2-4 Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026326
	Assess No:	A13959
	PID No:	9425465

Applicant Name:	S J Drafting					
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:	S J Drafting

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)*	Jessica Clark & Mark Fitzpatrick
Location / Address:	131 Paper Beach Road, SWAN POINT 7275
Title Reference:	187796/2
Zone(s):	Low Density Residential
Existing Development/Use:	vacant
Existing Developed Area:	0m2

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☑	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: residential dwelling with carport/storage and outbuilding			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: as above			

New or Additional Area:	Area 347.5m2	
Estimated construction cost of the proposed development:	$250,000	
Building Materials:	Wall Type: colorbond	Colour: white
	Roof Type: colorbond	Colour: white

WEST TAMAR COUNCIL

Application Number: «Application_Number»

SUBDIVISION ❑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

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

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

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: (***Proposed)***	

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

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,*

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,*

S Jordan	Steve Jordan	07/10/2026
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.

Steve Jordan	Steve Jordan	07/10/2026
Name (print)	*Signed*	*Date*

PRIORITY FINAL PLAN

OWNER
LINDA TERESA O'KELLY

FOLIO REFERENCE
35696–1

GRANTEE
PART OF LOT 31922 (22a–0r–36p)
MAY ELIZABETH COURT, PUR.

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: S.P. VERBEETEN

LOCATION **TOWN OF EXETER**

SCALE 1 : 2500 LENGTHS IN METRES

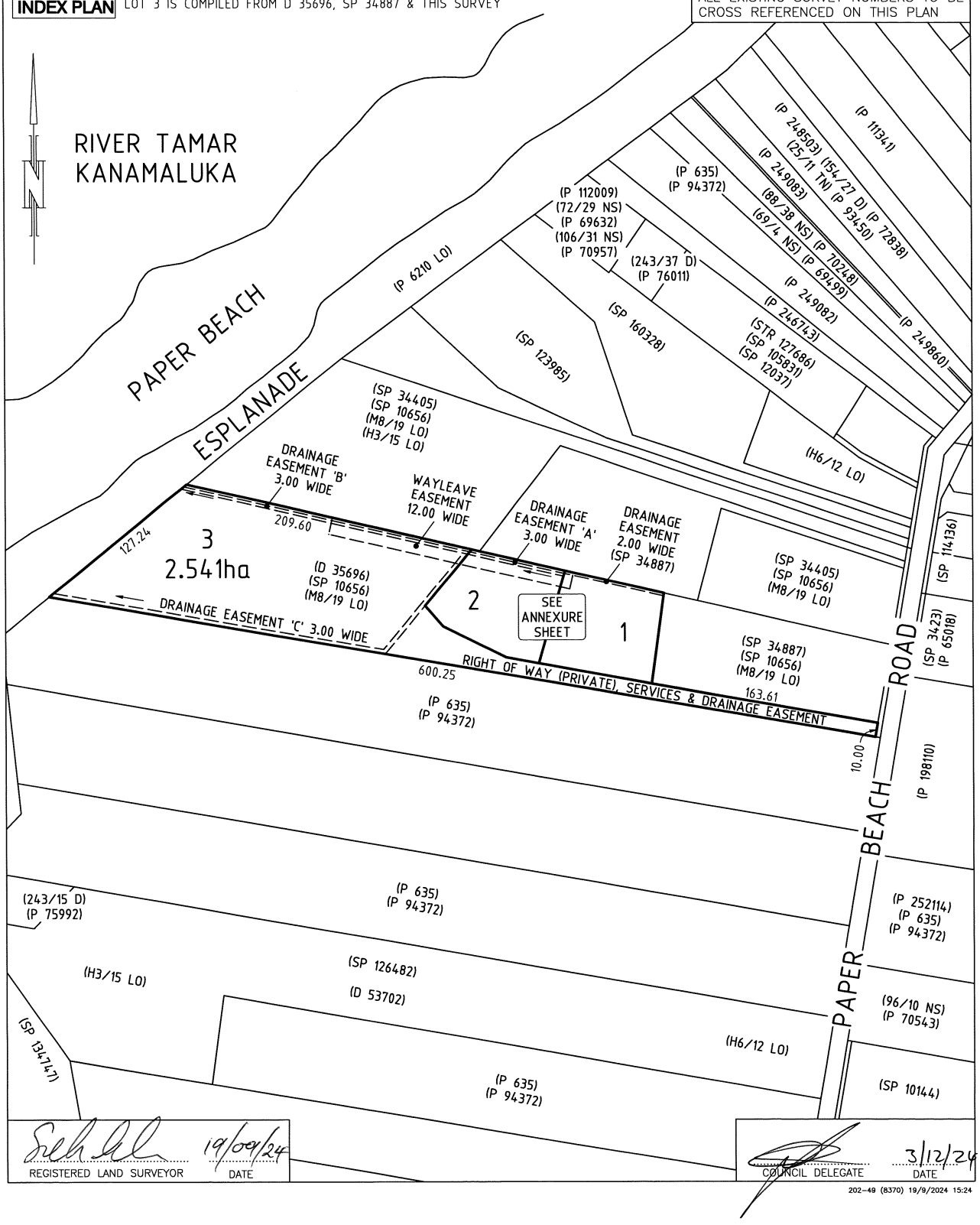
Registered Number
SP 187796

APPROVED
EFFECTIVE FROM 17 DEC 2024

Recorder of Titles

INDEX PLAN LOT 3 IS COMPILED FROM D 35696, SP 34887 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED LAND SURVEYOR 19/09/24 DATE

