



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\25\0174 |
| PROPERTY ADDRESS: | 6 Cheval Close PROSPECT VALE (CT: 188351/46) |
| DEVELOPMENT: | Single dwelling - setbacks, width of garage. |

The application can be inspected until **Friday, 2 May 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.

Please note: Council will be closed from 5pm Thursday 17 April 2025 & will reopen at 8:30am Wednesday 23 April 2025.

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 12 April 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

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

OFFICE USE ONLY

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

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

PROPERTY DETAILS:

| | | | |
|-------------------------------|--|--|-------------------------------------|
| Address: | <input type="text" value="6 CHEVAL CLOSE"/> | Certificate of Title: | <input type="text" value="188351"/> |
| Suburb: | <input type="text" value="PROSPECT VALE"/> <input type="text" value="7250"/> | Lot No: | <input type="text" value="46"/> |
| Land area: | <input type="text" value="686"/> | m ² / ha | |
| Present use of land/building: | <input type="text" value="VACANT LAND"/> | (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 188351 | FOLIO 46 |
| EDITION 1 | DATE OF ISSUE 05-Feb-2025 |

SEARCH DATE : 16-Mar-2025

SEARCH TIME : 05.01 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 46 on Sealed Plan 188351
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger
 Prior CT 187707/1004

SCHEDULE 1

N176448 TRANSFER to TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 Registered 18-Mar-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP188351 FENCING PROVISION in Schedule of Easements
 SP185985, SP186417 & SP187707 FENCING PROVISION in Schedule of
 Easements
 SP10386 & SP18481 FENCING COVENANT in Schedule of Easements
 E172249 INSTRUMENT Creating Restrictive Covenants Registered
 05-Feb-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

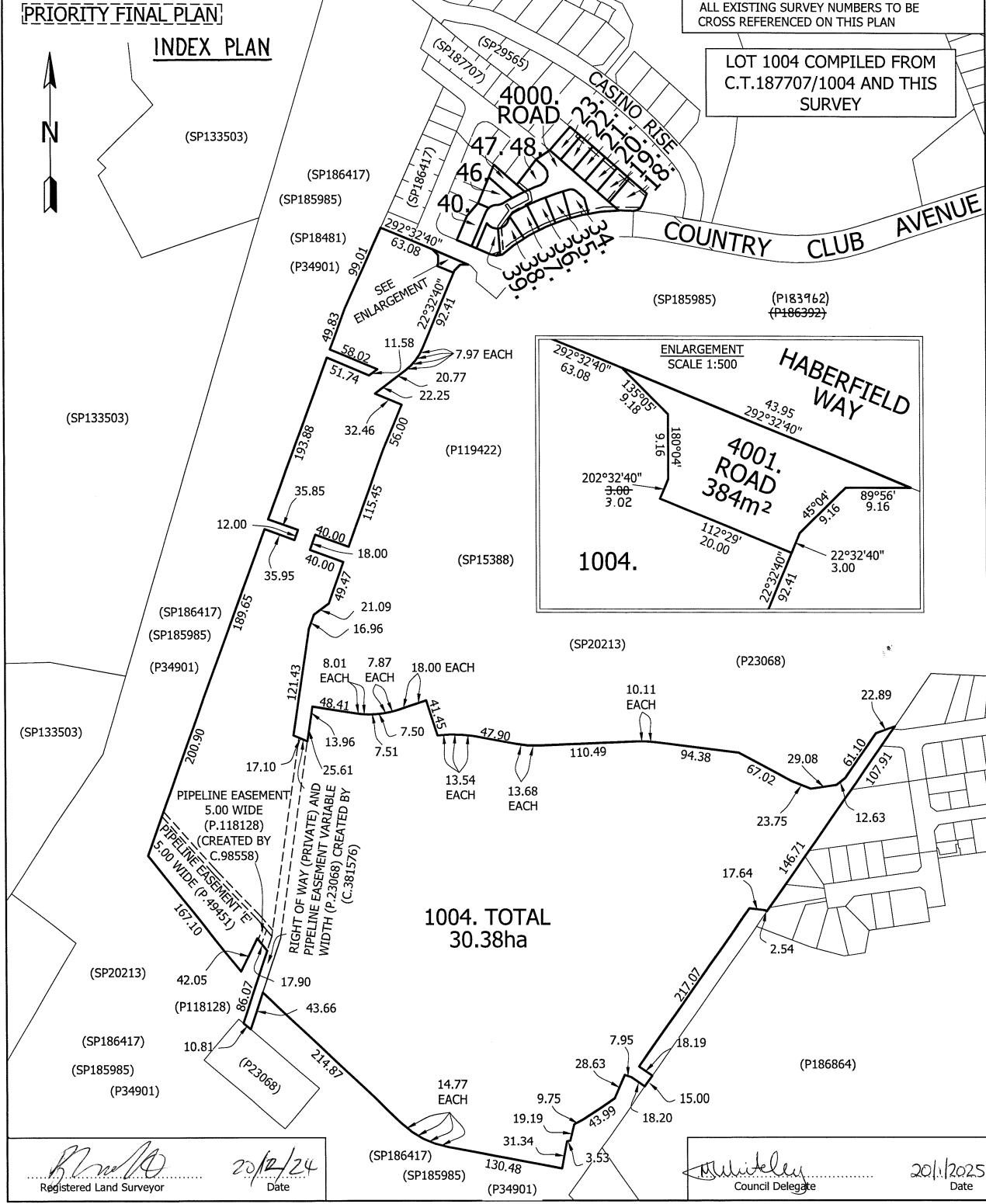
N246464 PRIORITY NOTICE reserving priority for 90 days
 TRANSFER TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD to
 RAMIN REZAIE and RASHIN REZAIE Lodged by RAE &
 PARTNERS(L) on 07-Feb-2025 BP: N246464

