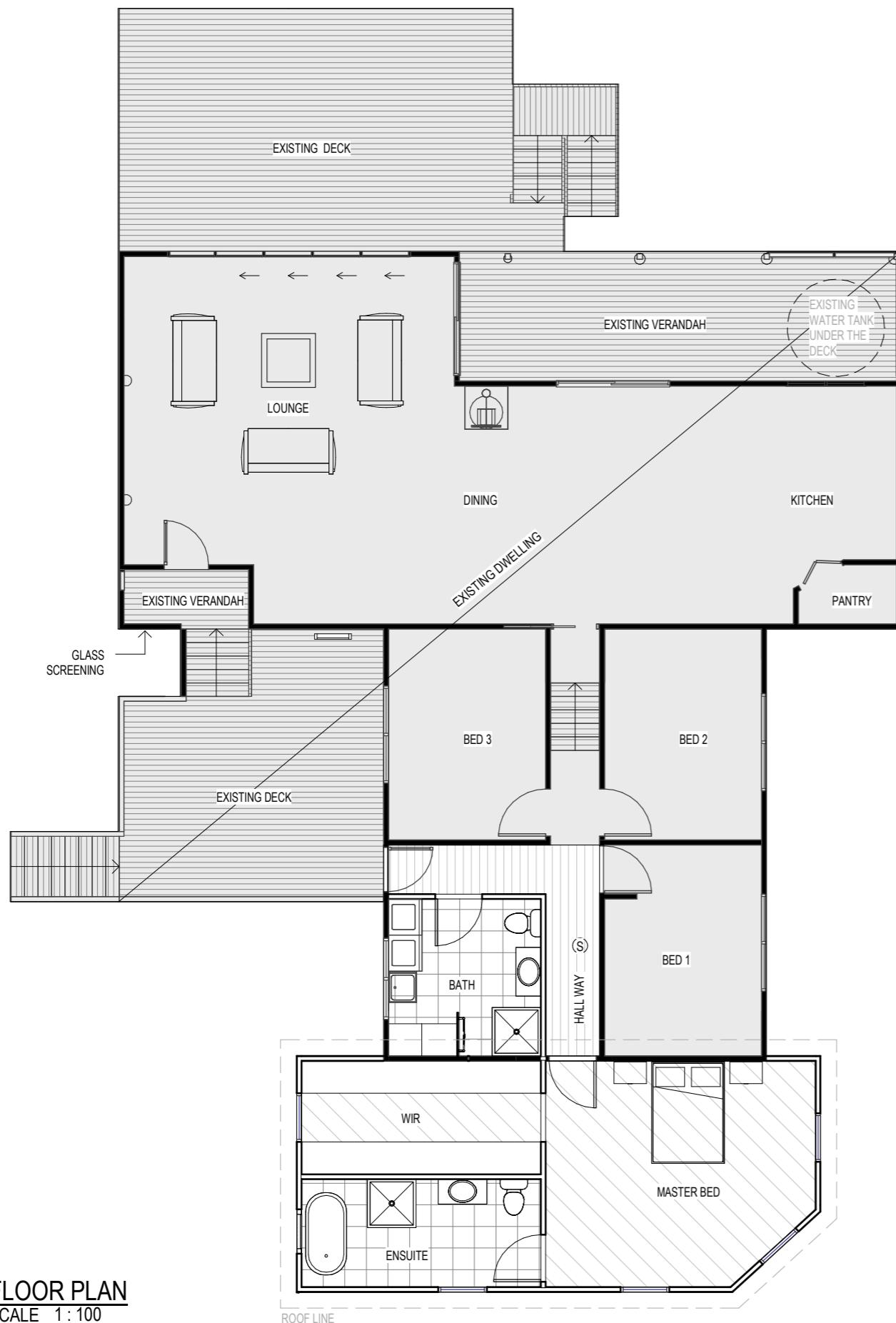
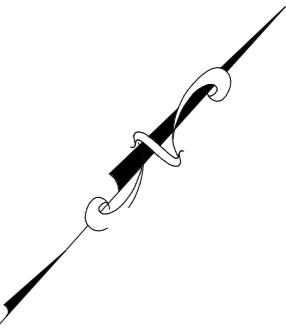
AKAROA TAS
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trip@engineeringplus.com.au

