

Exhibited

This planning application is open for
public comment until
12 October 2026

Reference no	PLN-26-0179
Site	17 KEPPOCH LANE PERTH
Proposed Development	Single Dwelling with attached garage & carport
Zone	11.0 Rural Living
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

The Proposal

Description of proposal:

New Prefabricated class 1 shed and concrete slab

Driveway construction material: Compacted road base material

The Land

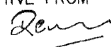
Site address: 17 Keppoch Lane
Perth Tas 7300

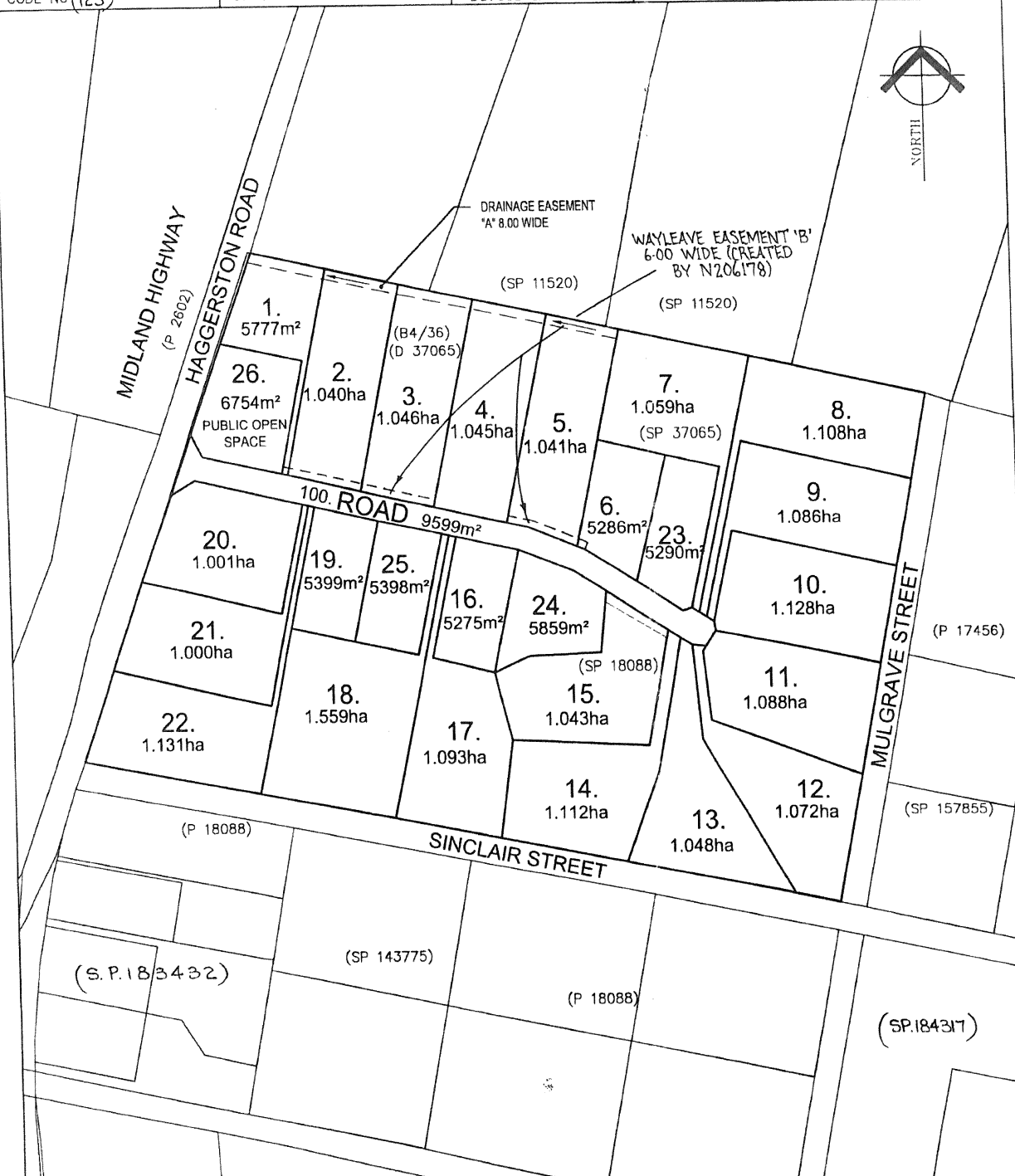
Title reference: C/T:186410/8

Existing buildings on site: vacant land

Existing use of site: vacant land

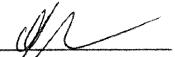
**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

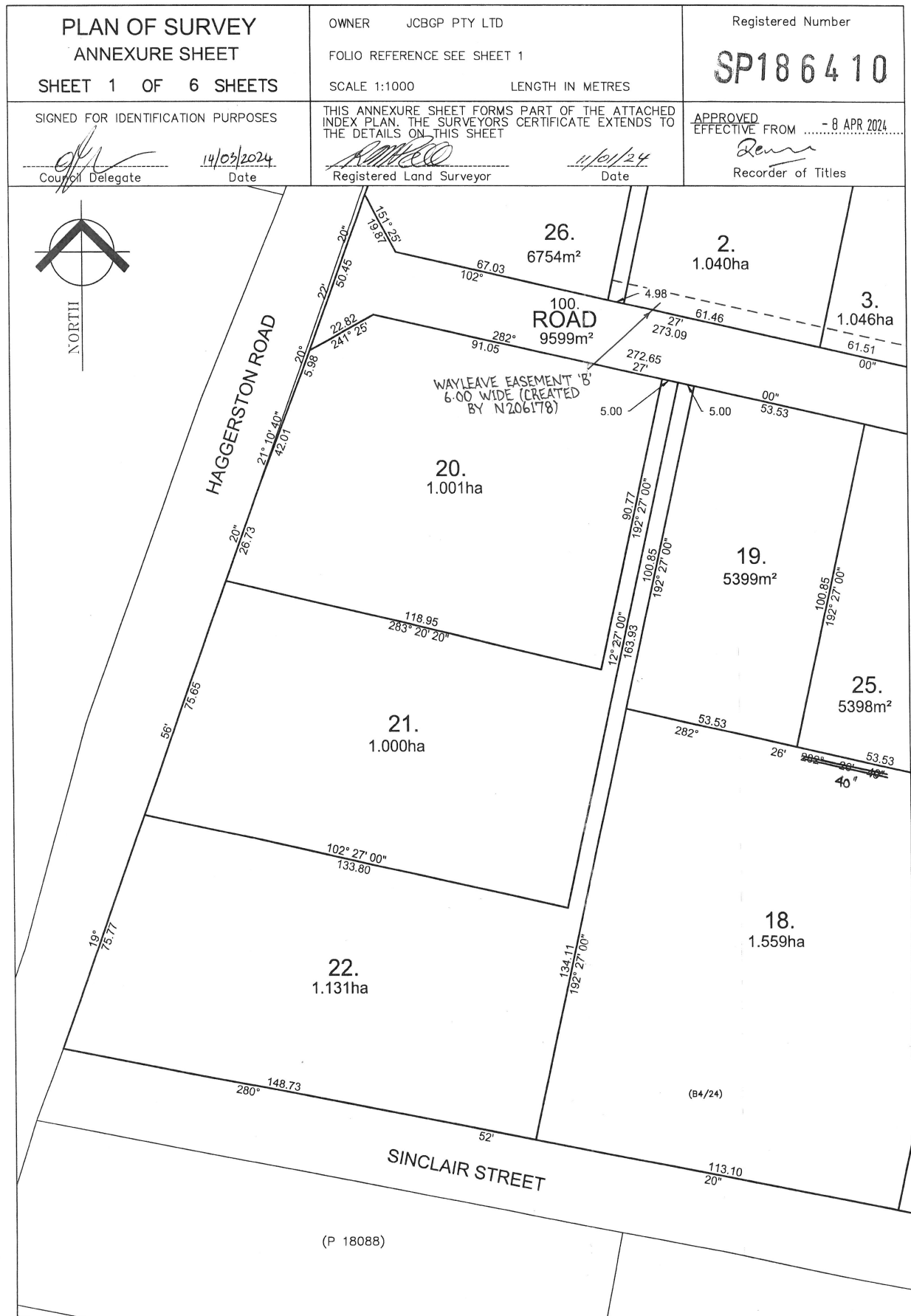
OWNER JCBGP PTY LTD FOLIO REFERENCE C.T. 37065/100 C.T. 18088/7, C.T. 18088/1 GRANTEE PART OF 23°3'33" AND PART OF LOT 1 GRANTED TO FREDRICK JAMES HOUGHTON WHOLE OF 22°2'11.1/2" GRANTED TO GEORGE GRIFFITHS AND WHOLE OF 5°3'34" GRANTED TO WILLIAM HOYLE		PLAN OF SURVEY BY SURVEYOR R. M. PECK LOCATION TOWN OF PERTH CORNWALL - PERTH SCALE 1:3000 LENGTHS IN METRES		Registered Number SP186410 APPROVED EFFECTIVE FROM - 8 APR 2024  Recorder of Titles			
MAPSHEET MUNICIPAL CODE No (123)		LAST UPI No		LAST PLAN No. D37065 & P18088		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

