

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2025282

Assess No: A9536

PID No: 1754189

Applicant Name:	Woolcott Land Services					
Applicant Contact Name						
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.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name:	Woolcott Land Services
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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)	RALPH DOUGLAS GOODFIELD
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Location / Address:	7 Anchorage Court, Clarence Point
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Title Reference:	125257/2
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Zone(s):	Rural Living A
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Existing Development/Use:	Outbuilding (Residential)
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Existing Developed Area:	
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Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	YES ☐
	NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

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

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Building and works - development of a single dwelling			

New or Additional Area:	
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Estimated construction cost of the proposed development:	\$470 080.00
--	--------------

Building Materials:	Wall Type: Refer to report	Colour:
	Roof Type:	Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☒ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

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:*(if not the owner)*

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,

Name (print)

Signed

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

**Chief
Executive
Officer***(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

OWNER MARK BRIAN JOHN TIPPER FOLIO REFERENCE CT Vol 104701 Fol 5 GRANTEE PART OF 1924-1-19 GRANTED TO MALCOLM MCCOUL, PETER FERGUSON AND ROBERT GOW THE YOUNGER.		PLAN OF SURVEY BY SURVEYOR IAN ROBERT GREEN of LOCATION CAMPBELL SMITH PHELPS PEDLEY PTY. LTD. of 60 ELPHIN RD., LAUNCESTON. of land situated in the LAND DISTRICT OF DEVON PARISH OF STOCKPORT SCALE 1:1000 LENGTHS IN METRES		REGISTERED NUMBER SP 125257 APPROVED 24 SEP 1998 EFFECTIVE FROM <i>Michael Green</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 129	LAST UPI No. 4053 4109239	LAST PLAN No. SP 104701	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

(P. 108180)

15. 16 (P. 19746)

17 18 19 20 21 (P. 19746)

29.07 59.80 59.00 198 108.31 46.6

309 29.09 11.63 20

175 136.00 11.75

2708m² 2920m²

3 5042m²

(SEE ANNEXURE SHEET FOR EXTRA DETAIL)

C. 389751 DELETING COVENANT AREAS P.Q.R.S AND J.K.L.M.N PURSUANT TO A REQUEST TO AMEND UNDER SECTION 103 OF THE LOCAL GOVERNMENT (B.M.P.) ACT NO. 96 OF 1993

Alice Kawa
 RECORDER OF TITLES
 26/8/2002

A-148

SURVEY NOTES



LENGTHS IN METRES

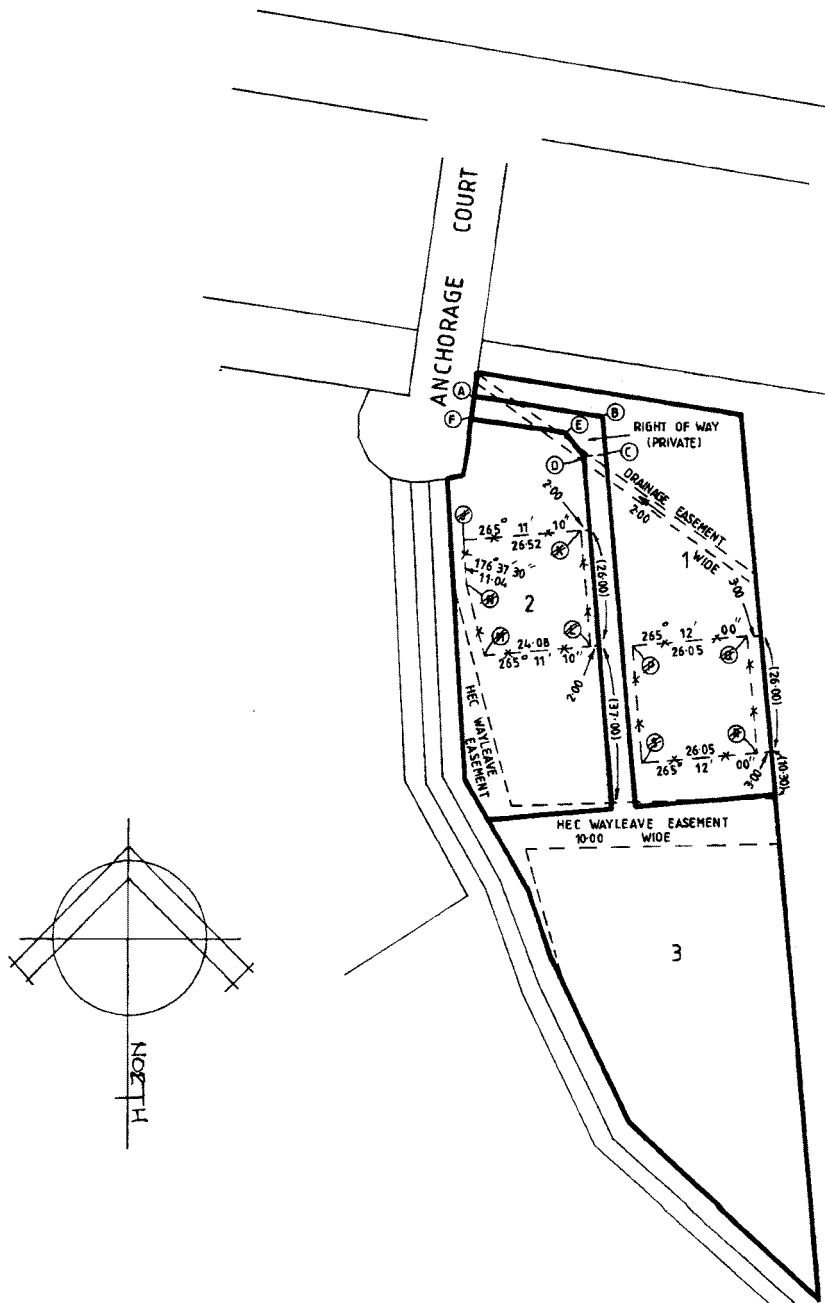


**PLAN OF SURVEY
ANNEXURE SHEET**

SHEET 1 OF 1 SHEETS
SCALE 1:1000

Registered Number

SP 125257



SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP 125257

EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

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.

RIGHT OF CARRIAGE WAY

Lot 1 is TOGETHER WITH a right of carriage way over that part of Lot 3 marked ABCDEF on the Plan.

That part of Lot 3 marked ABCDEF on the Plan is SUBJECT TO a right of carriage way appurtenant to Lot 1.

WAYLEAVE EASEMENT

Lots 1, 2 and 3 are SUBJECT TO a wayleave easement (as defined by Section 2 of the Hydro Electric Commission Act 1944) over those parts of Lots 1, 2 and 3 respectively marked "HEC Wayleave Easement 10.00 metres wide" on the Plan.

COVENANTS

~~The owner of Lot 1 on the Plan covenants with Mark Brian John Tipper and the owner for the time being of each and every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan and each and every part thereof not to build or erect or permit to be built or erected any building whatsoever on or upon any part of Lot 1 other than that part of Lot 1 marked ~~JKLM~~ **PQRS** on the Plan~~

SUBDIVIDER : Mark Brian John TIPPER

FOLIO REF : 104701/5

SOLICITOR : Zeeman Kable & Page
& REFERENCE : PRP 968568

PLAN
SEALED BY : WEST TAMAR COUNCIL
DATE : 26 AUGUST 1996

DA103/95
REF No.

General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

Restrictive Covenants hereon deleted by me pursuant to Request to Amend No. C389751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa
26 / 8 / 2002 Recorder of Titles

SCHEDULE OF EASEMENTS

PAGE 2 OF 4 PAGES

Registered Number

SP 125257

~~The owner of Lot 2 on the Plan covenants with Mark Brian John Tipper and the owner for the time being of each and every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan and each and every part thereof not to build or erect or permit to be built or erected any building whatsoever on or upon any part of Lot 2 other than that part of Lot 2 marked ~~PORS~~ on the Plan~~

~~SKLM~~

The owner of each Lot on the Plan covenants with Mark Brian John Tipper and the owner for the time being of each and every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan and each and every part thereof to observe the following stipulations:

1. Not to excavate carry away or remove or permit or suffer to be excavated carried away or removed from the said Lot or any part thereof any earth clay stone gravel or sand except such as may be necessary for the purpose of access driveway construction and/or levelling or filling the said Lot for the foundations of any building to be erected thereon and/or the construction of a swimming pool;
2. Not to carry on or permit or suffer to be carried on on any part of the said Lot the trade or business of a working tallow, Chandler, soap boiler or maker, manufacturing chemist, distiller, boilermaker, slaughterman, tanner, fellmonger, brickmaker, tilemaker, pipemaker, quarryman, pottery maker, or any other noxious trade or business or the sale or manufacturer of any kind of intoxicating liquor;
3. Not to erect on the said Lot more than one main building nor to use that main building erected on the said Lot for any purpose other than as a private dwelling house;
4. Not without the previous consent in writing of the owner for the time being of the balance to erect on the said Lot any building having external walls of any materials other than brick, brick veneer, timber or colour bonded material and being of a type and colour which blend with rather than contrast with the natural environment;
5. Not without the previous consent in writing of the owner for the time being of the balance to erect on the said Lot any building with either external walls or roof utilising either unpainted or ~~galvanised iron or other metallic material.~~

Restrictive Covenants hereon deleted by me pursuant to Request to Amend No. C389751 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

26 / 8 /

2002

Alice Kawa
Recorder of Titles

SCHEDULE OF EASEMENTS

PAGE 3 OF 4 PAGES

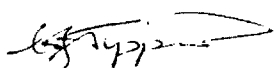
Registered Number

SP 125257

IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4

- ~~6. Not without the previous consent in writing of the owner for the time being of the balance to erect or re-erect on the said Lot any building whatsoever which shall have been pulled down or demolished on any other land nor to use any second hand material whatsoever in the erection of any building on the said Lot;~~
7. Not to affix or display upon any wall or fence upon the said Lot or any part thereof any poster bills or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon) or erect or place any hoarding or structure upon the said Lot for use as a bill posting or advertising station AND the owner for the time being of the balance or his agents and workmen may at any time without notice to the owner for the time being of the said Lot enter upon the said Lot or part thereof and remove any poster, bill, advertisement or any hoarding or structure which may be affixed displayed or erected thereon in contravention to this stipulation;
8. Not to keep on the said Lot any pig nor use the said Lot for the purpose of a poultry farm PROVIDED HOWEVER that this condition shall not preclude the keeping on the said Lot of a small number of fowls for domestic use;
9. Not to keep on the said Lot any dogs other than a maximum of two domestic pet dogs;
10. Not without the previous approval of Council to damage cut or remove any living tree growing on the said Lot except as may be necessary to permit the construction of permitted buildings or the removal of either diseased or dangerous trees;
- ~~11. Not to subdivide the said Lot.~~

SIGNED by MARK BRIAN JOHN TIPPER,)
the registered proprietor of the)
land comprised in Folio of the Register)
Volume 104701 Folio 5, in the presence)
of:)

Home technician.