AS 7216 3 ENGINEERING PJ-JIS BUILDING DESIGN PROJECT MANAGEMENT

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Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfei
				Accreditation No: CC22

CONSTRUCTION FLOOR PLAN

SCALE 1:100



FLOOR PLAN
SCALE 1:100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

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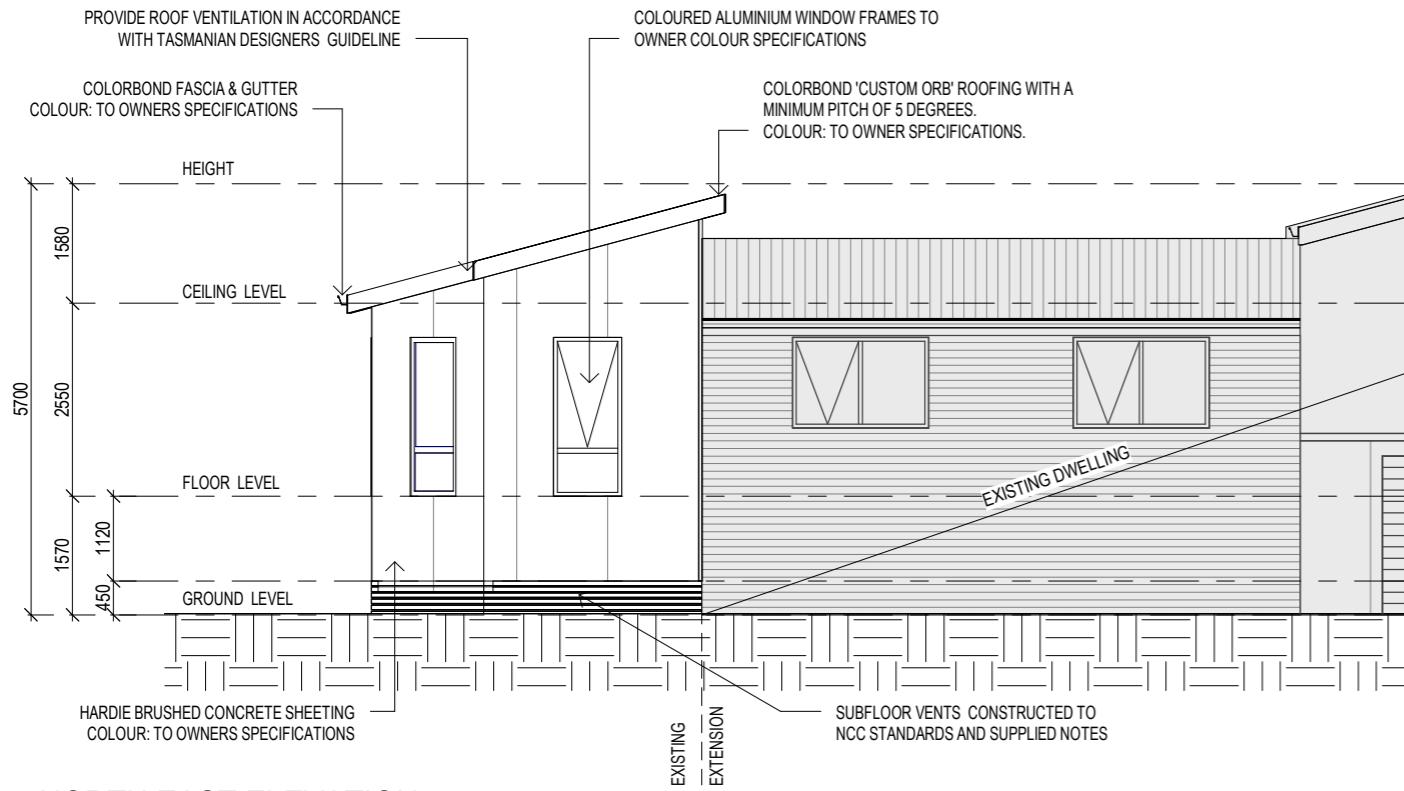
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				Drawing No: 235020 A06/A09 C

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM² PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

