



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*:

APP NO.:	PA\26\0191
APPLICANT:	BVZ Designs
SITE:	26 Reiffers Road, Meander (CT: 180876/6)
PROPOSAL:	Single dwelling - karst management, waterway protection area, attenuation area.

The application can be inspected until **Tuesday, 17 March 2026**, 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.

Notified on 28 February 2026.

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="26 REIFFERS ROAD"/>	Certificate of Title:	<input type="text" value="180876"/>
Suburb:	<input type="text" value="MEANDER"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="6"/>
Land area:	<input type="text" value="5938"/>	m ² <i>rba</i>	
Present use of land/building:	<input type="text" value="VACANT LAND WITH SUEP"/>	(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

<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 180876	FOLIO 6
EDITION 3	DATE OF ISSUE 30-Sept-2024

SEARCH DATE : 29-Dec-2025

SEARCH TIME : 04.00 pm

DESCRIPTION OF LAND

Town of CHESHUNT

Lot 6 on Sealed Plan [180876](#)

Derivation : Part of Lot 49 (Cheshunt Estate) Gtd. to J A H
Jordan

Prior CT [128664/3](#)

SCHEDULE 1

[N215282](#) TRANSFER to PAUL STEWART CHILCOTT Registered
30-Sept-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

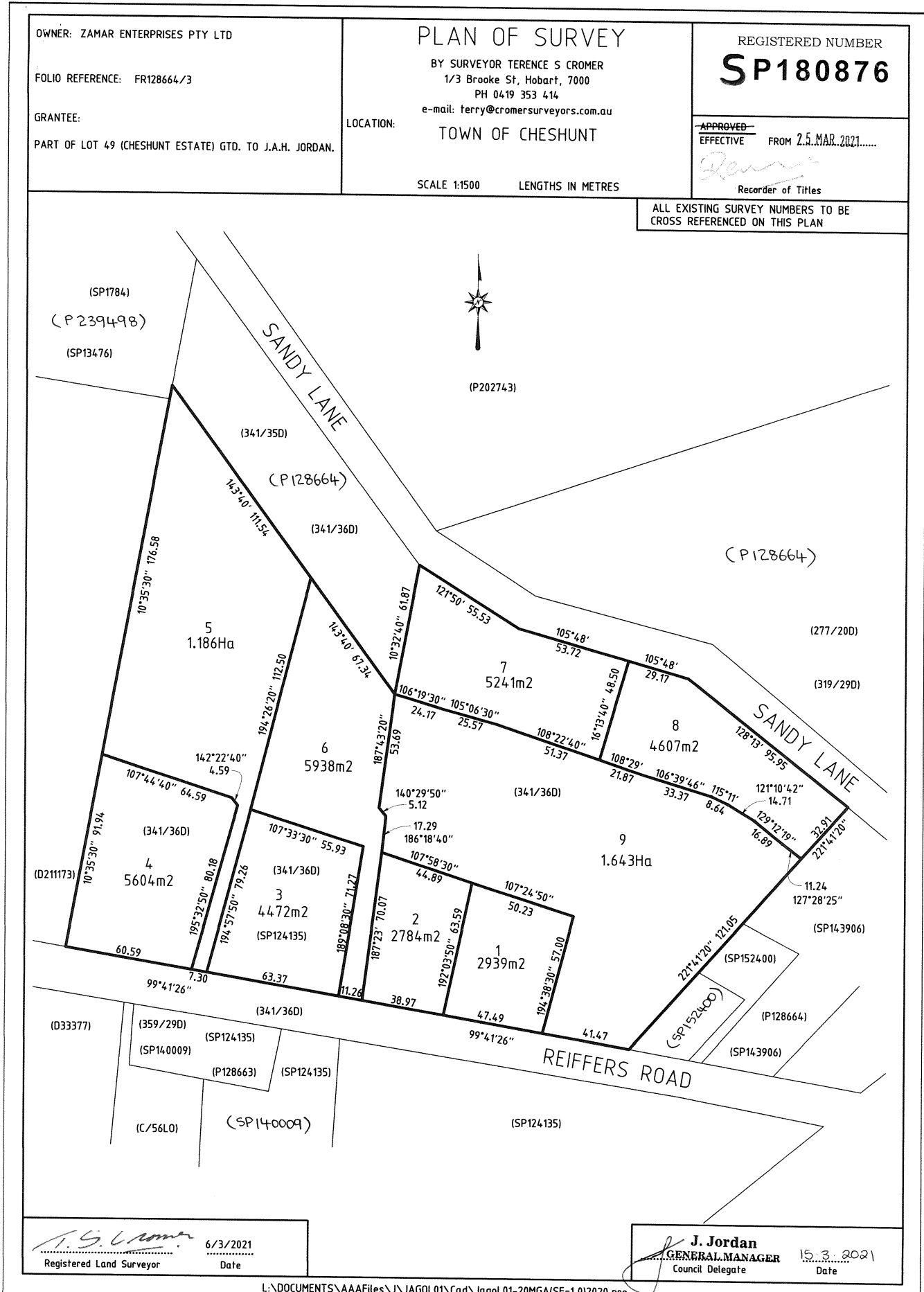
[SP180876](#) FENCING COVENANT in Schedule of Easements

[E253394](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
25-Mar-2021 at noon

[E392048](#) MORTGAGE to Westpac Banking Corporation Registered
30-Sept-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180876

PAGE 1 OF 1 PAGE

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.

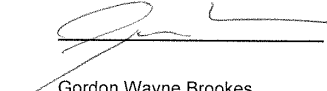

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

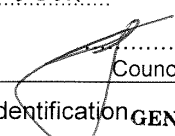
FENCING COVENANT

The Owner of each Lot on the Plan covenants with the Vendor, Zamar Enterprises Pty Ltd, that the Vendor shall not be required to fence.

No other easements, covenants or profit a prendre shall be created to benefit or burden any Lot shown on the Plan.

Executed by **ZAMAR ENTERPRISES PTY LTD (ACN 100 394 303)** as the registered proprietor of the land comprised in Certificate of Title Volume 128664 Folio 3 in accordance with s127(1) of the Corporations Act 2001)

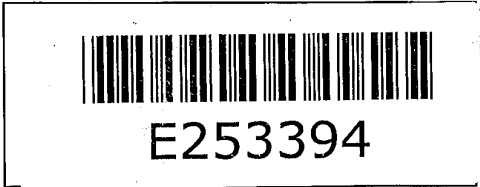


 Gordon Wayne Brookes Linda Dorraine Brookes
 Director/Secretary Director

SUBDIVIDER: ZAMAR ENTERPRISES PTY LTD	PLAN SEALED BY: MEANDER VALLEY COUNCIL
FOLIO REF: Certificate of Title Volume 128664 Folio 3	DATE: 15 March 2021
SOLICITOR & REFERENCE: JLB:20210036	PA 21 0123
Julie Byrne Legal	REF NO.
 Council Delegate J. Jordan GENERAL MANAGER	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification	

TASMANIAN LAND TITLES OFFICE

Notification of Agreement
under the

Land Use Planning and Approvals Act 1993
(Section 71)



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
128664	3	See Annexure Page	

REGISTERED PROPRIETOR:
ZAMAR ENTERPRISES PTY LTD the registered office of which is situate at 16 Reiffers Road Meander in Tasmania


PLANNING AUTHORITY:
MEANDER VALLEY COUNCIL

Dated this 15th day of March 2021

We MEANDER VALLEY COUNCIL
of 26 Lyall Street Westbury in Tasmania

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed  **J. Jordan**
GENERAL MANAGER
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED

25 MAR 2021

LU Version 1
A RECORDER OF TITLES

Stamm Duvv

I, John Jordan, General Manager, of the Meander Valley Council, do hereby certify that this Agreement is a true copy of the original executed Agreement dated 15 March 2021 referred to in the Notification of Agreement under the Land Use Planning and Approvals Act.

