



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/25
Application Type:	Discretionary Development Application
Property Location:	Ellendale Road, Fentonbury (CT 217578/1)
Proposal:	Dwelling
Advertising Commencement Date:	18 May 2026
Representation Period Closing Date:	01 June 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

PROPOSED CONTAINER HOME
 Lot 1 ELLENDALE RD, FENTONBURY
 FOR MARK JAMIESON

SITE INFORMATION

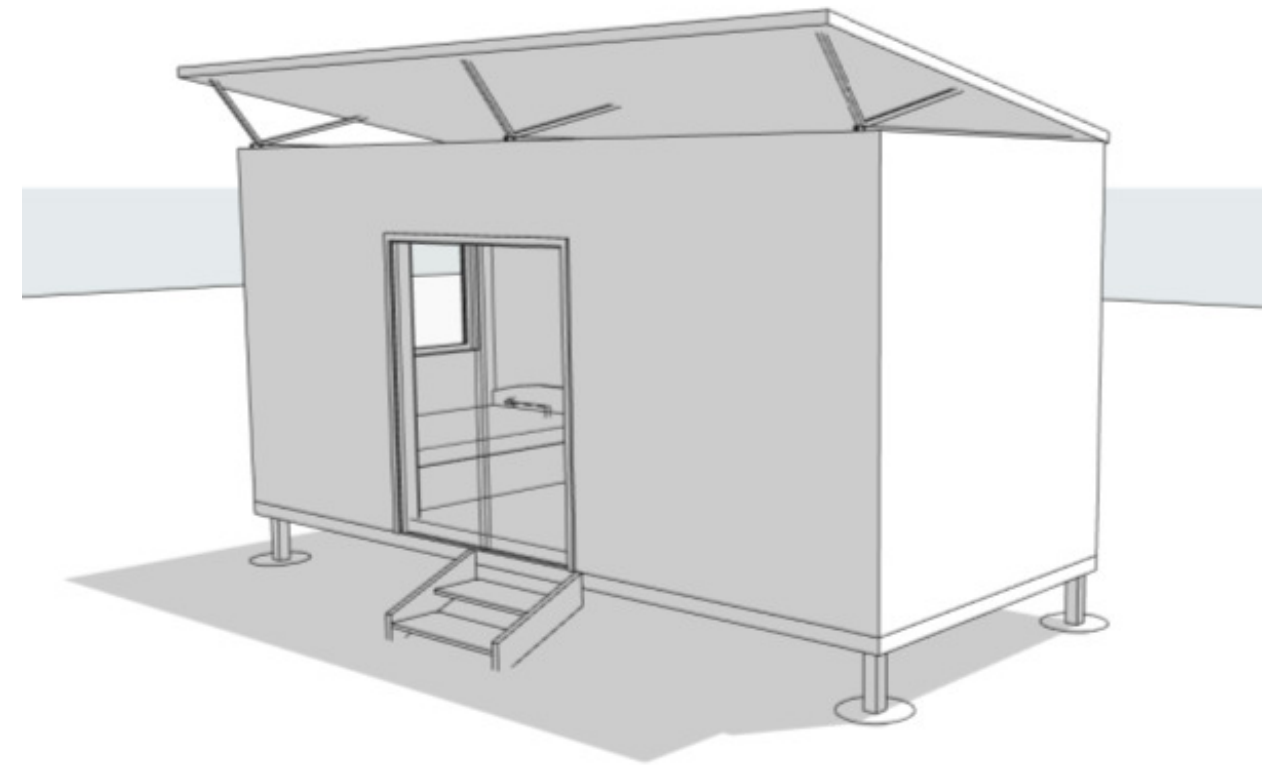
BUILDING DESIGNER - STEPHEN LAWES
 ACCREDITATION - CC 4667 J
 LAND TITLE REFERENCE No - VOLUME 185524 FOLIO 6
 PROPERTY ID NUMBER - 9837149
 LAND AREA - 995 m2

PROPOSED DWELLING AREA - 14.9 m2
 PROPOSED DECK AREA - 12.96 m2

DESIGN WIND SPEED - TBA
 SOIL CLASSIFICATION - TBA
 CLIMATE ZONE - 7
 FLOODING - NO
 BAL RATING - TBA
 CORROSION ENVIROMENT - MEDIUM

DRAWING SCHEDULE

DWG -SHEET 1 COVER SHEET
 DWG -SHEET 2 SITE PLAN
 DWG -SHEET 3 FLOOR PLAN / WINDOW SCHEDULE
 DWG -SHEET 4 ELEVATIONS
 DWG -SHEET 5 ELEVATIONS
 DWG -SHEET 6 SECTION A-A
 DWG -SHEET 7 WALL CONSTRUCTION DETAILS
 DWG -SHEET 8 ROOF & ELECTRICAL PLAN
 DWG -SHEET 9 DRAINAGE PLAN
 DWG -SHEET 10 WATER PROOFING DETAILS
 DWG -SHEET 11 SPECIFICATION SHEET
 DWG -SHEET 12 SERVICES PLAN



