



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Preston Lane Architects - PA\25\0230
PROPERTY ADDRESS:	18 Franklin Street WESTBURY (CT: 162062/2)
DEVELOPMENT:	Multiple dwellings (20 new, 30 total) - setbacks, building envelope, waste storage, car parking, motorcycle parking, pedestrian access, traffic generation, attenuation.

The application can be inspected until **Monday, 22 September 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 6 September 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="18 Franklin Street"/>	Certificate of Title:	<input type="text" value="162062"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="2"/>
Land area:	<input type="text" value="1.459 ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="vacant"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building: *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 162062	FOLIO 2
EDITION 5	DATE OF ISSUE 21-Aug-2023

SEARCH DATE : 03-Sep-2025

SEARCH TIME : 05.10 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 2 on Sealed Plan [162062](#)

Derivation : Part of Lot 3, 2A-2R-15P & Part of Lot 4,
2A-2R-5P Granted to William Forbes & Part of 3 Acres Gtd to
William Moriarty

Prior CT [116530/1](#)

SCHEDULE 1

[N142289](#) TRANSFER to HOMES TASMANIA Registered 21-Aug-2023
at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

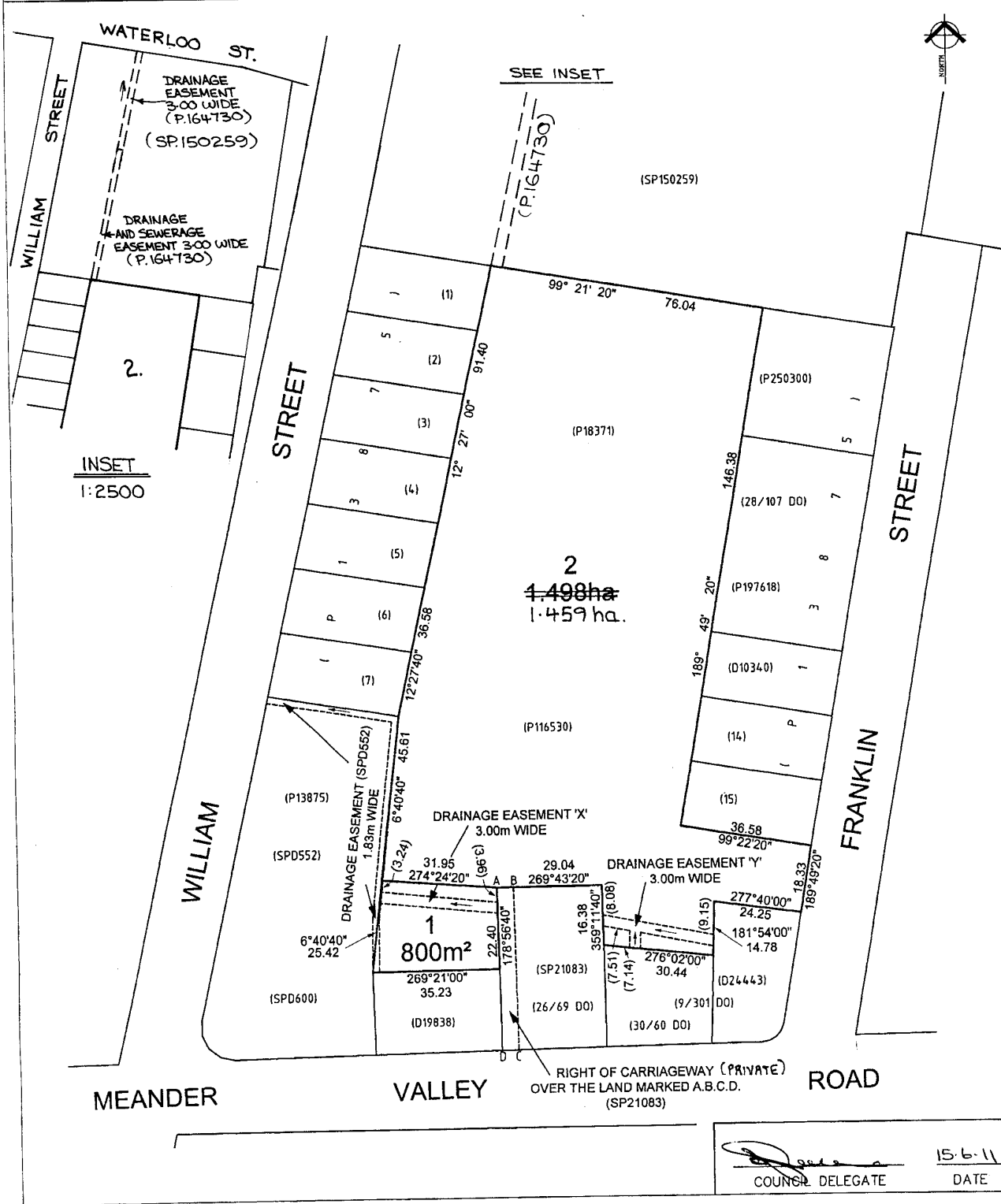
[SP162062](#) EASEMENTS in Schedule of Easements

[D52486](#) BENEFITING EASEMENT: a right of drainage and a
sewerage easement over the land marked Drainage and
Sewerage Easement 3.00 Wide and Drainage Easement 3.
00 Wide on Sealed Plan [162062](#) Registered
06-May-2013 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER GARY JAMES TAYLOR, COREY JAMES TAYLOR, & EVELYN TAYLOR	PLAN OF SURVEY	REGISTERED NUMBER SP162062
FOLIO REFERENCE C.T. 116530-1	BY SURVEYOR R.M. PECK	APPROVED EFFECTIVE FROM - 5 JUL 2011 <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF LOT 3 (2°2'15") & LOT 4 (2°2'5") GTD. TO WILLIAM FORBES AND PART OF (3°0'0") GTD. TO WILLIAM MORIARTY	LOCATION TOWN OF WESTBURY SECTION A	
	SCALE 1:1000 LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No 65 121 (4240-42)	LAST UPI No FG Y39	LAST PLAN No. P116530
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 162062

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.

EASEMENTS

Burdening Easements

Lot 2

Lot 1^a on the Plan IS SUBJECT TO a right of drainage appurtenant to Lot 16 on S.P.D552 over that part of the land marked as "Drainage Easement (SPD 552) 1.83m wide" on the Plan.

Lot 1 on the Plan IS SUBJECT TO a right of drainage in favour of Tasmanian Water & Sewerage Corporation (Northern Region) Pty Ltd over that part of the land marked "Drainage Easement X 3.00 m wide" on the Plan.

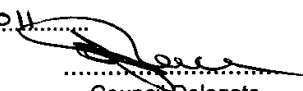
Lot 2 on the Plan IS SUBJECT TO a right of drainage in favour of Tasmanian Water & Sewerage Corporation (Northern Region) Pty Ltd over that part of the land marked "Drainage Easement Y 3.00 m wide" on the Plan.

Benefiting Easements

Lot 1 on the Plan IS TOGETHER WITH a right of carriageway over ~~that part of the land marked ABCD on the plan (SP 21082)~~ the Right of Carriageway (Private) marked A.B.C.D. on the plan.

Lot 2 on the Plan IS TOGETHER WITH a right of carriageway over ~~that part of the land marked ABCD on the plan (SP 21082)~~ the Right of Carriageway (Private) marked A.B.C.D. on the plan.

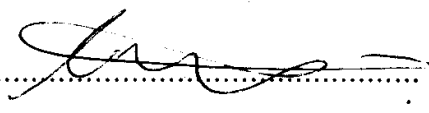
(USE ANNEXURE PAGES FOR CONTINUATION)

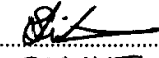
SUBDIVIDER: CJ, GJ & E TAYLOR FOLIO REF: 116530/1 SOLICITOR & REFERENCE: SHIELDS HERITAGE (AMH)	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 15 th June 2011 PA/111/0123 REF NO.  Council Delegate
--	--

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 162062
SUBDIVIDER: CJ, GJ & E TAYLOR FOLIO REFERENCE: 116530/1	

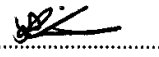
SIGNED by COREY JAMES TAYLOR)
 registered proprietor of the land described by)
 Folio of the Register Volume 116530, Folio 1 in)
 the presence of:)



(Witness) )
 (Full Name) SAMUEL JAMES LIEBERMAN)
 (Address) 20/129-133 ORMOND ESP. ELWOOD VIC 3184)
 (Occupation) SALESMAN)

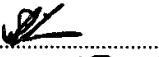
SIGNED by GARY JAMES TAYLOR)
 registered proprietor of the land described by)
 Folio of the Register Volume 116530, Folio 1 in)
 the presence of:)



(Witness) )
 (Full Name) SAMUEL JAMES LIEBERMAN)
 (Address) 20/129-133 ORMOND ESP. ELWOOD VIC 3184)
 (Occupation) SALESMAN)

SIGNED by EVELYN TAYLOR)
 registered proprietor of the land described by)
 Folio of the Register Volume 116530, Folio 1 in)
 the presence of:)



(Witness) )
 (Full Name) SAMUEL JAMES LIEBERMAN)
 (Address) 20/129-133 ORMOND ESP. ELWOOD VIC 3184)
 (Occupation) SALESMAN)

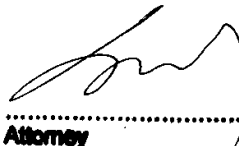
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 162062</p>
<p>SUBDIVIDER: CJ, GJ & E TAYLOR FOLIO REFERENCE: 116530/1</p>	

THE CONSENT OF THE NATIONAL AUSTRALIA BANK AS MORTGAGEE PURSUANT TO REGISTERED MORTGAGE C971150 IS HEREUNTO ENDORSED:

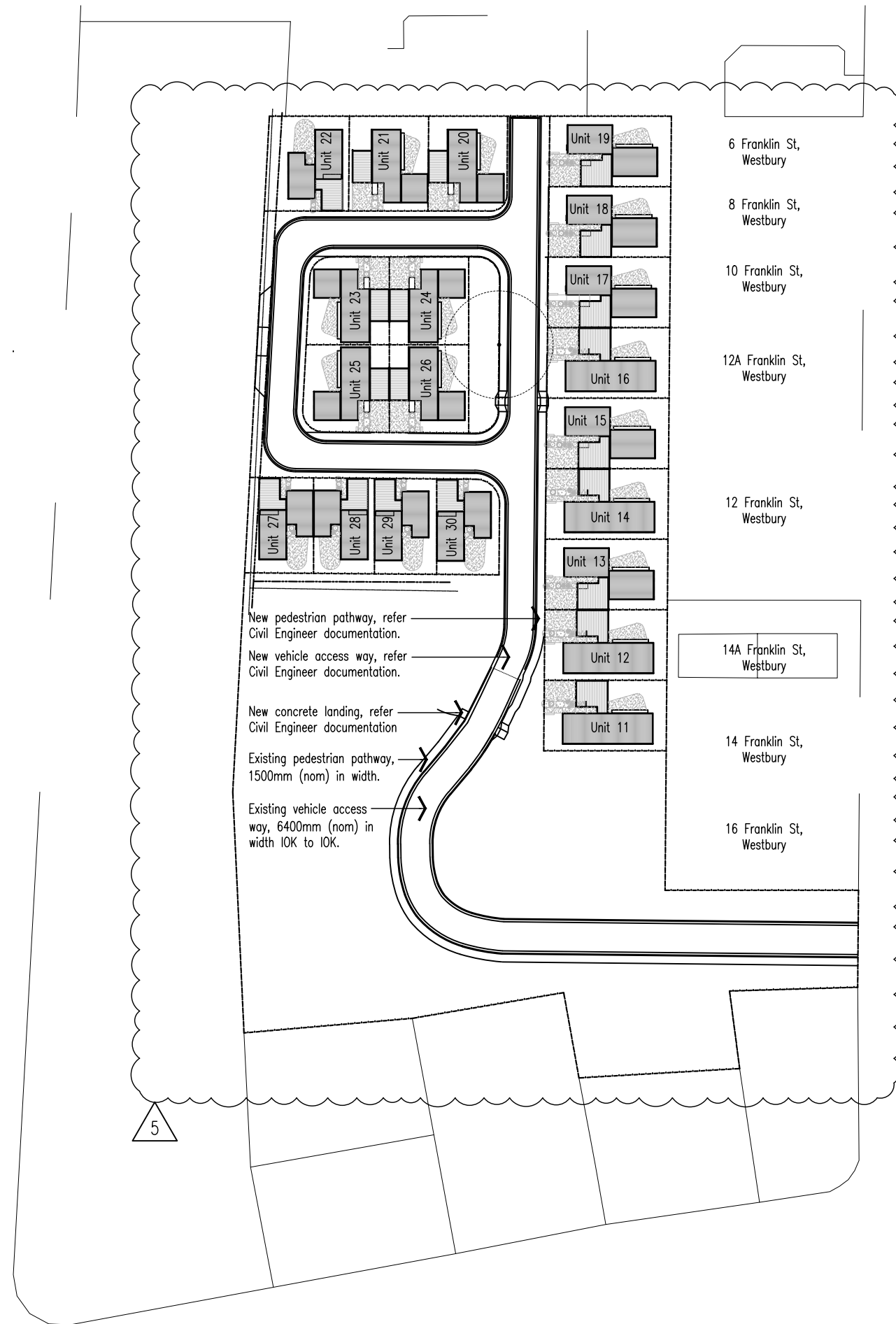
Executed by National Australia Bank Limited by its
Attorney **TING SONG**
who holds the position of Level 3 Attorney under
Power of Attorney No. PA18631 (who declares that
he/she has received no notice of revocation of the
said Power) in the presence of:


.....
Attorney

17/5/2011

Witness
.....
BEVERLY DELA CRUZ
.....
Full Name

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.



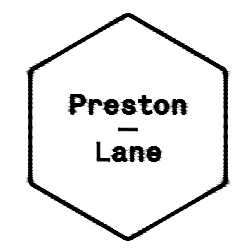
New pedestrian pathway, refer Civil Engineer documentation.
 New vehicle access way, refer Civil Engineer documentation.
 New concrete landing, refer Civil Engineer documentation
 Existing pedestrian pathway, 1500mm (nom) in width.
 Existing vehicle access way, 6400mm (nom) in width 10K to 10K.

DEVELOPMENT SUMMARY - 18 FRANKLIN ST, WESTBURY

TITLE REFERENCE		
CERTIFICATE FOLIO	2	
VOLUME	162 062	
SITE AREA		
	14,590	m ²
UNIT TYPES (Includes Variants To Each Type)		
TYPE A		5
TYPE B		4
TYPE C		6
TYPE D		5
TOTAL NO. UNITS		20
FLOOR AREAS (All Unit Types)		
TOTAL PROPOSED GROUND FLOOR	1,867	m ²
TOTAL PROPOSED CARPORT/ENTRY	1,026	m ²
TOTAL PROPOSED OUTDOOR AREA (Marked P.O.S)	881	m ²
TOTAL PROPOSED FLOOR AREA	3,774	m ²
* refer individual unit type Site Plan for further breakdown of type		
DESIGN WIND CLASSIFICATION	TBC	
DESIGN WIND VELOCITY Vh,S	M/S	M/S
DESIGN WIND VELOCITY Vh,U	M/S	M/S
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE	7	
BAL RATING	-	
ALPINE AREA	-	
CORROSION ENVIRONMENT	-	
OTHER HAZARDS	-	

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

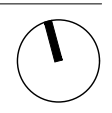
PRELIMINARY NOT FOR CONSTRUCTION



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The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

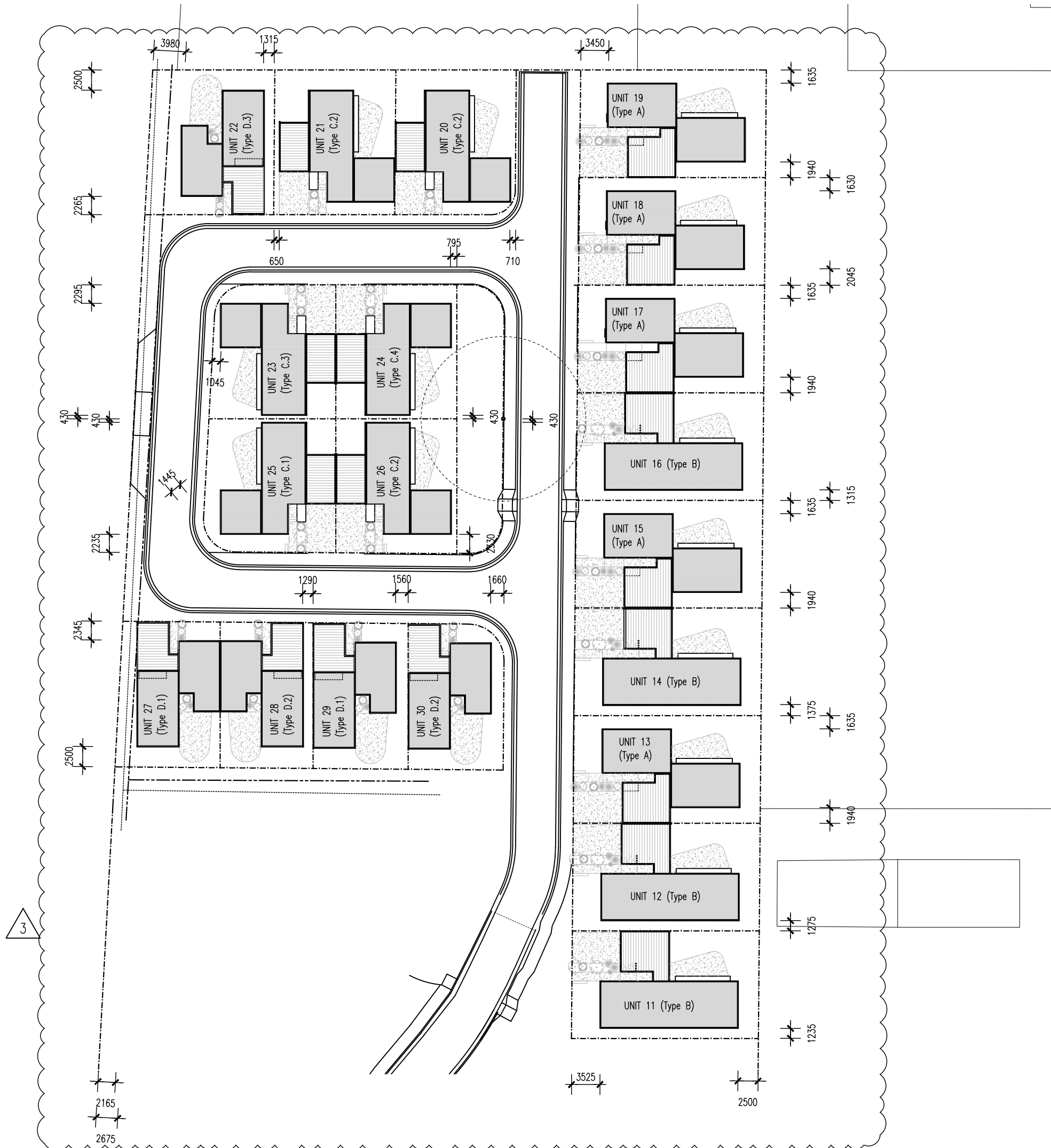
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	LOCATION PLAN		
Scale	1:1000		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	05/05/2025	ISSUED FOR DA	LS DL
03	21/05/2025	ISSUED FOR DA	LS DL
04	03/07/2025	ISSUED FOR DA	LS DL
05	12/08/2025	ISSUED FOR DA	LS DL

Project No
 Drawing Number

24020



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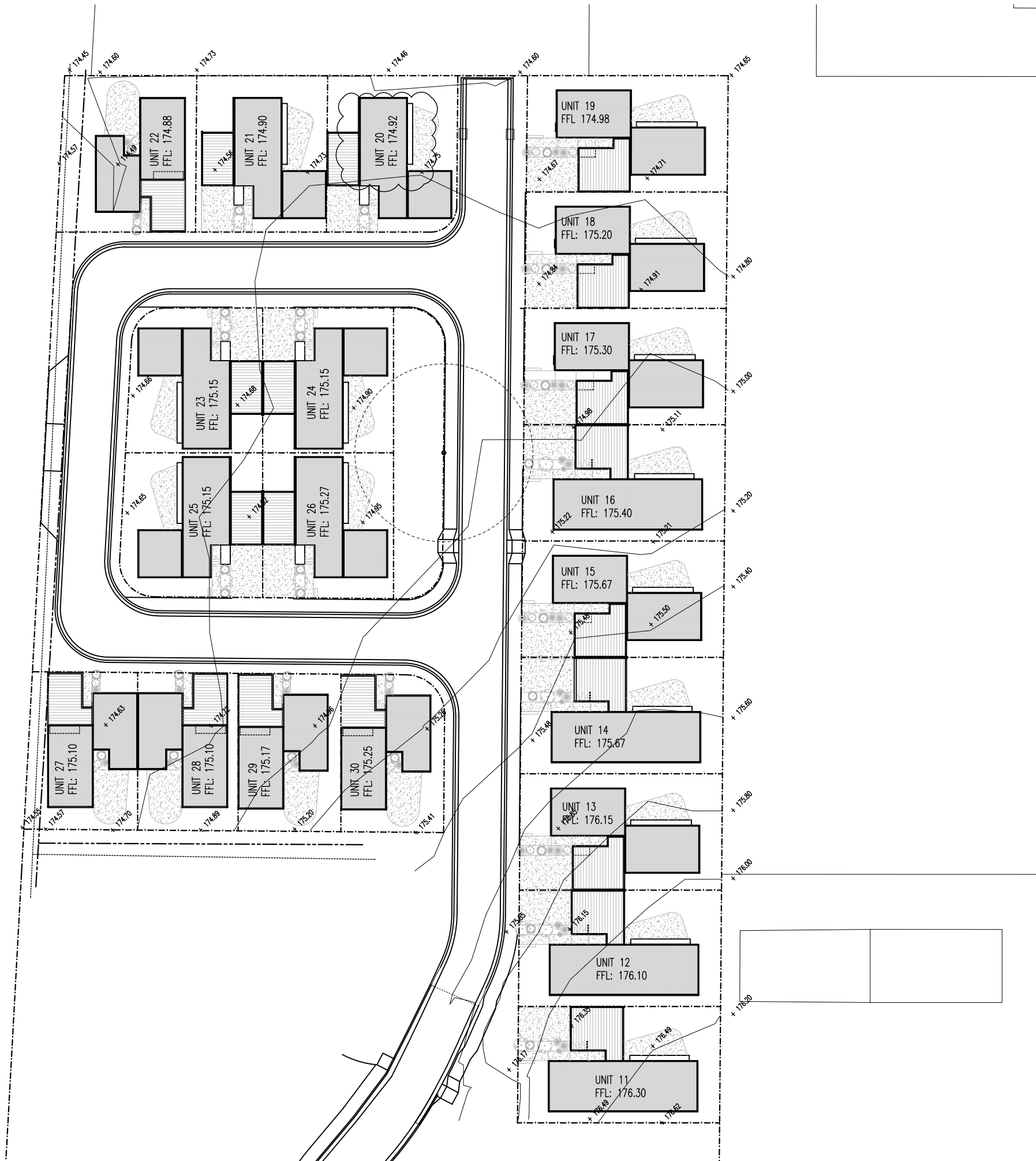
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	PLAN UNIT TYPE		
Scale	1:500		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	05/05/2025	ISSUED FOR DA	LS DL
03	03/07/2025	ISSUED FOR DA	LS DL

Project No 24020
 Drawing Number



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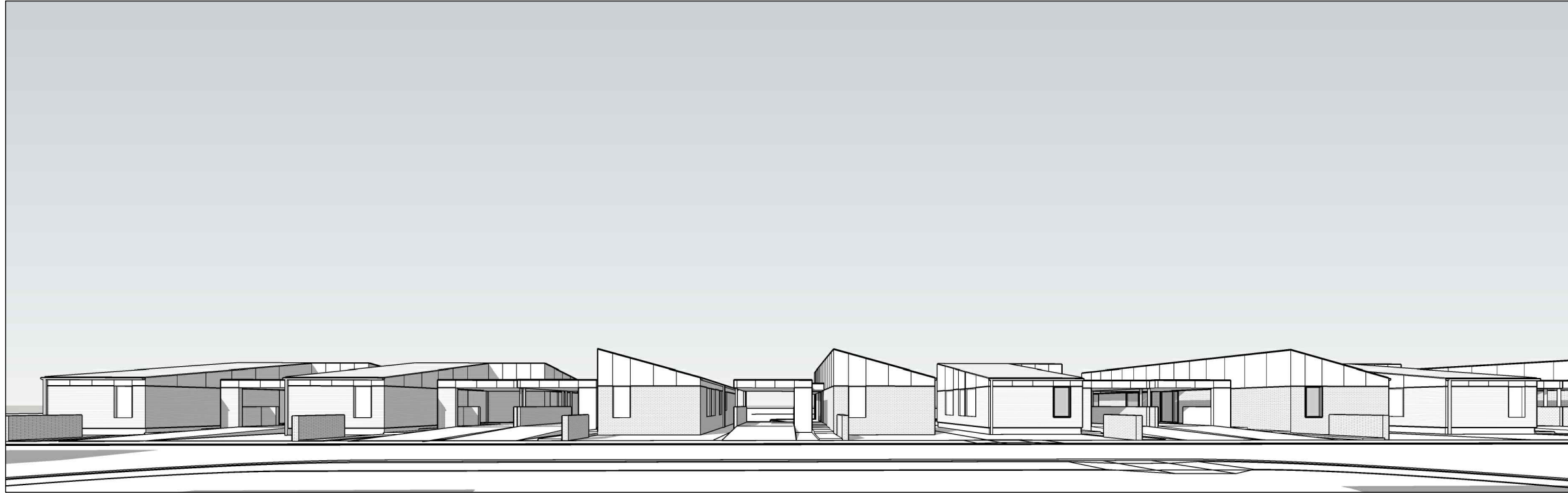


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Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	PLAN UNIT FINISHED FLOOR LEVELS
Scale	1:500
Revision	
01	03/07/2025 ISSUED FOR DA LS DL
Project No	24020
Drawing Number	DA-01.1 01



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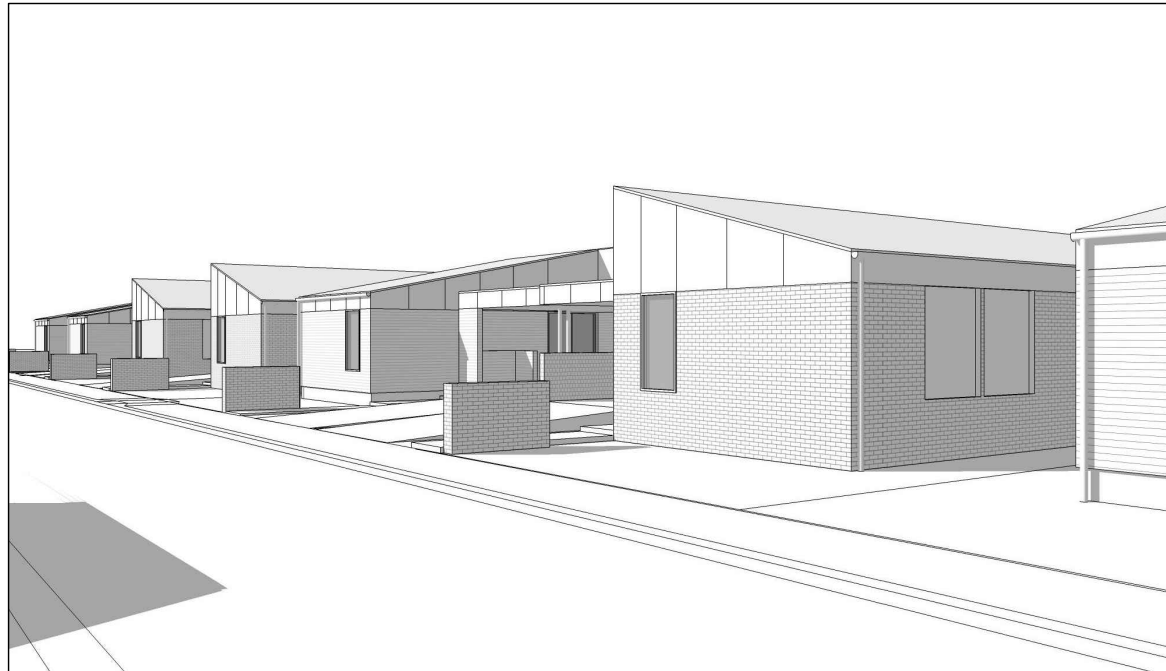
Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303
 Drawing ELEVATIONS
 STREETScape
 Scale NTS
 Revision
 01 15/04/2025 ISSUED FOR DA LS DL

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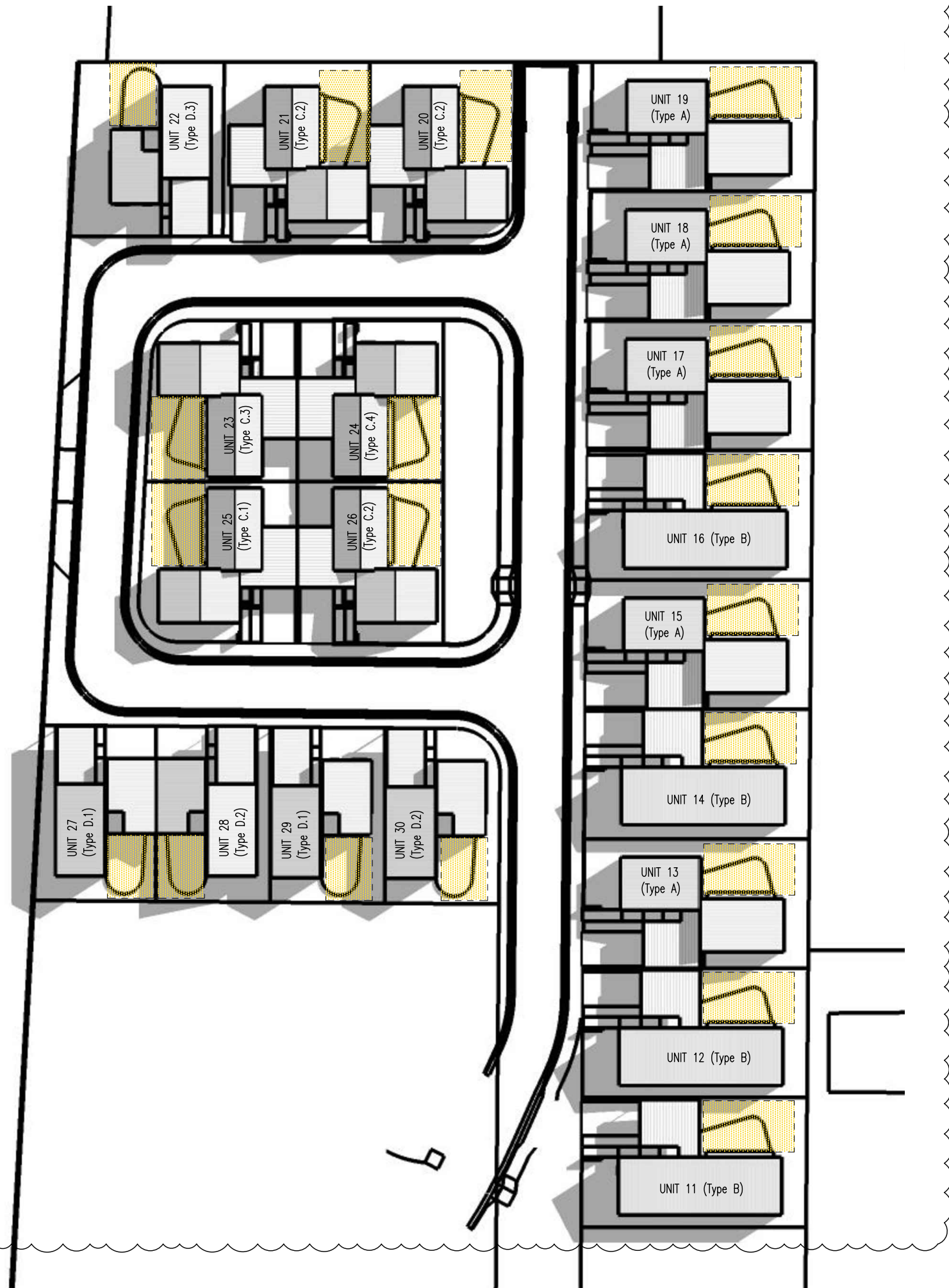
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Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS STREETSCAPE
Scale	NTS
Revision	
01	15/04/2025 ISSUED FOR DA LS DL

Project No 24020
 Drawing Number

3



 PRIVATE OPEN SPACE

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Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303

Drawing SHADOW DIAGRAM
 9AM (Equinox)

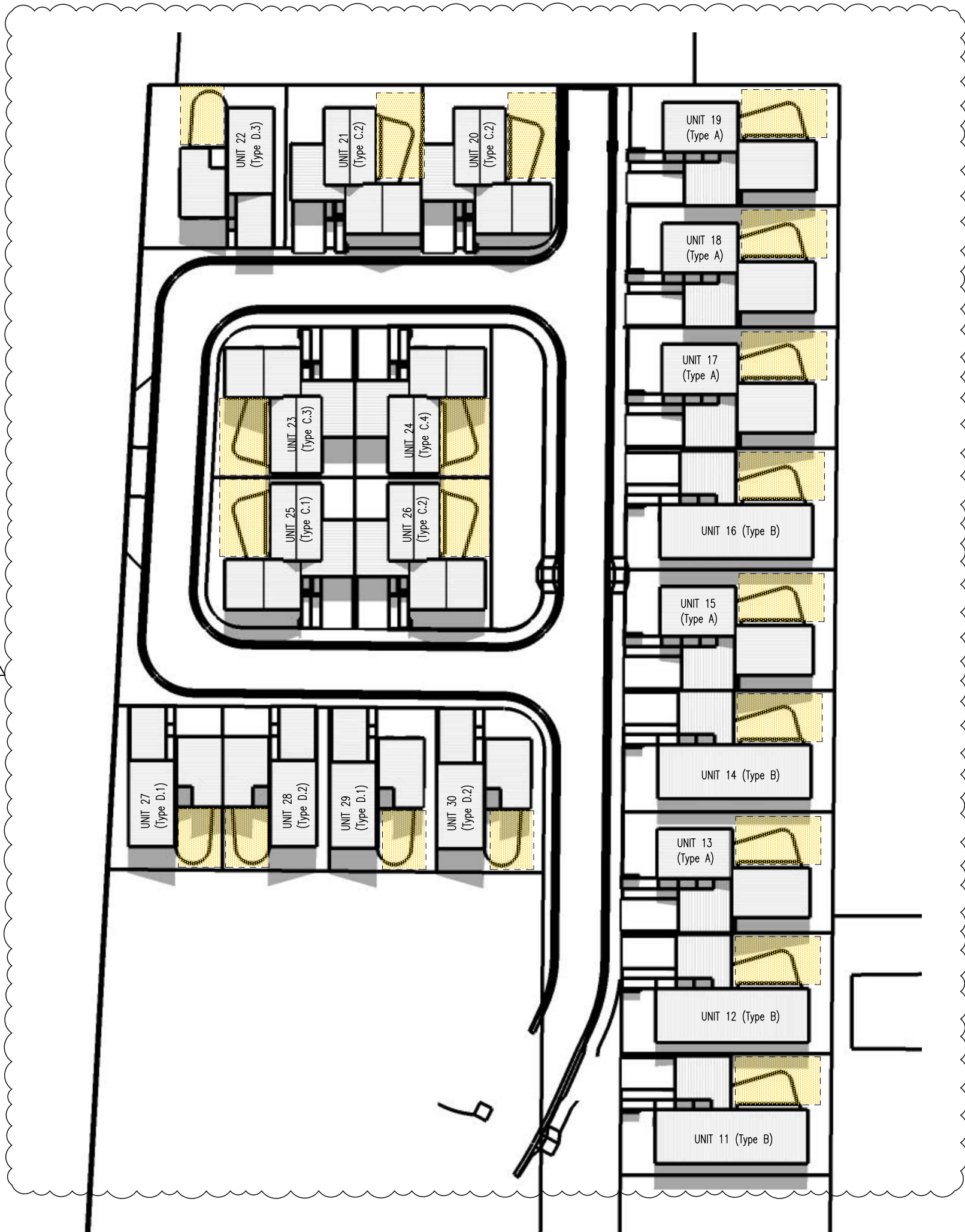
Scale 1:500

Revision	Date	Description	LS	DL
01	15/04/2025	ISSUED FOR DA	LS	DL
02	05/05/2025	ISSUED FOR DA	LS	DL
03	03/07/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number

3



 PRIVATE OPEN SPACE

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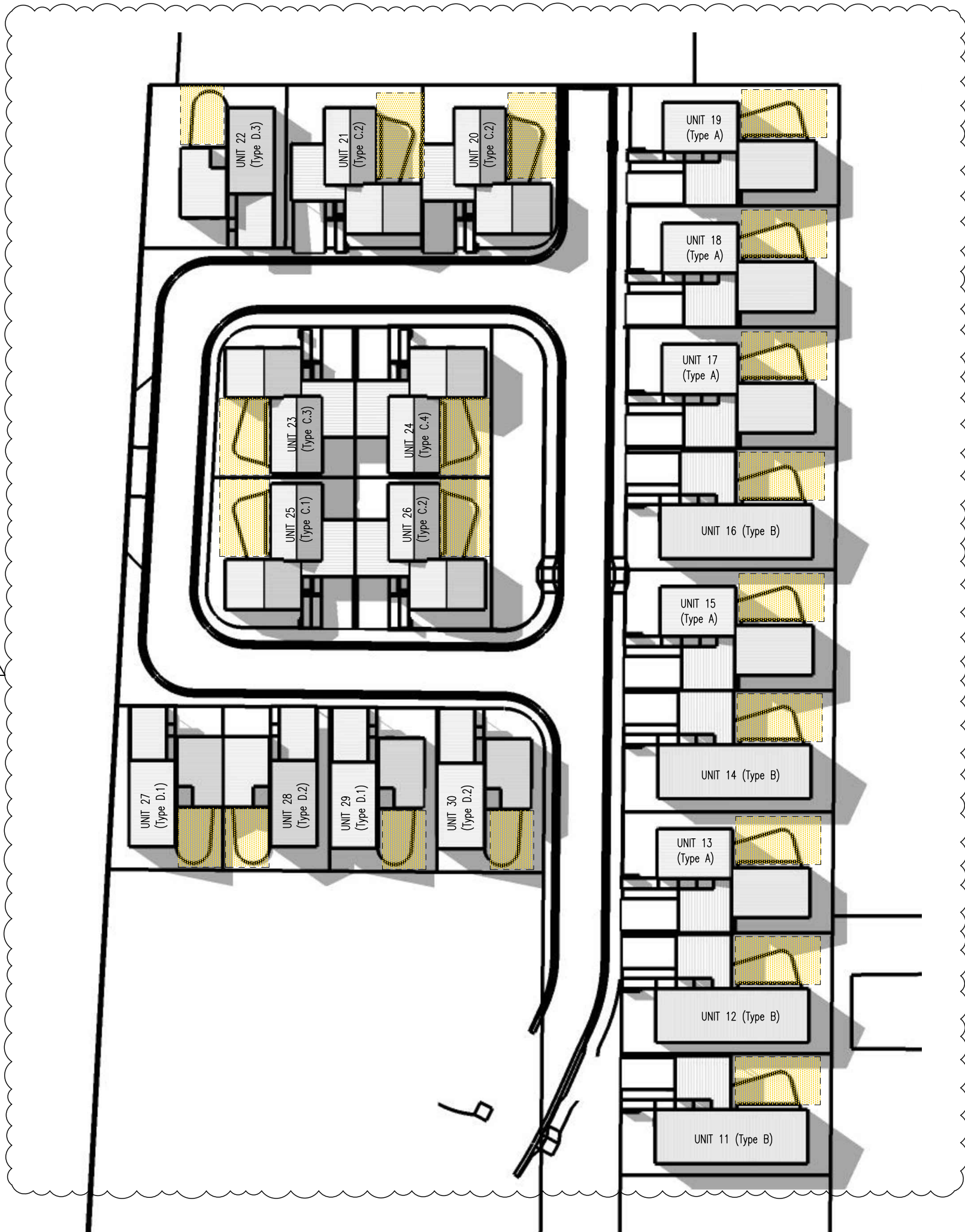


Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	SHADOW DIAGRAM 12PM (Equinox)		
Scale	1:500		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	05/05/2025	ISSUED FOR DA	LS DL
03	03/07/2025	ISSUED FOR DA	LS DL

Project No 24020

Drawing Number

3



 PRIVATE OPEN SPACE

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Proprietor HOMES TASMANIA
 Project 18 Franklin St WESTBURY, TAS 7303
 Drawing SHADOW DIAGRAM 3PM (Equinox)
 Scale 1:500
 Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
02	05/05/2025	ISSUED FOR DA	LS	DL
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Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303

Drawing PROPOSED IMAGE
 UNIT TYPE - A

Scale NTS

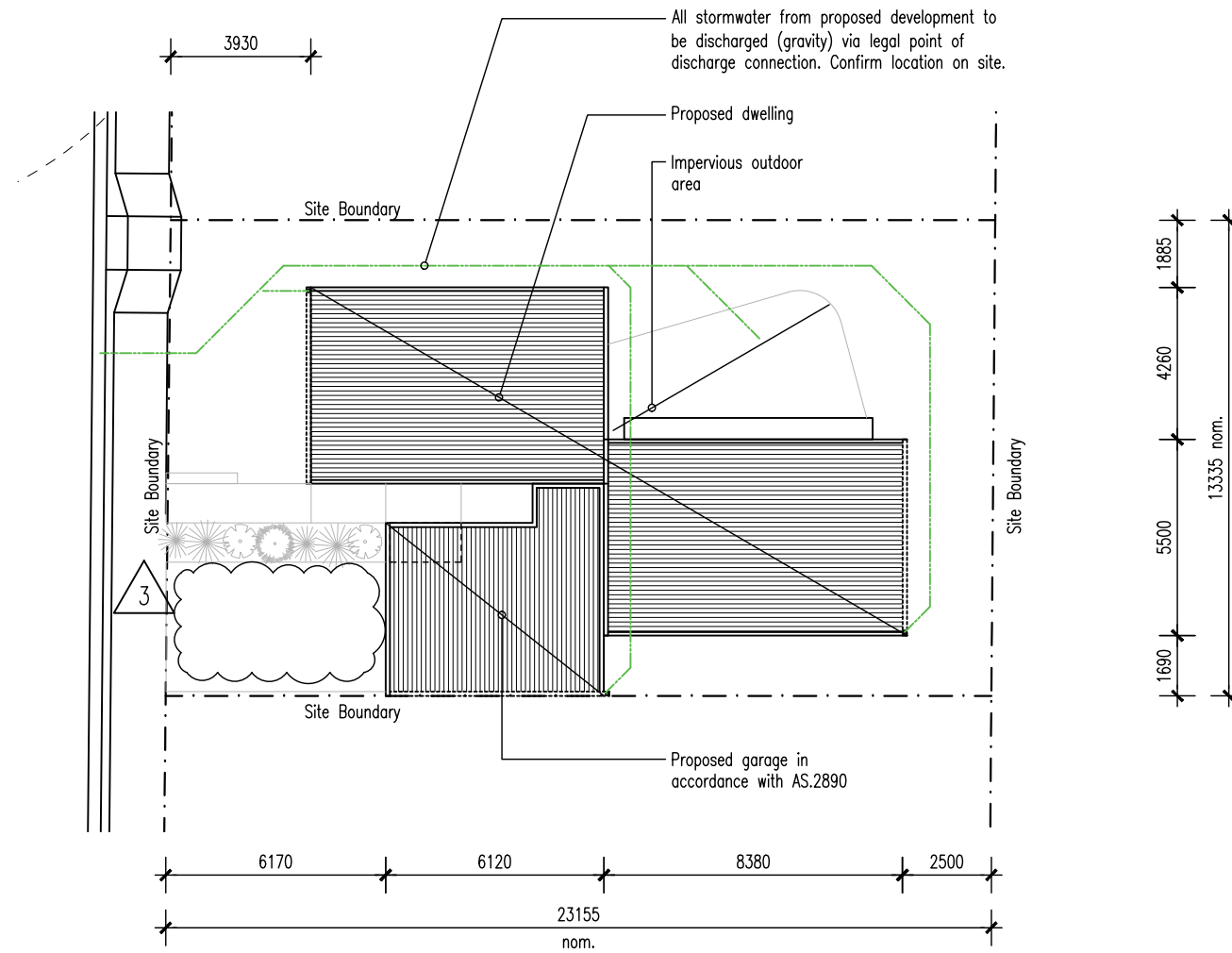
Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
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Project No 24020

Drawing Number

DESIGN DETAILS - UNIT TYPE A		
SITE AREA	308	m ²
FLOOR AREAS		
PROPOSED GROUND FLOOR	92	m ²
PROPOSED CARPORT/ENTRY	60	m ²
PROPOSED OUTDOOR AREA	50	m ²
PROPOSED TOTAL GROUND FLOOR	202	m ²
DESIGN WIND CLASSIFICATION		
DESIGN WIND CLASSIFICATION	TBC	
DESIGN WIND VELOCITY V _{h,S}	M/S	M/S
DESIGN WIND VELOCITY V _{h,U}	M/S	M/S
SOIL CLASSIFICATION		
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE		
CLIMATE ZONE	7	
BAL RATING		
BAL RATING	-	
ALPINE AREA		
ALPINE AREA	-	
CORROSION ENVIRONMENT		
CORROSION ENVIRONMENT	-	
OTHER HAZARDS		
OTHER HAZARDS	-	



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Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	SITE PLAN UNIT TYPE - A
Scale	1:200
Revision	
01	15/04/2025 ISSUED FOR DA LS DL
02	03/07/2025 ISSUED FOR DA LS DL
03	12/08/2025 ISSUED FOR DA LS DL

Project No 24020
 Drawing Number

SITE PLAN (LOT 5)
 1:200

WALL TYPES & FINISHES

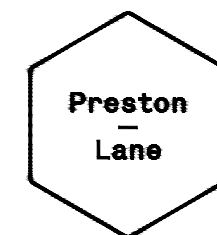
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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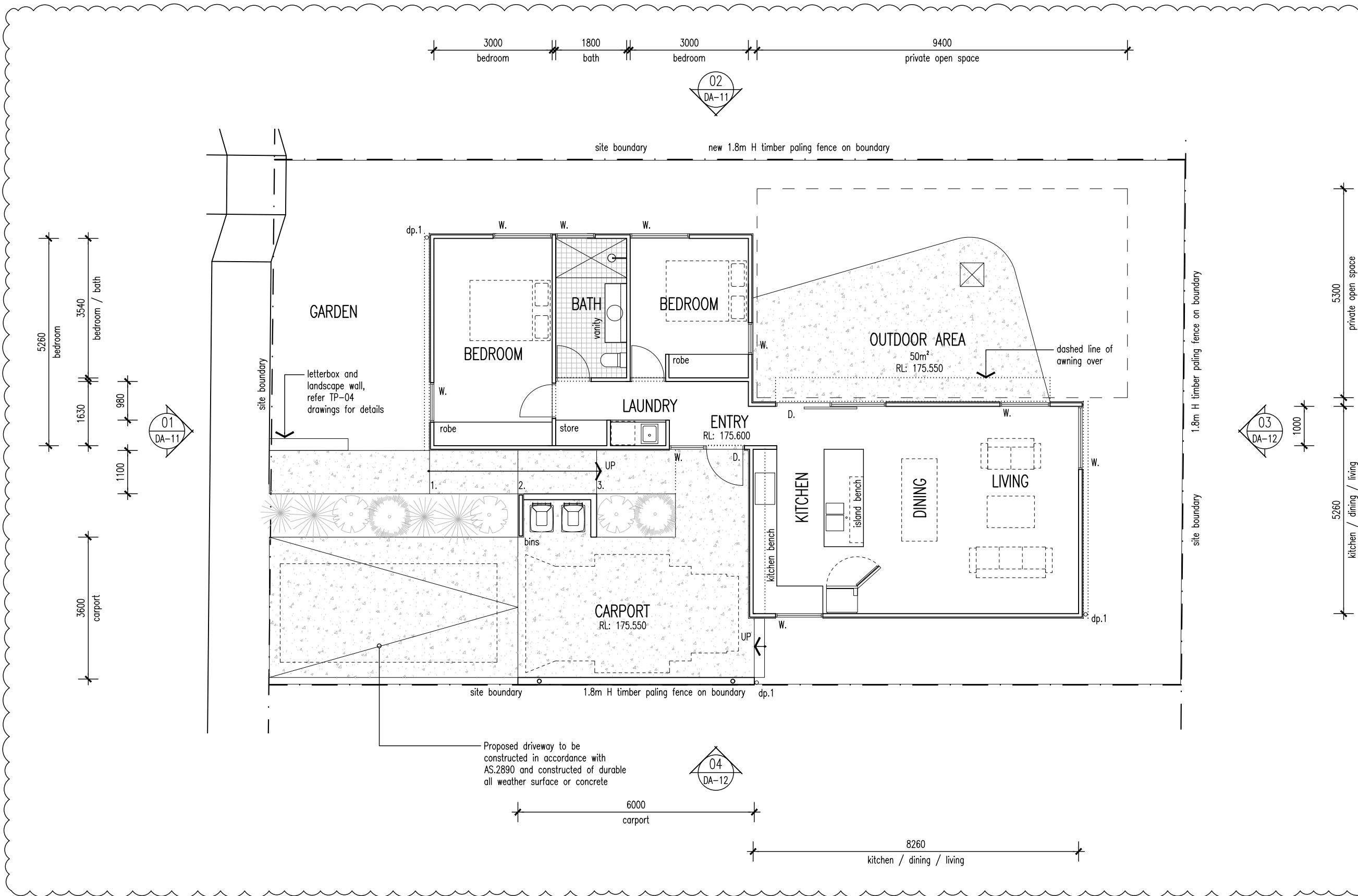
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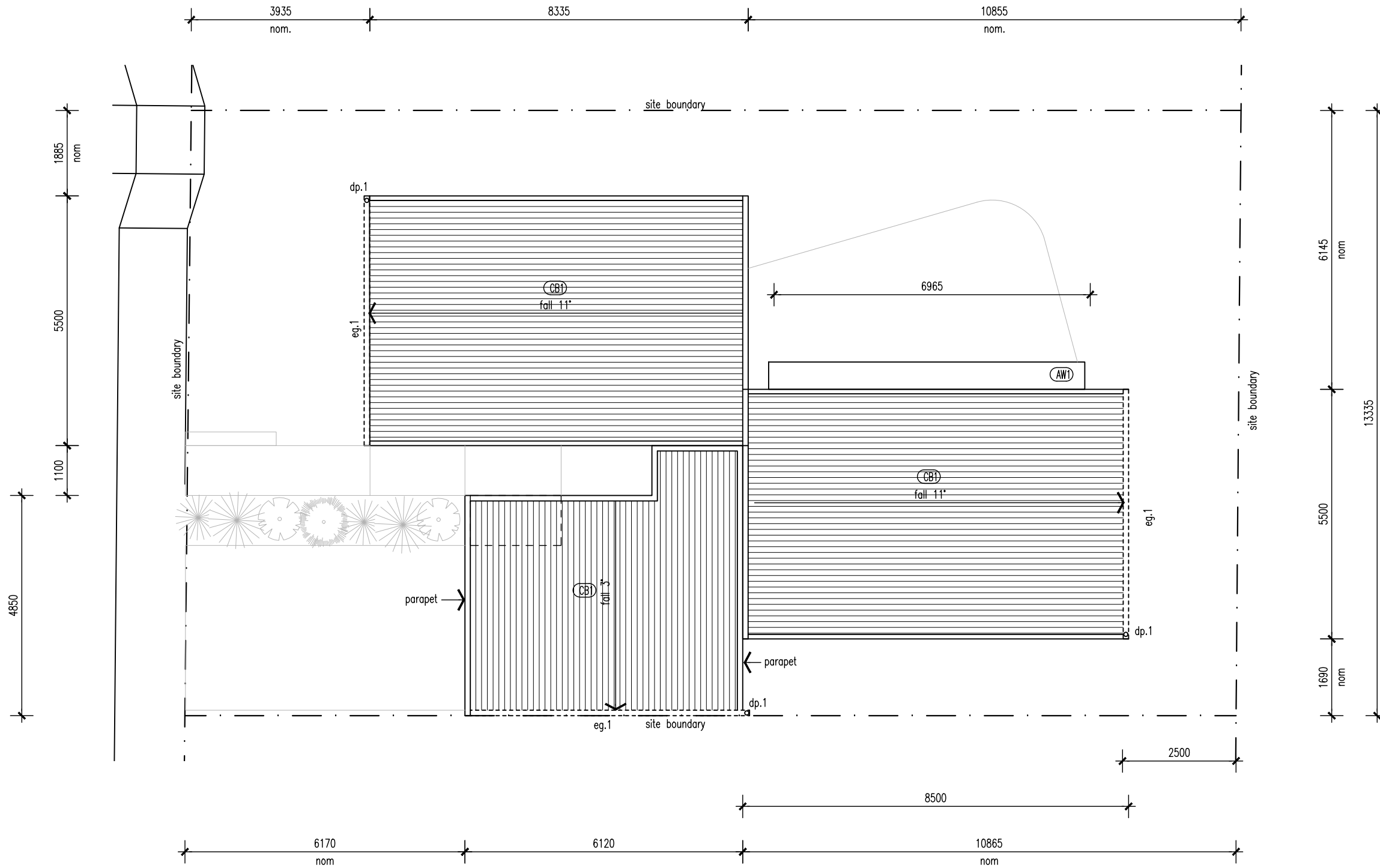
Proprietor HOMES TASMANIA
 Project 18 Franklin St WESTBURY, TAS 7303
 Drawing GROUND FLOOR PLAN UNIT TYPE - A
 Scale 1:100

Revision	Date	Issued For	LS	DL
01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020
 Drawing Number



FLOOR PLAN (LOT 5)
 1:100



- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42.
 - (CS1) Cement sheet cladding, point finish, color to future selection.
 - (CS2) Cement sheet cladding, point finish, color to future selection.

- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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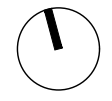


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Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303

Drawing ROOF PLAN
 UNIT TYPE - A

Scale 1:100

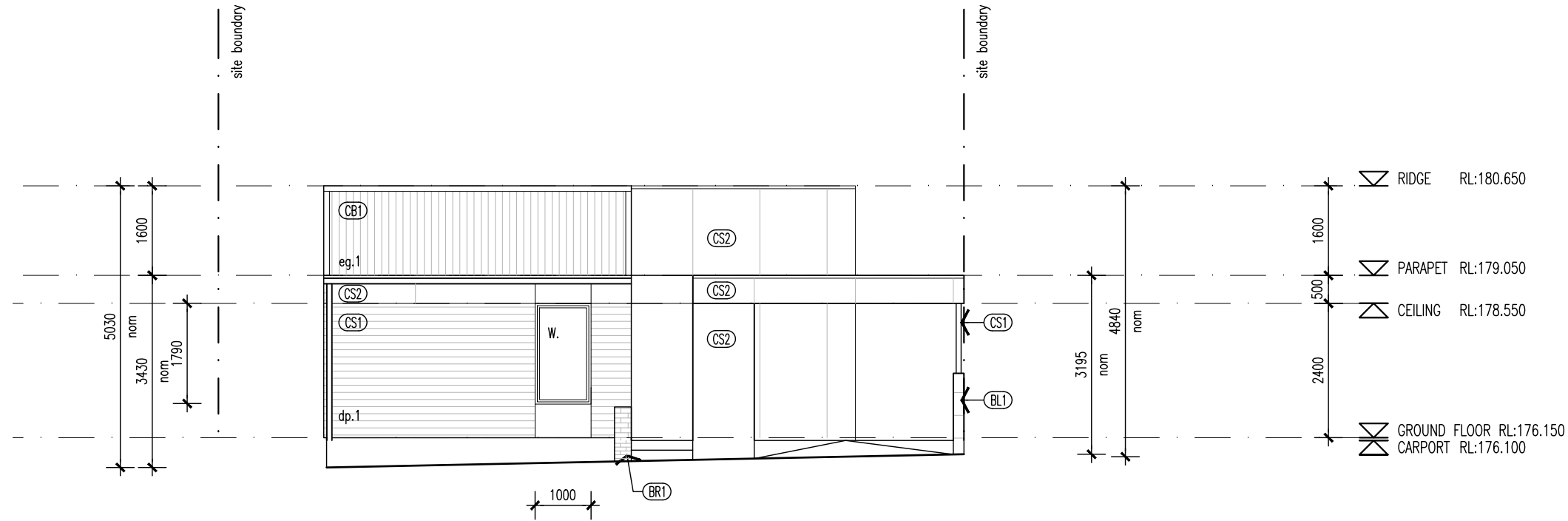
Revision
 01 15/04/2025 ISSUED FOR DA LS DL

Project No 24020

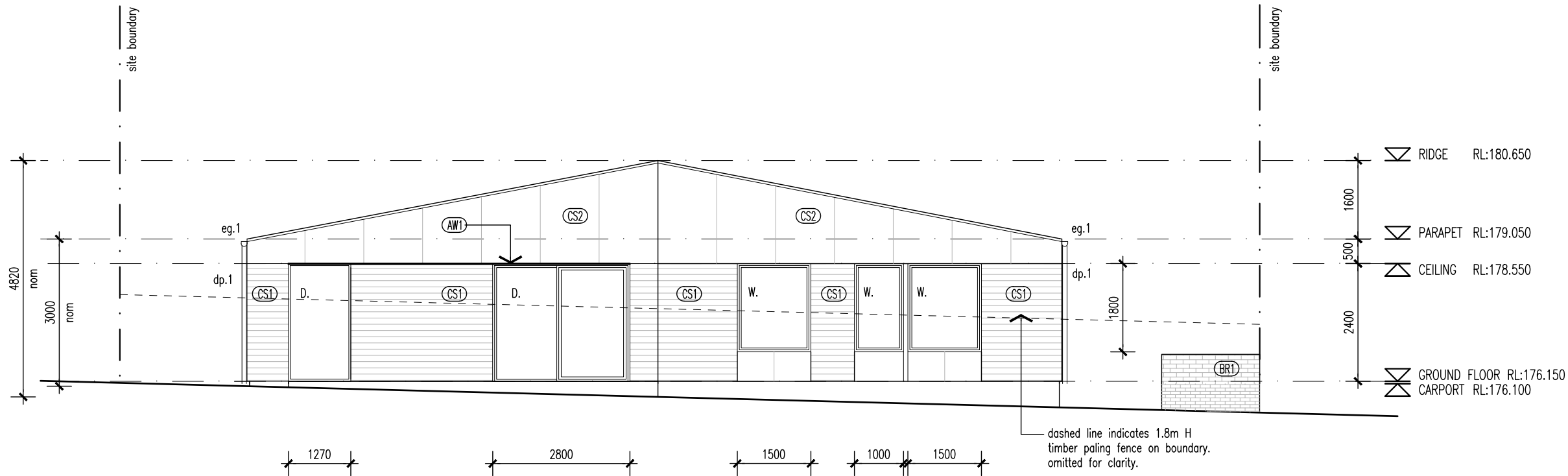
Drawing Number DA-10 01

ROOF PLAN (LOT 5)
 1:100

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 13)
DA-09 1:100



02 ELEVATION 02 (UNIT 13)
DA-09 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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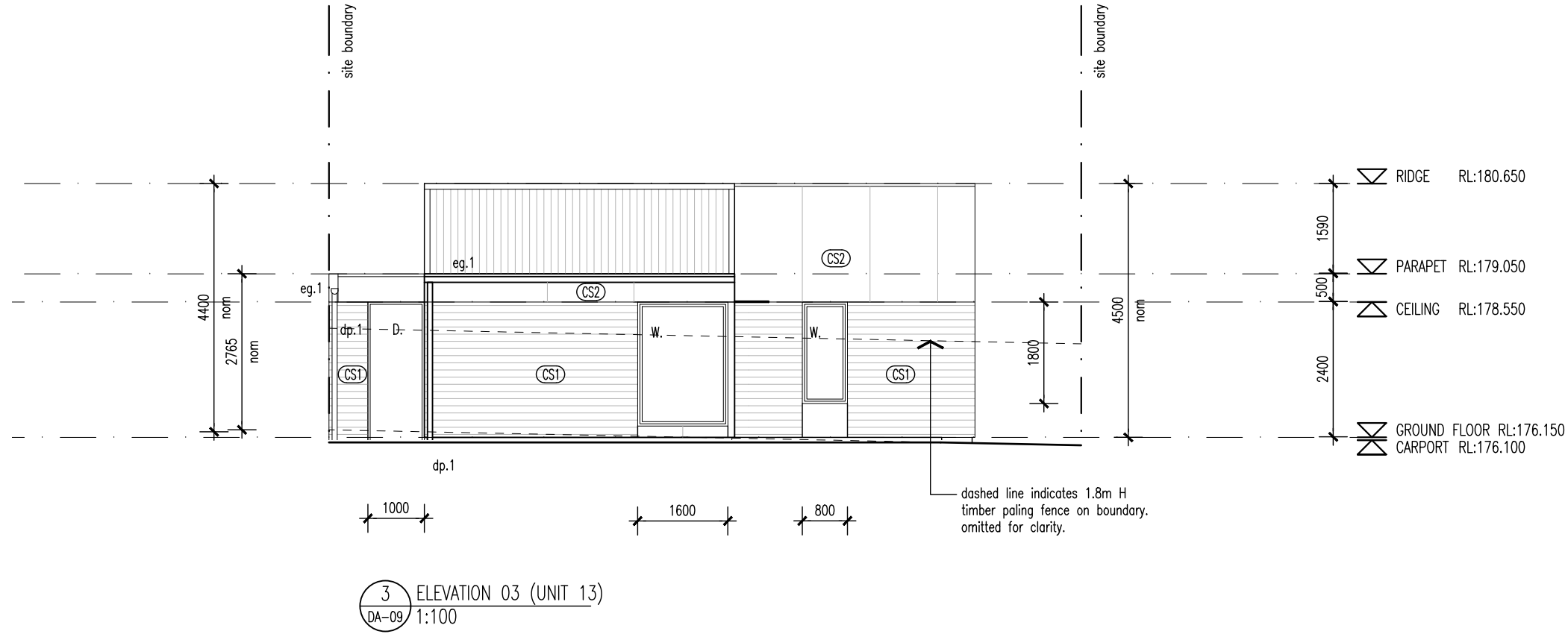
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, point finish, color to future selection.
 - (CS2) Cement sheet cladding, point finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

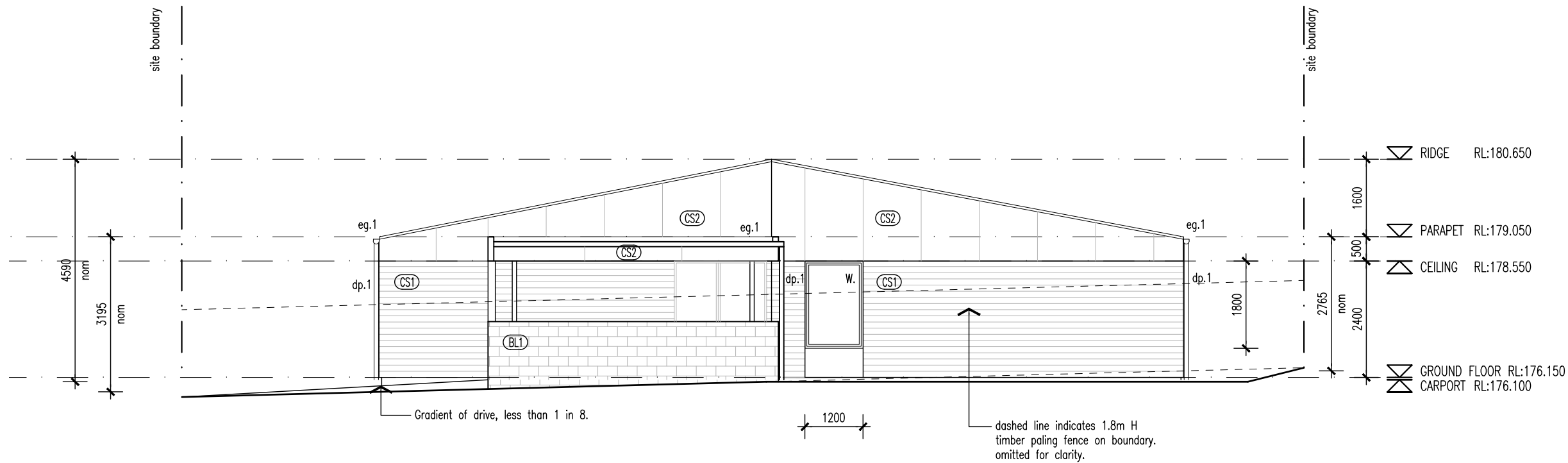
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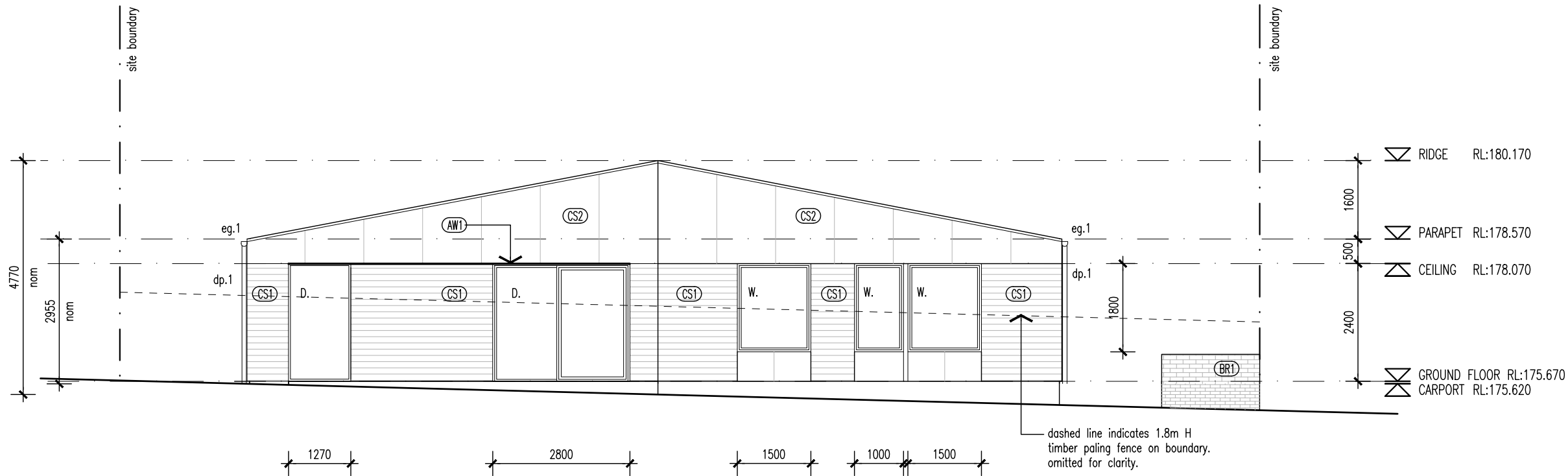
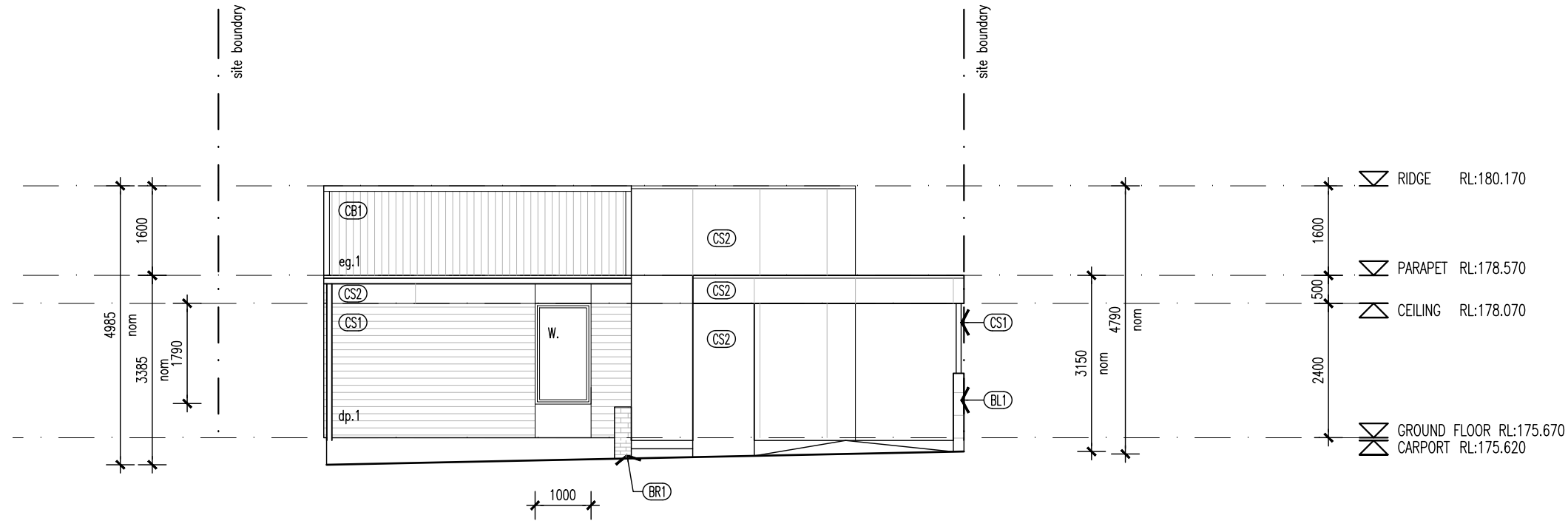


Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020

Drawing Number DA-12 03

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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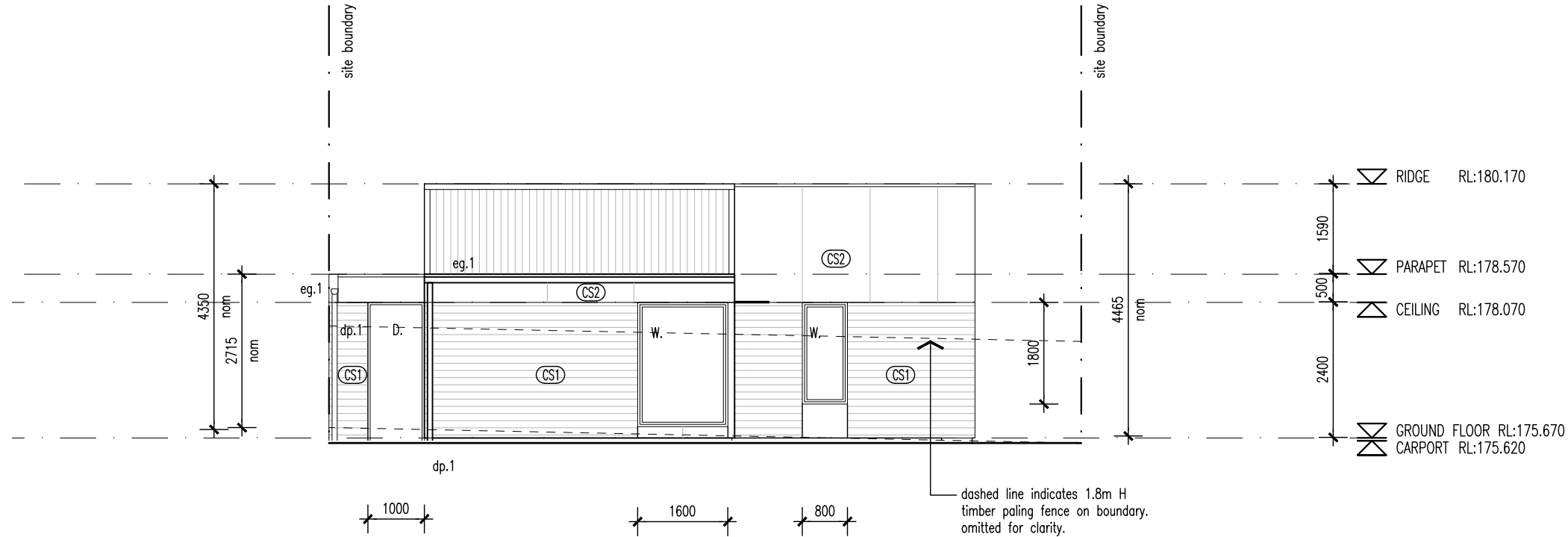
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
 Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



3 ELEVATION 03 (UNIT 15)
DA-09 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

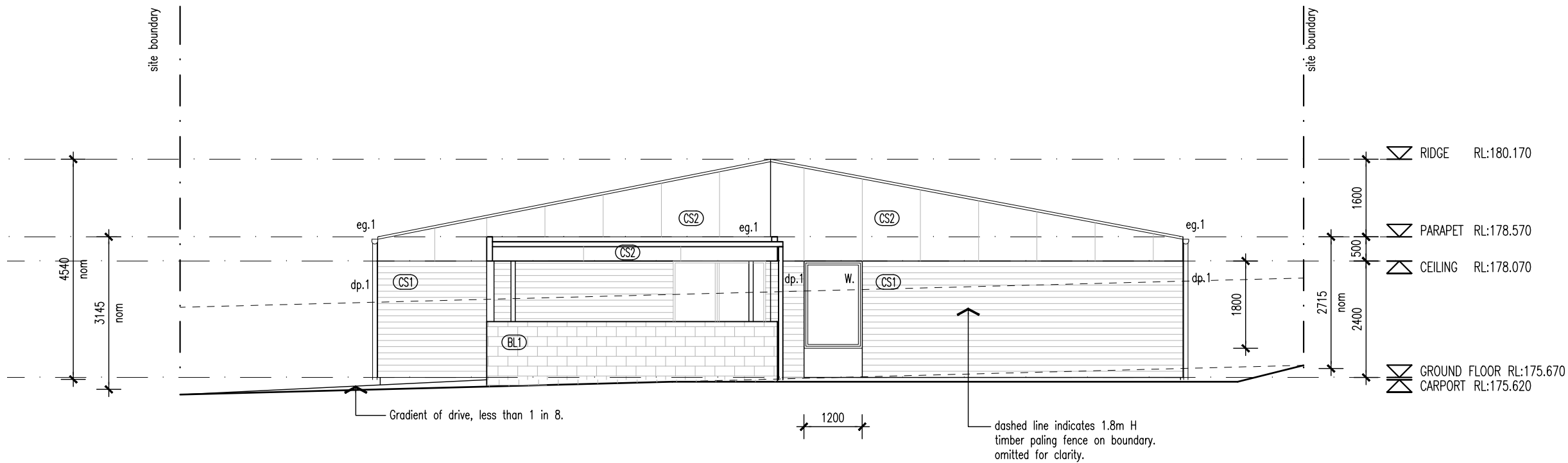
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4 ELEVATION 04 (UNIT 15)
DA-09 1:100

Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
Revision	

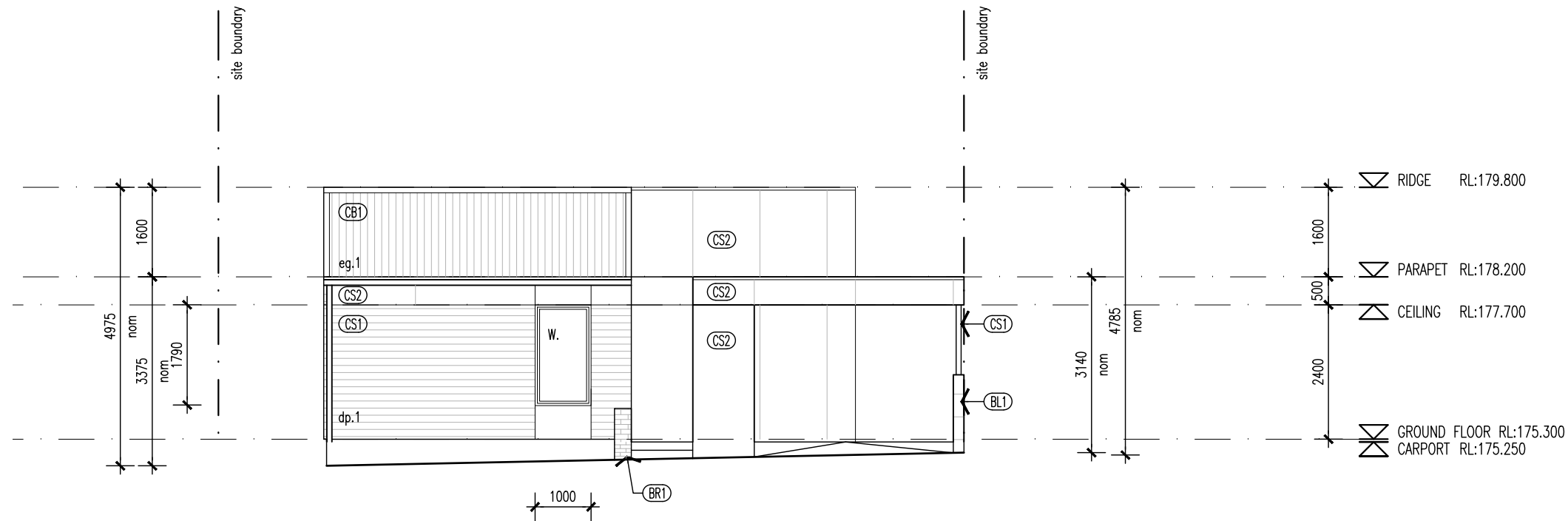
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03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

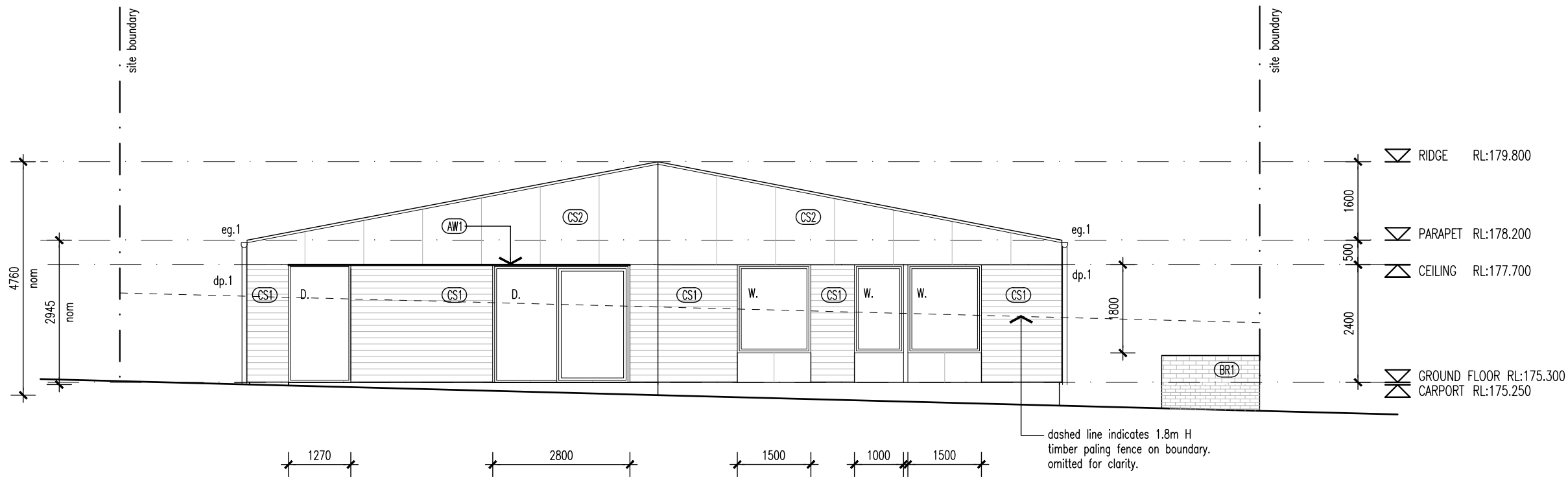
Drawing Number

NOTE

All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 17)
DA-09 1:100



02 ELEVATION 02 (UNIT 17)
DA-09 1:100

WALL TYPES & FINISHES

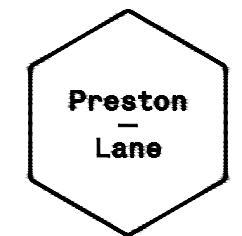
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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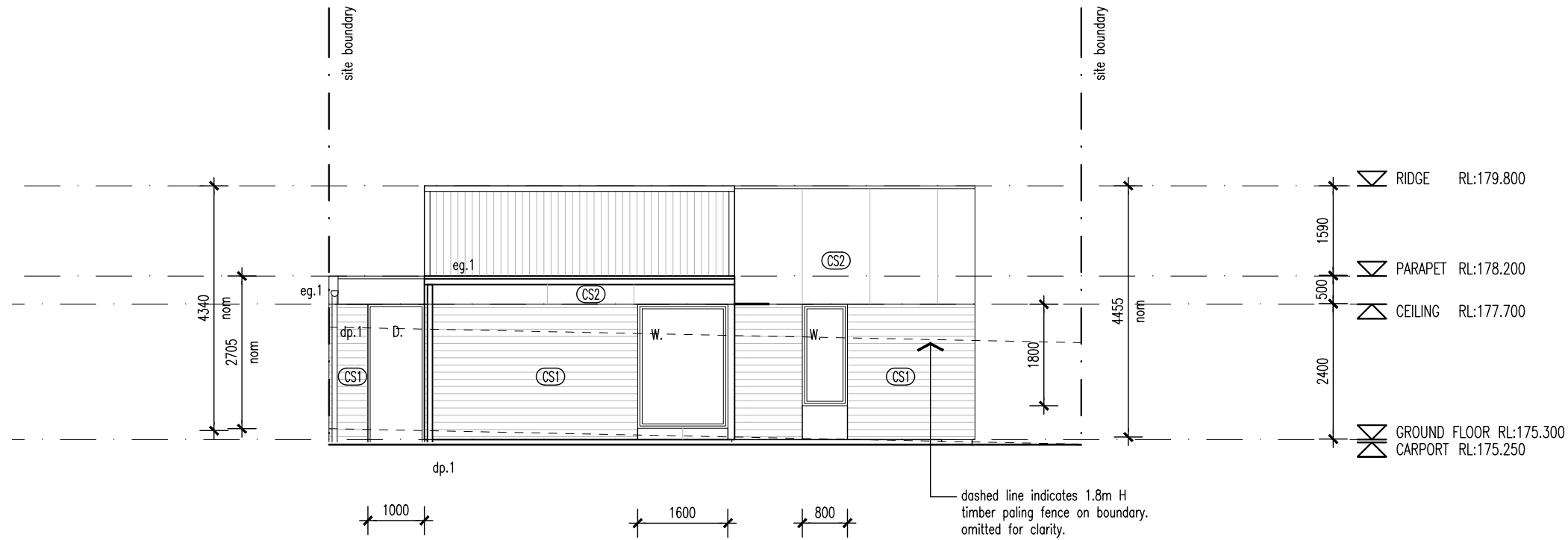
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



3 ELEVATION 03 (UNIT 17)
DA-09 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, point finish, color to future selection.
 - (CS2) Cement sheet cladding, point finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

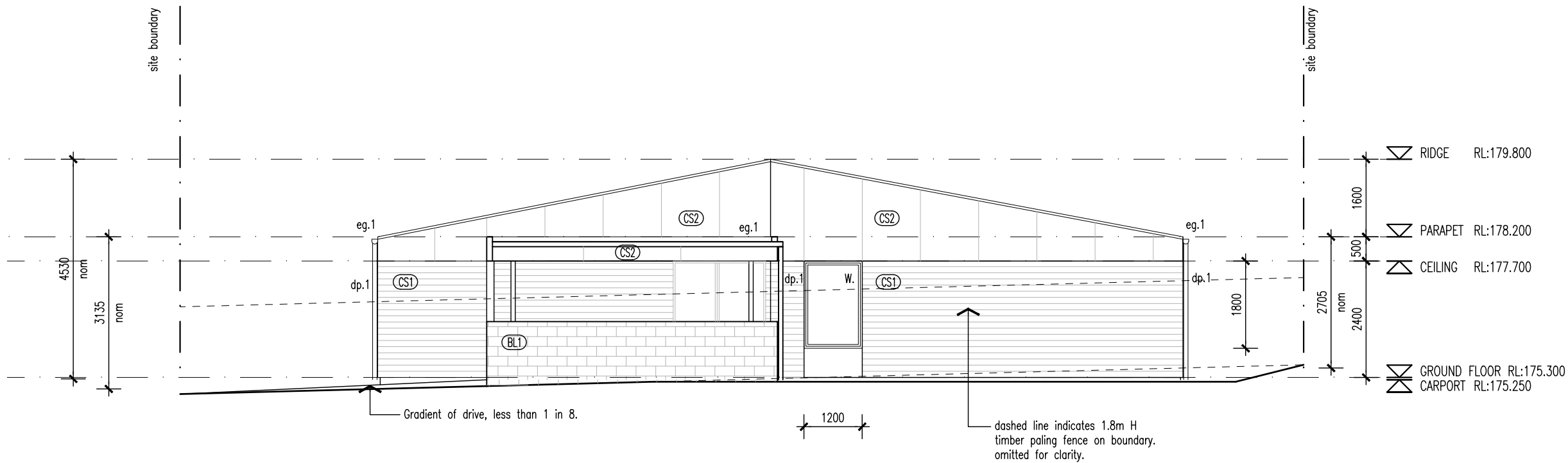
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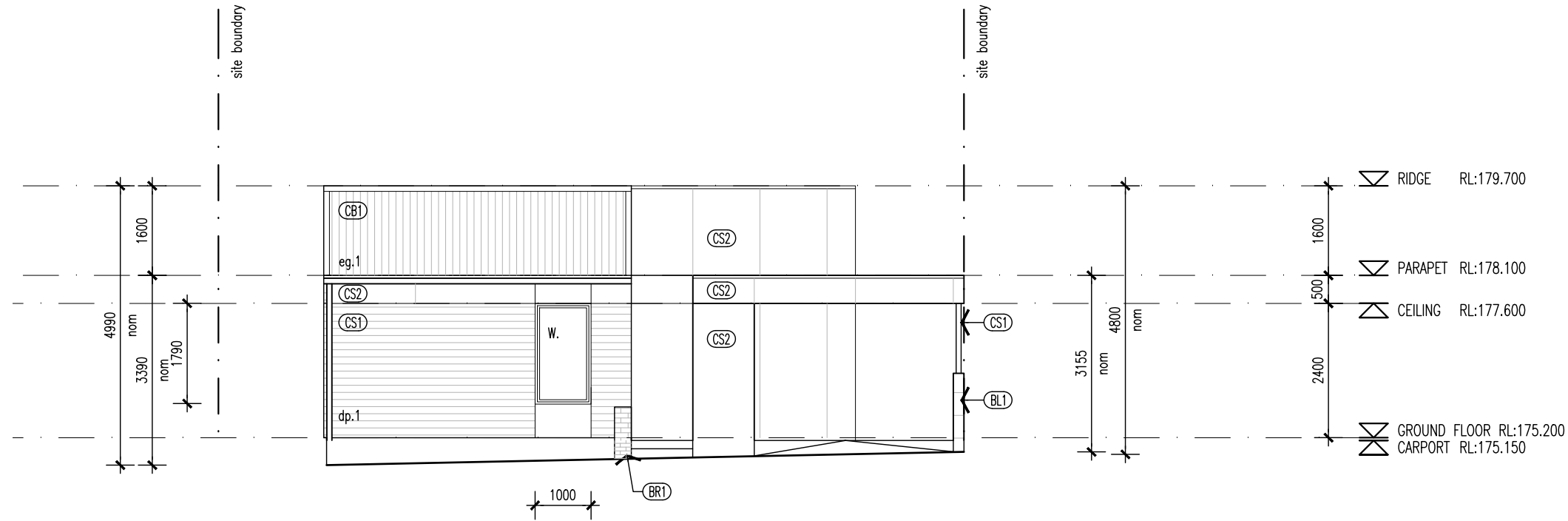
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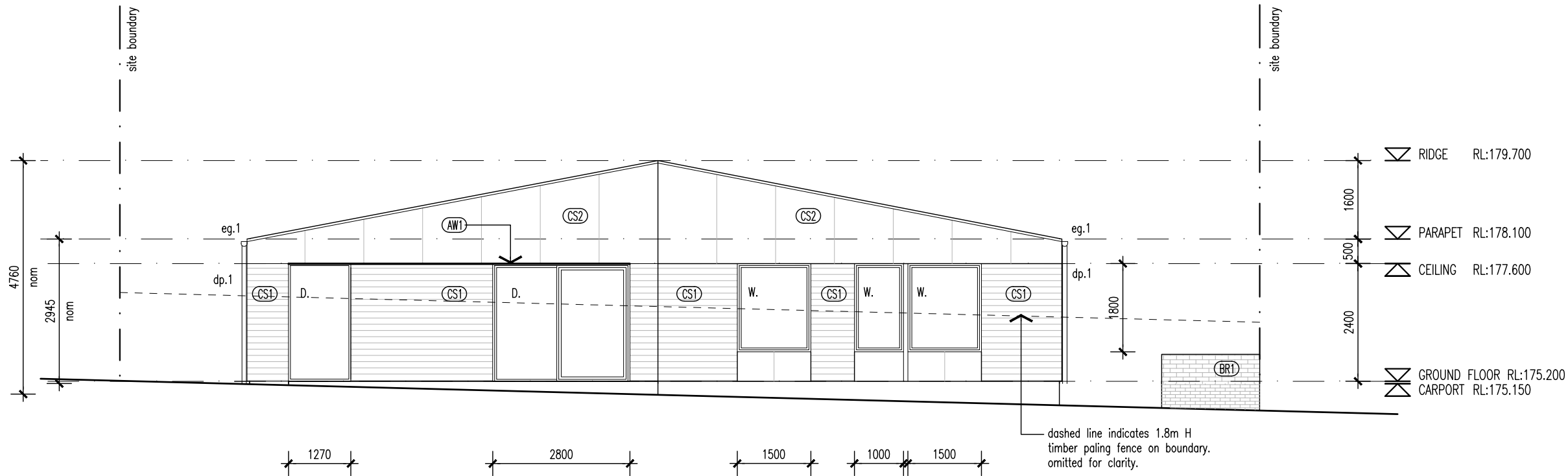
4 ELEVATION 04 (UNIT 17)
DA-09 1:100

Proprietor	HOMES TASMANIA																	
Project	18 Franklin St WESTBURY, TAS 7303																	
Drawing	ELEVATIONS 3 & 4																	
Scale	1:100																	
Revision	<table border="1"> <tr> <td>01</td> <td>15/04/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> <tr> <td>02</td> <td>03/07/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> <tr> <td>03</td> <td>12/08/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> </table>			01	15/04/2025	ISSUED FOR DA	LS	DL	02	03/07/2025	ISSUED FOR DA	LS	DL	03	12/08/2025	ISSUED FOR DA	LS	DL
01	15/04/2025	ISSUED FOR DA	LS	DL														
02	03/07/2025	ISSUED FOR DA	LS	DL														
03	12/08/2025	ISSUED FOR DA	LS	DL														
Project No	24020																	
Drawing Number	DA-16 03																	

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 18)
DA-09 1:100



02 ELEVATION 02 (UNIT 18)
DA-09 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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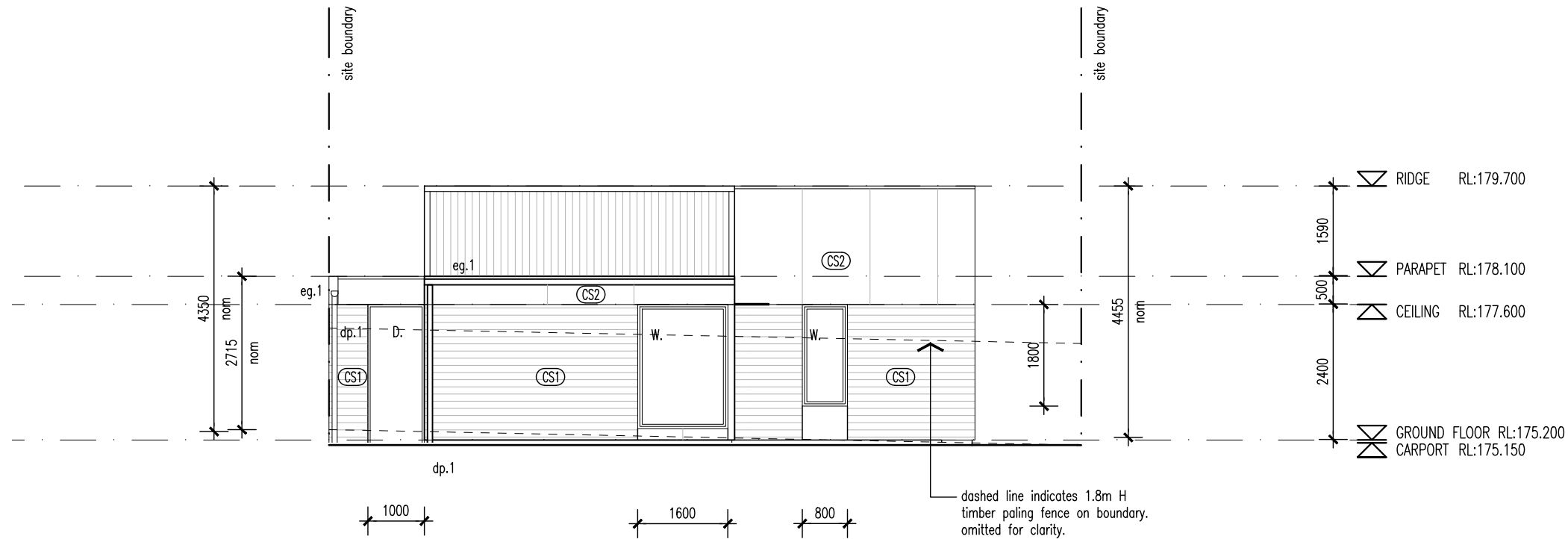
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



3 ELEVATION 03 (UNIT 18)
DA-09 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

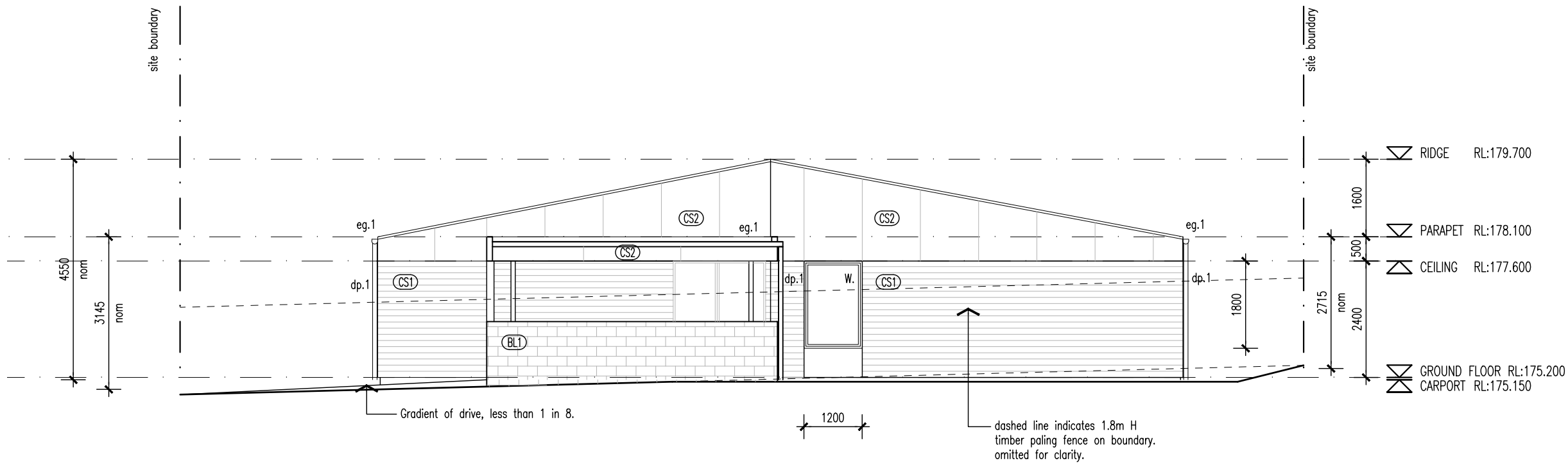
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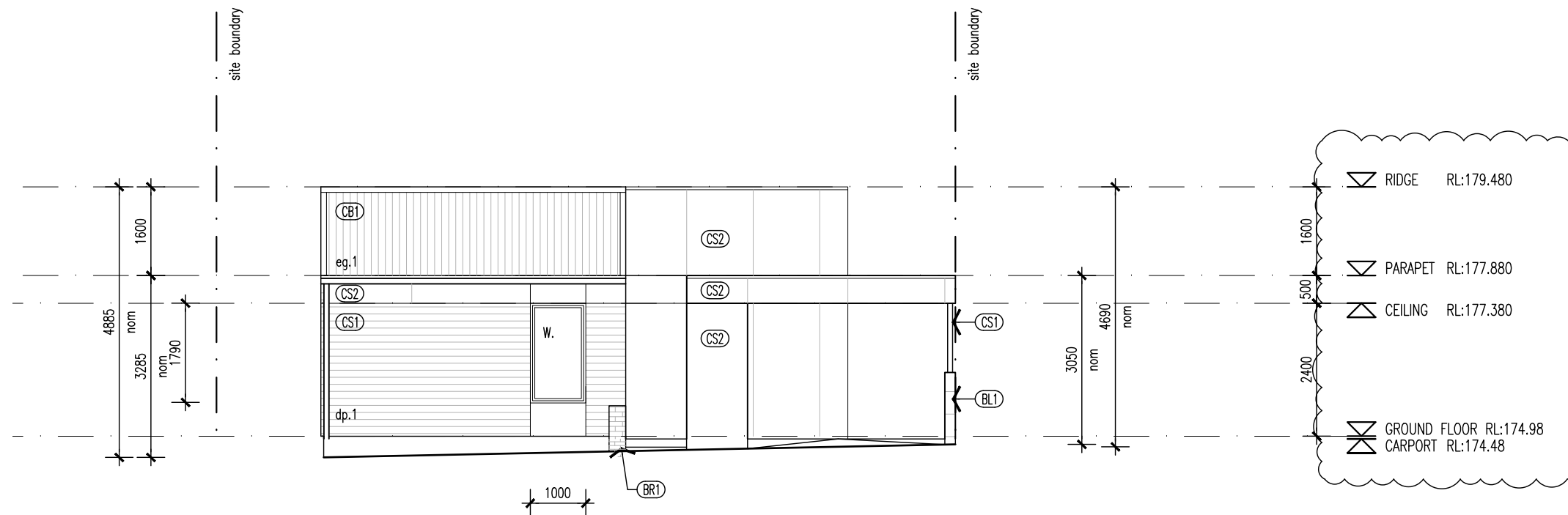
4 ELEVATION 04 (UNIT 18)
DA-09 1:100

Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

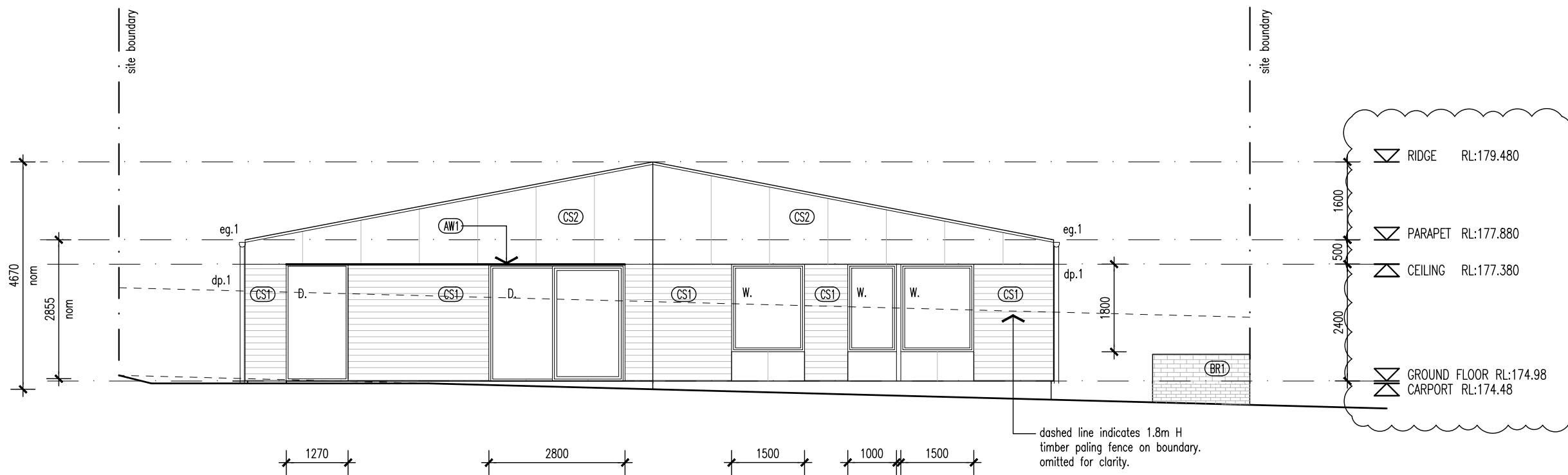
Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 19)
DA-09 1:100



02 ELEVATION 02 (UNIT 19)
DA-09 1:100

WALL TYPES & FINISHES

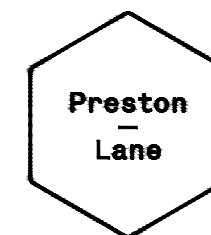
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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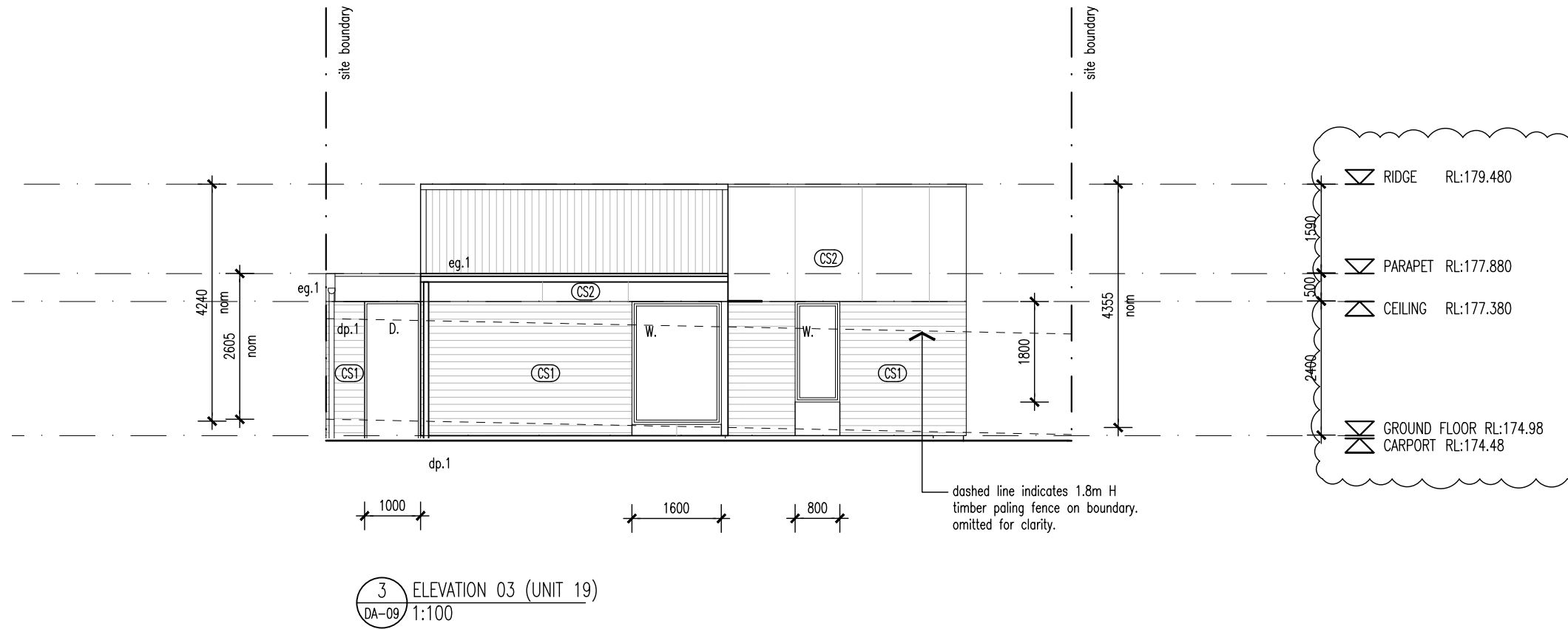
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL
04	29/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



3 ELEVATION 03 (UNIT 19)
DA-09 1:100

WALL TYPES & FINISHES

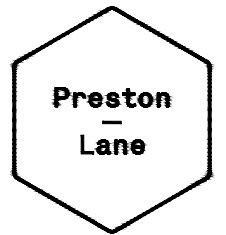
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

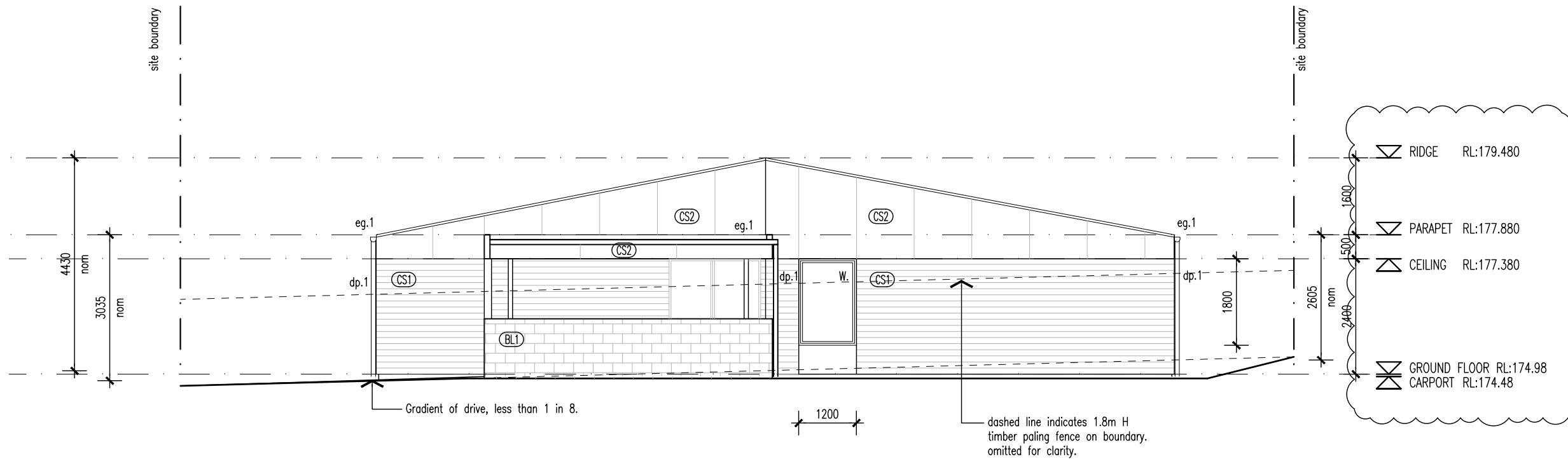
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4 ELEVATION 04 (UNIT 19)
DA-09 1:100

Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
Revision	

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL
04	29/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number



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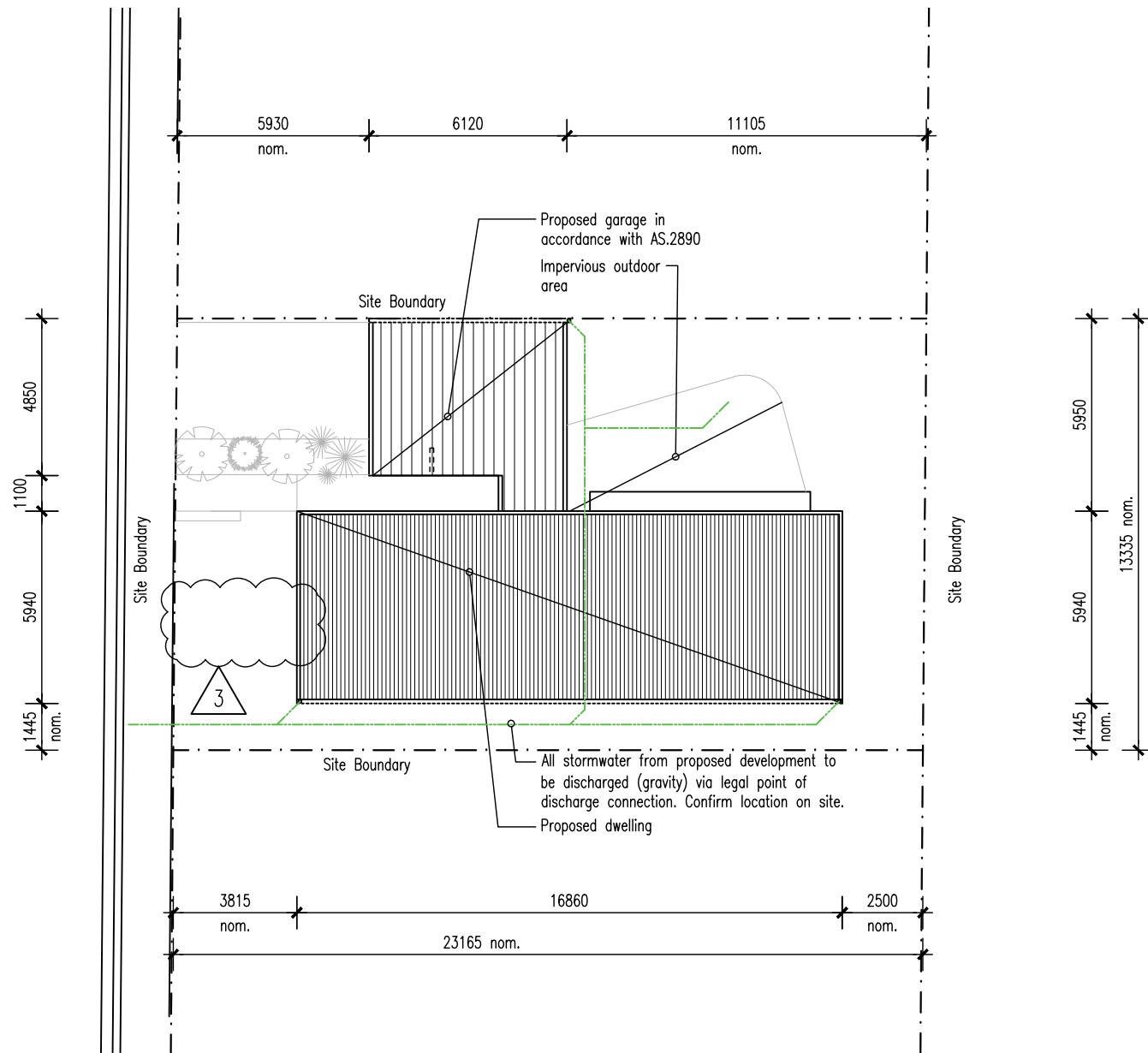
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Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	PROPOSED IMAGE UNIT TYPE - B
Scale	NTS
Revision	
01	15/04/2025 ISSUED FOR DA LS DL