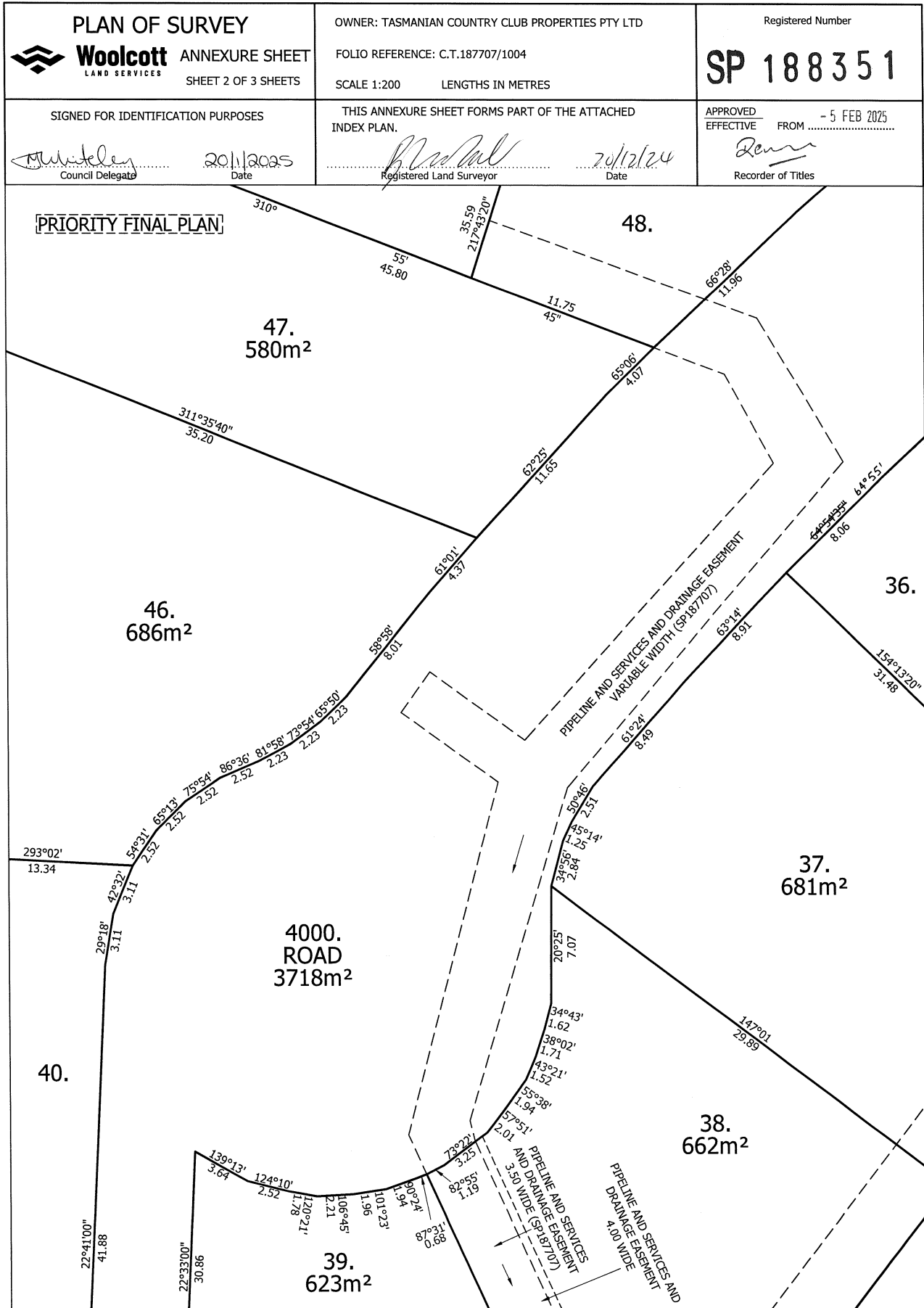
OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 FOLIO REFERENCE: C.T.187707/1004
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY



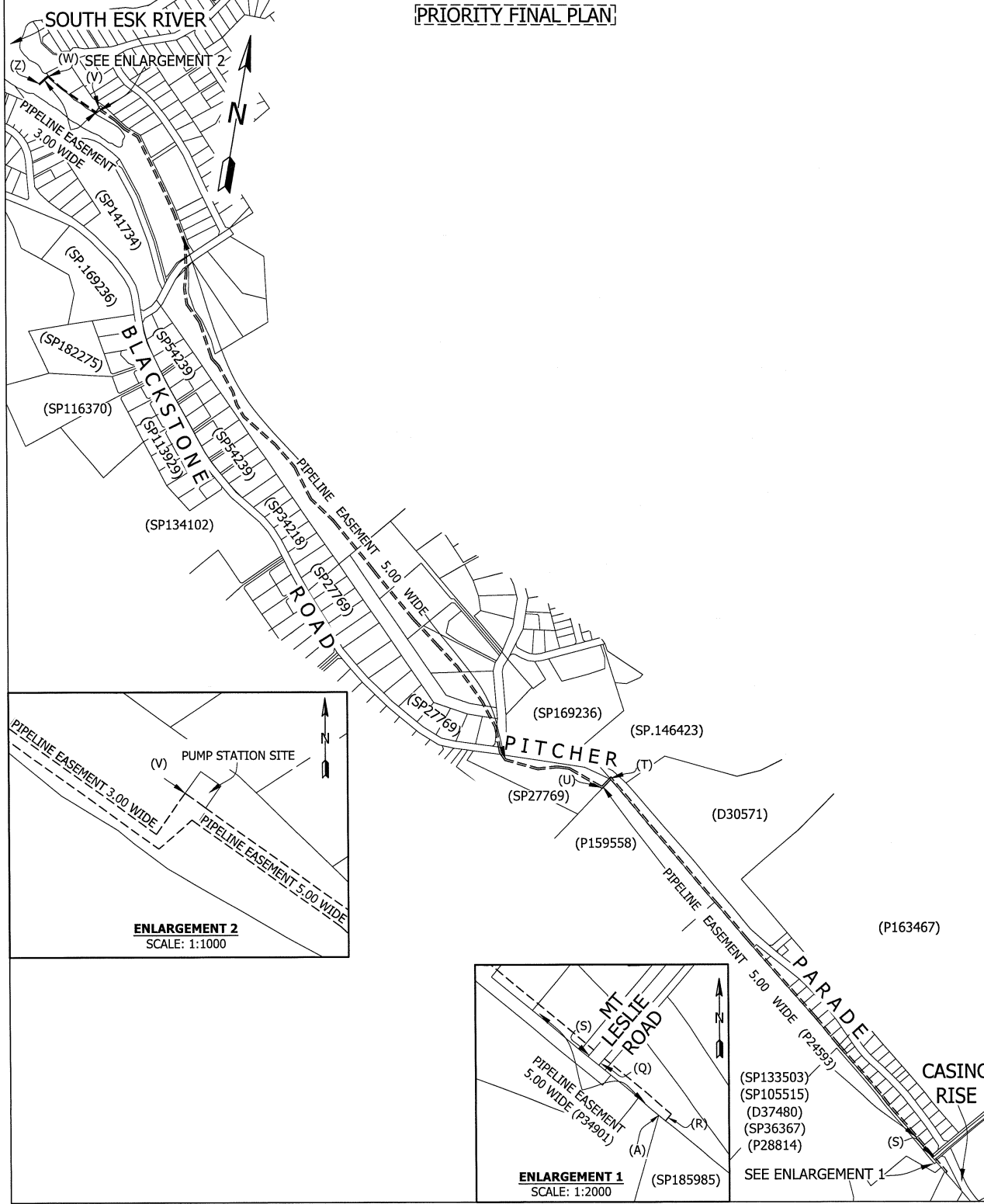
PLAN OF SURVEY
 BY SURVEYOR: BRETT RICHARD WOOLCOTT
 LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON
 SCALE 1:4000 LENGTHS IN METRES

REGISTERED NUMBER
SP188351
 APPROVED EFFECTIVE FROM - 5 FEB 2025
Rein
 Recorder of Titles





| | | |
|--|--|--|
| <p>PLAN OF SURVEY</p> <p>Woolcott ANNEXURE SHEET LAND SERVICES SHEET 3 OF 3 SHEETS</p> | <p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.187707/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p> | <p>Registered Number</p> <p>SP 188351</p> |
| <p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>M. Mitchell</i> 20/11/2025 Council Delegate Date</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>H. Adams</i> 20/12/24 Registered Land Surveyor Date</p> | <p>APPROVED EFFECTIVE FROM - 5 FEB 2025</p> <p><i>[Signature]</i> Recorder of Titles</p> |



| | |
|---|--|
| <p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p> | <p>Registered Number</p> <p style="font-size: 2em;">SP 188351</p> |
|---|--|

PAGE 1 OF 6 PAGES

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.

