Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2025366
	Assess No:	A13779
	PID No:	9024461

Applicant Name:	N Plus B Design					
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.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Nicholas Brandsema 8 Brandsema Street, Turners Beach

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)*	Richie Craig & Brianna Postlethwaite
Location / Address:	232A Weld Street, Beaconsfield
Title Reference:	186024/1
Zone(s):	Rural Living
Existing Development/Use:	Vacant block
Existing Developed Area:	

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: Residential			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Proposed Residence & Shed			

New or Additional Area:	397m2	
Estimated construction cost of the proposed development:	$640,000	
Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

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:	

WEST TAMAR COUNCIL

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,*

Owner_Name		
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,*

Nicholas Brandsema Applicant_Name		28/08/2025
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)*

Jesse Walker - Unit Manager (Assessments)		6/11/2025
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:

FOLIO REFERENCE: F.R.248287/1

GRANTEE:

WHOLE OF LOT 3, 5A-0R-0P GTD TO THOMAS HENRY WALDUCK.
WHOLE OF LOT 4, 5A-0R-0P GTD TO THOMAS HENRY WALDUCK.
WHOLE OF LOT 5, 5A-1R-32P GTD TO ROBERT GORDON WALDUCK.

PLAN OF TITLE

LOCATION:
TOWN OF BEACONSFIELD
(SECTION T.1.)

FIRST SURVEY PLAN No: F7/7 L.O., L4/6 L.O.

COMPILED BY: LTO

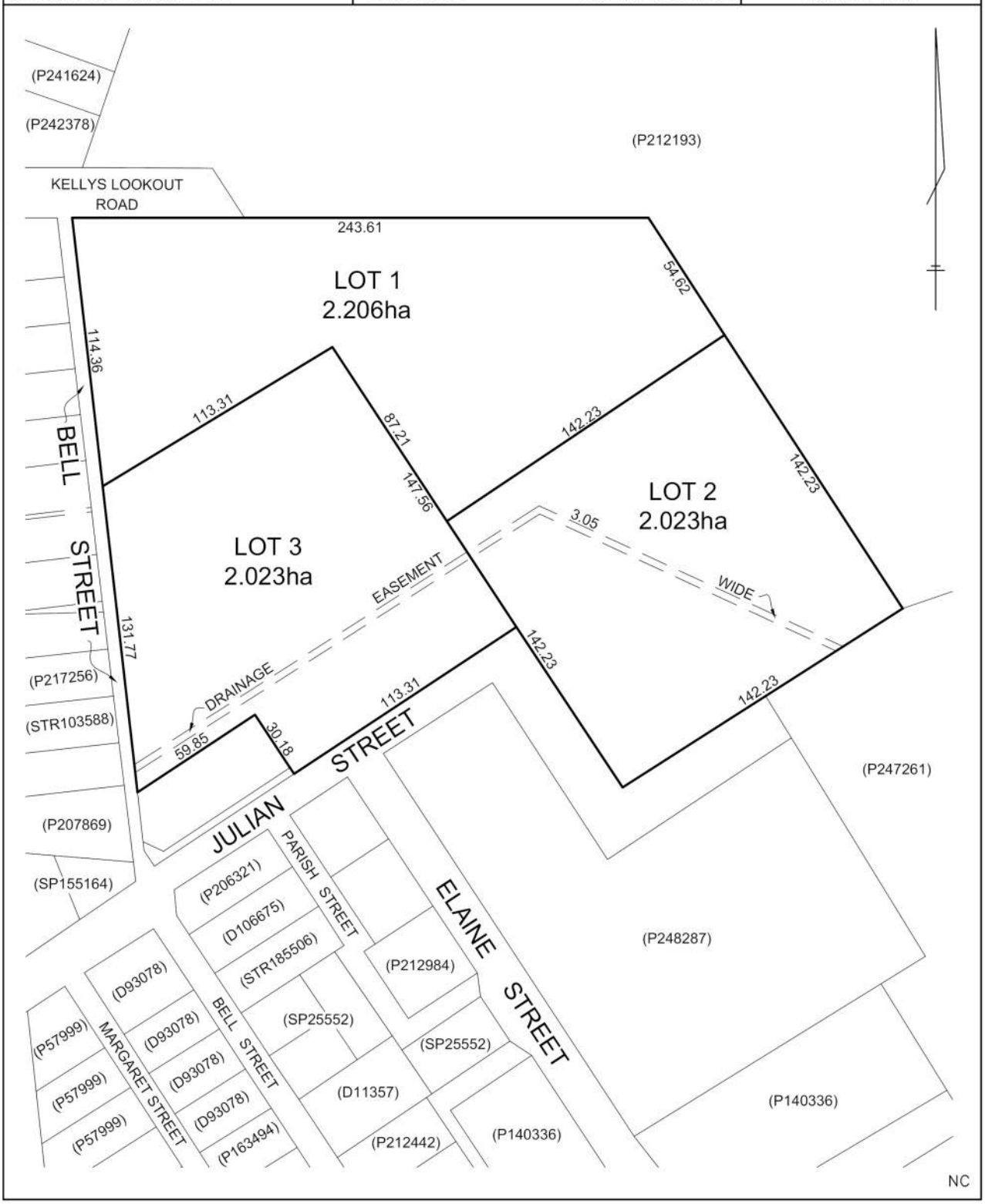
SCALE 1:1500 LENGTHS IN METRES

Registered Number

P.186024

APPROVED 2 NOV 2023

Recorder of Titles



Department of Natural Resources,
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au

Enquiries: Rhys Johnson
Phone: 03 6165 4677
Email: rhys.johnson@parks.tas.gov.au
Our ref: 25/2738

6 November 2025

Ms Brianna Postlethwaite
44 Summerdale Grove
Summerhill TAS 7250

Dear Ms Postlethwaite,

LODGEMENT OF PLANNING APPLICATION
N PLUS B DESIGN
PROPOSED RESIDENCE & SHED
232A WELD STREET, BEACONSFIELD

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not Parks and Wildlife Service's (PWS) practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

Please also note, it is PWS practice that it will not approve any permanent private drainage infrastructure (stormwater or treated effluent) on Crown land unless connected to publically maintained infrastructure.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Unit Manager (Assessments)

RICHIE HETA CRAIG AND BRIANNA EVELYN POSTLETHWAITE

PROPOSED RESIDENCE & SHED

232A WELD STREET, BEACONSFIELD

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	12/03/25
A101	SITE PLAN	A	12/03/25
A102	ELEVATIONS	A	12/03/25
A103	FLOOR PLAN	A	12/03/25
A104	SETOUT PLAN	A	12/03/25
A105	DRAINAGE PLAN	A	12/03/25
A106	WALL FRAMING PLAN	A	12/03/25
A107	ELECTRICAL PLAN	A	12/03/25
A108	REFLECTED CEILING PLAN	A	12/03/25
A109	ROOF FRAMING PLAN	A	12/03/25
A110	ROOF PLAN	A	12/03/25
A111	SECTION A-A	A	12/03/25
A112	DETAILS	A	12/03/25
A113	WALL TYPES	A	12/03/25
A114	WATERPROOFING 1 OF 2	A	12/03/25
A115	WATERPROOFING 2 OF 2	A	12/03/25
A116	WINDOW & DOOR SCHEDULE	A	12/03/25
A117	LIGHTING CALCULATOR	A	12/03/25
A118	CONSTRUCTION NOTES 1 OF 2	A	12/03/25
A119	CONSTRUCTION NOTES 2 OF 2	A	12/03/25
A120	BAL CONSTRUCTION NOTES	A	12/03/25

GENERAL INFORMATION

ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
ACCREDITATION NUMBER: **047538582**
LAND TITLE REFERENCE NUMBER: **PID9024461, TITLE REF 186024/1**
ENERGY ASSESSMENT: **TBA**
COUNCIL ZONE: **RURAL LIVING**
COUNCIL: **WEST TAMAR COUCNIL**

FLOOR AREAS
PROPOSED FLOOR AREA: **289m2 (31 SQUARES)**
PROPOSED SHED AREA: **108m2 (11 SQUARES)**

SITE INFORMATION
SITE AREA: **22060m2**
DESIGN WIND SPEED: **TBA**
SOIL CLASSIFICATION: **TBA**
ALPINE AREA: **N/A**
CORROSION ENVIRONMENT: **N/A**
BUSHFIRE ATTACK LEVEL: **TBA**
CLIMATE ZONE: **7**

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A	12/03/25	Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevatnt NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
232A WELD STREET, BEACONSFIELD
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

Sheet Title
COVER PAGE

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A100
/ A120

SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TBA

DRIVEWAY
120mm THICK 25MPa CONCRETE
WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.
STYLE AND FINISH TO BE CONFIRMED BY OWNER.

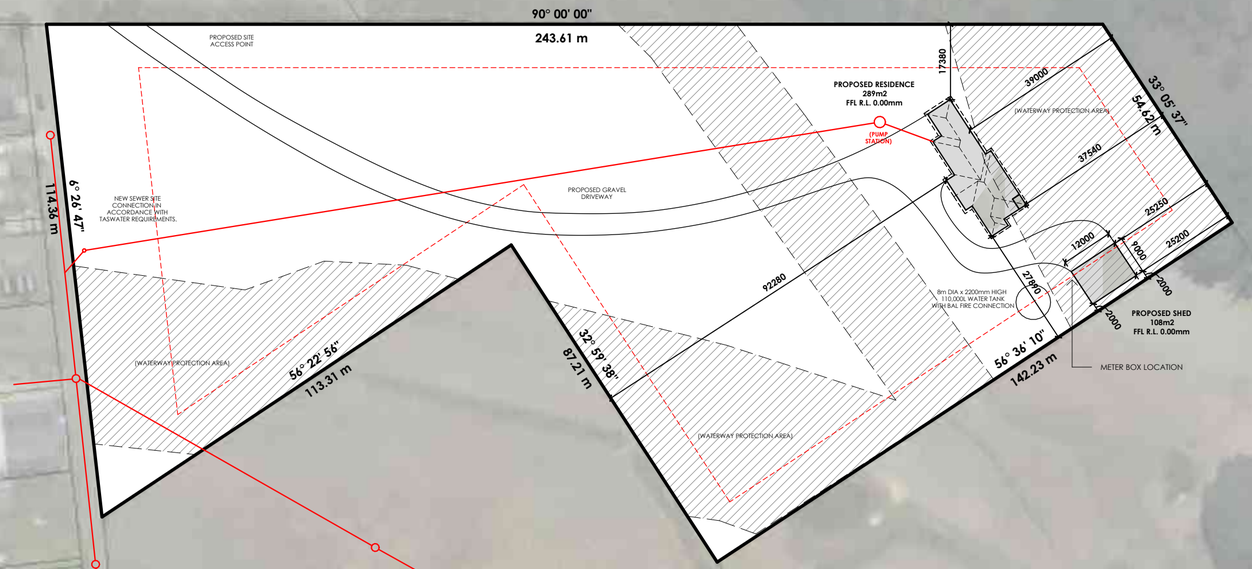
GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATLY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESES AND SERVICES AS INDICATED, MAKE GOOD.

SETTING OUT:
THE BUILDER SHALL ACCURATLEY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK
(PART 6 - PROTECTION WORK OF THE BUILDING ACT 2016)
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (NOTICE FOR PROPOSED PROTECTION WORK).

WATER TANK ELEVATION EXAMPLE



SITE PLAN
Scale 1 : 1000

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232A WELD STREET, BEACONSFIELD
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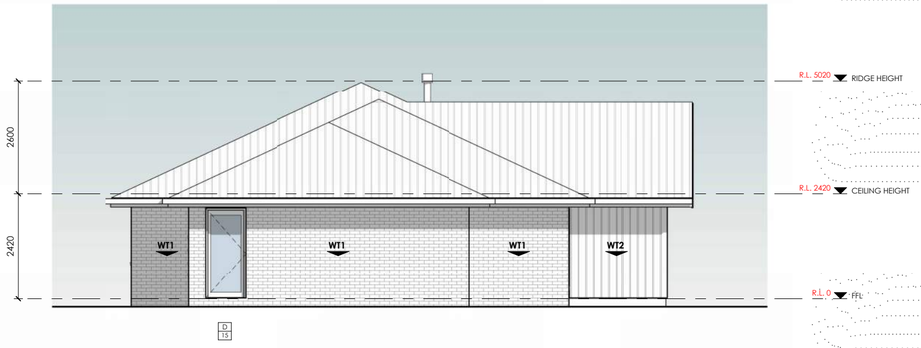
Sheet Title
SITE PLAN

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A101
/ A120



NORTH ELEVATION
Scale 1 : 100

SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.

