



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **4 Lovett Street, Bicheno**
CT 144379/1

PROPOSAL: **Second Dwelling for Visitor Accommodation**

Any person may make representation on the application by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager.

Representations must be received before midnight on 7 February 2025.

APPLICANT: **Mark Leis**
DATE: **12/11/2024**
APPLICATION NO: **DA2024/222**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Mark Leis		
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	7005
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	4 Lovett Street		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m ² or Ha)	995		
Certificate of Title(s):	Vol 144379/1		
Current use of site:	Single dwelling		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Strata development of a second residential dwelling on the site with a carport and storage shed, with the ability to be used as short term accommodation.
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

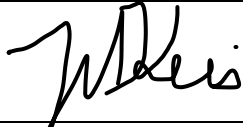
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	12/11/2024
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 144379	FOLIO 1
EDITION 5	DATE OF ISSUE 17-Oct-2023

SEARCH DATE : 13-Nov-2024

SEARCH TIME : 11.00 AM

DESCRIPTION OF LAND

Town of BICHENO

Lot 1 on Plan 144379

Derivation : Part of Lot 1, 1A-2R-27P Gtd to George Fisher

Derived from Y20486

SCHEDULE 1

N154458 TRANSFER to MARK LEIS Registered 17-Oct-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

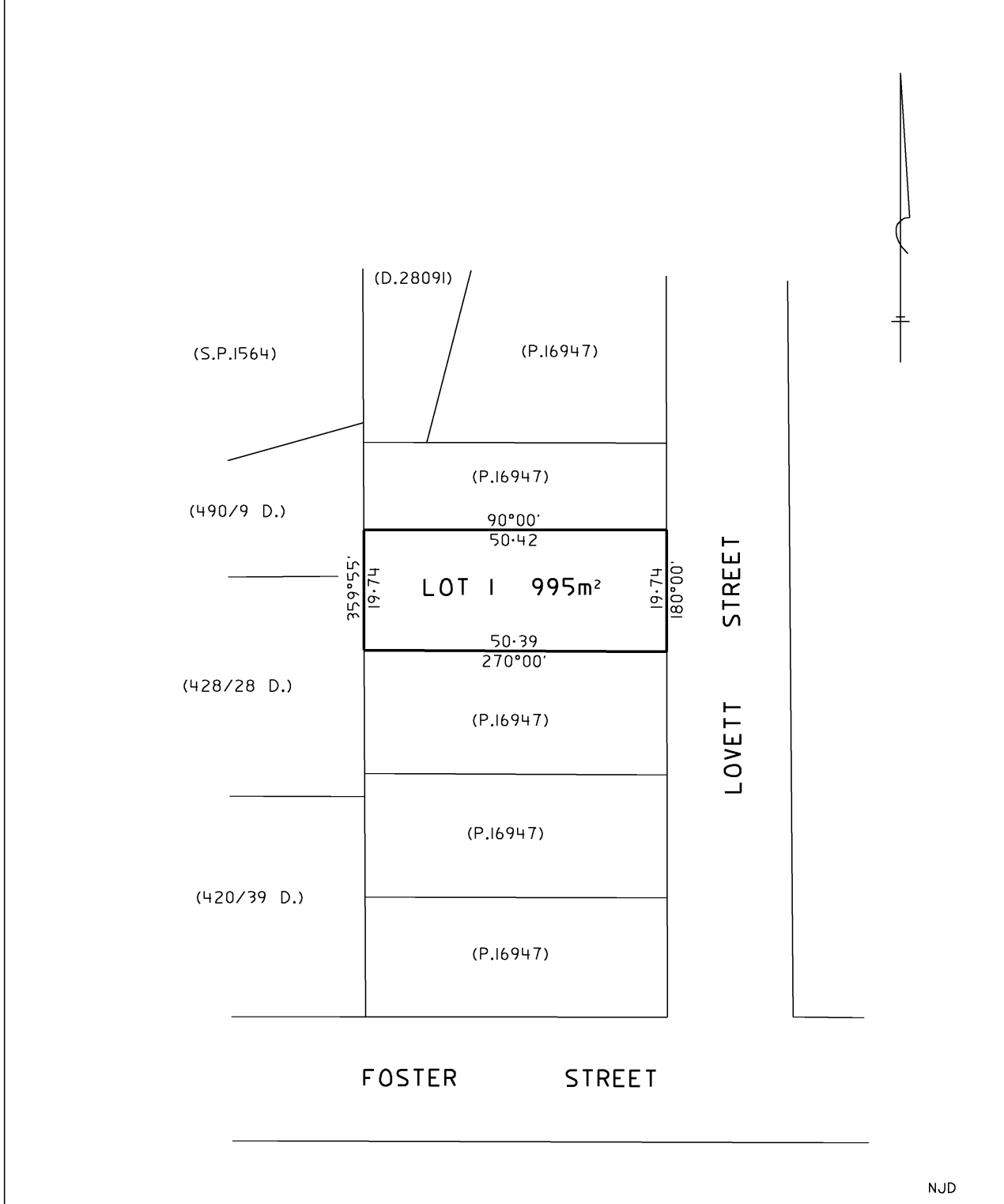
27/2987 CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LAND TITLES ACT 1980 FOLIO REFERENCE Y20486 GRANTEE PART OF LOT 1 (IA-2R-27P) GTD TO GEORGE FISHER	PLAN OF TITLE		Registered Number P.144379
	LOCATION TOWN OF BICHENO (SEC. P)	FIRST SURVEY PLAN No. 13/40 D.O. COMPILED BY LDRB SCALE 1: 600 LENGTHS IN METRES	APPROVED 13 JULY 2005 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 112 (6036-42)	LAST UPI No FDG88	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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4 LOVETT STREET, BICHENO

PROPOSED RESIDENCE

MARK LEIS O.B.O Seil Family Trust

INDEX

PAGE	CONTENT	REV.	ISSUE DATE	Amendment Rev
1	COVER PAGE	4	13.01.2025	
2	SITE PLAN - PROPOSED	4	13.01.2025	
3	SITE PLAN - DEMOLITION	4	13.01.2025	
4	FLOOR PLAN - RESIDENCE	4	13.01.2025	
5	FLOOR PLAN - SHED/CARPORT	4	13.01.2025	
6	ELEVATIONS 1 of 2 - RESIDENCE	4	13.01.2025	
7	ELEVATIONS 2 of 2 - RESIDENCE	4	13.01.2025	
8	ELEVATIONS 1 of 2 - SHED/CARPORT	4	13.01.2025	
9	ELEVATIONS 2 of 2 - SHED/CARPORT	4	13.01.2025	
10	SCHEDULES	4	13.01.2025	



PROJECT NO.