COUNCIL DELEGATE 3/12/24 DATE

202–49 (8370) 19/9/2024 15:24

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

OWNER LINDA TERESA O'KELLY

FOLIO REFERENCE 35696–1

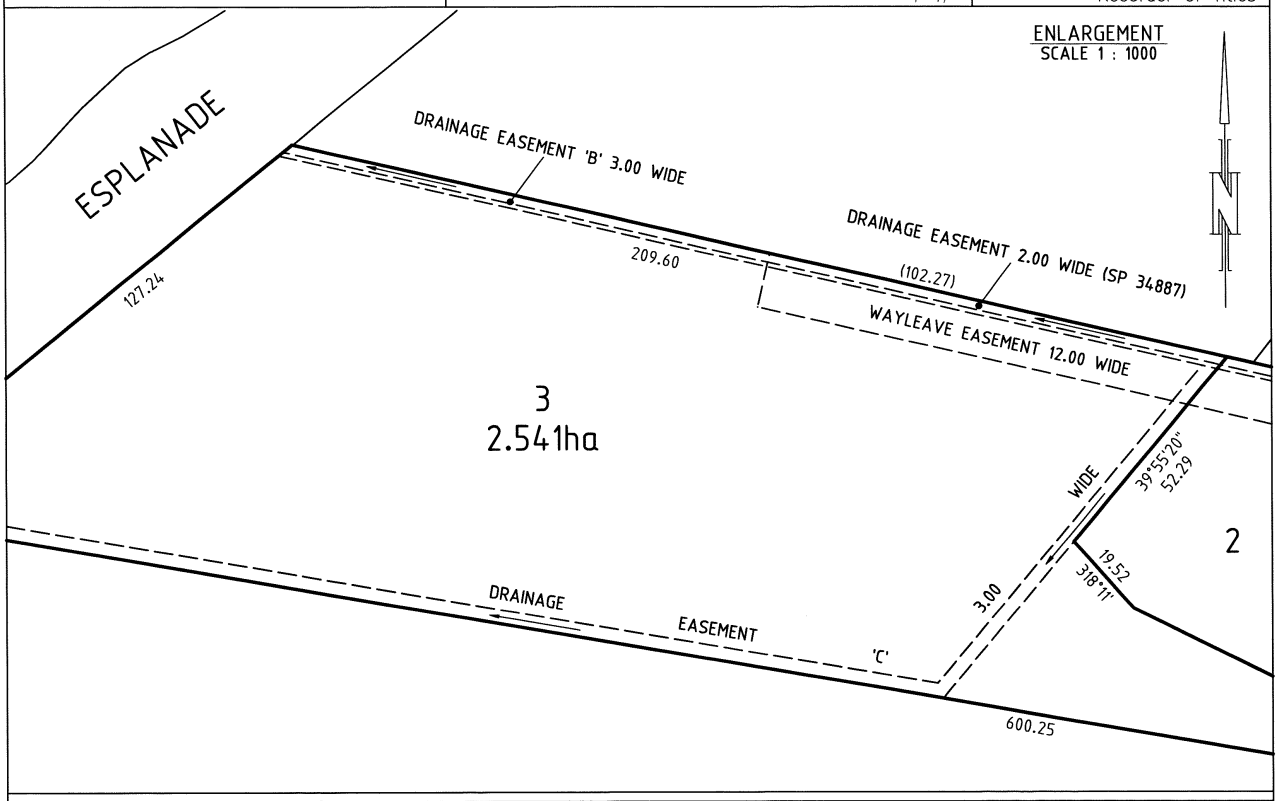
SCALE 1 : SEE BELOW LENGTHS IN METRES

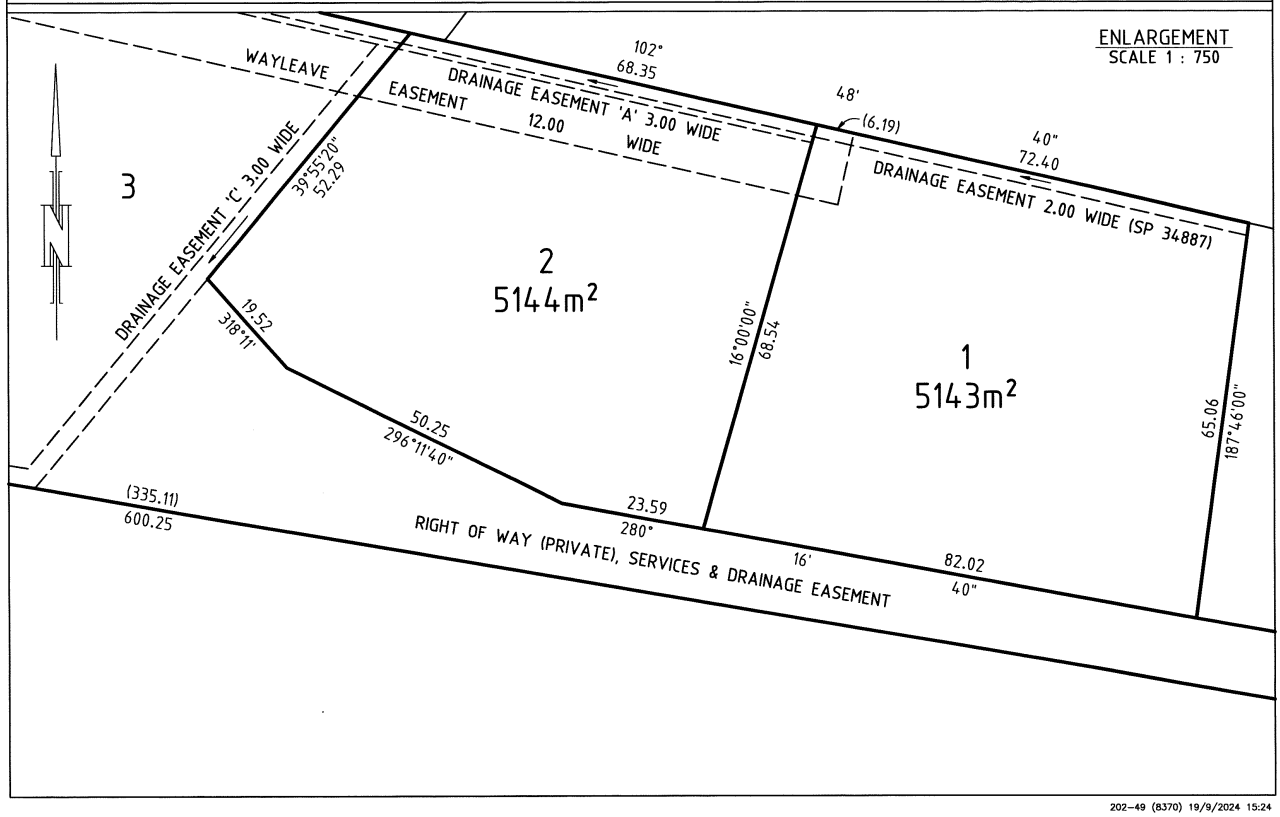
Registered Number
SP 187796

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 3/12/24 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
Registered Land Surveyor date 19/09/24

APPROVED
EFFECTIVE FROM 17 DEC 2024
Recorder of Titles





202–49 (8370) 19/9/2024 15:24

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187796

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 1,2 & 3 are subject to an existing right "~~DRAINAGE EASEMENT 2.00 Wide~~" as created by and more particularly set forth in SP34887 (appurtenant to Lot 1 on SP34887) over the land marked DRAINAGE EASEMENT 2.00 WIDE (SP34887) shown on the Plan.

Wayleave Easements

Lot 1 is subject to a Wayleave Easement in gross (as herein defined) in favour of TasNetworks over the area marked "WAYLEAVE EASEMENT 12.00 Wide" and as shown on the Plan.

Lot 2 is subject to a Wayleave Easement in gross in favour of TasNetworks over the area marked "WAYLEAVE EASEMENT 12.00 Wide" and as shown on the Plan.

Lot 3 is subject to a Wayleave Easement in gross in favour of TasNetworks over the area marked "WAYLEAVE EASEMENT 12.00 Wide" and as shown on the Plan.

Drainage Easements

Lot 1 is together with a Drainage Easement (as herein defined) over the area marked "DRAINAGE EASEMENT "A" 3.00 Wide" and as shown on the Plan.

Lot 2 is subject to a Drainage Easement (appurtenant to Lot 1) over the area marked "DRAINAGE EASEMENT "A" 3.00 Wide" and as shown on the Plan.

Lot 1 is together with a Drainage Easement over the area marked "DRAINAGE EASEMENT "B" 3.00 Wide and as shown on the Plan.

Lot 2 is together with a Drainage Easement over the area marked "DRAINAGE EASEMENT "B" 3.00 Wide and as shown on the Plan.

Lot 3 is subject to a Drainage Easement (appurtenant to Lots 1 and 2) over the area marked "DRAINAGE EASEMENT" "B" 3.00 Wide" and as shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: L.T. O'Kelly FOLIO REF: 35696/1 SOLICITOR & REFERENCE: SDT:249650	PLAN SEALED BY: DATE: 31/12/24 PA2022314 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 187796
SUBDIVIDER: L.T. O'Kelly FOLIO REFERENCE: 35696/1	

Lot 1 is together with a Drainage Easement over the area marked "DRAINAGE EASEMENT "C" 3.00 Wide and as shown on the Plan.

Lot 2 is together with a Drainage Easement over the area marked "DRAINAGE EASEMENT "C" 3.00 Wide and as shown on the Plan.

Lot 3 is subject to a Drainage Easement (appurtenant to Lots 1 and 2) over the area marked" DRAINAGE EASEMENT" "C" 3.00 Wide" and as shown on the Plan.

Right of Way (Private) Etc.

Lot 1 is together with a Right of Way (Private), Private Services Easement & Drainage Easement (as herein defined) over the area marked "RIGHT OF WAY (PRIVATE), SERVICES & DRAINAGE EASEMENT" and as shown on the Plan.

Lot 2 is together with a Right of Way (Private), Private Services Easement & Drainage Easement over the area marked "RIGHT OF WAY (PRIVATE), SERVICES & DRAINAGE EASEMENT" and as shown on the Plan.

Lot 3 is subject to a Right of Way (Private), Private Services Easement & Drainage Easement (appurtenant to Lots 1 & 2) over the area marked "RIGHT OF WAY (PRIVATE), SERVICES & DRAINAGE EASEMENT" and as shown on the Plan.

FENCING PROVISIONS

With respect to the Lots on the Plan, the Subdivider is not required to fence.

DEFINITIONS

DRAINAGE EASEMENT means a right of drainage as defined in Schedule 8 of the *Conveyancing and Law of Property Act* 1884.

PRIVATE SERVICES EASEMENT means:

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for the owners of Lots 1 & 2 ("the Dominant Tenement"), and their contractors, agents and all other persons duly always authorised by it ("the Benefited Party") to:

(1) enter and remain upon the Private Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that the Benefited Party are authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Structures;

(4) run and pass sewage, water, electricity, telecommunications cabling, data, data cabling through and along the Structures;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
(a) without doing unnecessary damage to the Private Easement Land; and
(b) leaving the Private Easement Land in a clean and tidy condition;

(6) if the Private Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities the Benefited Party may with or without contractors, agents and any other persons

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 187796
SUBDIVIDER: L.T. O'Kelly FOLIO REFERENCE: 35696/1	

authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Private Easement Land; and

(7) use the Private Easement Land as a right of carriage way for the purpose of undertaking any of the preceding purposes on other land, the Benefited Party reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

"Structures" means owned or for which the owner of the Dominant Tenement is responsible and includes but is not limited to:

(a) Sewer pipes and water pipes and associated valves;
(b) Telemetry and monitoring devices;
(c) Inspection and access pits;
(d) Electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) Marker or signs indicating the location of the Private Easement Land or an other Structures or any other warnings or restrictions with respect to the Private Easement Land or any other Structures;
(f) Any other structures whether of a similar nature or not to the preceding which is reasonably required for the piping of sewerage or water, or the running of electricity, through the Private Easement Landor monitoring or managing that activity; and
(g) Where the context permits, any other part of the Structures.

"RIGHT OF WAY (PRIVATE)" means a right of carriage way as defined in Schedule 8 of the *Conveyancing and Law of Property Act* 1884.

"WAYLEAVE EASEMENT means"

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) TO clear the lands marked "WAYLEAVE EASEMENT 12.00 WIDE" on the Wayleave Easement Identification Plan annexed (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:

(i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.

(b) **TO** operate and maintain electricity infrastructure on the servient land.

(c) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:

(i) overhang, encroach upon or be in or on the servient land; or

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 187796
SUBDIVIDER: L.T. O'Kelly FOLIO REFERENCE: 35696/1	

(ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.

(d) **TO** enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietors (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietors for themselves and their successors not to:

(i) erect any buildings; or

(ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

SUBDIVIDER means Linda Teresa O'Kelly

TASNETWORKS means Tasmania Networks Pty Ltd ABN 24 167 357 299.

