

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025263
Assess No: A12298
PID No: 3202898

Applicant Name:	BVZ Designs					
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours

4. Other:

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Bradley van Zetten

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) CAMERON & FIONA DEWIT

Location / Address: 350 ECCESTONE ROAD RIVERSIDE 7250

Title Reference: 164762/1

Zone(s): LOW DENSITY RES

Existing Development/Use: SHED

Existing Developed Area: Area 150 SQ/M ±

DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐
Description of Use: RESIDENTIAL DWELLING

Development Type: Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☐
Description of development: //

New or Additional Area: Area 348

Estimated construction cost of the proposed development: \$ 500,000

Building Materials: Wall Type: BRICK/CLM Colour: Neutrals/ grays
Roof Type: COLORBOND Colour: Neutrals/ grays

WEST TAMAR COUNCIL



Application Number: «Application Number»

SUBDIVISION ☐ N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:				
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

Signed

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Bradley van Zetten

Name (print)



Signed

1/8/25

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**General
Manager**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

<p>OWNER MICHAEL DEAN SIGGINS JOANNE LOUISE SIGGINS</p> <p>EOLIO REFERENCE 157316-1</p> <p>GRANTEE PART OF 800a-0r-0p LOC TO ARCHIBALD THOMSON</p>	<p>PLAN OF SURVEY</p> <p>COHEN & ASSOCIATES PTY LTD, LAUNCESTON</p> <p>BY SURVEYOR: A.R.EAIRFIELD</p> <p>LAND DISTRICT OF DEVON PARISH OF STANLEY</p> <p>LOCATION</p> <p>SCALE 1 : 1250 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP164762</p> <p>APPROVED - 1 OCT 2012 EFFECTIVE FROM</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No 129 (5041-32)</p>	<p>LAST UPI No HYQ25</p>	<p>LAST PLAN No P 157316</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

3
3.065ha

2
1.003ha

1
5418m2

ECCLESTONE

ROAD

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 164762

PAGE 1 OF 1 PAGE/S

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.

EASEMENTS

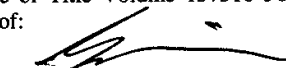
Lot 3 on the Plan is subject to an existing right of way (appurtenant to Lots 1 and 2 on Plan 157317)) over the area marked Right of Way 4.00 wide as shown on the Plan.

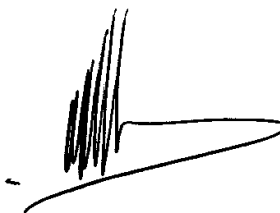
PRIVATE

FENCING PROVISION


In respect of each Lot on the Plan, the Vendor Michael Dean Siggins and Joanne Louise Siggins shall not be required to fence.

SIGNED by MICHAEL DEAN SIGGINS the registered proprietor of the land comprised in Certificate of Title Volume 157316 Folio 1 in the presence of:

Witness: 
Full name: GARY HUTCHISON
Address: 4 BERNE COURT
Occupation: POLICE OFFICER




SIGNED by JOANNE LOUISE SIGGINS the registered proprietor of the land comprised in Certificate of Title Volume 157316 Folio 1 in the presence of:

Witness: 
Full name: GARY HUTCHISON
Address: 4 BERNE COURT
Occupation: POLICE OFFICER



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MICHAEL DEAN SIGGINS AND JOANNE LOUISE SIGGINS FOLIO REF: 157316-1 SOLICITOR & REFERENCE: DOUGLAS & COLLINS (R. J. HEGARTY)	PLAN SEALED BY: WEST TAMAR COUNCIL DATE: <u>14.09.12</u> <u>DA20/12</u> REF NO. _____ <div style="text-align: right;">  Council Delegate </div>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

LEGEND
PAGE 1# COVER PAGE
PAGE 2# LOCALITY PLAN
PAGE 3# EXISTING SITE SURVEY PLAN
PAGE 4# SITE PLAN
PAGE 5# SOIL AND WATER MANAGEMENT PLAN
PAGE 6# DRIVEWAY PLAN
PAGE 7# SITE PLUMBING PLAN
PAGE 8# LOWER FLOOR PLAN
PAGE 9# UPPER FLOOR PLAN
PAGE 10# UPPER FLOOR PLAN WITH DIMENSIONS
PAGE 11# ELEVATIONS
PAGE 12# ELEVATIONS
PAGE 13# ROOF PLAN

COUNCIL – WEST TAMAR COUNCIL
ZONE – LOW DENSITY RESIDENTIAL
CODE – BUSHFIRE PRONE AREA
– PRIORITY VEGETATION AREA
– SPECIFIC AREA PLAN WTA–S3.0
LANDSLIDE BAND – NIL

TITLE REFERENCE – 164762/1
PROPERTY ID – 3202898

CORROSION ENVIRONMENT – MEDIUM

CLIMATE ZONE FOR THERMAL DESIGN = 7
REFER TO ENERGY REPORT BY 2DR

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
THEN THESE MUST BE CONFIRMED ONSITE BY A
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
'APPROVED' PLANS BY BUILDING SURVEYOR AND
PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE
COMPLIANT WITH NCC PART 10.8 CONDENSATION
MANAGEMENT.

NOTES
(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,
ANOMALY OR AMBIGUITY WITHIN THE
DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE
CONTACTED PRIOR TO ANY MORE CONSTRUCTION
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
THAT THE NOTED DIMENSIONS ARE USED FOR
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

PROPOSED DWELLING
FOR C AND F DE WIT
AT 350 ECCLESTONE ROAD
RIVERSIDE 7250

C

BRADLEY VAN ZETTEN 2025

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

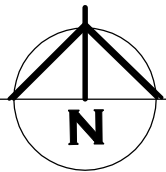
REVISION NUMBER	DATE
REVISION 1	18 / 06 / 2025
REVISION 2	05 / 07 / 2025
REVISION 3	25 / 07 / 2025
REVISION 4	26 / 07 / 2025
REVISION 5	31 / 07 / 2025
REVISION 6	01 / 08 / 2025
REVISION 7	08 / 09 / 2025

BVZ

DESIGNS


BRADLEY
VAN ZETTEN

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796



LOCALITY PLAN

BASE IMAGE OBTAINED FROM WWW.THELIST.TAS.GOV.AU
©STATE OF TASMANIA
"THE LIST" (LAND INFORMATION SYSTEM TASMANIA)
COPYRIGHT TO LAND TASMANIA AS THE CREATOR



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VAN ZETTEN**
4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
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PROJECT: PROPOSED DWELLING
FOR C AND F DE WIT
AT 350 ECCLESTONE ROAD
RIVERSIDE 7250

DRAWING: LOCALITY PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 08 / 09 / 25

SCALE – A3 – 1:2000.

DRAWING No.:
WIT0625 – 2/13

REVISION NUMBER	DATE
REVISION 1	18 / 06 / 2025
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THIS PAGE FEATURES COLORED LINES
AND SHOULD ONLY BE PRINTED IN
COLOR. GREEN TEXT IN THE NOTE
SECTION SERVES AS A REFERENCE

IMPORTANT NOTE

THE BOUNDARIES SHOWN ON THIS PLAN ARE PART OF A
BOUNDARY IDENTIFICATION SURVEY WHICH IS NOT REGISTERED
BY THE RECORDER OF TITLES.

BOUNDARY DIMENSIONS AND OFFSETS ARE SUBJECT TO
VERIFICATION BY FURTHER SURVEY. SUBSEQUENT REGISTERED
OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY
DEFINITION SHOWN ON THE PLAN.

ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION
SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF COHEN
& ASSOCIATES PTY LTD WHO CAN ACCEPT NO RESPONSIBILITY
FOR SUCH DIFFERENCES.

IMPORTANT NOTE

THIS PLAN IS PREPARED FOR THE PURPOSE OF
DESIGNING NEW CONSTRUCTIONS ON THE LAND AND
SHALL NOT BE USED FOR ANY OTHER PURPOSE.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.
PRIOR TO ANY EXCAVATION OR CONSTRUCTION
COMMENCING ON THE SITE THE RELEVANT AUTHORITIES
SHOULD BE CONTACTED TO VERIFY THE LOCATION OF
ANY SERVICES.

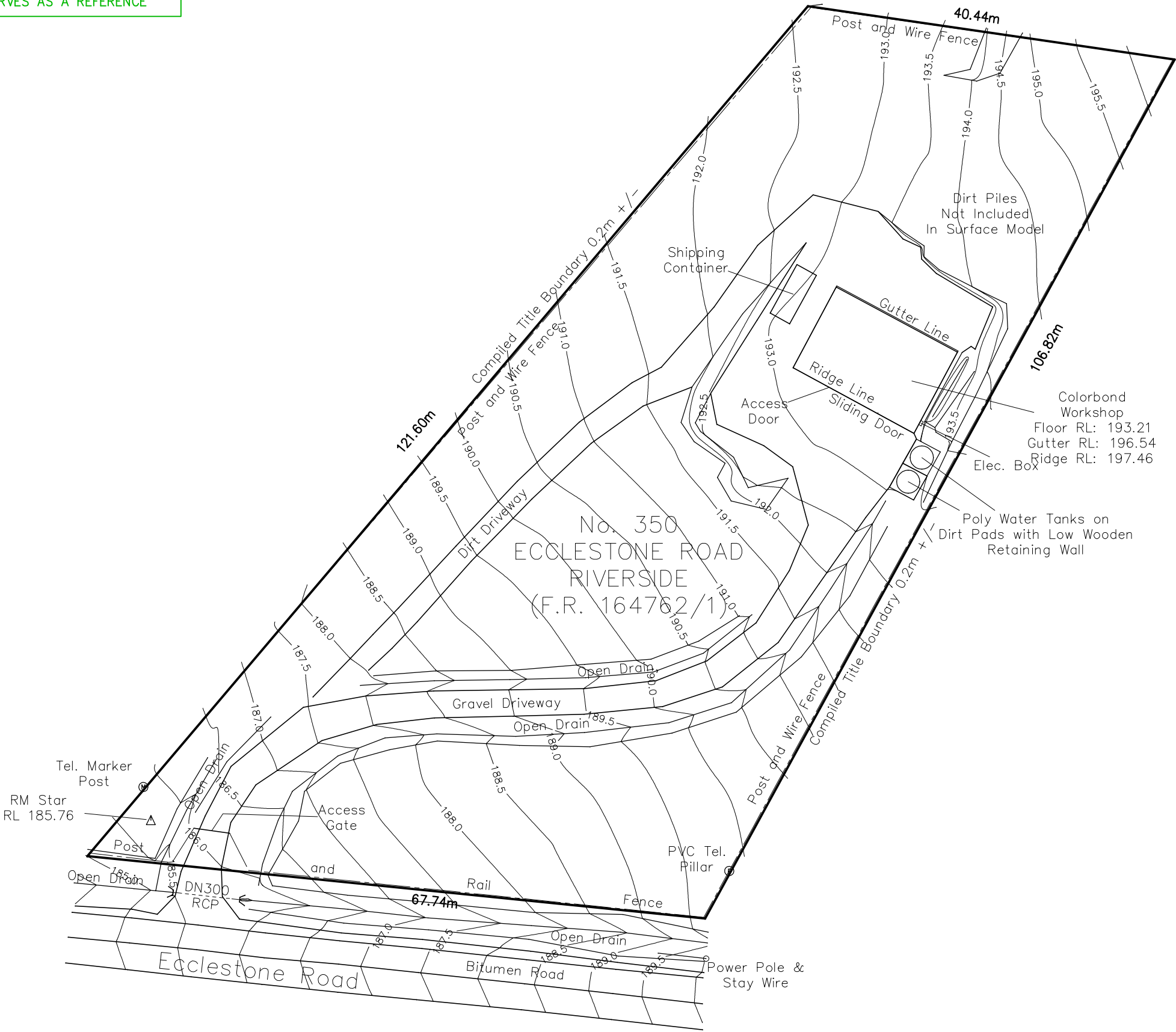
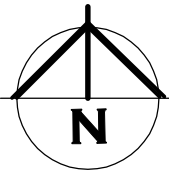
TITLE BOUNDARIES HAVE NOT BEEN LOCATED OR MARKED.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

SURVEY DATUMS
HORIZONTAL: MGA2020
VERTICAL: AHD83

ALL COORDINATES ARE PLANE
BASED ON SPM 9826
E 506672.273
N 5414765.176
HEIGHT 138.385

SCALE FACTOR
(PLANE TO GRID) = 0.99957363



EXISTING SITE SURVEY PLAN

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PROJECT: PROPOSED DWELLING
FOR C AND F DE WIT
AT 350 ECCLESTONE ROAD
RIVERSIDE 7250


DRAWING: EXISTING SITE SURVEY PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 08 / 09 / 25

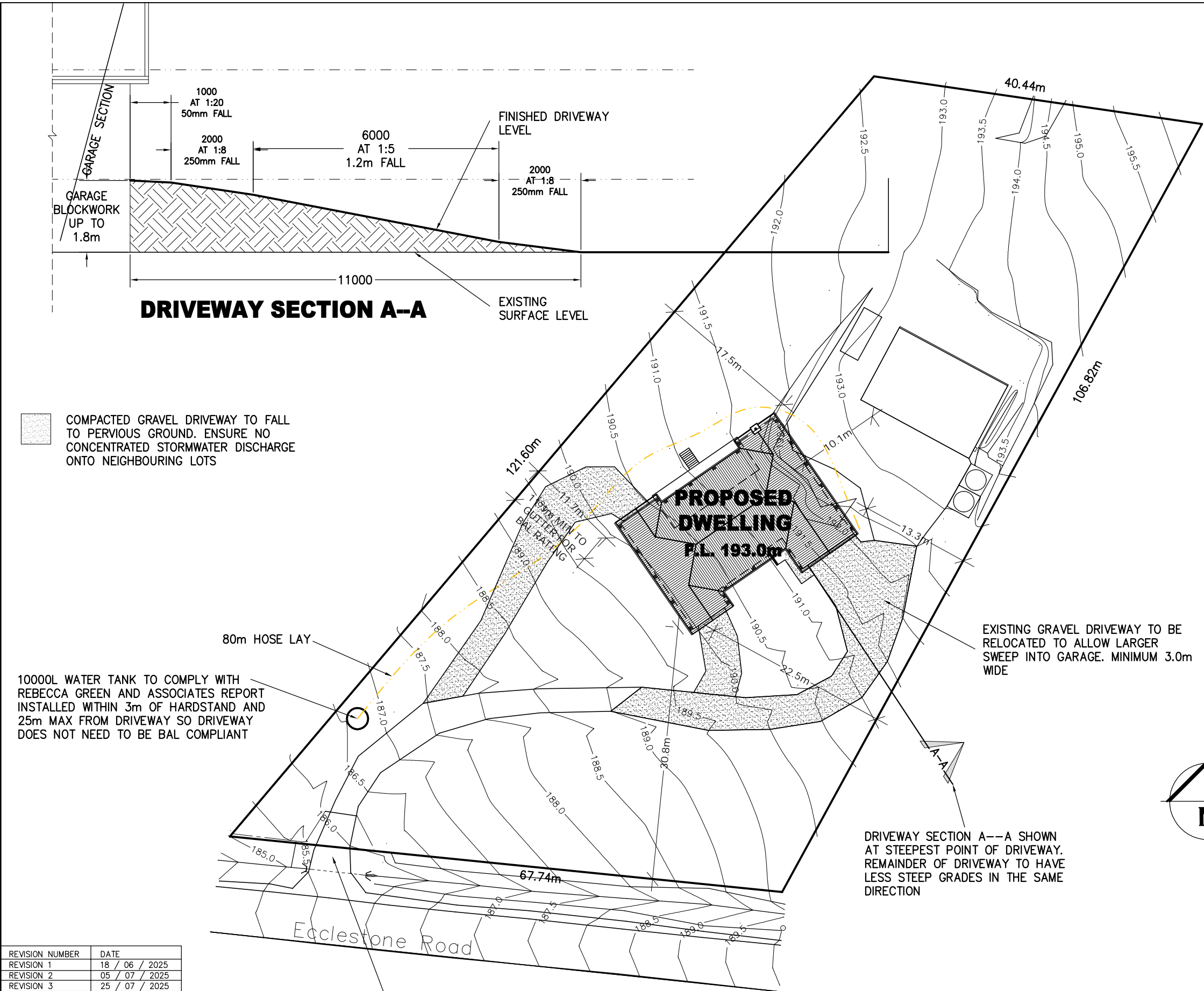
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DRAWING No.:
WIT0625 – 3/13



