

PLANNING NOTICE

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

APPLICANT:	T Knight - PA\24\0066
PROPERTY ADDRESS:	247 Ritchie Street WESTBURY (CT's: 175565/1 & 175565/2)
DEVELOPMENT:	Single dwelling - driveway, attenuation area.

The application can be inspected until **Monday, 12 February 2024**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 27 January 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

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

OFFICE USE ONLY

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

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

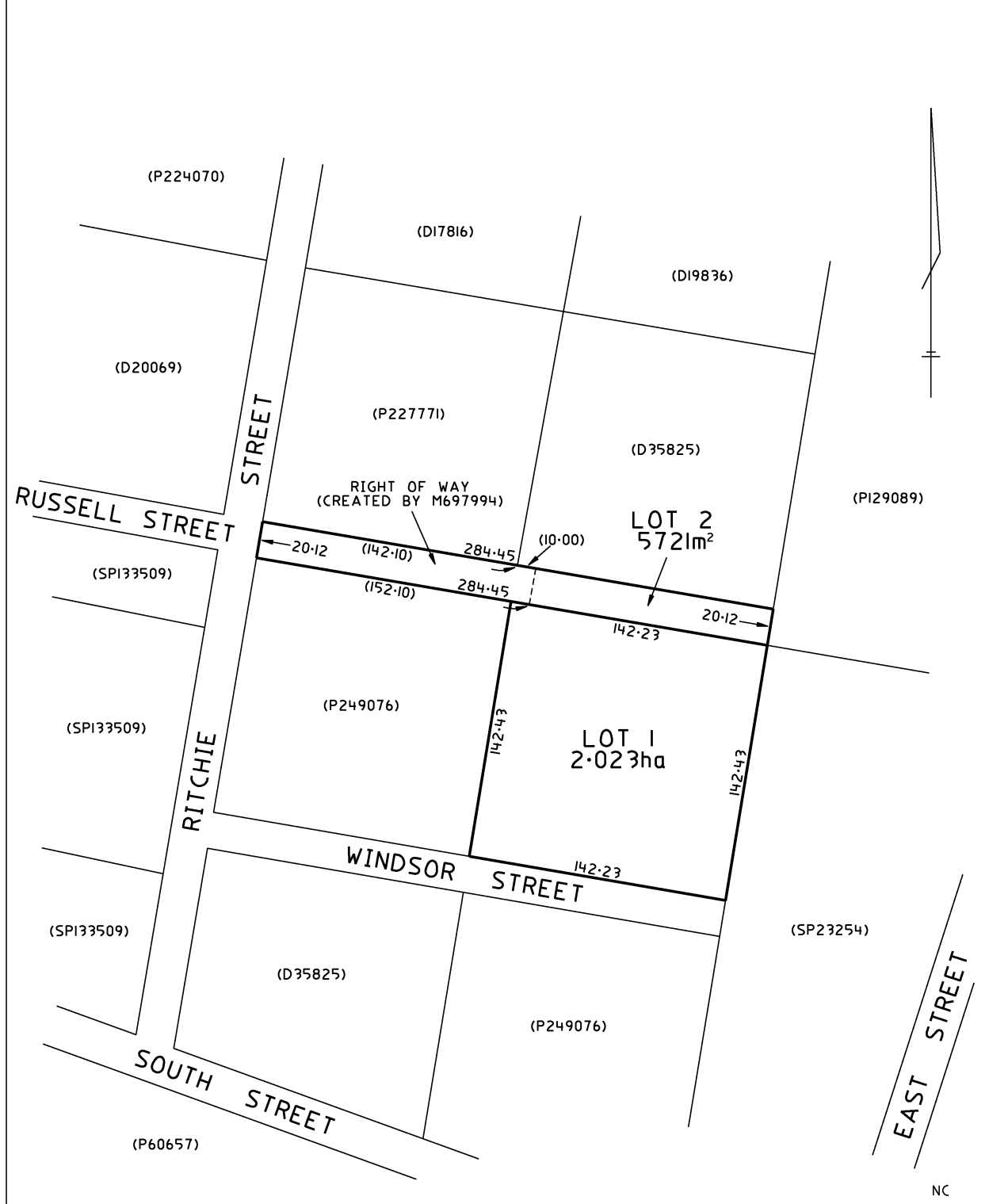
PROPERTY DETAILS:

Address:	<input type="text" value="247 RITCHIE STREET"/>	Certificate of Title:	<input type="text" value="175565"/>
Suburb:	<input type="text" value="WESTBURY TAS"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="Lot 1 and 2"/>
Land area:	<input type="text" value="Lot 2 2.023ha"/>	<input type="text" value="Lot 1 5,721m2"/>	<input type="text" value="m<sup>2</sup> / ha"/>
Present use of land/building:	<input type="text" value="LOW DENSITY RESIDENTIAL"/>	(vacant, residential, rural, industrial, commercial or forestry)	
• Does the application involve Crown Land or Private access via a Crown Access Licence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
• Heritage Listed Property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):	<input type="text" value="\$ 350,000.00"/>	Includes total cost of building work, landscaping, road works and infrastructure		
Description of work:	<input type="text" value="New residential Dwelling"/>			
Use of building:	<input type="text" value="Dwelling"/>	(main use of proposed building – dwelling, garage, farm building, factory, office, shop)		
New floor area:	<input type="text" value="78.8m"/>	<input type="text" value="m<sup>2</sup>"/>	New building height:	<input type="text" value="3.786"/>
				<input type="text" value="m"/>
Materials:	External walls:	<input type="text" value="Colorbond and Timber"/>	Colour:	<input type="text" value="Monument, Spotted Gum"/>
	Roof cladding:	<input type="text" value="Colourbond Trimclad"/>	Colour:	<input type="text" value="Monument"/>

OWNER FOLIO REFERENCE F.R.216662/1 F.R.211578/1 GRANTEE WHOLE OF LOT 31162, 1A-1R-26-2P, GTD TO THOMAS EDNEY BELLINGER WHOLE OF LOT 157, 5A-0R-0P, GTD TO CHRISTOPHER TYRELL		PLAN OF TITLE LOCATION TOWN OF WESTBURY (SECTION F12 & F14) FIRST SURVEY PLAN No. W/26 L.O. COMPILED BY LTO SCALE 1: 2000 LENGTHS IN METRES		Registered Number P.175565 APPROVED 27 JUL 2018 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 121 (4839)	LAST UPI No	LAST PLAN No. P216662, P211578	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SEARCH OF TORRENS TITLE

VOLUME 175565	FOLIO 1
EDITION 2	DATE OF ISSUE 03-Jun-2020

SEARCH DATE : 07-Sep-2023

SEARCH TIME : 08.44 AM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Plan 175565

Derivation : Lot 157 Sec. F.12 - Gtd. to C. Tyrell.