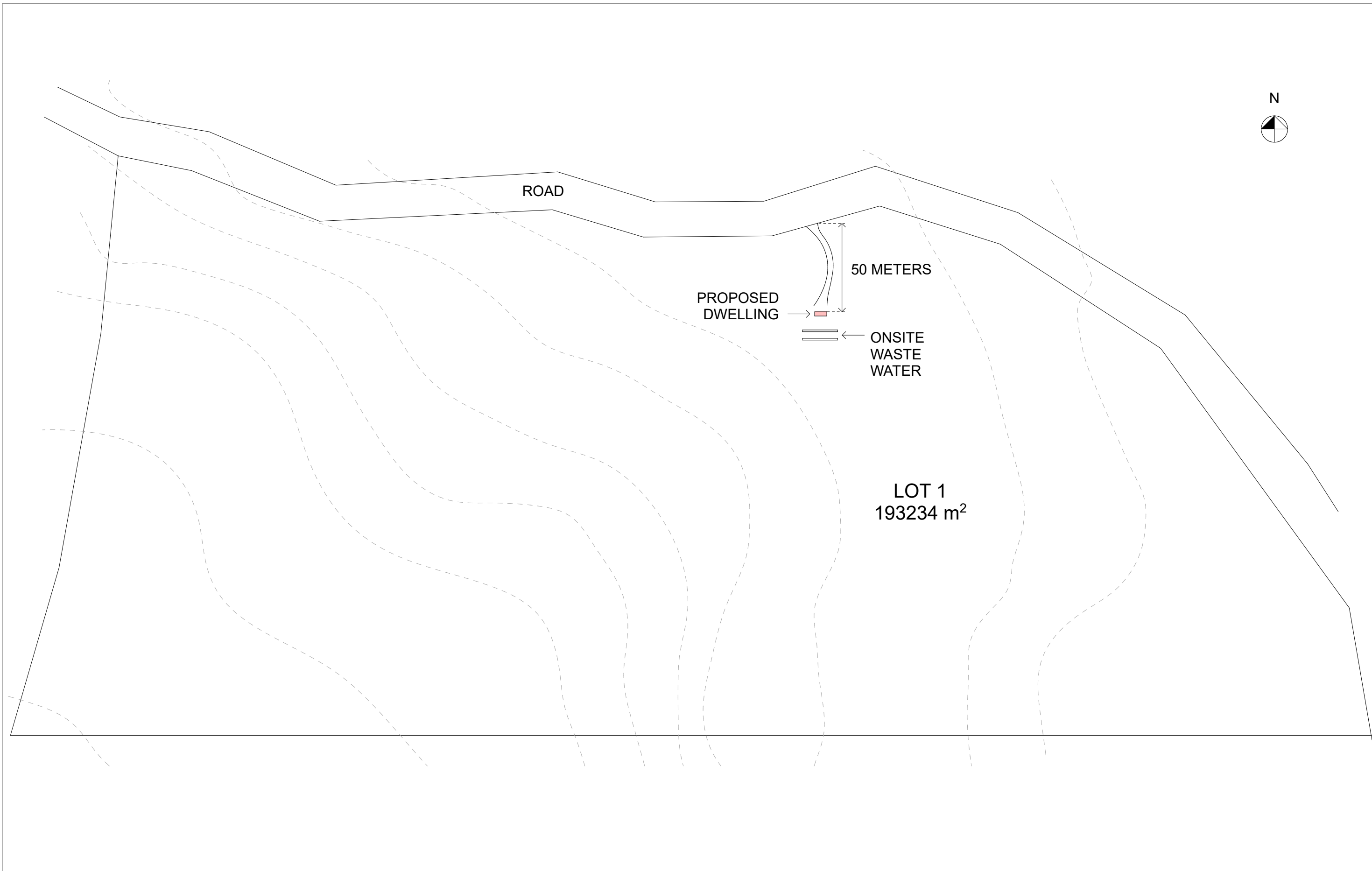
ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
 ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
 ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
 PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

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 E-MAIL : stephenlawes@aapt.net.au

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 CC 4667 J
 CATEGORY ABP I
 25 JILLIAN ST
 KINGSMEADOWS 7249
 DRAWN BY FC

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DRAWING	COVER SHEET
DATE	6/3/2026
DWG 806	SHEET 1
SCALE	



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DRAWING	SITE PLAN
DATE	6/3/2026
DWG 806	SHEET 2
SCALE	1:1000

WINDOWS AND DOOR SIZES WRITTEN IN SCHEDULE ARE TO BE CROSS CHECKED WITH FLOOR PLANS AND ELEVATIONS BY BUILDER FOR ANY ANOMALIES PRIOR TO QUOTING AND ORDERING

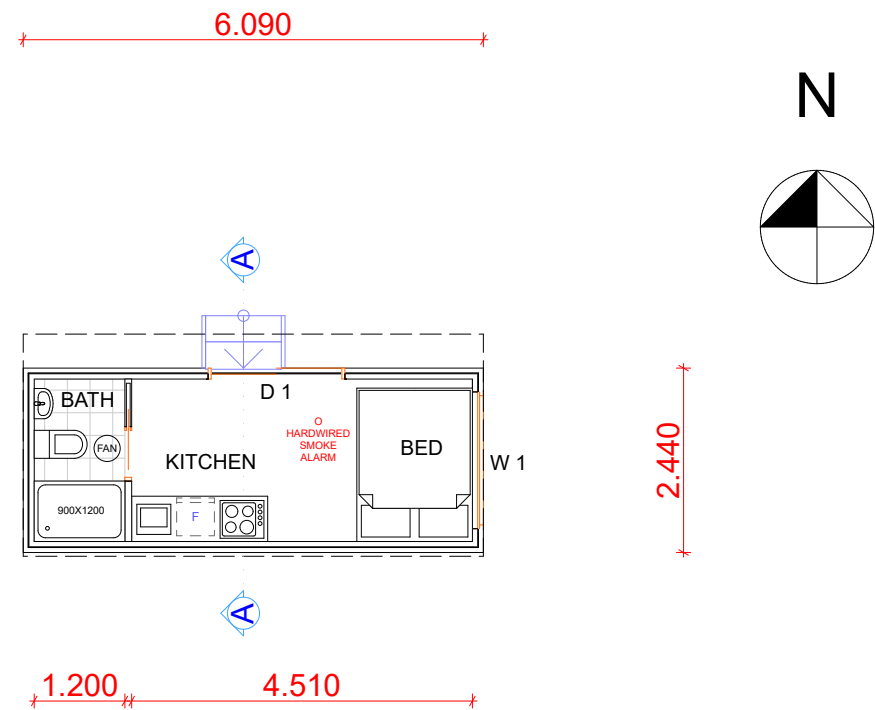
WINDOWS / DOORS TO COMPLY WITH THE NOTED BAL RATING

WINDOW AND DOOR SCHEDULE
-ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE

WINDOW MANUFACTURER -SEE ENERGY EFFICIENCY CERTIFICATE, WHERE ALTERNATIVE WINDOW AND DOORS ARE USED THEY MUST HAVE EQUAL OR BETTER ENERGY EFFICIENCY RATING.

	HEIGHT	WIDTH	TYPE	GLASS
W 1		1200X1810		

	DOORS			
D 1	2100X1800	SLD		



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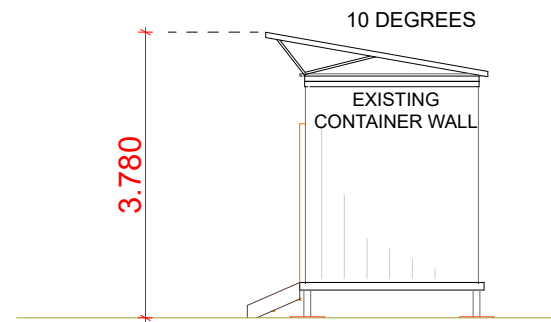
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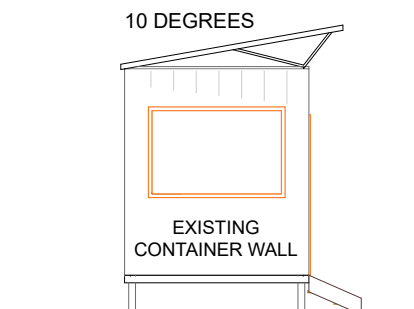
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DRAWING	FLOOR PLAN
DATE	6/3/2026
DWG 806	SHEET 3
SCALE	1:100



