

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/15

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback



NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2026/15
Development Site: - 7 Bower Circuit HEYBRIDGE
CT: 179347/4
Proposal: - Established Residential Use – Single Dwelling

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **19 March 2026**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
EXECUTIVE MANAGER – DEVELOPMENT SERVICES
Date of Notice: - **4 March 2026**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email :



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address 7 Bower Circuit, Heybridge, 7321

Certificate of Title Reference SP179347

Applicant

First Name Tyler

Second Name

Surname Clarke

Postal Address:

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES NO

Applicants Signature: 

Owner (note – if more than one owner, all names must be indicated)

First Name Alexandra

Second Name Grace

Surname Whiteley

Postal Address:

Phone No:

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information	(NB If insufficient space, please attach separate document)
Proposed Use:	
Use Class	1A
Documents included with the permit application to describe the Use	
New Building	
Proposed Development	
Use class to which the development applies	1A
Documents included with the permit application to describe the Development	
Building Plans	
Site Plan	
Title Documentation	
List of working drawings, shadow drawings	
Waste Water Plan	
Soil Classification Report	
Provisions and Standards relied upon for grant of a Permit	

Value of use and/or development

\$

Notification of Landowner/s

If land is not in applicant's ownership

I, Tyler Clarke, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 7/10/25

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicant Declaration

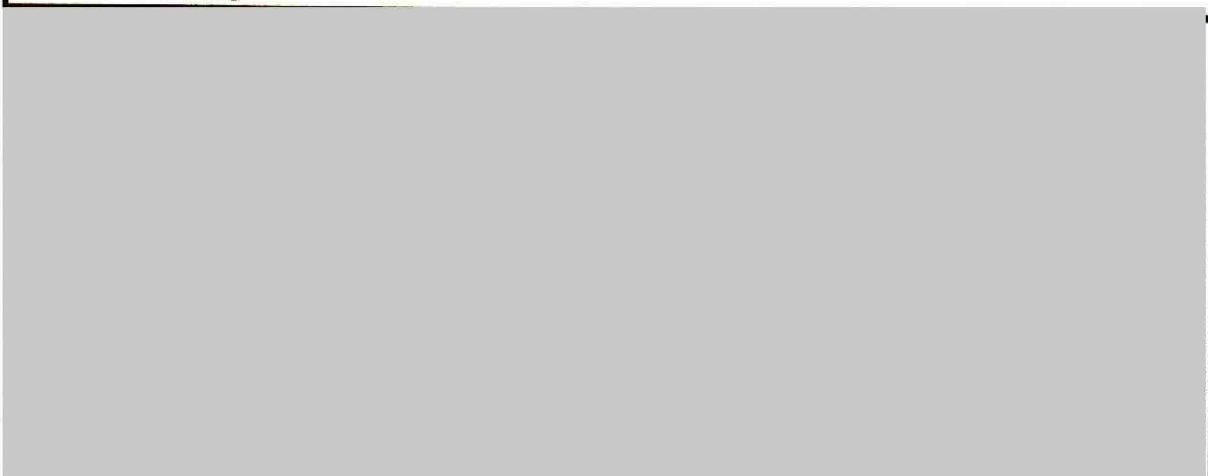
I, Tyler Clarke declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant



Date 7/10/25

Office use only



SEARCH OF TORRENS TITLE

VOLUME 179347	FOLIO 4
EDITION 5	DATE OF ISSUE 20-Jan-2025

SEARCH DATE : 22-Oct-2025

SEARCH TIME : 09.51 AM

DESCRIPTION OF LAND

City of BURNIE

Lot 4 on Sealed Plan [179347](#)

Derivation : Part of Lot 22544, 496A-2R-12P Gtd. to L Bryant

Prior CT [179255/101](#)

SCHEDULE 1

[N225974](#) TRANSFER to ALEXANDRA GRACE WHITELEY Registered
20-Jan-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP179347](#) EASEMENTS in Schedule of Easements

[SP179347](#) COVENANTS in Schedule of Easements

[SP179347](#) FENCING PROVISION in Schedule of Easements

[SP160924](#) & [SP179255](#) COVENANTS in Schedule of Easements

[SP160924](#) & [SP179255](#) FENCING PROVISION in Schedule of Easements

[SP135405](#) FENCING COVENANT in Schedule of Easements

[C811122](#) FENCING PROVISION in Transfer

[C924601](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
14-Jan-2011 at 12.03 PM

[E221229](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
07-Jul-2020 at noon

[E400699](#) MORTGAGE to Commonwealth Bank of Australia
Registered 20-Jan-2025 at 12.02 PM

[C924602](#) APPLICATION for registration of a community
development scheme including first by-laws of the
body corporate Registered 14-Jan-2011 at 12.04 PM

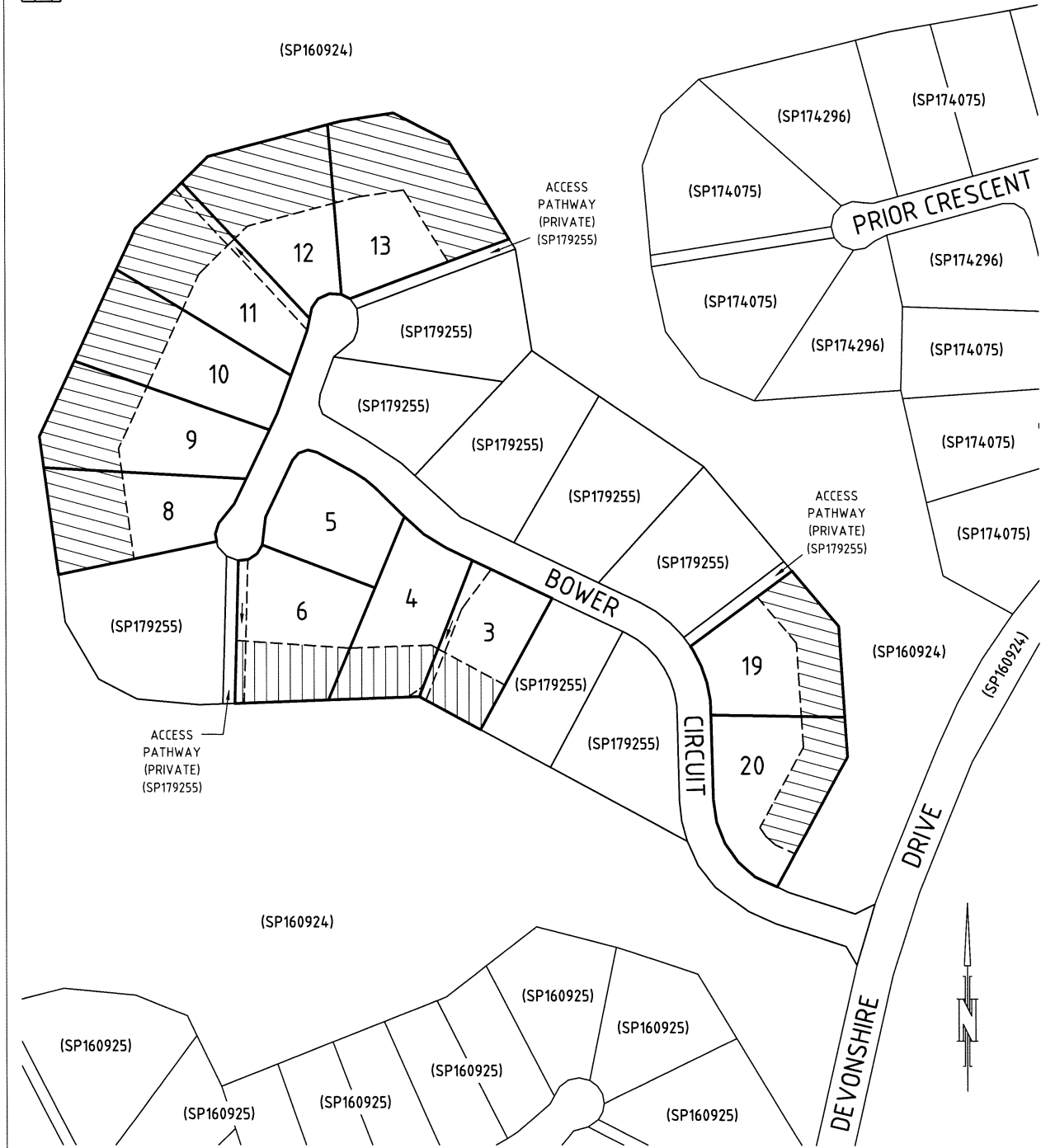
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS: Eagle Sea Pty Ltd FOLIO REFERENCE: 179255/101 GRANTEE: Part of Lot 22544, 496A-2R-12P Gtd.to L. Bryant.	PLAN OF SURVEY		REGISTERED NUMBER SP179347
	BY SURVEYOR: JOHN E W MAGEE PDA SURVEYORS	LOCATION: CITY OF BURNIE	APPROVED EFFECTIVE FROM 27 JUL 2020 Recorder of Titles
SCALE 1: 2000 LENGTHS IN METRES			

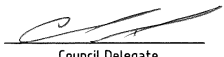
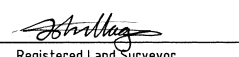
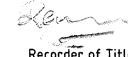
DENOTES ZONE A

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

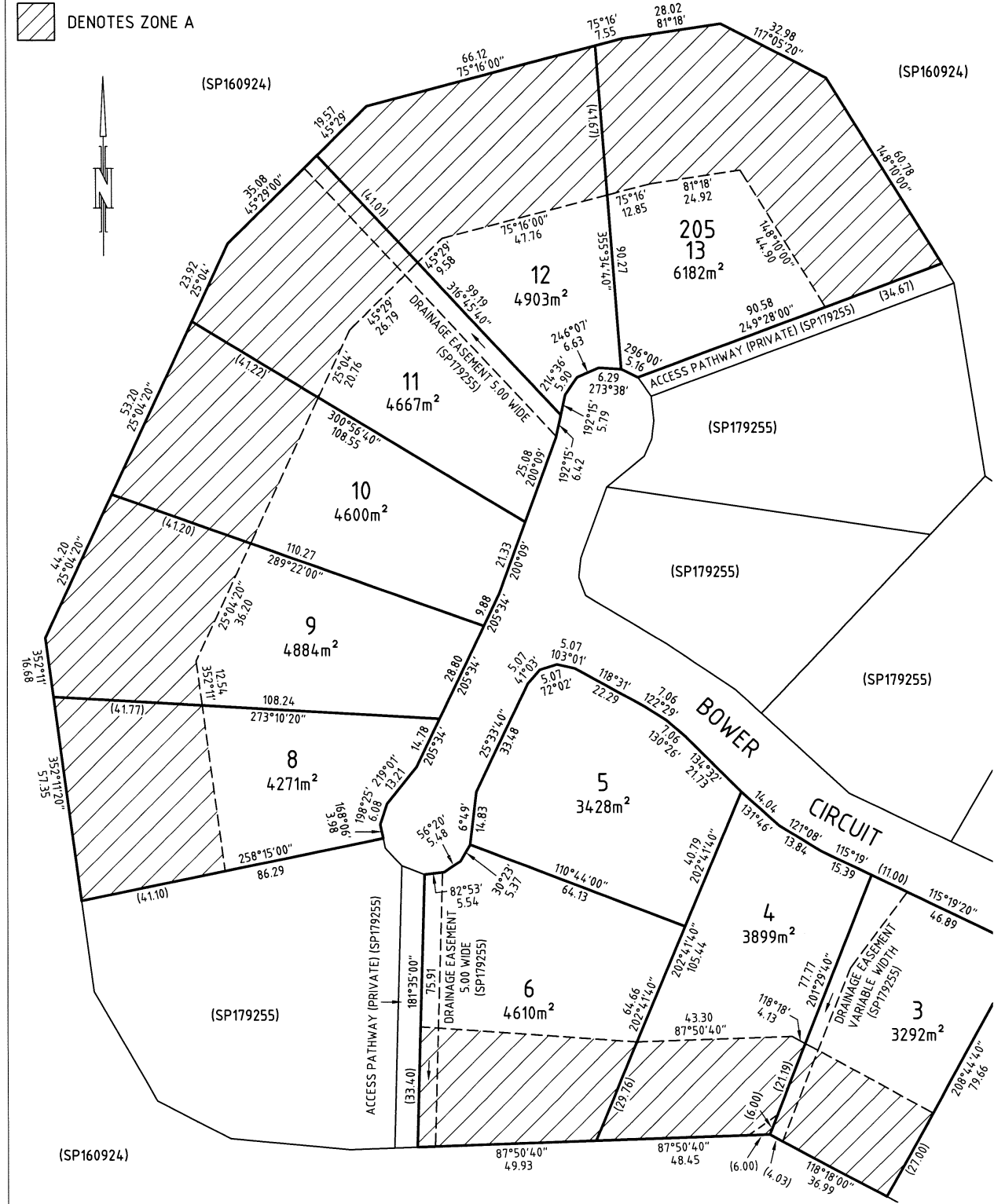


Registered Land Surveyor 12/06/2020
 Date

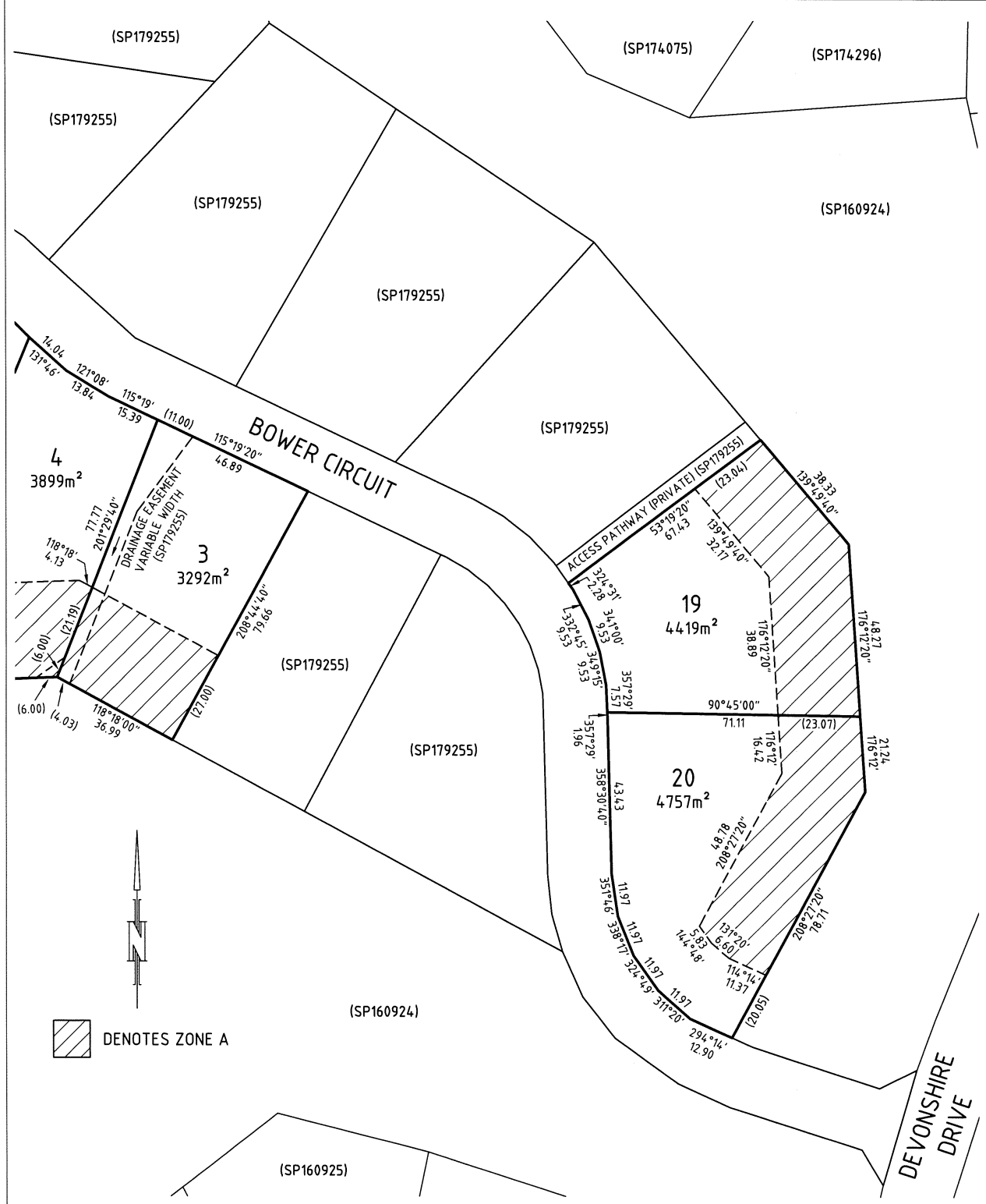
Council Delegate 7.7.20
 Date

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: Eagle Sea Pty Ltd FOLIO REFERENCE: 179255/101 SCALE 1:1000 LENGTH IN METRES</p>	<p>Registered Number SP 179347</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p>  <p>Council Delegate 7-7-20 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p>  <p>Registered Land Surveyor 12/06/2020 Date</p>	<p>APPROVED EFFECTIVE FROM 27 JUL 2020</p>  <p>Recorder of Titles</p>

 DENOTES ZONE A



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER: Eagle Sea Pty Ltd FOLIO REFERENCE: 179255/101 SCALE 1: 1000 LENGTH IN METRES</p>	<p>Registered Number SP 1793 47</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 7.7.20 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 12/06/2020 Date</p>	<p>APPROVED EFFECTIVE FROM 27 JUL 2020 Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 179347

PAGE 1 OF 3 PAGE/S

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.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are together with a right of carriageway over the Right of Way (Private) & Service Easement Variable Width shown on Sealed Plan 160924.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are together with a pipeline easement as hereinafter defined over the Pipeline & Service Easement Variable Width shown on Sealed Plan 160924 and more particularly described on SP153919.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are together with service easements as hereinafter defined over the Right of Way (Private) & Service Easement Variable Width and Pipeline & Service Easement Variable Width shown on Sealed Plan 160924 and more particularly described on SP153919.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are together with a service easement as hereinafter defined over the Emergency Evacuation Way (Private) & Service Easement 8.00 Wide shown on Sealed Plan 160924.


Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are together with a right of drainage over the Drainage Easement over the whole of Lot 1 on Sealed Plan 160924.

Lot 3 on the Plan is subject to a right of drainage in favour of the Burnie City Council over Drainage Easement Variable Width shown on Sealed Plan 179255. *the plan.*

Lot 6 on the Plan is subject to a right of drainage in favour of the Burnie City Council over Drainage Easement 5.00 Wide shown on Sealed Plan 179255. *the plan.*

A Messieh
.....
A Messieh

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REF: 179255/101 SOLICITOR & REFERENCE: Jo-anne McGrath 31192	PLAN SEALED BY: Burnie City Council DATE: 7-7-20 SD 2008/1113 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 3 PAGE/S	Registered Number SP 179347
SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REFERENCE: 179255/101	

Lot 11 on the Plan is subject to a right of drainage in favour of the Burnie City Council over Drainage Easement 5.00 Wide shown on ~~Sealed Plan 179255~~ ^{the plan.}
 (CSP179255)

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are ^{each} together with a right of footway over the Access Pathways (Private) shown as Lot 204, Lot 205 and Lot 212 on Sealed Plan 179255.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are ^{each} together with a right of evacuation as hereinafter defined over the Fire Escape Way (Private) 8.00 Wide shown on Sealed Plan 160924 and more particularly described on SP 153919.

DEFINITIONS

“**Pipeline Easement**” means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on Sealed Plan 160924

- (a) To lay and maintain water pipes, valves and fittings along through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) To inspect cleanse repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land;

“**Right of Evacuation**” means the full and free right:-

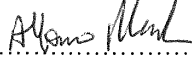
- (a) For the proprietor of the dominant tenement to enter upon the land marked “Fire Escape Way (Private) 8.00 wide on Sealed Plan 160924 to establish and maintain a trafficable 2WD access to George Street;
- (b) For the owners occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency that requires evacuation to George Street

“**Service Easement**” means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its agents and contractors to enter upon the land marked “Service Easement” on Sealed Plan 160924 to lay, inspect, maintain, repair, and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible as to do as little damage as practicable to the said land

COVENANTS

Lots 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 19 & 20 on the plan are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan 160924.

The owners of Lots 3 to 6, 8 to 13, 19 and 20 on the Plan covenant with Eagle Sea Pty Ltd



 A Messieh

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 179347</p>
<p>SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REFERENCE: 179255/101</p>	

("the Subdivider") and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations.

1. Not to erect, construct or permit to remain on the lot any dwelling other than a single private dwelling;
2. Not to erect, construct or permit to remain on the lot any building for the purposes of a residential dwelling inside the areas denoted as Zone A on the plan;
3. Not to erect, construct or permit to remain on the lots a residential building without submitting to the Burnie City Council with a development application a waste water treatment scheme designed by an appropriately qualified person; and (without making arrangements satisfactory to the Burnie City Council for on-site disposal of sewerage within the boundaries of the lot; and)
4. Not to use or permit or suffer the use of the land marked Emergency Evacuation Way (Private) 8.00 wide on Sealed Plan 160924 unless it is in the event of a bush fire, or other emergency, that requires evacuation to George Street,

BUT nothing above contained or implied will prevent the Subdivider from:-

- (a) Selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above covenants;
- (b) Modifying, waiving or releasing or allowing any departure from any of the above covenants in relation to any lot or portion of any lot.

FENCING PROVISION

In respect of the Lots on the Plan the Vendor Eagle Sea Pty Ltd shall not be required to fence.

EXECUTED by **EAGLE SEA PTY LTD**)
(ACN 129 309 815) the registered proprietor)
of the land comprised in Folio of the Register)
Volume 160924 Folio 98 in accordance with)
Section 127 (1) of the Corporations Act 2001)


.....
ALFONSO MESSIEH
(Sole Director/Sole Secretary)

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.

From: [REDACTED]
Sent: Sunday, 1 March 2026 10:20 PM
To: Planning
Cc: [REDACTED]
Subject: Re: 7 Bower Circuit, Heybridge, DA

Hi Planning,

As per phone calls with Samantha and Sarah last Thursday regarding additional information required, we are writing to address the remaining criteria. Please see below statement:

P1. (a)

The north, east and west directions when viewing the block/dwelling are all higher in elevation compared to this proposed dwelling. The view of the proposed dwelling from the north (on the road) will be looking into the second story windows due to the topography of the site. The view from the road will still visually show the Eagle Sea nature (south bush land) in the back ground of the proposed build.

P1 (b)

The topography of the block can be described as gently sloping from the East to West with a total elevation loss of 4meters between side boundaries. The highest elevation of the block would be North facing (entrance). The block is a rectangular shape, with a rock/ shrub surface.

P1 (c)

We will not be required to remove any vegetation or clearing for our build as our block does not have any trees or vegetation growth.

P1 (d)

There is no existing vegetation to act as a screening for the dwelling within the hamlet as all natural is at the south side of the block (rear of block).

P1 (e)

As per the listed plants on the house plans, we will be planting a number of BAL rated safe plants along both the eastern and western sides of the dwelling to assist in providing a screening. Plants include:

- English Box Hedge - Is expected to grow .5-1meter.
- Lilly Pilly's - Which can be expected to grow between 3-8meters.
- Cordyline Redstar - Plant which is expected to grow from 1-2.5 meters.

- Yakka - Is expected to grow anywhere up to 8meters.

- Lomandra - Small plant which only grows up to 1.5meters.

The above plants provide visual attractiveness, all growing to different heights, providing a dimensional screening.

P1 (f)

Whilst our proposed build is mainly going to be the monument and black colour-bond, the proposed build is going to have sandstone pillars under the veranda where the house entrance is, as well as timber facade cladding around the entry. We believe these couple of different external material finishes will soften the colour-bond.

The bulk form is rectangular shaped with a gable style roof, also displaying a veranda for the front entrance and a skill ion roof for the outdoor entertainment area as shown on the plans.

P1. 2 (B)

There are no windows on either side of our building that will overlook / look down into neighbouring properties.

Our proposed dwelling does not have any windows on the eastern side of the building, as shown in the plans this is the shed side which creates no privacy issues.

The windows that are on the western side are all on ground level with no double story being on this side of the building, also creating no potential privacy issues with neighbouring properties either side.

The only double story windows are North and South facing (front and rear of block), where there are no direct neighbouring properties.

P3. 1 (A)

The North, East and West directions when viewing the block/dwelling are all higher in elevation compared to this proposed dwelling. The view of the proposed dwelling from the north (on the road) will still visually show the Eagle Sea nature (south bush land) in the back ground of the proposed build.

P3. 1 (B)

The topography of the block can be described as gently sloping from the East to West with a total elevation loss of 4meters between side boundaries. The highest elevation of the block would be North facing (entrance). The block is a rectangular shape, with a rock/ shrub surface.

P3. 1 (C)

There is no existing vegetation to act as a screening for the dwelling within the hamlet as all natural is at the south side of the block (rear of block).

P3. 1 (D)

As above, there is no natural vegetation to assist with screening as the vegetation is at the rear of the block (south).

P3. 1 (E)

As per the listed plants on the house plans, we will be planting a number of BAL rated safe plants to assist in providing a screening of our dwelling. Plants include:

- English Box Hedge - Is expected to grow .5-1meter.
- Lilly Pilly's - Which can be expected to grow between 3-8meters.
- Cordyline Redstar - Plant which is expected to grow from 1-2.5 meters.
- Yakka - Is expected to grow anywhere up to 8meters.
- Lomandra - BAL rated safe small plant which only grows up to 1.5meters.

The above plants provide visual attractiveness, all growing to different heights, providing a dimensional screening.

P3. 1 (F)

Whilst our proposed build is mainly going to be the monument and black colour-bond, the proposed build is going to have sandstone pillars under the veranda where the house entrance is, as well as timber facade cladding around the entry. We believe these couple of different external material finishes will soften the colour-bond.

The bulk form is rectangular shaped with a gable style roof, also displaying a veranda for the front entrance and a skill ion roof for the outdoor entertainment area as shown on the plans.

P3. 1 (G)

The size of the lot is 3,899m² in a rectangular shape. The rectangle shape is positioned with the short side against the road (the entrance) and the long side heading towards the rear end of the block (south).

P3. 1 (H)

We do not have any adjacent buildings as of yet, meaning no direct neighbouring buildings.

P3. 2 (B)

There are no windows on either side of our building that will overlook / look down into neighbouring properties.

Our proposed dwelling does not have any windows on the eastern side of the building, as shown in the plans this is the shed side which creates no privacy issues.

The windows that are on the western side are all on ground level with no double story being on this side of the building, also creating no potential privacy issues with neighbouring properties either side.

The only double story windows are North and South facing (front and rear of block), where there are no direct neighbouring properties.

P3. (A)

The North, East and West directions when viewing the block/dwelling are all higher in elevation compared to this proposed dwelling. The view of the proposed dwelling from the north (on the road) will still visually show the Eagle Sea nature (south bush land) in the back ground of the proposed build.

P3. (B)

The topography of the block can be described as gently sloping from the East to West with a total elevation loss of 4meters between side boundaries. The highest elevation of the block would be North facing (entrance). The block is a rectangular shape, with a rock/ shrub surface.

P3. (C)

We will not be required to remove any vegetation or clearing for our build as our block does not have any trees or vegetation growth.

P3. (D)

There is no existing vegetation to act as a screening for the dwelling within the hamlet as all natural is at the south side of the block (rear of block)

P3. (E)

As per the listed plants on the house plans, we will be planting a number of BAL rated safe plants to assist in providing a screening of our dwelling. Plants include:

- English Box Hedge - Is expected to grow .5-1meter.
- Lilly Pilly's - Which can be expected to grow between 3-8meters.
- Cordyline Redstar - Plant which is expected to grow from 1-2.5 meters.
- Yakka - Is expected to grow anywhere up to 8meters.
- Lomandra - BAL rated safe small plant which only grows up to 1.5meters.

The above plants provide visual attractiveness, all growing to different heights, providing a dimensional screening.

P3. (F)

There will be no impact on stability of adjacent land as the building site setbacks are going to be between 15-20meters apart from each other.

We hope the above statement against the additional information criteria now helps to proceed to listing our DA for advertising and progresses to approval. Can you please advise?

Thank you for your assistance.

Kind regards,

Alexandra Whiteley & Tyler Clarke

On Thu, 26 Feb 2026 at 2:28 pm, Planning <planning@burnie.tas.gov.au> wrote:

Good Afternoon Alexandra and Tyler,

As per our conversation I have attached a request for additional information.

If you have any questions, please reach out to the Planning Department on 6430 5700.

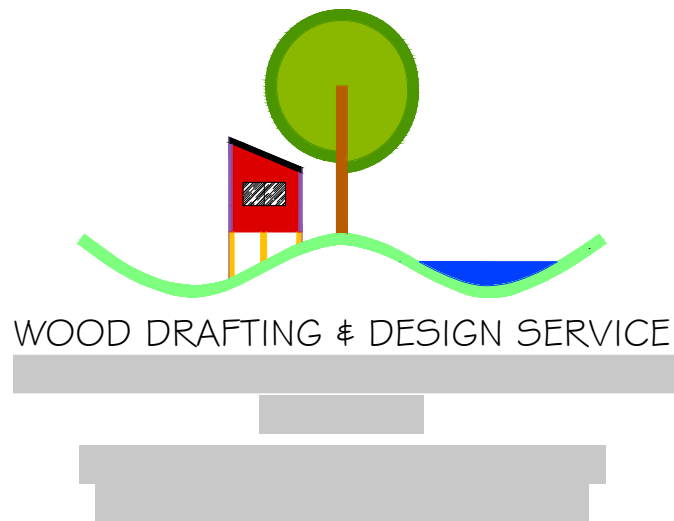
Kind Regards,

Samantha Seaton

Planning Officer | Burnie City Council



[We value your feedback on our service](#)



PROJECT: NEW RESIDENCE

A. WHITELEY
7 BOWER CIRCUIT
HEYBRIDGE
TAS 7320

Drawing Number - AW-2083 01 to 17

Drawings

- 01 Site Plan
- 02 Drainage Plan
- 03 Ground Floor Plan
- 04 First Floor Plan
- 05 Sections
- 06 Elevations 1 of 2
- 07 Elevations 2 of 2
- 08 Window Schedule
- 09 Roof Plan
- 10 Lighting Plan
- 11 Foundation Plan
- 12 Wet Area Details
- 13 Waterproofing Details 1 of 2
- 14 Waterproofing Details 2 of 2
- 15 Construction Notes
- 16 OH&S Notes
- 17 BAL Notes

FLOOR AREAS -	
GROUND FLOOR	224.4 m ²
FIRST FLOOR	136.5 m ²
VERANDAH	57.6 m ²
PORCH	14.4 m ²
GARAGE	302.6 m ²
TOTAL	735.5 m²

NOTE:-
FOR FOUNDATION DETAILS,
BRACING, RETAINER WALL
REFER TO ENGINEERS DRAWINGS
& SPECIFICATIONS

N°	DESCRIPTION	DATE
A	Development Application	22.05.25
REVISIONS		

CLIMATE ZONE - 7
WIND SPEED DESIGN - N1
SITE SOIL CLASSIFICATION - CLASS M
Volume 179457 Folio 4
BAL 12.5

DRAINAGE PLAN LEGEND

- SEWER LINE (100mm DIA UPVC PIPE)
- STORMWATER LINE (100mm DIA UPVC PIPE)
- IO INSPECTION OPENING
- RE RODDING END
- ORG OVERFLOW RELIEF GULLY
- EV EDUCT VENT
- AAV AIR ADMITTANCE VALVE
- SJ SWIVEL EXPANSION JOINT
- AWTS AERATED WASTEWATER TREATMENT SYSTEM
- DP DOWNPIPE (90mm)

WET AREA (REFER TO WATERPROOFING NOTES)

