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

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026353
	Assess No:	A3508
	PID No:	2955687

Applicant Name:	West Tamar Council					
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:	Jeff Speer

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)*	**West Tamar Council**
Location / Address:	Lot 2 Murray St Exeter
Title Reference:	156040-2
Zone(s):	

Existing Development/Use:	Bowls Club
Existing Developed Area:	8997m2

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** ☐x
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☐	Visitor Accommodation: ☐	Commercial: x☐	Other: ☐
	Description of Use: Existing Bowls Club			

Development Type:	Building work: x	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: New LED Lighting to Bowls Green			

New or Additional Area:	N/A	
Estimated construction cost of the proposed development:	$69000.00	
Building Materials:	Wall Type: N/A	Colour:
	Roof Type: n/a	Colour:

WEST TAMAR COUNCIL

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:	No change	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,*

N/A		
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,*

J Speer		9/11/26
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)*

N/A		
Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*

K Desmond		9/11/26.
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: *N/A*

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 NEIL ARTHUR JOLLY & NANCY SCOTT
PATRICK WILLIAM CLEMENTS
~~PETER JOHN HEWITT~~
~~JOHN ROBERT TORNEY~~
~~WILLIAM HEWETT GREEN~~
~~FREDERICK ALFRED PARTRIDGE~~
~~RAYMOND DOUGLAS CAMERON~~
EXETER HARDWARE PTY LTD.

FOLIO REFERENCE
204240-1, 85929-10, 240638-1, 133226-1, 133226-2 & 12378-4

PLAN OF SURVEY

BY SURVEYOR R.S. KILE OF COHEN & ASSOCIATES PTY LTD, LAUNCESTON

LOCATION TOWN OF EXETER

SCALE 1 : 750 LENGTHS IN METRES

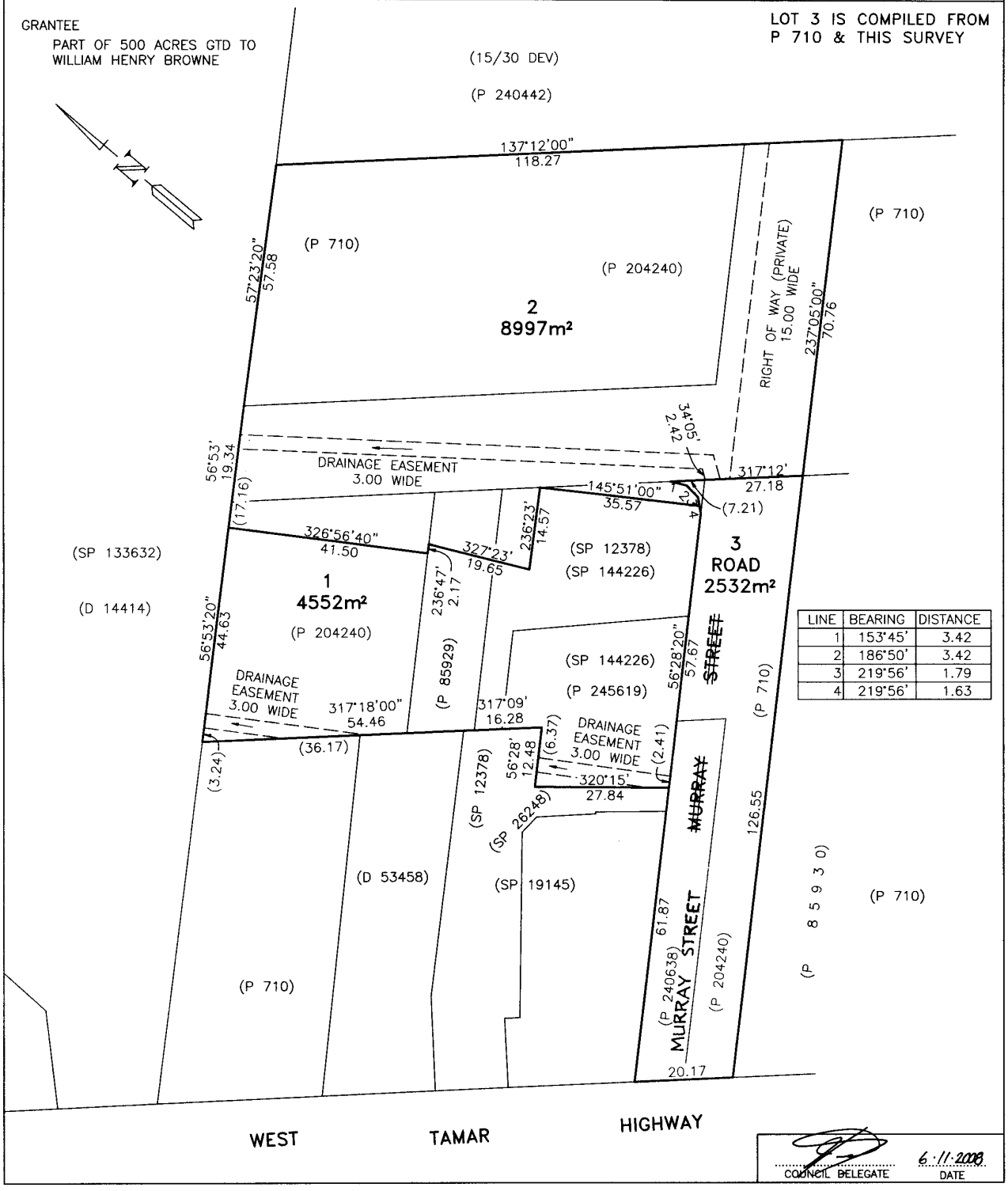
REGISTERED NUMBER
SP156040

~~APPROVED~~
EFFECTIVE FROM - 7 MAY 2009
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
129 (4842-24.25)	GGT75, GGT76, FVD34, 4142019.	SP 12378, P 710 P 204240, SP 133226	

GRANTEE
PART OF 500 ACRES GTD TO WILLIAM HENRY BROWNE

LOT 3 IS COMPILED FROM P 710 & THIS SURVEY



LINE	BEARING	DISTANCE
1	153°45'	3.42
2	186°50'	3.42
3	219°56'	1.79
4	219°56'	1.63

COUNCIL DELEGATE 6/11/2008 DATE

42/73 (5363) 12/9/2008 16:52

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 156040

EASEMENTS AND PROFITS

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

EASEMENTS

Lot 2 is subject to a Right of Carriageway in favour of the West Tamar Council over the Right of Way (Private) 15.00 wide marked on the plan attached hereto.

