



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: **7 Harvey Avenue, Bicheno**
CT 182855/9

PROPOSAL: **Dwelling**

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

Representations must be received before midnight on 13 May 2026.

APPLICANT: **Engineering Plus**

DATE: **30/03/2026**

APPLICATION NO: **DA 2026 / 052**

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:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
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:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	
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)	Yes / No
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:	
----------------------	--	-------	--

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:	
--	--	-------	--

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 182855	FOLIO 9
EDITION 3	DATE OF ISSUE 18-Mar-2026

SEARCH DATE : 27-Mar-2026

SEARCH TIME : 10.21 am

DESCRIPTION OF LAND

Town of BICHENO
 Lot 9 on Sealed Plan [182855](#)
 Derivation : Part of Lot 1, 1.345ha The Crown
 Prior CT [179368/100](#)

SCHEDULE 1

[N303303](#) TRANSFER to STEPHEN CLEMENT PAYNE and LISA FAY SMITH
 Registered 18-Mar-2026 at noon

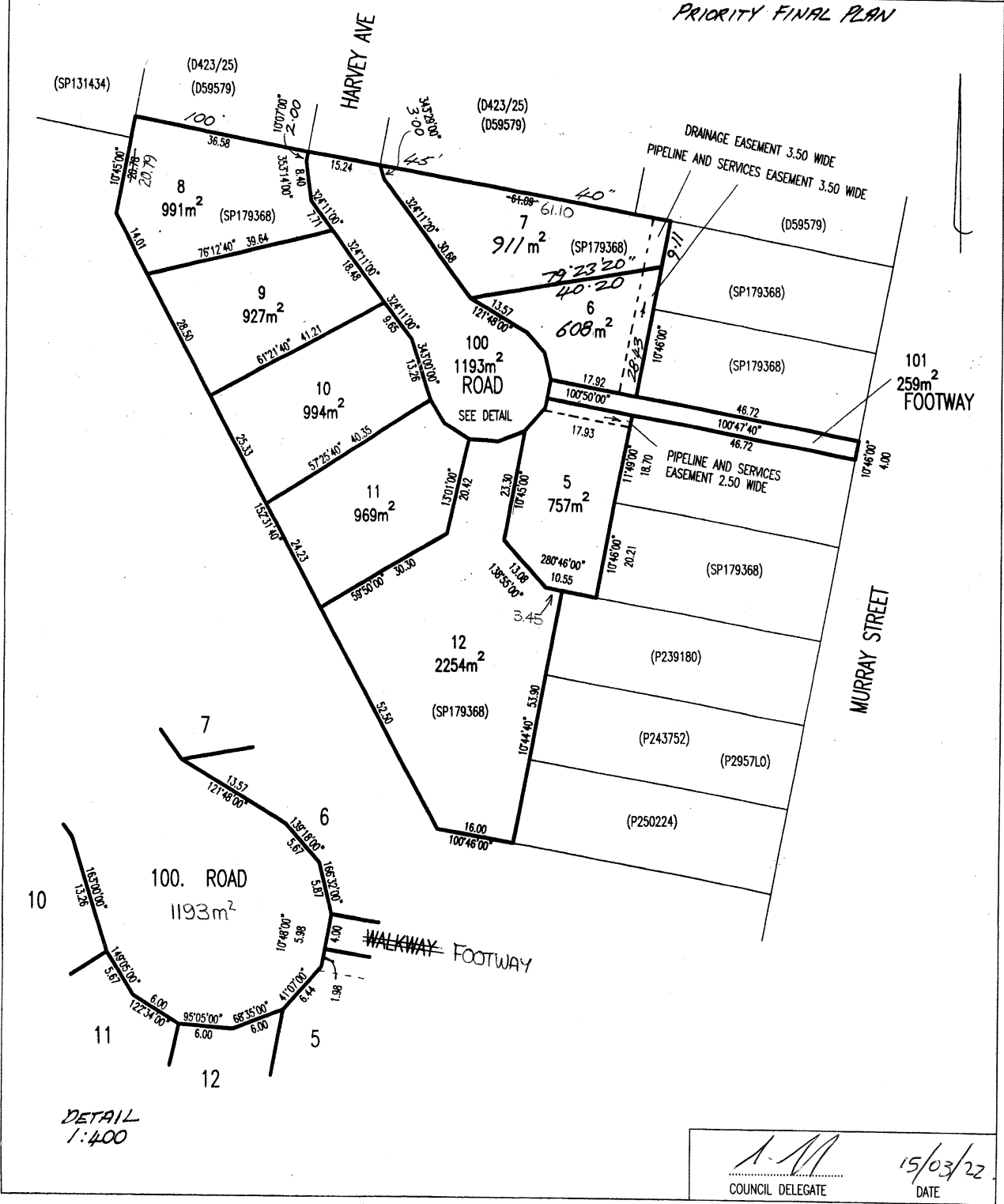
SCHEDULE 2

[C62440](#) & [C105586](#) Land is limited in depth to 15 metres,
 excludes minerals and is subject to reservations
 relating to drains sewers and waterways in favour of
 the Crown
[SP182855](#) COVENANTS in Schedule of Easements
[SP182855](#) FENCING COVENANT in Schedule of Easements
[SP179368](#) FENCING PROVISION in Schedule of Easements
[C105586](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER KARSTE DEVELOPMENTS PTY LTD		PLAN OF SURVEY		REGISTERED NUMBER	
FOLIO REFERENCE C.T. 179368-100		BY SURVEYOR A. S. HAMILTON		SP182855	
GRANTEE PART WHOLE OF LOT 1, 1.345ha THE CROWN. (P.128934)		LOCATION TOWN OF BICHENO		APPROVED EFFECTIVE FROM -5 APR 2022	
SCALE 1: 750		LENGTHS IN METRES		Recorder of Titles <i>[Signature]</i>	
MAPSHEET MUNICIPAL CODE No. 112 (6036)	LAST UPI No.	LAST PLAN P128934	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182855

PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lots 6 and 7 is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.50 WIDE" shown on the Plan ("the Easement Land").

Lot ⁵ is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 2.50 WIDE":shown on the Plan ("the Easement Land").

DEFINITIONS

"Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for the TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land 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;

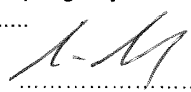
SIGNATURE.....



SIGNATURE.....



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Karste Developments Pty Ltd FOLIO REF: Certificate of Title Volume 179368 Folio 100 SOLICITOR & REFERENCE: Clarke & Gee (R. Gregson)	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: SA2015/24 REF NO.	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		

<p>ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES</p>	<p>Registered Number SP 182855</p>
<p>SUBDIVIDER: KARSTE DEVELOPMENTS PTY LTD FOLIO REFERENCE: Certificate of Titles Volume Folio and Volume Folio 179368/100</p>	

- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (6) 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 Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (7) 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 Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or replace any structures, objects, vegetation or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;

SIGNATURE.....



SIGNATURE.....



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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 182855
SUBDIVIDER: KARSTE DEVELOPMENTS PTY LTD FOLIO REFERENCE: Certificate of Titles Volume Folio and Volume Folio 179368/100	

- (c) inspection and access pits;
- (d) electricity assets and other conducting media, excluding telemetry and monitoring devices;
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) 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
- (h) where the context permits, any part of the Infrastructure.

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

COVENANTS

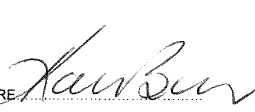
The owners of lots 5, 6, 7, 8, 9, 10, 11 and 12 shown on the plan covenant with the vendor (Karste Developments Pty Ltd) and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor’s lot, and every part thereof, and the benefit thereof may be annexed to each ~~to each~~ and every part of every other lot shown on the plan to observe the following stipulations:

1. Not to erect or construct on the lot any dwelling house or strata flat unless in the case of a home unit or units the minimum floor area of each unit is 120m2 including a garage or carport and in the case of a single dwelling the minimum floor area is 160m2 including a garage or carport
2. Not to erect on the lot any dwelling house strata flat carport garage or other building or structure that uses any external material other than Rendered and painted block work or brick work, bagged and painted block work or brickwork, Rendered textured or painted fibre cement, Painted weatherboards, Stone or natural products

SIGNATURE.....




SIGNATURE.....



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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 182855</p>
<p>SUBDIVIDER: KARSTE DEVELOPMENTS PTY LTD</p> <p>FOLIO REFERENCE: Certificate of Titles Volume Folio and Volume Folio 179368/100</p>	

3. Not to use colour bond or other similar metal coloured product on walls of buildings
4. Not to erect on the lot any dwelling house strata flat carport garage or other building or structure the roofing material of which is other than coloured metal roofing of low reflective finish
5. Not to erect or construct on the lot any shed or other out building that is detached from the main dwelling unless The owner has first constructed an approved residential dwelling on the lot and the construction materials colours and finishes of the shed or other outbuilding re the same construction materials colours and finishes of the approved residential dwelling on the lot.
6. Not to use the lot as a camping area or permit the use of a tent caravan trailer boat or recreational vehicle on the lot prior to construction of an approved residential dwelling on the lot.
7. Not to erect or construct side and rear fencing on the lot that exceeds 1.5m in height from the natural ground level.
8. Not to erect or construct front fencing unless that fencing forms an integral part of the overall building design and colour.
9. Not to park any vehicles including caravans boats or buses on any adjoining or neighbouring lot or any other lot.
10. Not to permit the builder and other contractors engaged in to erect or construct any building or structure on the lot to accumulate rubbish or other builders waste nor to cause any damage to the driveways kerb and gutter or paved road surfaces.
11. Not to seek approval for a permit or suffer the placement of any building or structure on the lot that has been relocated from any other place

SIGNATURE.....

SIGNATURE.....

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 182855
SUBDIVIDER: KARSTE DEVELOPMENTS PTY LTD FOLIO REFERENCE: Certificate of Titles Volume Folio and Volume Folio 179368/100	

FENCING COVENANT


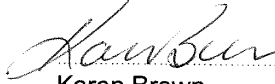
In respect of each Lot on the Plan the Vendors (Karste Developments Pty Ltd) shall not be required to fence.

EASEMENTS CONTINUED

Lots 6 and 7 on the Plan are SUBJECT TO a ^{right of drainage} ~~Drainage Easement~~ in gross over the land marked "DRAINAGE EASEMENT 3.50 WIDE on the Plan in favour of Council

Council means the Glamorgan Spring Bay Council, its successors and assigns.