125257 Borne Rd
Clarence Valley

SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

Registered Number

SP 125257

EXECUTED by AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD
BY ITS ATTORNEY

(ACN 005 357 522), the Mortgagee pursuant to)

Mortgage B772444, by its Attorney)

GREGORY PETER WADE (who hereby)

certifies that he has received no notice of)

revocation of POWER OF ATTORNEY NO.)

68/7581 under which this instrument is signed))

in the presence of:)

Bank Officer, Hobart

Each lot on the plan is: Subject to the exception and reservation to William Martin Alfred Charles Ferrall and Thomas Lewis Garrard and the persons claiming through or under them a Right of Way at all times and for all purposes overall roads shown on the Plan of Subdivision of The Clarence Point Estate passing through or over such lot or any part thereof, and

Subject to the exception and reservations to the said William Martin Alfred Charles Ferrall and Thomas Lewis Garrard and the persons claiming through or under them all such Rights of Drainage over such lot as may be found necessary for the convenient use and enjoyment of the other lands or lots comprised in the said plan of subdivision and the other portions of The Clarence Point Estate.

PRP:tlc/has 968568.26.d1



September 2025

PLANNING REPORT

DEVELOPMENT OF A SINGLE DWELLING

7 Anchorage Court CLARENCE POINT



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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BUrbRegEnvPlan
Town Planner

Rev.no	Description	Date
1	Draft	
2	Final	8 September 2025

Annexures

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Development plans

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Building and works – development of a single dwelling

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus / Tasbuilt Homes

2. Subject site and proposal

2.1 Site details

Address	7 Anchorage Court, Clarence Point TAS 7270
Property ID	1754189
Title	125257/2
Land area	2708m ²
Planning Authority	West Tamar Council
Planning Scheme	Tasmanian Planning Scheme – West Tamar (Scheme)
Easements	Wayleave easement Drainage easement (covenant and covenant area is removed)
Application status	Discretionary application
Existing Access	Single crossover from Anchorage Court
Zone	Rural Living A
General Overlay	None
Overlays	Bushfire-prone areas Priority vegetation area
Existing development	Outbuilding (residential)

Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Serviced

2.2 Proposal

This proposal is for the development of a single dwelling on the lot.

The proposed dwelling will have 2 bedrooms; 1 bathroom; laundry; and living areas with kitchen.

The building includes a decked area on the north elevation. The proposed dwelling has a building area of 91.2m².

2.3 Subject site

The subject site is at the south end of Anchorage Court. The site has an existing outbuilding.



Figure 1 Aerial view of the subject site (Source: LIST)

3. Zoning and overlays

3.1 Zoning

The site is zoned Rural Living under the Scheme.



Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

3.2 Overlays

The site is affected by the Bushfire-prone areas overlay.

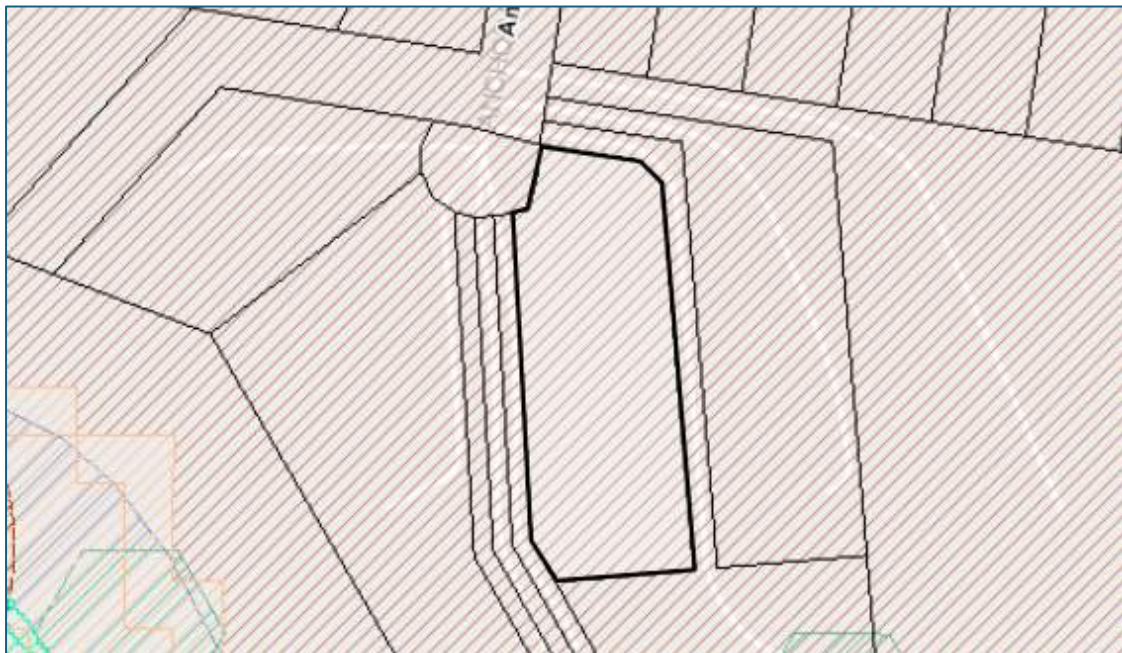


Figure 3 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

11.0 Rural Living Zone

11.1 Zone Purpose

11.1.1	To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained.
11.1.2	To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
11.1.3	To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
11.1.4	To provide for Visitor Accommodation that is compatible with residential character.

RESPONSE

The proposed residential use and development is in accord with the purpose of the zone.

11.2 Use Table

No Permit Required

Residential If for a single dwelling.

RESPONSE

The proposed Use is a *No Permit Required* Use.

11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

Objective

That the site coverage:

- (a) is compatible with the character of existing development in the area; and
- (b) assists with the management of stormwater runoff.

Acceptable Solutions

A1 The site coverage must be not more than 400m².

Performance Criteria

P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:

- a) the topography of the site;
- b) the capacity of the site to absorb runoff;
- c) the size and shape of the site;
- d) the existing buildings and any

	constraints imposed by existing development; e) the need to remove vegetation; and f) the character of development existing on established properties in the area.
--	---

RESPONSE

A1 The acceptable solution is achieved. The proposed dwelling is 91.2m² and the existing shed is 52.5m² which totals 143.7m².

11.4.2 Building height, setback and siting

Objective	
That height, setback and siting of buildings: (a) is compatible with the character of the area; (b) does not cause an unreasonable loss of amenity; (c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjacent uses.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a building height not more than 8.5m.	P1 Building height must be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to: a) the topography of the site; b) the height, bulk and form of existing buildings on the site and adjoining properties; c) the bulk and form of proposed buildings; d) sunlight to habitable rooms and private open space in adjoining properties; and e) any overshadowing of adjoining properties or public places.
A2 Buildings must have a setback from a frontage of not less than 20m.	P2 Buildings must be sited to be compatible with the character of the area, having regard to: a) the topography of the site; b) the setbacks of adjacent buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public places; and e) the retention of vegetation.
A3 Buildings must have a setback from side and	P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining

	rear boundaries of not less than 10m.		properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height bulk and form of existing and proposed buildings; e) the character of the development existing on established properties in the area; and f) any overshadowing of adjoining properties or public places.
A4	Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of: a) not less than 200m; or b) (b) if the setback of an existing building is within 200m, not less than the existing building.	P4	Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to: a) the size, shape and topography of the site; b) the separation of any existing buildings for sensitive uses on adjoining properties; c) the existing and potential use of adjoining properties; d) any proposed attenuation measures; and e) any buffers created by natural or other features.

RESPONSE

A1 The acceptable solution is achieved. The dwelling is 7.1m in height.

P2 The performance criteria are addressed.

- a. The topography has little bearing on the reduced setback.
- b. The siting of the proposed results in a minimal effect or impact to surrounding dwellings. The layout and dimension of neighbouring lots, and placement of adjoining dwellings means that the proposed would have greater potential for impacts (such as overshadowing) to others, if the frontage setback was met.
- c. There is an existing outbuilding on the site. Adjacent buildings are setback more to the south of their lots.
- d. The proposed will be visible from Anchorage Court. There are other dwellings and associated buildings on Anchorage Court that are visible from the road as is typical for a residential area. The proposed would not be out of place, being a dwelling of typical appearance, and will promote an additional measure of passive surveillance to the public realm.
- e. The existing vegetation on the frontage is minimal.

