



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:	BVZ Designs - PA\26\0090
PROPERTY ADDRESS:	14 Allotment Parade WESTBURY (CT: 188026/3)
DEVELOPMENT:	Single dwelling & Residential outbuilding (garage) - setback, driveway, parking areas.

The application can be inspected until **Tuesday, 11 November 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 25 October 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM



Meander Valley Council
Working Together

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: Certificate of Title:

Suburb: Lot No:

Land area: m² / ha

Present use of land/building: (vacant, residential, rural, industrial, commercial or forestry)

- 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
- Building work
 - Change of use
 - Subdivision
 - Demolition
 - Forestry
 - 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 188026	FOLIO 3
EDITION 1	DATE OF ISSUE 21-Feb-2025

SEARCH DATE : 09-Sep-2025

SEARCH TIME : 01.15 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 3 on Sealed Plan [188026](#)

Derivation : Part of Lot 58, 5A-0R-0P (Sec. D5) Gtd. to William Knight

Prior CT [138756/58](#)

SCHEDULE 1

[M419008](#) & [M473333](#) TRANSFER to CRAIG BERTRAM VINEY of ninety undivided 1/100 shares and ABIGAIL REBECCA VINEY of ten undivided 1/100 shares as tenants in common Registered 11-Aug-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP188026](#) FENCING PROVISION in Schedule of Easements

[D137656](#) MORTGAGE to Australia and New Zealand Banking Group Limited Registered 11-Aug-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

- N276864 PRIORITY NOTICE reserving priority for 90 days D/MORTGAGE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED to CRAIG BERTRAM VINEY and ABIGAIL REBECCA VINEY
TRANSFER CRAIG BERTRAM VINEY and ABIGAIL REBECCA VINEY to GEOFFREY LLOYD JAMES SHAW and KELLIE MARIE GALLAGHER
MORTGAGE GEOFFREY LLOYD JAMES SHAW and KELLIE MARIE GALLAGHER to COMMONWEALTH BANK OF AUSTRALIA Lodged by TAS CONVEYANCING PTY LTD on 18-Jul-2025 BP: N276864
- E428543 DISCHARGE OF MORTGAGE [D137656](#) Lodged by DYE & DURHAM (HOB) on 25-Aug-2025 BP: E428543
- E428544 MORTGAGE to Commonwealth Bank of Australia Lodged by DYE & DURHAM (HOB) on 25-Aug-2025 BP: E428543
- N276859 TRANSFER to GEOFFREY LLOYD JAMES SHAW and KELLIE MARIE GALLAGHER Lodged by DYE & DURHAM (HOB) on

25-Aug-2025 BP: E428543

PRIORITY FINAL PLAN

OWNER
ABIGAIL REBECCA VINEY
CRAIG BERTRAM VINEY

FOLIO REFERENCE
138756/58

GRANTEE
WHOLE OF LOT 58 (5a-0r-0p) GRANTED
TO WILLIAM KNIGHT



PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD,
LAUNCESTON

BY SURVEYOR: A.R. FAIRFIELD

**TOWN OF WESTBURY
SECTION D5**

LOCATION

SCALE 1 : 1000

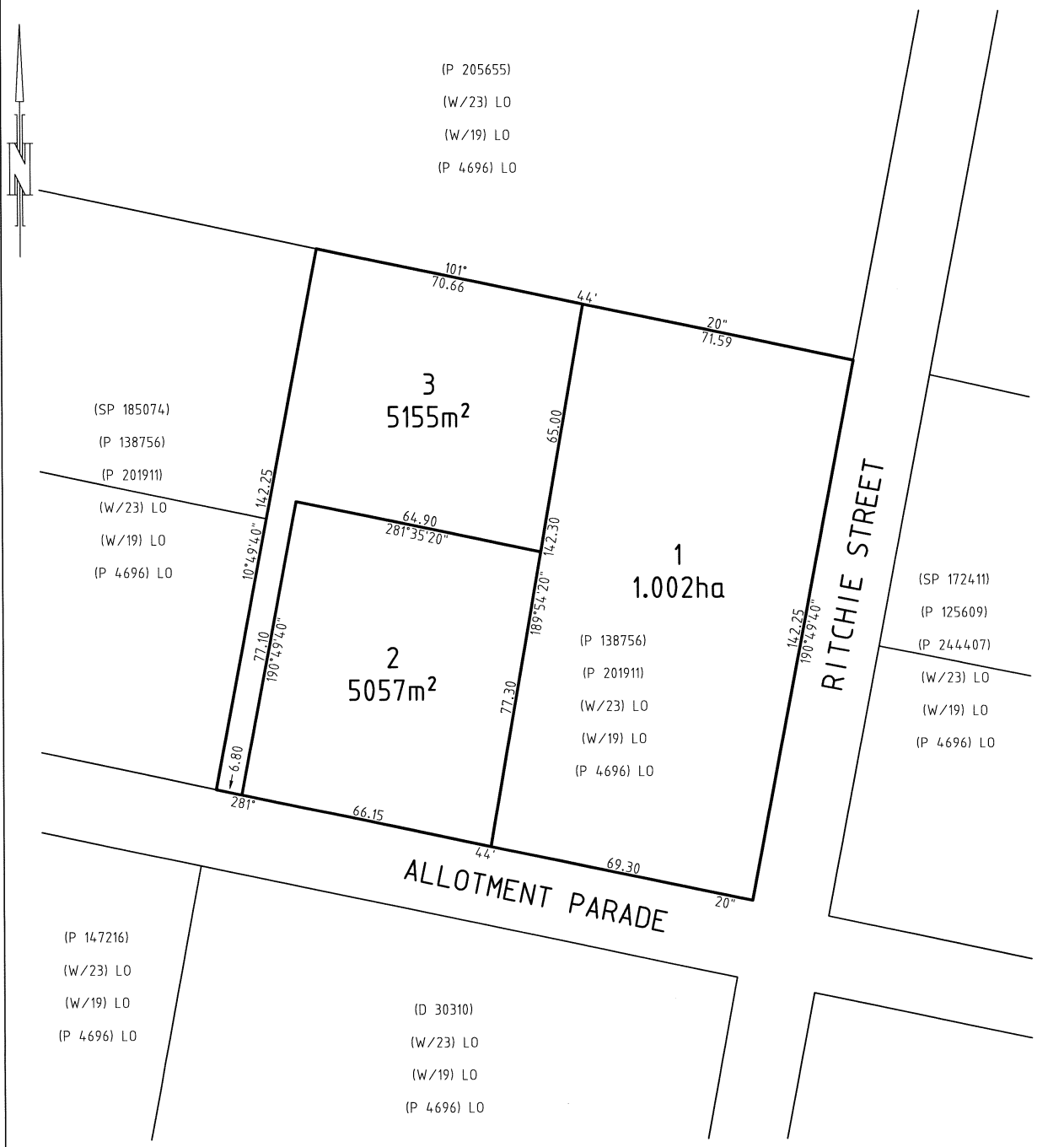
LENGTHS IN METRES

REGISTERED NUMBER
SP188026

APPROVED
EFFECTIVE FROM 21 FEB 2025

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



A.R. Fairfield
REGISTERED LAND SURVEYOR
12/09/24
DATE

W.Knight
COUNCIL DELEGATE
23/12/2024
DATE

61-86 (18639-01) 11/9/2024 16:30

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188026

PAGE 1 OF 1 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.

FENCING PROVISION

In respect to the lots on the plan the vendor (Craig Bertram Viney and Abigail Rebecca Viney) shall not be required to fence.

SIGNED by CRAIG BERTRAM VINEY
as the Registered Proprietor of the land
comprised in the Folio of the Register Volume
138756 Folio 58 in the presence of:

C. B. Viney
.....

Witness: *WAYNE MICHAEL OTTAWAY*
Name: **Ottaway Dental**
Dr Wayne Ottaway
Address: 58 Elphin Rd Launceston 7250
ph 03 6365 7140
Occupation: *(Dentist)*

Wg Off

SIGNED by ABIGAIL REBECCA VINEY
as the Registered Proprietor of the land
comprised in the Folio of the Register Volume
138756 Folio 58 in the presence of:

Abigail
.....