**BRADLEY
VAN ZETTEN**

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796



UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL PART 3.2.1

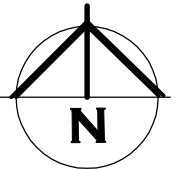
TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3: 3	8: 1
SAND		1: 2	1: 2
CLAY	FIRM CLAY	1: 2	1: 1
	SOFT CLAY	NOT SUITABLE	2: 3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

(1)A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--
(A)WITHIN THE ALLOTMENT; AND
(B)NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
(C)NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2)FILL, USING AN UN-RETAINED EMBANKMENT MUST--
(A)BE PLACED WITHIN THE ALLOTMENT; AND
(B)BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
(C)BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
(D)BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
(E)WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
(F)HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	5418	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	500	9.2
DRIVEWAY AREA (PROPOSED AND EXISTING)	850	15.7
AREA FREE FROM IMPERVIOUS SURFACES	4068	75.1



SITE PLAN

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DRAWING: SITE PLAN

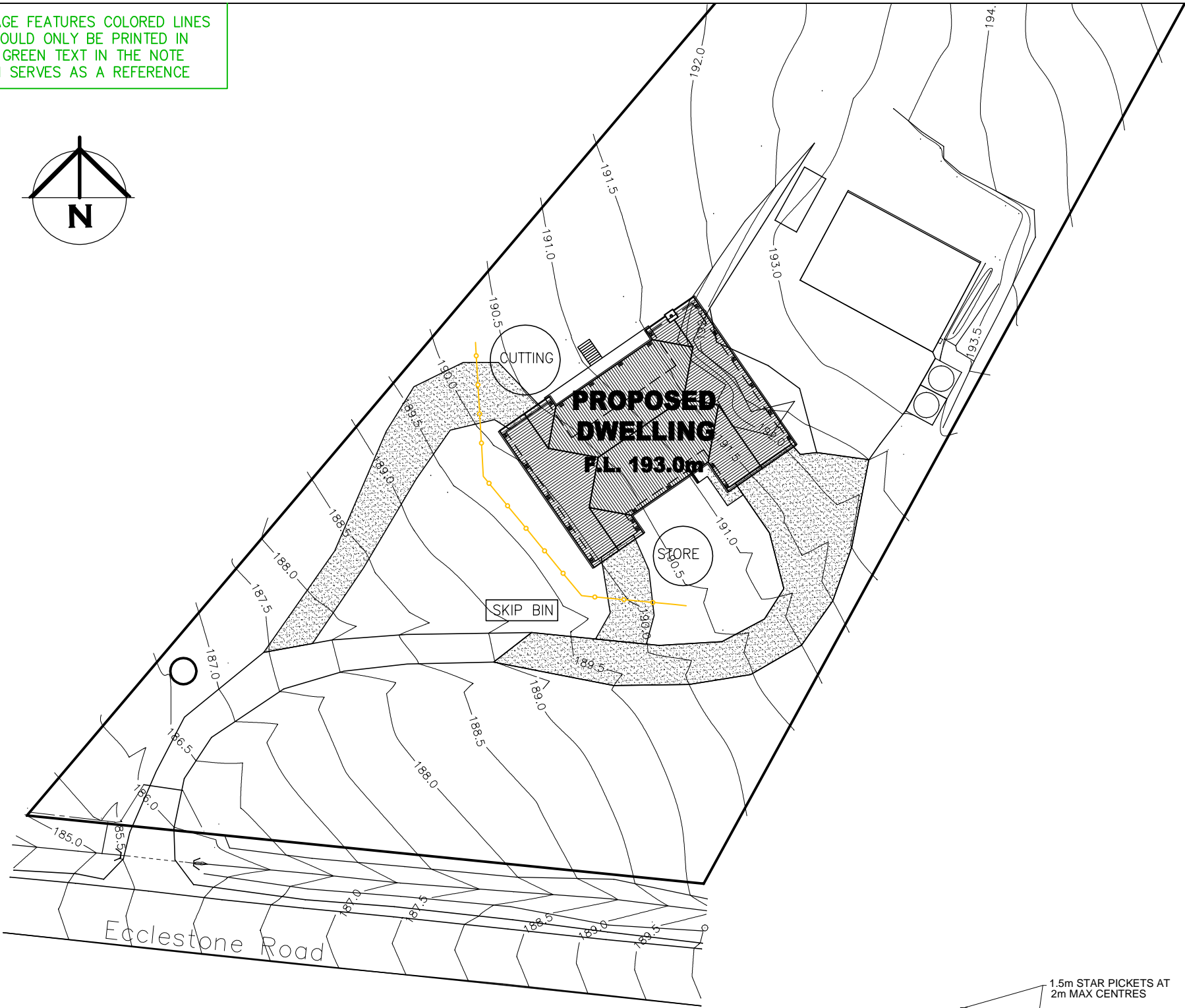
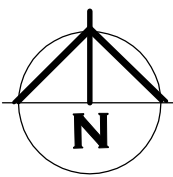
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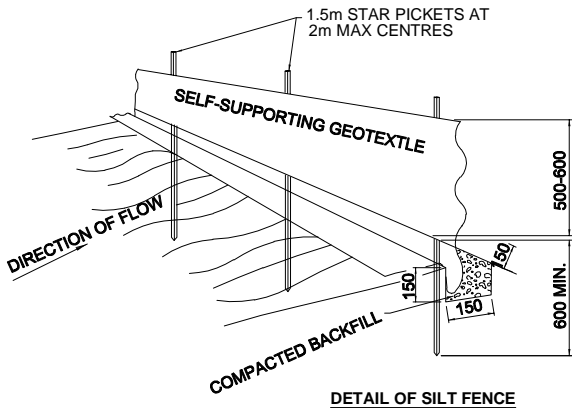
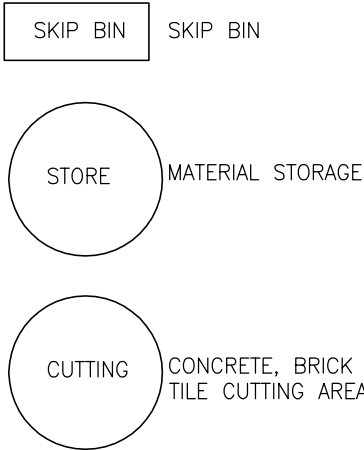
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WIT0625 – 4/13

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SOIL AND WATER MANAGEMENT PLAN

SILT FENCE AS PER DETAIL



- SEDIMENT FENCE NOTES:
1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION
 2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.
 3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.
 4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.
 5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.
 7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING

BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1-19
EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL-AND-WATER-MANAGEMENT-ON-BUILDING-SITES

FACT SHEET 3 – SOIL AND WATER MANAGEMENT.
PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP

FACT SHEET 4 – DISPERSIVE SOILS, NOT APPLICABLE.