24-914



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PO Box 231, Devonport TAS, 7310
www.lachlanwalshdesign.com

Email: admin@lachlanwalshdesign.com
Phone: 6424 8053
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DATE
13.01.2025
DRAWINGS SET
DA
REV. NO.
4

GENERAL
INFORMATION

LAND TITLE REFERENCE NUMBER
144379/1
COUNCIL
Glamorgan-Spring Bay
PROPERTY ZONE
General Residential

CLIMATE ZONE
Zone 7

DESIGNED WIND CATEGORY
SOIL CLASSIFICATION
CORROSION CONTROL
BUSH FIRE ATTACK LEVEL

N2
S
v.HIGH
LOW

© COPYRIGHT
- DO NOT SCALE DRAWINGS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS
- ALL PRODUCTS NOTED IN DRAWINGS TO BE CONFIRMED BY CLIENT BEFORE PURCHASING AND/OR INSTALLING OF PRODUCT
- QUANTITIES INDICATED IN DRAWINGS ARE GUIDE ONLY, CONTRACTOR TO CALCULATE AND CONFIRM QUANTITY BEFORE START OF CONSTRUCTION
- CONDITIONS OF USE
This document may only be used by LWD's client (and any other person who LWD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or replicated for any other purpose.

15/01/2025 10:02:59 AM

\\LWD_NAS\WD_Files\2024\24-914 - Leis - Residence\CAD\2024.11.08_Leis_Rev 5.rvt

NOTES

CONTRACTOR RESPONSIBLE TO CHECK ALL DIMENSIONS ON SITE BEFORE START OF CONSTRUCTION, THIS INCLUDES DIMENSIONS FROM BOUNDARY, FLOOR PLAN DIMENSIONS, FINISH FLOOR HEIGHTS AND SITE RL'S. CONTRACTOR MAKE GOOD AT THEIR OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SET OUT.

FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 150mm BELOW GROUND FLOOR SLAB AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm.

SOIL & WATER MANAGEMENT

DOWN PIPES TO BE CONNECTED INTO COUNCIL STORM WATER OR TO SITE STORM WATER DISCHARGE AREA AS SOON AS ROOF IS INSTALLED.

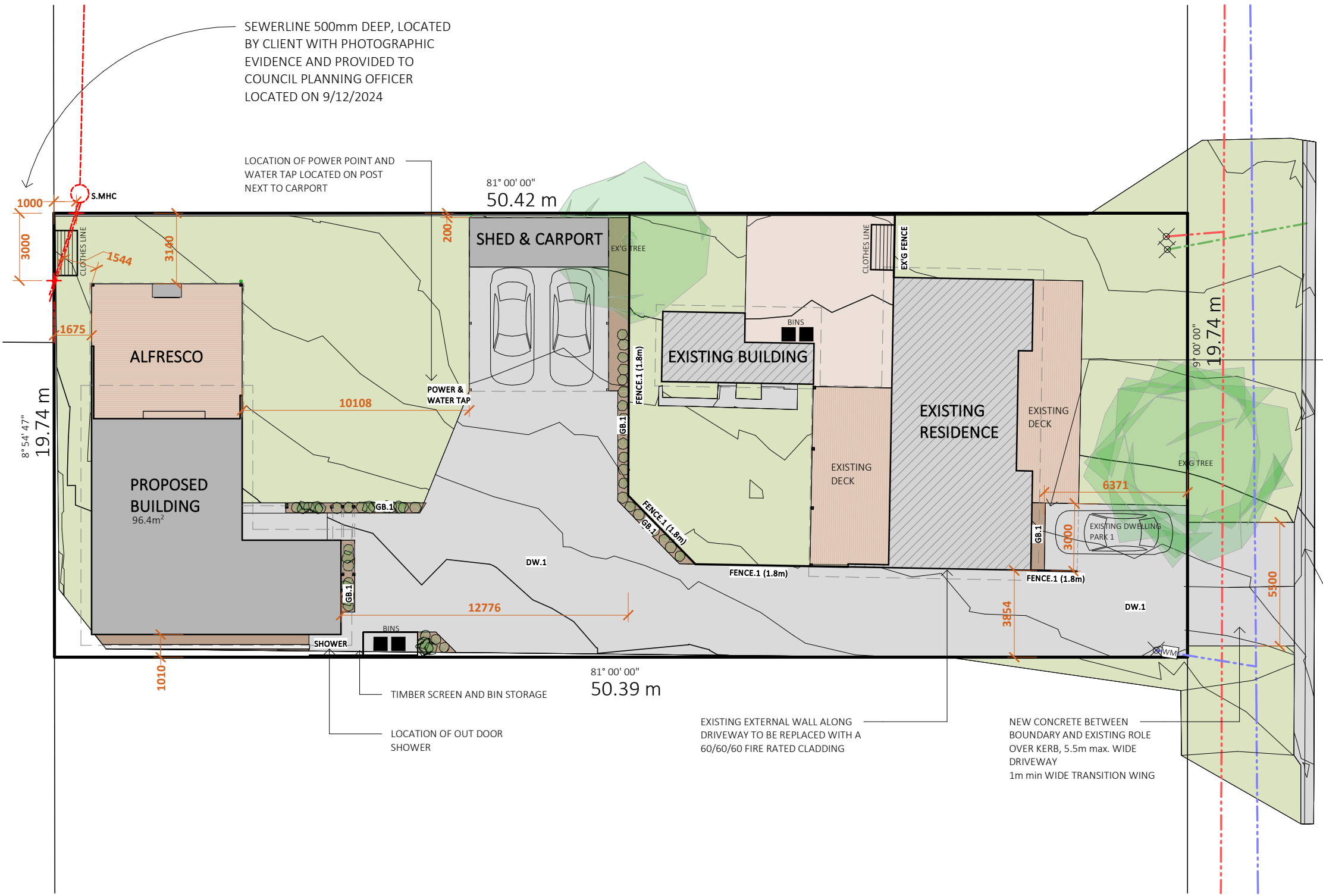
EXCAVATED MATERIAL TO HAVE SEDIMENT CONTROL BARRIER TO BE INSTALLED DOWN-SLOPE. EXCAVATED MATERIAL TO BE REMOVED AT COMPLETION OF BUILDING WORKS AND/OR USED AS FILL ON SITE FOR ANY LOW POINTS.

CRUSHED ROCK TO BE APPLIED AT ENTRY TO SITE FOR SEDIMENT CONTROL AND TO PREVENT TRANSFERRING DEBRIS ONTO STREET. REAPPLY CRUSHED ROCK TO ENTRY IF EXCESSIVE SEDIMENT BUILD-UP OCCURS.