DRAINAGE PLAN NOTES

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

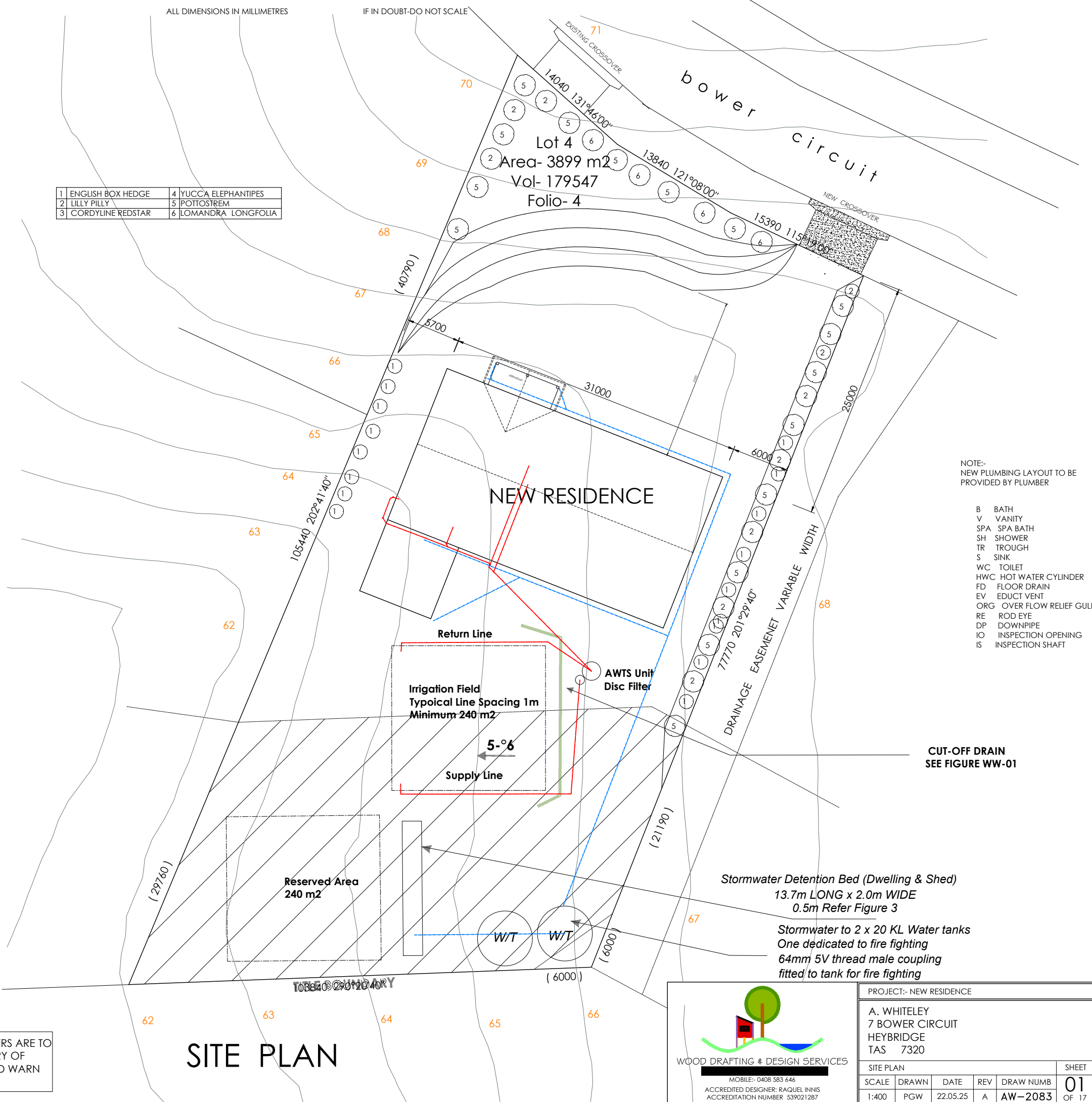
HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
 - A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2 (ie, 9mm OF CLOSED CELL POLYMER INSULATION)
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
 - A) ALL FLOW AND RETURN PIPING
 - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45 (ie, 19mm OF CLOSED CELL POLYMER INSULATION)
3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
 - A) ALL FLOW AND RETURN PIPING
 - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6 (ie, 25mm OF CLOSED CELL POLYMER INSULATION)

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

DOWNPIPES MUST NOT SERVE MORE THAN 12m GUTTER LENGTH FOR EACH DOWNPIPE. AS PER ABCB HOUSING PROVISIONS 7.4.5. DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

1 ENGLISH BOX HEDGE	4 YUCCA ELEPHANTIPES
2 LILLY PILLY	5 POTOSTREM
3 CORDYLINE REDSTAR	6 LOMANDRA LONGFOLIA



NOTE:-
NEW PLUMBING LAYOUT TO BE PROVIDED BY PLUMBER

- B BATH
- V VANITY
- SPA SPA BATH
- SH SHOWER
- TR TROUGH
- S SINK
- WC TOILET
- HWC HOT WATER CYLINDER
- FD FLOOR DRAIN
- EV EDUCT VENT
- ORG OVER FLOW RELIEF GULLY
- RE ROD EYE
- DP DOWNPIPE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

CUT-OFF DRAIN
SEE FIGURE WW-01

Stormwater Detention Bed (Dwelling & Shed)
13.7m LONG x 2.0m WIDE
0.5m Refer Figure 3

Stormwater to 2 x 20 KL Water tanks
One dedicated to fire fighting
64mm 5V thread male coupling
fitted to tank for fire fighting

WARNING SIGNS AND BARRIERS ARE TO BE ERECTED TO PREVENT ENTRY OF UNAUTHORISED PERSONS AND WARN OF DANGERS ON SITE


SITE PLAN




A3



MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER



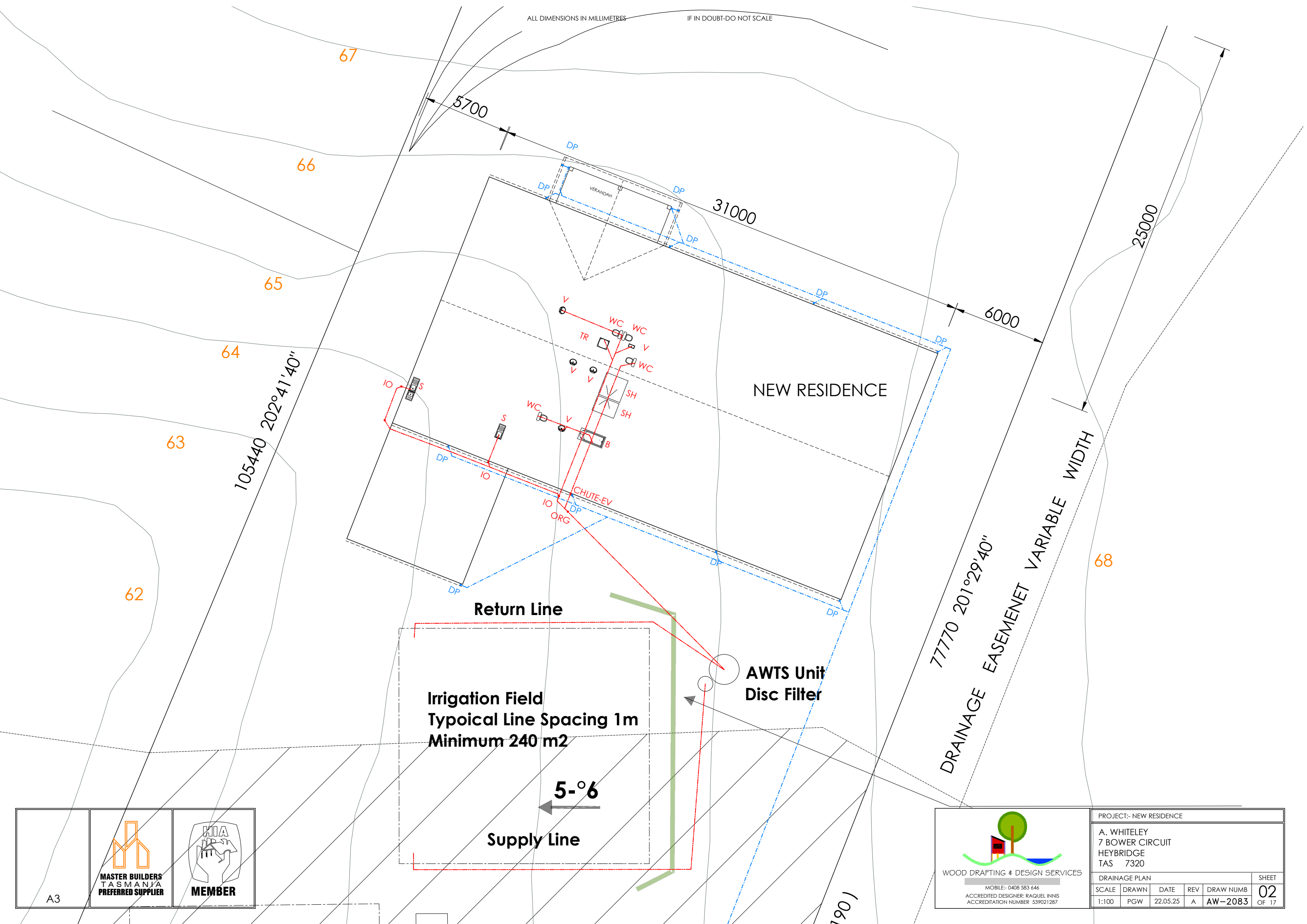
HIA
MEMBER

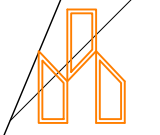


WOOD DRAFTING & DESIGN SERVICES


MOBILE:- 0408 583 446
ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
SITE PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	01
1:400	PGW	22.05.25	A	AW-2083	OF 17






**MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER**



**HIA
MEMBER**

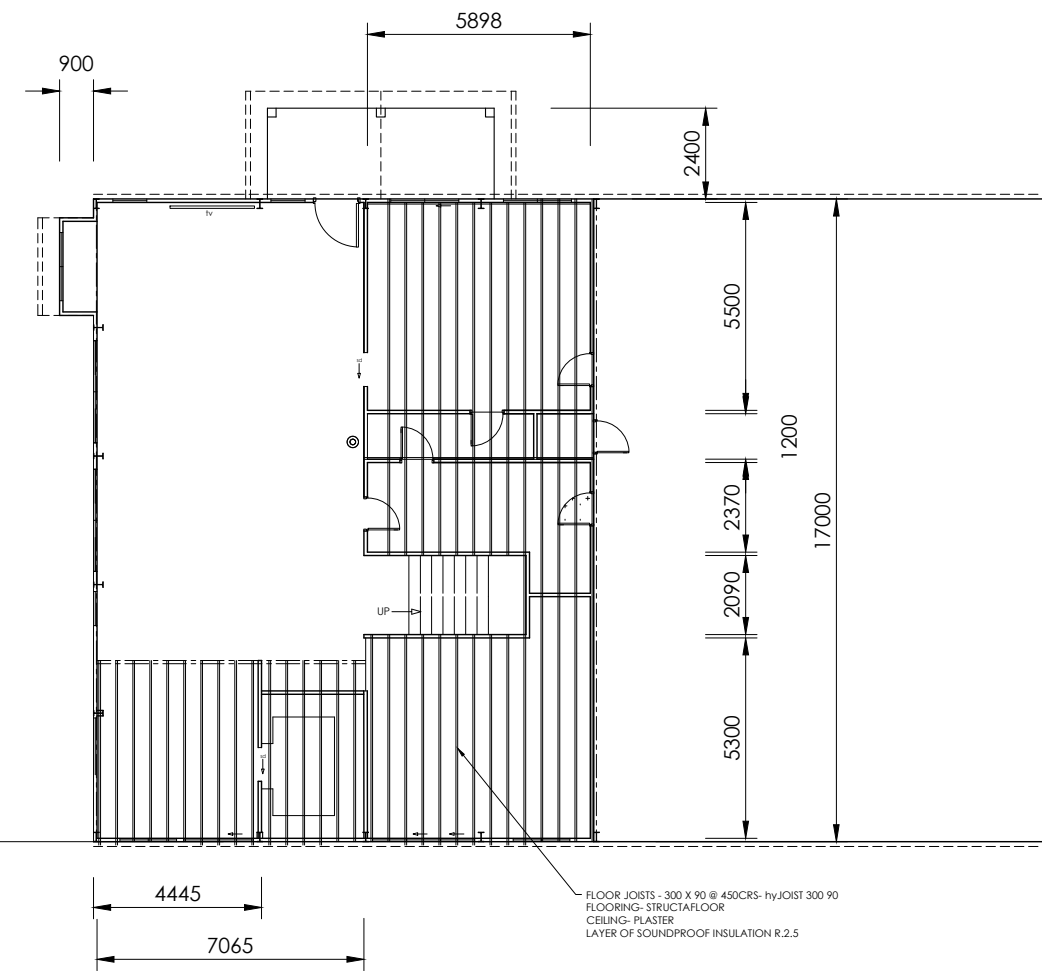
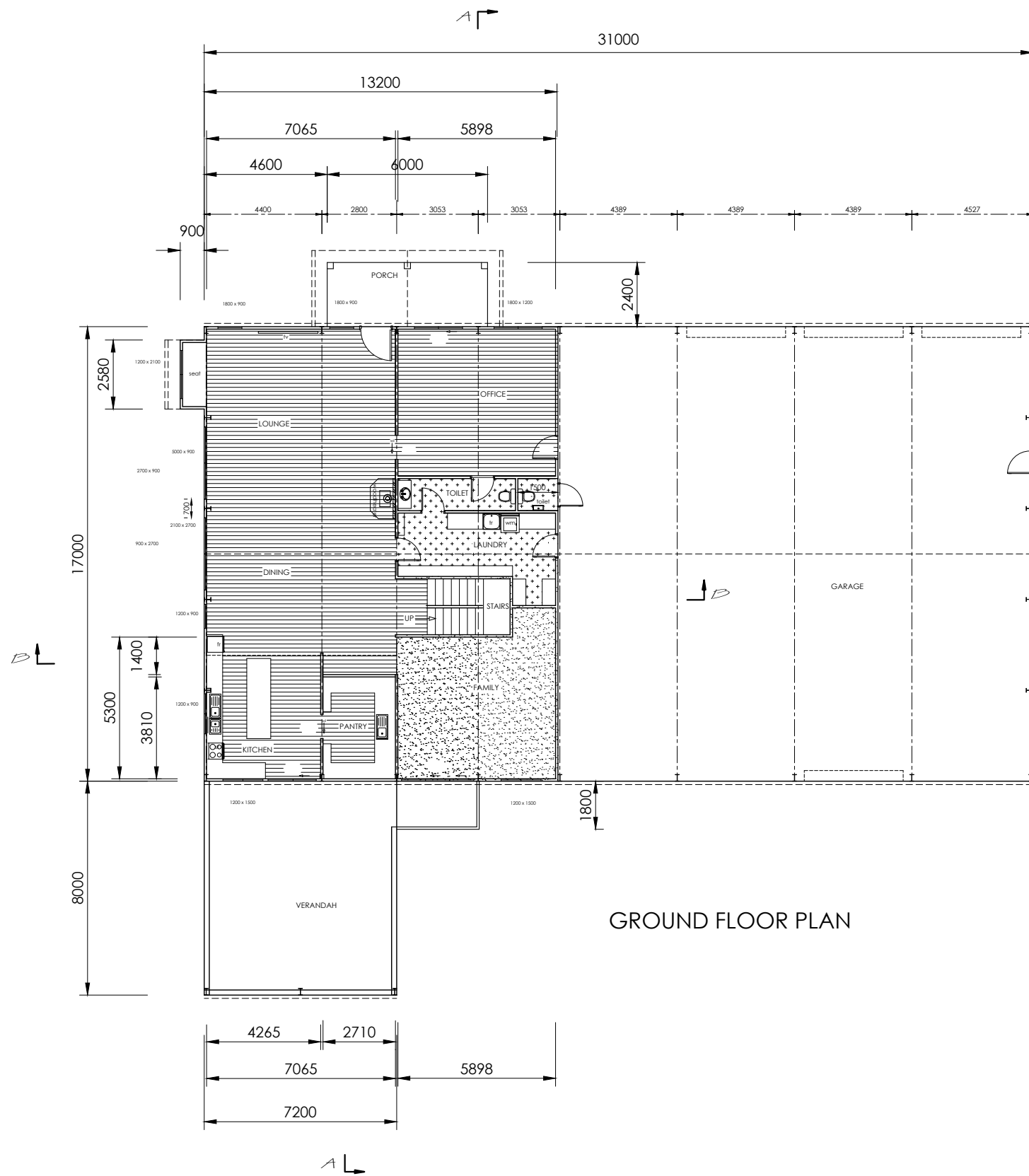
A3



WOOD DRAFTING & DESIGN SERVICES

MOBILE:- 0408 583 446
ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
DRAINAGE PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	02
1:100	PGW	22.05.25	A	AW-2083	OF 17



