

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2025379
	Assess No:	A8223
	PID No:	6094298

Applicant Name:	PLANS TO BUILD		
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:	PLANS TO BUILD.
-----------------	-----------------

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)	ALISON RICHARDSON (JONES)		
Location / Address:	7 TAMAR CRBS, GREENS BEACH, TAS 7270		
Title Reference:	217835 / 60		
Zone(s):	LOW DENSITY RRS		
Existing Development/Use:	DWELLING.		
Existing Developed Area:	135 - 8		
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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
(If yes please specify the relevant components):			

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of Use: RESIDENTIAL EXTENSION			
Development Type:	Building work: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
	Description of development: BUILDING work - EXTENSION			
New or Additional Area:	48.2.			
Estimated construction cost of the proposed development:	\$250,000			
Building Materials:	Wall Type: WB	Colour: GREY		
	Roof Type: CB	Colour: GREY.		

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: <i>(Existing)</i>	
Number of Employees: <i>(Proposed)</i>	

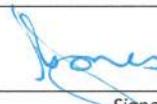
Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application Number»

APPLICANT DECLARATION

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

Name (print)

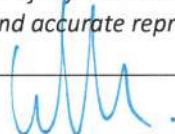


Signed

Date

Applicant: *As the applicant, I declare that I have notified the owner of my intention to make this application and that (if not the owner) 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

ALTERATIONS/ADDITIONS

at 7 TAMAR CRESCENT, GREENS BEACH, TAS

for A. RICHARDSON

PROJECT NUMBER:
24050

PROPERTY ID:
6604892

LAND TITLE, VOLUME & FOLIO
CT - 27353/1

SITE AREA:
612m²

FLOOR AREAS:
EX. DWELLING FLOOR AREA: ±72.4m²
EX. CARRIERS COMBINED FLOOR AREAS: ±52.91m²
NEW DECKS COMBINED FLOOR AREAS: 41.54m²
NEW ADDITION FLOOR AREA: 35.72m²

COUNCIL:
WEST TAMAR

SCHEME / ZONE:
1.0 LOW DENSITY RESIDENTIAL

SCHEME / ZONE OVERLAYS:
BUSHFIRE PRONE AREA

SITE CLASSIFICATION:

WIND CLASSIFICATION:

BUSHFIRE ATTACK LEVEL:

TERRAIN CLASSIFICATION:

WIND REGION: A3

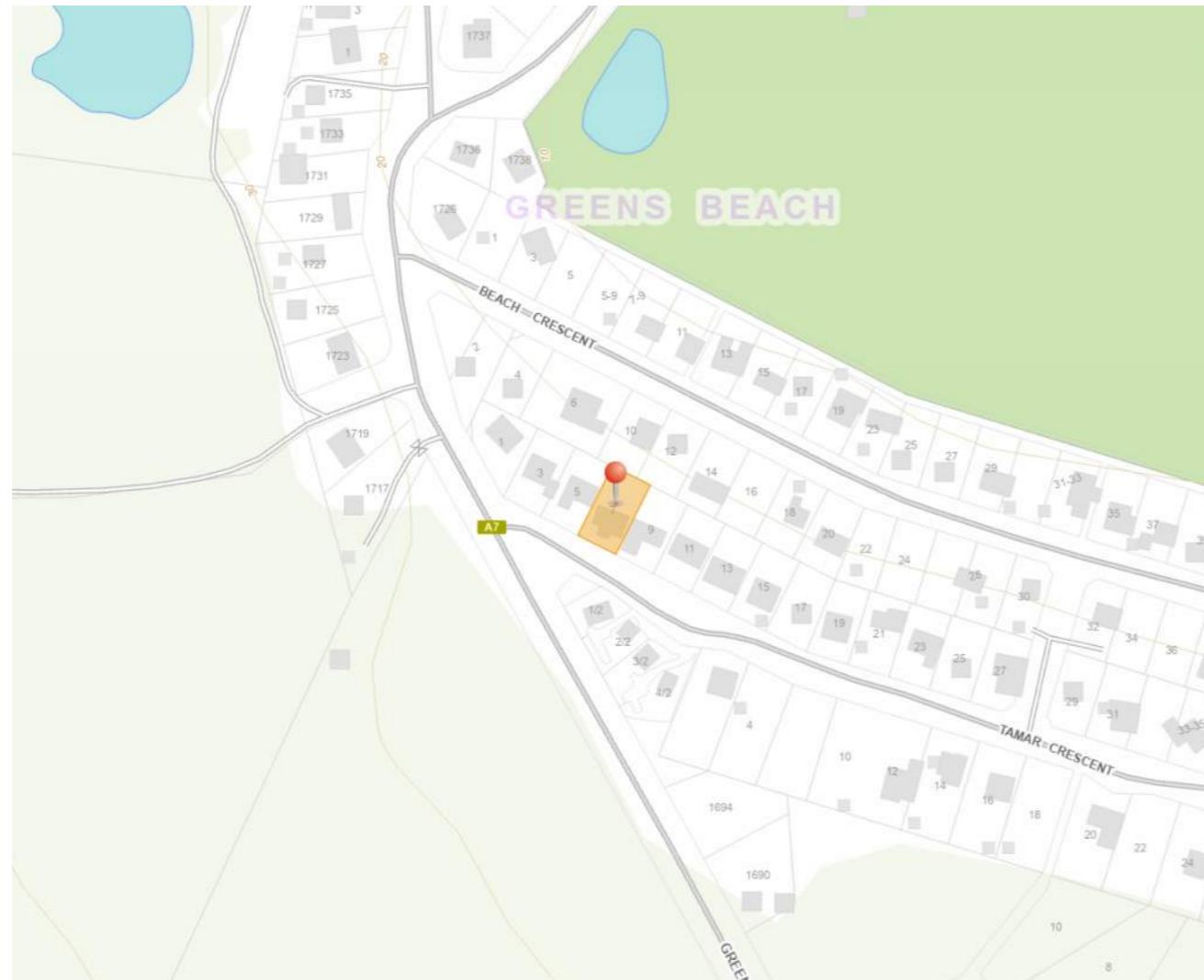
CLIMATE ZONE: 7

CORROSION ENVIRONMENT: MODERATE

ALPINE AREA: N/A

PRINT DATE:

28/01/2026



REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY

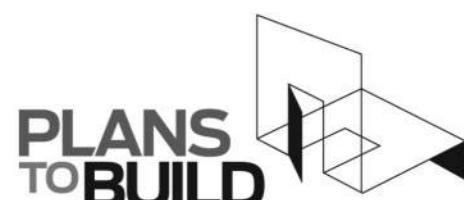
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 SITE DRAINAGE PLAN
- A03 SUBFLOOR DEMOLITION PLAN
- A04 GROUND FLOOR DEMOLITION PLAN
- A05 FIRST FLOOR DEMOLITION PLAN
- A06 SUBFLOOR PLAN
- A07 GROUND FLOOR PLAN
- A08 PROPOSED NEW FIRST FLOOR
- A09 PROPOSED ROOF PLAN
- A10 NORTHERN & EASTERN ELEVATIONS
- A11 SOUTHERN & WESTERN ELEVATIONS



