



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: | Design to Live - PA\26\0067 |
| PROPERTY ADDRESS: | 4 Poppy Lane CARRICK (CT: 180507/1) |
| DEVELOPMENT: | Change of use from Single dwelling to Residential outbuilding (garage) & new Single dwelling - site coverage, driveway, waterway, attenuation area. |

The application can be inspected until **Tuesday, 14 October 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 27 September 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- 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="4 POPPY LANE"/> | Certificate of Title: | <input type="text" value="180507/1"/> |
| Suburb: | <input type="text" value="CARRICK"/> | <input type="text" value="7291"/> | Lot No: <input type="text"/> |
| Land area: | <input type="text" value="25100"/> | m^2 / ha | |
| Present use of land/building: | <input type="text" value="RESIDENTIAL"/> | <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 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: m^2 New building height: m

Materials:

| | | | |
|-----------------|--|---------|----------------------------------|
| External walls: | <input type="text" value="BRICK VENEER / CEMENT SHEET"/> | Colour: | <input type="text" value="TBC"/> |
| Roof cladding: | <input type="text" value="COLORBOND"/> | Colour: | <input type="text" value="TBC"/> |

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 180507 | FOLIO 1 |
| EDITION 2 | DATE OF ISSUE 12-May-2021 |

SEARCH DATE : 13-May-2025

SEARCH TIME : 11.51 AM

DESCRIPTION OF LAND

Town of CARRICK
 Lot 1 on Sealed Plan 180507
 Derivation : Part of Lot 53, 500 Acres Gtd. to William Bryan
 and Part of Lot 30, 1000 Acres William Gwylliam Walker
 purchaser
 Prior CT 111029/1

SCHEDULE 1

M880318 TRANSFER to NICHOLAS MARIO COLLA and SHANNYN COURTNEY
 COLLA Registered 12-May-2021 at 12.01 PM

SCHEDULE 2

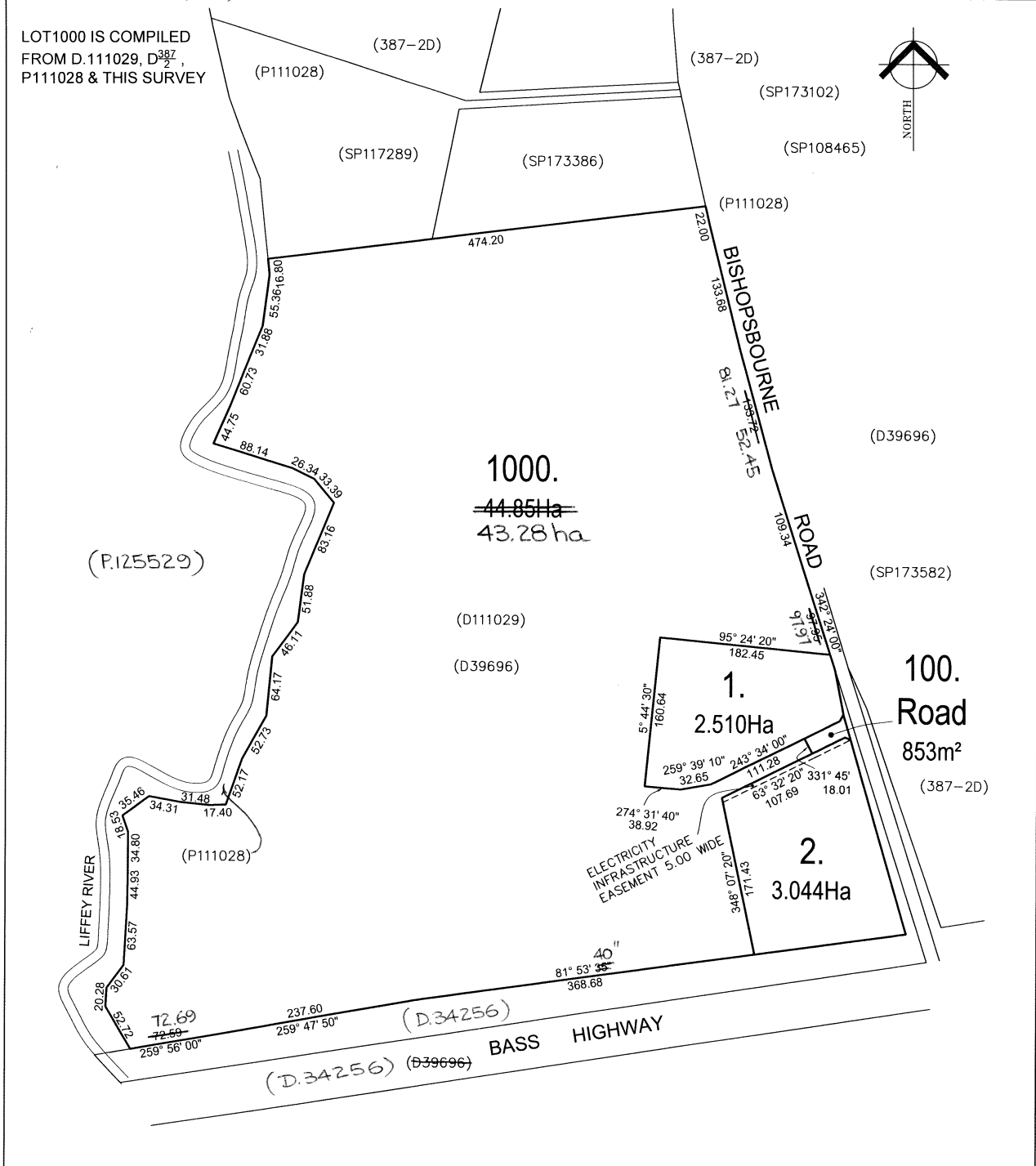
Reservations and conditions in the Crown Grant if any
 SP180507 FENCING COVENANT in Schedule of Easements
 B189253 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 03-Jun-1988 at noon
 B738897 PROCLAMATION under Section 52A of the Roads and
 Jetties Act 1935 Registered 10-May-1995 at noon
 E260762 MORTGAGE to Bendigo and Adelaide Bank Limited
 Registered 12-May-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | |
|--|--|--|
| OWNER ALAN ANTHONY PREWER MELANIE JOAN REID AMANDA JEAN REID | PLAN OF SURVEY | REGISTERED NUMBER SP180507 |
| FOLIO REFERENCE C.T. 111029-1 LOT 53, 500 ACRES GRANTEE: PART OF 10 ACRES GRANTED TO WILLIAM BRYAN, PART OF LOT 30, 1000 ACRES, WILLIAM GWYLLIAM WALKER-PURCHASER | BY SURVEYOR R.M. PECK LOCATION LAND DISTRICT OF WESTMORLAND PARISH OF CARRICK SCALE 1: 3000 4000 LENGTHS IN METRES | APPROVED EFFECTIVE FROM 11 FEB 2021 <i>[Signature]</i> Recorder of Titles |

| | | | |
|---|-------------|---------------------------|--|
| MAPSHEET MUNICIPAL (5040) CODE No. 65 121 (4639) (4840) | LAST UPI No | LAST PLAN No. D.111029 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
|---|-------------|---------------------------|--|



[Signature]
REGISTERED SURVEYOR
DATE 4/11/2020

[Signature]
J. Jordan
GENERAL MANAGER
COUNCIL DELEGATE
DATE 15.12.2020

| | |
|--|-------------------|
| SCHEDULE OF EASEMENTS | Registered Number |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 180507 |

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

(as defined herein)

- 1. Lot 2 is subject to an Electricity Infrastructure Easement in favour of Tasmania Networks Pty Ltd (ABN 24 167 357 299) over the strip of land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 5.00 WIDE" as shown on the plan.

DEFINITIONS

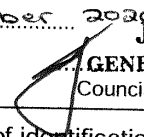
"Electricity Infrastructure Easement" means:

FIRSTLY the full and free right and liberty for Tasmania Networks Pty Ltd (ABN 24 167 357 299) and its successors and its and their servants and contractors (hereinafter called "Tasnetworks") at all times hereinafter:

- (a) To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity (hereinafter called "the electricity infrastructure") of such material and type as Tasnetworks may determine above, on or under the land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 5.00 WIDE" (hereinafter called the "servient land").
- (b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing the electricity infrastructure without doing unnecessary damage to the servient land and making good all damage occasioned thereby.
- (c) To erect fencing and signs upon the servient land if in the opinion of Tasnetworks these are necessary for reasons of safety.

[Handwritten signatures]

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|--|
| SUBDIVIDER: AA PREWER, MJ REID & AJ REID | PLAN SEALED BY: Meander Valley Council |
| FOLIO REF: Volume 111029 Folio 1 | DATE: 15 December 2020 |
| SOLICITOR Clare Broadhurst & REFERENCE: Rae & Partners Lawyers | PA1910158 REF NO. |
|  J. Jordan GENERAL MANAGER 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 180507 |
| SUBDIVIDER: AA PREWER, MJ REID & AJ REID FOLIO REFERENCE: VOLUME 111029 FOLIO 1 | |

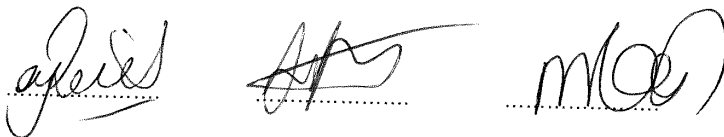
- (d) To cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.
- (e) To enter into and upon the servient land for all or any of the above purposes with or without all necessary, plant and equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land.

Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land PROVIDED THAT such use does not derogate from this grant or, in the opinion of Tasnetworks compromise the safe operation of the electricity infrastructure, located on, above or under the servient land.

SECONDLY the benefit of a covenant for Tasnetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any building or place any structures, objects, or vegetation within the servient land without the prior written consent of Tasnetworks to the intent that the burden of this covenant may run with and bind the servient land and every part thereof.

FENCING COVENANT

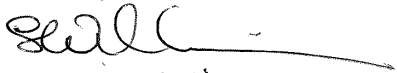

The owner of each lot on the plan covenants with Alan Anthony Prewer, Melanie Joan Reid and Amanda Jean Reid (the vendor) that the vendor will not be required to fence any lot on the plan.



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

| | |
|--|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES | Registered Number SP 180507 |
| SUBDIVIDER: AA PREWER, MJ REID & AJ REID FOLIO REFERENCE: VOLUME 111029 FOLIO 1 | |

EXECUTED by **ALAN ANTHONY PREWER** as the registered proprietor of the land comprised in Folio of the Register Volume 111029 Folio 1 in the presence of:



(witness signature)  

(witness full name) Helen Williamson

(witness occupation) Support worker.

(witness address) 43 Hardwicke St, Summerhill Tas 7250

EXECUTED by **MELANIE JOAN REID** as the registered proprietor of the land comprised in Folio of the Register Volume 111029 Folio 1 in the presence of:



(witness signature)  

(witness full name) Helen Williamson

(witness occupation) Support worker

(witness address) 43 Hardwicke St, Summerhill Tas 7250

EXECUTED by **AMANDA JEAN REID** as the registered proprietor of the land comprised in Folio of the Register Volume 111029 Folio 1 in the presence of:

(witness signature)  

(witness full name) Helen Williamson

(witness occupation) Support worker.

(witness address) 43 Hardwicke Street, Summerhill Tas 7250.

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.

Hamori, David

From: Richard Peck <RPeck@6ty.com.au>
Sent: Monday, 1 February 2021 11:35 AM
To: Hamori, David
Subject: RE: Issues with SP180507
Attachments: SP180507 amendments to survey notes and Plan 210201.pdf

Hi Dave,
 Further to our conversation please find attached a marked up copy with amendments and I have added a couple of notes that I think could be added too.

Please proceed with your amendments to the plan as marked.

With respect to the survey notes, I have marked up the changes I want and picked up one related extra.

The coordinate difference you noted equates to a round of 0.3" over a 1864m distance; a nuisance but I will hold that my calculated coordinates are correct.

I have added a note that addresses your query on the adopted radiation from the old star. I adopted the original measures along the boundary whilst I could have equally adopted the traverse measures. The difference is less than 1mm in real terms so I will leave unchanged.

I have added a general note with respect to the area. The difference is significant. I had worked it out and arrived at the same result as you but had not updated the plan of survey.

Can you please advise expected delivery time to Registration?

Regards
 Richard



Richard Peck

Registered Land Surveyor
 0419 556 579

Measured form and function

Tamar Suite 103, The Charles
 287 Charles Street, Launceston 7250
 PO Box 63 Riverside 7250
 P 03 6332 3300
 E rpeck@6ty.com.au
 W 6ty.com.au
 ARCHITECTURE | SURVEYING | ENC

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From: Hamori, David <David.Hamori@dpipwe.tas.gov.au>
Sent: Friday, January 29, 2021 12:23 PM
To: Richard Peck <RPeck@6ty.com.au>
Subject: Issues with SP180507

Afternoon Richard

Have found a few issues for you to digest (see pdf attached)

Face plan

1. Residual area for Lot1000 appears wrong.
2. Incorrect compiled Bishopsbourne Rd distances per P111028

Found a couple of miscloses in the notes and have shown corrections to fix.
 This could explain the minor differences in the easting values for points (1), (2) & (3).
 Position of (23) determined from O.STAR appears to be adjusted up instead of down ??

Don't hesitate to call if further clarification is required.

Regards

David Hamori | Senior Technical Officer
 Land Titles Office | **Land Tasmania**

Department of Primary Industries, Parks, Water and Environment
 134 Macquarie Street Hobart TAS 7000
 GPO Box 541 Hobart TAS 7001
 T: 03 616 54153 | E: David.Hamori@dpiwwe.tas.gov.au
 www.dpipwe.tas.gov.au | <http://dpiwwe.tas.gov.au/land-tasmania/land-titles-office>