Prior CT 216662/1

SCHEDULE 1

M813192 TRANSFER to LARA MAJA RECTOR and DANIEL JAMES LESTER
Registered 03-Jun-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 175565	FOLIO 2
EDITION 3	DATE OF ISSUE 03-Jan-2024

SEARCH DATE : 23-Jan-2024

SEARCH TIME : 12.48 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 2 on Plan 175565

Derivation : Lot 31162 Gtd to T E Bellinger

Prior CT 211578/1

SCHEDULE 1

M813192 & N164345 TRANSFER to DANIEL JAMES LESTER

Registered 03-Jan-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M697994 BURDENING EASEMENT: a right of carriageway

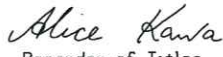
(appurtenant to Lot 156 on Diagram 35825) over the

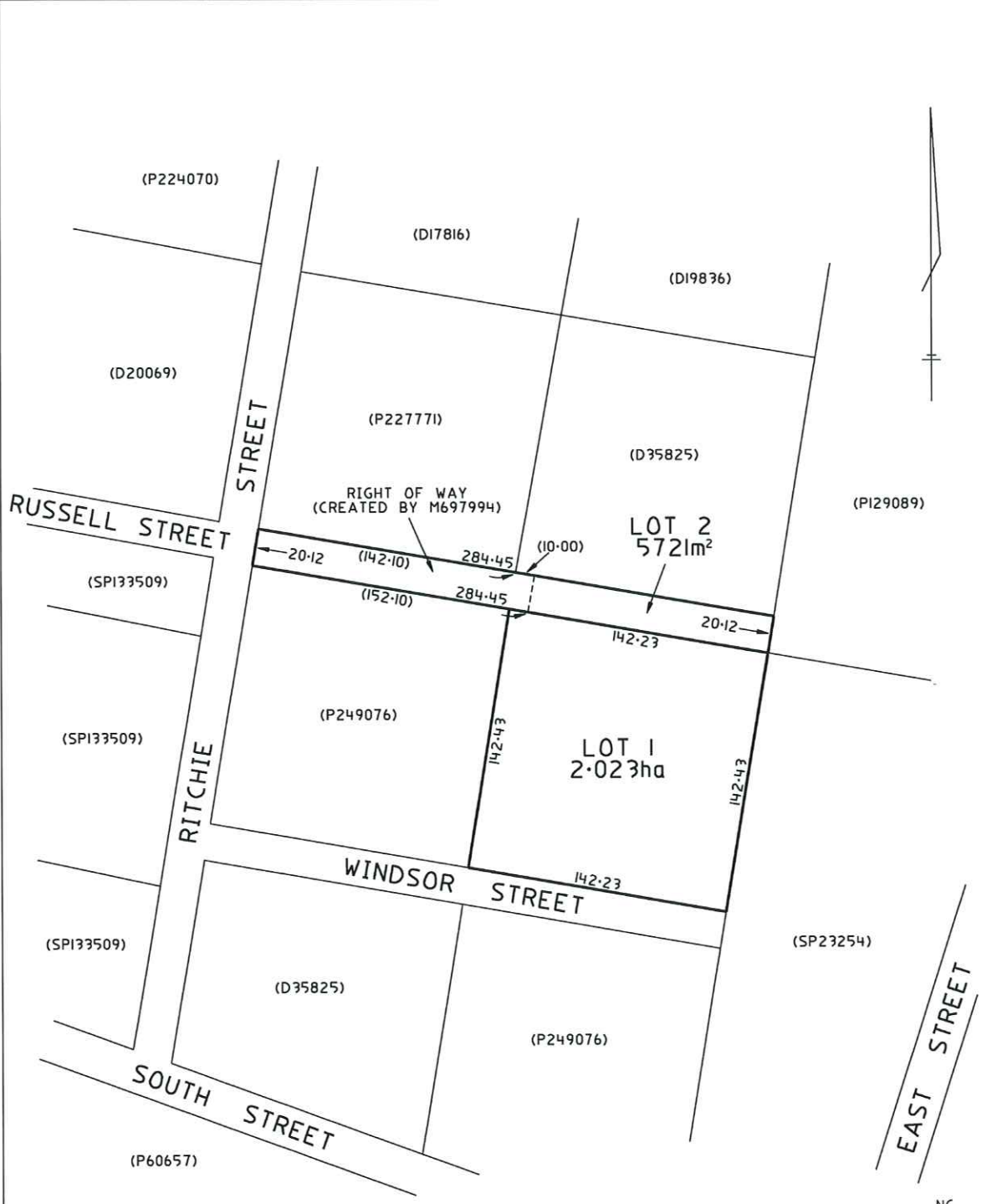
land marked Right of Way on Plan 175565 Registered

27-Aug-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE F.R.216662/1 F.R.211578/1		PLAN OF TITLE LOCATION TOWN OF WESTBURY (SECTION F12 & F14)		Registered Number P.175565
GRANTEE WHOLE OF LOT 31162, 1A-IR-26-2P, GTD TO THOMAS EDNEY BELLINGER WHOLE OF LOT 157, 5A-OR-0P, GTD TO CHRISTOPHER TYRELL		FIRST SURVEY PLAN No. W/26 L.O. COMPILED BY LTO SCALE 1: 2000 LENGTHS IN METRES		APPROVED 27 JUL 2018  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 121 (4839)	LAST UPI No	LAST PLAN No. P216662, P211578	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



The map shows a plan of title for Lot 1 and Lot 2. Lot 1 is 2.023ha and Lot 2 is 5721m². The plan includes a right of way created by M697994. Surrounding streets are Russell Street, Ritchie Street, Windsor Street, South Street, and East Street. Various survey numbers are indicated, including (P224070), (D17816), (D19836), (D20069), (P227771), (D35825), (P129089), (SP133509), (P249076), (D35825), (P249076), (SP23254), (P60657), and (D35825). Dimensions are provided for the lots and the right of way.

Pod Homes

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DWG NO.	DRAWING	REV
A000	COVER PAGE	02
A101	LOCATION PLAN	02
A102	PROPOSED SITE PLAN	02
A201	GROUND FLOOR PLAN	02
A203	ROOF PLAN	02
A301	ELEVATIONS	02
A302	ELEVATIONS	02



COVER PHOTO

NCC BUILDING CLASSIFICATION(S):

CLASS 1a (DWELLING) AND CLASS 10b (GARAGE)

BAL ASSESSMENT: TBC (AS3959-2018)

EX. FLOOR AREA: N/Am²
NEW GROUND FLOOR: 78.8m²
NEW FIRST FLOOR: N/Am²
TOTAL AREA: 78.8m²

DECKS, RAMPS, ETC: 19.0m²

PLANNING ZONE: 10 LOW DENSITY RESIDENTIAL

LAND TITLE REF: 175565/1

PROPERTY ID: 3605873

SOIL CLASSIFICATION: H2 (AS2870-2011)

WIND CLASSIFICATION: N3 (AS4055-2006)

CLIMATE ZONE: 7 (NCC 2019)

ALPINE AREA: N/A (NCC 2019)

CORROSION ENV: C3 MEDIUM (AS4312-2008)

DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

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
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