FINISHED GARDENBEDS ARE NOT TO FINISH UP TO OR OVER TOP OF WEEP HOLES, VENTS, LIGHT CLADDING (I.E. COLOURBOND, WEATHERBOARDS) FLASHING MUST BE 50-100mm MIN. GAP FROM FINISH GARDEN BED TO BOTTOM OF CLADDING, VENTS, WEEPHOLES AND FLASHINGS

SYMBOLS

- WATER MAIN (Tas Water)
- STORM WATER MAIN (Council)
- SEWER MAIN (Tas Water)
- PROPOSED SEWER MAIN
- PROPOSED STORM WATER MAIN
- WM WATER METER, INSTALLED BY TAS WATER AT DEVELOPERS COST
- X PROPERTY CONNECTION POINT
- + 1.00m PROPOSED SITE REFERENCE LEVEL MARKER
- FH FIRE HYDRANT
- TN TAS NETWORKS IN GROUND BOX
- P.P. POWER METER BOX
- P.P. POWER POLE / LIGHT POLE



SITE FIXTURES SCHEDULE

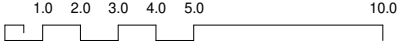
CODE	SPECIFICATION
Fence.1	Colourbond fencing up to notated height, colour 'monument'
Clothes line	Hills 26m Woodland Gray Double Folding Clothesline, confirm with client
Letterbox	Sandeford Duval Timber-Look Pillar Letterbox, to be confirmed with client

SITE FINISHES SCHEDULE

CODE	SPECIFICATION
DW.1	Driveway - Concrete Finish, (to be confirmed by client)
GB.1	Garden Beds - top soil to be added to all low-lying garden beds, top layer with medium to large 'White' coloured rocks, planting to be selected by client

AREA		
LOCATION	AREA	SQUARES
EXISTING BUILDINGS	94.7 m ²	10.2
PROPOSED - RESIDENCE	82.5 m ²	8.9
PROPOSED - SHED/CARPORT	47.6 m ²	5.1
ALFRESCO	38.6 m ²	4.2
PROPERTY AREA		
	995.0 m ²	

PROPOSED SITE PLAN
SCALE: 1:200



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 PO Box 231, Devonport TAS, 7310
 www.lachlanwalshdesign.com
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PAGE NO. **2**
 PROJECT **PROPOSED RESIDENCE**
 LOCATION **4 LOVETT STREET, BICHENO**
 CLIENT **MARK LEIS O.B.O Seil Family Trust**

PAGE TITLE **SITE PLAN - PROPOSED**
 DRAWINGS SCALE **1 : 200**
DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL DIMENSIONS AND HEIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS.

DRAWN BY **J. van Ommen**
 CHECKED BY **L. WALSH**
 ISSUE DATE **13.01.2025**
 DRAWINGS SET **DA**
 REV. NO. **4**

No.	DATE	DESCRIPTION	AMENDMENT
1	05.08.2024	CONCEPT 1 - CLIENT REVIEW	
2	23.09.2024	CONCEPT 2 - CLIENT REVIEW	
3	18.10.2024	CONCEPT 3 - CLIENT REVIEW	
4	13.01.2025	PLANNING APPLICATION	

NOTES

DEMOLITION IS NOT TO COMMENCE UNTIL DEMOLITION CONTRACTOR HAS BEEN ADVISED THAT ALL ELECTRICAL SUPPLIES HAVE BEEN DISCONNECTED AND ISOLATED.

ALL DEMOLITION IS TO BE CARRIED OUT IN A SAFE AND WORKMAN LIKE MANNER.

IT IS THE DEMOLITION CONTRACTORS RESPONSIBILITY TO PROVIDE SUFFICIENT PROPS, STAYS & THE LIKE TO PROTECT REMAINING STRUCTURE. IF IN DOUBT SEEK ADVICE FROM A STRUCTURAL ENGINEER.

THE DEMOLISHER IS TO PREVENT BUILDING MATERIAL AND DEBRIS FROM FALLING ONTO OR INTO ADJACENT STREETS AND PROPERTIES.

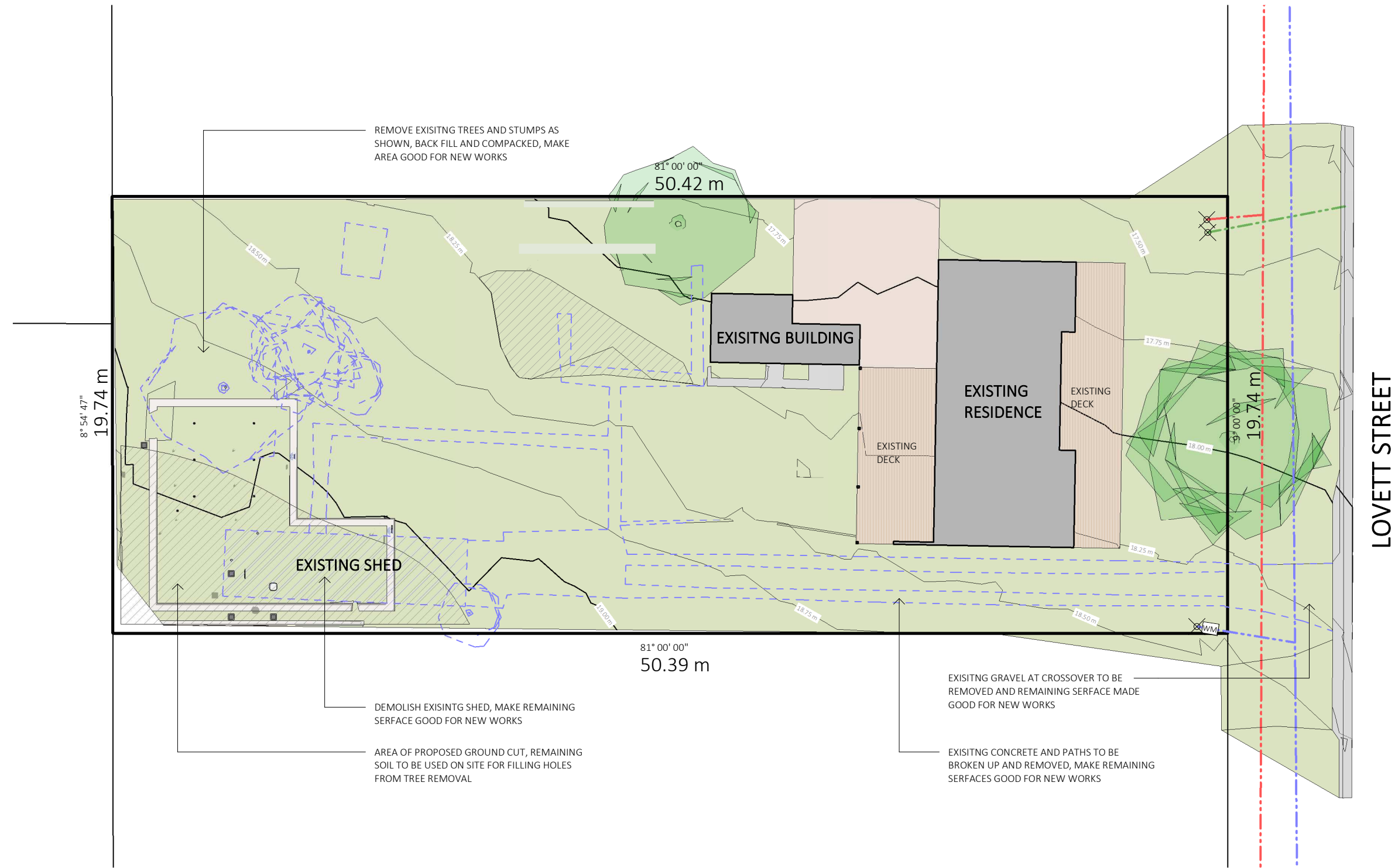
CAP ALL REDUNDANT SERVICES, REMOVE PIPEWORK WHERE PRACTICAL & LOCATE AND MARK POSITIONS OF PIPEWORK/SERVICES REQUIRED FOR USE IN NEW WORKS.