Lots 1 and 2 are subject to ~~the~~ a Right of Drainage ~~marked~~ over the Drainage Easement~~s~~ 3.00 wide on the plan attached hereto in favour of the West Tamar Council.

Executed by PATRICK WILLIAM CLEMENTS, NANCY SCOTT and NEIL ARTHUR JOLLY as the trustee of the Exeter Branch of the Returned Sailors and Soldiers Imperial League of Australia in the presence of:

PWC

Witness:
Full Name: ERNEST GEORGE MILLS
Address: 14, St Aldhams Ct. Grindelwald
Occupation: Retired.

Executed by WILLIAM HEWETT GREEN in the presence of:

Witness:
Full Name: TANYA HODGES
Address: 2 RIDGE ST HILLWOOD
Occupation: OFFICE MANAGER

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Patrick William Clements, Nancy Scott, Neil Arthur Jolly and William Hewett Green FOLIO REF: 204240/1, 85929/10, 133226/2 & 133226/1 SOLICITOR & REFERENCE: Archer Bushby 620787KHR	PLAN SEALED BY: West Tamar Council DATE: 6th November 2008 107/07 REF NO. Council Delegate

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

CLIENT / ARCHITECT:

WEST TAMAR COUNCIL

PROJECT DETAILS:

EXETER BOWLS CLUB - LIGHT POLE
10 MURRAY STREET, EXETER

PROJECT No:

266012

DISCIPLINE:

BUILDING DESIGN

DRAWINGS:

DWG No:	DRAWING NAME:	REV:	DATE:
COV-A	COVER SHEET	0	23-11-26
A001	BUILDING DESIGN NOTES	0	23-11-26
A101	SITE PLAN	0	23-11-26
A201	ELEVATIONS - SHEET 1	0	23-11-26
A202	ELEVATIONS - SHEET 2	0	23-11-26

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	APPROVAL	NEM	23-11-26

COLLECTIVE CONSULTING
E admin@collectiveconsulting.com.au
Level 1, 10-14 Paterson Street
Launceston TAS 7250
P (03) 6334 0834
collectiveconsulting.com.au

CLIENT / ARCHITECT: **WEST TAMAR COUNCIL**

PROJECT DETAILS: **EXETER BOWLS CLUB - LIGHT POLE**
10 MURRAY STREET, EXETER

DRAWING TITLE: **COVER SHEET**

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
AJL	TMK	NEM	TMK	TONY KEEGAN - CC5853K

SCALE @ A3:	PROJECT No:	DRAWING No:	REVISION:
	266012	COV-A	0

GENERAL NOTES

1 INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

A. THESE DOCUMENTS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF COLLECTIVE CONSULTING (THE DESIGNER), FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT, DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

B. THESE DOCUMENTS HAS BEEN PRODUCED FOR THE NAMED CLIENT AND FOR USE OF THIS PROJECT ONLY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

C. INFORMATION PROVIDED WITHIN THESE DOCUMENTS HAVE BEEN PROVIDED UNDER COLLECTIVE CONSULTING TERMS OF ENGAGEMENT. BY ACCEPTING OR USING THE INFORMATION WITHIN THIS DOCUMENT, YOU HAVE ACCEPTED THE TERMS OF ENGAGEMENT. TERMS OF ENGAGEMENT ARE AVAILABLE ON REQUEST.

D. THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH (BUT ARE NOT LIMITED TO) THE FOLLOWING:
- D.1. DOCUMENTS AND SPECIFICATIONS PROVIDED BY COLLECTIVE CONSULTING.
- D.2. ANY OTHER WRITTEN INSTRUCTIONS BY COLLECTIVE CONSULTING ISSUED IN THE COURSE OF THE CONTRACT.
- D.3. ALL CONSULTANTS AND SUB-CONTRACTORS DOCUMENTS AND (BYDA, LAND SURVEYOR, BUSHFIRE, ENERGY ASSESSOR, ASSET LOCATORS, ENVIRONMENTAL, TOWN PLANNERS, ETC).
- D.4. ALL ENGINEERS DOCUMENTS AND SPECIFICATIONS (IE GEOTECHNICAL, CIVIL, STRUCTURAL, BUILDING SERVICES, FIRE, ACOUSTIC, ETC).
- D.5. ANY CONDITIONS OF THE PLANNING AND BUILDING PERMITS (AND NOTIFY THE RELEVANT SUB-CONTRACTORS AS REQUIRED).
- D.6. ALL MANUFACTURERS DOCUMENTS AND SPECIFICATIONS.
- D.7. AND ANY OTHER REQUIRED DOCUMENTS AND INFORMATION BY OTHERS.

E. OBTAIN APPROVALS, PERMITS AND FINAL CERTIFICATES FROM THE CONTROLLING AUTHORITIES AS REQUIRED. THE PRINCIPAL IS TO PAY ALL APPLICABLE FEES AND CHARGES IN ACCORDANCE WITH THE RELEVANT AUTHORITIES CURRENT FEES AND CHARGES SCHEDULES.

F. A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON OBTAINING THE REQUIRED PERMIT/S.

G. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE PROJECT DRAWING NOTES AND THE DRAWING SPECIFICATION (IF PROVIDED).