WEST ELEVATION



EAST ELEVATION

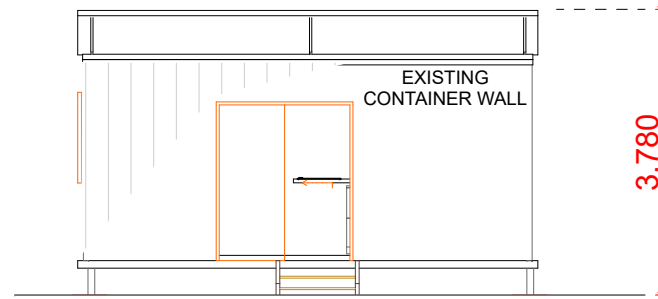
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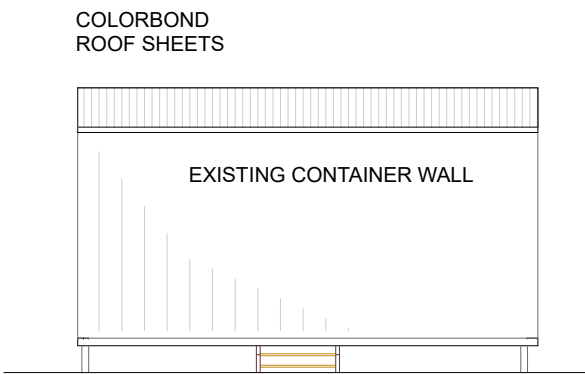
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DRAWING	EW ELEVATIONS
DATE	6/3/2026
DWG 806	SHEET 4
SCALE	1:100



NORTH ELEVATION



SOUTH ELEVATION

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DRAWING	NS ELEVATIONS
DATE	6/3/2026
DWG 806	SHEET 5
SCALE	1:100

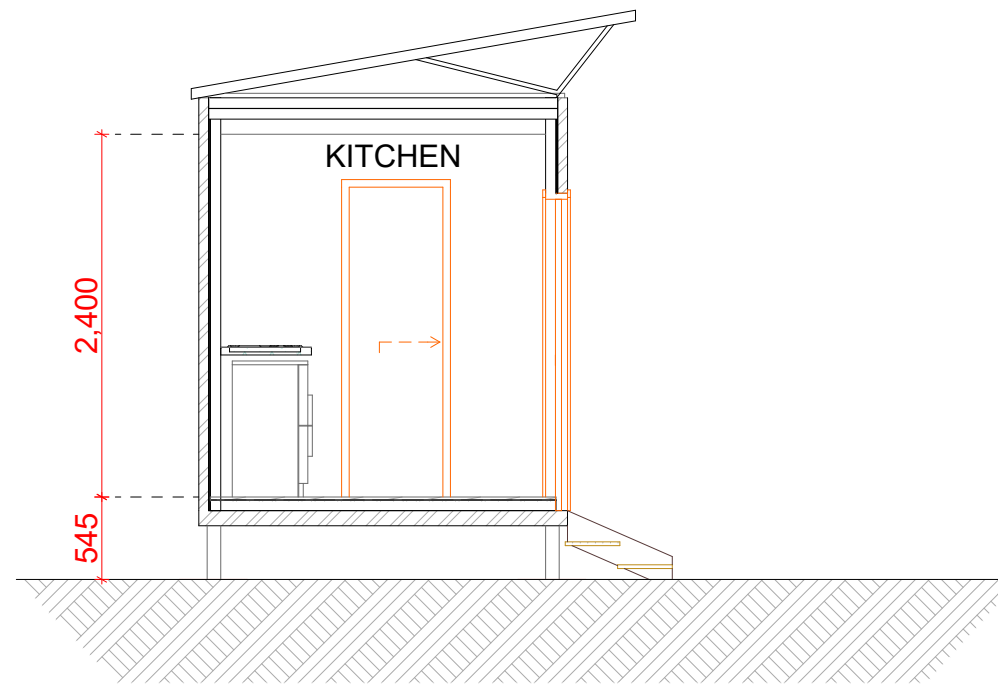
WATERPROOFING

WATER PROOFING TO COMPLY WITH
NCC 2022 PART 10.2.6 AND AS 3740

- FIXTURES ARE INSTALL LED
- ENTIRE FLOORS AND WALLS WHERE TO TILED
- SHOWER FLOORS AND HOBS
- 1800mm HIGH ABOVE SHOWER FLOOR
- 150 mm ABOVE BATH AND LAUNDRY TUB
- WALL JUNCTIONS AND WALL/FLOOR JUNCTIONS
- ALL PENETRATIONS

AND TO BE APPLIED
IN ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS
VILLA BOARD OR MOISTURE RESISTANT
PLASTERBOARD TO BE USED IN WET AREAS