Connect with us on 

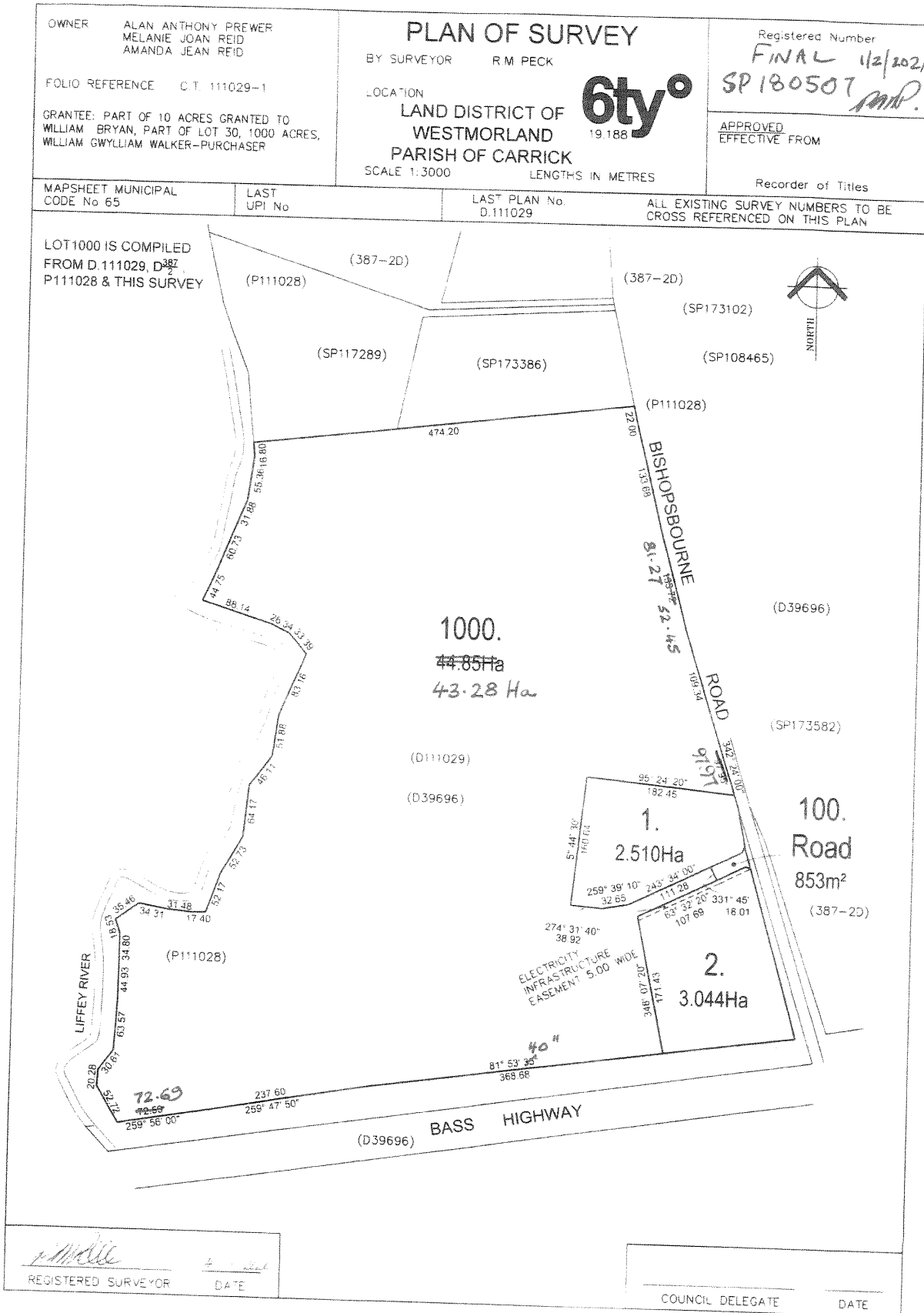
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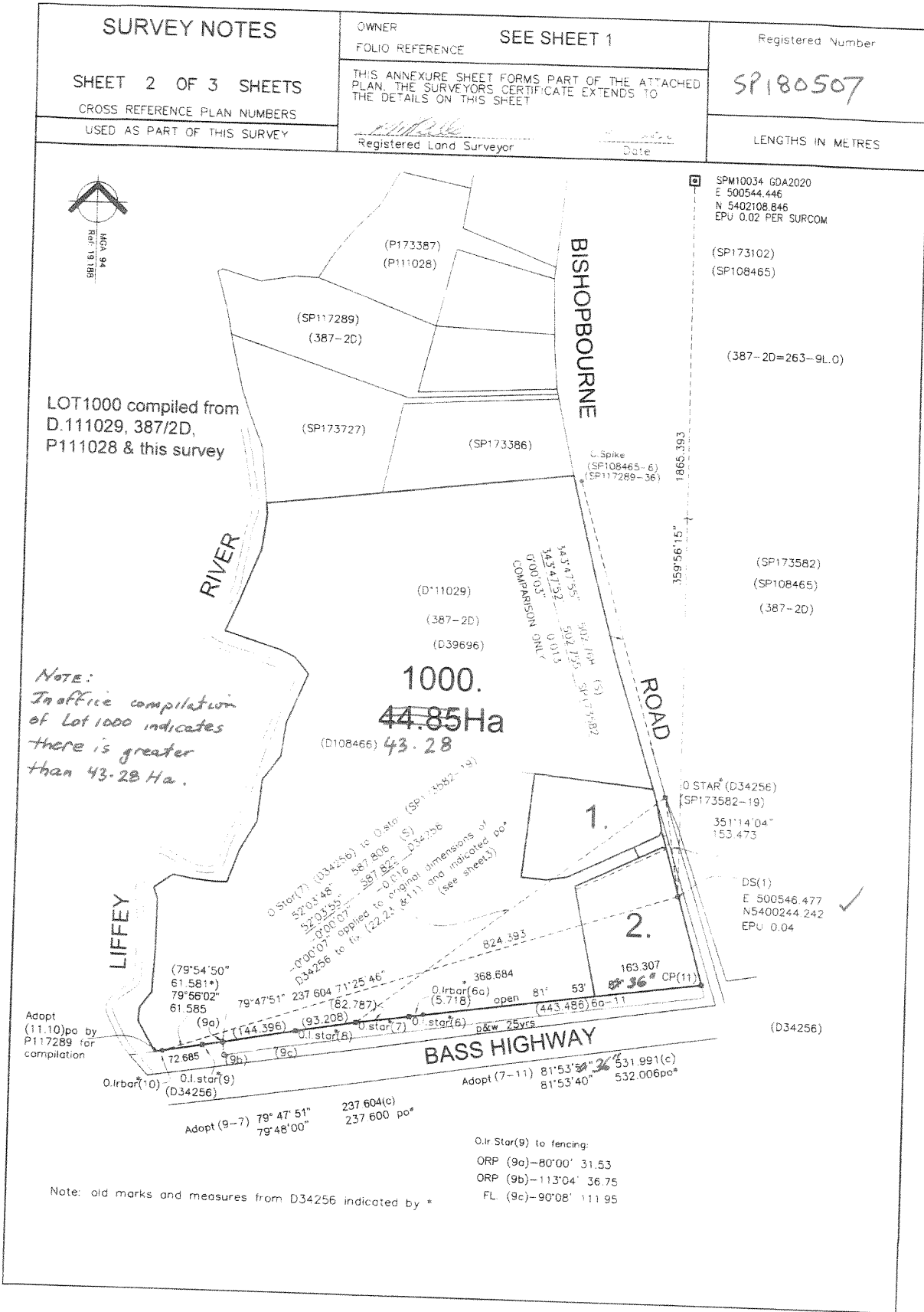
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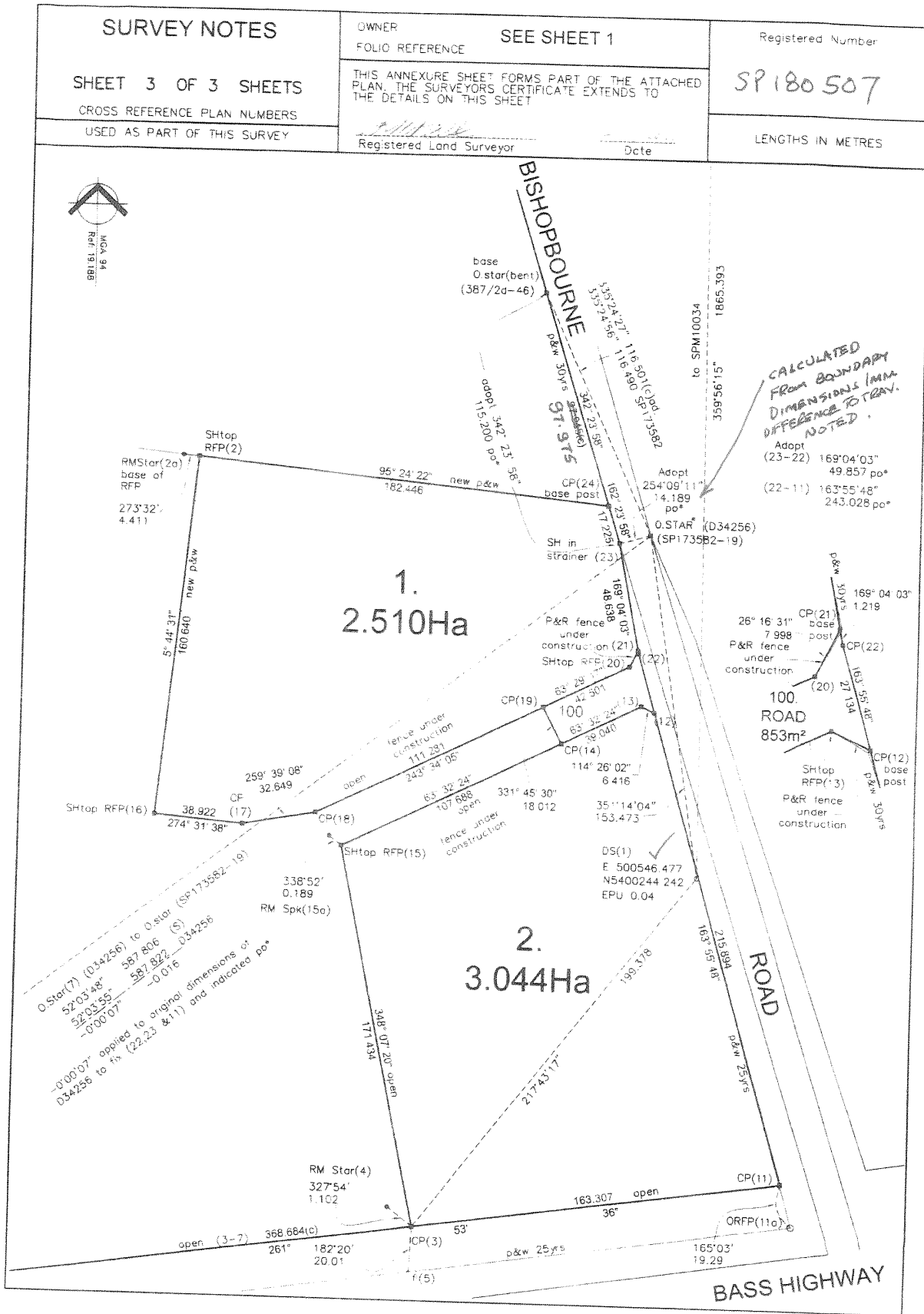
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Mail: 202 Wellington Street, South Launceston 7249
2025

A.B.N: 71 615 812 747

Phone: 6344 7319

Email: info@designtolive.com.au

16 September

Cover Letter

Development: Proposed New Dwelling & Decommissioning Existing Dwelling to a 10a Shed.

Owner: N & S Colla

Address: 2 Poppy Lane Carrick

Council: Meander Valley

Zone: Rural Living C

Please find below further information about the proposed Development at the above address.

C2.6.1 P1 – The proposed new driveway extension is to be constructed in gravel to match the already existing established gravel from the roadway. The extension of the driveway is in keeping with other established Rural Living Properties in the area.

C7.6.1 P1.1 – The driveway extension to the proposed new dwelling is within the natural Assets Code Overlay.

(a) The construction phase of the development is not expected to disturb areas vulnerable to erosion close to the existing drainage culvert. As per the site plan Sediment control fence will be installed until the existing grassed vegetation is recovered to its original state.

(b) No works are proposed to alter the existing vegetation within or near the riparian or littoral vegetation zones.

(c) No works to alter existing conditions of streambank or streambed within the Natural Asset.

(d) No works to alter existing habitats within the Natural Asset.

(e) Natural flow and drainage not to be impeded

(f) No works within Natural Asset – no impact to fish passages if any.

(g) No filling of wetland proposed

(h) New dwelling is in the position where the Future Dwelling was nominated on the original DA application in 2020 for the existing approved dwelling before the planning scheme had changed with new overlays to protect the drainage culvert in 2021

(i) Local cut and fill around the driveway is proposed minimise the need of retaining walls.

The battered banks will be re-seeded with grass.

(j) The design works in with the current site contours and slope of the land and the originally intended location of the future dwelling.

(k) N/A

(l) No expected future works to be required.

(m) No Construction works within the Natural Asset itself, and sediment control fence will be installed with the recommendations of the Wetlands & Waterway Works Manual.

