



Public Notice Details

Application Details

Application No	DA2600098
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Property Details

Property Location	6 Jethro Street Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling and Outbuilding
Advertising Commencement Date	4/9/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	18/9/26

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

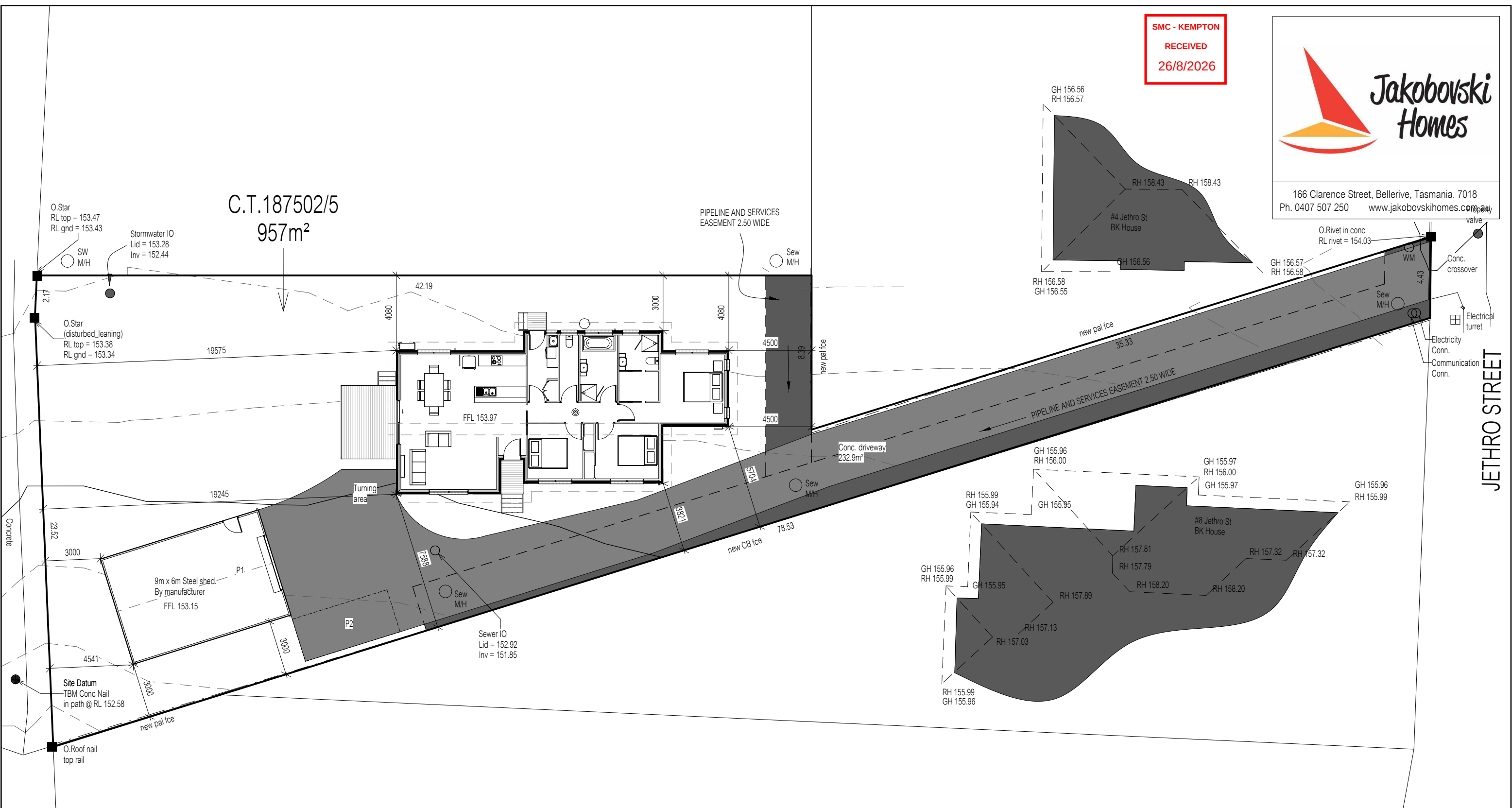
All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

03 August 2026

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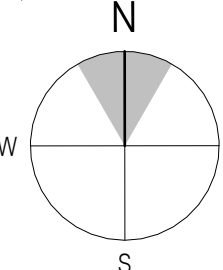
NOTES:

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The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per BYDA only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



FFL 153.97
Shed FFL 153.15
Scale 1 : 200

SITE COVERAGE
Max. 50% of site = 404.05m²
Proposed site coverage:
187.3m² (23.2%)

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
A	13 July 2026	Changes as per Cover Sheet

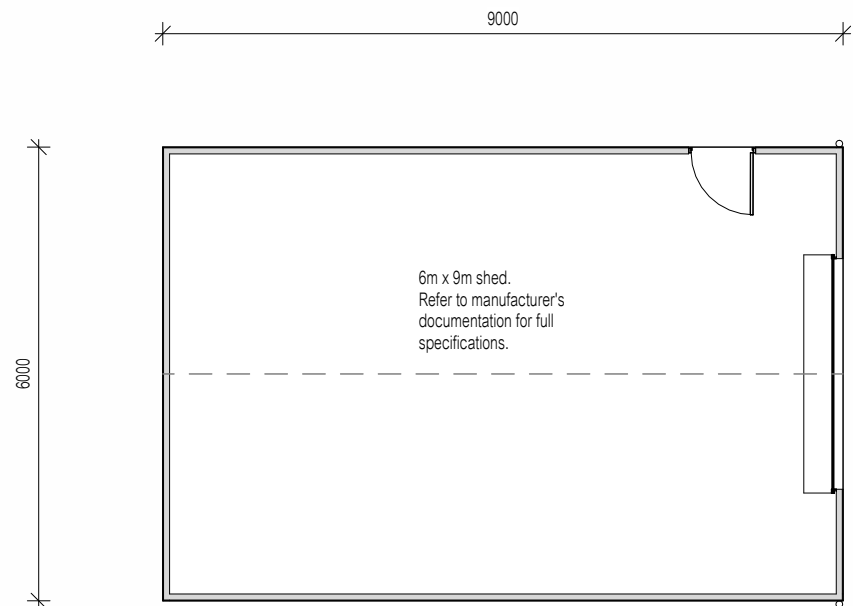
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DRAWING: SITE PLAN

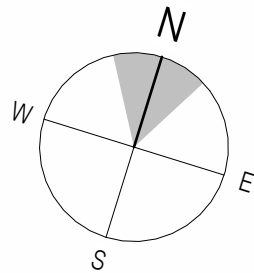
DATE: 24 June 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

**PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD**

01



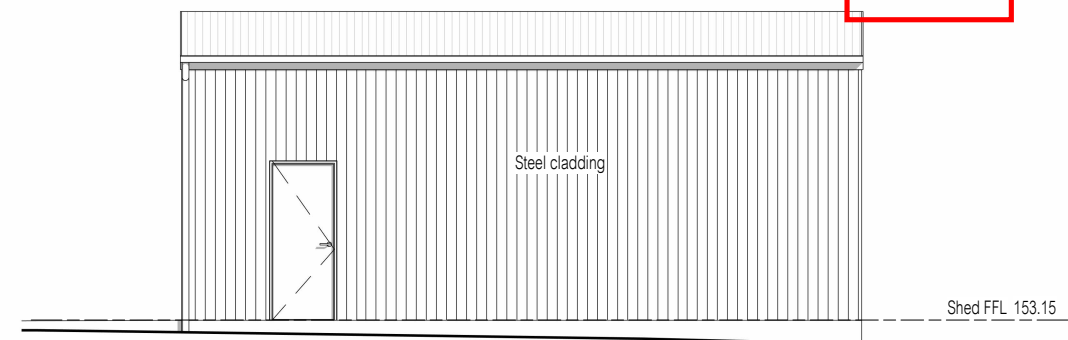
SHED FLOOR PLAN
1 : 100



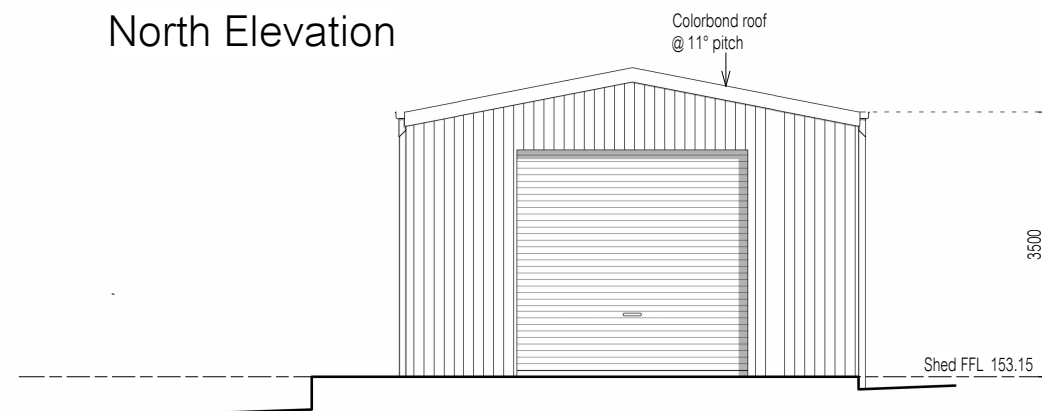
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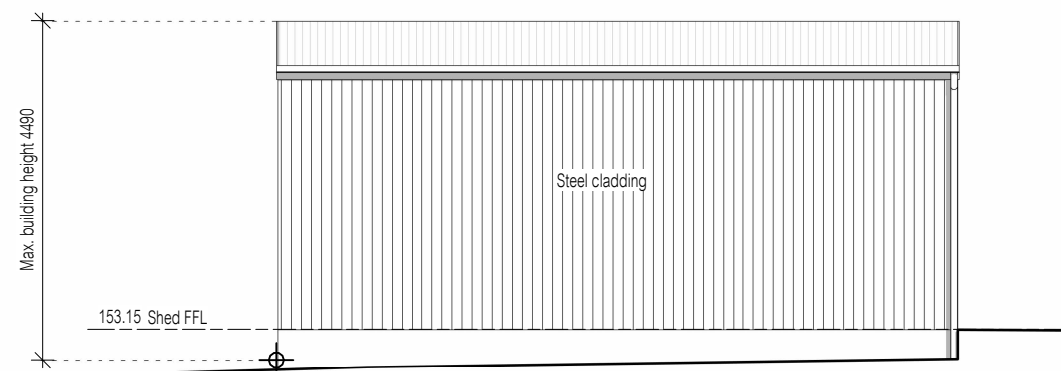
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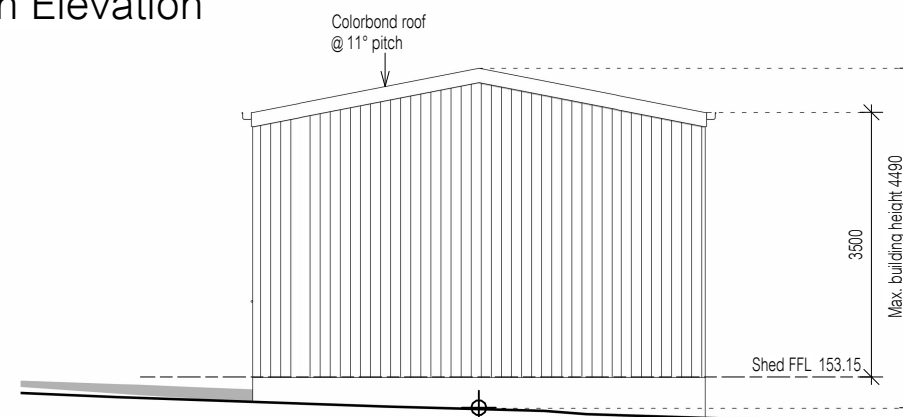
North Elevation