10 DEGREES



SECTION A-A

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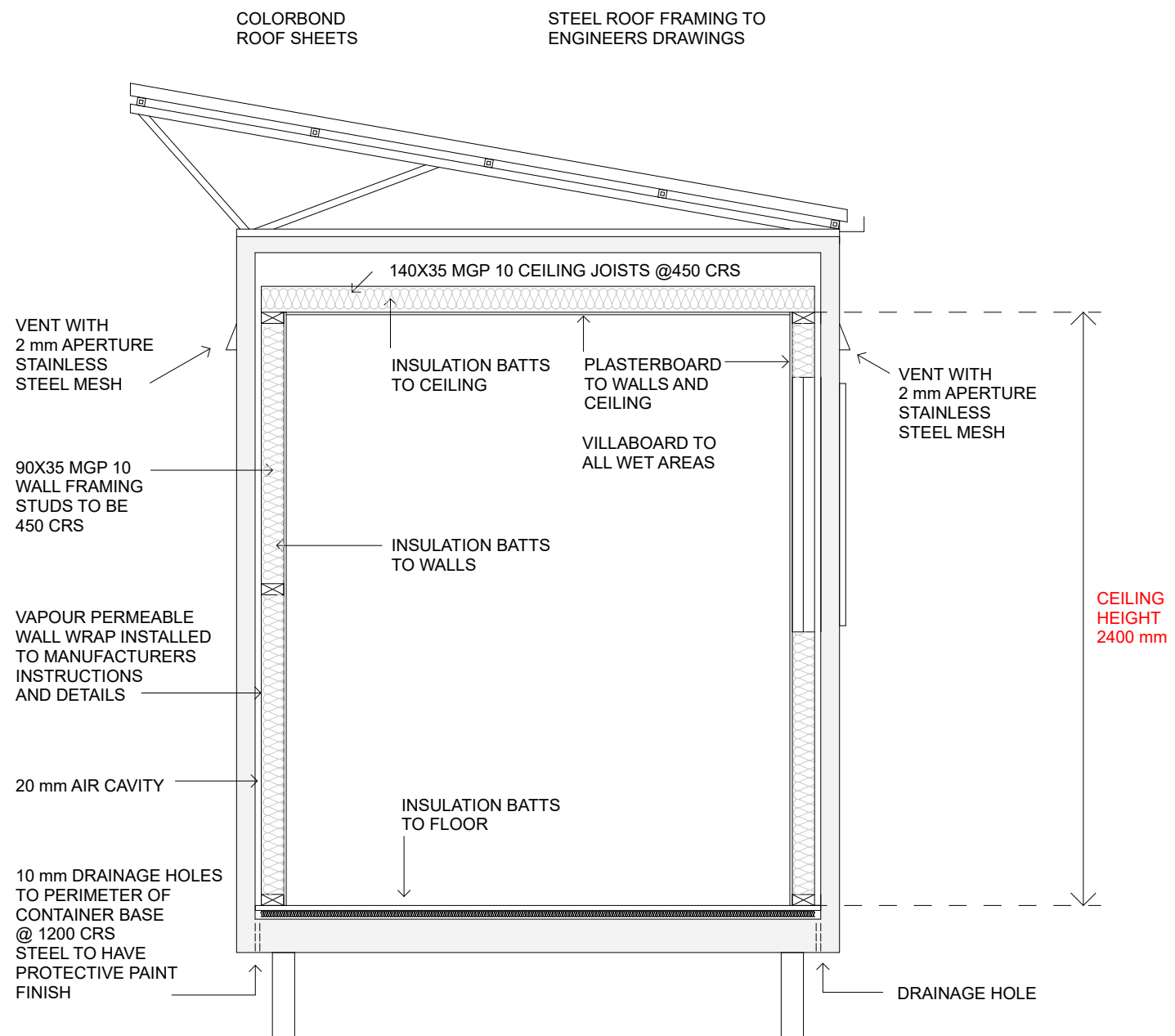
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DRAWING	SECTION AA
DATE	6/3/2026
DWG 806	SHEET 6
SCALE	1:50



CONSTRUCTION DETAILS

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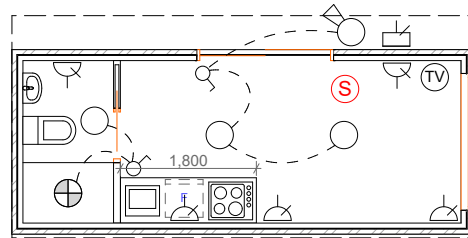
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DRAWING	CONSTRUCTION DETAILS
DATE	6/3/2026
DWG 806	SHEET 7
SCALE	NTS

ELECTRICAL PLAN

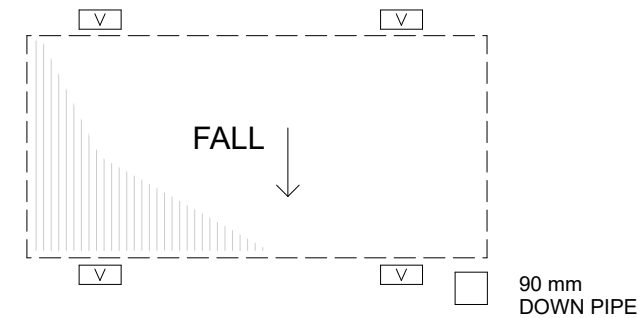


ELECTRICAL LAYOUT TO BE CONFIRMED BY CLIENT

ELECTRICAL LEGEND

	DOUBLE POWER POINT
	EXTERNAL POWER POINT
	PENDENT LIGHT
	LIGHT SWITCH
	DOWNLIGHT
	EXTERNAL SENSOR LIGHT
	1 WAY SWITCH
	2 WAY SWITCH
	SWTCH BOARD
	SMOKE ALARM
	RANGHOOD
	HOT WATER
	EXHAUST FAN
	TELEVISION POINT
	HOT PLATE

ROOF PLAN



ROOF PITCH - 10 DEGREES

REFER TO TRUSS MANUFACTURERS TRUSS LAYOUT PLAN, TIEDOWN NOTES AND SPECIFICATIONS.

COLORBOND ROOF SHEETS
D GUTTER

CONDENSATION MANAGEMENT

PROVIDE ROOF VENTILATION
IN ACCORDANCE WITH NCC 2022
H4D9 CONDENSATION MANAGEMENT

INSTALL VENTS TO EAVES AND GABLE ENDS
WHERE SHOWN ON FLOOR PLAN AND ELEVATIONS
14.9 m² - MINIMUM 0.10 m² OF VENTS

EXHAUST SYSTEMS FROM KITCHEN, LAUNDRY,
TOILETS AND BATHROOMS TO BE VENTED TO
OUTDOOR AIR IN ACCORDANCE WITH
NCC 2022 H4D9 CONDENSATION MANAGEMENT

PERMEABLE VAPOUR BARRIER TO WALLS
AND GABLE ENDS

SARKING TO FINISH AT EACH TOP BATTEN
TO ALLOW AIRFLOW THROUGH RIDGECAP

REFER TO GUIDANCE IN THE
" GUIDE FOR CONTROL OF CONDENSATION
AND MOULD IN TASMANIAN HOMES"
THAT SHOULD BE ADHERED TO WHERE POSSIBLE.

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DRAWING	ROOF & ELECTRICAL PLAN
DATE	6/3/2026
DWG 806	SHEET 8
SCALE	1:100

PLUMBING

GENERALLY TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH AS 3500 ,THE PLUMBING CODE OF AUSTRALIA AND THE RELEVANT STATE PLUMBING CODE

ALL PLUMBING WORK TO BE COMPLETED BY A QUALIFIED AND LICENSED PLUMBER.

SEWER AND STORMWATER CONNECTION POINTS ARE APPROXIMATE ONLY.