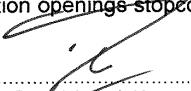
Each lot on the plan is subject to:-

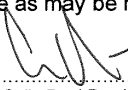
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.


.....
Daniel Joseph Hanna
Director


.....
Colin Paul Dewhurst
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|---|
| <p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REF 187707/1004</p> <p>SOLICITOR Con Tsamassiros, Butler McIntyre & Butler</p> <p>& REFERENCE: CT:241677</p> | <p>PLAN SEALED BY: <i>Meander Valley Council</i></p> <p>DATE: <i>20/1/2025</i></p> <p><i>PA/22/0243</i></p> <p>REF NO. <i>Whiteley</i> Council Delegate</p> |
|--|---|

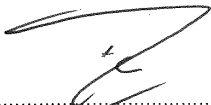
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

F:\data\affinity_docs\tascpp\241677\ptascpp_241677_011.docx

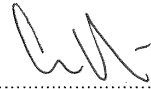
| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP 188351</p> |
| <p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p> | |

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.
8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
12. Lot 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.
13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

*8/2/2022
for Tasmanian
Subdivider
Director*



Daniel Joseph Hanna
Director



Colin Paul Dewhurst
Director

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

F:\data\affinity_docs\tascpp\241677\ptascpp_241677_011.docx

| | |
|--|---|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP. 188351</p> |
| <p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p> | |

- 15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
- 16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

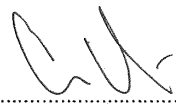
NEW EASEMENTS CREATED

- 17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
- 18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~^{3.00} WIDE" as shown passing through Lot 19 on the Plan.
- 19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan. *26/12/24*
- 20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
- 21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
- 22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.


 Daniel Joseph Hanna
 Director


 Colin Paul Dewhurst
 Director

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

f:\data\affinity_docs\tascpp\241677\ptascpp_241677_016.docx

| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP 188351</p> |
| <p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p> | |

DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

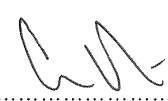
- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
 - (vii) TasWater is not required to fence any part of the Easement Land.



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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

F:\data\affinity_docs\tascpp\241677\ptascpp_241677_011.docx

| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p> | <p>Registered Number</p> <p>SP 188351</p> |
| <p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p> | |

- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

"TasWater" means the Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

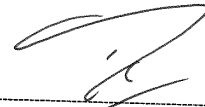
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

F:\data\affinity_docs\tascpp\241677\ptascpp_241677_011.docx

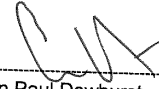
| | |
|---|--|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES | Registered Number SP. 188351 |
| SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004 | |

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

By:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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

F:\data\affinity_docs\tascopp\241677\ptascopp_241677_011.docx



BRADLEY VAN ZETTEN

4 EDEN HILLS DRIVE

RIVERSIDE 7250

P. 0407 272 381

E. BVZDESIGNS@GMAIL.COM

LICENCE NUMBER 957699796

Reply to the planning scheme for
6 Cheval Close Prospect Vale 7250 188351/46

8.4 Development Standards for Dwellings
8.4.1 Residential density for multiple dwellings
A1 – Acceptable solution compliant

8.4.2 Setbacks and building envelope for all dwellings

P1

A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

P1 – Due to a highly unusual lot shape, while still only being 686sq/m, creating a topographical constraint, combined with a relatively steep slope for a single storey (to match the existing development) home. This create multiple triangle shaped sections of the lot that are not practical to use, there for the proposed dwelling is required to have a reduced front setback. The total house size is 301sq/m so is not unusually large, so the site is not being over developed relative to the other houses in the subdivision.

While the lot shape does not nicely fit into any of figure 8.1-8.3 it has 9 different front boundary with no obvious primary and secondary boundary like in figure 8.2. The design has been created to try and work with the steps in the front boundary.

The front of the living room and alfresco is compliant with the 4.5m setback to the first front boundary that will be visible to the street scape as cars approach the dwelling, so this was designed to be the 'primary' setback based on being the first visible.

The remaining setback are then greater than the secondary setback by being over 3m.

The garage wall, while being 3.6m setback at the closest point has an average setback of 4.7m so the average would be compliant with the acceptable solution.

P2

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

P2 – As with the above point, the lot size created a topographical constraint.

The 5.5m setback for the garage door is to allow a B99 car to be parked in front of the roller door without protruding into the nature strip. In this case that will not be possible, but it does have the additional third internal parking spot to make up for not having a parking space between the roller door and the street.

In addition to this, there will then be additional on street parking in Cheval Close outside the 8.01/4.37m boundary where the street is not a cul-de-sac.



BRADLEY VAN ZETTEN

4 EDEN HILLS DRIVE

RIVERSIDE 7250

P. 0407 272 381

E. BVZDESIGNS@GMAIL.COM

LICENCE NUMBER 957699796

P3

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; and
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

P3 – The house itself is compliant with the boundary setbacks, due to the topography constraints as listed in 8.4.2 A1/A2 and the grade on the lot the house was required to be dug into the ground. This therefore made the house well within the acceptable solution envelope.

The retaining wall is over 1m high within 1.5m of the boundary so is outside of the exemptions. As all of the retaining walls proposed are cut retaining walls this will have no impact on the neighbouring dwelling as it will reduce any overshadowing or over looking.

8.4.3 Site coverage and private open space for all dwellings

A1 – Acceptable solution compliant

P2

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

- (a) conveniently located in relation to a living area of the dwelling; and
- (b) orientated to take advantage of sunlight.

P2 - due to the topography constraints as listed in 8.4.2 A1/A2 the private yard area, while all up being 264sq/m or 38% of the total site there is limited areas over 4m wide. The area shown on the site plan is 5x5 but some is located under the alfresco.

The main area is then 2.9m wide at the narrowest point next to the pantry and 4.4m at the other end. There is then additional larger area outside of Bed 1 and on the high side of the retaining wall on the South west side of the lot. While this area is south of the building, as the house is dug down it will not be overshadowed by the house for the majority of the year.

8.4.4 Sunlight to private open space of multiple dwellings

A1 – Not applicable.



BRADLEY VAN ZETTEN

4 EDEN HILLS DRIVE

RIVERSIDE 7250

P. 0407 272 381

E. BVZDESIGNS@GMAIL.COM

LICENCE NUMBER 957699796

8.4.5 Width of openings for garages and carports for all dwellings

P1

A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

P1 – The proposed total roller door width for the proposed dwelling is 7.5m, As details in in 8.4.2 A2 the extra garage space is to make up for not having a parking space on the concrete driveway between the street and the roller door.

8.4.6 Privacy for all dwellings

A1 – Acceptable solution compliant

A2 – Acceptable solution compliant

A3 – Acceptable solution compliant

8.4.7 Frontage fences for all dwellings

A1 – Acceptable solution compliant

P1

A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:

- (a) provide for security and privacy while allowing for passive surveillance of the road; and
- (b) be compatible with the height and transparency of fences in the street, having regard to:
 - (i) the topography of the site; and
 - (ii) traffic volumes on the adjoining road.

P1 – While no 'front fence' is proposed. The section of fencing between the garage and the south west boundary that is in line with the façade of the dwelling is within 4.5m of the street setback.

This will have no negative impact on the street scape since it matches the façade of the proposed dwelling and is located on a cul-de-sac.

The living room windows will then allow for the passive surveillance.