FACT SHEET 5 – MINIMISE SOIL DISTURBANCE.
DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTURE EROSION OR SILTATION.

FACT SHEET 6 – PRESERVE VEGETATION.
WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE
EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT SHEET

FACT SHEET 7 – DIVERT UP-SLOPE WATER
DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER FACT SHEET

FACT SHEET 8 – EROSION CONTROL MATS AND BLANKETS
WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET

FACT SHEET 9 – PROTECT SERVICES TRENCHES AND STOCKPILES
ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE.
TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM.
SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.

FACT SHEET 10 – EARLY ROOF DRAINAGE CONNECTION
DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED.
TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.

FACT SHEET 11 – SCOUR PROTECTION
NOT APPLICABLE AS NO NEW DAMS/ CULVERTS

FACT SHEET 12 – STABILISED SITE ACCESS
DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE.
INSTALLED AS PER FACT SHEET

FACT SHEET 13 – WHEEL WASH
EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES.

FACT SHEET 14 – SEDIMENT FENCES
SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET

FACT SHEET 15 – PROTECTION OF STORMWATER PITS
PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

FACT SHEET 16 – PROTECTED CONCRETE, BRICK AND TILE CUTTING
ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEOTEXTILE LINED DITCH OR DRUMS

FACT SHEET 17 – SEDIMENT BASINS
NOT REQUIRED DUE TO SCALE OF WORKS.

FACT SHEET 18 – DUST CONTROL
DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED

FACT SHEET 19 – SITE REVEGETATION
ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS



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DRAWING: SOIL AND WATER MANAGEMENT PLAN

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APPROVED.
DATE: 08 / 09 / 25

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DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

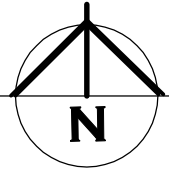
INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL

THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE

CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE
1:5 MAX DRIVEWAY NON-TURNING AREA

COMPACTED GRAVEL DRIVEWAY TO FALL TO PERVIOUS GROUND. ENSURE NO CONCENTRATED STORMWATER DISCHARGE ONTO NEIGHBOURING LOTS



PROPOSED DWELLING
F.L. 193.0m

CUT UP TO 800mm

DRIVEWAY ON HIGH SIDE TO TAPER BACK TO EXISTING DRIVEWAY. WITH GENERAL FALL TO SWALE DRAIN ON SOUTH EAST OF DRIVEWAY

FILL UNDER ENTRY AND DRIVEWAY UP TO 2.0m

WHERE DRIVEWAY IS NOT SHOWN AS BUILT UP TO BE INSTALLED AT NATURAL GRADE, AVERAGE SLOPE OF 1:12±

EXISTING DRIVEWAY UPGRADED IF REQUIRE TO ENSURE MINIMUM 3.0m WIDTH AT ALL POINTS

**DRIVEWAY PLAN/
EARTHWORKS PLAN**



DESIGNS

**BRADLEY
VAN ZETTEN**

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

PROJECT: PROPOSED DWELLING
FOR C AND F DE WIT
AT 350 ECCLESTONE ROAD
RIVERSIDE 7250

DRAWING: DRIVEWAY PLAN

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DRAWN: B. v. Z.

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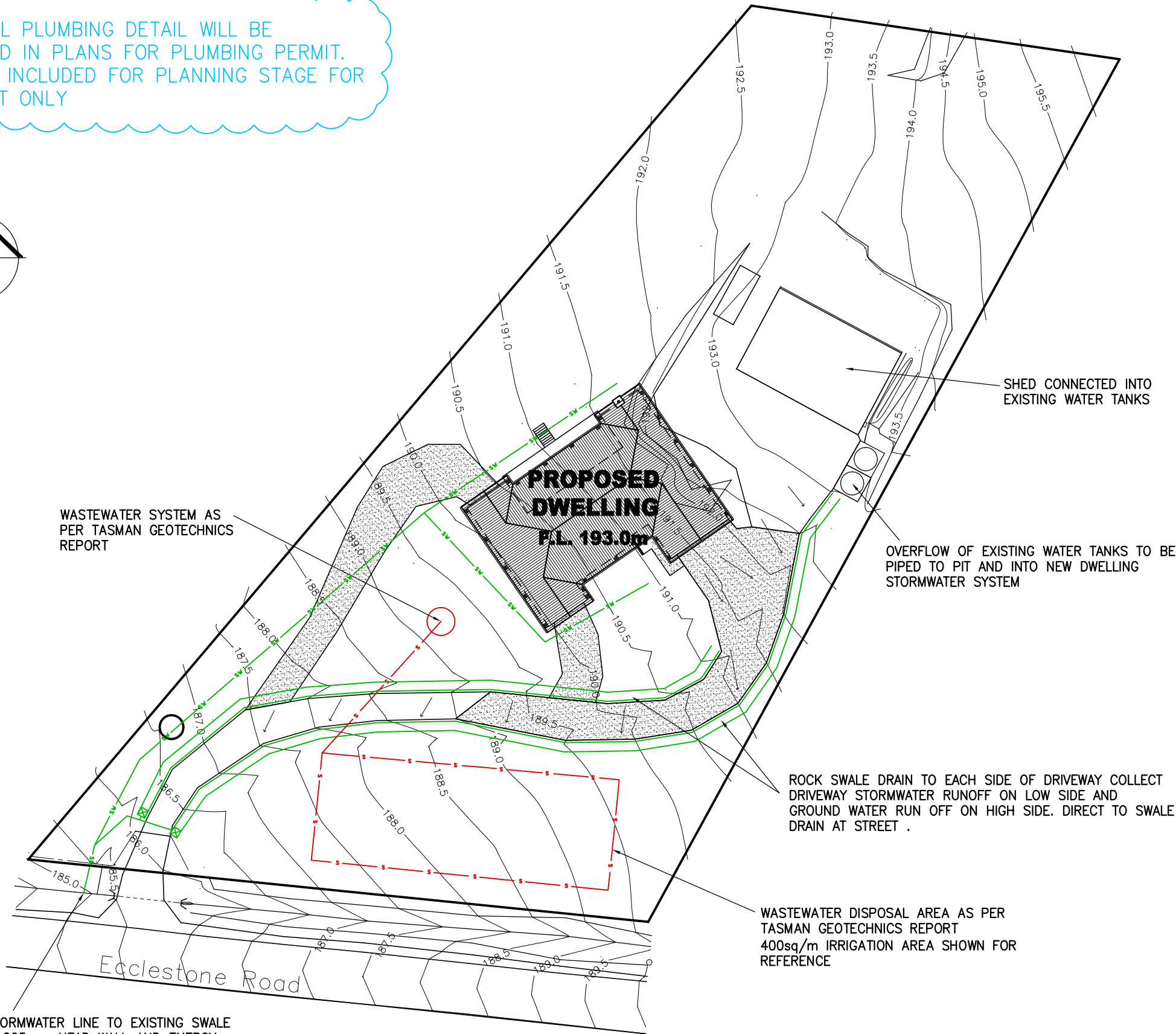
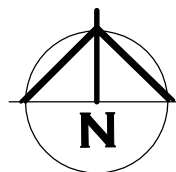
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INTERNAL PLUMBING DETAIL WILL BE INCLUDED IN PLANS FOR PLUMBING PERMIT. DETAILS INCLUDED FOR PLANNING STAGE FOR CONCEPT ONLY