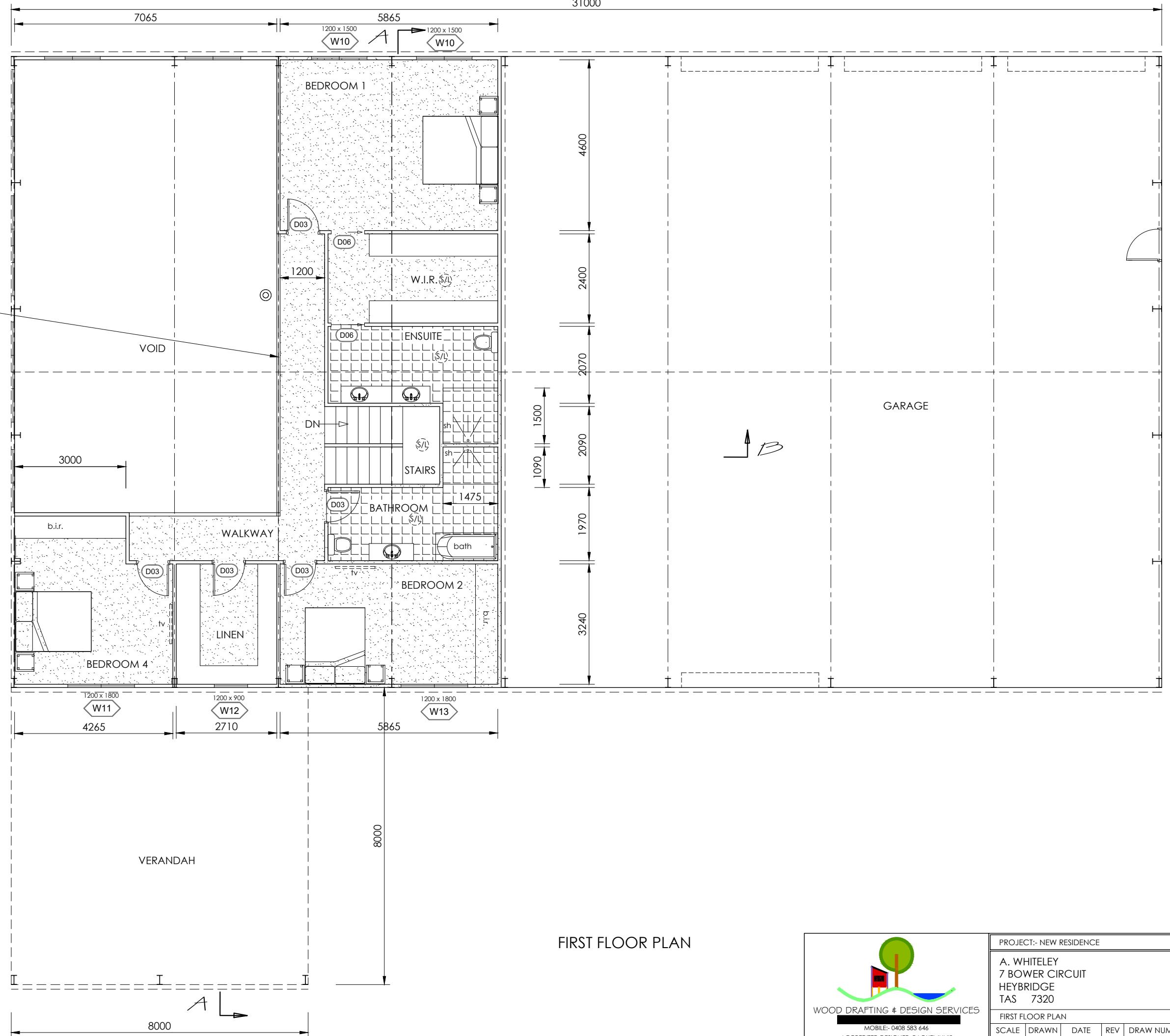
- TILES
- CARPET
- VINYL
- H/W TIMBER FLOOR BOARDS

FLOOR AREAS -	224.4 m ²
FIRST FLOOR	136.5 m ²
VERANDAH	57.6 m ²
PORCH	14.4 m ²
GARAGE	302.6 m ²
TOTAL	735.5 m²



PROJECT:- NEW RESIDENCE				
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320				
GROUND FLOOR PLAN				SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB
1:200	PGW	22.05.25	A	AW-2083
				03 OF 17









BALLUSTRADE
STUD FRAME- 1300 HIGH

B ↑

↑ B

-  TILES
-  CARPET
-  VINYL
-  H/W TIMBER
FLOOR BOARDS

FIRST FLOOR PLAN




A3



MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER



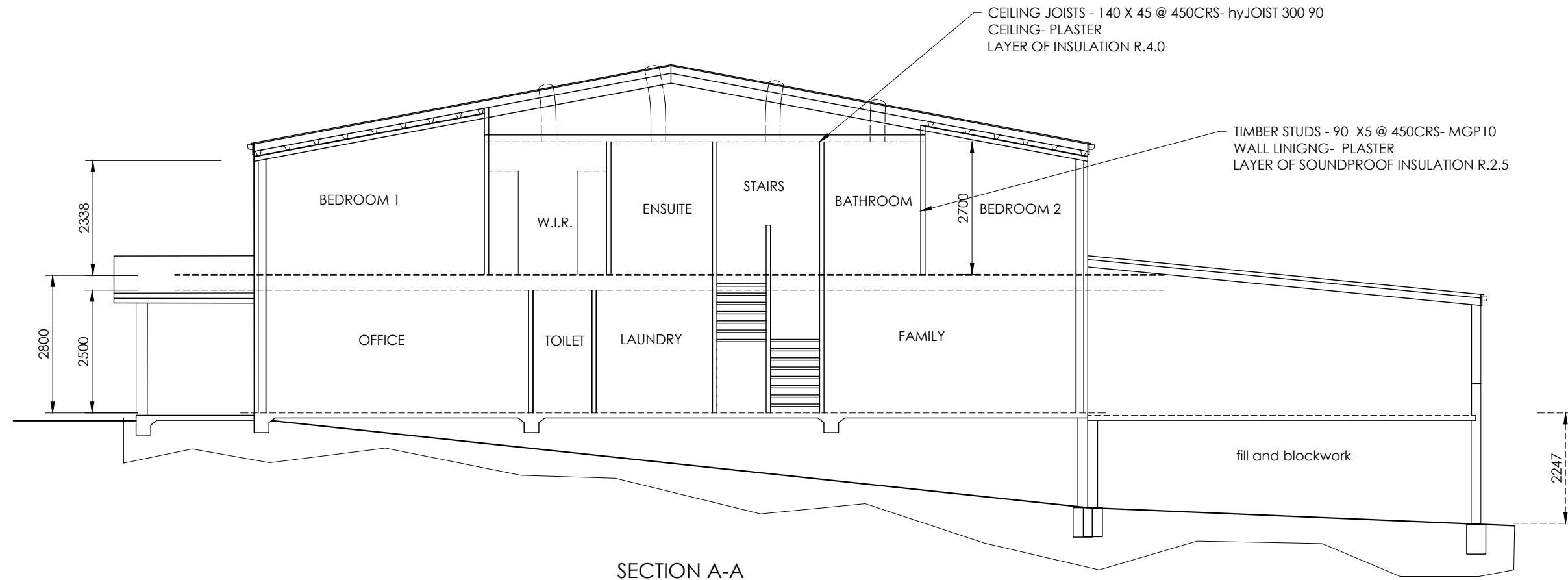
HIA
MEMBER



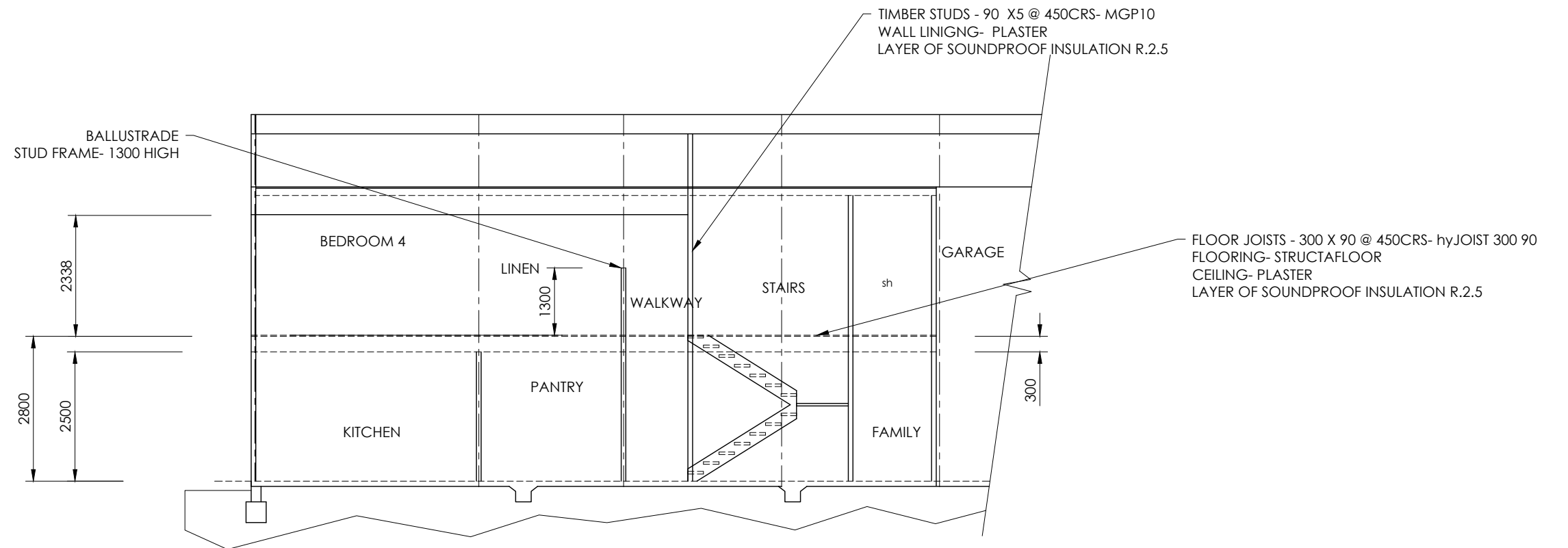
WOOD DRAFTING & DESIGN SERVICES

MOBILE:- 0408 583 446
ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
FIRST FLOOR PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	04
1:100	PGW	22.05.25	A	AW-2083	OF 17

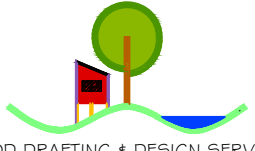


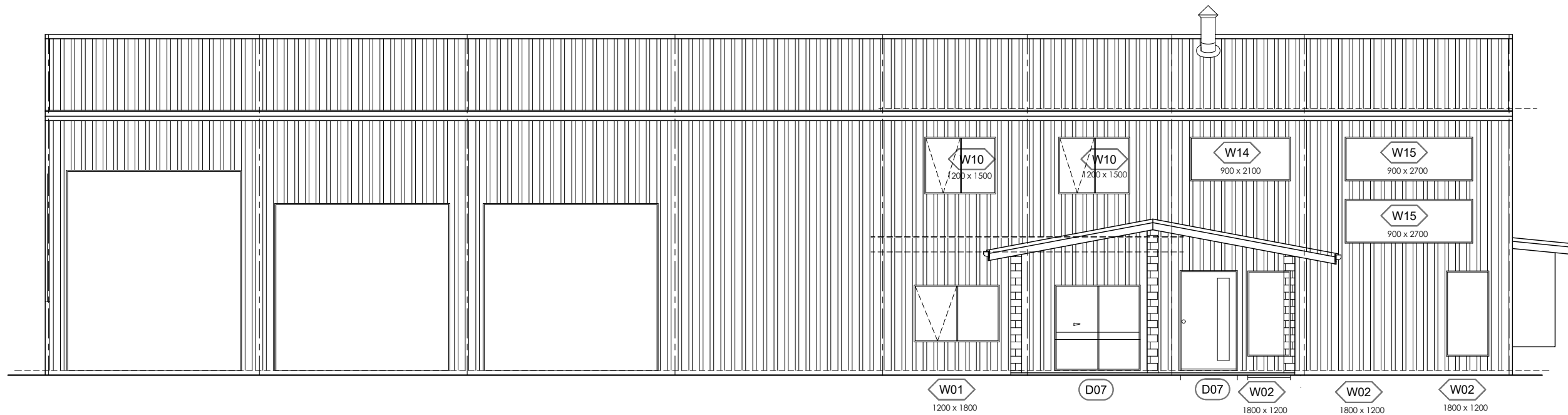
SECTION A-A



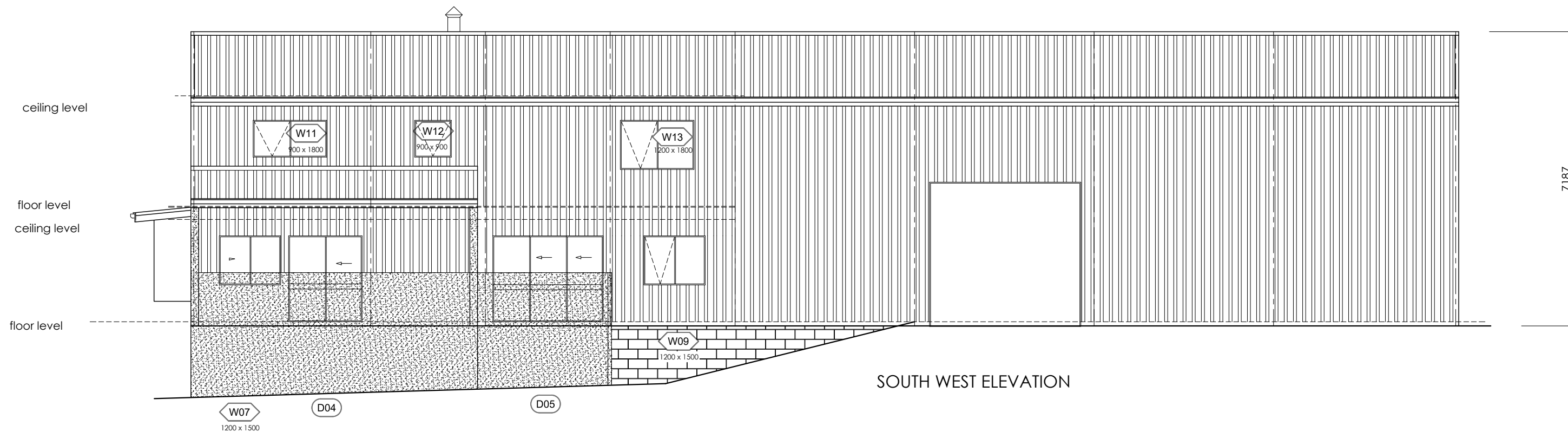
SECTION B-B

A3	 MASTER BUILDERS TASMANIA PREFERRED SUPPLIER	 HIA MEMBER
----	---	--

 WOOD DRAFTING & DESIGN SERVICES <small>MOBILE- 0408 583 446 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</small>	PROJECT:- NEW RESIDENCE				
	A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320				
	SECOND FLOOR PLAN				
SCALE	DRAWN	DATE	REV	DRAW NUMB	SHEET
1:100	PGW	22.05.25	A	AW-2083	05 OF 17