8.4.8 Waste storage for multiple dwellings

A1 – Acceptable solution compliant

Kind Regards

A handwritten signature in blue ink, appearing to read 'BVZ', with a long horizontal stroke extending to the right.

Bradley Van Zetten

LEGEND
 PAGE 1# COVER PAGE
 PAGE 2# EXISTING SITE SURVEY PLAN
 PAGE 3# SITE PLAN
 PAGE 4# SOIL AND WATER MANAGEMENT PLAN
 PAGE 5# FLOOR PLAN
 PAGE 6# FLOOR PLAN WITH DIMENSIONS
 PAGE 7# ELEVATIONS
 PAGE 8# ELEVATIONS
 PAGE 9# ROOF PLAN

COUNCIL – MEANDER VALLEY COUNCIL
 ZONE – GENERAL RESIDENTIAL
 CODE – BUSHFIRE PRONE AREA
 SPECIFIC AREA PLAN MEA-S22.0
 LANDSLIDE BAND – NIL

TITLE REF. = 188351/46

BUSHFIRE-PRONE AREA BAL RATING LOW
 AS PER SUBDIVISION BHMP

CORROSION ENVIRONMENT – MEDIUM

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

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 FOR R AND R REZAI AT 6 CHEVAL CLOSE PROSPECT VALE 7250



**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 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

© BRADLEY VAN ZETTEN 2025

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.

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

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



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

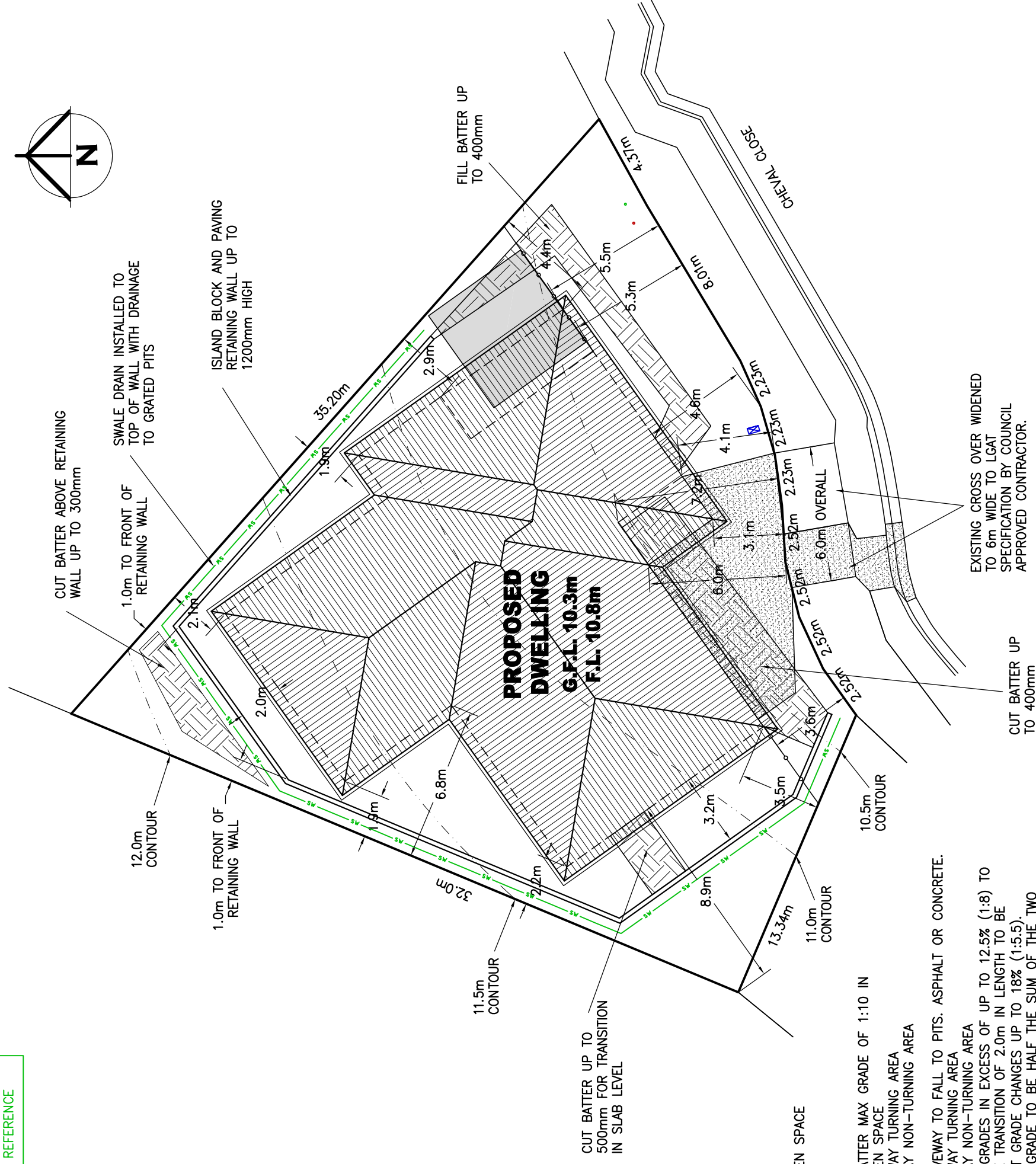
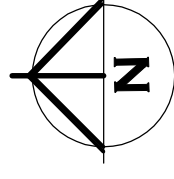
- (A) WITHIN THE ALLOTMENT; AND
- (B) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
- (C) NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.

(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 | 686 | |
| BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME) | 301 | 43.9 |
| SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE) | 45 | 6.6 |
| AREA FREE FROM IMPERVIOUS SURFACES | 340 | 49.6 |



SITE PLAN

- PRIVATE OPEN SPACE
5x5m
- CUT/FILL BATTER MAX GRADE OF 1:10 IN PRIVATE OPEN SPACE
- 1:10 DRIVEWAY TURNING AREA
- 1:4 DRIVEWAY NON-TURNING AREA
- SEALED DRIVEWAY TO FALL TO PITS, ASPHALT OR CONCRETE.
- 1:10 DRIVEWAY TURNING AREA
- 1:4 DRIVEWAY NON-TURNING AREA
- CHANGE IN GRADES IN EXCESS OF UP TO 12.5% (1:8) TO HAVE GRADE TRANSITION OF 2.0m IN LENGTH TO BE PROVIDED AT GRADE CHANGES UP TO 18% (1:5.5). TRANSITION GRADE TO BE HALF THE SUM OF THE TWO ADJACENT GRADES.
- CHANGE IN GRADES OVER 18% (1:5.5) UP TO 25% (1:4) TO HAVE MULTIPLE 2m TRANSITION AS ABOVE WITH A MAXIMUM CHANGE IN GRADE OF 10% PER 2m TRANSITION.

BRADLEY VAN ZETTEN 2025

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.

| REVISION NUMBER | DATE |
|-----------------|----------------|
| REVISION 1 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

DRAWING: SITE PLAN

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

SCALE -- A3 -- 1:200.