MEMBER
you're in good hands



ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev. Amendment	Date	
DRAWING NO:	ISSUE: APPROVAL	
A00	1 of 13	REV: 0

SITE PLAN NOTES

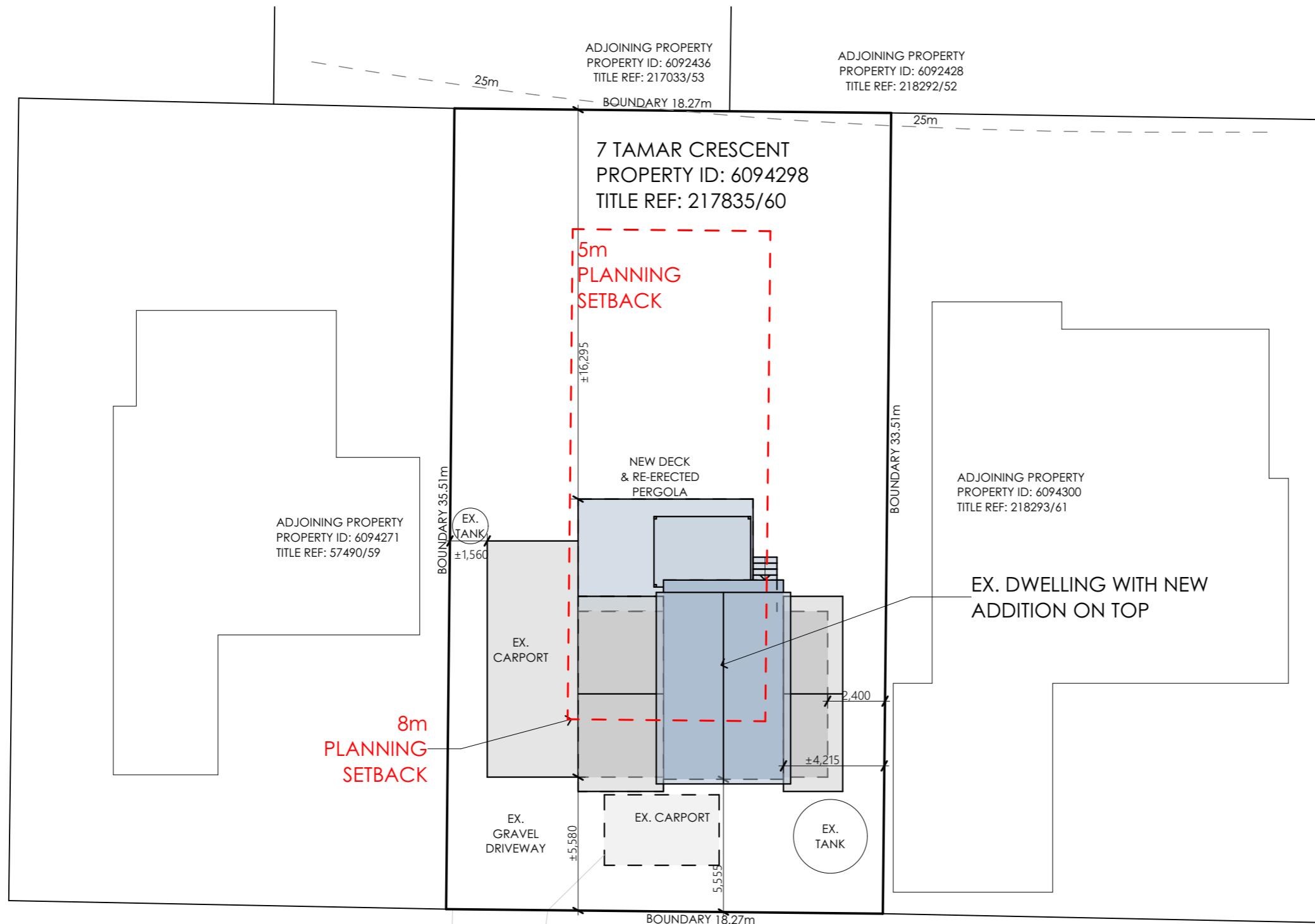
SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2, NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT

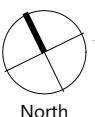
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTIL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.