Executed by Karste Developments Pty Ltd)
 ACN 55631233380 as the Registered)
 Proprietors of the land comprised in Certificate)
 of Title Volume 179368 Folio 100 in)
 accordance with section 127(1) of the)
 Corporations Act 2001:)
)

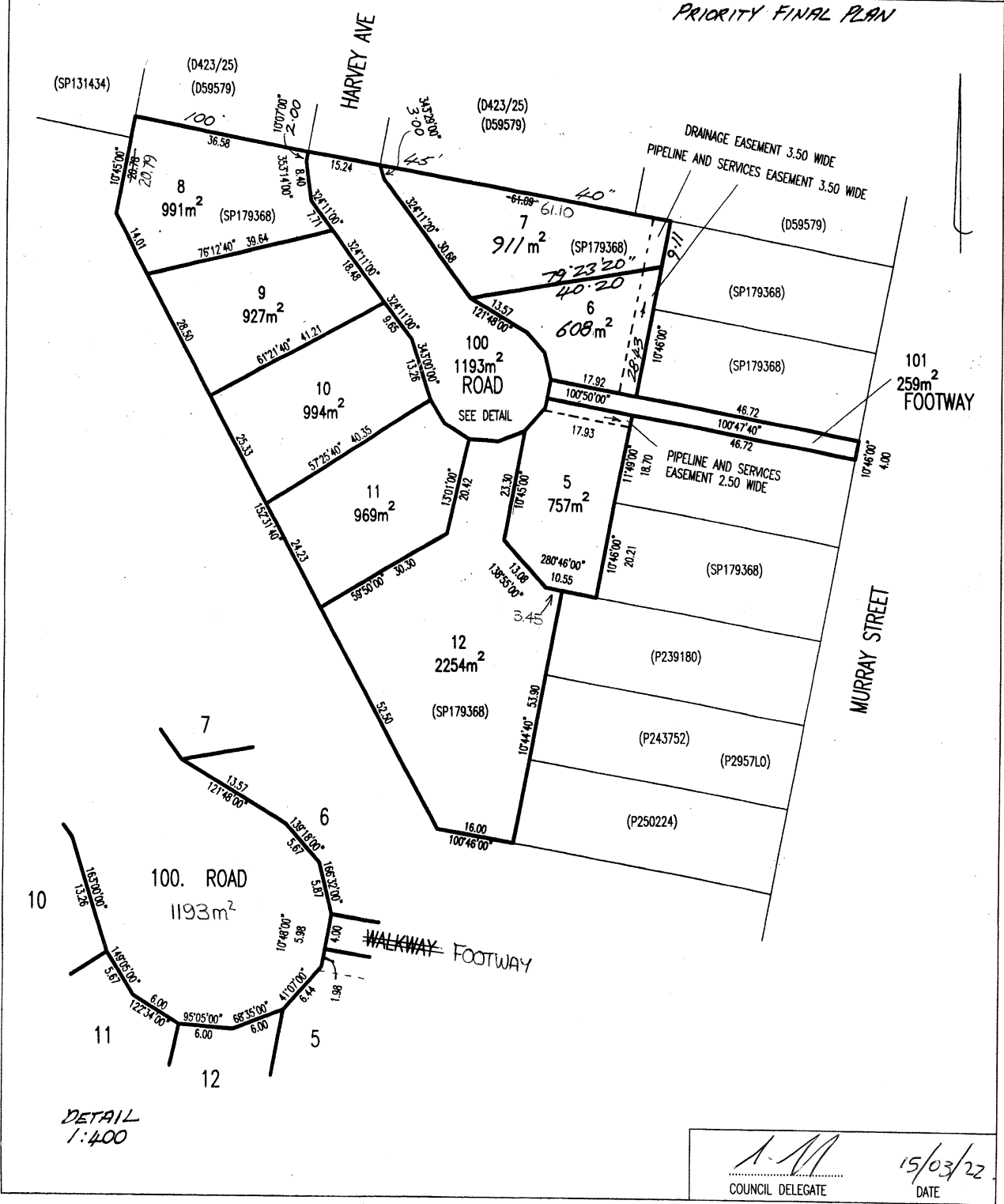

 Stephen Brown
 Director

 Karon Brown
 Director

SIGNATURE

SIGNATURE

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.

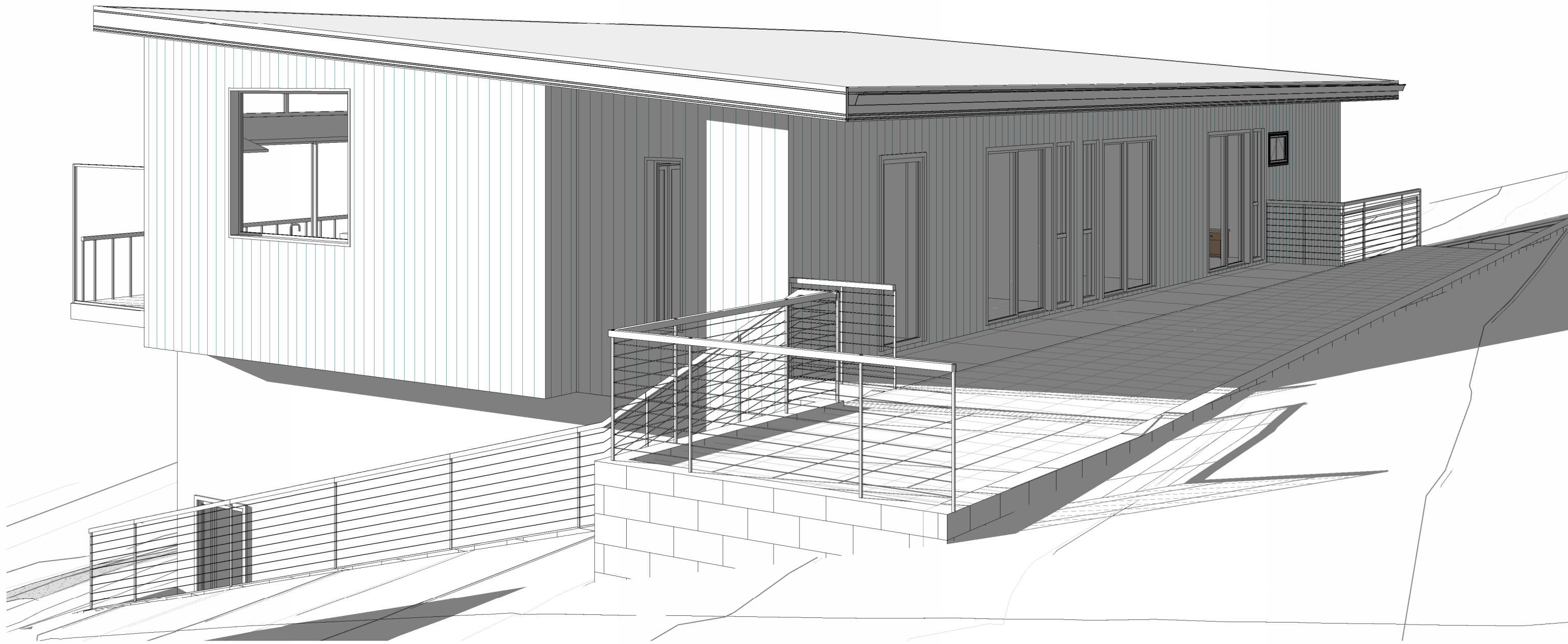
OWNER KARSTE DEVELOPMENTS PTY LTD		PLAN OF SURVEY		REGISTERED NUMBER	
FOLIO REFERENCE C.T. 179368-100		BY SURVEYOR A. S. HAMILTON		SP182855	
GRANTEE PART WHOLE OF LOT 1, 1.345ha THE CROWN. (P.128934)		LOCATION TOWN OF BICHENO		APPROVED EFFECTIVE FROM -5 APR 2022	
SCALE 1: 750		LENGTHS IN METRES		Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 112 (6036)	LAST UPI No.	LAST PLAN P128934	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



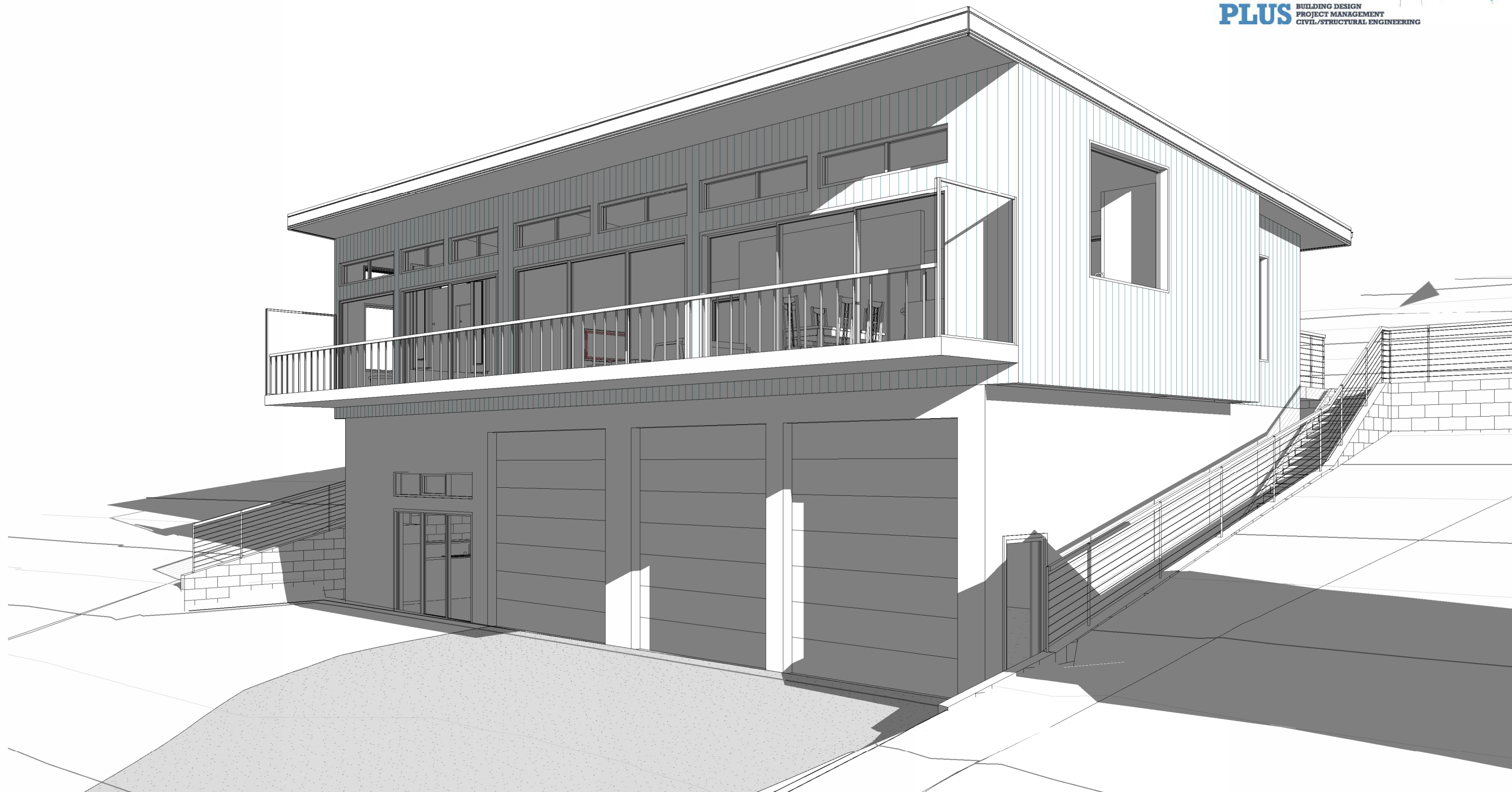


12.00PM SUN

Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number :B Revision Description :APPROVAL Revision Date :02.04.26 Revision Issued By :C.L.	Date Drawn: 21.01.26 Drawn: C. Lim Checked: C. Lim Approved: J. Pfeiffer Scale: As Shown @ A3	Client: S. PAYNE & L. SMITH Project: PROPOSED DWELLING Address: 7 HARVEY AVENUE BICHENO TAS 7215
DEVELOPMENT APPROVAL		EP2025-427
		3D1



Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number :B Revision Description :APPROVAL Revision Date :02.04.26 Revision Issued By :C..L.	Date Drawn: 21.01.26 Drawn: C. Lim Checked: C. Lim Approved: J. Pfeiffer Scale: As Shown @ A3	Client: S. PAYNE & L. SMITH Project: PROPOSED DWELLING Address: 7 HARVEY AVENUE BICHENO TAS 7215
DEVELOPMENT APPROVAL		EP2025-427
		3D2



2.00PM SUN

info@engineeringplus.com.au
 Ph 03 6337 7021

Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : B
Revision Description : APPROVAL
Revision Date : 02.04.26
Revision Issued By : C.L.