SIGNED by LINDA TERESA O'KELLY the registered proprietor of the land comprised in Folio of the Register Volume 35696 Folio 1 in the presence of:

Linda Teresa O'Kelly

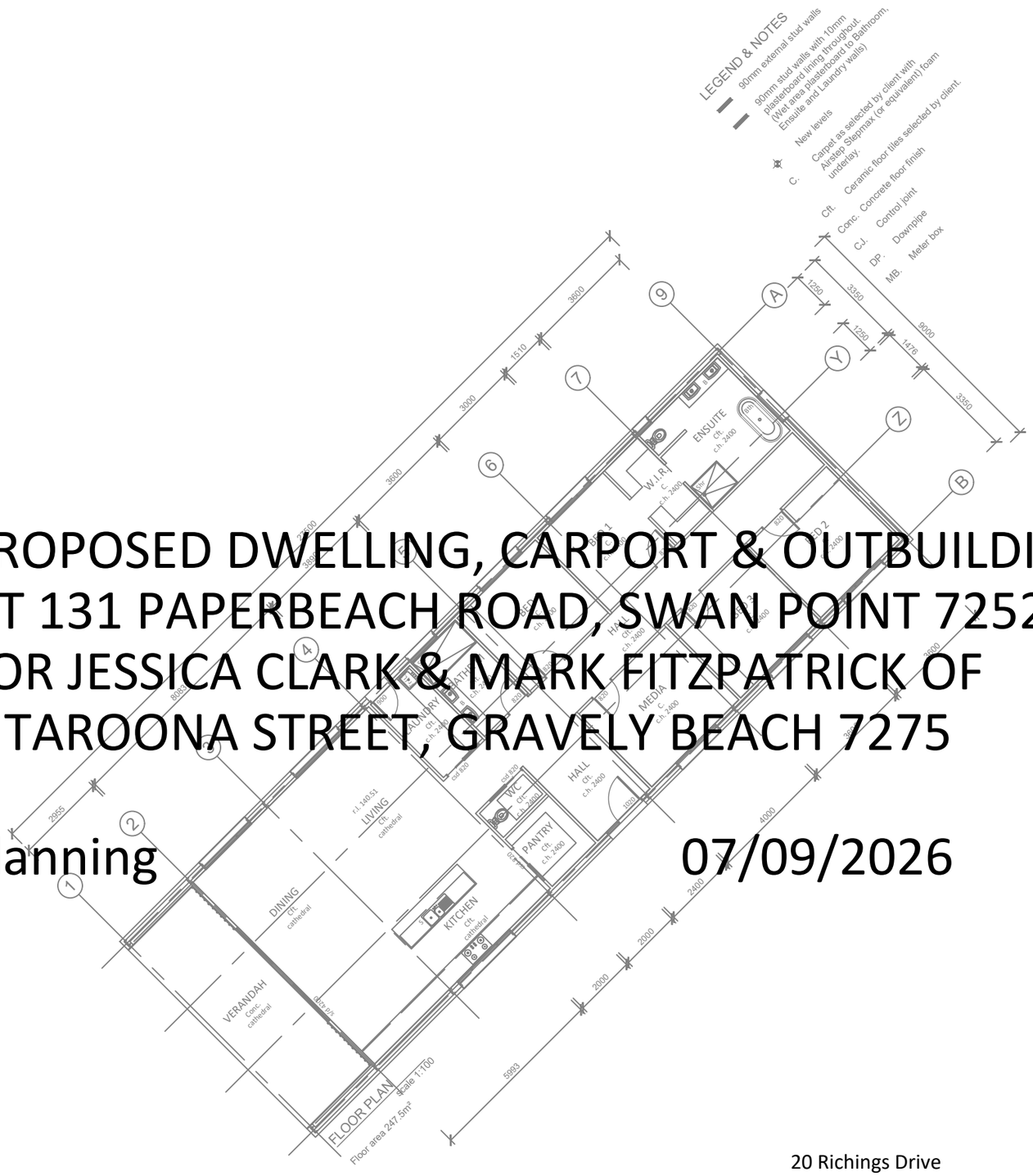
Witness

Full name

Address

Occupation SIMON DOUGLAS TONKS
9-13 GEORGE STREET
LAUNCESTON TAS 7250
SOLICITOR

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



PROPOSED DWELLING, CARPORT & OUTBUILDINGS AT 131 PAPERBEACH ROAD, SWAN POINT 7252 FOR JESSICA CLARK & MARK FITZPATRICK OF 7 TAROONA STREET, GRAVELY BEACH 7275

Planning

07/09/2026

SITE INFORMATION:

Council	West Tamar
Zone	Low Density Residential - 10
Overlays	Specific Area Plan - WTA-S3.0
	Bushfire-prone Area Code - 13

20 Richings Drive
YOUNGTOWN
TAS 7249

Mobile. 0418 137 246
E-mail. stevejordandrafting@gmail.com

ABN 48 567 070 667
Accreditation CC1570 S

FLOOR AREA*

dwelling	247.5m²
carport	54.0m²
outbuilding	46.0m²
total floor area	347.5m²

*floor area is the area measured within the external face of the wall cladding

LAND TITLE REFERENCE No.	C/T 187054/4
P.I.D.	9974534
DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	M
CLIMATE ZONE	ZONE 7
BUSHFIRE-PRONE AREA RATING	12.5
ALPINE AREA	N/A
CORROSION ENVIRONMENT	EXTREME
LANDSLIP ZONE	N/A

DRAWING No.	DESCRIPTION
SJD 26/04-01	SITE PLAN
SJD 26/04-02	PLUMBING SITE PLAN
SJD 26/04-03	LAYOUT PLAN
SJD 26/04-04	FLOOR PLAN
SJD 26/04-05	GLAZING DETAILS
SJD 26/04-06	BUILDING DETAILS
SJD 26/04-07	ROOF PLAN
SJD 26/04-08	ELEVATIONS
SJD 26/04-09	ELEVATIONS
SJD 26/04-10	SECTIONAL VIEW
SJD 26/04-11	INSULATION PLAN
SJD 26/04-12	REFLECTED CEILING PLAN
SJD 26/04-13	PLUMBING PLAN
SJD 26/04-14	WET AREA DETAILS
SJD 26/04-15	FOUNDATION PLAN
SJD 26/04-16	BRACING PLAN
SJD 26/04-17	BRACING DETAILS
SJD 26/04-18	TIE-DOWN DETAILS
SJD 26/04-06	OUTBUILDING DETAILS
SJD 26/04-06	CARPORT DETAILS

Steve Jordan drafting

rev	comments



DRAWING

SITE PLAN

DRG. No.

SJD 26/04-01

CLIENT

J. CLARK & M. FITZPATRICK
7 TAROONA STREET,
GRAVELLY BEACH 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT	
DESIGN	
CHECKED	
DATE	AUGUST 2026
SCALE	1:500
SHEET	1 of 20