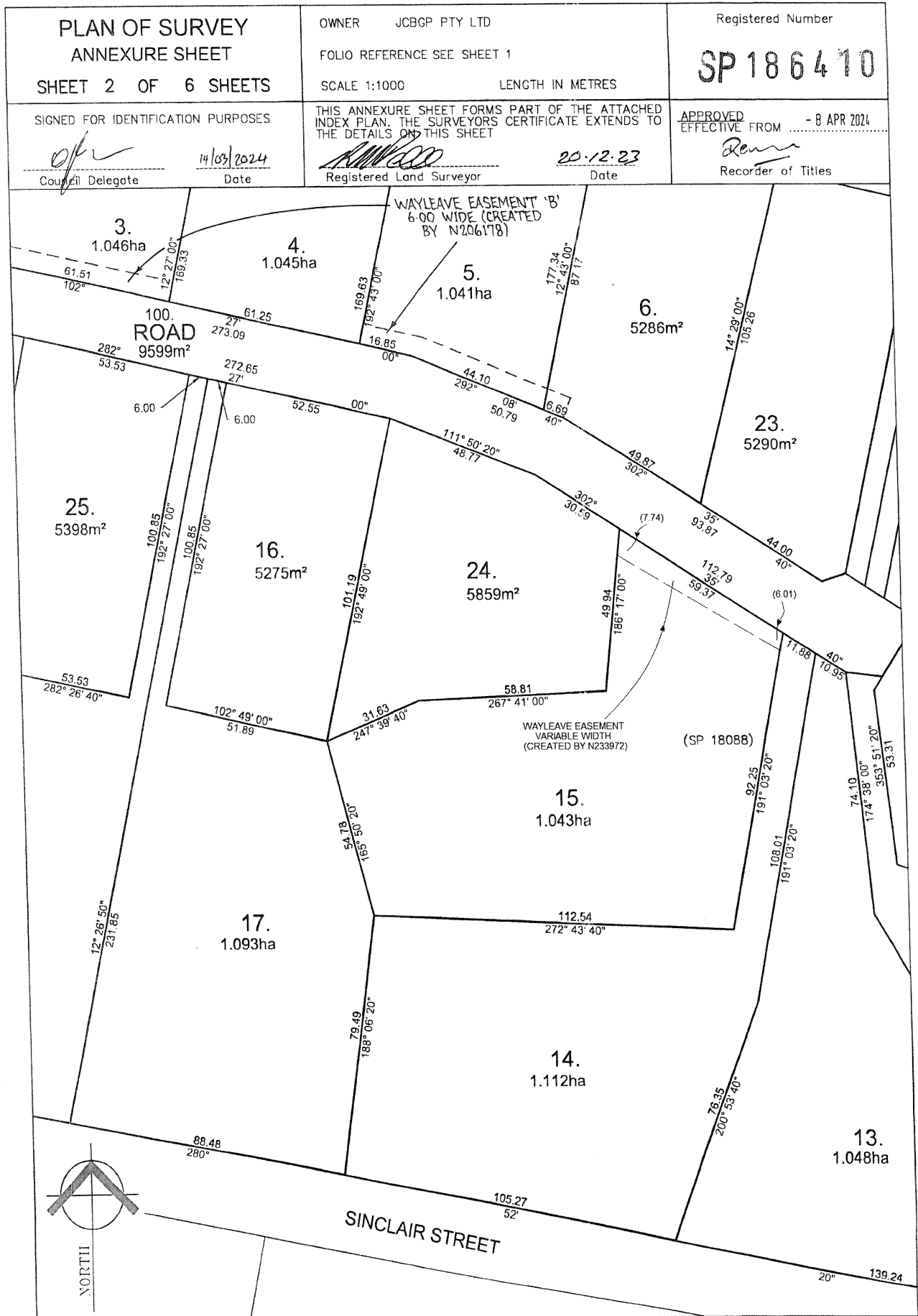


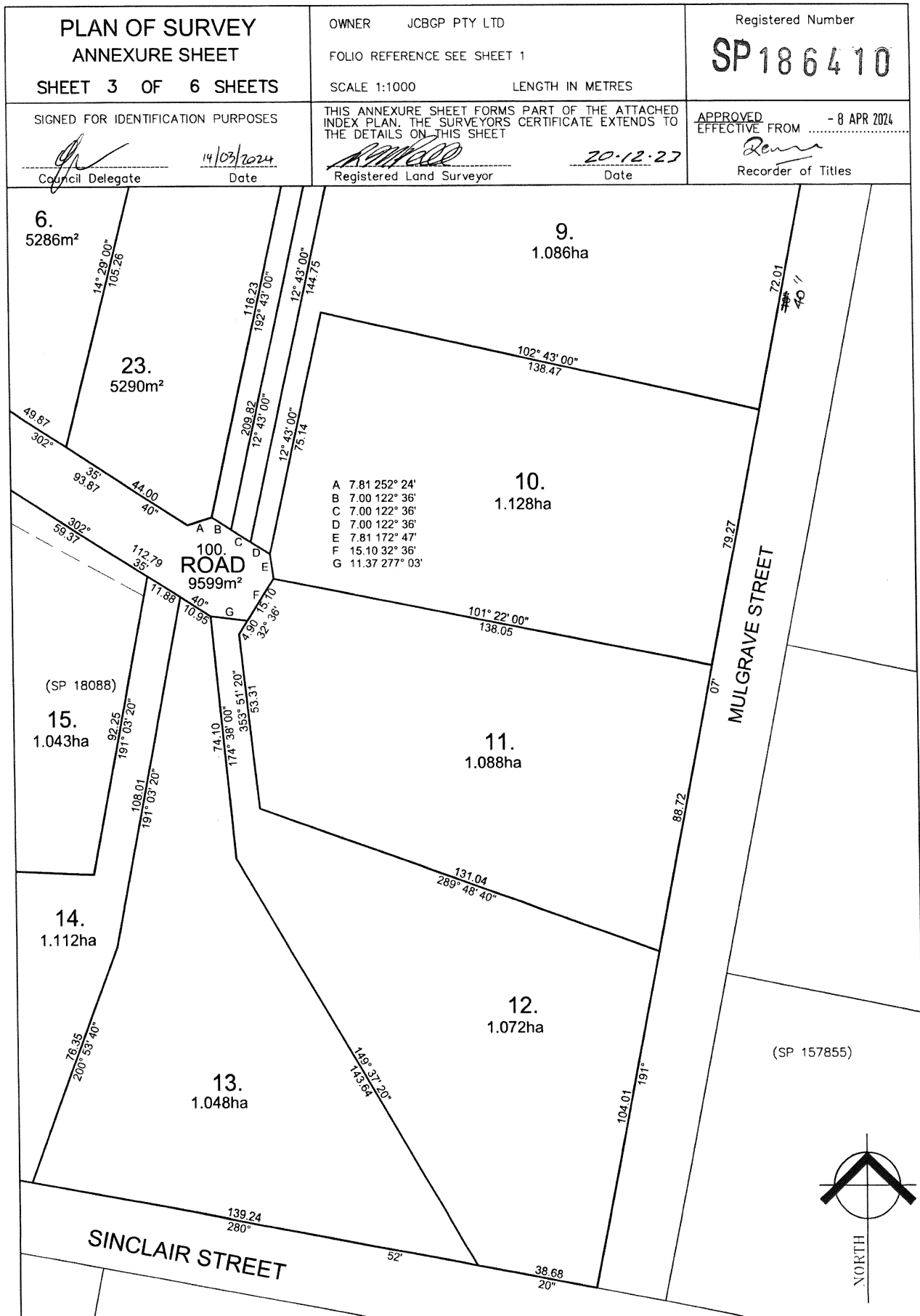
Map Details:

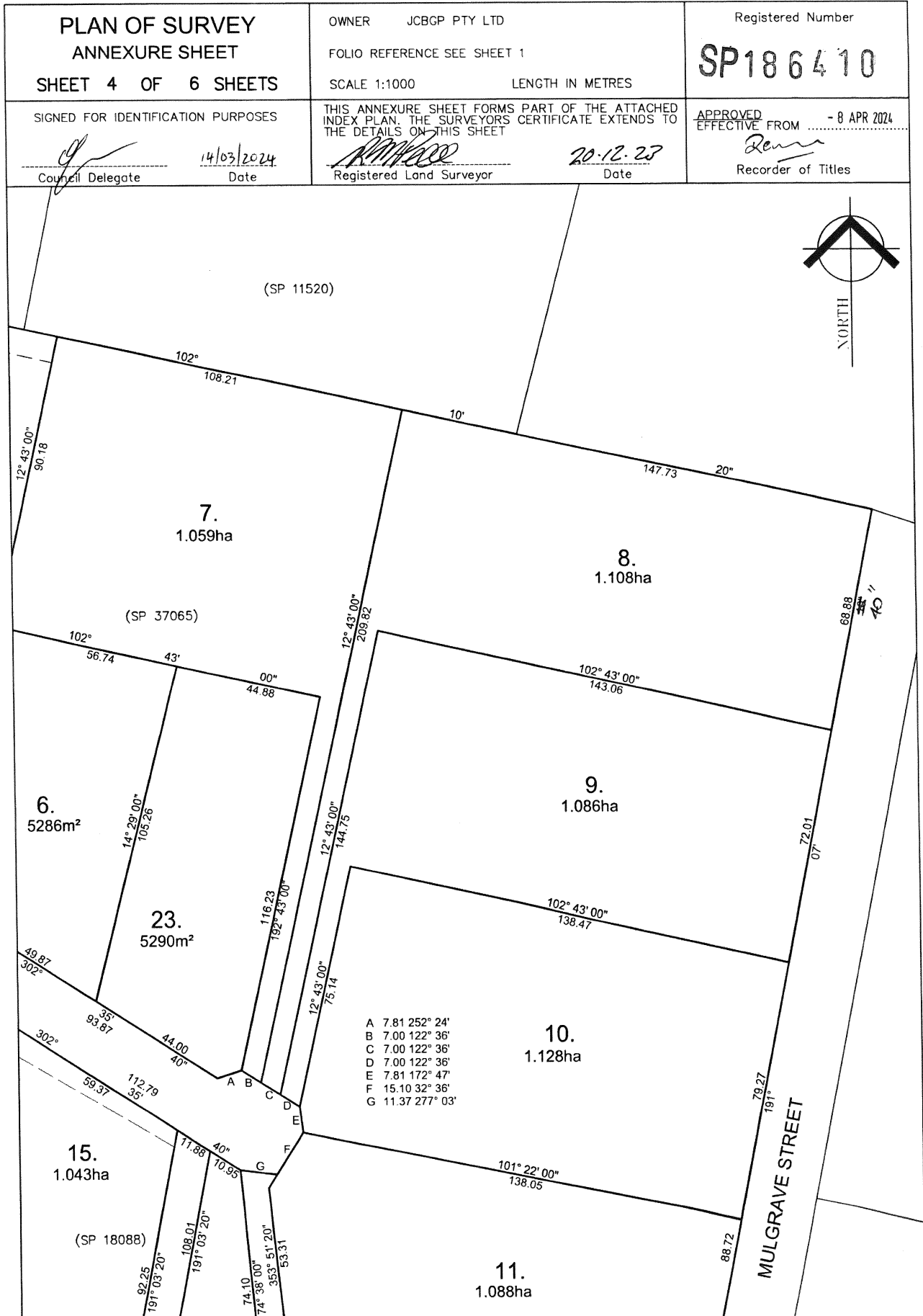
- Roads:** MIDLAND HIGHWAY (P 2602), HAGGERSTON ROAD, 100 ROAD, SINCLAIR STREET, MULGRAVE STREET (P 17456)
- Easements:** DRAINAGE EASEMENT 'A' 8.00 WIDE (SP 11520), WAYLEAVE EASEMENT 'B' 6.00 WIDE (CREATED BY N206178) (SP 11520)
- Survey Numbers:** (B4/36) (D 37065), (SP 37065), (SP 18088), (SP 143775), (P 18088), (S.P.183432), (SP.184317), (SP 157855)
- Lot Areas:**
 - 1. 5777m²
 - 2. 1.040ha
 - 3. 1.046ha
 - 4. 1.045ha
 - 5. 1.041ha
 - 6. 5286m²
 - 7. 1.059ha (SP 37065)
 - 8. 1.108ha
 - 9. 1.086ha
 - 10. 1.128ha
 - 11. 1.088ha
 - 12. 1.072ha
 - 13. 1.048ha
 - 14. 1.112ha
 - 15. 1.043ha (SP 18088)
 - 16. 5275m²
 - 17. 1.093ha
 - 18. 1.559ha
 - 19. 5399m²
 - 20. 1.001ha
 - 21. 1.000ha
 - 22. 1.131ha
 - 23. 5290m²
 - 24. 5859m²
 - 25. 5398m²
 - 26. 6754m² PUBLIC OPEN SPACE