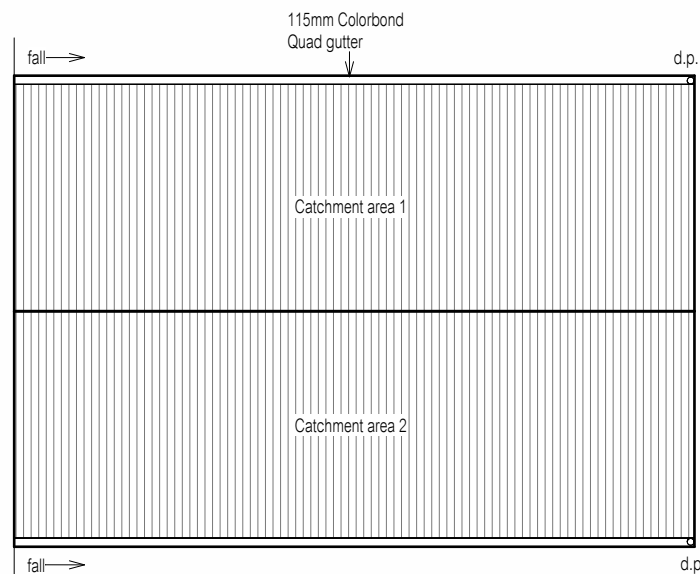
East Elevation



South Elevation



West Elevation



CATCHMENT AREAS NOTES:
Colorbond roof @ 11° pitch
CATCHMENT AREA 1 = 30.8m²
CATCHMENT AREA 2 = 30.8m²

- denotes roof area
- d.p. ● denotes downpipe
- denotes direction of fall
- denotes 200 x 400 ridge vent
- denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	56.1	Area of roof (including 115mm Quad Gutter) (m²)
Ac	61.6	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	0.88	$\frac{Ac}{Acdp}$
Downpipes Provided	2	Additional d.p. due to roof design

SHED ROOF PLAN
1 : 100

Scale 1 : 100

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

REVISION	DATE	DESCRIPTION
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DRAWING: SHED PLANS

DATE: 03 August 2026
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As shown in the Tasmanian
Planning Scheme Overlay

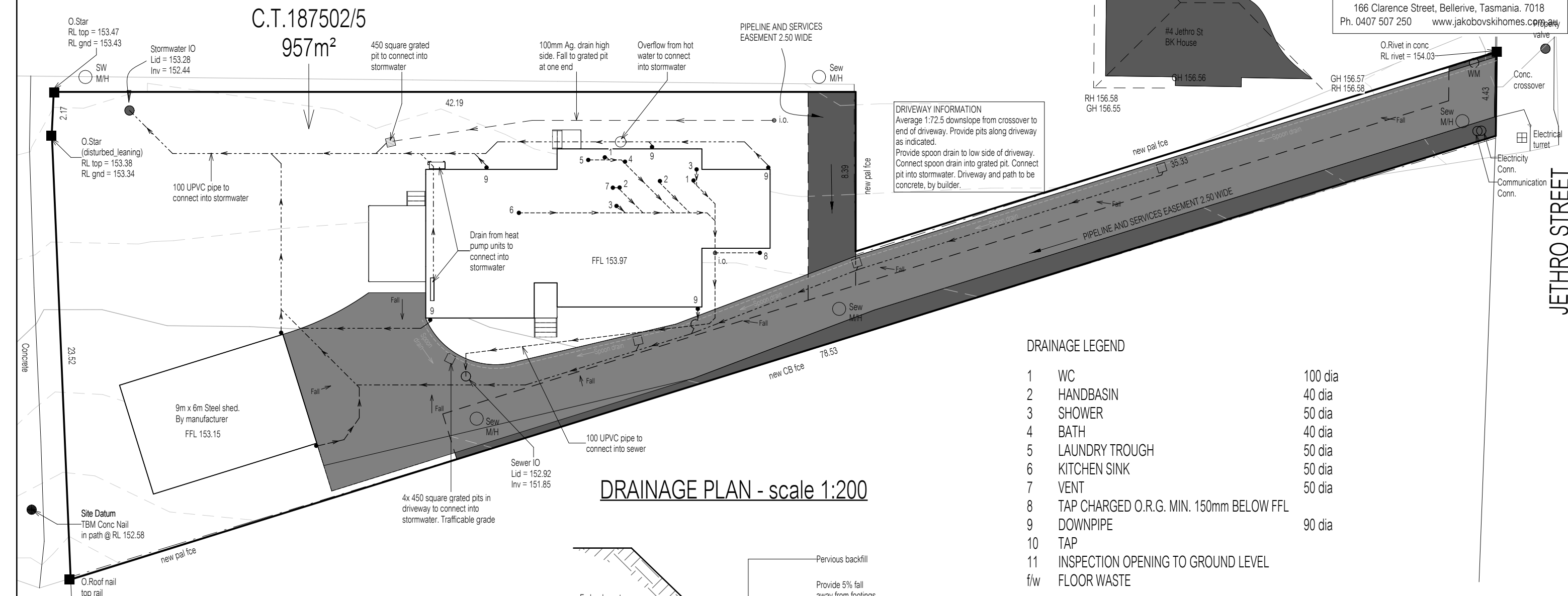
01a

- All drainage to be installed in accordance with AS/NZ3500 Part 2 & Part 3
- Water connection & metering work to be carried out in accordance with Water Services Association of Australia (WSAA) codes & TasWater supplementary codes, guides and technical specifications.
- Property sewer connections must be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02—2014-3.1 MRWA Version 2.
- Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplement to the code
- Refer to Engineer documentation for drainage installation recommendations for Class M.

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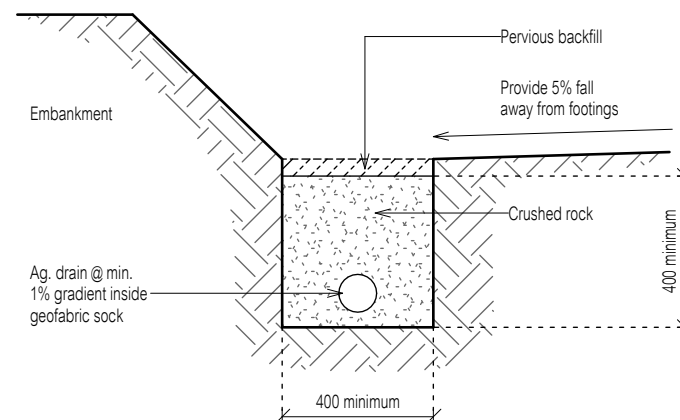


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All materials and construction to comply with AS/NZS3500, 2025
and to be inspected and approved by a qualified engineer.

REVISION	DATE	DESCRIPTION
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DRAWING: DRAINAGE PLAN

DATE: 03 August 2026
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DRAWN BY: CK
DWG No:

Scale As indicated

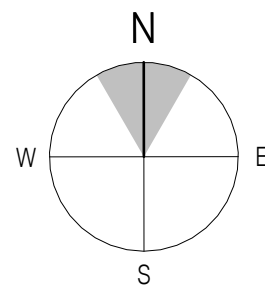
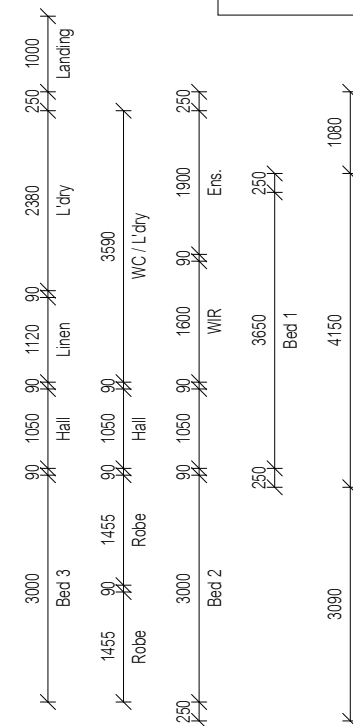
PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

02

The following shows compliance with the recommendation from the *Traffic Noise Assessment* dated 6 Dec 2022 (Ref: 1504-2):

Sound reduction Index, Rw		
	Bedroom	Living
Glazing	36	34
Base Wall	39	37
Ceiling / Roof	43	43

Glazing: Double glazed windows achieving a min. of 34Rw to be use in the Living, Dining, Kitchen & a min. 36Rw to all Bedrooms.



PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

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DATE: 24 June 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

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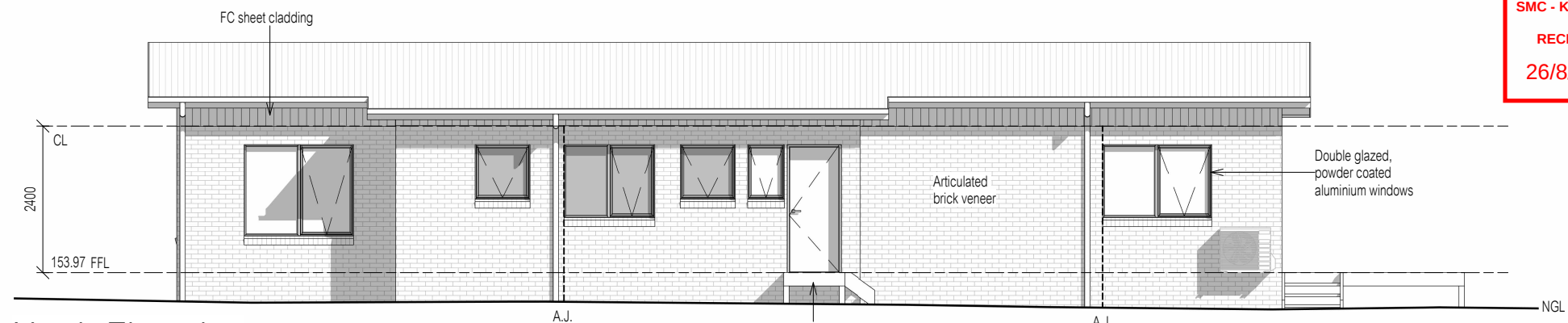


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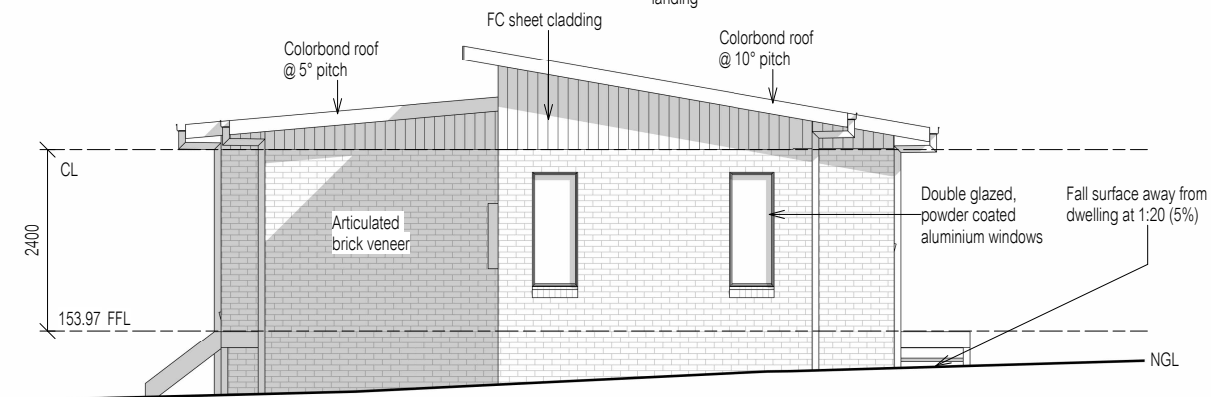
FLOOR AREA = 130.1m²