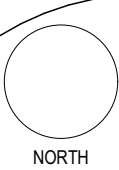
STANDARD ABBREVIATIONS					
AIR/C: AIR-CONDITIONING UNIT	DRW: DRAWER	HBL: HIGH-BAY LIGHT	OV: OVEN	TLE: TILE	
ACP: ALUMINIUM COMPOSITE PANEL: (ALUCOBOND 'PLUS' OR 'A2' ONLY)	DW: DISHWASHER	HC: HOSE COCK	PB: PLASTERBOARD	TR: TOWEL RAIL	
AG: AWNING GLASS	DY: DRYER	HDY: HAND DRYER	PC: POLYCARBONATE SHEET	TRH: TOILET ROLL HOLDER	
B: BENCH	EML: EMERGENCY LIGHT	HG: HINGED GLASS	PID: PHONE / DATA OUTLET	TUB: LAUNDRY TROUGH / TUB	
BH: BULKHEAD	EX: EXISTING	HK: COAT HOOK	PL: PENDENT LIGHT	TV: TELEVISION OUTLET	
BL: BLOCKWORK	EQ: EQUAL	HL: COMBINATION HEAT / LIGHT / FAN	PLY: PLYWOOD SHEET	UB: UNDER BENCH	
BOL: BOLLARD	F/FRZ: FRIDGE / FREEZER	HR: HANDRAIL / GRAB-RAIL	PTD: PAPER TOWEL DISPENSER	URL: URINAL	
BPZ: BUILDING PROTECTION ZONE	FAN: EXTRACTION / EXHAUST FAN	HTR: HEATER	PTY: PANTRY	VB: VANITY BASIN	
BR: BRICKWORK	FBL: FIRE BLANKET	HWC: HOT WATER CYLINDER	PV: PHOTOVOLTAIC PANELS (SOLAR)	VSS: VERTICAL SEWER STACK	
BTH: BATH	FC: FIBRE CEMENT SHEET	IO: INSPECTION OPENING	RC: RIDGE CAPPING (FLASHING)	VYL: VINYL	
CF: CEILING FAN	FE: FIRE EXTINGUISHER	JU: JOINERY UNIT	RHD: RANGE-HOOD	W: WINDOW	
CK: COOK-TOP / COOKER	FFL: FINISHED FLOOR LEVEL	KB: KICKBOARD	RL: RELATIVE LEVEL	WC: TOILET	
CJ: CONTROL JOINT	FG: FIXED GLASS	LAM: LAMINATE	RV: ROOF VENT	WIR: WALK IN ROBE	
CL: CEILING LEVEL	FH: FIRE HYDRANT	LG: LOUVERED GLASS	RM: ROOM	WDH: WOOD-HEATER / FIRE	
CM: COFFEE MACHINE	FHR: FIRE HOSE REEL	LT: LIGHT (SURFACE MOUNTED)	SD: SMOKE DETECTOR	WL: WALL LIGHT	
COL: COLUMN	FL: FLASHING	MH: MANHOLE	SF: SOFT-FALL RUBBER	WM: WASHING MACHINE	
CON: EXPOSED CONCRETE (P: POLISHED)	FMBZ: FUEL MODIFIED BUFFER ZONE	MRS: METAL ROOF SHEETING	SH: SHED / OUTBUILDING	WP: WEATHERPROOF POWER OUTLET	
CPT: CARPET	FPB: FIRE RESISTANT PLASTERBOARD	MSB: MAIN SWITCH BOARD	SHF: SHELF (A/ ADJUSTABLE) (F/FIXED)	WPB: WATER RESISTANT PLASTERBOARD	
CUPB: CUPBOARD	FRZ: FREEZER	MW: MICROWAVE OVEN	SHR: SHOWER	WT: WALL TYPE	
D: DOOR / AND OR / DETAIL	FT: FLUORO TUBE LIGHT	MWS: METAL WALL SHEETING	SK: SINK	WHT: WATER HARVESTING TANK	
DB: DISTRIBUTION BOARD	FW: FLOOR WASTE	NGL: NATURAL GROUND LINE	SKT: SKIRTING	1F: 1ST FLOOR	
DL: DOWNLIGHT (RECESSED)	G: GATE	O/A: OVER ALL	SL: SLIDING GLASS		
DP: DOWNPIPE	GF: GROUND FLOOR	O/B: OVER BENCH	SPL: SPOT LIGHT		
	GPO: GENERAL POWER OUTLET	O/H: OVERHEAD (STORAGE)	SS: STAINLESS STEEL		
	GR: GRAB RAIL	ORG: OVERFLOW RELIEF GULLY	TBR: TIMBER		

FOR REVIEW

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250
HBT: 1 Kyeema Place, Cambridge TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004
NSW: Impact Centre, 19 Chetwynd Road, Erina NSW 2250

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



PROPOSED DWELLING
247 RITCHIE STREET, WESTBURY TAS 7303
DANIEL LESTER

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

ISSUED BY:
JNg

DRAWN BY:
JNg

APPROVED BY:

COVER PAGE

DWG: **A000**
PROJECT: **P20031-18**

REV: **02**



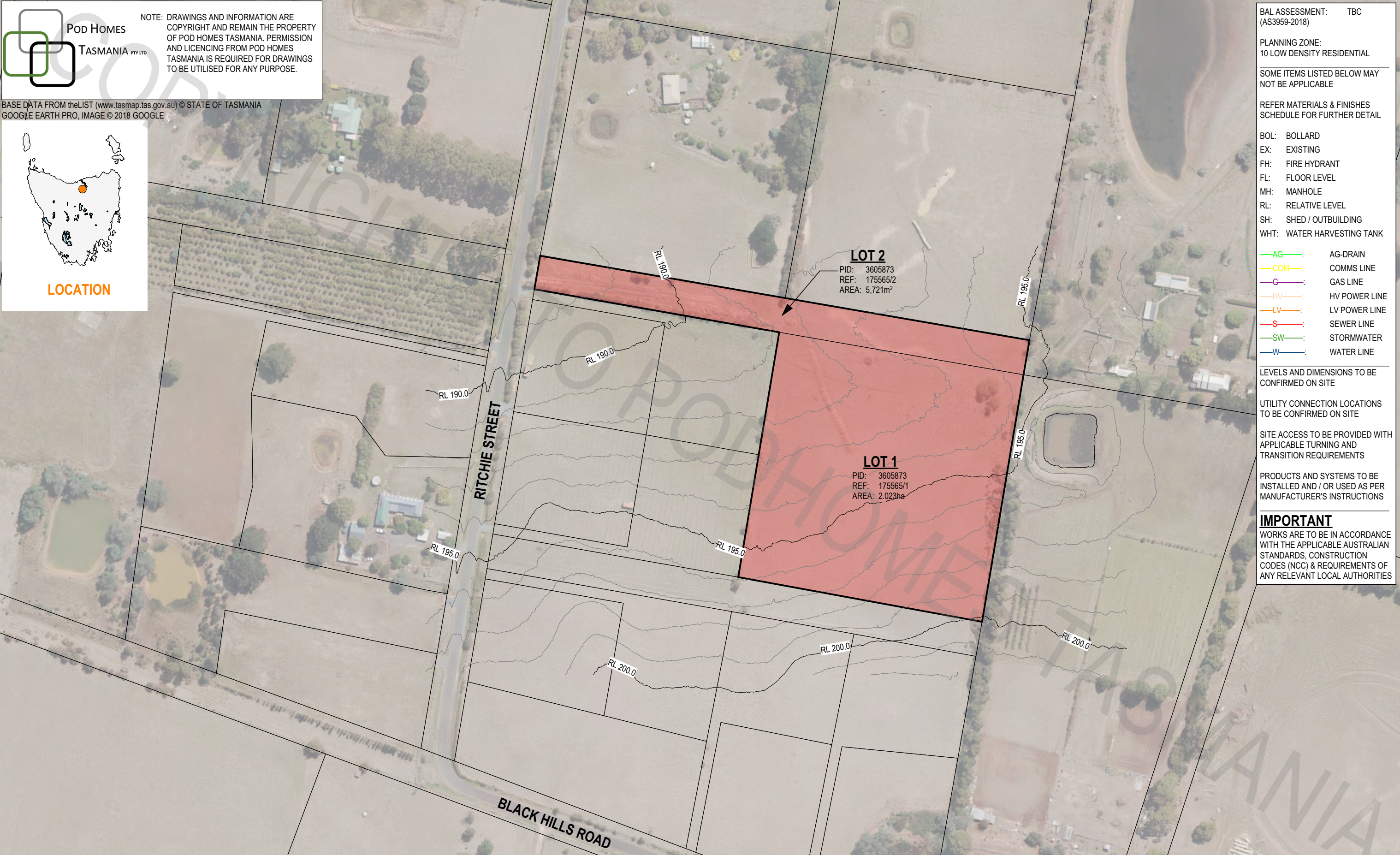
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LOCATION



BAL ASSESSMENT: TBC
(AS3959-2018)