ALL ASBESTOS MATERIAL FOUND IS TO BE CONTROLLED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL REGULATORY AUTHORITIES HAVING JURISDICTION OF THESE WORKS BEFORE COMMENCING FURTHER WORKS.

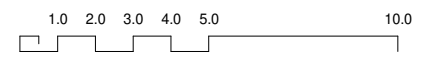
IT IS THE BUILDERS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO COMMENCING ANY EXCAVATIONS.

SYMBOLS

--- WALLS OR OBJECTS TO BE REMOVED OR DEMOLISHED



EXISTING SITE PLAN SCALE: 1:200



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PAGE NO. **3**

PROJECT **PROPOSED RESIDENCE**

LOCATION **4 LOVETT STREET, BICHENO**

CLIENT **MARK LEIS O.B.O Seil Family Trust**

PAGE TITLE **SITE PLAN - DEMOLITION**

DRAWINGS SCALE **1 : 200**

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DRAWN BY **J. van Ommen**

CHECKED BY **L. WALSH**

ISSUE DATE **13.01.2025**

DRAWINGS SET **DA**

REV. NO. **4**







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PAGE NO. **3**

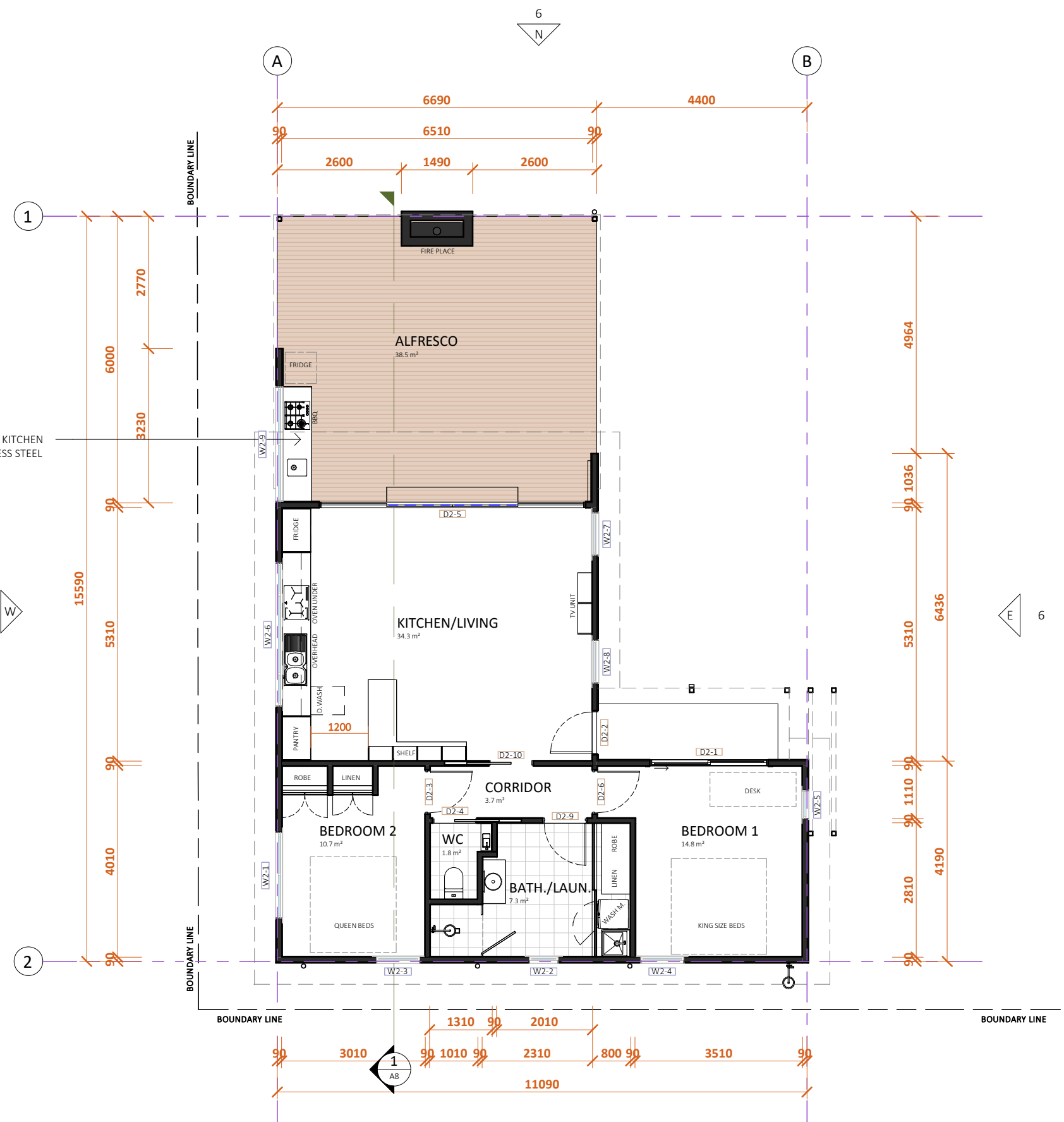
NOTES

CHECK ALL WINDOW AND DOOR SCHEDULES TO CONFIRM OPENINGS IN FRAMED WALLS
 ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

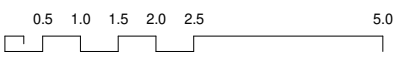
SYMBOLS

-  1.00m FINISHED FLOOR LEVEL MARKER
-  1.00m SITE REFERENCE LEVEL MARKER
-  WALL DIMENSION (mm)
-  OPENINGS DIMENSION (mm)
-  GRID LINE
-  ELEVATION ORIENTATION (REFER TO RELEVANT PAGE)