OWNER
S. JORDAN
OWNER

steve jordan drafting

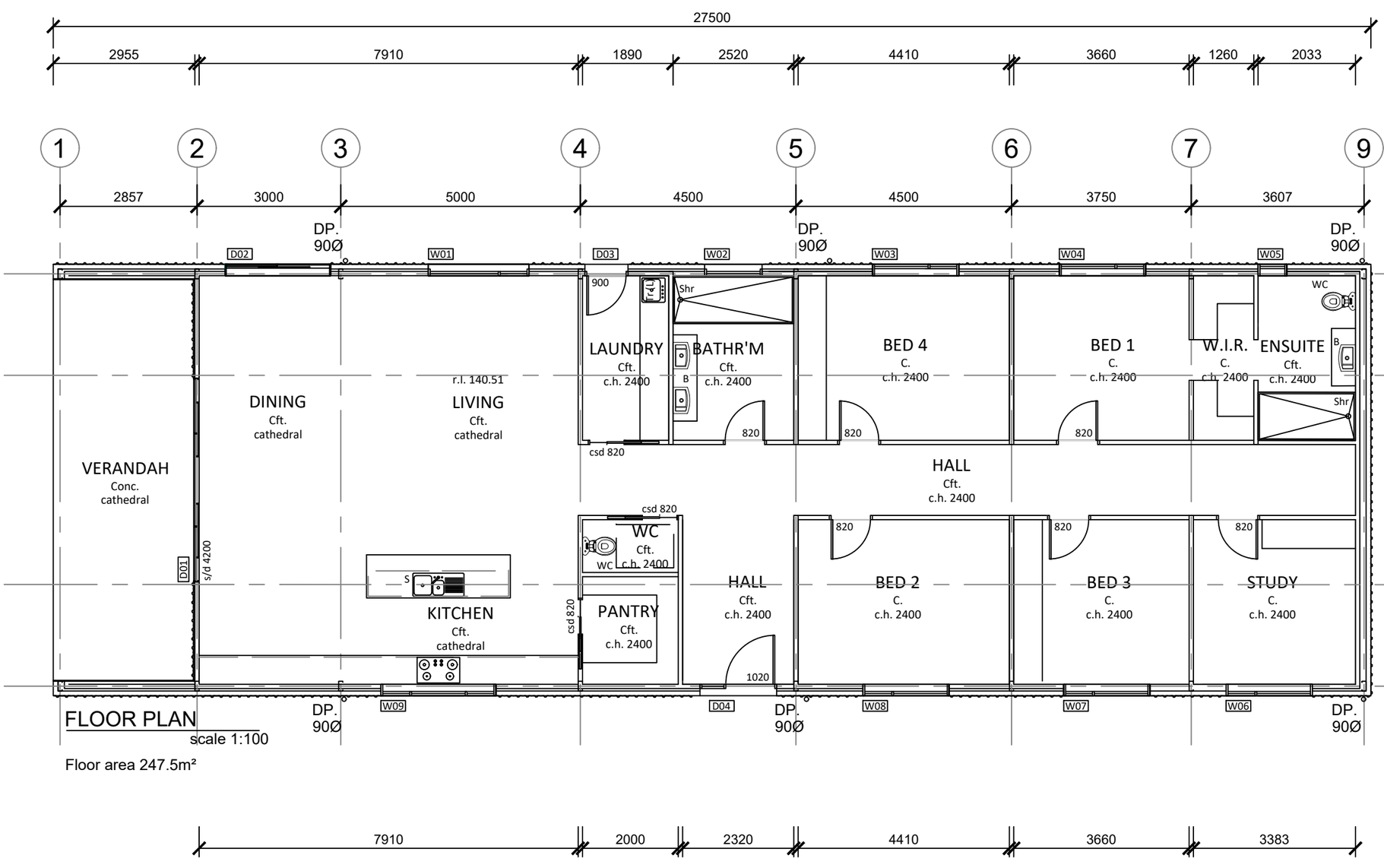
20 Richings Drive
YOUNGTOWN
TAS 7249

0418 137 246

stevejordandrafting@.gmail.com

ABN 48 567 070 667
Accreditation CC1570 S

rev	comments



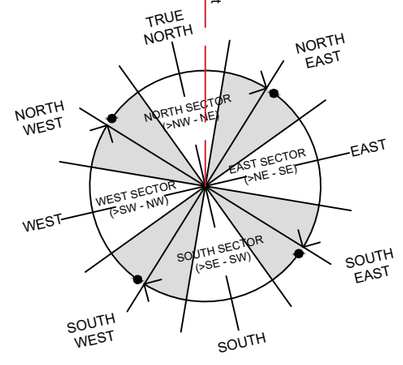
FLOOR PLAN

scale 1:100

Floor area 247.5m²

LEGEND & NOTES

- 90mm external stud walls
- 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
- New levels
- C. Carpet as selected by client with Airstep Stepmax (or equivalent) foam underlay.
- Cft. Ceramic floor tiles selected by client.
- Conc. Concrete floor finish
- CJ. Control joint
- DP. Downpipe
- MB. Meter box



DRAWING

FLOOR PLAN

DRG. No.

SJD 26/04-04

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT DESIGN	OWNER
CHECKED	S. JORDAN
DATE	OWNER
SCALE	AUGUST 2026
SHEET	1:100
	4 of 20

steve jordan drafting

20 Richings Drive
YOUNGTOWN
TAS 7249

0418 137 246

stevejordandrafting@.gmail.com

ABN 48 567 070 667
Accreditation CC1570 S

Window Schedule (to be read with A4 Glazing Calculator document)

No.	Window Size	Setout	Operation	Opening size	Glass Values	Glass Type	Frame	Orientation	Notes
W01	2100H x 2110W	Sill @ 00 Head @ 2100	Awning	4.40m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	North	
W02	600H x 1210W	Sill @ 1500 Head @ 2100	Awning	1.24m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	North	
W03	1200H x 1810W	Sill @ 900 Head @ 2100	Awning	2.16m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	North	
W04	1200H x 1810W	Sill @ 900 Head @ 2100	Awning	2.16m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	North	
W05	1200H x 610W	Sill @ 900 Head @ 2100	Awning	0.72m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	North	
W06	1200H x 1810W	Sill @ 900 Head @ 2100	Awning	2.16m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	South	
W07	1200H x 1810W	Sill @ 900 Head @ 2100	Awning	2.16m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	South	
W08	1200H x 1810W	Sill @ 900 Head @ 2100	Awning	2.16m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	South	
W09	600H x 2410W	Sill @ 900 Head @ 1500	Sliding	1.44m²	U-Value = 1.8 SHGC = 0.40	Clear double glazing	uPVC	South	
No.	Door Size	Setout	Operation	Opening size	Glass Values	Glass Type	Frame	Orientation	Notes
D01	2100H x 4210W	Sill @ FL Head @ 2100	Sliding door	8.61m²	U-Value = 1.8 SHGC = 0.40	Clear double glazed Grade A toughened laminated safety glass	uPVC	East	Opaque band (see Typical Notes)
D02	2100H x 2195W	Sill @ FL Head @ 2100	Sliding door	4.21m²	U-Value = 1.8 SHGC = 0.40	Clear double glazed Grade A toughened laminated safety glass	uPVC	North	Opaque band (see Typical Notes)
D03	2100H x 910W	Sill @ FL Head @ 2100	Tilt out turn door	1.66m²	U-Value = 1.8 SHGC = 0.40	Clear double glazed Grade A toughened laminated safety glass	uPVC	North	Opaque band (see Typical Notes)
D04	2100H x 1510W	Sill @ FL Head @ 2100	Sliding door	3.14m²	U-Value = 1.8 SHGC = 0.40	Clear double glazed Grade A toughened laminated safety glass	uPVC	South	Opaque band (see Typical Notes)

All frames to be powdercoated aluminium, colour: Black

All frames to be powdercoated aluminium, colour: Woodland Grey

SELECTED ALUMINIUM FRAMED WINDOWS - NCC 2022 HP8.3
powder coated aluminium window & door frames, unless otherwise noted.
Tasmanian oak 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

- WIND CLASSIFICATION AS4055 Wind Design: N3 50m/s
- TERRAIN CATEGORY: T2 (no shielding)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

Natural Light and Ventilation

NCC 2022 HP10.5 LIGHT Minimum 10% of the floor area of a habitable room required (natural light).

NCC 2022 HP10.6 VENTILATION Minimum 5% of the floor area of a habitable room required.
(An exhaust fan may be used for a sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Room	Area	Window no.	Light required	Light achieved	Ventilation required	Ventilation achieved
Living/Kitchen/Dining	67.54m²	D01, D02 W01, W09	6.75m²	18.66m²	3.37m²	13.56m²
Bed 1	10.04m²	W01	1.00m²	2.16m²	0.50m²	0.69m²
Study	10.90m²	W01	1.09m²	2.16m²	0.55m²	0.69m²
Bed 3	10.02m²	W01	1.00m²	2.16m²	0.50m²	0.69m²
Bed 3	10.06m²	W01	1.00m²	2.16m²	0.50m²	0.69m²
Bed 2	13.40m²	W06	1.34m²	2.16m²	0.67m²	0.69m²

LEGEND & NOTES

Refer to SJD 26/04-08 & 09 Elevations for window positions and styles.

Flyscreens to be fitted to all openable windows and doors.

Glazing requirement as outlined in the attached Energy Assessment can be achieved with the following with a standard aluminium frame:

Type	Glazing	U-Value	SHGC
Awning	4Clr / 12 / 4Clr	4.3	0.55
Sliding	4Clr / 12 / 4Clr	4.3	0.55
Sliding door	4Clr / 12 / 4Clr	4.0	0.61

Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.

Glazing types available in Tasmania can be accessed at www.wers.net.

Shower screens
1800H Semi-frameless shower screens to comply with NCC 2022 HP8.4.6 & 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/NZS 2904.
Refer to drawing A05 for window head and sill details. Flashing to be installed with glazing manufacturer's specifications for brick veneer construction.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288.

DRAWING

GLAZING DETAILS

DRG. No.