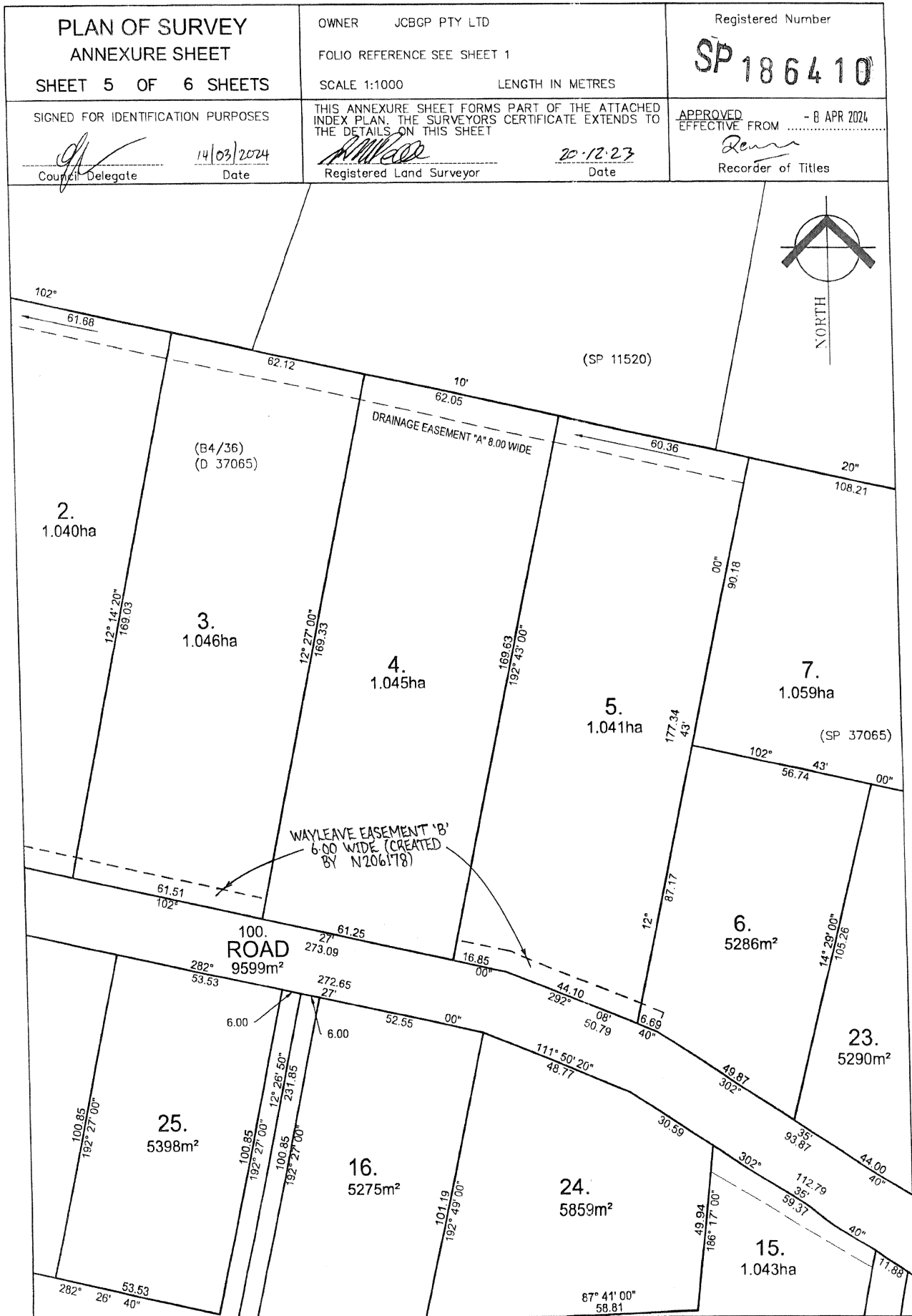
 REGISTERED LAND SURVEYOR	 COUNCIL DELEGATE
11/01/24 DATE	14/3/2024 DATE

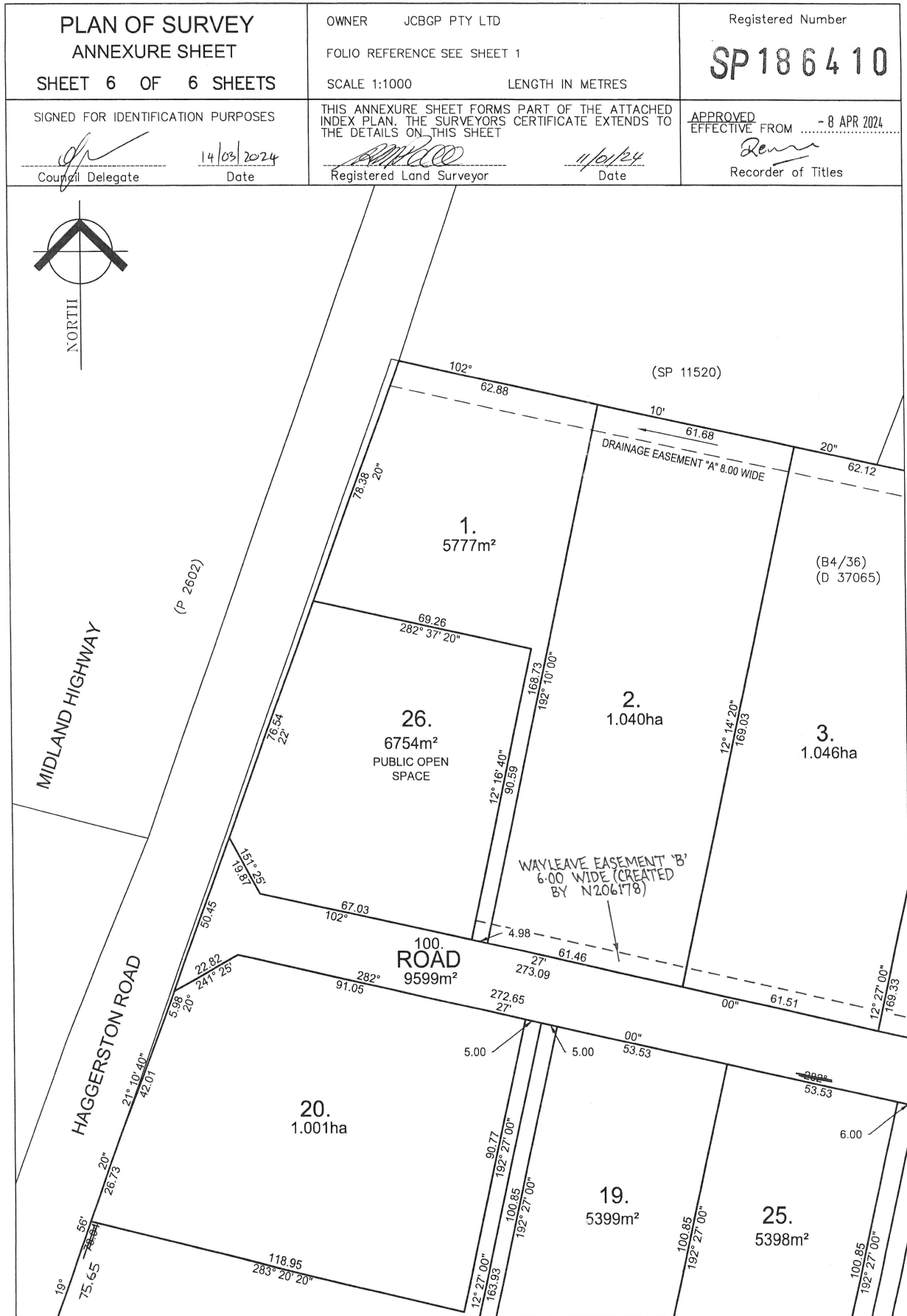












Received
17/09/2026

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Ray Heald

p: [03 9002 4272](tel:0390024272) m: [0459 304 444](tel:0459304444)

a: [95 Bishopsbourne Road Carrick Tas 7291](#)

e: ray.heald@theshedcompany.com.au

17 Keppoch Lane Perth Tasmania 18/09/2026

Clause C.2.6 P1

Please find response to Clause C2.6.1 P1

The proposed development is for Rural residential use, the dwelling is one Bedroom and traffic volume will be low.

A heavy -duty hard sealed surface is unnecessary for this level of traffic, most driveways on neighboring properties are also compacted gravel construction.

The driveway will be constructed using all weather permeable materials, allowing rainwater to pass through into the underlying soil, reducing storm-water runoff, concrete crossover at entry to street also.

Replenishes underwater aquifers instead of redirecting all water to storm-water drains

The driveway and parking bays will be constructed with fall away from neighboring property's

Please don't hesitate to contact if you require more information to make your assessment.

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Regards,

Ray Heald

The Shed Company- Launceston

PROPOSED SHED/GRANNY FLAT
JAKOB TOWNS
17 KEPPOCH LANE,
PERTH TAS 7300

STAGE | DA STAGE | REVISION 00

INDEX

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SITE DETAILS

PLANNING ZONE:	NORTHERN MIDLANDS COUNCIL RURAL LIVING
EXISTING SITE AREA:	11075M ²
DWELLING AREA:	300M ²
SITE COVERAGE:	2.7%

PROJECT INFORMATION

CLIENT: JAKOB TOWNS
TITLE REFERENCE: 186410/8
CLASSIFICATION: 1A CLASS
WIND CLASS: N2
SOIL CLASS: H-1
CLIMATE ZONE: ZONE 7
TOPOGRAPHY CLASS: N/A
CORROSION ENVIRONMENT: N/A
KNOWN HAZARDS: N/A

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REV	AMENDMENT DETAILS	BY DATE

PROJECT STAGE

PLANNING APPROVAL

PROJECT DETAILS

PRO. SHED/GRANNY FLAT

17 KEPPOCH LANE,
PERTH TAS 7300

CLIENT DETAILS

JAKOB TOWNS

COVER PAGE

DRAWN

T.F

DESIGNED

E.R

CHECKED

E.R

ISSUE DATE

18.09.26

DRAWING SCALE

1 : 50

SHEET SIZE

A3

01m2m3m4m5m6m7m8m9m10m

1:100 @ A11:200 @ A31:267 @ A4

PROJECT NUMBER

RP2622

DRAWING NUMBER

A0.0

REVISION

00

STANDARD SPECIFICATIONS

SOME ITEMS MAY NOT BE APPLICABLE TO THIS PROJECT

GENERAL NOTES:

- 1. CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT MANAGER.
- 2. DO NOT SCALE OFF DRAWINGS.
- 3. REFER WRITTEN DIMENSIONS ONLY.
- 4. ALL DIMENSIONS ARE IN MILLIMETRES.
- 5. ALL DIMENSIONS TO BE CHECKED ON SITE.
- 6. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT LANDSCAPE, CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL, HYDRAULIC, FIRE & ENERGY EFFICIENCY DOCUMENTATION.
- 7. PROVIDE ADEQUATE NOGGING & SUBSTRATE FOR ALL RELEVANT JOINERY, FIXTURES & FITTINGS.
- 8. INSTALLATION OF ALL PROPRIETARY MATERIALS, FIXTURES & FITTINGS SHOULD BE REFERRED TO MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND DETAIL. DRAWINGS AND SUPPLEMENTARY SITE DATA PROVIDED.
- 9. ALL SECONDARY/SUB-CONTRACTORS TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING WORK.

CONSTRUCTION NOTES

QUERIES

REFER ALL QUERIES TO THE PROJECT MANAGER VIA MANAGING CONTRACTOR/SITE FOREMAN

EXTERNAL WORKS

CONSTRUCTION OF ALL CIVIL WORKS SHOULD BE CARRIED OUT TO COMPLY WITH RELEVANT STANDARDS, CODES AND REQUIREMENTS OF THE LOCAL AUTHORITY.

PLEASE CHECK AND CONFIRM EXISTING AND PROPOSED RL'S MATCH THOSE ON SITE. IF THERE ARE ANY DISCREPANCIES PLEASE ADVISE SITE FOREMAN IMMEDIATELY. DO NOT POUR PAVEMENT FINISH IF THERE ARE ANY DOUBTS.