APPROVED.
DATE: 08 / 04 / 25

DRAWING No.:
REZ0325 - 3/9

BRADLEY VAN ZETTEN
DESIGNS

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

PROJECT: PROPOSED DWELLING FOR R AND R REZAIE AT 6 CHEVAL CLOSE PROSPECT VALE 7250

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

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

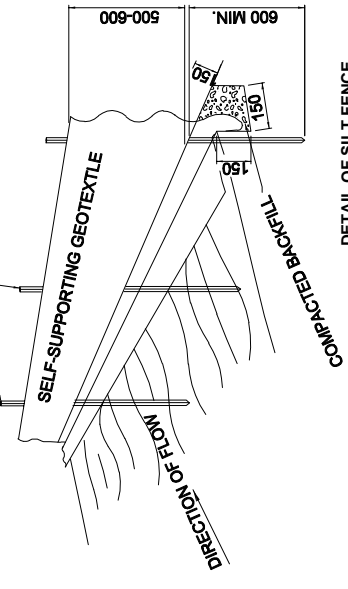
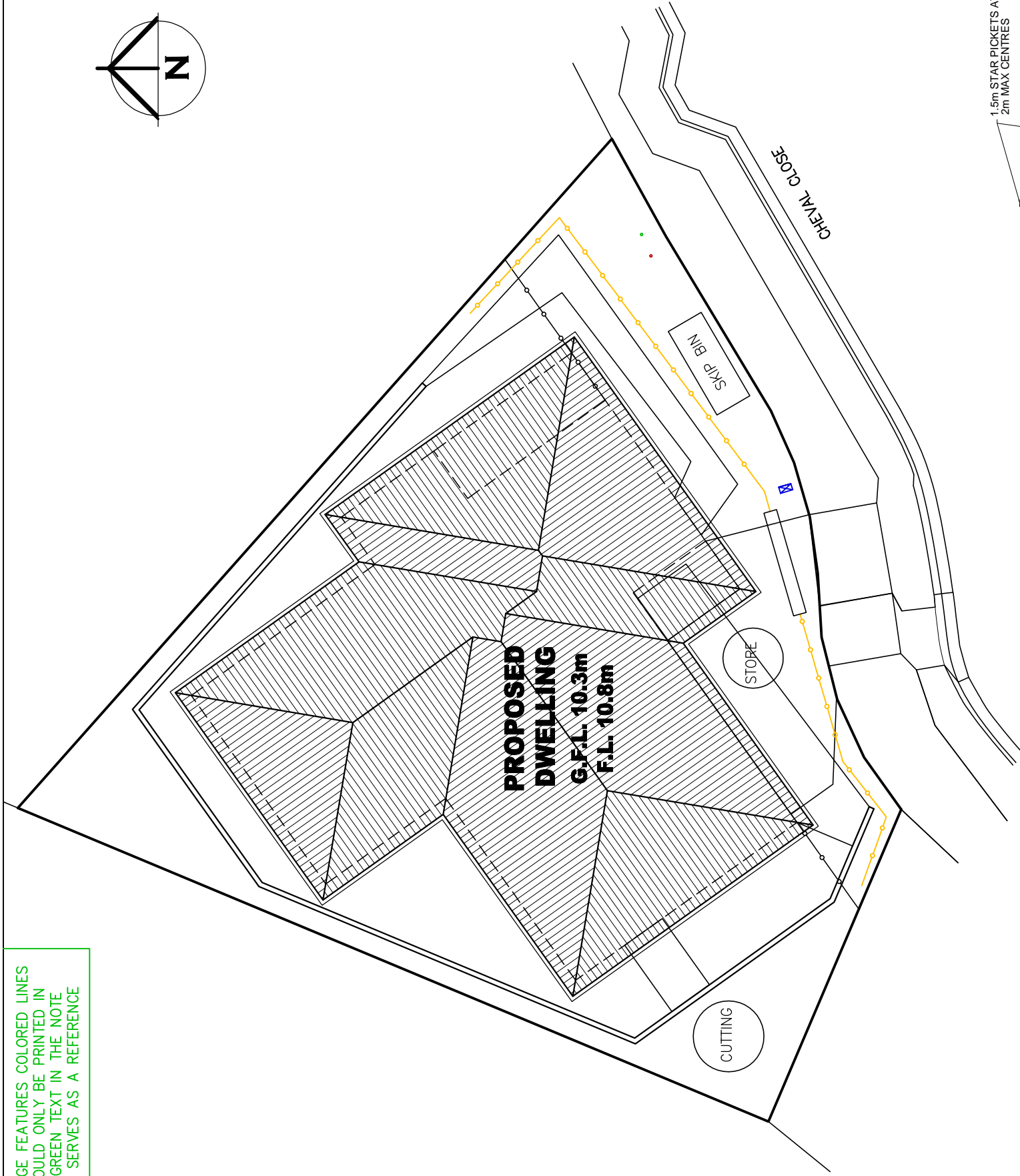
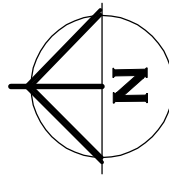
FACT SHEET 15 - PROTECTION OF STORMWATER PITS PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

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

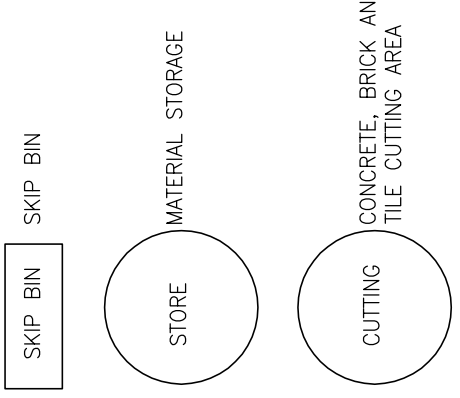
FACT SHEET 17 - SEDIMENT BASINS NOT REQUIRED DUE TO SCALE OF WORKS.

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



- 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



SOIL AND WATER MANAGEMENT PLAN

- DIVERSION HUMP FOR ROAD ACCESS
- SILT FENCE AS PER DETAIL

| REVISION NUMBER | DATE |
|-----------------|----------------|
| REVISION 1 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