Regards,
Dyllan Penney



PROPOSED DWELLING & EXISTING DWELLING CONVERSION TO SHED
 4 POPPY LANE,
 CARRICK, 7291.

| DRAWING # | DRAWING |
|-----------|--|
| PPPY04-1 | COVER PAGE |
| PPPY04-2 | SITE PLAN 1:500 |
| PPPY04-3 | SITE PLAN 1:200 |
| PPPY04-4 | EXTERNAL SERVICES |
| PPPY04-5 | FLOOR PLAN |
| PPPY04-6 | ELEVATIONS |
| PPPY04-7 | EXISTING DWELLING CONVERSION TO 10a SHED |
| PPPY04-8 | PERSPECTIVES |

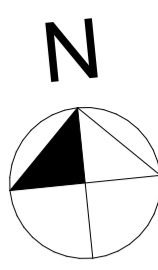


ATTACHMENTS

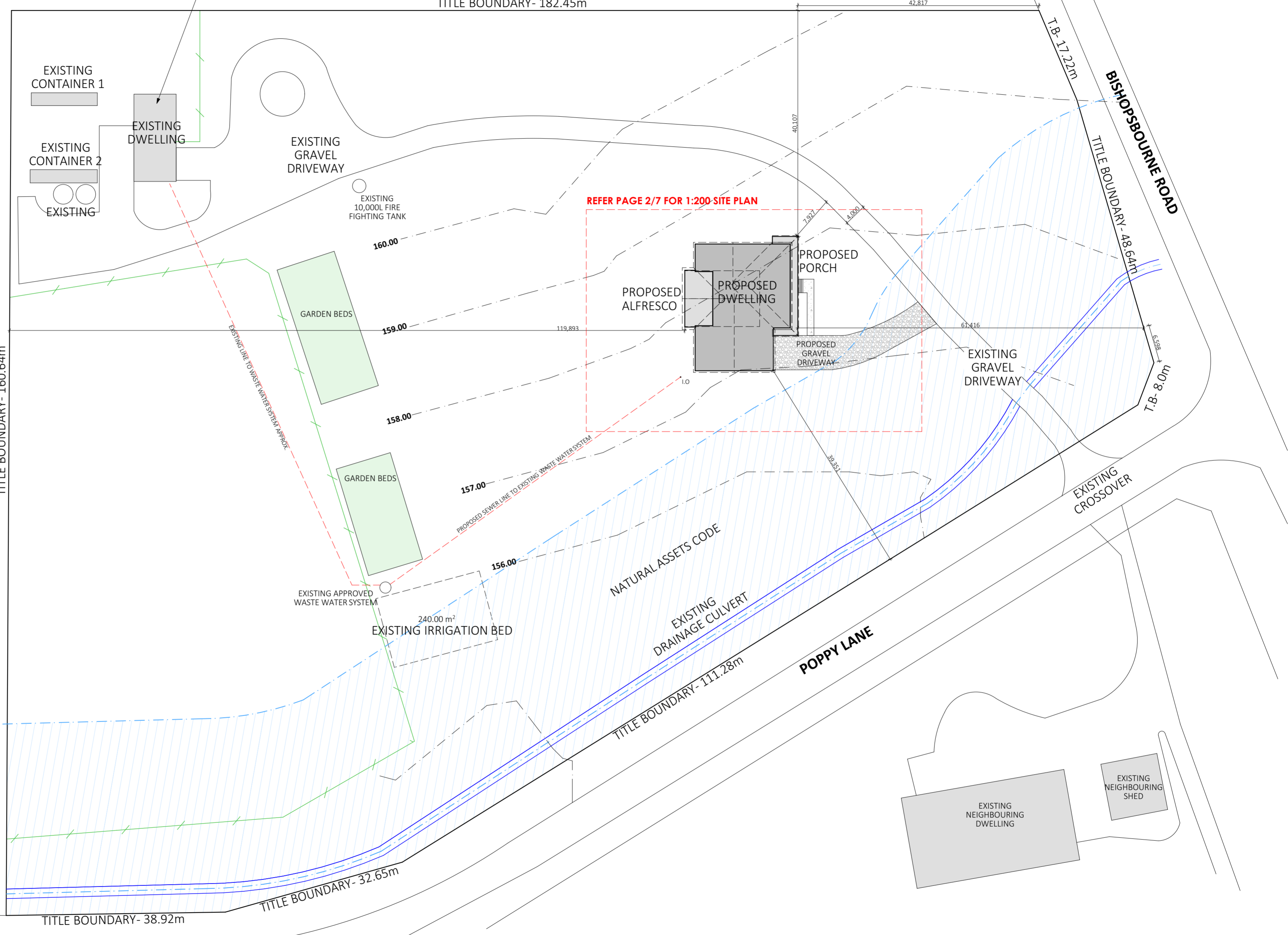
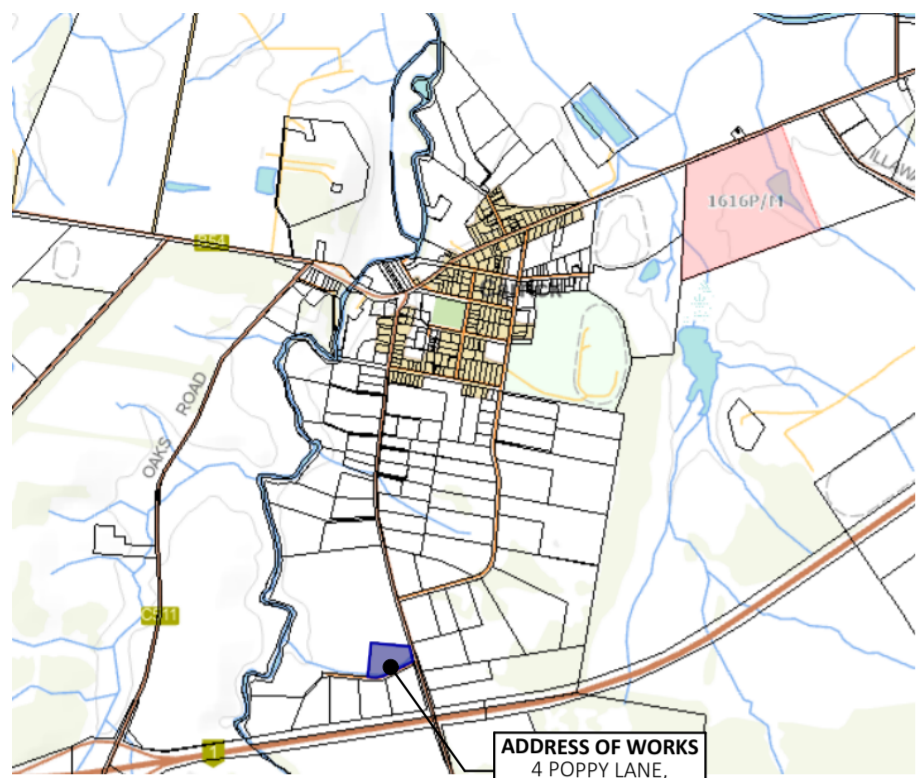
| AREAS | (m ²) | COUNCIL | MEANDER VALLEY | ZONE | RURAL LIVING C |
|----------------------|-------------------|----------------------------|--|--------------------|----------------|
| EXISTING CONTAINER 1 | 26.68 | LAND TITLE REFERENCE | 180507/1 | ENERGY STAR RATING | TBC |
| EXISTING DWELLING | 116.25 | PROPERTY ID | 9847227 | CLIMATE ZONE | 7 |
| EXISTING CONTAINER 2 | 28.11 | LOT SIZE (M ²) | 25100 | ALPINE AREA | N/A |
| ALFRESCO | 47.49 | BAL RATING | 12.5 | CORROSION ENV' | TBC |
| PORCH | 32.07 | DESIGN WIND CLASS | N2 | SITE HAZARDS | N/A |
| DWELLING | 327.91 | SOIL CLASSIFICATION | H2 | | |
| | | PLANNING OVERLAY | NATURAL ASSETS CODE & BUSHFIRE PRONE AREAS | | |

DESIGN BY CLIENT

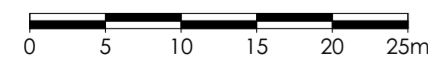
| | ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au | CLIENT/S: NIC & SHANNYN COLLA SITE ADDRESS: 4 POPPY LANE, CARRICK, 7291. | DRAWING COVER PAGE | I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: DATE: SIGNATURE: DATE: | COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright. | <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>R1</td> <td>25/06/2025</td> <td>FOR REVIEW</td> </tr> <tr> <td>R2</td> <td>04/07/2025</td> <td>FOR DA</td> </tr> </tbody> </table> | REV. | DATE | DESCRIPTION | R1 | 25/06/2025 | FOR REVIEW | R2 | 04/07/2025 | FOR DA | <table border="1"> <thead> <tr> <th>DESIGNER</th> <th>JOB NUMBER</th> </tr> </thead> <tbody> <tr> <td>DRAWN</td> <td>D.P</td> </tr> <tr> <td>CHECKED</td> <td>M.L.</td> </tr> </tbody> </table> | DESIGNER | JOB NUMBER | DRAWN | D.P | CHECKED | M.L. | <table border="1"> <thead> <tr> <th>JOB NUMBER</th> <th>DRAWING</th> <th>SCALE (@A2)</th> </tr> </thead> <tbody> <tr> <td>PPPY04</td> <td>1/8</td> <td>NTS</td> </tr> </tbody> </table> | JOB NUMBER | DRAWING | SCALE (@A2) | PPPY04 | 1/8 | NTS |
|----------------|--|--|------------------------------|---|---|---|------|------|-------------|----|------------|------------|----|------------|--------|---|----------|------------|--------------|-----|----------------|------|--|------------|---------|-------------|--------|------------|-----|
| | REV. | DATE | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | R1 | 25/06/2025 | FOR REVIEW | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2 | 04/07/2025 | FOR DA | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESIGNER | JOB NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRAWN | D.P | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHECKED | M.L. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JOB NUMBER | DRAWING | SCALE (@A2) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PPPY04 | 1/8 | NTS | | | | | | | | | | | | | | | | | | | | | | | | | | | |



