

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/50

Enquiries: Planning Department

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

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

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



NOTICE OF APPLICATION FOR LAND USE PERMIT

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

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2025/50
Development Site: - 170 Stowport Road WIVENHOE
CT: 51959/5
Proposal: - Construction of an additional building to be used in association with existing Domestic Animal Breeding, Boarding or Training Use

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

The application may be viewed at -

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

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

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

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

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **29 September 2025**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

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

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

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

Troy McCarthy

PRINCIPAL PLANNER

Date of Notice: - **13 September 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

170 Stowport Road Wivenhoe TAS 7320

Certificate of
Title Reference

51959/5

Applicant

First Name

Rachel

Second
Name

Surname

Beech

Postal Address:

[Redacted]

Phone No:

[Redacted]

Mobile:

[Redacted]

Email Address:

[Redacted]

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

YES NO

Applicants Signature:

R Beech

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

First Name

The Tasmanian Canine Defence League

Second Name

Surname

[Redacted]

[Redacted]

Postal Address:

[Redacted]

Phone No:

[Redacted]

Instruction for making a permit application

a) *Use or development?*

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

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

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

b) *Required Information*

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

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

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

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

c) *Applicable Provisions and Standards*

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

d) *Discretionary Permits*

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

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

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

e) *If the applicant is not the landowner*

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

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

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

f) *Applicant declaration*

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

g) *Payment of Fees*

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

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class Domestic animal breeding, boarding , or training.

Documents included with the permit application to describe the Use

Site Plan
Floor Plan
Elevations
Cover letter with planning information

Proposed Development

Use class to which the development applies Domestic animal breeding, boarding , or training.

Documents included with the permit application to describe the Development

Certificate of Title, Folio Plan
Site Plan
Floor Plan
Elevations
Cover letter with planning information

Provisions and Standards relied upon for grant of a Permit

Tasmanian Planning Scheme / Planbuild Property report.

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership
--

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

Signature of Applicant *R Beech* Date 31-7-25

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

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

General Manager (Signature) Date

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

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

Minister (Signature) Date

Applicant Declaration

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

Signature of Applicant *R Beech* Date 31-7-25

Office use only

SEARCH OF TORRENS TITLE

VOLUME 51959	FOLIO 5
EDITION 3	DATE OF ISSUE 05-Jul-2016

SEARCH DATE : 01-Aug-2025

SEARCH TIME : 01.07 PM

DESCRIPTION OF LAND

City of BURNIE
 Lot 5 on Sealed Plan [51959](#)
 (Formerly Lots 1&4 on SP[51959](#))
 Derivation : Part of Lot 8 Gtd to H.B.Stoney, Part of Lot
 35474 & Lot 36928 Gtd to The Marine Board of Burnie Part of
 9alr18ps Sec R.Gtd to The Tasmanian Permanent Executors
 and Trustees Association Ltd
 Prior CTs [3662/46](#) and [3662/47](#)