WT-2 LYSAGHT TRIMDEK WALL CLADDING, INSTALLED AS PER MANUFACTURERS SPECIFICATION

0 5 m

EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
EAVE WIDTH OVERHANG - 600mm

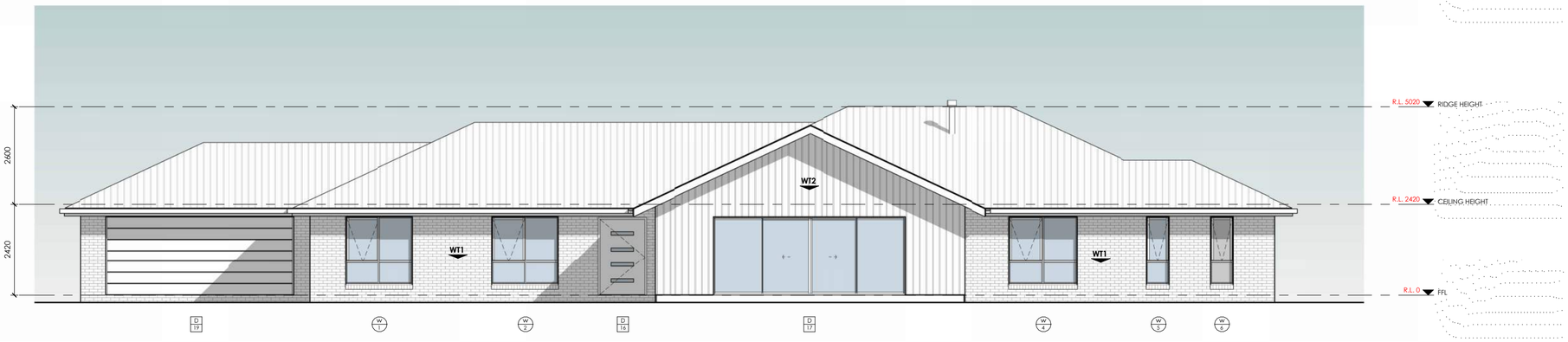
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET TRIMMERS LOCATED WITHIN 1200mm of EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

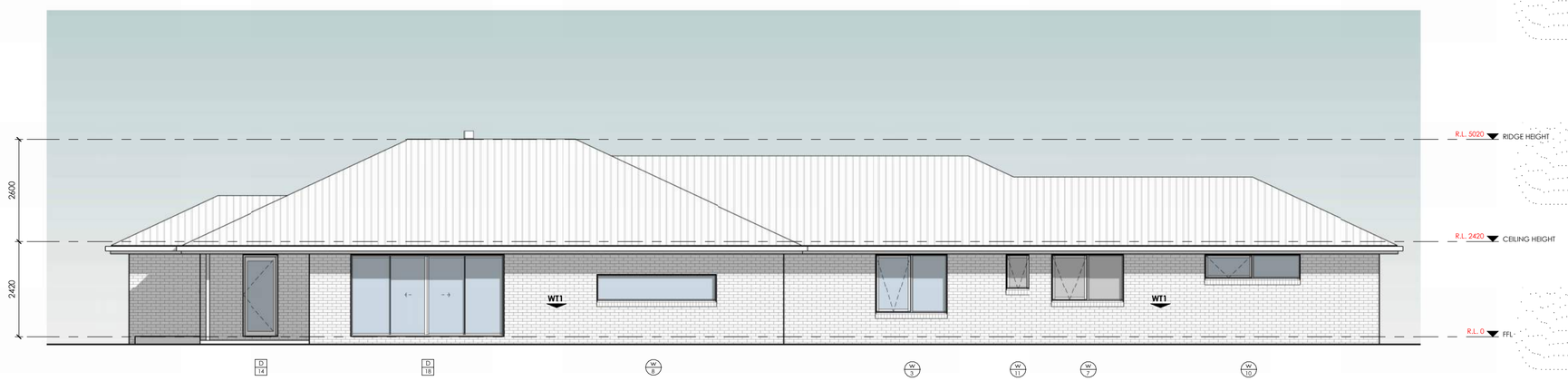
LYSAGHT TRIMDEK ROOF CLADDING.
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION
Scale 1 : 100



EAST ELEVATION
Scale 1 : 100

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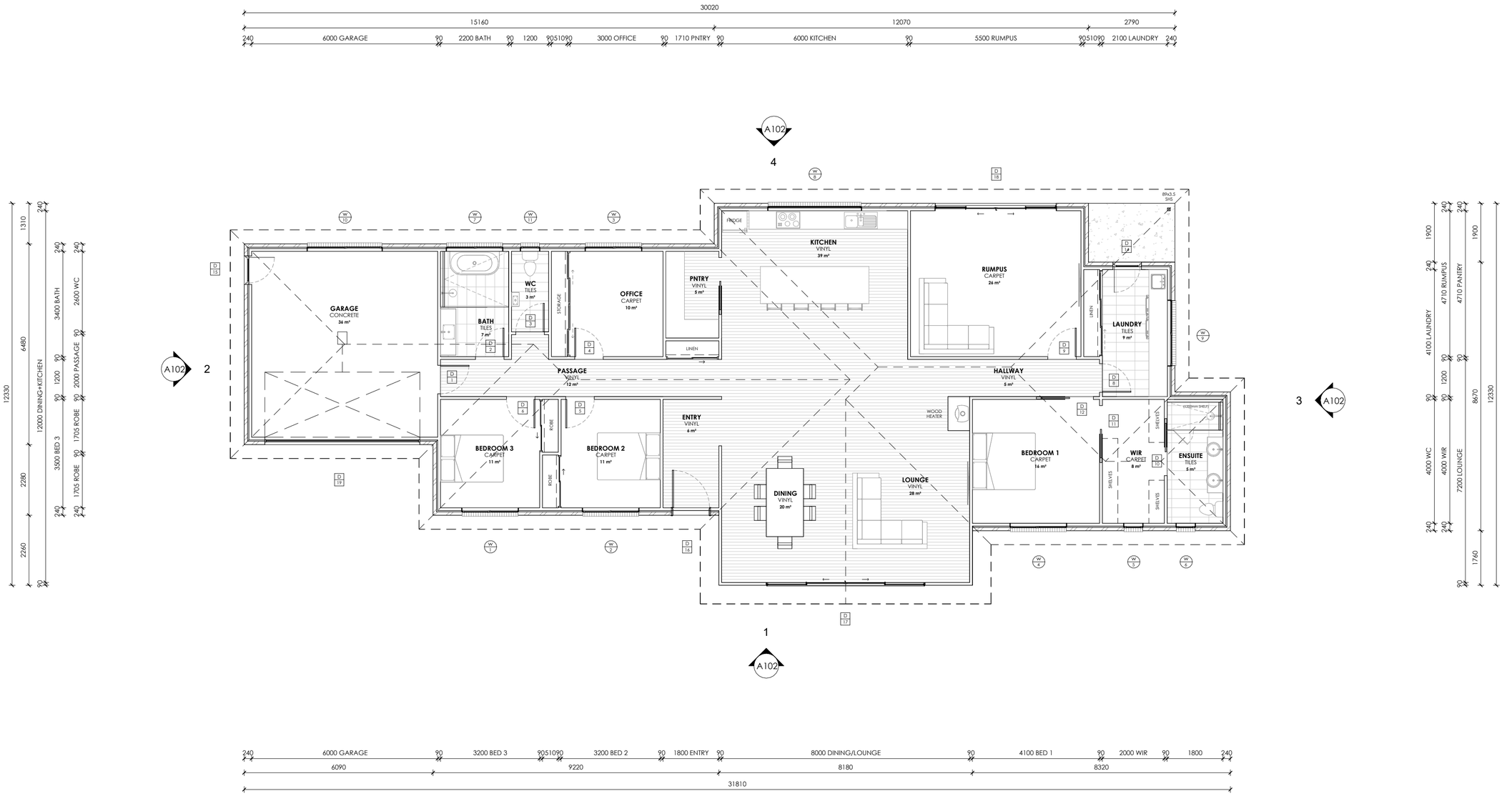
Project
PROPOSED RESIDENCE & SHED
Location
232A WELD STREET, BEACONSFIELD
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

Sheet Title
ELEVATIONS

Drawn	Issue Date	Project No.	Revision
NJB	12/03/25	TBA	A

Sheet Number
A102
/ A120



FLOOR PLAN
Scale 1 : 100

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Client
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Sheet Title
FLOOR PLAN

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A103
/ A120

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS
1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5. & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS
SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3.3. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 3.8.3.3, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:
A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
B) A SCREEN WITH SECURE FITTINGS.

NOTE:
ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONCIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINIUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

THE DEVICE OR SCREEN MUST:
A) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE:
   WINDOW RESTRAINED BY A DEVICE; OR
   SCREEN PROTECTING THE OPENING; AND
C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE
ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2009 5.5.1A

SAFETY GLAZING NOTE
WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (iii).

Window Schedule

Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1800	1800	300	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1800	1800	300	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1500	1800	600	OFFICE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	1800	1800	300	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	1800	600	300	WIR	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Awning	1800	600	300	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
7	FFL	Awning	1200	1800	900	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
8	FFL	Fixed	700	3000	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Awning	900	2100	1200	LAUNDRY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Awning	600	2400	1500	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Awning	900	600	1200	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr

Door Schedule

Mark	Location	Height	Width	Operation
1	GARAGE	2040	920	Internal Hinged
2	BATH	2040	920	Internal Hinged
3	WC	2040	920	Internal Hinged
4	OFFICE	2040	920	Internal Hinged
5	BEDROOM 2	2040	920	Internal Hinged
6	BEDROOM 3	2040	920	Internal Hinged
8	HALLWAY	2040	920	Internal Hinged
9	RUMPUS	2040	920	Internal Hinged
10	ENSUITE	2040	920	Cavity Slider
11	BEDROOM 1	2040	920	Cavity Slider
12	HALLWAY	2040	920	Cavity Slider
14	LAUNDRY	2100	920	External Hinged
15	GARAGE	2100	920	External Hinged
16	ENTRY	2040	1200	External Hinged
17	LOUNGE	2100	5100	Double Glazed Sliding Door
18	RUMPUS	2100	3900	Double Glazed Sliding Door
19	GARAGE	2100	5000	Panelift Garage Door
20	PNTRY	2040	920	Cavity Slider
22		2100	650	Glass Shower Door

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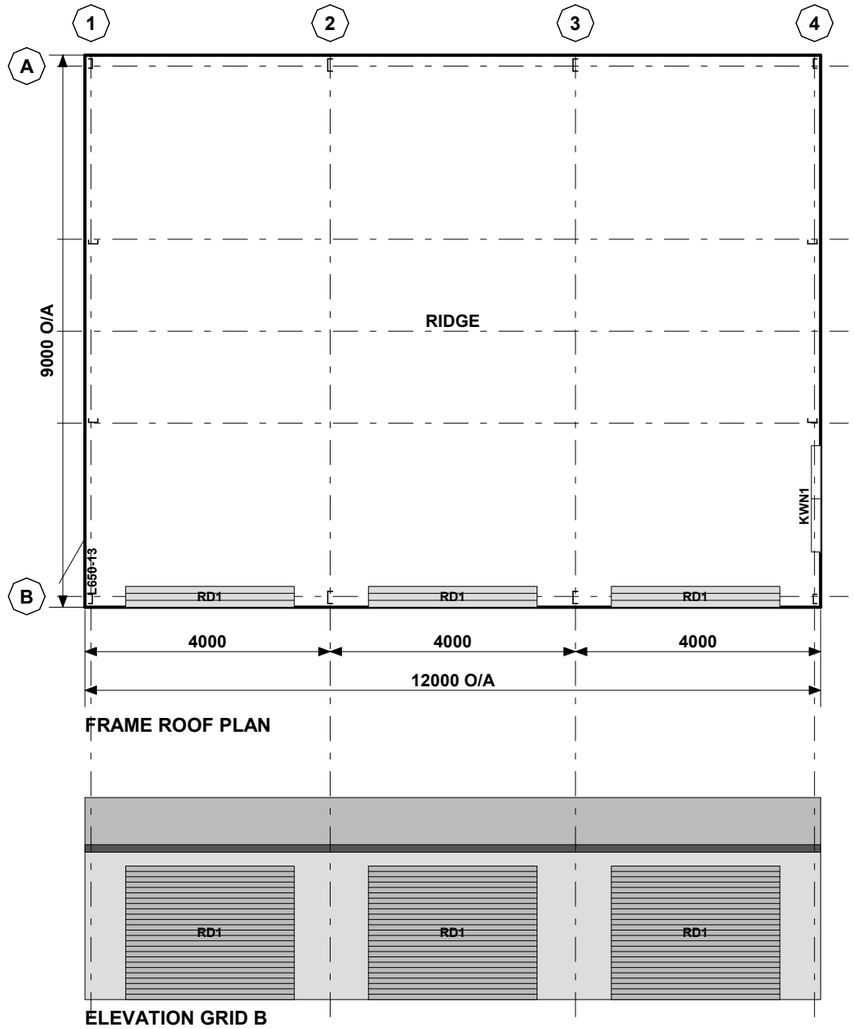
PROPOSED RESIDENCE & SHED
Location
232A WELD STREET, BEACONSFIELD
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

Sheet Title
WINDOW & DOOR SCHEDULE

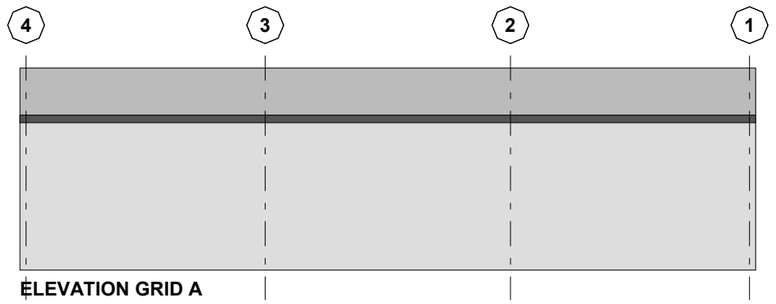
Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A116
/ A120

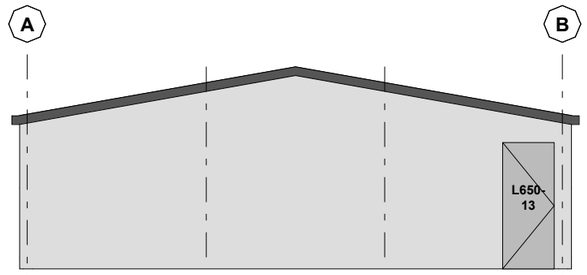


FRAME ROOF PLAN

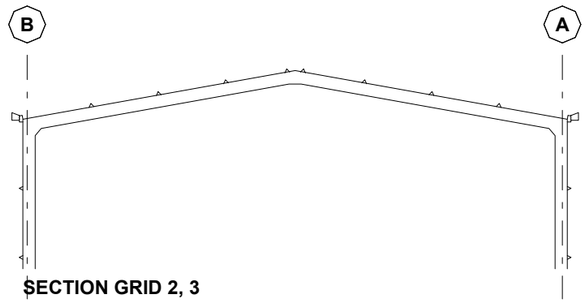
ELEVATION GRID B



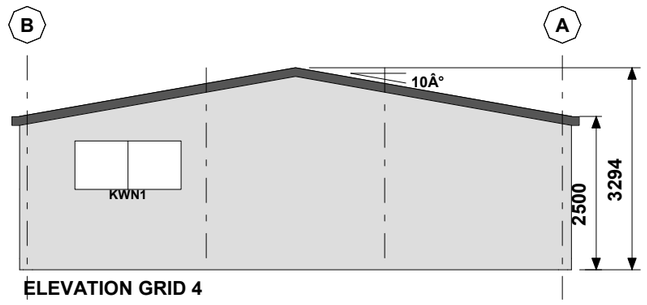
ELEVATION GRID A



ELEVATION GRID 1



SECTION GRID 2, 3



ELEVATION GRID 4

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	SQUARELINE	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	RD1	B&D, Firmadoor, R.D, Residential "R1F", 2100 high x 2750 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1731 CLR, Window Kit (BDSP)

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
20/06/2025

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
Brianna Postlethwaite

SITE
232a Weld Street
BEACONSFIELD TAS 7270

BUILDING
DELUXE
9000 SPAN x 2500 EAVE x 12000 LONG

TITLE
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	438135-GA	B	1/6

N+B

232A Weld Street, Beaconsfield
Waterway Code Assessment

August 2025

IPD Consulting Pty Ltd
Infrastructure Planning & Design Mobile: 0419 574 975 Email: mwalters@ipdconsulting.com.au P.O. Box 1371, Launceston TAS 7250 www.ipdconsulting.com.au ABN 96 121 714 878

Document History and Status

Rev	Date	Reviewed By	Approved By	Revision Details
A	19/8/25	Sean Fisher	Mark Walters	Client Submission

Distribution of copies:

Rev	Quantity	Issued To
A	1	Client

File Name:	2356 - N+B - 232A Weld Street - Waterway Code Assessment_Rev A
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Client:	N+B
Project:	232A Wekd Street, Beaconsfield
Subject:	Waterway Code Assessment
Document	Report
Document Version	A
Job No.	2356

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1. Overview

N+B are preparing a planning submission for the development of a new residential dwelling at 232A Weld Street in Beaconsfield. The site is impacted by the Natural Values Code of the Tasmanian Planning Scheme. To show compliance with the code the development must address the criteria outlined in Table C7.6 Development Standards for Buildings and Works. This report will cover the review of available information and address the relevant criteria to meet the requirements of the Code.