-
- A3 The performance criteria apply, the setback to the east boundary is reduced. the side and rear setbacks meet the minimum of 10m.
- a. The topography of the site has no bearing on the reduction in setback.
 - b. The dimension of the site limits the area allowed for a dwelling setback. The site is approximately 31m wide, leaving a limited are for house width and compliant setbacks.
 - c. The dwelling at 3 Anchorage Court has a reduced setback and the dwelling is on a comparable parcel of land. Other surrounding lots have disparate lot dimensions, but reduced setbacks are evident.
 - d. Development on existing properties in the area, generally exhibits single dwellings of single storey on the lot. The proposed is compatible with this.
 - e. No overshadowing is anticipated as there is distance to between the proposed and neighbouring dwellings. The proposed dwelling will be more that 30m north of the dwelling to the east, which has a deep setback from the north boundary.
- A4 The acceptable solution is achieved.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

RESPONSE

- A1 The acceptable solution is achieved. Two car parking spaces can be accommodated in the proposed outbuilding on site.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

RESPONSE

- P1 The proposed driveway will be constructed from gravel.
- a. The use will be residential in nature.
 - b. The land is lightly sloped downhill towards the northeast at a gradient of 1:40.
 - c. All drainage will be controlled onsite – the driveway surface will allow on site absorption.
 - d. The vehicle crossing will be upgraded to Council standard – as conditioned.
 - e. Properly formed gravel driveways are likely to trap dust and mitigate the generation of dust.
 - f. The gravel driveway is in keeping with the semi-rural surrounds and surrounding development.

C2.6.2 Design and layout of parking areas

RESPONSE

A1 Parking and access provision is compliant – please refer to supplied plans.

C2.6.3 Number of accesses for vehicles

RESPONSE

A1 The site has an existing single access point.

C13.0 Bushfire-Prone Areas Code

C13.2 Application of this Code

C13.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

RESPONSE

The Code does not apply to a building application for a dwelling.

3. Conclusion

This application is for a single dwelling with outbuilding. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
 - MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT



A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	91.20 m²	9.82
DECK	34.20 m²	3.68
LANDING	2.00 m²	0.22
EXISTING SHED	8.95 m²	0.96
EXISTING SHED	52.67 m²	5.67
	189.03 m²	20.35

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND	
	SEWER
	WATER
	STORMWATER

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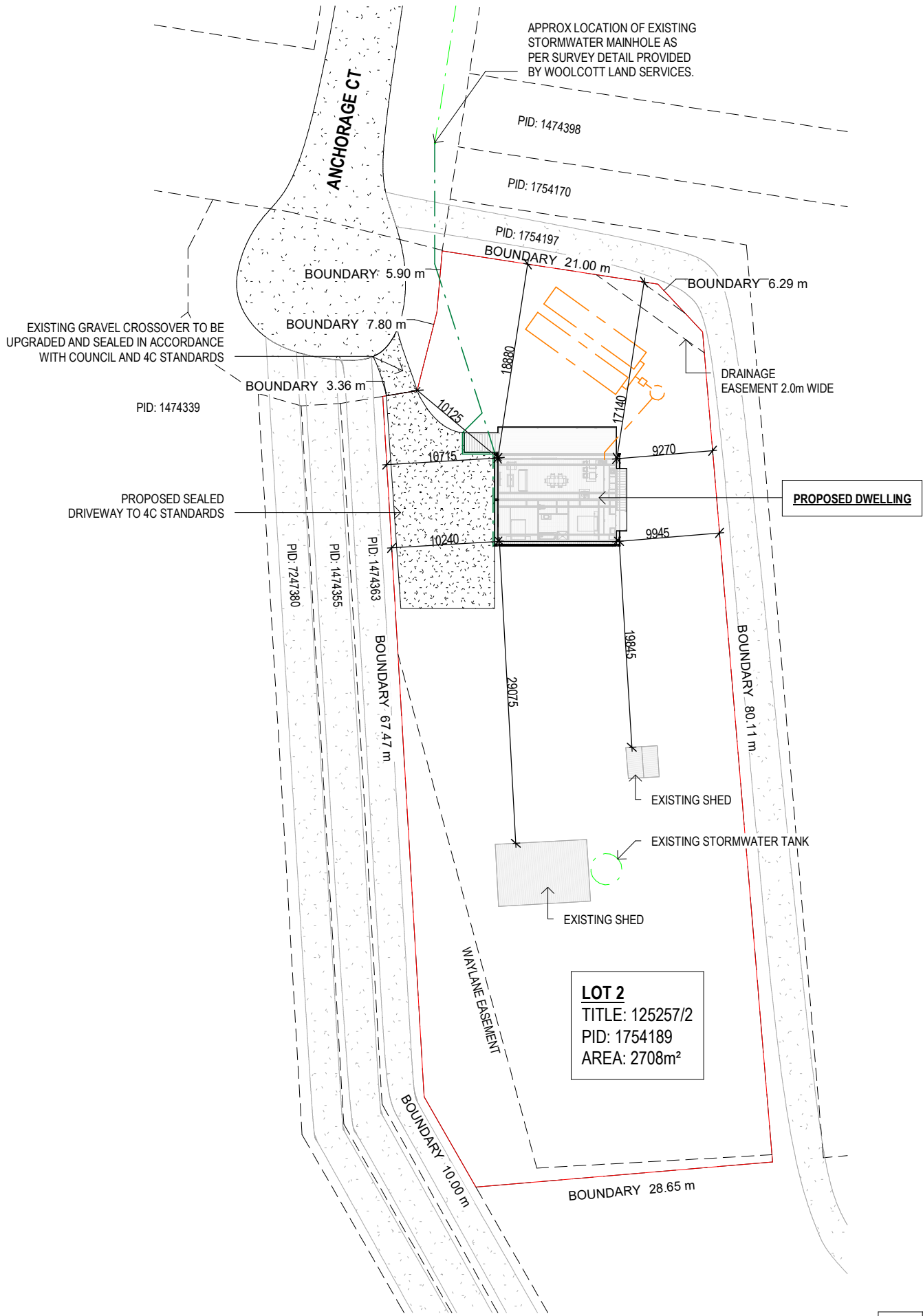
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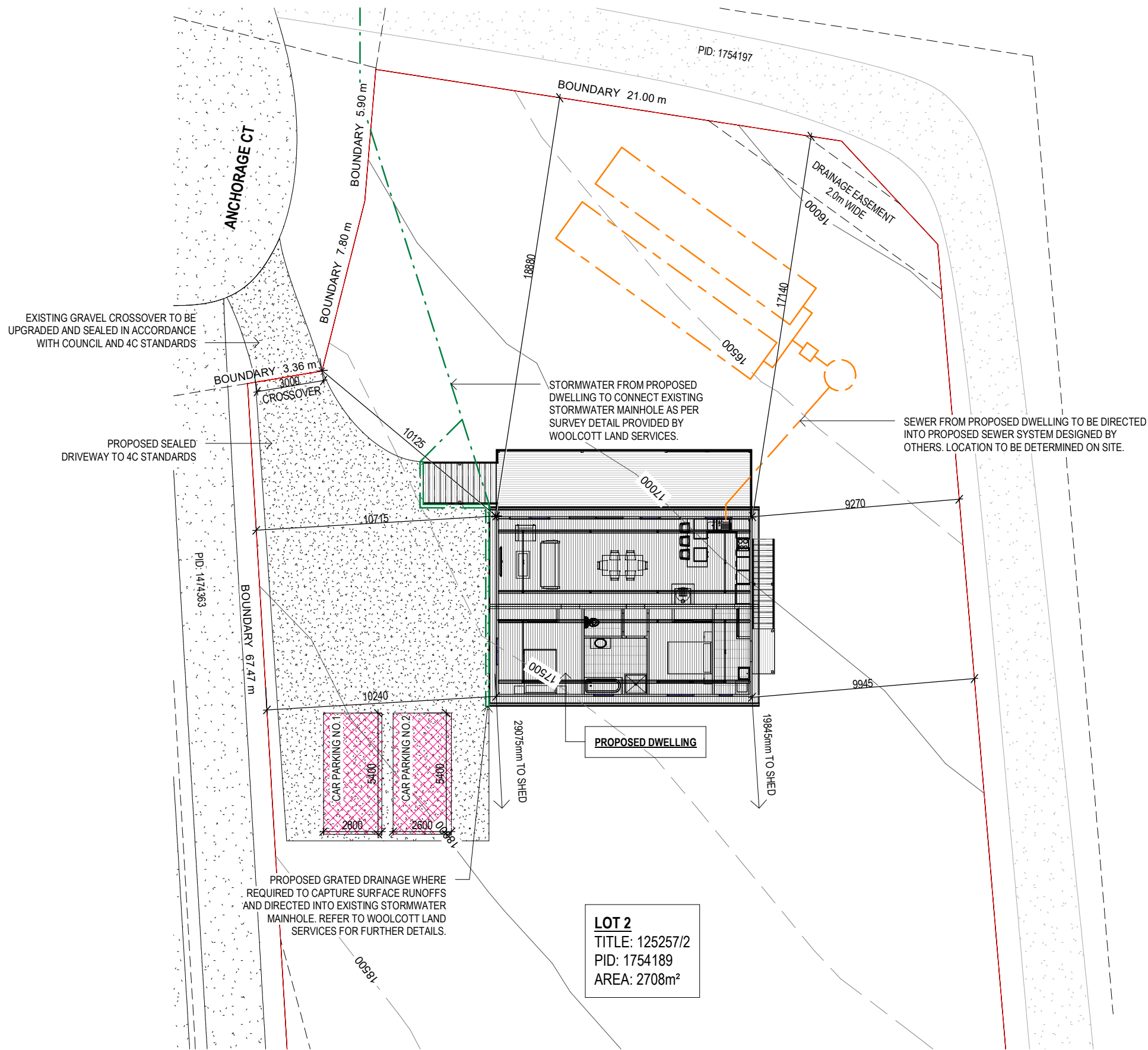
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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