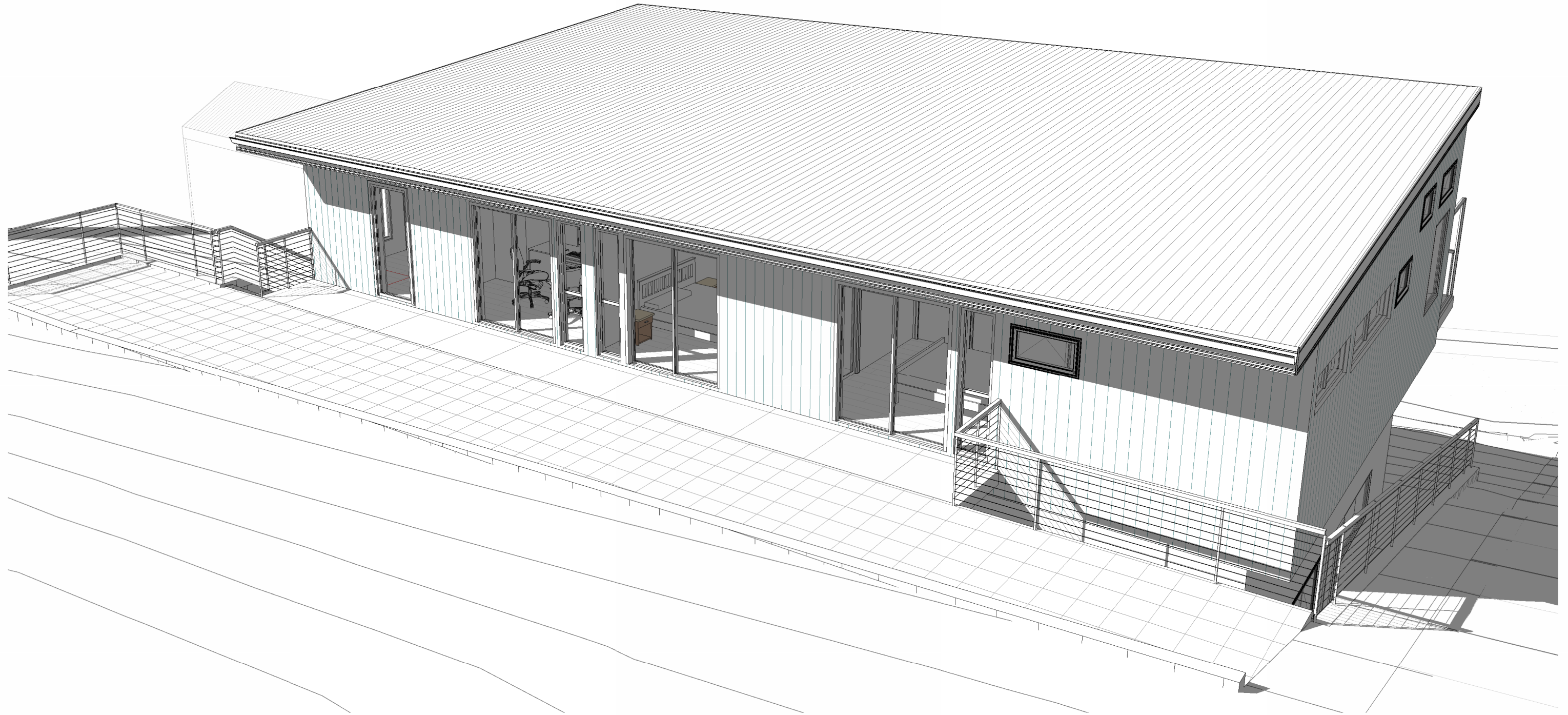
Date Drawn: 21.01.26
Drawn: C. Lim
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: S. PAYNE & L. SMITH
Project: PROPOSED DWELLING
Address: 7 HARVEY AVENUE
 BICHENO TAS 7215

DEVELOPMENT APPROVAL

EP2025-427

3D3



4.00PM SUN

Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number :B Revision Description :APPROVAL Revision Date :02.04.26 Revision Issued By :C.L.	Date Drawn: 21.01.26 Drawn: C. Lim Checked: C. Lim Approved: J. Pfeiffer Scale: As Shown @ A3	Client: S. PAYNE & L. SMITH Project: PROPOSED DWELLING Address: 7 HARVEY AVENUE BICHENO TAS 7215
DEVELOPMENT APPROVAL		EP2025-427
		3D4

DRAWING SCHEDULE

3D1	PERSPECTIVE #1
3D2	PERSPECTIVE #2
3D3	PERSPECTIVE #3
3D4	PERSPECTIVE #4
A000	COVER PAGE
A101	SITE PLAN
A102	SHADOW PLAN
A200	GROUND FLOOR PLAN
A201	FIRST FLOOR PLAN
A301	ELEVATION #1
A302	ELEVATION #2
A303	RETAINING WALL ELEVATION
A400	ROOF PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	182855/9
DESIGN WIND SPEED:	'N3'
SOIL CLASSIFICATION:	'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBC
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

REVISION SCHEDULE

REVISION NO	DESCRIPTION	DATE	ISSUED BY
SK1	PRELIMINARY	16.02.26	C.L.
SK2	UPDATES	04.03.26	C.L.
SK3	AMENDMENTS	13.03.26	C.L.
SK4	AMENDMENTS	26.03.26	C.L.
A	APPROVAL	26.03.26	C.L.
B	APPROVAL	02.04.26	C.L.

Area Schedule (Gross Building)

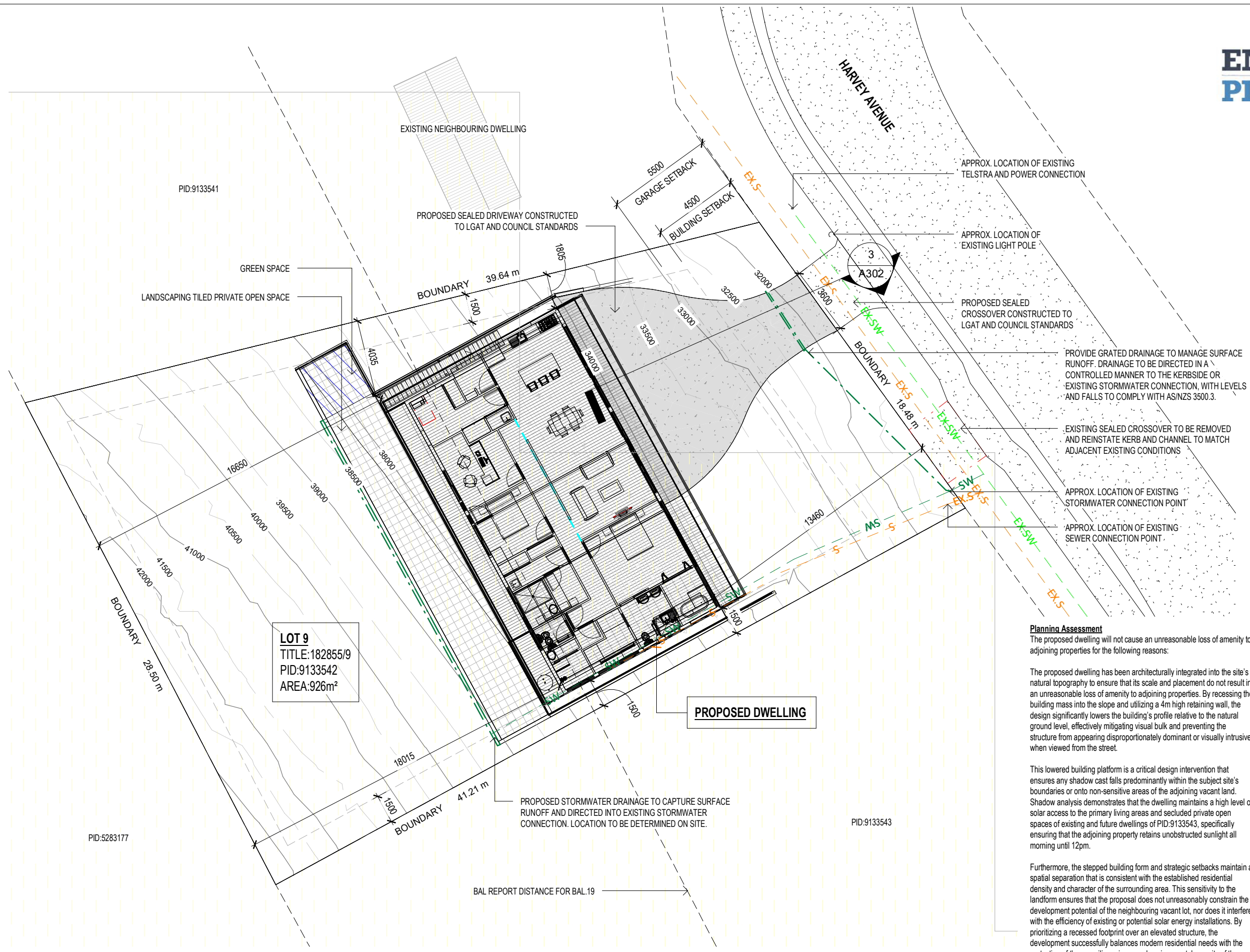
Name	Area	Area (sq)
ALFRESCO	14.75 m ²	1.59
FIRST FLOOR DWELLING	169.20 m ²	18.21
GROUND FLOOR DWELLING	159.80 m ²	17.20
OUTDOOR WALKWAY	45.43 m ²	4.89
	389.18 m ²	41.89

ISSUED FOR DEVELOPMENT APPROVAL PROPOSED DWELLING

PROJECT NO: EP2025-427

S. PAYNE & L. SMITH
7 HARVEY AVENUE
BICHENO TAS 7215

GLAMORGAN SPRING BAY COUNCIL



LOT 9
TITLE: 182855/9
PID: 9133542
AREA: 926m²

PROPOSED DWELLING

APPROX. LOCATION OF EXISTING TELSTRA AND POWER CONNECTION

APPROX. LOCATION OF EXISTING LIGHT POLE

PROPOSED SEALED CROSSOVER CONSTRUCTED TO LGAT AND COUNCIL STANDARDS

PROVIDE GRATED DRAINAGE TO MANAGE SURFACE RUNOFF. DRAINAGE TO BE DIRECTED IN A CONTROLLED MANNER TO THE KERBSIDE OR EXISTING STORMWATER CONNECTION, WITH LEVELS AND FALLS TO COMPLY WITH AS/NZS 3500.3.

EXISTING SEALED CROSSOVER TO BE REMOVED AND REINSTATE KERB AND CHANNEL TO MATCH ADJACENT EXISTING CONDITIONS

APPROX. LOCATION OF EXISTING STORMWATER CONNECTION POINT

APPROX. LOCATION OF EXISTING SEWER CONNECTION POINT

Planning Assessment
The proposed dwelling will not cause an unreasonable loss of amenity to adjoining properties for the following reasons:

The proposed dwelling has been architecturally integrated into the site's natural topography to ensure that its scale and placement do not result in an unreasonable loss of amenity to adjoining properties. By recessing the building mass into the slope and utilizing a 4m high retaining wall, the design significantly lowers the building's profile relative to the natural ground level, effectively mitigating visual bulk and preventing the structure from appearing disproportionately dominant or visually intrusive when viewed from the street.