H. THE RECIPIENT IS RESPONSIBLE FOR ENSURING THAT THEY REVIEW THE STATUS OF THESE DRAWINGS, AND ARE IN RECEIPT OF THE CURRENT REVISION, PRIOR TO USE.

2 MATERIALS, CONSTRUCTION AND WORK PRACTICES

A. ALL MATERIALS, CONSTRUCTION, AND WORK PRACTICES MUST COMPLY WITH (BUT ARE NOT LIMITED TO) THE FOLLOWING:
- A.1. CURRENT STATE / TERRITORY AND LOCAL GOVERNMENT BUILDING REGULATIONS.
- A.2. THE NATIONAL CONSTRUCTION CODE (NCC) 2022 VOLUME 1.
- A.3. RELEVANT CURRENT AUSTRALIAN STANDARDS (AS) AS REFERENCED IN THE ABOVE REGULATIONS (TO BE NOTED AS THE CURRENT VERSIONS AND REVISIONS).
- A.4. THE BUILDING SURVEYOR.
- A.5. MANUFACTURERS GUIDELINES.
- A.6. WORKSAFE.

B. CONSTRUCTION IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ABOVE STANDARDS AND REGULATIONS, THROUGHOUT THE DURATION OF THE CONTRACT.

C. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROFESSIONALS, TRADESPEOPLE, SUB-CONSULTANTS, AND SUPPLIERS ENGAGED ARE QUALIFIED, ACCREDITED, AND POSSESS ANY NECESSARY PERMITS REQUIRED BY STATUTORY AUTHORITIES.

D. WORK AND SITE MANAGEMENT PRACTICES MUST COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.

E. INSTALL PROPRIETARY ITEMS IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, SPECIFICATIONS AND RECOMMENDATIONS.

F. ANY PROPOSED PERFORMANCE SOLUTIONS MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR OR CERTIFIER TO MEET NCC PERFORMANCE REQUIREMENTS BEFORE IMPLEMENTATION OR INSTALLATION.

G. INSTALLATION OF SERVICES AND INFRASTRUCTURE MUST ADHERE TO THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS AND SPECIFICATIONS.

3 FIRE SUPPRESSION

A. REFER TO THE FIRE SERVICES ENGINEER FOR ALL HYDRANT, HOSE REELS AND EXTINGUISHER DETAILS.

SCOPE OF WORKS

1 GENERAL

A. THE SCOPE OF WORKS IS DEFINED IN THESE DOCUMENTS AND, WHERE PROVIDED, THE PROJECT SPECIFICATION.

B. THE CONTRACTOR IS EXPECTED TO ADDRESS AND RESOLVE ANY ISSUES UNCOVERED ON-SITE THAT ARE NOT DETAILED IN THESE DOCUMENTS IN CONSULTATION WITH THE SUPERINTENDENT OR CLIENT (PRINCIPAL).

C. COLLECTIVE CONSULTING DOES NOT TAKE ANY RESPONSIBILITY FOR:
- C.1. CHANGES TO THE SCOPE OF WORKS, UNLESS OFFICIALLY APPROVED THROUGH A VARIATION PROCESS.
- C.2. UNAUTHORISED CHANGES THAT IMPACT THE DESIGN, APPROVALS, OR COMPLIANCE.
- C.3. ON-SITE CONDITIONS THAT DIFFER FROM THE INFORMATION PROVIDED TO COLLECTIVE CONSULTING AT THE TIME OF DESIGN.
- C.4. ERRORS OR OMISSIONS IN DOCUMENTS PROVIDED BY THIRD PARTIES.
- C.5. THE MEANS, METHODS, OR SEQUENCE OF CONSTRUCTION, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

VARIATIONS

1 GENERAL

A. ANY VARIATION FROM THESE DOCUMENTS OR THE RELEVANT STANDARDS AND SPECIFICATIONS REQUIRES PRIOR WRITTEN APPROVAL FROM THE BUILDING SURVEYOR/BUILDING CERTIFIER, COUNCIL REPRESENTATIVE, AND THE DESIGNER. NO WORK BASED ON VARIATIONS SHALL PROCEED WITHOUT SUCH APPROVAL.

B. ANY DISCREPANCIES IDENTIFIED IN THE DOCUMENTS MUST BE REPORTED TO THE SUPERINTENDENT AND/OR THE DESIGNER BEFORE PROCEEDING WITH ANY RELATED WORK. FAILURE TO REPORT SUCH DISCREPANCIES MAY RESULT IN THE CONTRACTOR ASSUMING FULL RESPONSIBILITY FOR ANY RESULTING ERRORS OR NON-COMPLIANCE.

C. IF A CONFLICT ARISES BETWEEN THESE DOCUMENTS AND THE NATIONAL CONSTRUCTION CODE (NCC) 2022, RELEVANT AUSTRALIAN STANDARDS, OR MANUFACTURER INSTRUCTIONS/SPECIFICATIONS, THE ISSUE MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. NO FURTHER ACTION IS TO BE TAKEN UNTIL THE DESIGNER PROVIDES CLARIFICATION OR DIRECTION.

D. THE CLIENT AND/OR THE CLIENT'S CONTRACTOR MUST NOT MODIFY OR AMEND THE PLANS WITHOUT PRIOR KNOWLEDGE AND WRITTEN CONSENT FROM THE DESIGNER, EXCEPT WHERE THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER MAKES MINOR CHANGES NECESSARY TO FACILITATE THE BUILDING PERMIT APPLICATION. SUCH CHANGES MUST BE COMMUNICATED TO THE DESIGNER WITHIN 48 HOURS OF THEIR OCCURRENCE.

E. APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE, OR EQUIVALENT DOES NOT CONSTITUTE AUTHORIZATION FOR ITS USE AS A CONTRACT VARIATION. ALL VARIATIONS OR SUBSTITUTIONS MUST BE DOCUMENTED AND APPROVED BY ALL PARTIES TO THE BUILDING CONTRACT, AND WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER, BEFORE IMPLEMENTATION.

F. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR MUST RECEIVE PRIOR APPROVAL FROM THE DESIGNER. THE CONTRACTOR MUST SUBMIT DETAILED TECHNICAL INFORMATION, INCLUDING BUT NOT LIMITED TO SPECIFICATIONS, COMPLIANCE DATA, AND INSTALLATION GUIDELINES, TO THE DESIGNER FOR REVIEW AND CONSIDERATION.

SAFETY IN DESIGN

1 GENERAL

A. THE SAFETY IN DESIGN RISK MITIGATION MEASURES OUTLINED IN THESE DOCUMENTS ARE BASED ON GENERAL PRINCIPLES OF RISK MINIMISATION AND DO NOT ACCOUNT FOR ALL POTENTIAL SAFETY RISKS ASSOCIATED WITH THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR DEMOLITION PHASES OF THIS PROJECT.

B. THEY DO NOT REDUCE OR LIMIT THE OBLIGATIONS OF THE CONTRACTOR, CONSTRUCTOR, USER, OPERATOR, MAINTAINER OR DEMOLISHER TO PERFORM THEIR OWN SAFETY IN DESIGN RISK ASSESSMENTS SPECIFIC TO THEIR WORKS.

C. CONSTRUCTION AND INSTALLATION SAFE WORK METHOD STATEMENTS (SWMS) MUST BE REVIEWED AND APPROVED BY A QUALIFIED SAFETY PROFESSIONAL TO ENSURE RISKS ASSOCIATED WITH THE INSTALLATION PROCESS ARE IDENTIFIED, ELIMINATED, OR MINIMISED TO THE EXTENT REASONABLY PRACTICABLE.

D. PROTECTIVE MEASURES, SUCH AS OUTRIGGERS, FENCES, AWNINGS, HOARDING, AND BARRICADES, MUST BE INSTALLED WHERE REQUIRED TO PREVENT DANGER TO LIFE OR PROPERTY, OR AS DIRECTED BY THE BUILDING SURVEYOR AND/OR COUNCIL.

AUTHORITIES / CONSULTANTS

MUNICIPAL AUTHORITY:	WEST TAMAR COUNCIL
WATER AUTHORITY:	TASWATER
POWER DISTRIBUTOR:	TASNETWORKS

SETOUT / DIMENSIONS AND DESIGN LEVELS

1 SETOUT / DIMENSIONS

A. SETOUT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND A REGISTERED SURVEYOR. COLLECTIVE CONSULTING WILL NOT BE HELD LIABLE FOR INACCURACIES ARISING FROM IMPROPER SETOUT PROCEDURES OR ERRORS IN SURVEY DATA.

B. THE CONTRACTOR AND ALL SUBCONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, SPECIFICATIONS, AND RELATED DOCUMENTATION BEFORE COMMENCING ANY WORKS. ANY DISCREPANCIES OR AMBIGUITIES MUST BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING.

C. UNLESS EXPLICITLY NOTED OTHERWISE, ALL DIMENSIONS ARE PROVIDED IN MILLIMETRES.

D. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS IN ALL INSTANCES. SCALING OF DRAWINGS SHOULD ONLY BE UNDERTAKEN WITH CAUTION.

E. UNLESS EXPLICITLY NOTED OTHERWISE, ALL DIMENSIONS INDICATED ON PLANS, SECTIONS, AND DETAILS REFER TO THE BUILDING STRUCTURE AND EXCLUDE FINISHES, LININGS, OR CLADDINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOUNT FOR THESE ELEMENTS IN THE CONSTRUCTION PROCESS.

2 DESIGN LEVELS

A. THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND DETERMINING DESIGN LEVELS ON-SITE TO ACHIEVE THE DESIGN INTENT. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER IMMEDIATELY FOR REVIEW AND CLARIFICATION.

B. SURFACE WATER MUST BE DIVERTED AWAY FROM BUILDING/S IN STRICT ACCORDANCE WITH NCC VOLUME 1 - PART F1.

C. THE HEIGHT OF FINISHED FLOOR LEVELS ABOVE EXTERNAL FINISHED SURFACE LEVELS MUST COMPLY WITH NCC VOLUME 1 - PART F1, ENSURING ADEQUATE DRAINAGE AND PROTECTION FROM WATER INGRESS.

D. WHERE NEW WORKS ARE REQUIRED TO MATCH EXISTING STRUCTURES, THE CONTRACTOR AND SUBCONTRACTORS MUST VERIFY ALL EXISTING LEVELS (INCLUDING BUT NOT LIMITED TO FLOOR, CEILING, AND HEAD HEIGHTS) BEFORE COMMENCING WORK. ANY DISCREPANCIES OR ADJUSTMENTS REQUIRED TO MATCH EXISTING CONDITIONS MUST BE APPROVED BY THE DESIGNER BEFORE PROCEEDING.

SAFETY IN DESIGN

1 GENERAL

A. IF PROVIDED FOR THIS PROJECT, REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILED SITE WORKS NOTES AND REQUIREMENTS. THESE DOCUMENTS TO BE READ IN CONJUNCTION WITH COLLECTIVE CONSULTING'S PLANS AND SPECIFICATIONS.

B. PRIOR TO COMMENCING SITE WORKS, THE CONTRACTOR MUST LOCATE AND VERIFY ALL EXISTING SERVICES ON-SITE. FAILURE TO DO SO MAY RESULT IN LIABILITY FOR DAMAGES.

C. ALL EXISTING SERVICES MUST BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

D. THE EXCAVATION AND FILLING OF THE SITE, INCLUDING MATERIALS AND WORKMANSHIP, MUST COMPLY WITH NCC VOLUME 1 - PART B1D3, AS2870, AND AS3798, AS APPLICABLE.