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LOCALITY PLAN
SCALE 1:500



SITE PLAN
SCALE 1:200

Area Schedule (Gross Building)

Name	Area	Area (sq)
PROPOSED DWELLING	91.20 m ²	9.82
DECK	34.20 m ²	3.68
LANDING	2.00 m ²	0.22
EXISTING SHED	8.95 m ²	0.96
EXISTING SHED	52.67 m ²	5.67
	189.03 m ²	20.35

LEGEND

---	SEWER
---	WATER
---	STORMWATER

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

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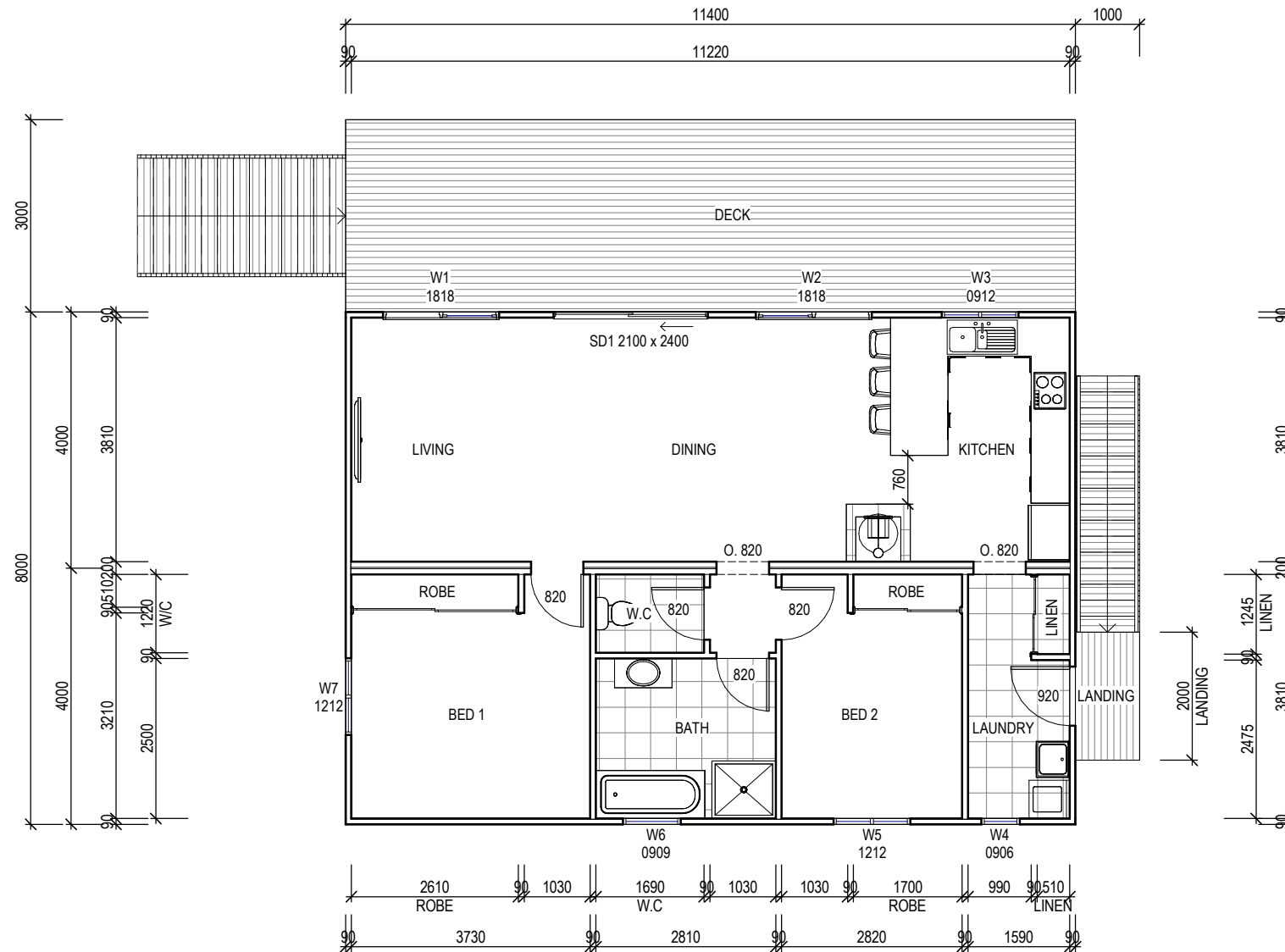
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Accreditation No: CC2211T

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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1800	1800	DG	4.3	.55
W2	1800	1800	DG	4.3	.55
W3	900	1200	DG	4.3	.55
W4	900	600	DG	4.3	.55
W5	1200	1200	DG	4.3	.55
W6	900	900	DG	4.3	.55
W7	1200	1200	DG	4.3	.55

Area Schedule (Gross Building)

Name	Area	Area (sq)
PROPOSED DWELLING	91.20 m ²	9.82
DECK	34.20 m ²	3.68
LANDING	2.00 m ²	0.22
EXISTING SHED	8.95 m ²	0.96
EXISTING SHED	52.67 m ²	5.67
	189.03 m ²	20.35

CONSTRUCTION PLAN

SCALE 1 : 100

DISCLAIMER:

ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

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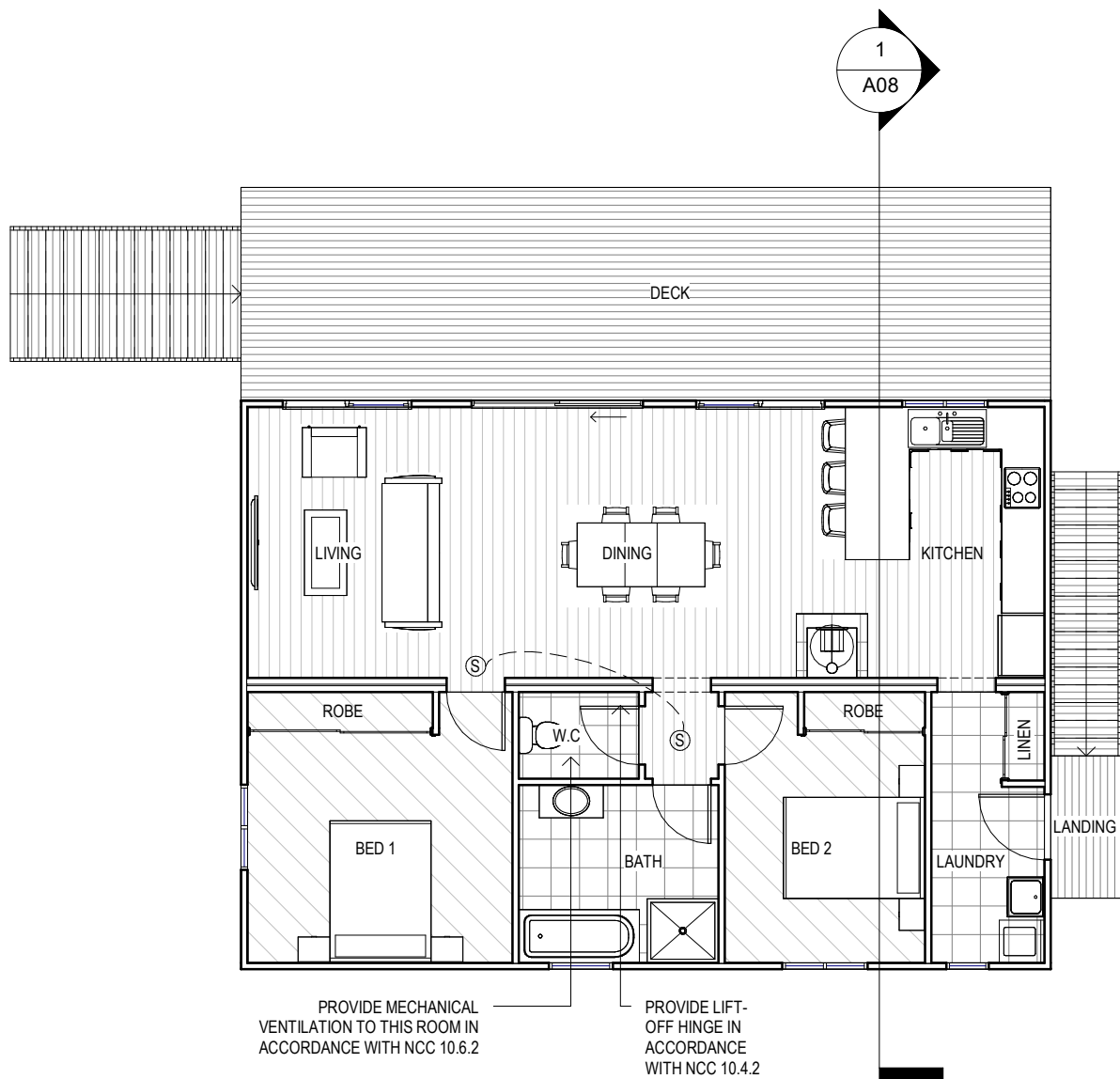
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FLOOR PLAN
SCALE 1:100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART H3D6 - ACBC PART 9.5