T A M A R C R E S C E N T



SITE PLAN
SCALE 1:200

0mm 2000 4000 6000 8000 10000

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 28/01/2026

PRINT DATE:
28/01/2026

rev.	Amendment	Date
DRAWING NO:		ISSUE: APPROVAL
A01		2 of 13 REV: 0

SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT

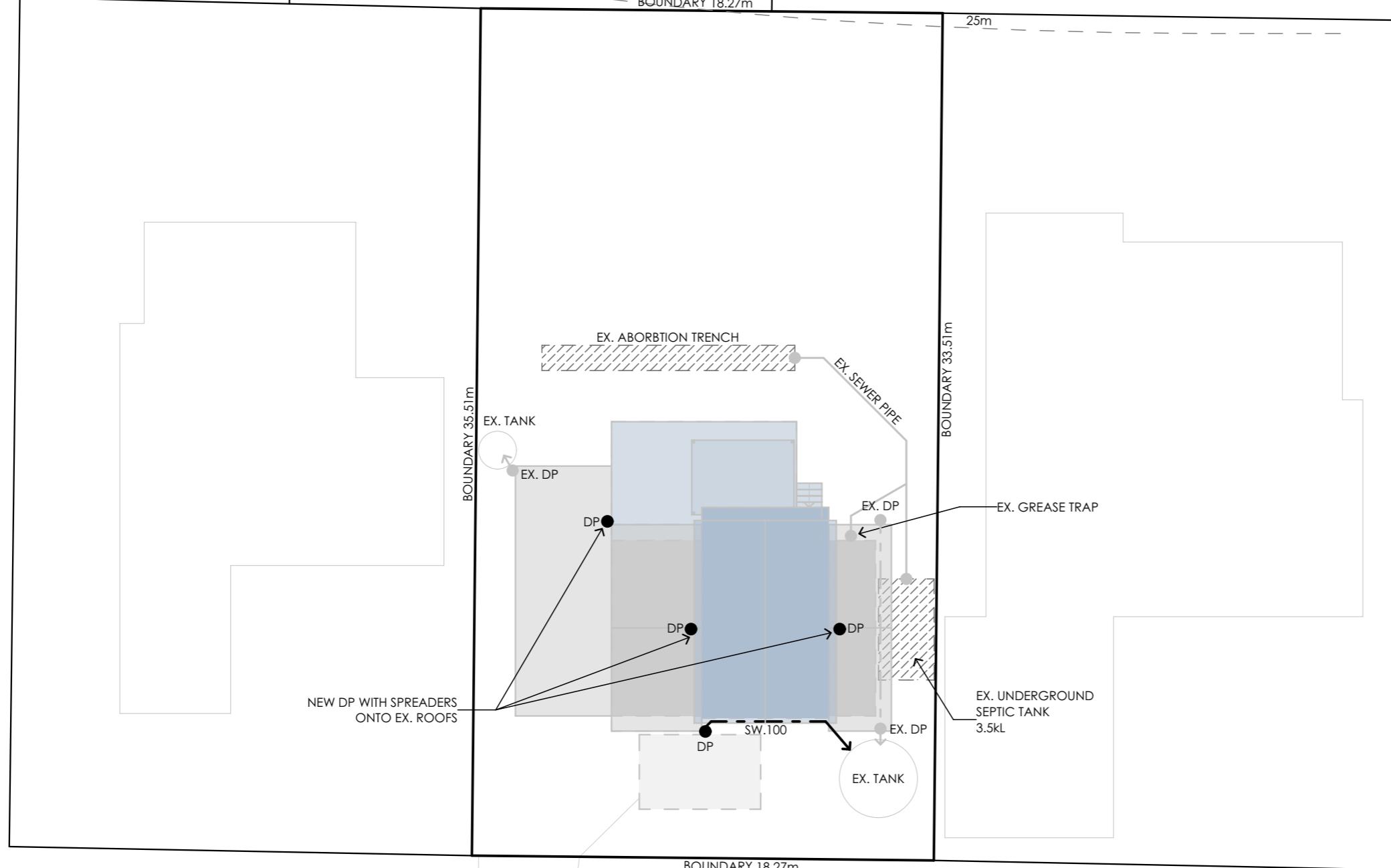
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTIL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

PLUMBING LEGEND

SW.100 NEW 100mm DWV PVC SN6 STORMWATER PIPE WITH 1: 100 MINIMUM GRADE UNLESS NOTED OTHERWISE BELOW



 SITE DRAINAGE PLAN
SCALE 1:200
0mm 2000 4000 6000 8000 10000
North

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 28/01/2026

rev.	Amendment	Date
DRAWING NO:		ISSUE: APPROVAL
A02		3 of 13 REV: 0

DEMOLITION LEGEND

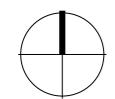
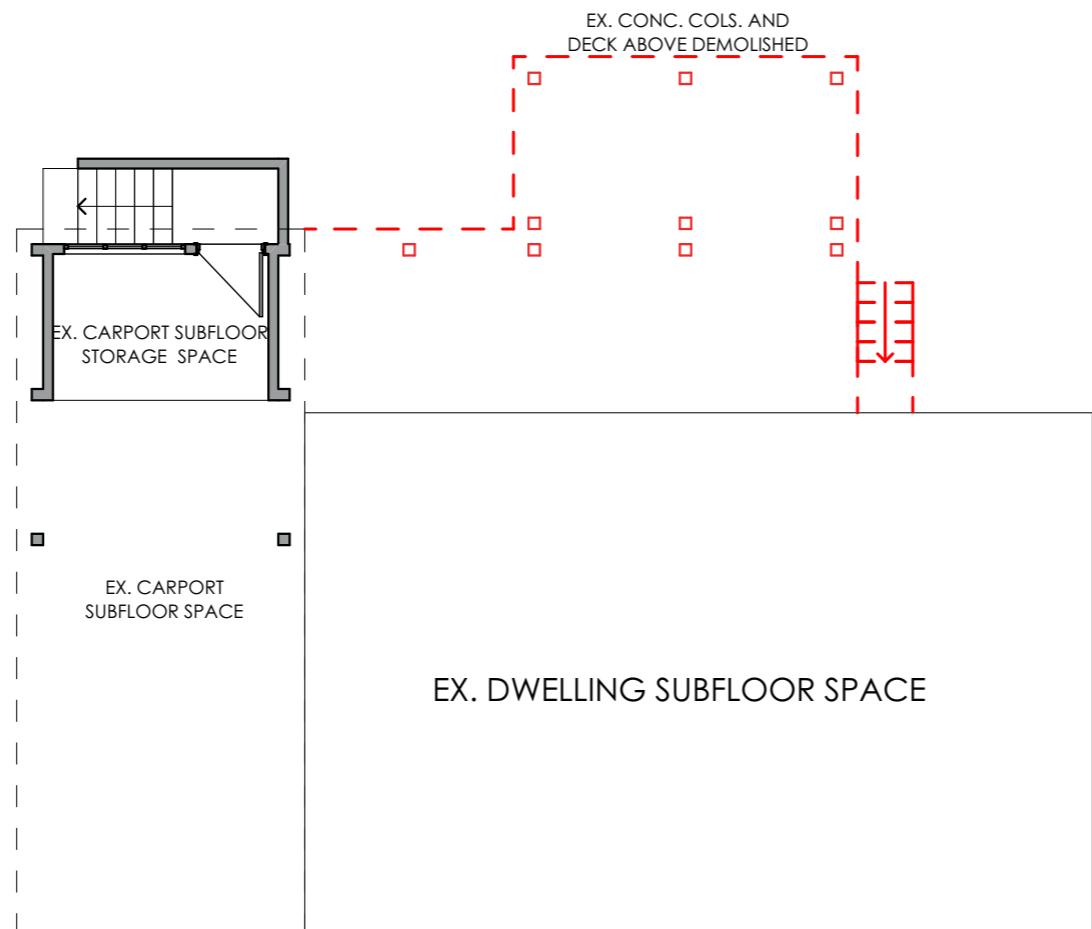
 WALLS, WINDOWS DOORS AND JOINERY SHOWN DOTTED IS TO BE DEMOLISHED AND REMOVED

 EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITION OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS



SUBFLOOR DEMOLITION PLAN

SCALE 1:100

0mm 1000 2000 3000 4000 5000



ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

rev.	Amendment	Date
DRAWING NO:		ISSUE: APPROVAL
A03		
4 of 13		REV: 0

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 28/01/2026

PRINT DATE:
A03

DEMOLITION LEGEND

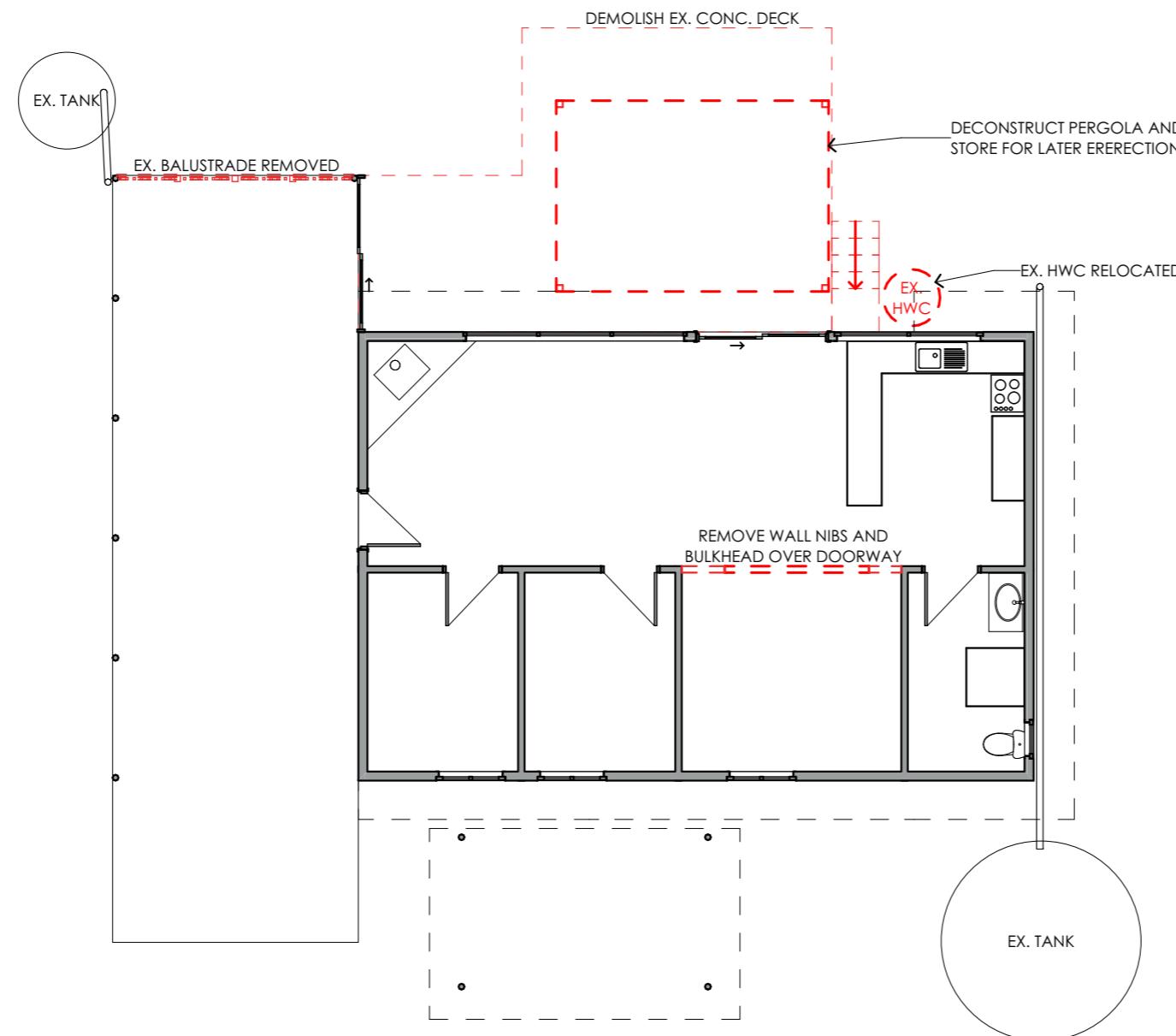
 WALLS, WINDOWS DOORS AND JOINERY SHOWN DOTTED IS TO BE DEMOLISHED AND REMOVED

 EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITION OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS



 GROUND FLOOR DEMOLITION PLAN
Project North
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:

28/01/2026

PLANS TO BUILD
ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@plans-tobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

rev.	Amendment	Date
DRAWING NO:	ISSUE: APPROVAL	
A04	5 of 13 REV: 0	

DEMOLITION LEGEND

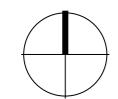
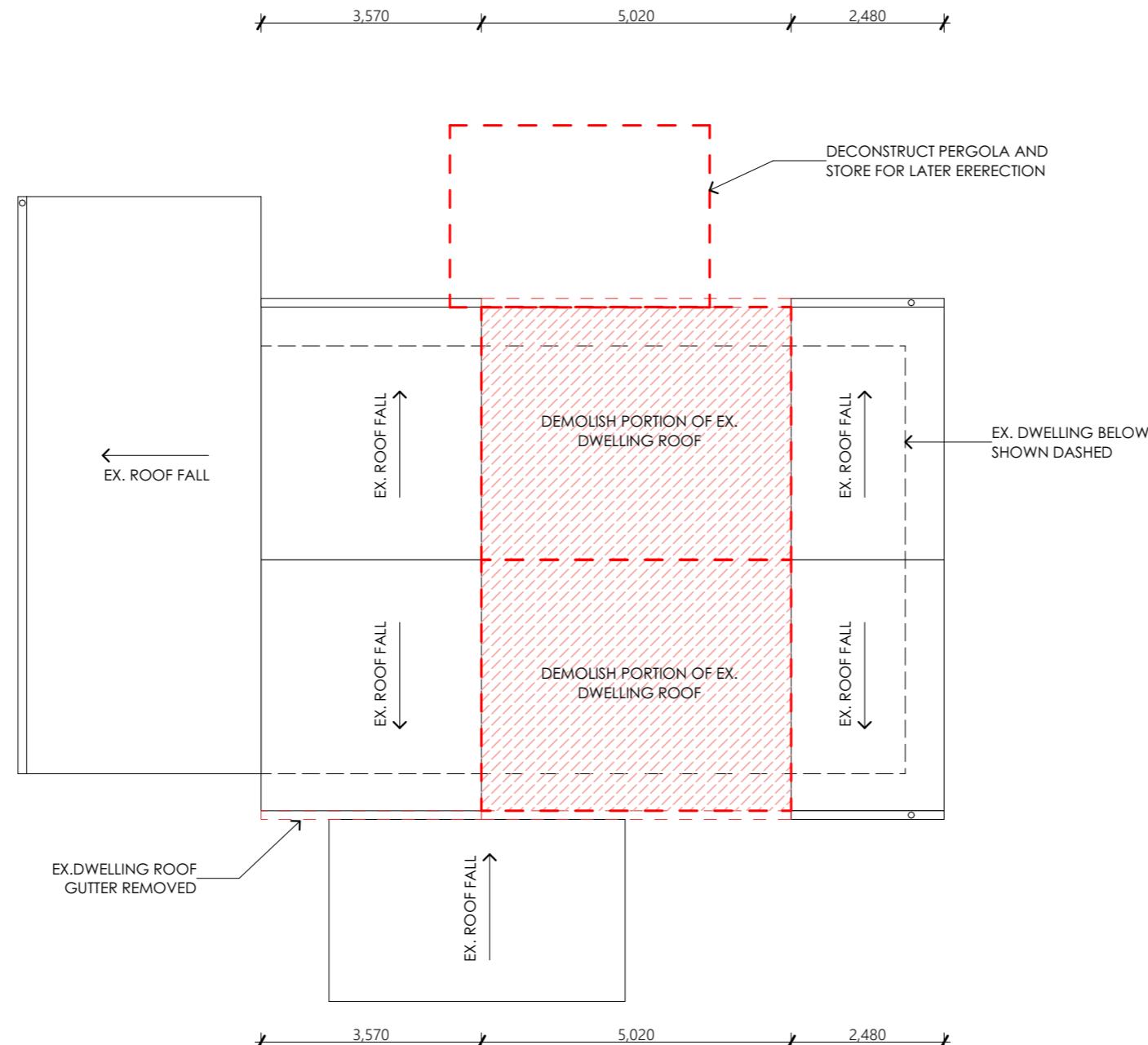
 WALLS, WINDOWS DOORS AND JOINERY SHOWN DOTTED IS TO BE DEMOLISHED AND REMOVED

 EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITION OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS



FIRST FLOOR DEMOLITION PLAN

SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:

28/01/2026

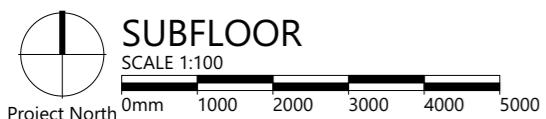
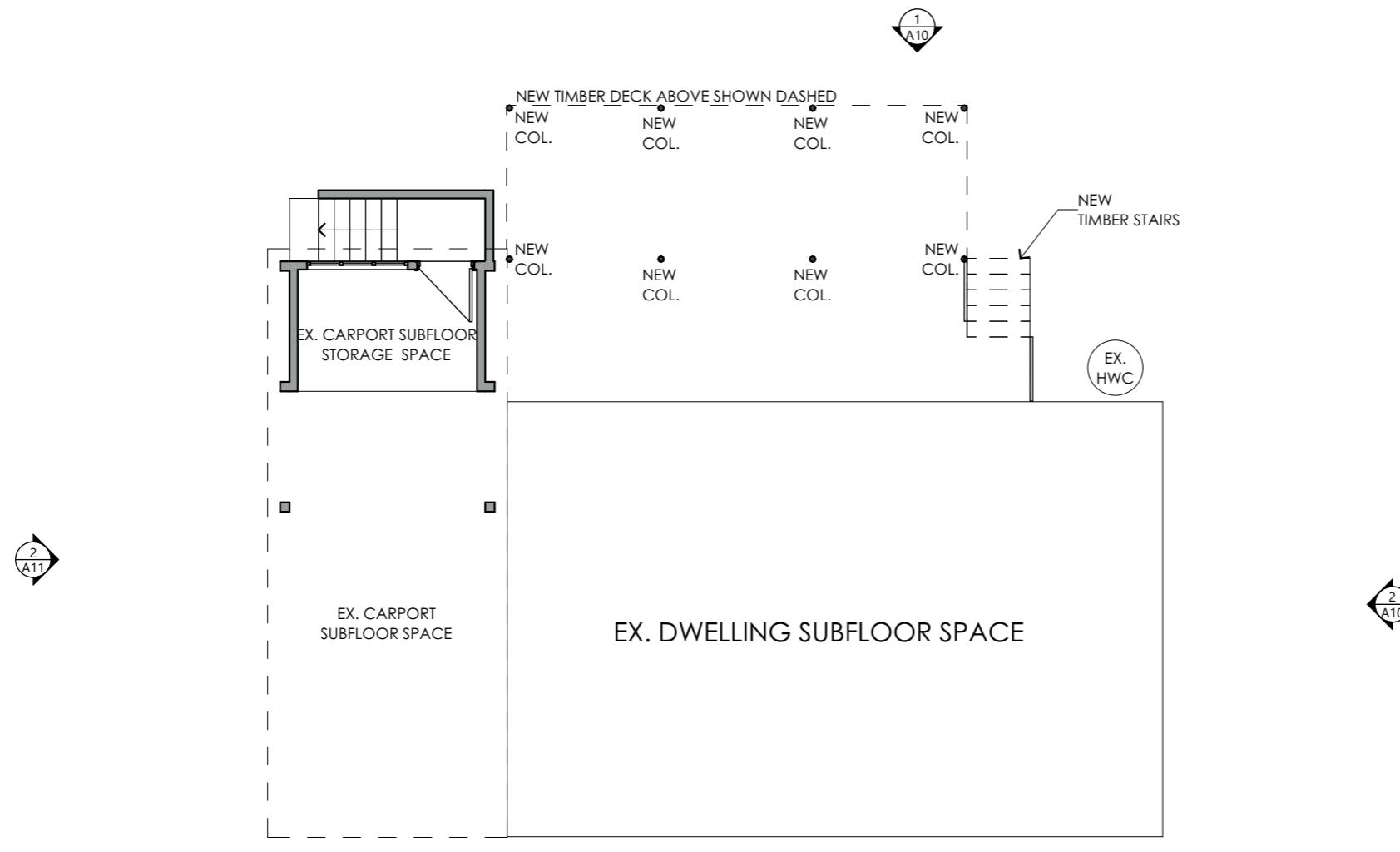

PLANS TO BUILD
ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

rev.	Amendment	Date
DRAWING NO:		ISSUE: APPROVAL
A05		
6 of 13		REV: 0

FLOOR PLAN LEGEND

- EXISTING WALLS RETAINED
- EX. DOORS RETAINED
- EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
- NEW WALLS
- NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- NEW PAINT GRADE HOLLOW CORE (SOLID IN WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE



ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:

28/01/2026



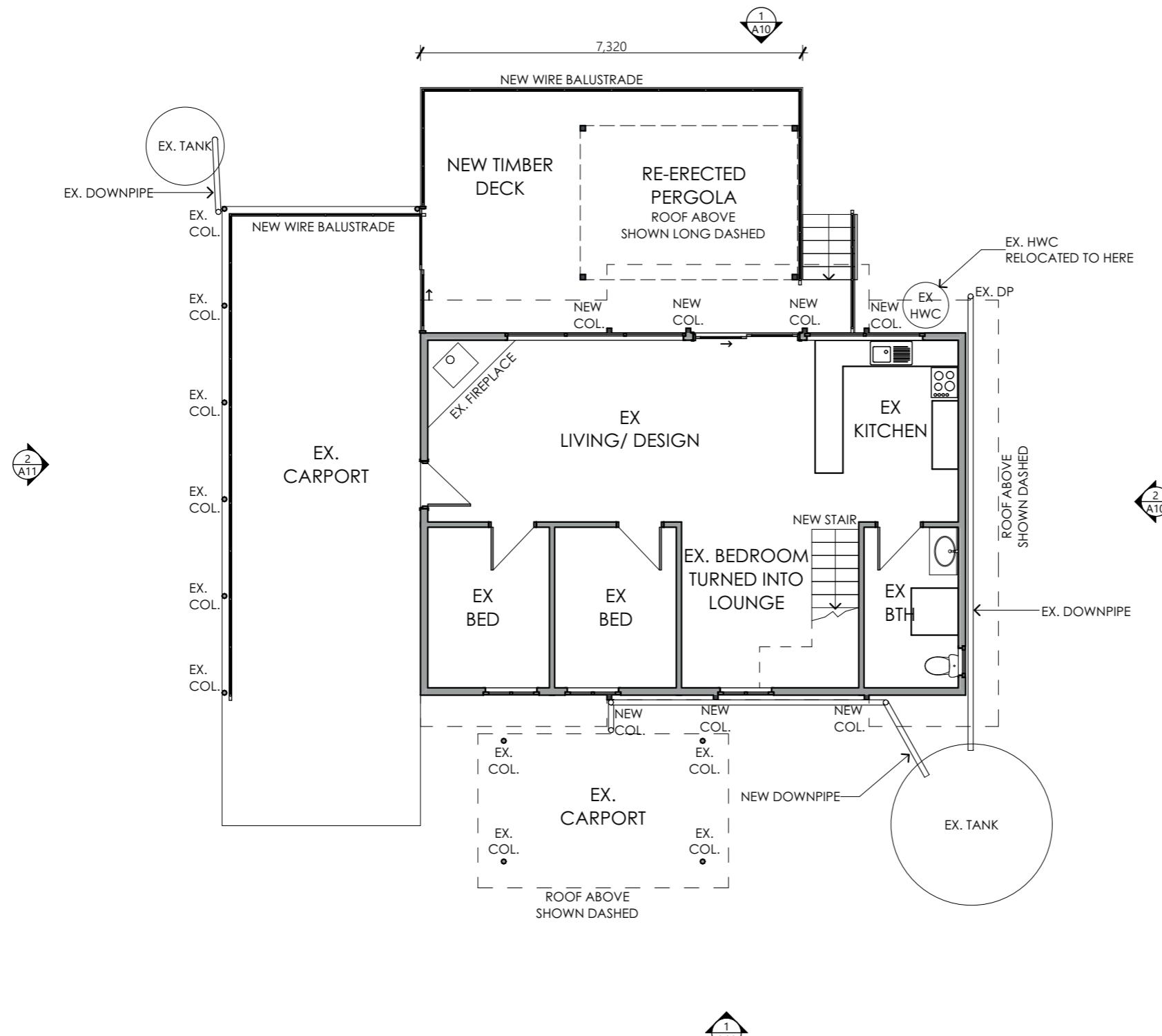
ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

rev.	Amendment	Date
DRAWING NO:		ISSUE: APPROVAL
A06		
7 of 13		REV: 0

FLOOR PLAN LEGEND

- EXISTING WALLS RETAINED
- EX. DOORS RETAINED
- EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
- NEW WALLS
- NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- NEW PAINT GRADE HOLLOW CORE (SOLID IN WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE



GROUND FLOOR PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 28/01/2026

PRINT DATE:
A07

ISSUE: APPROVAL
8 of 13 REV: 0

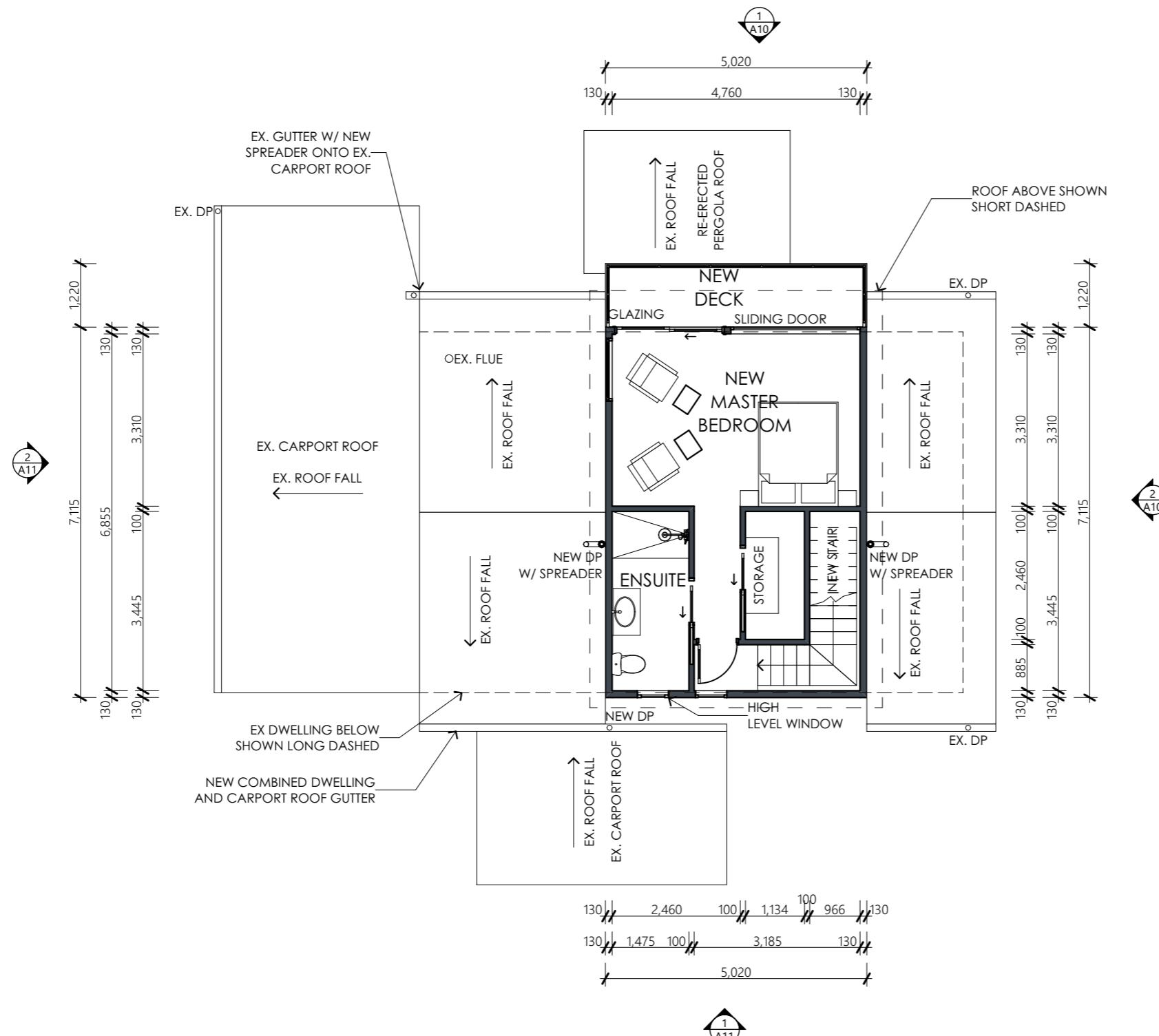
rev.	Amendment	Date
DRAWING NO:		ISSUE: APPROVAL
A07		REV: 0