SCHEDULE 1

[A585057](#) & [B560338](#) THE TASMANIAN CANINE DEFENCE LEAGUE

SCHEDULE 2

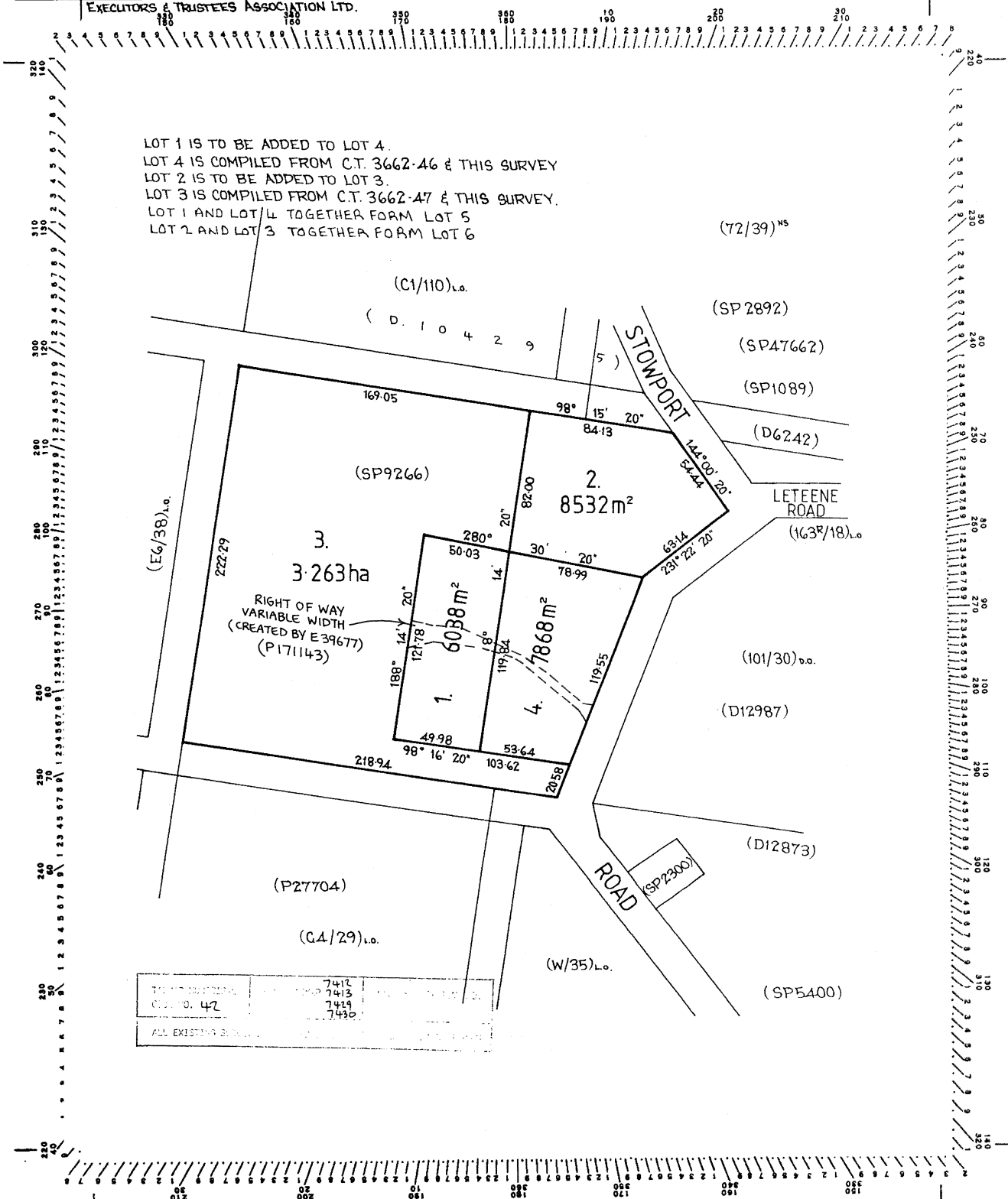
Reservations and conditions in the Crown Grant if any
[E39677](#) BURDENING EASEMENT: a right of way easement in favour
 of Tasmanian Water & Sewerage Corporation Pty Ltd
 over the land marked Right of Way Variable Width on
 Sealed Plan [51959](#) Registered 05-Jul-2016 at noon
[A585056](#) & [A585057](#) FENCING PROVISION in Transfer

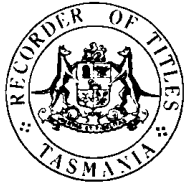
UNREGISTERED DEALINGS AND NOTATIONS

171143 PLAN Lodged by PAGE SEAGER on 09-Mar-2016 BP: 171143

EARLY ISSUE

<p>Owner: THE TASMANIAN CANINE DEFENCE LEAGUE, THE MARINE BOARD OF BURNIE.</p>	<p>PLAN OF SURVEY by Surveyor: <u>B. J. ROLLINS</u> of <u>PEACOCK, DARCEY & ANDERSON PTY LTD</u> AUTHORISED SURVEYORS 91 MOUNT STREET, BURNIE of land situated in the</p>	<p>Registered Number: SP51959</p>
<p>Title Reference: C.T. 3662-46 C.T. 3662-47</p>	<p>CITY OF BURNIE</p>	<p>Approved: <u>16 JUN 1992</u> Effective from: _____</p>
<p>Grantee: PART OF LOT 8, 2-2-7 HENRY BUTLER STONEY; PLUR PART OF LOT 35474, 12-2-33 & WHOLE OF LOT 36928, 2403 m² THE MARINE BOARD OF BURNIE PLUR, PART OF SEC R, 9-1-18 THE TASMANIAN PERMANENT EXECUTORS & TRUSTEES ASSOCIATION LTD.</p>	<p>SCALE 1:2000 MEASUREMENTS IN METRES</p>	<p><i>M. J. Rollins</i> Recorder of Titles</p>





SCHEDULE OF EASEMENTS

PLAN NO.