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	91.20 m²	9.82
DECK	34.20 m²	3.68
LANDING	2.00 m²	0.22
EXISTING SHED	8.95 m²	0.96
EXISTING SHED	52.67 m²	5.67
	189.03 m²	20.35

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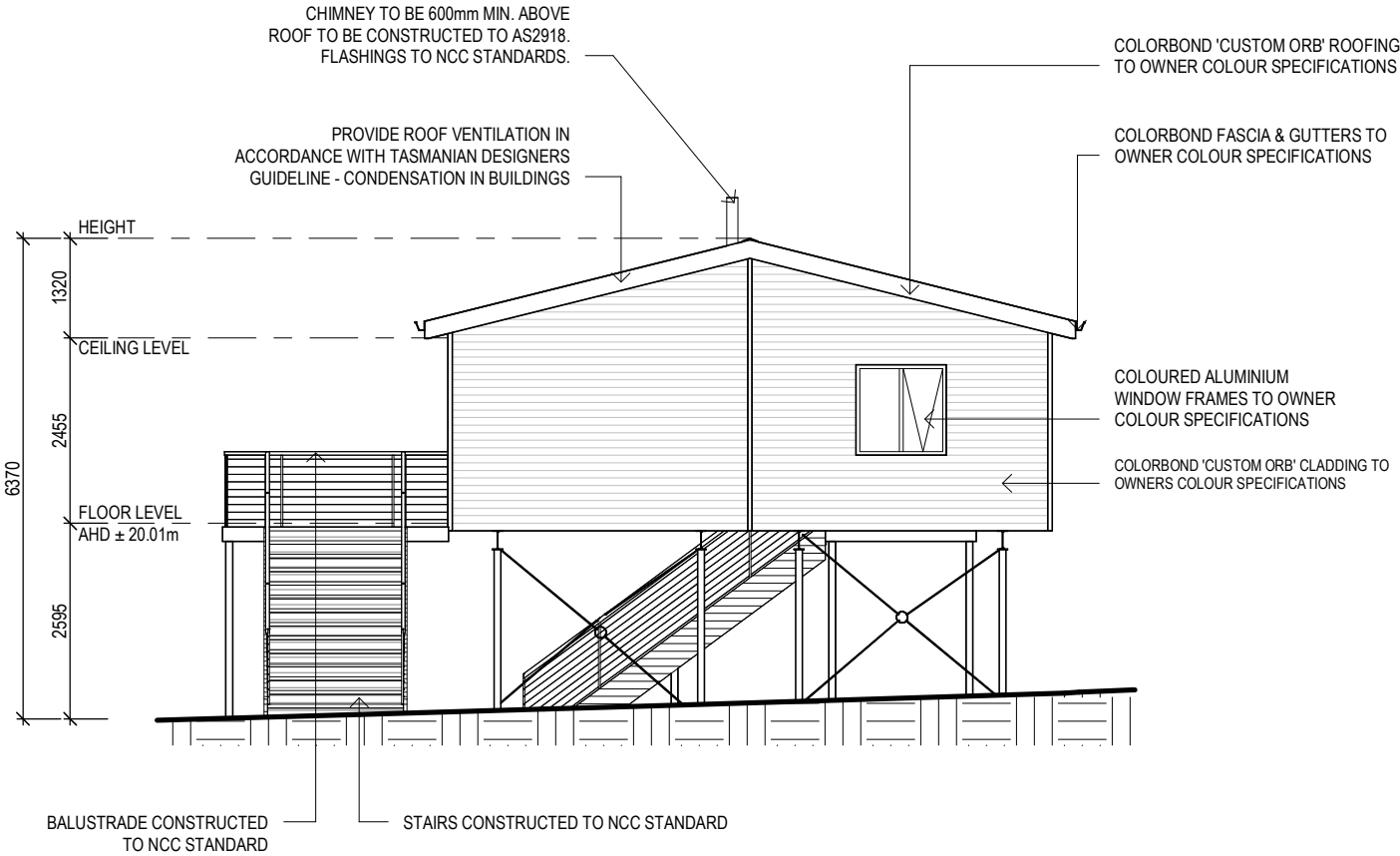
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EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

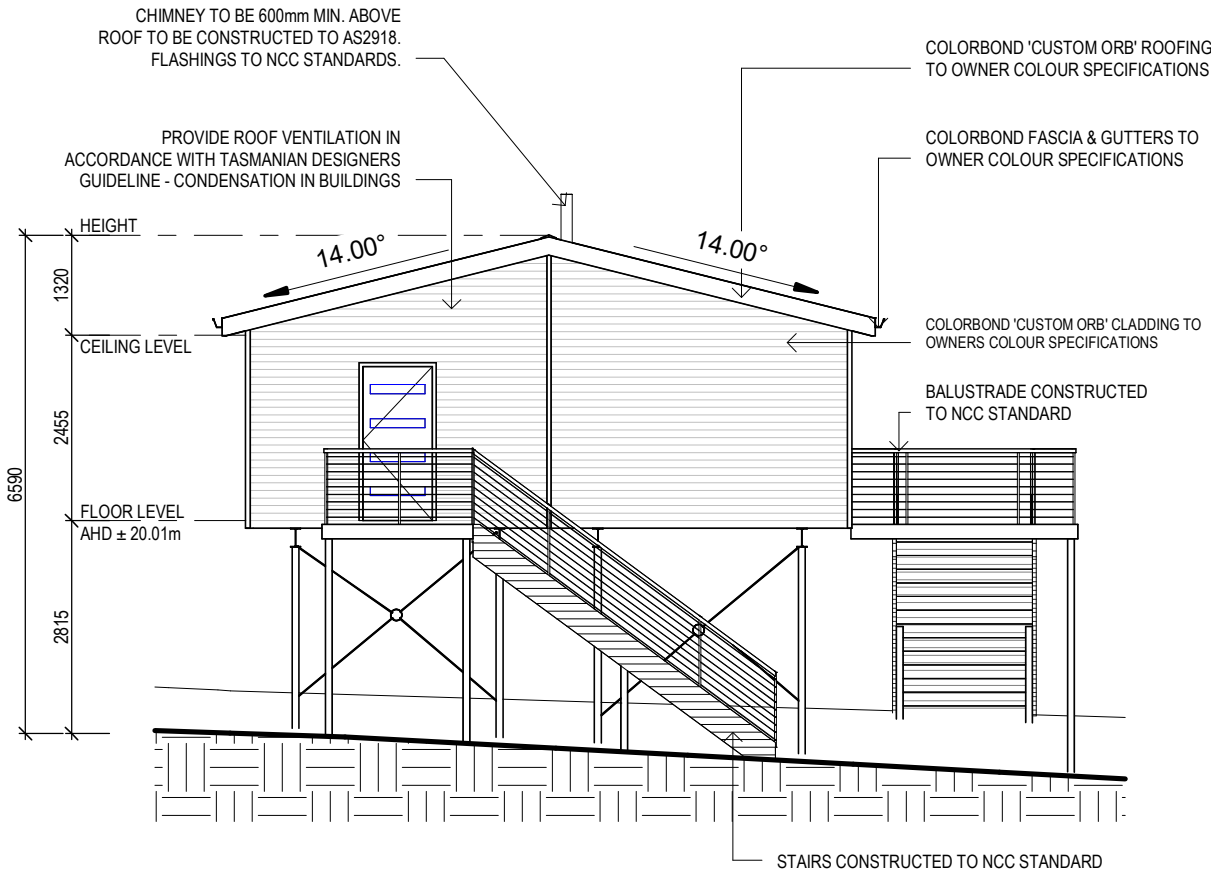
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



WEST ELEVATION
SCALE 1:100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000



EAST ELEVATION
SCALE 1:100

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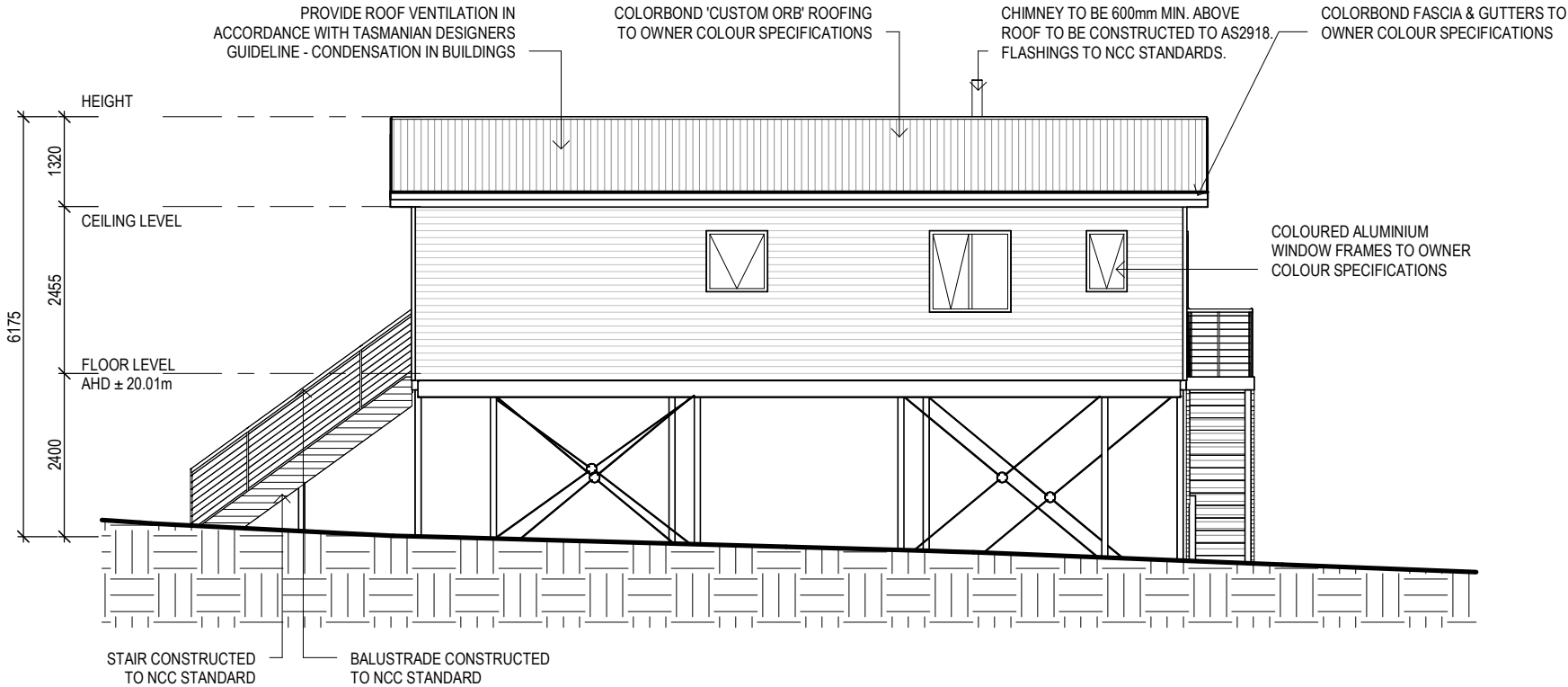