Witness: *WAYNE MICHAEL OTTAWAY*
Name: **Ottaway Dental**
Dr Wayne Ottaway
Address: 58 Elphin Rd Launceston 7250
ph 03 6365 7140
Occupation: *(Dentist)*

Wg Off

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Cohen & Associates FOLIO REF: 138756/58 SOLICITOR & REFERENCE: Grant Tucker	PLAN SEALED BY: Meander Valley Council DATE: <i>23/12/2024</i> <i>PA/24/0226</i> REF NO. <i>11/24/0226</i> <i>K. Pall</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 09-Sep-2025

SEARCH TIME : 01:15 pm

CT: 188026/3

N276864 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED to CRAIG BERTRAM VINEY and ABIGAIL REBECCA
VINEY
TRANSFER CRAIG BERTRAM VINEY and ABIGAIL REBECCA
VINEY to GEOFFREY LLOYD JAMES SHAW and KELLIE MARIE
GALLAGHER
MORTGAGE GEOFFREY LLOYD JAMES SHAW and KELLIE MARIE
GALLAGHER to COMMONWEALTH BANK OF AUSTRALIA Lodged
by TAS CONVEYANCING PTY LTD on 18-Jul-2025 BP: N276864

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MARIE GALLAGHER Lodged by DYE & DURHAM (HOB) on
25-Aug-2025 BP: E428543

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LEGEND
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 PAGE 6# SITE PLUMBING PLAN
 PAGE 7# SHED FLOOR PLAN
 PAGE 8# SHED ELEVATIONS
 PAGE 9# FLOOR PLAN
 PAGE 10# FLOOR PLAN WITH DIMENSIONS
 PAGE 11# ELEVATIONS
 PAGE 12# ELEVATIONS
 PAGE 13# ELEVATIONS
 PAGE 14# ROOF PLAN

COUNCIL – MEANDER VALLEY COUNCIL
 ZONE – LOW DENSITY RESIDENTIAL
 CODE – BUSHFIRE PRONE AREA
 WESTBURY SPECIFIC AREA PLAN – MEA-S11.0
 LANDSLIDE BAND – NIL

TITLE REFERENCE – 188026/3

CORROSION ENVIRONMENT – LOW

CLIMATE ZONE FOR THERMAL DESIGN = 7
 REFER TO ENERGY REPORT BY 2DR

BUSHFIRE-PRONE AREA BAL RATING 19
 AS PER SUBDIVISION BUSHFIELD
 HAZARD ASSESSMENT REPORT

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
 BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
 HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
 PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
 THEN THESE MUST BE CONFIRMED ONSITE BY A
 SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
 'APPROVED' PLANS BY BUILDING SURVEYOR AND
 PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE
 COMPLIANT WITH NCC PART 10.8 CONDENSATION
 MANAGEMENT.

NOTES
 (1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN
 BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION
 AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE
 READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,
 ANOMALY OR AMBIGUITY WITHIN THE
 DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE
 CONTACTED PRIOR TO ANY MORE CONSTRUCTION
 CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
 THAT THE NOTED DIMENSIONS ARE USED FOR
 ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

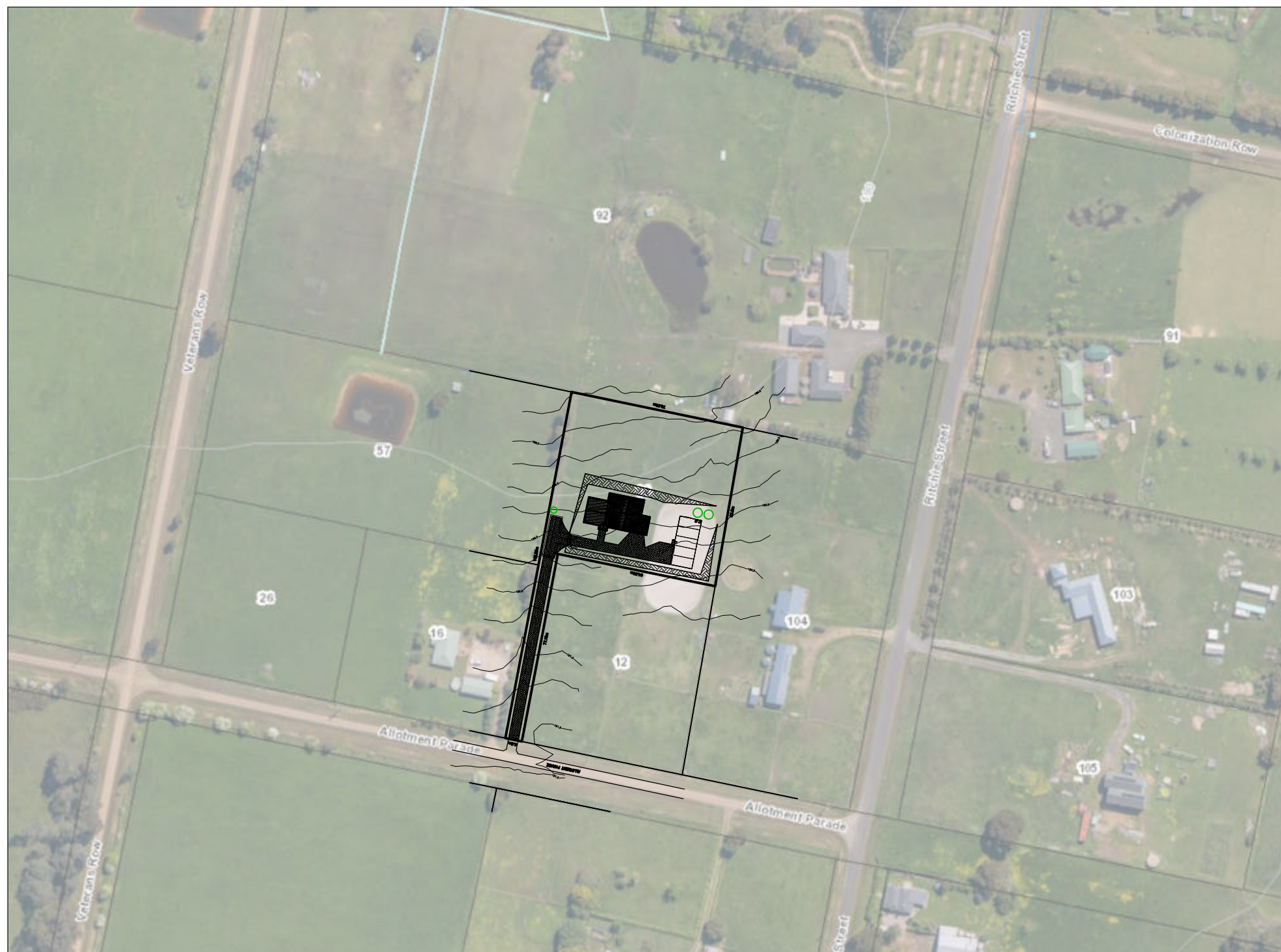
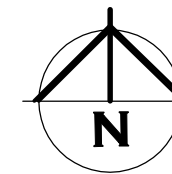
PROPOSED DWELLING AND SHED FOR G SHAW AND K GALLAGHER AT 14 ALLOTMENT PARADE WESTBURY 7303

REVISION NUMBER	DATE
REVISION 1	10 / 09 / 2025
REVISION 2	22 / 09 / 2025
REVISION 3	27 / 09 / 2025
REVISION 4	06 / 10 / 2025

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 THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
 ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
 OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



**BRADLEY
 VAN ZETTEN**
 4 EDEN HILLS DRIVE
 RIVERSIDE 7250
 P. 0407 272 381
 E. BVZDESIGNS@GMAIL.COM
 LICENCE NUMBER 957699796



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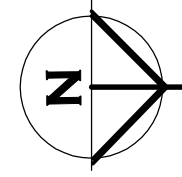
 DESIGNS	BRADLEY VAN ZETTEN 4 EDEN HILLS DRIVE RIVERSIDE 7250 P. 0407 272 381 E. BVZDESIGNS@GMAIL.COM LICENCE NUMBER 957699796
	PROJECT: PROPOSED DWELLING AND SHED FOR G SHAW AND K GALLAGHER AT 14 ALLOTMENT PARADE WESTBURY 7303

LOCALITY PLAN


REVISION NUMBER	DATE
REVISION 1	10 / 09 / 2025
REVISION 2	22 / 09 / 2025
REVISION 3	27 / 09 / 2025
REVISION 4	06 / 10 / 2025

DRAWING: LOCALITY PLAN	
DESIGNED: B. v. Z.	APPROVED.
DRAWN: B. v. Z.	DATE: 06 / 10 / 25
SCALE - A3 - 1:2000.	DRAWING No.: SHA0925 - 2/14

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EXISTING SITE SURVEY PLAN

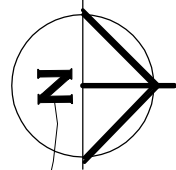
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<p>SCALE - A3 - 1:500.</p>	<p>DRAWING No.: SHA0925 - 3/14</p>																				

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PROPERTY ACCESS TO COMPLY WITH BAL REPORT.