Signed


J. Jordan 15/03/2021
General Manager GENERAL MANAGER

DEED OF AGREEMENT

This Deed of Agreement is made the _____ day of _____ 2021

PARTIES:

MEANDER VALLEY COUNCIL of Westbury in Tasmania ("the Council")

AND

THE PERSON OR PERSONS DESCRIBED AT ITEM 1 OF THE SCHEDULE ("the owner")

RECITALS:

1. The owner is the owner of all that land described at item 2 of the schedule ("the land").
2. The land is within the area subject to the provisions of the Meander Valley Interim Planning Scheme 2013.
3. On the 19th day of January 2021, the Council issued a permit PA\21\0123 for a nine lot subdivision in respect of the application ("the permit").
4. Condition 2(a) of the permit requires, pursuant to section 58A of the Act that this agreement be entered into.

OPERATIVE PART:

The parties agree and covenant as follows:

1 Interpretation & Definitions

1.1 Definitions

In this agreement unless the contrary intention appears:

"Act" is the Land Use Planning & Approvals Act 1993.

"Permit" is the permit described in recital 4.

"Land" means the land described in item 2 of the schedule.

"Planning scheme" is the Meander Valley Interim Planning Scheme 2013 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act.

"Lot" is a block of land created by subdivision of the land of which it was part.

"The Miscellaneous Act" is the Local Government (Building & Miscellaneous Provisions) Act 1993.

"The application" is the application referred to in recital 3.

"The approved plans" mean the plan or plans of subdivision approved by the permit.

"A final plan of subdivision" in respect of the land means a plan or plans for:

- (a) The subdivision of all of the land;
- (b) The subdivision of any stage of the land; or
- (c) The subdivision of any combination of stages of the land

within the meaning of division 3 of Part 3 of the Miscellaneous Act which is lodged with the Council pursuant to Section 88 of that Act.

"The balance land" means the land or any portion of it which is not subdivided pursuant to a plan of subdivision sealed under section 89 of the Miscellaneous Act pursuant to the permit.

"Mortgagee" includes a reference to any encumbrance or any other person which has a registered interest in the land.

"GST" means goods and services tax pursuant to the provisions of A New Tax System (Goods and Services) Tax Act 1999 or any other legislation of the Parliament of the Commonwealth or the State of Tasmania to a like effect.

1.2. Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the owner includes its assignees and any person bound by the covenants in it as provided for in section 79 of the Act;
- (c) A reference to this agreement in another instrument is a reference to this agreement as amended, varied, notated or substituted from time to time;
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time;
- (e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;
- (f) Words and expressions used both in this agreement and in the Act, the Local Government Act 1993 or the Miscellaneous Act have the same meanings as they have in those Acts;
- (g) Words and expressions used both in this agreement and in the planning scheme have the same meanings as they have in the planning scheme.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2. Objective and Function of this Agreement

- 2.1 Without limiting any operation or effect which this agreement otherwise has, the Council and the owner acknowledge that this agreement is made under Part 5 of the Act (and in particular section 71) with the intent that the burden of the owner's covenants run with the land as provided for by section 79 of the Act.
- 2.2 The parties enter this agreement:
 - (a) To give effect to the permit; and
 - (b) To provide for the matters set out in section 72(2) of the Act.
- 2.3 This agreement must be registered pursuant to section 78 of the Act in respect of the land and each lot created by subdivision of the land.

3. Development of the Land

- 3.1 The owner must only develop the land in accordance with the permit, the provisions of this agreement, the Planning Scheme, the Act and the Miscellaneous Act.
- 3.2 The owner covenants and agrees that all future habitable buildings to be constructed on Lots 5, 6, 7, 8 and 9 must have a finished floor level of at least 300mm above the known 1% Annual Exceedance Probability (AEP) flood event at the time of construction.
- 3.3 Before Council affixes its seal to a final plan of subdivision pursuant to section 89 of the Miscellaneous Act

the owner must have:

- (a) Complied with the provisions of the permit; and
- (b) Complied with the provisions of this agreement.

- 3.4 The Council may refuse to cause its seal to be affixed to a final plan of subdivision for the land if the owner has not complied with the provisions of the permit, the provisions of this agreement or Council is otherwise satisfied that a final plan does not comply with the provisions of part 3 of the Miscellaneous Act.

4. Other Obligations of the Owner

The owner must:

- 4.1 Permit registration of this deed of agreement in accordance with section 78 of the Act and pay the costs of registering it.
- 4.2 Secure the consent of any mortgagee or encumbrance to the registration of this deed of agreement within 30 days of the date of this agreement.
- 4.3 Pay all stamp duty and registration costs in respect of this agreement or any document required by it.
- 4.4 Pay any GST in respect of this agreement including any GST payable by the Council arising out of this agreement or its performance. It is agreed that any amount payable to the Council pursuant to this agreement is exclusive of GST which must be paid in addition to the same.

5 Conditional Nature of the Council's Obligations

- 5.1 The Council is not obliged to perform the provisions of this agreement if the owner is in breach of it or the permit at the time that performance by the Council is due.

6. No Claims

- 6.1 The owner agrees with the Council and TasWater that the owner will make no claims for any costs, loss or damage whatsoever or howsoever arising as a result of any disruption, delay, disturbance or inconvenience caused to the owner, its lessees or licensees, as a result of the Council and TasWater undertaking the infrastructure works in accordance with this agreement and the owner hereby acknowledges the likelihood that the construction of the infrastructure works may cause disruptions, delay, inconvenience and loss to the owner, its lessees and licensees.

7. Charge on the Land and Interest

- 7.1 Any money payable by the owner to the Council pursuant to this agreement is a charge on the land pursuant to section 73(4) of the Act.
- 7.2 The owner must pay interest to the Council at the rate of 10% per annum, compounded at monthly intervals, upon any money payable by the owner to the Council pursuant to this agreement or upon any damages suffered by Council arising out of a breach by the owner of the provisions of this agreement from the date that such monies were payable or from the date that such damage is first suffered as the case may be, until the date that money or those damages are paid.

8. Relationship Between the Parties

- 8.1 Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and the owner.

9. Proper Law

- 9.1 This deed of agreement is governed by the laws of the State of Tasmania and the parties submit to the non-exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.

10. Commencement

10.1 This agreement begins immediately upon execution by the parties.

11. Other Documents

11.1 This agreement is to be read in conjunction with the permit and any plans submitted to and approved by the Council in relation to the permit or the subdivision of the land.

12. Termination

12.1 This agreement will end upon completion by the owner of its obligations under this agreement or otherwise in accordance with the Act.

12.2 Despite the fact that another person may become liable for the obligations of the owner under this agreement or may be bound by this agreement in conjunction with the owner, the owner does not cease to be liable to comply with this agreement until it has been discharged by performance of all of the owner's obligations in full.

12.3 If a party terminates this agreement for breach of it by the other party, then that termination does not affect rights which have accrued prior to the date of termination.

12.4 The Council may terminate this agreement by notice in writing to the owner if:

- (i) The owner breaches it;
- (ii) The consent required by a mortgagee is not provided; or
- (iii) The owner fails to comply with the permit;
- (iv) The owner fails to comply with the planning scheme, the Act or the Miscellaneous Act in respect of the use or development of the land;
- (v) This agreement is not registered pursuant to the provisions of the Land Titles Act 1980.

This agreement also terminates as provided for in the Act.

13. Reading Down and Severability

13.1 If a provision of this agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

14. Council's Costs

14.1 The owner must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this agreement and anything done before or after this agreement for the enforcement of any obligation imposed upon the owner under it.

15. Change to Plans of Subdivision

15.1 In the event that there is an amendment or revision of a plan of subdivision in respect of the land approved by the Council or required by the Recorder of Titles pursuant to the provisions of the Land Titles Act 1980, this agreement must be read so as to apply to the plan as amended or revised.

16. Exercise of Powers

16.1 The Council and the owner expressly acknowledge that any obligation imposed upon the Council under this agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this agreement must be read accordingly.

16.2 In particular, this agreement does not mean the Council must approve any applications for a permit to subdivide, develop and use the land.