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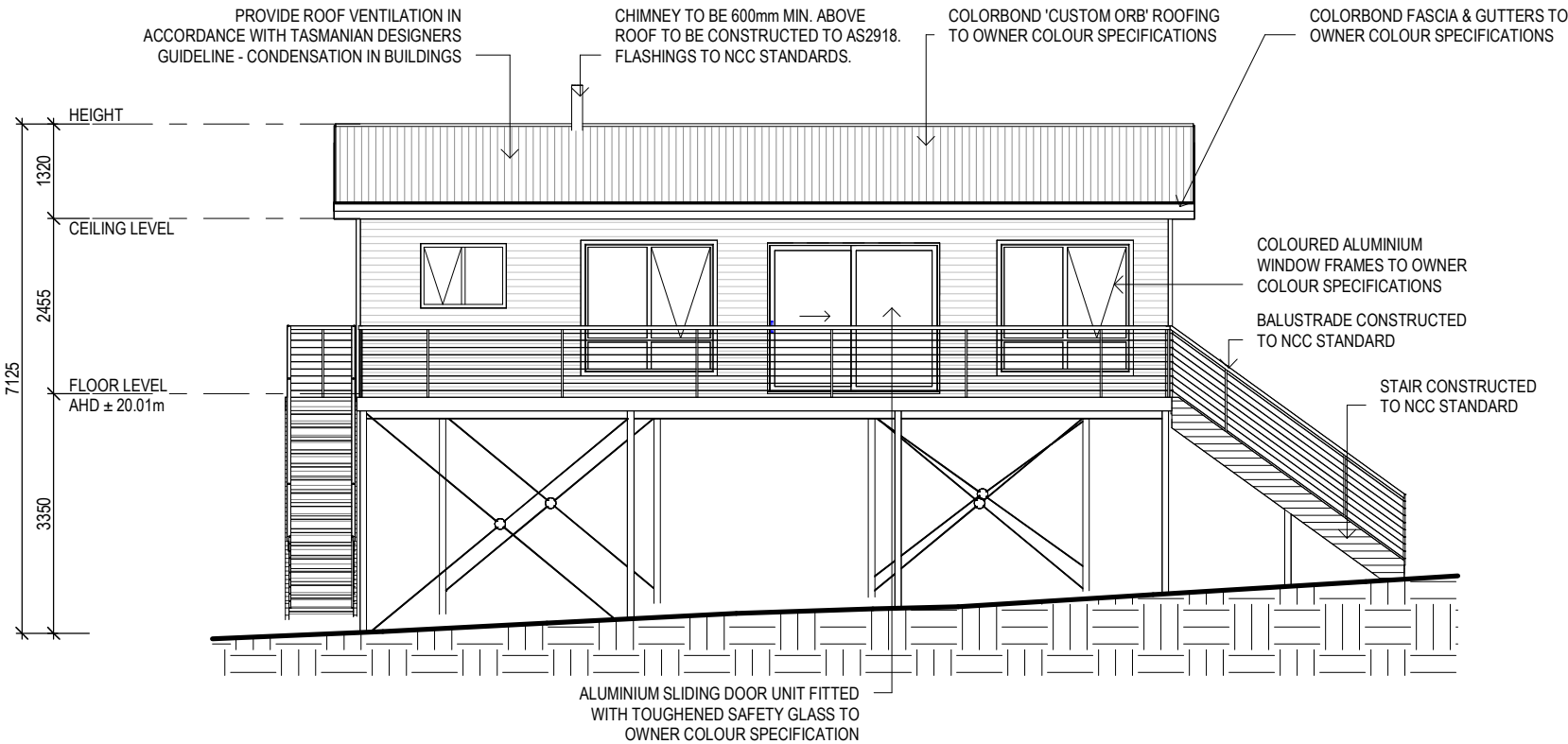
- SUB FLOOR VENTILATION. ncc vol 2 PART 6.2.1
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
 - A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
 - VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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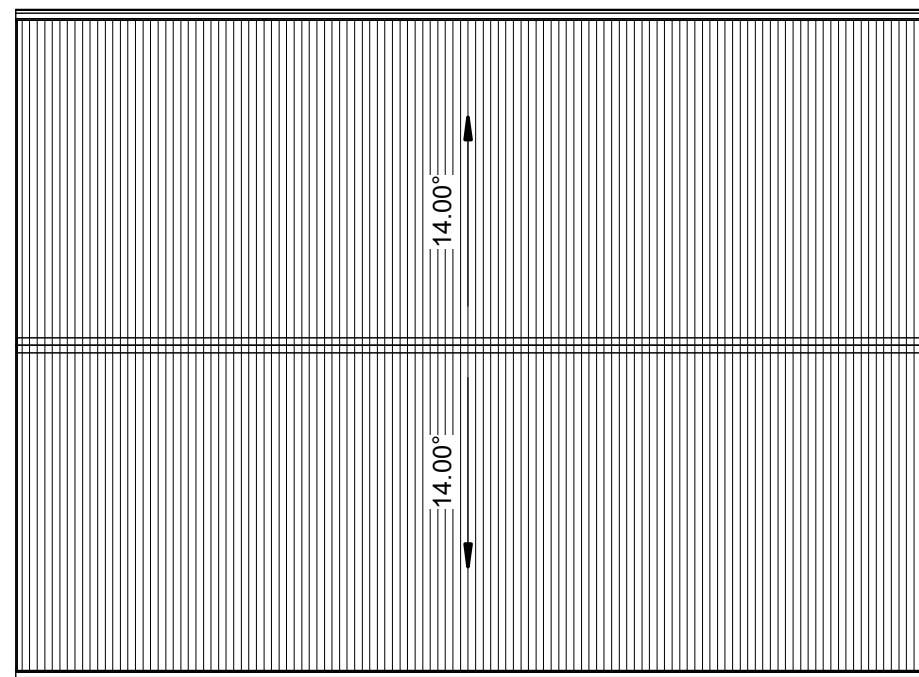


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ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS WITH UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 [RESIDENTIAL TIMBER FRAMED CONSTRUCTION] & THE BCA CODE PART 3.4.3 WALL FRAMING TO BE MGP10 RADIATA PINE. COMMON STUDS - 90x35 @ 450 CRS. NOGGINGS - 90x35 OPEN STUDS - 90x35 TOP & BOTTOM PLATES - 90x35 BRACING TO AS 1684 & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
EXTERNAL WALL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES. AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL. PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE. AND TABLE 3.8.1.1