SP51959

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS

No easements or profits a prendre are created to benefit or burden any Lot shown on the Plan.

SIGNED by THE MARINE BOARD OF BURNIE registered proprietor of the land comprised in Certificate of Title Volume 3662 Folio 47 by its Solicitor ZENIA SAMEC in the presence of:-

[Handwritten signature]

SIGNED by THE TASMANIAN CANINE DEFENCE LEAGUE registered proprietor of the land comprised in Certificate of Title Volume 3662 Folio 46 by its Solicitor MICHAEL LONGBOTTOM in the presence of:-

[Handwritten signature]

[Handwritten notes: See Lead in Journal. 1- can block.]

51959

This is the schedule of easements attached to the plan of THE MARINE BOARD OF BURNIE and
(Insert Subdivider's Full Name)

TASMANIAN CANINE DEFENCE LEAGUE affecting land in

Certificate of Title Volume 3662 Folios 46 & 47
(Insert Title Reference)

Sealed by CITY OF BURNIE on 8.11.19

Solicitor's Reference ZS
Council Clerk/Town Clerk

OS-K 3134



10/09/2025

Samantha Seaton
Burnie Council
PO Box 973
Burnie TAS 7320
planning@burnie.tas.gov.au

DA 2025/50 Response to Additional Information Request

Dear Samantha

Following are responses to your queries raised in email on 27/08/2025. Note that the building surveyor has determined the proposed building is a class 6 building, as such no bushfire hazard management plan or associated vegetation clearance is required.

Clause 22.3.3 Discretionary Use Standards

Table with 2 columns: Criteria and Response. Row 1: P1 Use listed as Discretionary must be compatible with landscape values... Response: The proposal is for a single additional building in a site already developed as an animal shelter. Domestic Animal Breeding, Boarding or Training is the existing use at the site...

P22.4.1 Site coverage

Table with 2 columns: Criteria and Response



<p>P1 Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas; and (g) the location of development in relation to natural hazards. 	<p>The proposal will only result in a minor increase in site coverage, from 643 m² to 753 m², an increase of 15%.</p> <p>This site coverage is only 5.4% of the overall site area of 1.39 ha.</p> <p>There is ample available land area for onsite infiltration of stormwater produced from the new roof.</p> <p>There is no requirement for vegetation clearance, as the building has been sited in an already cleared part of the site. Access will be from existing internal roads and paths.</p> <p>The proposed building is sited outside of mapped landslide hazard bands. The entire site is mapped a bushfire-prone, however this is not relevant to a class 6 building.</p>
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Clause 22.4.4 Landscape protection

Criteria	Response
<p>P1 Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements; (d) provision for native habitat for native fauna; (e) the management and treatment of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area. 	<p>The proposed building is located in an already cleared area and no vegetation clearance is required.</p> <p>Extensive existing eucalypt forest is present at the site, and is contiguous with a much larger forested area located to the west. The proposal will not affect the natural values present at the site or the adjacent properties.</p>



<p>P2.1</p> <p>Buildings and works must be located to minimise impacts on landscape values, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation. 	<p>The site falls to the north east, with the elevation ranging from approx. 165m AHD in the south west corner to 145 m AHD in the north east corner. The proposed building FFL is 158.2m AHD with the roof apex being 161.7m AHD.</p> <p>Due to the gradient of the site, the presence of screening vegetation and that the proposed building is located behind existing buildings when viewed from Stowport Rd, the building will only be partially, if at all visible from this road (refer Figure 1). It will not be visible from any neighbouring properties, due to a combination of extensive existing vegetation present along the southern, western and northern boundaries, the site gradient, and the presence of existing buildings at the site.</p>
<p>P2.2</p> <p>If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.</p>	<p>Given the undulating nature of the site and surrounds there are numerous ridgelines and skylines in the vicinity of the site and it is unclear how to interpret this clause. However, as previously stated, the building will not be visible from the south, east or north, and will only be partially visible from the road. There are also no more suitable locations on the site to minimise visual impact of the proposal.</p>

Code 2.0 Parking and Sustainable Transport

There will be no change to the maximum staffing levels of 2 staff present at the site at any time.