1.1 Site Location

232A Weld Street is located at the northern end of Beaconsfield and is largely open grassland having at one point been utilised farming pasture. There are two drainage lines that pass through the site draining the local area, including portions of Weld Street. One of the drains routes stormwater through an existing farm dam, positioned on the southern boundary of the site.

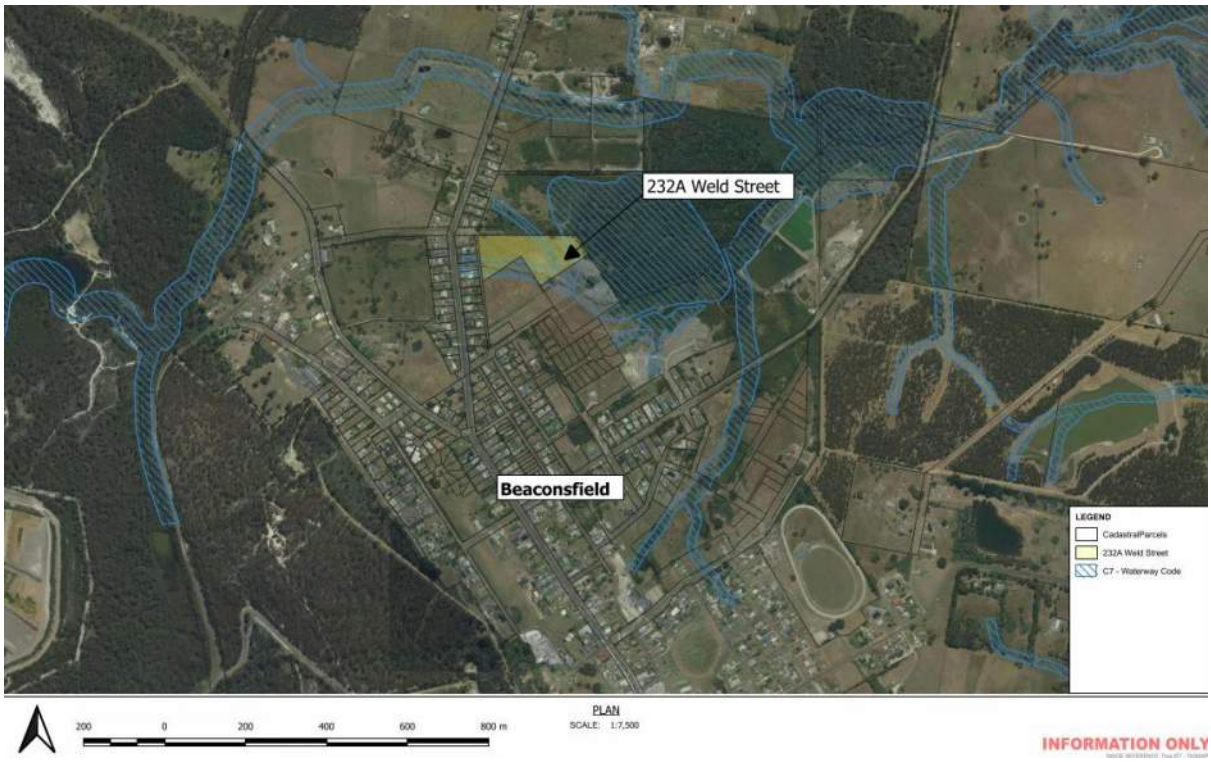

Figure 1-1: Site Overview

The site is impacted by the Waterway code from the two drainage lines that pass through the property and across the eastern boundary.

1.2 Proposed Development

The proposed development of the site includes a three-bedroom dwelling, outbuilding and associated works (driveways etc). The positioning of the dwelling puts it right on the boundary of the marked waterway code area. The proposed development plans are included in Appendix A, and the general site layout is shown in Figure 1-1.

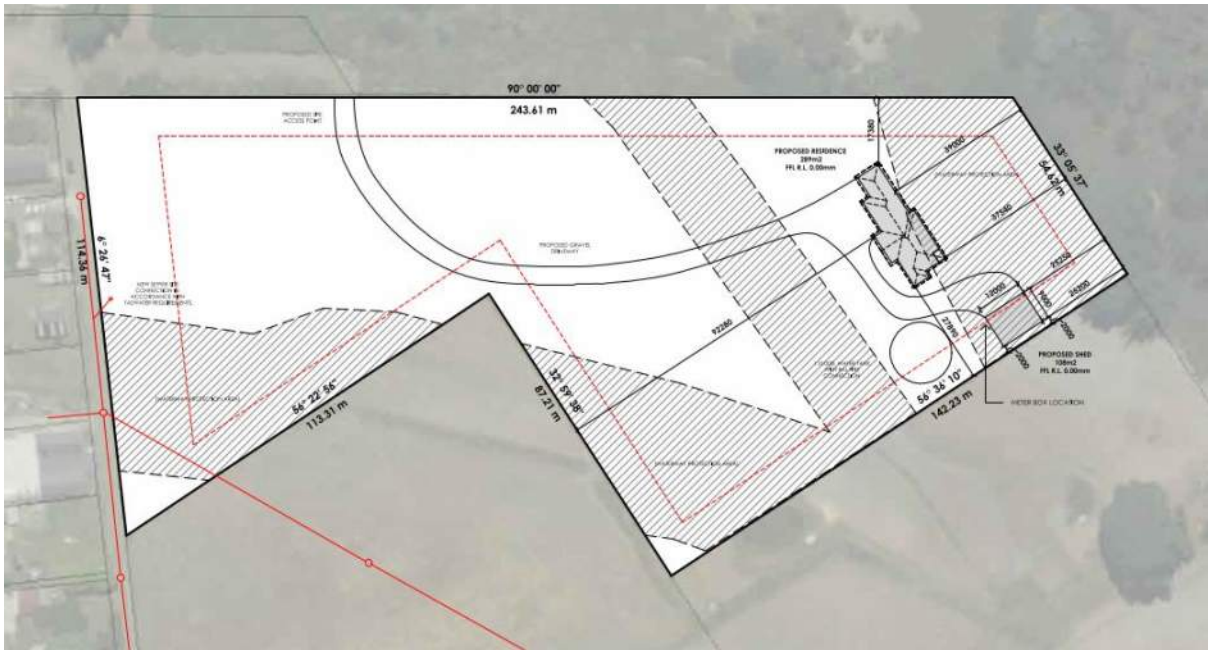

Figure 1-2: Developers Proposed Site Plan

Vehicle access to the site will include the construction of a new driveway with the inclusion of a new (or upgrade of existing) culvert across a drain central to the site. This drain is a class 4 watercourse (see definition in Table 1 in following section).

1.3 Site Investigation

On Wednesday, the 30th of July, IPD carried out a site visit to inspect the site. During the site inspection, the following key points were observed:

- The property is predominantly ex-agricultural land, still being grazed on neighbouring lots.
- The area where the proposed dwelling is to be situated is cleared grassland
- Two drainage lines pass through the site. One more significant public drain (but located away from the proposed development) and a smaller depression being directed across the property boundary onto the development site, shown in Figure 1-3 and Figure 1-4.
- The adjoining property to the northeast has substantial quantities of invasive species (Gorse) and a stand of pines situated directly on the boundary line.
- There was no visible evidence of a watercourse or a wetland on the adjacent property to the east.
- There was a cleared space behind the first row of pines (potentially a fire break or cleared for vehicle access) approximately 6m in width. Some native species were observed beyond this cleared area.

Figure 1-3: Small Drain (looking northwest)

Figure 1-4: Small Drain (looking southeast)

Figure 1-5: Eastern Boundary Typical Flora (looking east)

Figure 1-6: Eastern Boundary Typical Flora (looking north)

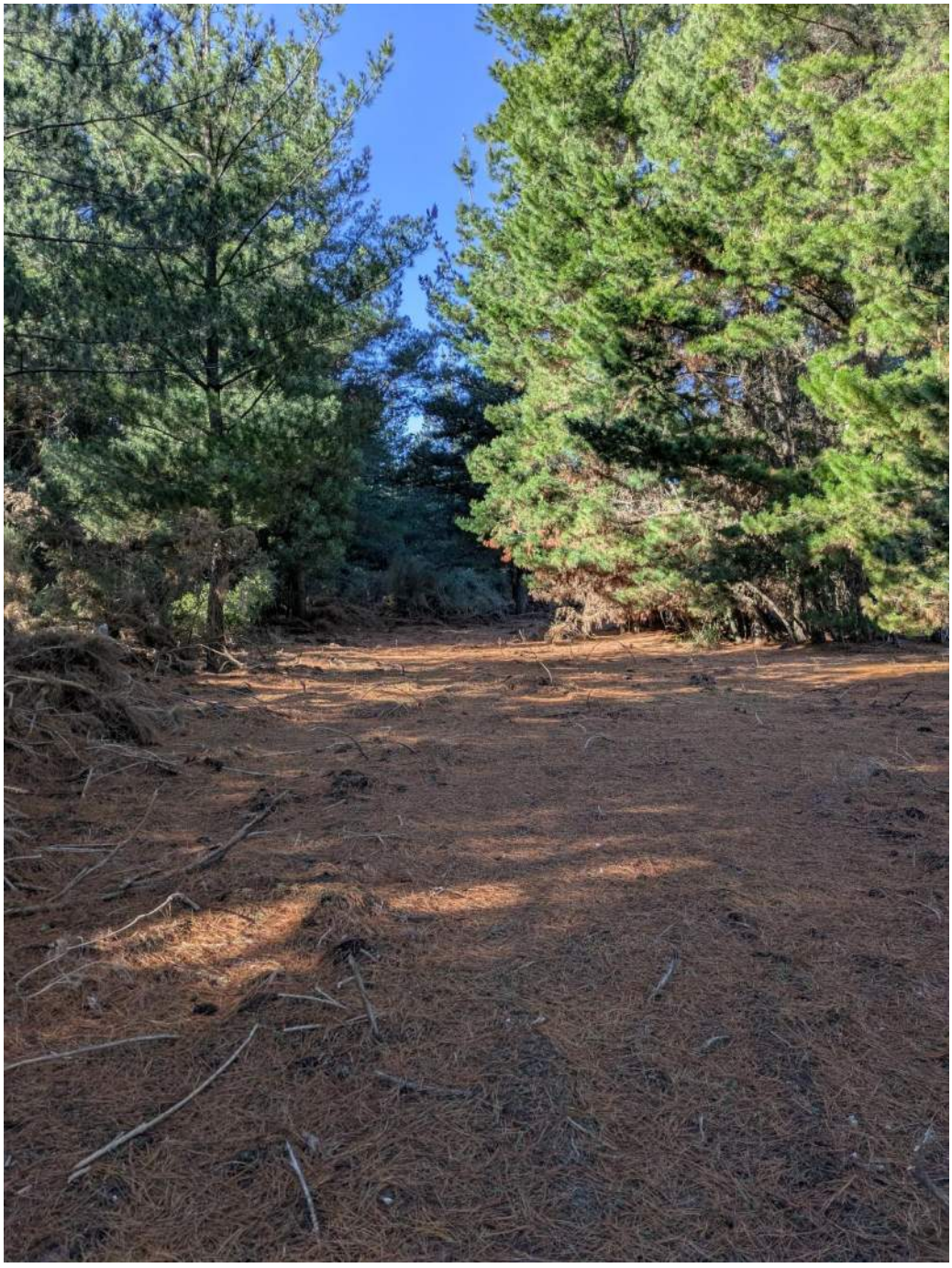

Figure 1-7: Cleared Area Adjacent to Eastern Property Boundary

2. Waterway Code Assessment

The Tasmanian Plannings Scheme (the Scheme) outlines the various controls for planning around the state. Of importance to this report is C7 – Natural Assets Code (the Code) which outlines the controls regarding minimising the impact of development on water quality, vegetation and the like. The Code outlines a number of different classes of watercourses and protected wetlands. The classification of which is governed by the definitions outlined in Table 1 below.

Table 1: C7.3 Waterway Classification

Spatial Extent of Waterway and Coastal Protection Areas	Width
Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high-water mark of tidal waters.	40m
Class 2: Watercourses from the point where their catchment exceeds 100ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha.	20m
Class 4: All other watercourses carrying running water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m

Reviewing the waterway code extent via the Land Information System Tasmania (theLIST), shows the buffer zone extending across the boundary is between 35 and 45m, as shown in Figure 2-1.