SJD 26/04-05

CLIENT

JESS & MARK CLARK
XX,
XXXX, XXXX

PROJECT

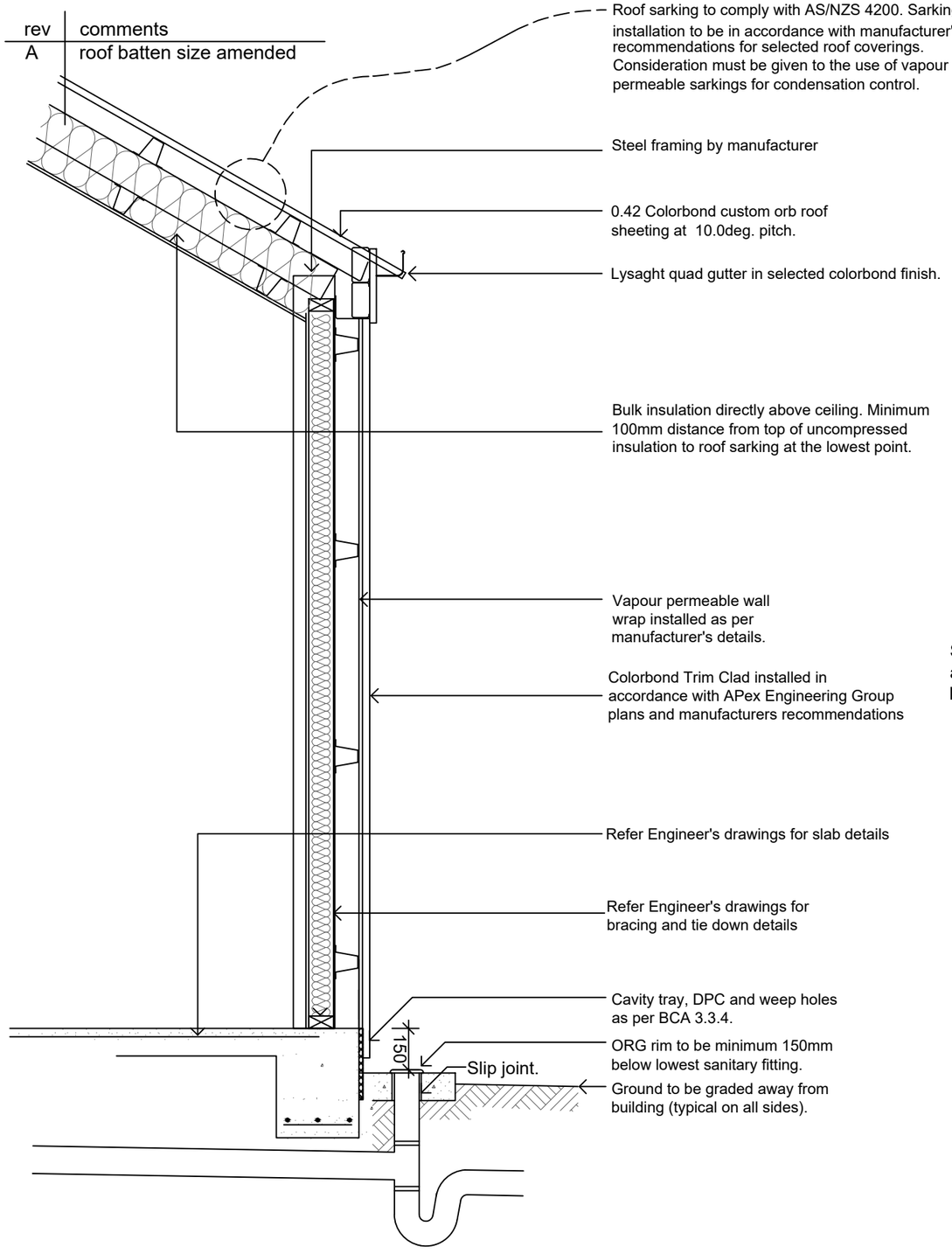
PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT
DESIGN
CHECKED
DATE
SCALE
SHEET

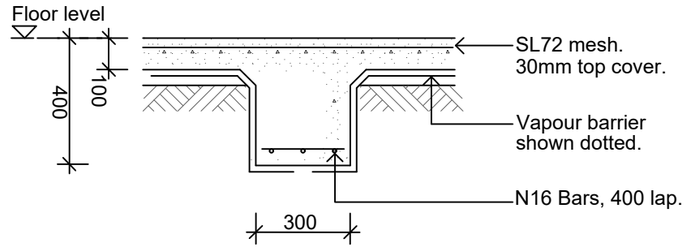
OWNER
S. JORDAN
OWNER
AUGUST 2026
N/A
5 of 20

steve jordan drafting
20 Richings Drive
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P.O. Box 243
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Accreditation CC1570 S

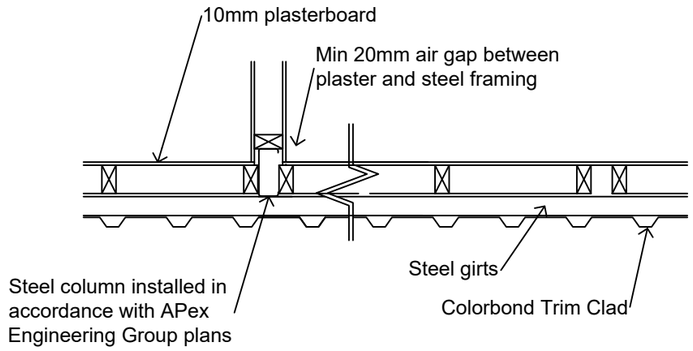
rev	comments
A	roof batten size amended



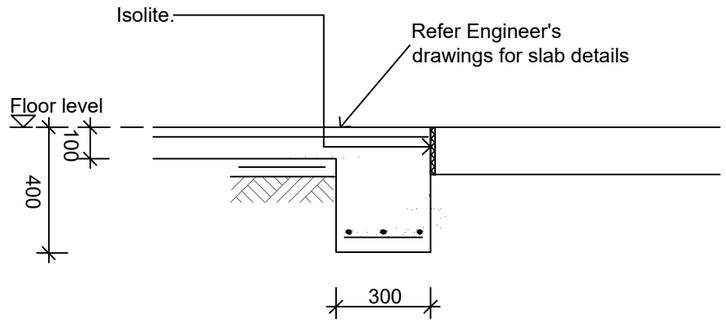
01 TYPICAL WALL SECTION DETAIL
scale 1:20



02 THICKENING BEAM 'TB1'
scale 1:20

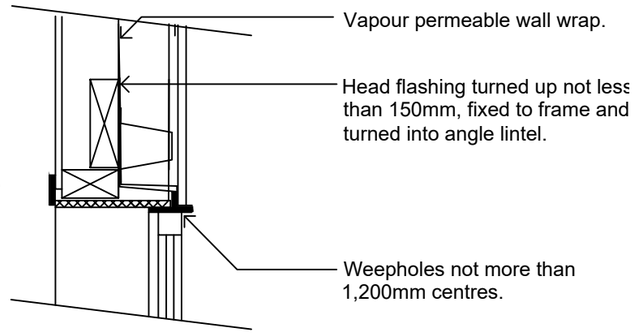


03 FRAMING DETAIL
scale 1:20

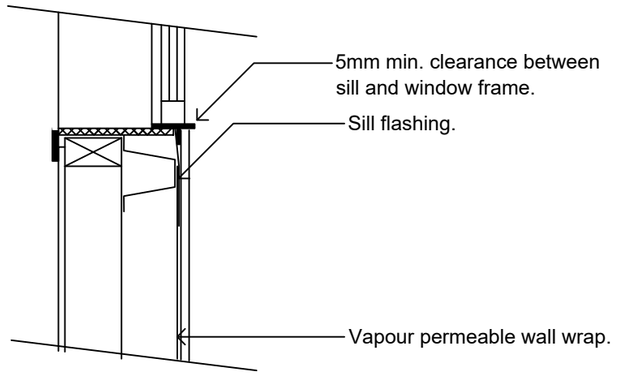


04 FOOTING DETAIL 'EB1'
scale 1:20

Footing to comply with BCA 3.2.2.7, Figure 3.2.2.3. Alternative footing with slab rebate may be used with the Designer's approval.



05 TYPICAL WINDOW HEAD DETAIL
scale 1:10



06 TYPICAL WINDOW SILL DETAIL
scale 1:10

DRAWING

BUILDING DETAILS

DRG. No.

SJD 26/04-06

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2026
SCALE	AS SHOWN
SHEET	6 of 20

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ROOF FRAMING: N.C.C. 2022 H1P1 & AS1684
1 colorbond cladding
N.C.C. 2022 Part 7.2 & AS1684 cladding on 35 x 90 battens
at 900crs.
2 to be installed strictly to manufacturers instructions using
trip-l-grip connectors onto top plate.
3 provide diagonal strap bracing fixed to top chords of trusses at max angle of 30° to ridge.

ROOF CLADDING. NCC 2022 HP7.2
colourbond 'Custom Orb' 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

- minimum pitch 5 degrees.
- corrosion protection in accordance with NCC Table 7.2.2a
- end lap of sheets 5-15 degrees - minimum 200mm.
  above 15 degrees - minimum 150mm.
- ridge line valley to be turned up (stop ended).
- sheets to be fixed in accordance with NCC Table 7.2.5
- vapour permeable membrane to be fitted to underside of battens.