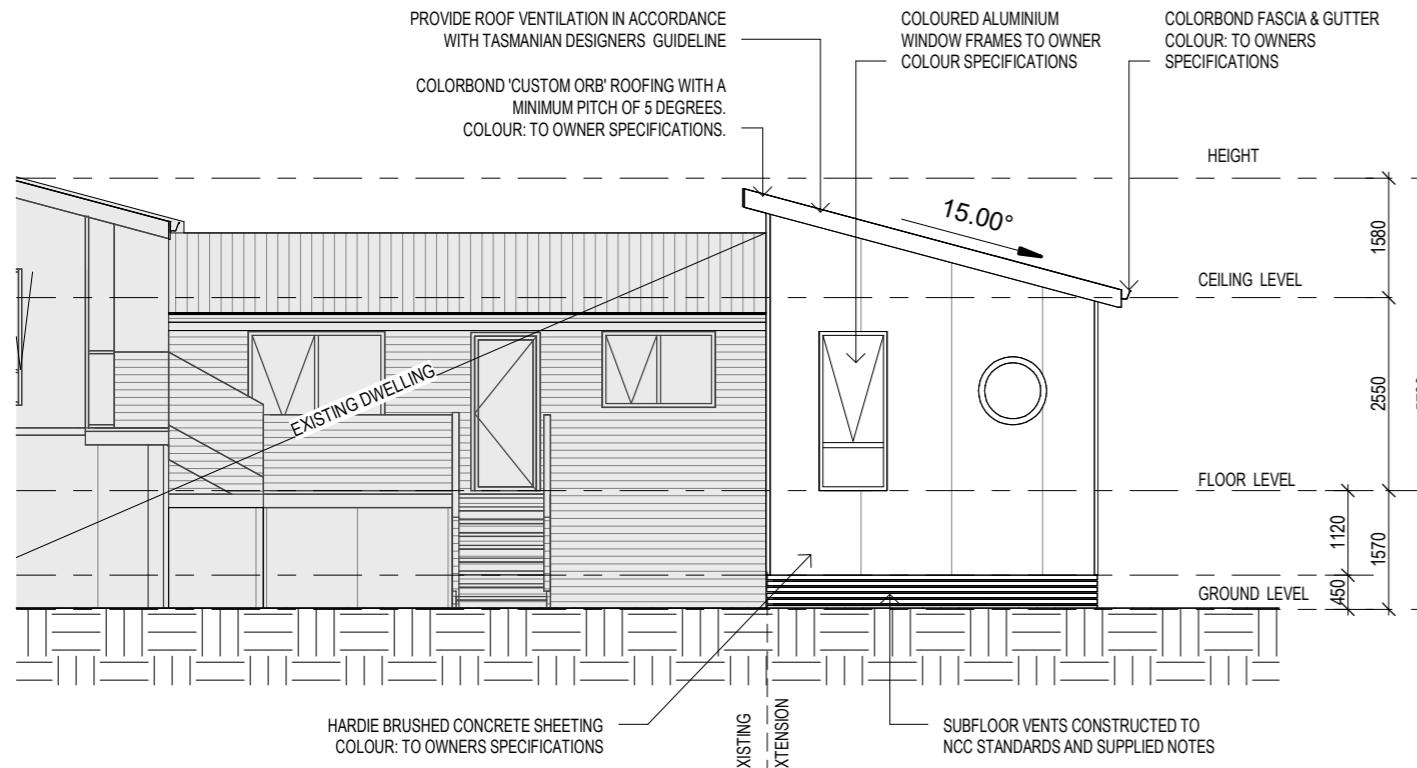
PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