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

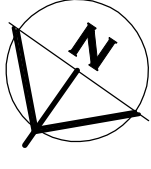
BRADLEY VAN ZETTEN
DESIGNS

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

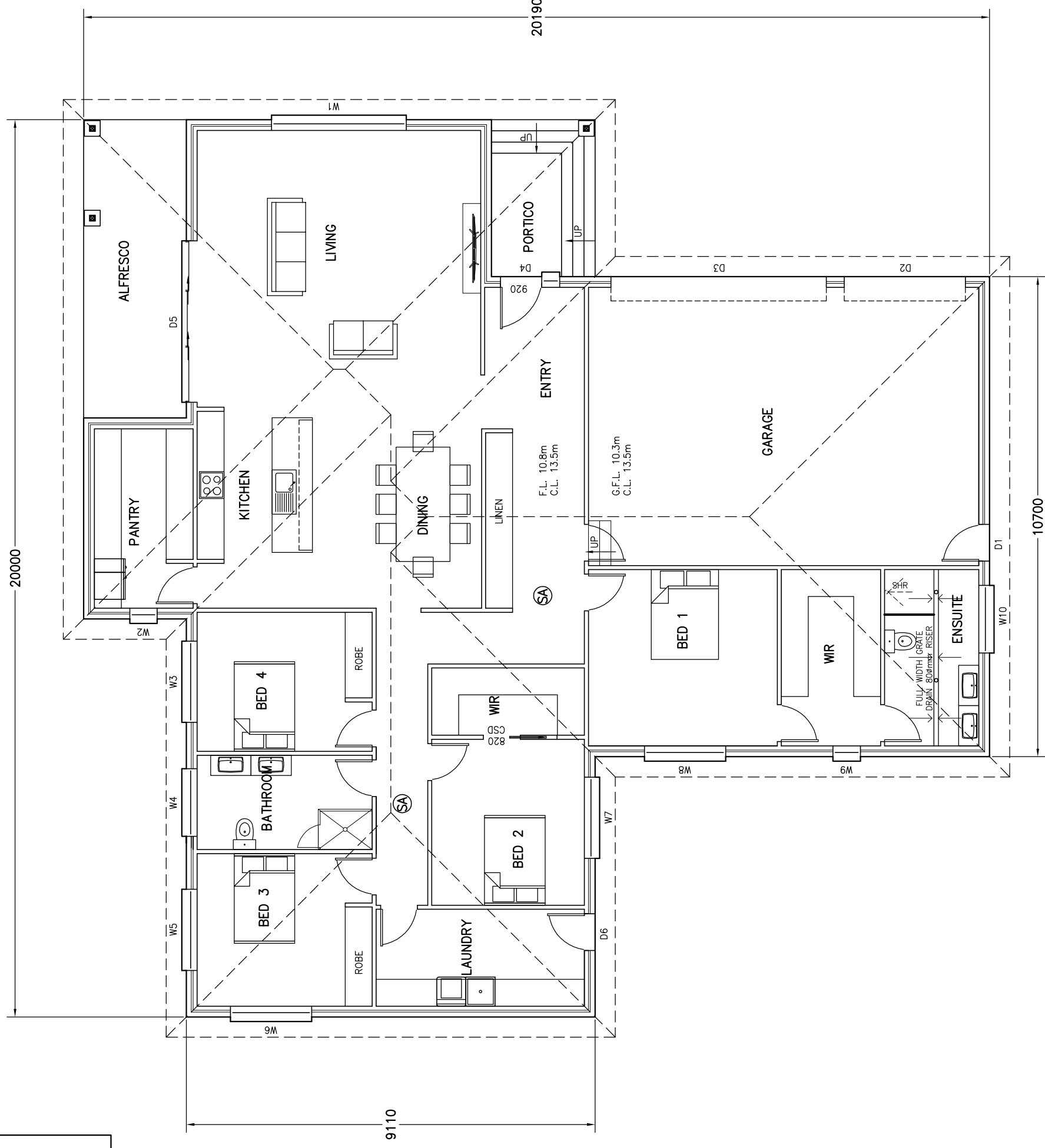
PROJECT: PROPOSED DWELLING FOR R AND R REZAIE AT 6 CHEVAL CLOSE PROSPECT VALE 7250

DRAWING: SOIL AND WATER MANAGEMENT PLAN

| | |
|---------------------|----------------------------|
| DESIGNED: B. v. Z. | APPROVED. |
| DRAWN: B. v. Z. | DATE: 08 / 04 / 25 |
| SCALE - A3 - 1:200. | DRAWING No.: REZ0325 - 4/9 |



- BRICK VENEER WALL
- 90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
- 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



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

PROJECT: PROPOSED DWELLING
 FOR R AND R REZAIE
 AT 6 CHEVAL CLOSE
 PROSPECT VALE 7250

| REVISION NUMBER | DATE |
|-----------------|----------------|
| REVISION 1 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

DRAWING: FLOOR PLAN

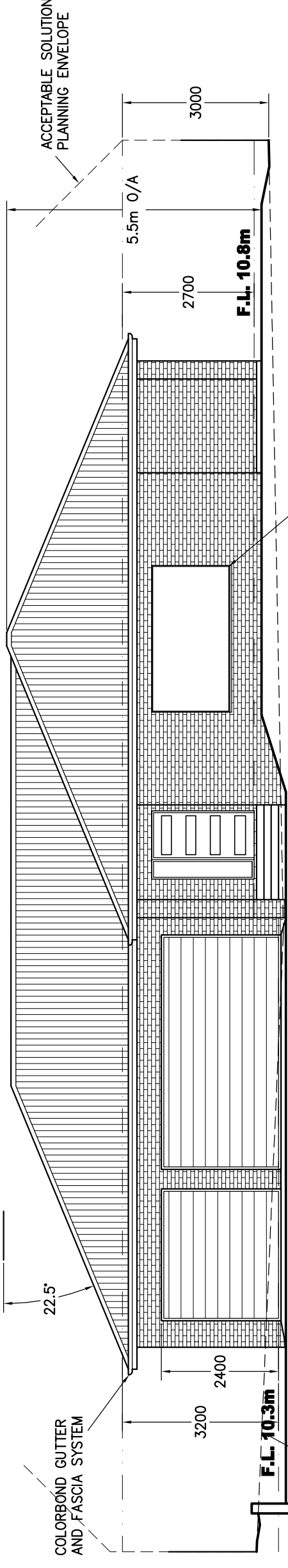
DESIGNED: B. v. Z.
 DRAWN: B. v. Z.
 APPROVED.
 DATE: 08 / 04 / 25

SCALE - A3 - 1:100.
 DRAWING No.: REZ0325 - 5/9



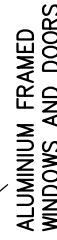
FLOOR PLAN

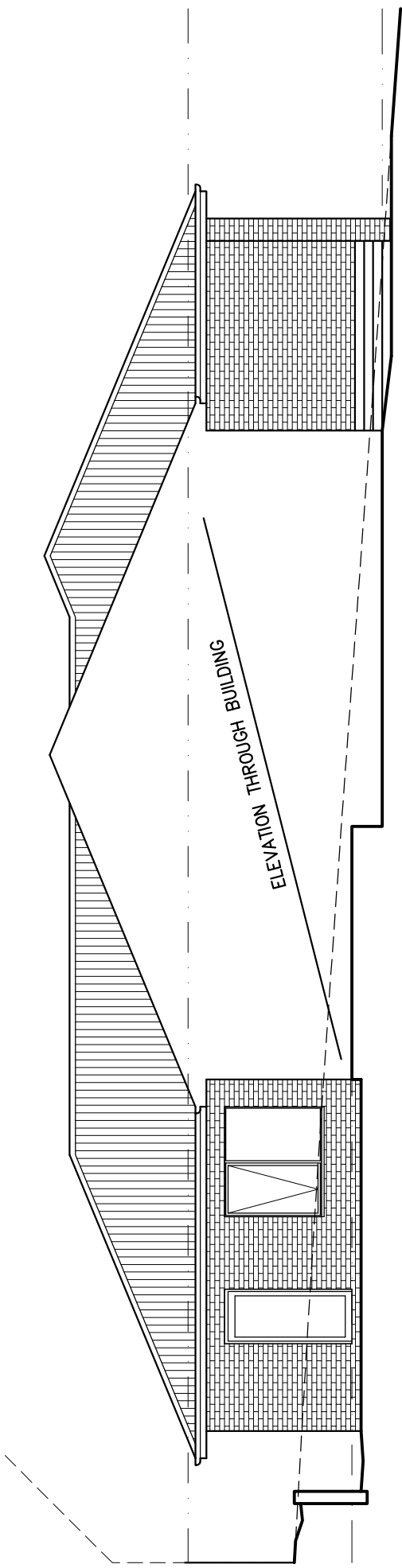
BRICK VENEER - DIMENSIONS AND AREA TO OUTSIDE CLADDING
 CLAD FRAME - DIMENSIONS AND AREA TO OUTSIDE OF TIMBER FRAMING. CLADDING IN ADDITION TO DIMENSIONS
 ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED

| AREA TABLE | | |
|---------------------------------|------------------|-------------|
| SQUARE METER | BUILDING SQUARES | |
| FLOOR AREA | 278.4 | 30.0 |
| ALFRESCO AREA | 15.2 | 1.6 |
| PORTICO AREA (INCLUDING STAIRS) | 8.0 | 0.9 |
| TOTAL AREA | 301.6 | 32.5 |