Landing/Deck Areas = 14.3m²
Porch Area = 3.42m²

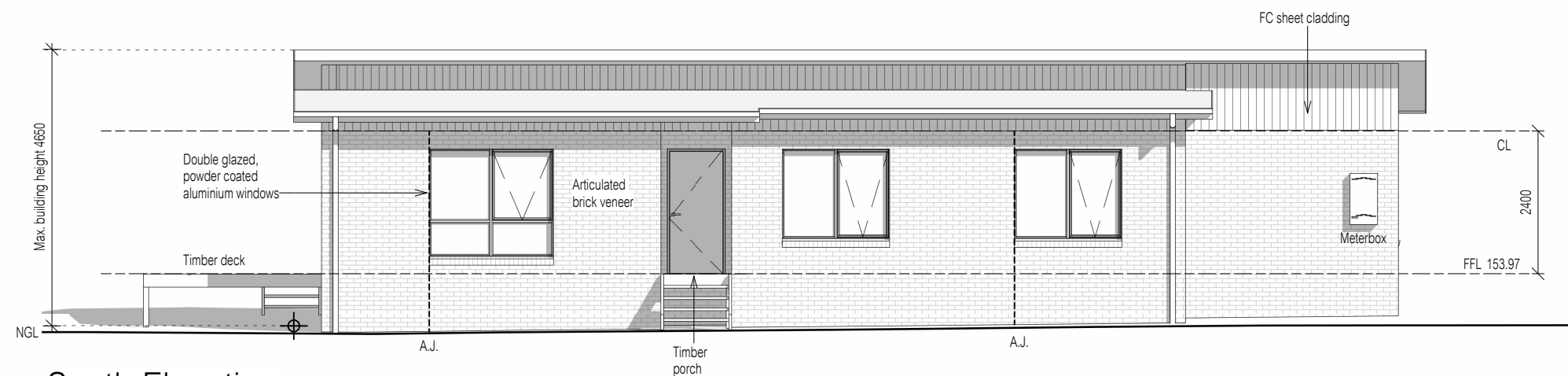
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DRAWN BY: CK
DWG No: 03



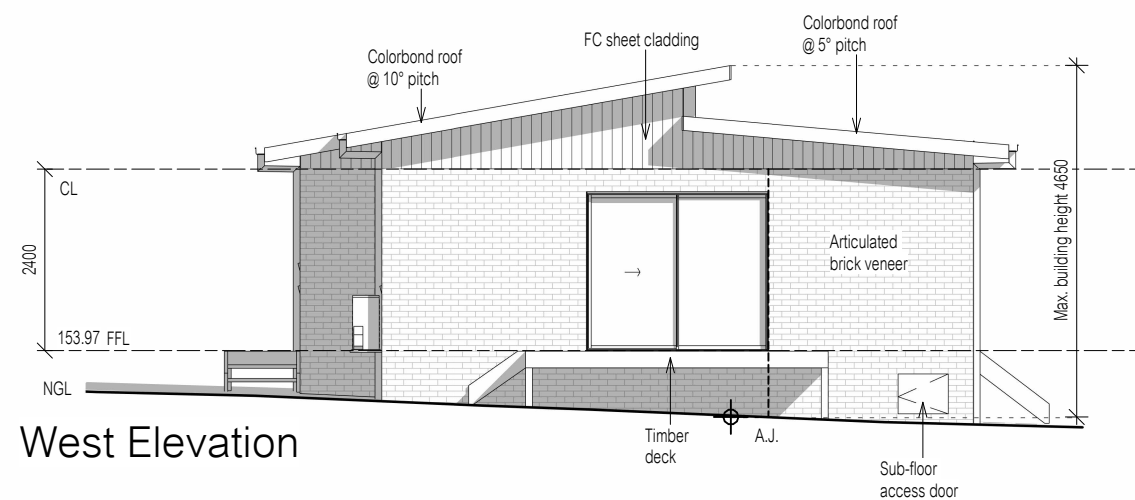
North Elevation



East Elevation



South Elevation



West Elevation

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A	13 July 2026	Changes as per Cover Sheet

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DRAWING: ELEVATIONS

DATE: 24 June 2026
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DRAWN BY: CK
DWG No:

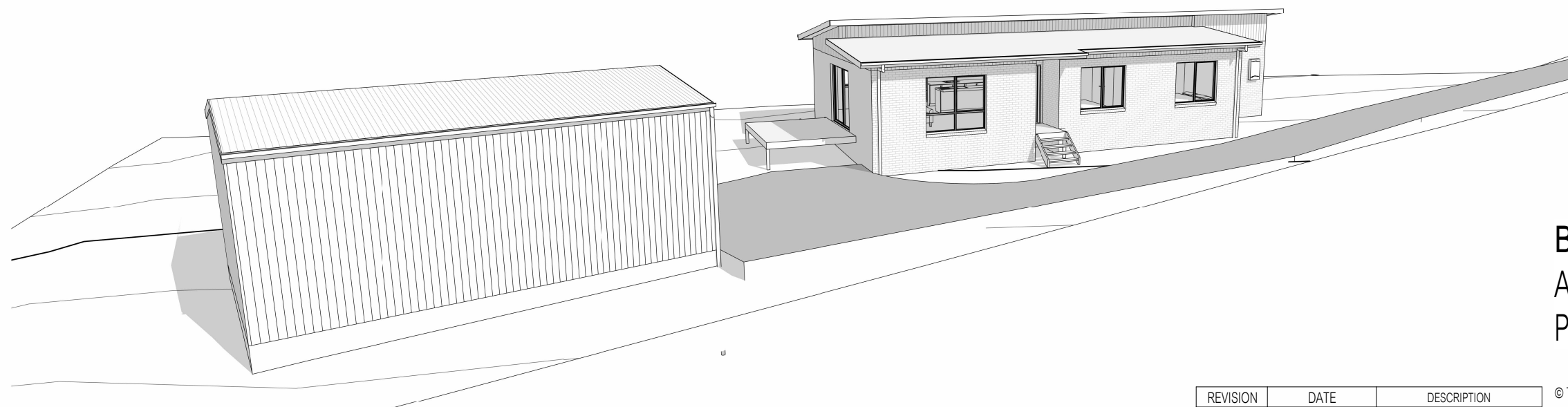
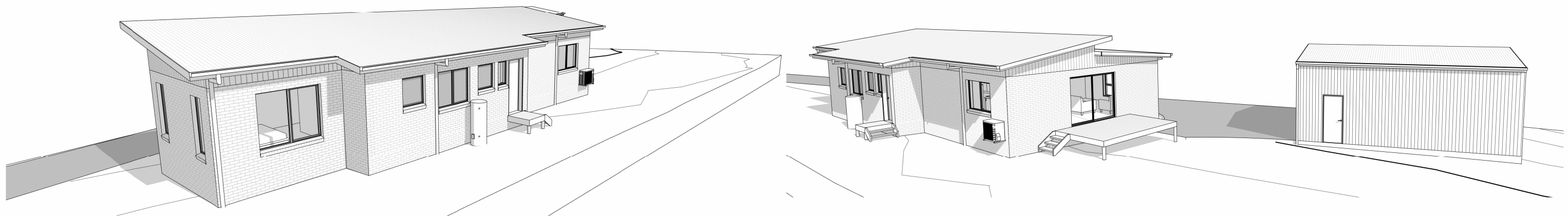
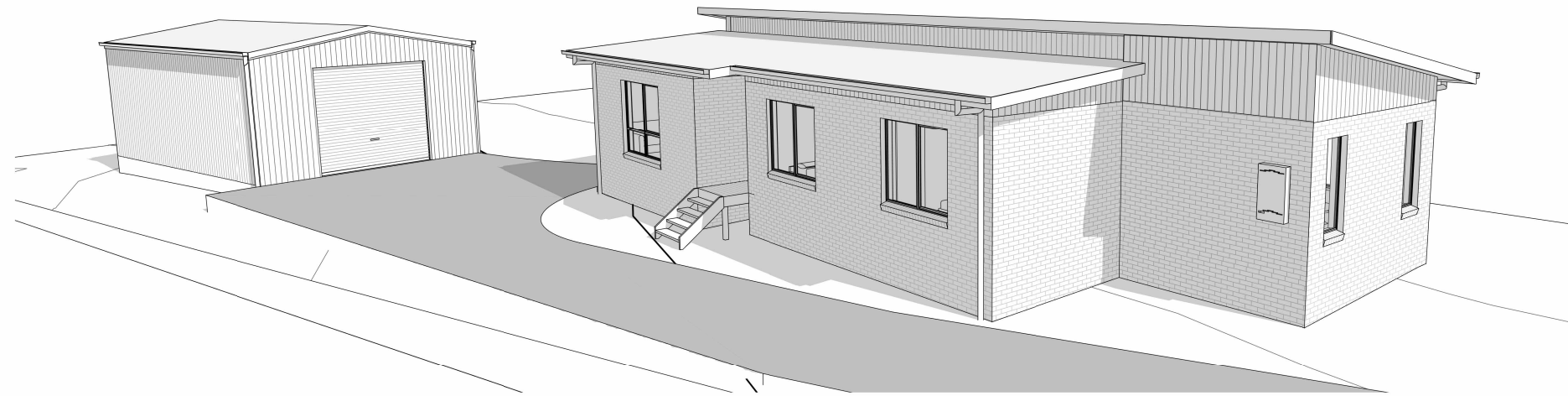
Scale 1 : 100

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
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DRAWING: PERSPECTIVES