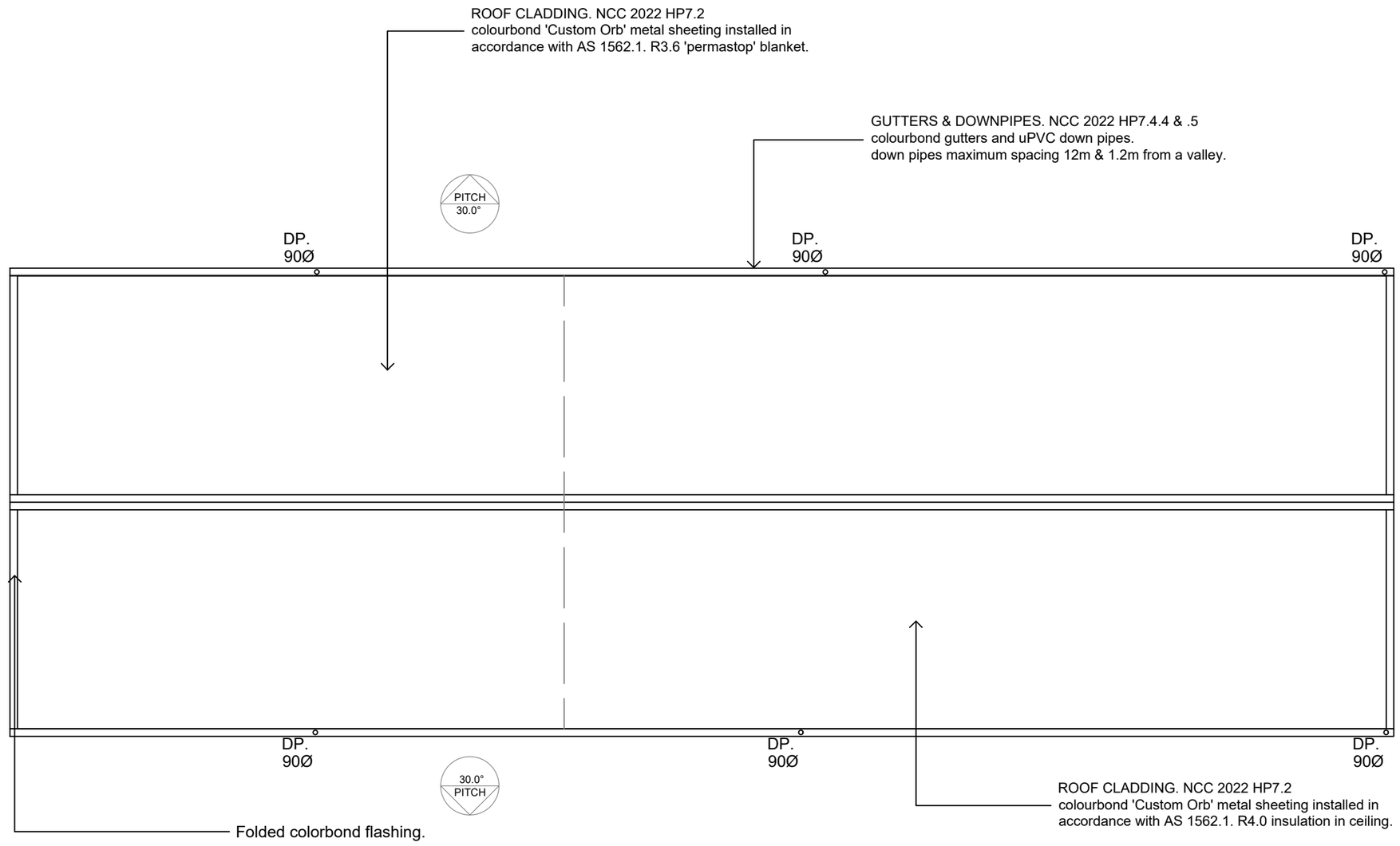
R4.0 insulation batts to roof space above ceiling lining.

recommended fixings for severe exposure conditions to AS 3566
Use class 4 materials for severe exposure & stainless steel for very severe coastal environments.

FASCIA, GUTTERS & DOWNPIPES: NCC 2022 HP7.4.4 & .5
fascia, gutters, flashing and downpipes must be manufactured in accordance with -
- metal AS/NZS 2179.1
- u.p.v.c. AS1273
- gutters and downpipe selection
must be in accordance with N.C.C. 2022 Part 7.4.3 & table 7.4.3a
- gutter installation
must be in accordance with N.C.C. 2022 Part 7.4.3a.
(a) with a fall of not less than -
(i) 1:500 eave gutters, unless fixed to metal fascias
(ii) 1:100 for boxed gutters.
(b) eave gutters to be fixed at not more than 1200mm centres.
(c) valley gutters on a roof with a pitch -
(i) more than 12.5 degrees
must have a width not less than 400mm and roof overhang of not less than 150mm each side of the gutters.
(ii) less than 12.5 degrees
must be designed as a box gutter.
- colorbond metal fascia & gutters installed in accordance with manufacturers instructions.
- downpipes - size and installation
in accordance with N.C.C. 2022 Part 7.4.3c;
(i) spacing not more than 1200mm.
(ii) fixed with wall brackets not more than 1200mm centres from valley gutters.
- lap gutters 75 mm in the direction of flow, rivet & seal with an approved silicone sealant.
- valley gutters to be 450mm wide colorbond steel
- colorbond steel to match roof.
- take 150mm under roof cladding and turn up on both sides.
- lap 150mm in direction of flow.

EAVE & SOFFIT CONSTRUCTION NCC 2022 HP7.5.5
eave width - 450mm design wind speed N2

soffit / eave lined with 'hardiflex' cement sheeting
- trimmers located within 1200 mm of external corners to be spaced @ 500 mm centres, remainder of sheet - 700 mm centres
- fastener / fixings within 1200 mm of external corners @ 200 mm centres, remainder of sheet - 300 mm centres



DRAWING

ROOF PLAN

DRG. No.

SJD 26/04-07

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2026
1:100
7 of 20

steve jordan drafting

20 Richings Drive
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TAS 7249

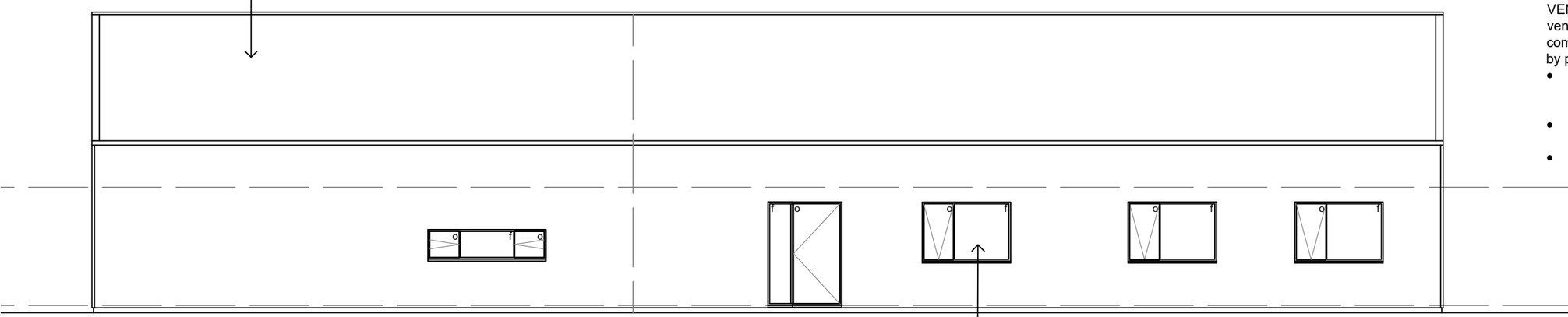
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Accreditation CC1570 S

rev	comments
A	Axon wall cladding note added

ROOF CLADDING. NCC 2022 HP7.2
colourbond 'Custom Orb' metal sheeting installed in accordance with AS 1562.1. R3.6 'permastop' blanket.
Colour, colorbond 'Dover White'



SELECTED ALUMINIUM FRAMED WINDOWS, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS.

SOUTHERN ELEVATION
scale 1:100

VENTILATION. NCC 2022 HP10.6.2
ventilation to be provided to ALL habitable rooms, sanitary compartment, bathroom showers, laundry and other rooms occupied by persons.

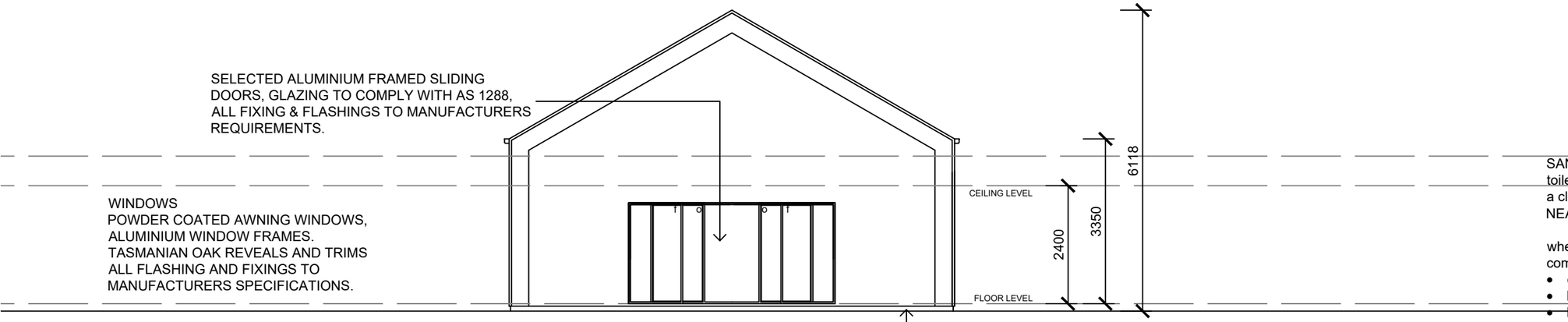
- provide permanently fixed openable windows, doors or similar with an aggregate openable area of at least 5% of the floor area of the room.
- openings to open onto a court, open space, verandah, carport or like.
- ventilation can be shared via an adjoining room where a window, door or similar opening with a openable area of 5% of the floor area of the room to be ventilated is provided and the adjoining room has a openable window, door or similar device opening to the outside with an openable area of at least 5% of the combined floor area of both rooms.

NATURAL LIGHT. NCC 2022 HP10.5.1
natural light to be provided through windows with an aggregate light transmitting area measured clear of the window framing, glazing bars and other obstructions of not less than 10% of the floor area of the room.

- windows to be positioned for light transmission from the sky a court, open space, verandah, carport or like.
- natural light can be shared via an adjoining room where a glazed panel or opening with a openable area of 10% of the floor area of the room to which natural light is to be provided and the adjoining room has windows with an aggregate light transmitting area of not less than 10% of the combined floor area of both rooms.

SELECTED ALUMINIUM FRAMED SLIDING DOORS, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS.

WINDOWS
POWDER COATED AWNING WINDOWS, ALUMINIUM WINDOW FRAMES.
TASMANIAN OAK REVEALS AND TRIMS
ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.