STAINLESS STEEL OUTDOOR KITCHEN WITH 300mm HIGH STAINLESS STEEL SPLASH BACK



RESIDENCE FLOOR PLAN
 SCALE: 1:100



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PAGE NO. 4

PROJECT: PROPOSED RESIDENCE
 LOCATION: 4 LOVETT STREET, BICHENO
 CLIENT: MARK LEIS O.B.O Seil Family Trust

PAGE TITLE: FLOOR PLAN - RESIDENCE
 DRAWINGS SCALE: 1 : 100

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PAGE NO. 4







NOTES

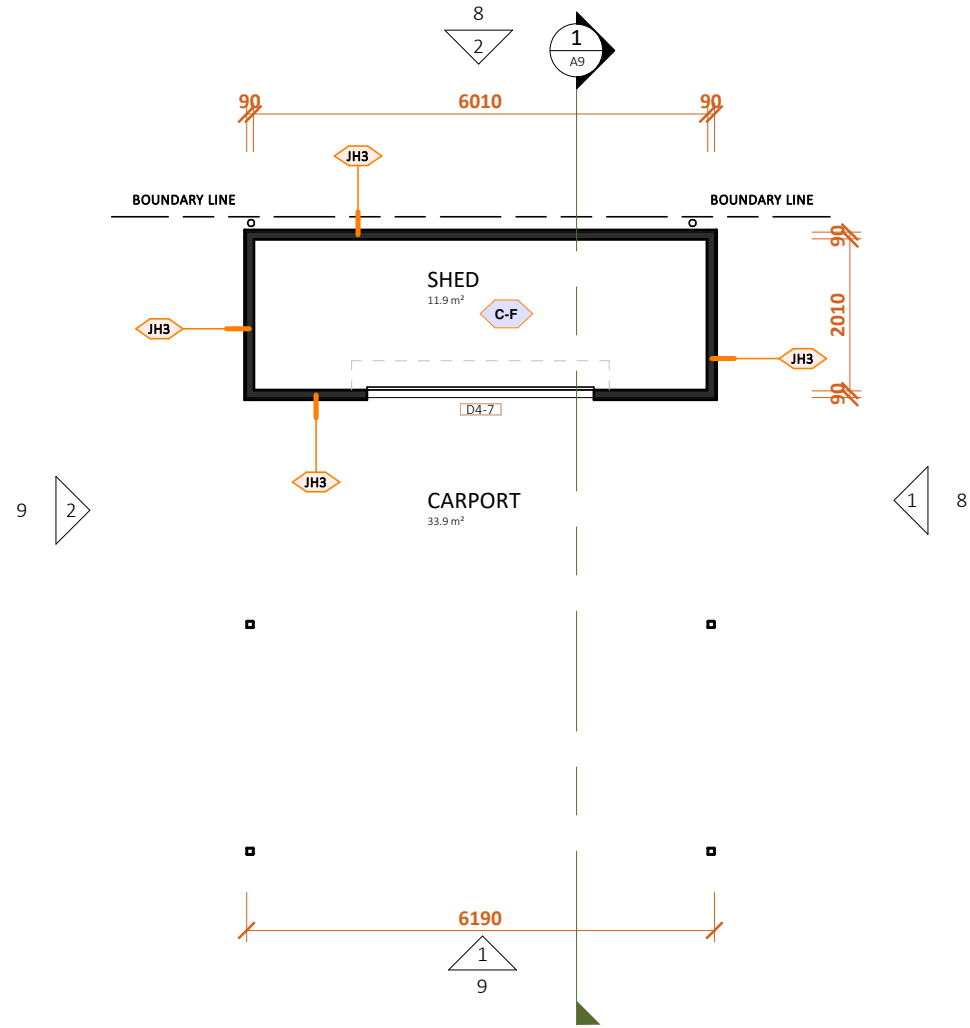
CHECK ALL WINDOW AND DOOR SCHEDULES TO CONFIRM OPENINGS IN FRAMED WALLS

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

SYMBOLS

-  1.00m FINISHED FLOOR LEVEL MARKER
-  1.00m SITE REFERENCE LEVEL MARKER
-  # WALL DIMENSION (mm)
-  # OPENINGS DIMENSION (mm)
-  A GRID LINE
-  03 N ELEVATION ORIENTATION (REFER TO RELEVANT PAGE)



EXTERNAL WALL SCHEDULE

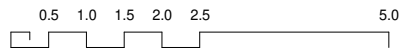
Code	Model	Area
	Timber Wall Slats	3.7 m ²
B.20	20.01 Block	20.2 m ²
JH3	James Hardie - Scyon Matrix	180.1 m ²
W.St-3	Selected Stone	8.9 m ²

FLOOR FINISH SCHEDULE

Code	Description	Area
C-P	Polished Concrete, Clear Finish Concrete Sealer	65.3 m ²
F.Ti	Selected Tile with 3mm Joint Spacing, Mapei Kerabond (or similar) adhesive, ultracolour plus grout to selected colour	11.4 m ²
TD	90 x 19mm eco wood/mod wood Decking, Clear Sealent over, Check BAL rating to in sure timber is compliant	41.0 m ²

SHED/CARPORT FLOOR PLAN

SCALE: 1:100



PROJECT NO. 24-914



LACHLAN WALSH DESIGN

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www.lachlanwalshdesign.com

Email: admin@lachlanwalshdesign.com
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Tasmania Accreditation Number: CC 6162 E

PAGE NO. 5

PROJECT PROPOSED RESIDENCE

LOCATION 4 LOVETT STREET, BICHENO

CLIENT MARK LEIS O.B.O Seil Family Trust

FLOOR PLAN - SHED/CARPORT

DRAWINGS SCALE 1 : 100

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DRAWN BY J.van Ommen CHECKED BY L. WALSH

ISSUE DATE 13.01.2025

DRAWINGS SET DA REV. NO. 4

No.	DATE	DESCRIPTION	AMENDMENT
1	05.08.2024	CONCEPT 1 - CLIENT REVIEW	
2	23.09.2024	CONCEPT 2 - CLIENT REVIEW	
3	18.10.2024	CONCEPT 3 - CLIENT REVIEW	
4	13.01.2025	PLANNING APPLICATION	

PAGE NO. 5

NOTES

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

REFER TO WINDOW SCHEDULES FOR WINDOW SIZE & TYPE.

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FLASHING TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURERS SPECIFICATIONS FOR BRICK VENEER OR LIGHT WEIGHT CLADDING CONSTRUCTION.