LEGEND

- ◻ - WET AREAS
- IO - INSPECTION POINT
- ⊗ ORG - OVERFLOW RELIEF GULLY
- ⊙ EV - VENT PIPE
- DP - DOWN PIPE
- - - - - STORM WATER PIPE - MINIMUM FALL OF 1:100
- — — — — SEWER PIPE - MINIMUM FALL OF 1:60
- ▤ - SILT PIT

PVC WASTE PIPES

BATH, BASIN AND FLOOR WASTE TO BE 40 mm
 SINK, LAUNDRY TUB, SHOWER AND VENT TO BE 50 mm
 STORM WATER AND DOWNPIPES TO BE 90 mm
 SEWER TO BE 100 mm

MATERIALS

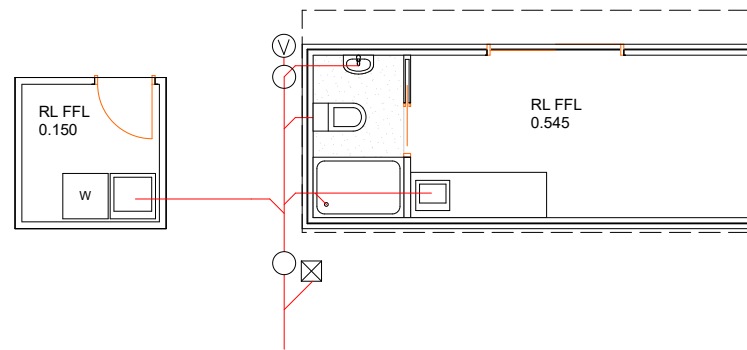
WATER PIPES TO COMPLY WITH AS/NZS 3500.1 AND AS/NZS 3500.5
 COPPER OR POLY TYPE PIPES
 HOT AND COLD WATER BRANCHES TO BE DN 16 mm
 MAIN LINE TO BE DN 20 mm

WATER TEMPERATURE

50 DEGREES TO SANITARY FIXTURES
 60 DEGREES TO LAUNDRY AND KITCHEN SINK
 OUTLET PIPES FROM THE HOT WATER UNIT MUST BE COPPER FOR AT LEAST 1 METER BEFORE CONNECTING TO POLY TYPE PIPES.

WATER FLOW SUPPLY BACK FLOW PREVENTION DEVICE TO BE FITTED TO OUTSIDE TAPS

PRESSURE REGULATOR TO BE FITTED BETWEEN MAINS WATERLINE AND HOUSE.



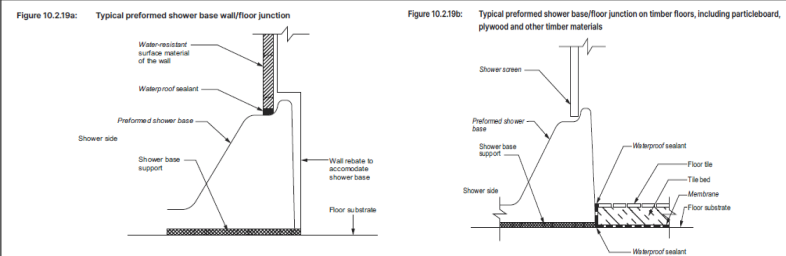
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DRAWING	DRAINAGE PLAN
DATE	6/3/2026
DWG 806	SHEET 9
SCALE	1:200



10.2.19 Preformed shower bases

Preformed shower bases must- (a) have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and (b) be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and (c) be supported to prevent distortion or cracking.

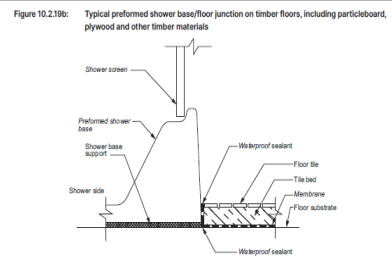
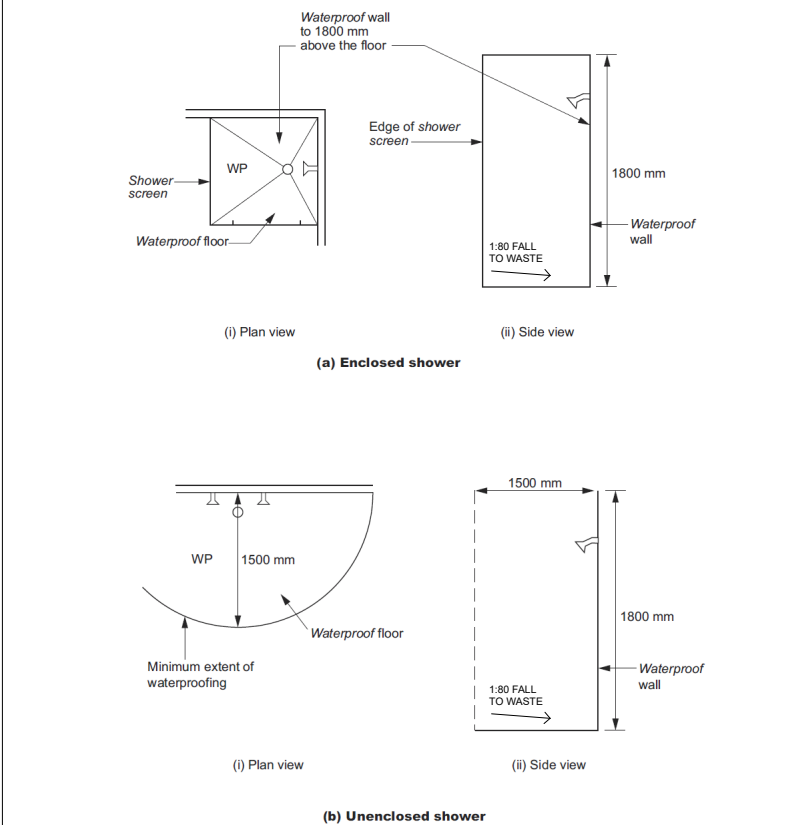


Figure 10.2.2: Extent of treatment for shower areas — concrete compressed fibre-cement and fibre-cement sheet floors

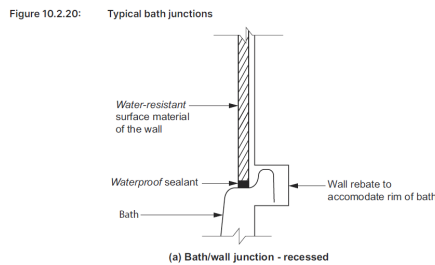


10.2.25 Shower area floor membrane application

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.