This lowered building platform is a critical design intervention that ensures any shadow cast falls predominantly within the subject site's boundaries or onto non-sensitive areas of the adjoining vacant land. Shadow analysis demonstrates that the dwelling maintains a high level of solar access to the primary living areas and secluded private open spaces of existing and future dwellings of PID:9133543, specifically ensuring that the adjoining property retains unobstructed sunlight all morning until 12pm.

Furthermore, the stepped building form and strategic setbacks maintain a spatial separation that is consistent with the established residential density and character of the surrounding area. This sensitivity to the landform ensures that the proposal does not unreasonably constrain the development potential of the neighbouring vacant lot, nor does it interfere with the efficiency of existing or potential solar energy installations. By prioritizing a recessed footprint over an elevated structure, the development successfully balances modern residential needs with the protection of the prevailing privacy and environmental amenity of the neighborhood.

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	WATERWAY AND COASTAL PROTECTION ZONE
	BUSHFIRE MANAGEMENT ZONE
	FILLED AND BATTER BACK REGION
	CUT AND BATTER BACK REGION

NOTE:
THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN BAL HAZARD MANAGEMENT ZONE.

info@engineeringplus.com.au
Ph 03 6337 7021

ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

NOTE:
ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

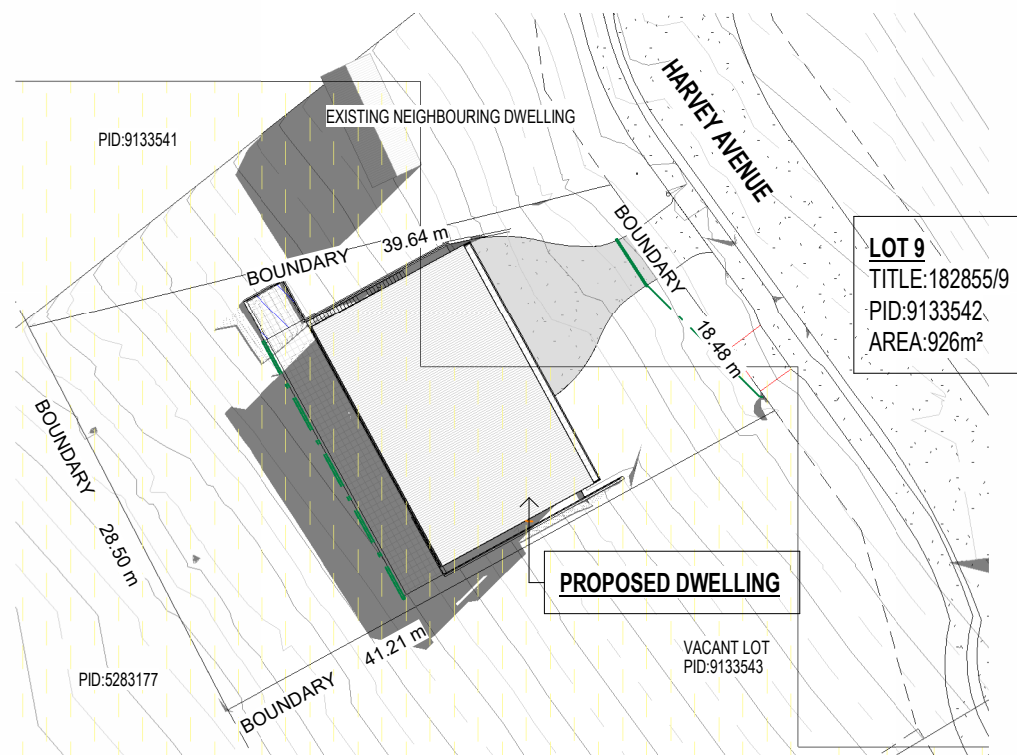
SITE PLAN
SCALE 1:200

Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : B
Revision Description : APPROVAL
Revision Date : 02.04.26
Revision Issued By : C.L.

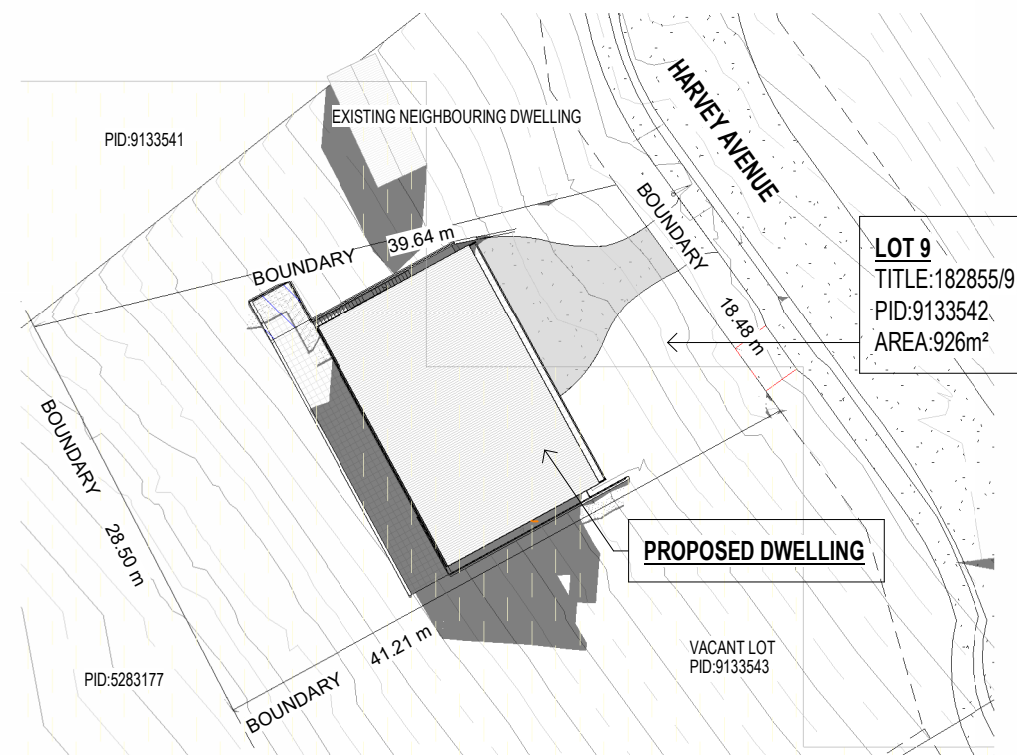
Date Drawn: 21.01.26
Drawn: C. Lim
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: S. PAYNE & L. SMITH
Project: PROPOSED DWELLING
Address: 7 HARVEY AVENUE
 BICHENO TAS 7215

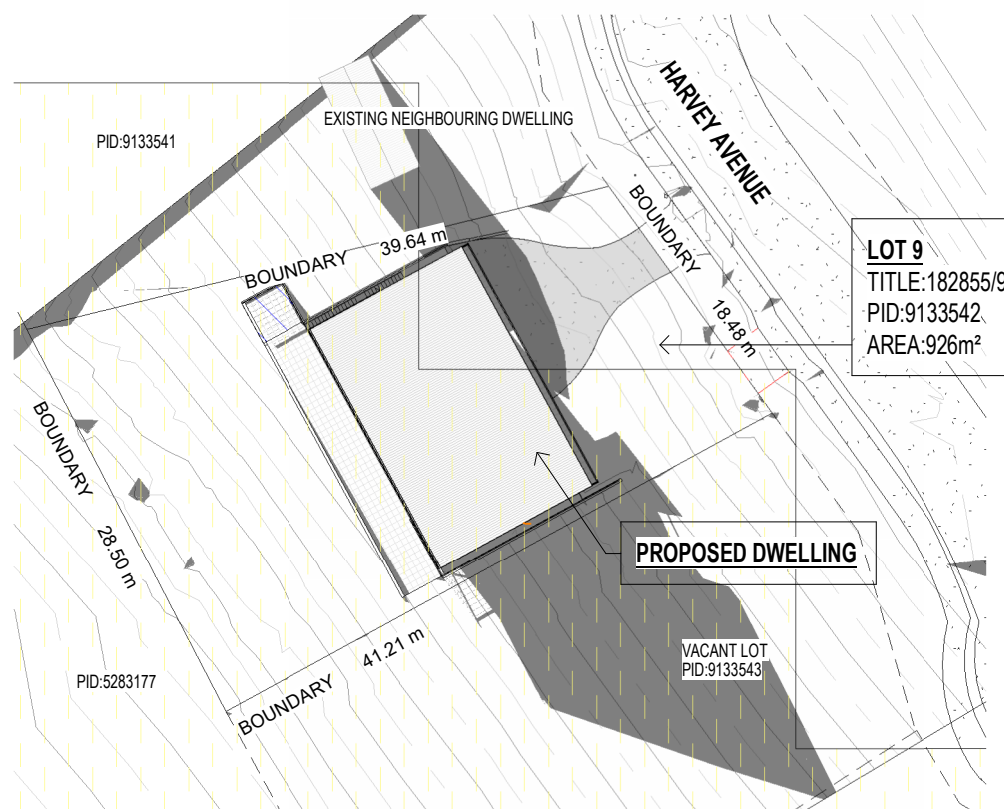
DEVELOPMENT APPROVAL EP2025-427 **A101**



SHADOW PLAN - 9.00AM
 SCALE 1 : 500



SHADOW PLAN - 12.00PM
 SCALE 1 : 500



SHADOW PLAN - 3.00PM
 SCALE 1 : 500

Accredited Building Designer
 Designer Name : G. Pfeiffer
 Accreditation No : CC2211T
 Revision Number : B
 Revision Description : APPROVAL
 Revision Date : 02.04.26
 Revision Issued By : C.L.