2 SITE PROTECTION AND ENVIRONMENTAL CONTROLS

A. WHERE REQUIRED BY COUNCIL, THE CONTRACTOR MUST CONSTRUCT A TEMPORARY CROSSING TO PROTECT THE FOOTPATH DURING SITE WORKS.

B. ALL REASONABLE STEPS MUST BE TAKEN TO LIMIT STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION TO PREVENT ENVIRONMENTAL DAMAGE OR REGULATORY BREACHES.

C. THE CONTRACTOR MUST IMPLEMENT MEASURES TO MINIMISE CONSTRUCTION WASTE SENT TO LANDFILL. OPTIONS INCLUDE USING A CONSTRUCTION WASTE RECOVERY SERVICE OR SORTING RECYCLABLE MATERIALS FOR TRANSPORT TO A REGISTERED RECYCLER. MATERIALS MUST NOT BE BURNED ON-SITE UNDER ANY CIRCUMSTANCES.

D. A SITE MANAGEMENT PLAN MUST BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS TO CONTROL SEDIMENT RUNOFF. THE PLAN MUST INCLUDE THE PROVISION OF:
- D.1. SILT FENCES ON THE LOW SIDE OF THE SITE AND AROUND ALL SOIL STOCKPILES AND STORMWATER INLET PITS/SUMPS.
- D.2. 'SILT STOP' FILTER BAGS (OR EQUIVALENT) OVER ALL STORMWATER ENTRY PITS.
- D.3. EROSION CONTROL FABRIC OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

E. DUST-CREATING MATERIALS MUST BE KEPT SPRAYED WITH WATER OR OTHERWISE MANAGED TO SUPPRESS DUST AND MAINTAIN AIR QUALITY.

F. WASTE MATERIALS MUST NOT BE PLACED IN ANY PUBLIC STREETS, ROADS, OR RIGHTS OF WAY. THE CONTRACTOR MUST ARRANGE FOR PROPER DISPOSAL IN COMPLIANCE WITH LOCAL REGULATIONS.

3 EARTHWORKS

A. UNRETAINED EARTHWORKS (WITHOUT RETAINING STRUCTURES) MUST NOT EXCEED 2M IN HEIGHT OR DEPTH.

B. CUT AND FILL BATTERS MUST COMPLY WITH NCC VOLUME 1 PART D1 AND AS3798.

C. WATER MUST NOT BE ALLOWED TO POND UNDER SUSPENDED FLOORS OR OTHER AREAS WHERE IT MAY AFFECT STRUCTURAL STABILITY OR COMPLIANCE.

4 DRAINAGE AND WATER MANAGEMENT

A. ADEQUATE DRAINAGE MUST BE INSTALLED TO DIRECT WATER AWAY FROM THE BUILDING AND ITS FOUNDATIONS, EITHER AS SPECIFIED IN THE DESIGN OR AS DIRECTED BY THE DESIGNER ON-SITE.

B. ALL WORKS MUST COMPLY WITH THE 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES, AS PROVIDED BY NORTHERN RESOURCE MANAGEMENT (NRM) OR RELEVANT LOCAL AUTHORITIES.

C. STORMWATER DRAINAGE MUST BE DESIGNED AND CONSTRUCTED PER NCC VOLUME 1 - PART F1D3 AND AS3500.3.

5 WASTE MANAGEMENT AND SITE CLEANLINESS

A. THE CONTRACTOR MUST IMPLEMENT MEASURES TO MINIMISE CONSTRUCTION WASTE SENT TO LANDFILL. OPTIONS INCLUDE USING A CONSTRUCTION WASTE RECOVERY SERVICE OR SORTING RECYCLABLE MATERIALS FOR TRANSPORT TO A REGISTERED RECYCLER.

B. MATERIALS MUST NOT BE BURNED ON-SITE UNDER ANY CIRCUMSTANCES.

C. UPON COMPLETION, THE SITE MUST BE LEFT IN A NEAT AND TIDY CONDITION TO THE SATISFACTION OF THE PRINCIPAL.

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	APPROVAL	NEM	23-11-26

COLLECTIVE CONSULTING
E admin@collectiveconsulting.com.au
Level 1, 10-14 Paterson Street
Launceston TAS 7250
P (03) 6334 0834
collectiveconsulting.com.au