Project No 24020
 Drawing Number

DESIGN DETAILS - UNIT TYPE B		
SITE AREA	308	m ²
FLOOR AREAS		
PROPOSED GROUND FLOOR	98	m ²
PROPOSED CARPORT/ENTRY	60	m ²
PROPOSED OUTDOOR AREA	50	m ²
PROPOSED TOTAL GROUND FLOOR	208	m ²
DESIGN WIND CLASSIFICATION	TBC	
DESIGN WIND VELOCITY V _{h,S}	M/S	M/S
DESIGN WIND VELOCITY V _{h,U}	M/S	M/S
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE	7	
BAL RATING	-	
ALPINE AREA	-	
CORROSION ENVIRONMENT	-	
OTHER HAZARDS	-	



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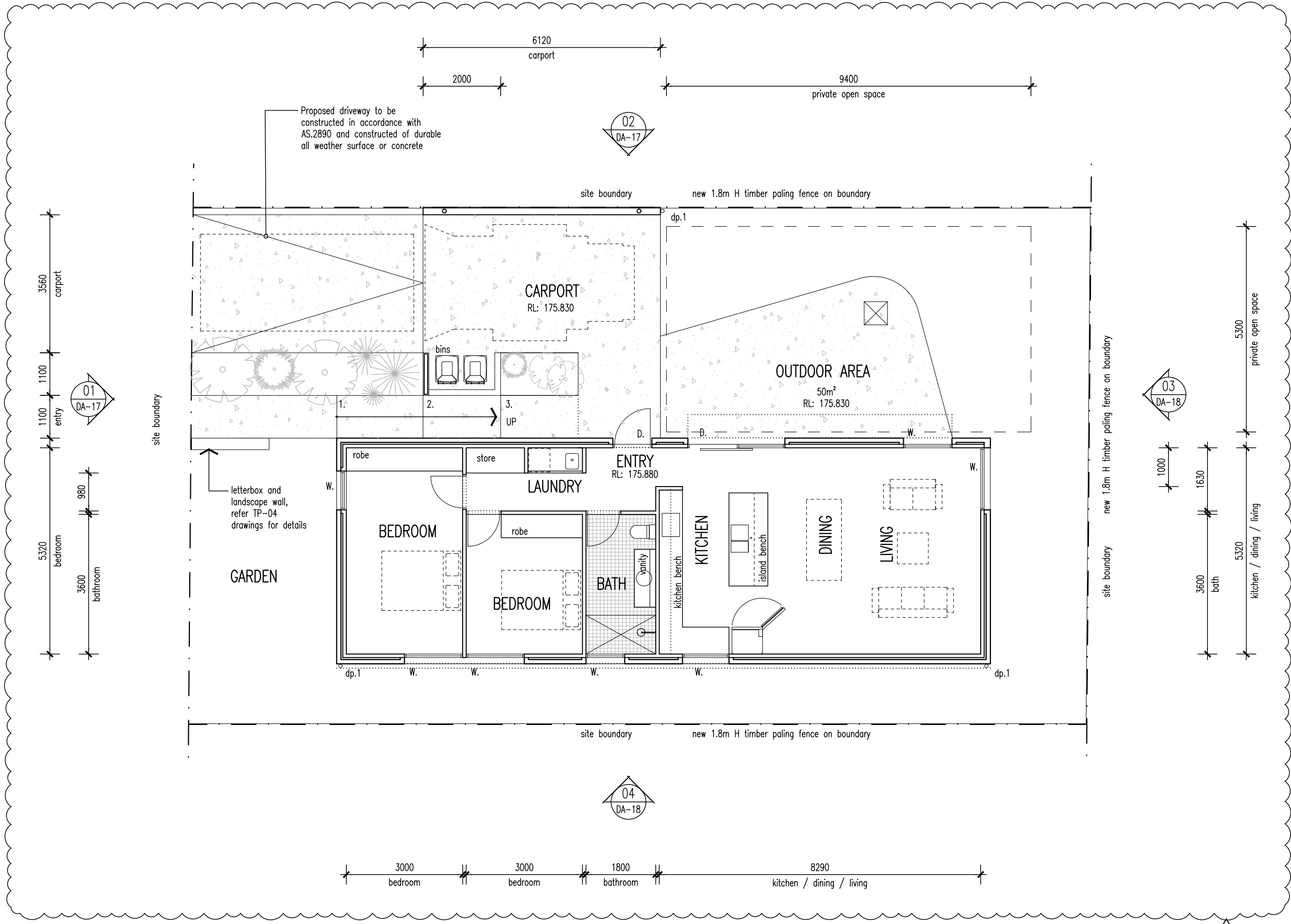


Proprietor HOMES TASMANIA
 Project 18 Franklin St WESTBURY, TAS 7303
 Drawing SITE PLAN UNIT TYPE - B
 Scale 1:200
 Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020
 Drawing Number

SITE PLAN (LOT 4)
 1:200



WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor HOMES TASMANIA
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 WESTBURY, TAS 7303

Drawing GROUND FLOOR PLAN
 UNIT TYPE - B

Scale 1:100

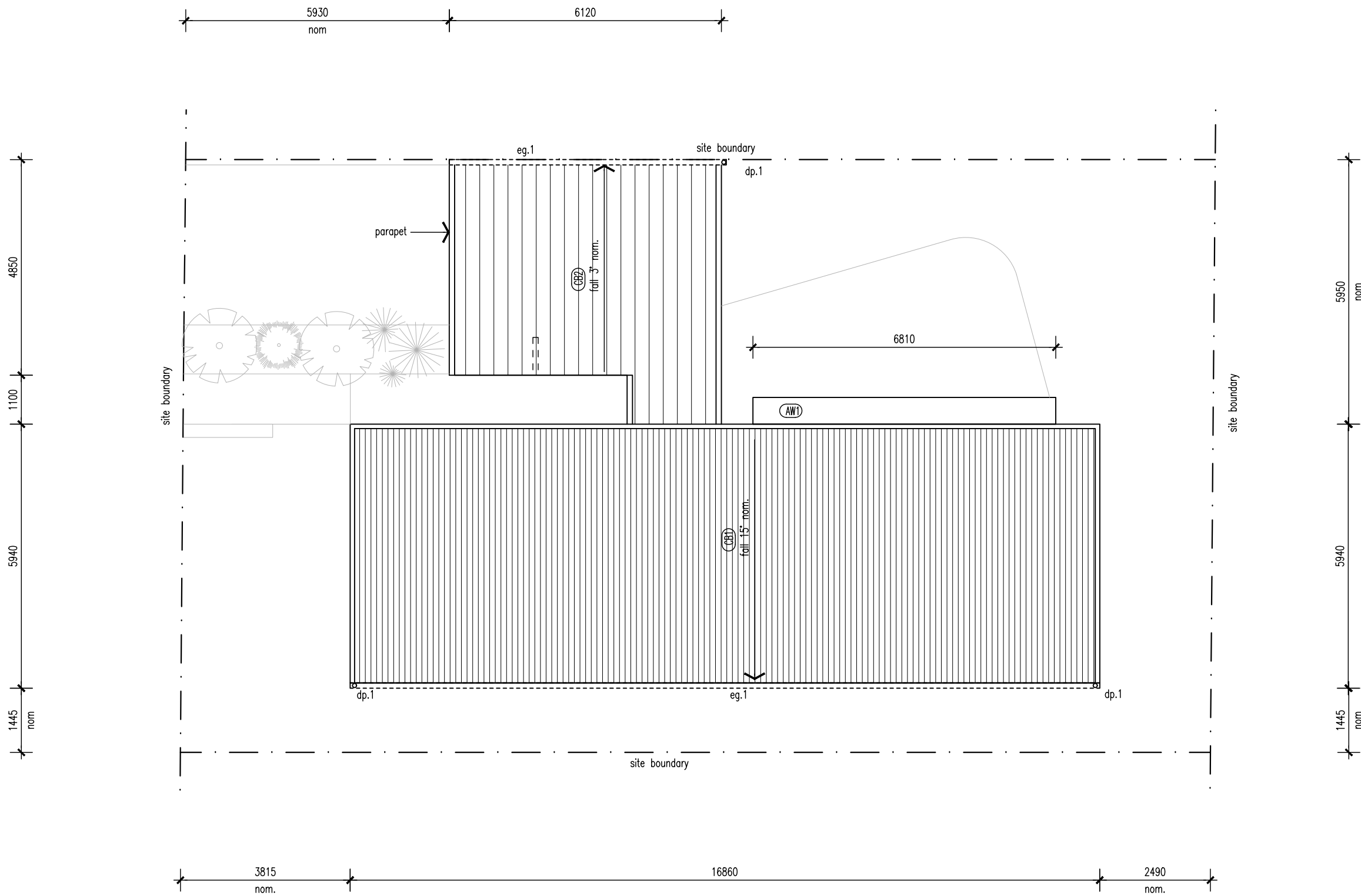
Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number

FLOOR PLAN (LOT 4)
 1:100

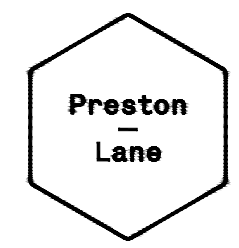


- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, paint finish, color to future selection.
 - (CS2) Cement sheet cladding, paint finish, color to future selection.

- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

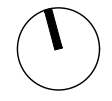
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Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303

Drawing ROOF PLAN
 UNIT TYPE - B

Scale 1:100

Revision

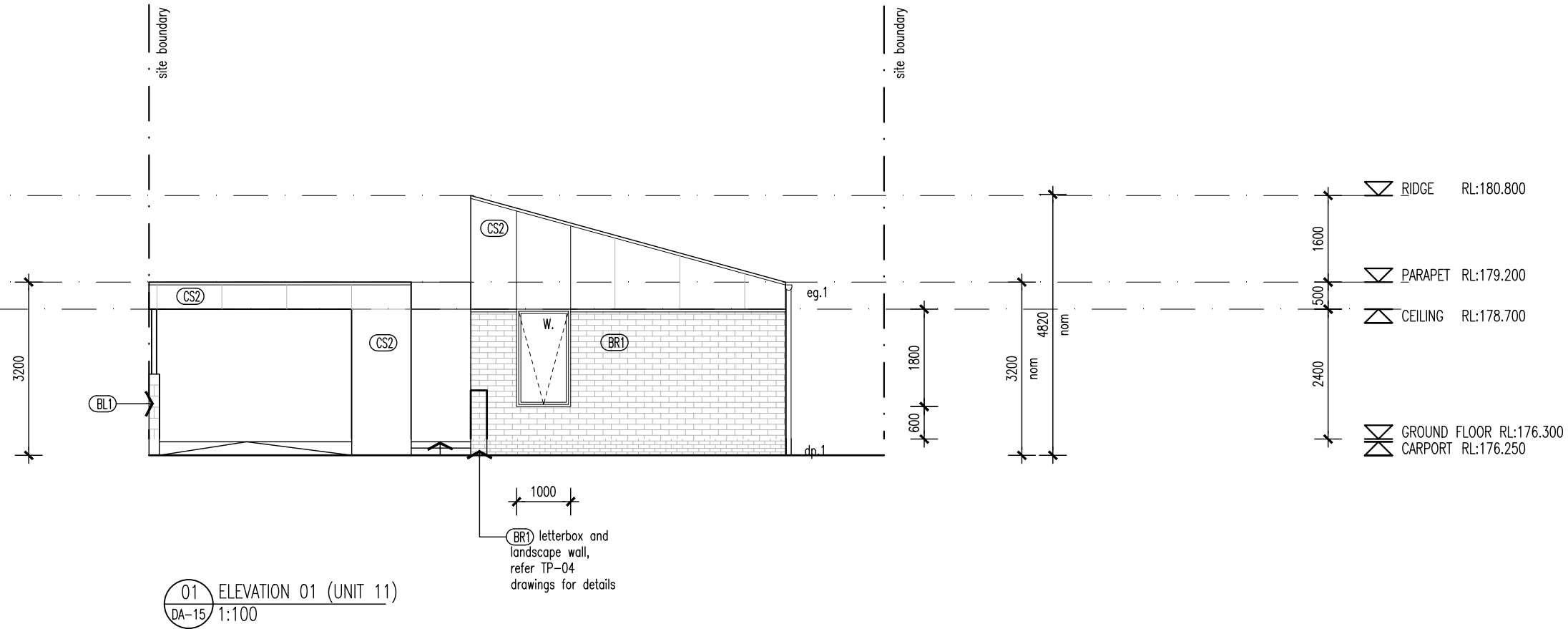
01 15/04/2025 ISSUED FOR DA LS DL

Project No 24020

Drawing Number

ROOF PLAN (LOT 4)
 1:100

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 11)
DA-15 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

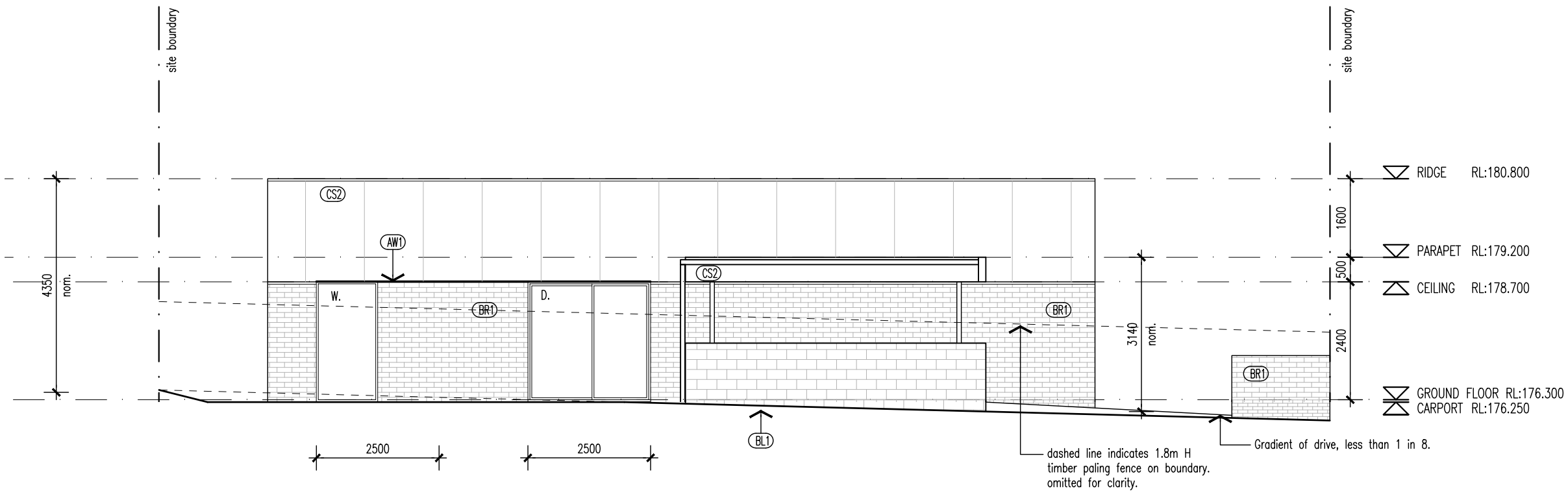
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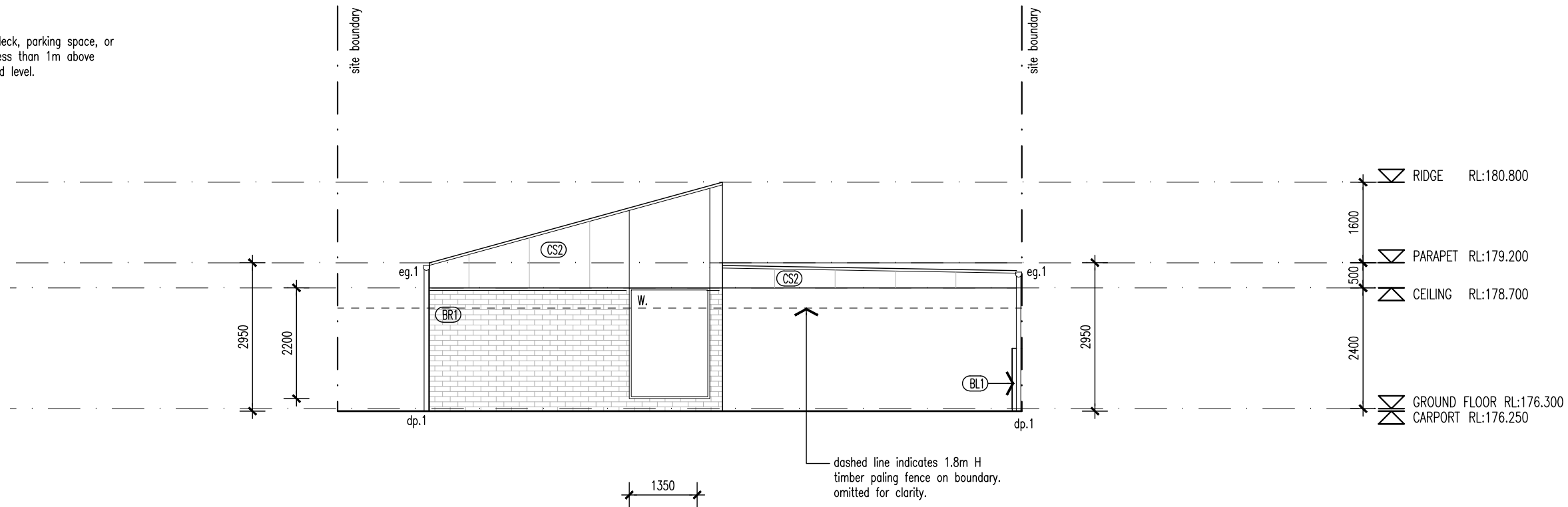


02 ELEVATION 02 (UNIT 11)
DA-15 1:100

Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 1 & 2
Scale	1:100
Revision	
01	15/04/2025 ISSUED FOR DA LS DL
02	03/07/2025 ISSUED FOR DA LS DL
03	12/08/2025 ISSUED FOR DA LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 11)
DA-15 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

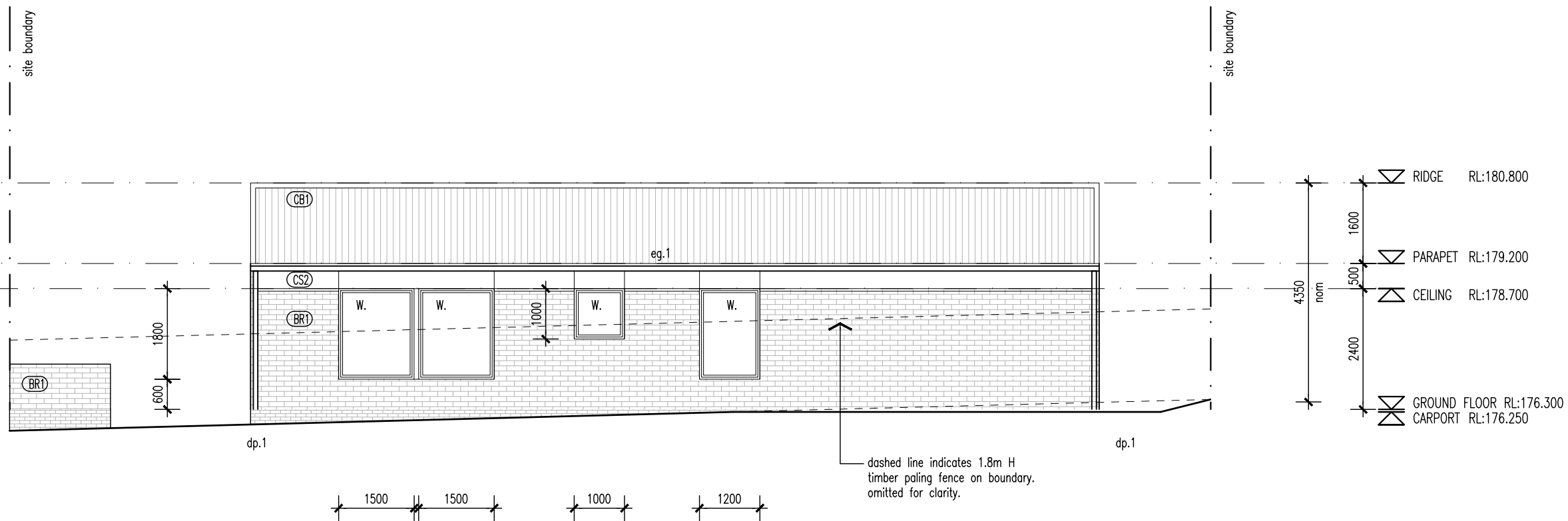
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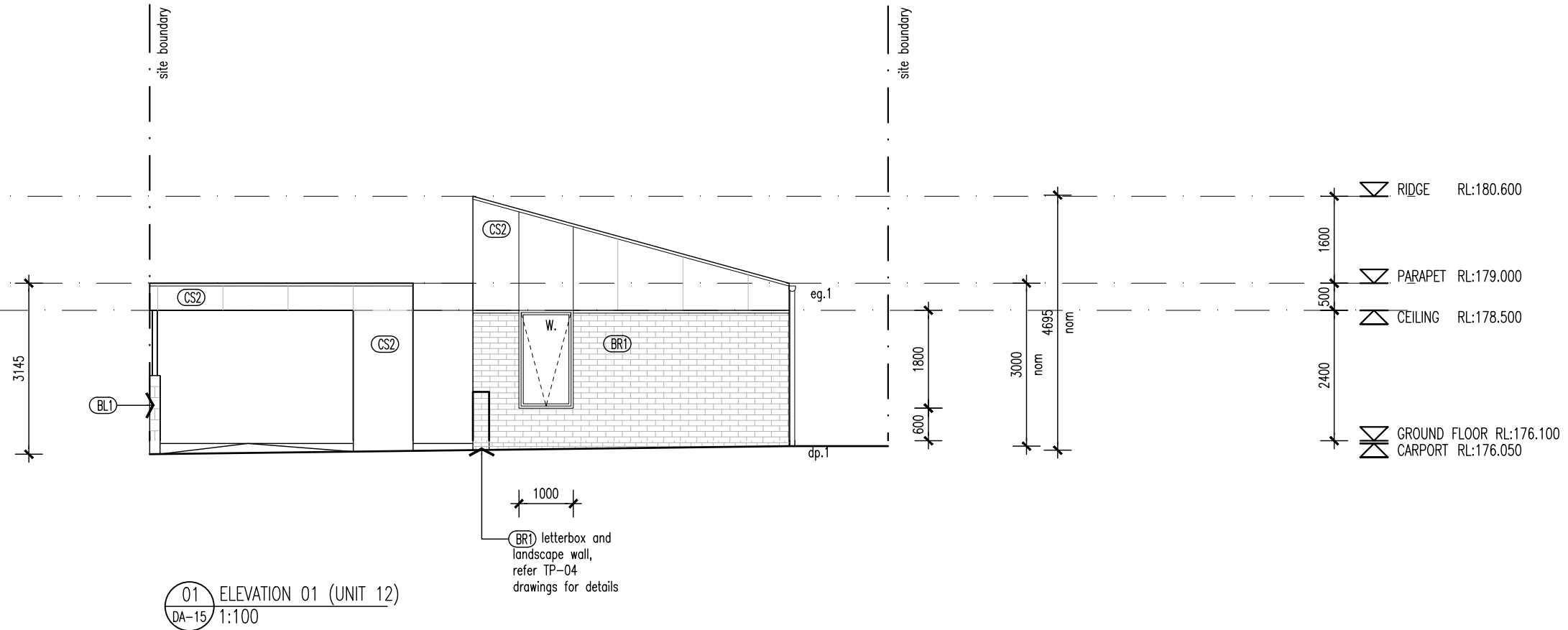
04 ELEVATION 04 (UNIT 11)
DA-15 1:100

Proprietor	HOMES TASMANIA																	
Project	18 Franklin St WESTBURY, TAS 7303																	
Drawing	ELEVATIONS 3 & 4																	
Scale	1:100																	
Revision	<table border="1"> <tr> <td>01</td> <td>15/04/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> <tr> <td>02</td> <td>03/07/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> <tr> <td>03</td> <td>12/08/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> </table>			01	15/04/2025	ISSUED FOR DA	LS	DL	02	03/07/2025	ISSUED FOR DA	LS	DL	03	12/08/2025	ISSUED FOR DA	LS	DL
01	15/04/2025	ISSUED FOR DA	LS	DL														
02	03/07/2025	ISSUED FOR DA	LS	DL														
03	12/08/2025	ISSUED FOR DA	LS	DL														

Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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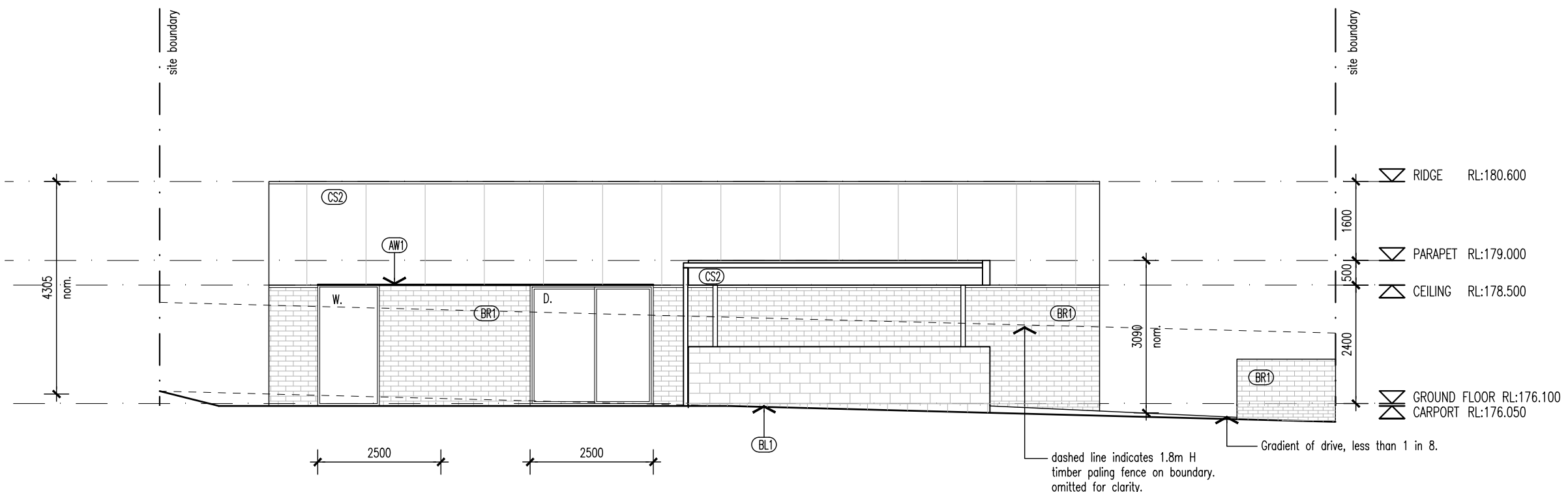
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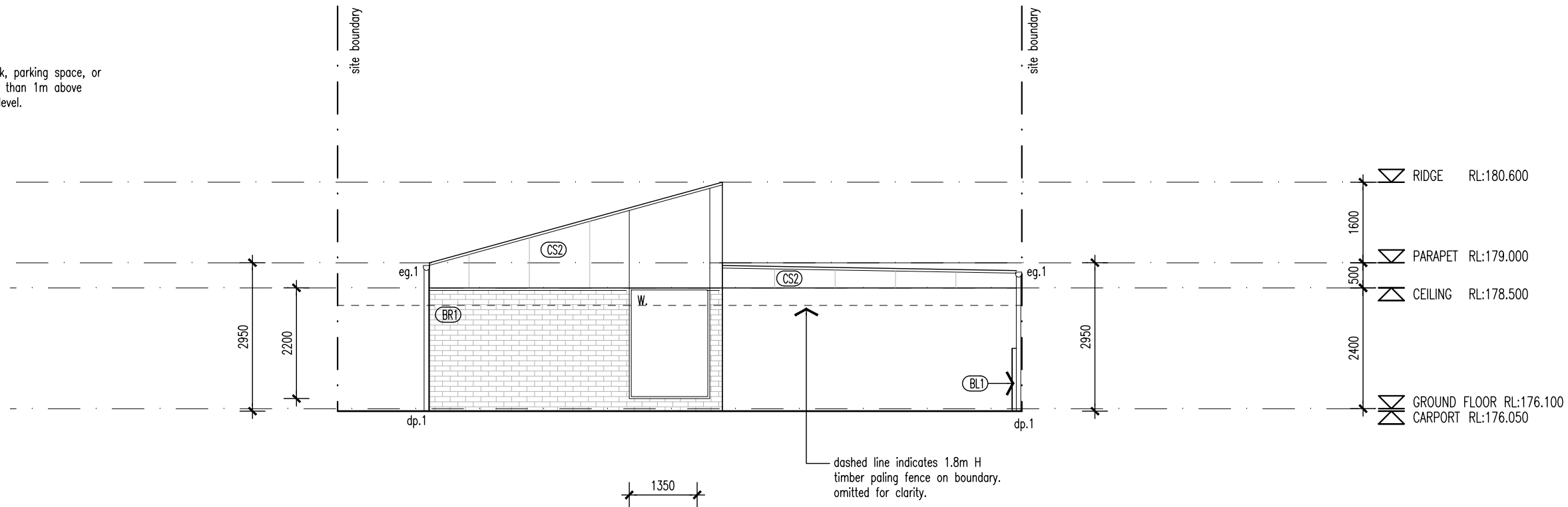
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Proprietor	HOMES TASMANIA																	
Project	18 Franklin St WESTBURY, TAS 7303																	
Drawing	ELEVATIONS 1 & 2																	
Scale	1:100																	
Revision	<table border="1"> <tr> <td>01</td> <td>15/04/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> <tr> <td>02</td> <td>03/07/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> <tr> <td>03</td> <td>12/08/2025</td> <td>ISSUED FOR DA</td> <td>LS</td> <td>DL</td> </tr> </table>			01	15/04/2025	ISSUED FOR DA	LS	DL	02	03/07/2025	ISSUED FOR DA	LS	DL	03	12/08/2025	ISSUED FOR DA	LS	DL
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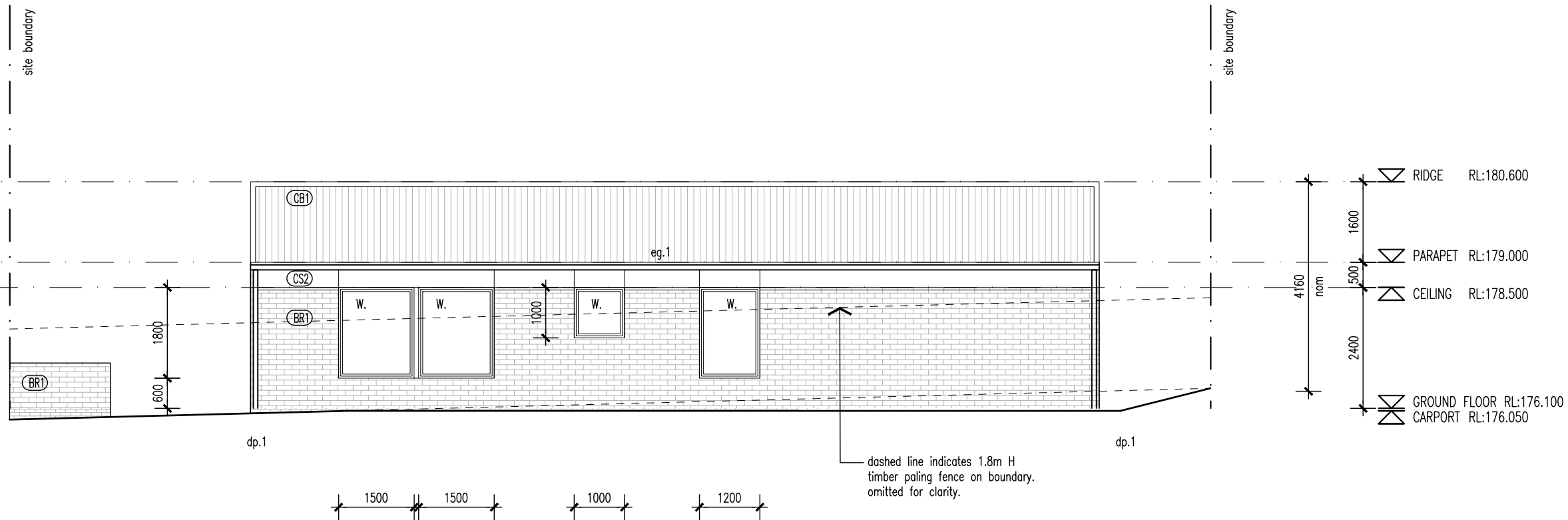
Project No 24020
Drawing Number



NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 12)
DA-15 1:100



04 ELEVATION 04 (UNIT 12)
DA-15 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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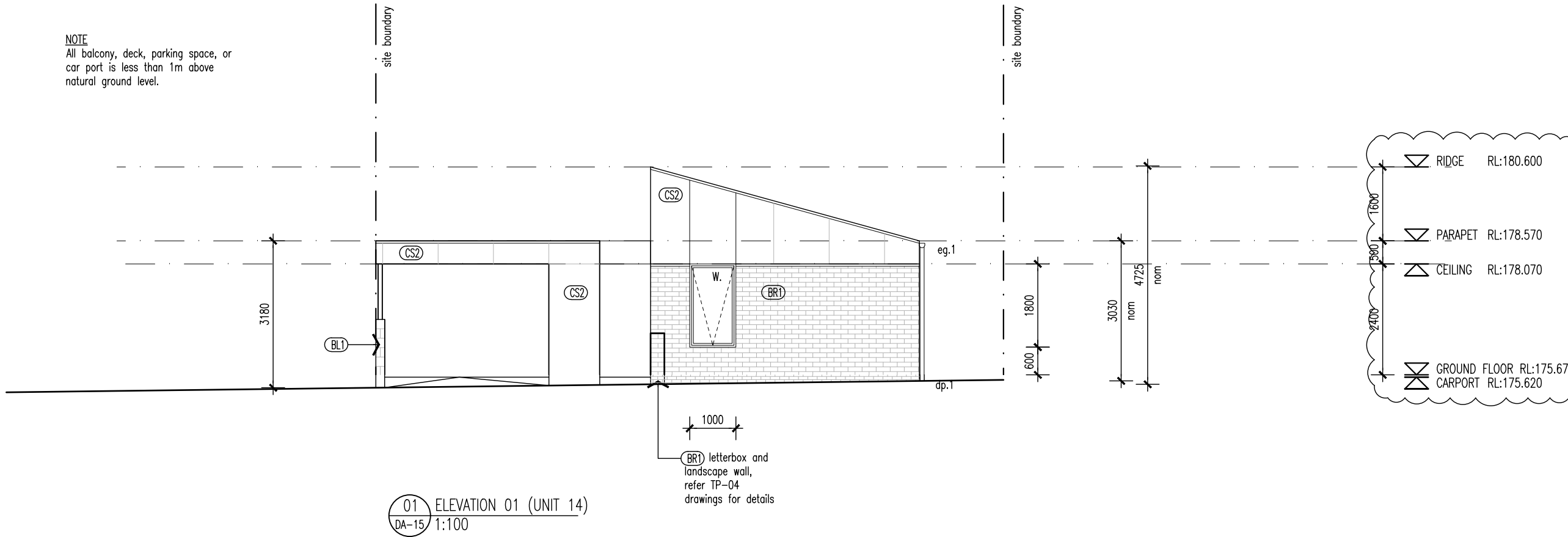
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020

Drawing Number

NOTE
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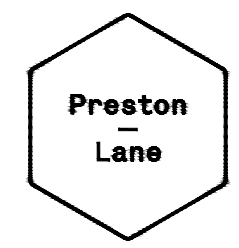


01 ELEVATION 01 (UNIT 14)
DA-15 1:100

- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, paint finish, color to future selection.
 - (CS2) Cement sheet cladding, paint finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

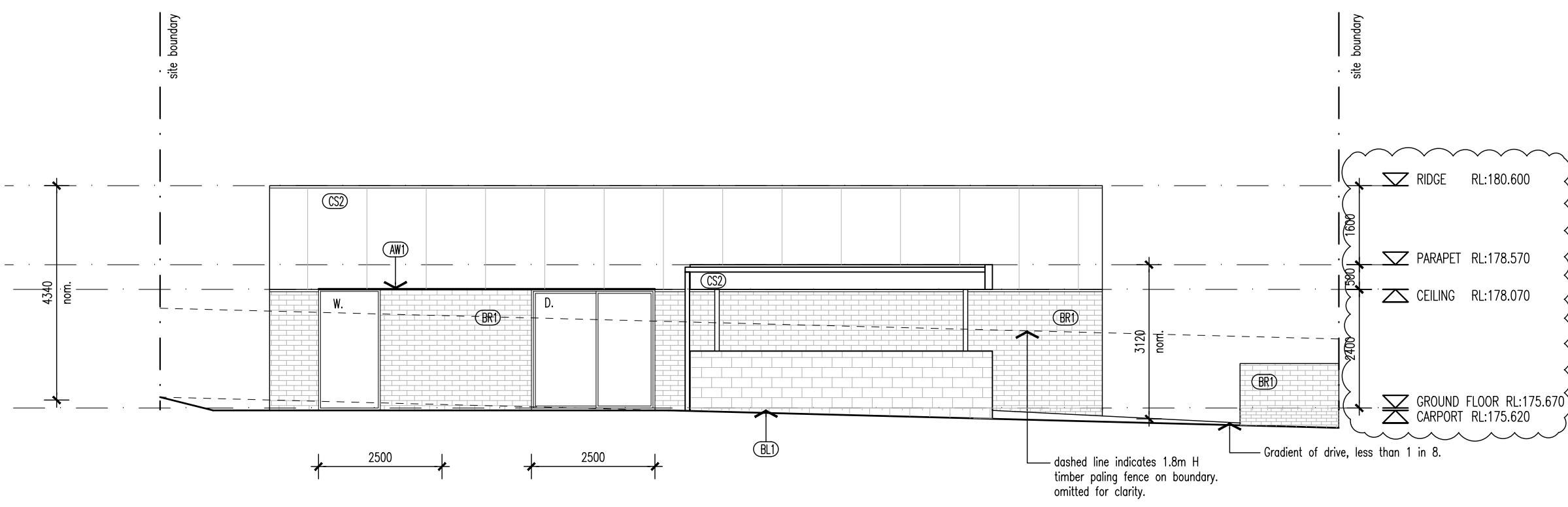
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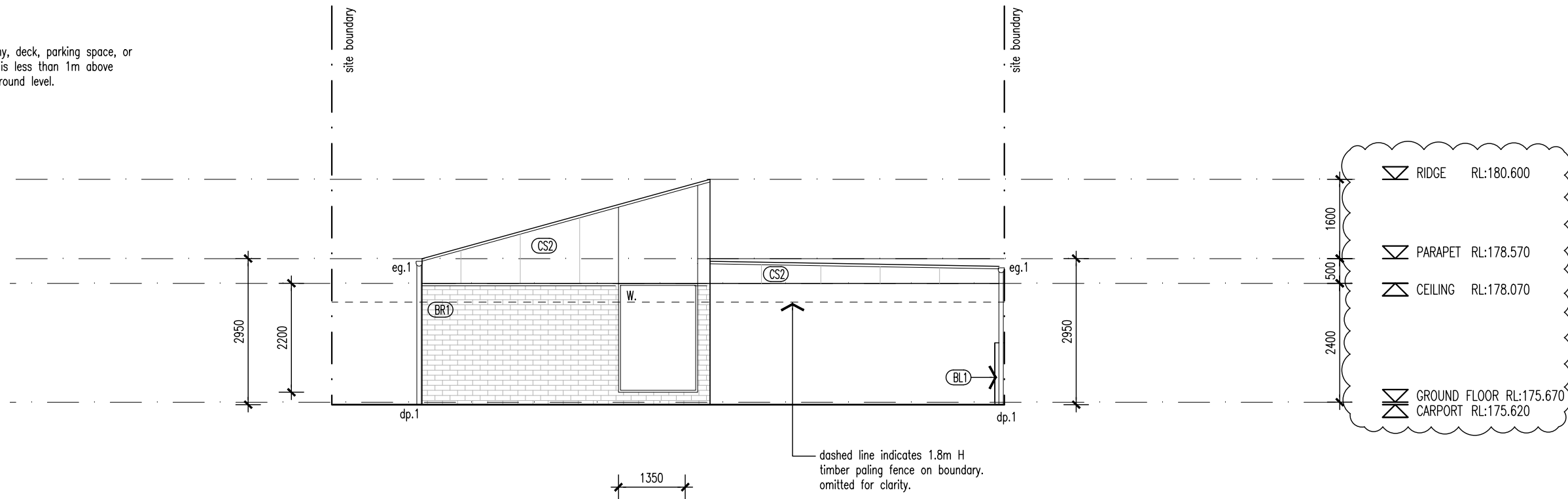


02 ELEVATION 02 (UNIT 14)
DA-15 1:100

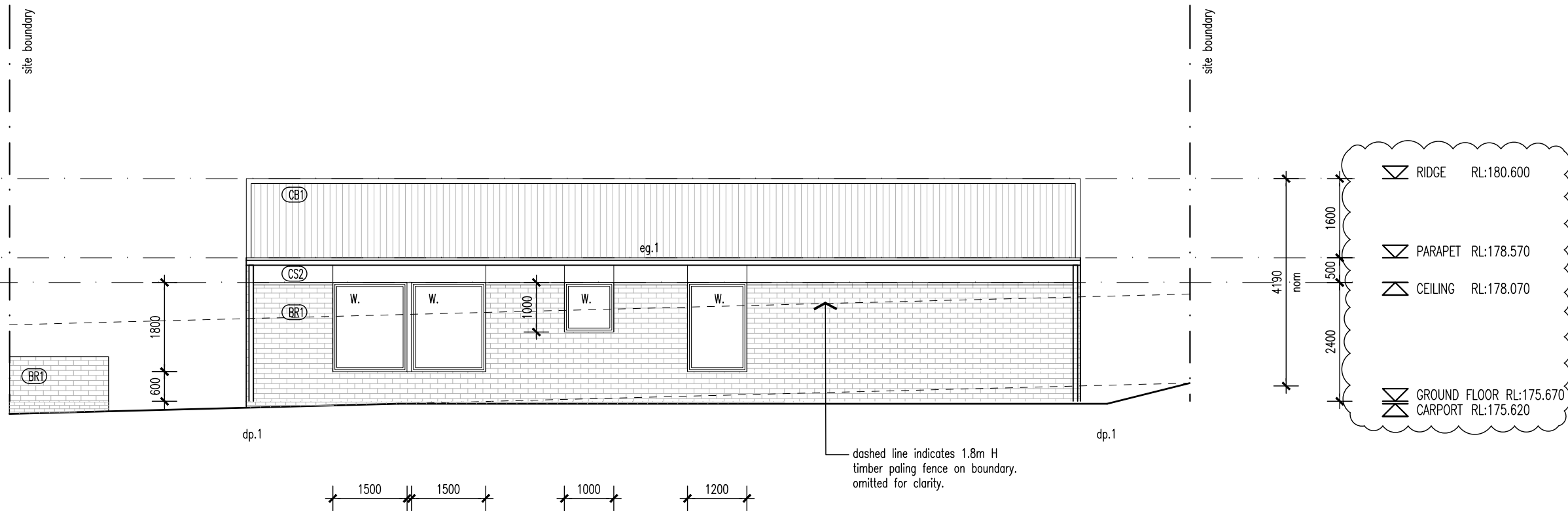
Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 1 & 2
Scale	1:100
Revision	
01	15/04/2025 ISSUED FOR DA LS DL
02	03/07/2025 ISSUED FOR DA LS DL
03	12/08/2025 ISSUED FOR DA LS DL
04	29/08/2025 ISSUED FOR DA LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 14)
DA-15 1:100



04 ELEVATION 04 (UNIT 14)
DA-15 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
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- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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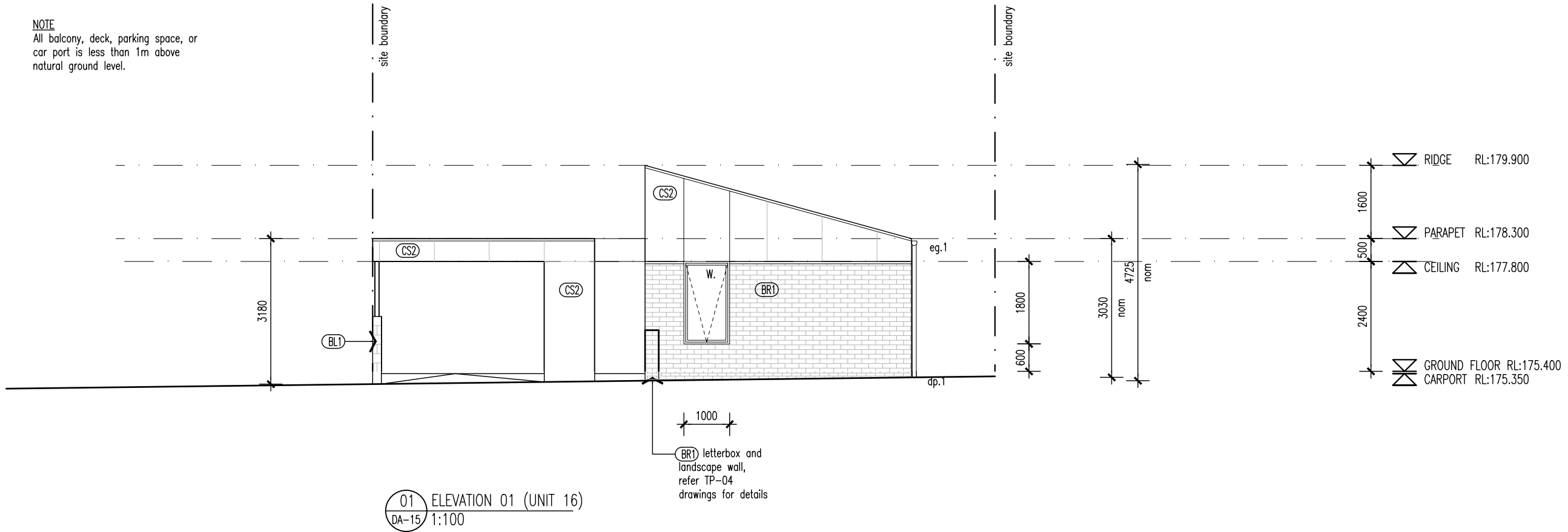
Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
Revision	

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL
04	29/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 16)
DA-15 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

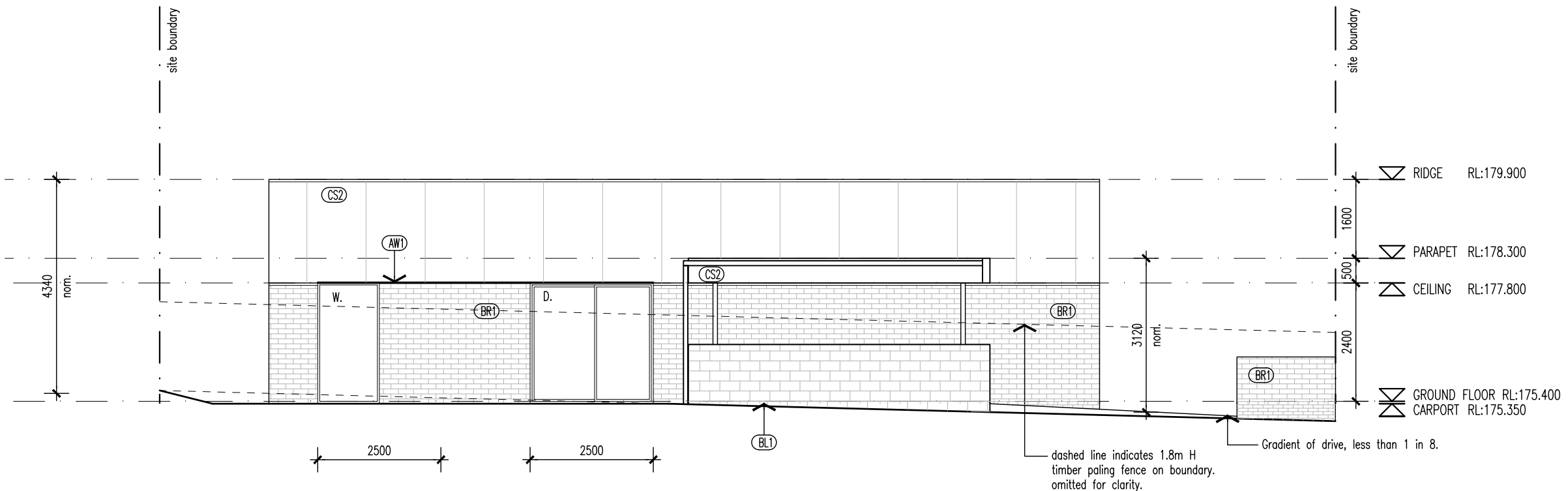
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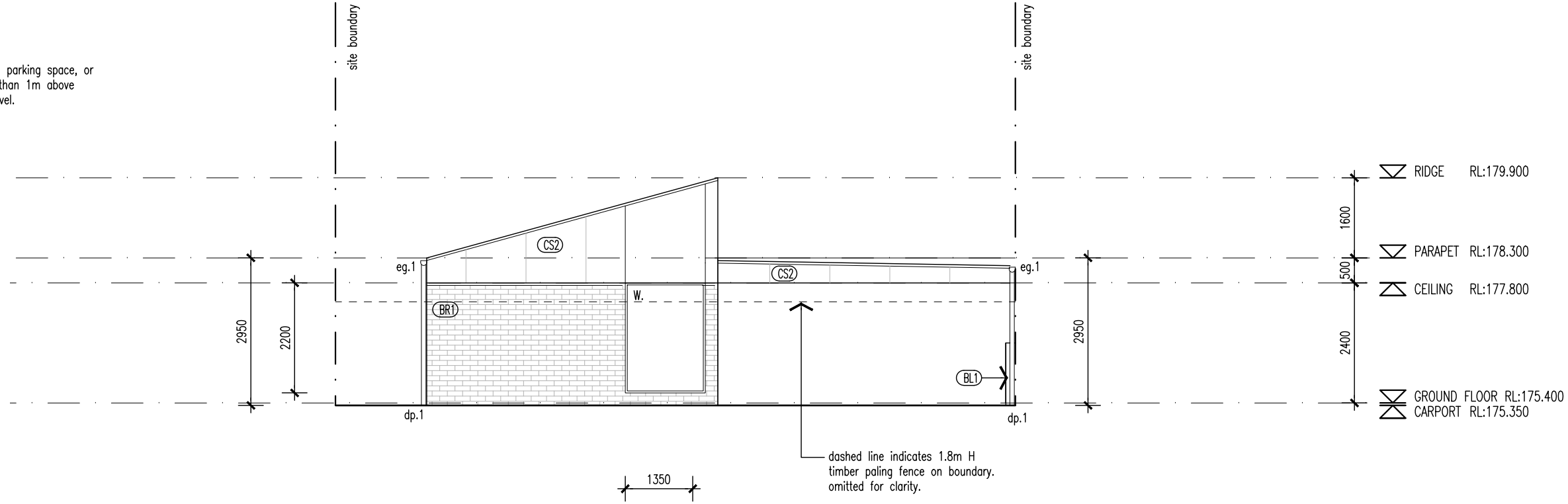
02 ELEVATION 02 (UNIT 16)
DA-15 1:100

Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 1 & 2
Scale	1:100
Revision	
01	15/04/2025 ISSUED FOR DA LS DL
02	03/07/2025 ISSUED FOR DA LS DL
03	12/08/2025 ISSUED FOR DA LS DL

Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 16)
DA-15 1:100

WALL TYPES & FINISHES

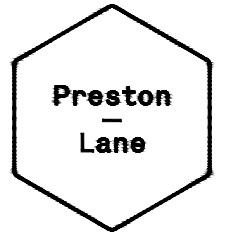
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

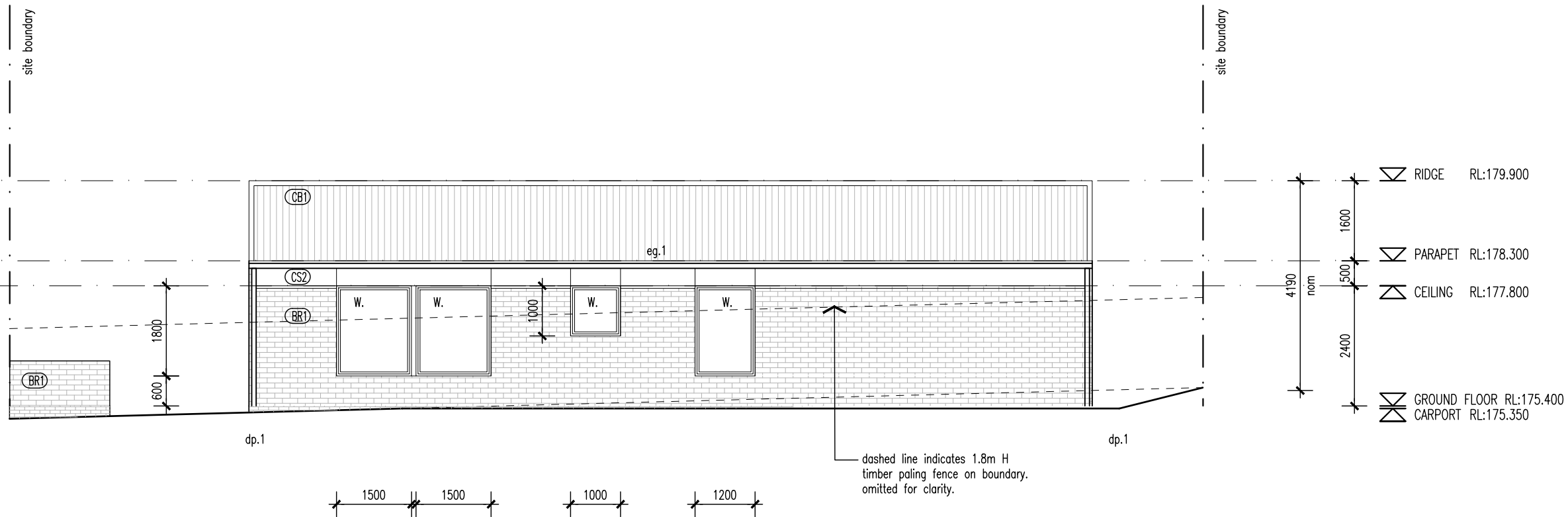
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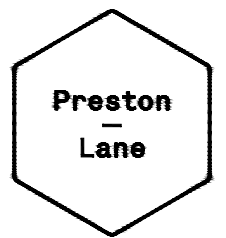