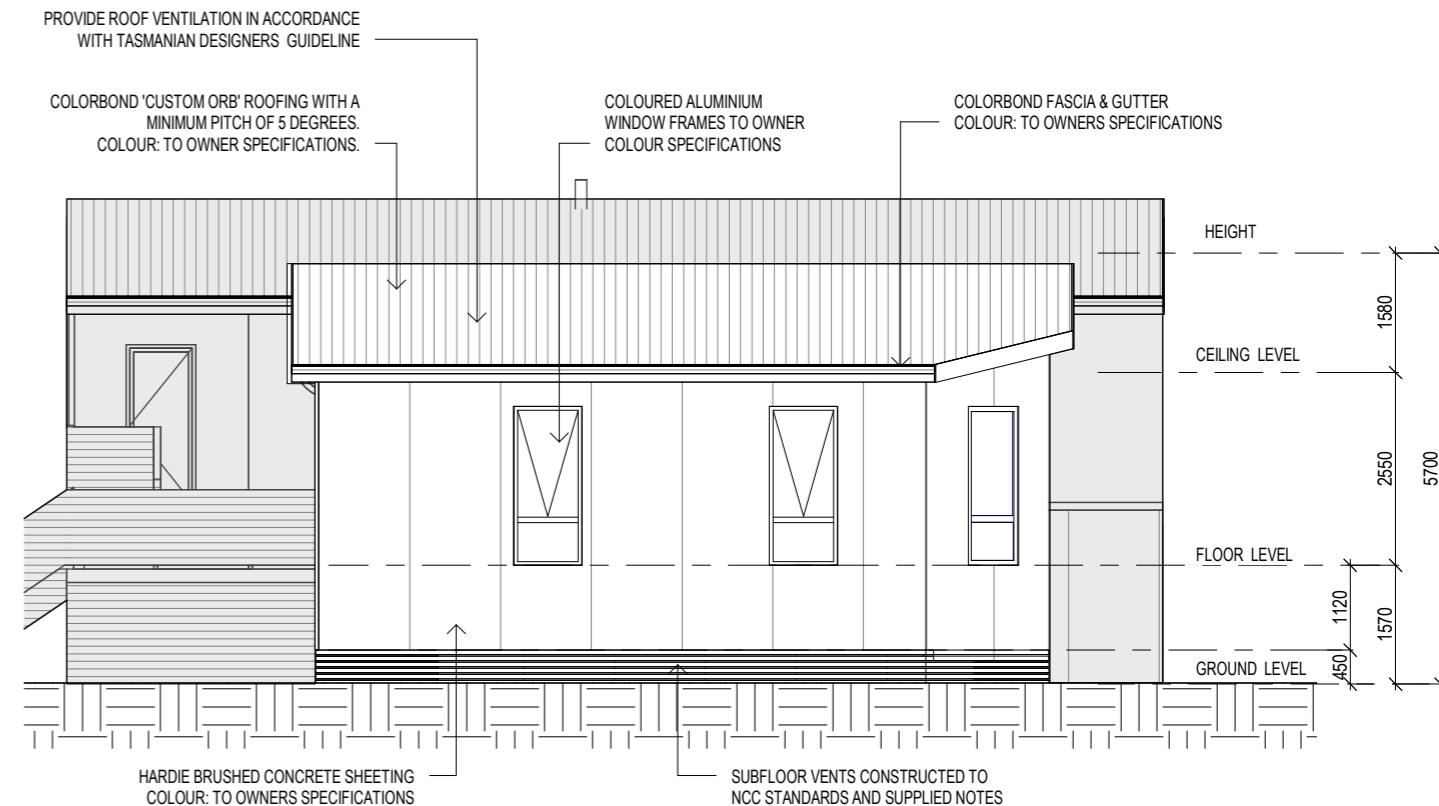
NORTH EAST ELEVATION

SCALE 1:100



SOUTH WEST ELEVATION

SCALE 1:100



SOUTH EAST ELEVATION

SCALE 1:100

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 450MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