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS LENGTH IS 30 METRES OR GREATER OR ACCESS FOR A FIRE APPLIANCE TO A FIRE FIGHTING WATER POINT: SEE REPORT DETAILS 3.4 ROAD ACCESS

10000L WATER TANK TO COMPLY WITH BAL REPORT



ALLOTMENT PARADE

6.8m

77.10m

142.25m

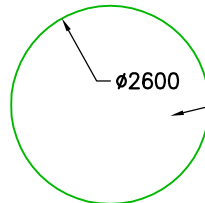
FILL/BATTER UP TO 600mm

PROPOSED DWELLING
F.L. 190.3m

PROPOSED SHED
F.L. 190.3m

CUT BATTER UP TO 400mm

2/20000L WATER TANKS. SETDOWN FROM SHED FLOOR LEVEL AS REQUIRED TO ENSURE GUTTERS FROM HOUSE DRAIN INTO TANK WITH CLEARANCE AS PER "CHARGED DOWNPIPE DETAILS" PAGE



10000L WATER TANK TO COMPLY WITH BAL REPORT

10000L WATER TANK TO COMPLY WITH BAL REPORT
ALTERNATIVELY TANK MAY BE RELOCATED TO ANY LOCATION COMPLIANT WITH BAL REPORT

- MINIMUM 6m FROM BUILDING
- MAXIMUM 3m FROM HARDSTANDING AREA
- MAXIMUM 90m HOSE LAY TO FURTHEST PART OF BUILDING

SEE REPORT FOR FURTHER TANK REQUIREMENTS DETAILS

FIRE TRUCK TURNING HEAD
1:200

CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE
1:10 DRIVEWAY TURNING AREA
1:4 DRIVEWAY NON-TURNING AREA

COMPACTED GRAVEL DRIVEWAY TO FALL TO PERVIOUS GROUND. ENSURE NO CONCENTRATED STORMWATER DISCHARGE ONTO NEIGHBOURING LOTS



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SITE PLAN

DWELLING AND SHED SETOUT IS PARALLEL TO FRONT BOUNDARY

SITE AREA TABLE

	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	5155	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	451	8.7
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	660	12.8
AREA FREE FROM IMPERVIOUS SURFACES	4044	78.4

PROJECT: PROPOSED DWELLING AND SHED FOR G SHAW AND K GALLAGHER AT 14 ALLOTMENT PARADE WESTBURY 7303

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DESIGNED: B. v. Z. APPROVED: DATE: 06 / 10 / 25
DRAWN: B. v. Z.

SCALE - A3 - 1:500. DRAWING No.: SHA0925 - 4/14

UN-RETAINED BULK EARTHWORKS - SITE CUT AND FILL PART 3.2.1



TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

(1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--
(A) WITHIN THE ALLOTMENT; AND
(B) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
(C) NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST--
(A) BE PLACED WITHIN THE ALLOTMENT; AND
(B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
(C) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
(D) BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
(E) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND
(F) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

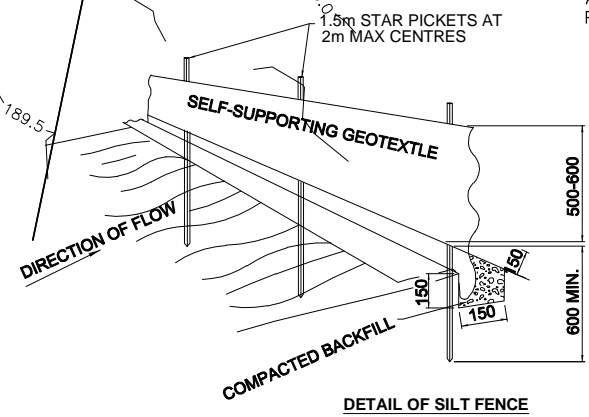
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SOIL AND WATER MANAGEMENT PLAN

SILT FENCE AS PER DETAIL

- SKIP BIN
- STORE MATERIAL STORAGE
- CUTTING CONCRETE, BRICK AND TILE CUTTING AREA



SEDIMENT FENCE NOTES:

1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION
2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.
3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.
4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.
5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.
7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING

DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL

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BUILDING SITE DURING CONSTRUCTION TO COMPLY WITH EPA TASMANIA, SOIL AND WATER MANAGEMENT ON BUILDING SITES WHERE POSSIBLE. REFER TO FACT SHEETS 1-19
EPA.TAS.GOV.AU/ENVIRONMENT/WATER/STORMWATER/SOIL-AND-WATER-MANAGEMENT-ON-BUILDING-SITES

FACT SHEET 3 – SOIL AND WATER MANAGEMENT.
PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP

FACT SHEET 4 – DISPERSIVE SOILS, NOT APPLICABLE.

FACT SHEET 5 – MINIMISE SOIL DISTURBANCE.
DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTURE EROSION OR SILTATION.

FACT SHEET 6 – PRESERVE VEGETATION.
WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE
EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT SHEET

FACT SHEET 7 – DIVERT UP-SLOPE WATER
DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER FACT SHEET

FACT SHEET 8 – EROSION CONTROL MATS AND BLANKETS
WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET

FACT SHEET 9 – PROTECT SERVICES TRENCHES AND STOCKPILES
ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE.
TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM.
SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.

FACT SHEET 10 – EARLY ROOF DRAINAGE CONNECTION
DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED.
TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.

FACT SHEET 11 – SCOUR PROTECTION
NOT APPLICABLE AS NO NEW DAMS/ CULVERTS

FACT SHEET 12 – STABILISED SITE ACCESS
DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE.
INSTALLED AS PER FACT SHEET

FACT SHEET 13 – WHEEL WASH
EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES.

FACT SHEET 14 – SEDIMENT FENCES
SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET

FACT SHEET 15 – PROTECTION OF STORMWATER PITS
PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

FACT SHEET 16 – PROTECTED CONCRETE, BRICK AND TILE CUTTING
ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEOTEXTILE LINED DITCH OR DRUMS

FACT SHEET 17 – SEDIMENT BASINS
NOT REQUIRED DUE TO SCALE OF WORKS.

FACT SHEET 18 – DUST CONTROL
DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED

FACT SHEET 19 – SITE REVEGETATION
ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS

DESIGNS

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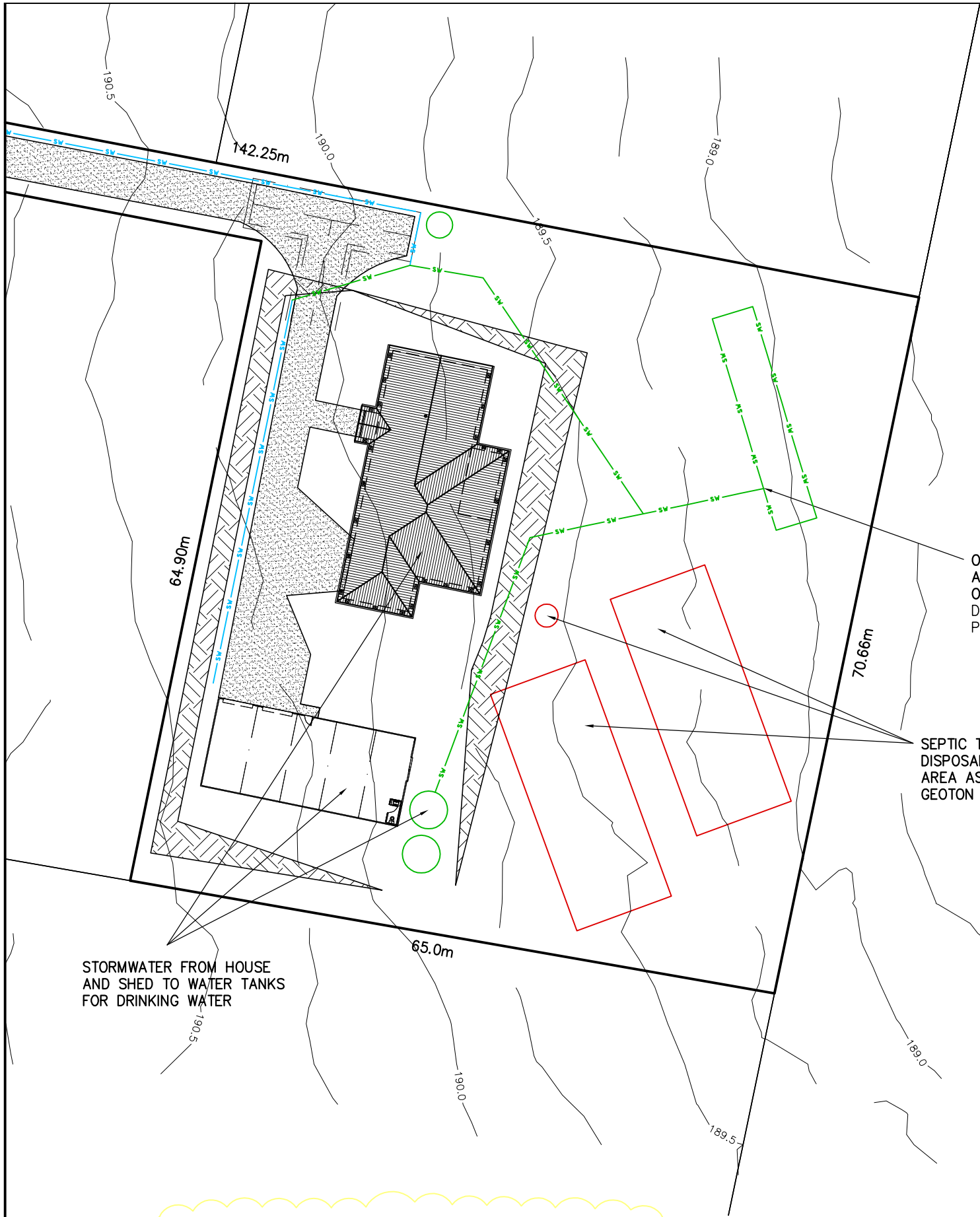
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PROJECT: PROPOSED DWELLING AND SHED FOR G SHAW AND K GALLAGHER AT 14 ALLOTMENT PARADE WESTBURY 7303

DRAWING: SOIL AND WATER MANAGEMENT PLAN

DESIGNED: B. v. Z.	APPROVED.
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GRASS OR GRAVEL SWALE DRAIN TO COLLECT DRIVEWAY STORMWATER RUNOFF AND DIRECT TO GRATED PITS.

ALL DRAINAGE WORK TO COMPLY WITH AS3500, TASMANIAN PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS. LOCATION AND DEPTH OF EXISTING SERVICES TO BE CONFIRMED ONSITE

SEWER BRANCH LINES AND PIPEWORK TO FLOOR LEVEL TO BE DN100 DIA. CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60 (1.65%). WATER CLOSET LINE DN100 DIA. CLASS SH SOLVENT WELD UPVC, MIN GRADE 1:60.

ENSURE WHERE PUDDLE/ DRAINAGE FLANGE IS INSTALLED NO LIP IS CREATED IN WATER PROOFING THAT WILL ALLOW WATER TO POND AGAINST EDGE OF FLANGE

STORM WATER BRANCH LINES TO BE DN90 DIA CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60

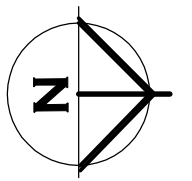
THE INSTALLING OF WATER PIPE LINES INSTALLED WITH HIS311 REHAU. WILL REQUIRE THE MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES AND HOT WATER MAIN LINE TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES. ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS3500

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT 50 DEGREES. KITCHEN AND LAUNDRY TO BE 60 DEGREES AND COMPLY WITH AS3500

OVERFLOW FROM RAIN WATER TANKS AND DRIVEWAY RUN OFF DIRECTED TO ONSITE DISPOSAL SYSTEM. DESIGN TO BE COMPLETED POST PLANNING APPLICATION

SEPTIC TANK AND SAND DISPOSAL BED AND RESERVE AREA AS PER FUTURE GEOTON REPORT

STORMWATER FROM HOUSE AND SHED TO WATER TANKS FOR DRINKING WATER




THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE

INTERNAL PLUMBING DETAIL WILL BE INCLUDED IN PLANS FOR PLUMBING PERMIT. DETAILS INCLUDED FOR PLANNING STAGE FOR CONCEPT ONLY

SITE PLUMBING PLAN

LEGEND:
 B = HAND BASIN - 40mm
 Shr = SHOWER - 50mm
 Bth = BATH - 40mm
 WC = TOILET - 100mm
 Tr = WASH TROUGH - 50mm
 S = KITCHEN SINK - 50mm
 EV = EDUCT VENT - 50mm
 ORG = OVERFLOW RELIEF GULLY CHARGED WITH FIXTURE OR TAP OVER MINIMUM 150mm BELOW LOWEST FITTING
 IO = INSPECTION OPENING
 DP = DOWNPIPE - 90mm
 FW = FLOOR WASTE WITH FLOOR TO FALL TO WASTE

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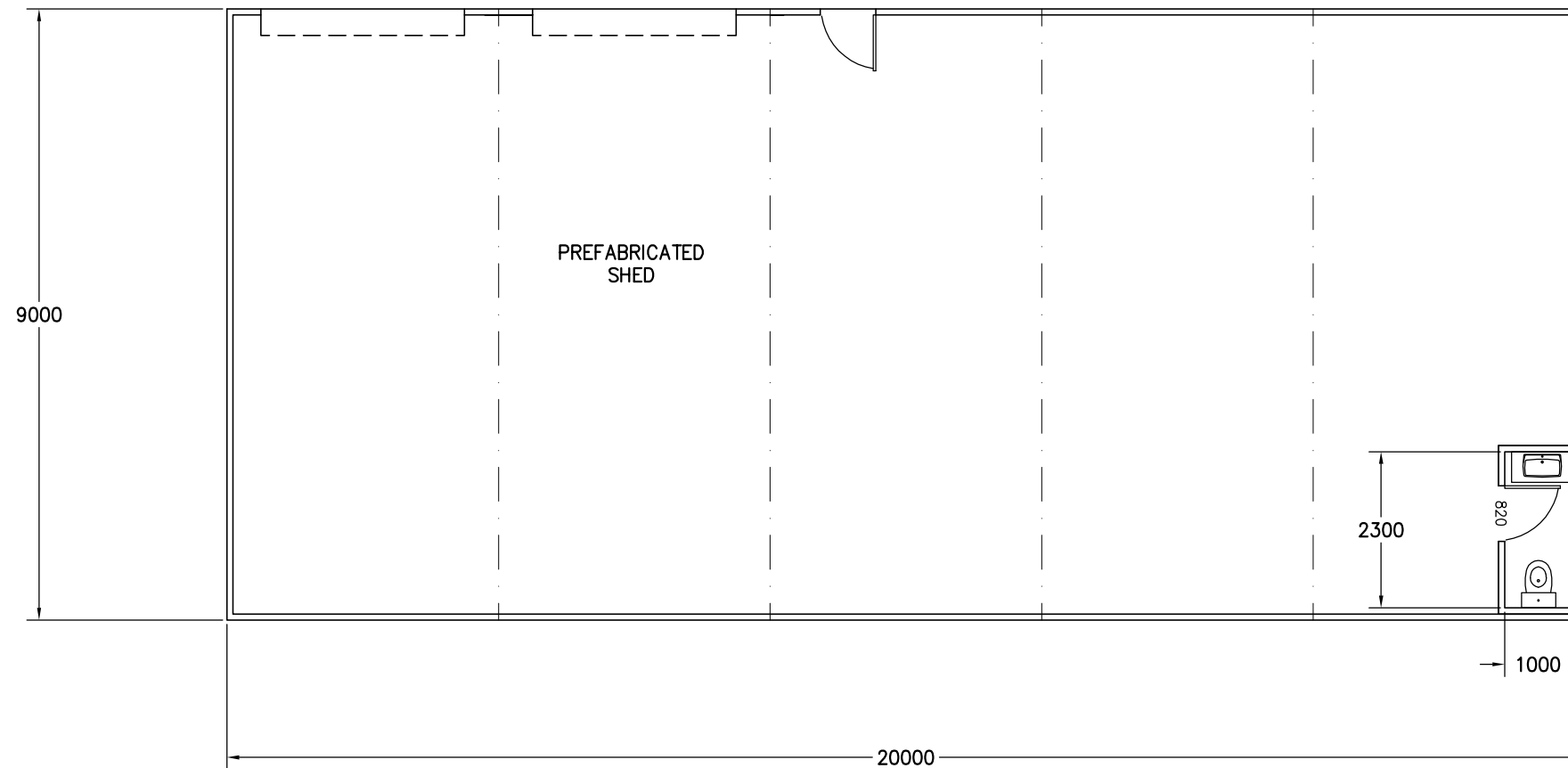
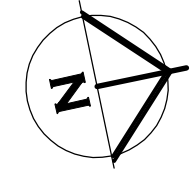
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SHED FLOOR PLAN