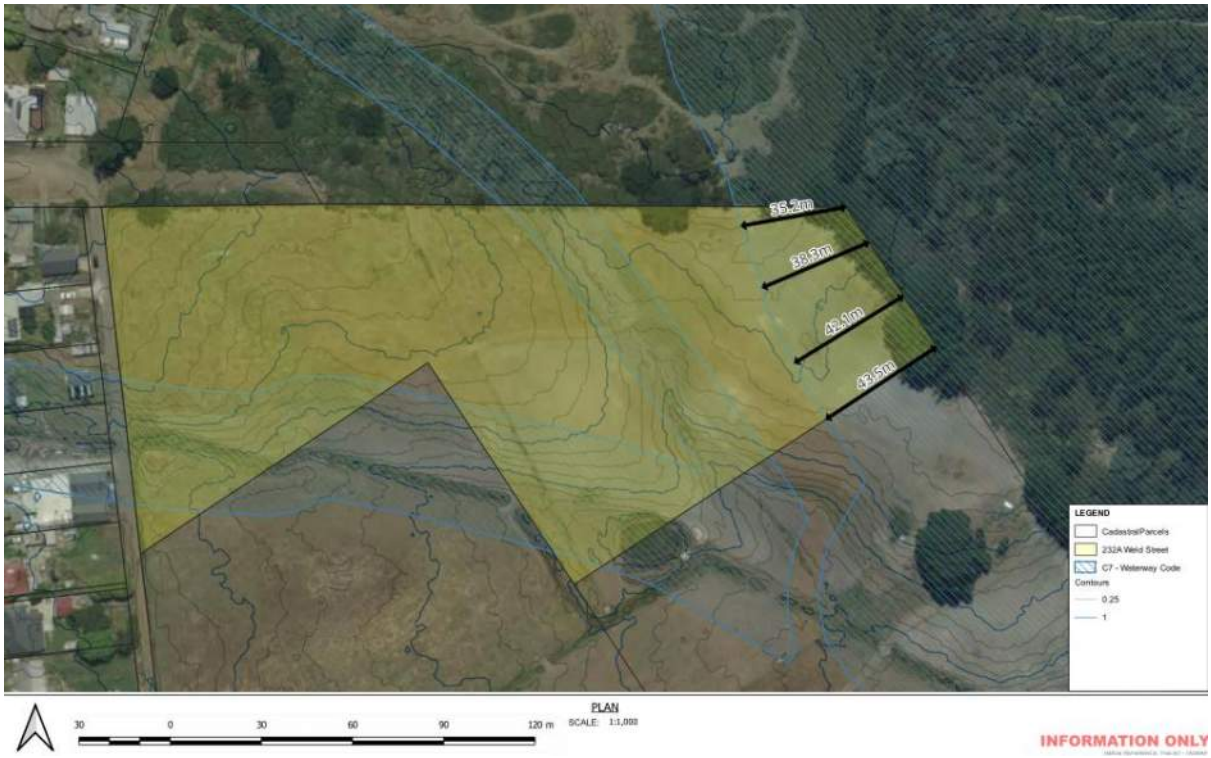

Figure 2-1: Waterway Code Extent over Boundary

This indicates the presence of a Class 1 Watercourse or a wetland as per Table 1. In this instance, there does not appear to be a watercourse fitting this classification (there is no topographic map indicating a watercourse in the area, nor does the ground topography and catchment area lend itself to such a watercourse). So, the waterway buffer zone is for the protection of a wetland area. During the site investigation a cursory examination of the adjacent property did not indicate the presence of a wetland, with the area being notably drier than the surrounding paddocks. Tree species along the boundary appeared to be radiata pines, not a wetland or native species. See Figure 2-3 for trees immediately on the property boundary.

A natural values atlas report is included in Appendix B. This report identifies the area as being a wetland (see Figure 2-2) however the site investigation, as previously noted, did not find any evidence of this area being a wetland and is therefore likely to be based on outdated information or assumptions.

Figure 2-2: NVRA - Freshwater Ecosystems within 100m of Site

Figure 2-3: Radiata Pines on East Property Boundary

A review of the TASVEG 4.0 mapping in the area found that the forest east of the development site has two classes. The first is FRG Regenerating Cleared Land and the second is NME Melaleuca Ericifolia Swamp Forest. The presence of the Melaleuca indicates the area could be conducive to wetland; the extent of this vegetation community is shown below in Figure 2-4.

Figure 2-4: TASVEG 4.0 - Vegetation Communities

The darker area is the extent of the swamp forest species, as can be seen this area is some way from the property boundary and the proposed building site. The vast majority of the area (including the whole of 232A Weld Street) is or has been agricultural land.

IPD recommend that the natural assets buffer be applied from the edge of this swamp forest community. An initial estimate of the extent from this area is shown below Figure 2-5.

Figure 2-5: 50m Buffer Area from Wetland Forest Community

A 50m buffer from the mapped community extends across the boundary of 232A Weld Street. However, the proposed building and shed would be outside of this buffer zone.

Notwithstanding the above the performance criteria of the Code will be addressed as if the building is within the waterway protection area.

2.1 Stormwater Run-off

The roofs and hardstand areas will increase the level of stormwater run-off on the site. Stormwater generated on the site currently discharges to the drains that run through it. The location of stormwater discharge is not going to be changed, with the natural fall of the land preserved. Impervious surfaces (roofs and concrete hardstands for example) should have drainage features that capture the runoff and convey it to the drains. To offset the increase in stormwater generated by the impervious surfaces, rainwater tanks can be included with the new dwelling. Either for drinking and bushfire protection or captured and held in the tanks with limited discharge to the environment.

2.2 Driveway Access

Vehicle access will be via a proposed driveway across the site. In the centre of the property is a farm drain. This drain is minor and constitutes a class 4 watercourse. There is a small (DN250) culvert which allows for vehicle movements, see Figure 2-6 below. This culvert can likely be retained for use with minor changes to the pavement depth and extent. If the culvert requires replacement, this can be achieved under the Scheme with an acceptable solution (limiting width of asset to less than 5m). This is discussed further in the planning scheme assessment in Section 3.

Figure 2-6: Existing Culvert

3. Planning Scheme Assessment

The project involves two components which are controlled by C7 Natural Assets Code, that is the positioning of buildings within the code extent and the construction of new driveway culvert for the access.

Table 2: C7.6 Development Standards for Buildings and Works

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions	Performance Criteria
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**P1.1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property;

	(m) the environmental best practice guidelines in he Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual. **P1.2** Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.

Driveway Construction:

A1(b) – Construction of a new driveway can include a new culvert or other crossing so long as it is less than 5m in width.

Building Positioning:

P1.1(a) – During construction, siltation and erosion run off shall be managed by a Soil and Erosion Management Plan as required by the National Construction Code.

P1.1(b) – Proposed building areas and works are clear of riparian or littoral vegetation. New drainage from roof/hardstand areas can be discharged to the drain as there was no notable littoral vegetation present.

P1.1(c) – No changes to streambank conditions are anticipated as a result of the construction of proposed buildings.

P1.1(d) – There are no works proposed to occur within the stream or banks by building in the proposed envelope.

P1.1(e) – There are no works proposed to occur that might impede flow or drainage by building in the proposed envelope. Buildings are located outside of natural depressions and clear of marked drainage lines.

P1.1(f) – There are no works proposed to occur that might impede fish passage by building in the proposed envelope.

P1.1(g) – No filling of wetlands is proposed as part of this work. The potential wetland areas are sufficiently removed from the building locations and should not be impacted by the works.

P1.1(h) – There are no existing facilities on the site

P1.1(i) – Cut and filling will be limited to that required to provide a level surface for the construction of a single storey dwelling.

P1.1(j) – Building design is being carried out by a registered building practitioner and be in keeping with the surrounding environment.

P1.1(k) – The site is not located on the coast

P1.1(l) – Future works would not be required and would be subject to approval under this code

P1.1(m) – Works will be carried out in accordance with the best practice guidelines

P1.1(n) – Works are not within a coastal area

P1.2(a) – Works are not within a tidal zone

P1.2(b) – Works are not within a tidal zone

P1.2(c) – Works are not within a tidal zone

4. Conclusion

Having reviewed the available information and observations made during the site, IPD are sufficiently convinced that the proposed development can be carried out in a manner that limits the impact upon the natural values of the area. Notwithstanding the fact that the code extent appears to be in error, the development can still comply with the objectives of the code as outlined in the performance criteria.

We would be happy to discuss any aspect of the above. If you require any further information or clarification on any of the above details, please don't hesitate to contact me on Mob: 0491 050 826 or Email: hwaterston@ipdconsulting.com.au

Kind regards,
IPD Consulting Pty Ltd

Hamish Waterston
Senior Hydraulic/Hydrological Engineer

Appendix A

Development Plans

RICHIE HETA CRAIG AND BRIANNA EVELYN POSTLETHWAITE

PROPOSED RESIDENCE & SHED

232A WELD STREET, BEACONSFIELD

Drawing Schedule

SHEET	DESCRIPTION	REV	ISSUE DATE
A100	COVER PAGE	A	12/03/25
A101	SITE PLAN	A	12/03/25
A102	ELEVATIONS	A	12/03/25
A103	FLOOR PLAN	A	12/03/25
A104	SETOUT PLAN	A	12/03/25
A105	DRAINAGE PLAN	A	12/03/25
A106	WALL FRAMING PLAN	A	12/03/25
A107	ELECTRICAL PLAN	A	12/03/25
A108	REFLECTED CEILING PLAN	A	12/03/25
A109	ROOF FRAMING PLAN	A	12/03/25
A110	ROOF PLAN	A	12/03/25
A111	SECTION A-A	A	12/03/25
A112	DETAILS	A	12/03/25
A113	WALL TYPES	A	12/03/25
A114	WATERPROOFING 1 OF 2	A	12/03/25
A115	WATERPROOFING 2 OF 2	A	12/03/25
A116	WINDOW & DOOR SCHEDULE	A	12/03/25
A117	LIGHTING CALCULATOR	A	12/03/25
A118	CONSTRUCTION NOTES 1 OF 2	A	12/03/25
A119	CONSTRUCTION NOTES 2 OF 2	A	12/03/25
A120	BAL CONSTRUCTION NOTES	A	12/03/25

GENERAL INFORMATION

ACCREDITED DESIGNER: **NICHOLAS BRANDSEMA**
ACCREDITATION NUMBER: **047538582**
LAND TITLE REFERENCE NUMBER: **PID9024461, TITLE REF 186024/1**
ENERGY ASSESSMENT: **TBA**
COUNCIL ZONE: **RURAL LIVING**
COUNCIL: **WEST TAMAR COUCNIL**

FLOOR AREAS
PROPOSED FLOOR AREA: **289m2 (31 SQUARES)**
PROPOSED SHED AREA: **108m2 (11 SQUARES)**

SITE INFORMATION
SITE AREA: **22060m2**
DESIGN WIND SPEED: **TBA**
SOIL CLASSIFICATION: **TBA**
ALPINE AREA: **N/A**
CORROSION ENVIRONMENT: **N/A**
BUSHFIRE ATTACK LEVEL: **TBA**
CLIMATE ZONE: **7**

n+b

22 Fieldings Way
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Australia
7315

m 0417 134 369 **e** nick@nplusb.com.au
License No. 047538582 **ABN** 946 222 219 16

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Scale A2

Revision

No.	Date	Description
A	12/03/25	Issued as PRELIMINARY

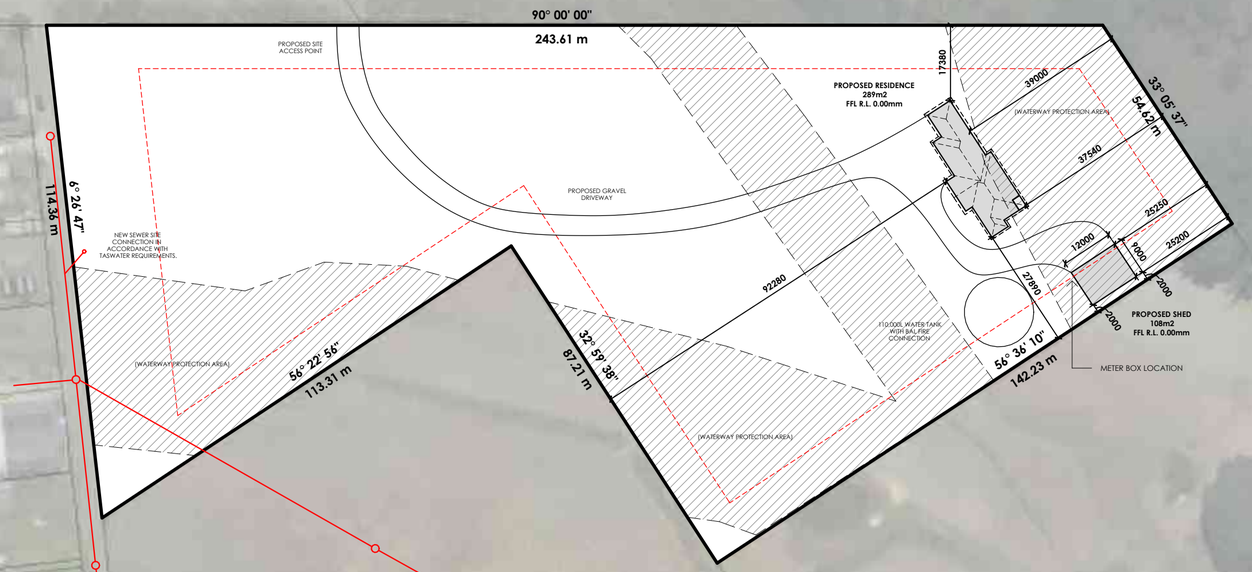
do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevatnt NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
232A WELD STREET, BEACONSFIELD
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

Sheet Title
COVER PAGE

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A100
/ A120



SITE PLAN

PRIMARY CONTOUR LINES SHOWN AT 1000mm INTERVALS
SECONDARY CONTOURS SHOWN AT 250mm INTERVALS

ALL RL LEVELS REFER TO FFL LEVEL, SITE DATUM POINT
TBA

DRIVEWAY
120mm THICK 25MPa CONCRETE
WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING.
STYLE AND FINISH TO BE CONFIRMED BY OWNER.

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATLY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT THE DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE COSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESSES AND SERVICES AS INDICATED, MAKE GOOD.

SETTING OUT:
THE BUILDER SHALL ACCURATLEY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMENCING ANY WORKS, AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK
(PART 6 - PROTECTION WORK OF THE BUILDING ACT 2016)
IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A SUPPORT. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (NOTICE FOR PROPOSED PROTECTION WORK).