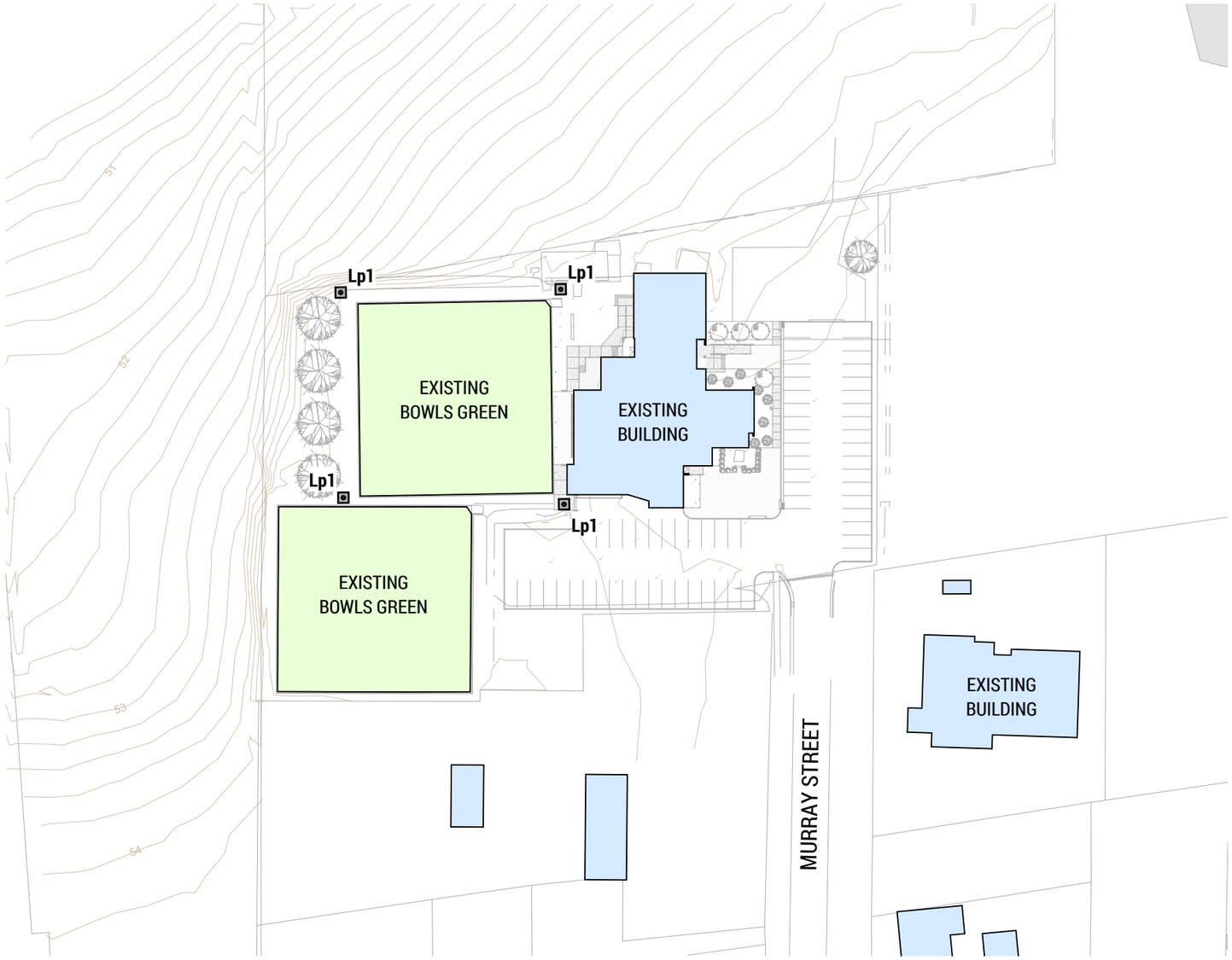
CLIENT / ARCHITECT:
WEST TAMAR COUNCIL

PROJECT DETAILS:
EXETER BOWLS CLUB - LIGHT POLE
10 MURRAY STREET, EXETER

DRAWING TITLE:
BUILDING DESIGN NOTES

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
AJL	TMK	NEM	TMK	TONY KEEGAN - CC5853K

SCALE @ A3:	PROJECT No:	DRAWING No:	REVISION:
1 : 100	266012	A001	0



SITE PLAN

SCALE 1 : 1000

SITE PLAN NOTES

1 GENERAL

A. THE FOLLOWING IS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWINGS A001.

B. THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY COLLECTIVE CONSULTING, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

C. THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH (BUT NOT BE LIMITED TO) ALL ENGINEERS, SURVEYORS, GEOTECHS, MANUFACTURERS, AND SUB-CONTRACTORS / SUB-CONSULTANTS DRAWINGS, SPECIFICATIONS (AND ANY OTHER REQUIRED DRAWINGS AND DOCUMENTS BY OTHERS).

2 SETOUT / DIMENSIONS AND DESIGN LEVEL

A. THE CONTRACTOR AND SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

B. THE CONTRACTOR AND SUB-CONTRACTORS SHALL CONFIRM / DETERMINE DESIGN LEVELS ON SITE TO ACHIEVE DESIGN INTENT. REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

3 EXISTING, PROTECTION AND MAKING GOOD

A. ALL EXISTING STRUCTURES AND ITEMS ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

B. CONTRACTOR AND SUB-CONTRACTORS TO ALLOW TO MAKE GOOD ALL SURFACES AFFECTED BY WORKS TO SUPERINTENDENT / PRINCIPAL / LOCAL COUNCIL'S SATISFACTION.

C. ALL EXISTING INFRASTRUCTURE IS TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE. REFER BELOW FOR LOCATION METHODS OF EXISTING INFRASTRUCTURE.

3 EXISTING, PROTECTION AND MAKING GOOD

A. ALL EXISTING STRUCTURES AND ITEMS ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

B. CONTRACTOR AND SUB-CONTRACTORS TO ALLOW TO MAKE GOOD ALL SURFACES AFFECTED BY WORKS TO SUPERINTENDENT / PRINCIPAL / LOCAL COUNCIL'S SATISFACTION.

C. ALL EXISTING INFRASTRUCTURE IS TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE. REFER BELOW FOR LOCATION METHODS OF EXISTING INFRASTRUCTURE.

4 LOCATION OF EXISTING INFRASTRUCTURE

A. LOCATE ALL EXISTING UNDERGROUND INFRASTRUCTURE PRIOR TO COMMENCING ANY SITE AND DEMOLITION WORKS WITH THE FOLLOWING METHODS:

A.1. THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING INFRASTRUCTURE NOT SHOWN ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.

A.2. THE CONTRACTOR IS TO COMPLETE A 'BEFORE YOU DIG'.

A.3. THE CONTRACTOR IS TO REVIEW ALL SURVEY AND UNDERGROUND ASSET DATA.

A.4. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICES LOCATIONS FOR ALL UNDERGROUND INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO; COMMUNICATIONS, TASNETWORKS, TASGAS, TASWATER AND COUNCIL INFRASTRUCTURE (IE SEWER, STORMWATER, WATER ETC.) IN THE AREA OF NEW WORKS.

A.5. CONFIRM LOCATIONS WITH THE FOLLOWING METHODS (AS REQUIRED); CABLE LOCATORS, POT HOLING, SUCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.