Date Drawn: 21.01.26
 Drawn: Designer
 Checked: Checker
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Client: S. PAYNE & L. SMITH
 Project: PROPOSED DWELLING
 Address: 7 HARVEY AVENUE
 BICHENO TAS 7215

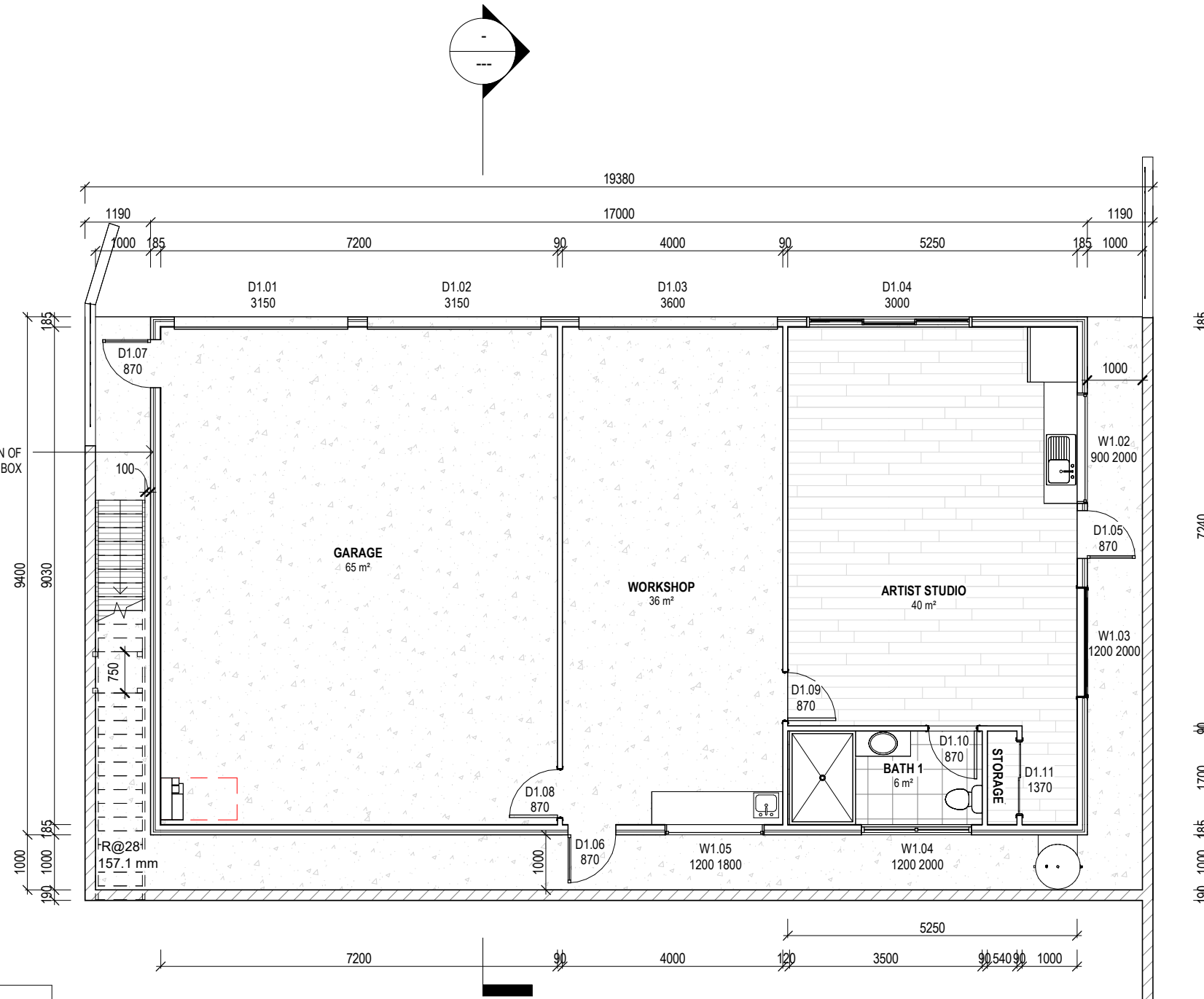
DEVELOPMENT APPROVAL

EP2025-427

A102

WINDOWS SCHEDULE **DOOR SCHEDULE**

MARK	HEIGHT	WIDTH	TYPES	MARK	HEIGHT	WIDTH
1.01	500	3000	CLEAR	1.01	3600	3150
1.02	900	2000	CLEAR	1.02	3600	3150
1.03	1200	2000	CLEAR	1.03	3600	3600
1.04	1200	2000	CLEAR	1.04	2100	3000
1.05	1200	1800	CLEAR	1.05	2050	870
2.02	500	2300	CLEAR	1.06	2050	870
2.04	500	2300	CLEAR	1.07	2050	870
2.06	500	2300	CLEAR	1.08	2100	870
2.08	500	2300	CLEAR	1.09	2100	870
2.10	500	1700	CLEAR	1.10	2100	870
2.12	500	1700	CLEAR	1.11	2100	1370
2.13	2100	2400	CLEAR	2.01	2100	4810
2.14	500	2400	CLEAR	2.02	2100	4810
2.15	1500	1200	OBSCURED	2.03	2100	3600
2.16	500	1200	OBSCURED	2.04	2100	1800
2.17	500	900	OBSCURED	2.05	2100	1800
2.18	500	900	OBSCURED	2.06	2100	1800
2.19	600	2400	OBSCURED	2.07	2050	870
2.20	500	1600	OBSCURED	2.08	2100	1640
2.21	500	900	CLEAR	2.09	2100	870
2.22	2100	500	CLEAR	2.10	2100	870
2.23	2100	500	CLEAR	2.11	2100	870
2.24	2100	500	CLEAR	2.12	2100	870
2.25	1800	500	CLEAR	2.13	2100	870
2.26	1800	2100	CLEAR	2.14	2100	870
				2.15	2100	920
				2.16	2100	1500
				2.17	2100	870
				2.18	2100	1500
				2.19	2100	870
				2.20	2100	1320
				2.21	2100	870
				2.22	2100	870
				2.23	2100	1370



GROUND FLOOR PLAN
 SCALE 1 : 100

FLOOR COVERINGS

	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC STANDARDS

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)

Name	Area	Area (sq)
ALFRESCO	14.75 m ²	1.59
FIRST FLOOR DWELLING	169.20 m ²	18.21
GROUND FLOOR DWELLING	159.80 m ²	17.20
OUTDOOR WALKWAY	45.43 m ²	4.89
TOTAL	389.18 m²	41.89

DISCLAIMER
 ALL WINDOWS & DOORS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

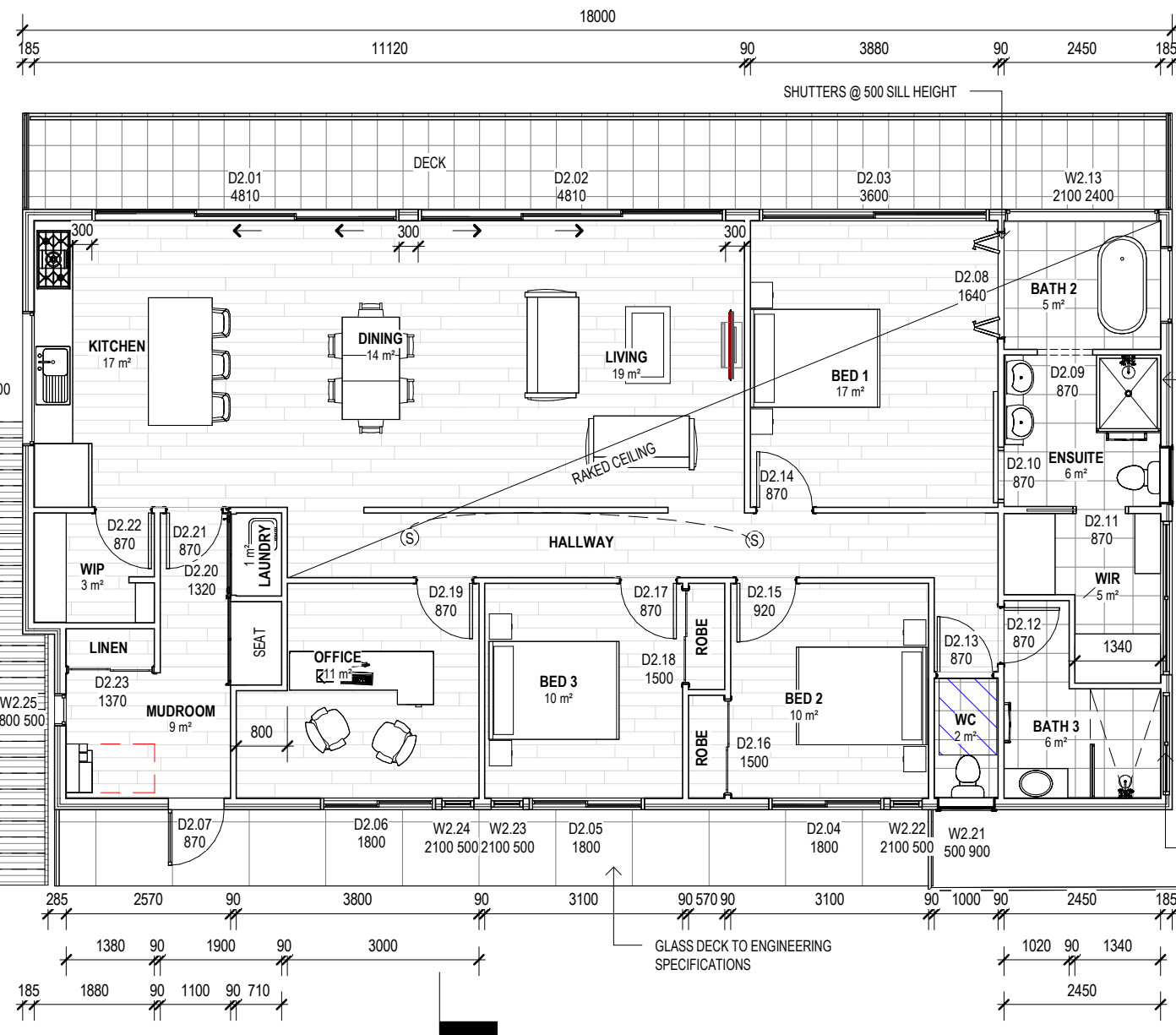
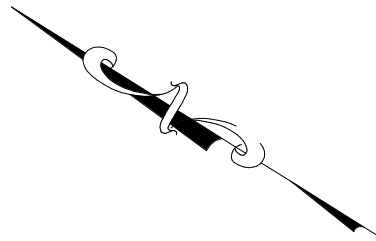
NOTES:
 IF WINDOW HEIGHT IS GREATER THAN 2.0m TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

BOTH FLOORS TO BE FITTED WITH HEATED COIL FLOORING TO MANUFACTURER AND ENGINEER'S SPECIFICATIONS

Accredited Building Designer	Date Drawn: 21.01.26	Client: S. PAYNE & L. SMITH
Designer Name : G. Pfeiffer	Drawn: C. Lim	Project: PROPOSED DWELLING
Accreditation No : CC2211T	Checked: C. Lim	Address: 7 HARVEY AVENUE BICHENO TAS 7215
Revision Number : B	Approved: J. Pfeiffer	
Revision Description : APPROVAL	Scale: As Shown @ A3	
Revision Date : 02.04.26		
Revision Issued By : C..L.		

info@engineeringplus.com.au
 Ph 03 6337 7021

ENGINEERING PLUS
 BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING



WINDOWS SCHEDULE

MARK	HEIGHT	WIDTH	TYPES
1.01	500	3000	CLEAR
1.02	900	2000	CLEAR
1.03	1200	2000	CLEAR
1.04	1200	2000	CLEAR
1.05	1200	1800	CLEAR
2.02	500	2300	CLEAR
2.04	500	2300	CLEAR
2.06	500	2300	CLEAR
2.08	500	2300	CLEAR
2.10	500	1700	CLEAR
2.12	500	1700	CLEAR
2.13	2100	2400	CLEAR
2.14	500	2400	CLEAR
2.15	1500	1200	OBSCURED
2.16	500	1200	OBSCURED
2.17	500	900	OBSCURED
2.18	500	900	OBSCURED
2.19	600	2400	OBSCURED
2.20	500	1600	OBSCURED
2.21	500	900	CLEAR
2.22	2100	500	CLEAR
2.23	2100	500	CLEAR
2.24	2100	500	CLEAR
2.25	1800	500	CLEAR
2.26	1800	2100	CLEAR

DOOR SCHEDULE

MARK	HEIGHT	WIDTH
1.01	3600	3150
1.02	3600	3150
1.03	3600	3600
1.04	2100	3000
1.05	2050	870
1.06	2050	870
1.07	2050	870
1.08	2100	870
1.09	2100	870
1.10	2100	870
1.11	2100	1370
2.01	2100	4810
2.02	2100	4810
2.03	2100	3600
2.04	2100	1800
2.05	2100	1800
2.06	2100	1800
2.07	2050	870
2.08	2100	1640
2.09	2100	870
2.10	2100	870
2.11	2100	870
2.12	2100	870
2.13	2100	870
2.14	2100	870
2.15	2100	920
2.16	2100	1500
2.17	2100	870
2.18	2100	1500
2.19	2100	870
2.20	2100	1320
2.21	2100	870
2.22	2100	870
2.23	2100	1370

FIRST FLOOR PLAN
SCALE 1:100

FLOOR COVERINGS

	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS

PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC STANDARDS

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)

Name	Area	Area (sq)
ALFRESCO	14.75 m ²	1.59
FIRST FLOOR DWELLING	169.20 m ²	18.21
GROUND FLOOR DWELLING	159.80 m ²	17.20
OUTDOOR WALKWAY	45.43 m ²	4.89
TOTAL	389.18 m²	41.89

DISCLAIMER
ALL WINDOWS & DOORS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

NOTES:
IF WINDOW HEIGHT IS GREATER THAN 2.0m TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

BOTH FLOORS TO BE FITTED WITH HEATED COIL FLOORING TO MANUFACTURER AND ENGINEER'S SPECIFICATIONS

Accredited Building Designer
 Designer Name : G. Pfeiffer
 Accreditation No : CC2211T
 Revision Number : B
 Revision Description : APPROVAL
 Revision Date : 02.04.26
 Revision Issued By : C.L.