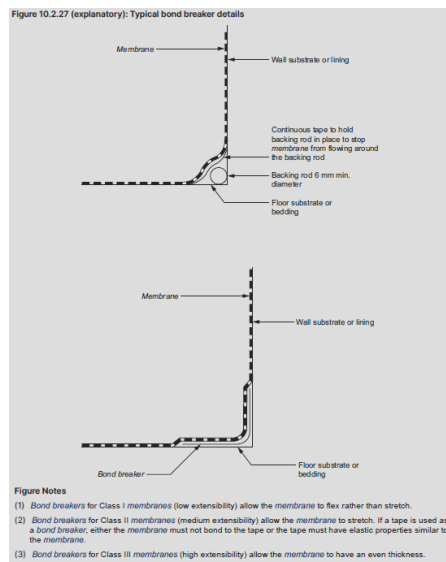
WET AREA WATERPROOFING ABCB HOUSING PROVISION Part 10.2

Compliance with AS 3740:2021 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions.



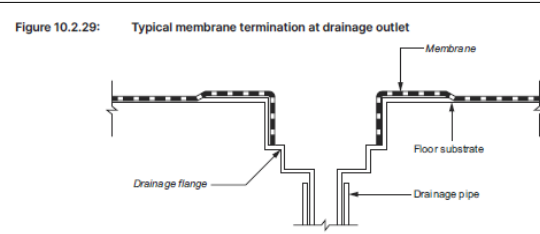
10.2.20 Baths and spas

Baths and spas, except freestanding baths and spas, must- (a) have an upturn lip; and (b) be recessed into the wall (see Figure 10.2.20); and (c) have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).



10.2.27 Bond breaker installation for bonded membranes

(1) Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate. (2) Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.



10.2.29 Membrane to drainage connection

(1) Membrane drainage connections in concrete floors must comply with one of the following: (a) A drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29). (b) Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain. (2) For membrane drainage connections in other floors, a drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure 10.2.29). (3) Where a preformed shower base is used, provision must be made to drain the tile bed and provide a waterproof connection to the drain. (4) Floor wastes must be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.

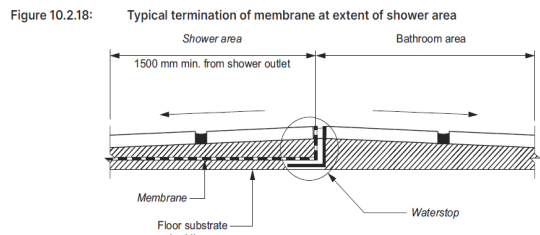


Figure Notes: Fall is to be provided in accordance with 10.2.12.

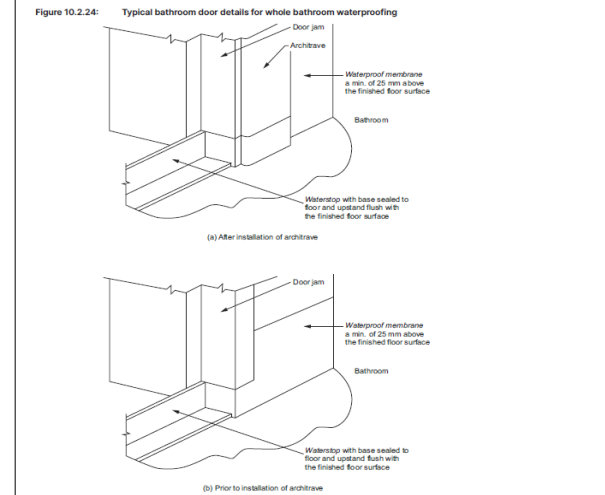
10.2.18 Unenclosed showers

(1) Unenclosed showers must be constructed as follows: (a) A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose. (b) The vertical leg of the waterstop must finish- (i) flush with the top surface of the floor (see Figure 10.2.18); and (ii) where the waterstop intersects with a wall or is joined- (the junction must be waterproof; or (B) the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area. (2) In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

PERFORMANCE REQUIREMENTS FOR WET AREAS WHERE STANDARDS ARE NOT USED.

To protect the structure of the building and to maintain the amenity of the occupants, water must be prevented from penetrating- (a) behind fittings and linings; or (b) into concealed spaces,

of sanitary facilities, bathrooms, laundries and the like.



10.2.24 Flashings/junctions

Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following: (a) Perimeter flashing to wall/floor junctions must have a- (i) vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and (ii) horizontal leg that has a minimum width of not less than 50 mm. (b) Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction. (c) Perimeter flashings at a floor level opening must comply with the following: (i) Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24). (ii) In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing. (d) A vertical flashing, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

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DRAWING	WATERPROOFING
DATE	6/3/2026
DWG 806	SHEET 10
SCALE	

GENERAL SPECIFICATIONS

BEFORE COMMENCING ANY WORK, QUOTING ON OR ORDERING ANY MATERIALS VERIFY DIMENSIONS, SETBACKS AND ALL EXISTING AND PROPOSED LEVELS.

IF DURING THE SETOUT AND CONSTRUCTION OF THE WORKS ANY DISCREPANCIES ARISE IN THE DIMENSIONS OR LOGIC THE DESIGNER SHOULD BE CONTACTED FOR CLARIFICATION AND ADVICE BEFORE WORK CONTINUES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST "BUILDING REGULATIONS " AND "THE NCC 2022" AND AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION FOR THE RELEVANT SITE WIND VELOCITY AND THE RELEVANT "AUSTRALIAN STANDARDS" FOR EACH ASPECT OF THE WORKS.

WHERE REQUIRED FOR BUILDING APPROVAL, THERE WILL ALSO BE A SOIL TEST AND STRUCTURAL DRAWINGS TO BE SUBMITTED AS PART OF THE THE BUILDING APPLICATION.

NOTE: DOOR AND WINDOW SIZES ARE NOMINAL ONLY/ OPENING SIZES ARE TO SUITE ACTUAL DOORS OR WINDOWS.

ENGINEERING

ARCHITECTURAL PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS WITH THE ENGINEERING DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL PLANS .

SITE WORKS AND GROUND LEVELS

EXCAVATION AND FILLING OF THE SITE TO BE IN ACCORDANCE WITH NCC 2022 PART 3.1 AND AS 2870 AND ANY SPECIAL DETAILS OR INSTRUCTIONS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

SURFACE DRAINAGE-ALL FINISHED GROUND TO FALL AWAY FROM BUILDING 1 IN 50 (1 IN 100 MINIMUM). FINISHED SLAB LEVELS ARE TO BE 150 mm MINIMUM ABOVE FINISHED GROUND LEVEL AND 100 mm ABOVE PATHS AND A MINIMUM OF 50 mm BELOW HARD SURFACE AREAS . GARAGE DOORWAY TO BE SHAPED TO TAKE WATER AWAY.

FOOTINGS AND SLABS

GENERALLY TO BE IN ACCORDANCE WITH AS 2870 . PREPARATION AND PLACEMENT OF CONCRETE AND REINFORCEMENT TO BE TO AS 2870 CONCRETE AND STEEL REINFORCEMENT TO BE IN ACCORDANCE WITH AS 2870 - 2011 AND AS 3500.