SITE PLAN
Scale 1 : 1000

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22 Fieldings Way
Ulverstone, Tasmania
Australia
7315
m 0417 134 369 **e** nick@nplusb.com.au
License No. 047538582 **ABN** 946 222 219 16

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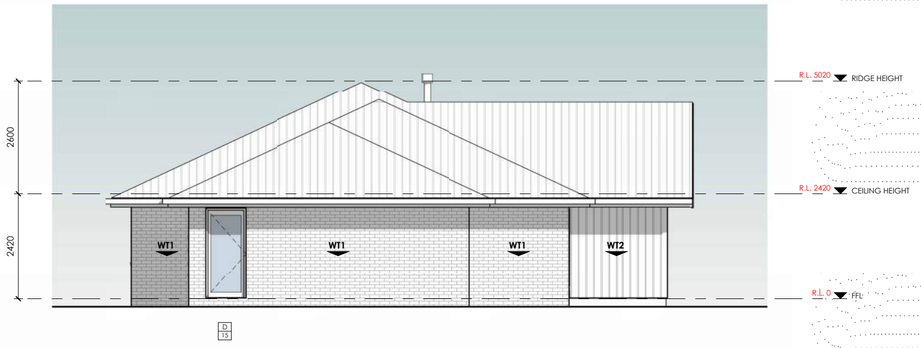
232A WELD STREET, BEACONSFIELD
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

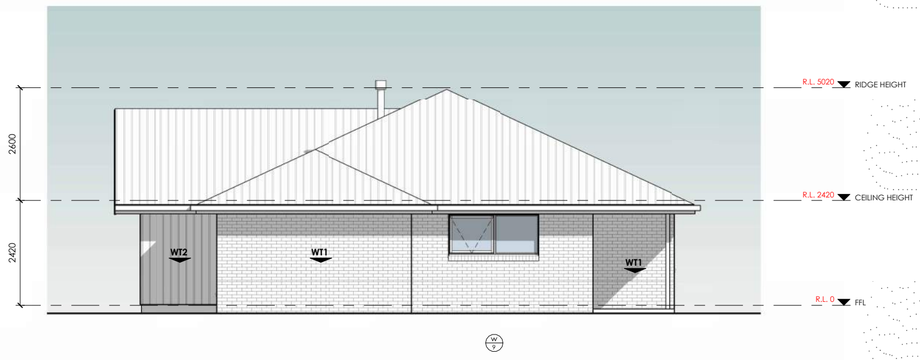
Sheet Title
SITE PLAN

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A101
/ A120



NORTH ELEVATION
Scale 1 : 100



SOUTH ELEVATION
Scale 1 : 100

WALL | FACADE MATERIALS & FINISHES

WT-1 BRICK VENEER, COLOUR & STYE BY OWNER.

WT-2 LYSAGHT TRIMDEK WALL CLADDING,
INSTALLED AS PER MANUFACTURERS SPECIFICATION

0 5 m

EAVE CONSTRUCTION NCC VOLUME 2 PART 7.5.5
EAVE WIDTH OVERHANG - 600mm

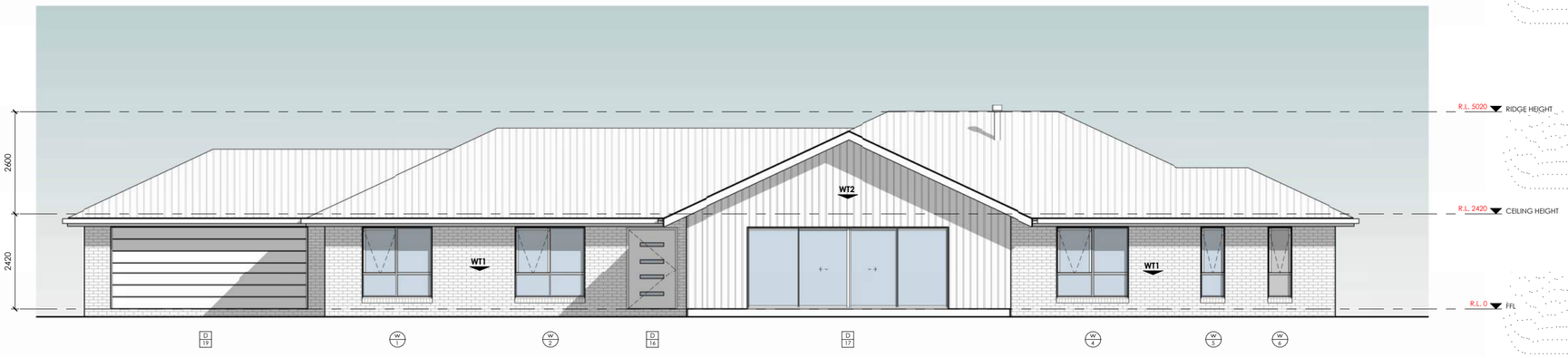
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm of
EXTERNAL CORNERS TO BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF
EXTERNAL CORNERS @ 200mm CENTERS,
REMAINDER OF SHEET - 300mm CENTERS

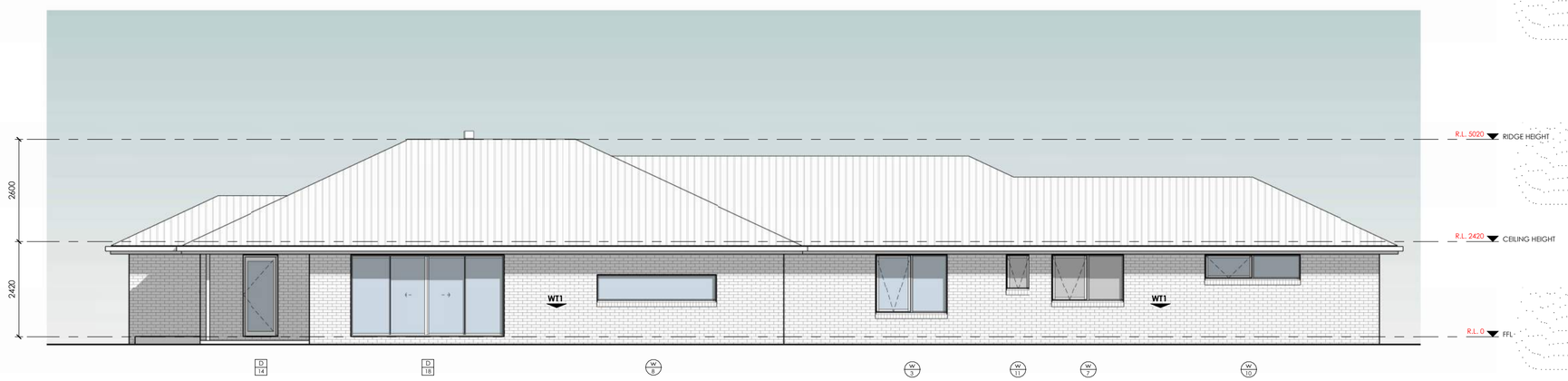
LYSAGHT TRIMDEK ROOF CLADDING.
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER, COLOUR TO BE "MONUMENT"

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC PART 8.2 POWDER COATED ALUMINIUM WINDOW &
DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION
Scale 1 : 100



EAST ELEVATION
Scale 1 : 100

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7315
m 0417 134 369 **e** nick@nplusb.com.au
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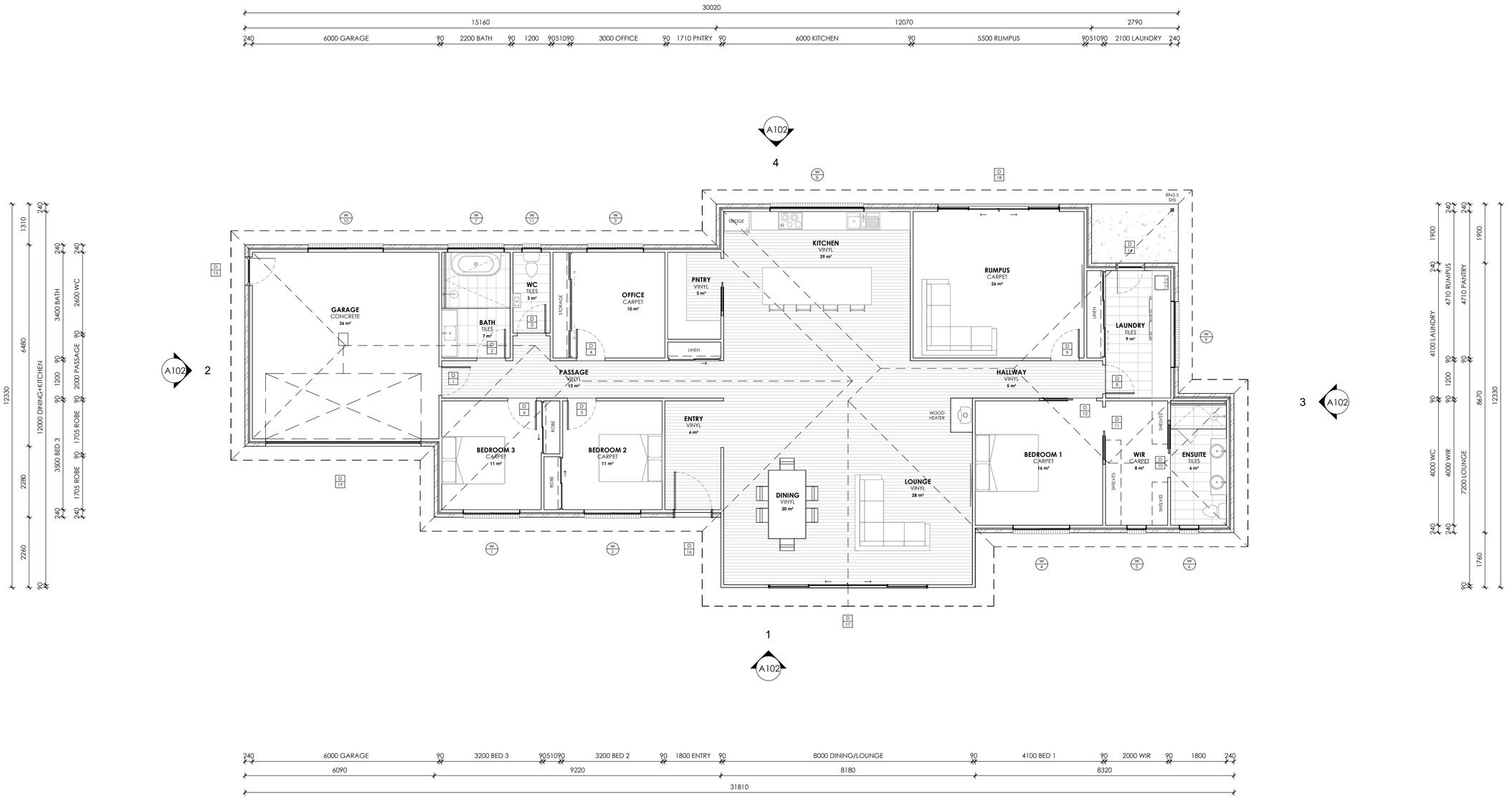
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

Sheet Title
ELEVATIONS

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A102
/ A120



FLOOR PLAN
Scale 1 : 100

n+b

22 Fieldings Way
Ulverstone, Tasmania
Australia
7315

m 0417 134 369 **e** nick@nplusb.com.au
License No. 047538582 **ABN** 946 222 219 16

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Scale A2
1 : 100

Revision

No.	Date	Description
A	12/03/25	Issued as PRELIMINARY

do not scale off plans
all dimensions are in millimeters
confirm all dimensions on site
all work relevatnt NCC & AS

Project
PROPOSED RESIDENCE & SHED
Location
232A WELD STREET, BEACONSFIELD
Client
RICHIE CRAIG & BRIANNA POSTLETHWAITE

Sheet Title
FLOOR PLAN

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A103
/ A120

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).

GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS
1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH BCA TABLE 3.6.5. & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:

- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS
ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A117 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH.

SANITARY COMPARTMENT (WC OR TOILET) DOORS
SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3.3. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 3.8.3.3, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.

PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:
A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
B) A SCREEN WITH SECURE FITTINGS.

NOTE:
ALL WINDOWS & DOORS ARE SHOWN AS REPRESENTATIONAL ONLY. IT IS THE RESPONCIBILITY OF THE BUILDER AND CLIENT TO REVIEW ALL WINDOW & DOOR STYLE'S PRIOR TO ORDERING. THIS INCLUDES DOOR MATERIAL (I.E. ALUMINIUM/TIMBER) & COLOUR, FRAME COLOUR, AWNING/SLIDING OPERATION (INCLUDING SLIDING DOORS), GLASS TINT & TRANSOM & MULLION LAYOUT.

THE DEVICE OR SCREEN MUST:
A) NOT PERMIT A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE:
   WINDOW RESTRAINED BY A DEVICE; OR
   SCREEN PROTECTING THE OPENING; AND
C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

BAL COMPLIANCE
ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2009 5.5.1A

SAFETY GLAZING NOTE
WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2009 5.5.2 (c) (iii).