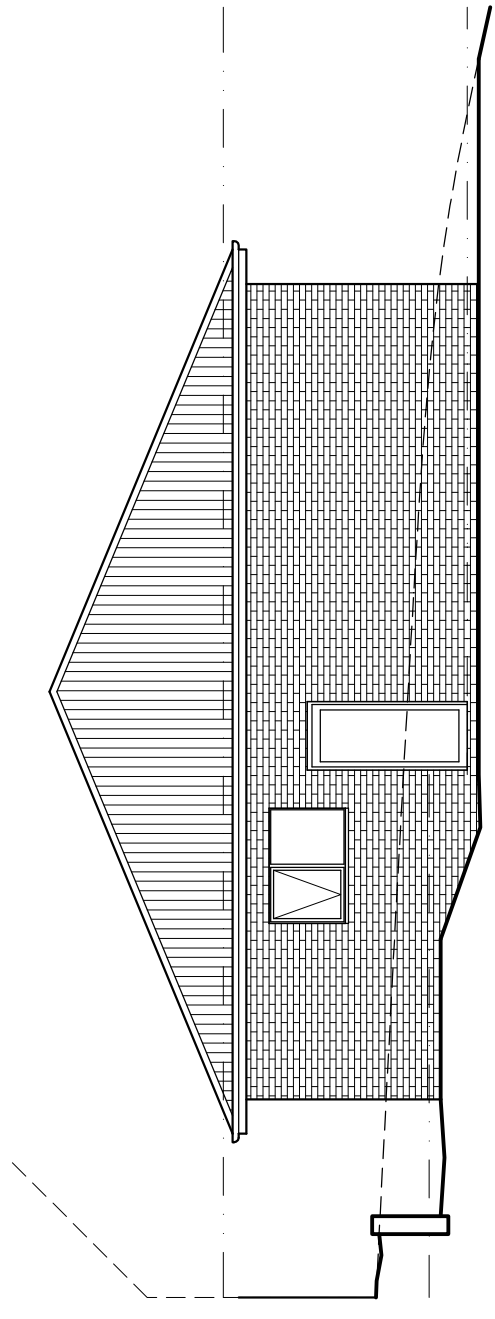
SOUTH EAST ELEVATION

-  BRICK VENEER CLADDING
-  COLORBOND CUSTOM ORB SHEET ROOFING
-  ALUMINIUM FRAMED WINDOWS AND DOORS



SOUTH WEST ELEVATION

ELEVATION SHOWN AT FACADE ENTRY/ BED 2/ LAUNDRY



SOUTH WEST ELEVATION

ELEVATION SHOWN AT FACADE OF ENSUITE/ GARAGE ENTRY/ BED 2/ LAUNDRY NOT SHOWN IN FOREGROUND FOR CLARITY



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

PROJECT: PROPOSED DWELLING FOR R AND R REZAIE AT 6 CHEVAL CLOSE PROSPECT VALE 7250

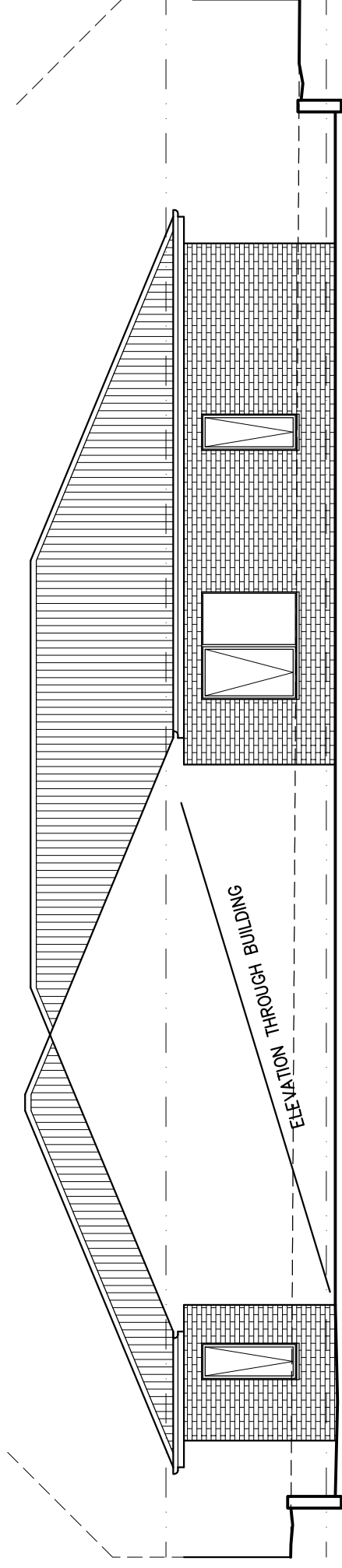
DRAWING: ELEVATIONS

DESIGNED: B. v. Z.
 DRAWN: B. v. Z.
 APPROVED: DATE: 08 / 04 / 25

SCALE -- A3 -- 1:100.
 DRAWING No.: REZ0325 -- 7/9

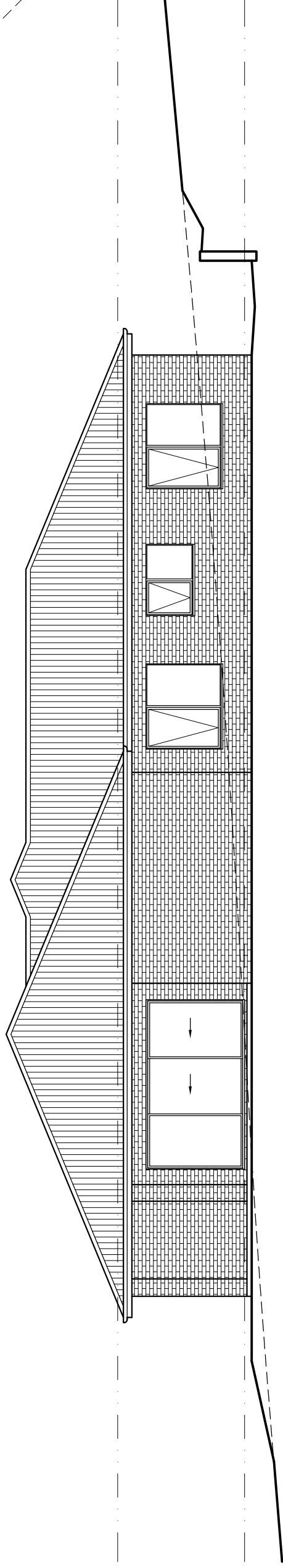
| REVISION NUMBER | DATE |
|-----------------|----------------|
| REVISION 1 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

© BRADLEY VAN ZETTEN 2025
 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.