ALTERNATIVELY FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

THE SITE CLASSIFICATION TO BE IN ACCORDANCE WITH AS 2870- 2011. REFER TO SOIL REPORT FOR SITE CLASSIFICATION , IF ANY SOFT GROUND OR GROUND DIFFERENT FROM THE SOIL REPORT IS FOUND DURING EXCAVATION IT SHOULD BE REPORTED TO THE BUILDING SURVEYOR FOR INSTRUCTIONS.

FLOORS

TO COMPLY WITH NCC 2022 PART 3.12 AND AS 1668.2 - SEE PLANS AND ENGINEERS DRAWINGS FOR MEMBER SIZES, SPACING AND RELEVANT SPECIFICATIONS

FRAMING

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684.2 2021 MANUFACTURED TIMBER MEMBERS TO BE IN ACCORDANCE WITH MANUFACTURERS PRESCRIBED FRAMING MANUAL.

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH NCC 2022 PART 6.2 SUBFLOOR AREA IS TO FREE OF ORGANIC MATERIAL AND RUBBISH. PROVIDE VENT OPENINGS IN SUBSTRUCTURE WALLS AT A RATE OF 7300 mm 2/M OF WALL LENGTH, WITH VENTS NOT MOE THAN 600 mm FROM CORNERS.

UNDERSIDE OF FLOOR FRAMING MEMBERS TO HAVE A MINIMUM CLEARANCE OF 150 mm WITHIN 2000 mm OF THE EXTERNAL SUBFLOOR WALLS AND 400mm TO ALL OTHER AREAS -SEE NCC TABLE 6.2.1 SUBFLOOR VENTILATION CLEARANCE.

TIE DOWN AND BRACING OF TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH SECTION 8 OF AS 1684.2 AND, AS 4055 AND ANY ENGINEERS DRAWINGS AND SPECIFICATIONS

STRUCTURAL STEEL FRAMING TO BE IN CCORDANCE WITH AS 1250, AS 4100 AND STRUCTURAL ENGINEERS DESIGN AND SPECIFICATIONS.

ROOF TRUSSES

TO BE DESIGNED BY TRUSS MANUFACTURER ON APPROVED OR ACCREDITED SOFTWARE AND AN ENGINEERS CERTIFICATE, IS TO BE SUPPLIED BY THE MANUFACTURER. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES

TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4440 AND MANUFACTURERS SPECIFICATIONS.

TIE TRUSSES TO TOP PLATE OF EXTERNAL WALLS WITH PRYDA'S UNITIE BRACKETS -FIX WITH 4/35X3.15mm GALVANIZED CONNECTOR NAILS TO EACH END

TRUSS -BOTTOM CORD TO BE TIED TO INTERNAL WALLS WITH PRYDA HITCH STABILIZES -FIX WITH 3/35X3.15mm CONNECTOR NAILS TO TRUSS CORD AND 3 TO TOP PLATE

PRYDA SPEED BRACING INSTALLATION AS TO TRUSS MANUFACTURERS BRACING LAYOUT PLAN -FIX WITH 2/35X3.15mm CONNECTOR NAILS PER TRUSS AND TO MANUFACTURERS SPECIFICATIONS

MANUFACTURERS SPECIFICATION TO TAKE PRECEDENCE OVER THE ABOVE RECOMMENDED TIE DOWN OPTIONS

METAL FURRING CHANNEL SCREW FIXED @ 450 CRS TO BOTTOM CORD OF ROOF TRUSSES

BUILDING FABRIC

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2019 13.2 BUILDING FABRIC INSULATION. INSULATION FITTED TO FORM CONTINUOUS BARRIER TO ROOF, CEILINGS WALLS AND FLOORS .

NON-REFLECTIVE PERMABLE BUILDING MEMBRANE INSTALLED TO FORM 20 mm AIRSPACE BETWEEN MEMBRANE AND EXTERNAL LINING/CLADDING FITTED CLOSELY UP TO PENETRATIONS/OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED A MINIMUM OF 150 mm .

ROOF AND WALL CLADDING

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 7.2.8 AND : ROOF TILES AS 2049 AND AS 2050, METAL SHEET ROOFING AS 1562.1 , POLYCARB ROOF SHEETING AS/NZS 4256.1.2.3 AND AS 1562.3

GUTTERS AND DOWNPIPES, GENERALLY TO BE IN ACCORDANCE WITH THE NCC 7.4 AND AS/NZS 3500.3 AND THE PLUMBING CODE DOWNPIPES TO BE 90 mm DIA, OR 100 X 50 mm RECTANGULAR SECTION AT MAXIMUM 12,000mm CRS AND TO BE WITHIN 1200 mm OF A VALLEY WALL. CLADDING TO BE IN ACCORDANCE WITH THE NCC 2022 7.2.8 AND MANUFACTURERS SPECIFICATIONS .

GLAZING

GENERALLY BE IN ACCORDANCE WITH AS 1288 - CLASS 'A' SAFETY GLASS TO BATHROOM WINDOWS BELOW 2000 mm , EXTERNAL GLAZING IN ACCORDANCE WITH THE NCC PART 8.2, 8.3 & 8.4. WINDOWS ARE TO COMPLY WITH THE NCC WINDOW SAFETY EQUIREMENTS. REFER ALSO TO DOOR AND WINDOW SCHEDULE

MASONRY

GENERALLY MASONRY WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC 2022 PART 5 AND AS 3700 UNREINFORCED MASONRY TO THE NCC 2022 5.4 MASONRY ACCESSORIES TO THE NCC 2022 NCC 2022 5.6 WEATHERPROOFING OF MASONRY TO THE NCC 2022 5.7

-SEE ENGINEERS DRAWINGS FOR SPECIFIC DETAILS AND POSITION OF CONTROL JOINTS.

INSULATION

TO MAINTAIN THICKNESS AND POSITION AFTER INSTALLATION INSURE CONTINUOUS COVER WITHOUT VOIDS EXCEPT AROUND SERVICES AND FITTINGS .

TYPICAL WALL FRAME

TO COMPLY WITH NCC 2022 PART 6 AND AS 1684. 200 mm HIGH BRICK VENEER WALLS 90X35 MGP IO PINE STUDS AND NOGGINGS, 90X35 MGP IO PINE TOP AND BOTTOM PLATES . BRACING AND TIE DOWNS TO ENGINEER'S DRAWINGS

10mm PLASTERBOARD TO WALLS AND CEILINGS INSULATION BATTS TO WALLS TO COMPLY WITH THE NCC 2022 PART 6.1

ENERGY EFFICIENCY

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2019 PART 13 ENERGY EFFICIENCY TO COMPLY WITH THE CLIMATE ZONE AND STATES MINIMUM CURRENT STAR RATING REQUIREMENTS OR ABOVE.