17. Further Documents

17.1 The Council and the owner will do all things and prepare and sign all further documents necessary to give effect to this agreement and to ensure that this agreement is fully carried out.

18. Disclosure of this Agreement

18.1 The owner must not at any time before or after the registration of this agreement sell, transfer, dispose of or in any way part with possession of the land without first disclosing the existence of and nature of this agreement to the owner's successors.

19. Alteration to this Agreement

19.1 This agreement may be amended by agreement between the Council and all persons who are bound by any covenant in the agreement.

19.2 If any proposed amendment to this agreement requires a new or an amended permit, then that permit or that amended permit (as the case may be) must be obtained before this agreement is amended.

19.3 Despite this clause, the Council may determine that a new agreement is required.

20. Notices

20.1 A notice pursuant to this agreement must be in writing. Notices may be served:

(a) personally by leaving them with the party on whom they are to be served at that party's address stated in clause 20.3; or

(b) by pre paid post sent to the address stated in clause 20.3; or

(c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in clause 20.3.

20.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party:

(a) if served personally when left at the address of the other party stated in clause 20.3;

(b) when mailed, three business days after being put into the post addressed to such party at that address; and

(c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in clause 20.3.

20.3 The addresses of the parties for service of notices are as follows:

Meander Valley Council
26 Lyall Street
WESTBURY TAS 7304
Ph: 6393 5300
Facsimile: 6393 1474

Owners Details: Zamar Enterprises Pty Ltd (ACN 100 394 303)

Address: 16 Reiffers Road
MEANDER TAS 7304

Ph: 0409 681 307

21. Mortgagee's Consent

21.1 Not Applicable

THE SCHEDULE

Item 1 - The Owner

ZAMAR ENTERPRISES PTY TLD

Item 2 - The Land

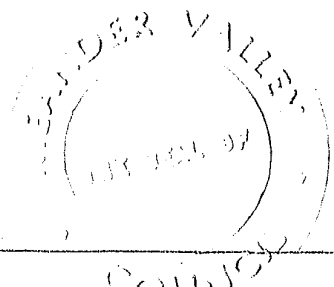
All that land situate at 16 Reiffers Road Meander in Tasmania and comprised in Certificate of Title Volume 128664 Folio 3

Item 3 - Form of Mortgagee Consent

Not applicable

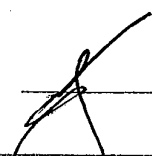
Mortgagee - Sign & Seal

Not applicable

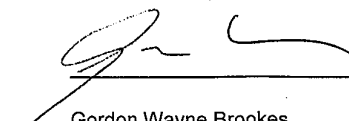



EXECUTED AS A DEED

~~THE COMMON SEAL of the Meander Valley Council has been hereunto affixed this _____ day of _____ pursuant to a resolution of Council dated _____ delegating authority to the general manager to affix the Corporation's Seal~~
General Manager

THE COMMON SEAL of the Meander Valley Council has been hereunto affixed this 15 day of March 2021 pursuant to a resolution of Council delegating authority to the General Manager to affix the Corporation's Seal

J. Jordan
GENERAL MANAGER General Manager

Executed by **ZAMAR ENTERPRISES PTY LTD** in the presence of:))


Gordon Wayne Brookes
Director/Secretary


Linda Dorraine Brookes
Director

DATED this _____ day of _____ 2021

LEGEND
 PAGE 1# COVER PAGE
 PAGE 2# LOCALITY PLAN
 PAGE 3# EXISTING SITE SURVEY PLAN
 PAGE 4# SITE PLAN
 PAGE 5# BUSHFIRE MANAGEMENT PLAN
 PAGE 6# OVERLAND FLOODING PLAN
 PAGE 7# SITE PLUMBING PLAN
 PAGE 8# SOIL AND WATER MANAGEMENT PLAN
 PAGE 9# FLOOR PLAN
 PAGE 10# FLOOR PLAN WITH DIMENSIONS
 PAGE 11# ELEVATIONS
 PAGE 12# ROOF PLAN

COUNCIL – MEANDER VALLEY COUNCIL
 ZONE – VILLAGE
 CODE – BUSHFIRE PRONE AREA
 – WATERWAY AND COASTAL PROTECTION AREA
 KARST LOW SENSITIVITY AREA – MEA-S5.0

LANDSLIDE BAND – NIL
 KARST ZONE – MEDIUM

TITLE REFERENCE – 180876/6
 PROPERTY ID – 9983418

PROPOSED DWELLING FOR P CHILCOTT AT 26 REIFFERS ROAD MEANDER 7304

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



DESIGNS

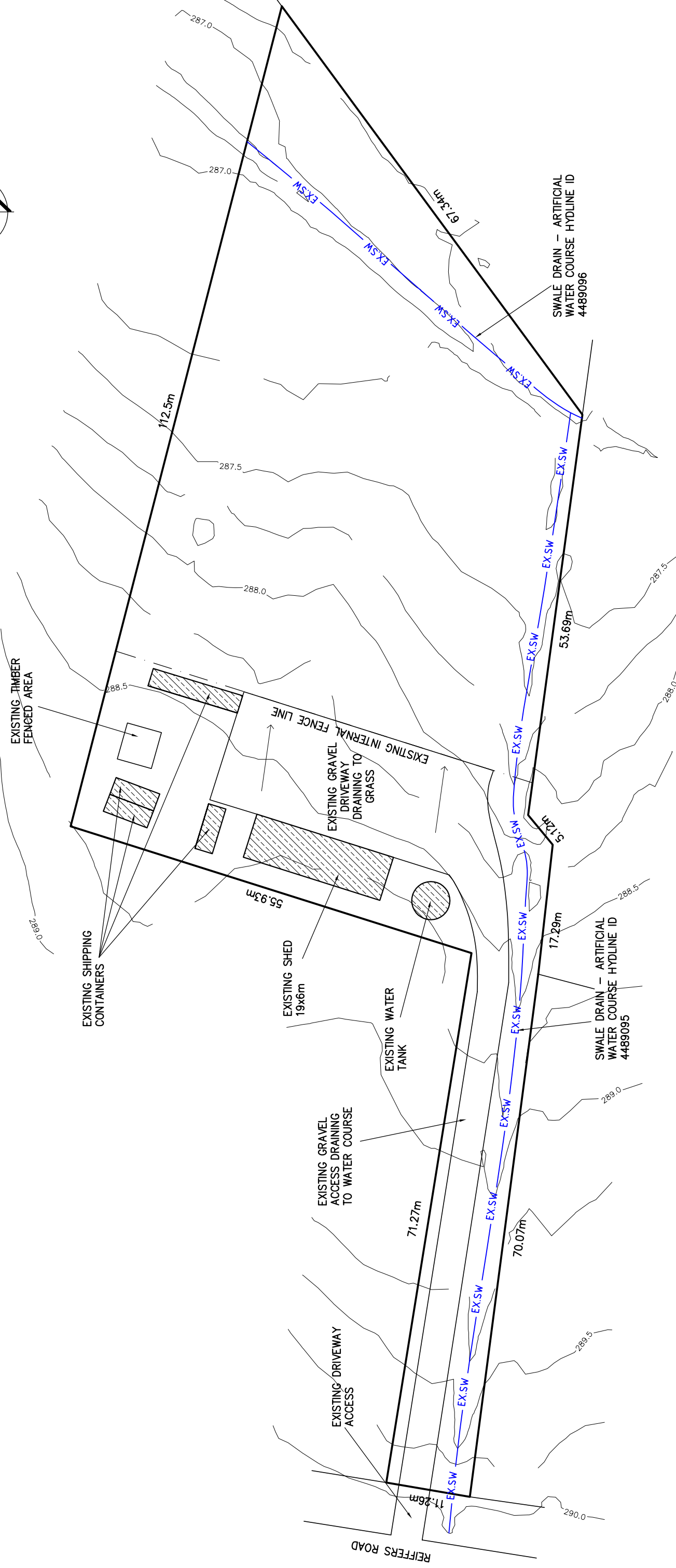
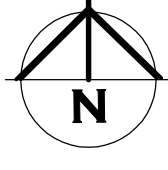
**BRADLEY
 VAN ZETTEN**