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

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

PLANNING APPROVAL

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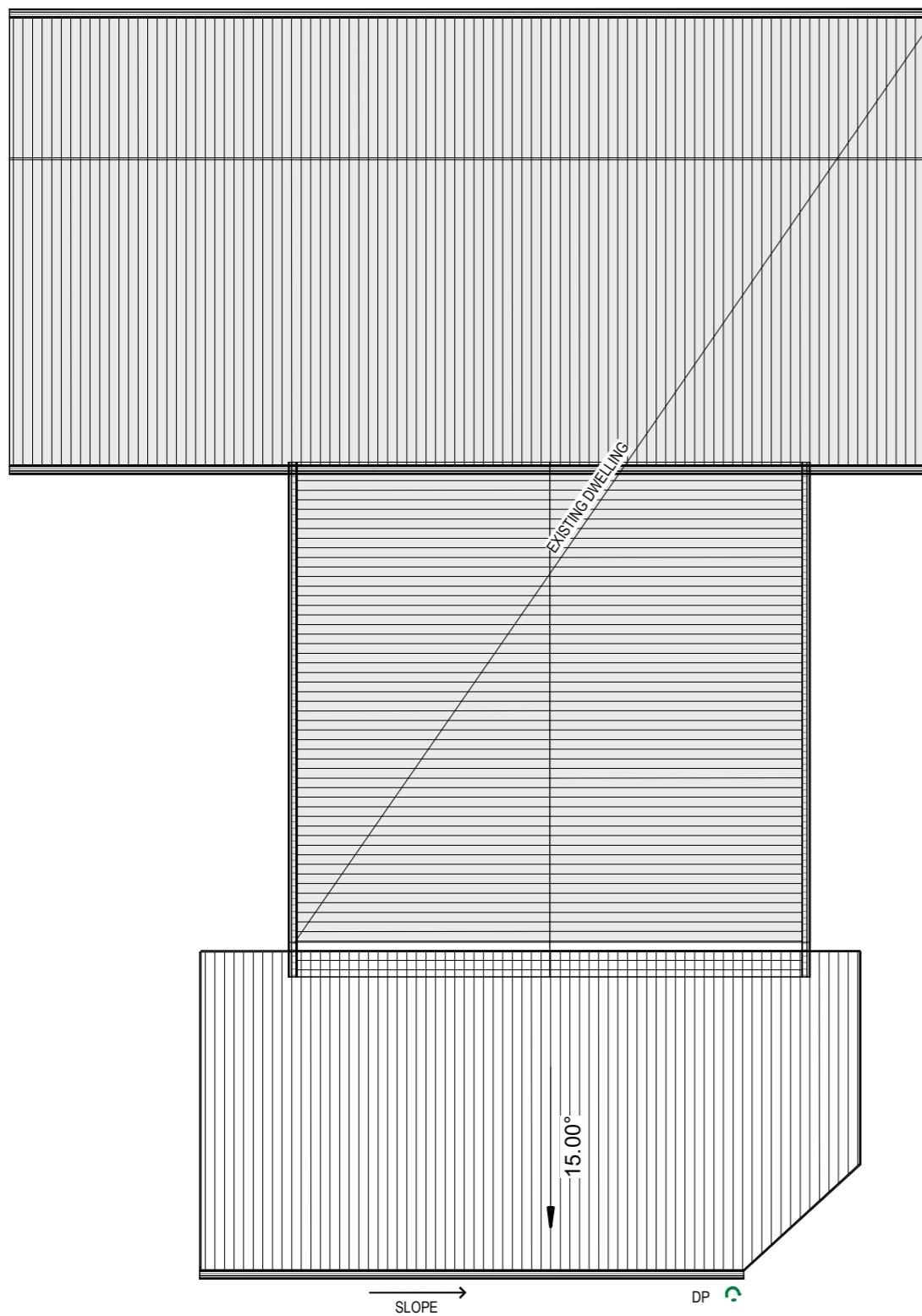
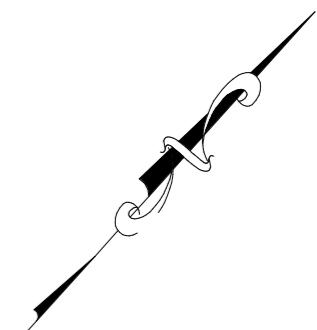
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PLUS

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Drawing No: 235020
Rev A07/A09 C



ROOF PLAN
SCALE 1:100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

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

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

COLORBOND 'CUSTOM ORB'

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

ABOVE 15 DEGREES - MINIMUM 150 MM.