DATE: 24 June 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

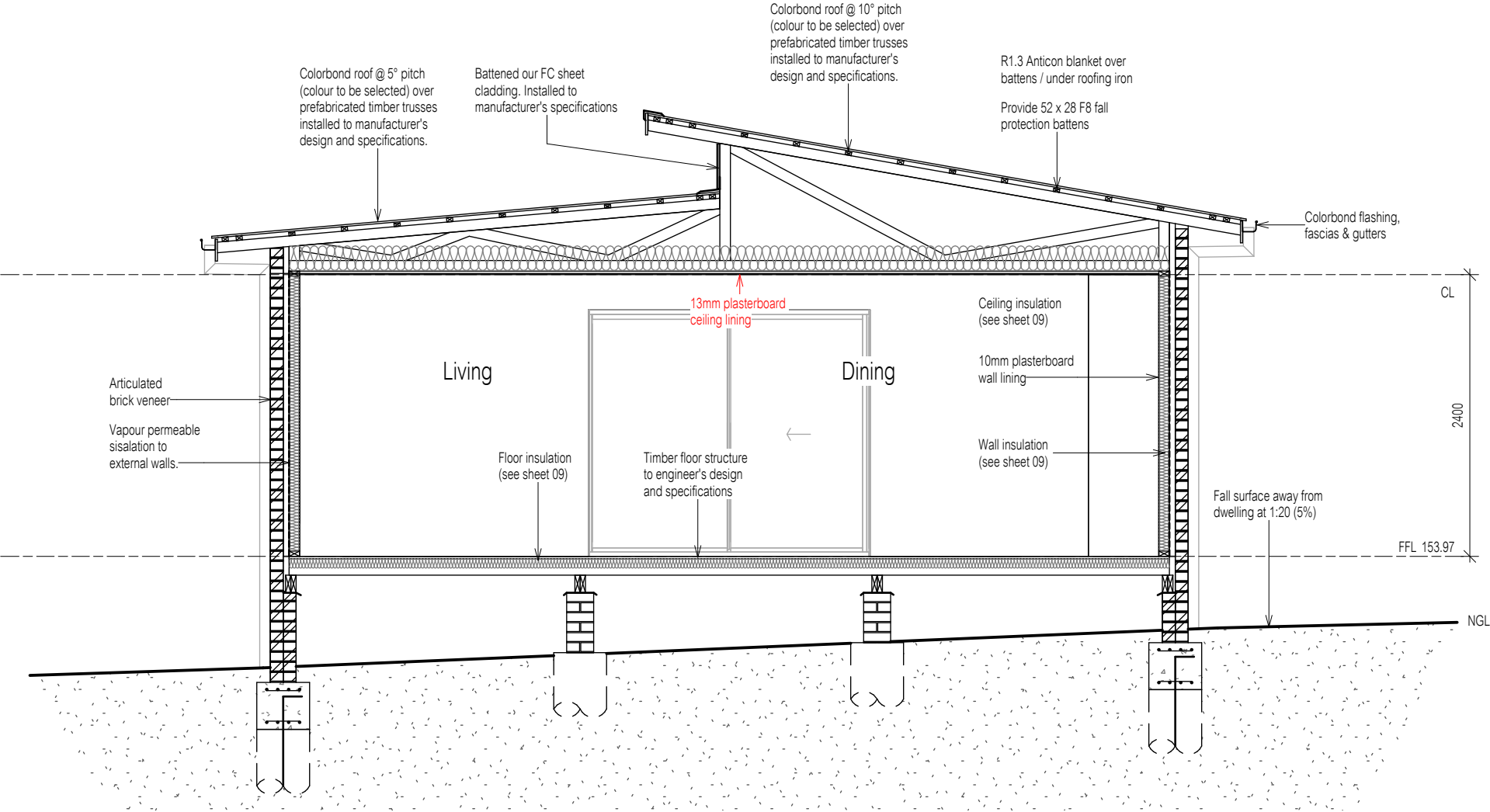
04a

IMPORTANT NOTES:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.

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Section A
Scale 1 : 50

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B	26 August 2026	Changes as per Cover Sheet

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DRAWING: SECTION

DATE: 03 August 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

Scale 1 : 50

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

ROOF VENTILATION CALCULATIONS
(10° & 5° Skillion Roof - Flat Ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 116.2m² / 150 = 0.775m²

Exhaust: See note below.
25% of 0.775m² = 0.194m²
0.194m² / 0.08m² = 2.42 (x2) = 5 ridge vents
evenly spaced

Supply:
75% of 0.775m² = 0.581m²
0.581m² / 0.08m² = 7.26 (x2) = 15 eaves vents
evenly spaced

RV

 200 x 400 ridge vent (50% opening)

EV

 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge
to provide required ridge ventilation. BAL
compliant mesh (or other approved system) used
at ridge to ensure ember protection (if BAL 12.5 &
over).
Ensure chosen eave vents have BAL compliant
ember mesh (if BAL 12.5 & over).

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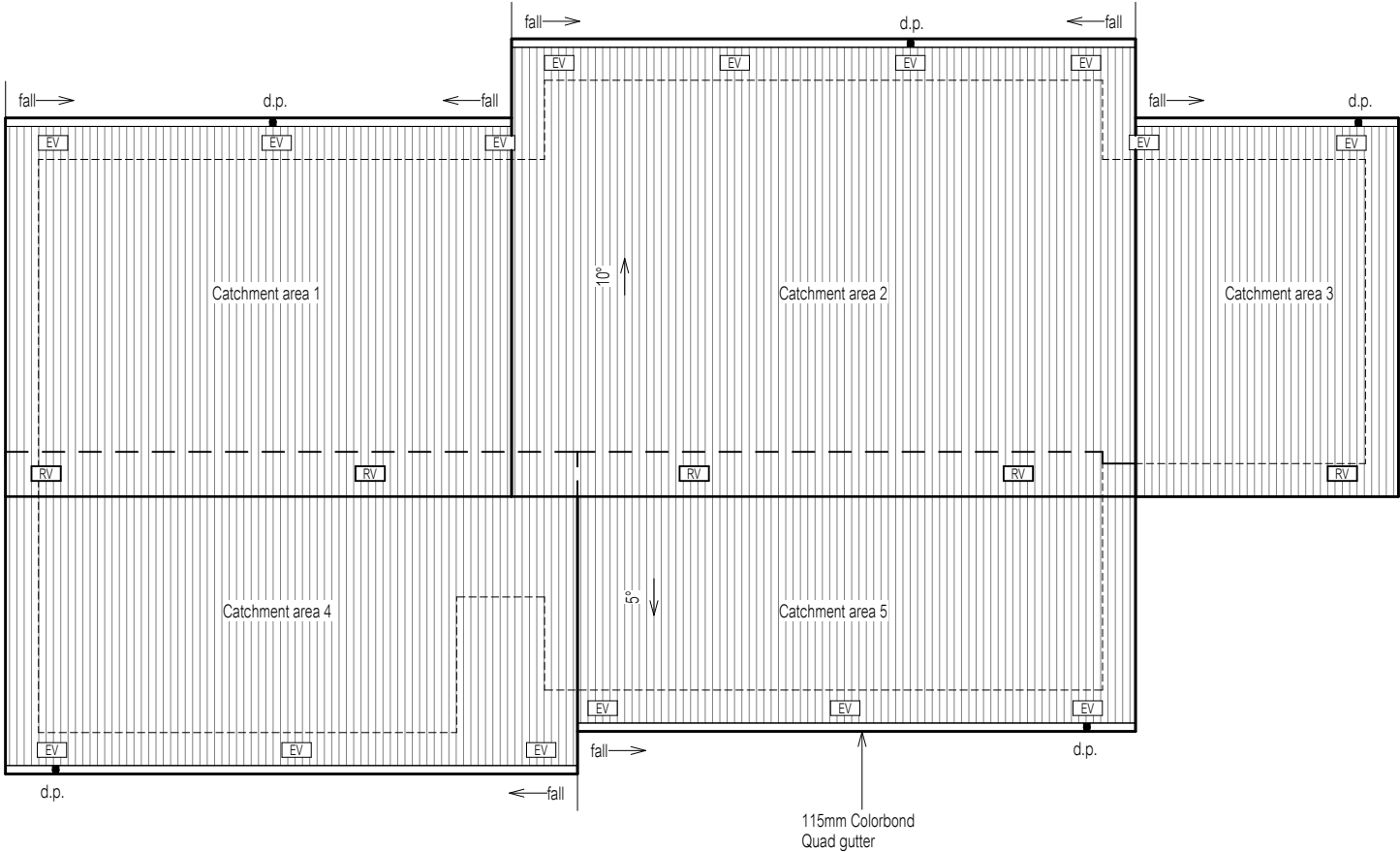
CATCHMENT AREAS NOTES:
Colorbond roof @ 10° & 5° pitch
CATCHMENT AREA 1 = 38.9m²
CATCHMENT AREA 2 = 57.3m²
CATCHMENT AREA 3 = 20.2m²
CATCHMENT AREA 4 = 37.4m²
CATCHMENT AREA 5 = 31.7m²

- denotes roof area
- d.p. ● denotes downpipe
- ← denotes direction of fall
- RV

 denotes 200 x 400 ridge vent
- EV

 denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes
are not to be altered without consulting
with designer.
Areas shown are surface / catchment
areas NOT plan areas.
All roof areas shown are indicative only
and not to be used for any other purpose.
Roof space must be ventilated.
Eave vents must be fitted to soffit with BAL
compliant, non-combustible ember mesh
installed (if BAL 12.5 & over).
Vents must be in accordance with the
NCC, BCA 2022, Volume 2, Part 10.8.3
'Ventilation of Roof Spaces'.



DOWNPipe & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	160.7	Area of roof (including 115mm Quad Gutter) (m²)
Ac	175.2	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	2.5	$\frac{Ac}{Acdp}$
Downpipes Provided	5	Additional d.p. due to roof design

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DRAWING: ROOF PLAN

DATE: 03 August 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

Scale 1 : 100

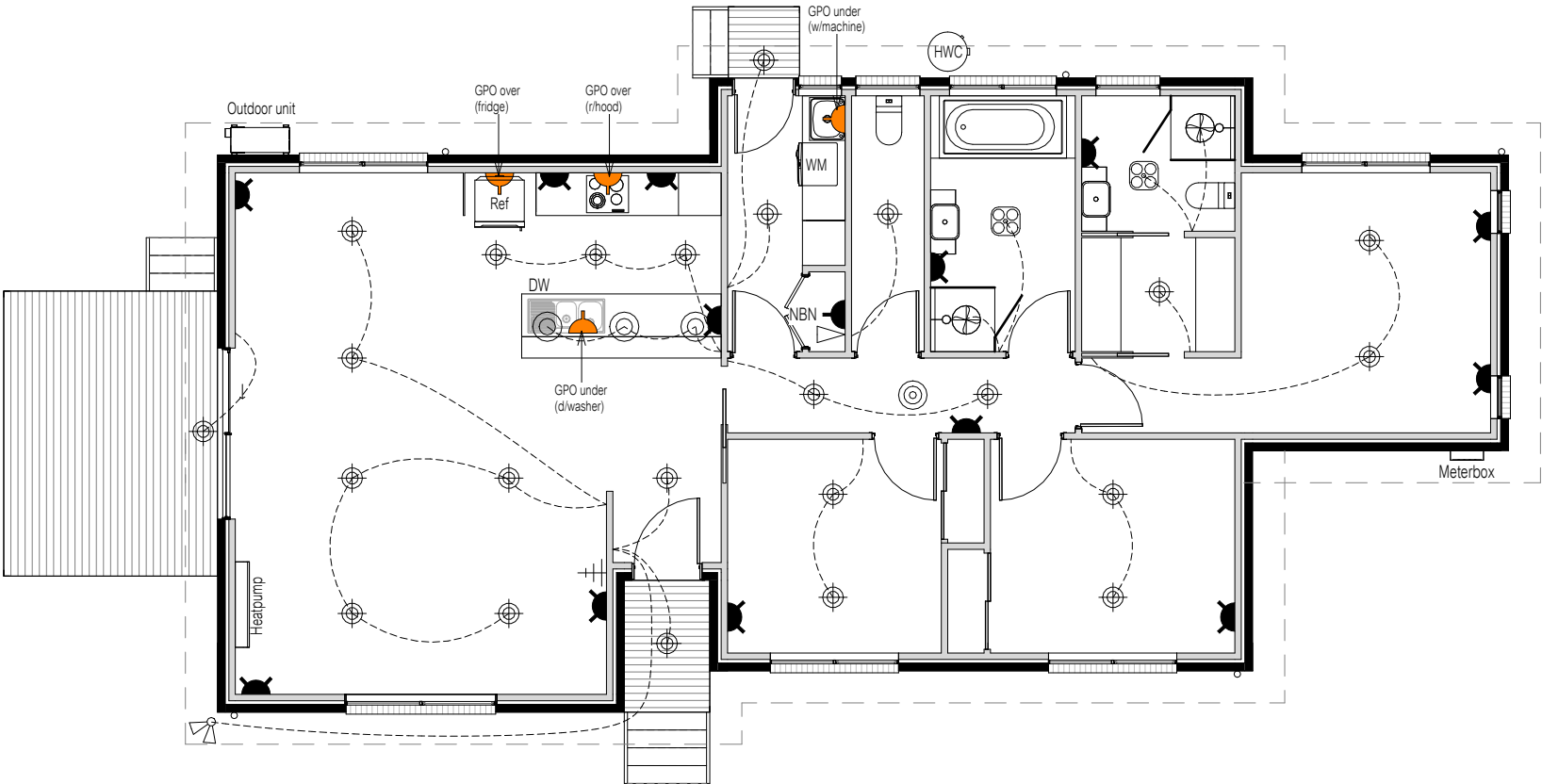
PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

IMPORTANT NOTES:
1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
3. All downlights are to be sealed and IC-F rated.