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

REVISION NUMBER	DATE
REVISION 1	07 / 01 / 2026
REVISION 2	22 / 01 / 2026
REVISION 3	04 / 02 / 2026

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 OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

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





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

DESIGNS

PROJECT: PROPOSED DWELLING
FOR P CHILCOTT
AT 26 REIFFERS ROAD
MEANDER 7304

DRAWING: EXISTING SITE SURVEY PLAN

REVISION NUMBER	DATE
REVISION 1	07 / 01 / 2026
REVISION 2	22 / 01 / 2026
REVISION 3	04 / 02 / 2026

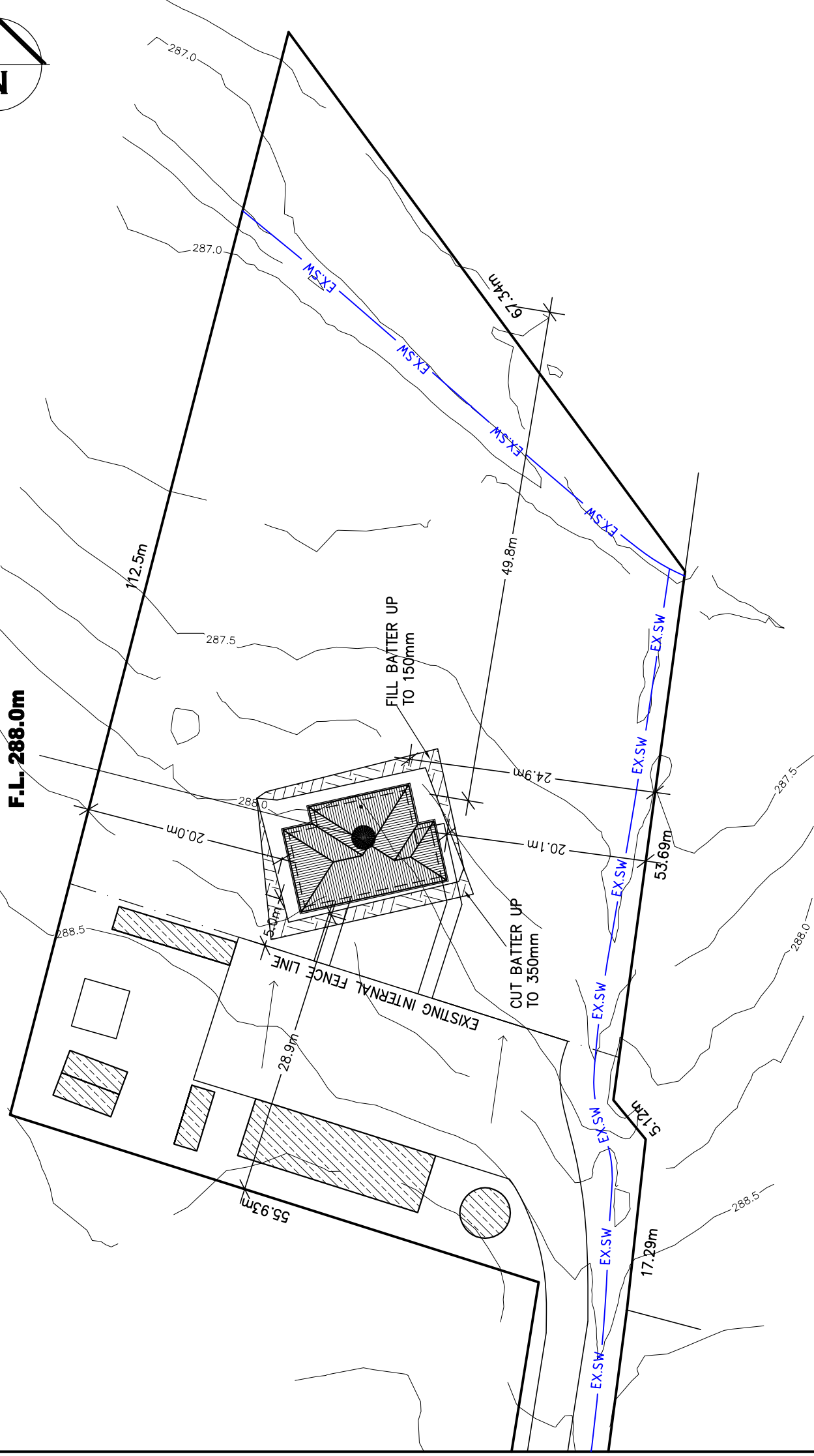
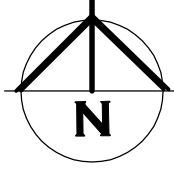
DESIGNED: B. v. Z.	APPROVED:
DRAWN: B. v. Z.	DATE: 04 / 02 / 26
SCALE - A3 - 1:500.	DRAWING No.: CH10126 - 3/12

EXISTING SITE SURVEY PLAN

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PROPOSED DWELLING
F.L. 288.0m



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	1:1
	SOFT CLAY	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.

SITE AREA TABLE

	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	5938	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	234	3.9
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	900	15.2
AREA FREE FROM BUILDING AND DRIVEWAY AREA	4804	80.9



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PROJECT: PROPOSED DWELLING
FOR P CHILCOTT
AT 26 REIFFERS ROAD
MEANDER 7304

DRAWING: SITE PLAN

REVISION NUMBER	DATE
REVISION 1	07 / 01 / 2026
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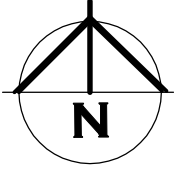
CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE
1:10 DRIVEWAY TURNING AREA
1:4 DRIVEWAY NON-TURNING AREA



SITE PLAN

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DRAWN: B. v. Z.
SCALE -- A3 -- 1:500.
APPROVED. DATE: 04 / 02 / 26
DRAWING No.: CHI0126 -- 4/12

PROPOSED DWELLING
F.L. 288.0m



10000L WATER TANK TO COMPLY WITH REBECCA GREEN AND ASSOCIATES BHPM REPORT TO COMPLY WITH SECTION TABLE 3B OF REPORT. ALTERNATIVELY TANK MAY BE RELOCATED TO ANY LOCATION COMPLIANT WITH TABLE 3B OF 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

REIFFERS ROAD

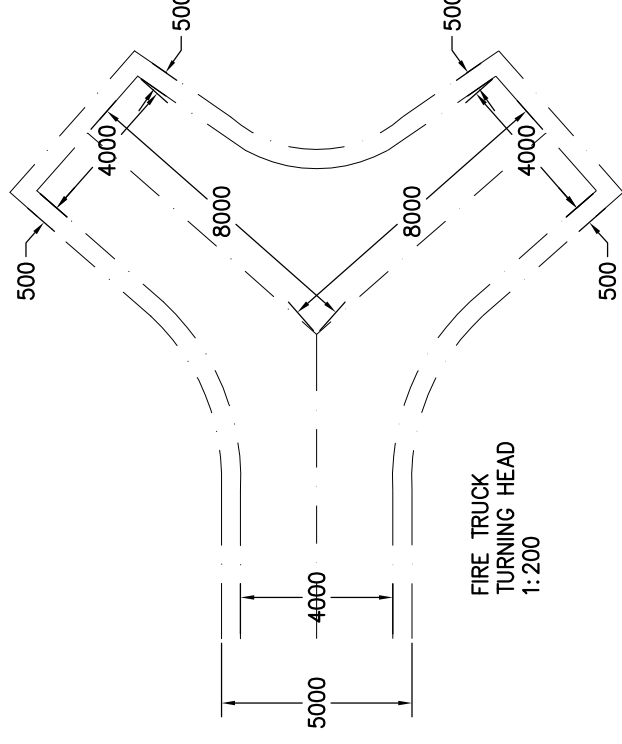
60m HOSE LAY

FIRE TRUCK TURNING CIRCLE

PROPERTY ACCESS TO COMPLY WITH REBECCA GREEN AND ASSOCIATES 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:

- (i) All weather construction;
 - (ii) Load capacity of at least 20 tonnes, including for bridges and culverts;
 - (iii) Minimum carriageway width of 4 metres;
 - (iv) Minimum vertical clearance of 4 metres;
 - (v) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
 - (vi) Cross falls of less than 3 degrees (1:20 or 5%);
 - (vii) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
 - (viii) Curves with a minimum inner radius of 10 metres;
 - (ix) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
 - (x) Terminate with a turning area for fire appliances provided by one of the following:
 - a) A turning circle with a minimum inner radius of 10 metres;
 - b) A property access encircling the building; or
 - c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
- WHERE PROPERTY ACCESS IS GREATER THAN 200m
- (xi) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres (minimum 1 required).