PLANNING ZONE:
10 LOW DENSITY RESIDENTIAL

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: MANHOLE

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

WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

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NORTH

PROPOSED DWELLING

247 RITCHIE STREET, WESTBURY TAS 7303

DANIEL LESTER

SCALE: 1:2000 (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

ISSUED BY:
JNg

DRAWN BY:
JNg

APPROVED BY:

LOCATION PLAN

DWG: A101

PROJECT: P20031-18

REV: 02

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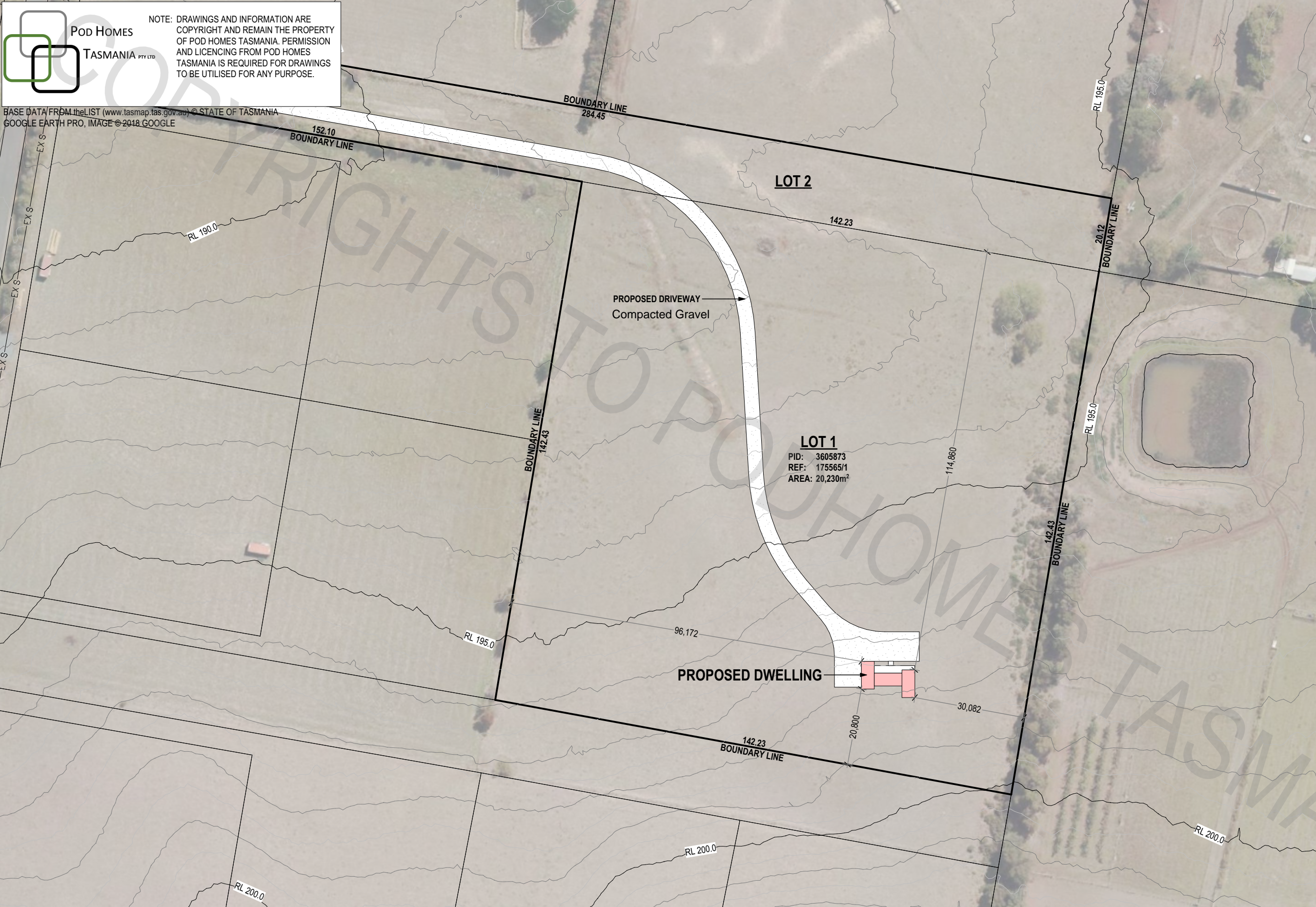
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BAL ASSESSMENT: TBC
(AS3959-2018)

SITE AREA: 20,230m²

EX. FOOTPRINT: N/A m²

NEW FOOTPRINT: 78.8m²

SITE COVERAGE: 0.39%

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: MANHOLE

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

WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

PROPOSED SITE PLAN

1:1000

CBM Sustainable Design

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HBT: 1 Kyeema Place, Cambridge TAS 7170

VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004

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NORTH

PROPOSED DWELLING

247 RITCHIE STREET, WESTBURY TAS 7303

DANIEL LESTER

SCALE: 1:1000 (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

ISSUED BY: JNg

DRAWN BY: JNg

APPROVED BY:

FOR REVIEW

PROPOSED SITE PLAN

DWG: A102

PROJECT: P20031-18

REV: 02

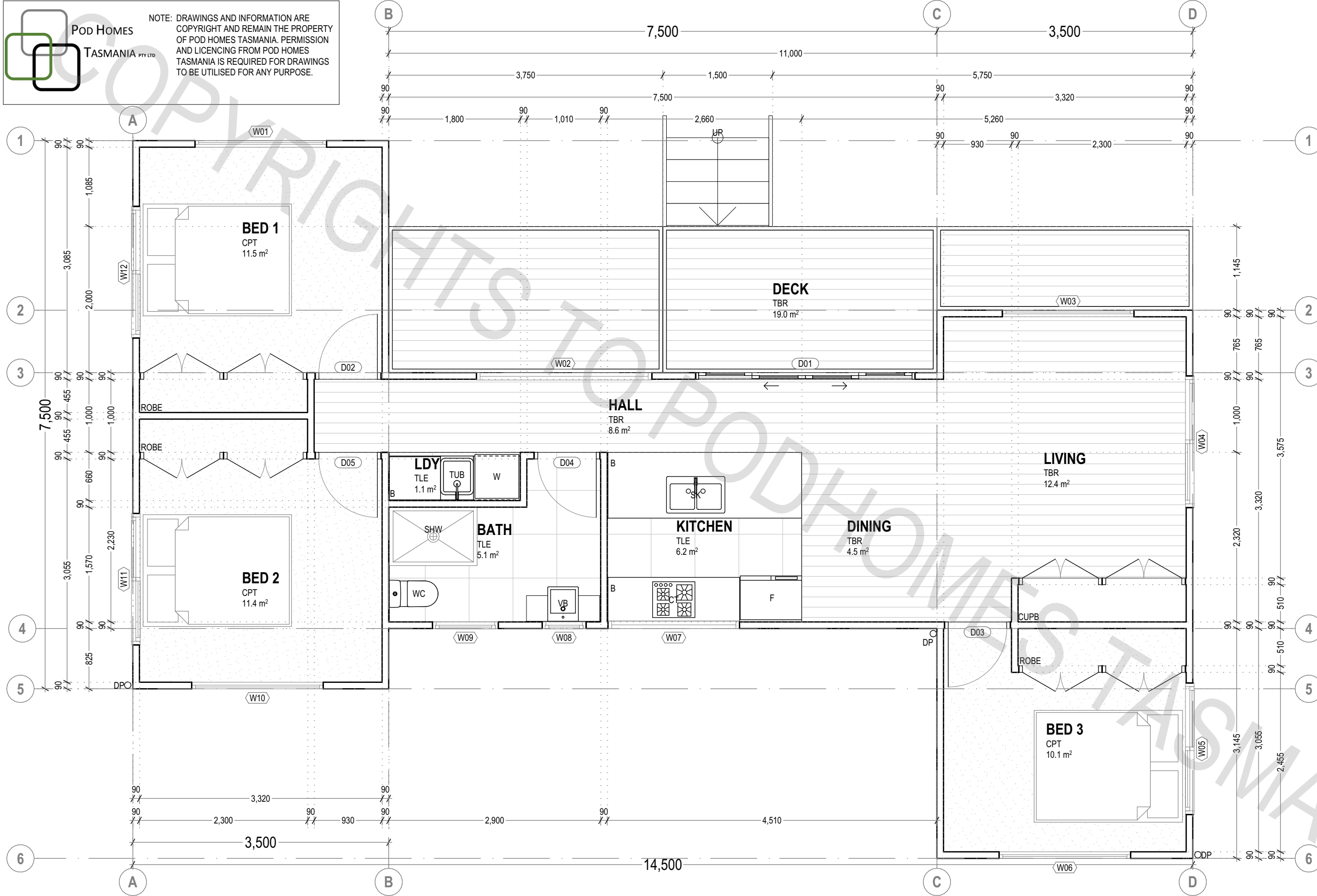
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BAL ASSESSMENT: TBC
(AS3959-2018)