PROVIDE TEMPORARY SAFETY FENCING, HOARDING AND GATES AS REQUIRED. CO-ORDINATE FENCING AND ACCESS POINTS WITH THE OWNER BEFORE INSTALLATION.

ONLY REMOVE VEGETATION AS INDICATED ON LANDSCAPE DRAWINGS. PROTECT ALL OTHER VEGETATION DURING CONSTRUCTION. MAKE GOOD AND RE-INSTATE ALL DISTURBED AREAS.

MAKE GOOD ALL DISTURBED WORK.

UNLESS NOTED OTHERWISE, EXTERNAL CONCRETE PAVEMENT TO BE AS PER CIVIL ENGINEERS DOCUMENTS

HYDRAULIC

REFER HYDRAULIC DOCUMENTS FOR ALL NEW HYDRAULIC WORKS INCLUDING ANY RELEVANT CODE COMPLIANCE REQUIREMENTS.

ELECTRICAL

REFER ELECTRICAL DOCUMENTS FOR ALL NEW ELECTRICAL WORKS INCLUDING ANY RELEVANT CODE COMPLIANCE REQUIREMENTS.

STRUCTURAL

REFER TO STRUCTURAL DOCUMENTS FOR ALL STRUCTURAL WORKS INCLUDING ANY RELEVANT CODE COMPLIANCE REQUIREMENTS

EMERGENCY LIGHTING (REFER ELECTRICAL DRAWINGS)
EMERGENCY LIGHTING TO COMPLY WITH CLAUSE E4.2 AND E4.4 OF THE BCA
PROVIDE ILLUMINATED EXIT SIGNS AT ALL REQUIRED PATHS OF TRAVEL TO COMPLY WITH CLAUSES E4.5 AND 4.8 OF THE BCA.

Exhibited

CONSTRUCTION NOTES_CONTINUED

EXITS (REFER ELECTRICAL DRAWINGS)
PROVIDE ILLUMINATED EXIT SIGNS AT ALL REQUIRED PATHS OF TRAVEL TO COMPLY WITH CLAUSES E4.5 AND E4.8 OF THE BCA.

FIRE HOSE REELS (REFER HYDRAULIC DRAWINGS)
PROVIDE FIRE HOSE REEL LENGTH IN ACCORDANCE WITH CLAUSE E4.1 OF THE BCA & AS 2441.

FIRE EXTINGUISHERS (REFER HYDRAULIC DRAWINGS)
PROVIDE FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF THE BCA. TO BE PROVIDED AND INSTALLED TO COMPLY WITH AS1841.5 & AS.2444 ORDINARY HAZARD CLASS A.

FIRE HAZARD PROPERTIES (REFER BA CONDITIONS)
ALL BUILDING MATERIALS AND ASSEMBLIES TO COMPLY WITH CLAUSE C1.10 OF THE BCA.
FLAMMABILITY INDEX NOT MORE THAN 5 (SARKING TYPE MATERIAL) SPREAD OF FLAME INDEX NOT MORE THAN 9,
SMOKE DEVELOPMENT INDEX NOT MORE THAN 8 (IF SPREAD OF FLAME INDEX IS MORE THAN 5)

EXIT DOOR HARDWARE (REFER BA CONDITIONS)
TO COMPLY WITH CLAUSE D2.21 OF THE BCA AND CLAUSE 11, AS 1428.1. EXIT DOORS OR DOORS IN A PATH OF TRAVEL MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS.
DOOR HARDWARE TO BE LOCATED BETWEEN 900mm AND 1100mm ABOVE FFL.

ALL EXIT DOOR LATCHES AND HANDLES TO COMPLY WITH CLAUSE D2.21 OF THE BCA.

TOILET DOORS
TO HAVE KNOCK OFF HINGES TO COMPLY WITH CLAUSE F2.5 OF THE BCA.
IDENTIFICATION OF ACCESSIBLE DISABLED FACILITIES. PROVIDE SIGNAGE INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS TO COMPLY WITH AS.1428.1 TO IDENTIFY THE PATH OF TRAVEL TO EACH UNISEX DISABLED FACILITY.

FLOOR FINISHES
FLOOR SURFACES ARE TO COMPLY WITH CLAUSE P1 OF QDC PART 1.0. ALL FLOORS TO HAVE EVEN SLIP- RESISTANT SURFACE, WITHOUT OBSTRUCTIONS WHICH CREATE TRIPPING OR STUMBLING HAZARDS.

FLOOR SURFACES TO BE WASHED DOWN MUST HAVE SURFACE FINISH IMPERVIOUS TO LIQUIDS USED FOR CLEANING.

FLOOR COVERINGS ARE TO BE PROVIDED THAT PREVENT SLIPS, TRIPS AND FALLS TO COMPLY WITH CLAUSE P1 OF QDC PART MP5.1

FLOOR DRAINAGE(REFER HYDRAULIC DRAWINGS)
FLOOR DRAINAGE TO COMPLY WITH CLAUSE P2 OF QDC PART MP5.1 FLOOR AREAS TO BE HOSED DOWN TO HAVE MIN. GRADES 1:25.

INSTALLATIONS, MATERIALS AND WORKMANSHIP

TO BE IN ACCORDANCE WITH:

- a. NCC 2022 (NATIONAL CONSTRUCTION CODE)
- d. RELEVANT AUSTRALIAN STANDARD & BUILDING CODE REQUIREMENTS:

FORMWORK FOR CONCRETE & CONCRETE FINISHES	AS3610.1-2010
METAL ROOF SHEETING	AS 1562.1
PREPAINTED STEEL	AS 2728
POWDERCOATING	AS3715
AAMA COATING PERFORMACE SPEC	AAMA 2604
FLASHINGS & CAPPINGS	AS/NZS 2904
METAL RAINWATER GOODS	AS/NZS 2179
ROOF/STORMWATER DRAINAGE	AS/NZS 3500.3
SARKING	AS/NZS 4200 PARTS 1&2
SAFETY MESH	AS/NZS 4389
ROOF INSULATION (WITHOUT SAFETY MESH)	AS 4040.4
SAFETY SIGNS	AS 1319
FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS	AS 1657
GLAZED ASSEMBLIES	AS 2047 (BLDG CLASS 9b)
ALUMINIUM WINDOW & DOOR FRAMES	AS 1231
GLASS	AS 1288
WINDOWS & EXTERNAL GLAZING	AS 2047
BUILDING FACADE	AS4284
SAFETY GLASS	AS 2208
DAMP & WEATHERPROOFING – GENERAL	NCC 2022 BCA PART H2
WATERPROOFING OF WET AREAS	AS 3740 / NCC 2022 BCA PART H401
DAMP PROOF COURSE	AS/NZS 2904
TERMITE BARRIER	AS 3660
PLASTERBOARD	AS/NZS 2588 / AS 2589.1
FIBRE CEMENT	AS 2908.2
PAINTING	AS/NZS 2311
BALUSTRADES	NCC 2022 BCA PART H5
ENERGY EFFICIENCY	NCC 2022 BCA PART H6
ACCESS & EGRESS	NCC 2022 BCA PART H8
ACCESS FOR PEOPLE WITH A DISABILITY	NCC 2022 BCA PART H8
DISABILITY (ACCESS TO PREMISES – BUILDINGS)	STANDARDS 2010 / AS 1428.1
SIGNS & GRAPHICS FOR DISABLED ACCESS	AS 1428.1
TACTILE GROUND SURFACE INDICATORS	AS 1428.4
ROOF ACCESS SAFETY SYSTEM	WORK HEALTH & SAFETY REGULATIONS 2011
(FOR MAINTENANCE OF NEW ROOF & GUTTER)	
FALL ARREST SYSTEM	AS/NZS 1891
SLIP RESISTANCE	AS/NZS 4586 / CSIRO HB 197/AS3661/AS4663
POWERED DOOR FOR PEDESTRIAN ACCESS & EGRESS	AS 5007
THE STORAGE OF GASSES IN CYLINDERS	AS 4332
INSTALLATION & USE OF INERT GASES FOR BEVERAGE DISPENSING	AS 5034
CONSTRUCTION AND FIT OUT OF FOOD PREMISES	AS 4674
SLIP RESISTANCE OF PEDESTRIAN SURFACES	AS/NZS 3661.2
STEEL STRUCTURES	AS 4100
BLOCKWORK/BRICKWORK:	
DESIGN	AS4773 PART 1
CONSTRUCTION	AS4772 PART 2
MASONRY STRUCTURE	AS3700
STRUCTURAL DESIGN	AS1170
UNITS	AS4455
TESTING	AS4456
THE STORAGE & HANDLING OF LP GAS	AS 1596
THE STORAGE & HANDLING OF FLAMMABLE & COMBUSTIBLE LIQUIDS	AS 1940
THE DESIGN, INSTALLATION & OPERATION OF UNDERGROUND PETROLEUM STORAGE SYSTEMS	AS 4897
EXPLOSIVE ATMOSPHERES - CLASSIFICATION OF AREAS	AS 60079.10.1
PARKING FACILITIES	AS/NZS 2890
SMOKE ALARMS	AS3786