SHED CONSTRUCTION DETAILS TO BE PROVIDED BY OTHERS AT BUILDING APPLICATION



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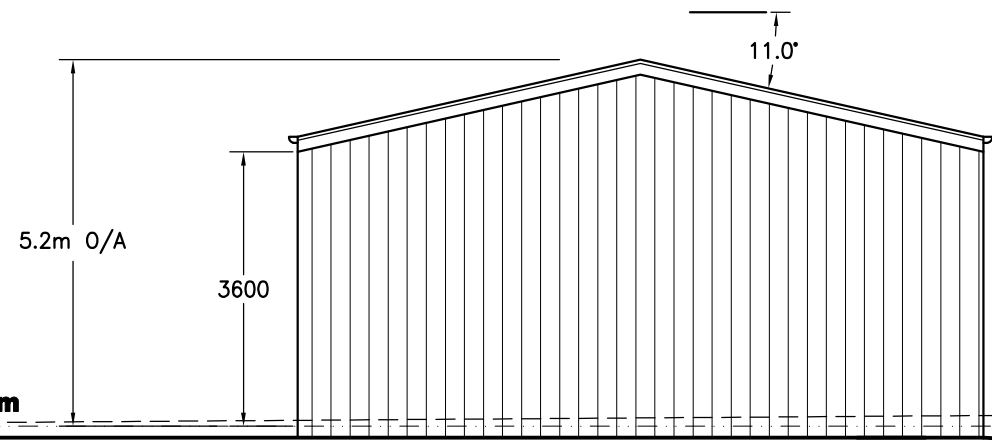
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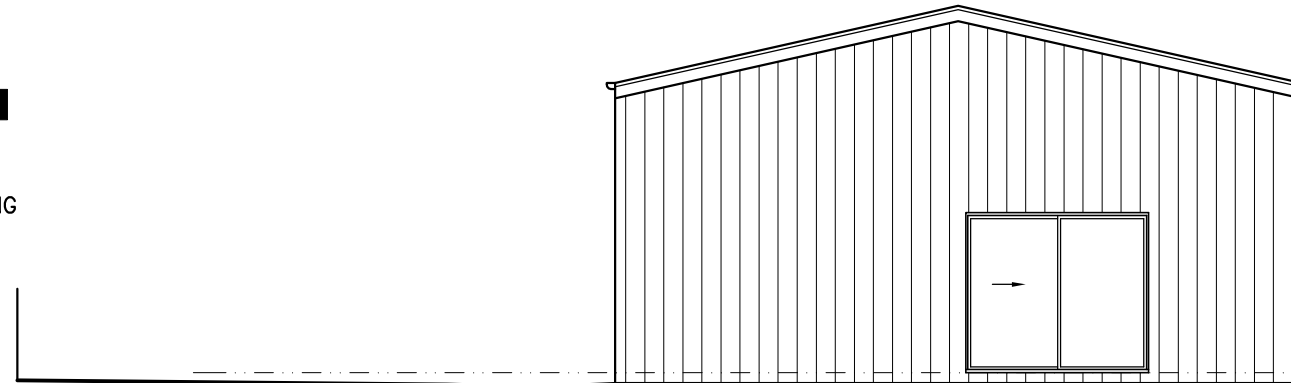
AREA TABLE

	SQUARE METER	BUILDING SQUARES
SHED FLOOR AREA	180.0	19.4
TOTAL AREA	180.0	19.4

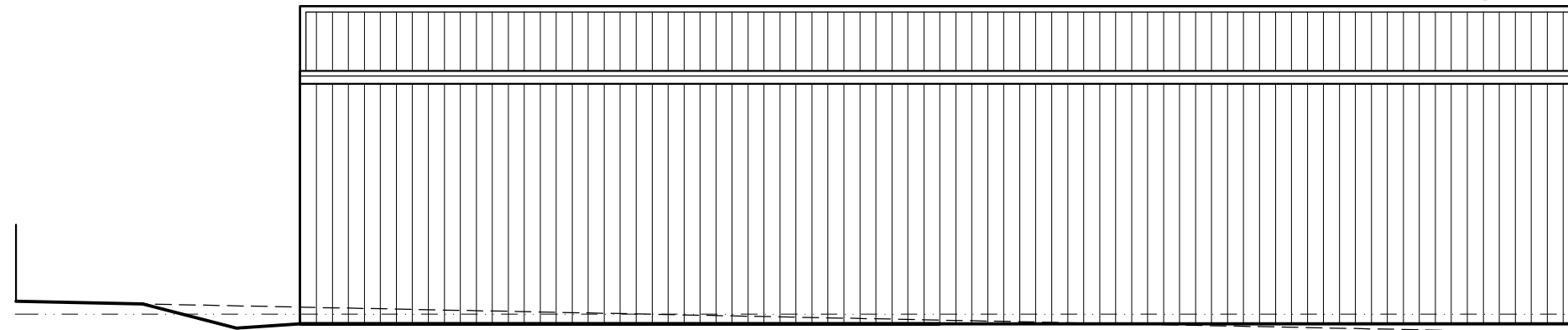


**SHED
SOUTH ELEVATION**

 COLORBOND TRIMDEK
SHEET WALL AND ROOFING

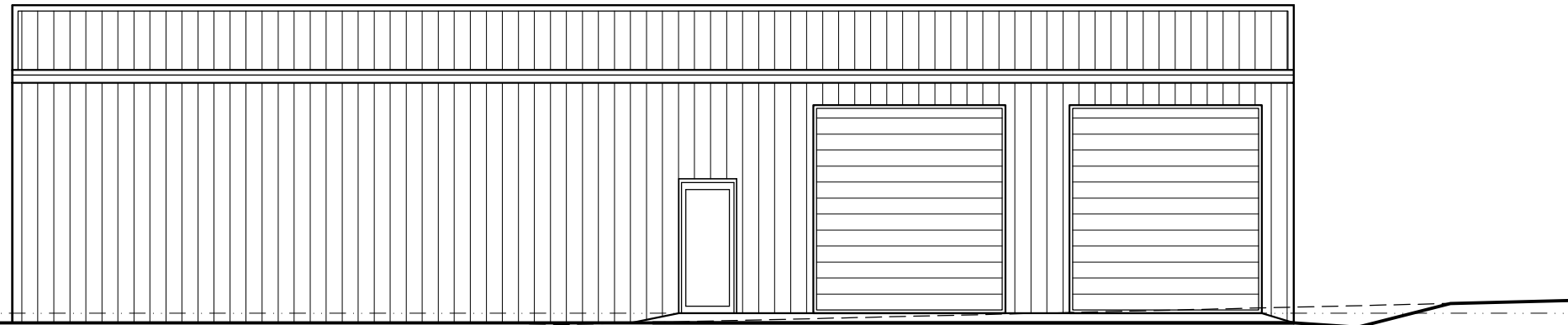


**SHED
NORTH ELEVATION**



**SHED
EAST ELEVATION**

2/20000L WATER TANKS.
SETDOWN FROM SHED FLOOR LEVEL AS
REQUIRED TO ENSURE GUTTERS FROM HOUSE
DRAIN INTO TANK WITH CLEARANCE AS PER
"CHARGED DOWNPIPE DETAILS" PAGE



**SHED
WEST ELEVATION**

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AT 14 ALLOTMENT PARADE
WESTBURY 7303