SYMBOLS

- 1.00m GROUND AND FLOOR LEVEL HIGHT MARKER
- W1 WINDOW No. (REFER TO SCHEDULE)
- D1 DOOR No. (REFER TO SCHEDULE)
- A GRID LINE
- S SLIDING WINDOW/DOOR
- A AWNING WINDOW
- F FIXED WINDOW
- OPAQUE WINDOW
- wr.1 WINDOW REVEAL 140mm

CORROSION CONTROL

RATING	LOCATION
Low	>1KM sheltered bays
Mid	>1KM breaking surf, or industrial areas or 50m from sheltered bays, extends to 10 to 50km
High	>200m from breaking surf, or industrial areas, or 50m from sheltered bays, extends to 1km
Very High	100 to 200m from breaking surf or within 200m from industrial areas (pH < 5)

Category is influenced by wind direction and topography, roof sheeting to comply with corrosion control NCC 7.2.2

EXTERNAL WALL SCHEDULE

Code	Model	Area
	Timber Wall Slats	3.7 m ²
B.20	20.01 Block	20.2 m ²
JH3	James Hardie - Scyon Matrix	180.1 m ²

ROOF FINISH SCHEDULE

CODE	Roof Profile	Area
R.L	Laserlite roof sheeting	34.4 m ²
R.Td	Colorbond Trimdek	172.3 m ²

GUTTER SCHEDULE

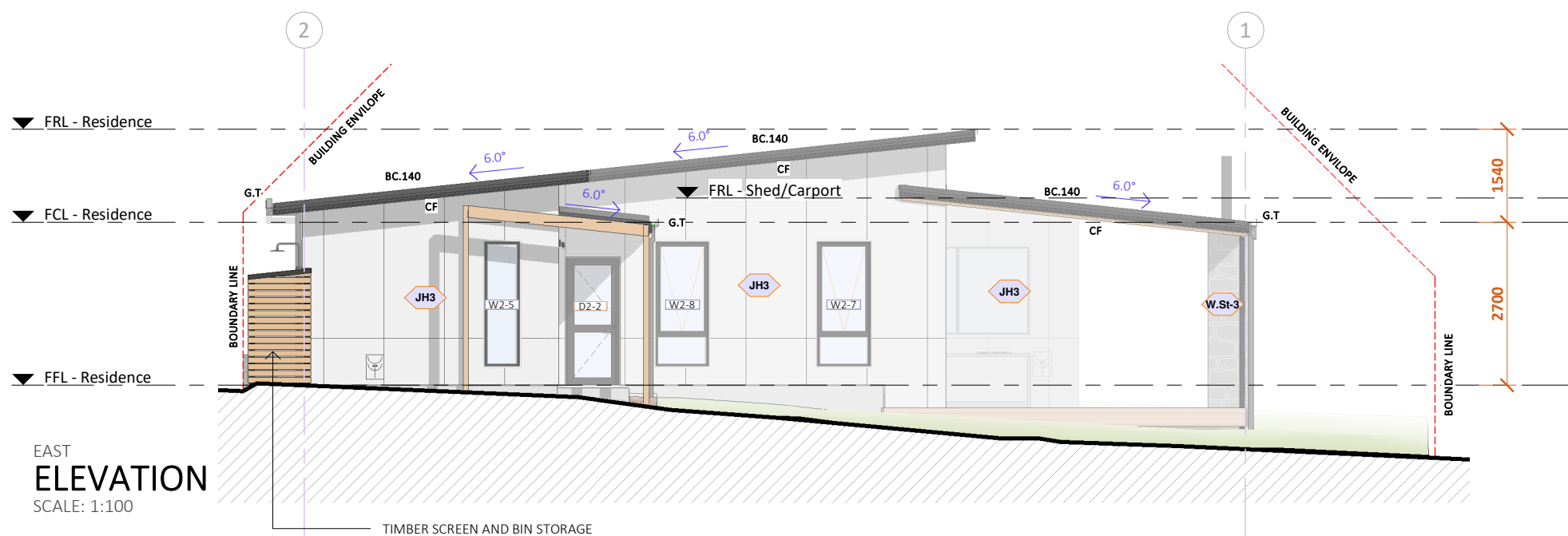
Code	Type	Colour	Length
G.T	Lysaght Trimline	CP Monument	29.39 m

FASCIA SCHEDULE

Code	Model	Colour	Length
BC.140	Barge 140L x 75H	CP Monument	70.29 m
BC.200	Barge 200L x 150H	CP Monument	12.05 m
CF	Novaline® Fascia	CP Monument	106.71 m
TF	Transverse Flashing	CP Monument	18.51 m

DOWNPIPES

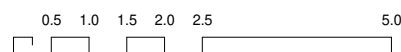
Type	Specification	Total
DP-90	90Ø PVC Downpipe, painted finish to match wall	6
s.DP	90Ø PVC Downpipe, painted finish to match wall	1



EAST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100



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 PO Box 231, Devonport TAS, 7310
 www.lachlanwalshdesign.com
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PAGE NO. **6**
 PROJECT PROPOSED RESIDENCE
 LOCATION 4 LOVETT STREET, BICHENO
 CLIENT MARK LEIS O.B.O Seil Family Trust

PAGE TITLE ELEVATIONS 1 of 2 - RESIDENCE
 DRAWINGS SCALE 1 : 100
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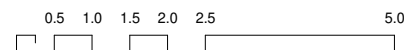
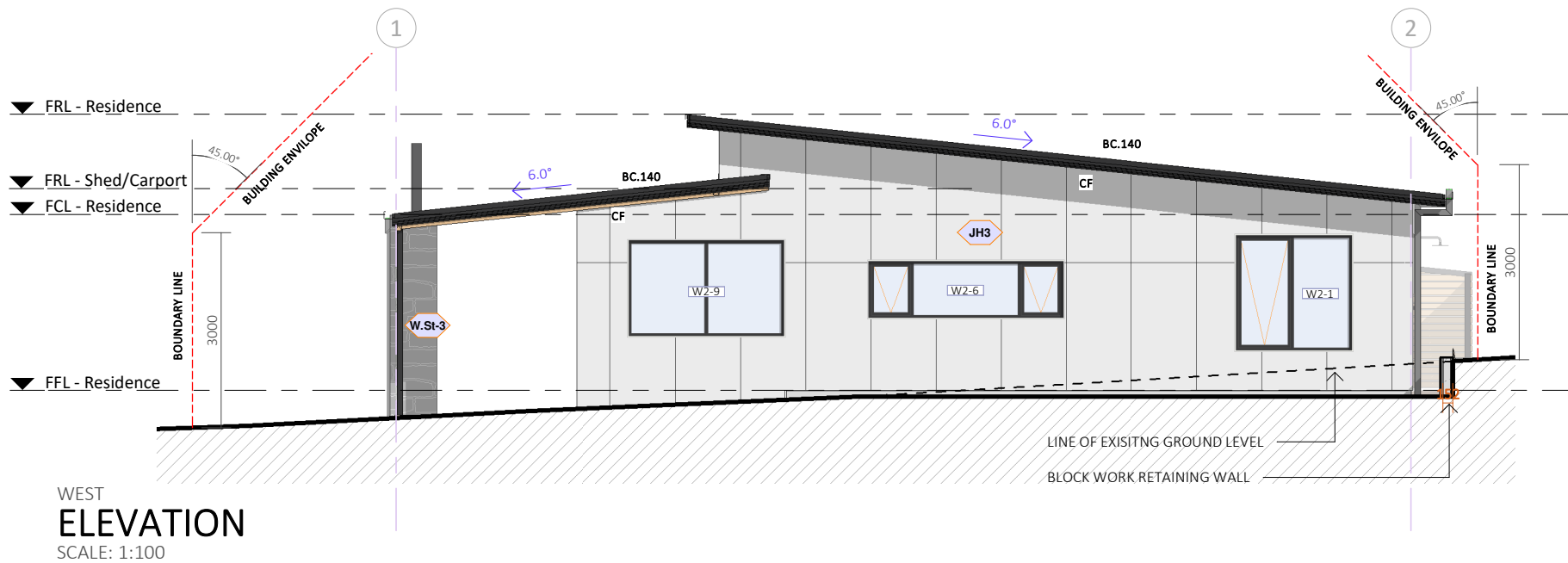
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	OPAQUE WINDOW
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DOWNPIPES