04 ELEVATION 04 (UNIT 16)
DA-15 1:100

Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
Revision	
01	15/04/2025 ISSUED FOR DA LS DL
02	03/07/2025 ISSUED FOR DA LS DL
03	12/08/2025 ISSUED FOR DA LS DL

Project No 24020

Drawing Number



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Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303
 Drawing PROPOSED IMAGE
 UNIT TYPE - C
 Scale NTS
 Revision

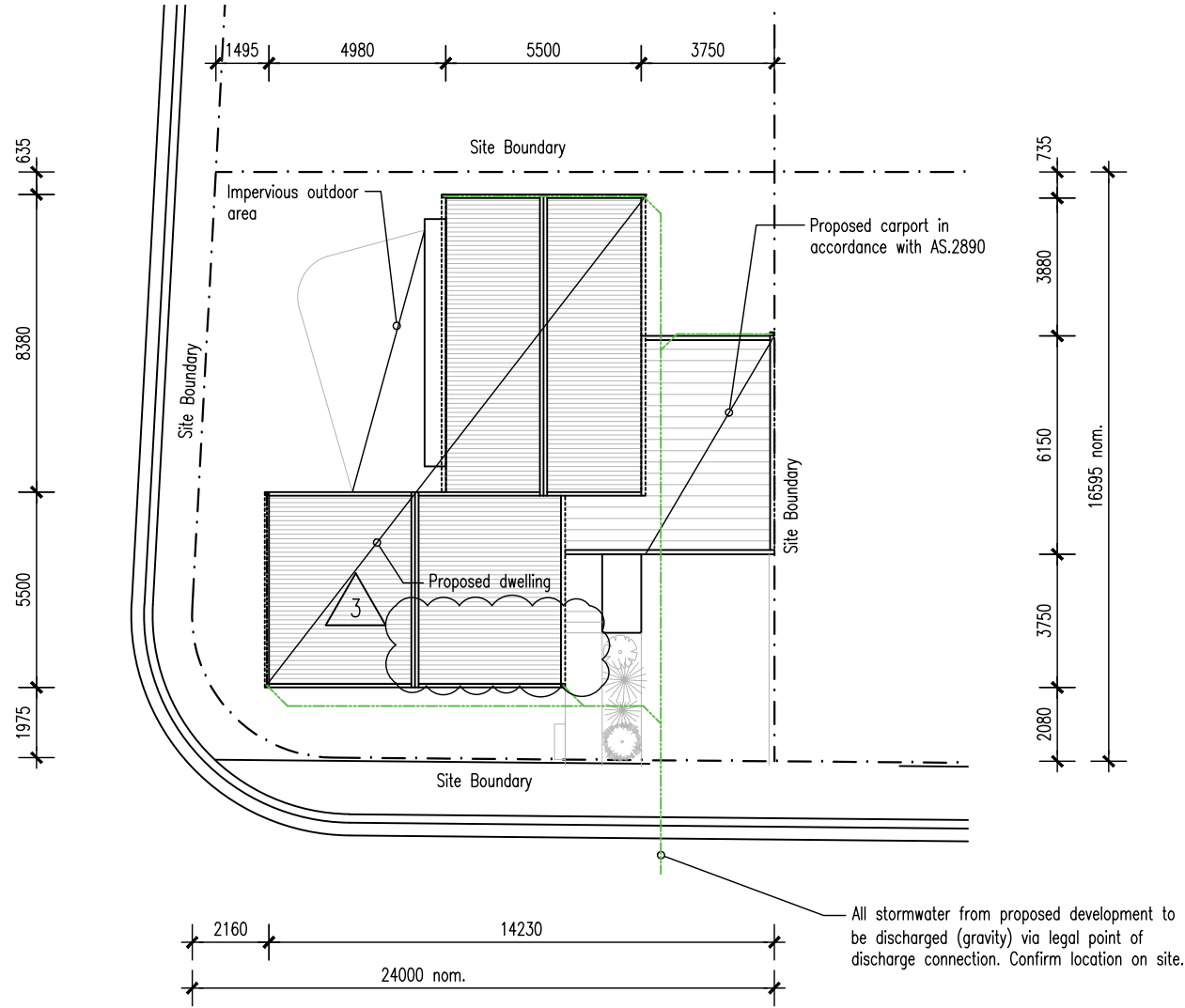
01	15/04/2025	ISSUED FOR DA	LS	DL
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Project No 24020
 Drawing Number

DA-33 01

DESIGN DETAILS - UNIT TYPE C		
SITE AREA	263	m ²
FLOOR AREAS		
PROPOSED GROUND FLOOR	95	m ²
PROPOSED CARPORT/ENTRY	56	m ²
PROPOSED OUTDOOR AREA	46	m ²
PROPOSED TOTAL GROUND FLOOR	197	m ²
DESIGN WIND CLASSIFICATION	TBC	
DESIGN WIND VELOCITY Vh,S	M/S	M/S
DESIGN WIND VELOCITY Vh,U	M/S	M/S
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE	7	
BAL RATING	-	
ALPINE AREA	-	
CORROSION ENVIRONMENT	-	
OTHER HAZARDS	-	

UNIT TYPE C VARIANTS:
 Unit 20: Mirrored Horizontal (Type C.2)
 Unit 21: Mirrored Horizontal (Type C.2)
 Unit 23: Mirrored Vertical (Type C.3)
 Unit 24: Mirrored Vertical and Horizontal (Type C.4)
 Unit 25: As drawn (Type C.1)
 Unit 26: Mirrored Horizontal (Type C.2)



LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor HOMES TASMANIA
 Project 18 Franklin St WESTBURY, TAS 7303
 Drawing SITE PLAN UNIT TYPE - C
 Scale 1:200
 Revision

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02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020
 Drawing Number

SITE PLAN (LOT 25)
 1:200

WALL TYPES & FINISHES

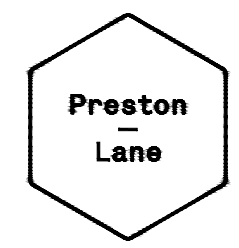
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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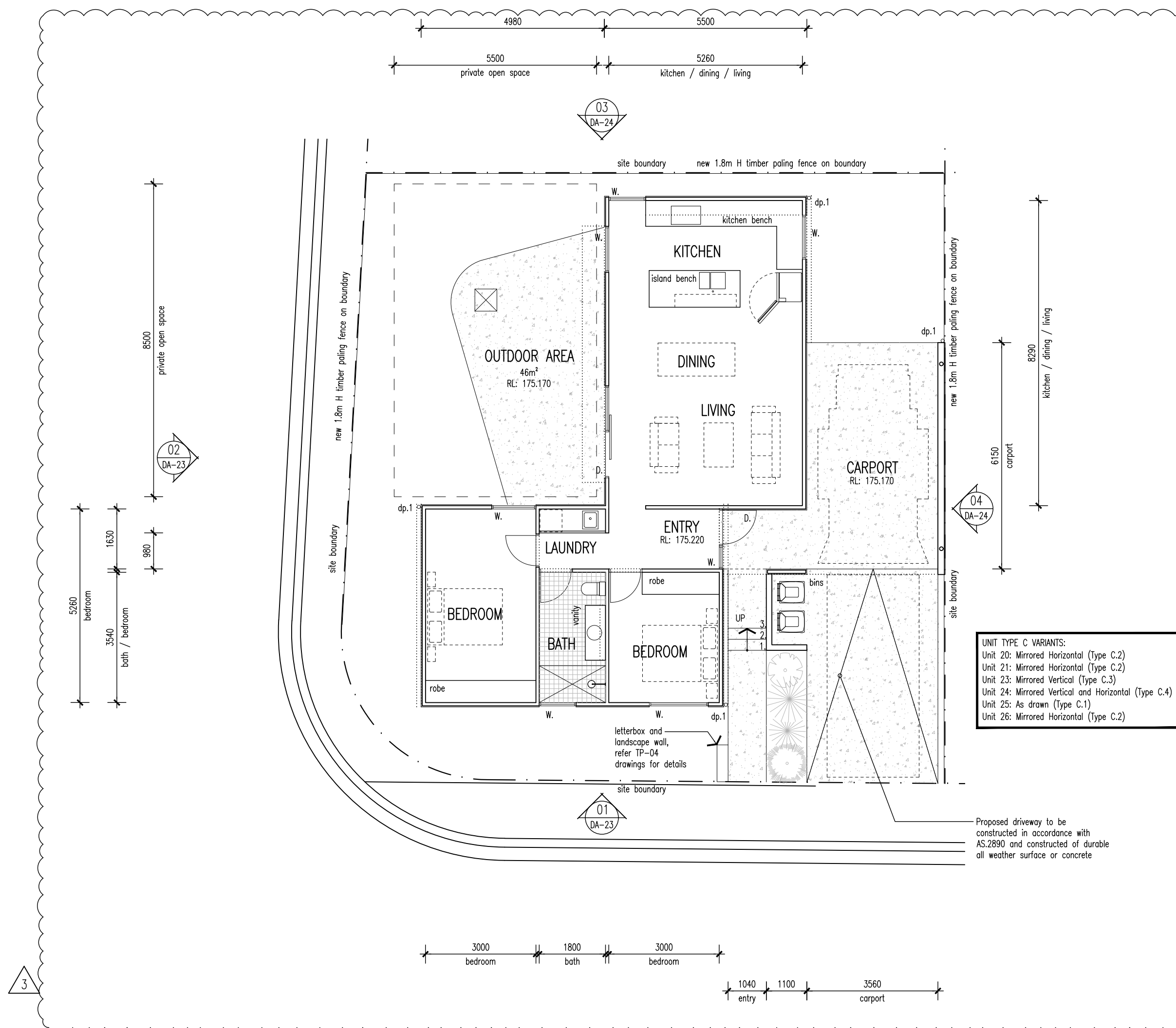
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Proprietor HOMES TASMANIA
 Project 18 Franklin St WESTBURY, TAS 7303
 Drawing GROUND FLOOR PLAN UNIT TYPE - C
 Scale 1:100
 Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020
 Drawing Number



UNIT TYPE C VARIANTS:
 Unit 20: Mirrored Horizontal (Type C.2)
 Unit 21: Mirrored Horizontal (Type C.2)
 Unit 23: Mirrored Vertical (Type C.3)
 Unit 24: Mirrored Vertical and Horizontal (Type C.4)
 Unit 25: As drawn (Type C.1)
 Unit 26: Mirrored Horizontal (Type C.2)

Proposed driveway to be constructed in accordance with AS.2890 and constructed of durable all weather surface or concrete

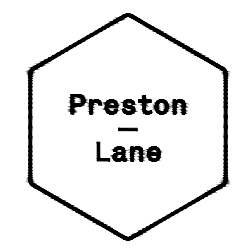


- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, paint finish, color to future selection.
 - (CS2) Cement sheet cladding, paint finish, color to future selection.

- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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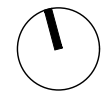


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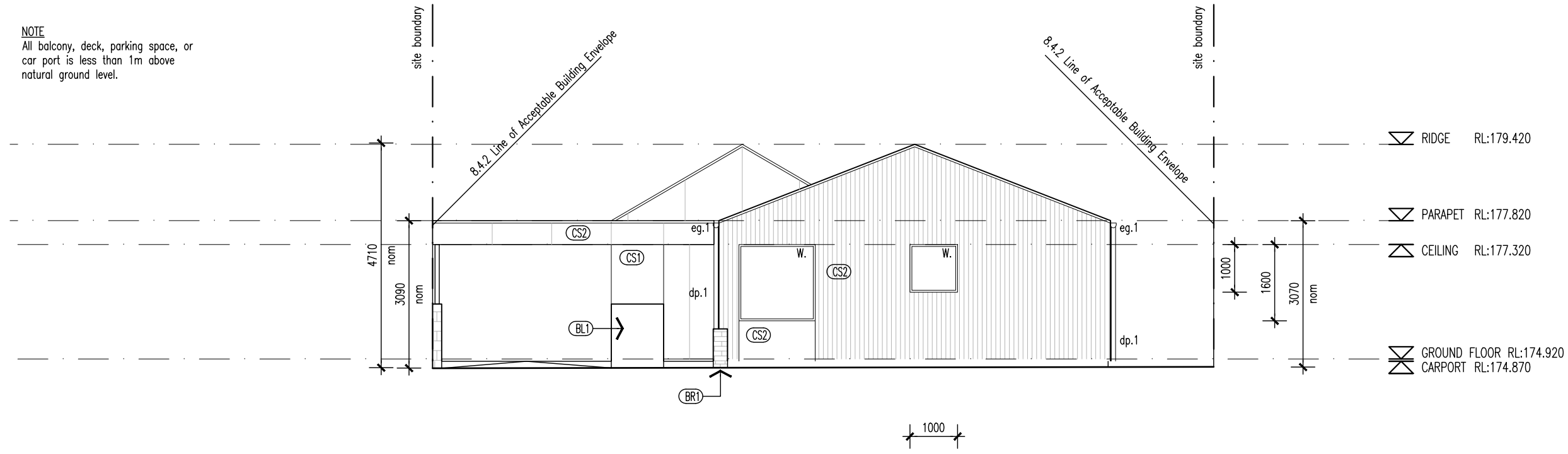
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Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ROOF PLAN UNIT TYPE - C
Scale	1:100
Revision	
01	15/04/2025 ISSUED FOR DA LS DL
Project No	24020
Drawing Number	DA-36 01

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 20)
DA-21 1:100

- ▽ RIDGE RL:179.420
- ▽ PARAPET RL:177.820
- ▽ CEILING RL:177.320
- ▽ GROUND FLOOR RL:174.920
- ▽ CARPORT RL:174.870

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

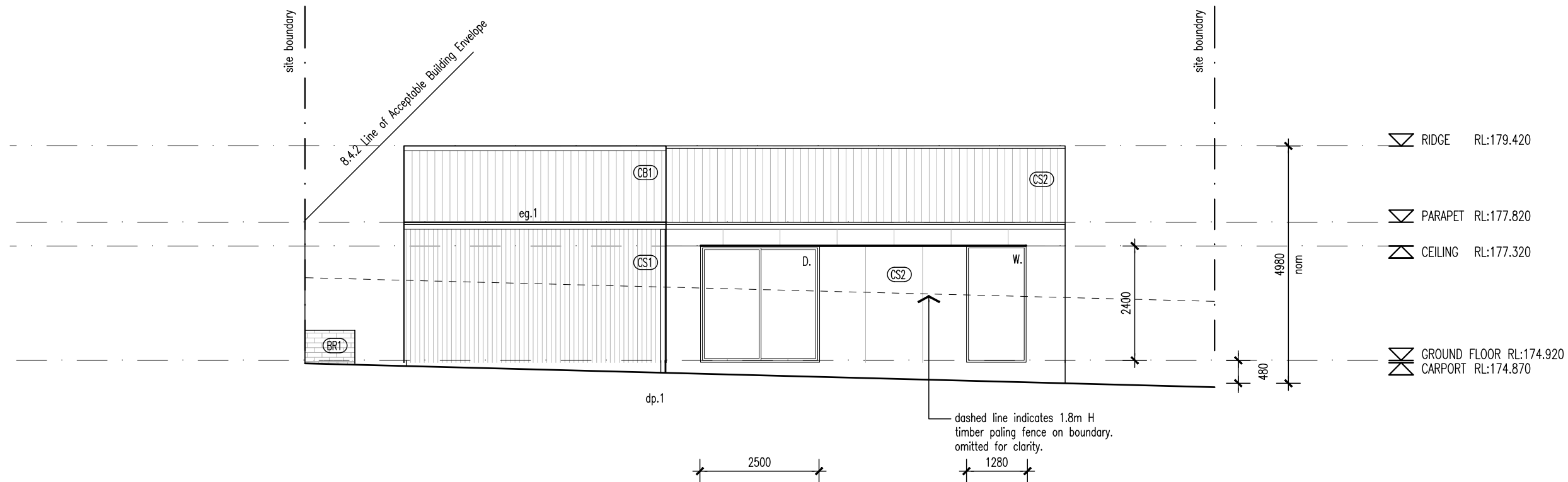
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02 ELEVATION 02 (UNIT 20)
DA-21 1:100

- ▽ RIDGE RL:179.420
- ▽ PARAPET RL:177.820
- ▽ CEILING RL:177.320
- ▽ GROUND FLOOR RL:174.920
- ▽ CARPORT RL:174.870

Proprietor HOMES TASMANIA
Project 18 Franklin St
WESTBURY, TAS 7303

Drawing ELEVATIONS
1 & 2

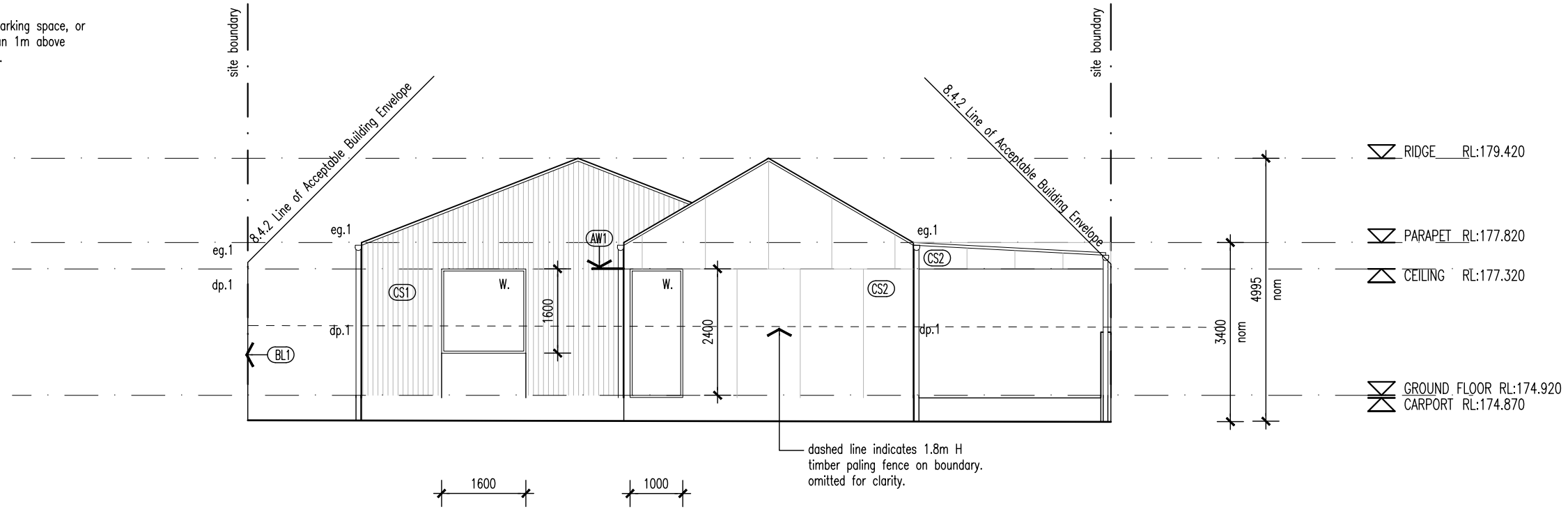
Scale 1:100

Revision	Date	Issued For	LS	DL
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02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

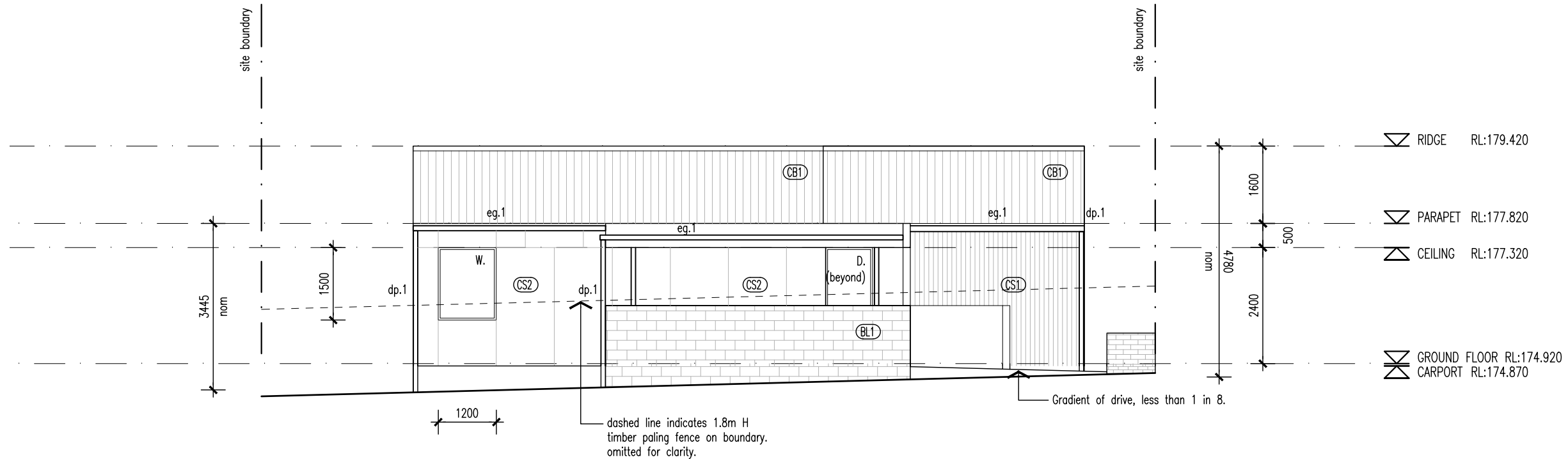
Project No 24020

Drawing Number DA-37 03

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 20)
DA-21 1:100



04 ELEVATION 04 (UNIT 20)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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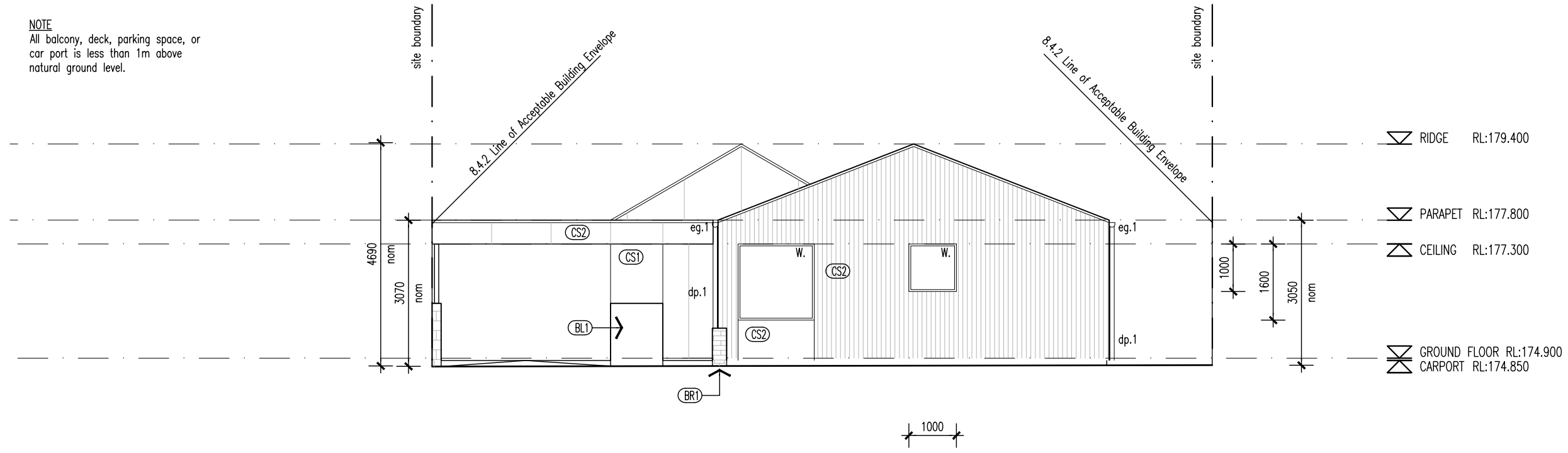
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Proprietor	HOMES TASMANIA																	
Project	18 Franklin St WESTBURY, TAS 7303																	
Drawing	ELEVATIONS 3 & 4																	
Scale	1:100																	
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01	15/04/2025	ISSUED FOR DA	LS	DL														
02	03/07/2025	ISSUED FOR DA	LS	DL														
03	12/08/2025	ISSUED FOR DA	LS	DL														

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 21)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

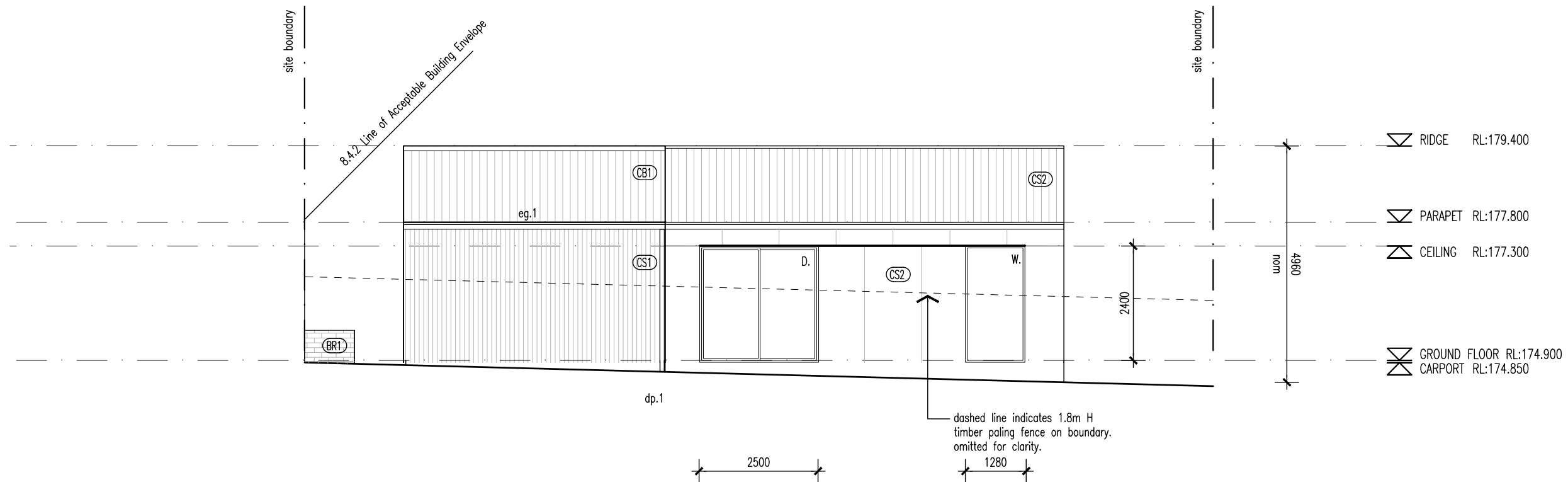
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02 ELEVATION 02 (UNIT 21)
DA-21 1:100

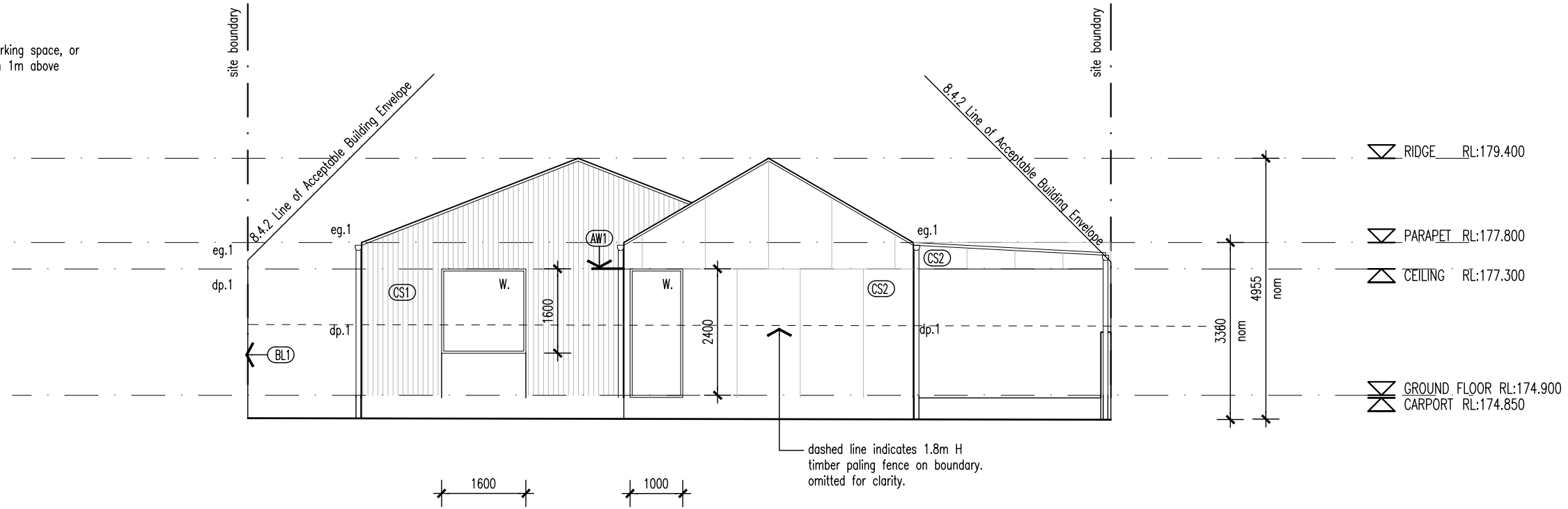
Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

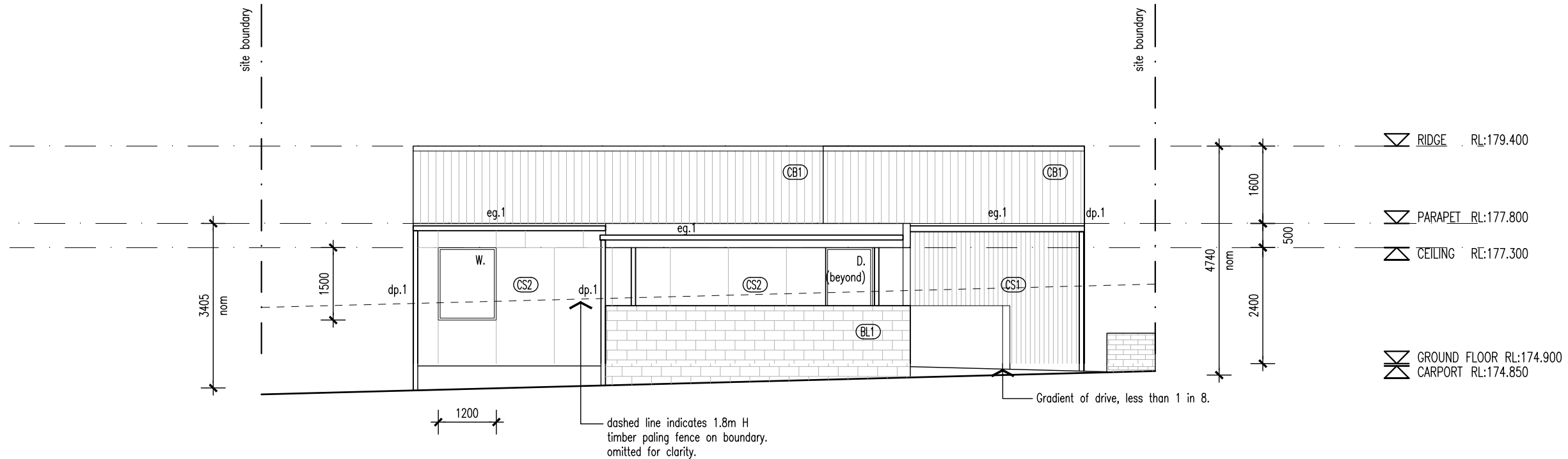
Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 21)
DA-21 1:100



04 ELEVATION 04 (UNIT 21)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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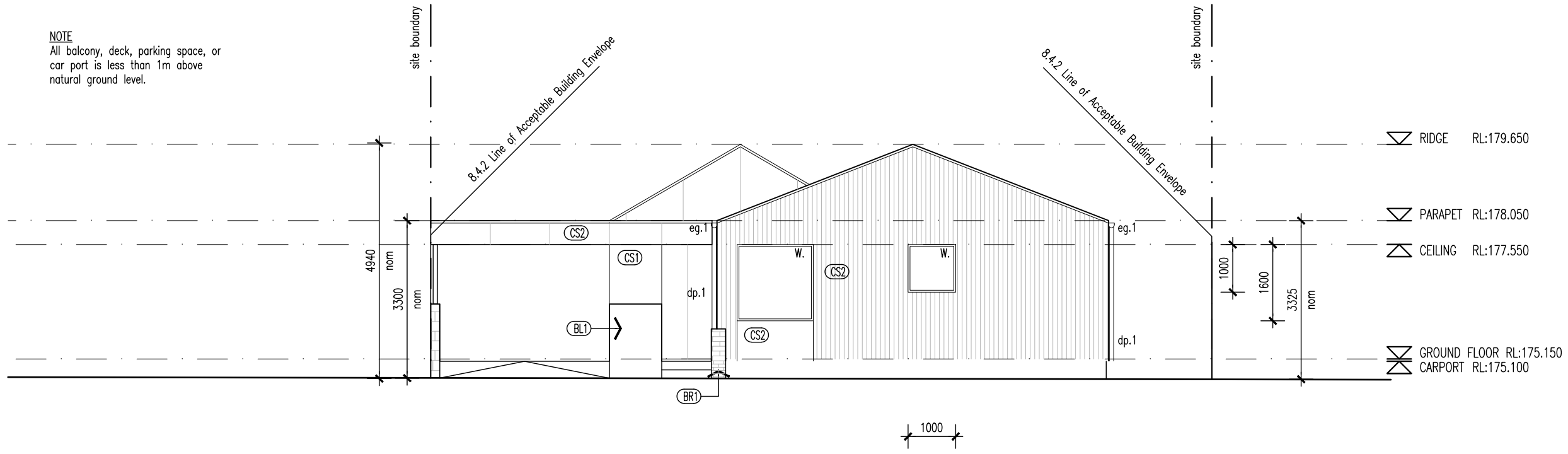
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 23)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

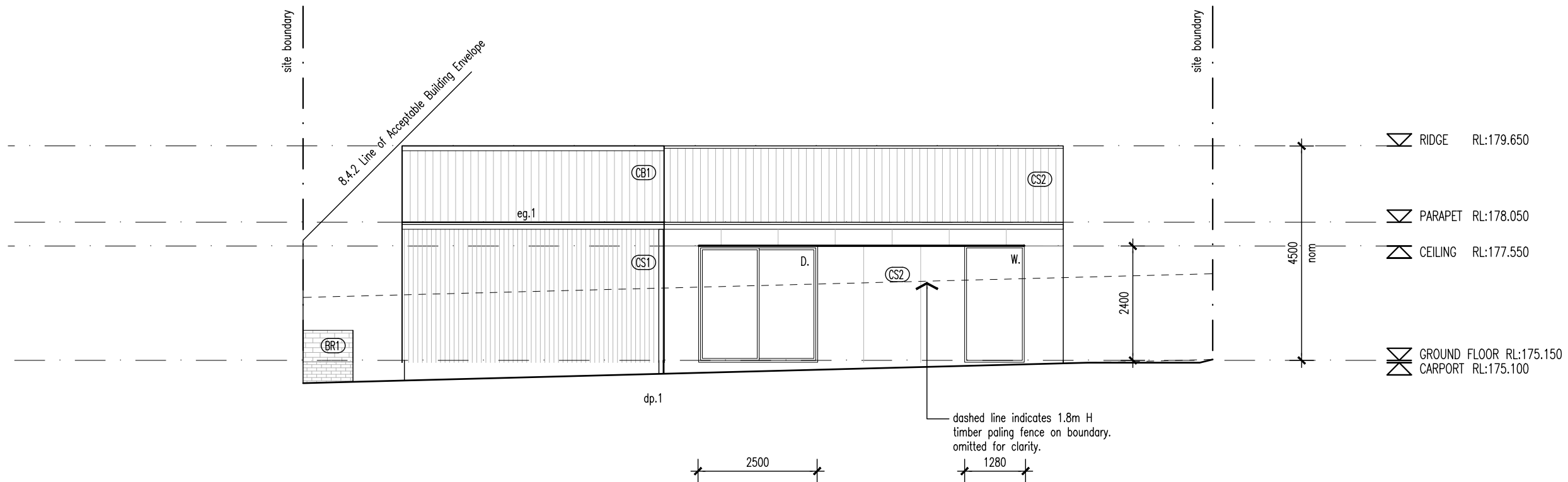
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04 ELEVATION 04 (UNIT 23)
DA-21 1:100

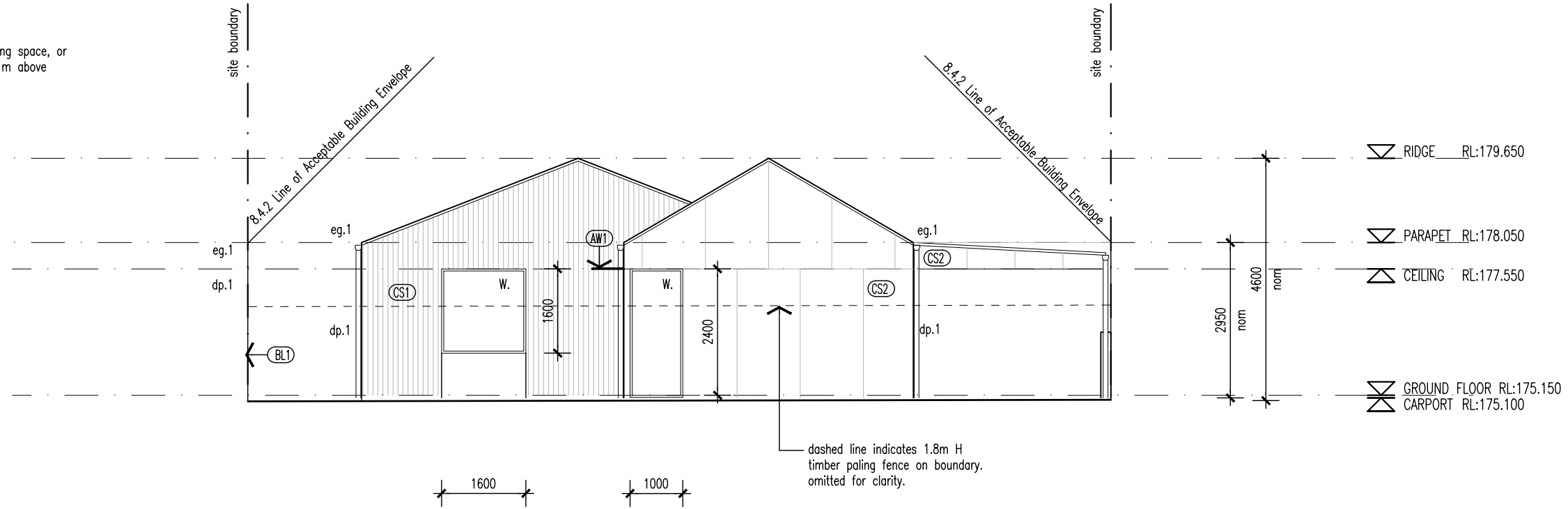
Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

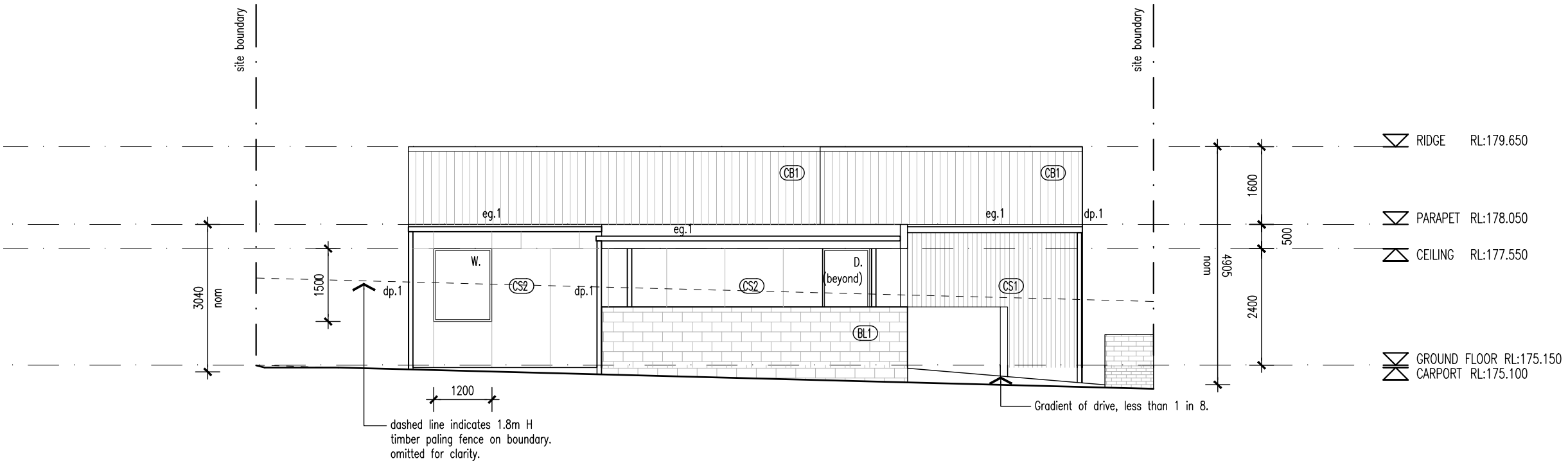
Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 23)
DA-21 1:100



02 ELEVATION 02 (UNIT 23)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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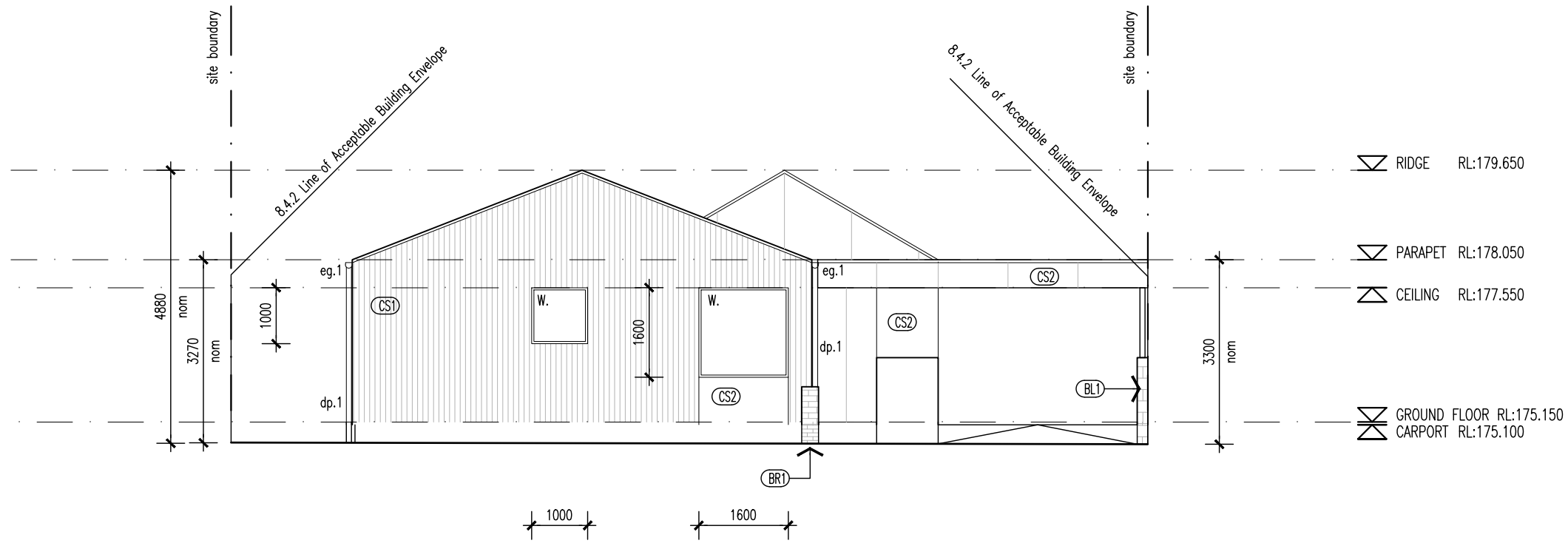
Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
Revision	

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 24)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

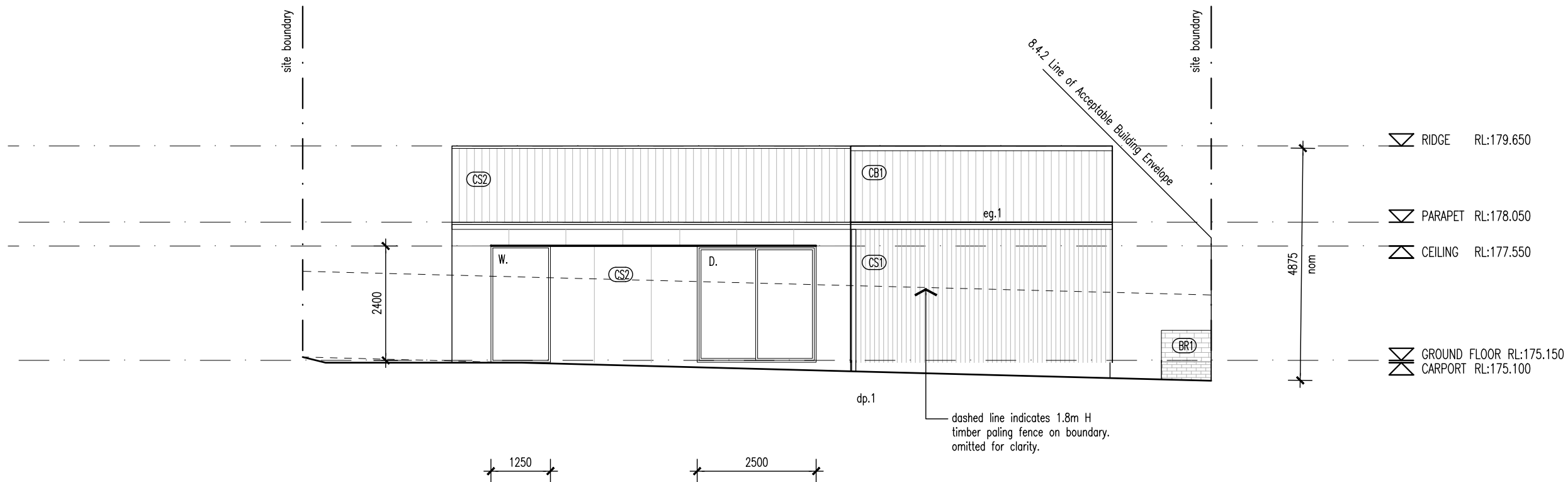
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02 ELEVATION 02 (UNIT 24)
DA-21 1:100

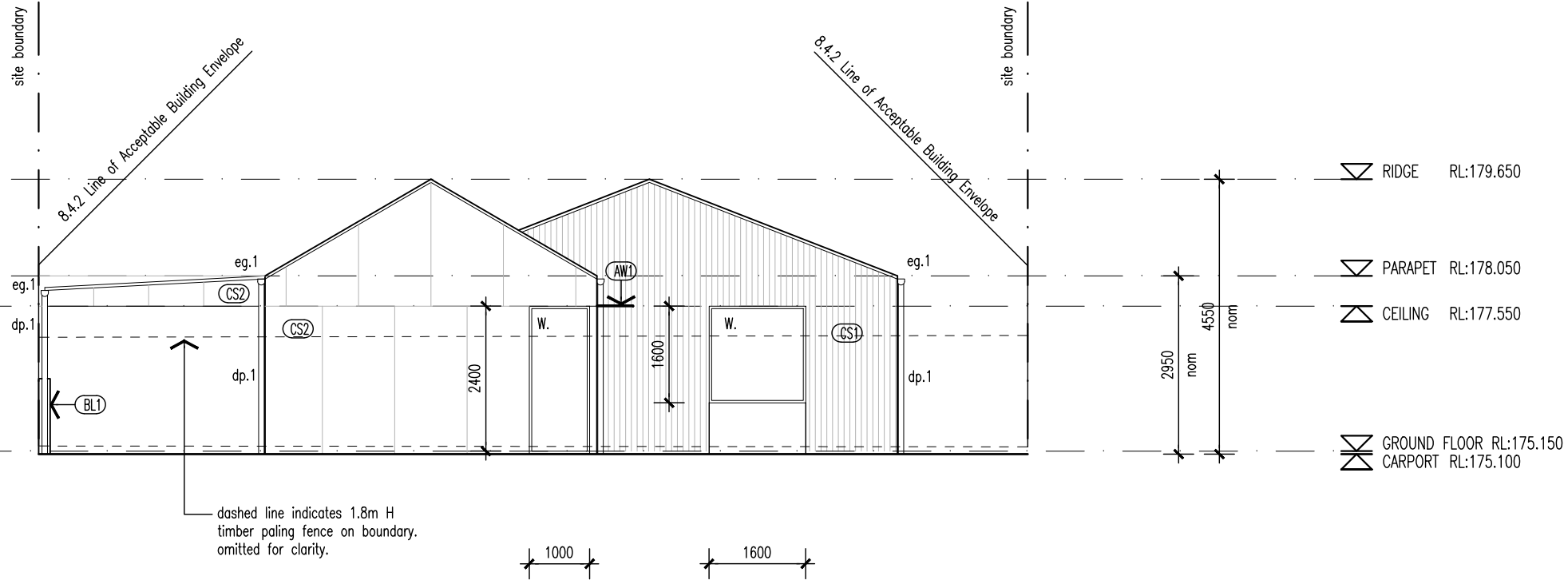
Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			

01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 24)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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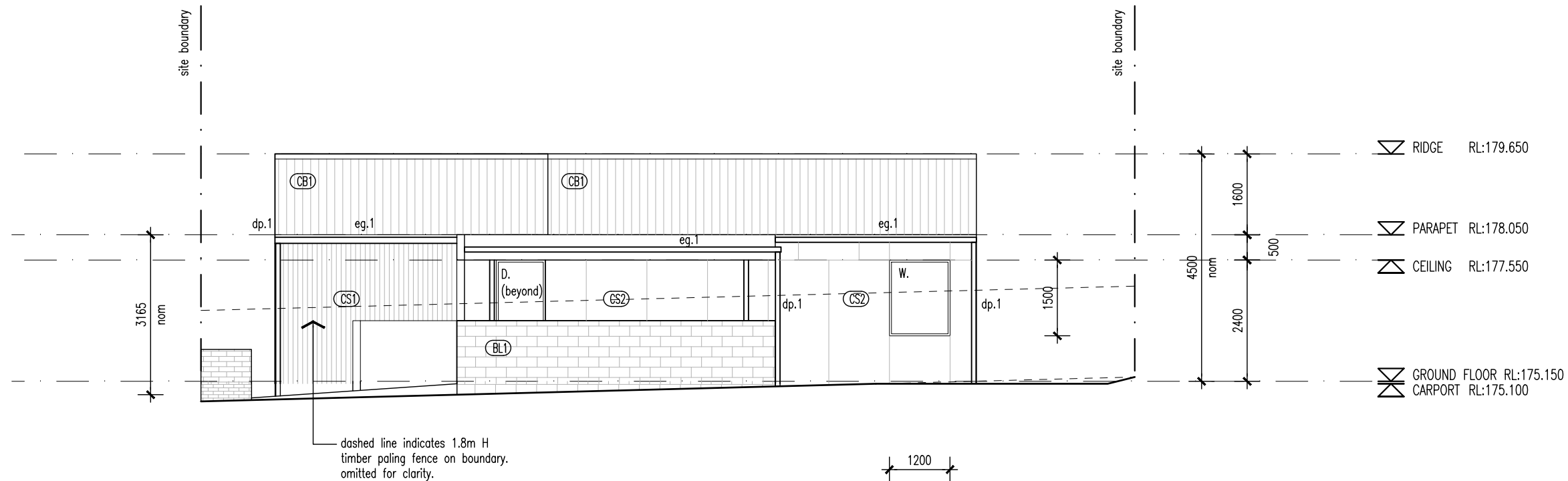


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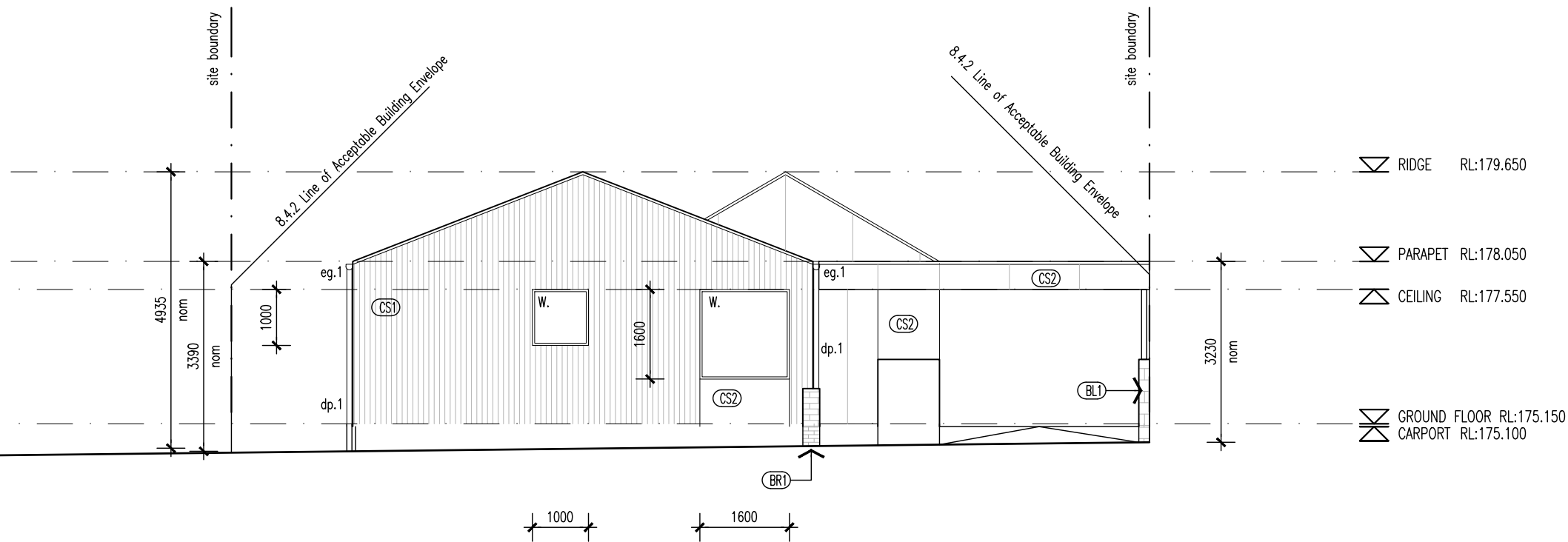
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04 ELEVATION 04 (UNIT 24)
DA-21 1:100

Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number



01 ELEVATION 01 (UNIT 25)
DA-21 1:100

WALL TYPES & FINISHES

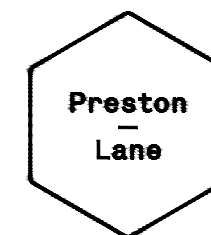
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

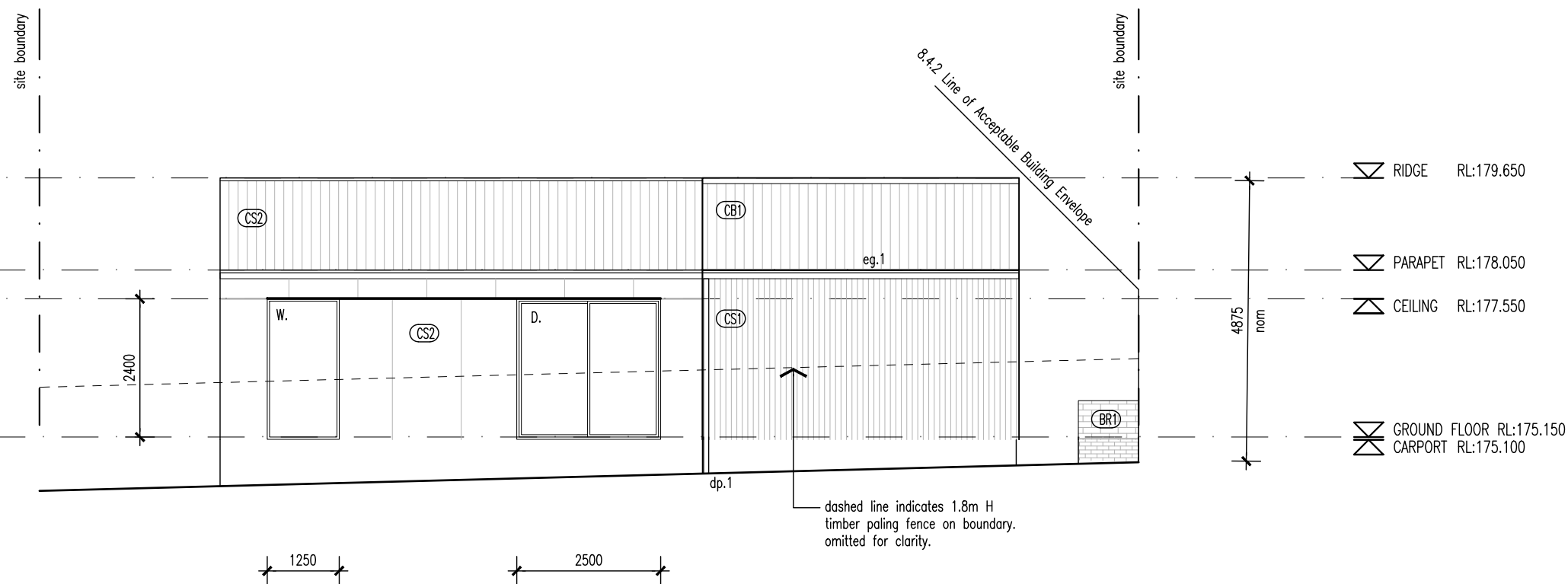
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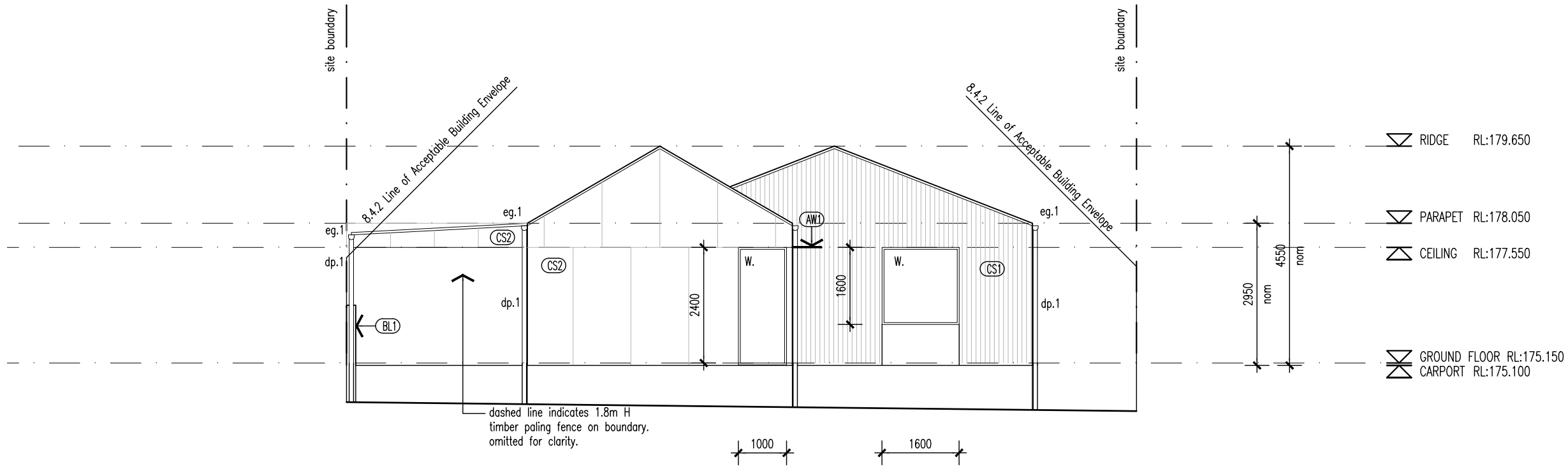
02 ELEVATION 02 (UNIT 25)
DA-21 1:100

Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			

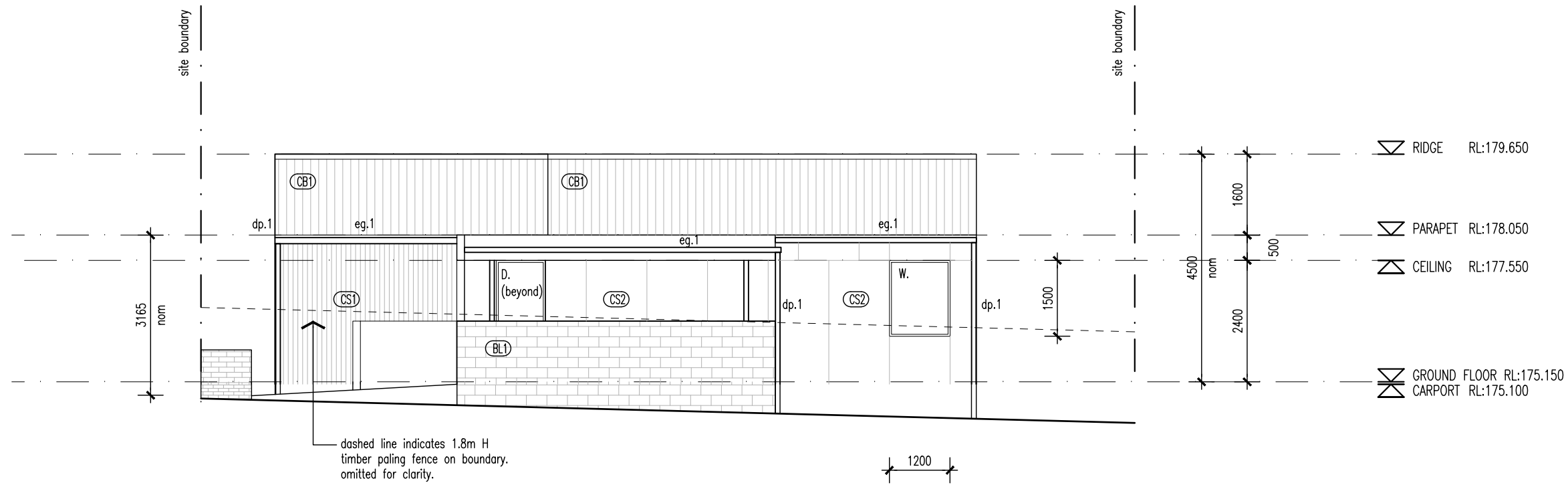
01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number



03 ELEVATION 03 (UNIT 25)
DA-21 1:100

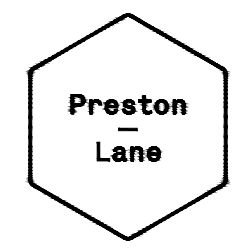


04 ELEVATION 04 (UNIT 25)
DA-21 1:100

- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, point finish, color to future selection.
 - (CS2) Cement sheet cladding, point finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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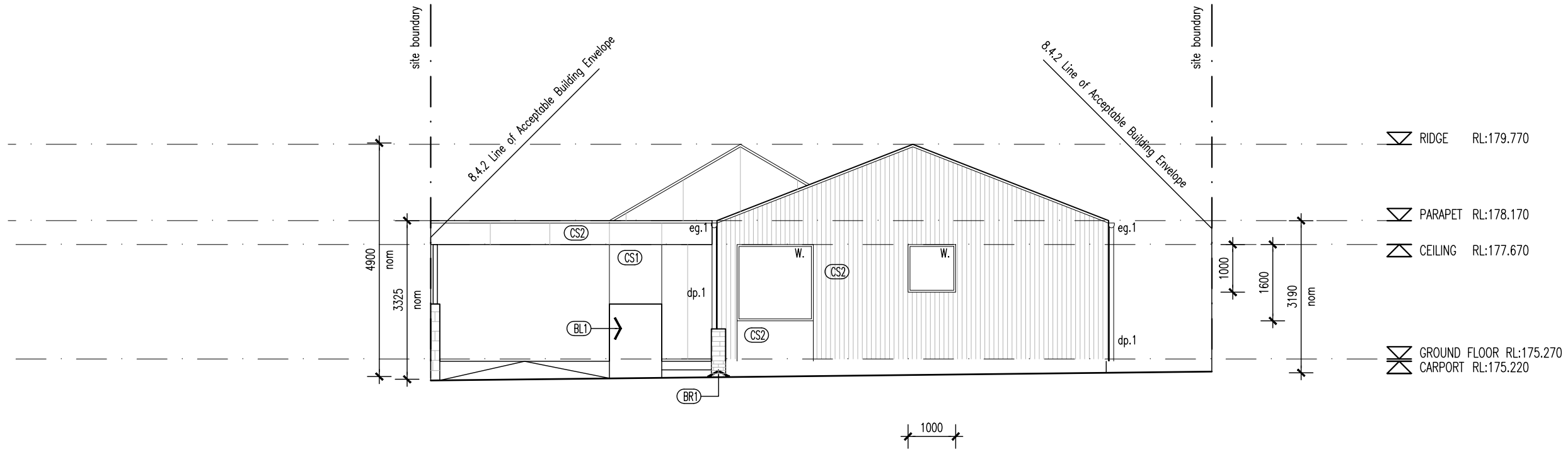
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number



01 ELEVATION 01 (UNIT 26)
DA-21 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42.
- (CS1) Cement sheet cladding, point finish, color to future selection.
- (CS2) Cement sheet cladding, point finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

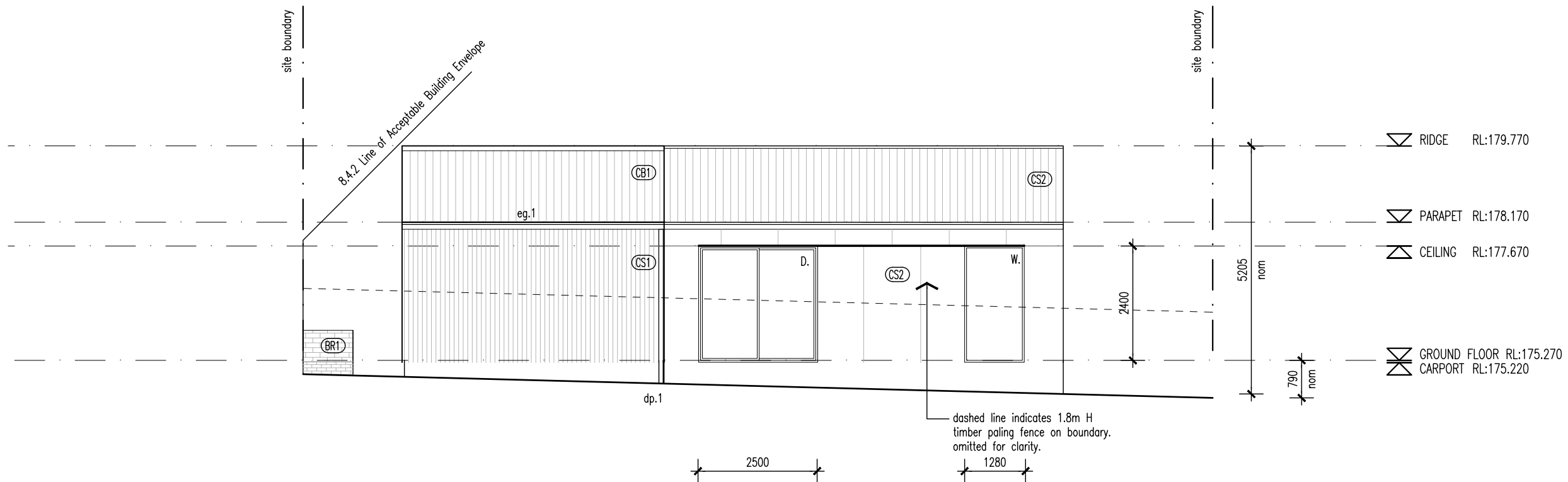
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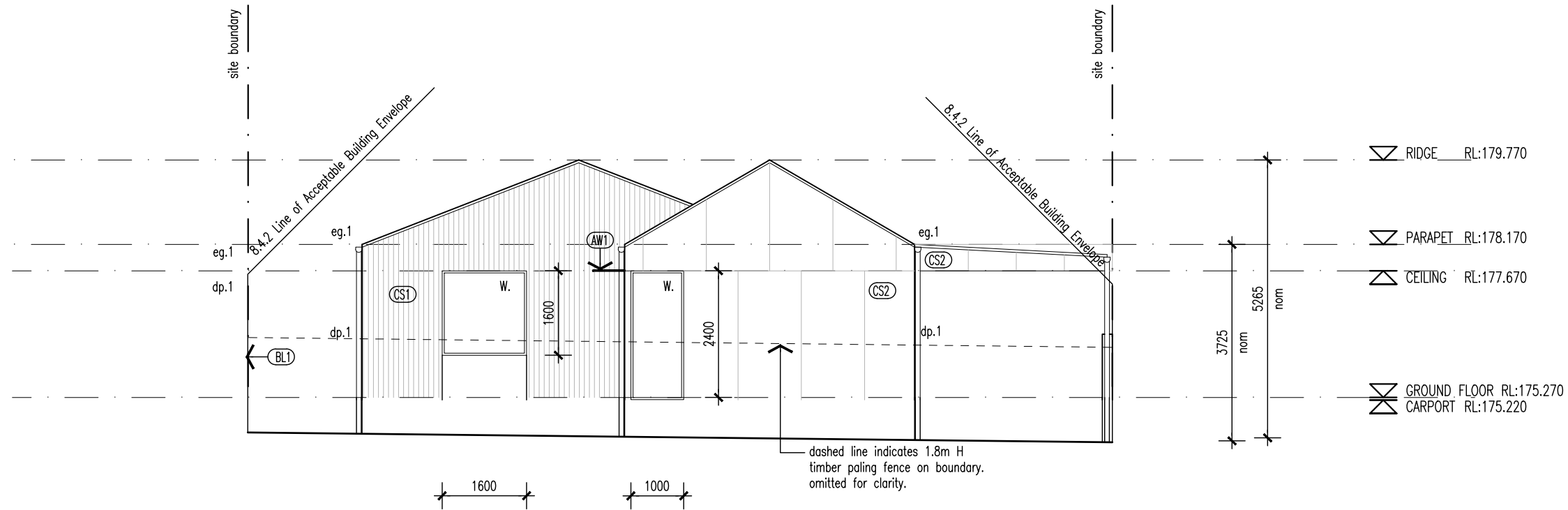
02 ELEVATION 02 (UNIT 26)
DA-21 1:100

Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 1 & 2
Scale	1:100
Revision	

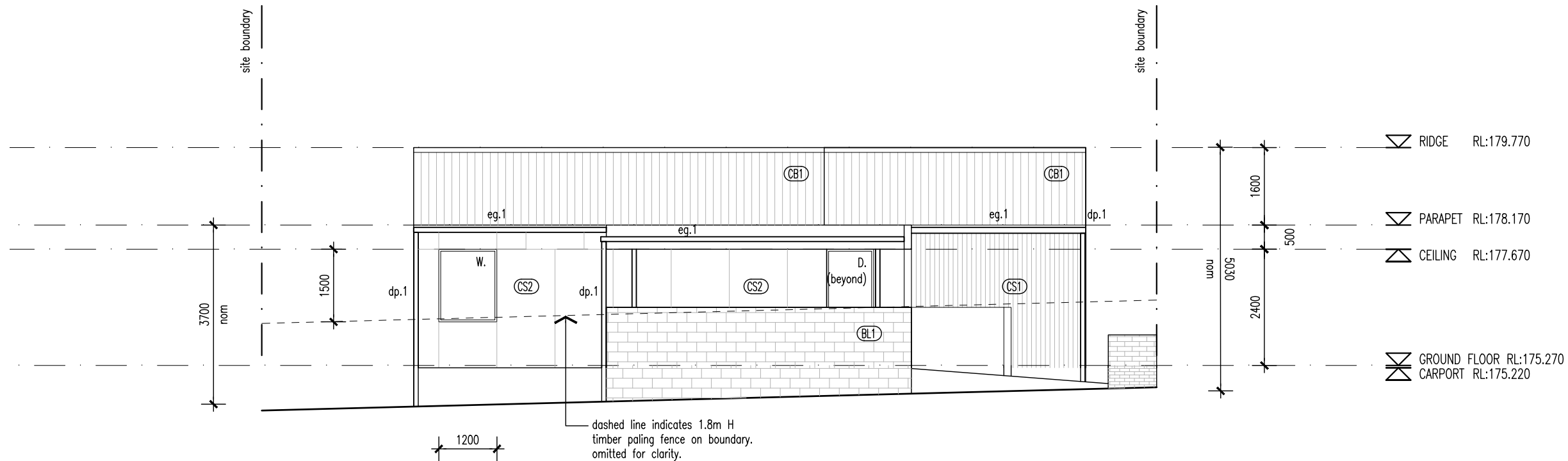
01	15/04/2025	ISSUED FOR DA	LS	DL
02	03/07/2025	ISSUED FOR DA	LS	DL
03	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number



03 ELEVATION 03 (UNIT 26)
DA-21 1:100

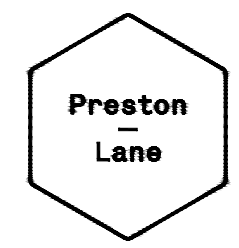


04 ELEVATION 04 (UNIT 26)
DA-21 1:100

- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, point finish, color to future selection.
 - (CS2) Cement sheet cladding, point finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 3 & 4		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	03/07/2025	ISSUED FOR DA	LS DL
03	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number



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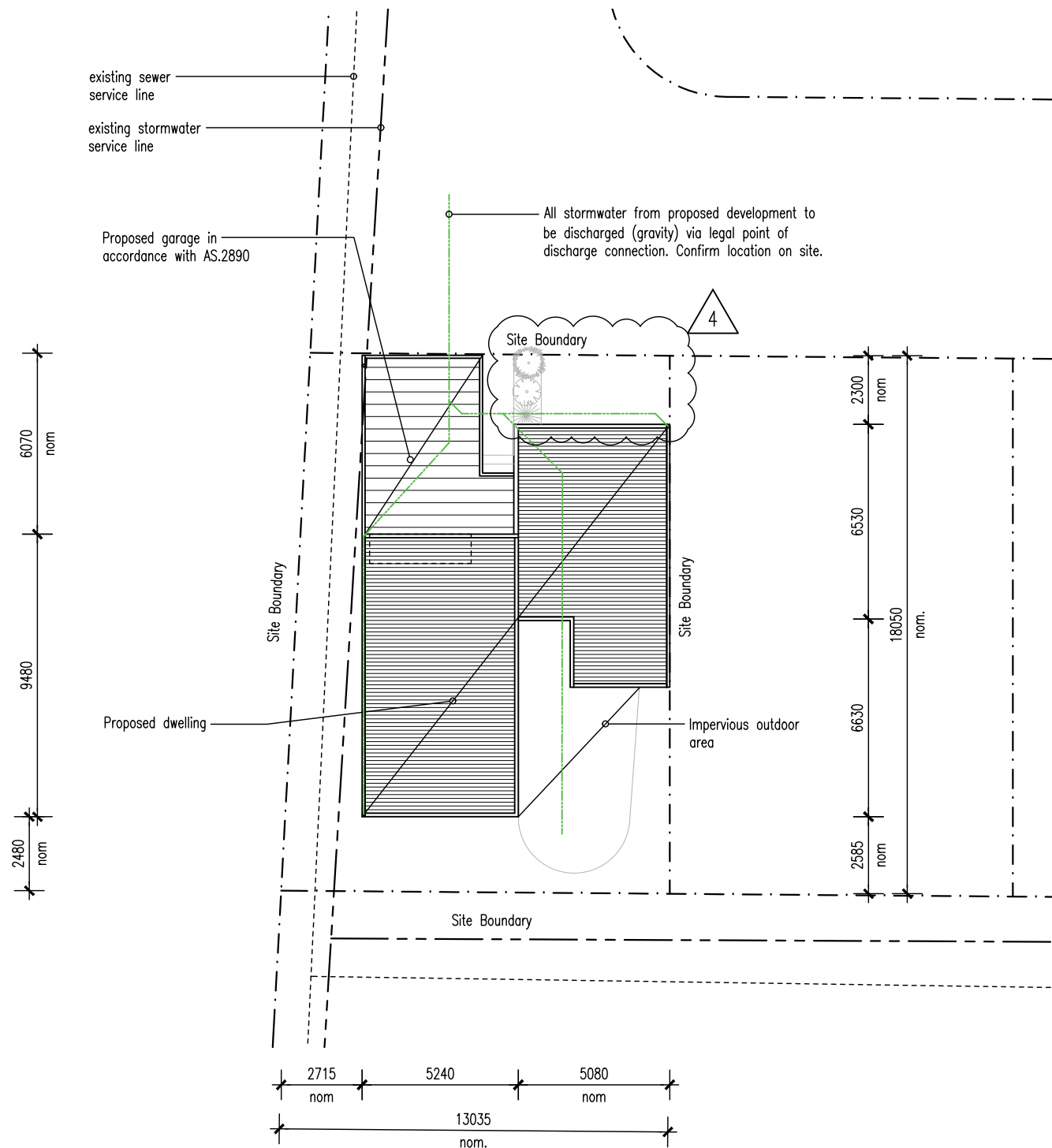
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Proprietor HOMES TASMANIA
 Project 18 Franklin St
 WESTBURY, TAS 7303
 Drawing LOCATION PLAN
 UNIT TYPE - D
 Scale NTS
 Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
02	05/05/2025	ISSUED FOR DA	LS	DL

Project No 24020
 Drawing Number



— SITE PLAN (UNIT 27)
— 1:200

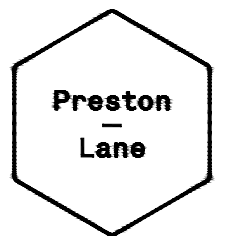
DESIGN DETAILS - UNIT TYPE D

SITE AREA	221	m ²
FLOOR AREAS		
PROPOSED GROUND FLOOR	89	m ²
PROPOSED CARPORT/ENTRY	30	m ²
PROPOSED OUTDOOR AREA	31	m ²
PROPOSED TOTAL GROUND FLOOR	150	m ²
DESIGN WIND CLASSIFICATION		
DESIGN WIND CLASSIFICATION	TBC	
DESIGN WIND VELOCITY V _{w,S}	M/S	M/S
DESIGN WIND VELOCITY V _{w,U}	M/S	M/S
SOIL CLASSIFICATION		
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE		
CLIMATE ZONE	7	
BAL RATING		
BAL RATING	-	
ALPINE AREA		
ALPINE AREA	-	
CORROSION ENVIRONMENT		
CORROSION ENVIRONMENT	-	
OTHER HAZARDS		
OTHER HAZARDS	-	

UNIT TYPE D VARIANTS:
 Unit 22: Mirrored Vertical and Horizontal (Type D.3)
 Unit 27: As drawn (Type D.1)
 Unit 28: Mirrored Horizontal (Type D.2)
 Unit 29: Mirrored Horizontal (Type D.2)

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 Project 18 Franklin St WESTBURY, TAS 7303
 Drawing SITE PLAN UNIT TYPE - D
 Scale 1:200
 Revision

01	15/04/2025	ISSUED FOR DA	LS	DL
02	05/05/2025	ISSUED FOR DA	LS	DL
03	03/07/2025	ISSUED FOR DA	LS	DL
04	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020
 Drawing Number

WALL TYPES & FINISHES

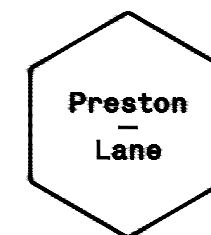
- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet with timber batten over joint, paint finish, colour to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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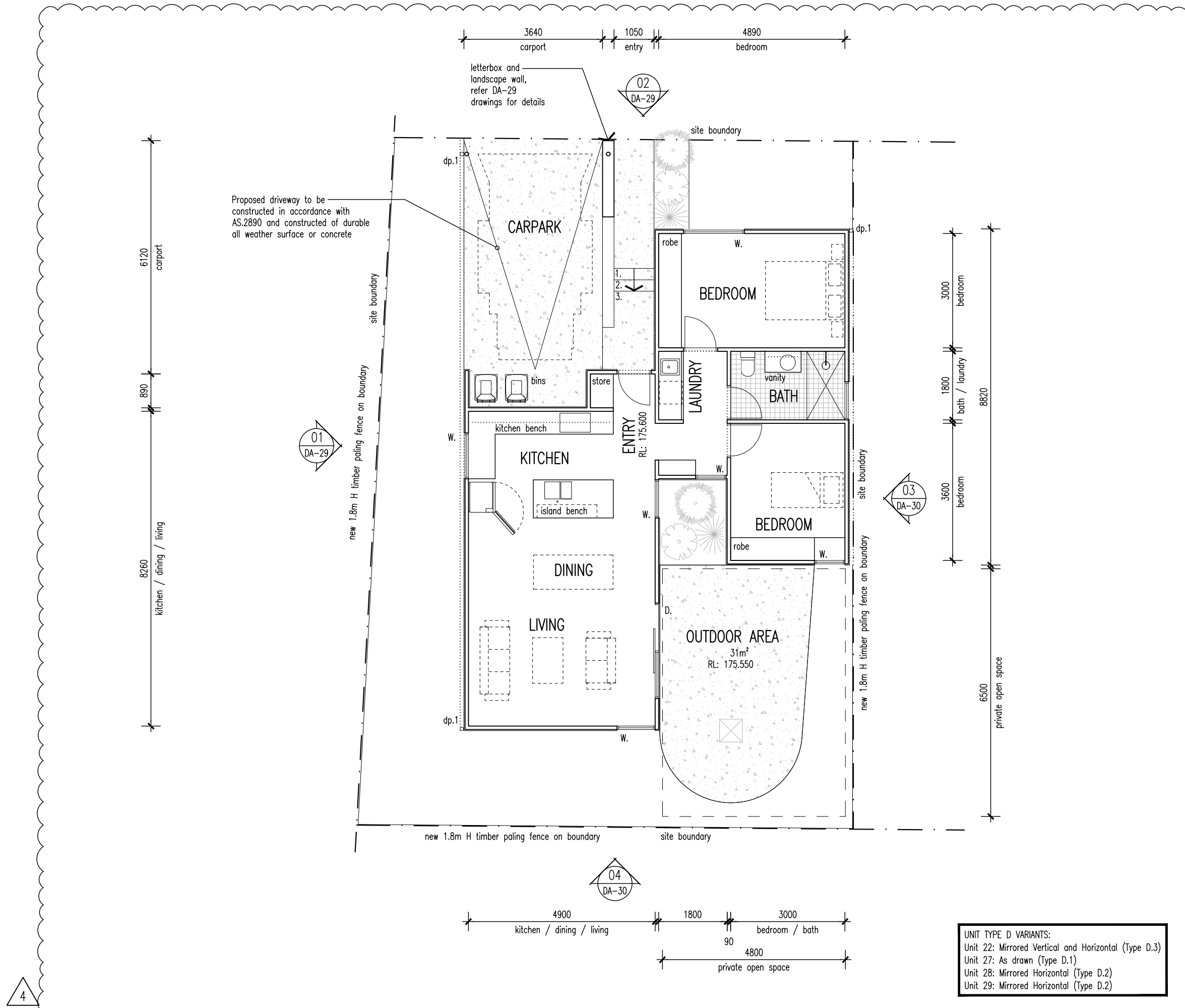
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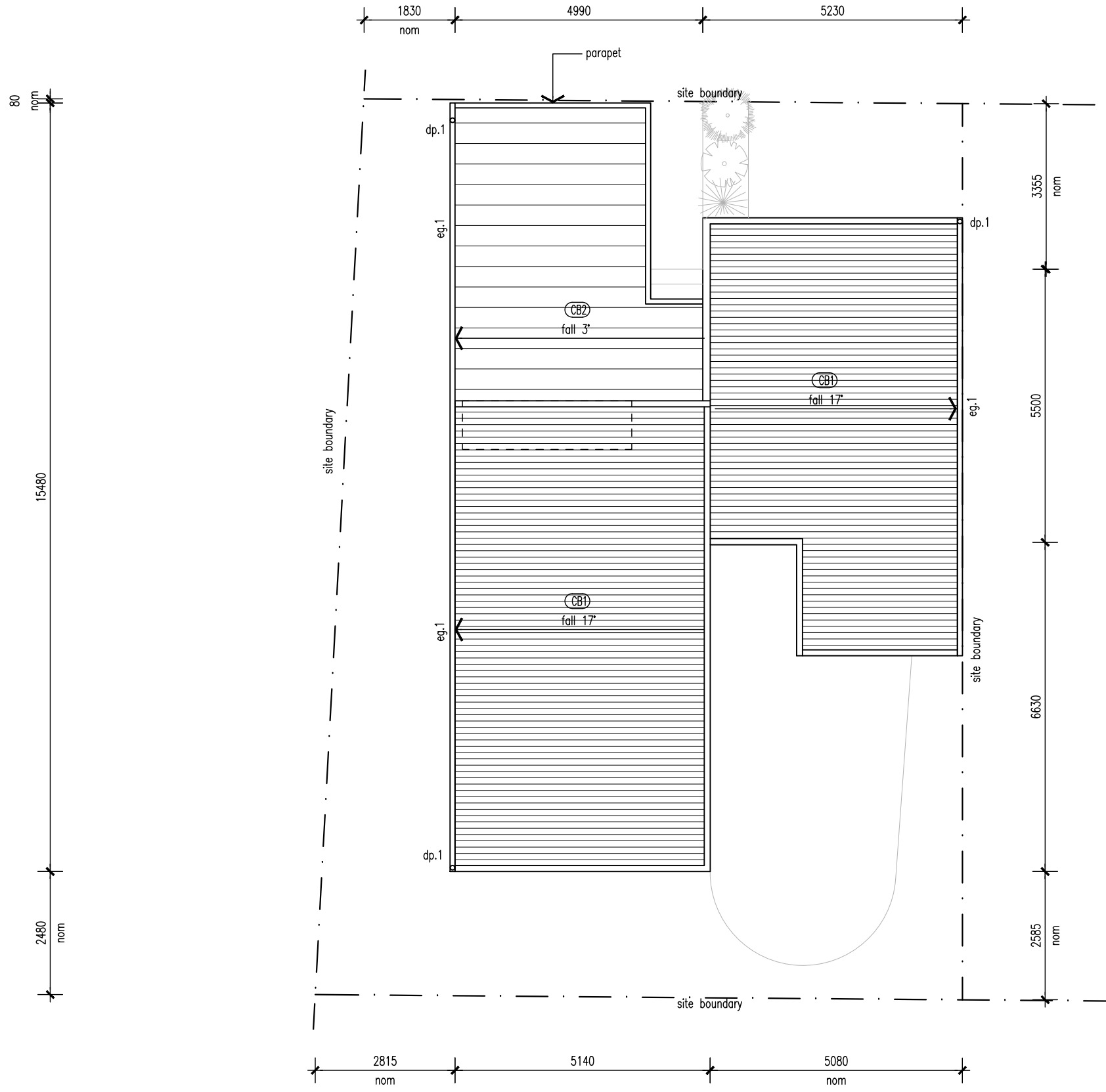
Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	GROUND FLOOR PLAN UNIT TYPE - D		
Scale	1:100		
Revision			

Revision	Date	Issued For	LS	DL
01	15/04/2025	ISSUED FOR DA	LS	DL
02	05/05/2025	ISSUED FOR DA	LS	DL
03	03/07/2025	ISSUED FOR DA	LS	DL
04	12/08/2025	ISSUED FOR DA	LS	DL

Project No: 24020
 Drawing Number: DA-51 04



UNIT TYPE D VARIANTS:
 Unit 22: Mirrored Vertical and Horizontal (Type D.3)
 Unit 27: As drawn (Type D.1)
 Unit 28: Mirrored Horizontal (Type D.2)
 Unit 29: Mirrored Horizontal (Type D.2)



ROOF PLAN (LOT 4)
1:100

- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, paint finish, color to future selection.
 - (CS2) Cement sheet with timber batten over joint. paint finish, colour to future selection.

- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

PRELIMINARY NOT FOR CONSTRUCTION

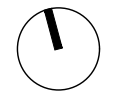


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Project 18 Franklin St
WESTBURY, TAS 7303

Drawing ROOF PLAN
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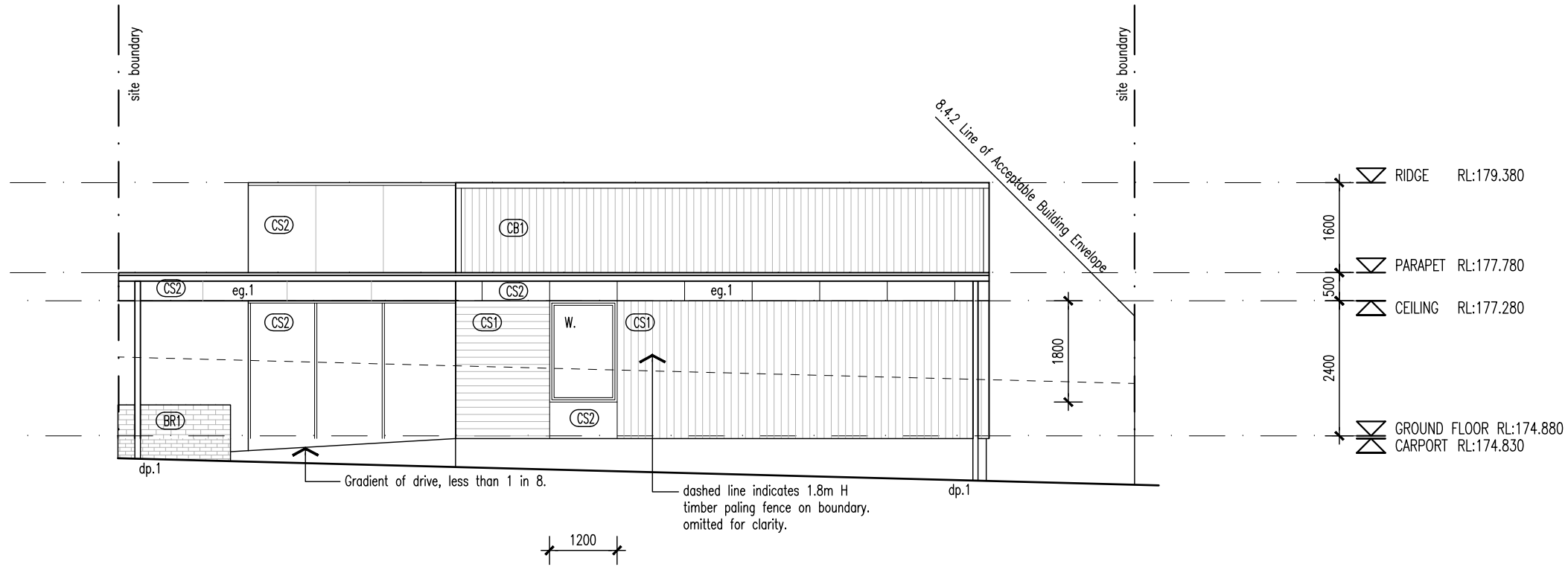
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02	05/05/2025	ISSUED FOR DA	LS	DL

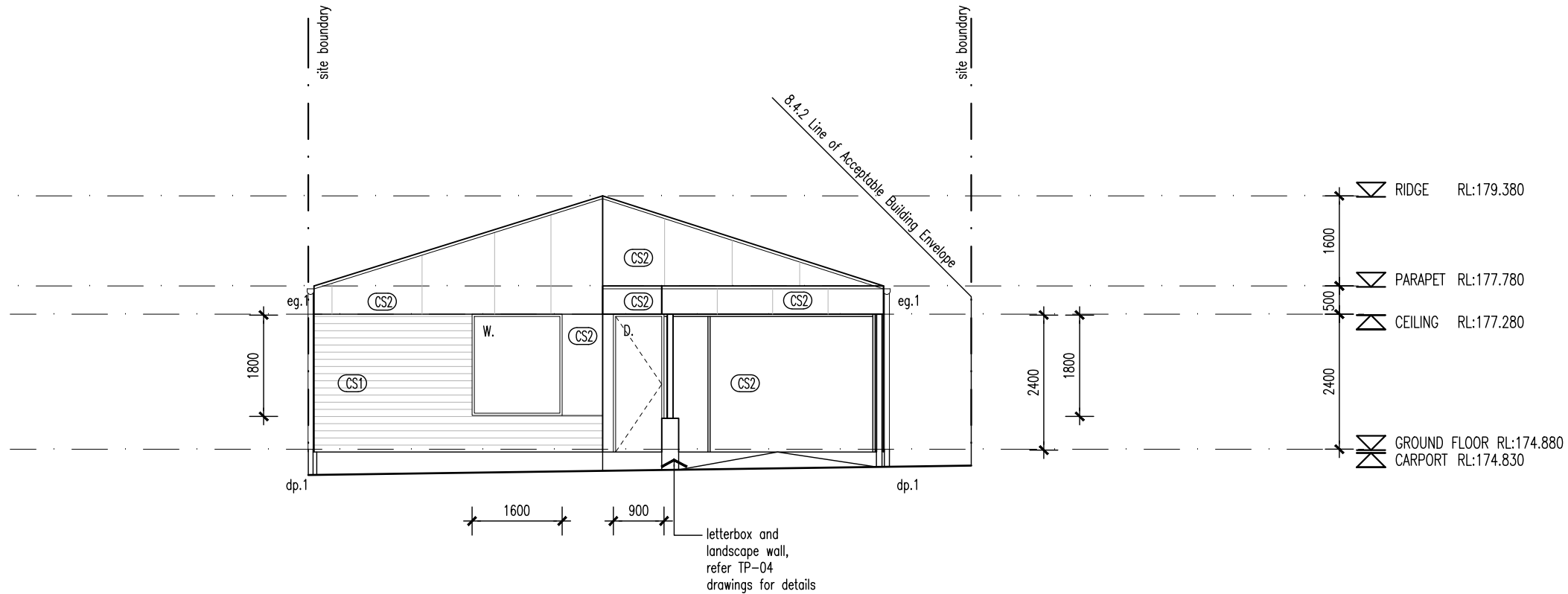
Project No 24020

Drawing Number DA-52 02

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 22)
DA-27 1:100



02 ELEVATION 02 (UNIT 22)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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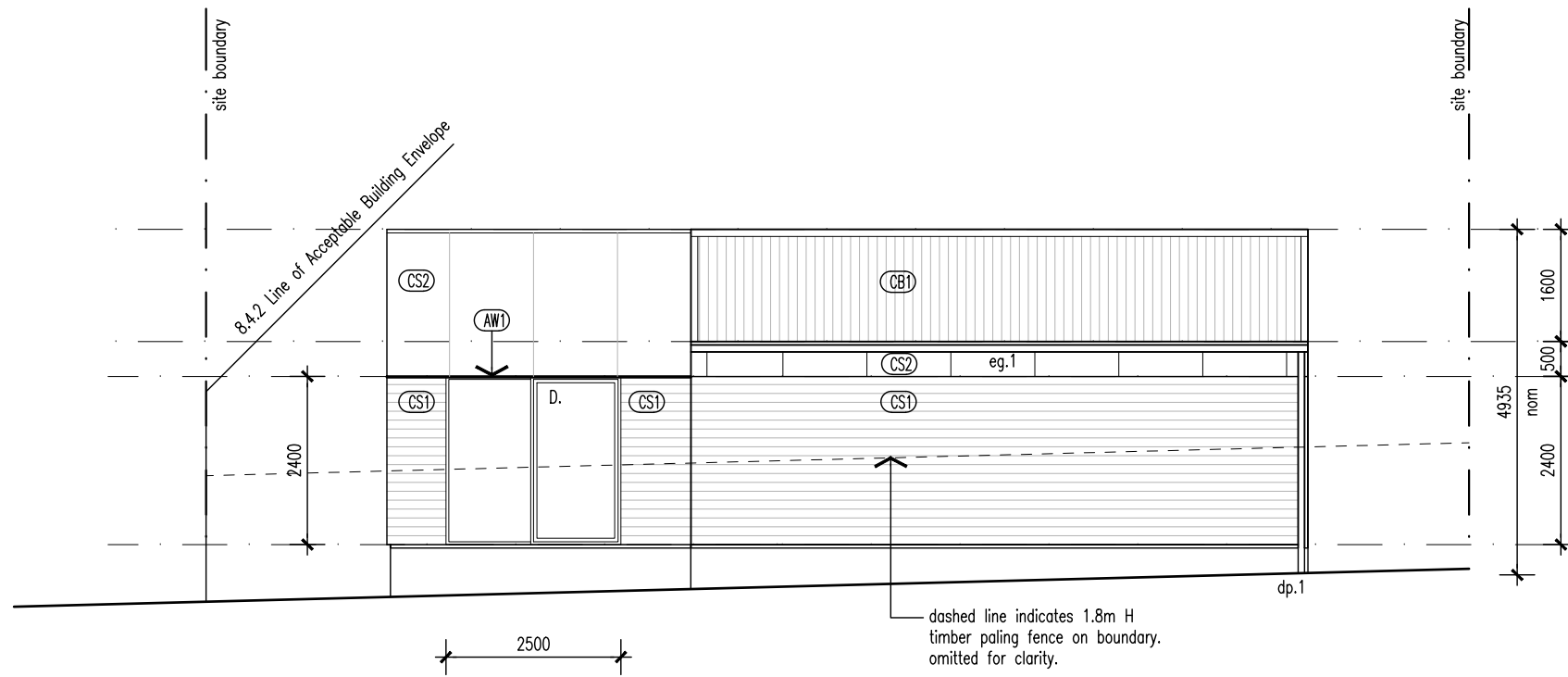
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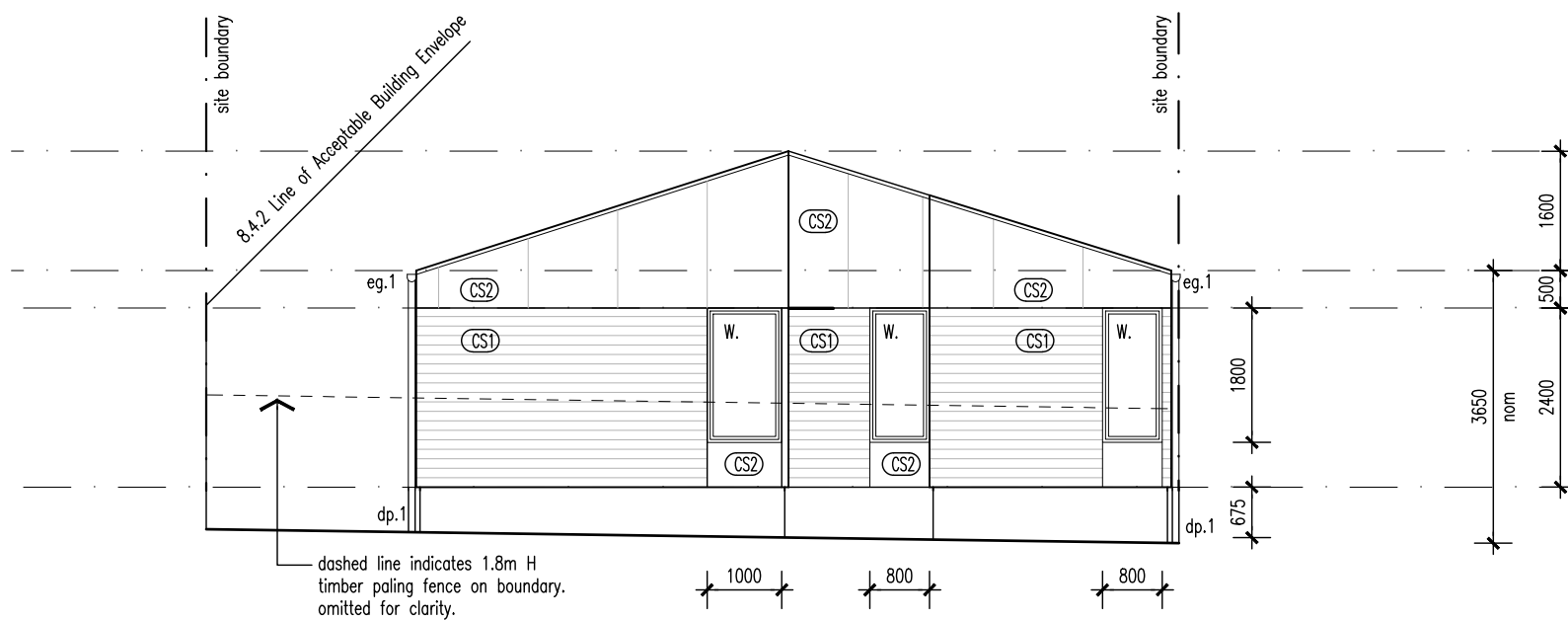
Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
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02	05/05/2025	ISSUED FOR DA	LS DL
03	03/07/2025	ISSUED FOR DA	LS DL
04	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 22)
DA-27 1:100



04 ELEVATION 04 (UNIT 22)
DA-27 1:100

▽ RIDGE RL:179.380

▽ PARAPET RL:177.780

▽ CEILING RL:177.280

⊗ GROUND FLOOR RL:174.880
⊗ CARPORT RL:174.830

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42.
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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▽ RIDGE RL:179.380

▽ PARAPET RL:177.780

▽ CEILING RL:177.280

⊗ GROUND FLOOR RL:174.880
⊗ CARPORT RL:174.830

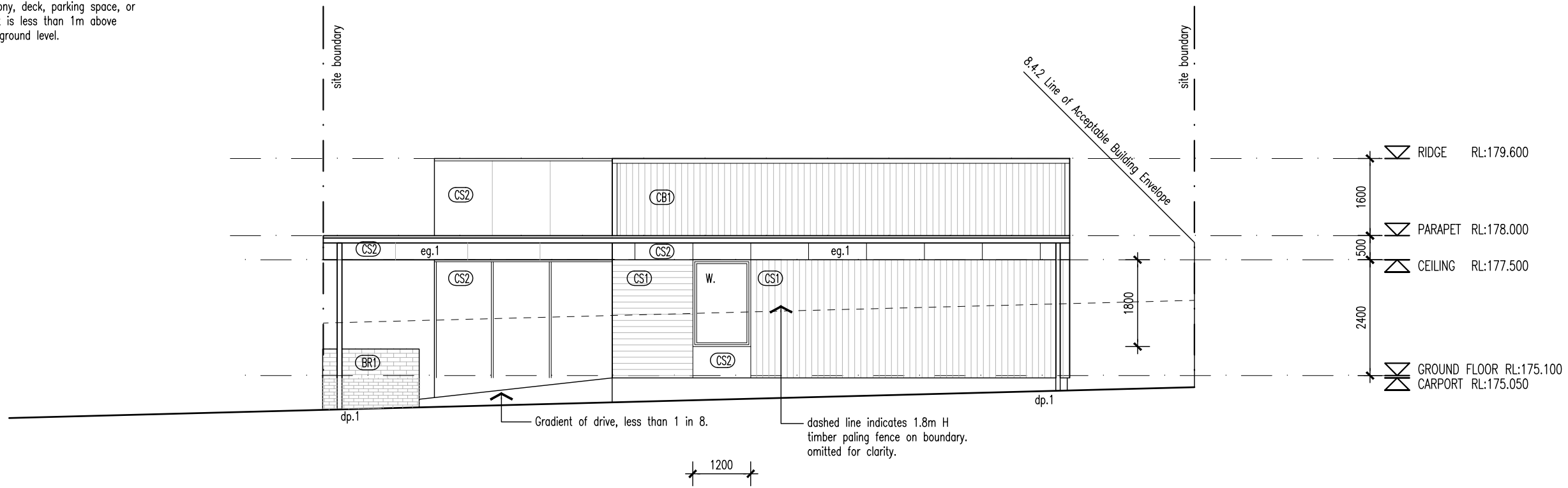
Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
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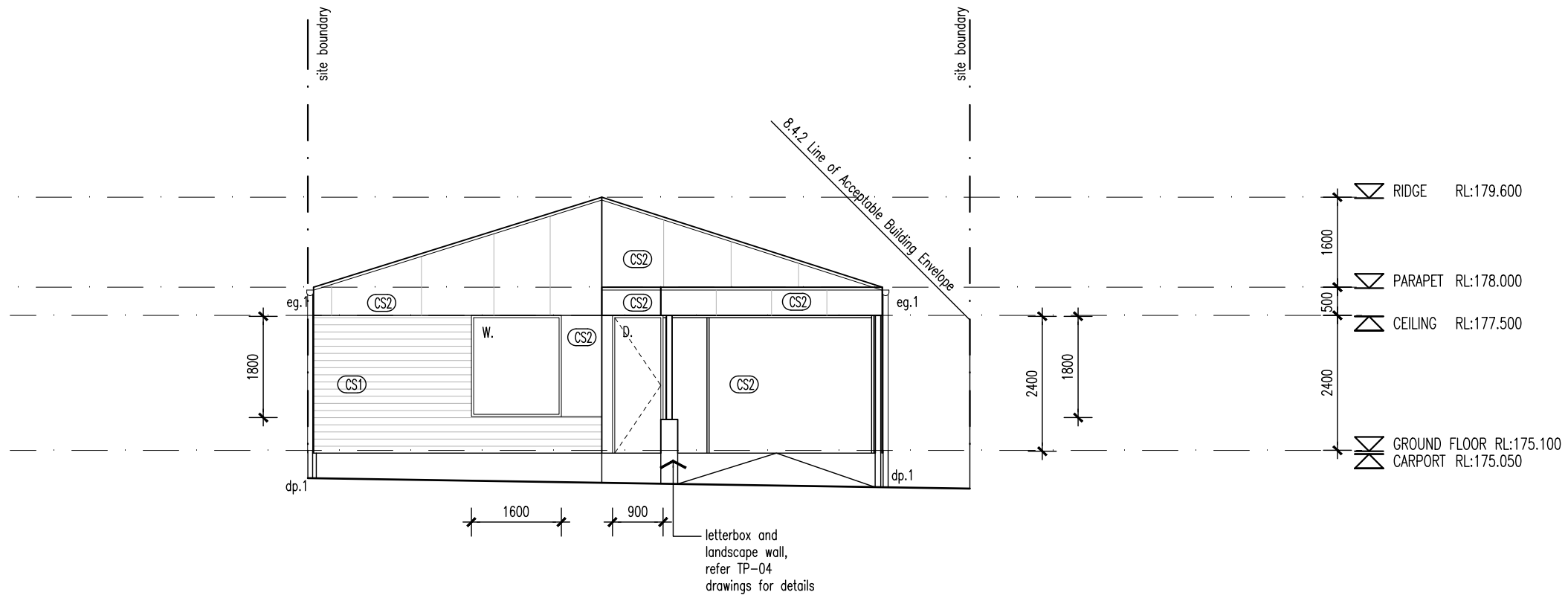
Project No 24020

Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 27)
DA-27 1:100



02 ELEVATION 02 (UNIT 27)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

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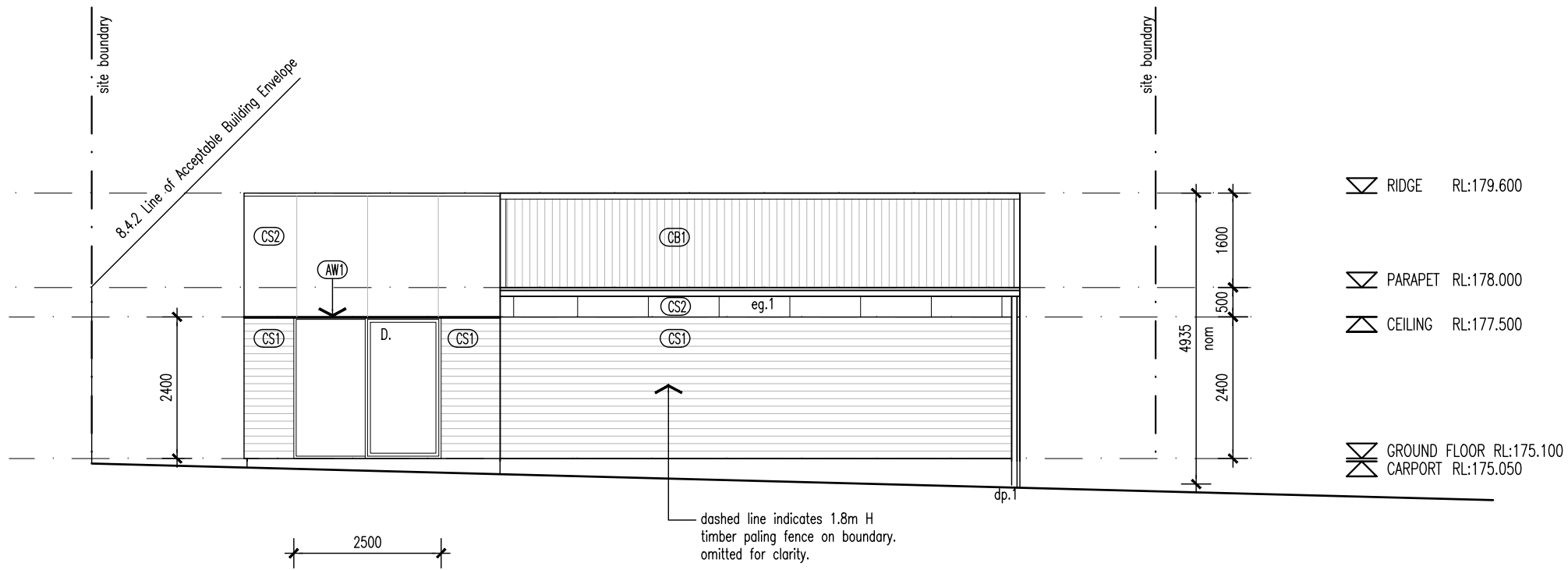
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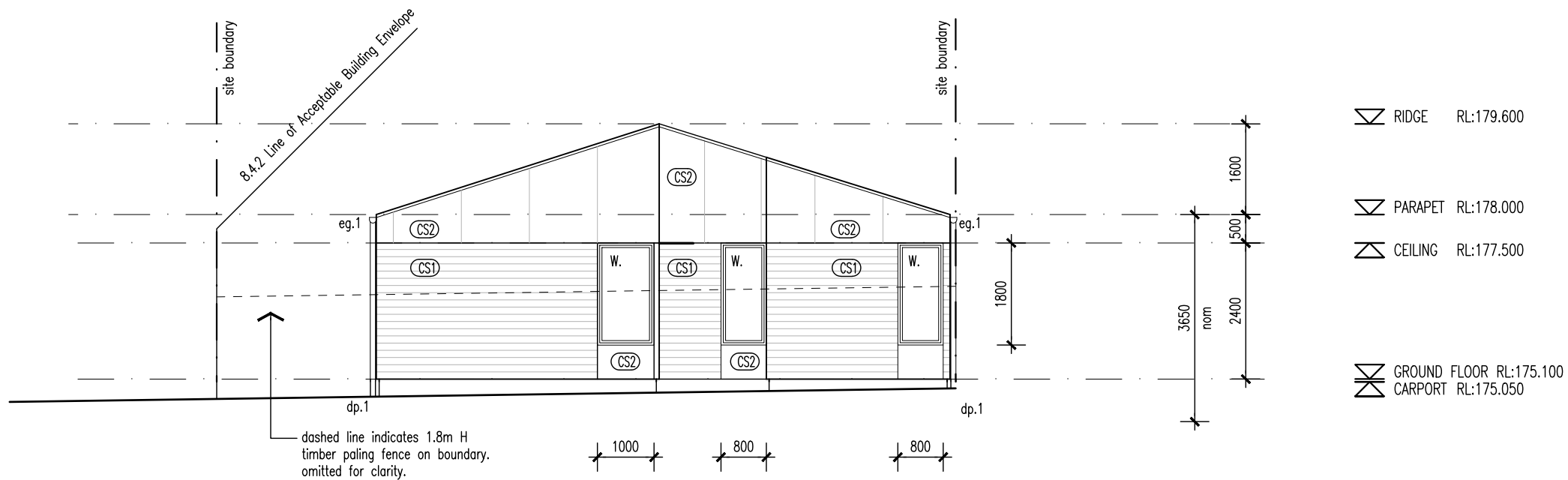
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Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
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03	03/07/2025	ISSUED FOR DA	LS DL
04	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 27)
DA-27 1:100



04 ELEVATION 04 (UNIT 27)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42.
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

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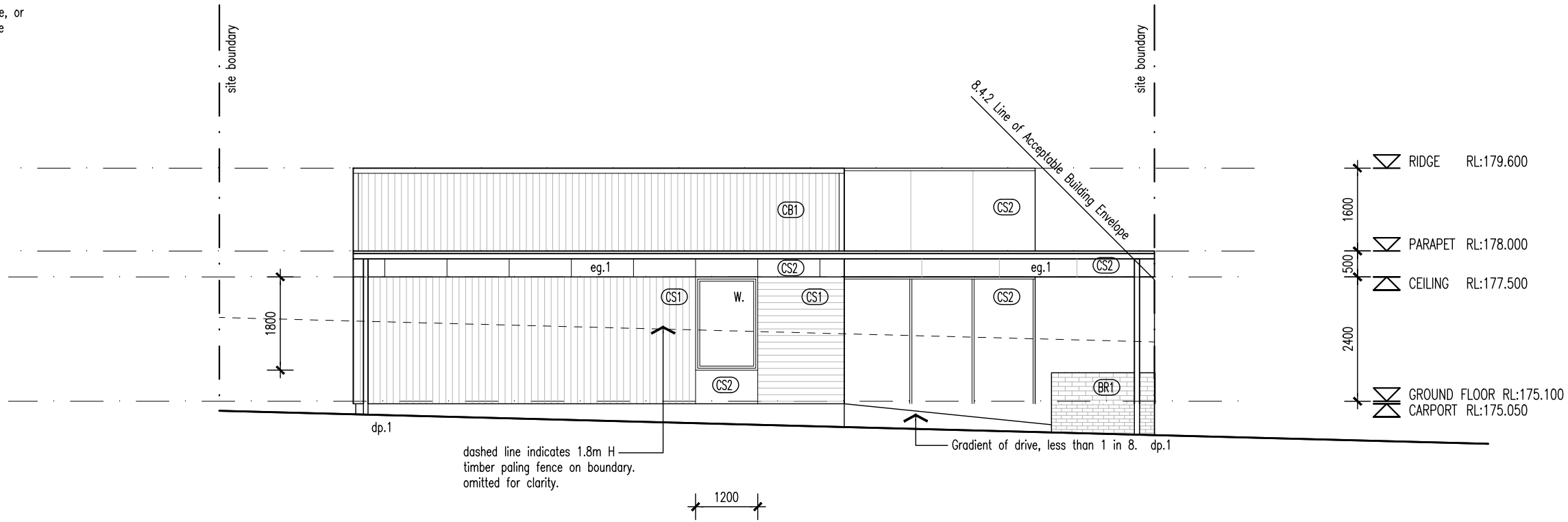
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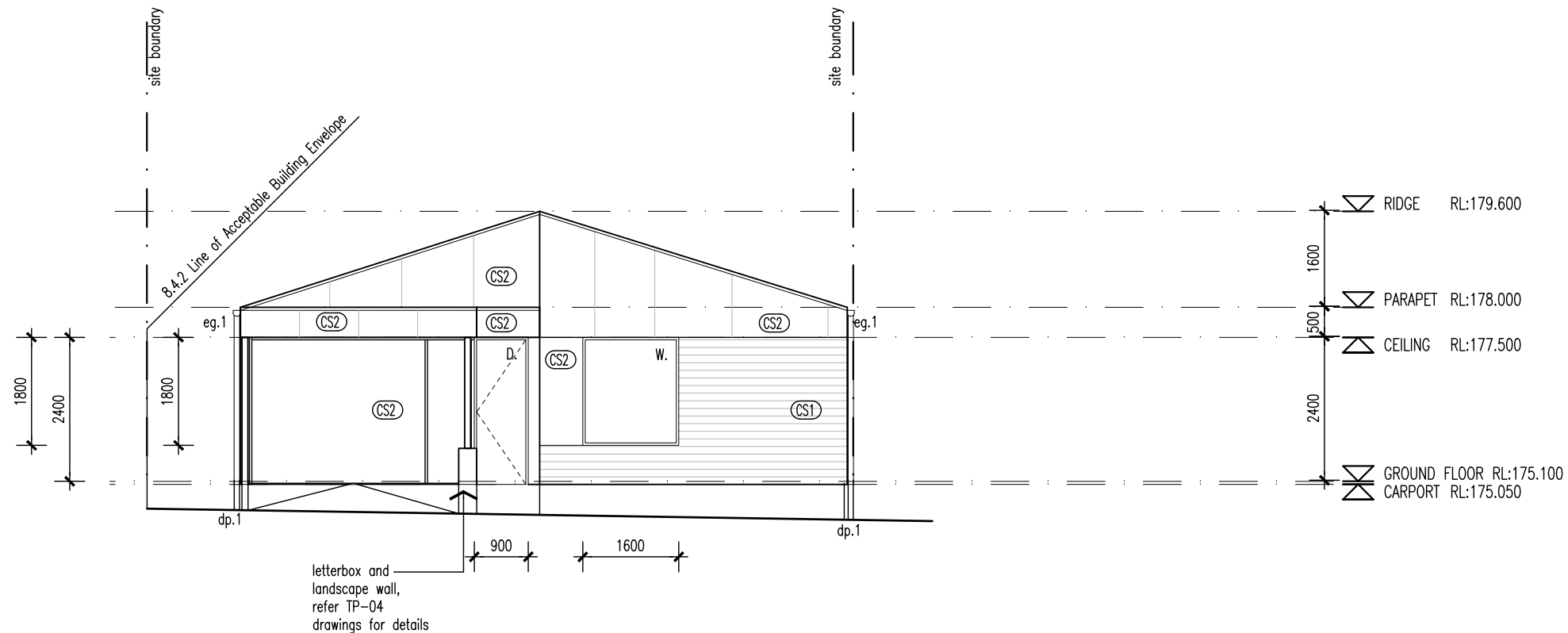
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Project	18 Franklin St WESTBURY, TAS 7303																	
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02	03/07/2025	ISSUED FOR DA	LS	DL														
04	12/08/2025	ISSUED FOR DA	LS	DL														

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 28)
DA-27 1:100



02 ELEVATION 02 (UNIT 28)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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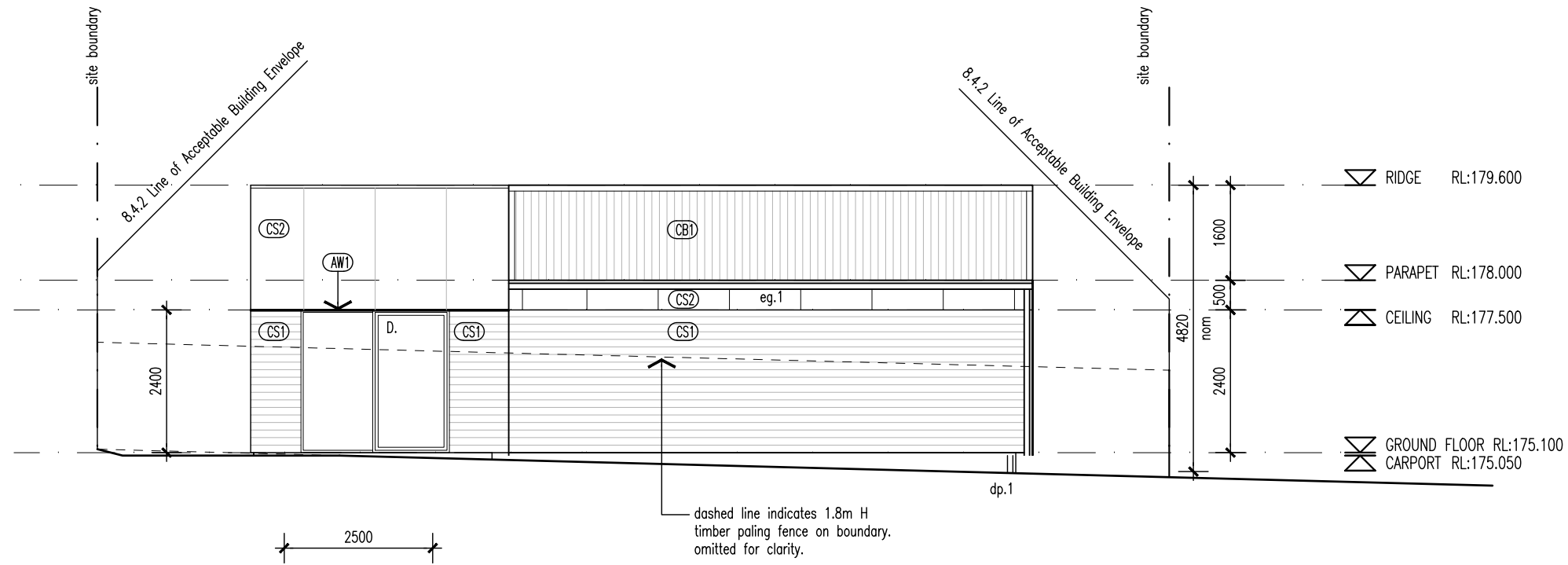
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Project No 24020

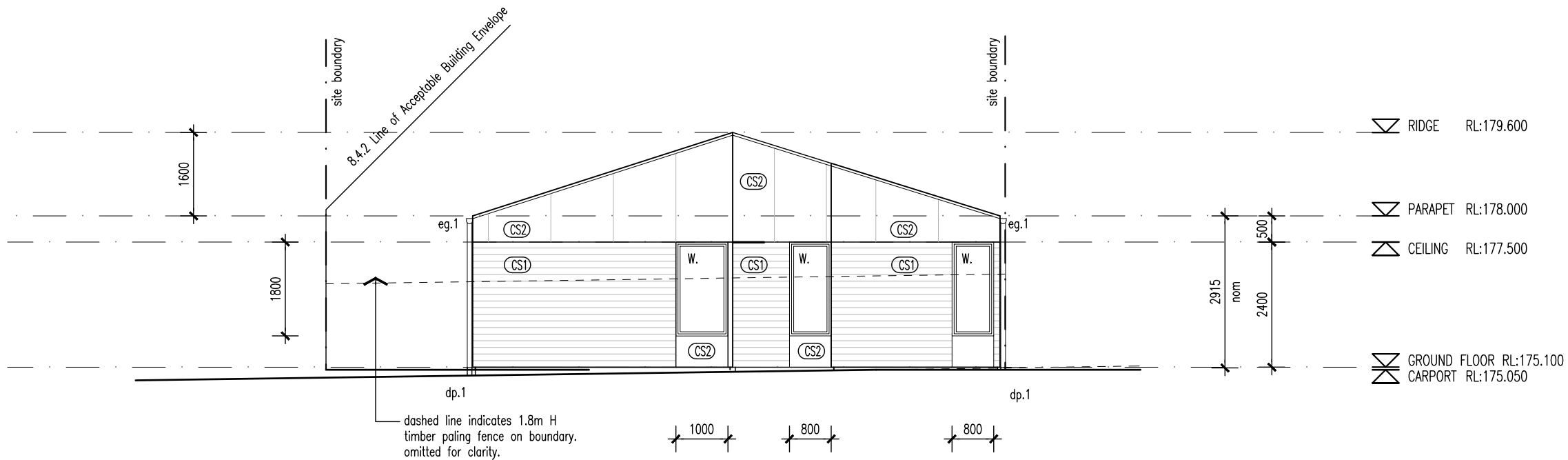
Drawing Number

NOTE

All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 28)
DA-27 1:100



04 ELEVATION 04 (UNIT 28)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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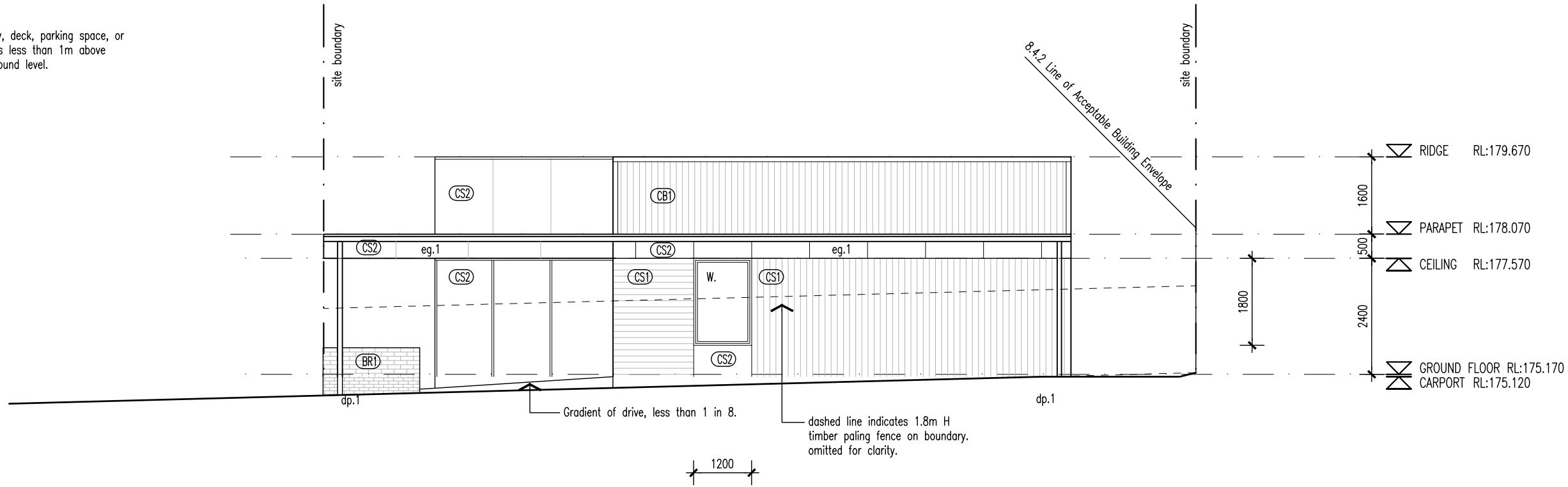
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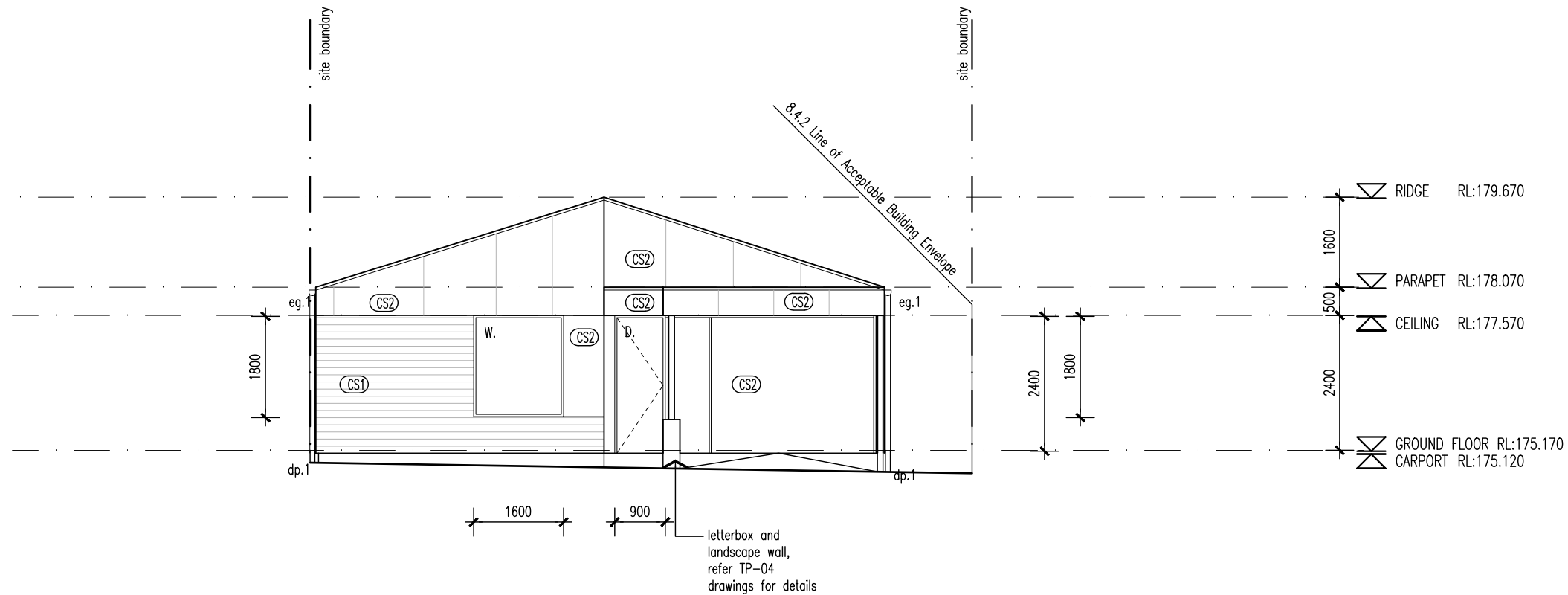
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Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



01 ELEVATION 01 (UNIT 29)
DA-27 1:100



02 ELEVATION 02 (UNIT 29)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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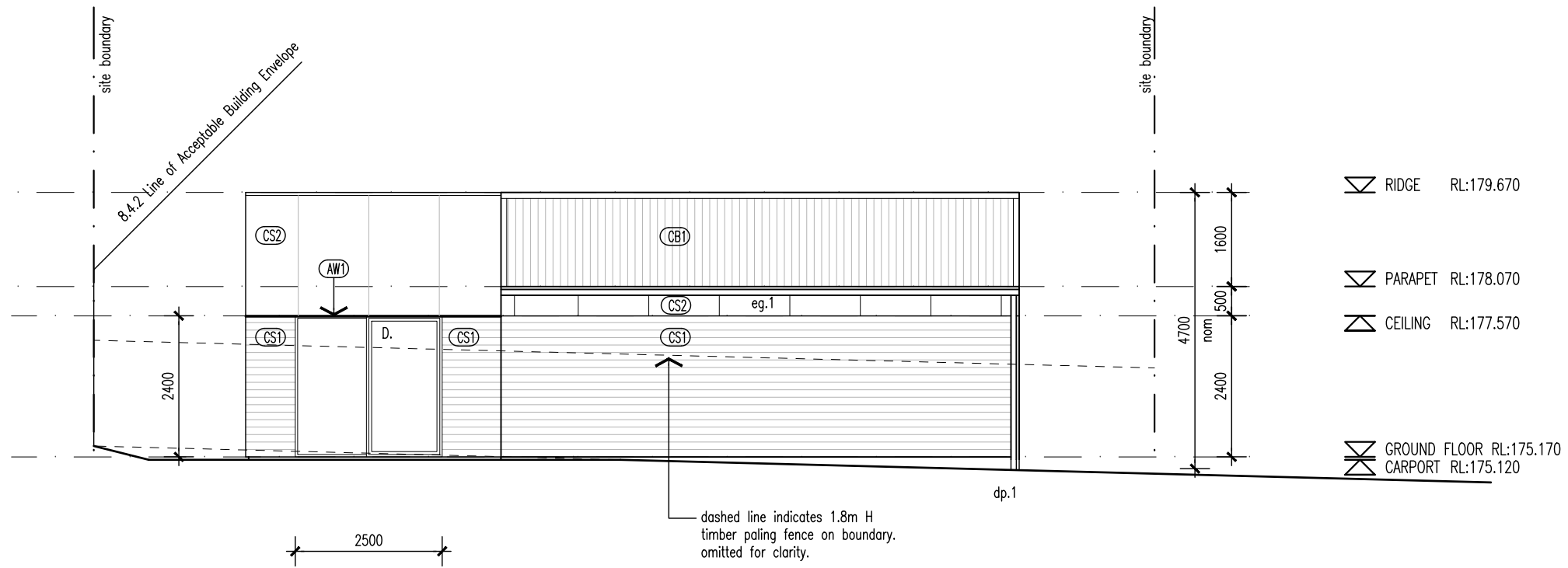
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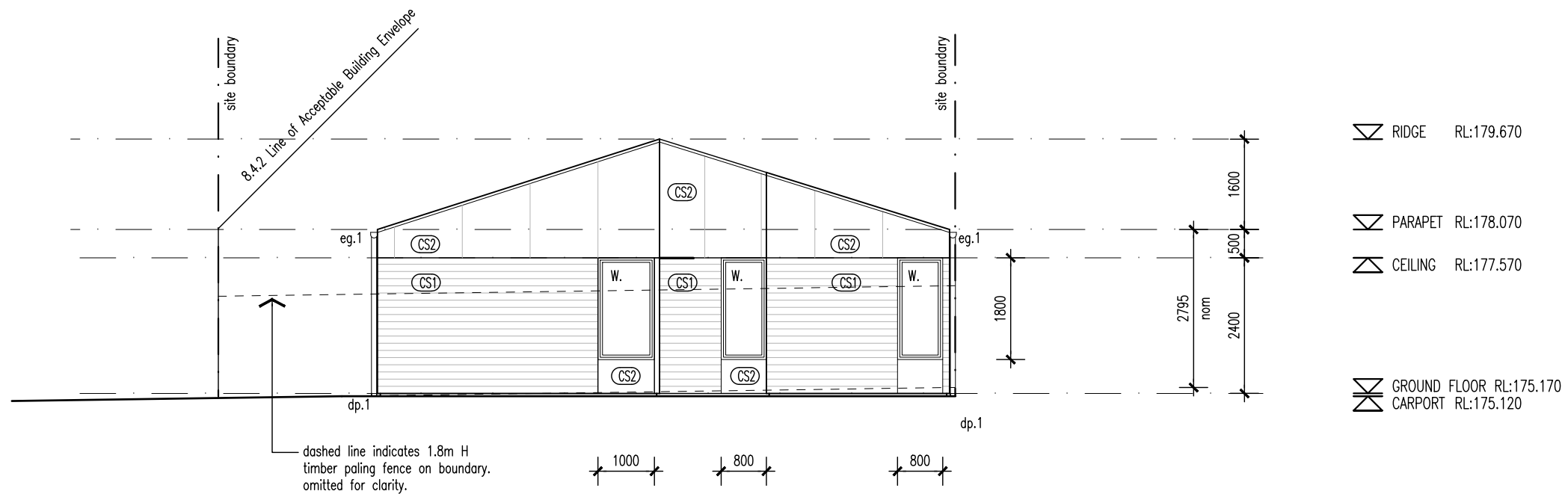
Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	05/05/2025	ISSUED FOR DA	LS DL
03	03/07/2025	ISSUED FOR DA	LS DL
04	12/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number

NOTE
All balcony, deck, parking space, or car port is less than 1m above natural ground level.



03 ELEVATION 03 (UNIT 29)
DA-27 1:100



04 ELEVATION 04 (UNIT 29)
DA-27 1:100

WALL TYPES & FINISHES

- (AW1) Aluminium Awning, finish and color to future selection.
- (BR1) Brickwork, color and finish to future selection.
- (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
- (CB1) Colorbond custom orb roof sheeting, color to future selection, Base metal thickness 0.42.
- (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42.
- (CS1) Cement sheet cladding, paint finish, color to future selection.
- (CS2) Cement sheet cladding, paint finish, color to future selection.

SCHEDULE

- w. New window
- d. New door
- dp.1 90mm dia. PVC down pipe. Paint finish to future selection
- eg.1 Eaves Gutter. Color and profile to future selection.

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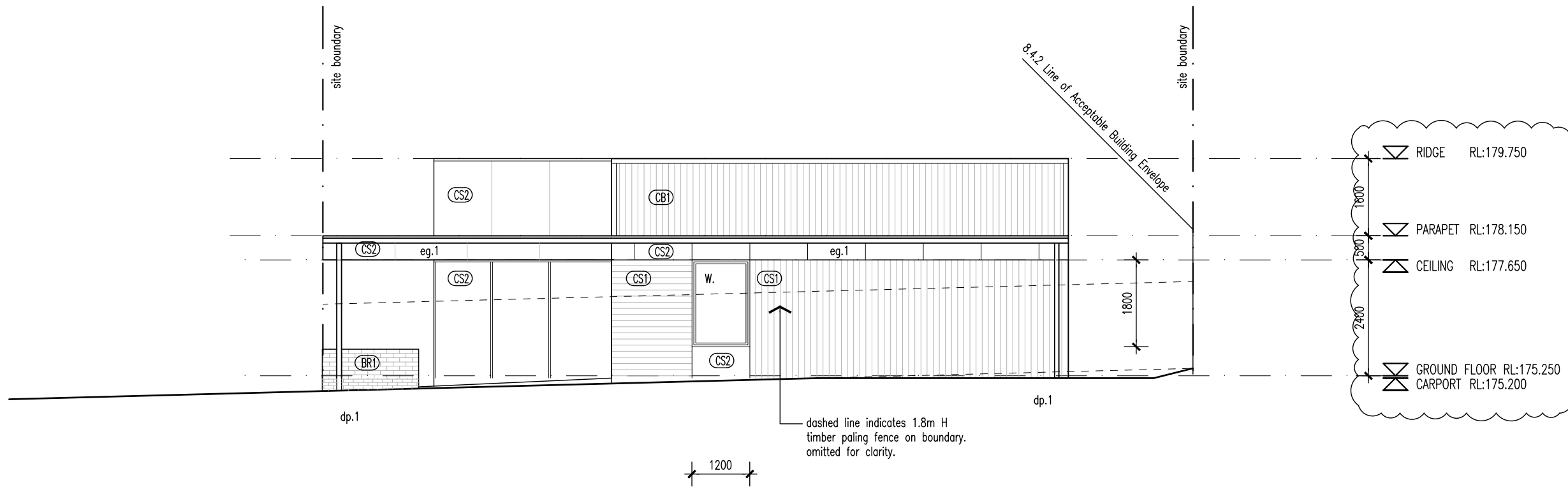
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Proprietor	HOMES TASMANIA
Project	18 Franklin St WESTBURY, TAS 7303
Drawing	ELEVATIONS 3 & 4
Scale	1:100
Revision	

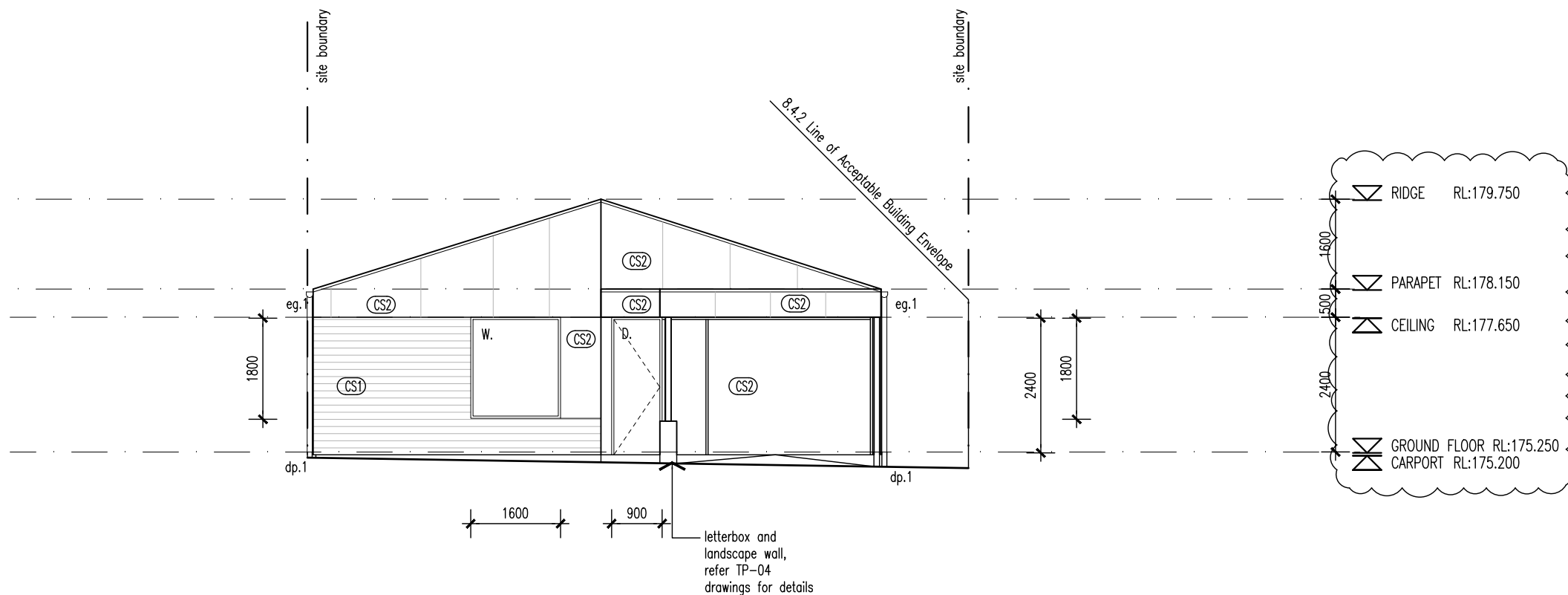
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02	03/07/2025	ISSUED FOR DA	LS	DL
04	12/08/2025	ISSUED FOR DA	LS	DL

Project No 24020

Drawing Number DA-60 03



01 ELEVATION 01 (UNIT 30)
DA-27 1:100

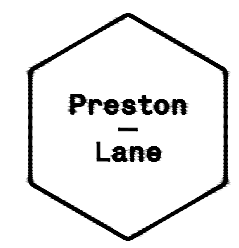


02 ELEVATION 02 (UNIT 30)
DA-27 1:100

- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42
 - (CS1) Cement sheet cladding, paint finish, color to future selection.
 - (CS2) Cement sheet cladding, paint finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

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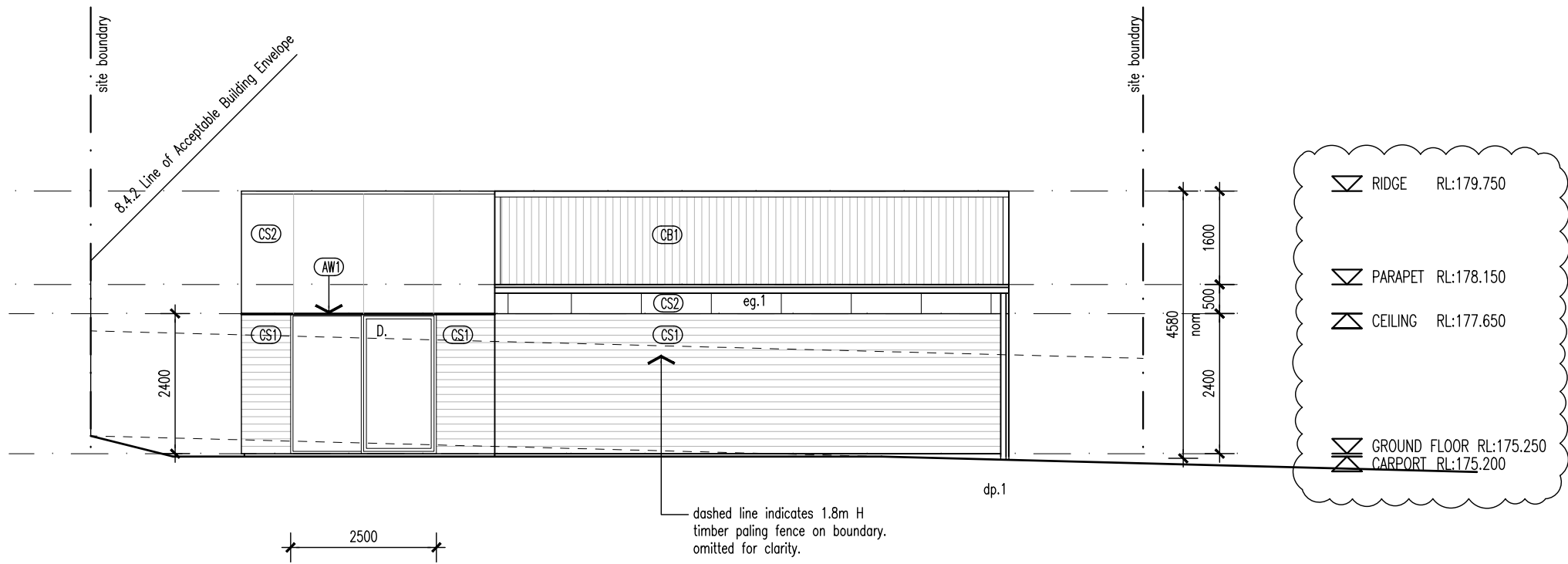
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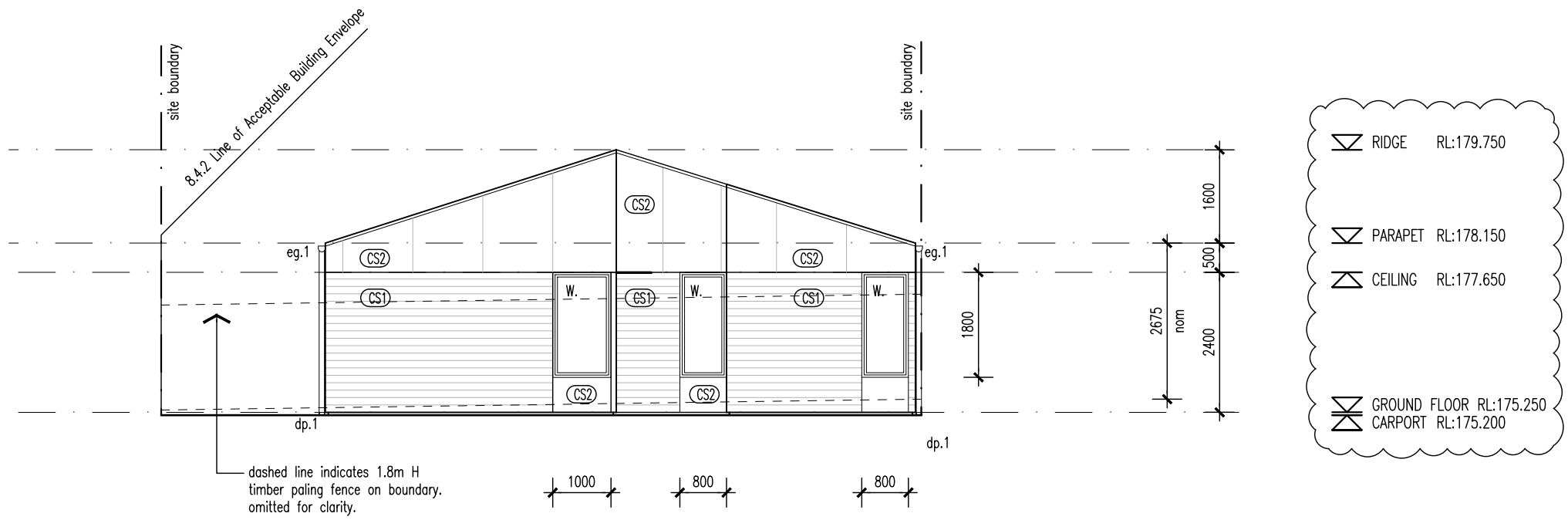
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Proprietor	HOMES TASMANIA		
Project	18 Franklin St WESTBURY, TAS 7303		
Drawing	ELEVATIONS 1 & 2		
Scale	1:100		
Revision			
01	15/04/2025	ISSUED FOR DA	LS DL
02	05/05/2025	ISSUED FOR DA	LS DL
03	03/07/2025	ISSUED FOR DA	LS DL
04	12/08/2025	ISSUED FOR DA	LS DL
05	29/08/2025	ISSUED FOR DA	LS DL

Project No 24020
Drawing Number



03 ELEVATION 03 (UNIT 30)
DA-27 1:100



04 ELEVATION 04 (UNIT 30)
DA-27 1:100

- WALL TYPES & FINISHES**
- (AW1) Aluminium Awning, finish and color to future selection.
 - (BR1) Brickwork, color and finish to future selection.
 - (BW1) Blockwork, mortar color to match, Mortar profile to be flush.
 - (CB1) Colorbond custom orb roof sheeting. color to future selection, Base metal thickness 0.42.
 - (CB2) Klip-Lok roof sheeting, color to future selection, base metal thickness 0.42.
 - (CS1) Cement sheet cladding, paint finish, color to future selection.
 - (CS2) Cement sheet cladding, paint finish, color to future selection.
- SCHEDULE**
- w. New window
 - d. New door
 - dp.1 90mm dia. PVC down pipe. Paint finish to future selection
 - eg.1 Eaves Gutter. Color and profile to future selection.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

PRELIMINARY NOT FOR CONSTRUCTION



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Project	18 Franklin St WESTBURY, TAS 7303																						
Drawing	ELEVATIONS 3 & 4																						
Scale	1:100																						
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Preston Lane Architects
18 Franklin Street, Westbury
Traffic Impact Assessment
August 2025



CELEBRATING 15 YEARS
2008 - 2023

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1. Introduction

1.1 Background

Midson Traffic were engaged by Preston Lane Architects to prepare a traffic impact assessment for a proposed residential dwelling development at 18 Franklin Street, Westbury.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Meander Valley, 2021.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 29 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004

- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at 18 Franklin Street, Westbury. The site currently contains residential units, with the balance of land at the north of the site being vacant land.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network



Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Meander Valley, 2021 (Planning Scheme)
- Austroads, *Guide to Traffic Management, Part 12: Integrated Transport Assessments for Developments*, 2020
- Austroads, *Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections*, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Transport NSW, *Guide to Traffic Impact Assessment*, 2024 (TfNSW Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)

2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Franklin Street and Meander Valley Road.

Franklin Street provides north-south connectivity through Westbury. It terminates at its northern end near the subject site (a short distance north of the Alison Court junction) and continues beyond Allen Street at its southern end. It has a straight horizontal geometry with a sealed pavement surface north of Shadforth Street.

Near the subject site, Franklin Street has a sealed pavement width of approximately 7.5 metres. A footpath is provided on both sides of the road south of the subject site's access (with only the eastern footpath continuing north of the site's access). Based on the limited residential catchment connecting to Franklin Street north of the Meander Valley Road junction, the existing traffic volume near the subject site is estimated to be less than 300 vehicles per day. The general urban speed limit of 50-km/h is applicable to Franklin Street.

Franklin Street at the subject site's access is shown in Figure 2.

Figure 2 Franklin Street



Meander Valley Road is a rural collector road that connects between the Highland Lakes Road/ Bowerbank Link Road roundabout at its western end and Bass Highway at its eastern end.

Through Westbury, Meander Valley Road provides primary connectivity through the town centre, as well as providing connectivity to various side roads that service the Westbury residential catchment area.

Meander Valley Road carries a traffic volume of approximately 3,500 vehicles per day¹ to the east of the Veterans Row junction.

Westbury Road has a posted speed limit of 50-km/h near the Franklin Street junction. On-street parking is line marked, and a centre undedicated turn lane facility has been installed in Meander Valley Road through the town centre.

Franklin Street connects to Meander Valley Road at a four-way give-way intersection.

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2020 to 31st May 2025 for Franklin Street north of Lyall Street, and Meander Valley Road between Jones Street North to William Street.

The findings of the crash data are summarised as follows:

Franklin Street

- One crash was reported in Franklin Street. This crash occurred at 8:21pm on Friday 4th June 2021 near the Alison Court junction. The crash involved a single vehicle losing control, resulting in property damage only.

Meander Valley Road

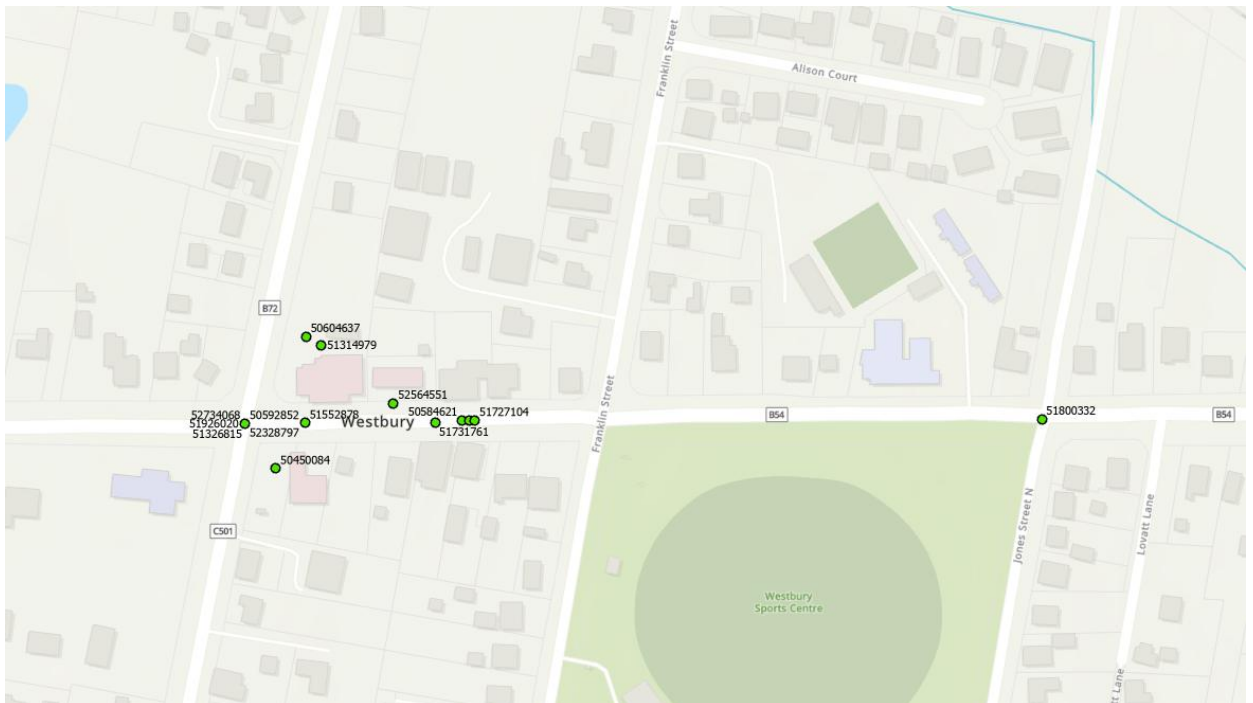
- A total of 15 crashes were reported during this time.
- Severity. 2 crashes resulted in serious injury; 1 crash resulted in minor injury; 2 crashes resulted in first aid at the scene; 10 crashes resulted in property damage only.
- Time of day. 12 crashes were reported between 9:00am and 5:00pm. 1 crash was reported prior to 9:00am and 2 crashes were reported after 6:00pm. Afternoon crashes were dominant, with a total of 6 crashes reported between 1:00pm and 4:30pm.
- Day of week. 3 crashes were reported on Mondays, Wednesdays, Thursdays and Sundays. 2 crashes were reported on Fridays; 1 crash was reported on a Tuesday; no crashes were reported Saturdays.
- Crash types. 4 crashes involved 'other-manoeuving' collisions; 3 crashes involved 'cross-traffic' collisions; 2 crashes involved 'parked-vehicles-only' collisions; and various other crashes with no clear crash trend.
- Crash locations. 4 crashes were reported at the Meander Valley Road/ William Street junction; 1 crash was reported at the Meander Valley Road/ Jones Street North junction; 5 crashes were

¹ Department of State Growth traffic data, 2024

reported at midblock locations; 4 crashes were reported at off-road locations. The Meander Valley Road crashes are shown in Figure 3.

- Vulnerable road users. 2 crashes involved motorcyclists (both serious injury); 1 crash involved a pedestrian (property damage only).

Figure 3 Meander Valley Road Crash Locations



Source: Department of State Growth

3. Proposed Development

3.1 Development Proposal

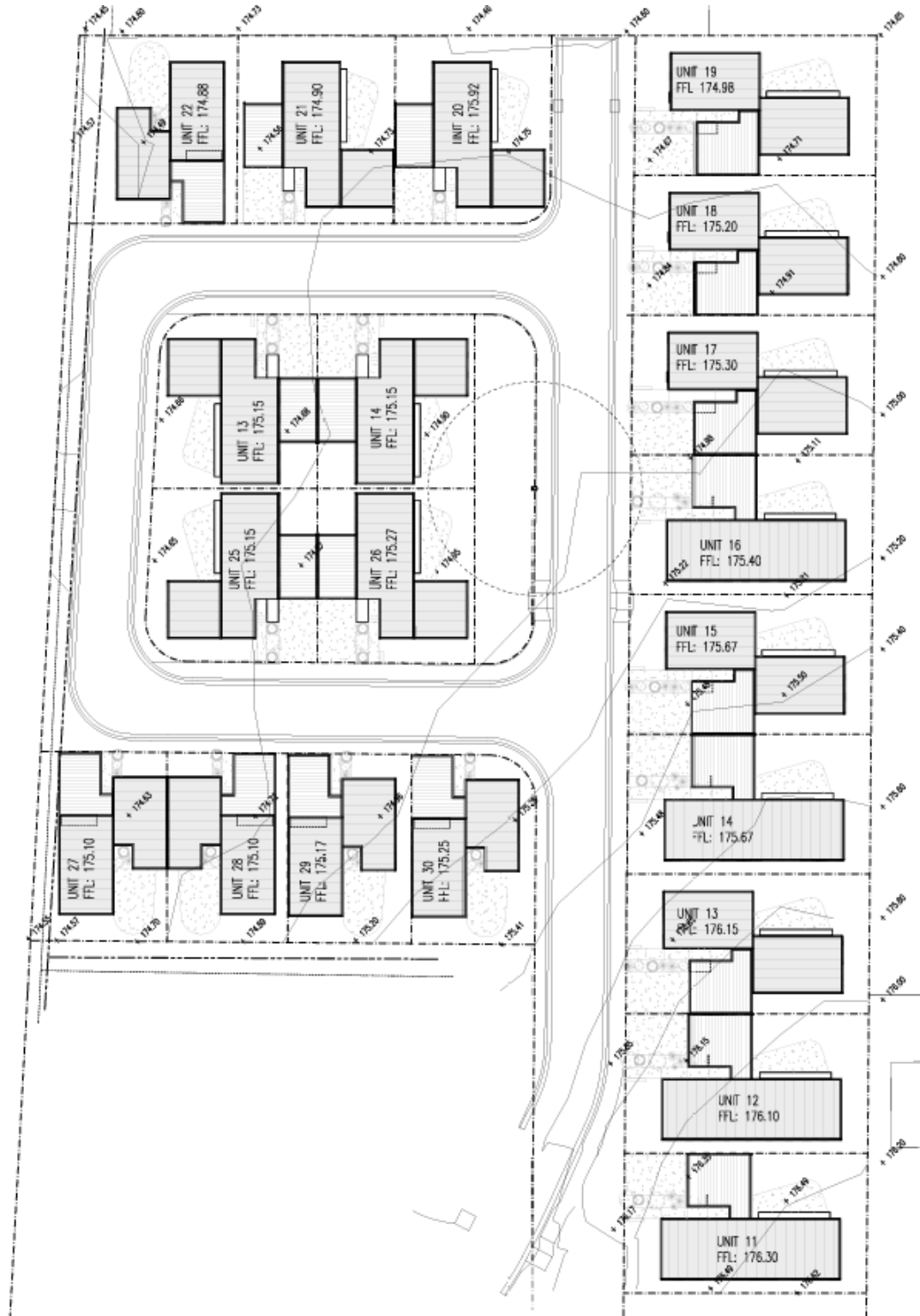
The proposed development involves the construction of 20 residential units. An internal roadway will be constructed connecting the existing termination of the previously developed site.

The internal roadways will be consistent with the existing roadway, with a sealed pavement width of 5.5-metres.

On-site parking is provided in the form of car port and tandem space (two spaces per dwelling) for 15 dwellings, and single car port space for 5 dwellings (Units 22 & 27-30). This provides a total of 35 resident parking spaces.

The proposed development is shown in Figure 4.

Figure 4 Proposed Development Plans



4. Traffic Impacts

4.1 Trip Generation

4.1.1 Proposed Development Traffic Generation

Traffic generation was sourced from the TfNSW Guide. For medium density residential dwellings in regional areas, the TfNSW Guide provides the following traffic generation rates:

- AM peak 0.41 vehicles per hour/ dwelling
- PM peak 0.60 vehicles per hour/ dwelling
- Daily 3.67 vehicles per day/ dwelling

This equates to the following:

- AM peak 8 vehicles per hour
- PM peak 12 vehicles per hour
- Daily 73 vehicles per day

4.1.2 Existing Site Traffic Generation

The proposed development will extend into an existing residential unit site that currently contains 10 units. The traffic generation associated with the existing site is therefore as follows:

- AM peak 4 vehicles per hour
- PM peak 6 vehicles per hour
- Daily 37 vehicles per day

4.1.3 Total Traffic Generation

The total traffic generation associated with the proposed development in combination with the existing traffic generation of the site is summarised as follows:

- AM peak 12 vehicles per hour
- PM peak 18 vehicles per hour
- Daily 110 vehicles per day

4.2 Trip Assignment

All traffic will access the site via left-in/ right-out manoeuvres at the access junction with Franklin Street.

4.3 Access Impacts

The proposed development will utilise an existing 'Franklin Gardens' access that connects to Franklin Street. The access is approximately 6-metres wide with a footpath provided along its southern edge.

The access is shown in Figure 5.

Figure 5 Existing Access



4.3.1 Existing Site Access

The existing driveway that services the subject site is subject to Acceptable Solution A1.4 of Clause C3.5.1, which states "*Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than the amounts in Table C3.1*". Table C3.1 specifies a maximum increase of 20% or 40 vehicles per day, whichever is greater.

The traffic generation will exceed 40 vehicles per day and therefore the Acceptable Solution A1 of Clause C3.5.1 of the Planning Scheme is not met.

The Performance Criteria P1 of Clause 3.5.1 of the Planning Scheme states:

"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) *any increase in traffic caused by the use;*

- (b) *the nature of the traffic generated by the use;*
- (c) *the nature of the road;*
- (d) *the speed limit and traffic flow of the road;*
- (e) *any alternative access to a road;*
- (f) *the need for the use;*
- (g) *any traffic impact assessment; and*
- (h) *any advice received from the rail or road authority”.*

The following is relevant with respect to the development proposal:

- a. Increase in traffic. The increase in traffic will be 73 vehicles per day with a peak increase of only 6 vehicles per hour during the PM peak period. This represents an average of 1 vehicle every 10 minutes during peak periods. Given the extremely low traffic generation relative to the capacity of Franklin Street and the residential nature of all movements, the proposal will not result in any adverse effects on the safety of the junction or efficiency of the road network. The traffic increase can be absorbed seamlessly within the existing road infrastructure.
- b. Nature of traffic. All traffic will be residential in nature. This is consistent with the existing use of the access.
- c. Nature of road. Franklin Street is a low volume residential street that has no through-road function. The nature of the road is compatible with the residential nature of the proposed development.
- d. Speed limit and traffic flow of road. Franklin Street has a posted speed limit of 50-km/h.
- e. Alternative access. No alternative access is possible or considered necessary.
- f. Need for use. The access is required to service the parking associated with the proposed development.
- g. Traffic impact assessment. This report documents the findings of a traffic impact assessment. The traffic generation of the proposed development can be absorbed at the existing access at a high level of safety and efficiency (noting 'a' to 'd' above and available sight distance in Section 4.4).
- h. Road authority advice. Council requires a traffic impact assessment to be prepared in support of the proposed development.

Based on the above assessment, the proposed development satisfies the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme. Notably, the traffic generation associated with the proposed development can be absorbed at the existing access at a high level of safety and efficiency.

4.4 Sight Distance

The Australian Standards, AS2890.1, provides the relevant sight distance requirements for residential and domestic driveways.

For a frontage road speed of 50-km/h, the required sight distance for a domestic property is 45 metres. The available sight distance is unrestricted to the Meander Valley Road junction to the south of the access along Franklin Street (approximately 50 metres, noting that it is not a requirement to see into adjacent road junctions), and more than 150 metres to the north of the access.

4.5 Pedestrian Impacts

The proposed development is likely to generate some pedestrian activity in the network. The existing footpath infrastructure is considered to be of a high standard in the existing road network to cater for these pedestrian movements.