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- Batten light (28W)
- Wall light (28W)
- TV point
- Smoke alarm
- Phone / NBN point
- Pendant light (28W)
- LED strip light (10W/m)
- LED spotlight (sensor)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- Slimline LED batten (40W)
- Ducted exhaust fan
- Data point
- 4-light Tastic (10W centre light only)
- 2-light Tastic (10W centre light only)
- Stair lights (5W)
- Ceiling fan

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

Scale 1 : 100

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

REVISION	DATE	DESCRIPTION
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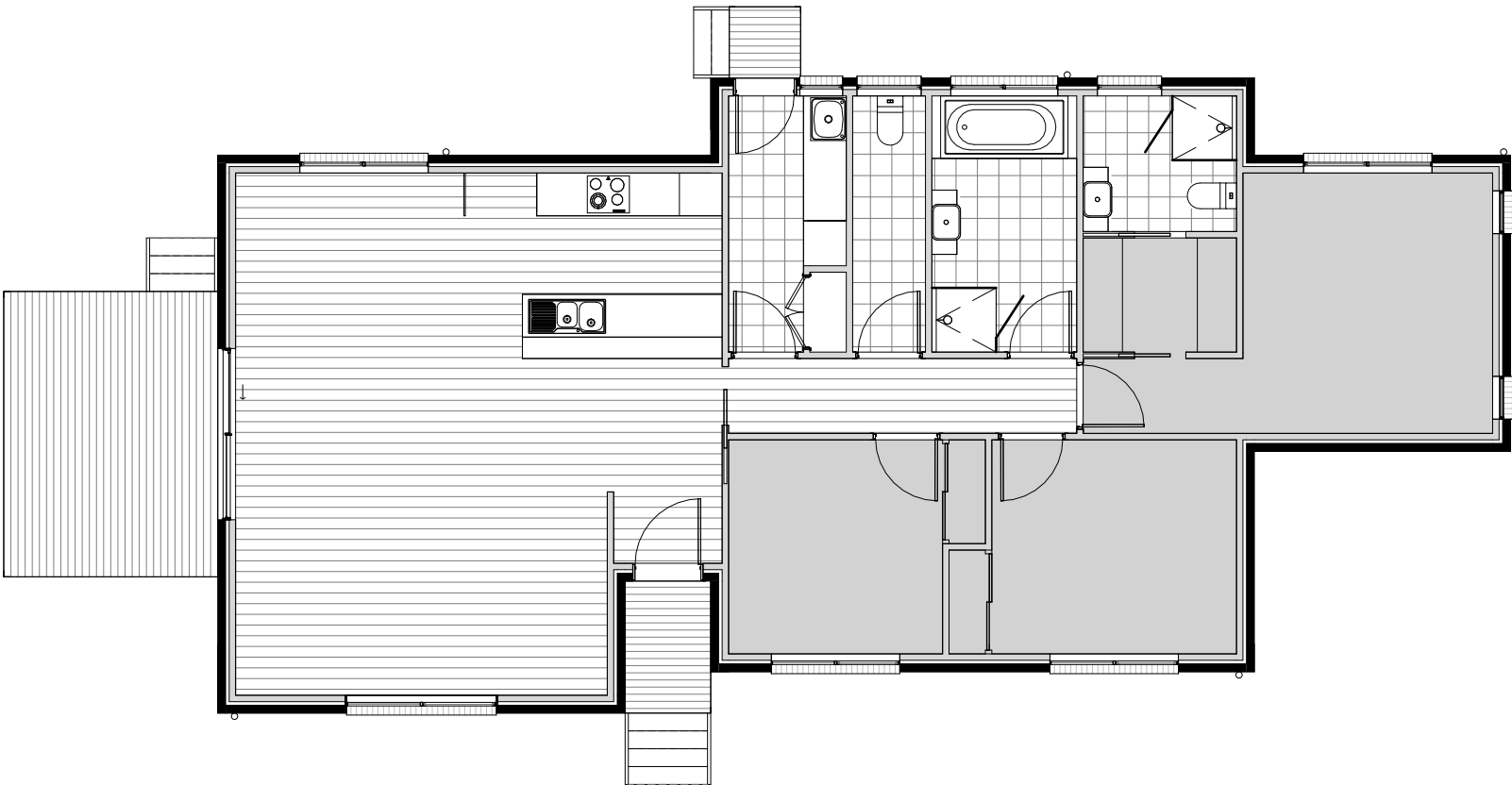
DRAWING: ELECTRICAL PLAN

DATE: 03 August 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
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FLOORING LEGEND

Floating Flooring	
Carpet	
Tiles	

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DRAWING: FLOORING LAYOUT PLAN

DATE: 03 August 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

LIGHTING CALCULATIONS

ABCBAustralian Building Codes Board

National Construction Code

Calculator

Lighting

Class 1 & 10a buildings

Building name/description

JB3 - 6 JETHRO STREET, BAGDAD (IKIN)

Classification

Class 1

Number of rows preferred in table below

13

(as currently displayed)

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used
									System allowance	System design	
1	ENTRY	Corridor	6.8 m ²	12 W	Class 1 building				5.0 W/m ²	1.8 W/m ²	4% of 64%
2	LIVING	Living room	14.8 m ²	48 W	Class 1 building				5.0 W/m ²	3.2 W/m ²	7% of 64%
3	DINING	Living room	18.0 m ²	24 W	Class 1 building				5.0 W/m ²	1.3 W/m ²	3% of 64%
4	KITCHEN	Kitchen	7.3 m ²	120 W	Class 1 building				5.0 W/m ²	16.4 W/m ²	36% of 64%
5	L'DRY	Laundry	5.8 m ²	12 W	Class 1 building				5.0 W/m ²	2.1 W/m ²	5% of 64%
6	BATH	Bathroom	7.3 m ²	10 W	Class 1 building				5.0 W/m ²	1.4 W/m ²	3% of 64%
7	WIR	Other	3.4 m ²	12 W	Class 1 building				5.0 W/m ²	3.5 W/m ²	8% of 64%
8	BED 3	Bedroom	9.9 m ²	24 W	Class 1 building				5.0 W/m ²	2.4 W/m ²	5% of 64%
9	BED 2	Bedroom	11.2 m ²	24 W	Class 1 building				5.0 W/m ²	2.1 W/m ²	5% of 64%
10	HALL	Corridor	5.1 m ²	24 W	Class 1 building				5.0 W/m ²	4.7 W/m ²	10% of 64%
11	ENS.	Bathroom	4.1 m ²	10 W	Class 1 building				5.0 W/m ²	2.4 W/m ²	5% of 64%
12	BED 1	Bedroom	15.1 m ²	24 W	Class 1 building				5.0 W/m ²	1.6 W/m ²	3% of 64%
13	WC	Toilet	3.7 m ²	12 W	Class 1 building				5.0 W/m ²	3.2 W/m ²	7% of 64%

112.5 m²

356 W

Class 1 building

5.0 W/m²

3.2 W/m²

if inputs are valid

✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

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NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);

(iii) 3W per m² in a Class10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2019 3.12.5.5 (f)

Scale

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

WINDOW SCHEDULE

WINDOW MANUFACTURER: CLARK WINDOWS					
Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	12-18AW (dg)	Clear	tbc	tbc	tbc
02	09-06AW (dg)	Clear	BRD-189-08	3.80	0.58
03	09-09AW (dg) Opaque	Opaque	BRD-189-08	3.80	0.58
04	12-15AW (dg) Opaque	Opaque	BRD-189-08	3.80	0.58
05	09-09AW (dg) Opaque	Opaque	BRD-189-08	3.80	0.58
06	15-18AW (dg)	Clear	tbc	tbc	tbc
07	15-06FW (dg)	Clear	tbc	tbc	tbc
08	15-06FW (dg)	Clear	tbc	tbc	tbc
09	15-18AW (dg)	Clear	tbc	tbc	tbc
10	15-18AW (dg)	Clear	tbc	tbc	tbc
11	18-21AW (dg)	Clear	tbc	tbc	tbc
12	21-24SD (dg)	Clear	tbc	tbc	tbc
LEGEND: SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window					
NOTE: Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.					

INSULATION

INSULATION SCHEDULE	
AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R3.5 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaced below.
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly; 210mm for R4.1 bulk insulation; 240mm for R5.0 bulk insulation; 260mm for R6.0 bulk insulation; 290mm for R7.0 bulk insulation. These dimensions are nominal and may vary depending on the type of insulation to be installed.	

BAL - Not Bushfire Prone
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Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
B	26 August 2026	Changes as per Cover Sheet

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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 03 August 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE /	EMBANKMENT SLOPE	
CLASSIFICATION	Cut	Compacted Fill
STABLE ROCK (A)	8:1	2:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4:
Masonry accessories to NCC 5.6:
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
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 not less than 6000mm²per meter of wall length, with vents not more than 600mm from corners.
150mm 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 & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLIANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation. Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m²
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices. Windows and external door weatherproofing to AS 2047.