FLOOR AREA: 78.8m²
DECK AREA: 19.0m²

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

AIR/C: AIR-CONDITIONING UNIT
B: BENCH
BH: BULKHEAD
BL: BLOCKWORK
BR: BRICKWORK
CUPB: CUPBOARD
CK: COOK-TOP / COOKER
CM: COFFEE MACHINE
COL: COLUMN
(REFER STRUCTURAL DWGS)
CON: EXPOSED CONCRETE
CPT: CARPET
D: DOOR
DP: DOWNPIPE
(REFER PLUMBING PLAN)
DY: DRYER
DW: DISHWASHER
EX: EXISTING
F/FR: FRIDGE / FREEZER
FBL: FIRE BLANKET
FC: FIBRE CEMENT SHEET
FE: FIRE EXTINGUISHER
FH: FIRE HYDRANT
FHR: FIRE HOSE REEL
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HR: HANDRAIL / GRAB-RAIL
HWC: HOT WATER CYLINDER
OH: OVERHEAD (STORAGE)
PLY: PLYWOOD SHEET
PTY: PANTRY
RL: RELATIVE LEVEL
SHF: SHELF / SHELVING
SHR: SHOWER
SF: SOFT-FALL RUBBER
SK: SINK
TBR: TIMBER
TLE: TILE
VB: VANITY BASIN
WDH: WOOD-HEATER / FIRE
W: WINDOW
WC: TOILET
WM: WASHING MACHINE
WO: WALL-OVEN
WT: WALL TYPE
WHT: WATER HARVESTING TANK

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

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

IMPORTANT

WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

GROUND FLOOR PLAN

1:50

CBM Sustainable Design

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NORTH

PROPOSED DWELLING

247 RITCHIE STREET, WESTBURY TAS 7303

DANIEL LESTER

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

ISSUED BY: JNg

DRAWN BY: JNg

APPROVED BY:

FOR REVIEW

GROUND FLOOR PLAN

DWG: A201

PROJECT: P20031-18

REV: 02

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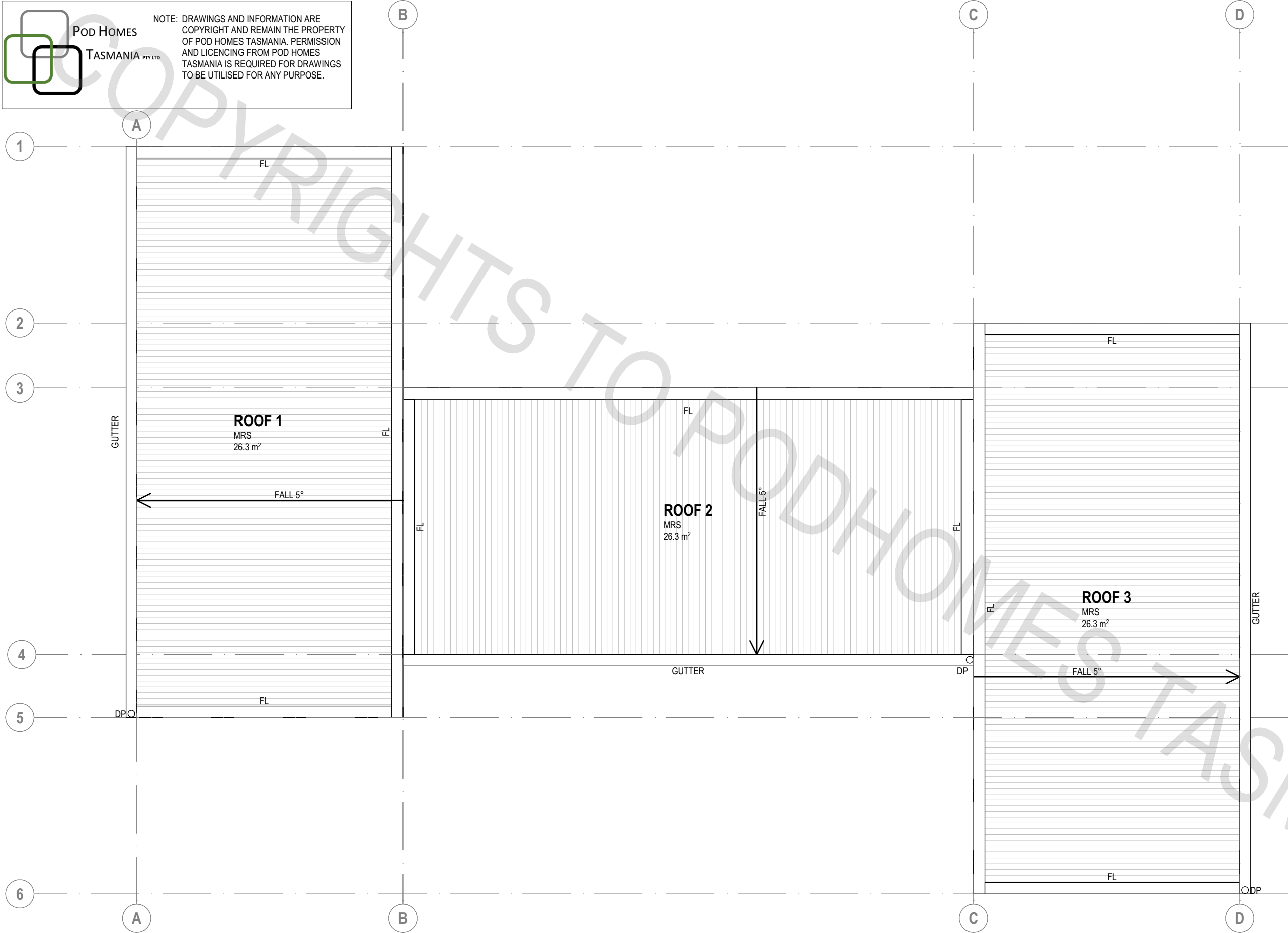
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BAL ASSESSMENT:	TBC (AS3959-2018)
DECK AREA:	19.0m²
SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE	
REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL	
AIR/C:	AIR-CONDITIONING UNIT
COL:	COLUMN (REFER STRUCTURAL DWGS)
CON:	EXPOSED CONCRETE
DP:	DOWNPIPE (REFER PLUMBING PLAN)
EX:	EXISTING
FC:	FIBRE CEMENT SHEET
FL:	FLASHING
HR:	HANDRAIL / GRAB-RAIL
HWC:	HOT WATER CYLINDER
MRS:	METAL ROOF SHEETING
PC:	POLYCARBONATE SHEET
PV:	PHOTOVOLTAIC PANELS
RC:	RIDGE CAPPING (FLASHING)
RL:	RELATIVE LEVEL
RV:	ROOF VENT
SS:	STAINLESS STEEL
TLE:	TILE
DOWNPIPES TO BE UPVC (SHROUDED IN FINISH MATERIAL AS REQUIRED)	
BOX-GUTTERS TO BE STAINLESS STEEL	
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 WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES	