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

FIRST FLOOR PLAN




**MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER**



**HIA
MEMBER**

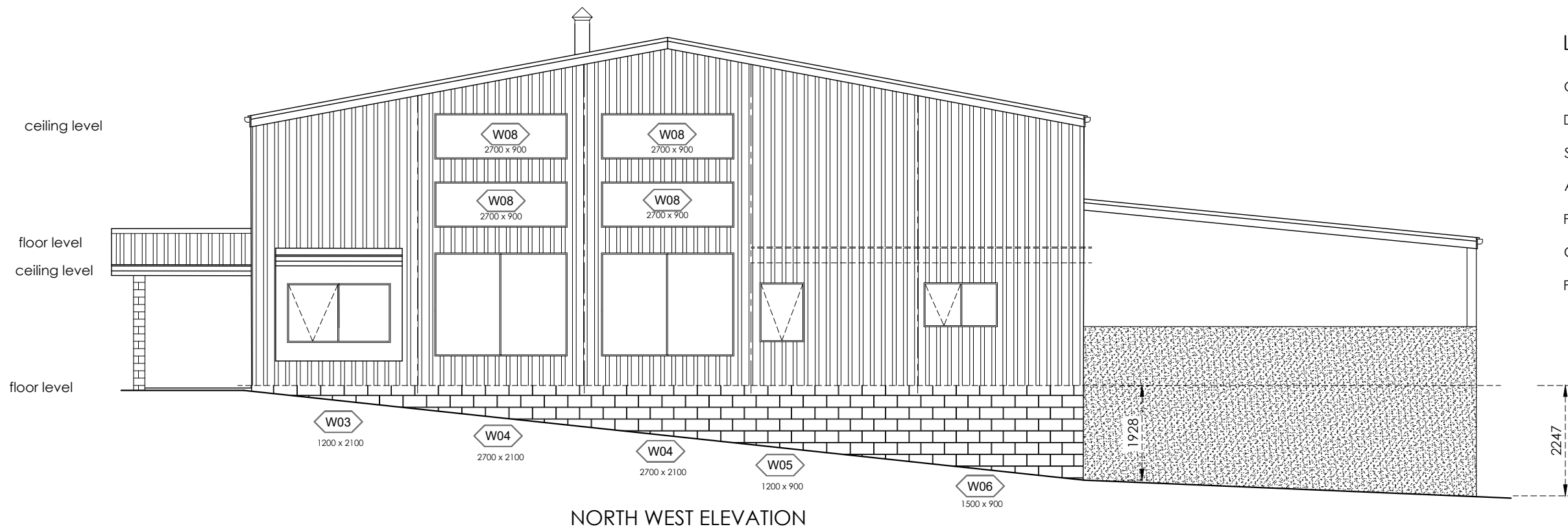
A3



WOOD DRAFTING & DESIGN SERVICES

MOBILE:- 0408 583 446
ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

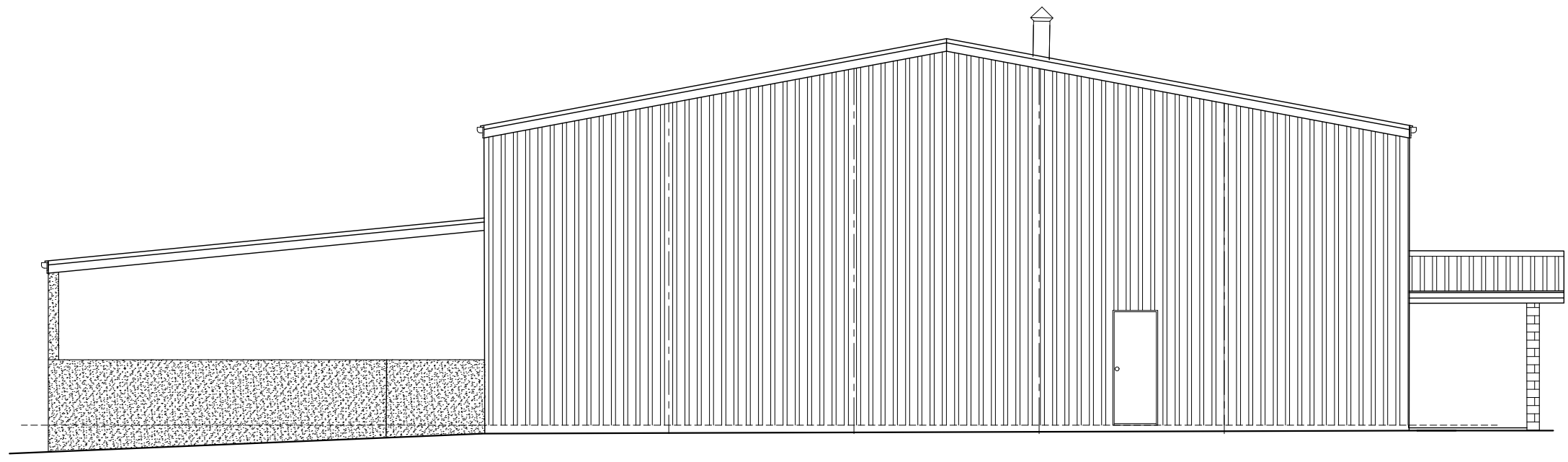
PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
ELEVATIONS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	06
1:100	PGW	22.05.25	A	AW-2083	OF 17



LEGEND & NOTES - Elevations

- Cj Control joint
- DP Downpipe
- SD Sliding door
- A Awning window
- F Fixed window
- CL Ceiling level
- FL Floor level

NORTH WEST ELEVATION



SOUTH EAST ELEVATION




**MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER**



**HIA
MEMBER**

A3



WOOD DRAFTING & DESIGN SERVICES

MOBILE:- 0408 583 446
ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
ELEVATIONS					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	07
1:100	PGW	22.05.25	A	AW-2083	OF 17

WINDOW SCHEDULE												
WHITELEY – 2083 RLW – 5800 WIND RATING N2 – BAL12.5												
NUMBER	HEIGHT	WIDTH	QTY	U Value	SHG	OPENING	TYPE	GLAZING	LINTEL	STUD	WALL	ORIENTATION
W1	1.2	1.8	1	4.8	0.51	1.080	ALUMINIUM AWNING Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Single	B/V	NORTH WEST
W2	1.8	0.9	2	4.8	0.51	0.810	ALUMINIUM FIXED Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Single	B/V	NORTH EAST
W3	1.2	2.1	1	4.8	0.51	1.638	ALUMINIUM AWNING Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Single	B/V	NORTH WEST
W4	2.1	2.7	2	4.8	0.51	1.985	ALUMINIUM FIXED Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Single	B/V	NORTH WEST
W5	1.2	0.9	1	4.8	0.51	0.000	ALUMINIUM PICTURE Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Double	B/V	SOUTH WEST
W6	0.9	1.5	1	4.8	0.51	0.675	ALUMINIUM AWNING Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Double	B/V	SOUTH WEST
W7	1.2	1.5	1	4.8	0.51	0.630	ALUMINIUM AWNING Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Single	B/V	NORTH WEST
W8	0.9	0.9	1	4.8	0.51	0.284	ALUMINIUM FIXED Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Double	B/V	SOUTH WEST
W9	1.2	1.5	1	4.8	0.51	0.630	ALUMINIUM AWNING Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Double	B/V	SOUTH EAST
W10	1.2	1.5	2	4.8	0.51	1.800	ALUMINIUM AWNING Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Single	B/V	SOUTH EAST
W11	0.9	1.8	1	4.8	0.51	1.053	ALUMINIUM AWNING Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Single	B/V	SOUTH EAST
W12	0.9	0.9	1	4.8	0.51	0.405	ALUMINIUM AWNING Grade A glass min – 4mm	Double	90 x 45 – F17 HARDWOOD	Double	B/V	SOUTH EAST
W13	1.2	1.8	1	4.8	0.51	0.756	ALUMINIUM AWNING Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Double	B/V	SOUTH WEST
W14	0.9	2.1	1	4.8	0.51	0.945	ALUMINIUM FIXED Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Double	B/V	SOUTH EAST
W15	0.9	2.7	2	4.8	0.51	1.215	ALUMINIUM FIXED Grade A glass min – 4mm	Double	190 x 45 – F17 HARDWOOD	Double	B/V	NORTH EAST

DOOR SCHEDULE												
WHITELEY – 2083 RLW – 5800 WIND RATING N2 – BAL12.5												
NUMBER	HEIGHT	WIDTH	QTY	U Value	SHG	OPENING	TYPE	GLAZING	LINTEL	STUD	WALL	ORIENTATION
D1	2.1	1.2	1				TIMBER FEATURE	Double	190 x 45 – F17 HARDWOOD	Single	STUD	NORTH EAST
D2	2.1	1.8	1	4.8	0.55	1.890	ALUMINIUM SLIDING	Double	190 x 45 – F17 HARDWOOD	Double	STUD	NORTH EAST
D3	2.04	0.87	9				TIMBER PANEL		90 x 45 – F17 HARDWOOD	Single	STUD	
D4	2.04	0.92	2	4.8	0.55	0.938	ALUMINIUM SLIDING	Double	90 x 45 – F17 HARDWOOD	Single	STUD	NORTH WEST
D5	2.1	2.7	1	4.8	0.55	2.835	ALUMINIUM SLIDING	Double	190 x 45 – F17 HARDWOOD	Double	STUD	NORTH WEST
D6	2.04	0.87	3				CAVITY SLIDING		90 x 45 – F17 HARDWOOD	Single	STUD	
D7	2.04	0.87	2				TIMBER PANEL SOILD		90 x 45 – F17 HARDWOOD	Single	STUD	
D8	2.04	0.9	1				TIMBER BARN DOOR		90 x 45 – F17 HARDWOOD	Single	STUD	

WINDOW & DOOR SCHEDULE NOTES

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS (ENTRY EXEMPT).
GLAZING TYPES AVAILABLE IN TASMANIA CAN BE ACCESSED AT WWW.WERS.NET.

SHOWER SCREENS

1800H SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH ABCB HOUSING PROVISIONS TABLE 8.4.2 & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARDS.

OPAQUE BANDS

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

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

FLASHINGS TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS2904. REFER TO DRAWING A15 FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS

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

SANITARY COMPARTMENT (WC OR TOILET) DOORS

SANITARY COMPARTMENT DOORS TO COMPLY WITH PART 10.4.2 OF ABCB HOUSING PROVISION. "CONSTRUCTION OF SANITARY COMPARTMENTS". SANITARY COMPARTMENT DOORS MUST BE FITTED WITH "LIFT OFF" HINGES (EXCLUDING SLIDING & OUTWARD OPENING DOORS), UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH BCA FIGURE 10.4.2, BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY. PROTECT THE WINDOWS BY ONE OF THE FOLLOWING METHODS:

- A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- A SCREEN WITH SECURE FITTINGS.

NOTE:

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

THE DEVICE OR SCREEN MUST:

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

BAL COMPLIANCE

ALL WINDOWS TO BE ALUMINIUM FRAMED. SCREENS TO BE MADE FROM ALUMINIUM FRAME WITH MESH OF 2mm MAX APERTURE. MESH TO BE MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. WHEN FITTED THE GAP FROM THE EDGE OF THE WINDOW FRAME TO THE EDGE OF THE SCREEN FRAME SHALL NOT BE GREATER THAN 3mm. AS PER AS-3595:2018 5.5.1A

SAFETY GLAZING NOTE

WINDOWS AND GLASS MARKED WITH THIS SYMBOL ARE WITHIN 400mm OR CLOSER TO THE GROUND AND AS SUCH THE GLAZING PANEL MARKED WITH THIS SYMBOL SHALL BE 4mm THICK MIN SAFETY GLASS ALL AS PER AS-3959:2018 5.5.2 (c) (iii).

WINDOW SCHEDULE



		PROJECT:- NEW RESIDENCE	
		A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320	
MOBILE:- 0408 583 446 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287		WINDOW & DOOR SCHEDULE	
SCALE	DRAWN	DATE	REV
1:100	PGW	22.05.25	A
DRAW NUMB		SHEET	
AW-2083		08 OF 17	

900

ALL DIMENSIONS IN MILLIMETRES IF IN DOUBT-DO NOT SCALE

ROOF PLAN LEGEND & NOTES

- DP - 90mm UPVC STORMWATER DOWNPIPES
- — — BUILDING ENVELOPE OUTLINE
- — — ROOF & GUTTER OUTLINE
- [Ex] - EXHAUST VENT - 400 X 200 (x 00)
- [Sv] - SUPPLY VENT - 400 X 200 (x 00)

ALL EXHAUST/EXTRACTION FANS TO BE DUCTED TO EAVE

- [Ex] - BATHROOM HEATER/EXHAUST/LIGHT
- (F) - EXHAUST FAN ONLY
- [R/H.] - KITCHEN RANGEHOOD

REFER TO ENGINEER DRAWINGS AND SPECIFICATIONS

ROOF CLADDING - ABCB HOUSING PROVISIONS PART 7.2 METAL SHEETING INSTALLED IN ACCORDANCE WITH PART AS1562.1 AND MANUFACTURERS SPECIFICATIONS REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS.

CORROSION PROTECTION IN ACCORDANCE WITH ABCB HOUSING PROVISIONS TABLE 7.2.2a.

- END LAP OF SHEETS 5 - 15 DEGREES - MINIMUM 200mm
 ABOVE 15 DEGREES - MINIMUM 150mm
- 1) RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED)
 - 2) FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
 - 3) CREST FIXINGS OF END SPAN @ EVERY SECOND RIB AND INTERNAL SPANS AT EVERY THIRD RIB.
 - 4) WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
 - 5) REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

RECOMMENDED FIXINGS FOR SEVERE WEATHER EXPOSURE TO AS 3566. USE CLASS 4 MATERIALS FOR SEVERE WEATHER EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

BATTENS TYPICALLY 70x35 DEEP MGP10 AT 450 CRS SEE ABCB HOUSING PROVISIONS FIGURE 7.2.4 FOR DEFINITION OF INTERNAL AND END SPANS.

VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER. ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

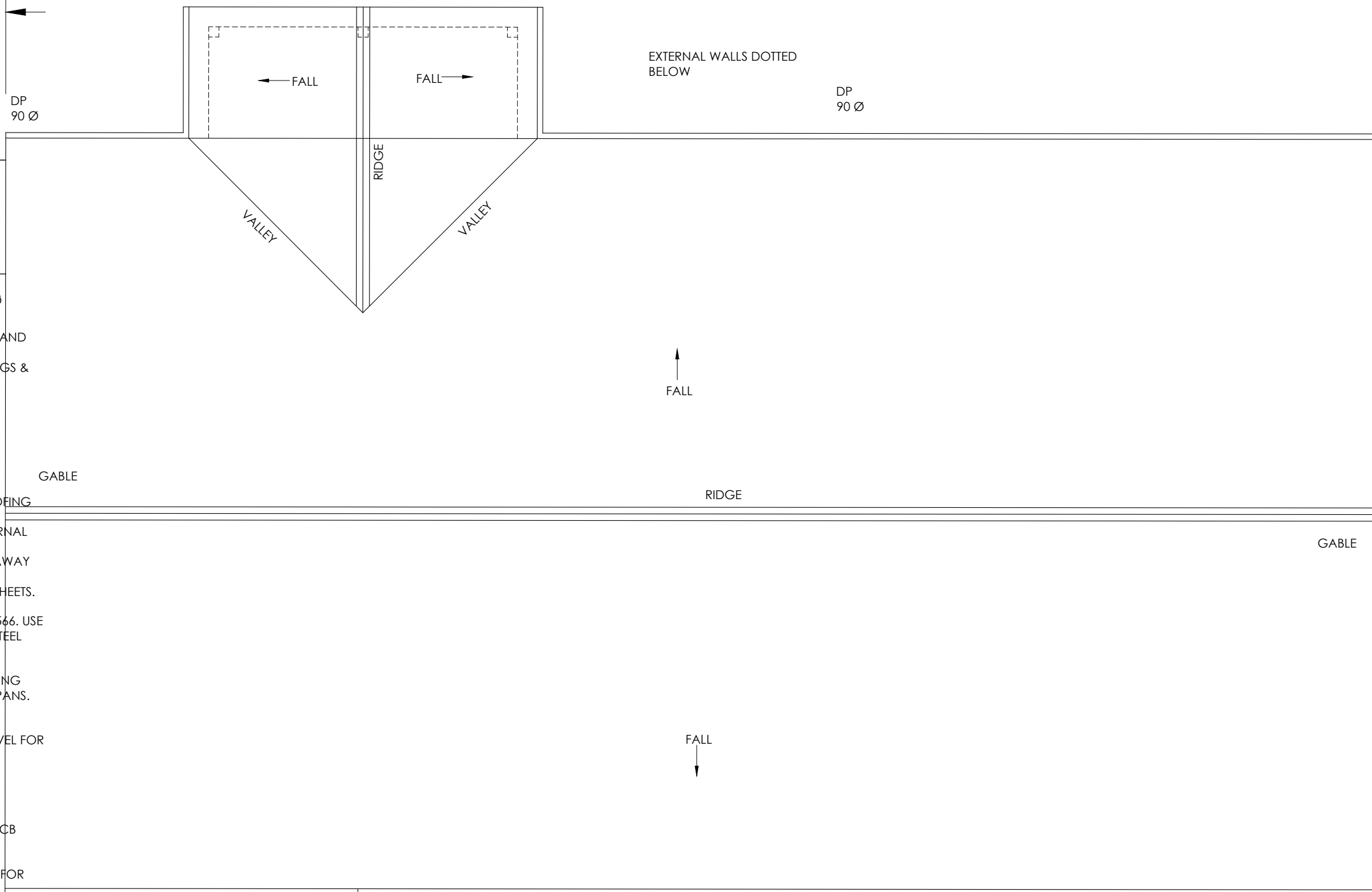
SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

GUTTERS & DOWNPIPES TO BE SELECTED IN ACCORDANCE WITH ABCB HOUSING PROVISION PART 7.4 & TABLE 7.4.3

DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE. EAVE GUTTER INSTALLED WITH A FALL OF 1:500 (NORMALLY). DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

ROOF CLADDING TO COMPLY WITH AS 1562.1.