Window Schedule

Mark	Floor Level	Operation	Size		Sill Height (Height Above FFL)	Location	SHGC	U-Value	Glazing
			Height	Width					
1	FFL	Awning	1800	1800	300	BEDROOM 3	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
2	FFL	Awning	1800	1800	300	BEDROOM 2	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
3	FFL	Awning	1500	1800	600	OFFICE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
4	FFL	Awning	1800	1800	300	BEDROOM 1	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
5	FFL	Awning	1800	600	300	WIR	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
6	FFL	Awning	1800	600	300	ENSUITE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
7	FFL	Awning	1200	1800	900	BATH	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr
8	FFL	Fixed	700	3000	900	KITCHEN	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
9	FFL	Awning	900	2100	1200	LAUNDRY	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
10	FFL	Awning	600	2400	1500	GARAGE	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Clr/10/4Clr
11	FFL	Awning	900	600	1200	WC	0.55	4.3 W/(m²·K)	DOUBLE GLAZED - 4Opq/10/4Clr

Door Schedule

Mark	Location	Height	Width	Operation
1	GARAGE	2040	920	Internal Hinged
2	BATH	2040	920	Internal Hinged
3	WC	2040	920	Internal Hinged
4	OFFICE	2040	920	Internal Hinged
5	BEDROOM 2	2040	920	Internal Hinged
6	BEDROOM 3	2040	920	Internal Hinged
8	HALLWAY	2040	920	Internal Hinged
9	RUMPUS	2040	920	Internal Hinged
10	ENSUITE	2040	920	Cavity Slider
11	BEDROOM 1	2040	920	Cavity Slider
12	HALLWAY	2040	920	Cavity Slider
14	LAUNDRY	2100	920	External Hinged
15	GARAGE	2100	920	External Hinged
16	ENTRY	2040	1200	External Hinged
17	LOUNGE	2100	5100	Double Glazed Sliding Door
18	RUMPUS	2100	3900	Double Glazed Sliding Door
19	GARAGE	2100	5000	Panelift Garage Door
20	PNTRY	2040	920	Cavity Slider
22		2100	650	Glass Shower Door

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WINDOW & DOOR SCHEDULE

Drawn	Issue Date	Project No.	Revision
NJB	**12/03/25**	**TBA**	**A**

Sheet Number
A116
/ A120

Appendix B

Natural Values Atlas Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

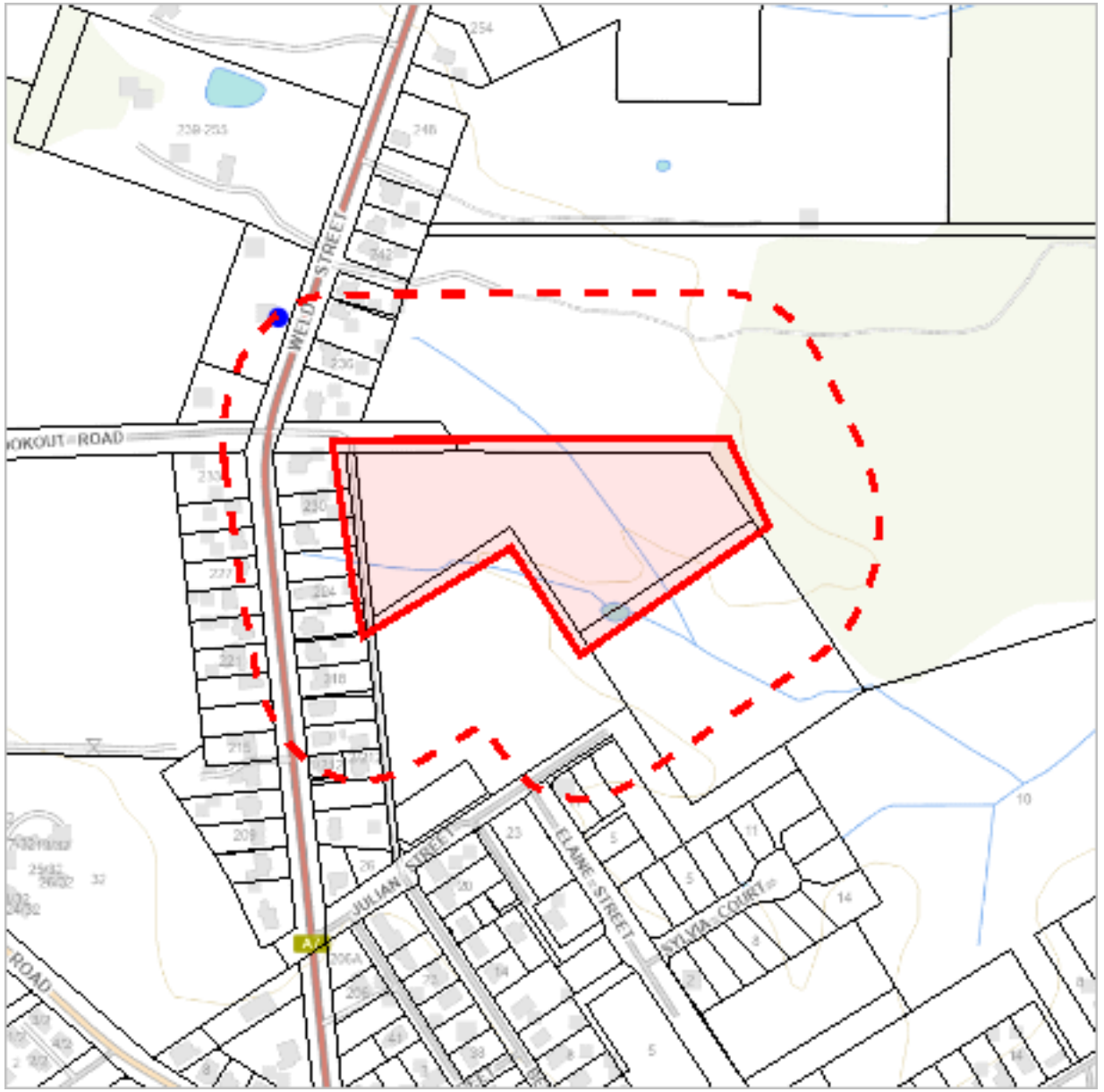
Reference:	232A Weld Street
Requested For:	Waterway Code Assessment
Report Type:	Summary Report
Timestamp:	09:51:03 AM Tuesday 19 August 2025
Threatened Flora:	buffers Max: 100m
Threatened Fauna:	buffers Max: 100m
Raptors:	buffers Max: 100m
Tasmanian Weed Management Act Weeds:	buffers Max: 100m
Priority Weeds:	buffers Max: 100m
Geoconservation:	buffer 100m
Acid Sulfate Soils:	buffer 100m
TASVEG:	buffer 100m
Threatened Communities:	buffer 100m
Fire History:	buffer 100m
Freshwater Ecosystem Values:	buffer 100m
Freshwater Ecosystem Values displayed:	Rivers Wetlands Saltmarshes Estuaries
Tasmanian Reserve Estate:	buffer 100m
Biosecurity Risks:	buffer 100m

The centroid for this query GDA94: 484346.0, 5440024.0 falls within:

*** No threatened flora found within 100 metres ***

Threatened fauna within 100 metres

484731, 5440381



483974, 5439632

Please note that some layers may not display at all requested map scales

Threatened fauna within 100 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 100 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	1	19-Dec-2017

Unverified Records

No unverified records were found!

Threatened fauna within 100 metres

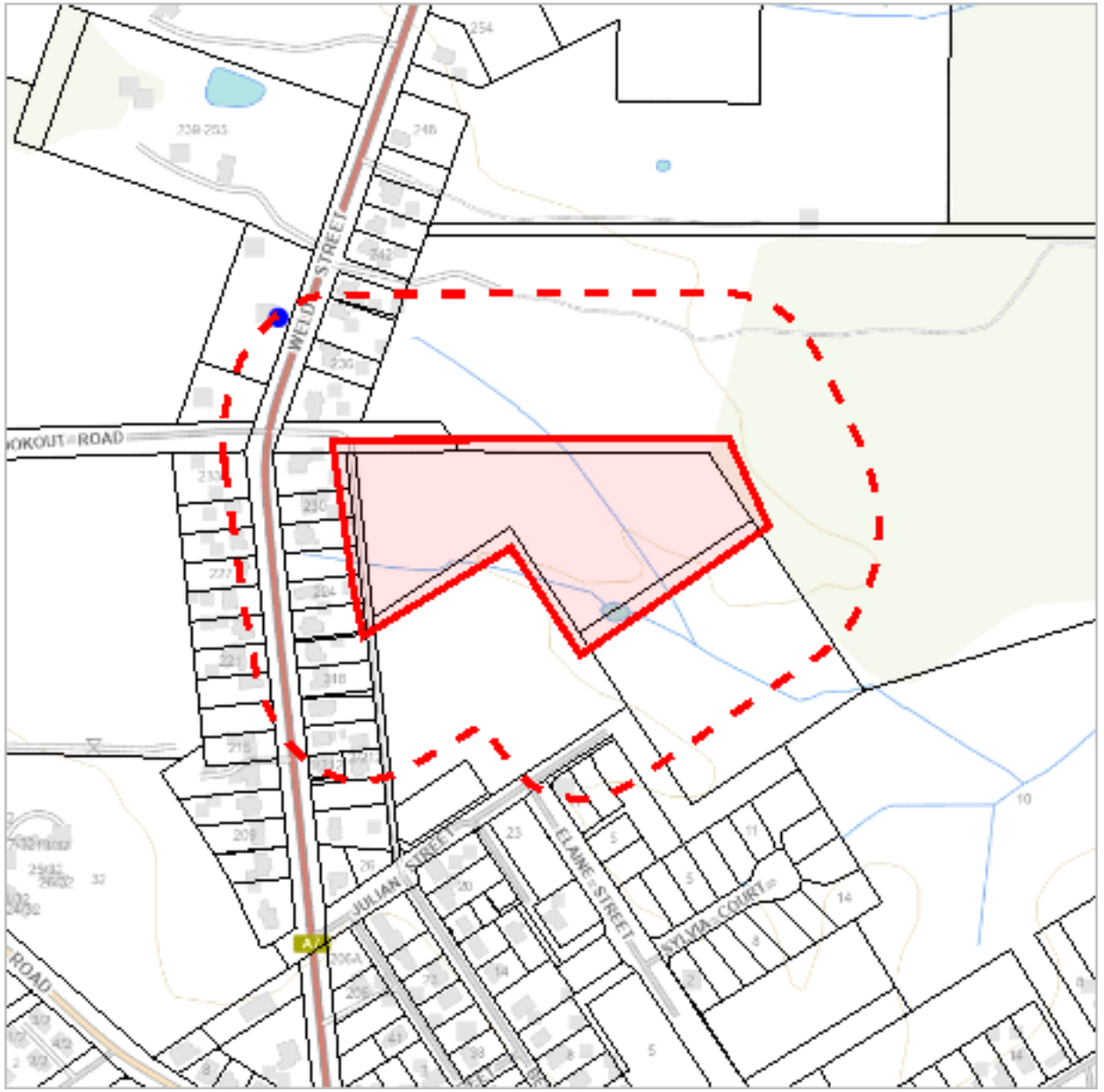
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Limnodynastes peroni	striped marsh frog	e		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 100 metres

484731, 5440381



483974, 5439632

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Raptor nests and sightings within 100 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 100 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Accipiter novaehollandiae	grey goshawk	Not Recorded	1	19-Dec-2017

Unverified Records

No unverified records were found!

Raptor nests and sightings within 100 metres

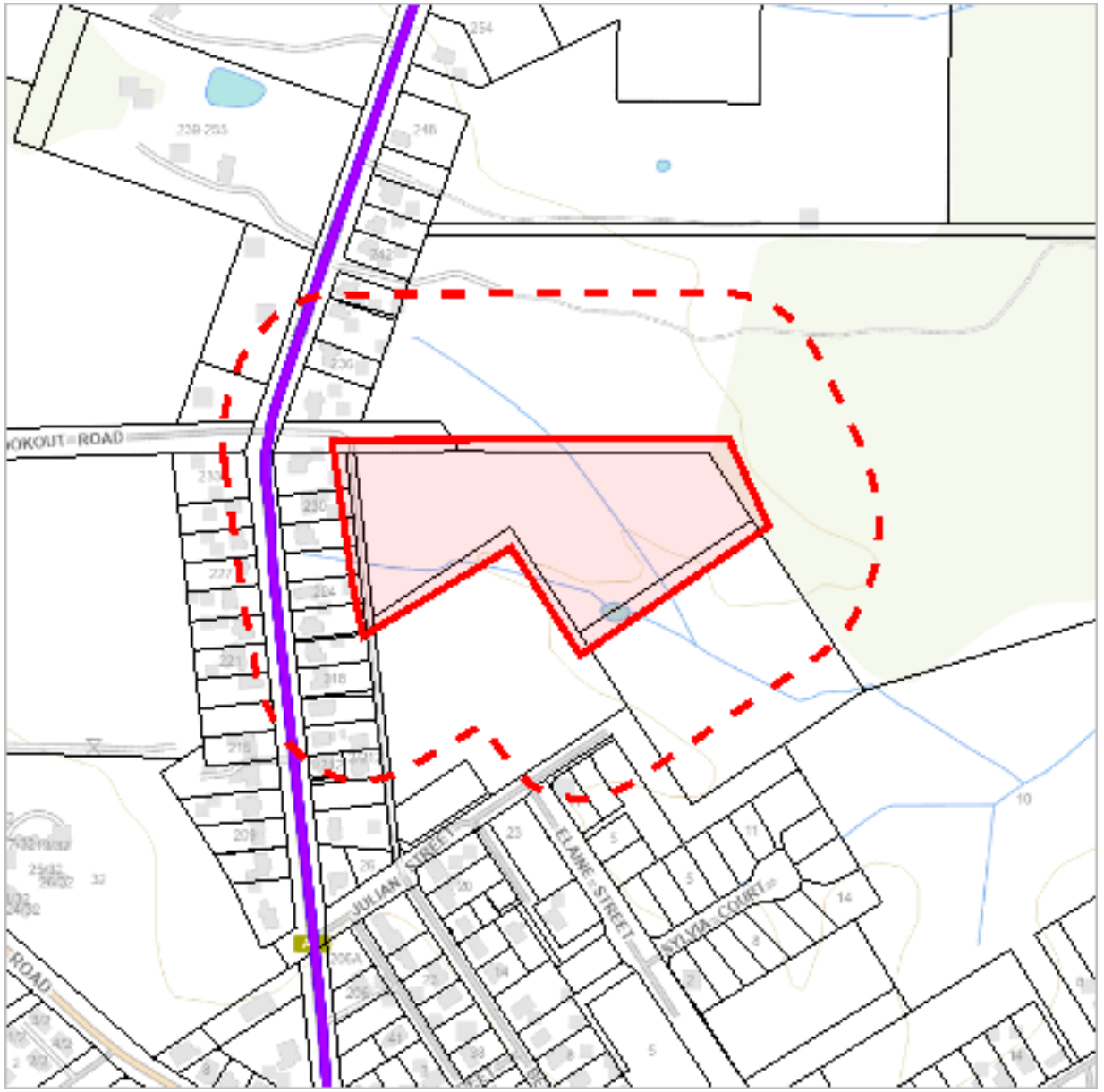
(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Tas Management Act Weeds within 100 m

484731, 5440381



483974, 5439632

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 100 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 100 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Erica lusitanica	spanish heath	1	08-Jan-1995
Foeniculum vulgare	fennel	1	08-Jan-1995
Rubus fruticosus	blackberry	1	08-Jan-1995
Ulex europaeus	gorse	1	08-Jan-1995