EXISTING DWELLING TO BE DECOMMISSIONED AT COMPLETION NEW OF DWELLING CONSTRUCTION IS COMPLETE. KITCHEN & LAUNDRY TO BE FULLY REMOVED & ALL SERVICES CAPPED & SEALED.



| AREA | m ² |
|----------------------|----------------|
| EXISTING CONTAINER 1 | 26.68 |
| EXISTING DWELLING | 116.25 |
| EXISTING CONTAINER 2 | 28.11 |
| ALFRESCO | 47.49 |
| PORCH | 32.07 |
| DWELLING | 327.91 |



DESIGN TO LIVE
 ACC # 371799313
 ABN. 71 615 812 747
 PH. 6344 7319
 E. info@designtolive.com.au
 W. designtolive.com.au

CLIENT/S:
 NIC & SHANNYN COLLA

SITE ADDRESS:
 4 POPPY LANE,
 CARRICK, 7291.

DRAWING
 SITE PLAN 1:500

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

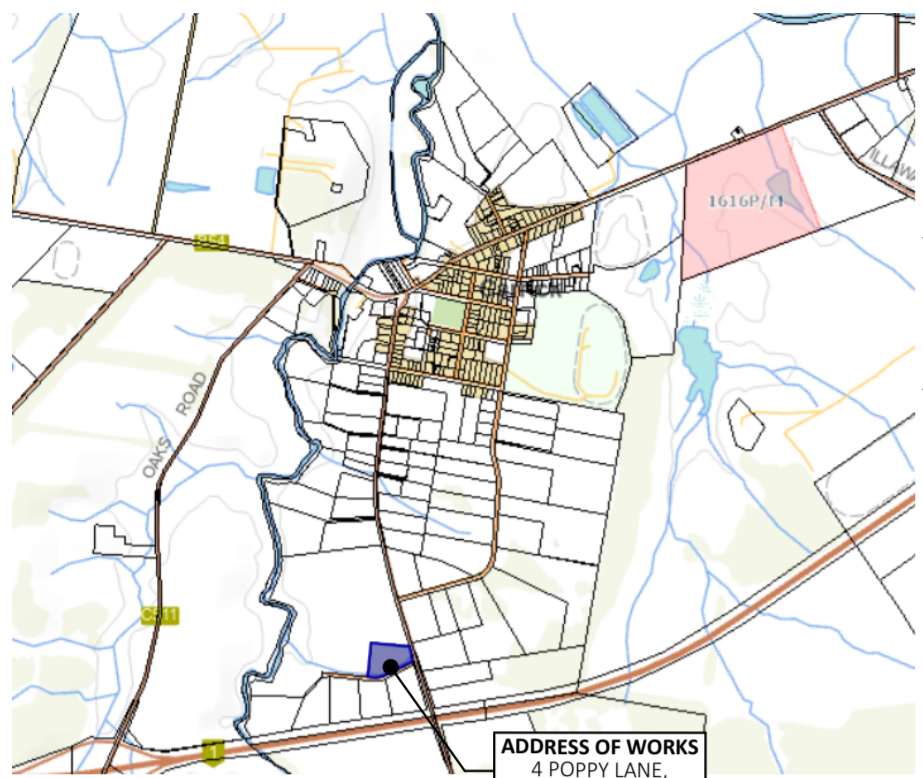
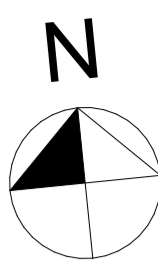
SIGNATURE: **DATE:**

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| REV. | DATE | DESCRIPTION |
|------|------------|-------------|
| R1 | 25/06/2025 | FOR REVIEW |
| R2 | 04/07/2025 | FOR DA |

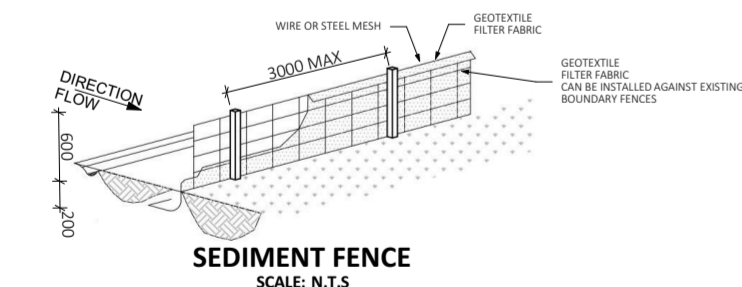
DESIGN BY CLIENT

| DESIGNER | JOB NUMBER |
|---------------------|--------------------------|
| DRAWN D.P. | PPPY04 |
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| | SCALE (@A2) 1:500 |



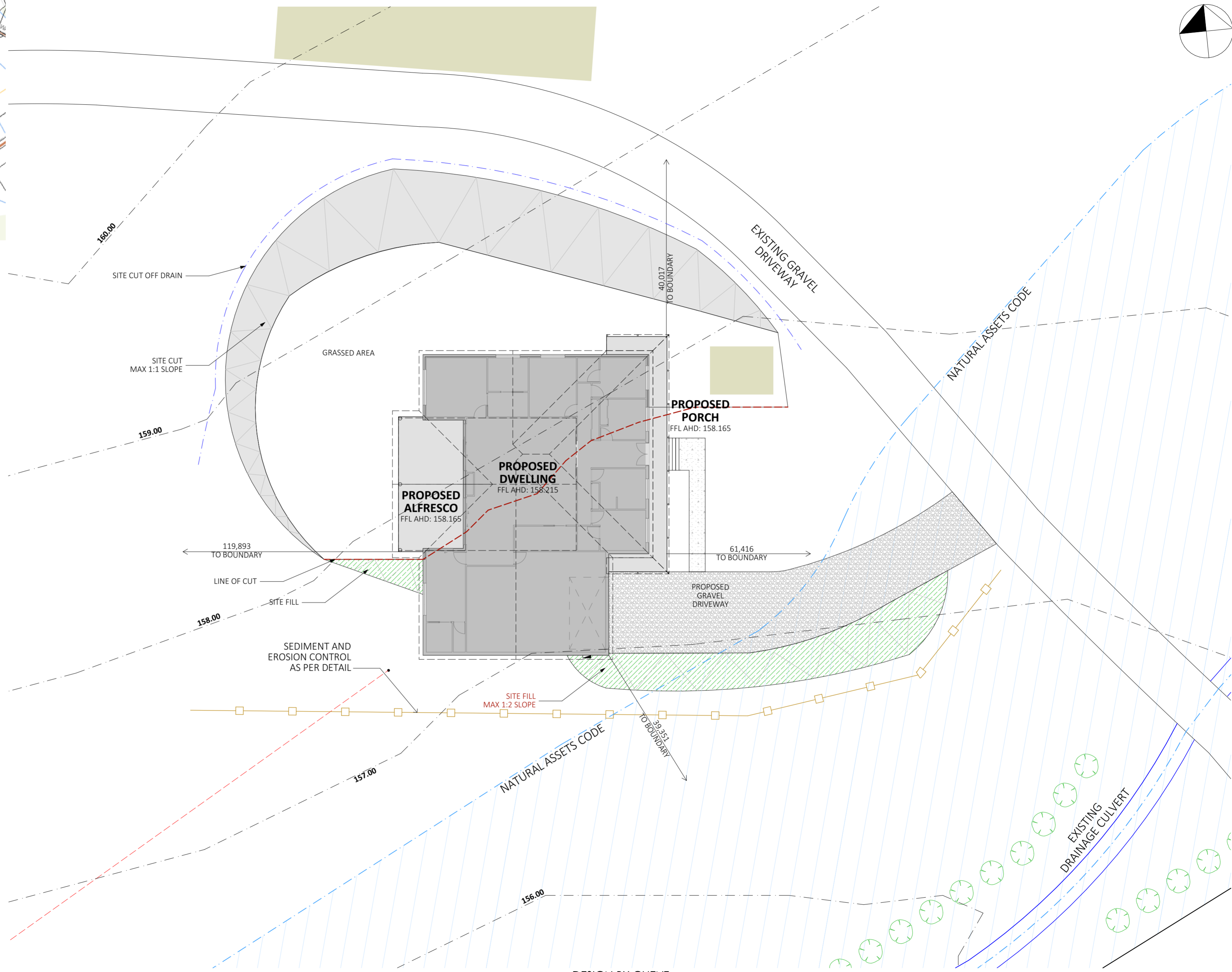
LOCALITY PLAN
NOT TO SCALE

| AREA | m ² |
|----------------------|----------------|
| EXISTING CONTAINER 1 | 26.68 |
| EXISTING DWELLING | 116.25 |
| EXISTING CONTAINER 2 | 28.11 |
| ALFRESCO | 47.49 |
| PORCH | 32.07 |
| DWELLING | 327.91 |