WESTERN ELEVATION
scale 1:100

FOOTINGS. NCC 2022 HP4.2, AS 2870.1
Refer to Engineering drawings for all concrete footing construction & timber flooring member sizes.

SANITARY COMPARTMENT. NCC 2022 HP10.4.2
toilet cubicle and fit out to be constructed to ensure a clear space of 1200mm is provided between the closet pan and the NEAREST part of the doorway.

where 1200mm is not achieved the door of a fully enclosed sanitary compartment must;

- open (swing) outwards, or
- be a sliding door, or
- have escape hinges fitted in accordance with manufacturers instruction and the door is readily removable from outside the compartment.

DRAWING

ELEVATIONS

DRG. No.

SJD 26/04-08

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2026
SCALE	1:100
SHEET	8 of 20

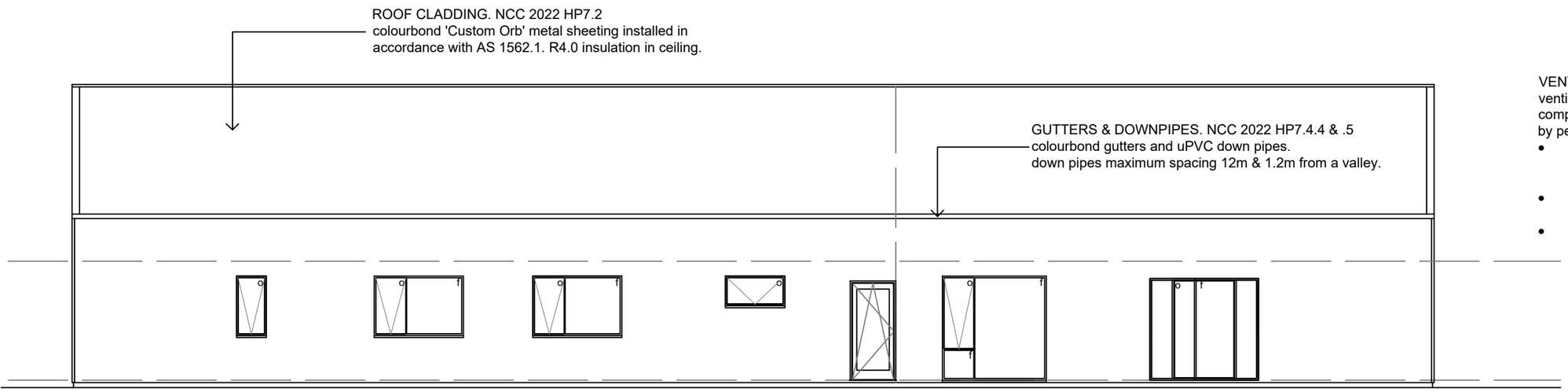
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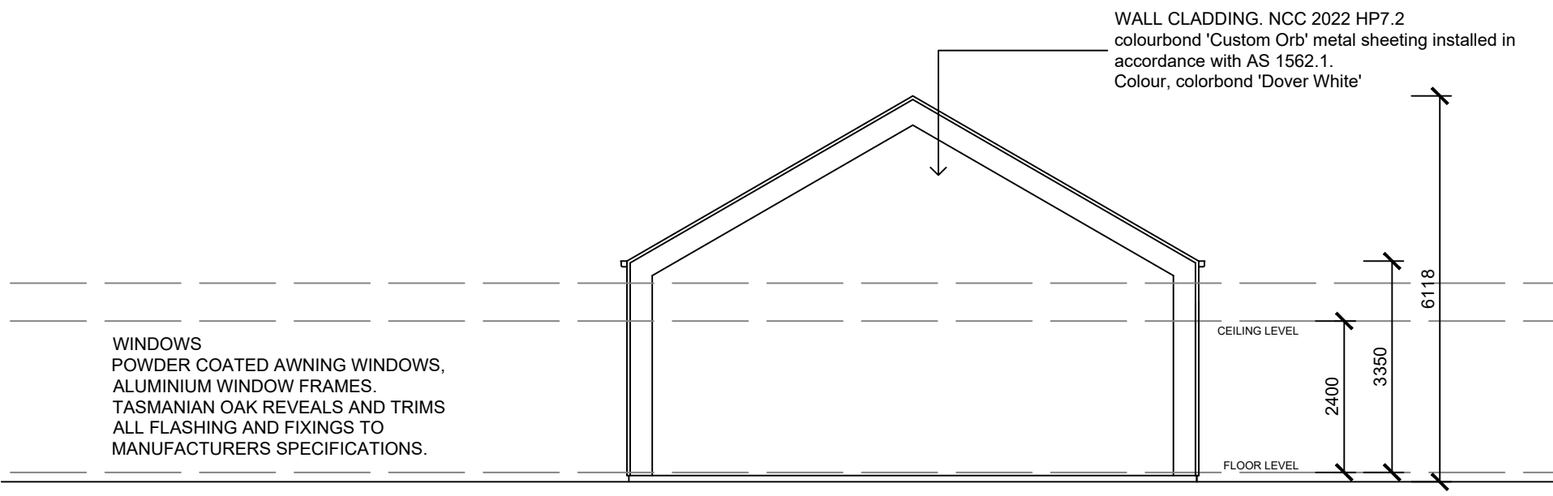


NORTHERN ELEVATION

scale 1:100

VENTILATION. NCC 2022 HP10.6.2
ventilation to be provided to ALL habitable rooms, sanitary compartment, bathroom showers, laundry and other rooms occupied by persons.

- provide permanently fixed openable windows, doors or similar with an aggregate openable area of at least 5% of the floor area of the room.
- openings to open onto a court, open space, verandah, carport or like.
- ventilation can be shared via an adjoining room where a window, door or similar opening with a openable area of 5% of the floor area of the room to be ventilated is provided and the adjoining room has a openable window, door or similar device opening to the outside with an openable area of at least 5% of the combined floor area of both rooms.



WINDOWS
POWDER COATED AWNING WINDOWS,
ALUMINIUM WINDOW FRAMES.
TASMANIAN OAK REVEALS AND TRIMS
ALL FLASHING AND FIXINGS TO
MANUFACTURERS SPECIFICATIONS.

EASTERN ELEVATION

scale 1:100

NATURAL LIGHT. NCC 2022 HP10.5.1
natural light to be provided through windows with an aggregate light transmitting area measured clear of the window framing, glazing bars and other obstructions of not less than 10% of the floor area of the room.

- windows to be positioned for light transmission from the sky a court, open space, verandah, carport or like.
- natural light can be shared via an adjoining room where a glazed panel or opening with a openable area of 10% of the floor area of the room to which natural light is to be provided and the adjoining room has windows with an aggregate light transmitting area of not less than 10% of the combined floor area of both rooms.

SANITARY COMPARTMENT. NCC 2022 HP10.4.2
toilet cubicle and fit out to be constructed to ensure
a clear space of 1200mm is provided between the closet pan and the NEAREST part of the doorway.

where 1200mm is not achieved the door of a fully enclosed sanitary compartment must;

- open (swing) outwards, or
- be a sliding door, or
- have escape hinges fitted in accordance with manufacturers instruction and the door is readily removable from outside the compartment.

DRAWING

ELEVATIONS

DRG. No.

SJD 26/04-09

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2026
1:100
9 of 20

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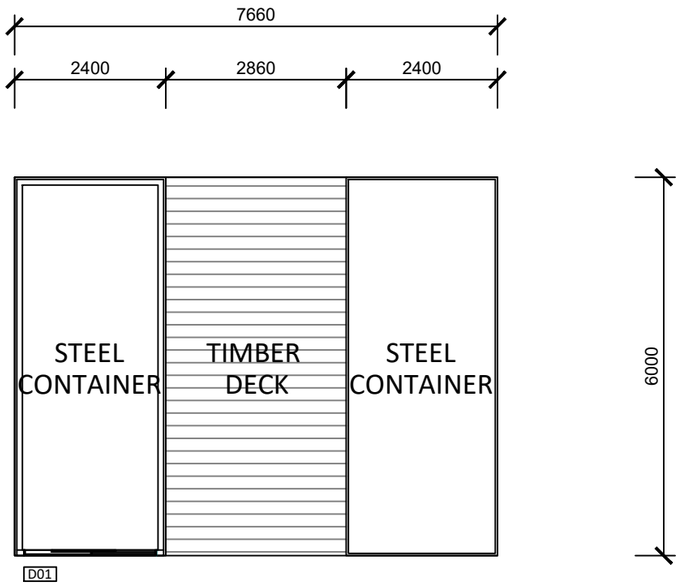
20 Richings Drive
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Accreditation CC1570 S