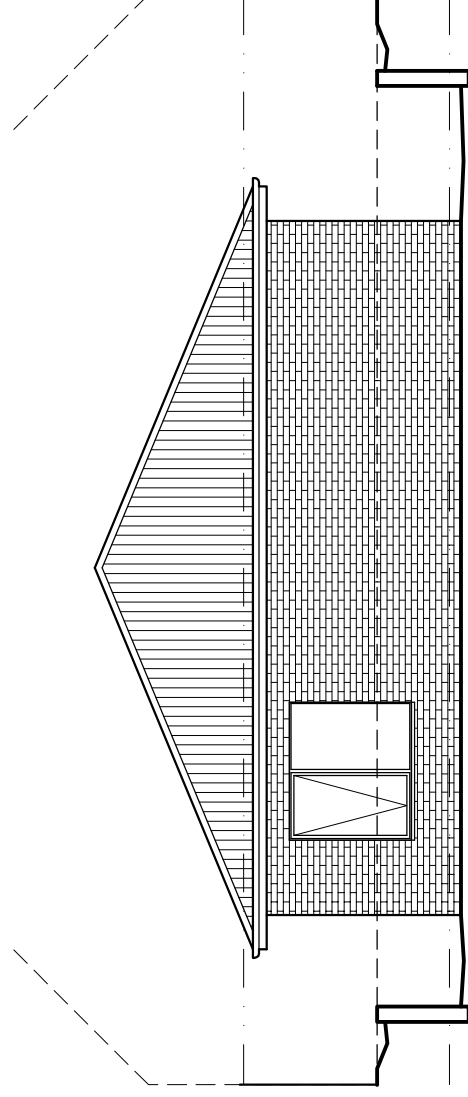


NORTH WEST ELEVATION

ELEVATION SHOWN AT FACADE OF BED 1/PANTRY



NORTH EAST ELEVATION



NORTH WEST ELEVATION

ELEVATION SHOWN AT FACADE OF BED 3/LAUNDRY
BED 1/PANTRY NOT SHOWN IN FOREGROUND FOR CLARITY

© BRADLEY VAN ZETTEN 2025

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

PROJECT: PROPOSED DWELLING
FOR R AND R REZAIE
AT 6 CHEVAL CLOSE
PROSPECT VALE 7250

DRAWING: ELEVATIONS

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

APPROVED.
DATE: 08 / 04 / 25

SCALE -- A3 -- 1:100.

DRAWING No.:
REZ0325 -- 8/9

| REVISION NUMBER | DATE |
|-----------------|----------------|
| REVISION 1 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

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.

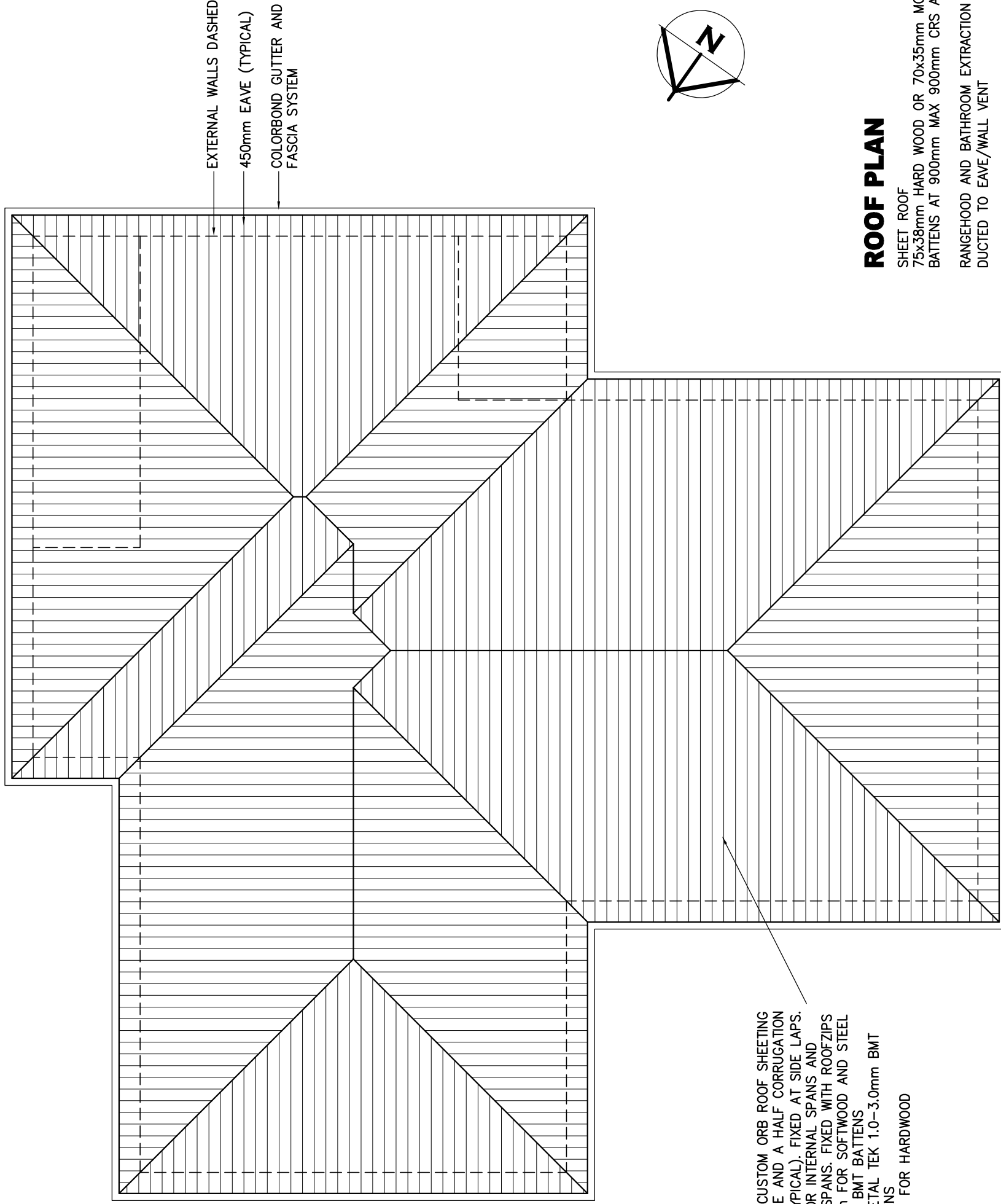
FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90MM DOWNPIPES

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

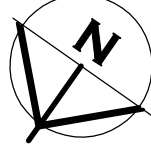
- (1) FOR A FRONT FACE SLOTTED GUTTER WITH--
 A MINIMUM SLOT OPENING AREA OF 1200 MM2 (A) PER METRE OF GUTTER; AND
- (a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,
 THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M,
 CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.
- (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



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

PROJECT: PROPOSED DWELLING
 FOR R AND R REZAEI
 AT 6 CHEVAL CLOSE
 PROSPECT VALE 7250

DRAWING: ROOF PLAN

| REVISION NUMBER | DATE |
|-----------------|----------------|
| REVISION 1 | 03 / 03 / 2025 |
| REVISION 2 | 06 / 03 / 2025 |
| REVISION 3 | 08 / 03 / 2025 |
| REVISION 4 | 15 / 03 / 2025 |
| REVISION 5 | 17 / 03 / 2025 |
| REVISION 6 | 08 / 04 / 2025 |

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

APPROVED.
 DATE: 08 / 04 / 25

SCALE -- A3 -- 1:100.

DRAWING No.:
 REZ0325 -- 9/9