R

RICHMOND PROJECTS
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LICENCE NO: 15023031 (QLD), 035660588 (TAS)

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REV	AMENDMENT DETAILS	BY DATE

PROJECT STAGE

PROJECT DETAILS

CLIENT DETAILS

DRAWING TITLE

PLANNING APPROVAL

PRO. SHED/GRANNY FLAT

17 KEPCOCH LANE,
PERTH TAS 7300

JAKOB TOWNS

GENERAL NOTES

DRAWN

T.F

DESIGNED

E.R

CHECKED

E.R

ISSUE DATE

18.09.26

DRAWING SCALE

1 : 50

SHEET SIZE

A3

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100 @A1 1:200 @A3 1:267 @A4

PROJECT NUMBER

RP2622

DRAWING NUMBER

A0.1

REVISION

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17/09/2026

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 40M/S N2

SITE GENERAL NOTES

CONFIRM ALL DIMENSIONS ON SITE TO EXISTING DWELLINGS PRIOR TO COMMENCEMENT OF ANY WORK. EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS,DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER CIVIL ENGINEERS DOCUMENTATION. ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT. SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR. TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, DEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

SITE PREPARATION AND EXCAVATION

IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS

CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR. CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

WORKPLACE HEALTH AND SAFETY

BUILDER SHALL COMPLY WITH ALL WORKPLACE HEALTH AND SAFETY REQUIREMENTS REQUIRED BY LEGISLATION FOR THE CONSTRUCTION OF THE STRUCTURE AND SHALL ASSES ALL WORKPLACE HEALTH AND SAFETY ISSUES BEFORE COMMENCEMENT OF CONSTRUCTION AND LIASE WITH THE DESIGNER IF NECESSARY TO AVOID/MINIMISE RISKS DURING CONSTRUCTION.

SERVICES

BUILDER TO LOCATE ALL SERVICES BEFORE COMMENCEMENTOF CONSTRUCTION. SEWERAGE TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND WATER SUPPLY ACT 1949. ROOF WATER DISCHARGE TO DOWNPIPES TO RAINWATER STORAGE TANKS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. TANK OVERFLOW TO BE DIRECTED OR DISCHARGE AS PER LOCAL AUTHORITY REQUIREMENTS. RAINWATER TANK AND WASTE SERVICES TO BE CONNECTED TO LOCAL AUTHORITY SEWERAGE SYSTEM OR AS PER HYDRAULIC ENGINEERS DEISGN.

NOTE: RICHMOND PROJECTS GIVES NO WARRANTY REGARDING THE PRECENSE OF LOCATION OF BURIED SERVICES, INCLUDING NEW-INSTALLED SERVICES. "AS CONSTRUCTED" LOCATIONS MAY DIFFER FROM WHAT IS DRAWN ON THIS PLAN.

INITIAL IDENTIFICATION AS PER DBYD (DIAL BEFORE YOU DIG - TELEPHONE: 1100 HTTP://WWW.1100.COM.AU)



SITE INFORMATION

SITE AREA	11075M²
TOTAL BUILDING AREA	300M²
TOTAL SITE COVERAGE	2.7%



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1	PROPOSED SITE PLAN
A1.0	1 : 700

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17 KEPPOCH LANE,
PERTH TAS 7300

CLIENT DETAILS

JAKOB TOWNS

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DRAWN

T.F

DESIGNED

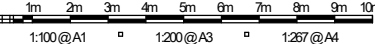
E.R

CHECKED

E.R

ISSUE DATE
18.09.26

DRAWING SCALE SHEET SIZE
As indicated A3



PROJECT NUMBER	DRAWING NUMBER	REVISION
RP2622	A1.0	00

ENERGY EFFICIENCY PROVISIONS (REFER TO BCA PART H6)
A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR & OPENABLE WINDOW (INCLUDING INTERNAL GARAGE DOOR). (A WINDOW COMPLYING WITH THE MAXIMUM AIR FILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH THE ABOVE)
A SEAL FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR (INCLUDING INTERNAL GARAGE DOOR) MUST BE A DRAFT PROTECTION DEVICE (RAVEN OR EQUIVALENT). OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.
ROOF, EXTERNAL WALLS, EXTERNAL FLOORS AND OPENINGS SUCH AS DOOR AND WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE, IE:

- ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTIONS; OR
- SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

SARKING

VAPOUR PERMEABLE WALL WRAP INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. (WILL BE SPECIFIC FOR DIFFERENT BUILDINGS).
VAPOUR PERMEABLE ROOF SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. (WILL BE SPECIFIC FOR DIFFERENT BUILDINGS). WATER MUST HAVE A CLEAR UNIMPEDED PATH OF TRAVEL TO THE GUTTER.

CONDENSATION

REFERENCE SHOULD BE MADE TO THE ABCB CONDENSATION IN BUILDINGS HANDBOOK 2014, AND CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE (BY BUILDING STANDARDS AND OCCUPATIONAL LICENSING)

BUILDING FABRIC - INSULATION REQUIREMENTS (CLIMATE ZONE 7)

INTERNAL WALLS:

VAPOUR PERMEABLE SARKING (FACING CAVITY): R0.43
FIBREGLASS WALL BATTS R2.5
R2.99 ACHIEVED

ROOF & CEILING: (BASED ON SOLAR ABSORPTANCE VALUE OF 0.45):

BCA VALUE FOR PITCHED ROOF R0.21
VAPOUR PERMEABLE SARKING
(VENTILATED ROOF SPACE): R0.59
R4.0 BATTS ON TOP OF CEILING: R4.0
R4.8 ACHIEVED

FLOOR INSULATION

(ENCLOSED PERIMETER) N/A
CONCRETE SLAB: R2.3
MIN. ADDITIONAL FLOOR INSULATION: **R2.3 ACHIEVED**

EXTERNAL WINDOWS AND DOORS

COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.

EXTERNAL FANS

SELF CLOSING DAMPER OR FILTER TO BE FITTED.

CONSTRUCTION OF ROOFS, WALLS AND FLOORS.

ALL JUNCTIONS INSIDE OF EXTERNAL SKIN TO BE FULLY SEALED WITH CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR SQUARE STOP.

AIR MOVEMENT

REFER WINDOW & DOOR LOCATIONS FOR AIR MOVEMENT & VENTILATION PROVISIONS.

SERVICES

IF HOT WATER CYLINDER IS TO BE INSTALLED IN CONDITIONED SPACE INSULATION OF PIPE WORK IS NOT REQUIRED. IF HOT WATER CYLINDER IS TO BE INSTALLED EXTERNALLY. INSULATION OF PIPE WORK MIN 1 METRE FROM HOTWATER OUTLET.

LIVABLE HOUSING AUSTRALIA NOTES:

A. PROVIDE A SAFE, CONTINUOUS STEP-FREE PATHWAY FROM THE FRONT BOUNDARY OF THE PROPERTY TO AN ENTRY DOOR TO THE DWELLING. THIS PROVISION DOES NOT APPLY WHERE THE AVERAGE SLOPE OF THE GROUND WHERE THE PATH WOULD FEATURE IS STEEPER THAN 1:14.

B. THE PATH OF TRAVEL REFERRED TO IN (A) SHOULD HAVE A MINIMUM CLEAR WIDTH OF 1000MM AND HAVE:

- NO STEPS;
 - AN EVEN, FIRM, SLIP RESISTANT SURFACE;
 - A CROSSFALL OF NOT MORE THAN 1:40;
 - A MAXIMUM PATHWAY SLOPE OF 1:14
- WHERE RAMPS ARE REQUIRED THEY SHOULD HAVE LANDINGS PROVIDED AT NO GREATER THAN 9M FOR A 1:14 RAMP AND NO GREATER THAN 15M FOR RAMPS STEEPER THAN 1:20. LANDINGS SHOULD BE NO LESS THAN 1200MM IN LENGTH.