100mm STORMWATER LINE TO EXISTING SWALE DRAIN WITH 225mm HEAD WALL AND ENERGY DISSIPATER. MINIMUM 300mm VERTICALLY UP FROM INVERT OF SWALE DRAIN 100mm MIN SIZE ROCK TO EXISTING SWALE LINE FOR SCOUR PROTECTION FOR 2m DOWNSTREAM.

ALL DRAINAGE WORK TO COMPLY WITH AS3500, TASMANIAN PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS. LOCATION AND DEPTH OF EXISTING SERVICES TO BE CONFIRMED ONSITE

SEWER BRANCH LINES AND PIPEWORK TO FLOOR LEVEL TO BE DN100 DIA. CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60 (1.65%). WATER CLOSET LINE DN100 DIA. CLASS SH SOLVENT WELD UPVC, MIN GRADE 1:60.

ENSURE WHERE PUDDLE/ DRAINAGE FLANGE IS INSTALLED NO LIP IS CREATED IN WATER PROOFING THAT WILL ALLOW WATER TO POND AGAINST EDGE OF FLANGE

STORM WATER BRANCH LINES TO BE DN90 DIA CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60

THE INSTALLING OF WATER PIPE LINES INSTALLED WITH HIS311 REHAU. WILL REQUIRE THE MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES AND HOT WATER MAIN LINE TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES. ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS3500

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT 50 DEGREES. KITCHEN AND LAUNDRY TO BE 60 DEGREES AND COMPLY WITH AS3500

SITE PLUMBING PLAN



BRADLEY VAN ZETTEN
4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
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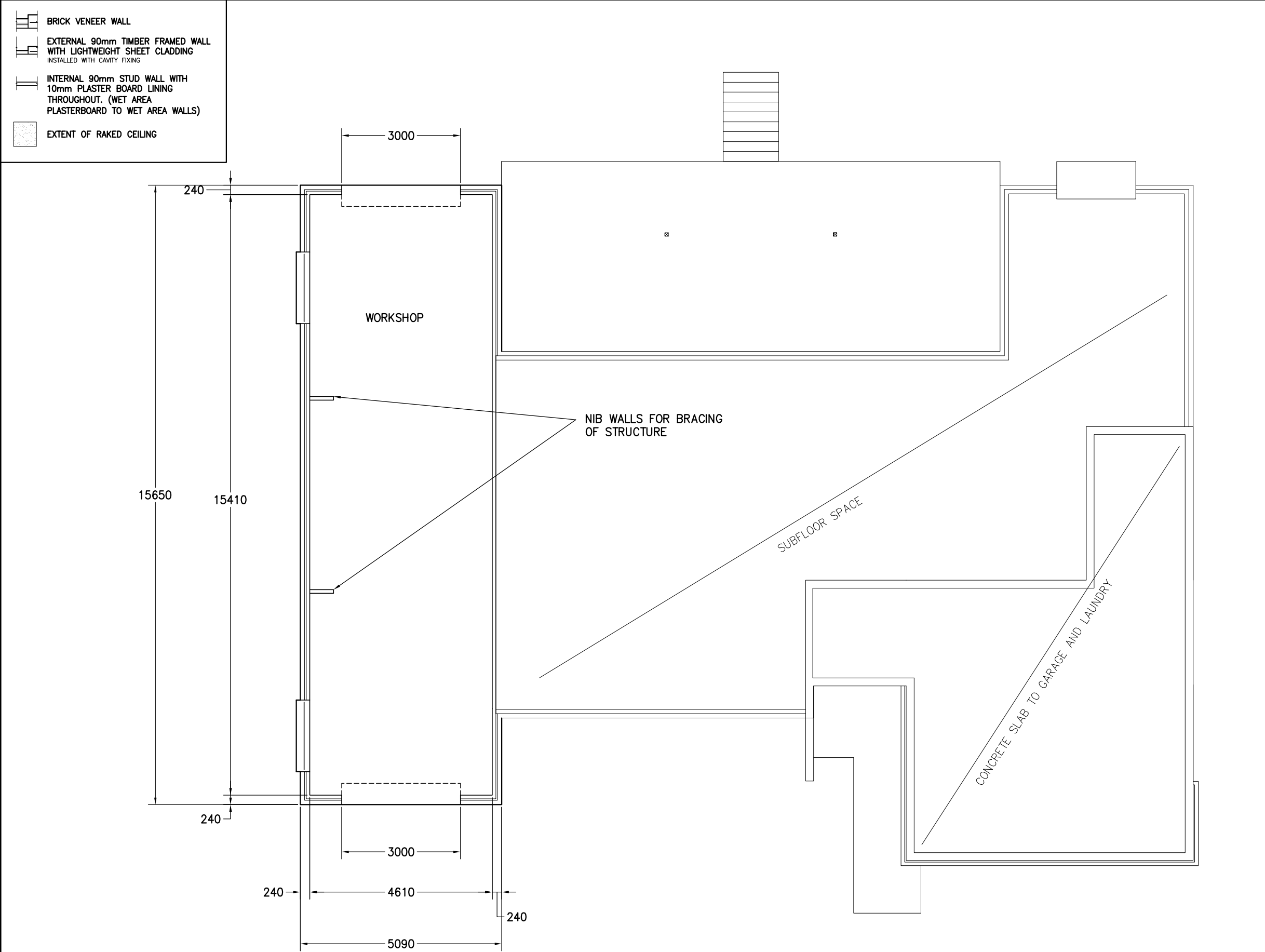
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AREA TABLE		
	SQUARE METER	BUILDING SQUARES
LOWER FLOOR AREA	79.6	8.6
TOTAL AREA	79.6	8.6

LOWER FLOOR PLAN

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER
FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

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4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