KEY:

- SEDIMENT CONTROL FENCE
- MATERIAL STORAGE AREAS



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SITE PLAN 1:200

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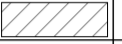



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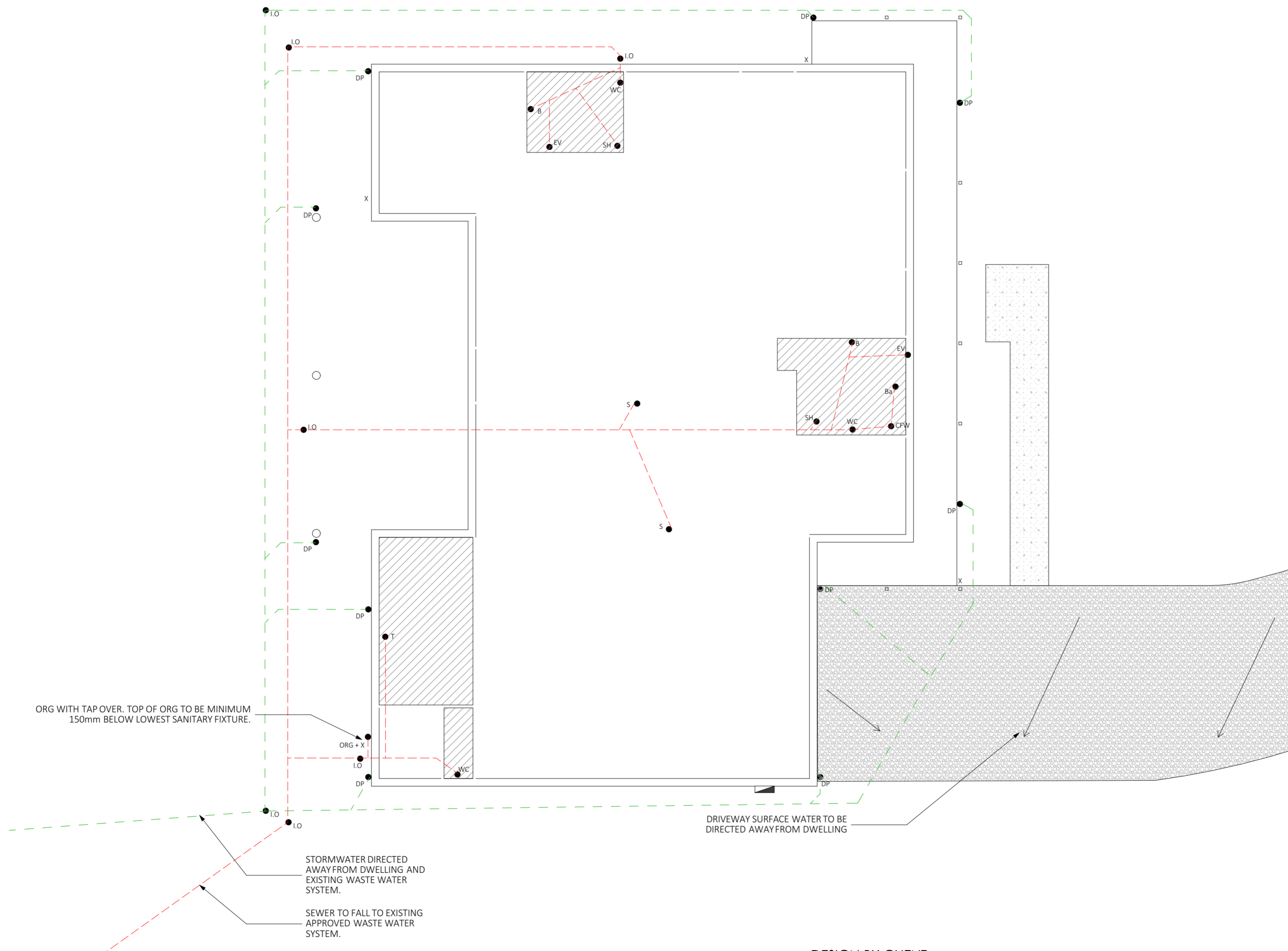
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| LEGEND | |
|--|---|
| B | BASIN |
| Ba | BATH (POP-UP PLUG WITH REMOVABLE WASTE) |
| S | SINK (65Ø) |
| T | LAUNDRY TUB (65Ø) |
| SH | SHOWER |
| WC | WATER CLOSET |
| FW | FLOOR WASTE |
| EV | VENT (THROUGH TO ROOF) |
| IO | INSPECTION OPENING |
| ORG | O/FLOW RELIEF GULLY |
| RE | RODDING EYE |
| X | EXTERNAL TAP |
| P | DRAINAGE PIT (450 x 450mm) |
| DP | DOWNPIPE (90Ø) |
|  | WET AREAS |
|  | STORMWATER LINE (100mm PVC) |
|  | SEWER LINE (100mm PVC) |
|  | AG. DRAIN |

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.



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

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

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

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

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

1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

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

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

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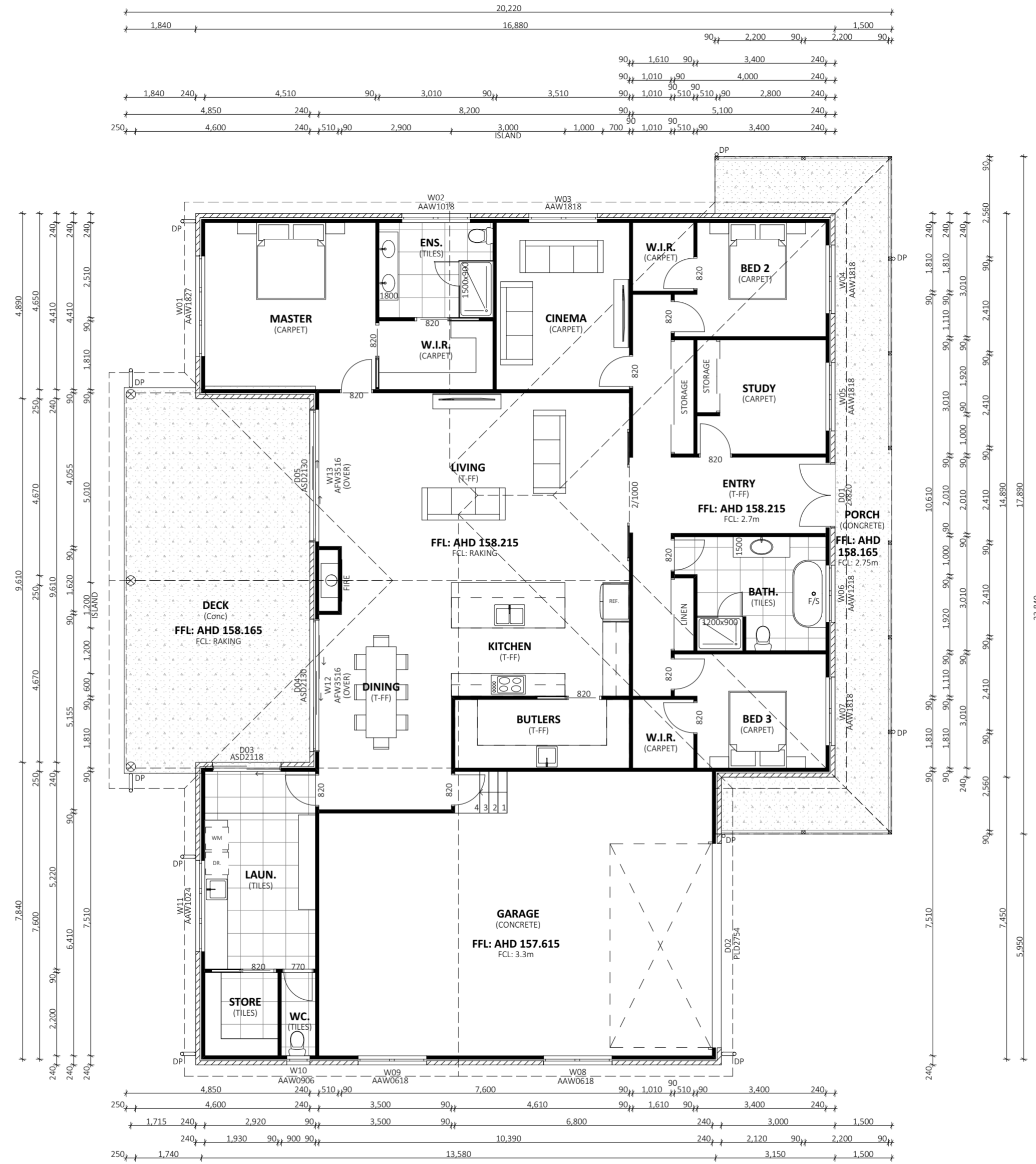
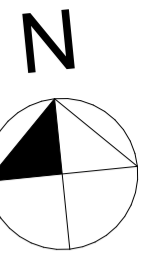
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FLOOR PLAN