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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

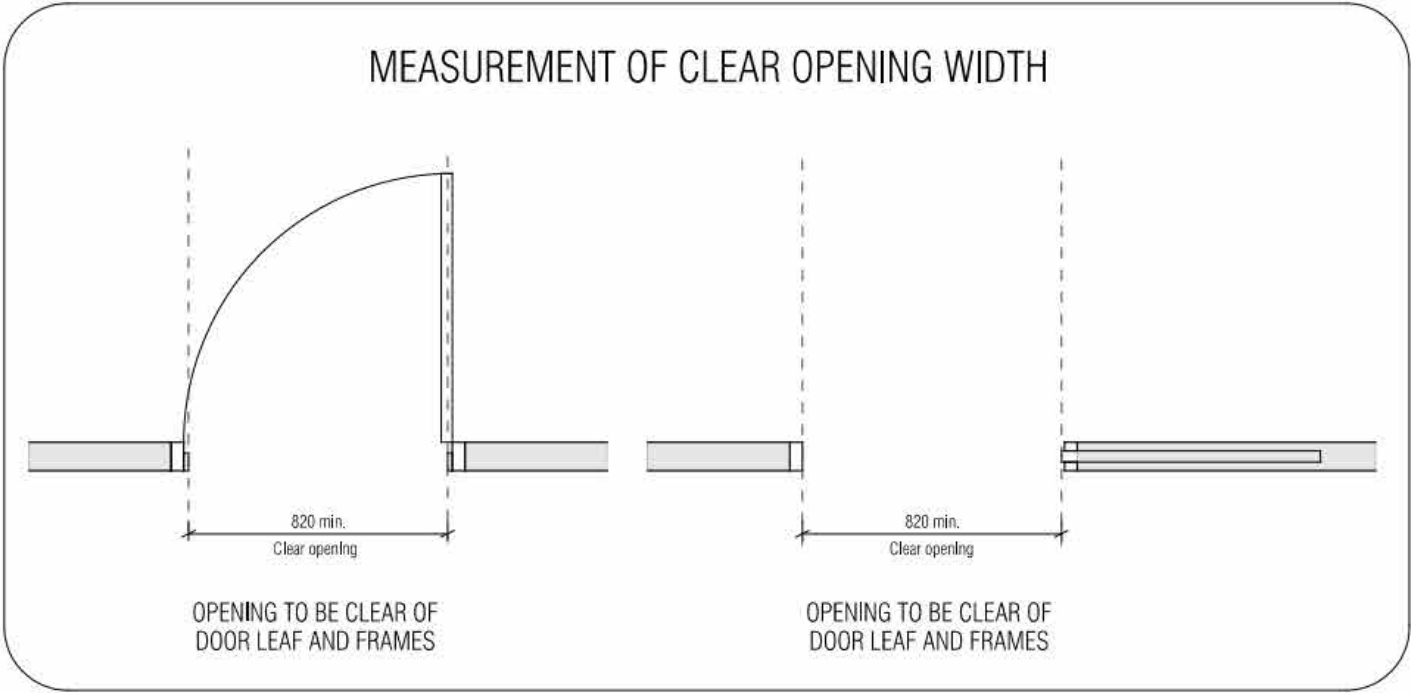
- (1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
 - (a) an appurtenant Class 10a garage or carport; or
 - (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
- (c) Access for the purposes of (1) must be -
- (2) via a pathway that -
 - (a) has no steps; and
 - (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
 - (ii) if crossfall is provided, has a crossfall not more than 1:40; and
 - (iii) has a minimum width of 1000mm; and
 - (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
 - (vi) connects to a dwelling entrance door that complies with Section 2; or
 - (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
- (3) For the purposes of (2), the following applies:
 - (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
 - (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
- (4) Where one or more ramps are used, the following applies:
 - (a) The aggregate length of ramping (excluding landings) must not be more than—
 - (i) 9 m for a 1:14 gradient; or
 - (ii) 15 m for a 1:20 gradient; or
 - (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
 - (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
 - (c) At each end of a ramp there must be a landing that is -
 - (i) not less than 1200mm long; and
 - (ii) at least as wide as the ramp to which it connects; and
 - (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
 - (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
- (5) The access path may incorporate one step ramp having a -
 - (a) height of not more than 190mm; and
 - (b) gradient not more than 1:10; and
 - (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
 - (d) maximum length of 1900mm.

- THRESHOLD NOTES:
The threshold of an entrance door must -
- (a) be level; or
 - (b) have a sill height of not more than 5mm if the lip is rounded or bevelled; or
 - (c) have a ramped threshold that -
 - (i) does not extend beyond the depth of the door jamb; and
 - (ii) has a gradient not steeper than 1:8; and
 - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
 - (iv) does not intrude into the minimum dimensions of the required landing area; or
 - (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
 - (i) have no lip or upstand greater than 15mm within the sill profile; and
 - (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

- LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
- (a) unobstructed (other than by a gate or a screen door); and
 - (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

- WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
- (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
 - (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
 - (i) 8mm; or
 - (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
 - (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

- LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.





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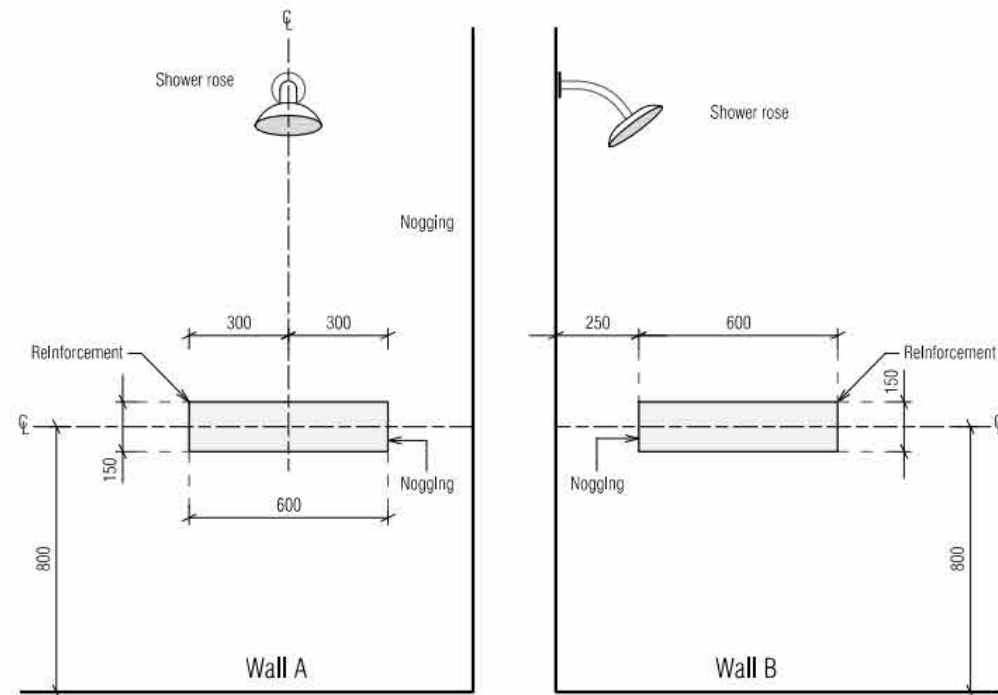
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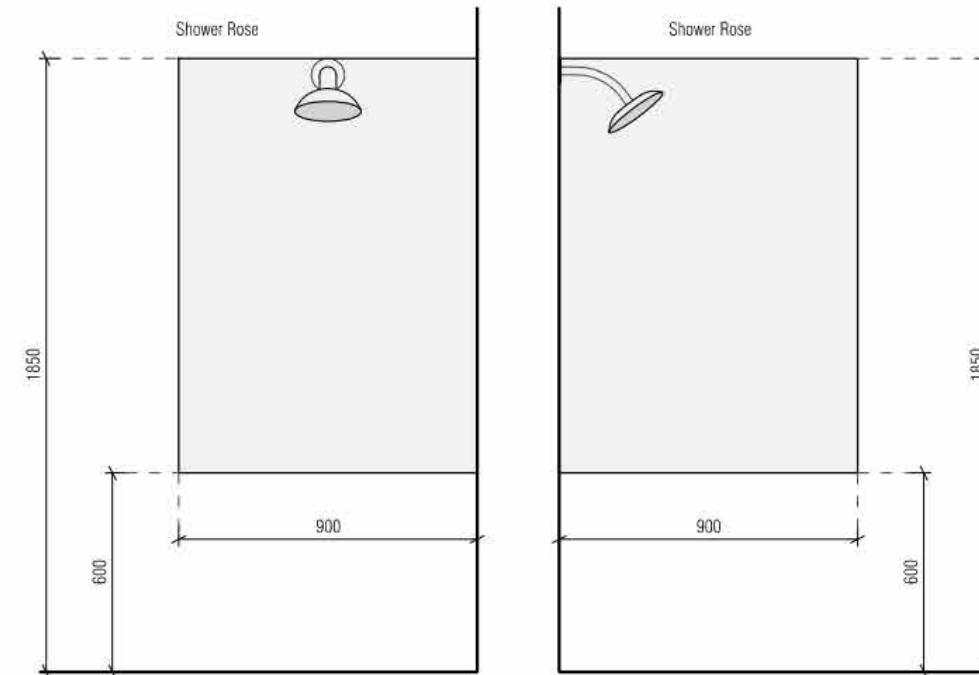
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DRAWING: LIVABLE HOUSING NOTES 1 of 3

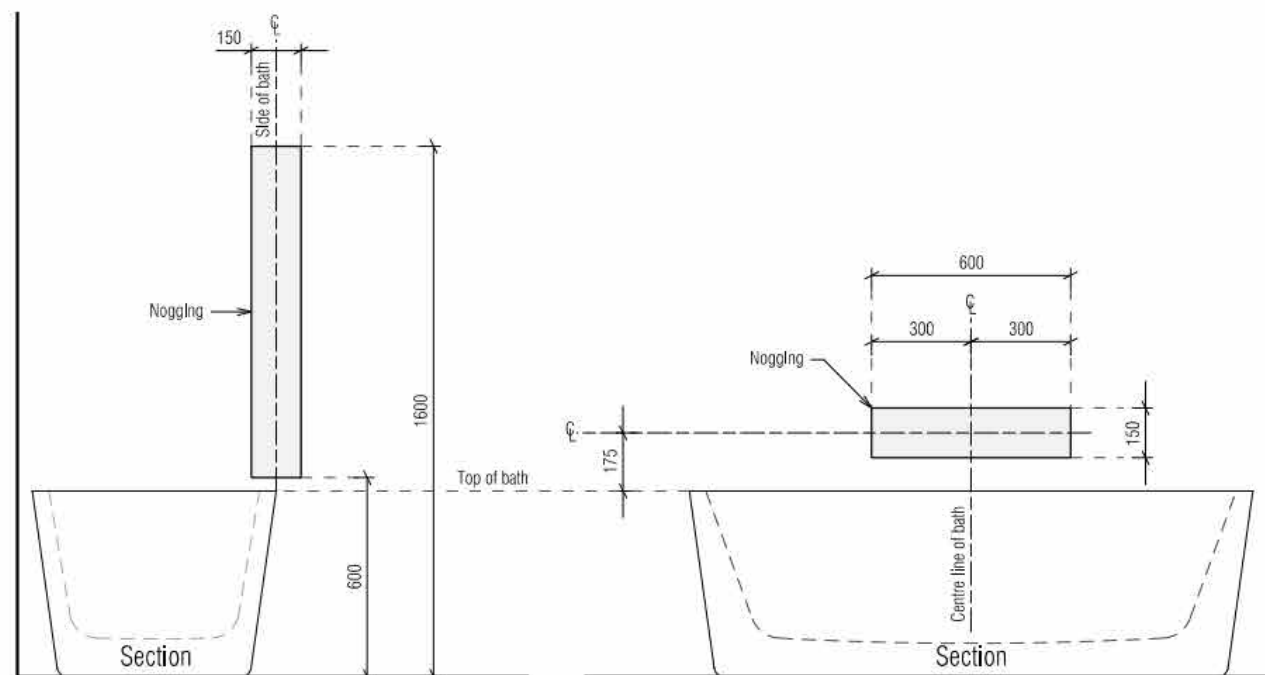
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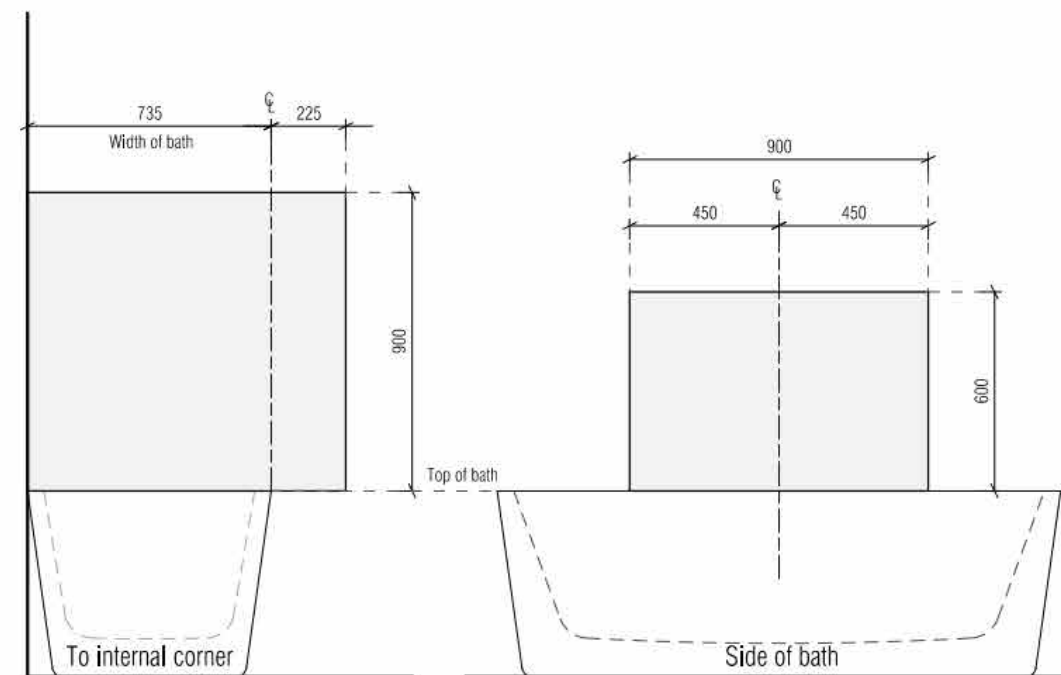
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

