APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-100

NAME OF APPLICANT: Systembuilt Homes

PROPOSAL: Dwelling, outbuilding and access

LOCATION: 5120 Channel Highway, Gordon

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 9 October 2020.
## DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-100</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Dwelling, outbuilding and access</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>5120 Channel Highway, Gordon</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Systembuilt Homes</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Vicky Shilvock</td>
</tr>
</tbody>
</table>

**Associated Documents:**

The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
- Bushfire Hazard Assessment
Development Application: DA 2020-100
Plan Reference no: P6
Date Received: 23 September 2020
Date Advertised: 26 September 2020

PROJECT STAGE

PLANNING STAGE

CLIENT

PATRICK & BERNADETTE HENRY
5120 CHANNEL HIGHWAY
GORDON, TAS 7150

PROJECT NO: 5110 MODEL NO: CUSTOM

1063 CAMBRIDGE ROAD
CAMBRIDGE, TASMANIA 7170
PHONE 6214 9888 EMAIL: admin@systembuildhomes.com.au
Accredited Designer: Daniel Bastin CC6836

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INURE AN AMENDMENT / ADMINISTRATION MINIMUM FEE OF $500.00

SIGNATURES:

CLIENT:…………………… DATE:…………………..

CLIENT:…………………… DATE:…………………..

BUILDER: …………………. DATE:…………………..

GARAGE ENVELOPE

PROJECT NO: 5110 SHEET: A2.2
SCALE: 1 : 100 DATE: 23/09/2020

DRAWN: ER CHECK: DB REV: 02
CONSTRUCTION AND MATERIALS IN ACCORDANCE
WITH AS 1684.2 AND
AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL 19
GLAZING TO BE IN ACCORDANCE WITH AS1288
AND AS5047
WIND SPEED 41M/S N3

ELECTRICAL INSTALLATION TO BE IN
ACCORDANCE WITH AS/NZS 3000:2018

SMOKE ALARMS
IN ACCORDANCE WITH PART 3.7.5 OF CURRENT
N.C.C. AND TO AS3796. ALL SMOKE ALARMS TO
BE INTERCONNECTED WITH BATTERY BACKUP

HEATING
IN ACCORDANCE WITH 3.7.3 OF CURRENT N.C.C.
INSTALLATION TO BE IN ACCORDANCE WITH
APPLICABLE AUSTRALIAN AND
MANUFACTURER'S SPECIFICATIONS.

ELECTRICAL LEGEND

SINGLE GPO 3
DOUBLE GPO 12
32 AMP ISOLATOR SWITCH 1
10 AMP ISOLATOR SWITCH 1
EXTERNAL DOUBLE GPO 2
LIGHTSWITCH 3
2 WAY LIGHTSWITCH 1
3 WAY LIGHTSWITCH 2
4 WAY LIGHTSWITCH 0

PLAN REFERENCE: DA 2020-100
DATE RECEIVED: 23 SEPTEMBER 2020
DATE ADVERTISED: 26 SEPTEMBER 2020

PROJECT STAGE
PLANNING STAGE

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5120 CHANNEL HIGHWAY
GORDON, TAS 7150

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PLAN WILL INLRU AN AMENDMENT / ADMINISTRATION MINIMUM
FEE OF $500.00

SIGNATURES:

CLIENT: ……………………… DATE: …………………

CLIENT: ……………………… DATE: …………………

BUILDER: ……………………… DATE: …………………

LIGHTING/ELECTRICAL

PROJECT NO: 5110 SHEET: A3.0
SCALE: As indicated DATE: 23/09/2020
DRAWN: ER CHECK: DB REV: 02
Development Application: DA 2020-100
Plan Reference no.: P6
Date Received: 23 September 2020
Date Advertised: 26 September 2020
X BRACING IS REQUIRED IN 1 SIDE BAY(S) AND 1 ROOF BAY(S) (BOTH SIDES).
INTERNAL FRAME SECTION

SCALE: 1:100

Refer to Sheet #4 for concrete specification.

Development Application: DA 2020-100
Plan Reference no.: P4
Date Received: 18 August 2020
Date Advertised: 26 September 2020
Development Application: DA 2020-100
Plan Reference no.: LP4
Date Received: 18 August 2020
Date Advertised: 26 September 2020
NOTES:

BRACING MATERIALS - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING. SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

BRACING LOCATION - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

BRACING REMOVAL - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

SITE SAFETY - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION. RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

TILT UP METHOD
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPOARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.

B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.

C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.

D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.

E. INSTALL REMAINING PURLINS.

F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.

G. REPEAT FOR LEANTO'S.

FRAME FIRST METHOD
FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG

A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.

B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.

C. THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.

D. STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME. INSTALL REMAINING PURLINS AND GIRTS.

F. REPEAT FOR LEANTO'S.
NOT PART OF COUNCIL APPLICATION DOCUMENTATION

PATRICK AND BERNADETTE HENRY
5136 CHANNEL HIGHWAY
GORDON

BOLT LAYOUT PLAN

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.