- ROOF DRAINAGE MUST COMPLY WITH:
- PLUMBING CODE OF AUSTRALIA PART D1
 - AS/NZS 3500.3
 - ABCB HOUSING PROVISION PARTS 3.3 AND 7.4 (DEEMED TO SATISFY PROVISIONS)



LEGEND & NOTES - Roof Plan

Colourbond Trimdeck roof sheeting crest fixed at side laps with 3 fixing for internal spans and 5 for end spans

Fix with RoofZips M6 x 50mm (or equal)
Colour: Monument

ROOF PLAN

REFER TO :-
CONDENSATION IN BUILDINGS-
Tasmanian Designers' Guide
- Version 2



PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
ROOF PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	09
1:100	PGW	22.05.25	A	AW-2083	OF 17

A3

MASTER BUILDERS
TASMANIA
PREFERRED SUPPLIER

HIA
MEMBER

DP 90 Ø

DP 90 Ø

DP 90 Ø

NOTES - CEILING REFLECTIVE PLAN

All bathroom fans to be fitted with backdraught dampers / shutters

Adjustment of minimum R-Value for loss of ceiling insulation (bca 3.12.1.1b):

























Minimum R-Value of ceiling insulation required to satisfy BCA 3.12.1.2(a) = R4.6

Total habitable ceiling area: 158m²
 Area of fans / lights: 0.70m²

0.70 / 158 x 100 = 0.44% of ceiling area uninsulated due to light fittings and fans (see BCA table 3.12.1.1b)
 No adjustment of ceiling insulation is required (if percentage uninsulated is less than 0.5%)

R5.0 batts required to ceiling


LEGEND

-  BATTEN HOLDER
-  PENDANT LIGHT
-  FLOODLIGHT
-  LIGHT SWITCH
-  DIMMER SWITCH
-  SINGLE SOCKET OUTLET
-  DOUBLE SOCKET OUTLET
-  OUTDOOR OUTLET
-  T.V. OUTLET - Refer note for details
-  TELEPHONE OUTLET
-  CEILING DOWN LIGHT
-  WALL LIGHT
-  5 LIGHT IXL TASTIC
-  SENSOR LIGHT
-  LED BATTON
-  SMOKE ALARM - Hard Wired with Battery Backup To AS 3786 and part 3.7.2 of current BCA. INTERCONNECTED
-  DOOR BELL SYSTEM TBC
-  METER BOX
-  EXHAUST FAN
-  FAN - LIGHT
-  USB - DOUBLE
-  USB - SINGLE
-  LAN CABLE
-  LAN CABLE RECEIVER

FOR LIGHTING LIGHTING PLAN
 REFER TO LIGHTING DESIGNERS PLANS



POWER AND LIGHTING PLAN

 WOOD DRAFTING & DESIGN SERVICES <small>MOBILE:- 0408 583 446 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</small>	PROJECT:- NEW RESIDENCE				
	A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320				
	FOUNDATION PLAN				
SCALE	DRAWN	DATE	REV	DRAW NUMB	SHEET
1:100	PGW	22.05.25	A	AW-2083	10 OF 17

DRAINAGE PLAN LEGEND

- SEWER LINE (100mm DIA UPVC PIPE)
- - - STORMWATER LINE (100mm DIA UPVC PIPE)
- IO INSPECTION OPENING
- RE RODDING END
- ORG OVERFLOW RELIEF GULLY
- EV EDUCT VENT
- AAV AIR ADMITTANCE VALVE
- SJ SWIVEL EXPANSION JOINT
- AWTS AERATED WASTEWATER TREATMENT SYSTEM
- DP DOWNPIPE (90mm)

WET AREA (REFER TO WATERPROOFING NOTES)

DRAINAGE PLAN NOTES

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

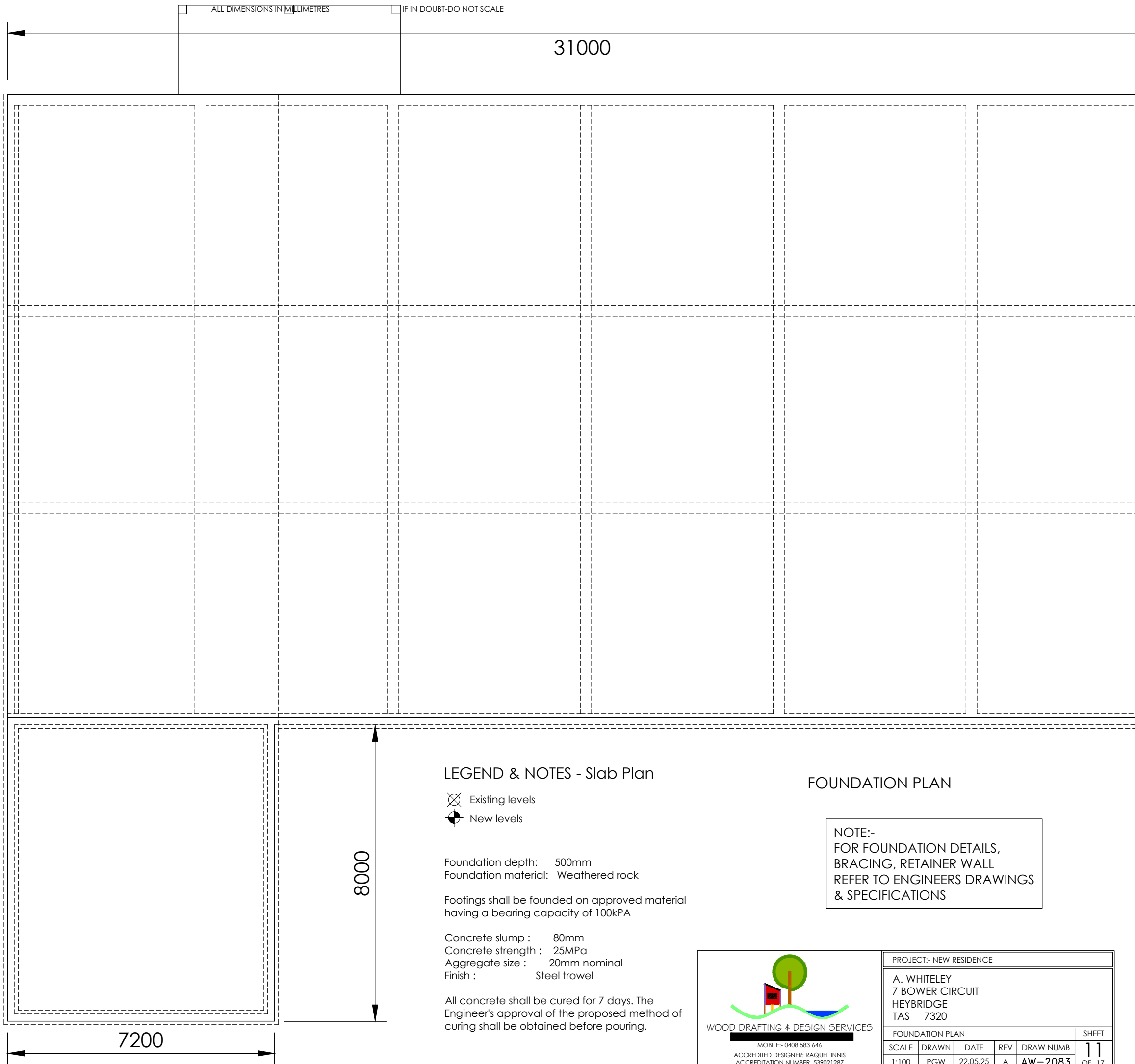
- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
 - A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
 - I) WITHIN AN UNVENTILATED WALL SPACE
 - II) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - III) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2 (ie, 9mm OF CLOSED CELL POLYMER INSULATION)
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
 - A) ALL FLOW AND RETURN PIPING
 - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.45 (ie, 19mm OF CLOSED CELL POLYMER INSULATION)
3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
 - A) ALL FLOW AND RETURN PIPING
 - B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6 (ie, 25mm OF CLOSED CELL POLYMER INSULATION)

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

DOWNPIPES MUST NOT SERVE MORE THAN 12m GUTTER LENGTH FOR EACH DOWNPIPE. AS PER ABCB HOUSING PROVISIONS 7.4.5. DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.



LEGEND & NOTES - Slab Plan

- Existing levels
- New levels

Foundation depth: 500mm
Foundation material: Weathered rock

Footings shall be founded on approved material having a bearing capacity of 100kPa

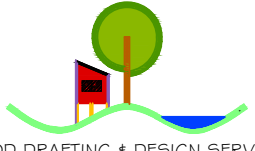
Concrete slump : 80mm
Concrete strength : 25MPa
Aggregate size : 20mm nominal
Finish : Steel trowel

All concrete shall be cured for 7 days. The Engineer's approval of the proposed method of curing shall be obtained before pouring.

FOUNDATION PLAN

NOTE:-
FOR FOUNDATION DETAILS, BRACING, RETAINER WALL REFER TO ENGINEERS DRAWINGS & SPECIFICATIONS

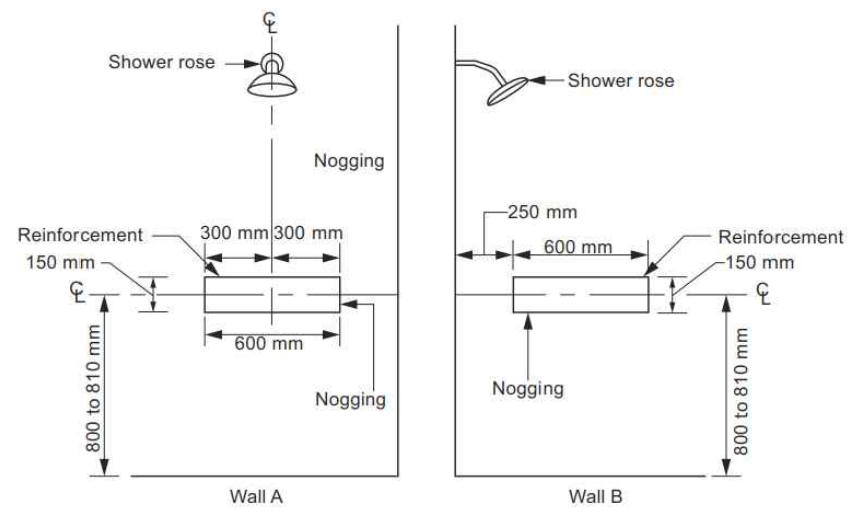




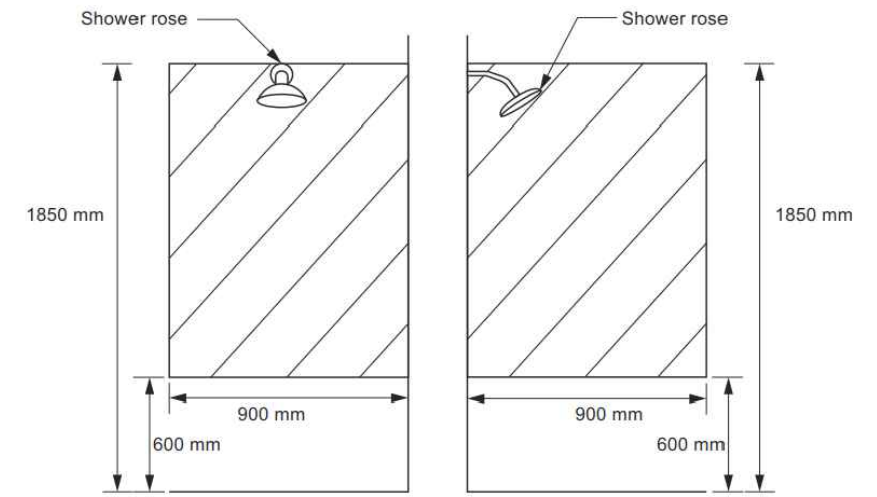
WOOD DRAFTING & DESIGN SERVICES

MOBILE:- 0408 583 446
ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

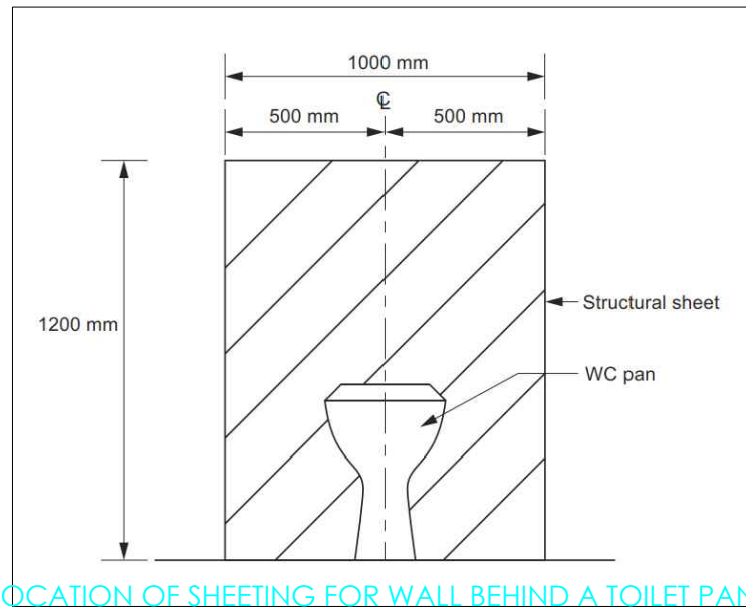
PROJECT:- NEW RESIDENCE					
A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320					
FOUNDATION PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	11
1:100	PGW	22.05.25	A	AW-2083	OF 17



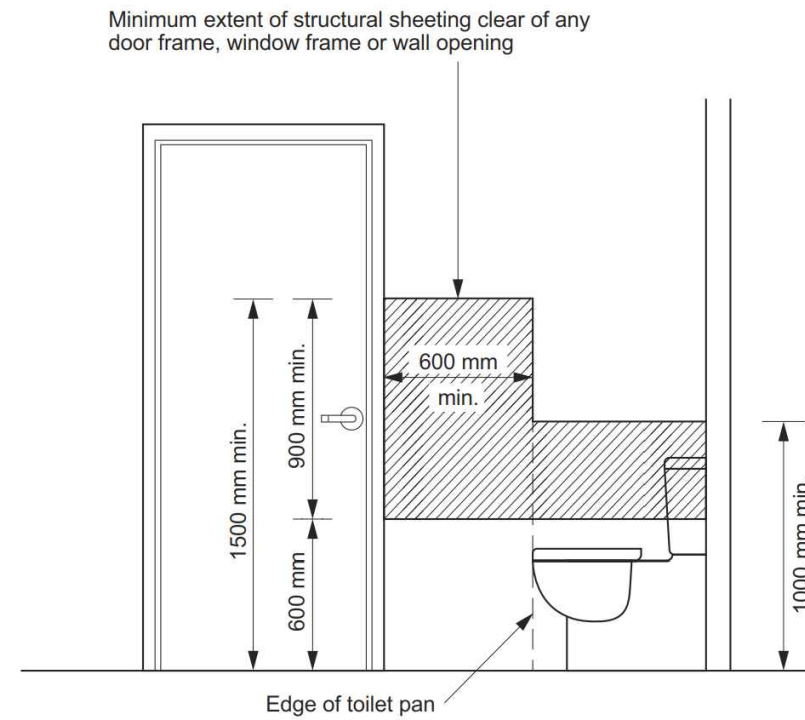
LOCATION OF NOGGINGS FOR SHOWER WALLS



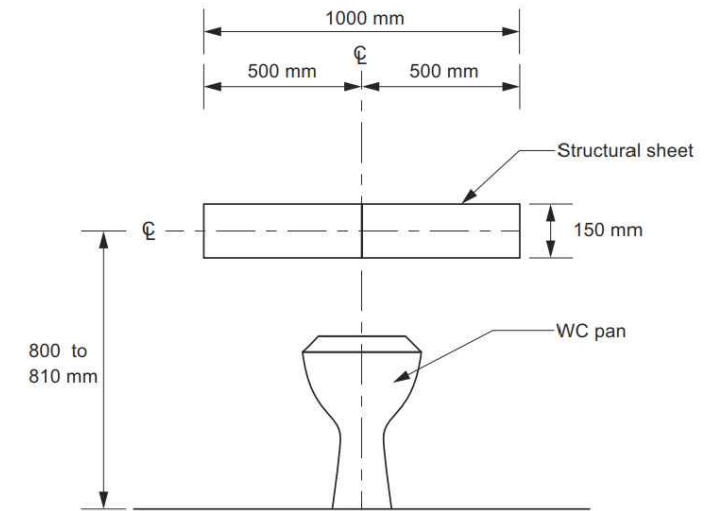
LOCATION OF SHEETING FOR SHOWER WALLS



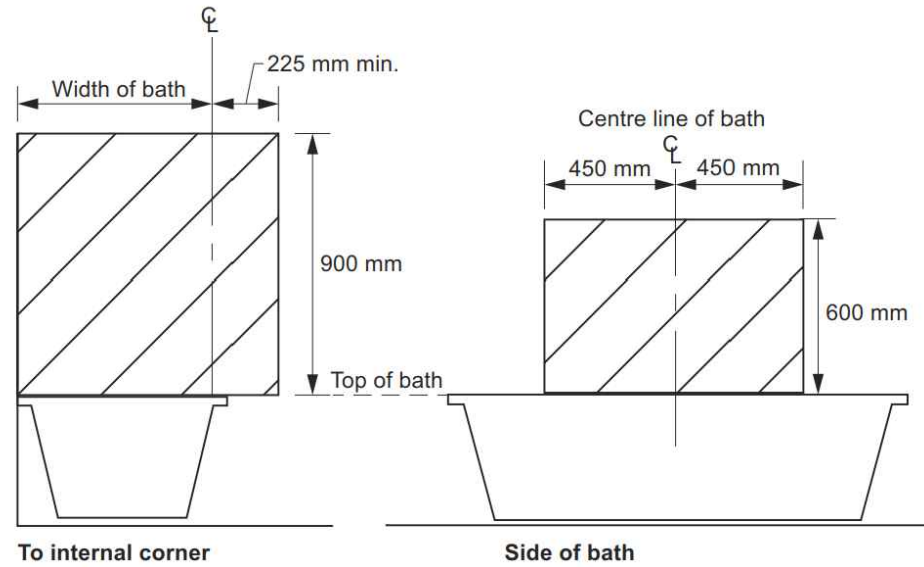
LOCATION OF SHEETING FOR WALL BEHIND A TOILET PAN



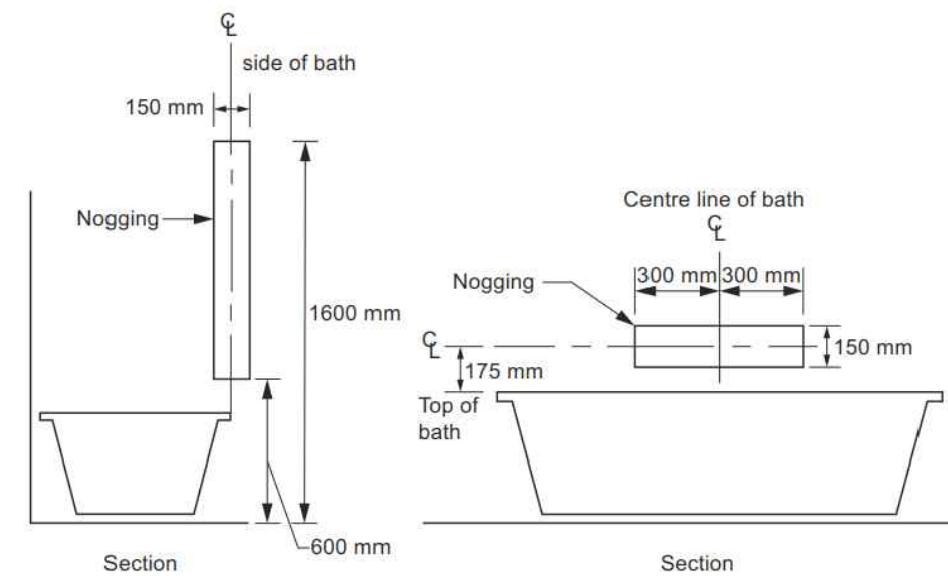
MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN



LOCATION OF NOGGINGS FOR WALL BEHIND A TOILET PAN



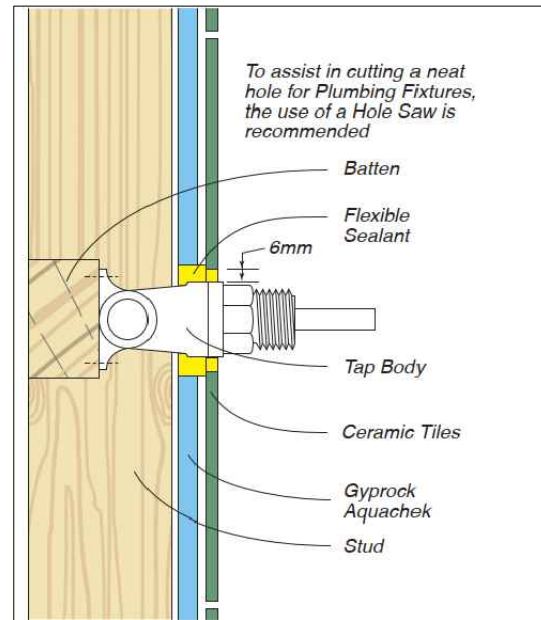
LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH



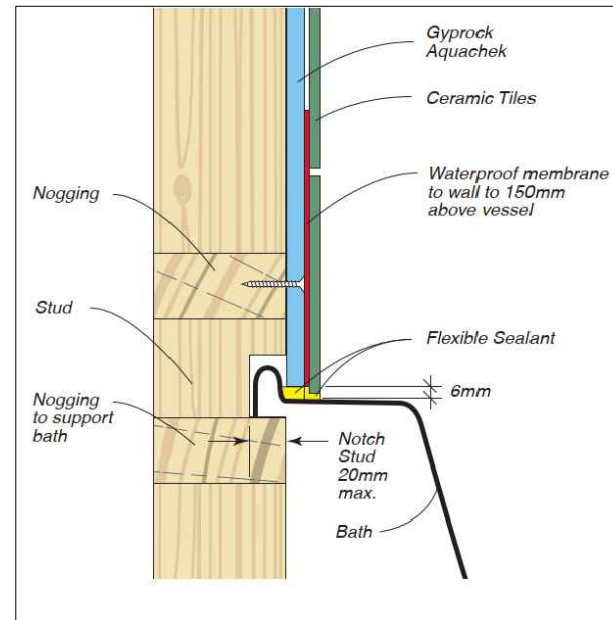
LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH

A3	 MASTER BUILDERS TASMANIA PREFERRED SUPPLIER	 HIA MEMBER
----	--	---------------------------

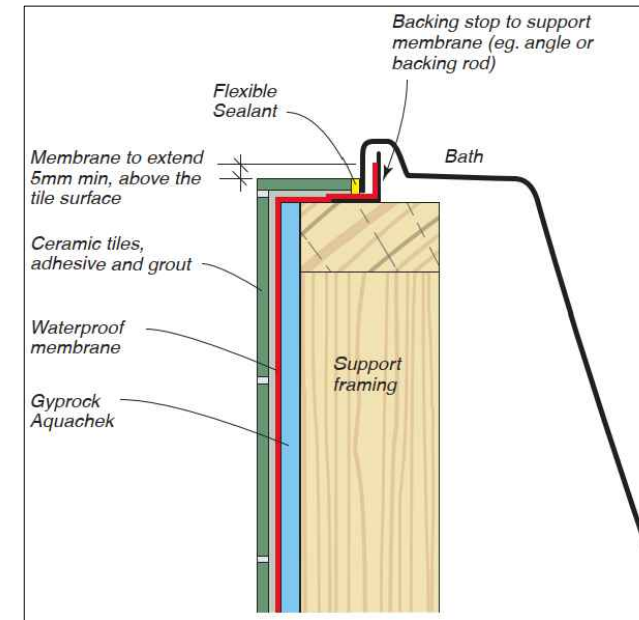
 WOOD DRAFTING & DESIGN SERVICES <small>MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER 539021287</small>		PROJECT:- NEW RESIDENCE A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320			
TYPICAL WET AREA DETAILS			SHEET		
SCALE	DRAWN	DATE	REV	DRAW NUMB	12 OF 17
	PGW	22.05.25	A	AW-2083	



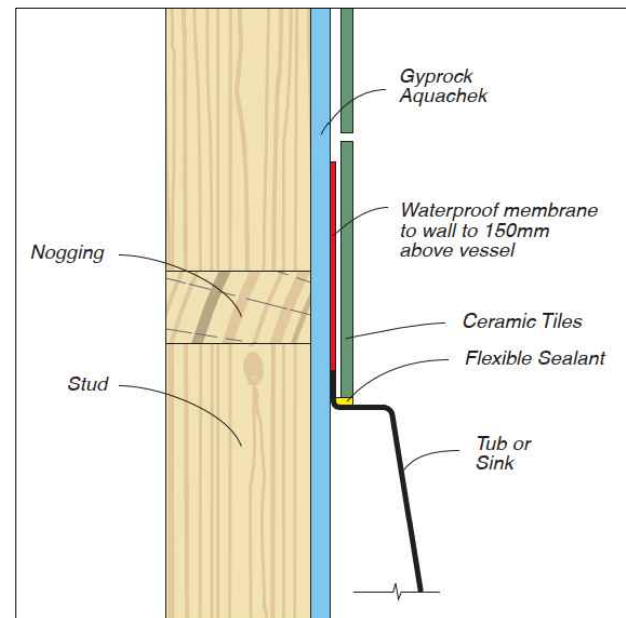
TAP & FIXTURE DETAIL



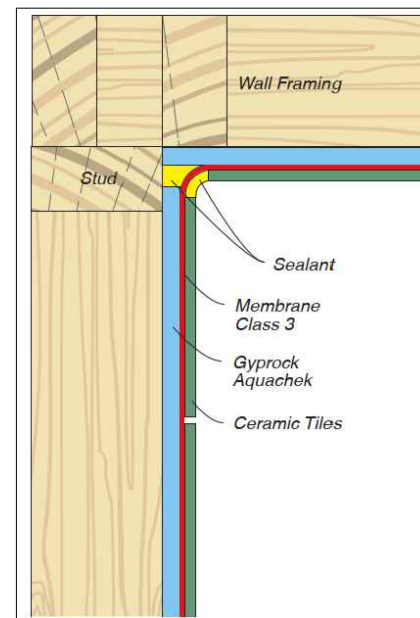
RECESSED BATH DETAIL



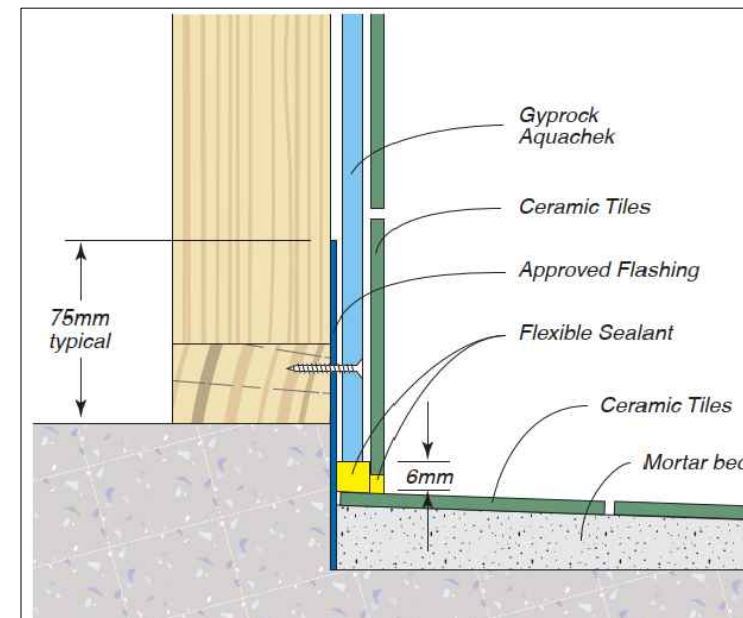
DROP-IN BATH DETAIL



LAUNDRY SINK DETAIL




WALL CORNER DETAIL

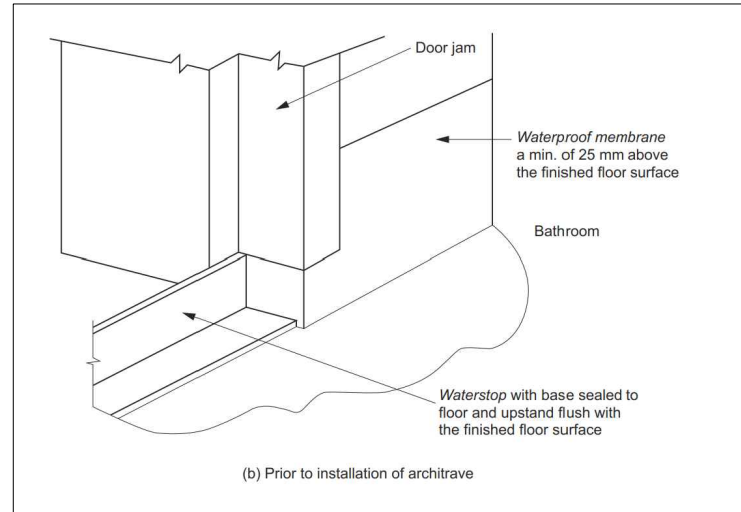


SET-DOWN SHOWER DETAIL

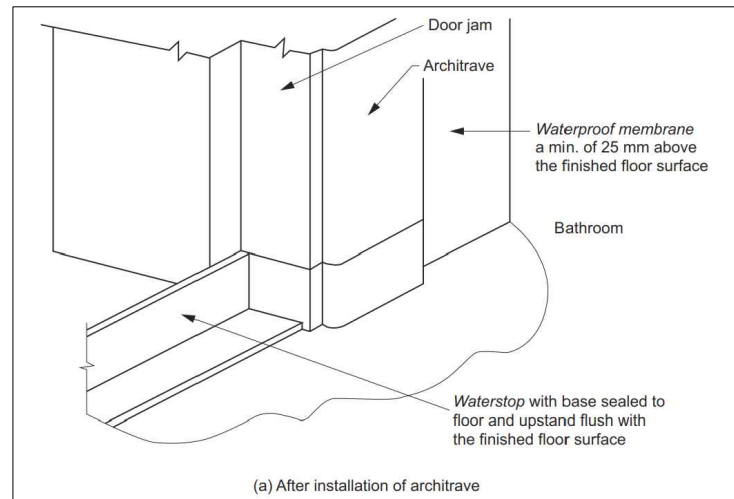
WATERPROOFING DETAILS 1 OF 2

A3	 MASTER BUILDERS TASMANIA PREFERRED SUPPLIER	 HIA MEMBER
----	---	--

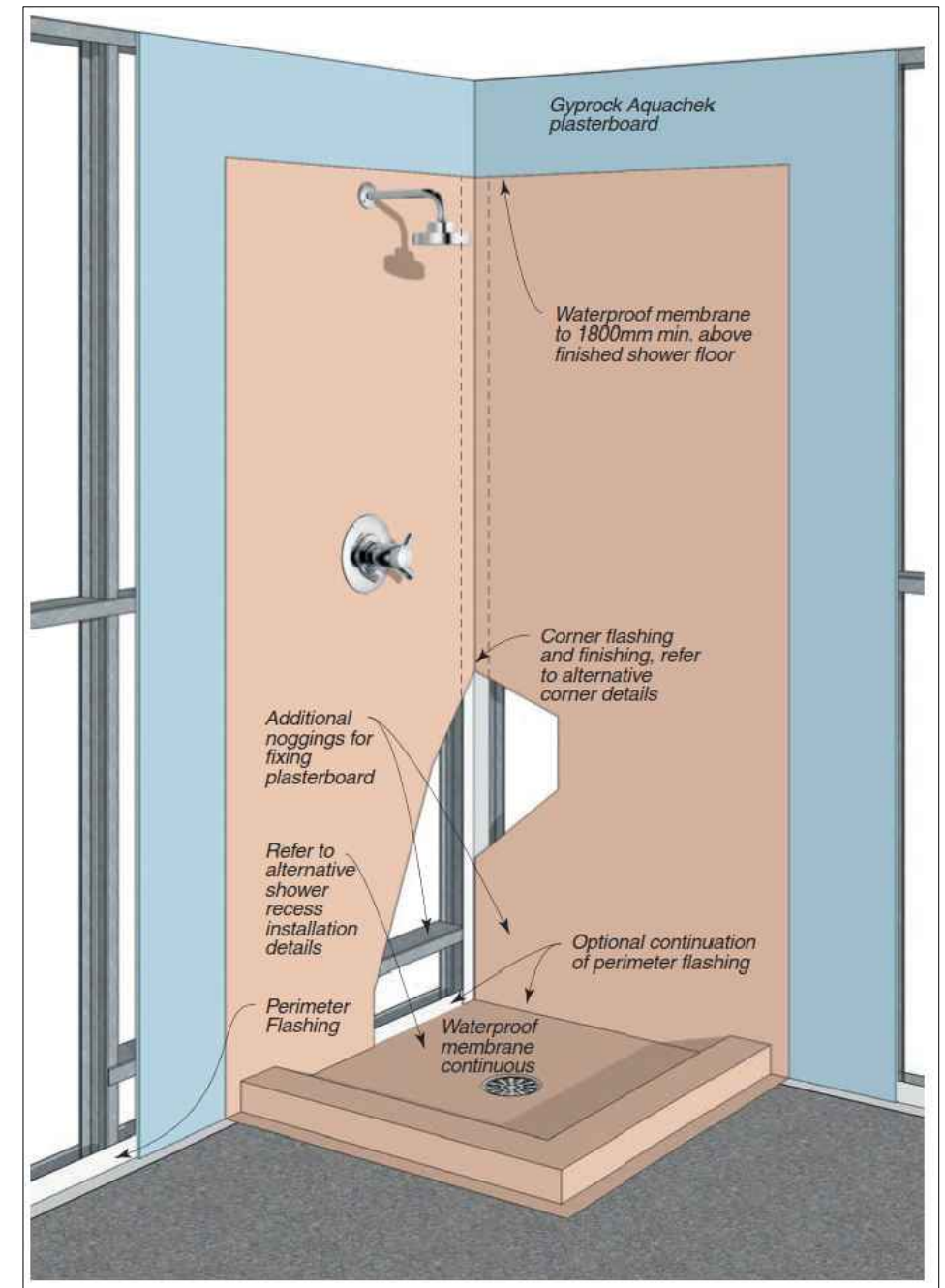
 WOOD DRAFTING & DESIGN SERVICES 41C STEWART ST. DEVONPORT TAS 7310 MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER 539021287		PROJECT:- NEW RESIDENCE A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320		
WATER PROOFING DETAILS 1 of 2			SHEET 13 OF 17	
SCALE	DRAWN	DATE	REV	DRAW NUMB
NTS	PGW	22.05.25	A	AW-2083