PLANS TO BUILD
ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

FLOOR PLAN LEGEND

- EXISTING WALLS RETAINED
- EX. DOORS RETAINED
- EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
- NEW WALLS
- NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- NEW PAINT GRADE HOLLOW CORE (SOLID IN WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE



FIRST FLOOR PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 28/01/2026

PRINT DATE:
A08

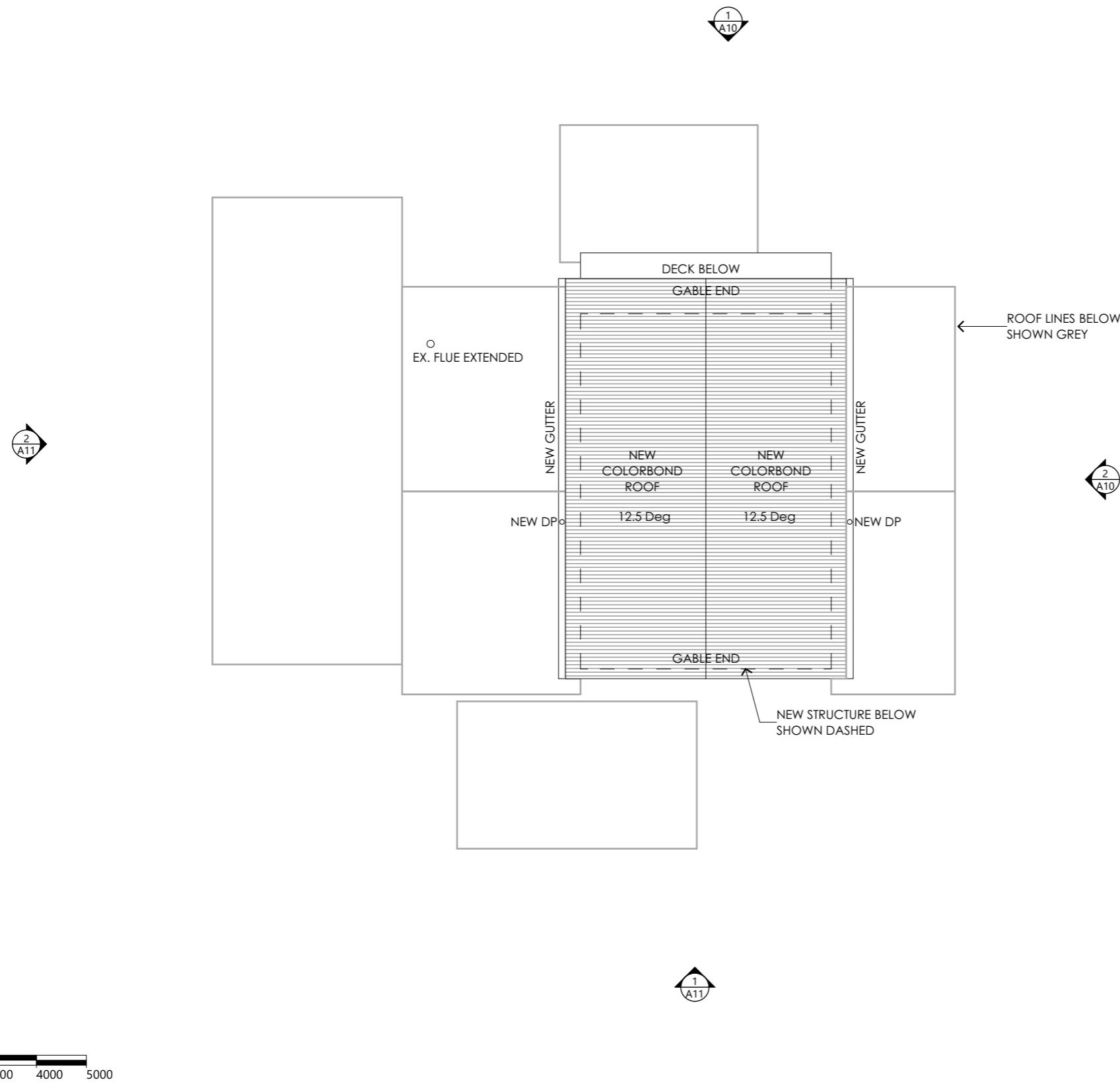
rev.	Amendment	Date
DRAWING NO:	ISSUE: APPROVAL	
A08	9 of 13 REV: 0	

PLANS TO BUILD
ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

FLOOR PLAN LEGEND

-  EXISTING WALLS RETAINED
-  EX. DOORS RETAINED
-  EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
-  NEW WALLS
-  NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
-  NEW PAINT GRADE HOLLOW CORE (SOLID IN WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
-  W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE



ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 28/01/2026

rev.	Amendment	Date
DRAWING NO:	ISSUE: APPROVAL	
A09	10 of 13 REV: 0	

POWDERCOATED ALUMINIUM FRAMED
DOORS AND WINDOWS, REFER TO DOOR
AND WINDOW SCHEDULE

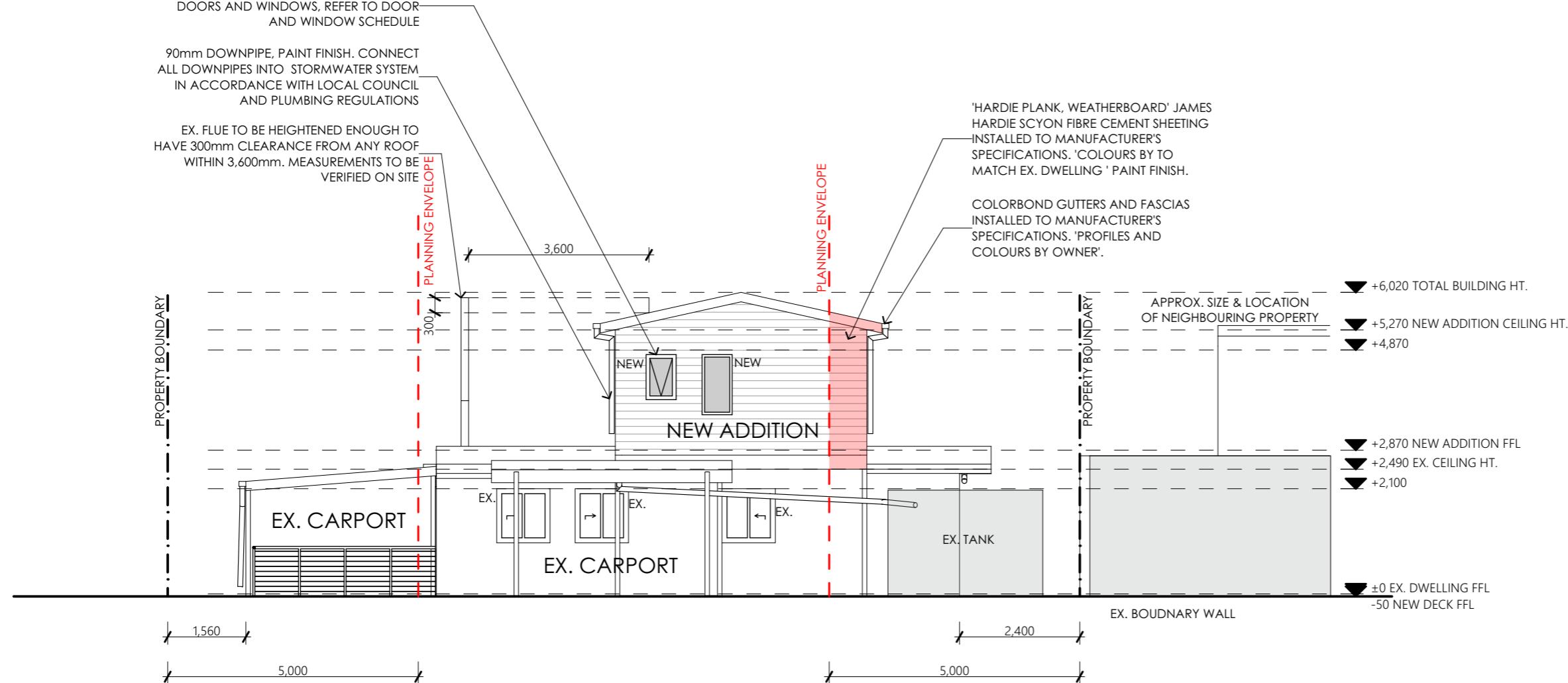
90mm DOWNPIPE, PAINT FINISH. CONNECT
ALL DOWNPIPES INTO STORMWATER SYSTEM
IN ACCORDANCE WITH LOCAL COUNCIL
AND PLUMBING REGULATIONS

EX. FLUE TO BE HEIGHTENED ENOUGH TO
HAVE 300mm CLEARANCE FROM ANY ROOF
WITHIN 3,600mm. MEASUREMENTS TO BE
VERIFIED ON SITE

ELEVATION NOTES

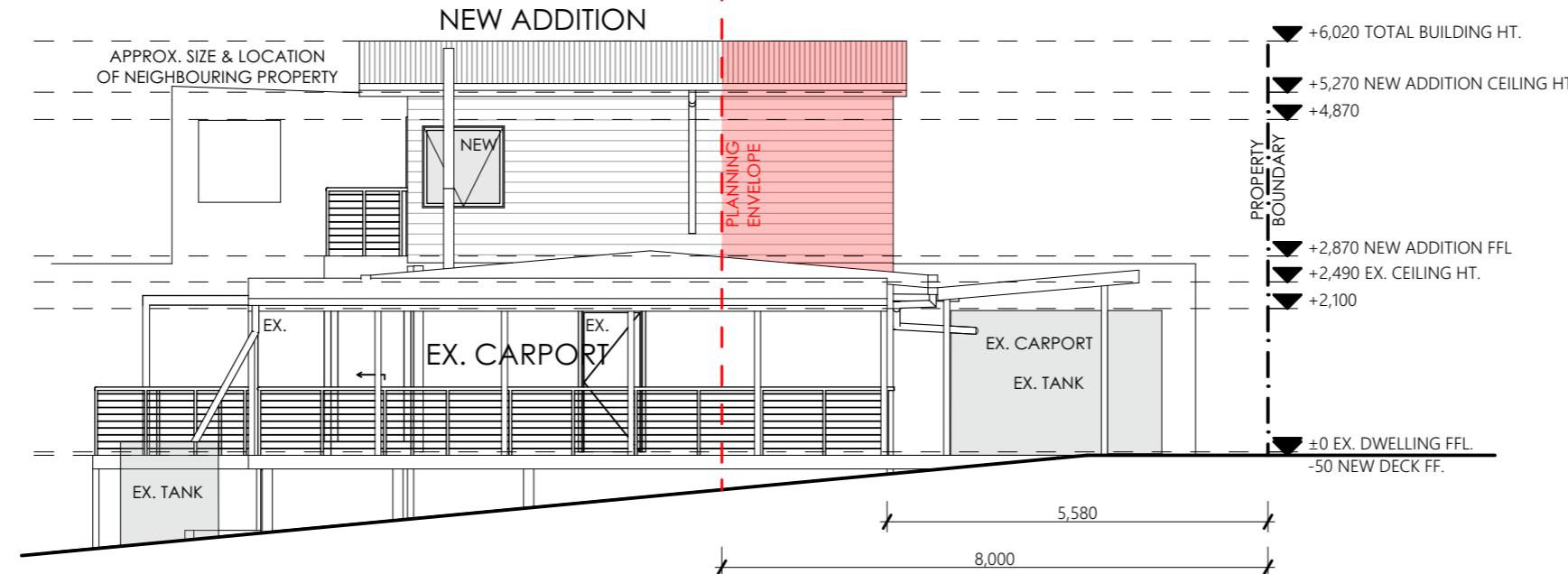
WALL CLADDING SYSTEMS MUST BE INSTALLED
IN STRICT ACCORDANCE WITH MANUFACTURES
DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE
WITH JOINTS, TRIMS, FLASHINGS, SEALS, FIXINGS
& FINISHES IN STRICT ACCORDANCE WITH
MANUFACTURES DETAILS TO ENSURE A WEATHER-
PROOF AND WATERTIGHT INSTALLATION.



1 SOUTHERN ELEVATION

2 WESTERN ELEVATION



ALTERATIONS/ADDITIONS

7 TAMAR CRESCENT, GREENS BEACH, TAS

PROJECT NUMBER:
24050

SCALE: IF IN DOUBT ASK
SCALE @ A3 **28/01/2026**

**PLANS
TOBUILD**

ABN 23 269 055 701
Level 1, 52-60 Brisbane Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@plans-tobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
A. RICHARDSON

rev.	Amendment	Date
DRAWING NO:	ISSUE: APPROVAL	
A11	12 of 13 REV: 0	