C. THE PATH OF TRAVEL REFERRED TO IN (A) MAY BE PROVIDED VIA AN ASSOCIATED CAR PARKING SPACE FOR THE DWELLING. WHERE A CAR PARKING SPACE IS RELIED UPON AS THE SAFE AND CONTINUOUS PATHWAY TO THE DWELLING ENTRANCE, THE SPACE SHOULD INCORPORATE:

- MINIMUM DIMENSIONS OF AT LEAST 3200MM (WIDTH) X 5400MM (LENGTH);
- AN EVEN, FIRM AND SLIP RESISTANT SURFACE; AND
- A LEVEL SURFACE (1:40 MAXIMUM GRADIENT, 1:33 MAXIMUM GRADIENT FOR BITUMEN)

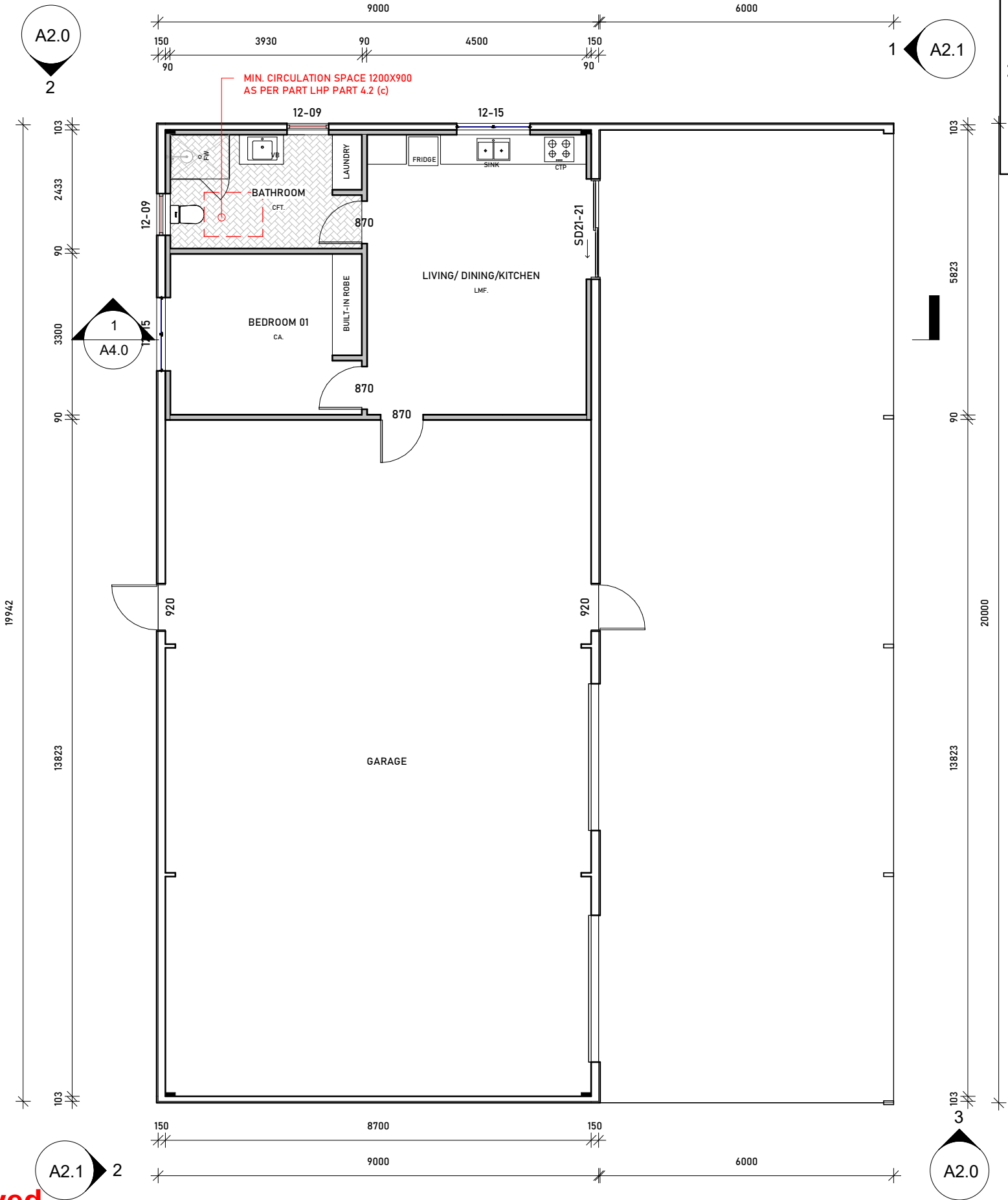


FLOOR INFORMATION

FLOOR AREA	180M²
DECK AREA	120M²
TOTAL AREA	300M²

Received
17/09/2026

Exhibited



1 PROPOSED FLOOR PLAN
A1.1 1 : 100

WALL SCHEDULE	
	EXTERNAL WALL SIDES 29mm CLADDING + SHED FRAME 90X45 MGP10 TIMBER FRAME WALL REFER TO ELEVATIONS FOR CLADDING 2.5 GLASSWOOL INSULATION BATTS AND 10MM PLASTERBOARD INTERNAL WALL LININGS
	INTERNAL WALL: 90X45 MGP10 TIMBER FRAME WALL 2.5 GLASSWOOL INSULATION BATTS TO ALL NEW INTERNAL WALLSAND 10MM PLASTERBOARD INTERNAL WALL LININGS (WET AREA PLASTERBOARD TO BATHROOM AND LAUNDRY)

R

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LICENCE NO: 15023031 (QLD), 035660588 (TAS)

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LEGEND & NOTES	
BH	BENCH
CTP	COOKTOP SELECTED BY OWNER
CFT.	CERAMIC FLOOR TILE, BY OWNER
CA.	CARPET WITH AIRSTEP STEPMAX (OR EQUIVALENT) FOAM UNDERLAY
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
GT	ZINCALUME QUAD GUTTER FINISH TO MATCH ROOFING
HW	HOT WATER CYLINDER INSTALL TO MAN. SPECS
LMF	FLOATING FLOOR SELECTED BY OWNER
MB.	METERBOX
WIS	WALK-IN SHOWER - REFER TO BATHROOM DETAIL PLAN
WC	WATER CLOSET
WM	WASHING MACHINE

REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE
PLANNING APPROVAL

PROJECT DETAILS
PRO. SHED/GRANNY FLAT
17 KEPPOCH LANE,
PERTH TAS 7300

CLIENT DETAILS
JAKOB TOWNS

DRAWING TITLE
PROPOSED FLOOR PLAN

DRAWN
T.F

DESIGNED
E.R

CHECKED
E.R

ISSUE DATE
18.09.26

DRAWING SCALE
As indicated

SHEET SIZE
A3

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100 @A1 1:200 @A3 1:267 @A4

PROJECT NUMBER
RP2622

DRAWING NUMBER
A1.1

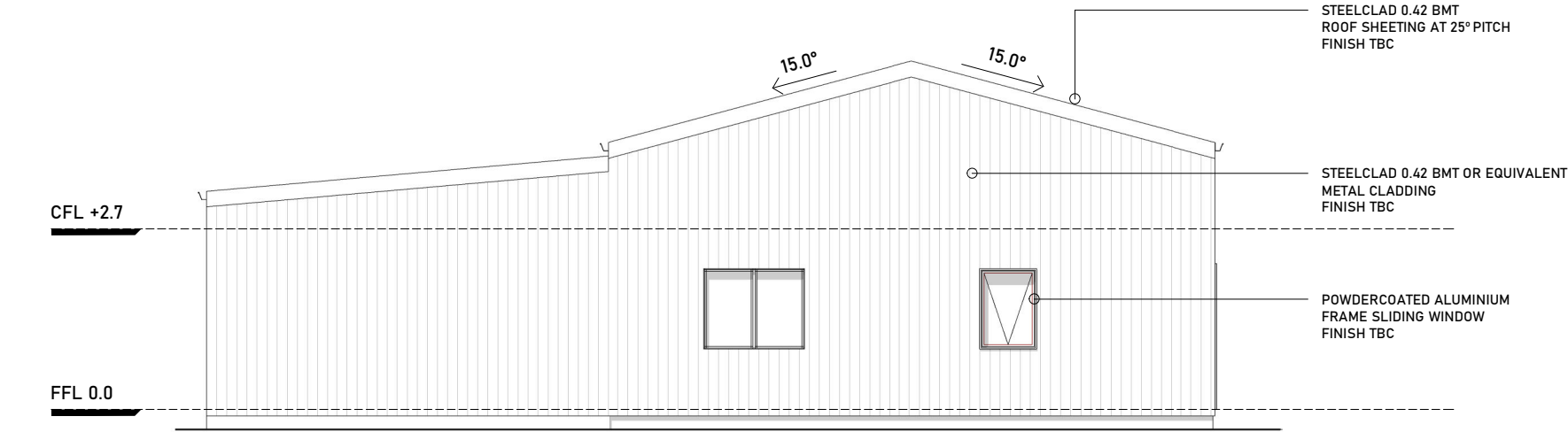
REVISION
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CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047 WIND SPEED 40M/S N2