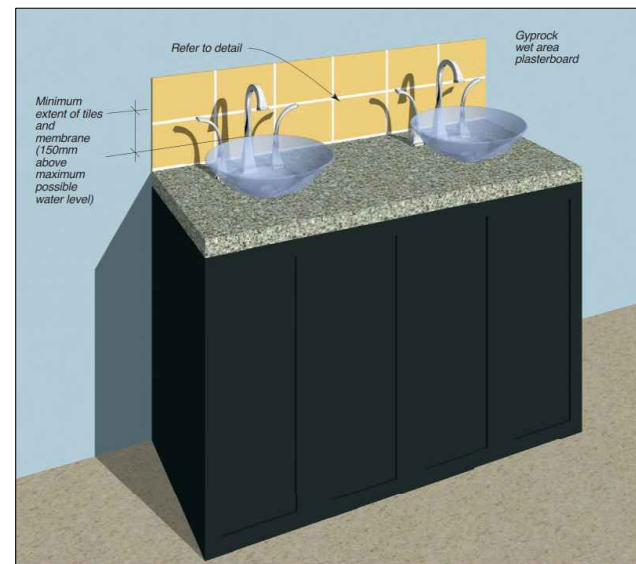
BATHROOM DOOR DETAIL 1



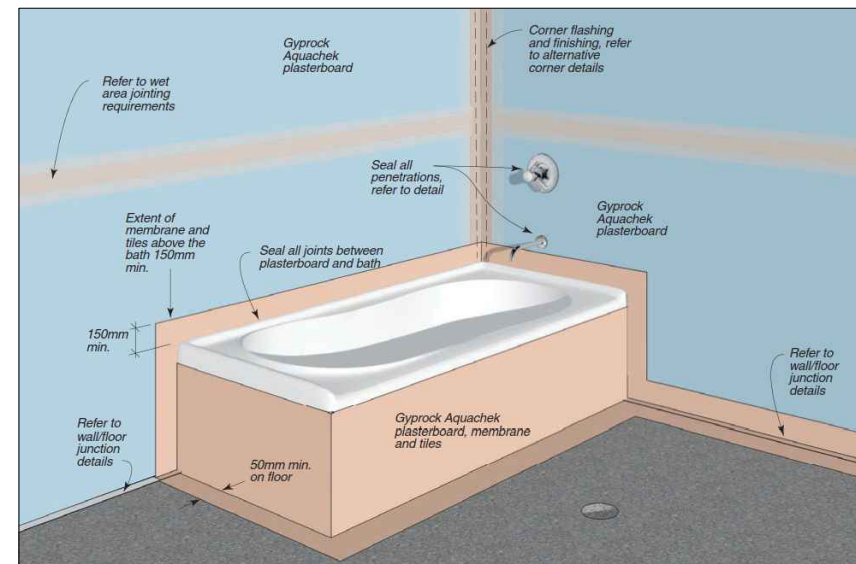
BATHROOM DOOR DETAIL 2



INSITU SHOWER DETAIL




VANITY DETAIL



FREESTANDING BATH DETAIL

WATERPROOFING DETAILS 2 OF 2

A3	 MASTER BUILDERS TASMANIA PREFERRED SUPPLIER	 MEMBER
----	---	--

 WOOD DRAFTING & DESIGN SERVICES <small>MOBILE:- 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER 539021287</small>		PROJECT:- NEW RESIDENCE A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320		
WATER PROOFING DETAILS 2 of 2			SHEET 14 OF 17	
SCALE	DRAWN	DATE	REV	DRAW NUMB
NTS	PGW	22.05.25	A	AW-2083

CONSTRUCTION NOTES

NCC - VOLUME 2 (2022)

Generally all work is to be in accordance with the National Construction Code (NCC) Volume 2, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

PART H1 - STRUCTURE

- H1D1 - Deemed to Satisfy Provisions
- H1D2 - Structural Provisions
- H1D3 - Site Preparation
- H1D4 - Footings & Slabs
- H1D5 - Masonry
- H1D6 - Framing
- H1D7 - Roof & Wall Cladding
- H1D8 - Glazing
- H1D9 - Earthquake Areas
- H1D10 - Flood Hazard Areas
- H1D11 - Attachment of Framed Decks & Balconies to External Walls of Buildings Using Waling Plate
- H1D12 - Piled Footings

PART H2 - DAMP & WEATHERPROOFING

- H2D1 - Deemed to Satisfy Provisions
- H2D2 - Drainage
- H2D3 - Footings & Slabs
- H2D4 - Masonry
- H2D5 - Sub-floor Ventilation
- H2D6 - Roof & Wall Cladding
- H2D7 - Glazing
- H2D8 - External Waterproofing

PART H3 - DAMP & WEATHERPROOFING

- H3D1 - Deemed to Satisfy Provisions
- H3D2 - Fire Hazard Properties & Non-Combustible Building Elements
- H3D3 - Fire Separation of External Walls
- H3D4 - Fire Protection of Separating Walls & Floors
- H3D5 - Fire Separation of Garage - Top Dwellings
- H3D6 - Smoke Alarms & Excavation Lighting

PART H4 - HEALTH & AMENITY

- H4D1 - Deemed to Satisfy Provisions
- H4D2 - Wet Areas
- H4D3 - Materials & Installation of Wet Area Components & Systems
- H4D4 - Room Heights
- H4D5 - Facilities
- H4D6 - Light
- H4D7 - Ventilation
- H4D8 - Sound Insulation
- H4D9 - Condensation Management

PART H5 - SAFE MOVEMENT & ACCESS

- H5D1 - Deemed to Satisfy Provisions
- H5D2 - Stairway & Ramp Construction

H5D3 - Barriers & Handrails

PART H6 - ENERGY EFFICIENCY

- H6D1 - Deemed to Satisfy Provisions
- H6D2 - Application of Part H6

PART H7 - ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

- H7D1 - Deemed to Satisfy Provisions
- H7D2 - Swimming Pools
- H7D3 - Construction in Alpine Areas
- H7D4 - Construction in Bushfire Prone Areas
- H7D5 - Heating Appliances, Fireplaces, Chimneys & Flues

PART H8 - LIVABLE HOUSING DESIGN

(Effective of Oct 1, 2024)

- H8D1 - Deemed to Satisfy Provisions
- H8D2 - Livable Housing Design

NCC - VOLUME 3 (2022)

Generally all plumbing work is to be in accordance with the National Construction Code (NCC) Volume 3, including Schedule 9 - Tasmanian Provisions and all applicable Australian Standards (AS).

Refer to the following Sections for Specific works:

- A - Governing Requirements
- B - Water Services
- C - Sanitary Plumbing & Drainage
- D - Excessive Noise
- E - Facilities & Ancillary Additions

SCHEDULE 9 - Tasmanian Provisions

GENERAL NOTES

Generally all work is to be in accordance with the National Construction Code (NCC) 2022, relevant Australian Standards (AS) and the ABCB Housing Provisions - Standard (2022).

STRUCTURE - SECTION 3

- Earthwork associated with the site is to be in accordance with ABCB Part 3.2, AS 2870 & AS 3798.
- Drainage works to be in accordance with ABCB Part 3.3, AS 3500.3 and AS 2870

FOOTINGS & SLABS - SECTION 4

- Generally to be in accordance with ABCB Part 4.2 and AS 2870.
- Alternatively, footings & slabs to be in accordance with Structural Engineers design & specification.

MASONRY - SECTION 5

Generally masonry structures to be constructed in accordance with ABCB Part 5.1 & AS 3700 and AS 4773.

- Masonry veneer to ABCB Part 5.2
- Cavity masonry to ABCB Part 5.3
- Un-reinforced single leaf masonry to ABCB Part 5.4
- Masonry components and accessories to ABCB Part 5.6
- Weatherproofing of masonry to ABCB Part 5.7

FRAMING - SECTION 6

Generally framing to be in accordance with ABCB Part 6.1 and AS 1684.

- Cavity masonry to ABCB Part 5.3
- Sub-floor ventilation in accordance with ABCB Part 6.2.
- Structural steel members to be in accordance with ABCB Part 6.3, AS 4100, AS 4600 & structural engineers design & specification.

ROOF & WALL CLADDING - SECTION 7

Generally roof and wall cladding to be in accordance with ABCB Part 6.1 and the relevant Australian Standards AS 1562, AS 2049, AS 2050 and AS 4256.1.

- Sheet roofing to be in accordance with ABCB Part 7.2.
- Roof tiles and shingles in accordance with ABCB Part 7.3
- Gutter and downpipes in accordance with ABCB Part 7.4
- Timber and composite wall cladding in accordance with ABCB Part 7.5

GLAZING - SECTION 8

Generally glazing to be in accordance with ABCB Part 8.1 and AS 1288.

Refer to window schedule for sizes and type.

- Windows and external glazed doors in accordance with ABCB Part 8.2
- Glass in accordance with ABCB Part 8.3
- Glazing Human Impact in accordance with ABCB Part 8.4

FIRE SAFETY - SECTION 9

Generally to be in accordance with ABCB Part 9.1

- Fire separation of external walls to be in accordance with ABCB Part 9.2
- Fire protection of separating walls and floors to be in accordance with ABCB Part 9.3
- Fire protection of garage top dwellings to be in accordance with ABCB Part 9.4
- Smoke alarms and evacuation lighting to be in accordance with ABCB Part 9.5 and AS 3786

HEALTH & AMENITY - SECTION 10

Generally to be in accordance with ABCB Part 10.1 and AS 1668.2

- Wet area waterproofing to be in accordance with ABCB Part 10.2
- Room heights to be in accordance with ABCB Part 10.3
- Facilities to be in accordance with ABCB Part 10.4
- Light to be in accordance with ABCB Part 10.5
- Ventilation to be in accordance with ABCB Part 10.6
- Sound insulation to be in accordance with ABCB Part 10.7
- Condensation management to be in accordance with ABCB Part 10.8

SAFE MOVEMENT & ACCESS - SECTION 11

Generally to be in accordance with ABCB Part 11.1

- Stairway and ramp construction to be in accordance with ABCB Part 11.2
- Barriers and handrails to be in accordance with ABCB Part 11.3

Stairs (Part 11.2):

- Maximum of 18 risers and minimum of 2 risers to each flight.
- Riser opening to be less than 125 mm.
- Treads to have non slip surface or nosing.

- Riser - min. 115 mm, max. 190 mm.
- Going - min 240 mm, max. 355 mm.
- Slope relationship to be 700 max, 550 min (2R + G)

Balustrade (Part 11.3):

- Balustrade required where area is not bounded by a wall or where level exceeds 1000 mm above floor level to finished floor or ground level.
- 865 mm high on stairs, measured from line of stair nosing.
- 1000 mm high above floor or landing.
- Openings between balusters/infill members to be constructed so as not to allow 125 mm sphere to pass between members.
- Where floor level exceeds 4000 mm above lower level, infill members between 150 mm and 760 mm above floor level, to be constructed so as to prevent climbing.

ANCILLARY PROVISIONS - SECTION 12

Generally to be in accordance with ABCB Part 12.1

- Construction in alpine areas to be in accordance to ABCB Part 12.2
- Attachment of framed decks and balconies to external walls of building using waling plate to be in accordance to ABCB Part 12.3
- Heating appliances, fireplaces, chimneys and flues to be in accordance to ABCB Part 12.4


ENERGY EFFICIENCY - SECTION 13

Generally to be in accordance with ABCB Part 13.1

- Building Fabric to be in accordance with ABCB Part 13.2
- External Glazing to be in accordance with ABCB Part 13.3
- Building sealing to be in accordance with ABCB Part 13.4
- Ceiling fans to be in accordance with ABCB Part 13.5
- Whole of home energy usage to be in accordance with ABCB Part 13.6
- Services to be in accordance with ABCB Part 13.7

NOTE:
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.



 WOOD DRAFTING & DESIGN SERVICES		PROJECT:- NEW RESIDENCE			
		A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320			
MOBILE:- 0408 583 446					SHEET
ACCREDITED DESIGNER: RAQUEL INNIS					
ACCREDITATION NUMBER: 539021287					15 OF 17
SCALE	DRAWN	DATE	REV	DRAW NUMB	
1:100	PGW	22.05.25	A	AW-2083	

OH&S NOTES

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

1.2.2 FLOOR FINISHES - By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian-trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas; Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to 1990 - it may contain asbestos

1986 - it is likely to contain asbestos,

either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have

dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment shall be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These shall be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified:

The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.

Non-residential buildings where the end-use is known:

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



NOTE:
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

<p>WOOD DRAFTING & DESIGN SERVICES</p> <p>MOBILE:- 0408 583 446 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</p>		PROJECT:- NEW RESIDENCE				
		A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320				
OH&S NOTES					SHEET	
SCALE	DRAWN	DATE	REV	DRAW NUMB	16 OF 17	
1:100	PGW	22.05.25	A	AW-2083		

OH&S NOTES

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

1.2.2 FLOOR FINISHES - By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian-trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas; Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to 1990 - it may contain asbestos

1986 - it is likely to contain asbestos,

either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have

dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment shall be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These shall be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Where public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public, warning signs and secure barriers to unauthorised access shall be provided. Areas of electrical installations, excavations, plant or loose materials shall be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified:

The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.

Non-residential buildings where the end-use is known:

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

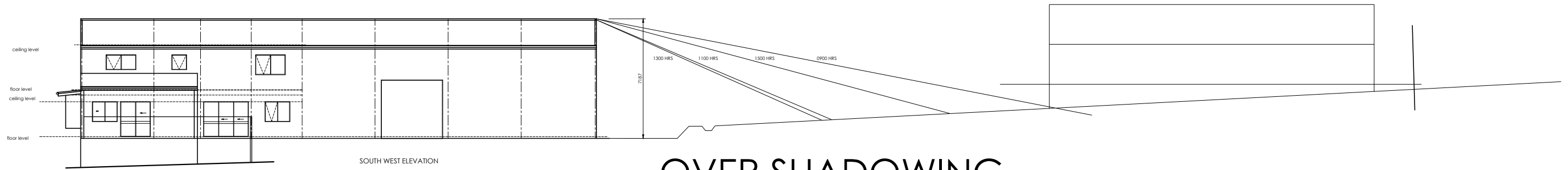
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



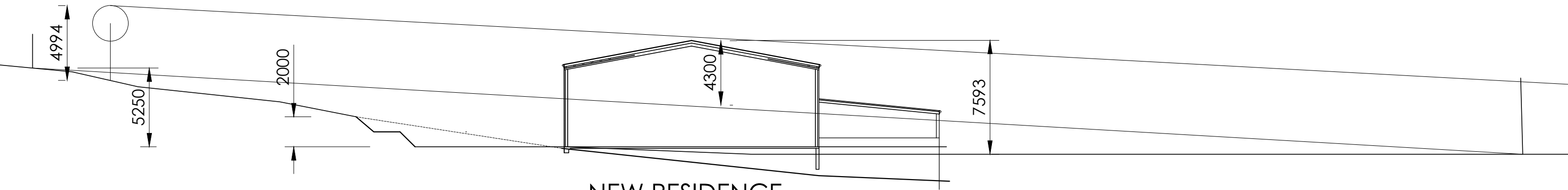
NOTE:
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, OWNER BUILDER, RENOVATORS, SUBCONTRACTORS, CONSULTANTS, MAINTAINERS AND DEMOLISHERS.

<p>WOOD DRAFTING & DESIGN SERVICES</p> <p>MOBILE:- 0408 583 446 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER: 539021287</p>						PROJECT:- NEW RESIDENCE	
						A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320	
OH&S NOTES						SHEET	
SCALE	DRAWN	DATE	REV	DRAW NUMB	16	OF 17	
1:100	PGW	22.05.25	A	AW-2083			



OVER SHADOWING


STREET



NEW RESIDENCE

LONG SECTION

A3	 MASTER BUILDERS TASMANIA PREFERRED SUPPLIER	 MEMBER
----	---	--

 WOOD DRAFTING & DESIGN SERVICES <small>MOBILE: 0408 583 646 ACCREDITED DESIGNER: RAQUEL INNIS ACCREDITATION NUMBER 539021287</small>		PROJECT:- NEW RESIDENCE A. WHITELEY 7 BOWER CIRCUIT HEYBRIDGE TAS 7320			
FOUNDATION PLAN					SHEET
SCALE	DRAWN	DATE	REV	DRAW NUMB	10
1:100	PGW	22.05.25	A	AW-2083	OF 17