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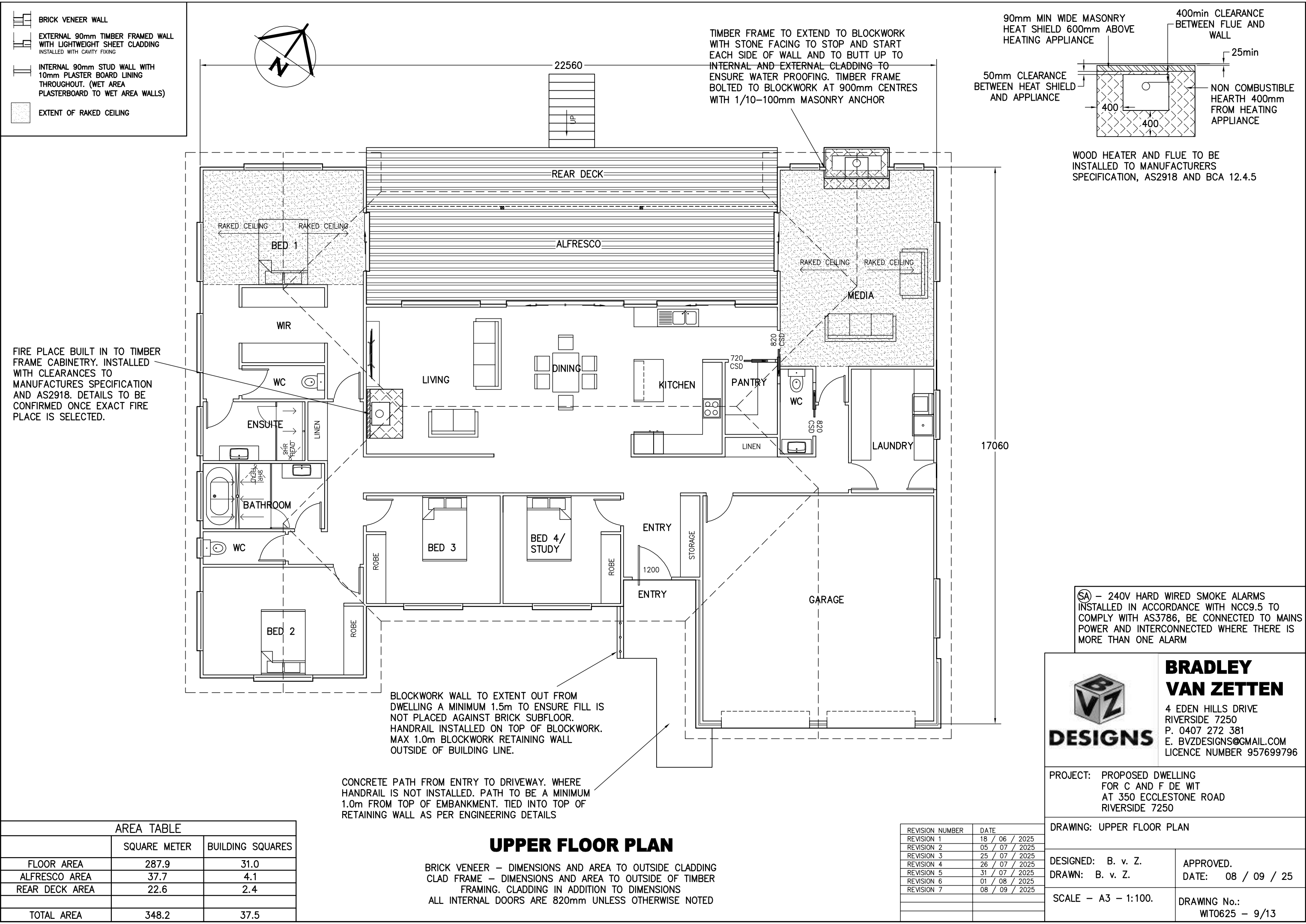
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
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 BRICK VENEER WALL

 EXTERNAL 90mm TIMBER FRAMED WALL WITH LIGHTWEIGHT SHEET CLADDING INSTALLED WITH CAVITY FIXING

 INTERNAL 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)

 EXTENT OF RAKED CEILING


FIRE PLACE BUILT IN TO TIMBER FRAME CABINETRY. INSTALLED WITH CLEARANCES TO MANUFACTURES SPECIFICATION AND AS2918. DETAILS TO BE CONFIRMED ONCE EXACT FIRE PLACE IS SELECTED.

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	287.9	31.0
ALFRESCO AREA	37.7	4.1
REAR DECK AREA	22.6	2.4
TOTAL AREA	348.2	37.5

UPPER FLOOR PLAN

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

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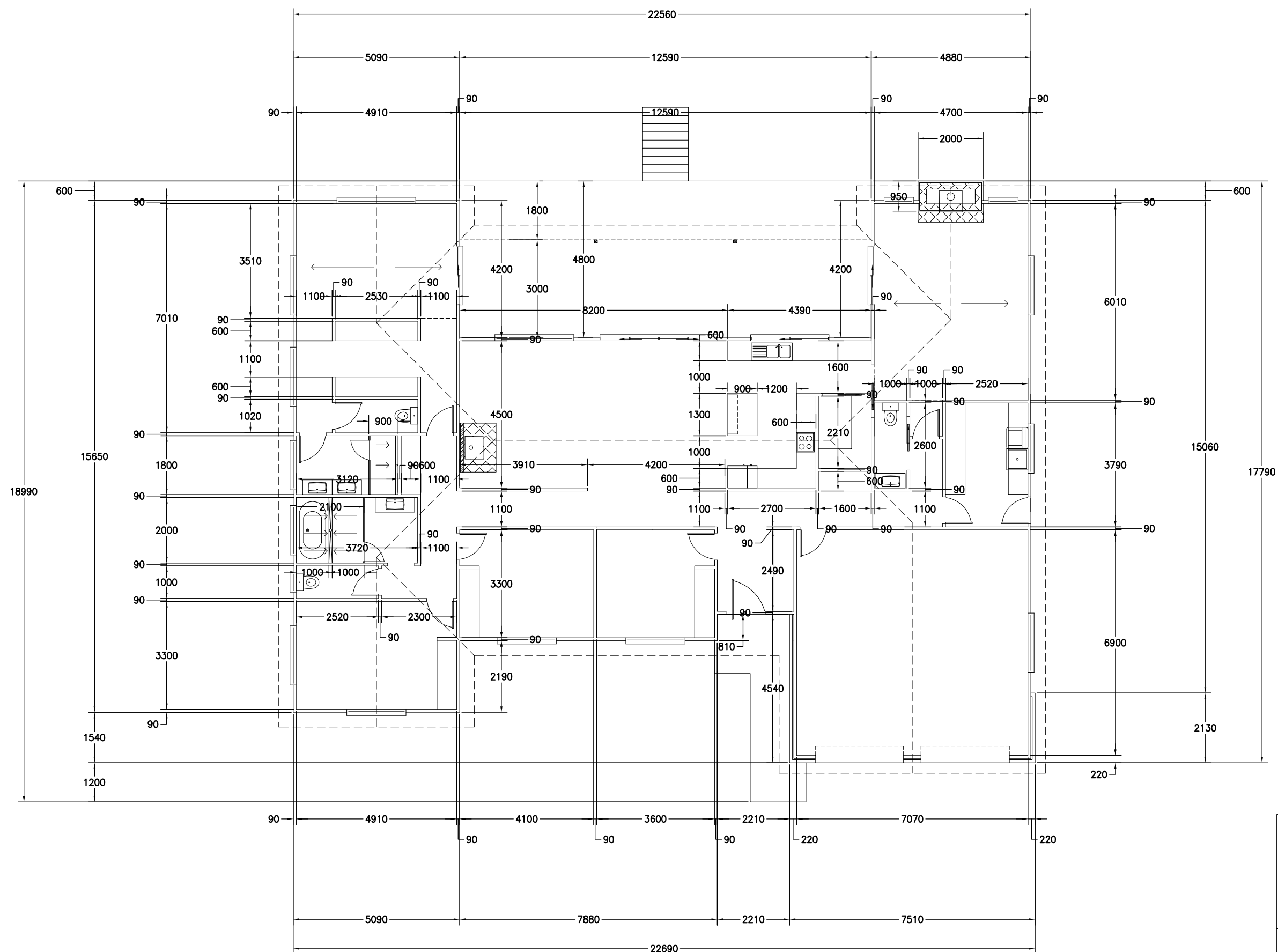
DRAWING: UPPER FLOOR PLAN