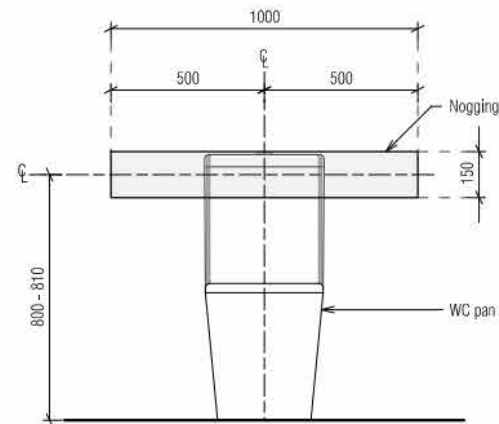
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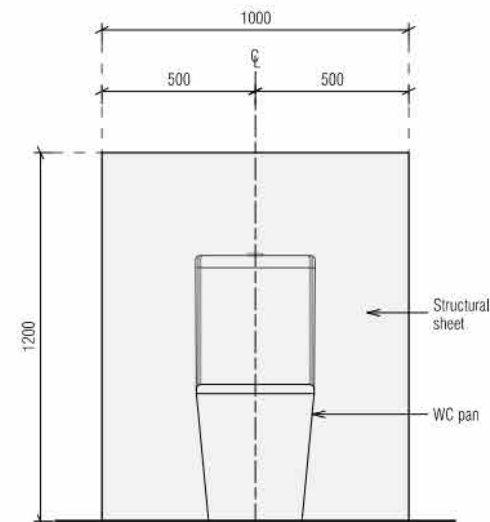
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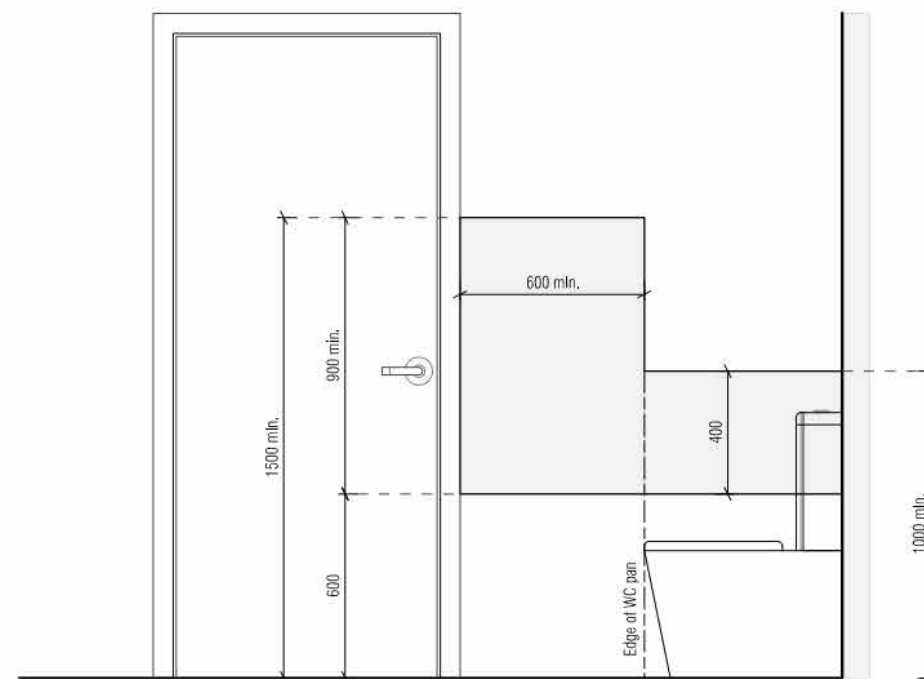
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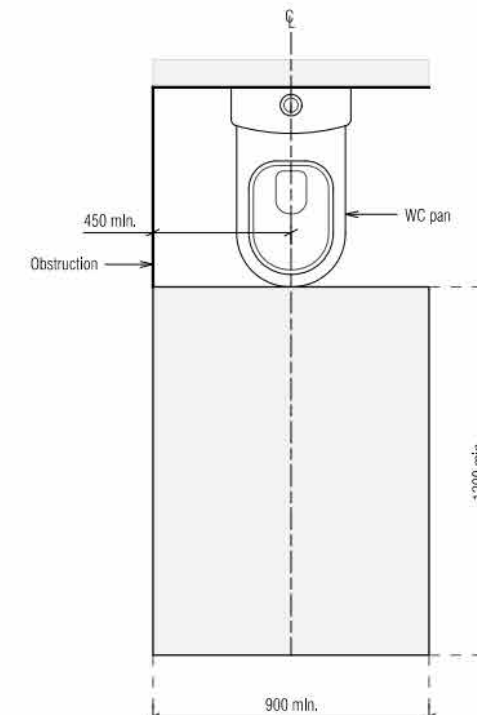
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

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DRAWING: LIVABLE HOUSING NOTES 3 of 3

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Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Unenclosed showers	Waterproof entire unenclosed shower area. Minimum horizontal distance of 1500mm (radius) from the shower rose.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

IMPORTANT NOTES:

- If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
- N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
- Certification to be provided to the Building Surveyor.
- Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
- The above information is for general guidance and is indicative only.
Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

- Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
- Ensure extractor fans are used every time when bathing;
- Ensure extractor fans are ducted to the outside; *
- Ensure non-condensing clothes dryers are ducted to the outside; **
- Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
- Avoid the use of unflued gas heaters;
- Do not store large quantities of firewood inside the home in unventilated spaces;
- Avoid plants and water features in unventilated spaces;
- Ensure covers are kept on aquariums;
- Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
or install separate air extractor on ceiling. However, direct ducting is recommended.

**

Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level	Waterproof edges of the vessel and junctions of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this must be waterproof for showers over bath and water resistant for all other cases	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level	Waterproof edges of the vessel and junctions of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface this must be waterproof for showers over bath and water resistant for all other cases	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath	N/A for wall under bath	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (e.g. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall	Where the vessel is fixed to a wall, waterproof edges for extent of vessel	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

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REVISION	DATE	DESCRIPTION
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Scale

PROPOSED HOUSE & SHED FOR DAVID & KATHLEEN IKIN
AT 6 JETHRO STREET, BAGDAD

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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Drafted by Cem Kali, Licence Number: 627300775

DRAWING: WET AREA SPECIFICATIONS

DATE: 03 August 2026
FILE NAME: JB3 - DA - Rev A - 030826
DRAWN BY: CK
DWG No:

TIMBER DECKING SPECIFICATIONS		
TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

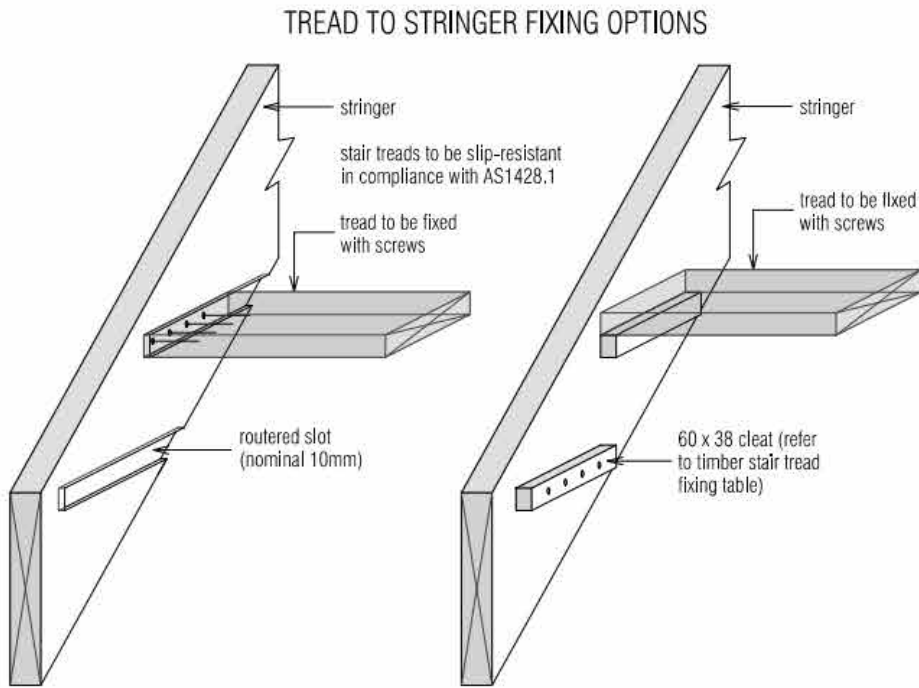
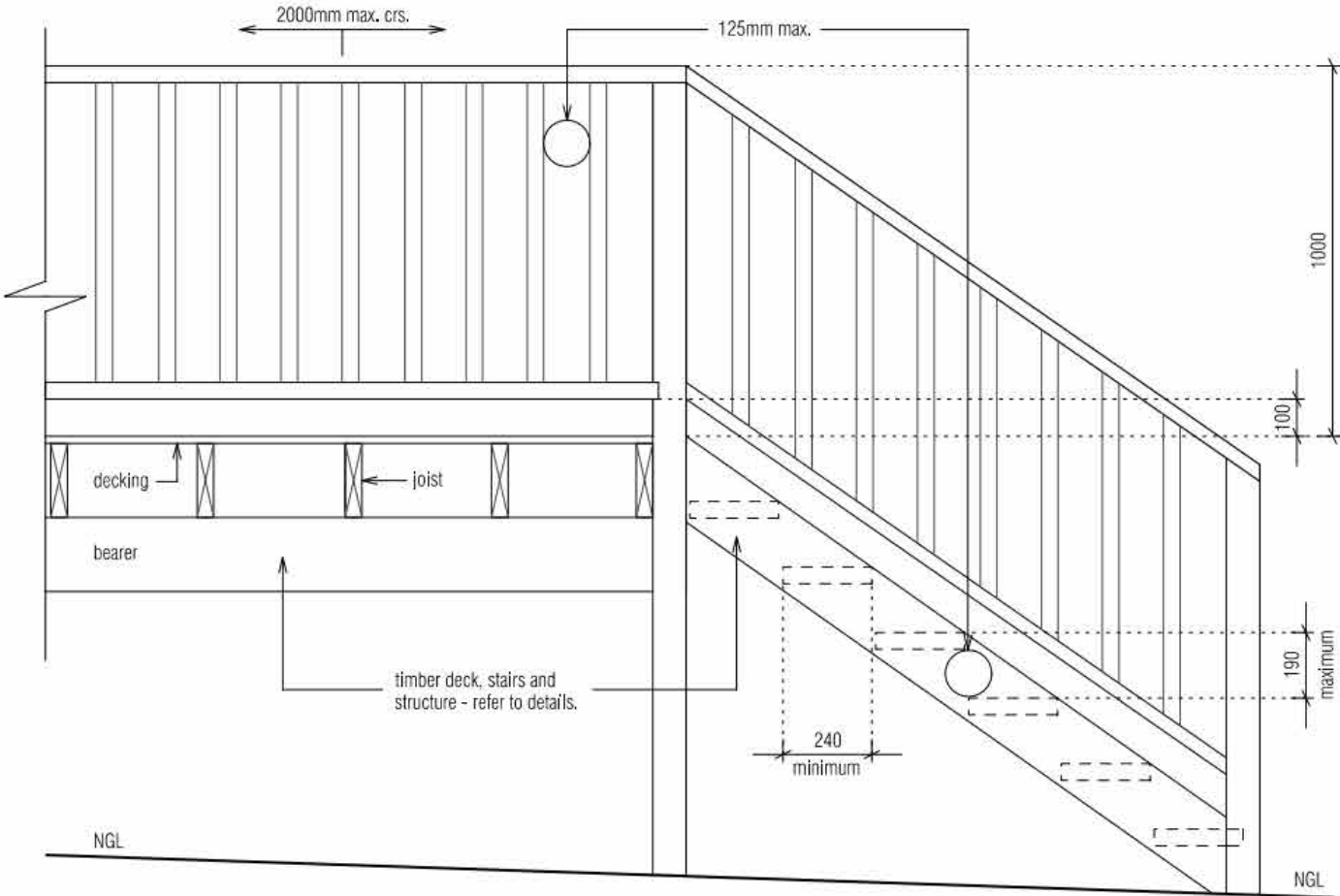
BOLTS FOR BEARER TO STUMP/POST CONNECTIONS				
BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS					
TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