Head Office : L3, 51 York Street, Launceston Tas
 Postal : PO Box 1971, Launceston Tas
 Phone : +61 3 6332 6988
 Email : info@cbmgroup.com.au
 Web : cbmgroup.com.au

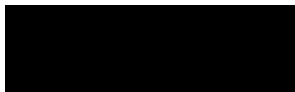




Figure 1 View of the proposed building site (located behind the existing buildings)

We trust that these responses satisfy the queries.

Regards



Sam Dingemans
CBM



Head Office : L3, 51 York Street, Launceston Tas
Postal : PO Box 1971, Launceston Tas
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Email : info@cbmgroup.com.au
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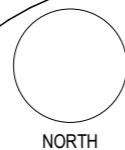
Page 4 of 4



DWG NO.	DRAWING	REV	DATE AND TIME
A000	COVER PAGE	01	1/08/2025 1:39 PM
A101	LOCATION PLAN	01	1/08/2025 1:39 PM
A102	PROPOSED SITE PLAN	01	1/08/2025 1:39 PM
A201	FLOOR PLAN	01	1/08/2025 1:39 PM
A301	ELEVATIONS	01	1/08/2025 1:39 PM

PROPOSED BUILDING JUST CATS 170 STOWPORT ROAD WIVENHOE

NCC BUILDING CLASSIFICATION(S):	
CLASS 1a (DWELLING) AND CLASS 10a (GARAGE)	
BAL ASSESSMENT: (AS3959-2018)	TBA
EX. FLOOR AREA:	643m ²
NEW GROUND FLOOR:	110m ²
NEW FIRST FLOOR:	NAm ²
TOTAL AREA:	753m²
DECKS, RAMPS, ETC:	NAm ²
LOCAL COUNCIL: BURNIE CITY COUNCIL	
PLANNING ZONE: 22 LANDSCAPE CONSERVATION	
LAND TITLE REF:	51959/5
PROPERTY ID:	7721900
SOIL CLASSIFICATION: (AS2870-2021)	M
WIND CLASSIFICATION: (AS4055-2012)	N3
CLIMATE ZONE: (NCC 2022)	7
ALPINE AREA: (NCC 2022)	N/A
CORROSION ENV: (AS4312-2019)	C3 MEDIUM
DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS.	
BOUNDARY INFORMATION AND CONTOURS HAVE BEEN SOURCED FROM THE LIST AND ELVIS FOUNDATION SPATIAL DATA AND IS APPROXIMATE.	
DIMENSIONS IN MILLIMETRES (MM) UNLESS NOTED OTHERWISE. LEVELS ARE IN METRES (M). DO NOT SCALE.	
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.	
DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS.	
THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR.	
IMPORTANT DO NOT SCALE. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.	



ISSUE	REV	DATE
APPROVAL	01	1/08/2025



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 ELEVATION AND DEPTH - FOUNDATION SPATIAL DATA
 GOOGLE EARTH PRO, IMAGE © 2025 GOOGLE



LOCATION PLAN

A101



BAL ASSESSMENT: TBA (AS3959-2018)

PLANNING ZONE:
 22 LANDSCAPE CONSERVATION

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

BOL: BOLLARD
 EX: EXISTING
 FH: FIRE HYDRANT
 FL: FLOOR LEVEL
 MH: MAINTENANCE HATCH
 RL: RELATIVE LEVEL
 SH: SHED / OUTBUILDING
 WHT: WATER HARVESTING TANK

AG: AG-DRAIN
 COM: COMMS LINE
 G: GAS LINE
 HV: HV POWER LINE
 LV: LV POWER LINE
 S: SEWER LINE
 SW: STORMWATER
 W: WATER LINE

LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.

UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

IMPORTANT
 DO NOT SCALE.
 ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.