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

R4.0 INSULATION BATTs TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

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

DOWNPipes - NCC PART 7.4

MAX. 12M GUTTER LENGTH PER DOWNPipe
LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS
SELECTED IN ACCORDANCE WITH TABLES 7.4.4a TO 7.4.4c

OVERFLOW MEASURES

IN ACCORDANCE WITH 7.4.7 AND TABLE 7.4.4a & 7.4.4b AND FIG. 7.4.7a TO 7.4.7d
END STOP WEIR
100mm MIN CLEAR WIDTH. INSTALLED 25mm BELOW FASCIA TOP
NOT SUITABLE WHEN END-STOP ABUTS WALL
INVERTED NOZZLE
INSTALLED WITHIN 500mm OF GUTTER HIGH POINT
100x50mm MIN. NOZZLE SIZE - MIN. 25mm BELOW FASCIA TOP
FRONT FACE WEIR
200mm CLEAR WIDTH - 20mm CLEAR HEIGHT
INSTALLED MIN. 25mm BELOW FASCIA TOP
RAINHEAD
75mm DIA HOLE IN OUTWARD FACE - CENTERLINE 100mm BELOW FASCIA TOP

GUTTERS - NCC PART 7.4

FALL NOT LESS THAN 1:500
SUPPORT BRACKETS FIXED AT STOP ENDS, CORNERS AND MAX. 1.2m CENTRES
VALLEY GUTTERS TO BE DIMENSIONED IN ACCORDANCE WITH TABLE 7.4.4c
HAVE A ROOF PITCH AND SIDE ANGLE OF NOT LESS THAN 12.5deg
HAVE A MIN. FREEBOARD OF NOT LESS THAN 15mm

OVERFLOW MEASURES

IN ACCORDANCE WITH 7.4.6 AND TABLE 7.4.4a & 7.4.4b AND FIGURE 7.4.6a & 7.4.6b
FRONT FACE SLOTTED GUTTER
MIN SLOT OPENING 1200mm/ GUTTER m
LOWER EDGE OF SLOT INSTALLED 25mm BELOW FASCIA TOP
CONTROLLED BACK GAP
PERMANENT MIN. 10mm SPACER BETWEEN GUTTER & FASCIA
ONE PER BRACKET - MIN. 50mm WIDE
GUTTER INSTALLED MIN. 10mm BELOW FASCIA TOP