STRINGER TO WALL FIXING	
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS					
DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

- NOTES:
 DS - Deformed shank
 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
 3. Dome head nails may be used in lieu of flat head nails.



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REVISION	DATE	DESCRIPTION

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DRAWING: STAIR NOTES

DATE: 03 August 2026
 FILE NAME: JB3 - DA - Rev A - 030826
 DRAWN BY: CK
 DWG No:



"By hammer and hand do all things stand"

Project Address: ___6 Jethro Street East Bagdad Tasmania 7030

Owner(s): ___David Ikin Kathleen Ikin _____

I/We, the undersigned owner(s) of the above property, hereby appoint **Jakobovski Homes** and **CK Drafting** as our authorised agents in relation to this project.

This authority authorises Jakobovski Homes and CK Drafting to:

- Prepare, complete and lodge Development, Building and Plumbing applications on our behalf.
- Act on our behalf in all matters relating to these applications.
- Communicate with and correspond with the relevant Council, Building Surveyor, Plumbing Surveyor and any other relevant authority or service provider.
- Obtain, access and provide any information, documentation or correspondence required for the assessment and processing of these applications.
- Respond to requests for further information and submit amended plans or supporting documentation where required.
- Receive correspondence, approvals, permits, requests and notices relating to the applications.

This authority remains in force until all Development, Building and Plumbing approval processes associated with this project have been completed, unless revoked by us in writing.

Property Owner 1

Name: ___David Ikin_____

Signature: __David Ikin_____

Date: 14 ___ / _07___ / ___2026___

Property Owner 2 (if applicable)

Name: __Kathleen Ikin_____

Signature: _____Kathleen Ikin_____

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5/08/2026



Jakobovski
Homes

"By hammer and hand do all things stand"

Date: _14_ / 07_ / _2026_

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 187502	FOLIO 5
EDITION 1	DATE OF ISSUE 15-Oct-2024

SEARCH DATE : 15-June-2026

SEARCH TIME : 12.57 pm

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH

Lot 5 on Sealed Plan [187502](#)

Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly & Anor.

Prior CT [35320/1](#)

SCHEDULE 1

[N109298](#) TRANSFER to A & P MACLEOD SUPER PTY LTD Registered
12-Jan-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[187502](#) EASEMENTS in Schedule of Easements

SP[187502](#) FENCING PROVISION in Schedule of Easements

[E386647](#) AGREEMENT pursuant to Section 78 of the Land Use

Planning and Approvals Act 1993 Registered

15-Oct-2024 at noon

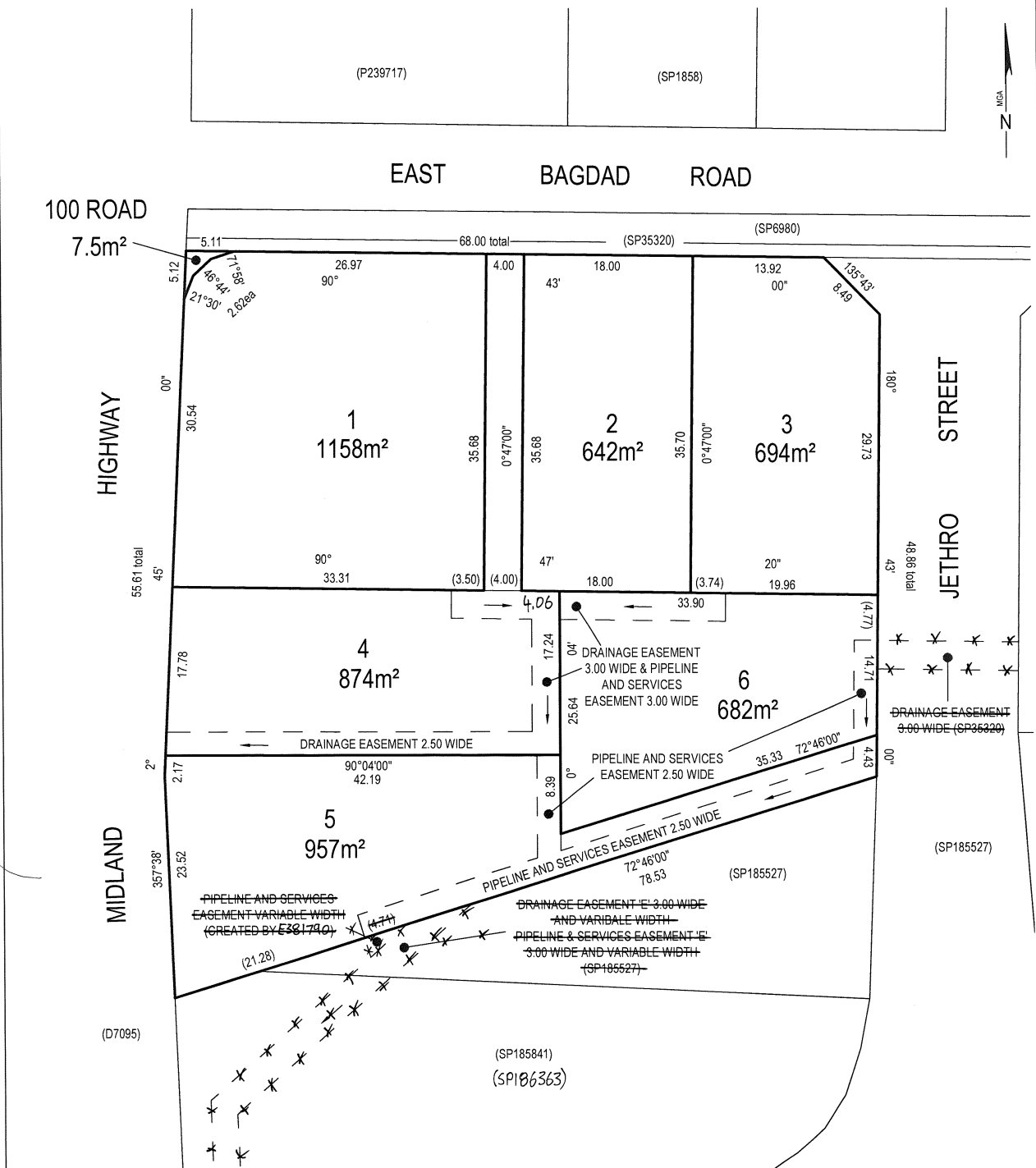
UNREGISTERED DEALINGS AND NOTATIONS

N238456 PRIORITY NOTICE reserving priority for 90 days
TRANSFER A & P Macleod Super Pty Ltd to David John
Ikin and Kathleen Ikin Lodged by SOUTHERN PROPERTY &
CONVEYANCING on 27-May-2026 BP: N238456

OWNER: A & P MACLEOD SUPER PTY LTD	PLAN OF SURVEY BY SURVEYOR: TIMOTHY W. COX of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mole Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	REGISTERED NUMBER SP187502
FOLIO REFERENCE: 35320/1		APPROVED EFFECTIVE FROM 15 OCT 2024 <i>Denise</i> Recorder of Titles
GRANTEE: PART OF 60-1-34 GTD TO C.A. GALLETTY & ANR.	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD	
SCALE 1:400 LENGTHS IN METRES		

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



Timothy W. Cox
Registered Land Surveyor
Date: 26/3/2024

Denise
Council Delegate
Date: 15/8/24

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP187502
---	---

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 4 is subject to a right of drainage in gross (in favour of Southern Midlands Council) over the land marked DRAINAGE EASEMENT 2.50 WIDE and DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 4 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 5 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan

Lot 6 is subject to a right of drainage in gross (in favour of Southern Midlands Council) over the land marked DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 6 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE and PIPELINE AND SERVICES EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (A & P Macleod Super Pty Ltd) shall not be required to fence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A & P MACLEOD SUPER PTY LTD FOLIO REF: 35320-1 SOLICITOR: CLAXTON LEGAL & CONVEYANCING	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 15/8/24 DA 23 0002 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP187502
SUBDIVIDER: A & p MACLEOD SUPER PTY LTD FOLIO REFERENCE: 35320-1	

INTERPRETATION

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns

"Pipeline and Services Easement" means-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;

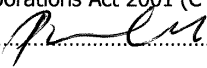
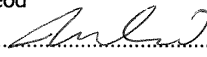
Director: 

Director: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP187502
SUBDIVIDER: A & p MACLEOD SUPER PTY LTD FOLIO REFERENCE: 35320-1	

- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Executed by A & P MACLEOD PTY LTD (ACN 630 012 118) being
 the registered proprietor of Folio 35320-1 pursuant to
 section 127(1) Corporations Act 2001 (C'th) by-
 Director *signature:* 
 Phoebe Joan MacLeod
 Director *signature:* 
 Alastair Loudoun Macleod

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.