A.6. THE CONTRACTOR IS TO WALK SITE AND IDENTIFY ANY ASSETS THAT MAY HAVE BEEN MISSED AND REPORT TO SUPERINTENDENT.

B. TRENCHES WHERE SERVICES ARE REMOVED ARE TO BE FILLED WITH AN APPROVED COMPACTED MATERIAL AND TO ENGINEERS COMPACTION SPECIFICATIONS. MATCH AND MAKE GOOD SURFACES TO MATCH EXISTING SURROUNDINGS.



TRUE NORTH



PROJECT NORTH

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	APPROVAL	NEM	23-11-26

COLLECTIVE CONSULTING
E admin@collectiveconsulting.com.au
Level 1, 10-14 Paterson Street
Launceston TAS 7250
P (03) 6334 0834
collectiveconsulting.com.au

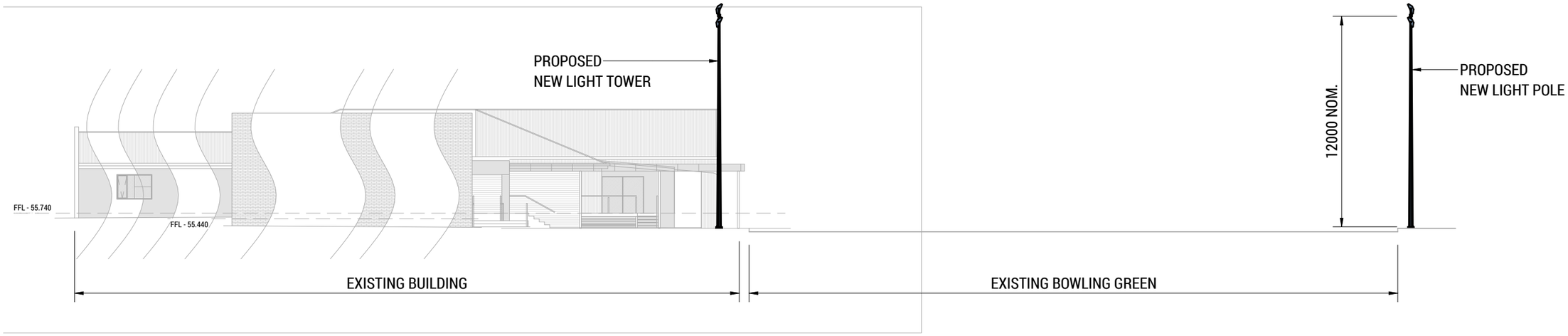
CLIENT / ARCHITECT: **WEST TAMAR COUNCIL**

PROJECT DETAILS: **EXETER BOWLS CLUB - LIGHT POLE**
10 MURRAY STREET, EXETER

DRAWING TITLE: **SITE PLAN**

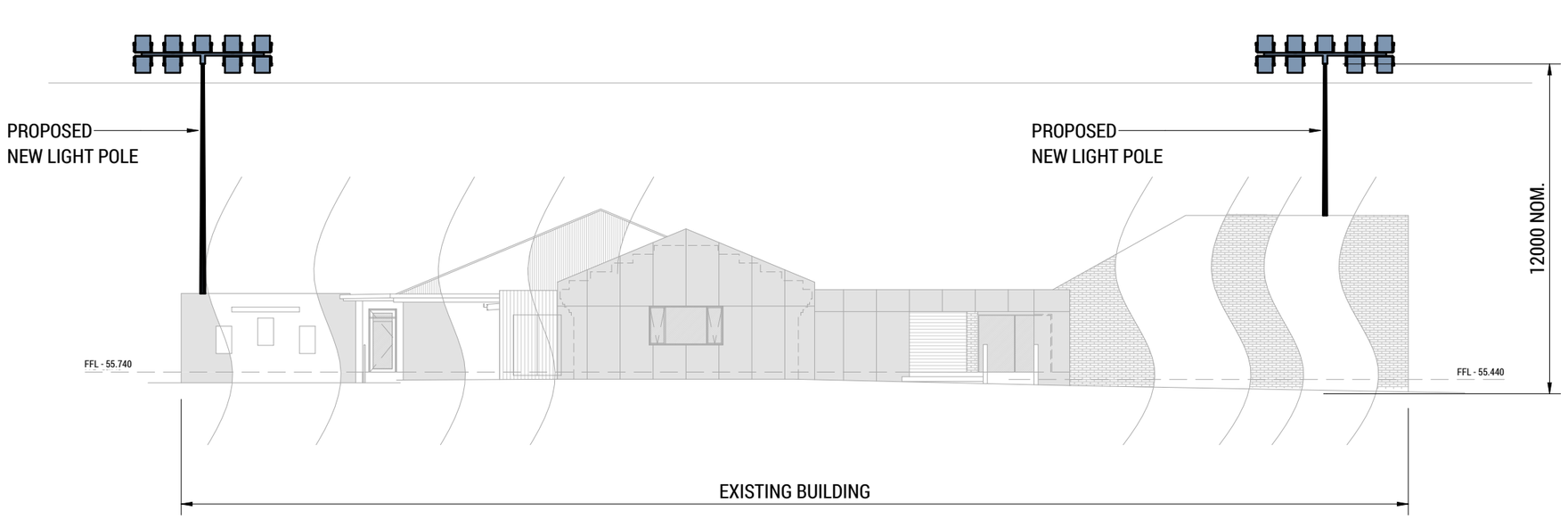
DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
AJL	TMK	NEM	TMK	TONY KEEGAN - CC5853K

SCALE @ A3:	PROJECT No:	DRAWING No:	REVISION:
As indicated	266012	A101	0



NORTH ELEVATION

SCALE 1 : 250



EAST ELEVATION

SCALE 1 : 200

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	APPROVAL	NEM	23-11-26

COLLECTIVE CONSULTING
E admin@collectiveconsulting.com.au
Level 1, 10-14 Paterson Street
Launceston TAS 7250
P (03) 6334 0834
collectiveconsulting.com.au