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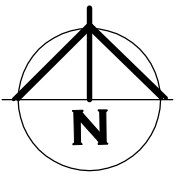
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PROJECT: PROPOSED DWELLING
FOR P CHILCOTT
AT 26 REIFFERS ROAD
MEANDER 7304

DRAWING: BUSHFIRE MANAGEMENT PLAN

DESIGNED: B. v. Z.
DRAWN: B. v. Z.
APPROVED: DATE: 04 / 02 / 26

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MAPPED OVERLAND FLOODING PATH SHOWN BELOW
 CONTOUR 287.5m
 AS PER SECTION 71 AGREEMENT E253394
 3.2 HABITABLE BUILDING TO BE CONSTRUCTED 300mm
 ABOVE KNOWN 1% AEP FLOOD EVENT
 BUILDING IS PROPOSED TO BE BOTH OUTSIDE AND ABOVE
 MAPPED FLOOD LEVEL ON MAIN SECTION OF LOT

**PROPOSED
 DWELLING**
 F.L. 288.0m



OVERLAND FLOODING PLAN

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DESIGNS

PROJECT: PROPOSED DWELLING
 FOR P CHILCOTT
 AT 26 REIFFERS ROAD
 MEANDER 7304

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

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 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 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

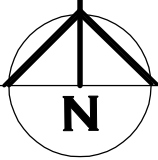
FACT SHEET 15 - PROTECTION OF STORMWATER PITS PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

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

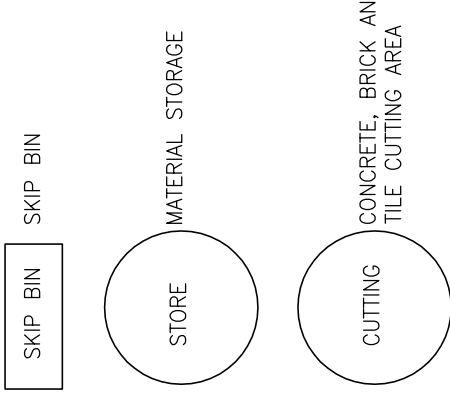
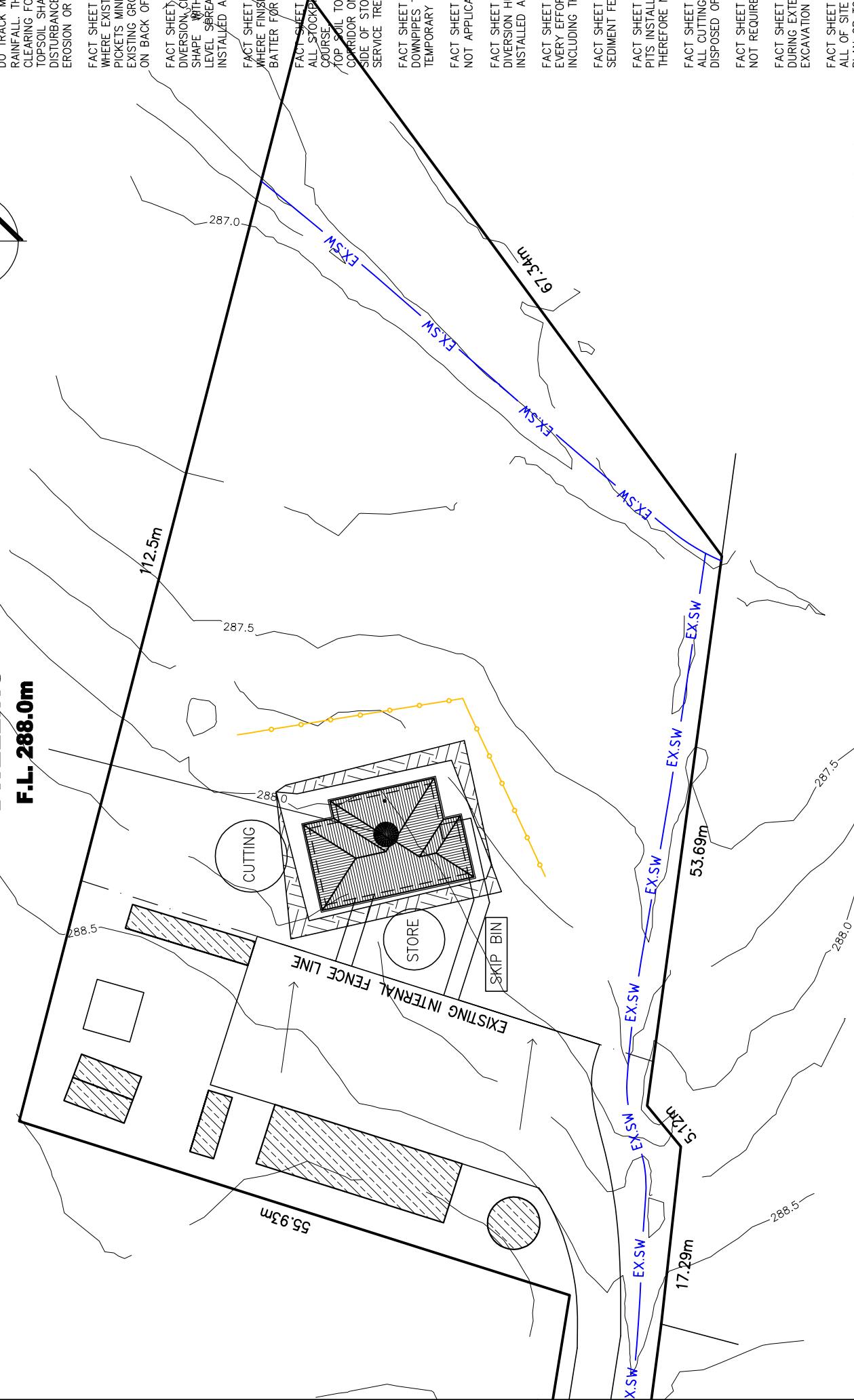
FACT SHEET 17 - SEDIMENT BASINS NOT REQUIRED DUE TO SCALE OF WORKS.