Type	Specification	Total
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PROJECT NO.
24-914



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PO Box 231, Devonport TAS, 7310
www.lachlanwalshdesign.com
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PAGE NO.

7

PROJECT
PROPOSED RESIDENCE

LOCATION
4 LOVETT STREET, BICHENO

CLIENT
MARK LEIS O.B.O Seil Family Trust

PAGE TITLE

ELEVATIONS 2 of 2 - RESIDENCE

DRAWINGS SCALE

1 : 100

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J.van Ommen

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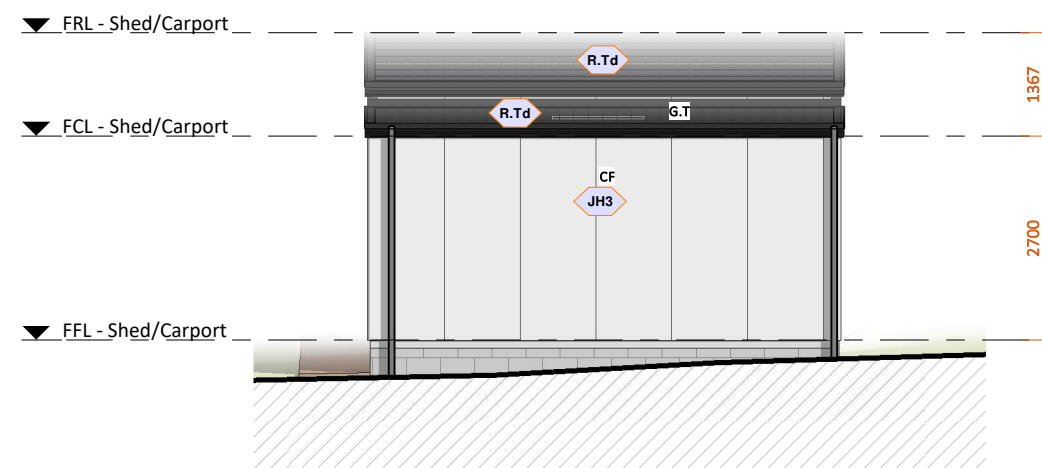
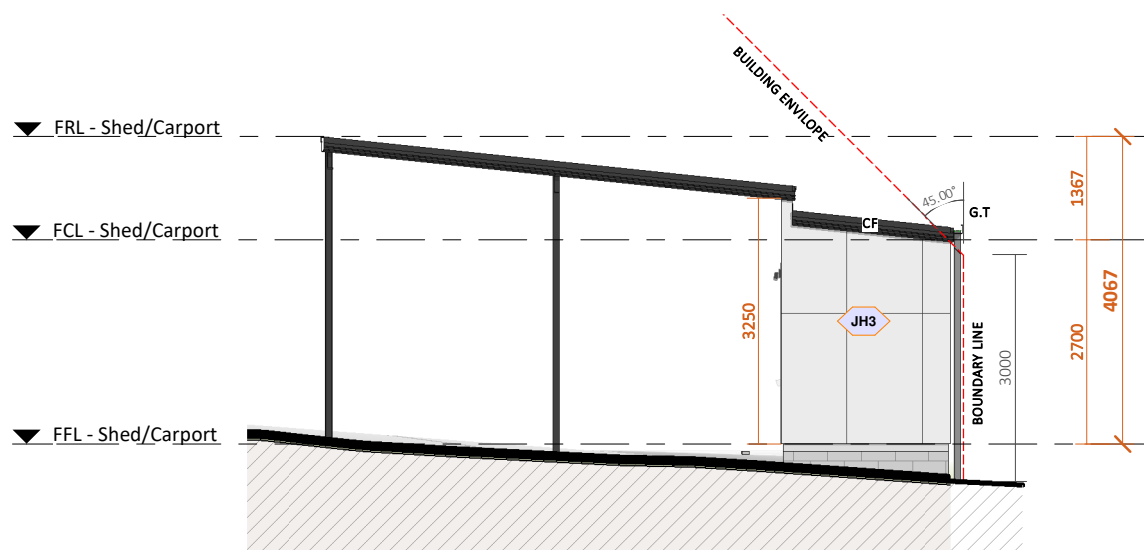
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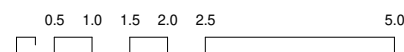
EAST ELEVATION

SCALE: 1:100



NORTH ELEVATION

SCALE: 1:100



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PAGE NO. **8**
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 LOCATION 4 LOVETT STREET, BICHENO
 CLIENT MARK LEIS O.B.O Seil Family Trust

PAGE TITLE ELEVATIONS 1 of 2 - SHED/CARPORT
 DRAWINGS SCALE 1 : 100

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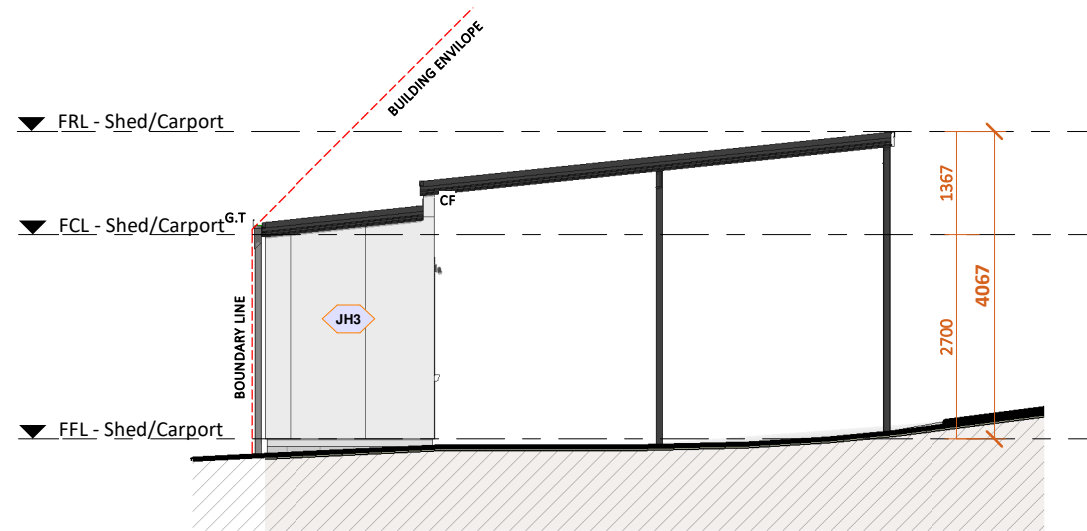
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OPAQUE WINDOW	
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WEST ELEVATION