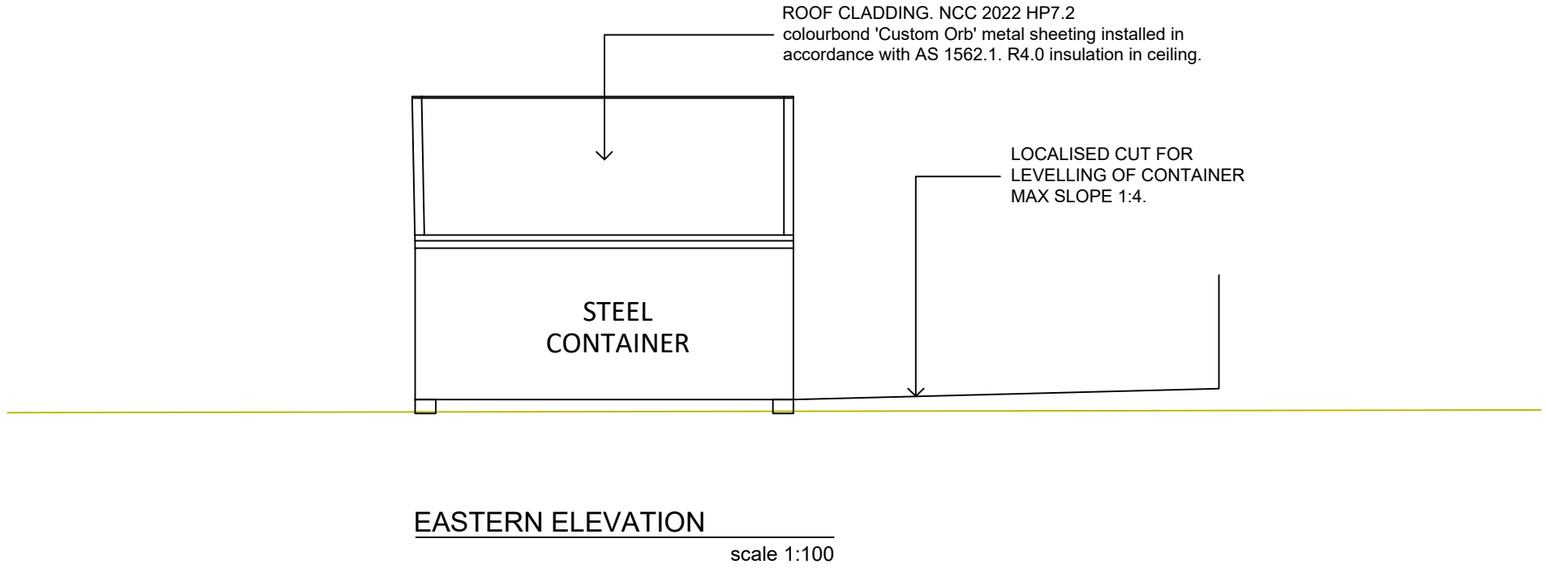
rev	comments



FLOOR PLAN

scale 1:100

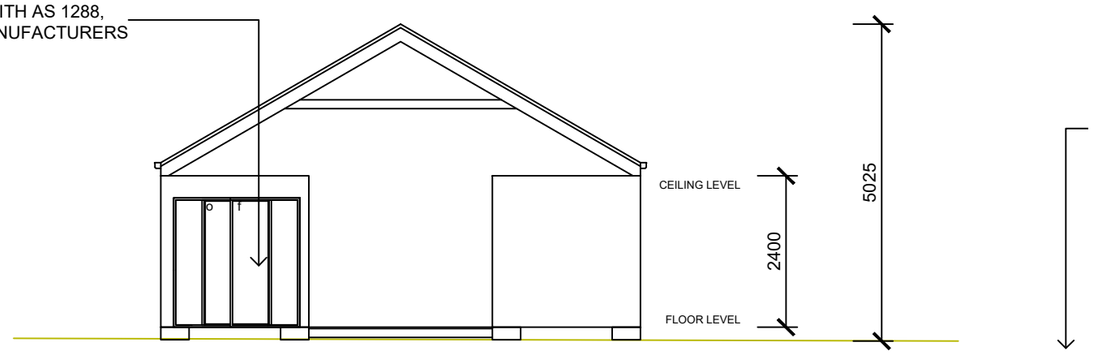
Floor area 46.0m²



EASTERN ELEVATION

scale 1:100

SELECTED ALUMINIUM FRAMED SLIDING DOORS, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS.



NORTHWESTERN ELEVATION

scale 1:100

DRAWING

OUTBUILDING DETAILS

DRG. No.

SJD 26/04-21

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT	OWNER
DESIGN	S. JORDAN
CHECKED	OWNER
DATE	AUGUST 2026
SCALE	1:100
SHEET	21of 22

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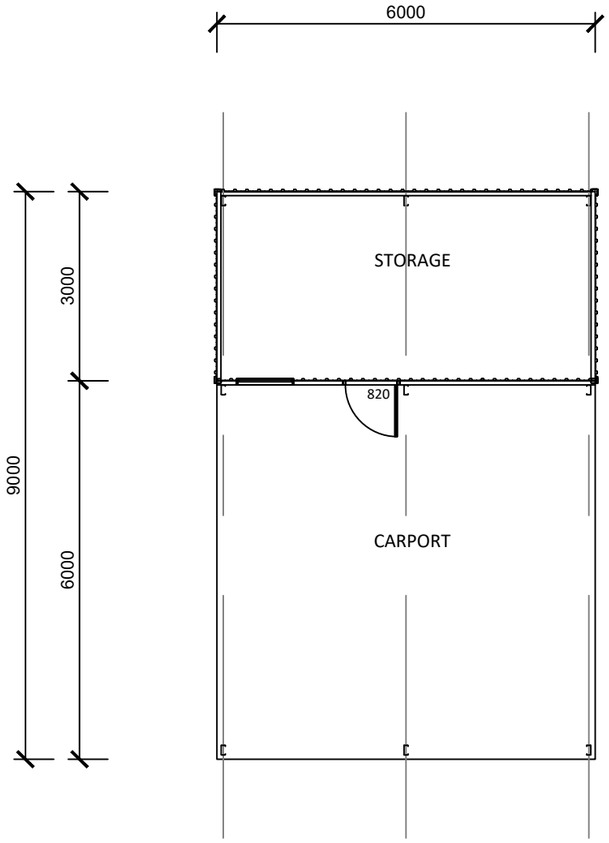
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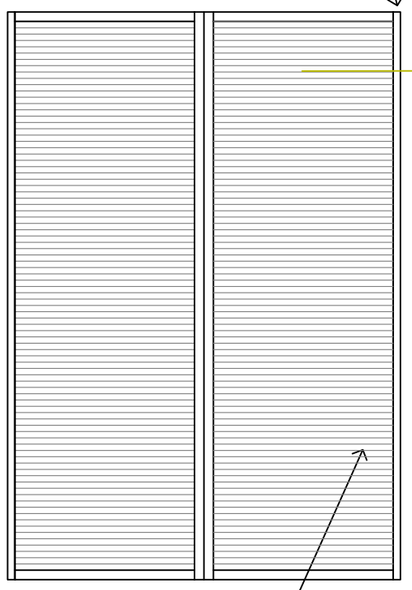
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FLOOR PLAN
scale 1:100

Floor area 54.0m²

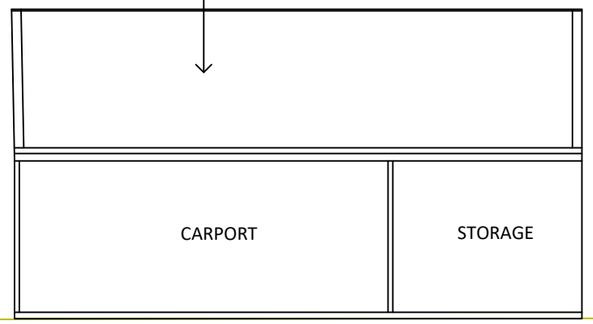
GUTTERS & DOWNPIPES. BCA VOLUME 2 PART 3.5.3.2
colourbond metal facias, gutters and down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.



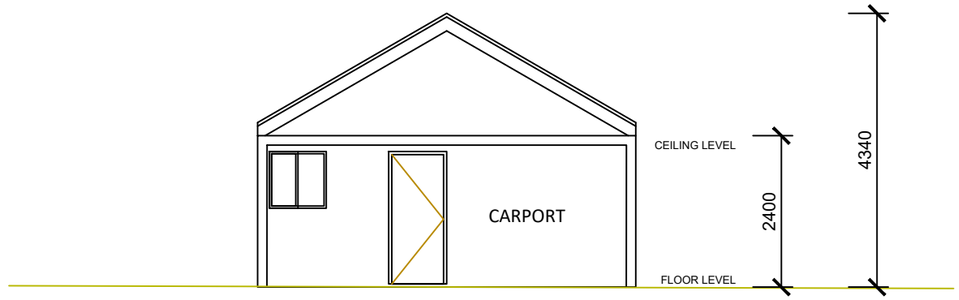
ROOF CLADDING. BCA VOLUME 2 PART 3.5.3.2:
colourbond corrugated metal sheeting installed in
accordance with manufacturers specifications.

ROOF PLAN
scale 1:100

ROOF CLADDING. NCC 2022 HP7.2
colourbond 'Custom Orb' metal sheeting installed in
accordance with AS 1562.1.



SOUTHERN ELEVATION
scale 1:100



WESTERN ELEVATION
scale 1:100

DRAWING

CARPROT DETAILS

DRG. No.

SJD 26/04-22

CLIENT

J. CLARK & M. FITZPATRICK
129 PAPER BEACH ROAD,
SWAN POINT, 7275

PROJECT

PROPOSED RESIDENCE
131 PAPER BEACH ROAD,
SWAN POINT, 7275

CONCEPT
DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
S. JORDAN
OWNER
AUGUST 2026
1:100
21of 22

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20 Richings Drive
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ABN 48 567 070 667
Accreditation CC1570 S