DRAWING: SHED ELEVATIONS

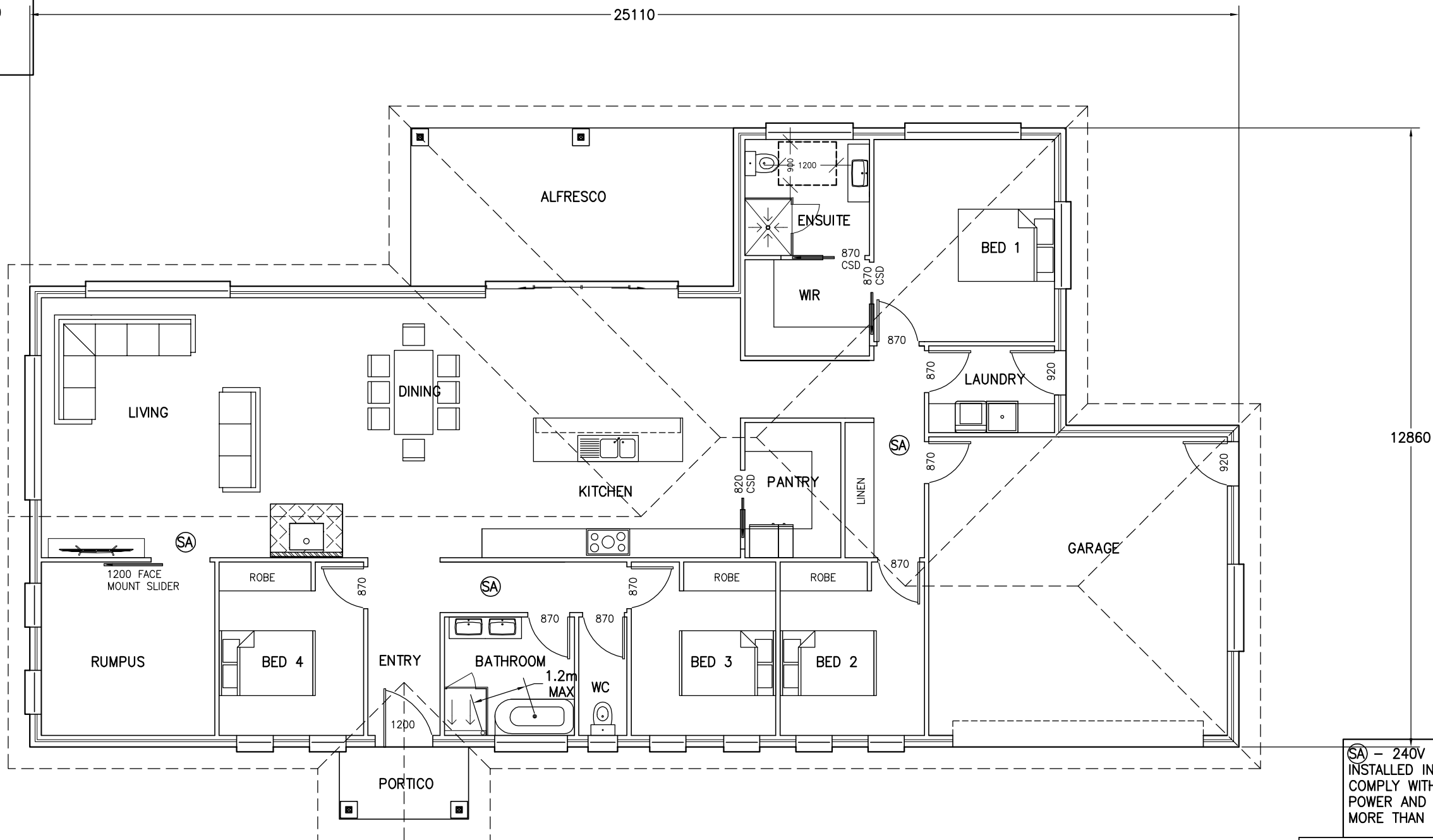
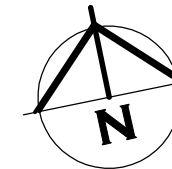
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-  BRICK VENEER WALL
-  EXTERNAL 90mm TIMBER FRAMED WALL WITH LIGHTWEIGHT SHEET CLADDING INSTALLED WITH CAVITY FIXING
-  INTERNAL 90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
-  EXTENT OF RAKED CEILING



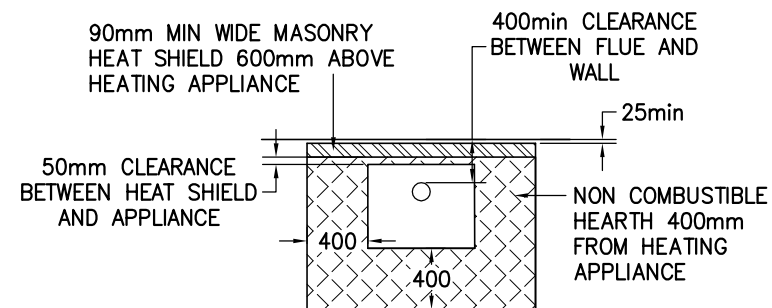
SA - 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC9.5 TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM

FLOOR PLAN

BRICK VENEER - DIMENSIONS AND AREA TO OUTSIDE CLADDING
 CLAD FRAME - DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS

AREA TABLE

	SQUARE METER	BUILDING SQUARES
FLOOR AREA	252.6	27.2
ALFRESCO AREA	22.0	2.4
PORTICO AREA	4.0	0.4
TOTAL AREA	278.6	30.0



WOOD HEATER AND FLUE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION, AS2918 AND BCA 12.4.5



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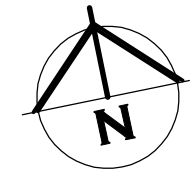
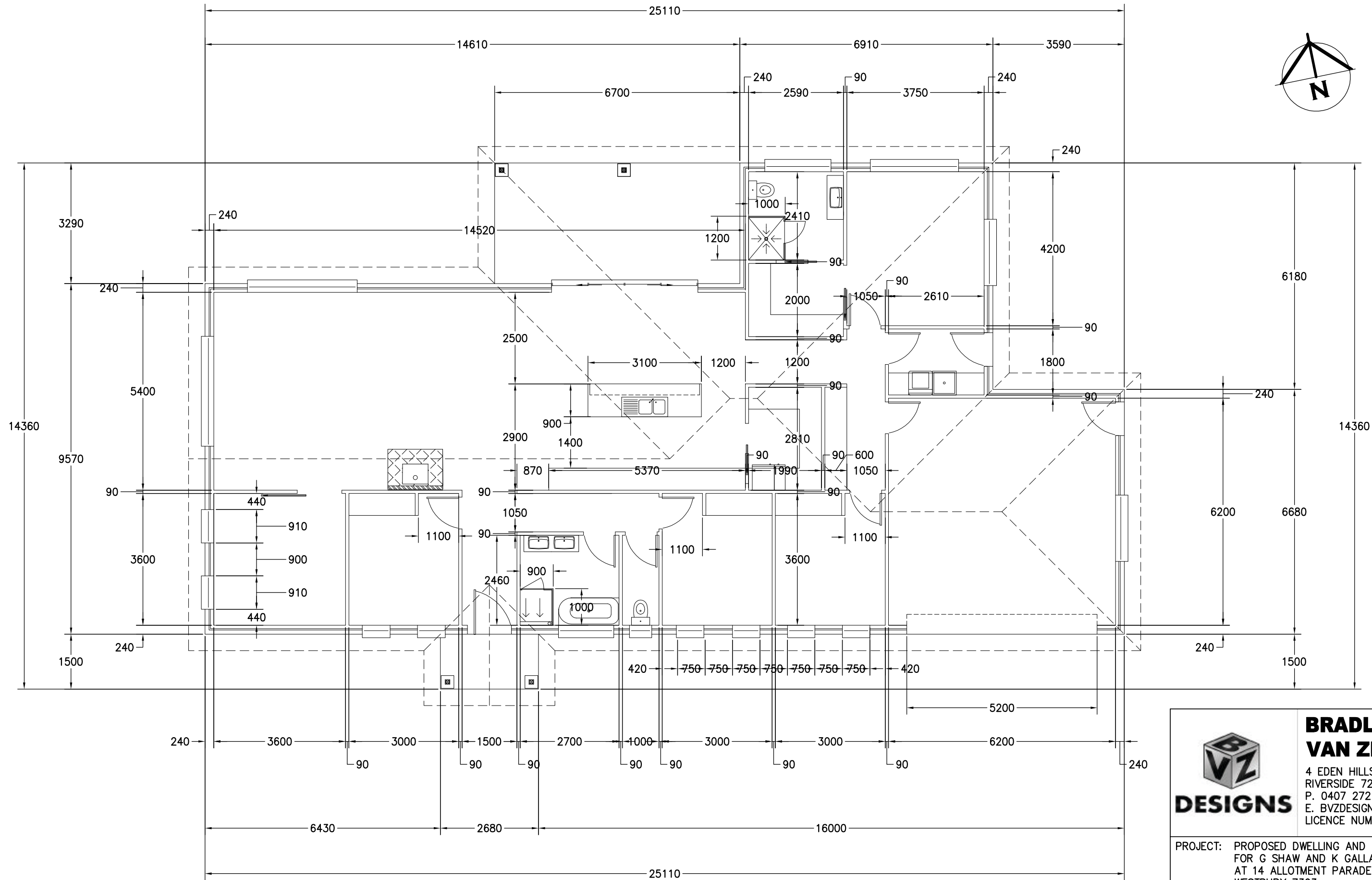
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DRAWING: FLOOR PLAN