LOCATION PLAN
 1:2000



CBM SUSTAINABILITY
 51 York Street, PO Box 1971, Launceston TAS 7250
 P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z

NORTH

PROPOSED CAT SURRENDER BUILDING
 170 STOWPORT RD WIVENHOE TAS 7320
JUST CATS

SCALE: **1:2000 (A3)**

ISSUE	REV	DATE
APPROVAL	01	1/08/2025

PROJECT: **EE 1276**

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BASE DATA FROM
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 ELVIS - ELEVATION AND DEPTH - FOUNDATION SPATIAL DATA
 GOOGLE EARTH PRO, IMAGE © 2025 GOOGLE

PROPOSED SITE PLAN

A102

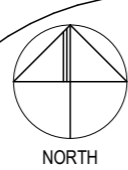


BAL ASSESSMENT: (AS3959-2018)	TBA
SITE AREA:	13906 m ²
EX. FOOTPRINT:	643m ²
NEW FOOTPRINT:	110m ²
SITE COVERAGE:	###%
SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.	
REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.	
BOL:	BOLLARD
EX:	EXISTING
FH:	FIRE HYDRANT
FL:	FLOOR LEVEL
M:	METRES
MH:	MAINTENANCE HATCH
RL:	RELATIVE LEVEL
SH:	SHED / OUTBUILDING
WHT:	WATER HARVESTING TANK
AG	AG-DRAIN
COM	COMMS LINE
G	GAS LINE
HV	HV POWER LINE
LV	LV POWER LINE
S	SEWER LINE
SW	STORMWATER
W	WATER LINE
LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.	
UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.	
SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.	
VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS.	
CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS.	
EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL.	
EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE.	
DOWNPIPES TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED.	
PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.	
IMPORTANT	
DO NOT SCALE.	
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.	

PROPOSED SITE PLAN
1:500



CBM SUSTAINABILITY
 51 York Street, PO Box 1971, Launceston TAS 7250
 P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



PROPOSED CAT SURRENDER BUILDING

170 STOWPORT RD WIVENHOE TAS 7320

JUST CATS

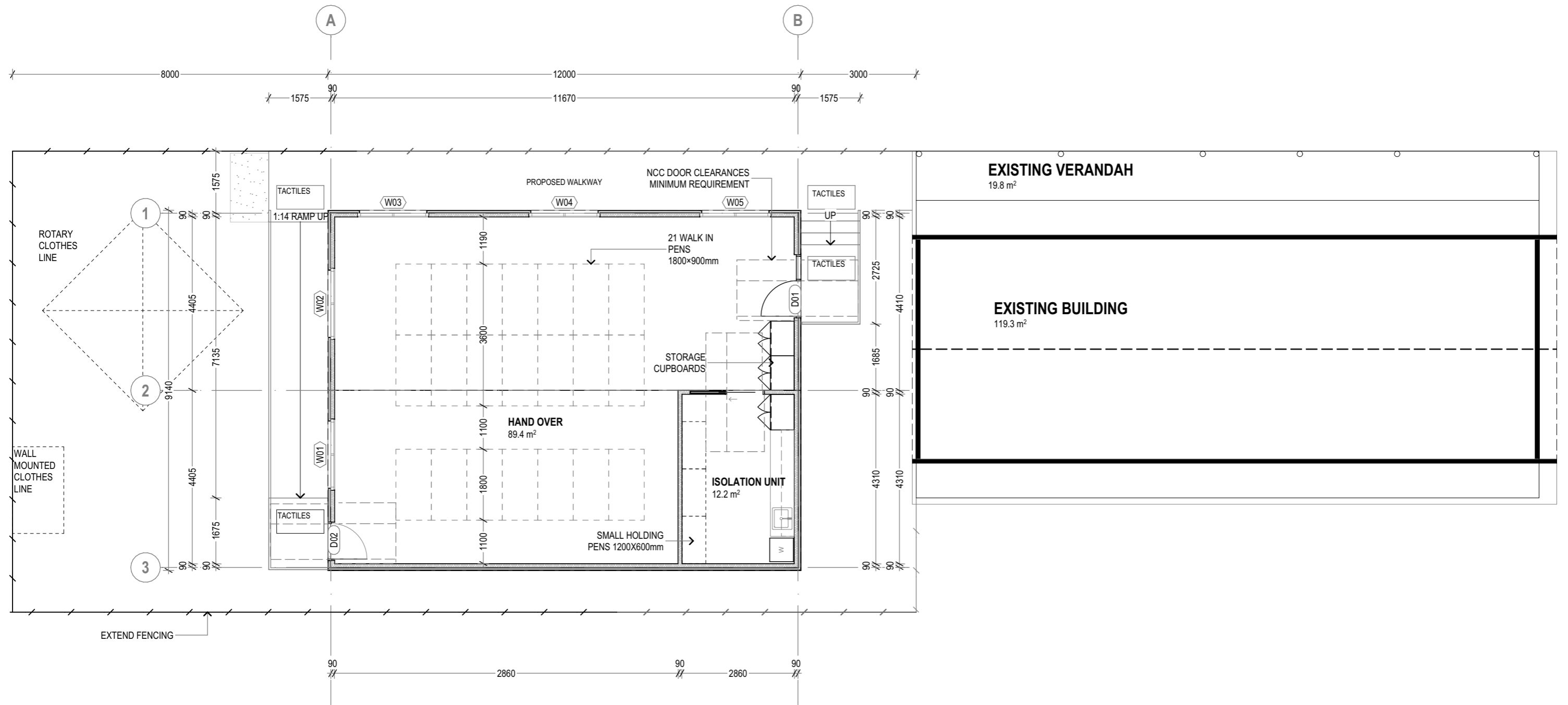
SCALE: 1:500 (A3)