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

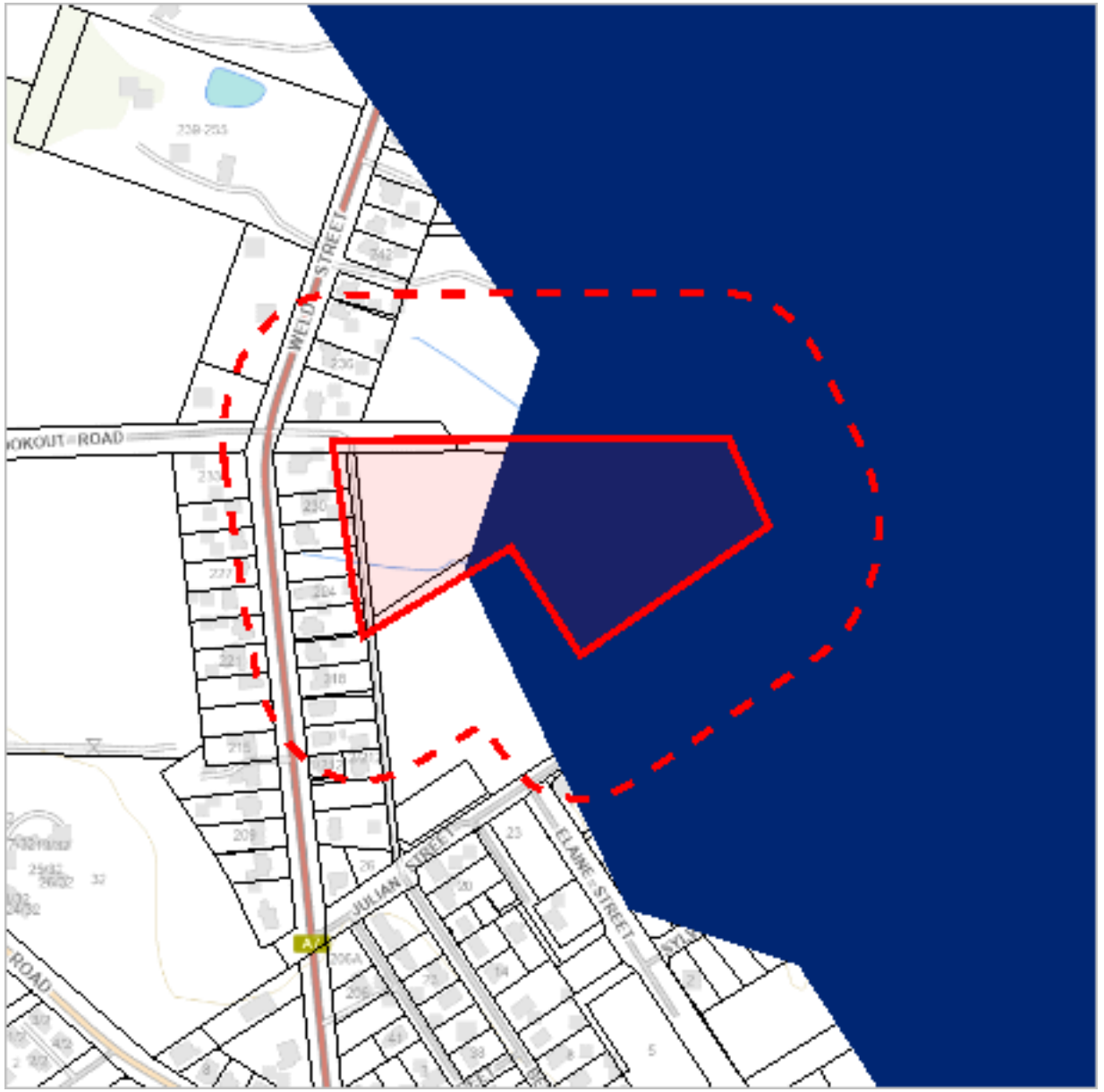
https://www.nre.tas.gov.au/invasive-species/weeds

*** No Priority Weeds found within 100 metres ***

*** No Geoconservation sites found within 100 metres. ***

Acid Sulfate Soils within 100 metres

484731, 5440381



483974, 5439632

Please note that some layers may not display at all requested map scales

Acid Sulfate Soils within 100 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 100 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of occurance (1-5% of mapping unit). with occurences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

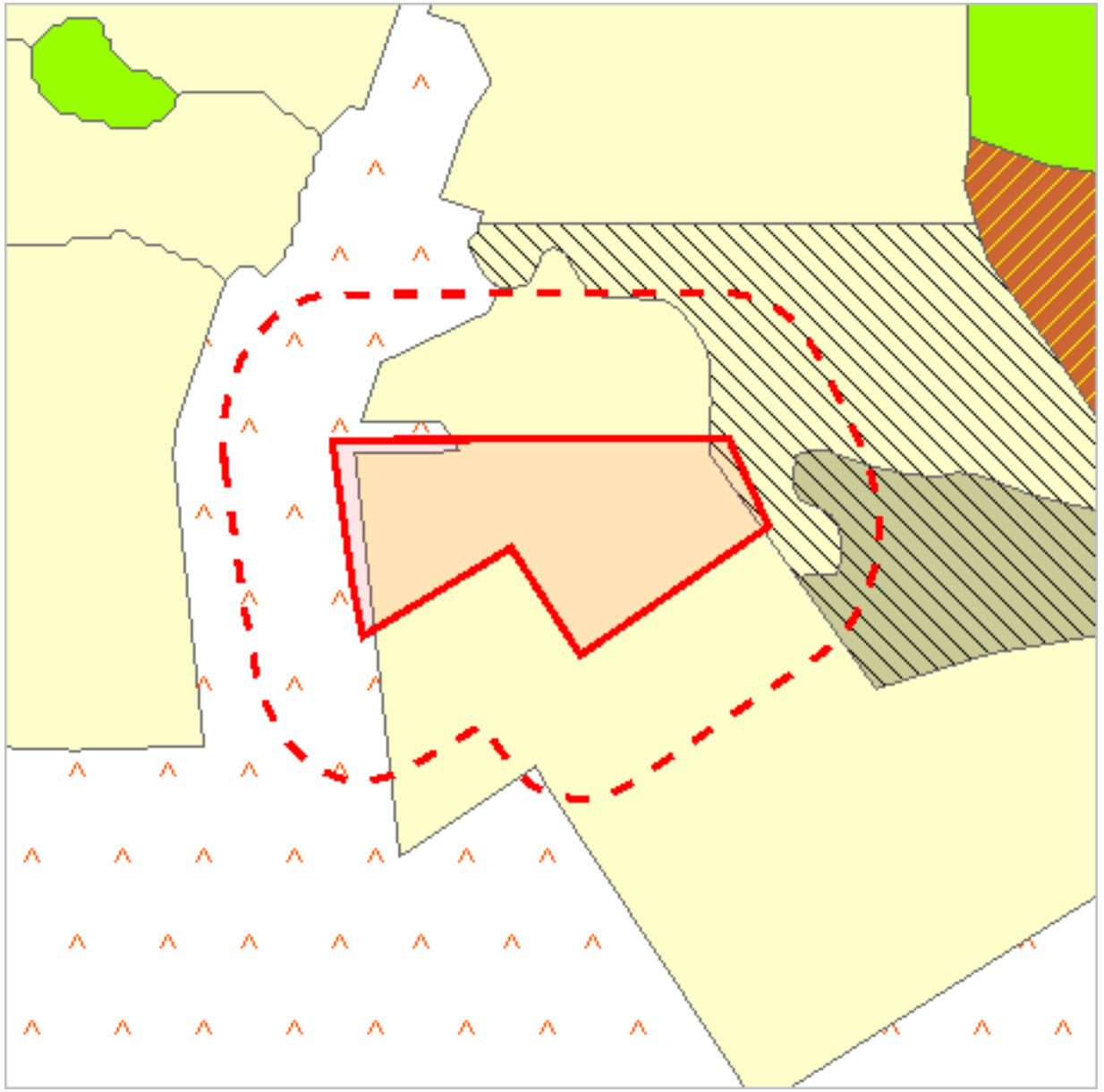
Telephone: (03) 6777 2227

Email: LandManagement.Enquiries@nre.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

TASVEG 4.0 Communities within 100 metres

484731, 5440381



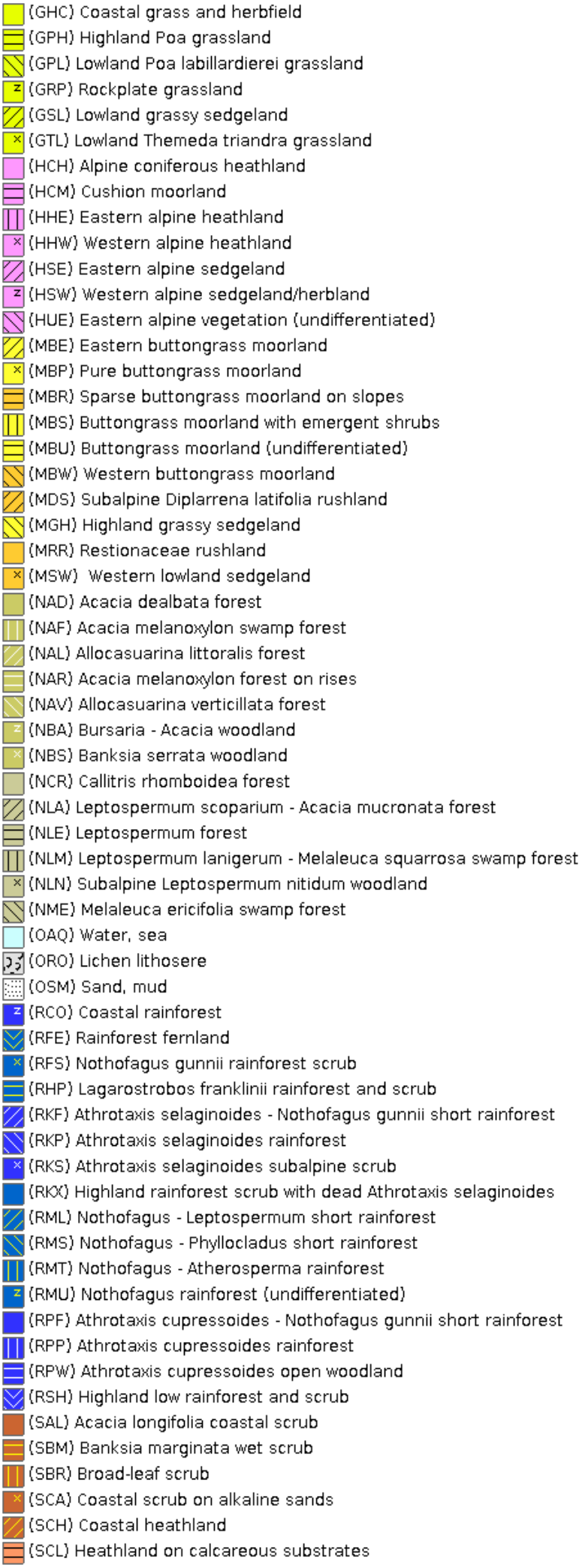
483974, 5439632

Please note that some layers may not display at all requested map scales

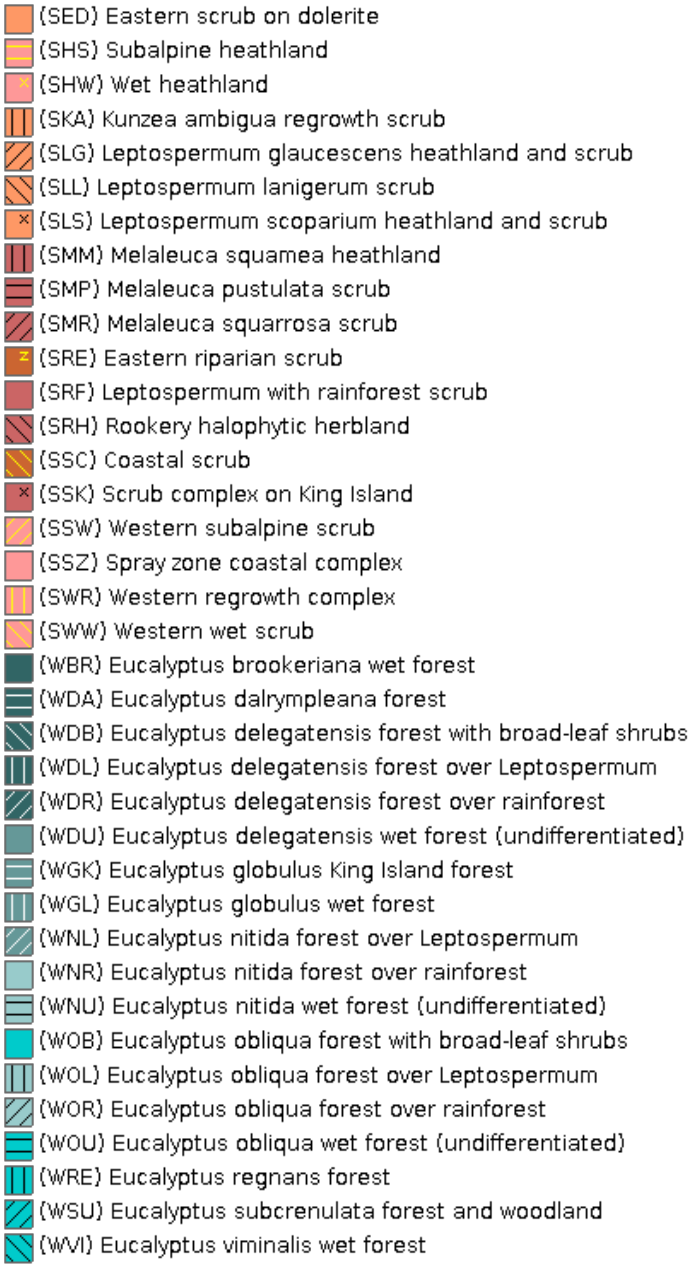
TASVEG 4.0 Communities within 100 metres