Date Drawn: 21.01.26
 Drawn: C. Lim
 Checked: C. Lim
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Client: S. PAYNE & L. SMITH
 Project: PROPOSED DWELLING
 Address: 7 HARVEY AVENUE
 BICHENO TAS 7215

DEVELOPMENT APPROVAL EP2025-427 A201



EAVE & SOFFIT CONSTRUCTION IN ACCORDANCE WITH NCC 2022

- EAVE WIDTH - 600MM
 SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
 - FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS

STAIR CONSTRUCTION IN ACCORDANCE WITH NCC 2022

- TREADS: 250 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 250X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

SUB FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022

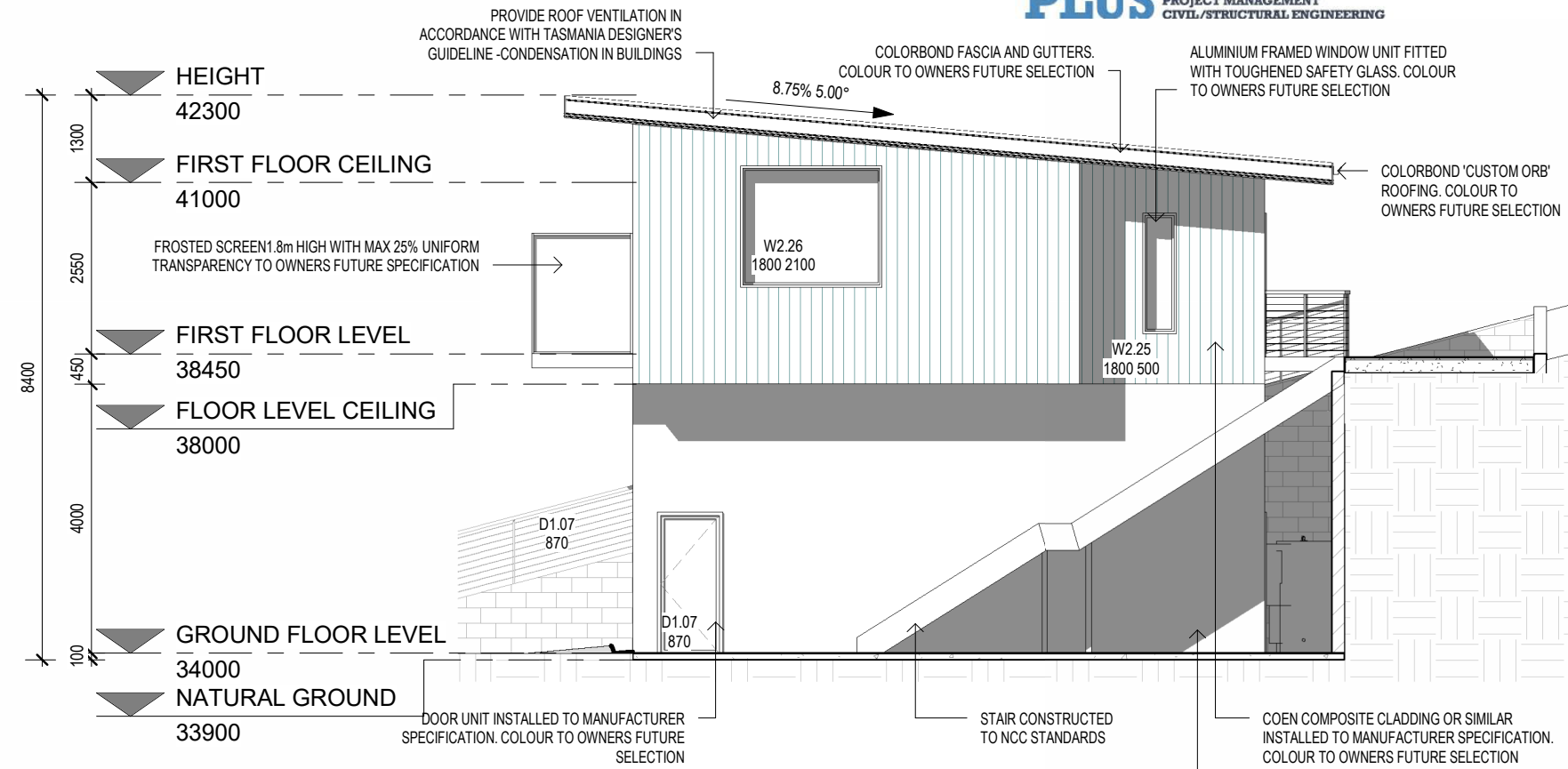
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

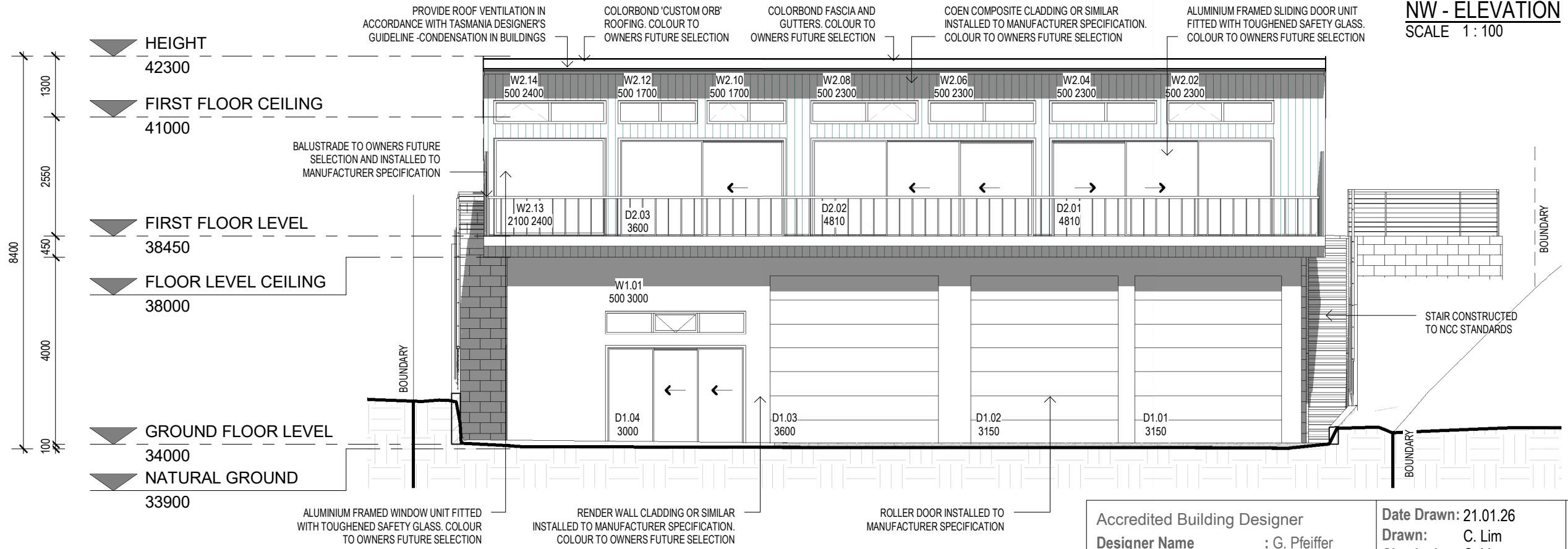
ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

SELECTED ALUMINIUM FRAMED WINDOWS IN ACCORDANCE WITH NCC 2022

- POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
- TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURER SPECIFICATIONS.
- GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288.
- ALL FIXINGS AND FLASHING TO MANUFACTURERS REQUIREMENTS.