Exhibited

LICENCE NO: 15023031 (QLD), 035660588 (TAS)

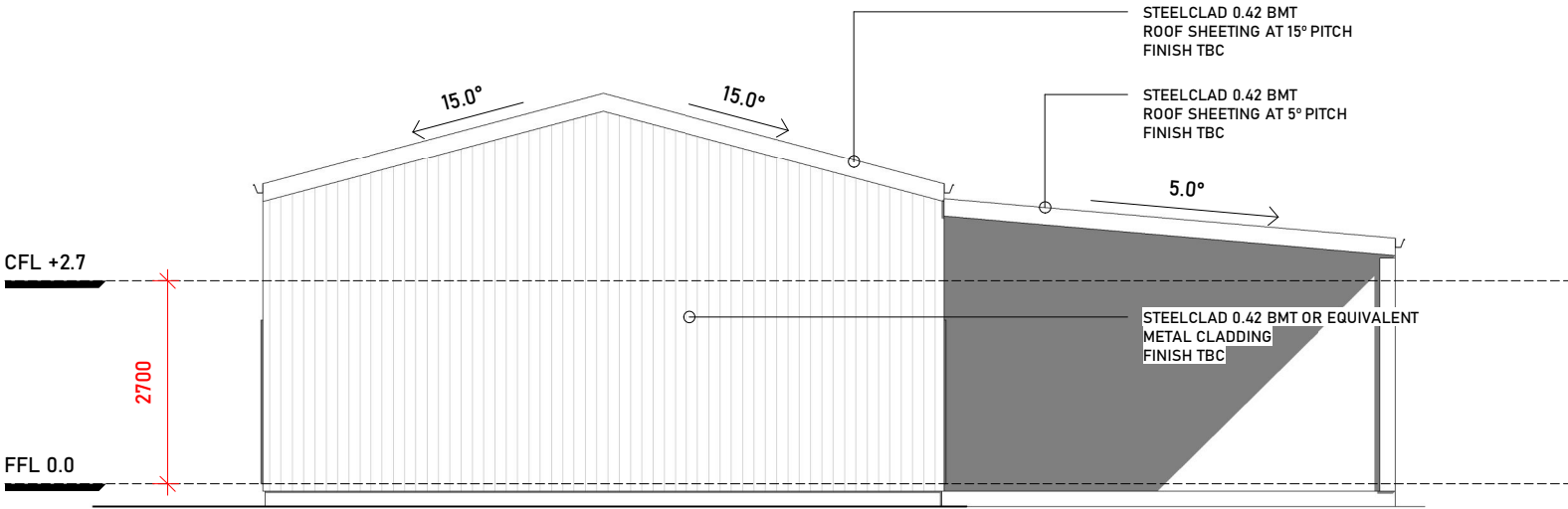
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2

A2.0

NORTH ELEVATION
1 : 100



3

A2.0

SOUTH ELEVATION
1 : 100

FLOOR INFORMATION	
FLOOR AREA	113M²
DECK AREA	NAM²
TOTAL AREA	113M²

Received
17/09/2026

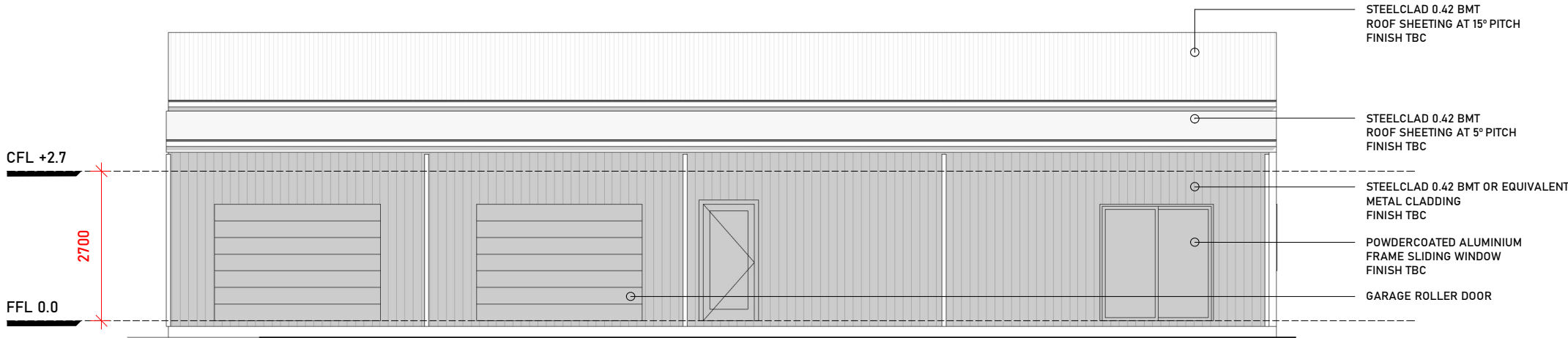
REV	AMENDMENT DETAILS			BY	DATE
PROJECT STAGE					
PLANNING APPROVAL					
PROJECT DETAILS					
PRO. SHED/GRANNY FLAT					
17 KEPPOCH LANE,					
PERTH TAS 7300					
CLIENT DETAILS					
JAKOB TOWNS					
DRAWING TITLE					
ELEVATIONS					
DRAWN					
T.F					
DESIGNED					
E.R					
CHECKED					
E.R					
ISSUE DATE		DRAWING SCALE		SHEET SIZE	
18.09.26		As indicated		A3	
1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 1:100 @A1 1:200 @A3 1:267 @A4					
PROJECT NUMBER		DRAWING NUMBER		REVISION	
RP2622		A2.0		00	

CONSTRUCTION AND MATERIALS IN ACCORDANCE
WITH AS 1684.2 AND
AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL N/A
GLAZING TO BE IN ACCORDANCE WITH AS1288
AND AS2047 WIND SPEED 40M/S N2

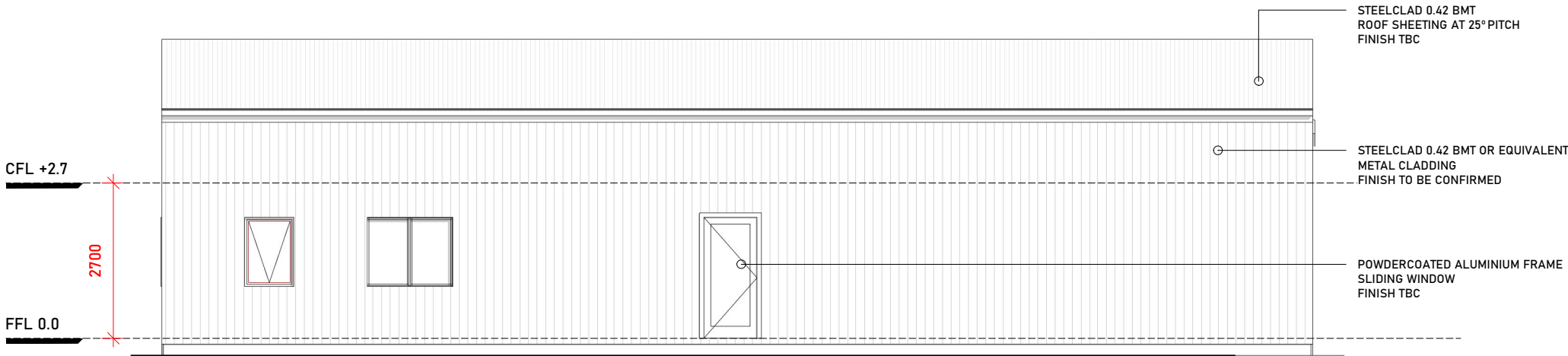
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1	EAST ELEVATION
A2.1	1 : 100



2	WEST ELEVATION
A2.1	1 : 100

FLOOR INFORMATION	
FLOOR AREA	113M²
DECK AREA	NAM²
TOTAL AREA	113M²

Received
17/09/2026

REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE

PLANNING APPROVAL

PROJECT DETAILS

PRO. SHED/GRANNY FLAT

17 KEPPOCH LANE,
PERTH TAS 7300

CLIENT DETAILS

JAKOB TOWNS

DRAWING TITLE

ELEVATIONS

DRAWN

T.F

DESIGNED

E.R

CHECKED

E.R

ISSUE DATE

18.09.26

DRAWING SCALE

As indicated

SHEET SIZE

A3

01m2m3m4m5m6m7m8m9m10m

1:100 @ A11:200 @ A31:267 @ A4

PROJECT NUMBER

RP2622

DRAWING NUMBER

A2.1

REVISION

00