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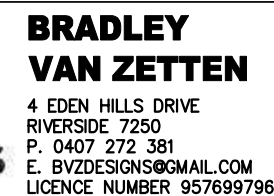
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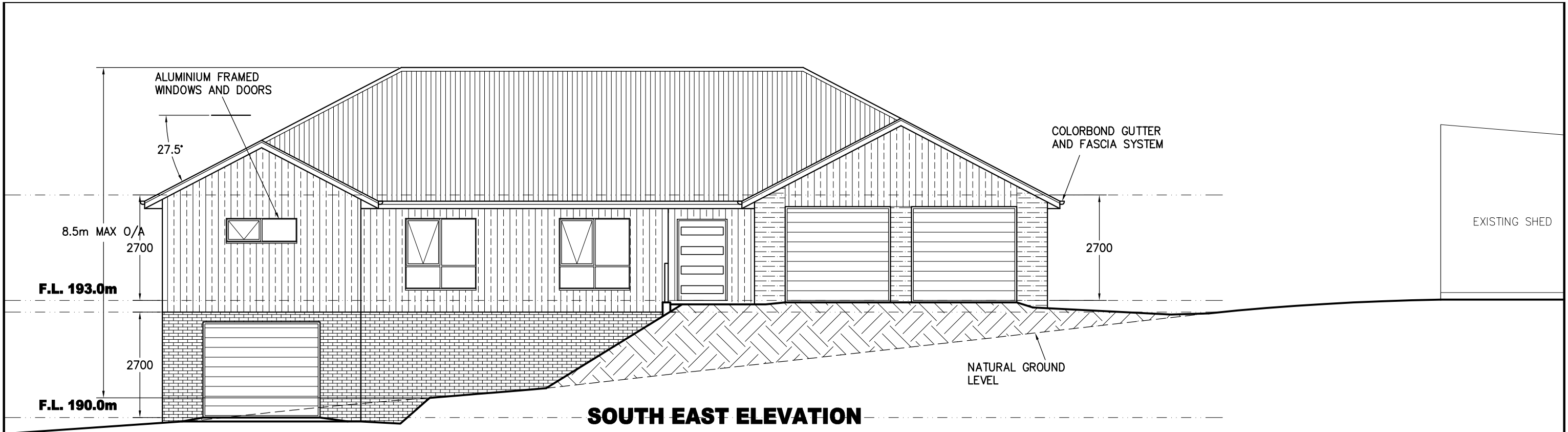
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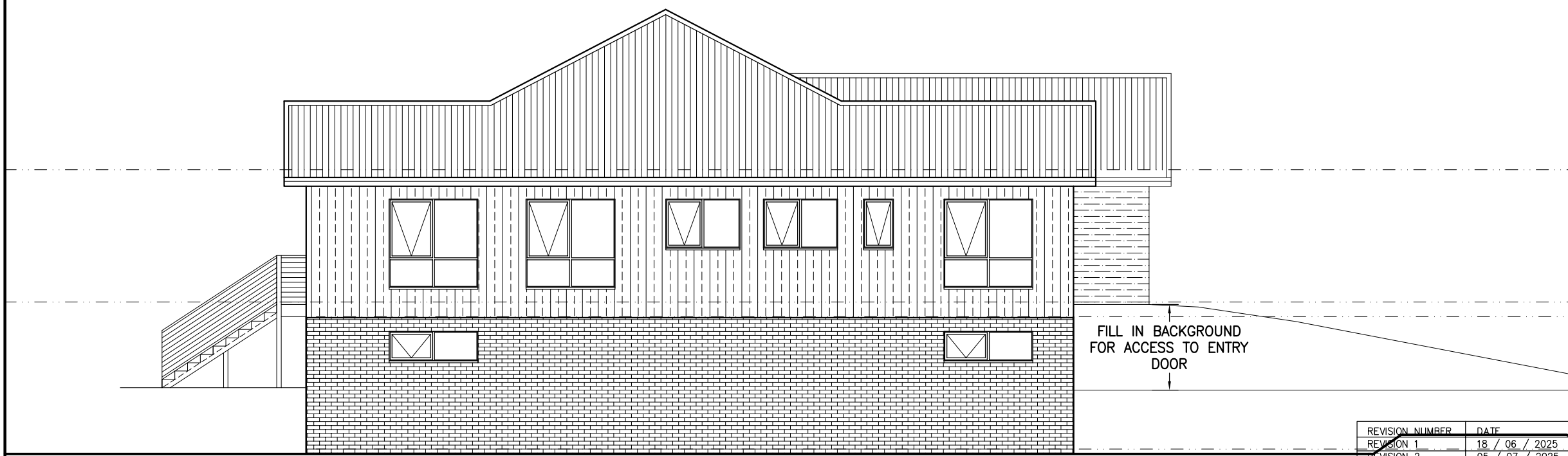
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SOUTH EAST ELEVATION
ELEVATION SHOWN AT FACADE OF GARAGE


- EXPOSED BLOCKWORK TO FLOOR LEVEL
- JAMES HARDIES CEMENT SHEET CLADDING (AXON)
INSTALLED AS PER JAMES HARDIES INSTALLATION MANUAL WITH CAVITY FIXING
- COLORBOND CUSTOM ORB SHEET ROOFING
- BRICK SUBFLOOR
- STACKED STONE TILES OVER BLOCKWORK
200 SERIES BLOCKWORK TO CHIMNEY AND
100 SERIES BLOCK VENEER TO GARAGE



SOUTH WEST ELEVATION

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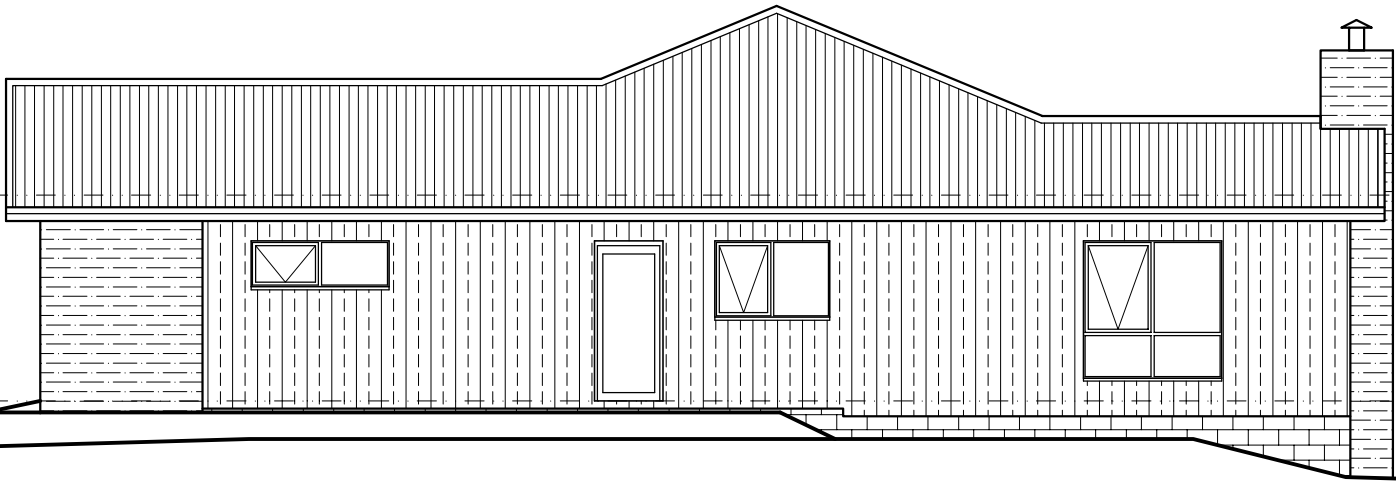
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12.4.4 (d) THE FLUE MUST TERMINATE IN
ACCORDANCE WITH FIGURE 12.4.3.
TERMINATION HEIGHT 300mm MINIMUM
ABOVE THE HIGHEST PAR OF THE BUILDING
WITHIN 3.6m