SERVICES

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2019 13.7 HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500

HEALTH AND AMENITY

GENERALLY IN ACCORDANCE WITH THE NCC 2022 SECTION 10

WET AREA WATERPROOFING

TO BE IN ACCORDANCE WITH AS 3740 AND WATERPROOFING OF SURFACES ADJACENT TO OPEN SHOWER, INCLUDING SHOWER OVER BATH, 1500 mm FROM A VERTICAL LINE PROJECTED FROM SHOWER ROSE TO A HEIGHT 1800 mm ABOVE FINISHED FLOOR

SHOWER AREA TO BE IN ACCORDANCE WITH THE NCC PART 10.2.2

WATERPROOFING TO COMPLY WITH NCC 10.2.6 WATERPROOFING SYSTEMS

FALL TO SHOWER WASTE TO BE 1:80 IN ACCORDANCE WITH AS 3740 4.4 AND NCC 10.2.12

WALL SURFACES ADJACENT TO PLUMING FIXTURES, BATHS ACT TO BE PROTECTED TO A HEIGHT OF 150 mm ABOVE FIXTURES, CEILING HEIGHTS TO BE IN ACCORDANCE WITH THE NCC 2022 PART H4

FACILITIES

GENERALLY TO BE IN ACCORDANCE WITH THE NCC 2022 10.4 REQUIRED FACILITIES IN ACCORDANCE WITH 10.4.1 SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH THE NCC 2022 10.4.2 . PROVISIONS OF NATURAL LIGHT TO BE IN ACCORDANCE WITH THE NCC 2022 10.5.1 WINDOWS/ ROOF LIGHTS TO PROVIDE LIGHT TRANSMISSION ARE EQUAL TO 10 % OF FLOOR AREA OF THE ROOM.

VENTILATION TO BE IN ACCORDANCE WITH THE NCC 2022 10.6 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FROM BATHROOM/WC TO BE VENTED OUTSIDE FOR STEAL ROOF ANT TO ROOF SPACE FOR TILE ROOF, NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5 % OF THE FLOOR AREA, IN ACCORDANCE WITH THE NCC 2022 10.6.2

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL TIMBER FRAMING TO BE IN COMPLIANCE WITH AUSTRALIAN STANDARDS 1684.4
PLANS TO BE USED IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS

ADORN DRAFTING
MBL 0413 235 160
E-MAIL : stephenlawes@aapt.net.au

STEPHEN LAWES
CC 4667 J
CATEGORY ABP I
25 JILLIAN ST
KINGSMEADOWS 7249
DRAWN BY FC

PROPOSED CONTAINER HOME
Lot 1 ELLENDALE RD, FENTONBURY
FOR MARK JAMIESON

DRAWING	SPECIFICATIONS
DATE	6/3/2026
DWG 806	SHEET 11
SCALE	



ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY BUILDER BEFORE THE COMMENCEMENT OF WORK
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**PROPOSED CONTAINER HOME
 Lot 1 ELLENDALE RD, FENTONBURY
 FOR MARK JAMIESON**

DRAWING	AERIAL VIEW
DATE	6/3/2026
DWG 806	SHEET 12
SCALE	NTS

SEARCH OF TORRENS TITLE

VOLUME 217578	FOLIO 1
EDITION 5	DATE OF ISSUE 12-Nov-2015

SEARCH DATE : 17-Mar-2026

SEARCH TIME : 11.10 am

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
 Lot 1 on Plan [217578](#)
 Derivation : Part of Lot 6512 Gtd. to J.F. Walker & ors.
 Prior CT [2648/78](#)

SCHEDULE 1

[M462357](#) & [E13523](#) TRANSFER to MARK ANTHONY JAMIESON
 Registered 12-Nov-2015 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E24550](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 12-Nov-2015 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

[E449803](#) DISCHARGE OF MORTGAGE [E24550](#) Lodged by DYE & DURHAM
 (CBA) on 24-Feb-2026 BP: E449803

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2648 78

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Muthinore

Recorder of Titles.



S ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER

217578

NOTE--

DESCRIPTION OF LAND
PARISH OF ARGYLE LAND DISTRICT OF BUCKINGHAM
FORTY EIGHT ACRES TWO ROODS SIXTEEN PERCHES AND FIVE TENTHS
OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

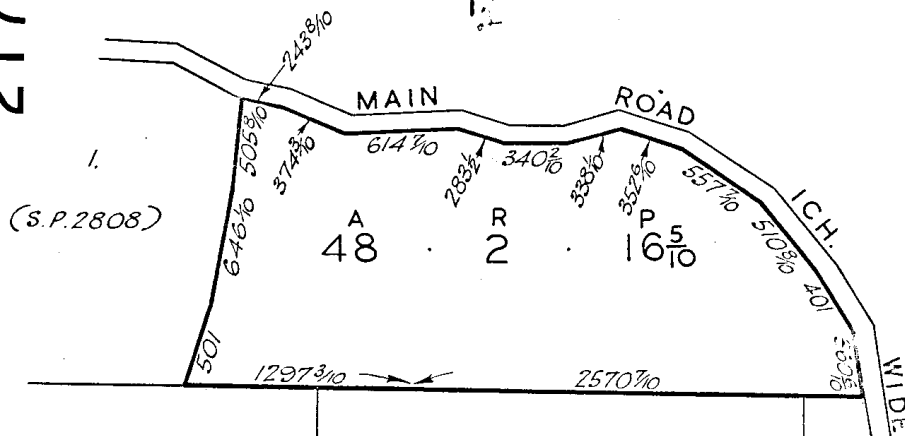
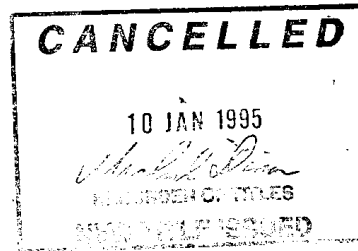
HERBERT JAMES BROWNING of Ellendale, Farmer

ENTRY CANCELLED

M. Muthinore

SECOND SCHEDULE (continued overleaf)

NIL



Part of Lot 6512 Gtd. to J.F.Walker & ors. Meas. in Links P.861

FIRST Edition, Registered 5 MAY 1970

Derived from C.T.Vol.394 Fol.30 Transfer A243102 H.F.Cooper.