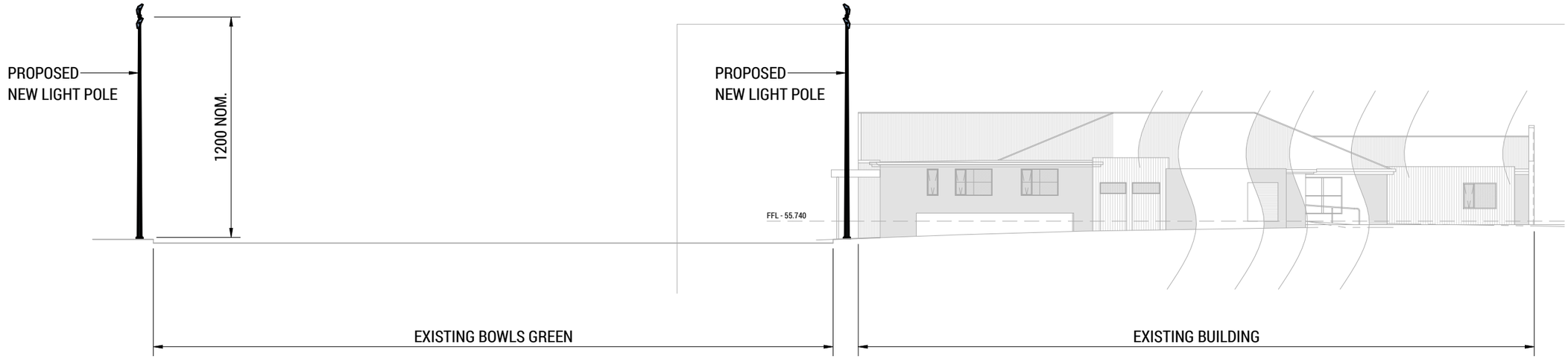
CLIENT / ARCHITECT:
WEST TAMAR COUNCIL

PROJECT DETAILS:
EXETER BOWLS CLUB - LIGHT POLE
10 MURRAY STREET, EXETER

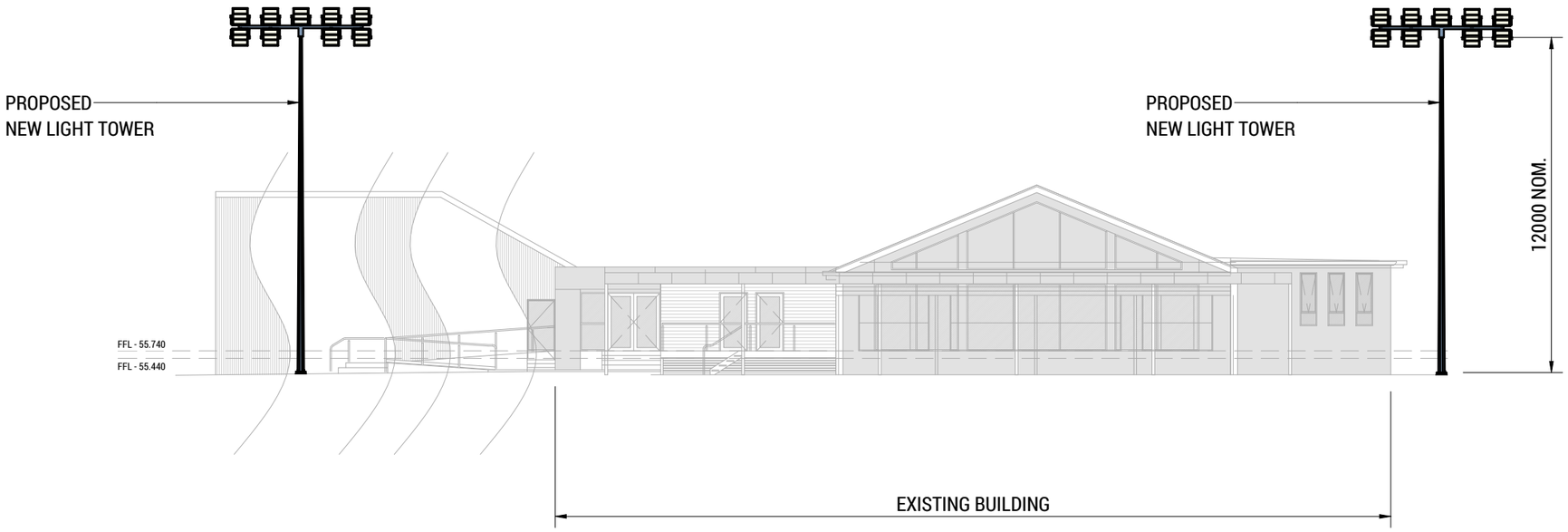
DRAWING TITLE:
ELEVATIONS - SHEET 1

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
AJL	TMK	NEM	TMK	TONY KEEGAN - CC5853K

SCALE @ A3:	PROJECT No:	DRAWING No:	REVISION:
As indicated	266012	A201	0



SOUTH ELEVATION
SCALE 1 : 250



WEST ELEVATION
SCALE 1 : 200

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
0	APPROVAL	NEM	23-11-26

COLLECTIVE CONSULTING
E admin@collectiveconsulting.com.au
Level 1, 10-14 Paterson Street
Launceston TAS 7250
P (03) 6334 0834
collectiveconsulting.com.au

CLIENT / ARCHITECT: **WEST TAMAR COUNCIL**

PROJECT DETAILS: **EXETER BOWLS CLUB - LIGHT POLE**
10 MURRAY STREET, EXETER

DRAWING TITLE: **ELEVATIONS - SHEET 2**

DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
AJL	TMK	NEM	TMK	TONY KEEGAN - CC5853K

SCALE @ A3:	PROJECT No:	DRAWING No:	REVISION:
As indicated	266012	A202	0