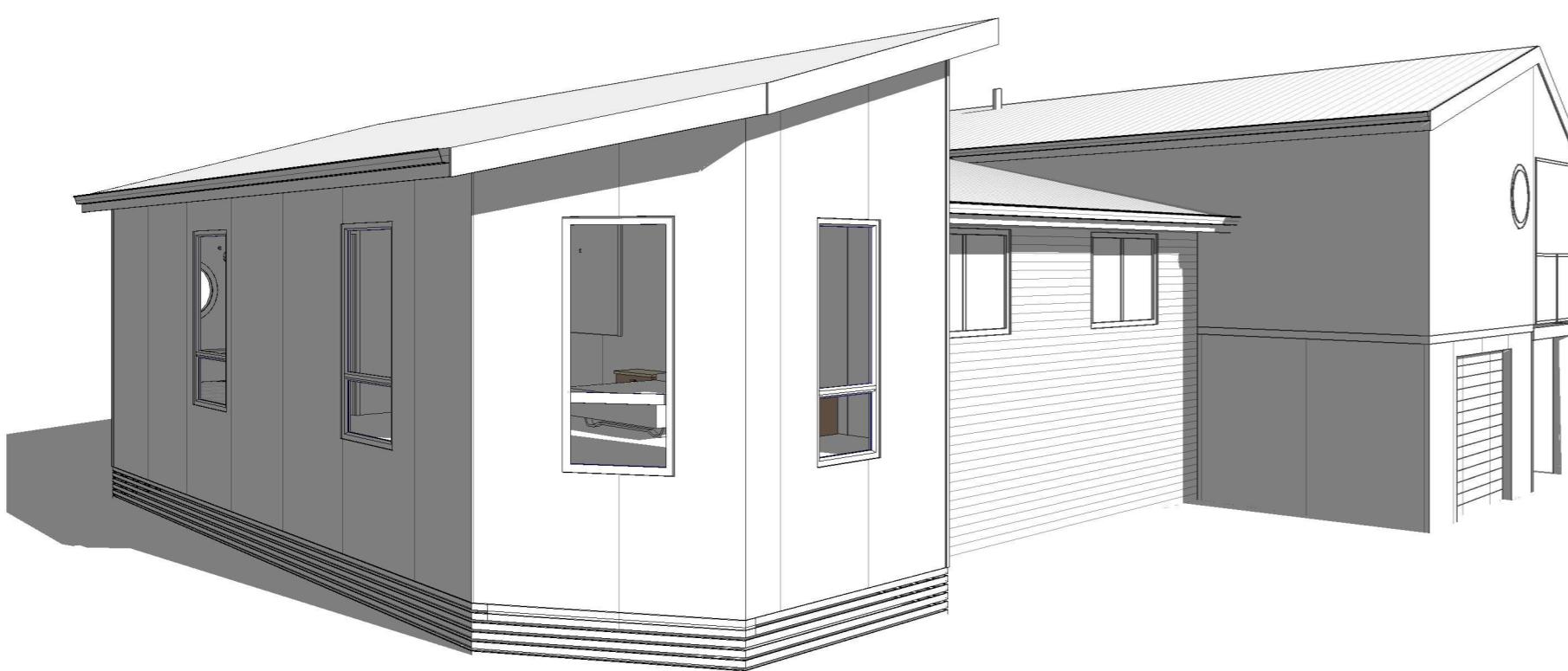
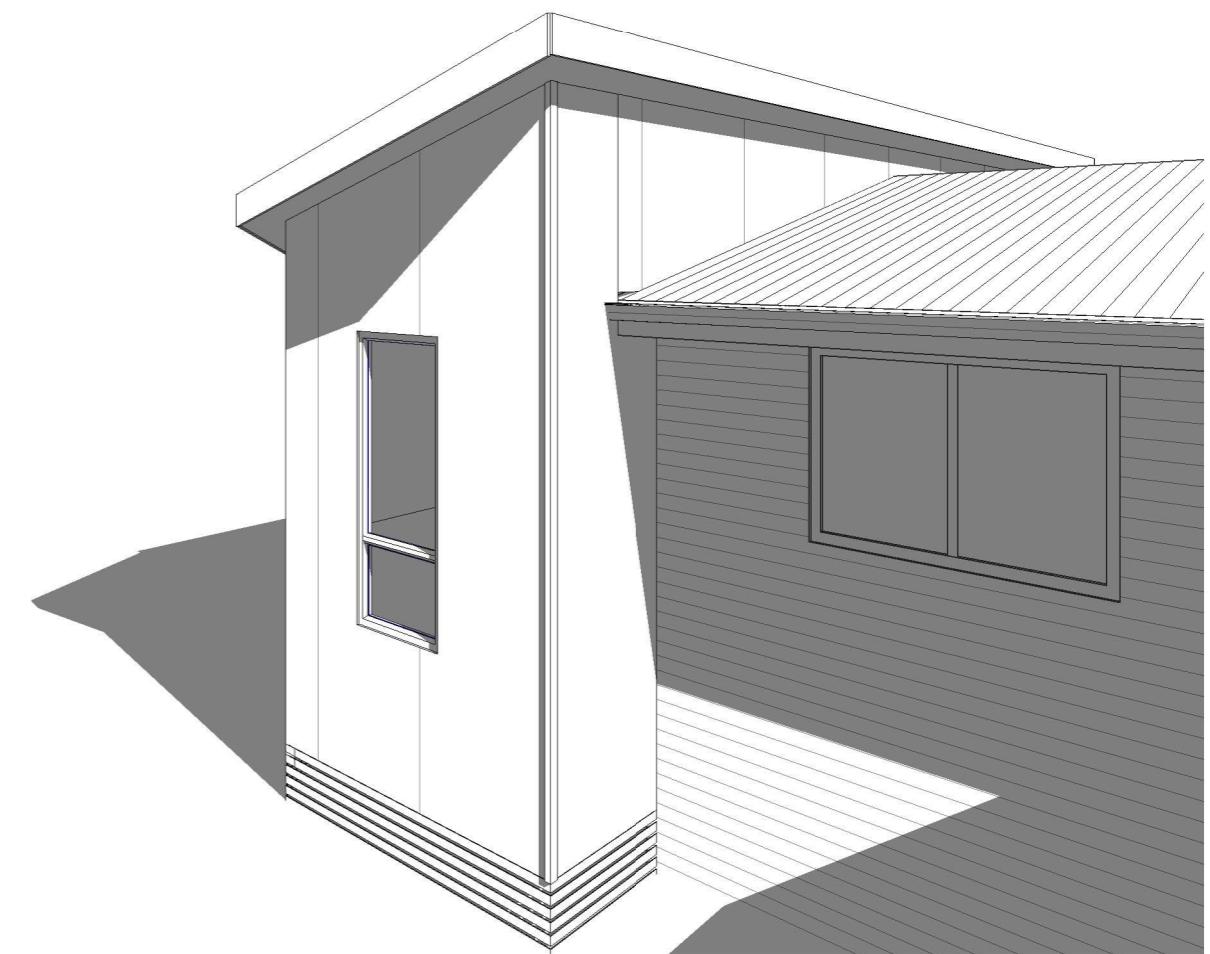
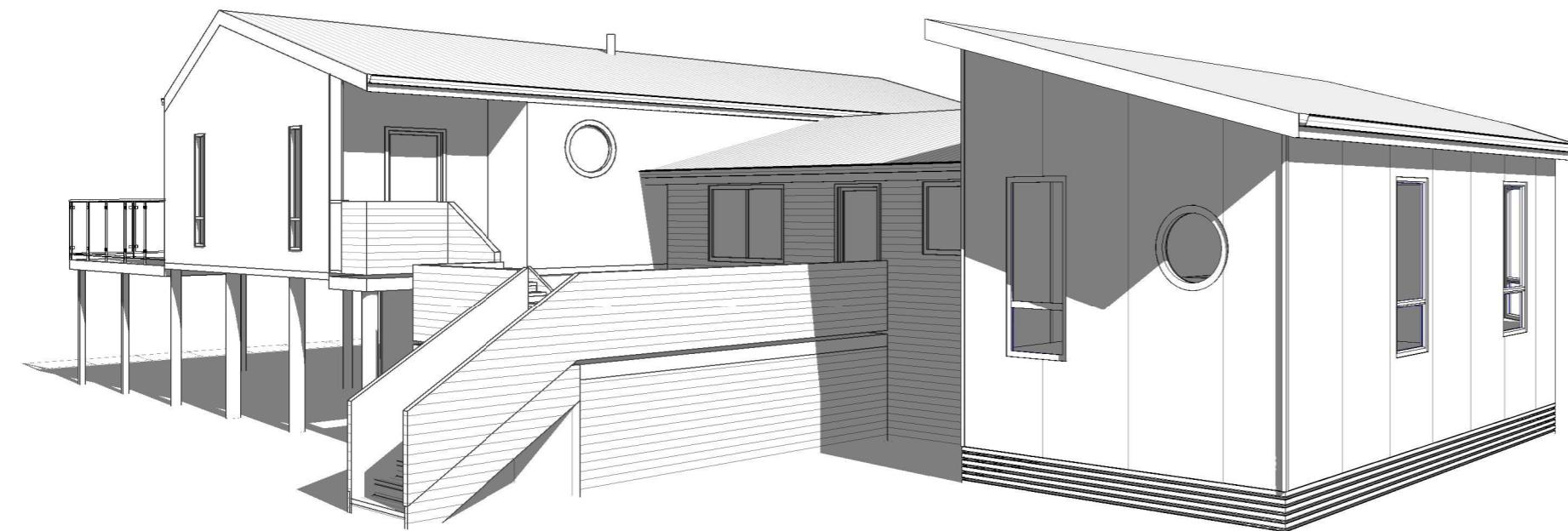
PLANNING APPROVAL

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Client: M. & R. MOORE
Project: PROPOSED EXTENSION
Address: 15 LUCK CT,
AKAROA TAS 7216
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

C	ISSUED FOR DEVELOPMENT APPROVAL	26.11.25	J.N	Date Drawn: 14.04.25
B	ISSUED FOR DEVELOPMENT APPROVAL	24.09.25	J.N	Drawn: J. Nguyen
O	ISSUED FOR BUILDING APPROVAL	02.07.25	J.N	Checked: R. Hall
A	ISSUED FOR DEVELOPMENT APPROVAL	13.06.25	J.N	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	19.05.25	J.N	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	12.05.25	J.N	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T
				Drawing No: 235020
				Rev: A08/A09 C



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Client: M. & R. MOORE
Project: PROPOSED EXTENSION
Address: 15 LUCK CT,
AKAROA TAS 7216
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

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