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FLOOR PLAN WITH DIMENSIONS

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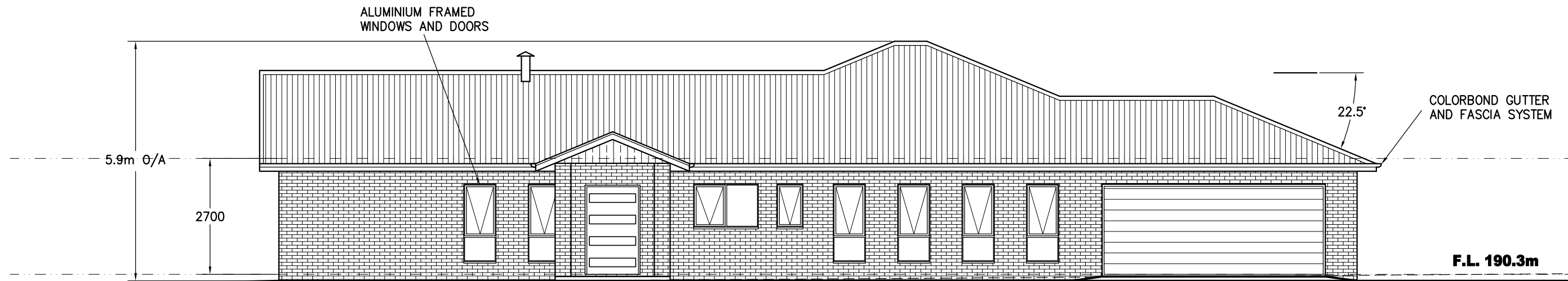
DRAWING: FLOOR PLAN WITH DIMENSIONS

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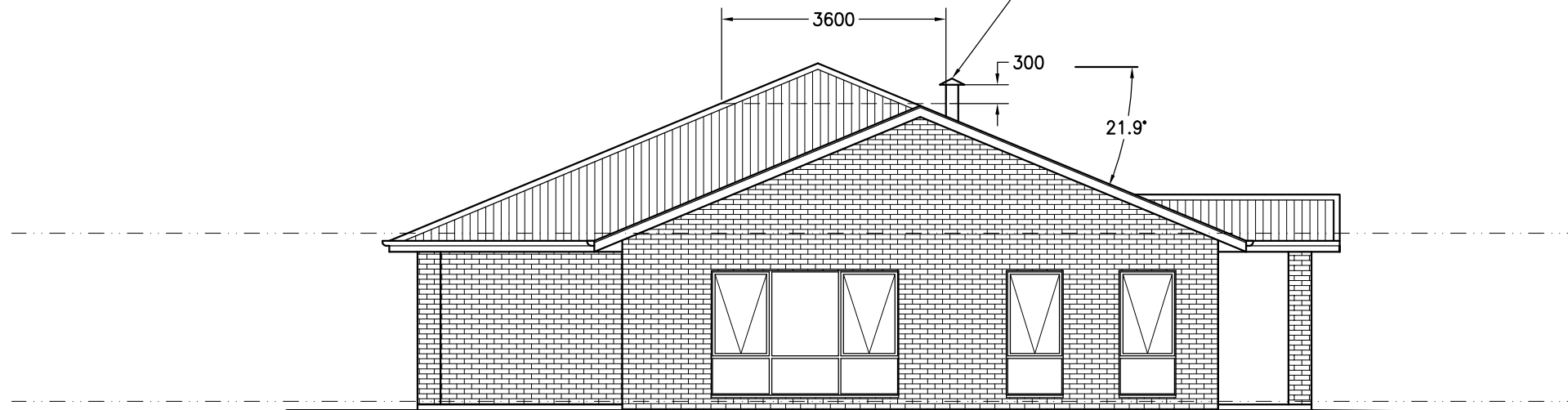
NATURAL GROUND LEVEL

JAMES HARDIES CEMENT SHEET CLADDING (AXON)
INSTALLED AS PER JAMES HARDIES INSTALLATION MANUAL WITH CAVITY FIXING

DWELLING SOUTH ELEVATION

BRICK VENEER CLADDING
 COLORBOND CUSTOM ORB SHEET ROOFING

12.4.4 (d) THE FLUE MUST TERMINATE IN ACCORDANCE WITH FIGURE 12.4.3. TERMINATION HEIGHT 300mm MINIMUM ABOVE THE HIGHEST PAR OF THE BUILDING WITHIN 3.6m



DWELLING WEST ELEVATION



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**DWELLING
NORTH ELEVATION**



**DWELLING
EAST ELEVATION**



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PROJECT: PROPOSED DWELLING AND SHED
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AT 14 ALLOTMENT PARADE
WESTBURY 7303

DRAWING: ELEVATIONS

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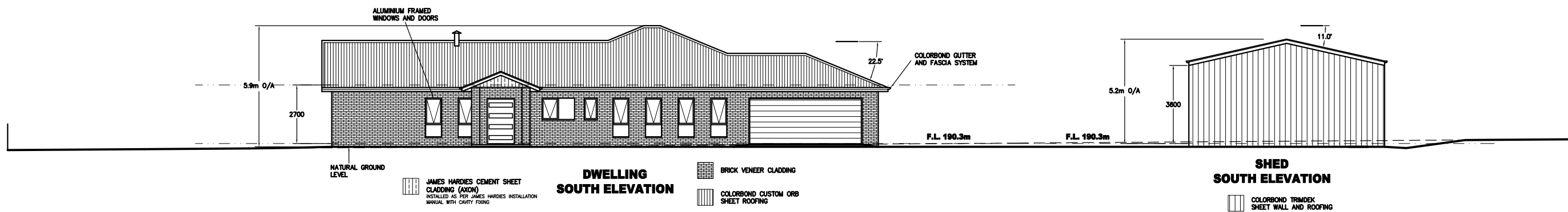
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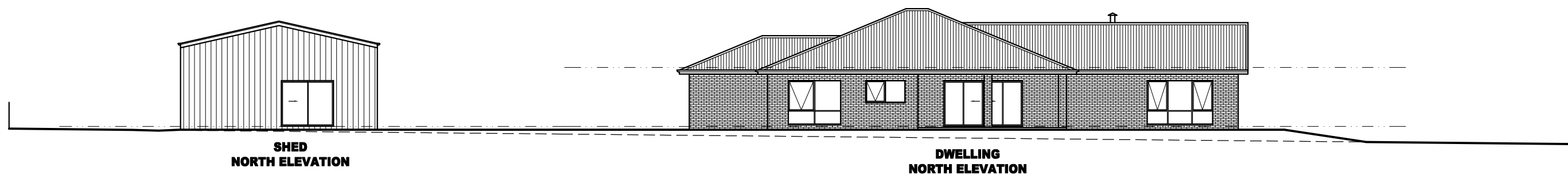
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**SHED AND DWELLING
SOUTH ELEVATION
SHOWN AT 1:200**