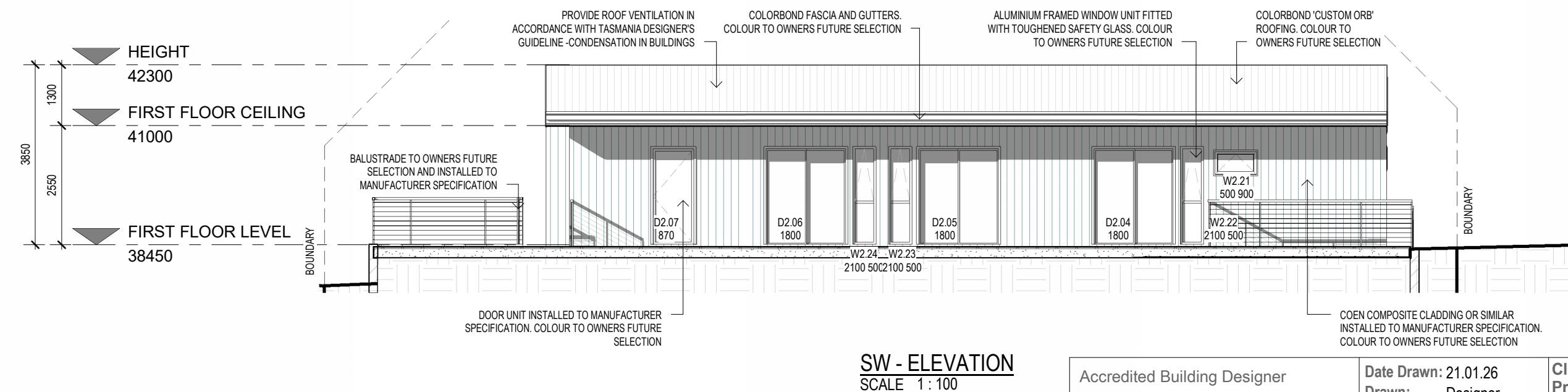
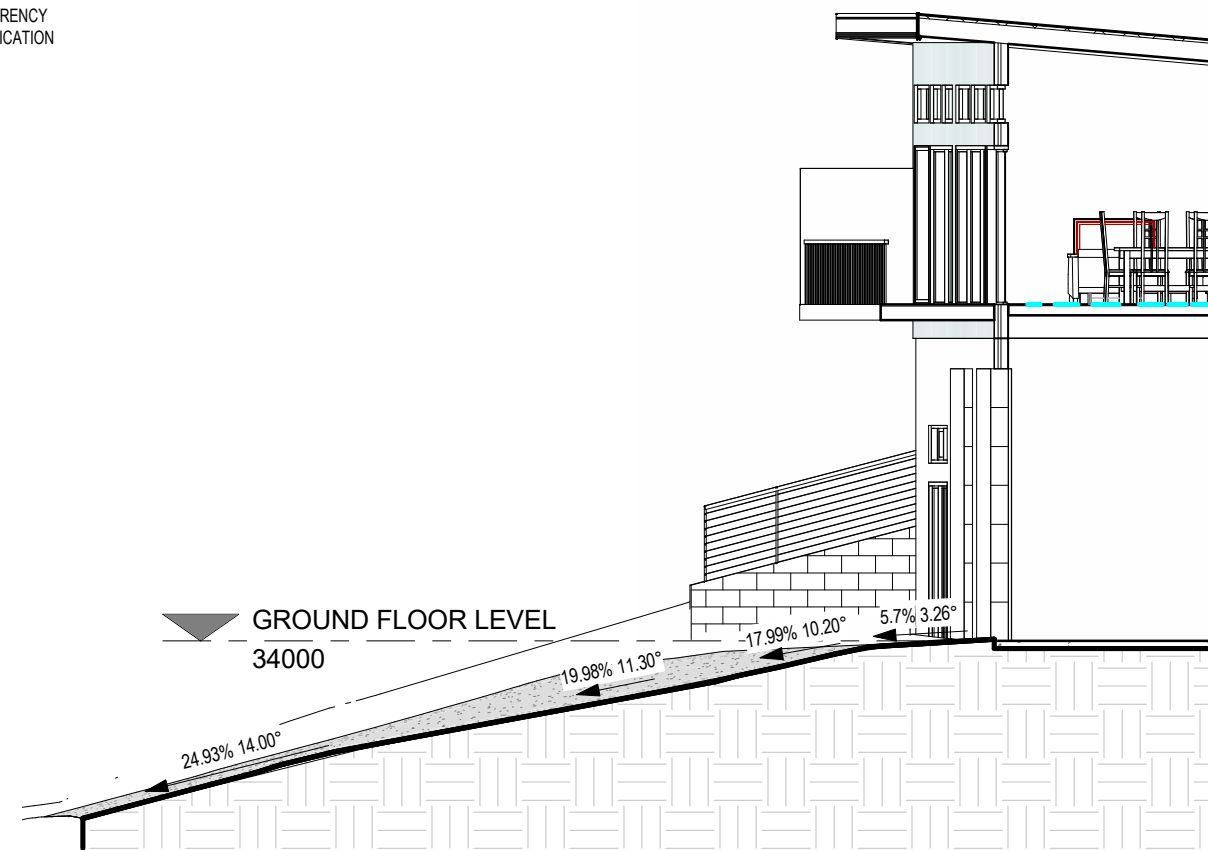
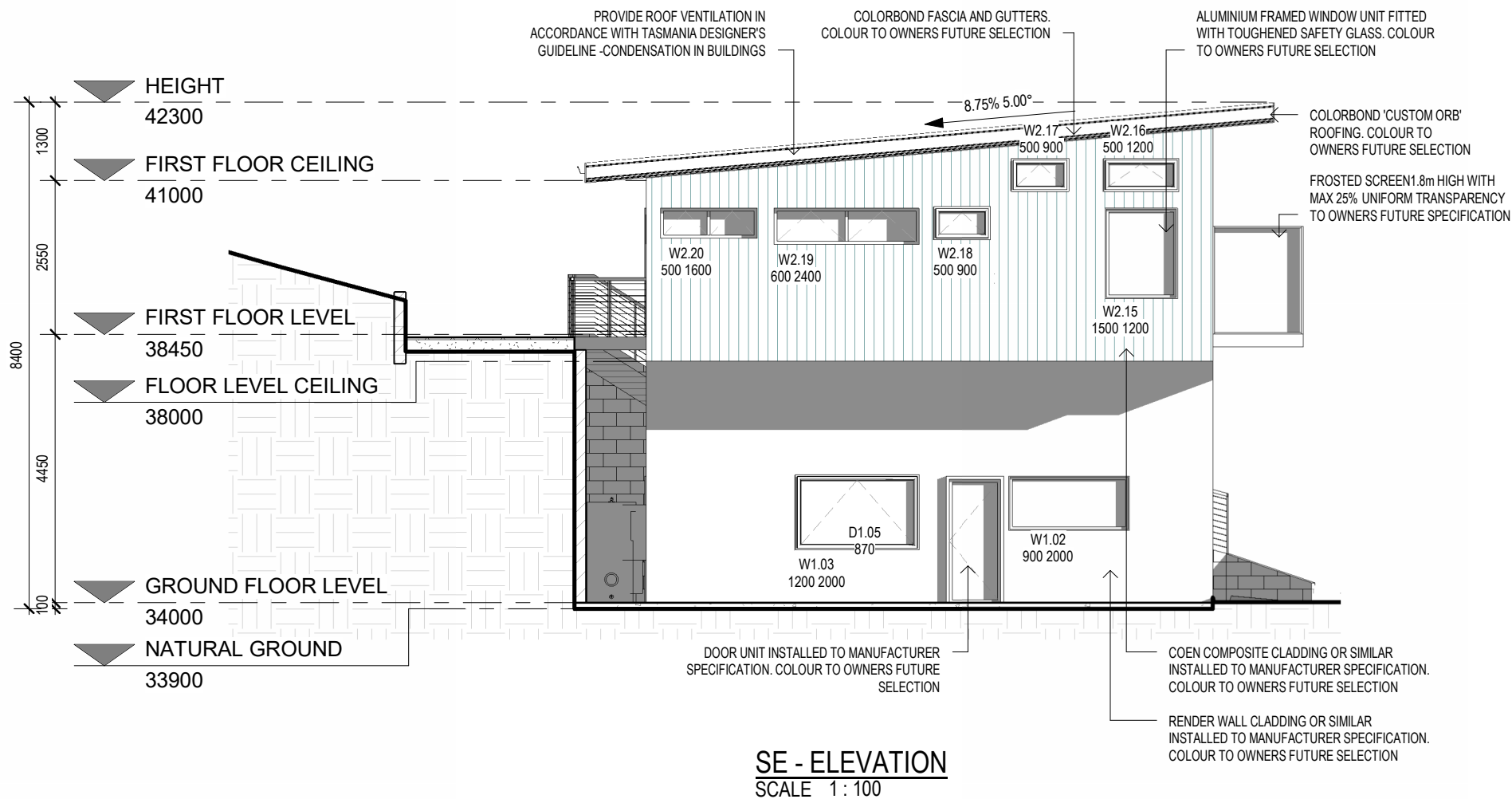


NW - ELEVATION
 SCALE 1 : 100



NE - ELEVATION
 SCALE 1 : 100

Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number : B Revision Description : APPROVAL Revision Date : 02.04.26 Revision Issued By : C.L.	Date Drawn: 21.01.26 Drawn: C. Lim Checked: C. Lim Approved: J. Pfeiffer Scale: As Shown @ A3	Client: S. PAYNE & L. SMITH Project: PROPOSED DWELLING Address: 7 HARVEY AVENUE BICHENO TAS 7215
	DEVELOPMENT APPROVAL	
	EP2025-427	
	A301	



info@engineeringplus.com.au
Ph 03 6337 7021

Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : B
Revision Description : APPROVAL
Revision Date : 02.04.26
Revision Issued By : C.L.

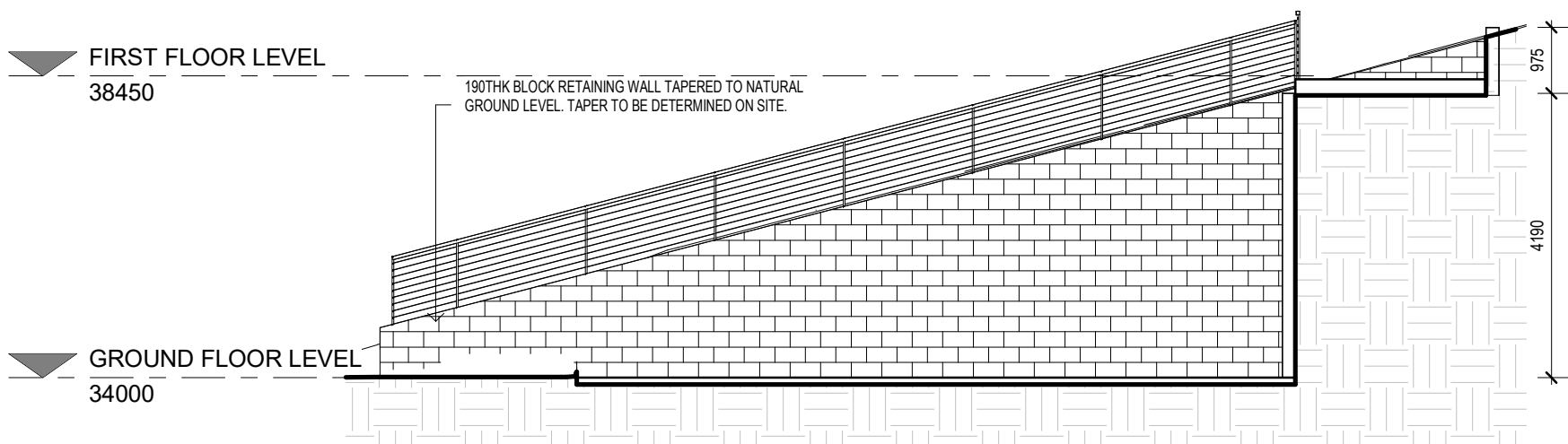
Date Drawn: 21.01.26
Drawn: Designer
Checked: Checker
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: S. PAYNE & L. SMITH
Project: PROPOSED DWELLING
Address: 7 HARVEY AVENUE
 BICHENO TAS 7215