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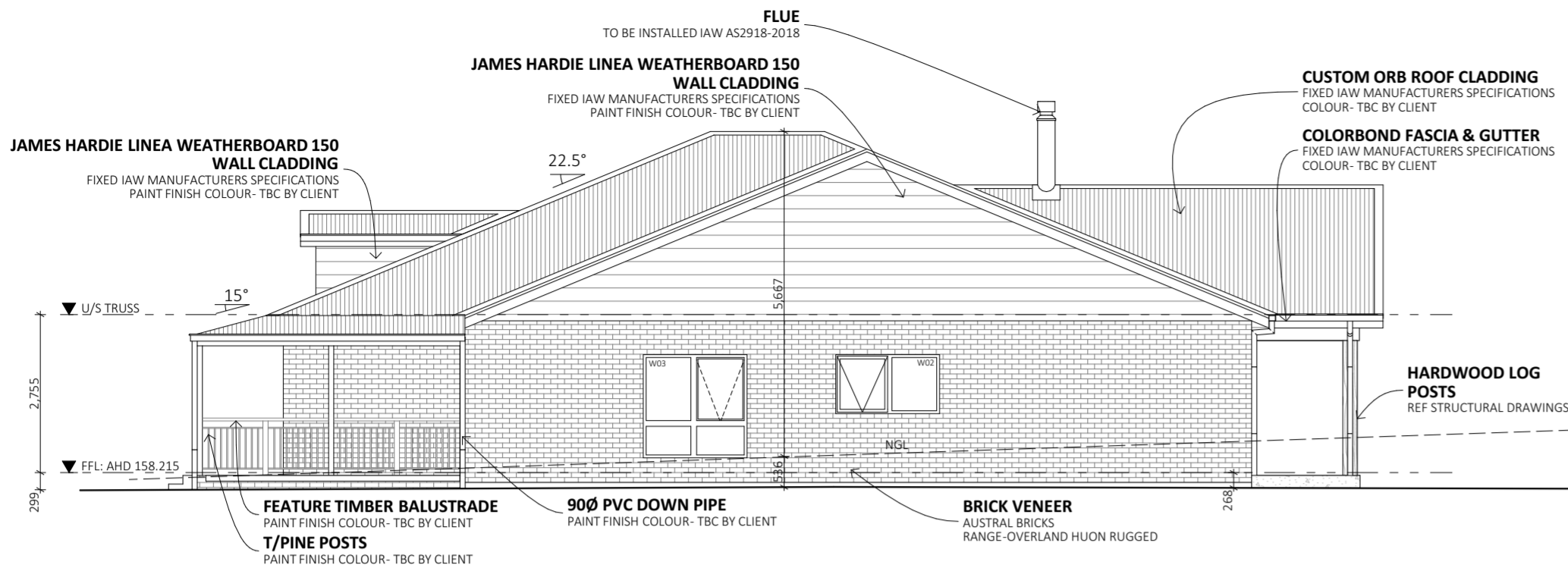
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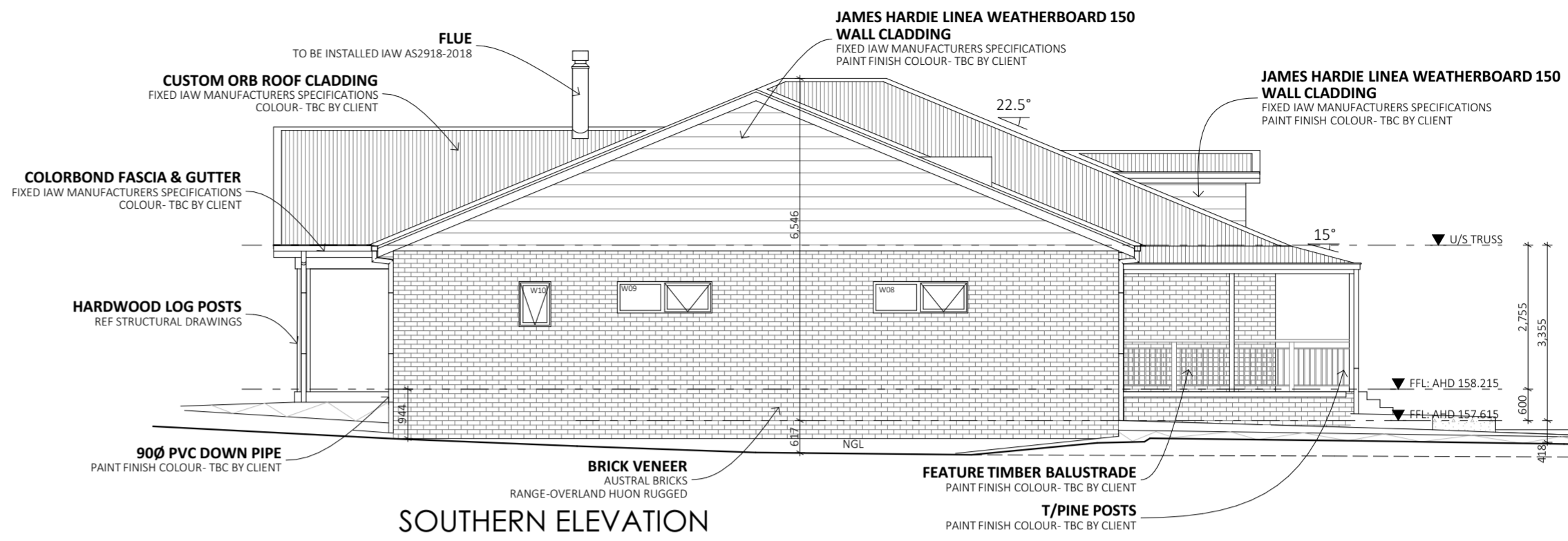
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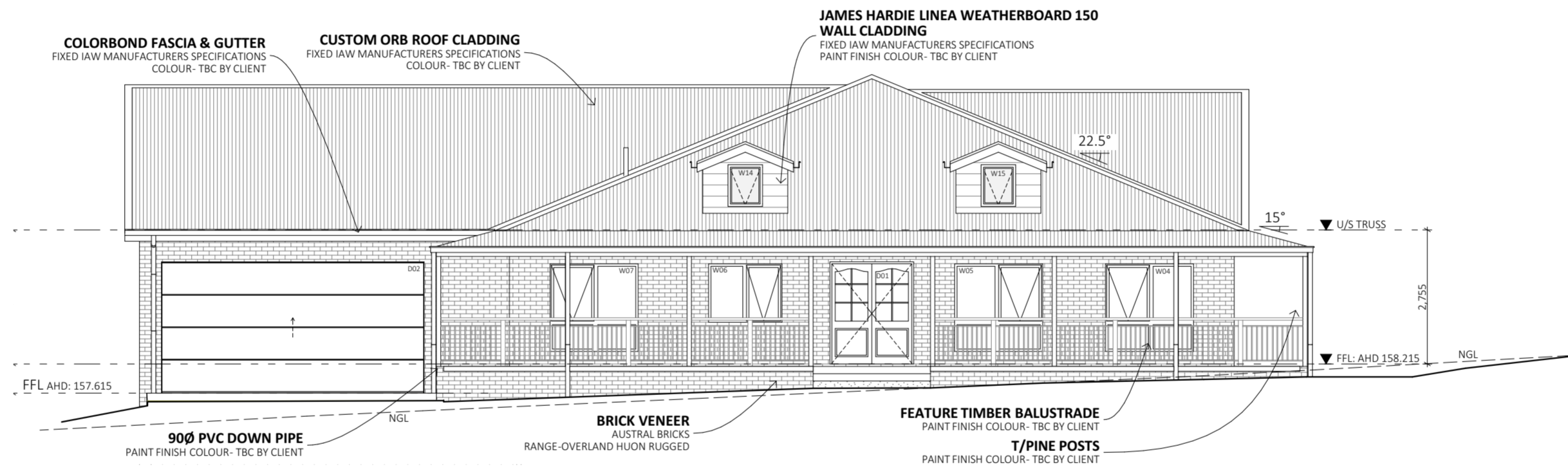
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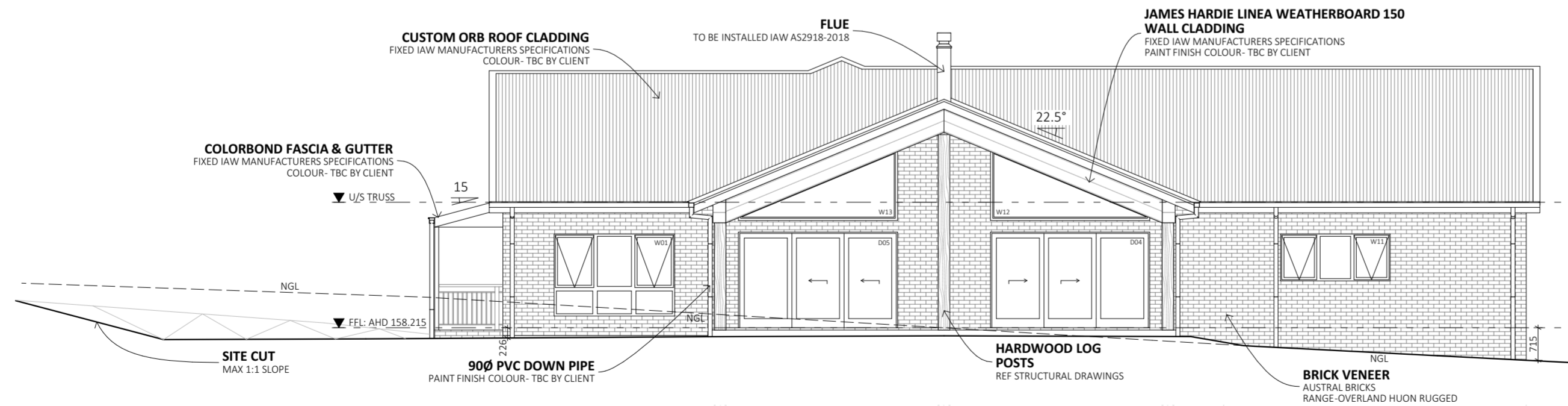
NORTHERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION

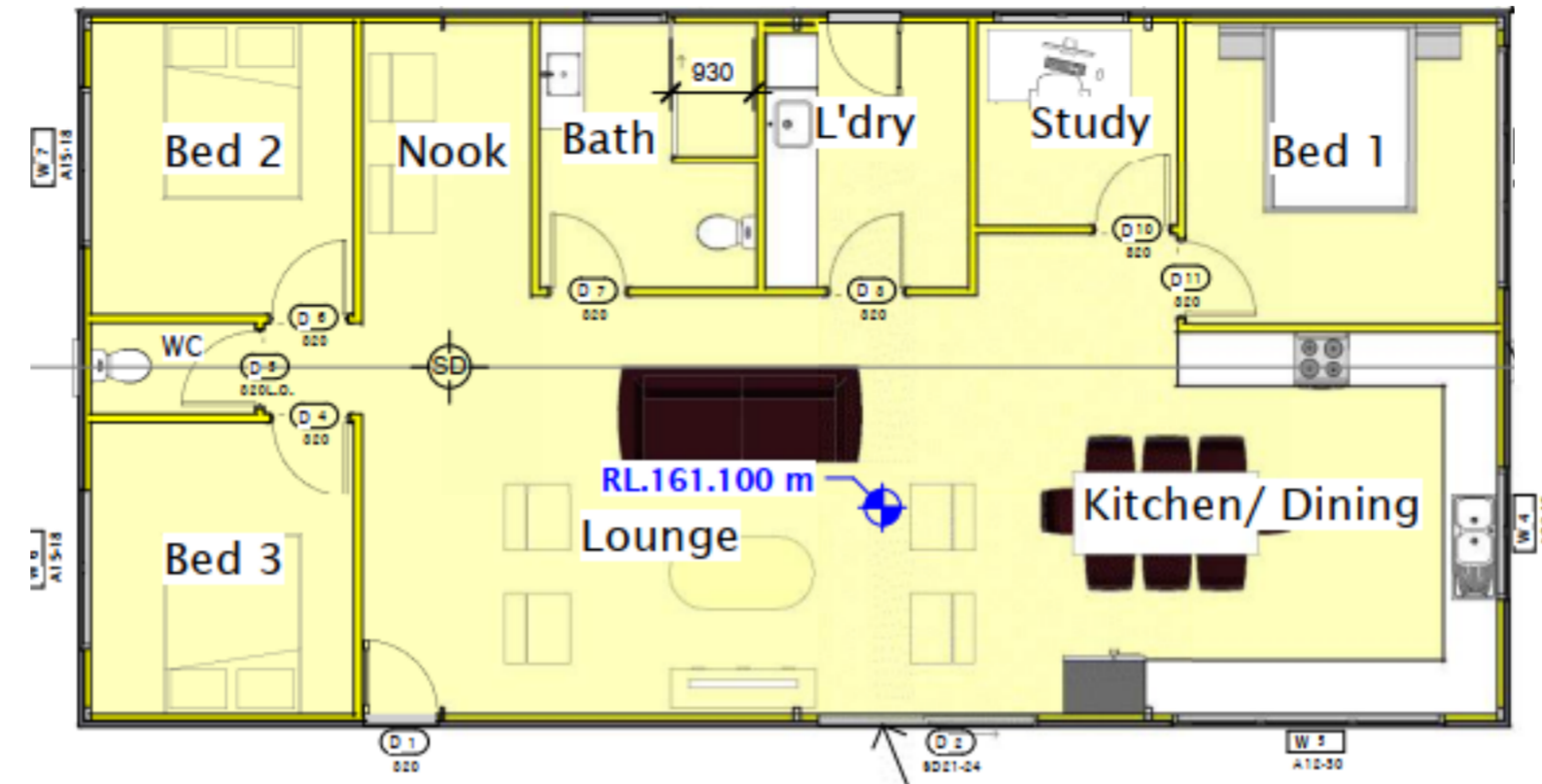


WESTERN ELEVATION

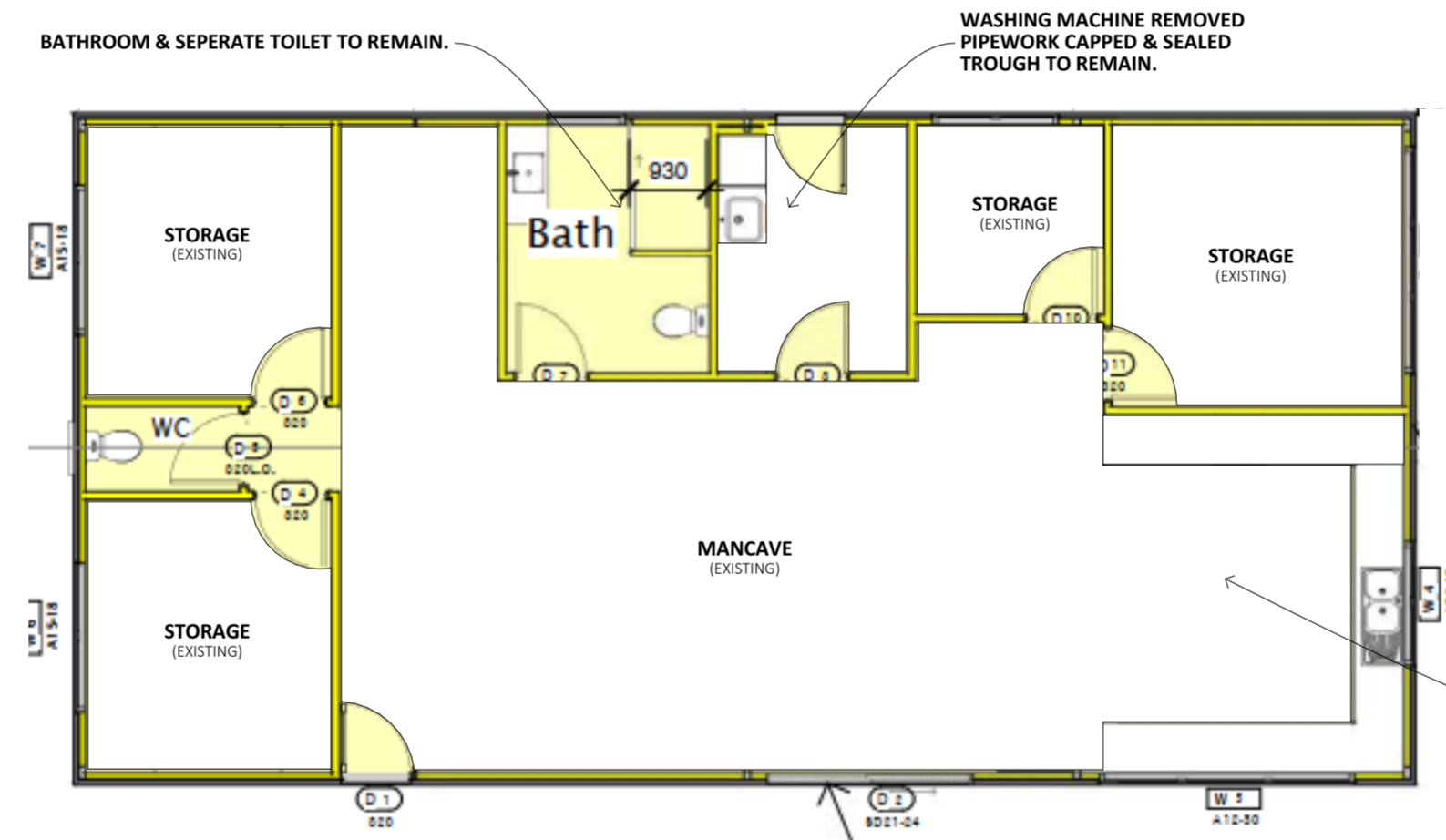


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EXISTING DWELLING PLAN



PROPOSED 10a SHED PLAN

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| | | | SCALE (@A2) | NTS |