Legend: TASVEG 4.0

TASVEG 4.0 Communities within 100 metres



TASVEG 4.0 Communities within 100 metres



Legend: Cadastral Parcels

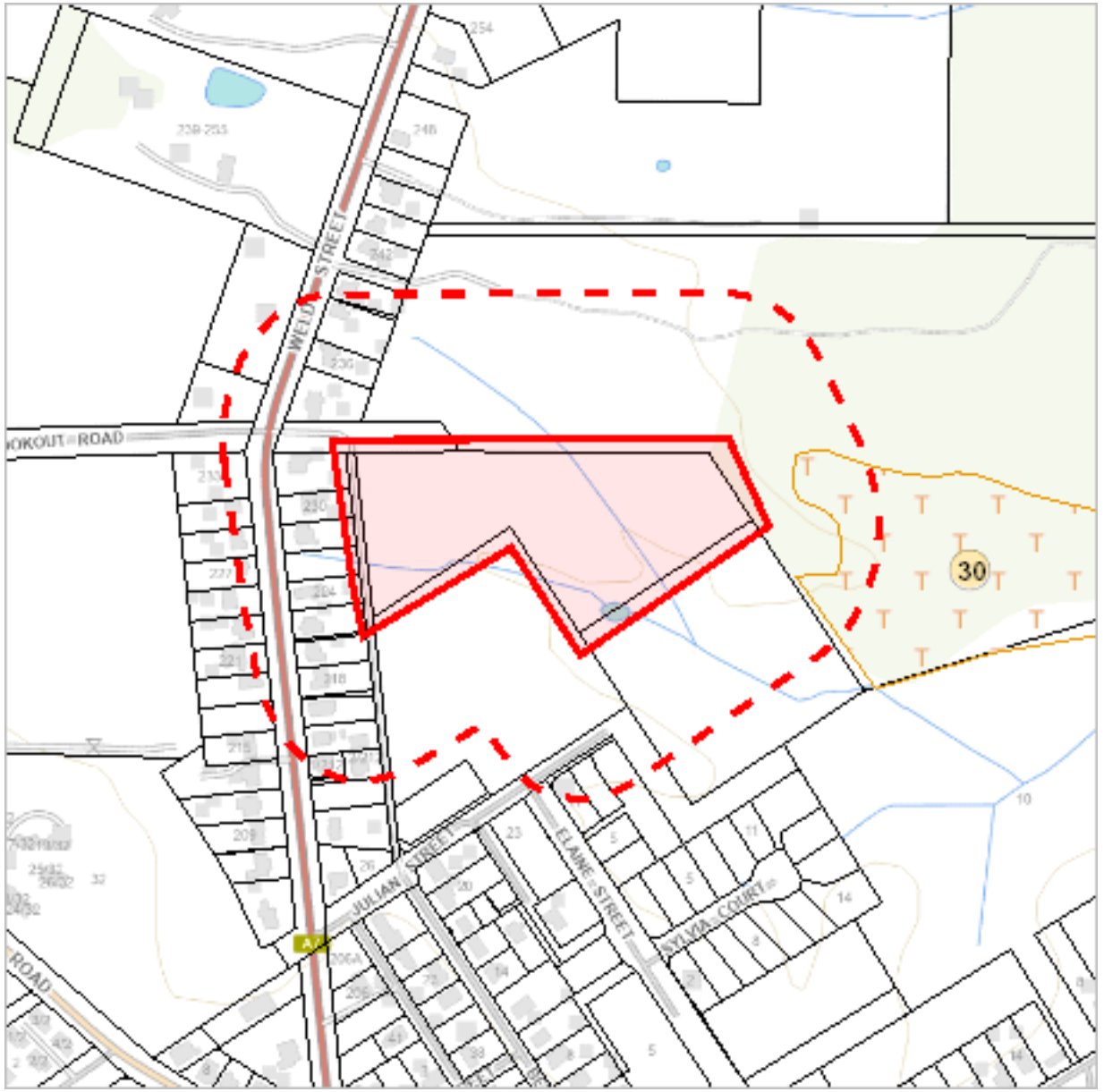
TASVEG 4.0 Communities within 100 metres

Code	Community	Canopy Tree
FAG	(FAG) Agricultural land	
FRG	(FRG) Regenerating cleared land	
FUR	(FUR) Urban areas	
NME	(NME) Melaleuca ericifolia swamp forest	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 100 metres

484731, 5440381



483974, 5439632

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 100 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

Threatened Communities (TNVC 2020) within 100 metres

Scheduled Community Id	Scheduled Community Name
30	Melaleuca ericifolia swamp forest

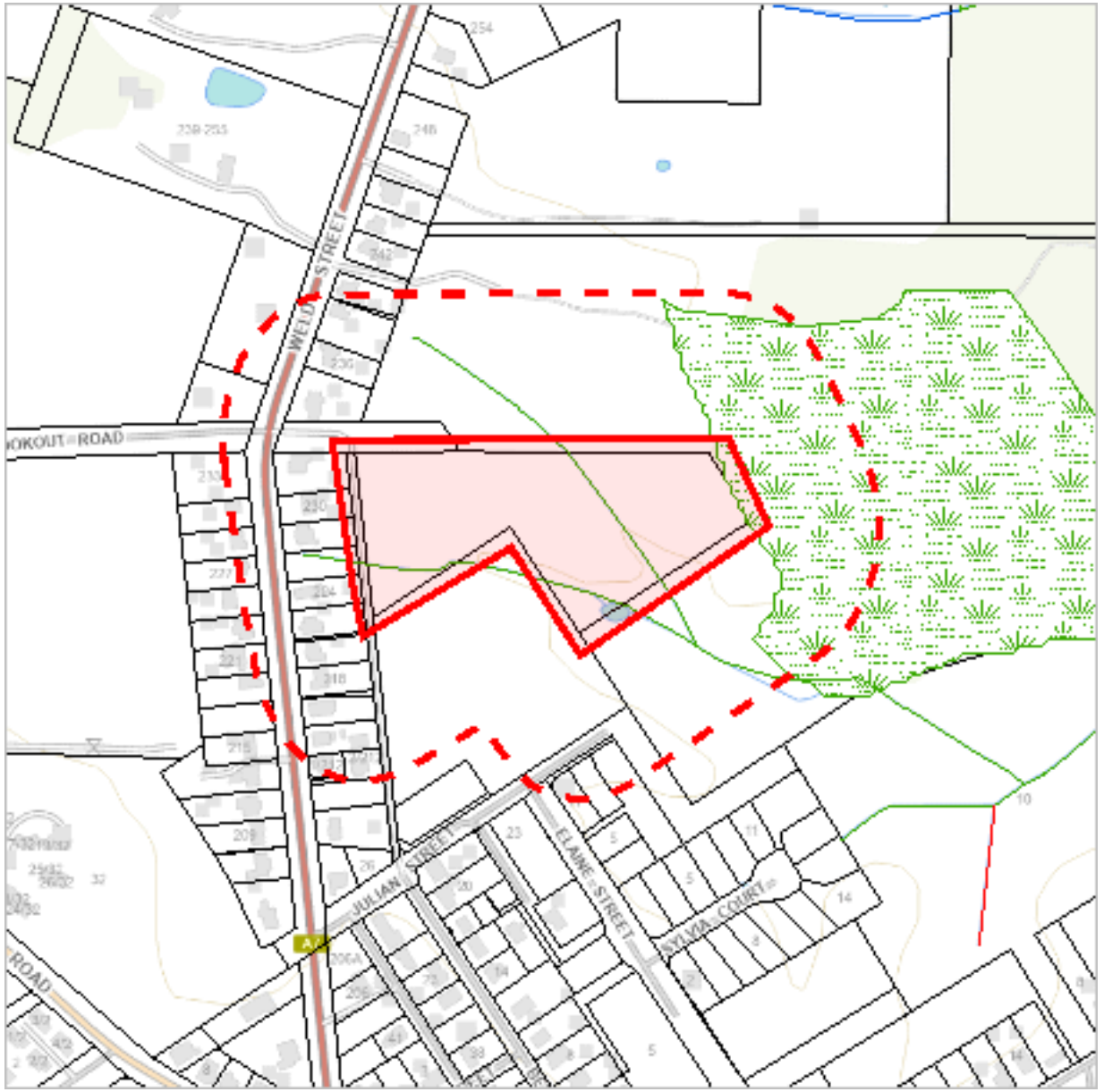
For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Fire History (All) found within 100 metres ***

*** No Fire History (Last Burnt) found within 100 metres ***

Freshwater Ecosystem Values within 100 metres

484731, 5440381



483974, 5439632

Please note that some layers may not display at all requested map scales

Freshwater Ecosystem Values within 100 metres

Legend: CFEV Rivers - Integrated Conservation Value

Very High
High
Medium
Low
Artificial drainage

Legend: CFEV Wetlands - Integrated Conservation Value

Very High
High
Medium
Low

Legend: CFEV Saltmarshes - Integrated Conservation Value

Very High
High
Medium

Legend: CFEV Estuaries - Integrated Conservation Value

Very High
High
Medium

Legend: Cadastral Parcels

Freshwater Ecosystem Values within 100 metres

Rivers

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
310398.0		Low	H	VH	2.0
310399.0		Low	H	VH	2.0
310407.0		Low	H	VH	2.0

Wetlands

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
18356.0		Low	H	VH	2.0

Saltmarshes

No Saltmarsh features found within 100 metres

Estuaries

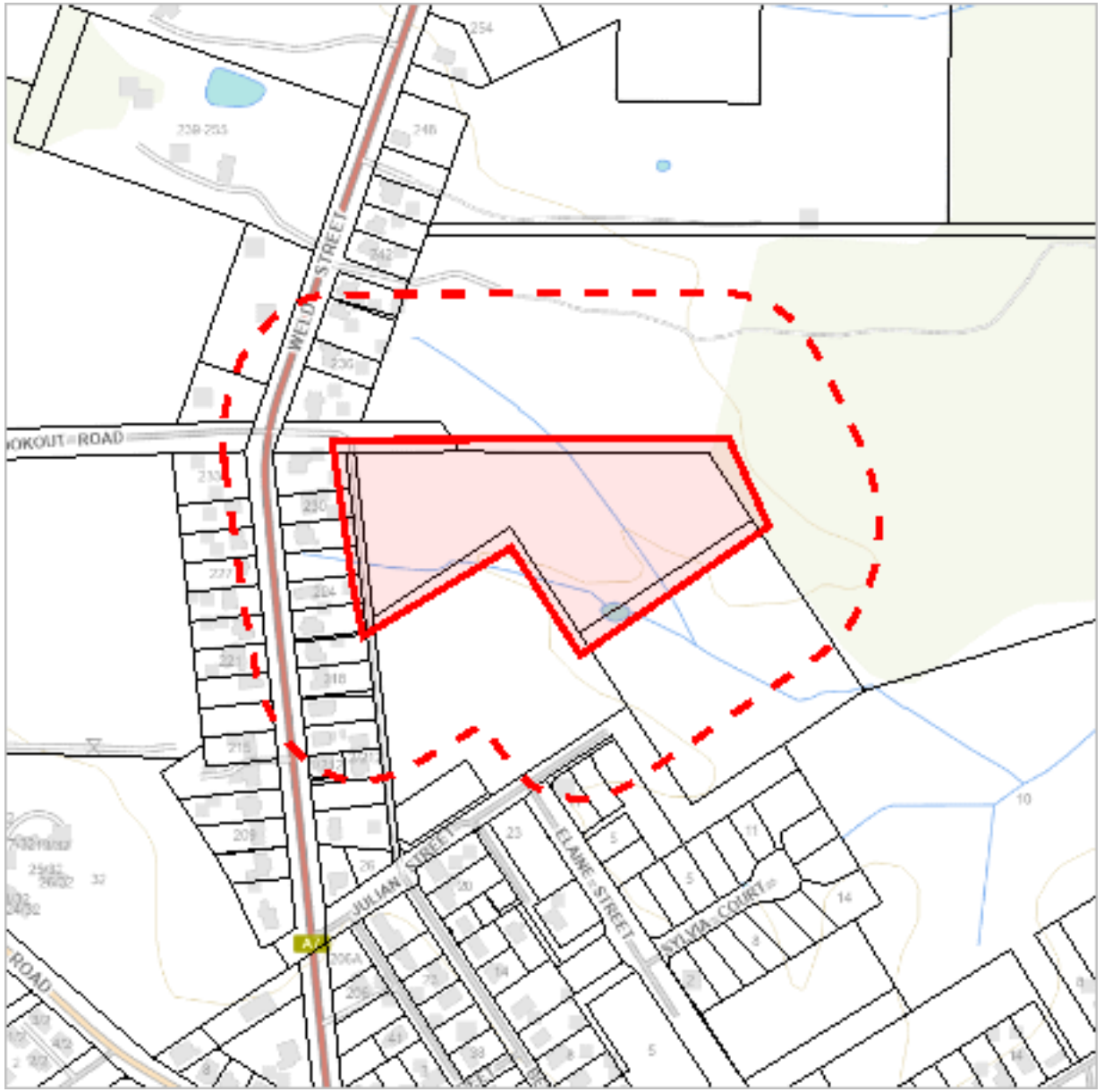
No Estuary features found within 100 metres

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.
Telephone: (03) 6165 53271
Email: cfev@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000
Website: https://www.nre.tas.gov.au/cfev
For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: https://wrt.tas.gov.au/cfev

*** No reserves found within 100 metres ***

Known biosecurity risks within 100 meters

484731, 5440381



483974, 5439632

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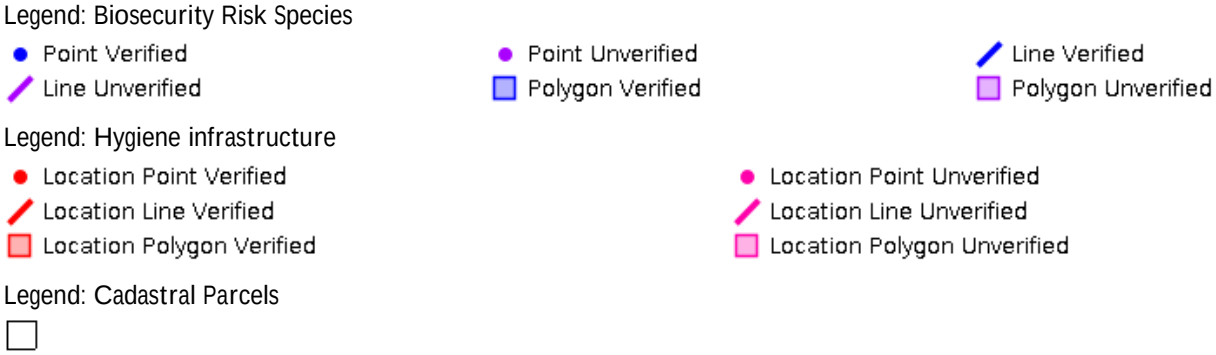
Known biosecurity risks within 100 meters



Known biosecurity risks within 100 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 100 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 100 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 100 metres