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

"Uses that require 10 or more car parking spaces must:

- (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:
 - (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
 - (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and**
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles".*

The following is relevant with respect to the development proposal:

- A 1-metre footpath is provided along the internal parking aisles adjacent to all residential dwellings. The footpath is located immediately adjacent to the parking aisles in the same manner as an urban footpath on a public road.
- No separation is provided between the footpaths and parking aisles.
- No protective devices are proposed.
- No formal crossing points are proposed. Kerb ramps are proposed between units 5 and 16 to improve pedestrian amenity.

On this basis the Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme is not met due to the lack of separation or protection between the proposed footpath and parking aisles.

The Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme states:

"Safe and convenient pedestrian access must be provided within parking areas, having regard to:

- (a) the characteristics of the site;*
- (b) the nature of the use;*
- (c) the number of parking spaces;*
- (d) the frequency of vehicle movements;*
- (e) the needs of persons with a disability;*
- (f) the location and number of footpath crossings;*
- (g) vehicle and pedestrian traffic safety;*
- (h) the location of any access ways or parking aisles; and*
- (i) any protective devices proposed for pedestrian safety".*

The following is relevant with respect to the development:

- a. Characteristics of site. The proposed development is fully enclosed, with no through traffic. All users will have a high degree of familiarity with its use. As a result the internal layout will have a very low operating speed and low pedestrian crash risk.
- b. Nature of the use. The use is residential, which is consistent with land use in the surrounding area.
- c. Number of parking spaces. Formal parking provision of 40 spaces is provided (35 resident spaces and 5 visitor spaces).
- d. Frequency of vehicle movements. The peak traffic generation of the proposed development will be 12 vehicles per hour, which represents 1 vehicle every five minutes on average. It is noted that the actual traffic generation at most locations within the site will be lower than this value. The low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and vehicles.
- e. Needs of persons with a disability. Not applicable.
- f. Location and number of footpath crossings. The nature of the development will result in pedestrians crossing near their respective dwelling. This limits the locations for practical pedestrian crossing locations. The proposed development is consistent with the layout of residential unit developments in terms of footpath provision, low vehicle speeds and low traffic generation, resulting in a safe pedestrian environment.
- g. Vehicle and pedestrian safety. A 1-metre footpath is provided along all internal roadways (parking aisles). As noted in 'd' and 'f' above, the low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and cars.
- h. Location of access ways or parking aisles. The development has a relatively simple layout. Parking is accessed at 90-degrees to the aisles (resident parking at each dwelling) and parallel informal

parking within the internal roadways (parking aisles). The proposed development forms two internal road junctions, but with very low traffic volumes.

- i. Protective devices. No pedestrian protective devices are included in the design.

It is important to consider operating speeds within the site and traffic management. The internal layout is designed as a residential access road with a 5.5-metre carriageway width, which naturally encourages low vehicle speeds of 10-15 km/h through the development. The residential nature of the development, presence of pedestrians, and parking manoeuvres create a self-regulating low-speed environment. No additional speed limit signage is considered necessary as the design inherently promotes appropriate speeds. Standard residential kerbing (100mm height) provides adequate delineation between pedestrian and vehicle areas while allowing safe crossing movements

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

4.6 Road Safety Impacts

No significant road safety impacts are foreseen for the proposed development. This is based on the following:

- The surrounding road transport network is capable of absorbing the relatively small estimated traffic generation of the proposed development. Noting specifically that the peak generation is 12 vehicles per hour during the PM peak period, which represents 1 vehicle movement every 5 minutes on average.
- Access to the site is existing and is located in a straight section of roadway with good sight distance provision along Franklin Street.
- The access is located in a low-speed and low-volume environment.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development.

5. Parking Assessment

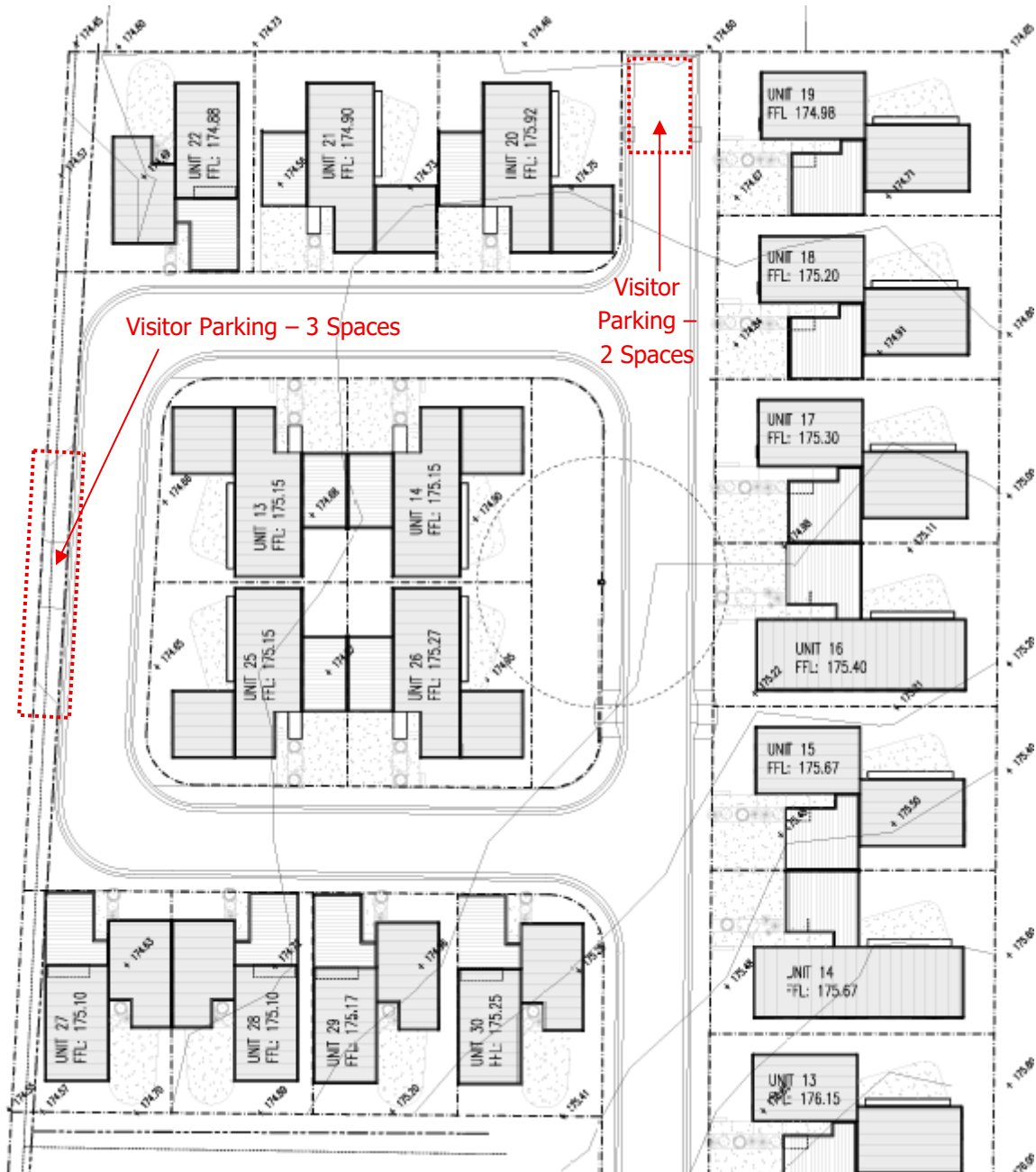
5.1 Parking Provision

On-site parking is typically provided in the form of car port and tandem space (two spaces per dwelling) for 15 dwellings, and 1 space for 5 dwellings. This is a total of 35 resident parking spaces.

Visitor parking is provided with 5 formal visitor parking bays within the internal network. This is shown in Figure 6.

The total parking provision is therefore 40 spaces.

Figure 6 Visitor Parking



5.2 Theoretical Parking Demand

The TfNSW Guide provides parking demands for various land uses. The TfNSW Guide defines the proposed development as 'medium density residential' located in a Category 3 area. Category 3 areas are defined as follows:

"Typical of regional areas or outer urban areas with low or limited alternative transport options, low population density and high car mode share. Given the large zone structure for the categorisation, there may be highly accessible developments in a lower category zone and vice versa. Practitioners are encouraged to present and analyse technical evidence to understand the parking demand associated with the development. For example, reference rates could be considered in the following ways:

- *If the development is well serviced by alternative transport options and has a low expected car mode share for trips entering and exiting the development, provide less parking than the reference rate of parking;*
- *If the development has limited alternative transport options, with a high expected car mode share for trips entering and exiting the development, provide parking at or above the reference rate".*

The TfNSW Guide recommends the following parking provision for Category 3 medium density residential dwellings:

- 1.0 spaces per 1-bedroom dwelling; plus
- 1.7 spaces per 2-bedroom dwelling; plus
- 2.0 spaces per 3-bedroom dwelling; plus
- 1 space per 5 dwellings for visitor parking

This equates to a total parking demand of 38 spaces.

While the TfNSW Guide recommends 1.7 spaces per 2-bedroom dwelling on a per-unit basis, it is standard practice in residential developments to assess parking provision on a site-wide basis for several reasons:

- Parking demand varies between households - some may own no vehicles while others own multiple vehicles.
- The visitor parking provision (5 spaces) provides flexibility for residents with varying parking needs.
- Parking surveys of similar developments consistently show that not all dedicated spaces are utilised simultaneously.

The provision of 40 formal parking spaces (35 resident + 5 visitor) for 20 dwellings represents 2.0 spaces per dwelling overall, which exceeds the recommended 1.7 spaces per dwelling and adequately serves the development's parking needs (exceeding the likely parking demand of 38 spaces).

5.3 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

"The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;*
- (c) the site is subject to Clause C2.5.5; or*
- (d) it relates to an intensification of an existing use or development or a change of use where:*
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or*
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:*

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1".

In this case, sub-points (a), (b), (c), and (d) are not applicable.

The parking requirements of Table C2.1 are set out as follows:

Residential

- | | | |
|-------------------|------------------------------------|-------------|
| ▪ 1 bedroom unit | 1 parking space | |
| ▪ 2 bedroom unit | 2 parking spaces | = 40 spaces |
| ▪ Visitor parking | 1 space per 3 units (internal lot) | = 7 spaces |

This equates to a requirement for 47 spaces. The proposed development provides a total of 40 formal on-site parking spaces.

The proposed development therefore does not satisfy the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

The Performance Criteria P1.2 of Clause C2.5.1 of the Planning Scheme states:

"The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (a) the nature and intensity of the use and car parking required;*
- (b) the size of the dwelling and the number of bedrooms; and*
- (c) the pattern of parking in the surrounding area".*

The following is relevant with respect to the development proposal:

- a. Nature and intensity of the use and car parking required. The proposed development comprises 20 two-bedroom residential units, which represents a medium-density residential development. The car parking required reflects typical suburban residential needs in a regional Tasmanian location with limited public transport options. The theoretical parking demand analysis (provided in Section 5.2) indicates that 38 spaces would adequately serve the development's needs, based on recognised parking generation rates for this type and intensity of residential use.
- b. Size of the dwelling and the number of bedrooms. All proposed dwellings are 2-bedroom units, which typically house 1-3 occupants. The provision of 40 parking spaces for 20 dwellings (2.0 spaces per dwelling average) exceeds the TfNSW Guide recommendation of 1.7 spaces per 2-bedroom dwelling in regional areas. While 5 units receive only 1 dedicated space each, the overall site provision combined with visitor parking adequately serves the reasonable parking needs of 2-bedroom dwellings. It is further noted that residents of the dwellings that have only one on-street parking space will be aware of the parking provision and it is likely to be a self-limiting factor in their choice to reside in the dwelling.
- c. Pattern of parking in the surrounding area. The surrounding area consists primarily of single residential dwellings with 2+ on-site parking spaces (typically garage plus driveway). The proposed development provides a comparable level of parking provision at 2.0 spaces per dwelling on average. On-street parking in the surrounding residential streets operates at low occupancy levels, providing additional overflow capacity if required. The parking pattern in the area supports the proposed level of provision.

Based on the above assessment, the proposed parking provision satisfies the requirements of Performance Criteria P1.2 of Clause C2.5.1 of the Planning Scheme. The proposed 40 spaces adequately meet the reasonable needs of the residential development, taking into account the size and nature of the dwellings and local parking patterns.

Specifically, the actual parking demand of the development was calculated to be 38 spaces. This included visitor parking. What this means in a practical sense is that not all parking areas are likely to be occupied at all times (ie. only one or no cars in a residential dwelling tandem arrangement), leaving at least one spare space for a visitor for that dwelling. This would effectively reduce the parking within the internal roadways (parking aisles) to less than 7 spaces.

5.4 Motorcycle Parking

The Acceptable Solution A1 of Clause C2.5.3 of the Planning Scheme states "*the number of on-site motorcycle parking spaces for all uses must be no less than the number specified in Table C2.4*".

Table C2.4 requires 1 motorcycle parking space. No motorcycle parking is provided and therefore the Acceptable Solution A1 of Clause C2.5.3 of the Planning Scheme is not met.

The Performance Criteria P1 of Clause C2.5.3 of the Planning Scheme states:

"Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;*
- (b) the topography of the site;*
- (c) the location of existing buildings on the site;*
- (d) any constraints imposed by existing development; and*
- (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area".*

The following is relevant with respect to the proposed development:

- a. Nature of development. The development is medium density residential. Residential developments typically have low motorcycle ownership rates and are more likely to own cars. As with on-site parking for cars, motorcycle parking is also available within the internal access aisles of the development if required.
- b. Topography of site. The site is not constrained by topography.
- c. Location of existing buildings. The medium density residential development utilises the available land as efficiently as possible.
- d. Constraints imposed by existing buildings. Not applicable.
- e. Availability and accessibility of motorcycle spaces. As noted in (a) above, on-site parking is available for motorcycles within the internal access aisles if required. Based on general observations of nearby developments in the surrounding area, there appears to be a lack of demonstrated demand for motorcycle parking facilities.

Based on the above assessment, the proposed development satisfies the requirements of Performance Criteria P1 of Clause C2.5.3 of the Planning Scheme.

5.5 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

"Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:*
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;*
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;*
 - (iii) have an access width not less than the requirements in Table C2.2;*
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;*
 - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;*
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and*
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or*
- (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6".*

The development was assessed against A1.1(b). The relevant Australian Standards associated with the development is AS2890.1. The assessment is provided in the following sections.

5.5.1 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

- i. Longer than 20 metres – 1 in 5 (20%) maximum.
- ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the access is well below the maximum AS2890.1 requirements.

5.5.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

The grades of the parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.

5.5.3 Parking Dimensions

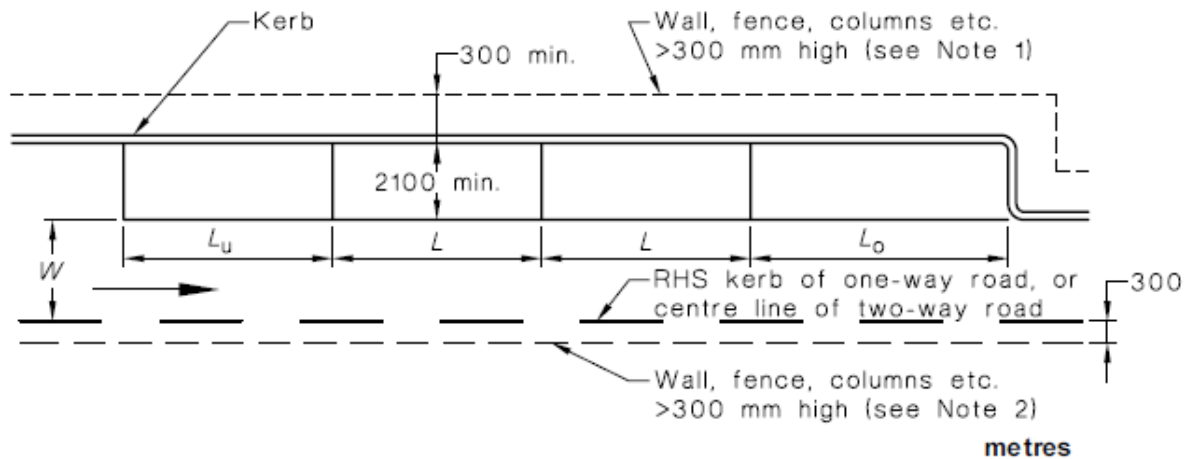
AS2890.1 defines the parking as User Class 1A, *Residential, Domestic and Employee Parking*. Parking dimension requirements for 90-degree parking for User Class 1A are:

- Space length 5.4 metres
- Space width 2.4 metres
- Aisle width 5.8 metres

All 90-degree parking spaces comply with AS2890.1 requirements, noting that the aisle width, space width and space length all exceed minimum dimension requirements. It is noted that whilst the sealed pavement width of the internal roadways are 5.5-metres, the available manoeuvring area behind the parking spaces is 5.8 metres (ie. back of kerb to front of kerb).

Three of the visitor parking spaces are parallel parking. AS2890.1 parallel parking requirements User Class 1A are reproduced in Figure 2.

Figure 7 AS2890.1 Parallel Parking Dimension Requirements



Aisle width (one-way), W	Space length, L	Space length obstructed end spaces, L_o	Space length unobstructed end spaces, L_u (Note 4)
3.0	6.3	6.6	5.4
3.3	6.1	6.4	5.4
3.6	5.9	6.2	5.4

The parking dimensions are typically as follows:

- Space width 2.1 metres
- Space length Middle space: 6.3 metres; end spaces: 5.5 metres
- Adjacent aisle width exceeds 3.6 metres

The spaces therefore comply with AS2890.1 requirements.

5.5.4 Tandem Parking

Tandem parking (also commonly referred to as 'jockey parking') is not formally mentioned in Australian Standards, AS2890.1. This is also the case for car parking stackers. Both jockey parking and parking stackers are commonly used in modern residential and commercial car parking designs. It can actually be argued that jockey parking is one of the most prevalent types of parking for residential dwellings as most residential dwellings have a garage (or car port) and a driveway immediately in front of the garage that is used for parking – parking occurs in the garage and in the driveway in a jockey style arrangement. Recent multiple dwelling developments in Kingborough, Hobart, Brighton and Clarence have been approved with extensive provision of jockey parking incorporated into their car parking designs.

It is important to note that whilst AS2890.1 is silent in relation to jockey parking, it does not specifically preclude jockey parking. Jockey parking is simply two cars parked in such a way that the rear space relies upon the front space to be vacant before it can be utilised. This style of parking is considered efficient and practical in certain circumstances, including residential and commercial (staff parking) developments.

The correct application of jockey parking is to provide both spaces in accordance with the dimensional requirements of AS2890.1, and provide sufficient aisle width adjacent to the first space in accordance with AS2890.1 requirements. In general terms there should be sufficient manoeuvring space to permit some 'shuffling' of cars within the car parking manoeuvring area if required.

It is further noted that footnote (2) of Table C2.1 states "*Parking spaces must be individually accessible, excluding tandem parking spaces which may be used to serve a dwelling*" reinforces the above assessment.

5.5.5 Driveway Width and Access Aisle Width

AS2890.1 defines the access as 'Category 1' access facility (Class 1A parking with 25 to 100 spaces fronting onto a local road). The AS2890.1 minimum driveway width requirement for a Category 1 access is 3.0 metres.

The available width complies with this requirement (being 6-metres consistently along the access) at the driveway, therefore the access width complies with the requirements of AS2890.1.

The minimum width for the manoeuvring aisles is 5.8 metres for Class 1A parking. This width is provided for all 90-degree parking spaces (noting that the distance from the back of the parking spaces to the opposite face of kerb is 5.8 metres).

5.5.6 Headroom

AS2890.1 specifies a minimum headroom height of 2.2 metres. The headroom clearance exceeds 2.2 metres within the carport areas.

5.5.7 AS2890.1 Assessment Summary

The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The development therefore complies with the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme.

5.5.8 Parking Management and Delineation

All parking spaces will be clearly delineated through line marking in accordance with AS2890.1 requirements. Visitor parking bays will be clearly marked with "VISITOR PARKING" signage to ensure appropriate use. Resident parking spaces will be marked to indicate allocation to specific dwellings. The internal road surface will be sealed and marked to clearly indicate parking areas, circulation routes, and traffic flow directions.

6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed 20-unit residential development at 18 Franklin Street, Westbury, which will extend the existing 10-unit Franklin Gardens development to create a total of 30 residential units.

The key findings are summarised as follows:

Traffic Generation and Network Impact:

- The proposed development will generate an additional 73 vehicles per day, with peak generation of 12 vehicles per hour (PM peak).
- Total site traffic generation will be 110 vehicles per day and 18 vehicles per hour (PM peak).
- The existing Franklin Street and Meander Valley Road network can adequately accommodate this traffic generation increase.
- The low traffic volumes (equivalent to 1 vehicle every 5 minutes during peak times) can be safely absorbed at the existing access junction with Franklin Street.

Access and Safety:

- The existing Franklin Gardens access provides adequate sight distance and geometry for the increased traffic.
- While the development exceeds the 40 vehicles per day threshold in Table C3.1, it satisfies Performance Criteria P1 of Clause C3.5.1 due to the residential nature of traffic, low-volume road environment, and adequate safety provisions.
- The existing vehicle crossing and access driveway from Franklin Street has successfully served the current 10-unit development and provides adequate capacity and geometry for the proposed expansion to 30 units total.
- No significant road safety impacts are anticipated based on crash history analysis and the low-speed, low-volume access environment.

Parking Provision:

- The development provides 40 formal parking spaces (35 resident parking spaces and 5 visitor parking spaces).
- The available on-site parking satisfies the requirements of Performance Criteria P1.2 of Clause C2.5.1 of the Planning Scheme.
- The theoretical parking demand analysis indicates 38 spaces would be sufficient, suggesting adequate practical provision.

- All parking spaces and circulation areas comply with AS2890.1 dimensional and design requirements. The parking layout satisfies the requirements of Acceptable Solution A1 of Clause C2.6.2 of the Planning Scheme.
- No formal motorcycle parking is provided, requiring assessment under Performance Criteria P1 of Clause C2.5.3. The development satisfies P1 due to the residential nature, low motorcycle ownership rates in the demographic, and availability of informal motorcycle parking within internal roadways.

Pedestrian Infrastructure:

- Internal footpaths are provided throughout the development.
- The low traffic volumes, low vehicle speeds and internal layout provide an acceptable safety environment under Performance Criteria P1 of Clause C2.6.5.

Based on the findings of this report, the proposed development is supported on traffic and parking grounds. The development demonstrates that it can operate safely and efficiently within the existing transport network while providing adequate parking and access arrangements for residents and visitors.

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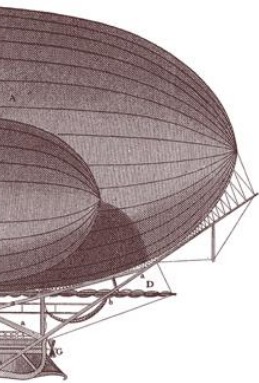
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Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	16 July 2025
1	Keith Midson	Zara Kacic-Midson	19 August 2025
2	Keith Midson	Zara Kacic-Midson	29 August 2025

ENGINEERS ADVICE



TO	Meander Valley Council/Taswater	DATE	18/08/2025
FROM	Simon Palmer	TIME	
PROJECT	18 Franklin Street, Westbury	PROJECT N ^o	24.0276
SUBJECT	Request for Additional Information	REF N ^o	EA-C01

**GANDY AND
ROBERTS**
159 DAVEY ST
HOBART TASMANIA
AUSTRALIA 7000
**CONSULTING
ENGINEERS**

SITE INSPECTION REPORT

RESPONSE TO RFI

ENGINEERS DIRECTION

The following information is provided in response to Taswater's Request for Additional Information:

- 1. Is the development having a dedicated fire service as you seem to be separating domestic and fire outside proposed unit 2, please confirm that this is just an internal separation of private infrastructure or is the water separated for domestic water and dedicated fire service via the metering assembly at the street frontage with a DN100mm dedicated fire assembly and domestic meter?*

18 Franklin Street, CT 162062/2 (PID 3112016), is currently serviced by a DN100 property water connection branching to a separate metered DN100 dedicated fire service and a separate metered DN50 domestic connection. It is intended to extend both lines separately into the area of new development to provide for both fire protection and domestic supply. Refer Gandy and Roberts Drawings 24.0276 C009 and C010 for additional detailing making this intention clearer.

- 2. Please provide a concept servicing plan for water & sewer services which shows the following:*
 - a) The exact location and size of the existing property water & sewer connection(s).*
 - b) The required location and size of property water & sewer connection(s) accurately dimensioned relative to the existing/proposed boundaries noting that:*
 - I. One sewer and one water property service connection must be provided to each lot.*
 - II. The property water service for each lot must be sized appropriately and located just inside the property boundary at the road frontage in accordance with the standard property connection details contained in TasWater's Water Metering Guidelines.*
 - III. The sewer property service connections for each lot must be sized appropriately and must be located at the low point of the lot just inside the property boundary.*
 - IV. Redundant connections must be shown to be cut and sealed.*
- a) Gandy and Roberts Drawing 24.0276 C010 has been updated to indicate Taswater/Council services and private services. A new IOS will be provided on the existing sewer main to delineate the extent of the property connection. In addition, a new drainage easement will be provided over the public sewer infrastructure.*
- b) The existing property services are sized appropriately, and no changes are proposed to either the existing water supply or sewer connection (except for the IOS outlined in point 2a).*
 - I. One sewer and one water connection has been shown for each dwelling, refer Gandy and Roberts Drawings 24.0276 C010. There is no subdivision of land proposed. The use of the word lot on the architectural drawings reflected a strata title "lot". Unit numbers have been updated to reflect the fact that the site currently has ten existing dwellings.*
 - II. Each dwelling will be provided a DN25(ID20) water connection.*

SHOULD THIS ADVICE ENTAIL A COST VARIATION THE CONTRACTOR SHALL INFORM THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK

- III. Each dwelling will be provided with a DN100 sewer connection at an appropriate location to service the dwelling.
- IV. There are no redundant connections proposed by this development.

SIGNED:

A handwritten signature in black ink, appearing to be 'S. Pal', followed by a horizontal line.

SHOULD THIS ADVICE ENTAIL A COST VARIATION THE CONTRACTOR SHALL INFORM THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK

DEVELOPMENT APPLICATION DRAWING INDEX

DWG No.	DRAWING TITLE	REV	ISSUE DATE
C009	SITWORKS AND SERVICES PLAN 01	A	29.07.2025
C010	SITWORKS AND SERVICES PLAN 02	B	18.08.2025
C011	ROAD LONGITUDINAL SECTIONS	A	14.04.2025
C012	WASTE COLLECTION VEHICLE SWEEP PATHS	A	14.04.2025

NOTE

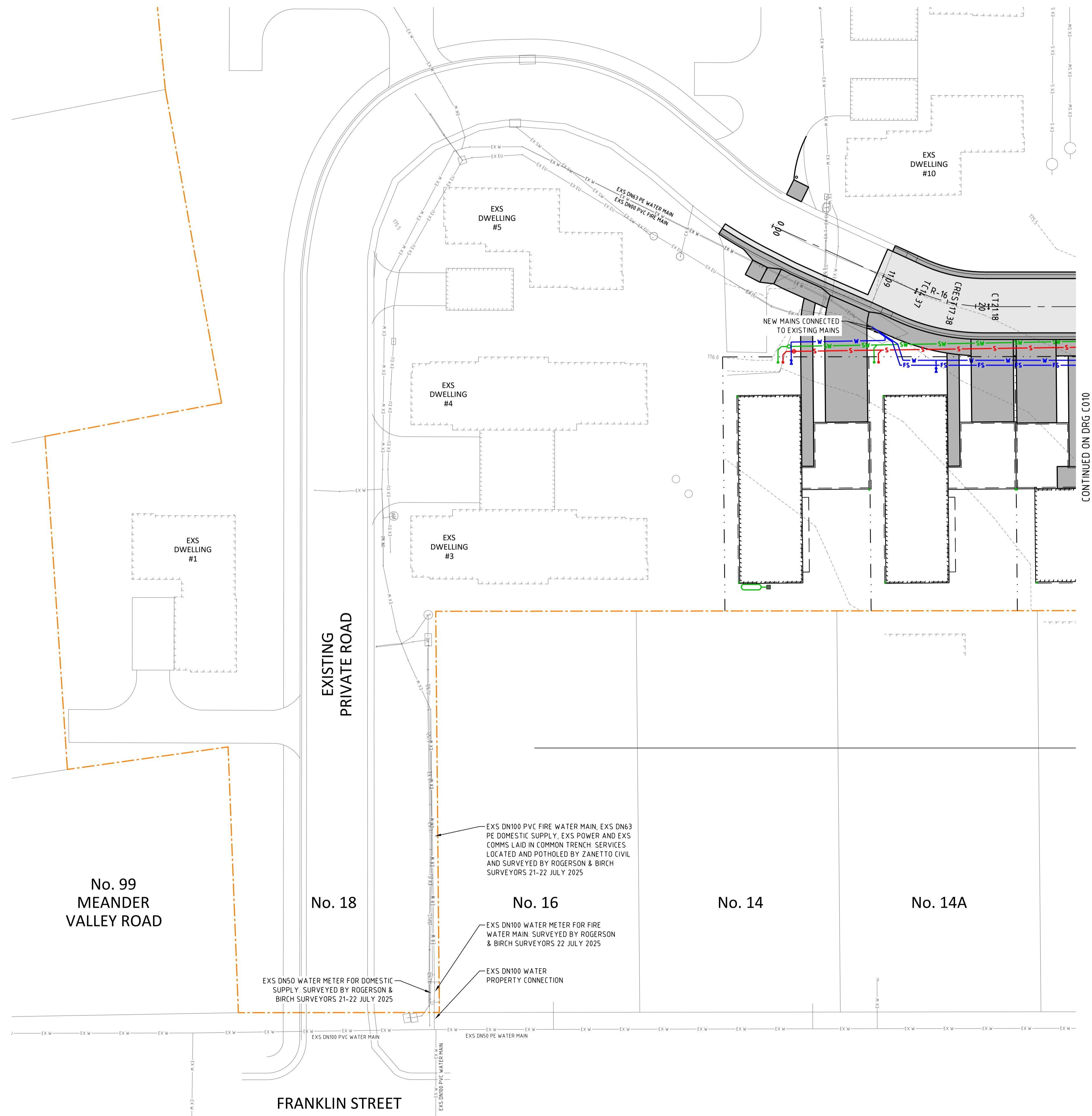
- ALL PARKING SPACES SHALL COMPLY WITH THE SILVER LEVEL HOUSING STANDARD AND/OR AS/NZS 2890.1 AS APPLICABLE
- SERVICES LAYOUT IS CONCEPTUAL AND IS SUBJECT TO CHANGE DURING DETAILED DESIGN

LEGEND

	EXISTING WATER SUPPLY
	PROPOSED WATER SUPPLY
	PROPOSED FIRE SUPPLY
	EXISTING SEWER DRAIN
	PROPOSED SEWER DRAIN
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	PROPERTY BOUNDARY

TASWATER SERVICING

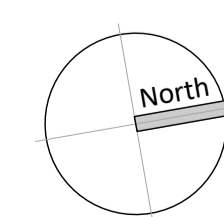
- TASWATER LOADINGS (FOR 30 UNITS INCLUDING EXISTING 10 UNITS):
- AVERAGE DRY WEATHER SEWAGE FLOW (ADWF) AT THE POINT OF CONNECTION: 0.16 L/s
 - PEAK DRY WEATHER SEWAGE FLOW (PDWF) AT THE POINT OF CONNECTION: 1.11 L/s
 - TOTAL SEWAGE FLOW AT THE POINT OF CONNECTION: 2.37 L/s
 - THE REQUIRED PEAK DAY FLOW RATE IN L/s AND THE REQUIRED RESIDUAL PRESSURE (kPa) AT THE POINT OF CONNECTION: 17.6 L/s AT 500 kPa
 - PEAK DAY USAGE IN L/DAY: 25,277 L/DAY
 - PROBABLE SIMULTANEOUS WATER DEMAND (PSD) FOR THE PROPOSED DEVELOPMENT: 3.4 L/s
 - THE REQUIRED FIRE FLOW RATE IN L/s AND THE REQUIRED RESIDUAL PRESSURE (kPa) AT THE POINT OF CONNECTION: 10 L/s AT 360 kPa
 - EQUIVALENT TENEMENTS FOR WATER AND SEWER: WATER ET - 16, SEWER ET - 30



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REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	29.07.2025				

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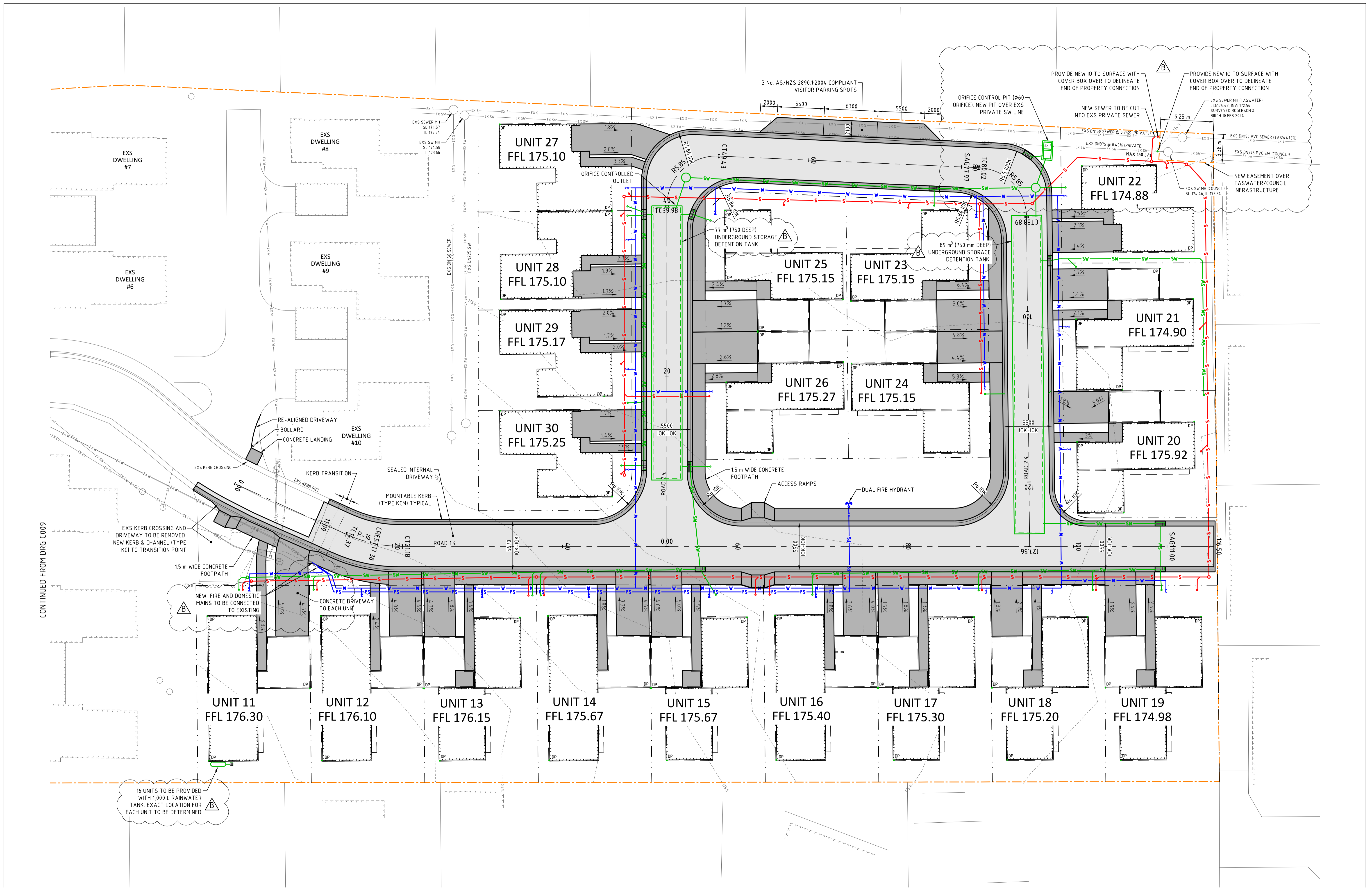
GANDY AND ROBERTS CONSULTING ENGINEERS

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PROPOSED RESIDENTIAL DEVELOPMENT
18 FRANKLIN STREET, WESTBURY
TASMANIA 7303
DRAWING TITLE
SITWORKS AND SERVICES PLAN 01

DESIGNED	DRAWN	CHECKED
SP	SP	-
PROJECT	DRAWING	REVISION
24.0276	C009	A

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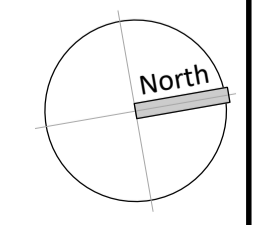


CONTINUED FROM DRG C009

16 UNITS TO BE PROVIDED WITH 1,000 L RAINWATER TANK. EXACT LOCATION FOR EACH UNIT TO BE DETERMINED

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
B	DEVELOPMENT APPROVAL	SP	18.08.2025				
A	DEVELOPMENT APPROVAL	SP	14.04.2025				

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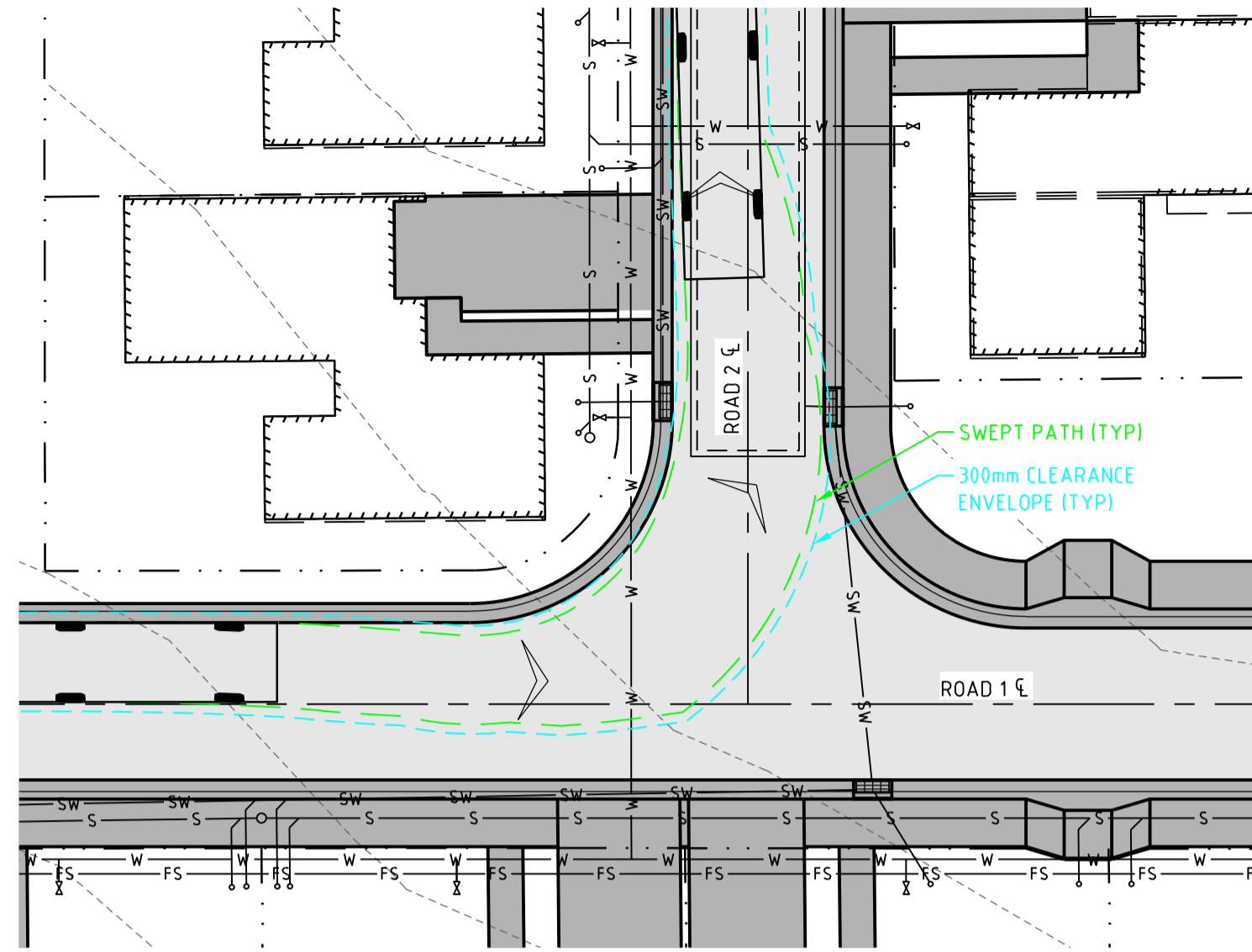


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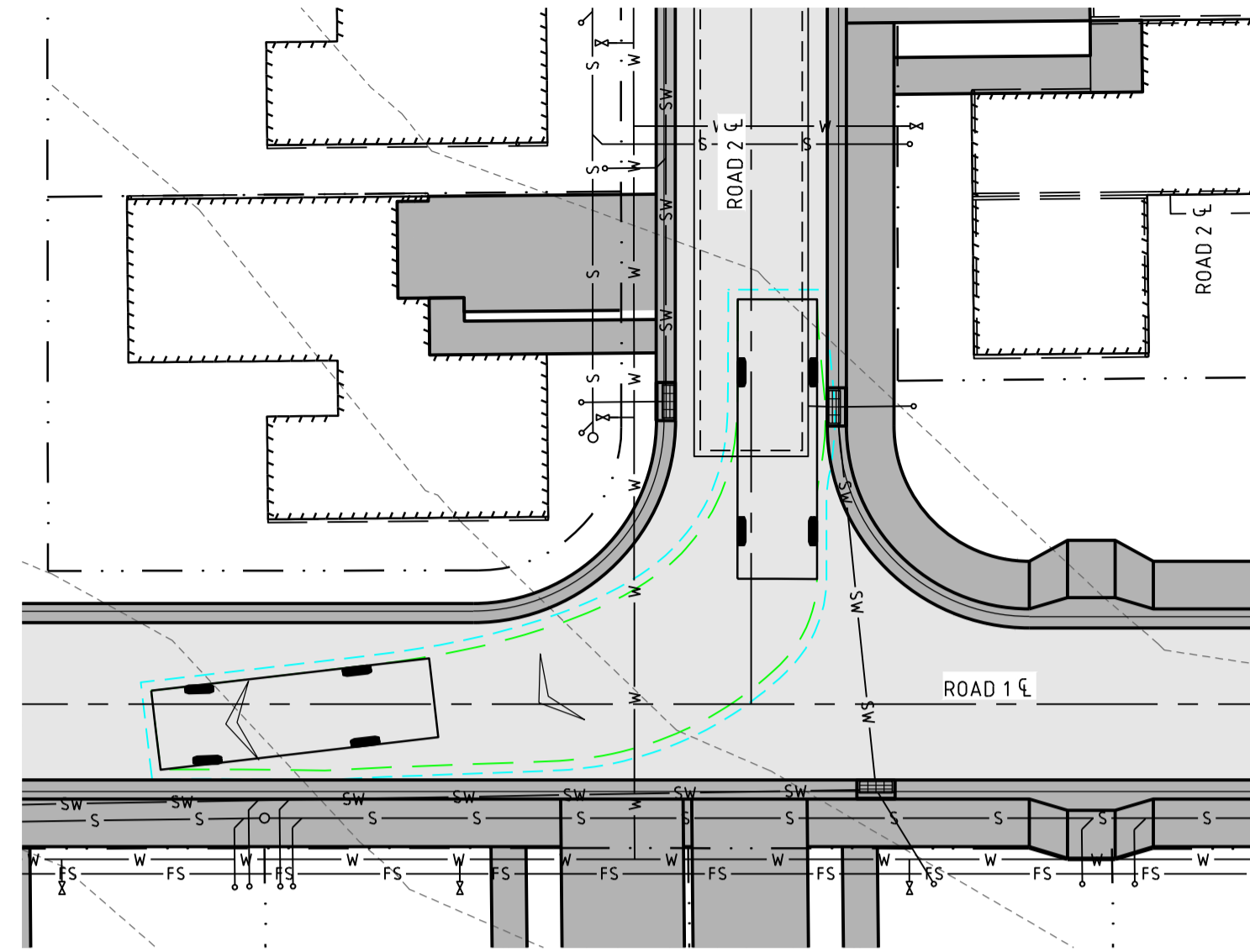
PROPOSED RESIDENTIAL DEVELOPMENT 18 FRANKLIN STREET, WESTBURY TASMANIA 7303
 DRAWING TITLE
SITWORKS AND SERVICES PLAN 02