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



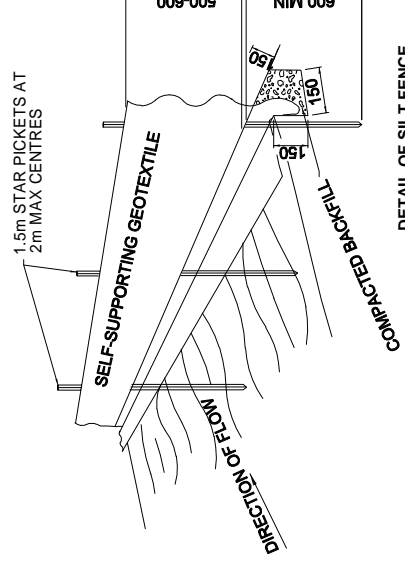
PROPOSED DWELLING
F.L. 288.0m




SOIL AND WATER MANAGEMENT PLAN

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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



- 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







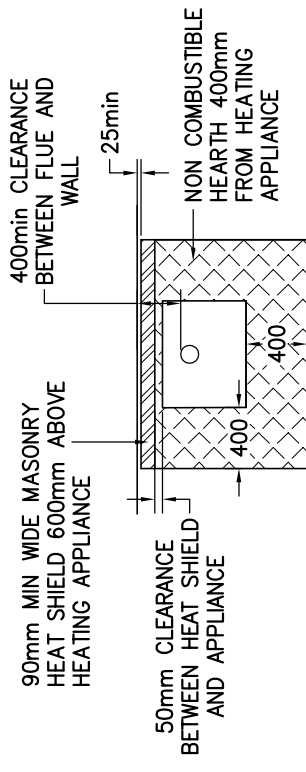
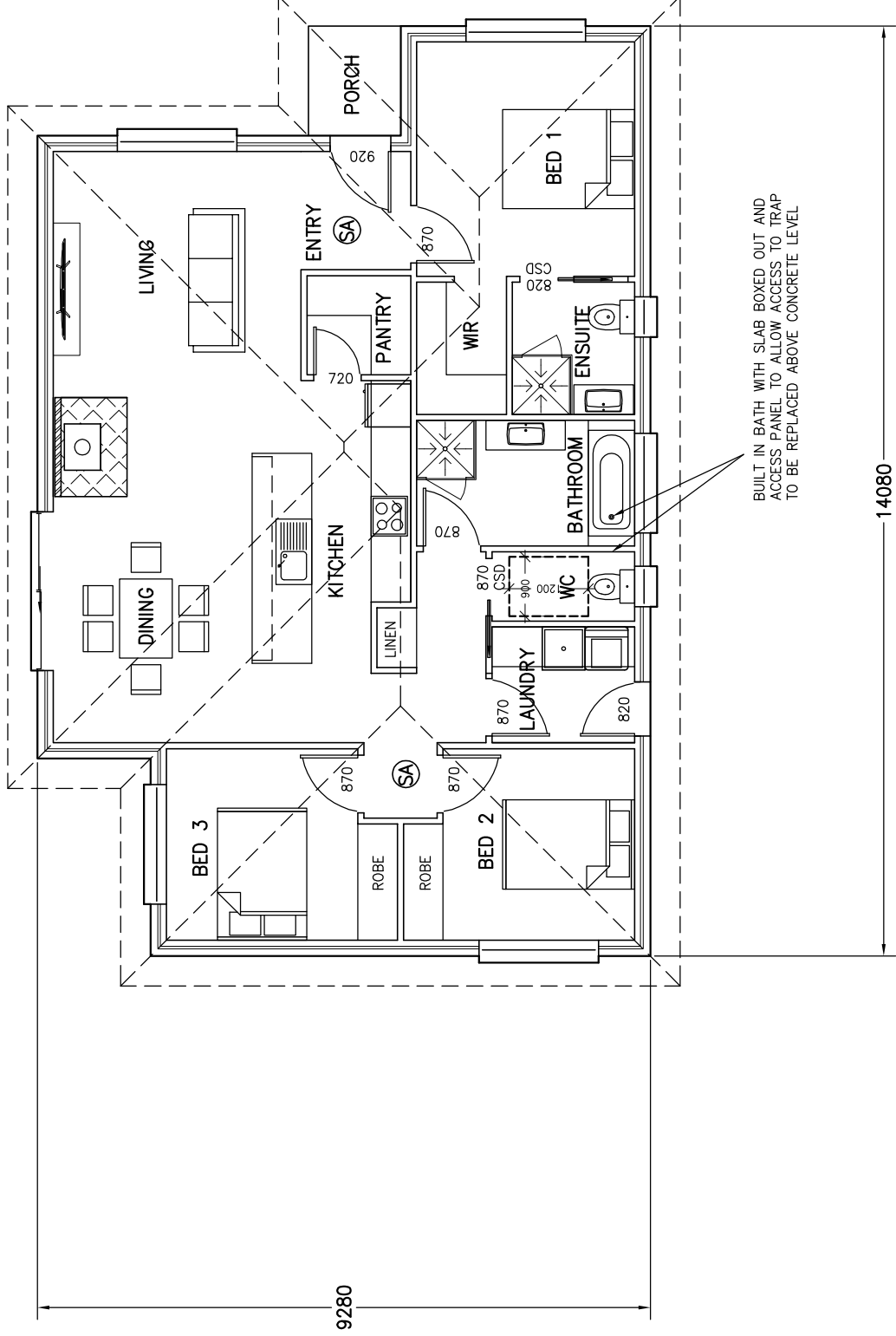
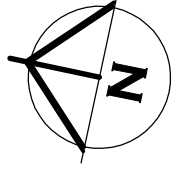
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PROJECT: PROPOSED DWELLING
FOR P CHILCOTT
AT 26 REIFFERS ROAD
MEANDER 7304

DRAWING: SOIL AND WATER MANAGEMENT PLAN

DESIGNED: B. v. Z.	APPROVED.
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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



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

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



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PROJECT: PROPOSED DWELLING FOR P CHILCOTT AT 26 REIFFERS ROAD MEANDER 7304

DRAWING: FLOOR PLAN	DESIGNED: B. v. Z.	APPROVED.
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FLOOR PLAN

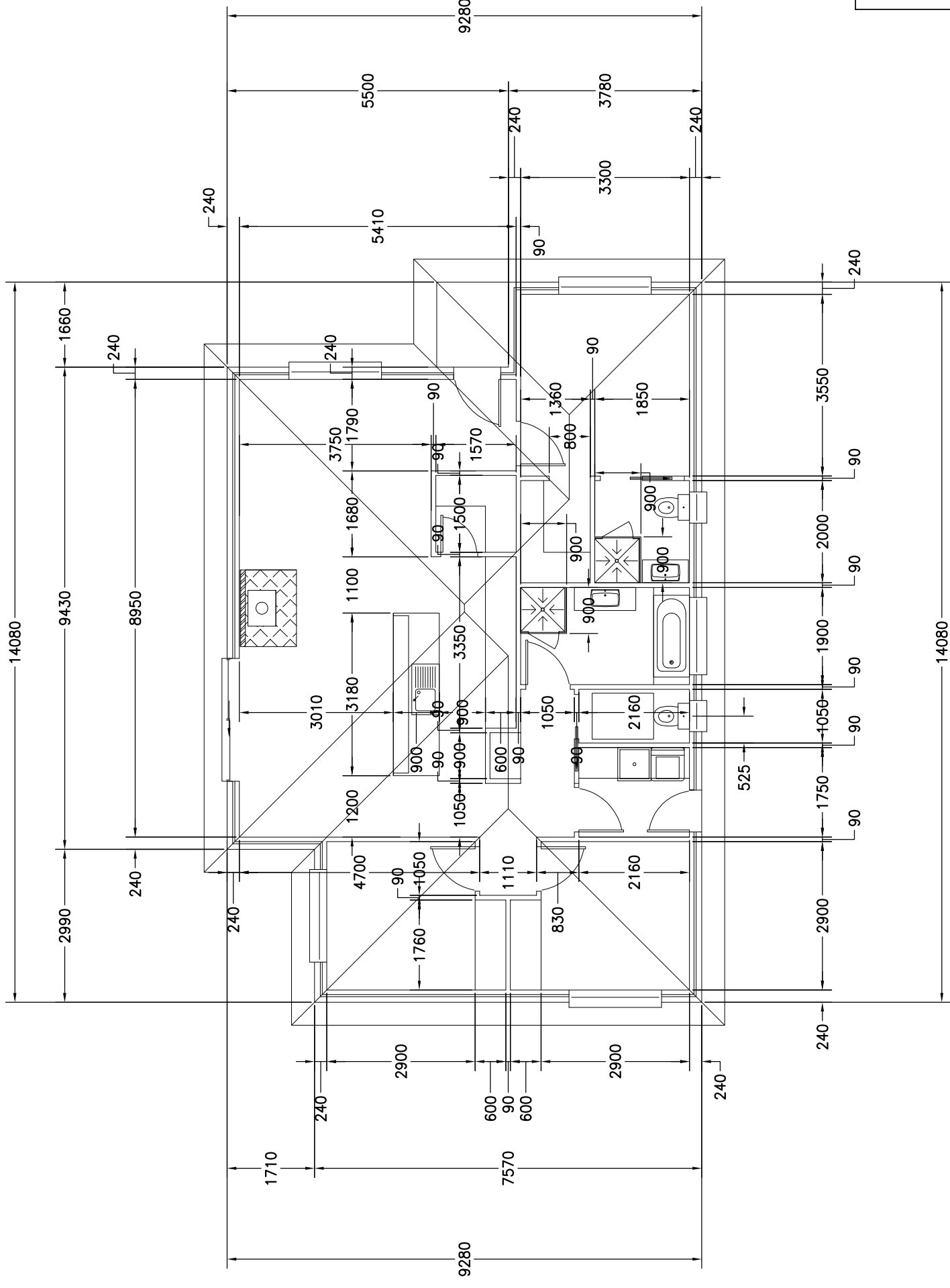
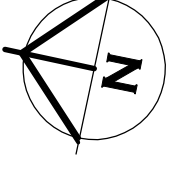
BRICK VENEER - DIMENSIONS AND AREA TO OUTSIDE CLADDING.
 CLAD FRAME - DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING CLADDING IN ADDITION TO DIMENSIONS.