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250
HBT: 1 Kyeema Place, Cambridge TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004
NSW: Impact Centre, 19 Chetwynd Road, Erina NSW 2250

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z

ROOF PLAN
1:50

NORTH

PROPOSED DWELLING

247 RITCHIE STREET, WESTBURY TAS 7303

DANIEL LESTER

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

FOR REVIEW

ISSUED BY:
JNg

DRAWN BY:
JNg

APPROVED BY:

ROOF PLAN

DWG: A203

PROJECT: P20031-18

REV: 02

0m 500mm 2.5m

cbm

sustainability

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Pod Homes

TASMANIA PTY LTD

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NORTH ELEVATION
1:50



SOUTH ELEVATION
1:50

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NORTH

PROPOSED DWELLING
247 RITCHIE STREET, WESTBURY TAS 7303
DANIEL LESTER

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

FOR REVIEW

ISSUED BY:
JNg
DRAWN BY:
JNg
APPROVED BY:

ELEVATIONS
DWG: **A301**
PROJECT: **P20031-18**

REV: **02**



BAL ASSESSMENT: TBC
(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

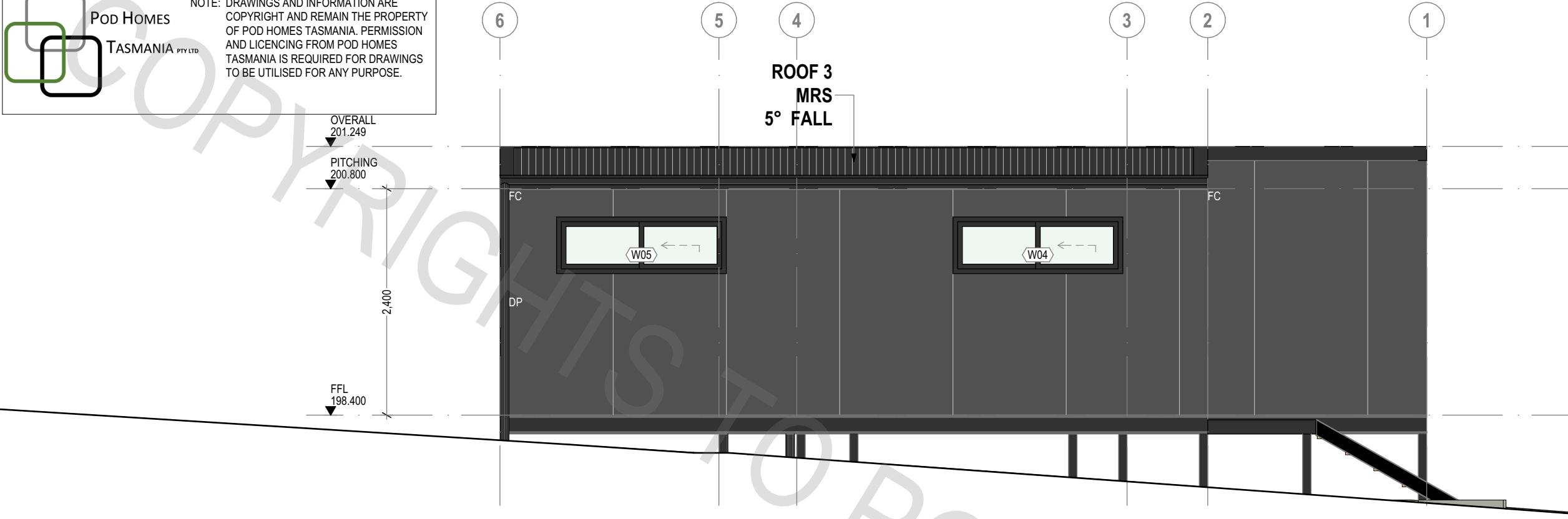
PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

IMPORTANT
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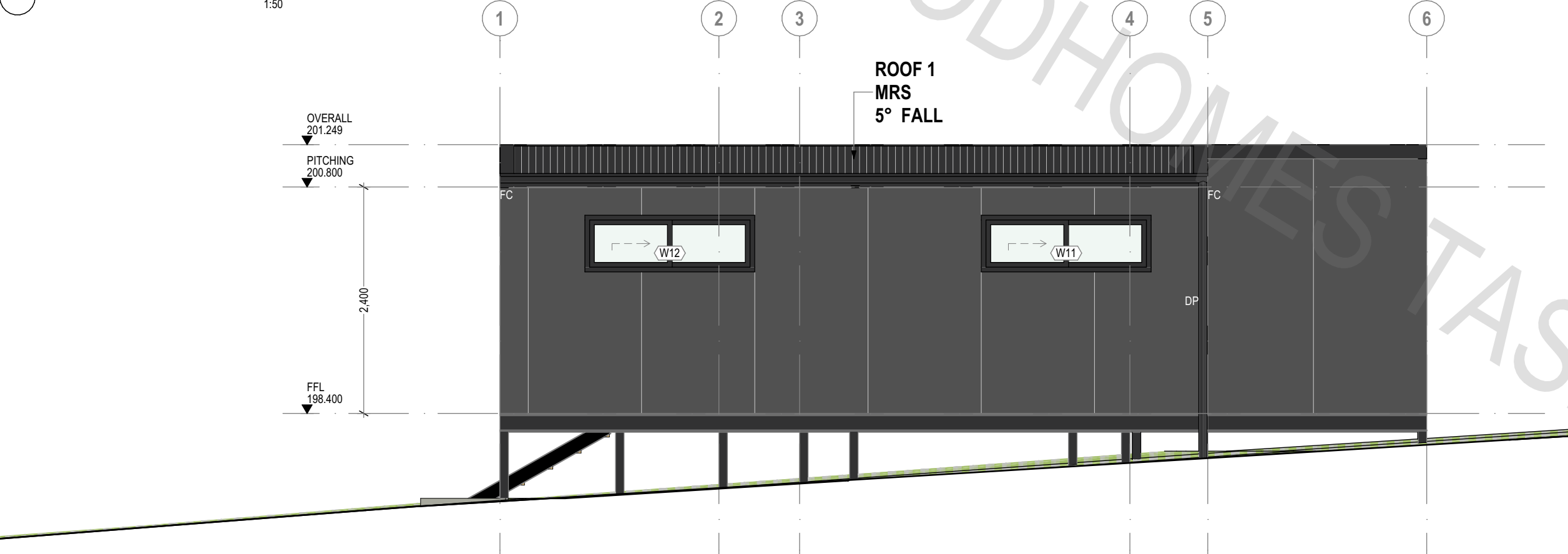
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E3 EAST ELEVATION 1:50



E4 WEST ELEVATION 1:50

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NORTH

PROPOSED DWELLING
247 RITCHIE STREET, WESTBURY TAS 7303
DANIEL LESTER

SCALE: (A3)

REV	AMENDMENT	DATE
01	FOR REVIEW	10/07/2023
02	FOR REVIEW	01/09/2023

FOR REVIEW

ISSUED BY:
JNg
DRAWN BY:
JNg
APPROVED BY:

ELEVATIONS
DWG: **A302**
PROJECT: **P20031-18**

REV: **02**



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BAL ASSESSMENT: TBC (AS3959-2018)

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Technical Memo

16 January 2024

Pod Homes Tasmania Pt Ltd

5886_AC_R
AJM

Attn: Mr Tim Knight

Dear Sir,

RE: 247 Ritchie St, Westbury, dog kennel environmental noise assessment.