ISSUE	REV	DATE
APPROVAL	01	1/08/2025

PROJECT: EE 1276

cbm SUSTAINABILITY
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G:\Projects\EXCEED\1276 Just Cats Tas - Stowport Rd Stowport\WORKING FILES\EE1276 - JUST CATS STOWPORT.pln 1/08/2025



GROUND FLOOR PLAN
1:100



PROPOSED CAT SURRENDER BUILDING

170 STOWPORT RD WIVENHOE TAS 7320

JUST CATS

SCALE: 1:100 (A3)

ISSUE APPROVAL	REV 01	DATE 1/08/2025
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PROJECT: EE 1276



ELEVATIONS

A301

BAL ASSESSMENT: TBA
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- AIR/C: AIR-CONDITIONING UNIT
- ACP: ALUMINIUM COMP. PANEL (ALUCOBOND 'PLUS' OR 'A2' ONLY)
- B: BENCH
- BH: BULKHEAD
- BOL: BOLLARD
- BL: BLOCKWORK
- BR: BRICKWORK
- CUPB: CUPBOARD
- CL: CEILING LEVEL
- COL: COLUMN (REFER STRUCTURAL DWGS)
- CON: EXPOSED CONCRETE
- D: DOOR
- DP: DOWNPIPE (REFER PLUMBING PLAN)
- EX: EXISTING
- FC: FIBRE CEMENT SHEET
- FL: FLOOR LEVEL
- FPB: FIRE RESISTANT P'BOARD
- HR: HANDRAIL / GRAB-RAIL
- HWC: HOT WATER CYLINDER
- MRS: METAL ROOF SHEETING
- MWS: METAL WALL SHEETING
- NGL: NATURAL GROUND LINE
- OH: OVERHEAD (STORAGE)
- PB: PLASTERBOARD
- PC: POLYCARBONATE SHEET
- PLY: PLYWOOD SHEET
- PV: PHOTOVOLTAIC PANELS
- RL: RELATIVE LEVEL
- SHF: SHELF / SHELVING
- SH: SHED / OUTBUILDING
- SS: STAINLESS STEEL
- TBR: TIMBER
- TLE: TILE
- VYL: VINYL
- W: WINDOW
- WDH: WOOD-HEATER / FIRE
- WPB: WATER RESISTANT P'BOARD
- WHT: WATER HARVESTING TANK