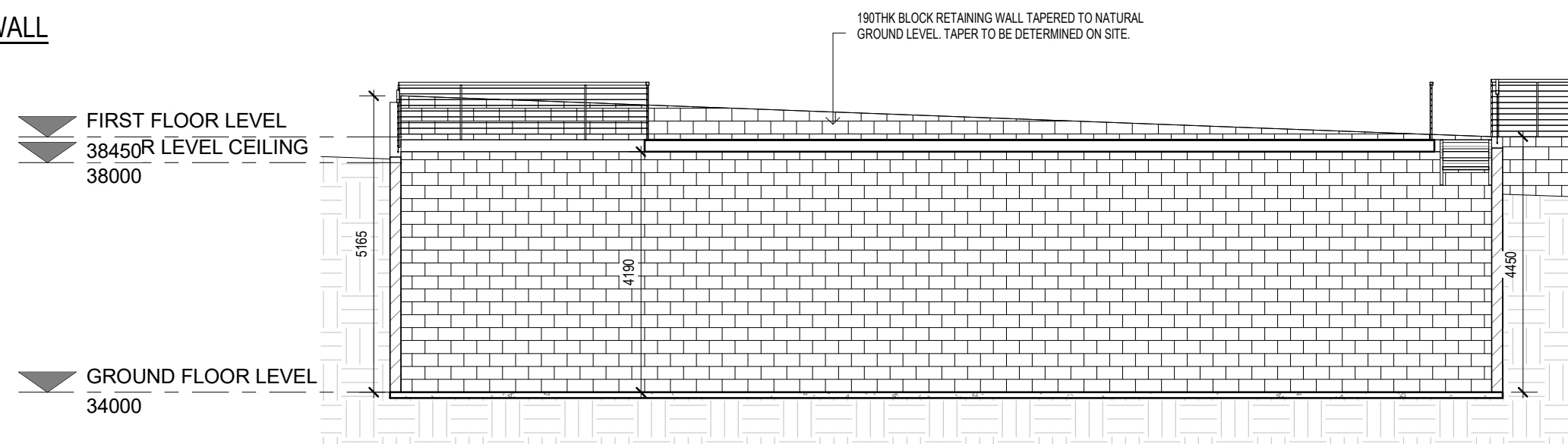
DEVELOPMENT APPROVAL

EP2025-427

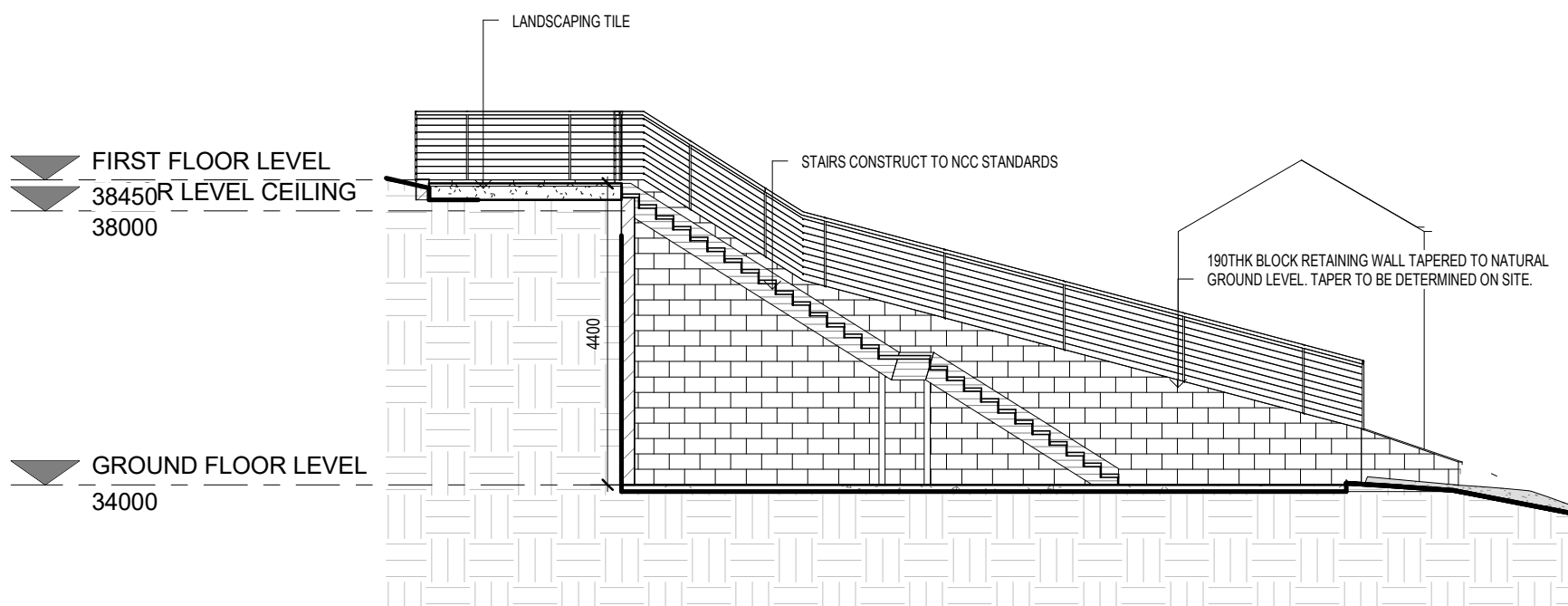
A302



SE - RETAINING WALL
 SCALE 1:100



SW - RETAINING WALL
 SCALE 1:100



NE - RETAINING WALL
 SCALE 1:100

Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number : B Revision Description : APPROVAL Revision Date : 02.04.26 Revision Issued By : C.L.	Date Drawn: 21.01.26 Drawn: Designer Checked: Checker Approved: J. Pfeiffer Scale: As Shown @ A3	Client: S. PAYNE & L. SMITH Project: PROPOSED DWELLING Address: 7 HARVEY AVENUE BICHENO TAS 7215
DEVELOPMENT APPROVAL		EP2025-427
		A303

ROOF CLADDING

'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH, AS1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH AS1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO 'LYSAGHT' ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS AND FLASHING.

'TRIMDEK' 2-5 DEGREES - MINIMUM 250MM.

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH NCC STANDARDS.
- END LAP OF SHEETS

'CUSTOM ORB' 5-15 DEGREES - MINIMUM 200MM.

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH NCC STANDARDS.
- END LAP OF SHEETS

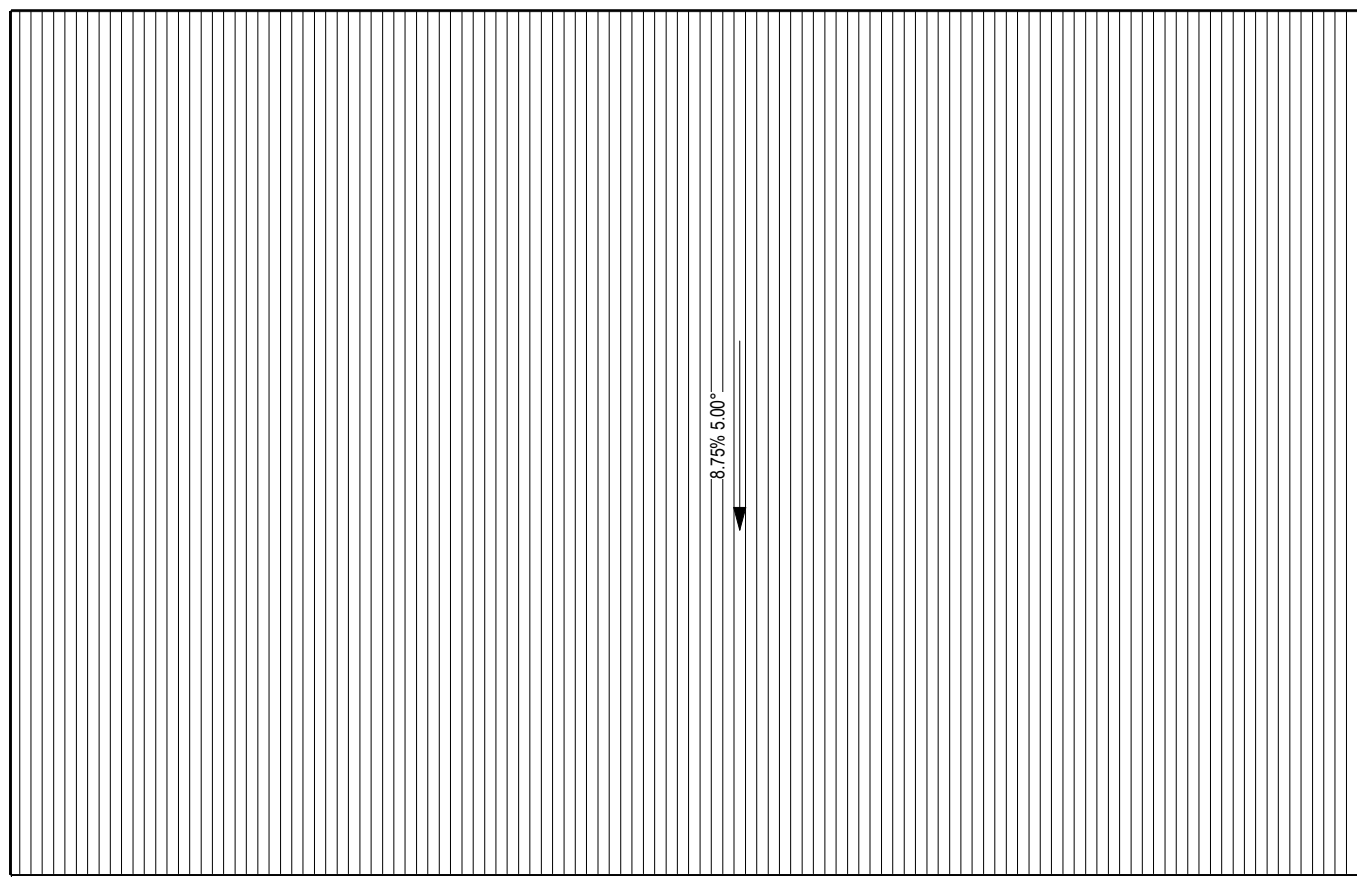
ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS3566.

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.



ROOF PLAN
SCALE 1 : 100

DOWNPIPES - NCC PART 7.4

MAX. 12M GUTTER LENGTH PER DOWNPIPE
LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS
SELECTED IN ACCORDANCE WITH TABLES 7.4.4a TO 7.4.4c

OVERFLOW MEASURES

IN ACCORDANCE WITH 7.4.7 AND TABLE 7.4.4a & 7.4.4b AND FIG. 7.4.7a TO 7.4.7d

END STOP WEIR

100mm MIN CLEAR WIDTH. INSTALLED 25mm BELOW FASCIA TOP
NOT SUITABLE WHEN END-STOP ABUTS WALL

INVERTED NOZZLE

INSTALLED WITHIN 500mm OF GUTTER HIGH POINT
100x50mm MIN. NOZZLE SIZE - MIN. 25mm BELOW FASCIA TOP

FRONT FACE WEIR

200mm CLEAR WIDTH - 20mm CLEAR HEIGHT
INSTALLED MIN. 25mm BELOW FASCIA TOP
RAINHEAD

75mm DIA HOLE IN OUTWARD FACE - CENTERLINE 100mm BELOW FASCIA TOP

GUTTERS - NCC PART 7.4

FALL NOT LESS THAN 1:500
SUPPORT BRACKETS FIXED AT STOP ENDS, CORNERS AND MAX. 1.2m CENTRES
VALLEY GUTTERS TO BE DIMENSIONED IN ACCORDANCE WITH TABLE 7.4.4c
HAVE A ROOF PITCH AND SIDE ANGLE OF NOT LESS THAN 12.5deg
HAVE A MIN. FREEBOARD OF NOT LESS THAN 15mm

OVERFLOW MEASURES

IN ACCORDANCE WITH 7.4.6 AND TABLE 7.4.4a & 7.4.4b AND FIGURE 7.4.6a & 7.4.6b

FRONT FACE SLOTTED GUTTER

MIN SLOT OPENING 1200mm/ GUTTER m
LOWER EDGE OF SLOT INSTALLED 25mm BELOW FASCIA TOP
CONTROLLED BACK GAP

PERMANENT MIN. 10mm SPACER BETWEEN GUTTER & FASCIA

ONE PER BRACKET - MIN. 50mm WIDE
GUTTER INSTALLED MIN. 10mm BELOW FASCIA TOP

info@engineeringplus.com.au
Ph 03 6337 7021

Accredited Building Designer

Designer Name : G. Pfeiffer

Accreditation No : CC2211T

Revision Number : B

Revision Description : APPROVAL

Revision Date : 02.04.26

Revision Issued By : C.L.

Date Drawn: 21.01.26

Drawn: Designer

Checked: Checker

Approved: J. Pfeiffer

Scale: As Shown @ A3

Client: S. PAYNE & L. SMITH
Project: PROPOSED DWELLING

Address: 7 HARVEY AVENUE
BICHENO TAS 7215

DEVELOPMENT APPROVAL

EP2025-427

A400