Please find below an environmental noise assessment in relation to a dog kennel near to a proposed dwelling at 247 Ritchie St, Westbury.

1. INTRODUCTION

Pod Homes Tasmania Pty Ltd (PHT) has commissioned Tarkarri Engineering to undertake an environmental noise assessment of a proposed residential dwelling at 247 Ritchie St, Westbury, in relation to a nearby dog kennel. This follows a Request for Further Information (RFI) from the Meander Valley Council for a noise assessment in relation to C9.5.2 of the Tasmanian Planning Scheme.

2. SITE DESCRIPTION

Figure 2-1 presents a location and site plan for the proposed dwelling.

The residential building would be located to the south-east of the block at 247 Ritchie St. The dog kennel is located to the north north-east at 1 Reid St E, Westbury, approx. 230 m from the dwelling.



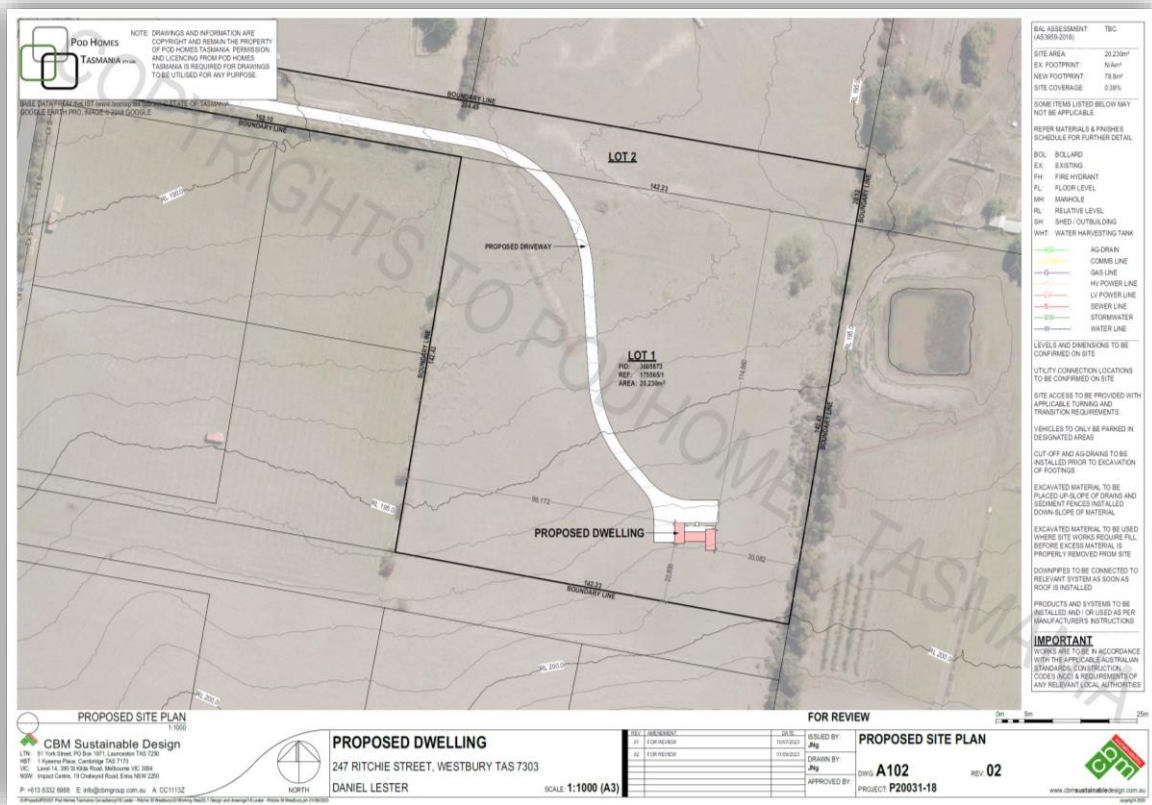
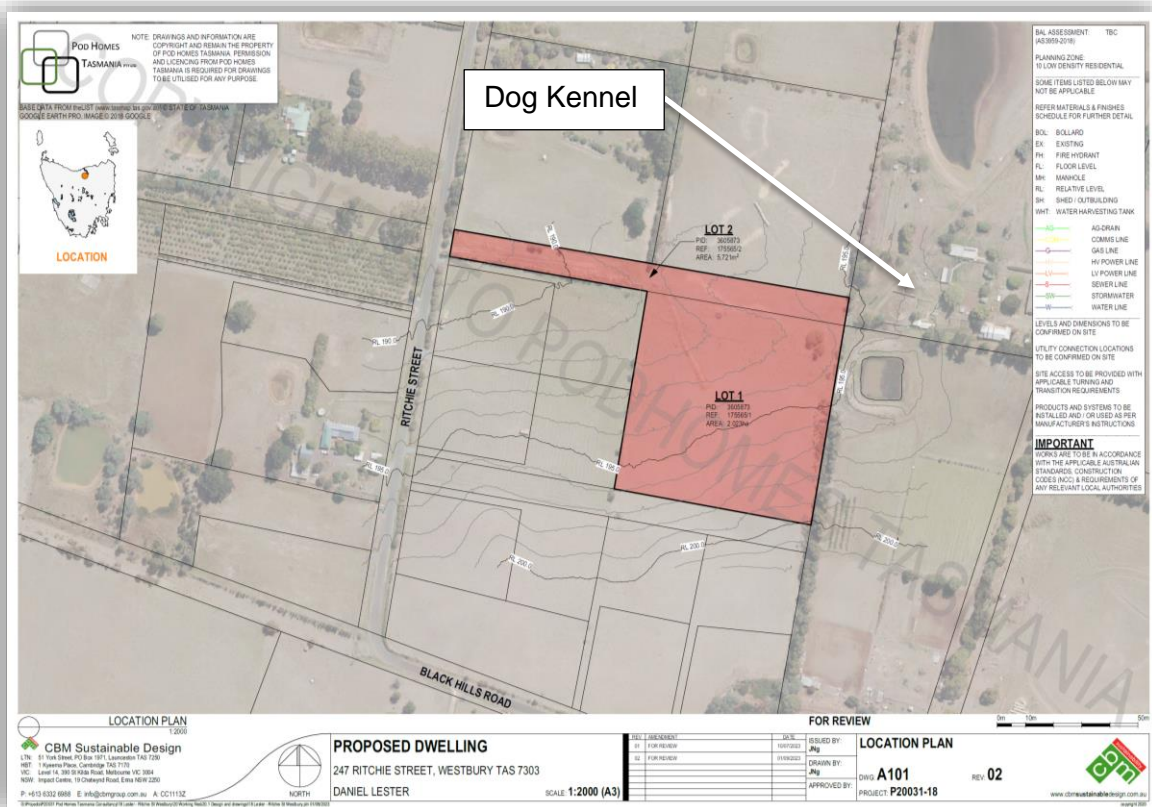


Figure 2-1: Location and site plans for the proposed dwelling (provided by PHT).