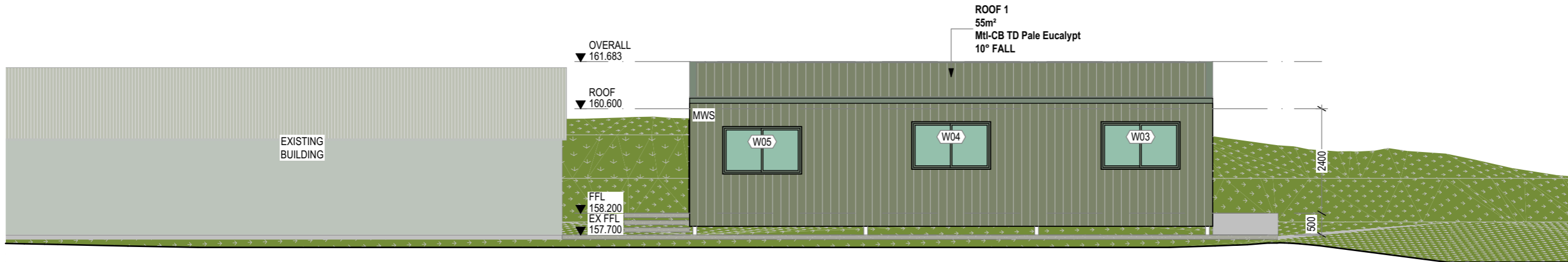
ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).

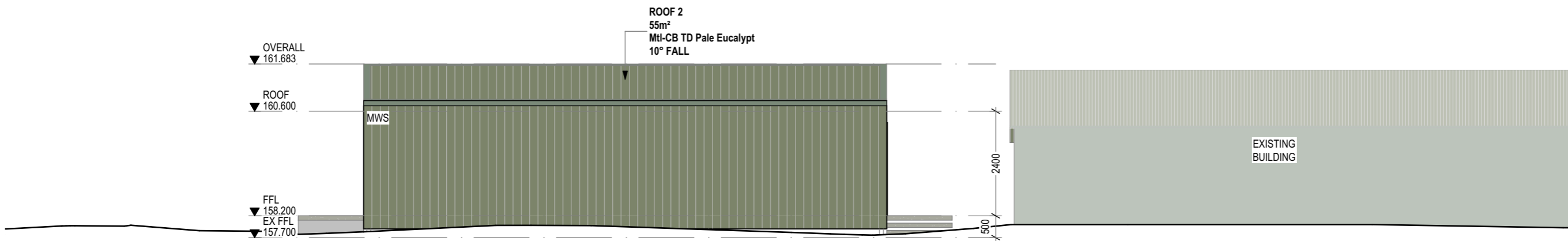
MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

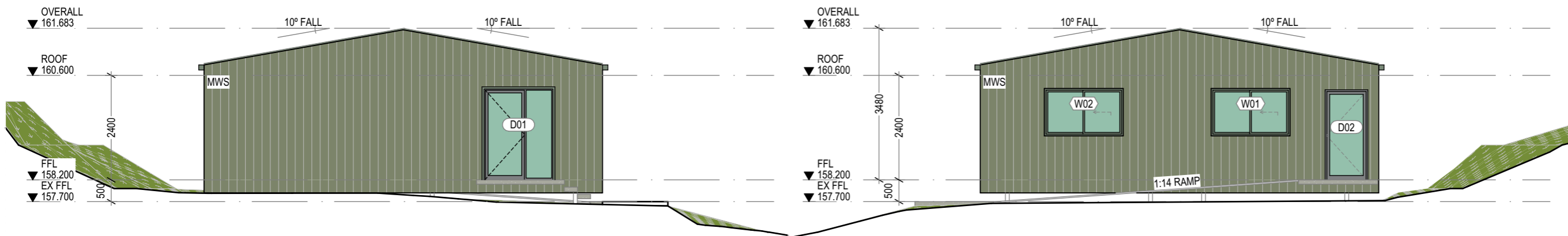
IMPORTANT
DO NOT SCALE.
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



E1 NORTH ELEVATION
1:100

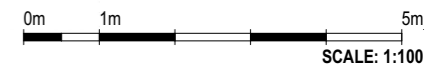


E2 SOUTH ELEVATION
1:100



E3 EAST ELEVATION
1:100

E4 WEST ELEVATION
1:100



PROPOSED CAT SURRENDER BUILDING

170 STOWPORT RD WIVENHOE TAS 7320

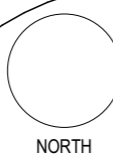
JUST CATS

SCALE: 1:100 (A3)

ISSUE APPROVAL
REV 01
DATE 1/08/2025

CBM SUSTAINABILITY

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