BUILDER TO ENSURE ALL DOOR AND DOOR HARDWARE SELECTED TO HAVE 820mm CLEAR OPENING TO COMPLY WITH LIVABLE HOUSING DESIGN.

WITH THE EXCEPTION OF NON HABITABLE ROOMS, ONLY IF SHOWN ON PLAN THAT SMALLER SIZED DOOR TO BE USED

BUILDER TO ENSURE THRESHOLDS THROUGH DOORS TO COMPLY WITH LIVABLE HOUSING DESIGN SECTION 3. WITH MAXIMUM 5mm STEP FROM FFL TO FFL OR THRESHOLD RAMP INSTALLED

AREA TABLE	
SQUARE METER	BUILDING SQUARES
FLOOR AREA	116.5
PORTICO AREA	2.3
TOTAL AREA	118.8



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PROJECT: PROPOSED DWELLING
FOR P CHILCOTT
AT 26 REIFFERS ROAD
MEANDER 7304

DRAWING: FLOOR PLAN WITH DIMENSIONS

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

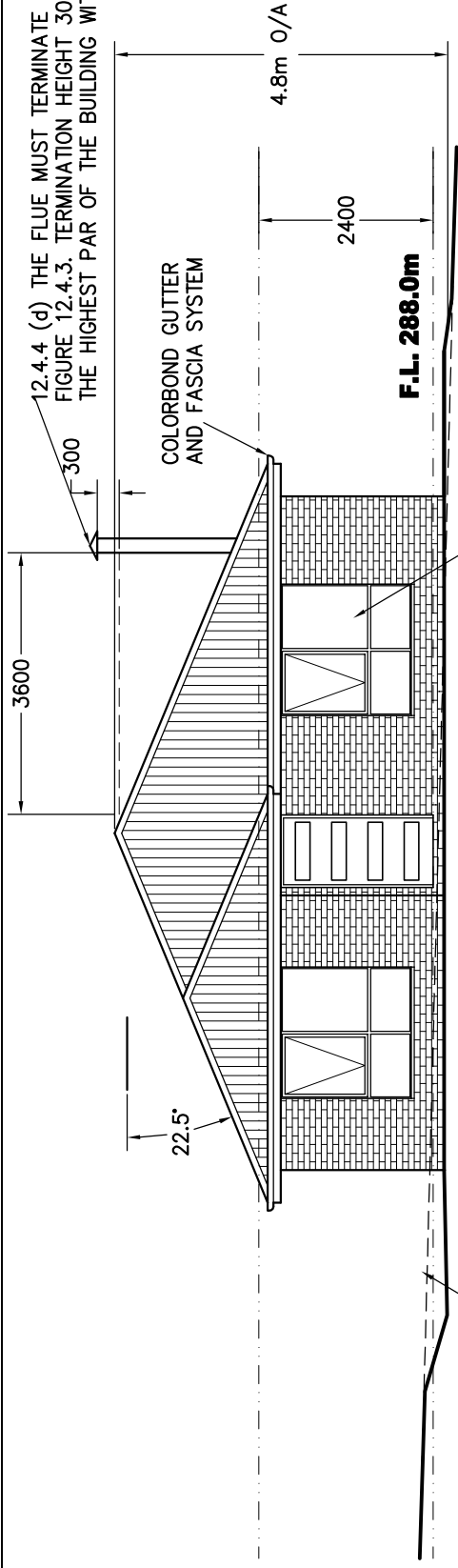
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FLOOR PLAN WITH DIMENSIONS