3. LEGISLATIVE CONTEXT

3.1 State Planning Provisions

C9.5.2 Sensitive use within an attenuation area

Objective:	That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	<p>P1</p> <p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <p>(a) the nature of the activity with potential to cause emissions including:</p> <ul style="list-style-type: none"> (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; <p>(b) the nature of the sensitive use;</p> <p>(c) the extent of encroachment by the sensitive use into the attenuation area;</p> <p>(d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</p> <p>(e) any advice from the Director, Environment Protection Authority; and</p> <p>(f) any advice from the Director of Mines.</p>	

Table C9.1 Attenuation Distances

Activity	Attenuation Distance	
	Level 1 Activity	Level 2 Activity
Dog kennels Commercial operations only – emissions such as odour and noise.	300m	–

3.2 Environmental Protection Policy

The *Environment Protection Policy (Noise) 2009*, made under section 96K of the *Environmental Management and Pollution Control Act 1994*, sets a strategic framework for noise management in Tasmania by focusing on objectives and principles for noise control. The policy protects



environmental values, with values to be protected under this policy the qualities of the acoustic environment that are conducive to:

- the wellbeing of the community or a part of the community, including its social and economic amenity; or
- the wellbeing of an individual, including the individual's:
 - health; and
 - opportunity to work and study and to have sleep, relaxation and conversation without unreasonable interference from noise.

Under the policy It can be assumed that the environmental values will be protected for the majority of the human population where ... acoustic environment indicator levels are not exceeded, and there are no individual sources of noise with dominant or intrusive characteristics.

The indicator level in the policy relevant to this study is provided below highlighted in red for reference (other indicator levels in relation to domestic premises are not considered relevant here as they apply to more constant noise sources than the intermittent barking of dogs given the that they apply to an L_{Aeq} level and the time interval over which they are assessed).

Table 1 – Acoustic environment indicator levels

Specific environment	Critical health effect(s)	L_{Aeq} [dB(A)]	Time base [hours]	L_{Amax}^{fast} [dB]
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

4. NOISE MEASUREMENTS

A logging sound level meter (SLM) was located at 247 Ritchie St, Westbury, for a period of 11 days (18 – 29 November 2023). The meter was located on the block at the approx. location of the north-east corner of the proposed dwelling. The SLM was set to log 10-minute noise statistics and capture audio files on the following basis:

- 10-second grab at the beginning of each 10-minute measurement interval.
- Where $L_{Aeq,1sec}$ levels exceeded 60 dBA an audio grab for the duration of the 60 dBA exceedance.

Figure 4-1 presents photographs of the SLM at the measurement location.



Figure 4-1: Photographs of the SLM at the monitoring position (taken by Tarkarri Engineering).

Figure 4-2 presents a time trace graph of the following measured noise statistics:

- $L_{Aeq,T}$ – Equivalent continuous A-weighted sound pressure level over a given time (T).
- $L_{A1,T}$ – A-weighted sound pressure level exceeded for 1 % of a given time (T), i.e. 6 secs in 10-minutes.
- $L_{A10,T}$ – A-weighted sound pressure level exceeded for 10 % of a given time (T), measure of transient noise sources such as traffic.
- $L_{A90,T}$ – A-weighted sound pressure level exceeded for 90 % of a given time (T), typically referred to as background.

Where $L_{A1,10min}$ levels exceeded 60 dBA audio files were examined for the presence of dog activity (i.e. barking). Where barking could be heard the $L_{A1,10min}$ peaks are marked on the graph.

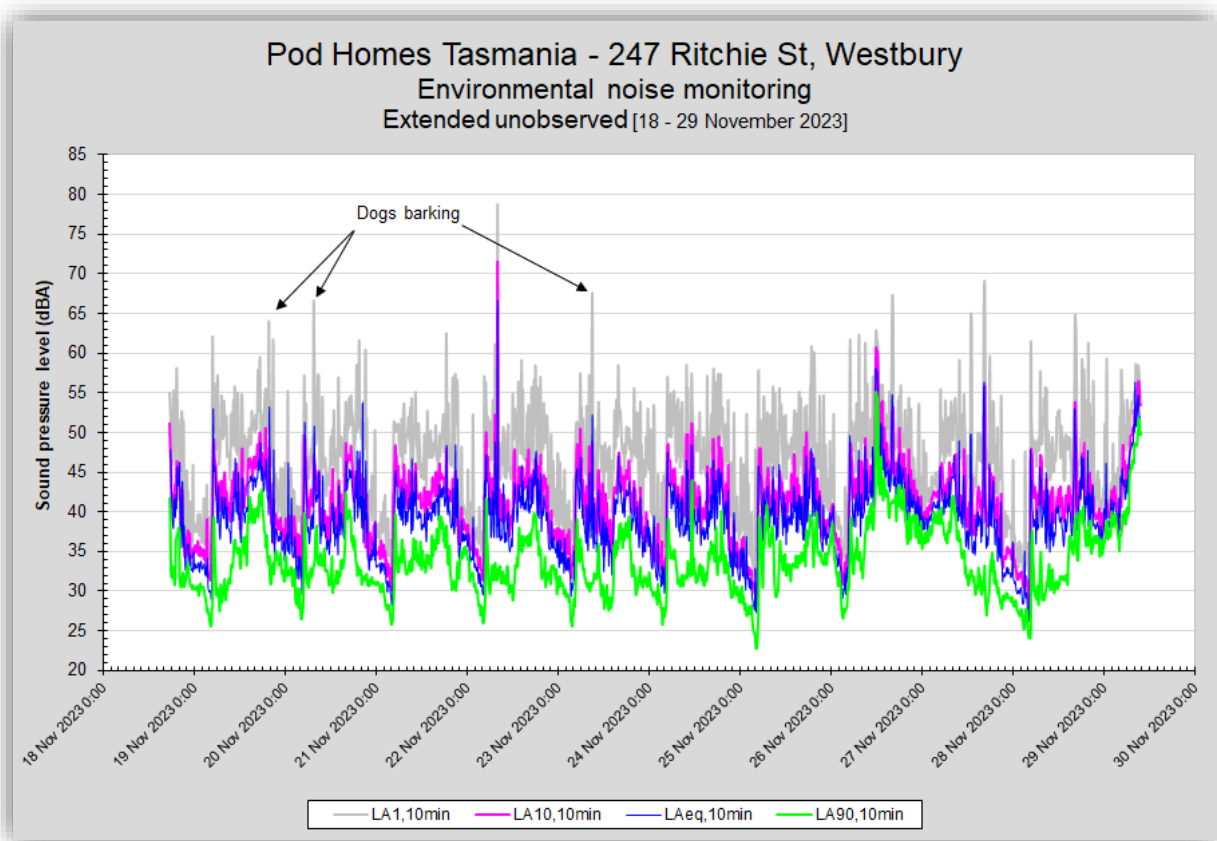


Figure 4-2: Time trace of measured $L_{Aeq,10min}$, $L_{A1,10min}$, $L_{A10,10min}$ and $L_{A90,10min}$ levels.

From the above:

- Over the 11 day period, where $L_{A1,10min}$ levels exceeded 60 dBA, dog activity was audible on only three occasions. The three occurrences were during the day (0700 – 1800 hrs) and evening (1800 – 2200 hrs) period with no occurrences during the night period (2200-0700 hrs).
NB: Where dog barking was audible in audio files it was typically not the dominant (i.e. highest amplitude) noise source audible.
- Other significant noise sources audible in the audio files examined included birds, frogs, rain, and wind.

5. CONCLUSIONS

Monitoring of environmental noise levels at 247 Ritchie St, Westbury, at the site of a proposed dwelling, indicates that dog activity from a nearby dog kennel would be unlikely to significantly impact the residence. Dogs barking was infrequently audible during the day and evening (three occasions) over the 11 days of monitoring while other transient noise sources including bird activity, frog activity, wind and rain were more significant (with regard to amplitude of noise generated at the SLM). Environmental values, as defined in section 3.2, would be protected.



I hope this information meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,
Tarkarri Engineering Pty Ltd

Dr. Alex McLeod
Principal Consultant

m. +61(0)439 357 297

email: alex.mcleod@tarkarri.com