SCALE: 1:100



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CORROSION CONTROL

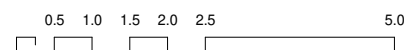
RATING LOCATION

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SOUTH ELEVATION

SCALE: 1:100



PROJECT NO.
24-914



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www.lachlanwalshdesign.com

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PROJECT
PROPOSED RESIDENCE

LOCATION
4 LOVETT STREET, BICHENO

CLIENT
MARK LEIS O.B.O Seil Family Trust

PAGE TITLE

ELEVATIONS 2 of 2 - SHED/CARPORT

DRAWINGS SCALE

1 : 100

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J.van Ommen

ISSUE DATE

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L. WALSH

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AMENDMENT

PAGE NO.

9

SCHEDULES

WINDOW SCHEDULE									
Mark	Height	Width	Head Height	Opening Type	Frame	Glazing	Hardware	W. Colour	Area
W2-1	1800	1800	2400	Awning	F1	G1	H1+H2	CP Monument	3.24 m ²
W2-2	900	600	2400	Awning	F1	G2	H1+H2	CP Monument	0.54 m ²
W2-3	900	900	2400	Awning	F1	G1	H1+H2	CP Monument	0.81 m ²
W2-4	900	900	2400	Awning	F1	G1	H1+H2	CP Monument	0.81 m ²
W2-5	2100	600	2400	Fixed	F1	G1		CP Monument	1.26 m ²
W2-6	900	3000	2000	Awning	F1	G1	H1+H2	CP Monument	2.70 m ²
W2-7	2100	900	2400	Awning	F1	G1	H1+H2	CP Monument	1.89 m ²
W2-8	2100	900	2400	Awning	F1	G1	H1+H2	CP Monument	1.89 m ²
W2-9	1500	2400	2320	Fixed	F1	G1		CP Monument	3.60 m ²
FFL - Residence: 9									16.74 m ²
Grand total: 9									16.74 m ²

WINDOW FINISH & HARDWARE	
ALL GLAZED WINDOWS ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047, ALL OTHER GLAZING TO COMPLY WITH AS 1288.	
ALL EXTERNAL OPENINGS TO BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS 2904	
REFER TO ENERGY ASSESSMENT FOR REQUIRED U-VALUE AND SHGC REQUIREMENTS	
FRAME	
CODE	SPECIFICATION
F.1	Aluminium Residential Window Frame, Powdercoat finish
F.2	Aluminium Residential Window Frame, Powdercoat finish, + External Window Reveal refer to E. Window Trim Schedule

GLAZING	
CODE	SPECIFICATION
G.1	Double Glazed, Clear
G.2	Double Glazed, Opaque

HARDWARE	
CODE	SPECIFICATION
H.1	Chain Winder 'Awning', 125mm max. opening for windows that are 2m or greater from finished ground, colour match window frame
H.2	Flyscreen to open portion of window, type to be compliant to BAL rating is relevant to project
H.3	Sliding Window Hardware by manufacturer

DOOR SCHEDULE										
Mark	Height	Width	Opening Type	Door Panel	Frame	Glazing	Colour	Hardware	Area	
D4-7	2400	3000	Rolladoor	D3					7.20 m ²	
FFL - Shed/Carport: 1									7.20 m ²	
D2-1	2100	2400	External Glass Sliding	D2	F3	G3	C1	H2	5.04 m ²	
D2-2	2100	870	External Glass Hinge	D4	F3	G1	C1	H2	1.83 m ²	
D2-3	2040	870	Hinge	D6	F1		C2	H1	1.77 m ²	
D2-4	2040	870	Cavity Slider	D1	F2		C2	H3	1.77 m ²	
D2-5	2400	5500	External Glass Slider	D2	F3	G3	C1	H2	13.20 m ²	
D2-6	2040	870	Hinge	D6	F1		C2	H1	1.77 m ²	
D2-8	2040	2790	Sliding Robe/Linen						5.69 m ²	
D2-9	2040	870	Hinge	D1	F1		C2	H1	1.77 m ²	
D2-10	2040	870	Cavity Slider	D1	F2		C2	H3	1.77 m ²	
D2-13	2040	950	Hinge Robe/Linen						1.94 m ²	
D2-14	2040	840	Hinge Robe/Linen						1.71 m ²	
FFL - Residence: 11									38.28 m ²	
Grand total: 12									45.48 m ²	

DOOR FINISH & HARDWARE	
ALL GLAZED DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047, ALL OTHER GLAZING TO COMPLY WITH AS 1288.	
ALL EXTERNAL OPENINGS TO BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS 2904	
REFER TO ENERGY ASSESSMENT FOR REQUIRED U-VALUE AND SHGC REQUIREMENTS	
FRAME	
CODE	SPECIFICATION
F.1	HUME Timber Frame 'Hinge', Pre Primed, Paint finish colour to match wall
F.2	HUME Timber Cavity Sliding Unit, Pre Primed, Paint finish colour to match wall
F.3	Aluminium Door Frame, Powdercoat finish, colour 'Monument'
F.4	Hume Smartrobe Track Assembly, colour to match wall
DOOR PANEL	
CODE	SPECIFICATION
D.1	HUME Timber Honeycomb Internal Door, Pre Primed, 35mm
D.2	Aluminium Sliding, Powdercoat finish, colour 'Monument'
D.3	Automatic Garage Door, Powdercoat finish, colour to match wall
D.4	Aluminium Hinged, Powdercoat finish, colour 'Monument' Glass infill
D.5	HUME Timber Solid Core External Door, Pre Primed, 35mm
D.6	Hume Solid Core External Door, 35mm, Fitted with acoustic seals

COLOUR & FINISH	
CODE	SPECIFICATION
C.1	Powdercoat finish 'Monument'
C.2	Paint finish 'Vivid White'

GLAZING	
CODE	SPECIFICATION
G.1	Single Glazed, Clear
G.2	Single Glazed, Opaque
G.3	Double Glazed, Clear

HARDWARE	
CODE	SPECIFICATION
H.1	Susie Round Door Handle, Colour 'Black' (or similar Approved)
H.2	Lever set & Lock by door supplier, colour to match door
H.3	Milos Flush Pull Handle (252 x 44mm) colour 'Black' (or similar Approved)

PROJECT NO. 24-914



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