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

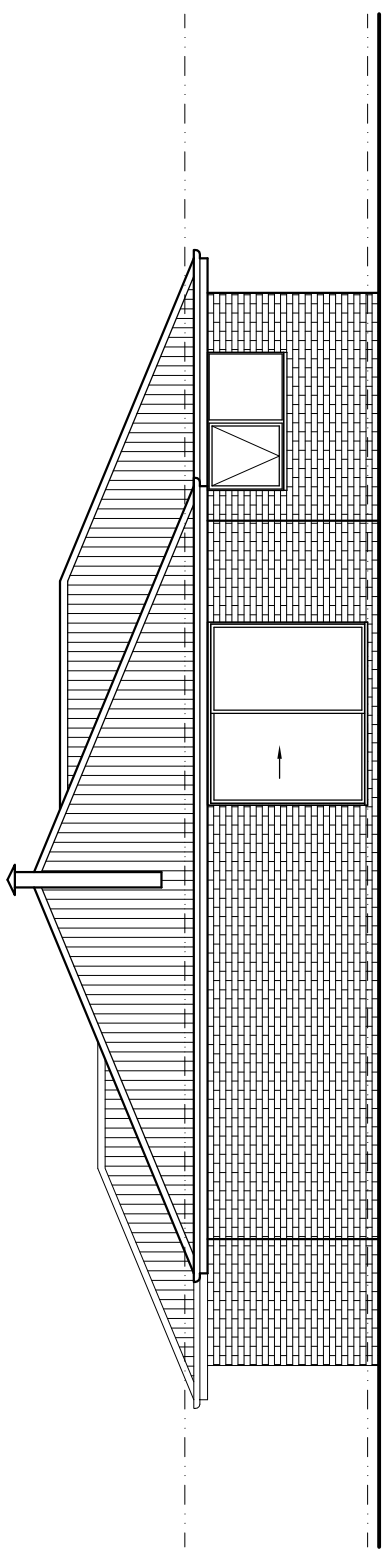


EAST ELEVATION

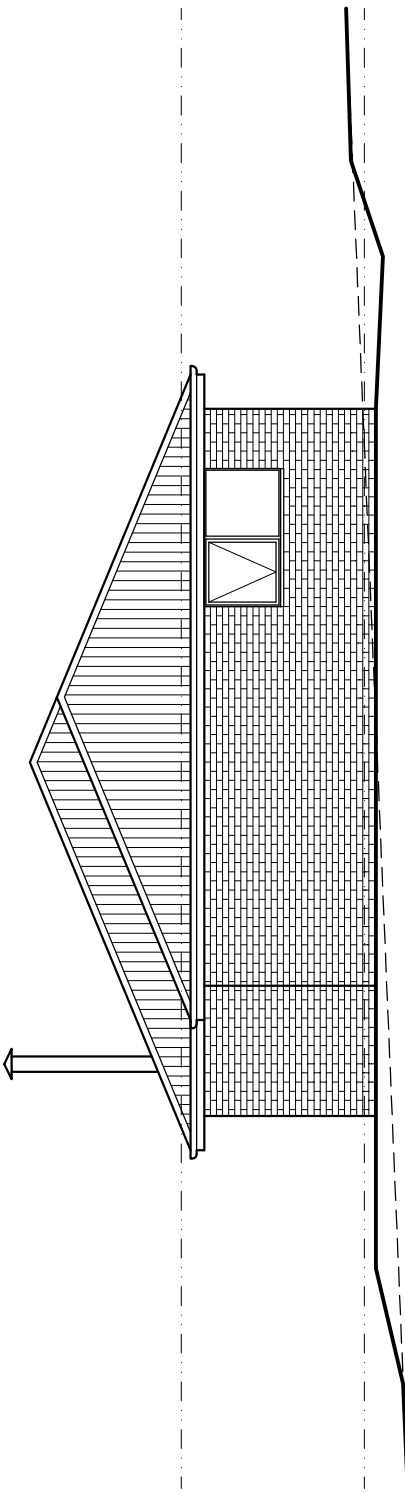
-  BRICK VENEER CLADDING
-  COLORBOND CUSTOM ORB SHEET ROOFING

ALUMINIUM FRAMED WINDOWS AND DOORS

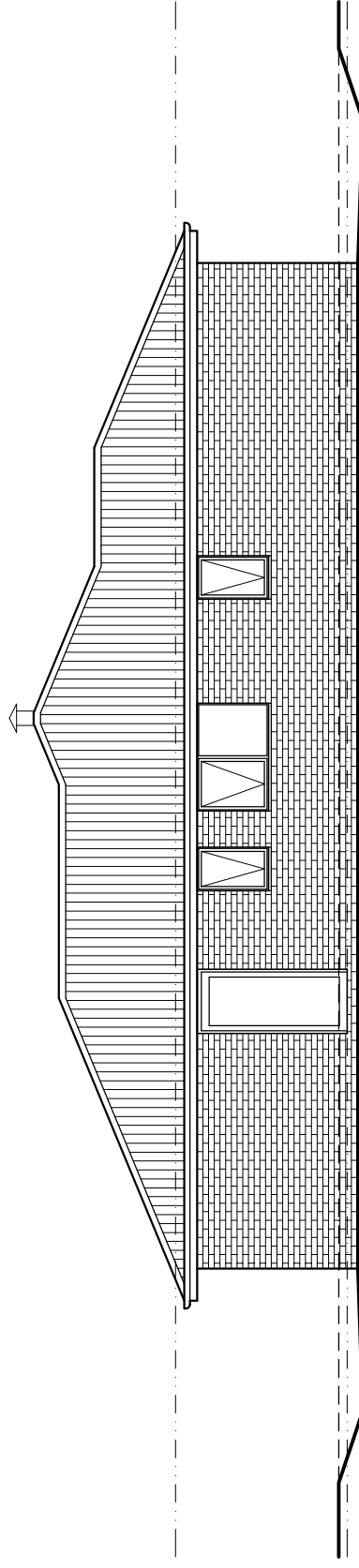
NATURAL GROUND LEVEL



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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PROJECT: PROPOSED DWELLING
FOR P CHILCOTT
AT 26 REIFFERS ROAD
MEANDER 7304

DRAWING: ELEVATIONS

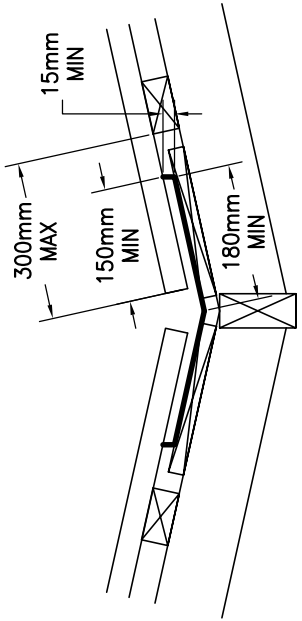
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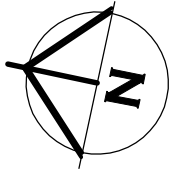
APPROVED.
DATE: 04 / 02 / 26

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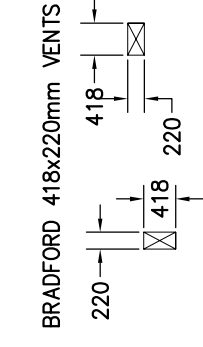
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CHI0126 - 11/12



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 EAIVES GUTTERS, UNLESS FIXED TO METAL FASCIAE
WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASUREMENTS 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 EAIVES 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 90MM DOWNPIPES

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

BOX GUTTERS AS PER AS3500.3

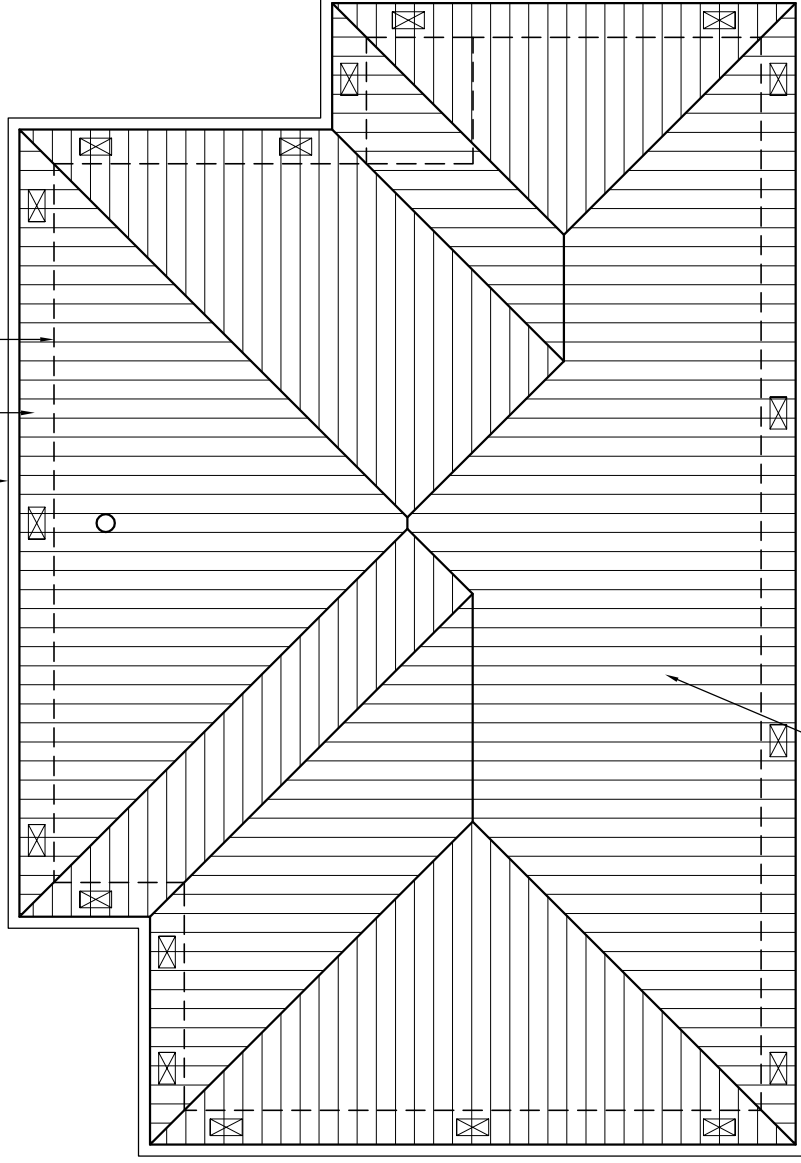
7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

- (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 GUTTER AND FASCIA SYSTEM

450mm EAIVE (TYPICAL)

EXTERNAL WALLS DASHED



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 EAIVE/WALL VENT



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PROJECT: PROPOSED DWELLING FOR P CHILCOTT AT 26 REIFFERS ROAD MEANDER 7304

DRAWING: ROOF PLAN

REVISION NUMBER	DATE
REVISION 1	07 / 01 / 2026
REVISION 2	22 / 01 / 2026
REVISION 3	04 / 02 / 2026

DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.
DATE: 04 / 02 / 26

SCALE -- A3 -- 1:100.

DRAWING No.: CHI0126 -- 12/12