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

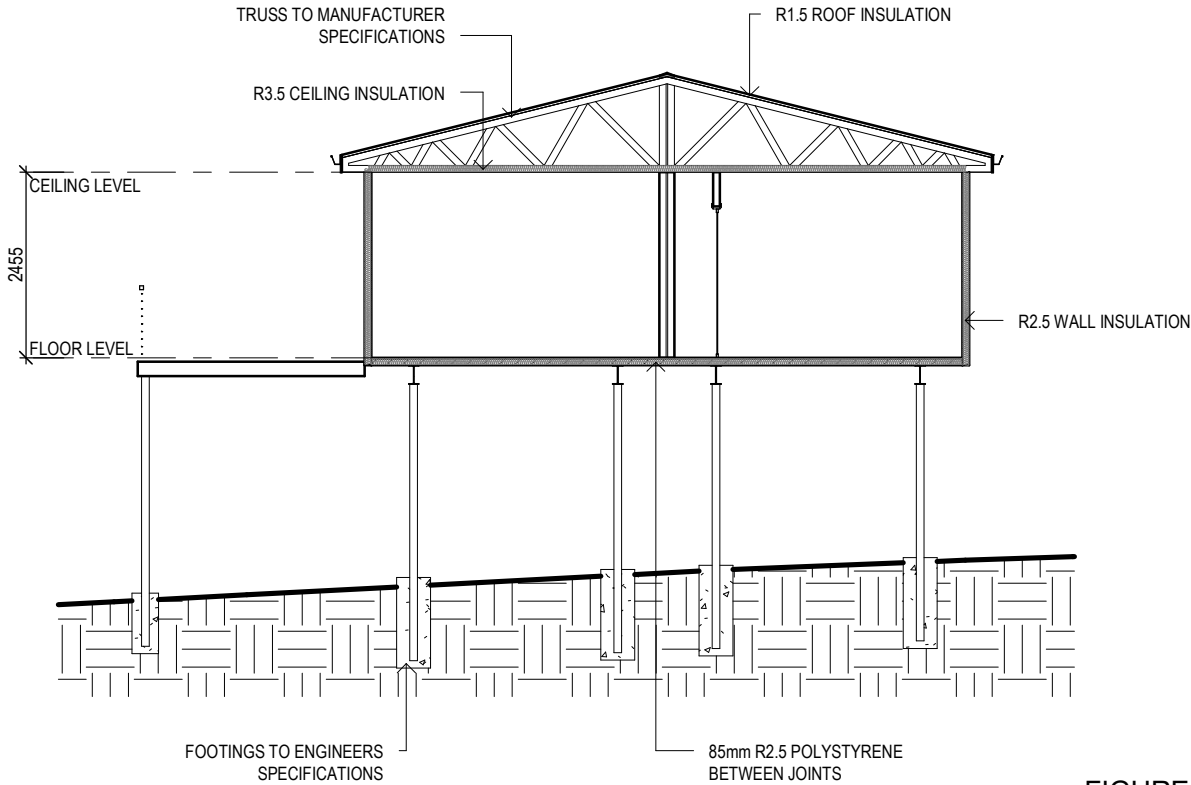
FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES. LAP 150MM IN DIRECTION OF FLOW

DOWNPIPES
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000



SECTION
SCALE 1:100

FIGURE 8 - EXTERNAL WALL
VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR
BUSHFIRE MESH WHEN REQUIRED TO AS3959

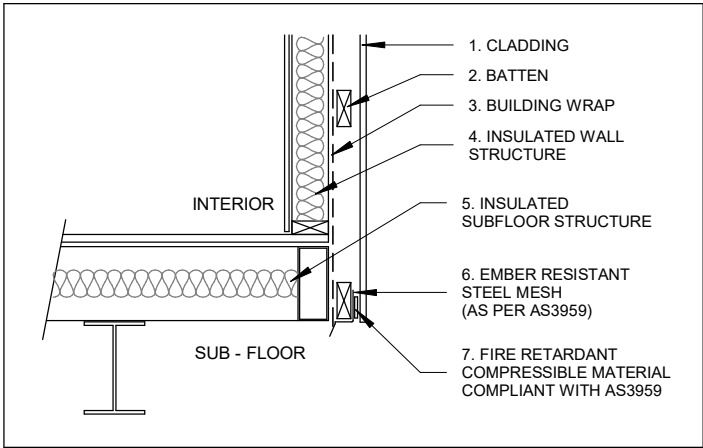


FIGURE 1 - RIDGE DETAIL : IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

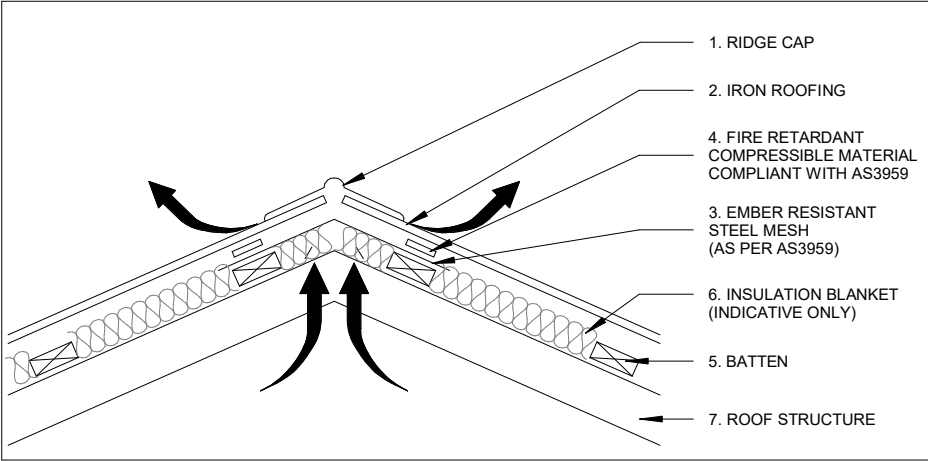
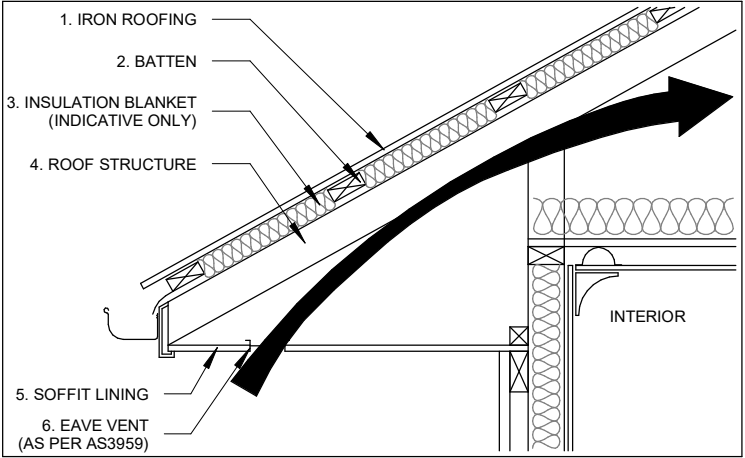