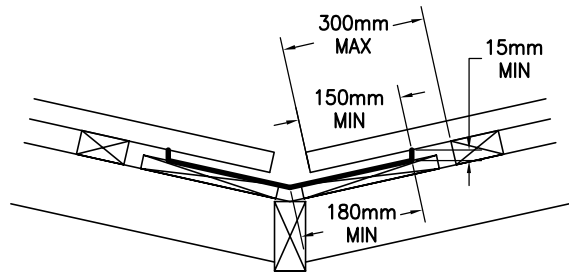


**SHED AND DWELLING
SOUTH ELEVATION
SHOWN AT 1:200**

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VALLEY GUTTER IS OVER 12.5 DEGREES AS PER 7.4.4

ROOF OVER 15 DEGREES

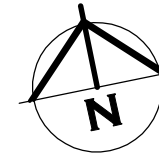
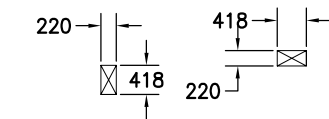
BAL ZONE – BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT – THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HIP/RIDGE VENTILATION

NON BAL ZONE – CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF
BAL ZONE – AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE

BRADFORD 418x220mm VENTS



ROOF CLADDING TO COMPLY WITH NCC PART 7.1–7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4

GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN

- 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST--

(A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND

(B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND

(C) BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90ØMM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

(1) FOR A FRONT FACE SLOTTED GUTTER WITH—
A MINIMUM SLOT OPENING AREA OF 1200 MM² (A) PER METRE OF GUTTER; AND

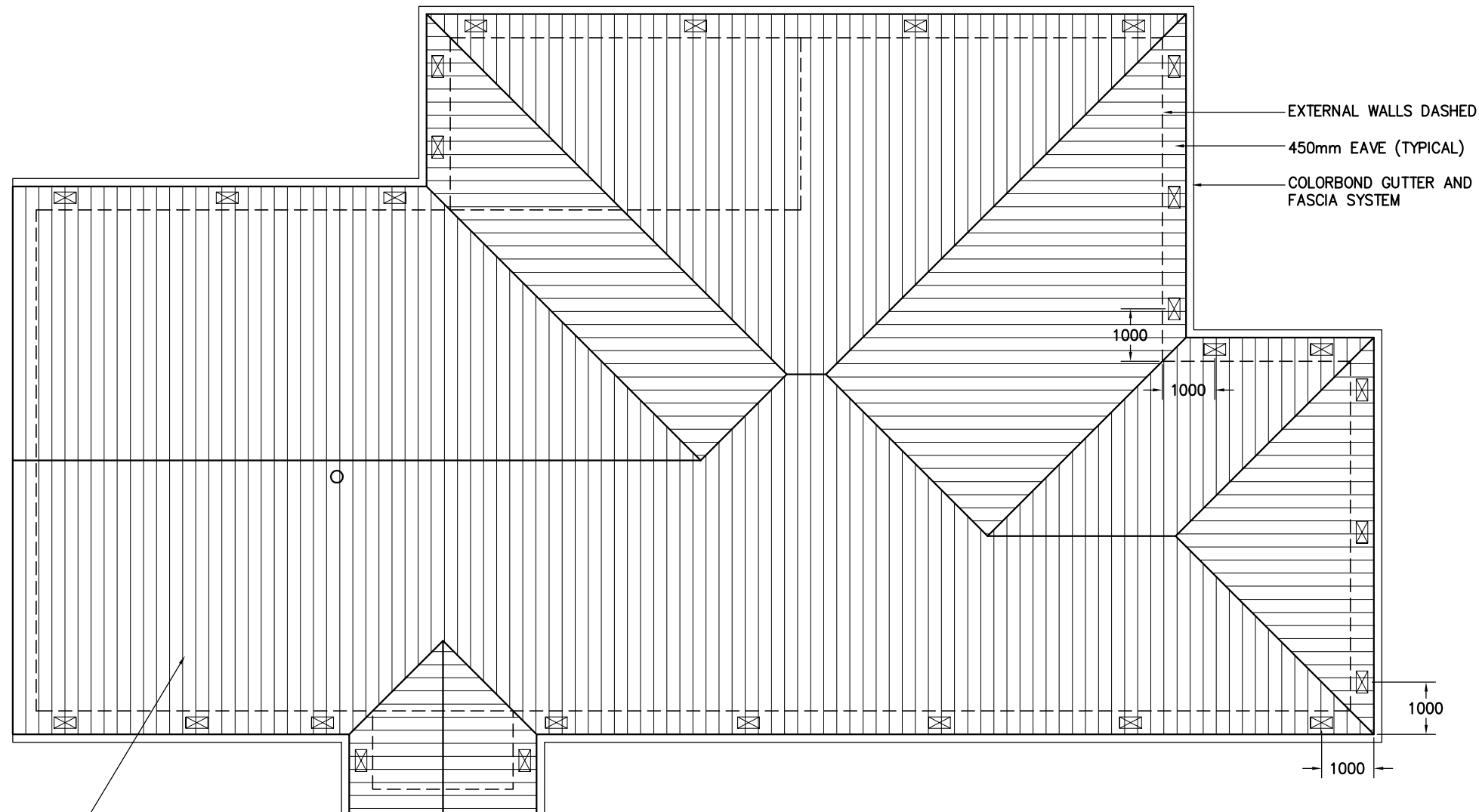
(a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.

(2) FOR A CONTROLLED BACK GAP WITH—
(a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND

(b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND

(c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.

(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.



COLORBOND CUSTOM ORB ROOF SHEETING AT 22.5°. ONE AND A HALF CORRUGATION SIDE LAP (TYPICAL). FIXED AT SIDE LAPS. 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS. FIXED WITH ROOFZIPS M6–11x50mm FOR SOFTWOOD AND STEEL 0.55–1.0mm BMT BATTENS 12–14x35 METAL TEK 1.0–3.0mm BMT STEEL BATTENS 12–11x50mm FOR HARDWOOD

ROOF PLAN

SHEET ROOF
75x38mm HARD WOOD OR 70x35mm MGP12
BATTENS AT 900mm MAX 900mm CRS AND SPAN.

RANGEHOOD AND BATHROOM EXTRACTION FANS
DUCTED TO EAVE/WALL VENT

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DRAWING: ROOF PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.
APPROVED: DATE: 06 / 10 / 25

SCALE – A3 – 1:110.
DRAWING No.: SHA0925 – 14/14



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Reply to the planning scheme at
14 Allotment Parade Westbury 7303 188026/3

10.4 Development Standards for Dwellings
10.4.1 Residential density for multiple dwellings

A1 – Not applicable

10.4.2 Building height

A1 – Acceptable solution compliant

MEA-S11.7 Development Standards for Buildings and Works

MEA-S11.7.1 Setback

This clause is in substitution for Low Density Residential Zone – clause 10.4.3

P1

The siting of the proposed shed, positioned 5m from the front boundary with the entry portico at 13m, is compatible with the streetscape and character of established properties. As the view from the road will be greater than existing properties due to being an internal lot. The lot's internal location, over 80m from the street with another lot intervening, ensures no impact on the streetscape or road user safety, addressing criteria (d) and (g).

Compared to surrounding buildings, the shed's setbacks are consistent or greater (relative to the road), and its modest height, bulk, and form harmonise with nearby structures, satisfying criteria (b) and (c). The internal lot configuration and intervening lot provide natural screening, offsetting view lines between dwellings as per criterion (f). The development's design ensures it blends seamlessly with the area's character while maintaining safety and privacy.

P2

The siting of the proposed shed, located 10m from the side boundary with all other dimensions meeting the acceptable solution, ensures separation distances compatible with the low-density character of established properties.

The shed's setbacks, maintain the area's spacious aesthetic, as per criterion (b). Its modest height, bulk, and form are consistent with existing structures, satisfying criterion (c). The shed's placement, with the neighbouring house 25m away, results in minimal additional impact from a 10m or 15m setback, ensuring no adverse effects on sunlight to private open space or habitable room windows, addressing criterion (d).



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Being an internal lot, the shed is hardly visible from roads or recreational pathways, meeting criterion (e). The shed's orientation enhances privacy by offsetting view lines between dwellings, compensating for the lack of vegetation and fulfilling criterion (f). As there is no vegetation to retain, criterion (g) is not applicable. The development preserves the low-density character while ensuring privacy and minimal impact on neighbours.

10.4.4 Site coverage

A1 – Acceptable solution compliant

10.4.5 Frontage fences for all dwellings

A1 – Acceptable solution compliant

Kind Regards

A handwritten signature in blue ink, appearing to read 'BVZ', with a stylized flourish extending to the right.

Bradley Van Zetten