DESIGNED SP	DRAWN SP	CHECKED
24.0276	C010	B

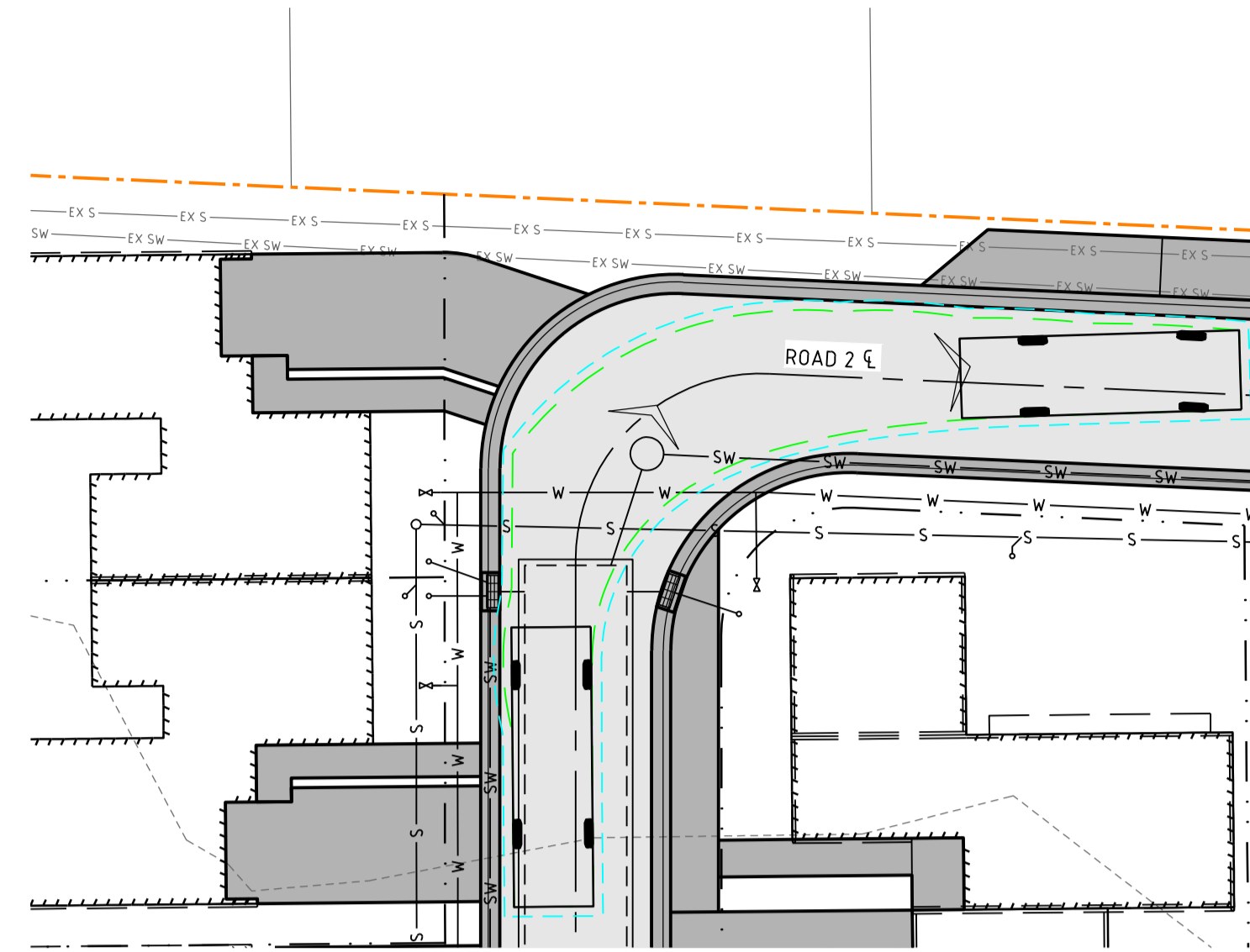
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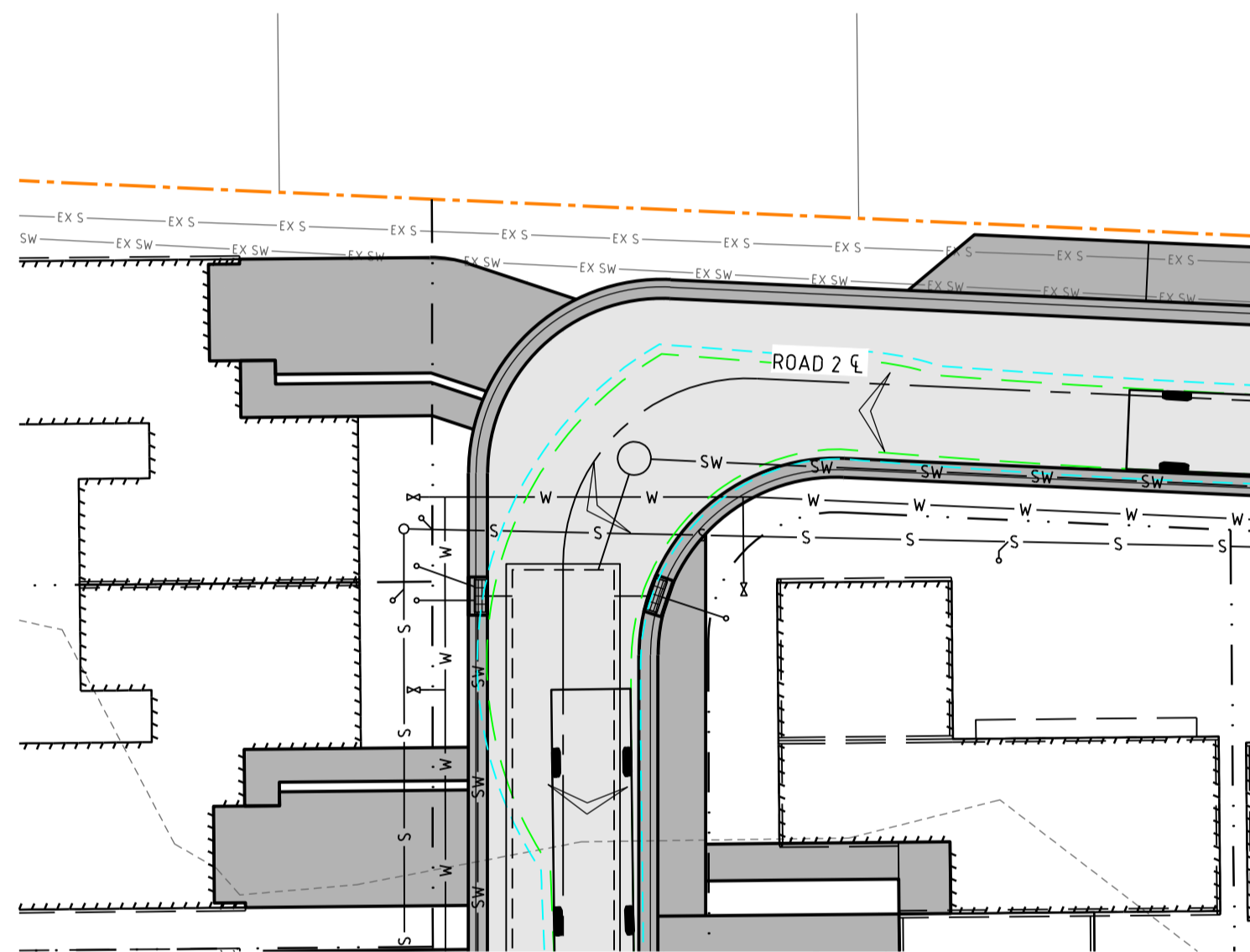
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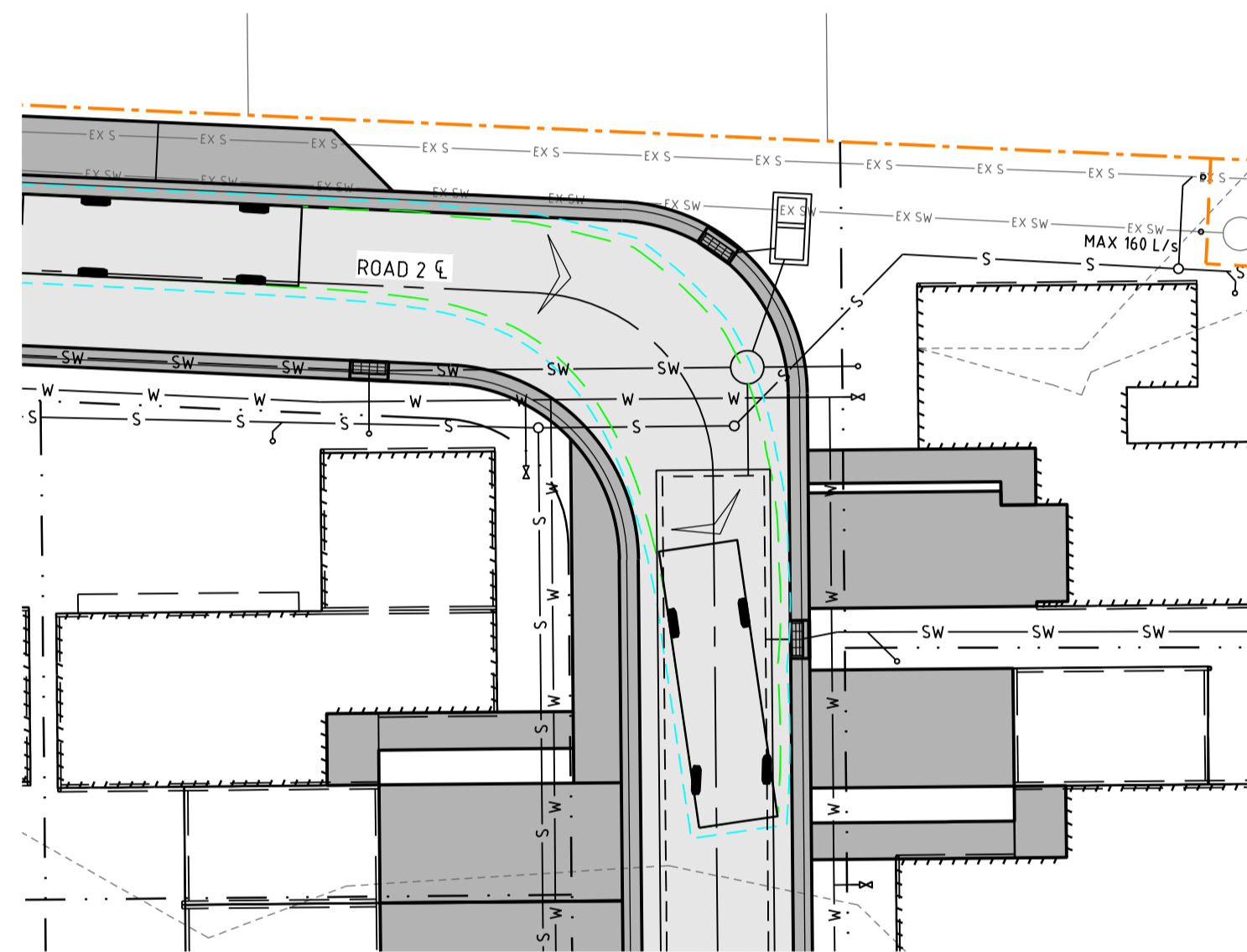
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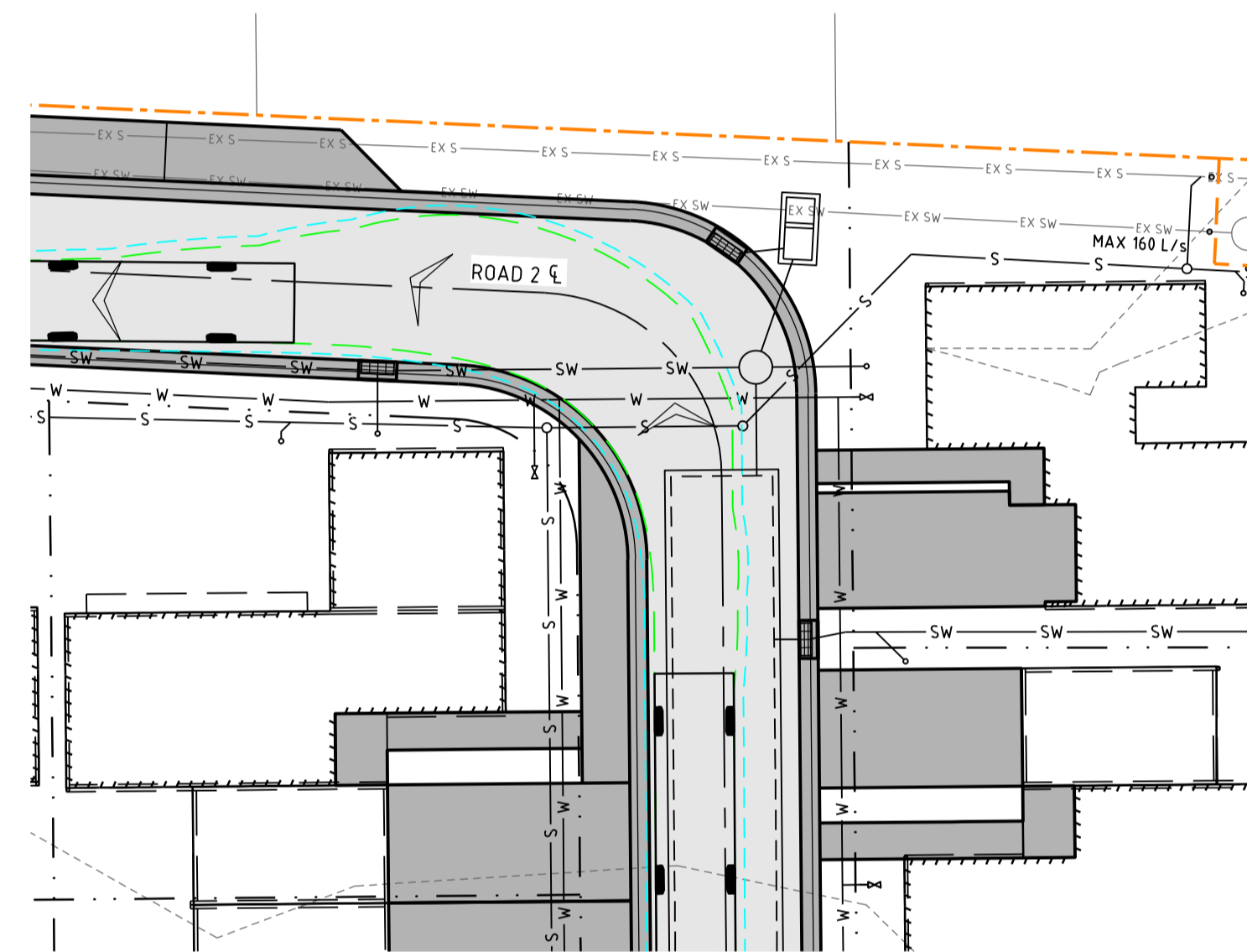
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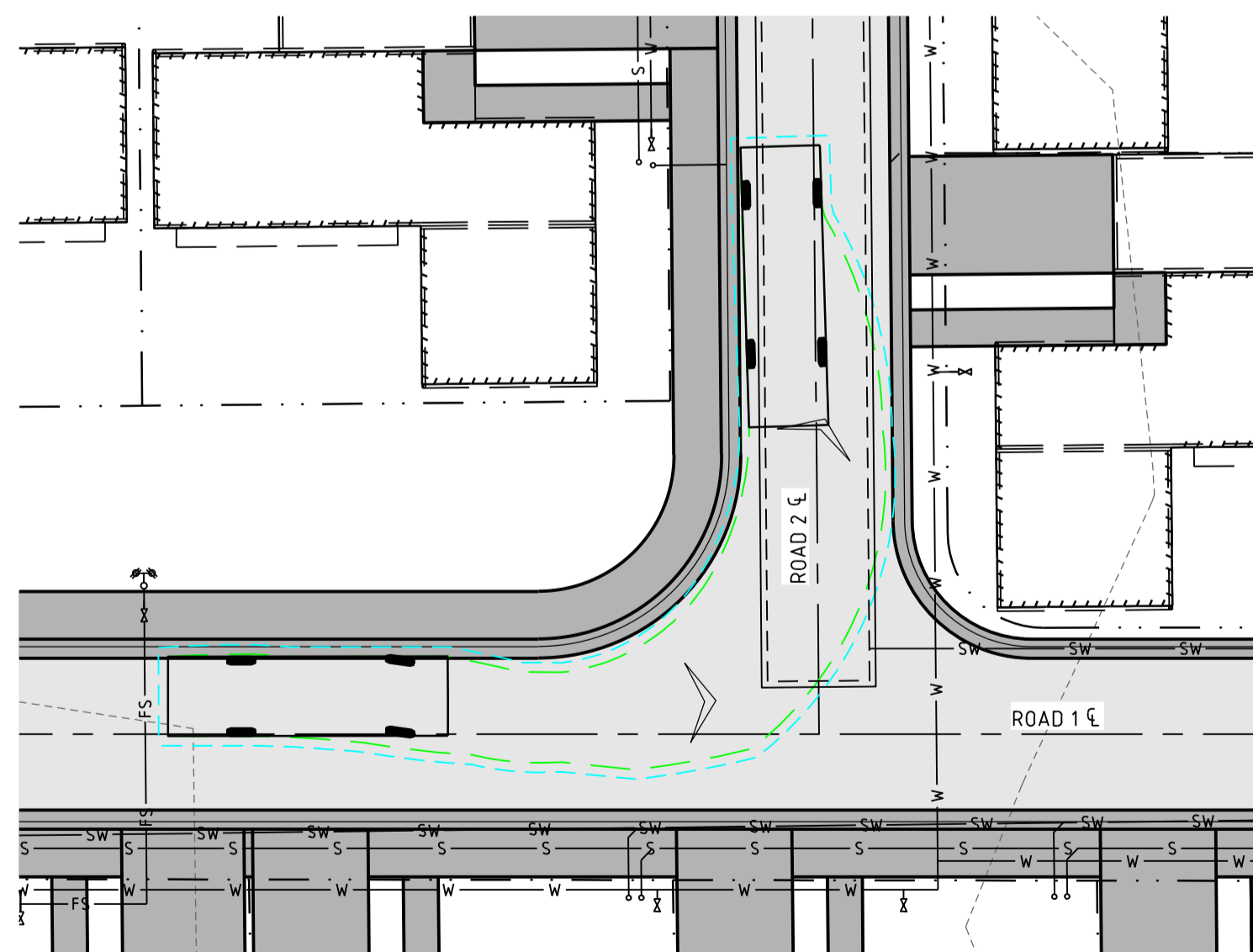
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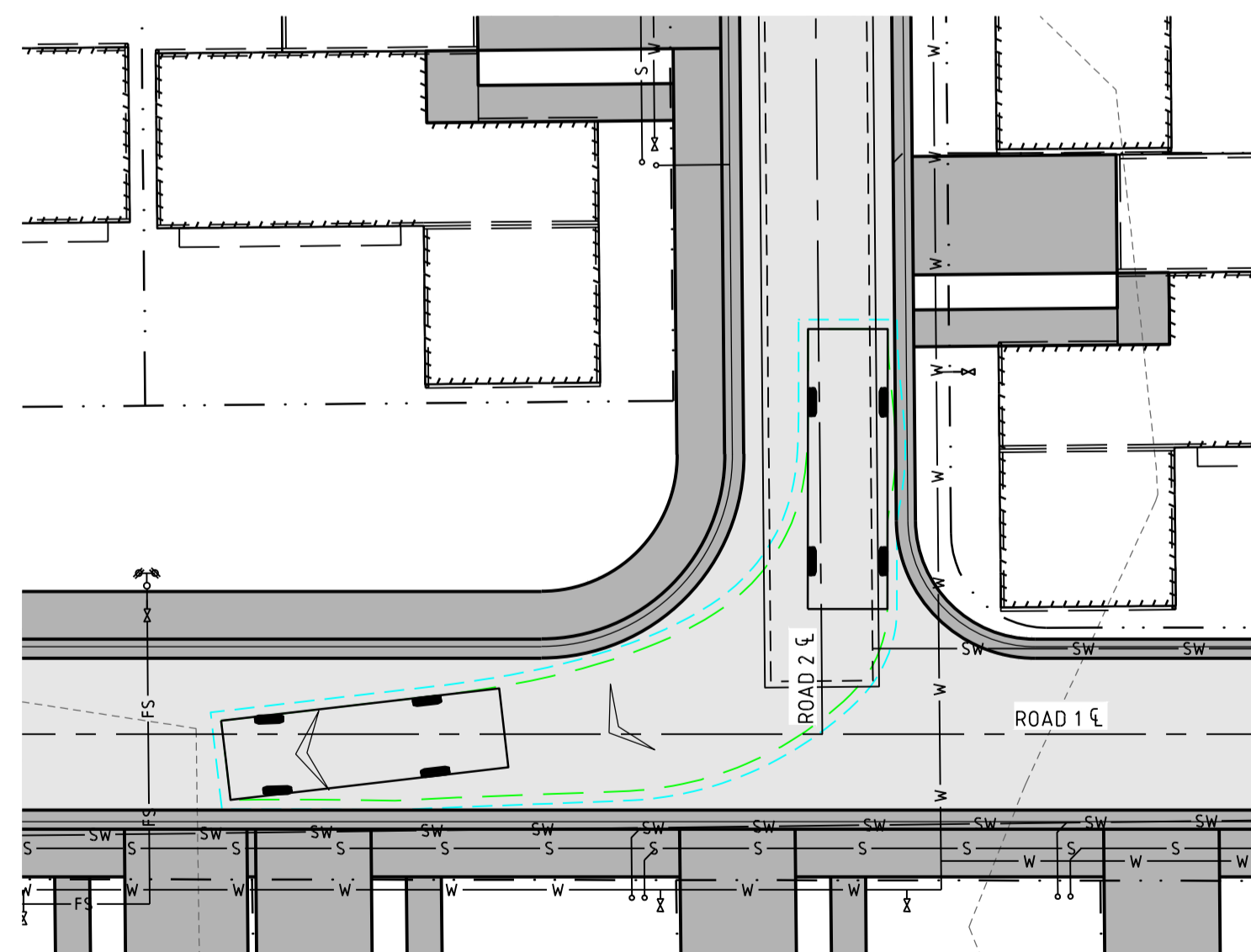
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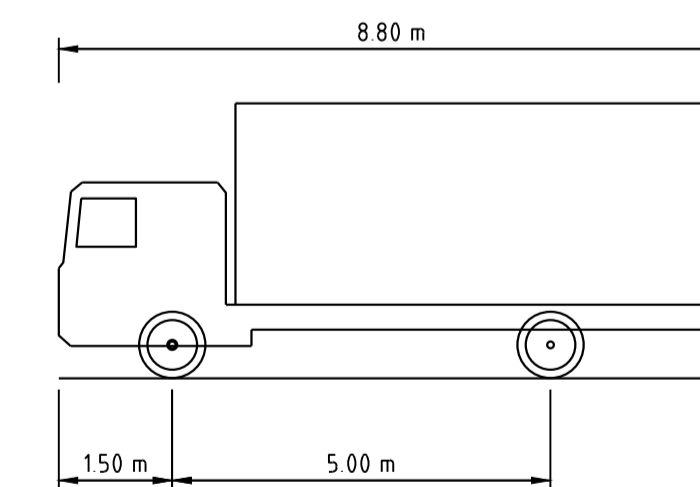
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ROAD 1/ROAD 2 INTERSECTION 2: ENTRY



ROAD 1/ROAD 2 INTERSECTION 2: EXIT



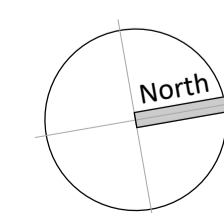
STANDARDS AUSTRALIA AS/NZS 2890 1:2004
 MRV - MEDIUM RIGID VEHICLE
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 OVERALL WIDTH 2.50 m
 OVERALL BODY HEIGHT 3.66 m
 MIN BODY GROUND CLEARANCE 0.42 m
 TRACK WIDTH 2.50 m
 LOCK-TO-LOCK TIME 4.00 s
 KERB TO KERB TURNING RADIUS 10.00 m

SWEPT PATHS GENERATED USING AUTODESK
 VEHICLE TRACKING 2024 SOFTWARE

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A	DEVELOPMENT APPROVAL	SP	14.04.2025				

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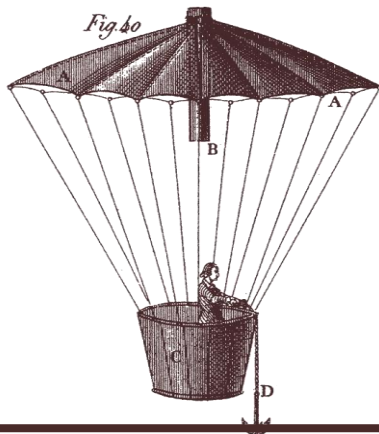
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PROPOSED RESIDENTIAL DEVELOPMENT
 18 FRANKLIN STREET, WESTBURY
 TASMANIA 7303
 DRAWING TITLE
WASTE COLLECTION VEHICLE SWEPT PATHS

DESIGNED SP	DRAWN SP	CHECKED
PROJECT 24.0276	DRAWING C012	REVISION A

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Stormwater Management Report

18 Franklin Street, Westbury
for Preston Lane Architects

18 August 2025

Version control

Revision	Description	Issue date	Issued by
A	Development Approval	18/08/2025	Simon Palmer

PROJECT NUMBER **24.0276**
 REPORT AUTHOR **Simon Palmer**
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1 Context

1.1 General

A multi-unit development is proposed at 18 Franklin Street, Westbury, Tasmania. The proposed development site is shown in Figure 1. This report details the method of stormwater disposal from the site.



Figure 1. Site location.

2 Site Description

2.1 Site Overview

The development site is an approximately 1.46-hectare parcel of land, title reference CT 162062/2 (PID 3112016). The site has been partially developed with ten dwellings constructed around 2012 at the southern end of the site. As part of this earlier development public stormwater infrastructure was constructed from a water course to the north of the development site to the north-western corner of the site, refer Figure 2. The existing development covers an area of approximately 0.68 ha. Within the site all services are private infrastructure. The undeveloped part of the site is flat with falls across the area varying from 0.7% to 4%.

Runoff from the undeveloped part of the site is not currently directed to either the private or public stormwater networks; the runoff generated reports to the northern water course via surface flow.

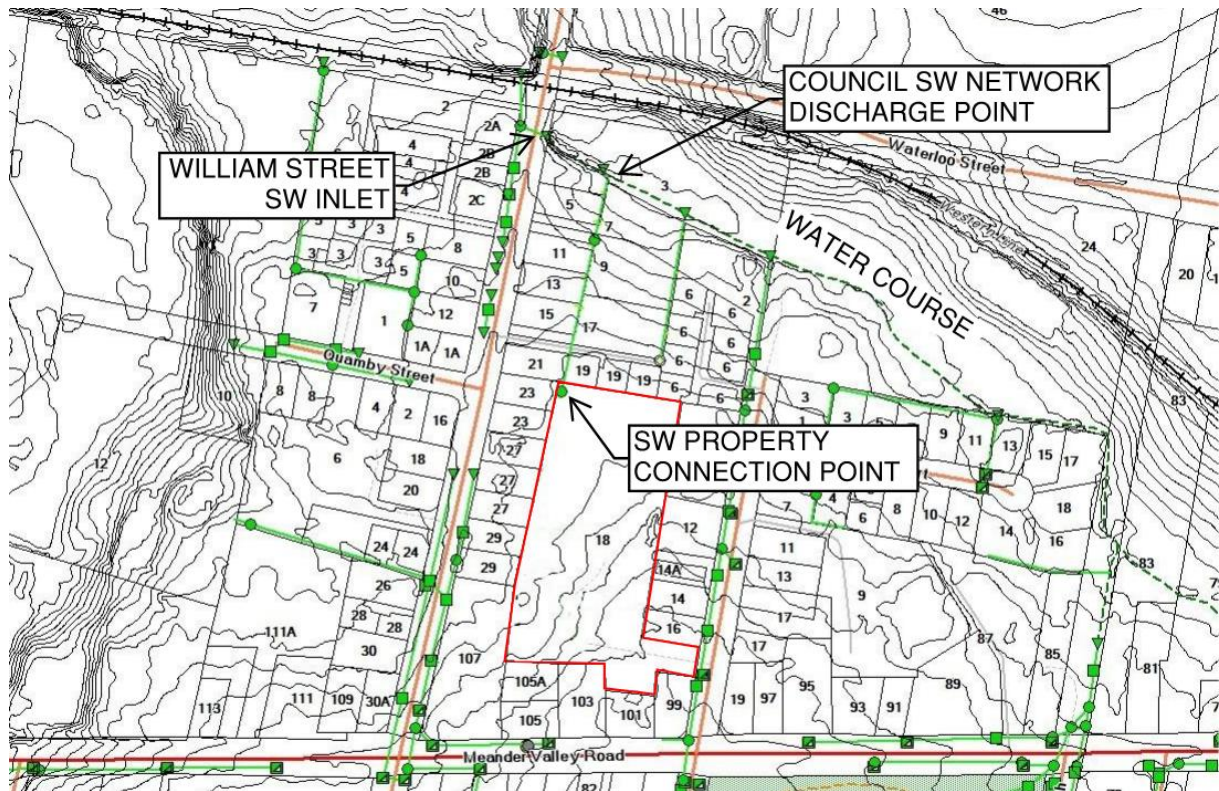


Figure 2. Council stormwater network.

3 Hydrological Analysis

3.1 Methodology

A hydrological analysis was undertaken in XPSWMM 2026 to determine the runoff hydrographs from the site using the methods recommended by Australian Rainfall and Runoff (ARR) 2019.

3.2 Rainfall Data and Storm Events

Temporal pattern ensembles were sourced from the ARR Data Hub at Latitude -41.524° and Longitude 146.835° for the 5% Annual Exceedance Probability (AEP) event.

3.3 Hydrological Parameters

The Laursen method was utilised as the routing method for this analysis with Green-Ampt “Silty Clay Loam” utilised as the infiltration method for pervious areas. Zero losses have been assumed from the impervious developed areas.

3.4 Permissible Site Discharge

The pre-development analysis area applies to the undeveloped area of the site only, approximately 0.778 hectare, as the existing developed area is already connected to the public stormwater network. Storm durations from 10 minutes to 4.5 hours for the 5% AEP events were considered in this analysis with the median storm for each ensemble identified, refer Figure 3. The median storm pattern resulting in the maximum flow was generated by the 45 minute storm with a flow of 23.4 L/s. A climate change loading has not been applied to the pre-development analysis.

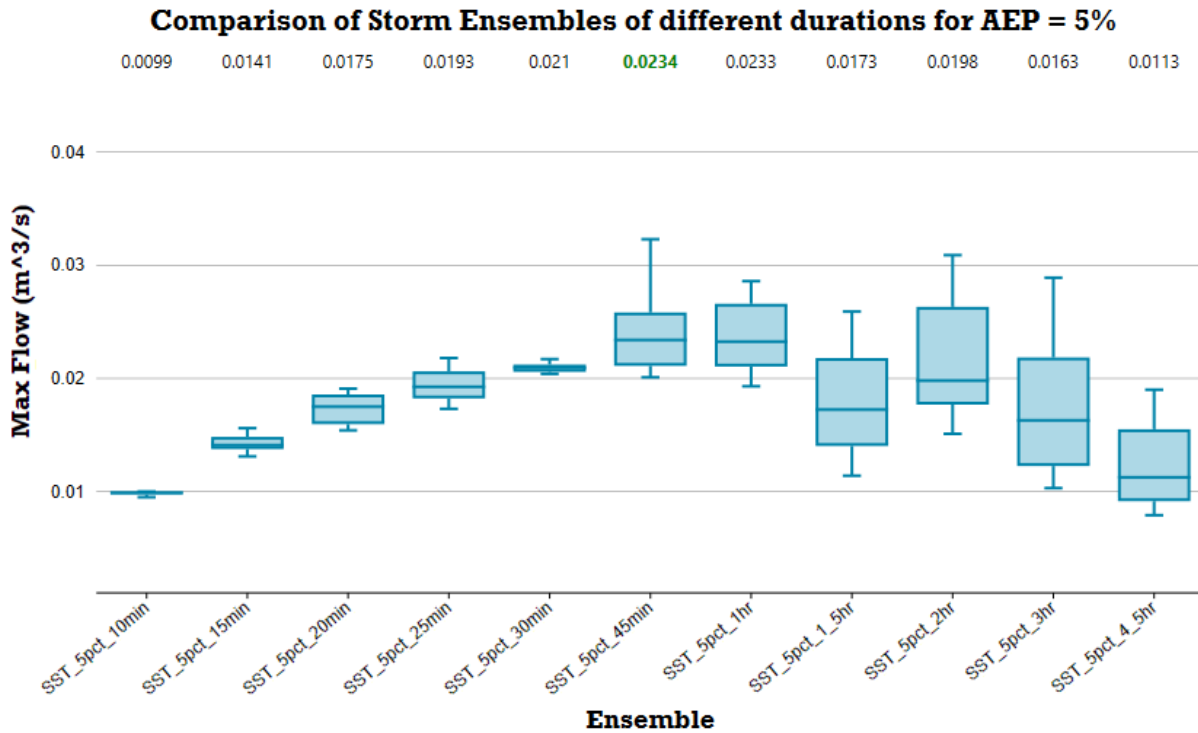


Figure 3. Pre-development storm ensembles.

3.5 Tailwater Conditions

Under normal conditions the public stormwater network serving the site discharges to the northern water course as a free outfall. However, during significant rainfall events the area to the east of the William Street stormwater inlet is subject to inundation and the outlet would be fully submerged. Advice received from Meander Valley Council has indicated that the inundation appeared to be more significant for the 4.5-hour duration storm event.

For the purposes of this analysis, the peak inundation level for the 5% AEP event has been estimated using the State Emergency Service’s Tasmanian strategic flood maps¹ which provide flood water levels for the 0.5%, 1% and 2% AEP flood events. The flood water levels for these events are available on LISTmap² with Table 1 providing the estimated peak flood levels for each event. Based on this information a tail water level of RL 172.91 m AHD for the 5% AEP storm event has been adopted. The analysis of the post-developed network performance considers this tailwater.

Table 1. SES Peak flood levels

AEP (%)	Peak Flood Level (m AHD)
2	172.99
1	173.05
0.5	173.12

3.6 Climate Change

Meander Valley Council have indicated that post-development flows from the site should consider climate change. Climate change factors were sourced from the ARR Data Hub at Latitude -41.524° and Longitude 146.835°. Climate change scenario SSP2-4.5 has been adopted for this analysis with projections based on rainfall factors for the year 2090. The rainfall factors for various storm durations are shown in Table 2 and these factors have been applied to the base rainfall data in this analysis.

¹ SES, <https://www.ses.tas.gov.au/floodmaps/>

² Viewed August 2025

Table 2. Climate change rainfall factors (SSP2-4.5).

Duration (hours)	<1	1.5	2	3	4.5
Year 2090	1.4	1.36	1.34	1.31	1.28

3.7 Post-development Runoff

3.7.1 Overview

To mitigate any increased runoff because of the development, on-site detention will be incorporated into the design to match the post-development runoff to the pre-development conditions. The post-development catchment areas used in the analysis are shown in Table 3.

Table 3. Post-development catchment areas.

Surface Type	Detained Area (ha)	Undetained Area (ha)
Pervious	0.216	0.060
Impervious	0.494	0.010

3.7.2 Conceptual Design

The conceptual detention design includes two large underground tanks, to be constructed insitu, and a 1,000 L rainwater tank on sixteen of the dwellings. Both underground tanks are interconnected and will be connected to an orifice control pit. This pit will provide the main discharge control to the council main. For details on the layout of the various elements of the detention system refer Gandy and Roberts drawing 24.0276 C010.

3.7.3 Methodology

The performance of the on-site detention will consider storm durations with the following climate change rainfall factors applied:

- Scenario 1: 10 minutes to 1.5 hours – factor of 1.4.
- Scenario 2: 2 hours – factor of 1.34.
- Scenario 3: 3 hours – factor of 1.31.
- Scenario 4: 4.5 hours – factor of 1.28.

These scenarios will be individually analysed and the design discharge from the orifice control pit presented in the following sections. Temporal patterns resulting in the median pre-development runoff flow rate for each rainfall duration have been considered in this analysis.

The undetained areas as shown in Table 3 are unable to be directed to the piped stormwater network. Post-development runoff from these areas is significantly reduced compared to the pre-development runoff. The following sections provide hydrographs for the detained and unmitigated flows and when combined indicate that the post-developed maximum flows are less than pre-developed maximum flows.

3.7.4 Scenario 1: Storm durations 10 minute to 1.5 hour

The orifice control pit discharge and unmitigated flow hydrographs for the 10 minutes to 1.5-hour storms are shown in Figure 4 and Figure 5 respectively. The total maximum flow from the site is less than the pre-developed flow across all storm durations considered (refer Figure 3 for comparisons).

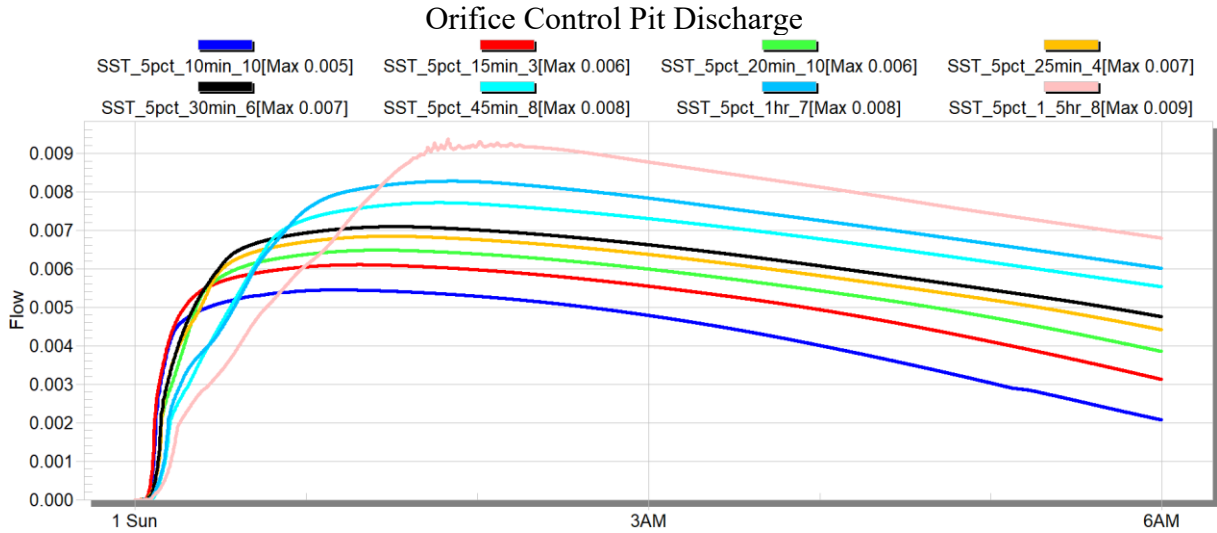


Figure 4. 10 minutes to 1.5-hour storm duration orifice-controlled discharge.

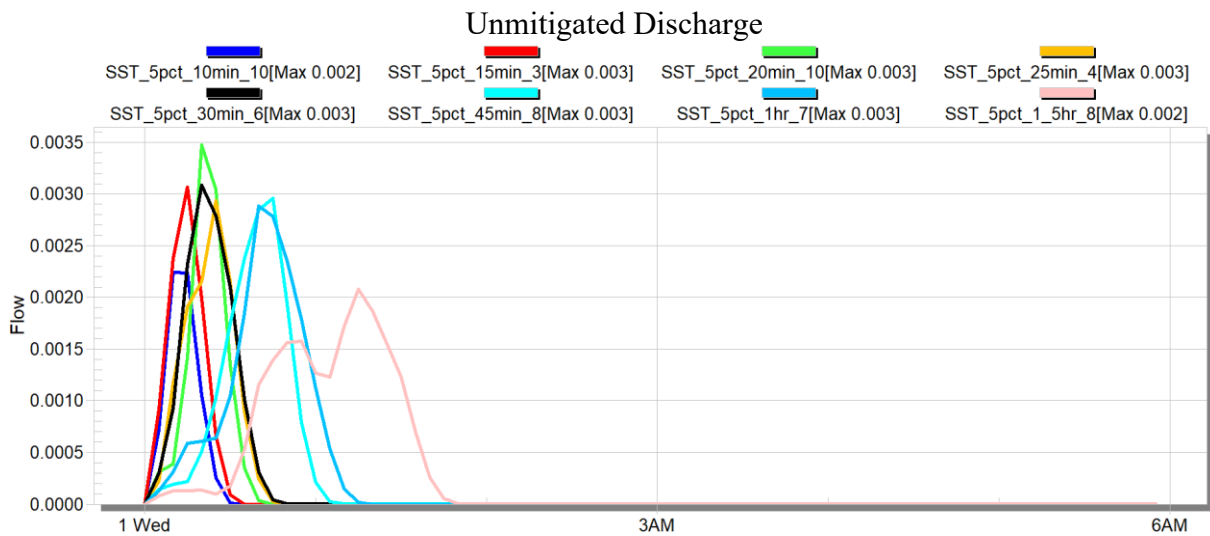


Figure 5. 10 minutes to 1.5-hour storm duration unmitigated discharge.

3.7.5 Scenario 2: Storm duration 2 hours

The orifice control pit discharge and unmitigated flow hydrographs for the 2-hour storm are shown in Figure 6 and Figure 7 respectively. The total maximum flow from the site of 12 L/s is less than the pre-developed flow of 19.8 L/s (refer Figure 3).

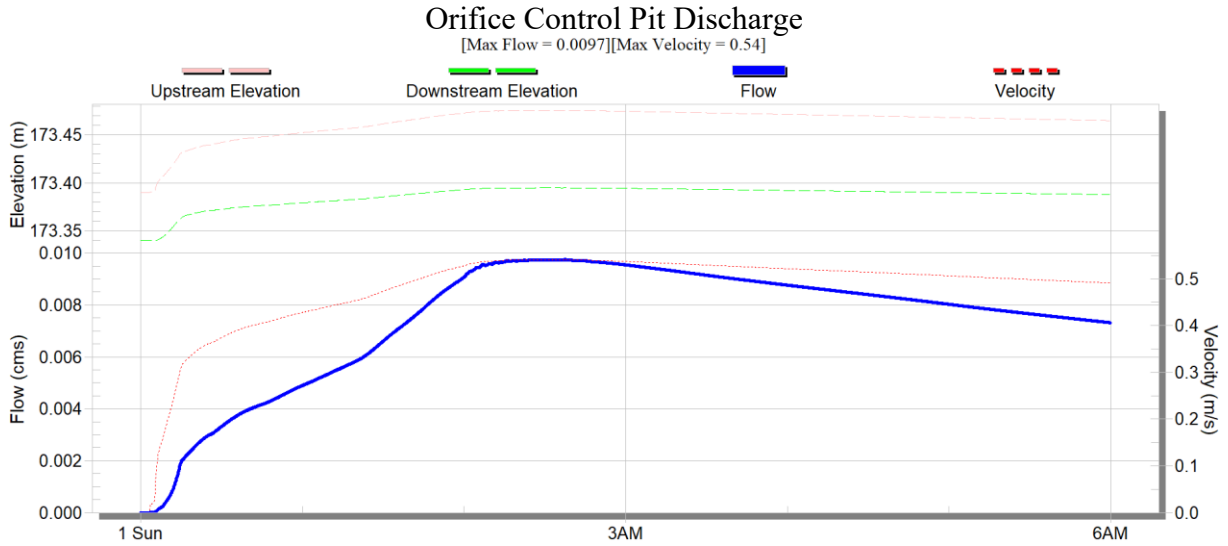


Figure 6. 2-hour storm duration orifice-controlled discharge

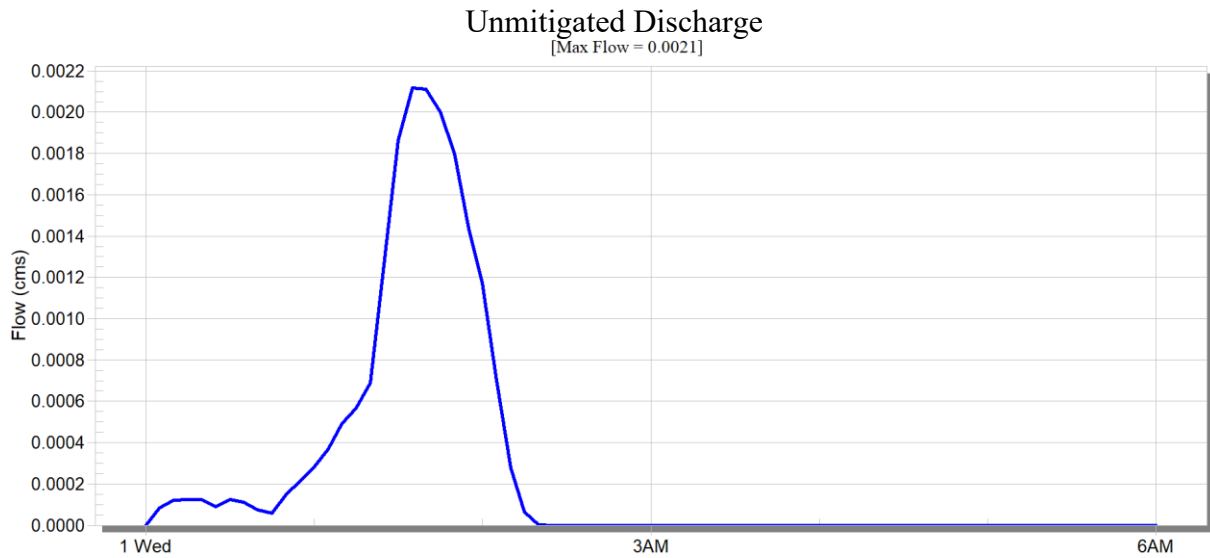


Figure 7. 2-hour storm duration unmitigated discharge.

3.7.6 Scenario 3: Storm duration 3 hours

The orifice discharge and unmitigated flow hydrographs for the 3-hour storm are shown in Figure 8 and Figure 9 respectively. The total maximum flow from the site of 10 L/s is less than the pre-developed flow of 11 L/s (refer Figure 3).

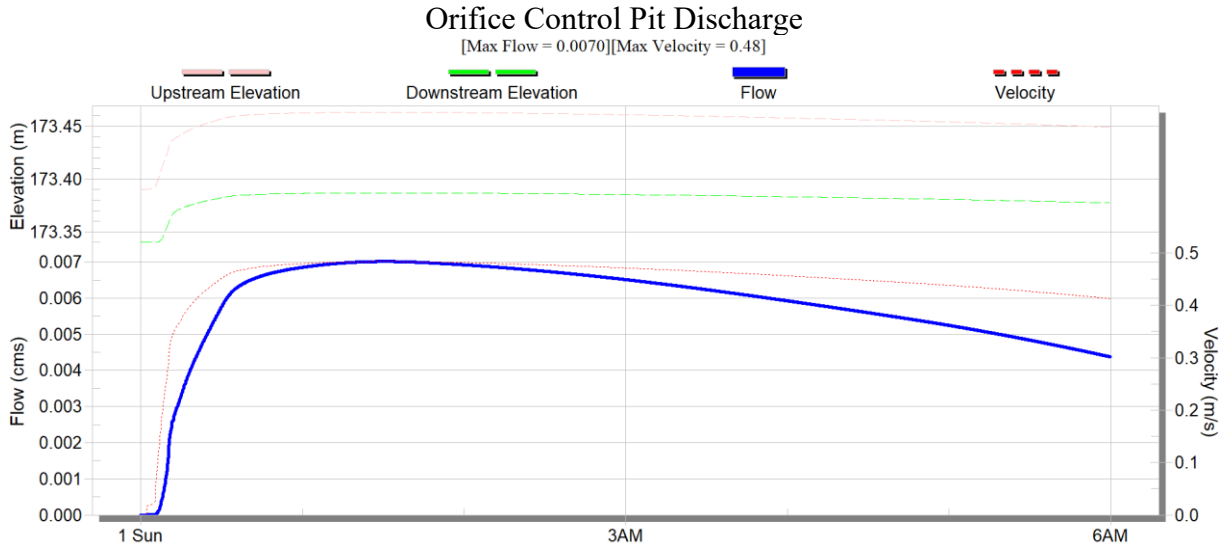


Figure 8. 3-hour storm duration orifice-controlled discharge

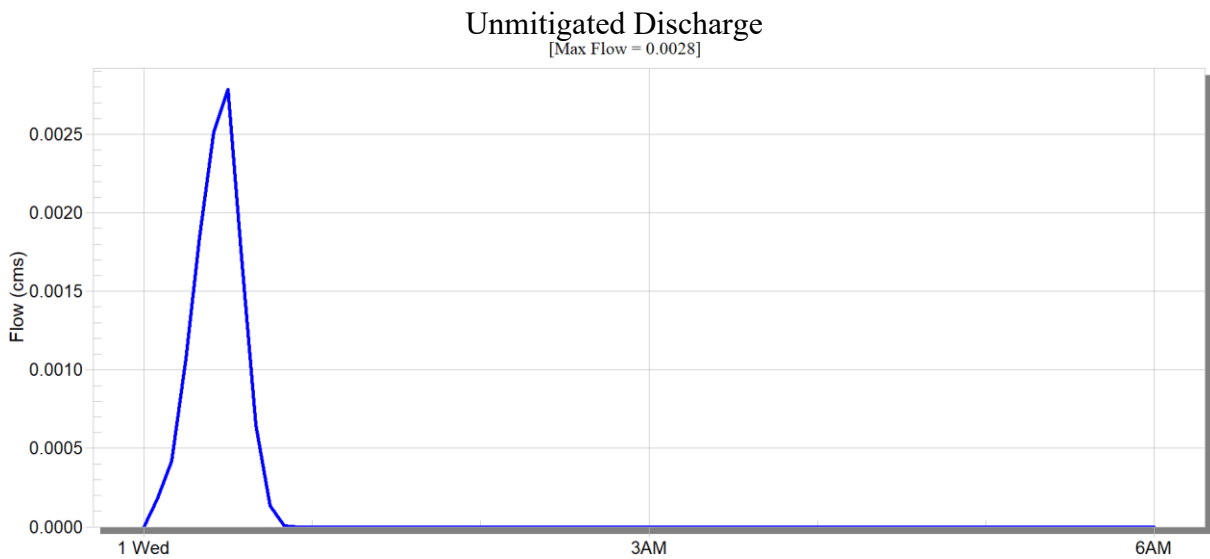


Figure 9. 3-hour storm duration unmitigated discharge.

3.7.7 Scenario 4: Storm duration 4.5-hour

The orifice discharge and unmitigated flow hydrographs for the 4.5-hour storm are shown in Figure 10 and Figure 11 respectively. The total maximum flow from the site of 11 L/s is equivalent to the pre-developed flow of 11 L/s (refer Figure 3).

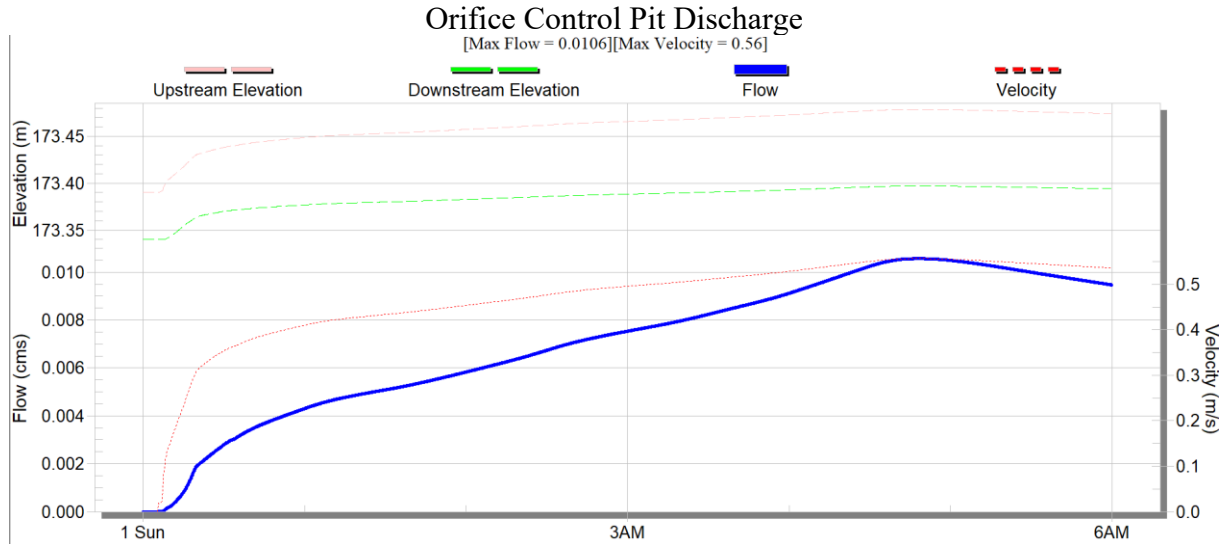


Figure 10. 4.5-hour storm duration orifice-controlled discharge.

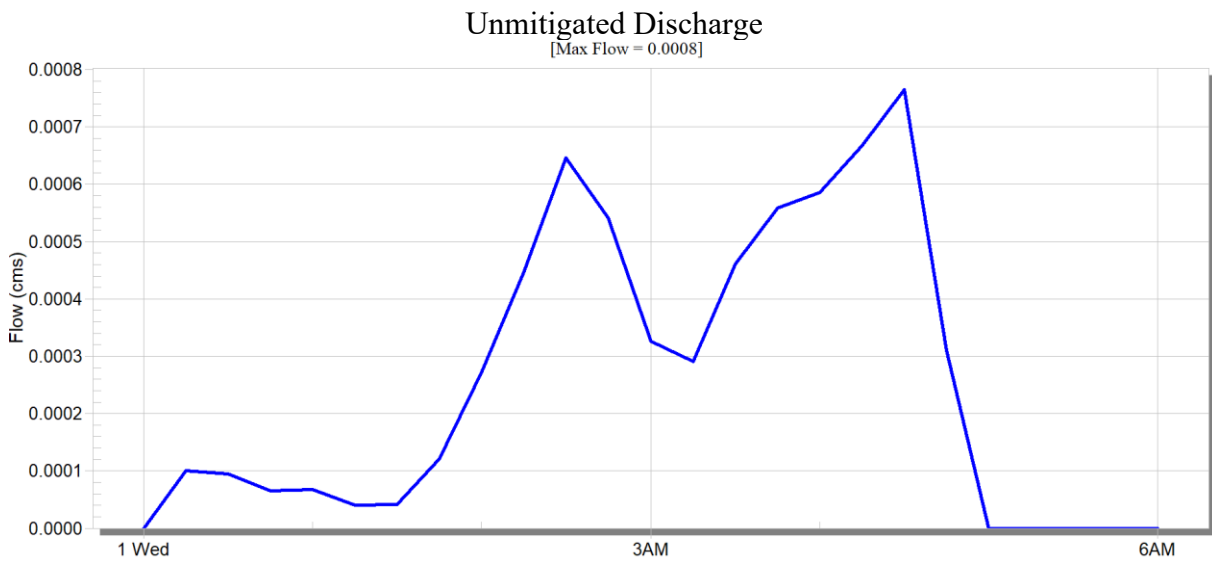


Figure 11. 4.5-hour storm duration unmitigated discharge.

4 Conclusion

On-site detention can be provided for this development to ensure that the peak discharge from the developed site can be limited to the permissible site discharge, as illustrated in Section 3. The conceptual on-site detention shown on Gandy and Roberts drawing 24.0276 C010 Rev B is one possible solution and the final detention design may be optimised during detailed design.

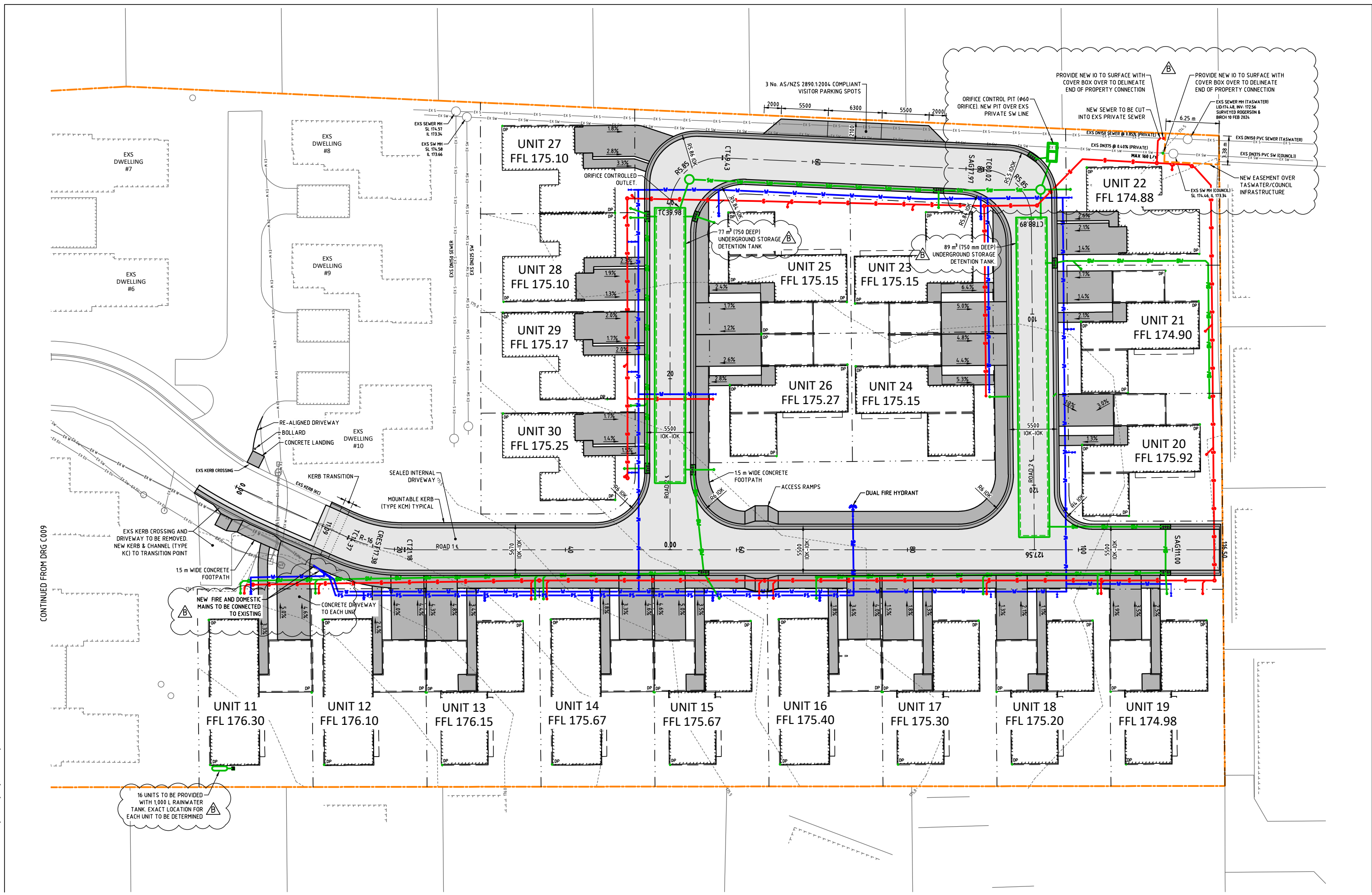
It is important to recognise that with climate change the receiving council stormwater network, as with many stormwater networks, will reach a capacity limitation prior to the year 2090. The proposed design limits the future post-development runoff to the existing site runoff and meets the existing stormwater network capacity. Given the contribution of other existing catchments to the Council stormwater system, however, future Council upgrades will be required to maintain the existing level of service under climate change projections, or a reduced level of service will need to be accepted.

5 References

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia.

State Emergency Service, *The Tasmanian strategic flood maps*, <https://www.ses.tas.gov.au/floodmaps/>

Appendix 1 – Conceptual On-Site Detention

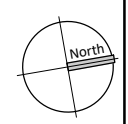


16 UNITS TO BE PROVIDED WITH 1,000 L RAINWATER TANK. EXACT LOCATION FOR EACH UNIT TO BE DETERMINED

CONTINUED FROM DRG C009

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
B	DEVELOPMENT APPROVAL	SP	18.08.2025				
A	DEVELOPMENT APPROVAL	SP	14.04.2025				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

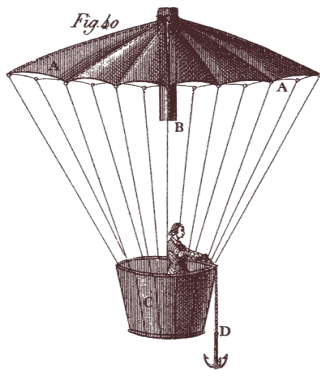


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PROPOSED RESIDENTIAL DEVELOPMENT
18 FRANKLIN STREET, WESTBURY
TASMANIA 7303
DRAWING TITLE
SITWORKS AND SERVICES PLAN 02

DESIGNED SP	DRAWN SP	CHECKED -
24.0276	C010	REVISION B



Brenton Josey
Town Planner
Meander Valley Council
PO Box 102
Westbury TASMANIA

Attention: Brenton Josey

Subject: PA\25\0230 18 Franklin Street, Westbury – Multiple dwellings (20 units)

Dear Mr Josey,

Thank you for your letter date 20 June 2025, reference PA\25\0230, regarding an initial assessment of the Development Application for the 20-dwelling development at 18 Franklin Street, Westbury. The architectural team will respond shortly with the required information, however, I thought it appropriate for Homes Tasmania to respond to sections 4 & 5 of the letter.

Section 4 requests clarification regarding the use of the dwellings. I can confirm the dwellings will be for independent living and the use will be Residential – Multiple dwellings.

Section 5 asks if there is to be any changes to the boundary fences, or if existing fences will be utilised. I attended site recently as part of a community consultation process Homes Tasmania engages in, and the fences appear to be in good condition. There are some palings missing in the north-west corner of the block that will need replacement, but there are no changes proposed to other boundary fencing, the existing fences will be utilised.

Please let me know if you require anything further to resolve this matter.

Yours sincerely



Tom Wallace
Project Manager

17 July 2025

Attachments:
Copy:

Jonathan Harmey
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Dear Mr Harmey

Subject: Landowner consent - Statutory Applications 18 Franklin Street Westbury

As a person authorised under Section 12(1) of the *Homes Tasmania Act 2022*, on behalf of Homes Tasmania, I Richard Gilmour, hereby give the applicant permission to the making of the following involving land in the ownership Homes Tasmania at the nominated address.

Please note, as of 1st December 2022 the Director of Housing ceased to exist. Under Schedule 2(5) of the *Homes Tasmania Act 2022* all reference to the Director of Housing is to be taken to be a reference to Homes Tasmania.

- development application;
- building surveyor application;
- building and plumbing application;
- TasWater, TasNetworks and NBN applications; and
- access to Council, TasWater and TasNetworks records and drawings pertaining to the nominated address.

Applicant: Preston Lane Architects
Proposed Use: Residential Development
Address: 18 Franklin Steet, Westbury

Yours sincerely



Richard Gilmour
Director – Community Infrastructure

Homes Tasmania

13 May 2025

Land vested in Homes Tasmania is not Crown land

This fact sheet is intended as an explanatory note for Local Authority planning professionals by providing clarification of land vested in Homes Tasmania (and the Director of Housing before it) for the purpose of s.52 of the *Land Use Planning and Approvals Act 1993* (LUPA).

Context

In this document, reference to land vested in Homes Tasmania includes all references to the former Director of Housing, which is taken to be Homes Tasmania under Schedule 2, s.5(2) of the *Homes Tasmania Act 2022* (HTA).

Homes Tasmania land

The HTA enables Homes Tasmania to acquire, sell and lease property without the need for Ministerial approval. It also means Homes Tasmania can lawfully undertake development on land owned by Homes Tasmania without Crown consent.

In accordance with the HTA, Homes Tasmania is:

- an *instrumentality* of the Crown and not the Crown itself (s.9(2)(d)), and
- its own body corporate (s.9(2)(a)) with a distinct legal existence.

As an instrumentality distinct from the Crown, it is the position of Homes Tasmania and the Crown that land vested in Homes Tasmania is not:

- Crown land for the purposes of the *Crown Lands Act 1976* (and s.52(1)(b)(i)) of LUPA.
- land administered by the Crown for the purposes of s.52(1)(b)(iii) of LUPA.

Land vested in Homes Tasmania is not land which is 'vested in the Crown'; rather it is land held by and registered to Homes Tasmania by, under or for the purposes of the HTA, in its capacity as a statutory corporation, and in compliance with its statutory power to "acquire, hold, dispose of and otherwise deal with property" (s.11(2)(a) HTA).

Homes Tasmania can acquire, sell and lease (amongst other things) property without the need for Ministerial approval under the HTA. These matters provide examples of the administration of land by Homes Tasmania. It is unsound that Homes Tasmania can buy, sell or lease land without further approval but would need Crown consent to lawfully undertake development on such land.

Summary

1. Homes Tasmania an instrumentality distinct from the Crown.
2. The HTA provides autonomy to Homes Tasmania regarding land owned by Homes Tasmania.
3. When a development application is received by a planning authority for land registered to Homes Tasmania (where Homes Tasmania is not the applicant), notification to Homes Tasmania of the making of the application is all that is required pursuant to s.52 of LUPA.

For further information contact the Homes Tasmania Asset Management and Planning team at: housingprojects@homes.tas.gov.au