EXISTING SHED



NORTH WEST ELEVATION



NORTH EAST ELEVATION



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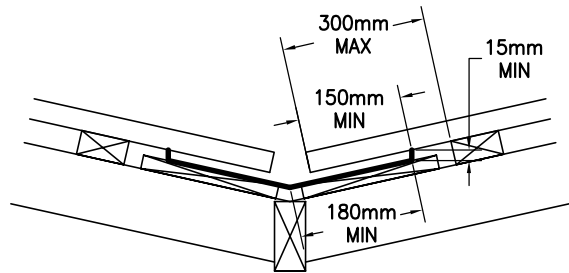
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VALLEY GUTTER IS OVER 12.5 DEGREES
AS PER 7.4.4

ROOF OVER 15 DEGREES

BAL ZONE – BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER
VENT – THEREFORE ONE VENT INSTALLED PER 4.0m LINEAR METER OF WALL

HIP/RIDGE VENTILATION

NON BAL ZONE – CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm
GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF

BAL ZONE – AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE
AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS
ABOVE

ROOF CLADDING TO COMPLY WITH NCC PART 7.1–7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4

GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION
MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF
OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW
MEASURERS OR THE LIKE

DOWNPIPES MUST--

(A)NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH
DOWNPIPE; AND

(B)BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS;
AND

(C)BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES
GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B
AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM
RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED
WITH 90ØMM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR
1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH--

A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF
GUTTER; AND

(a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25
MM BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M,
CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH--

(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE
GUTTER BACK AND THE FASCIA; AND

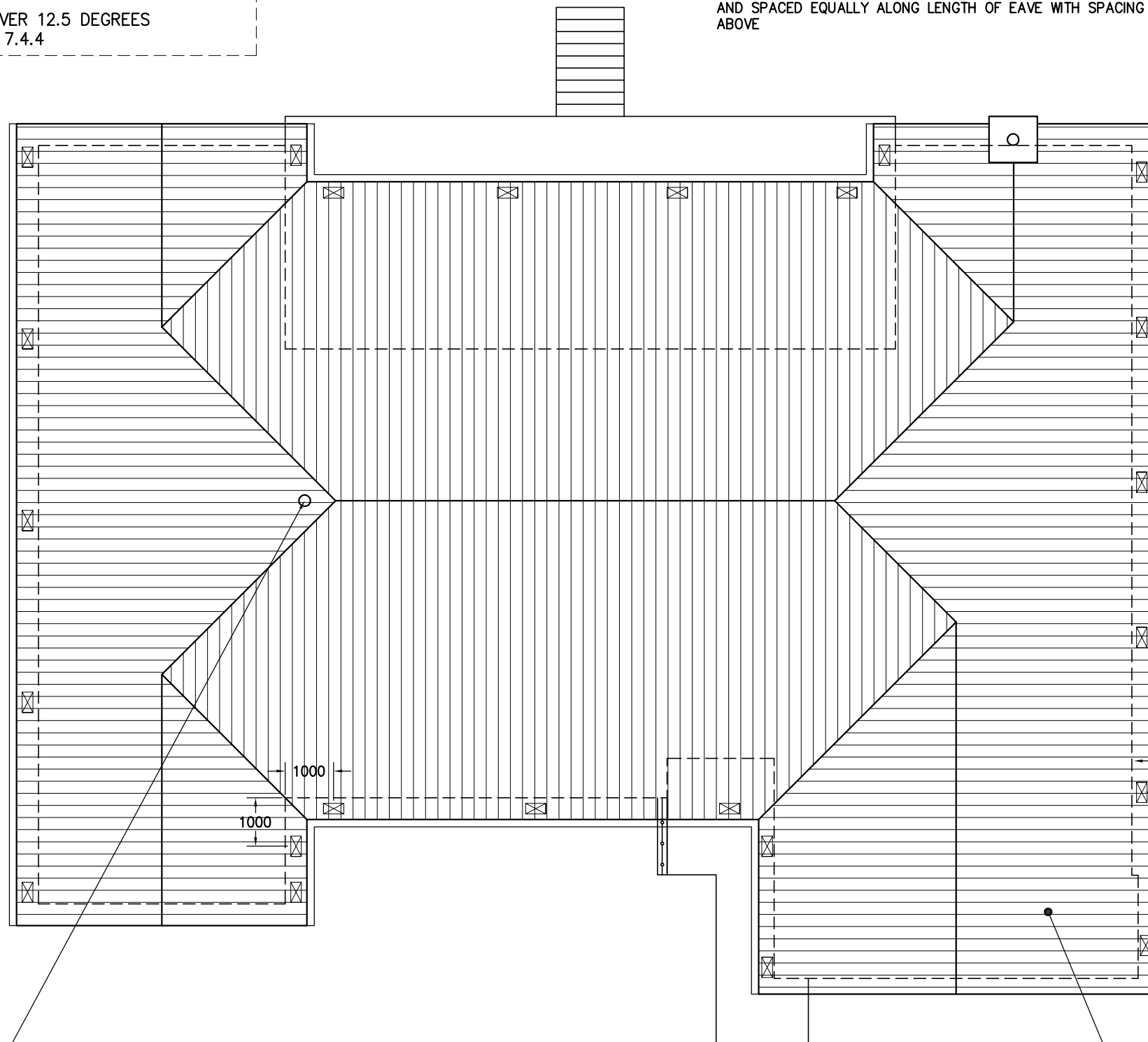
(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN
50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM
BELOW THE TOP OF THE FASCIA,

THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M,
CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE
A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED
OFFSET OF

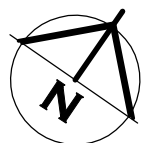
THE GUTTER FROM THE FASCIA.



EXTERNAL WALLS DASHED

450mm EAVE (TYPICAL) FROM
FRAME

COLORBOND GUTTER AND
FASCIA SYSTEM



45° BEND INSTALLED IN FLUE TO ENSURE
MANUFACTURES CLEARANCES TO TIMBER
FRAMING IN VALLEY


ROOF PLAN

SHEET ROOF
75x38mm HARD WOOD OR 70x35mm MGP12
BATTENS AT 900mm MAX 900mm CRS AND SPAN.

RANGEHOOD AND BATHROOM EXTRACTION FANS
DUCTED TO EAVE/WALL VENT

COLORBOND CUSTOM ORB ROOF SHEETING
AT 27.5°: ONE AND A HALF CORRUGATION
SIDE LAP (TYPICAL). FIXED AT SIDE LAPS.
3 FIXINGS FOR INTERNAL SPANS AND
5 FOR END SPANS. FIXED WITH ROOFZIPS
M6–11x50mm FOR SOFTWOOD AND STEEL
0.55–1.0mm BMT BATTENS
12–14x35 METAL TEK 1.0–3.0mm BMT
STEEL BATTENS
12–11x50mm FOR HARDWOOD

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