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959



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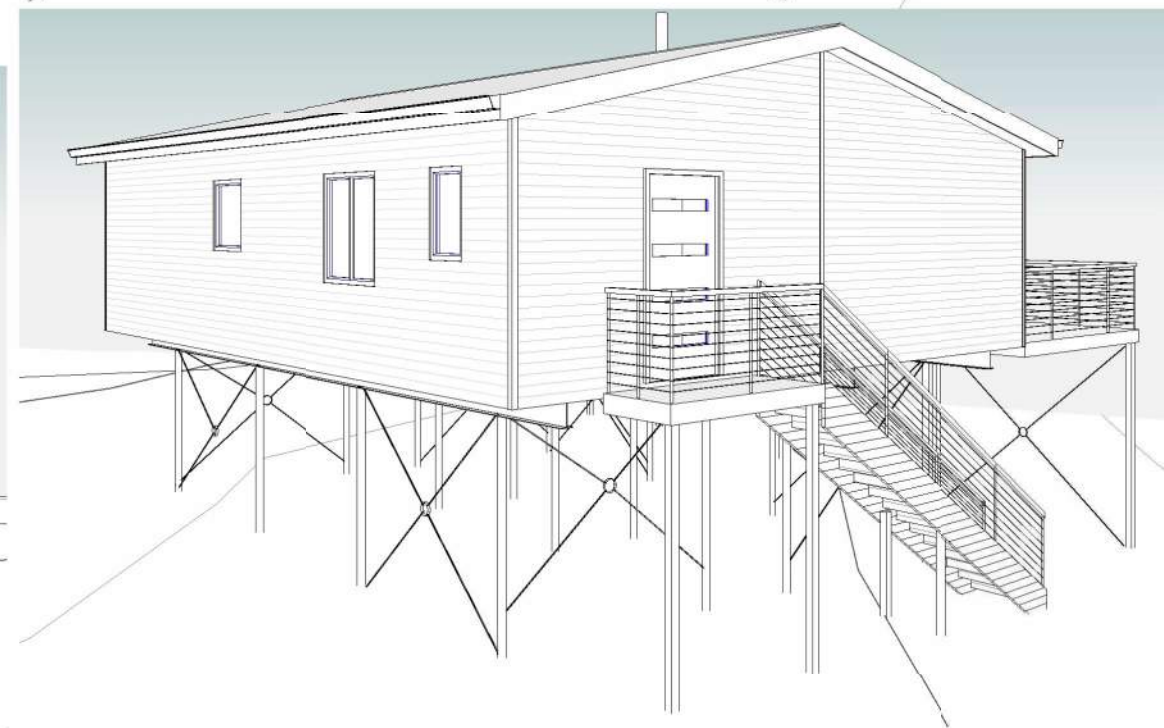
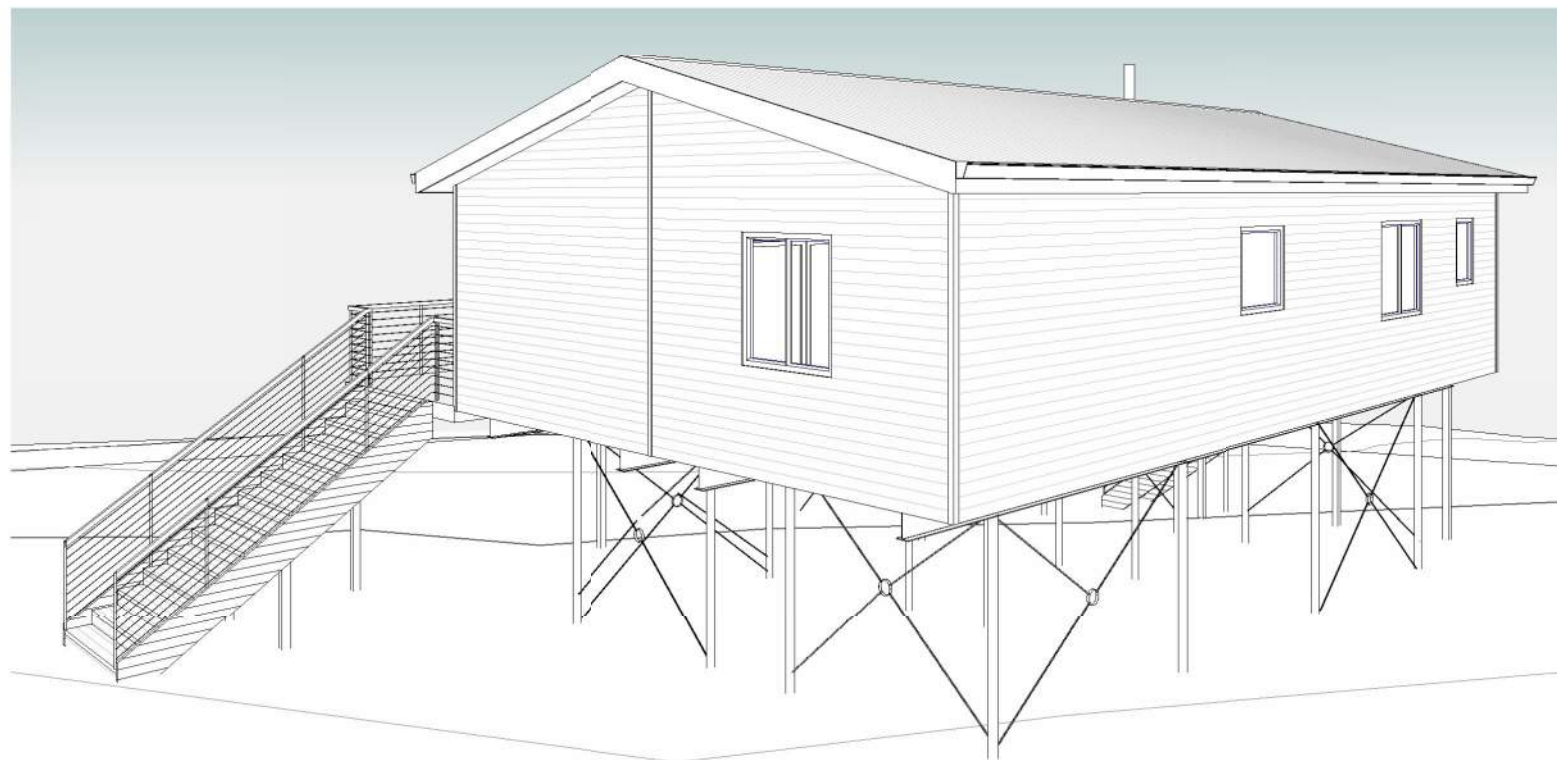
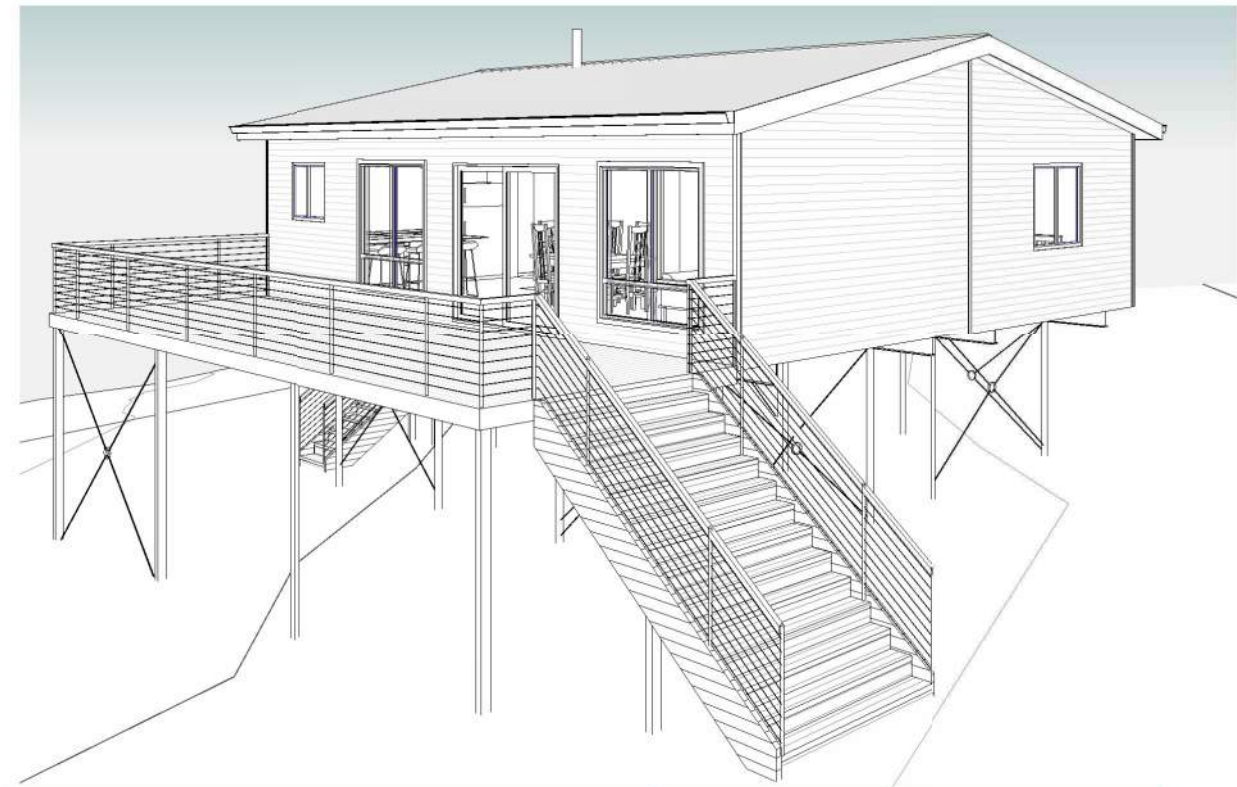
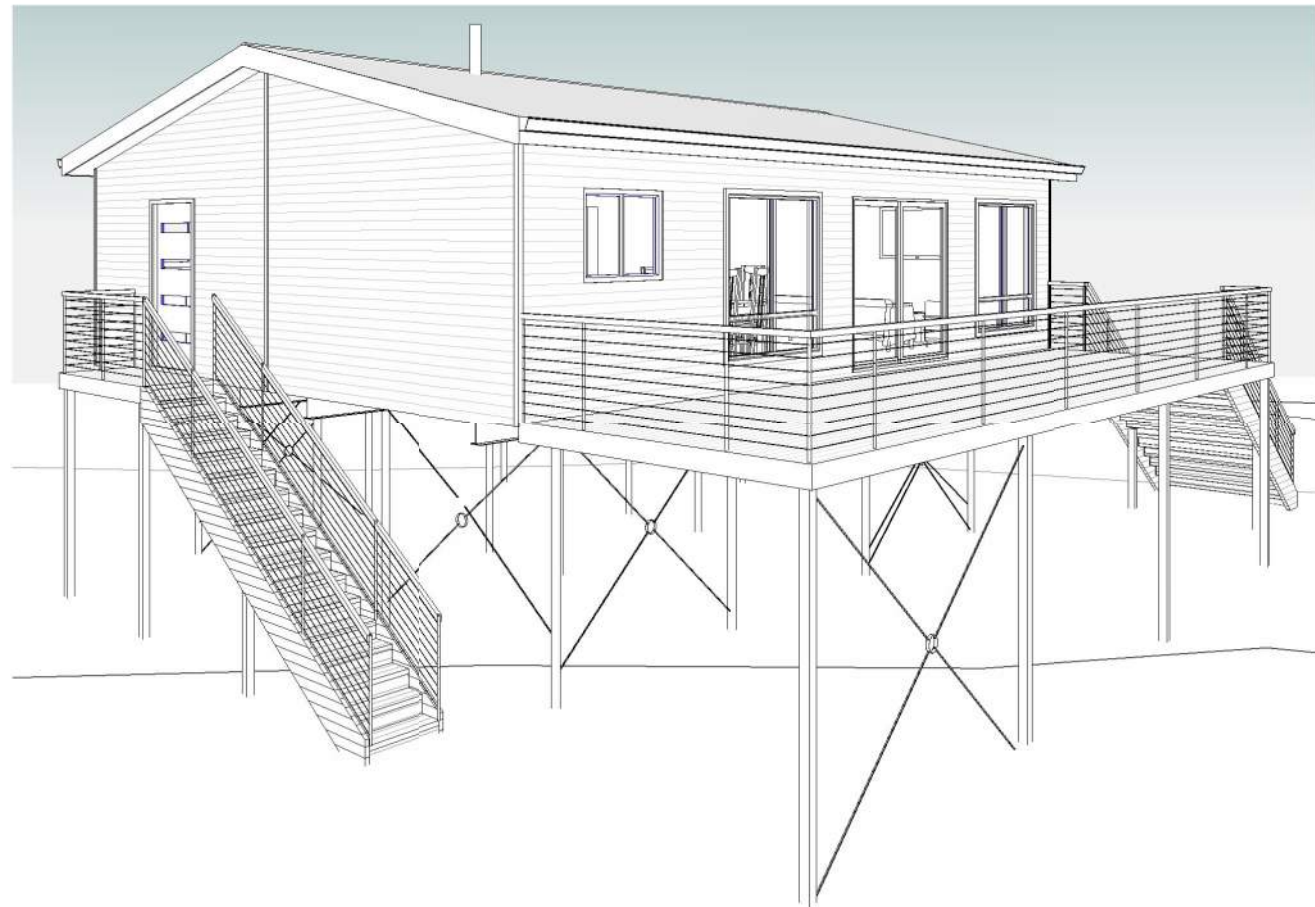
ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

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