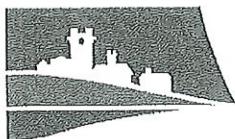


This planning application is open for
public comment until
03 March 2026

Reference no	PLN-26-0011
Site	32 SKYVIEW RISE PERTH
Proposed Development	Single Dwelling & Outbuilding (Garage)
Zone	8.0 General Residential
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal:

RESIDENTIAL DWELLING & SHED

Driveway construction material:

CONCRETE

The Land

Site address:

32 SKYVIEW RISE
PORT 7300

Title reference:

C/T: 189811/70

Existing buildings on site:

N/A

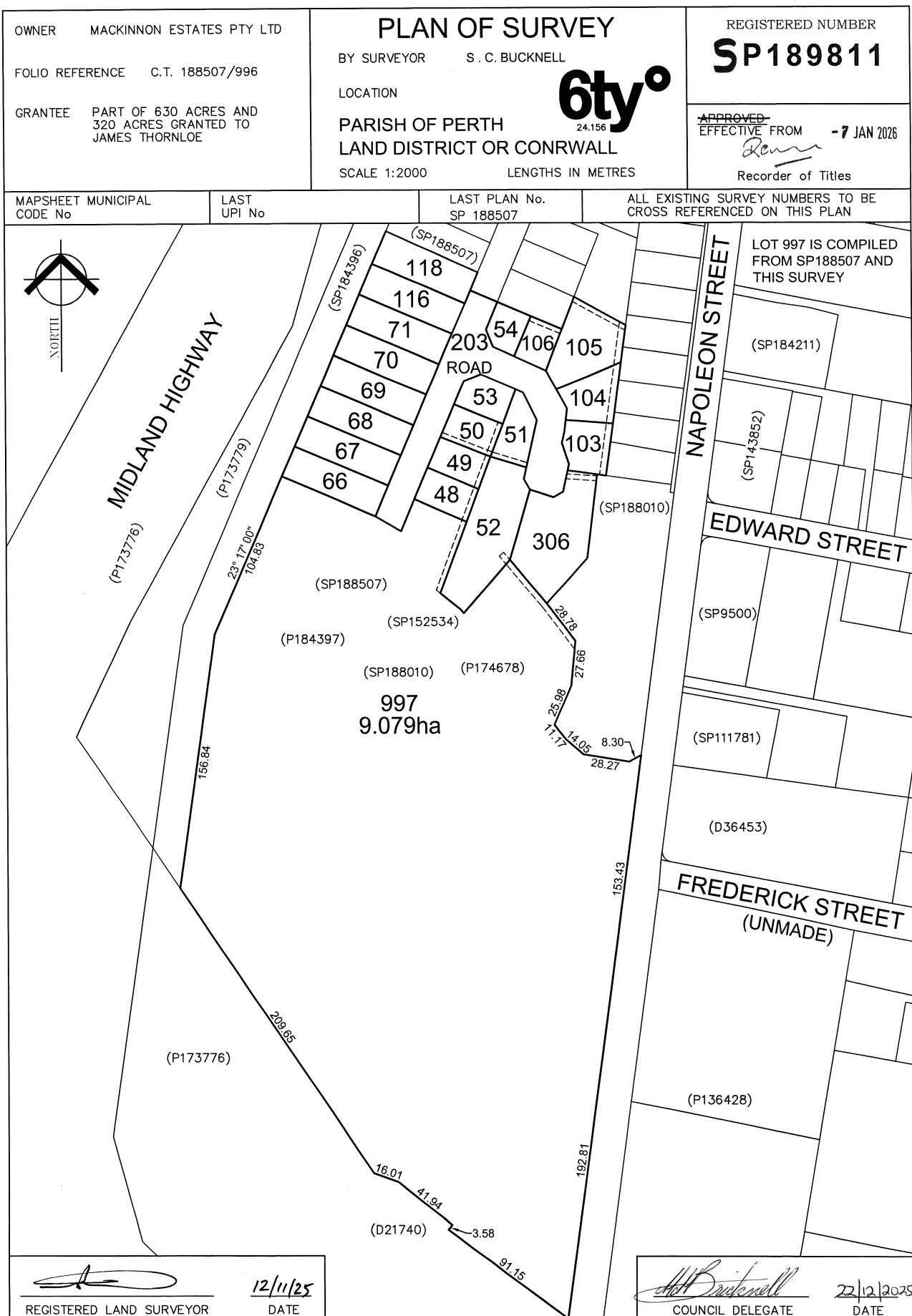
Existing use of site:

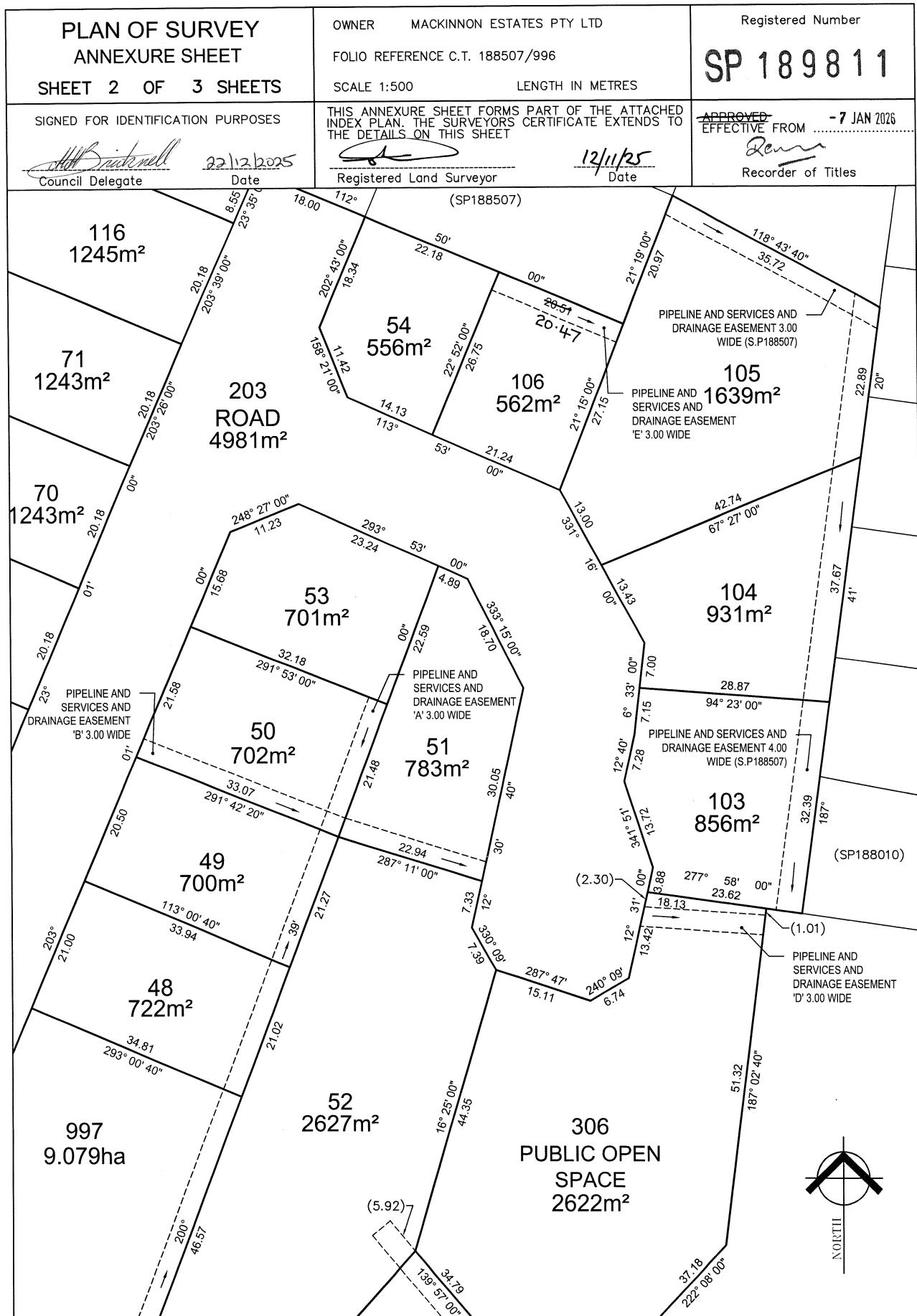
VACANT LAND

Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands

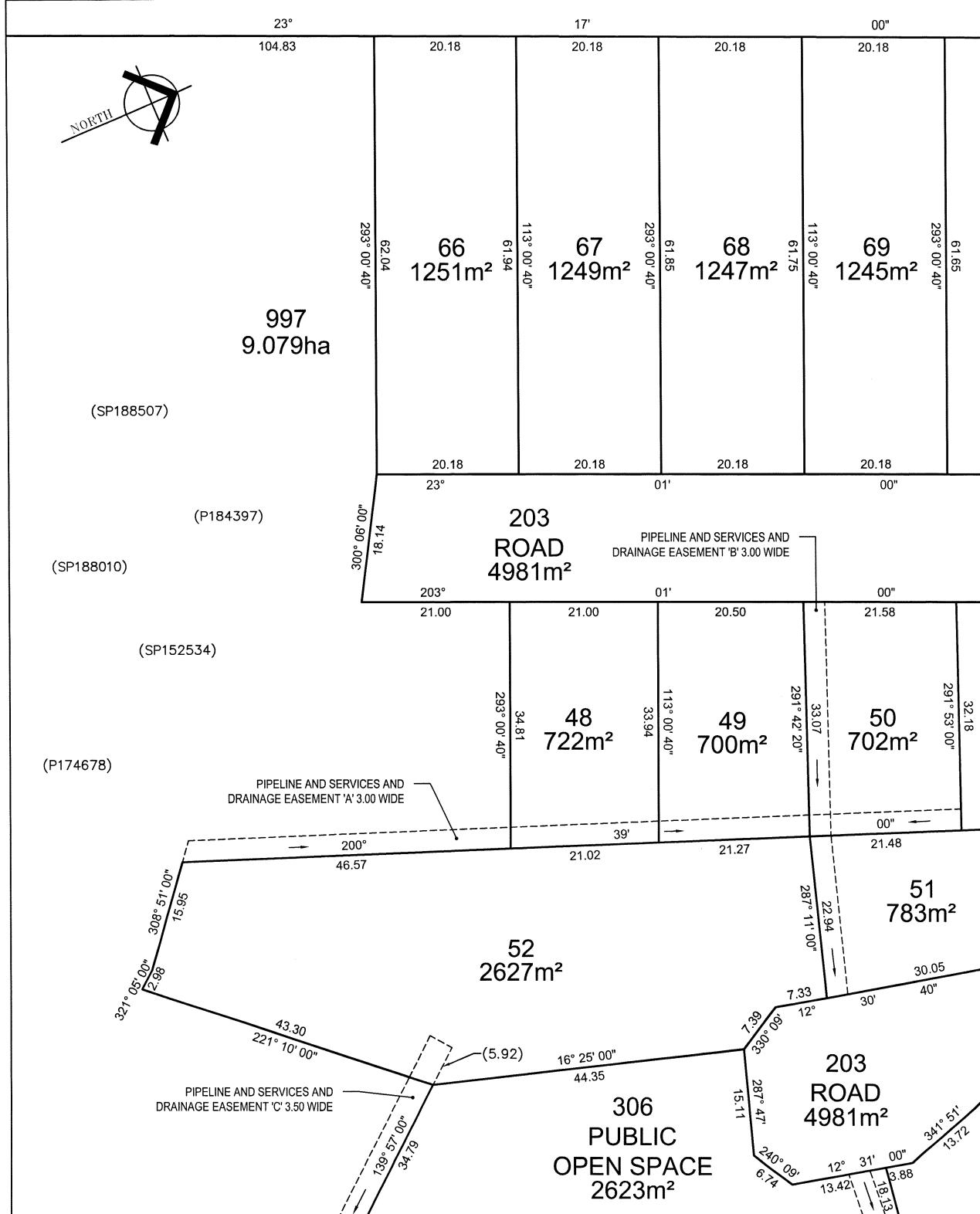
ADDITIONAL CROSS OVER

C2.6.3 - STRAIGHT SECTION OF ROAD SO NO SAFETY
ISSUES & SUBDIVISION HAS AMple ON STREET PARKING





PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER MACKINNON ESTATES PTY LTD FOLIO REFERENCE C.T. 188507/996 SCALE 1:500	Registered Number SP189811
SIGNED FOR IDENTIFICATION PURPOSES  22/12/2025	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET	APPROVED EFFECTIVE FROM 7 JAN 2026  Recorder of Titles



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

COUNCIL - NORTHERN MIDLANDS COUNCIL
ZONE - GENERAL RESIDENTIAL
CODE - BUSHFIRE PRONE AREA
- PRIORITY VEGETATION AREA
SAFEGUARDING OF AIRPORTS CODE - 270m AHD
SPECIFIC AREA PLAN - NOR-S7.0
LANDSLIDE BAND - NIL

TITLE REFERENCE - 189811/70

BUSHFIRE-PRONE AREA BAL RATING 12.5
AS PER BUSHFIRE HAZARD MANAGEMENT REPORT:
SUBDIVISION BY SCOTT LIVINGSTON

CORROSION ENVIRONMENT - MEDIUM

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

PROPOSED DWELLING AND SHED FOR J AND S WORKER AT 32 SKYVIEW RISE PERTH 7300

1

BRADLEY VAN ZETTEN 2026

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
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The logo for BVZ Designs is located on the left side of the page. It features a 3D cube with the letters 'B' and 'VZ' on its visible faces. To the right of the logo, the company name 'BVZ DESIGNS' is written in a large, bold, black, sans-serif font. Below the company name, the address '4 EDEN HILLS DRIVE' and 'RIVERSIDE 7250' is written in a smaller, black, sans-serif font. Underneath the address, the phone number 'P. 0407 272 381' and the email 'E. BVZDESIGNS@GMAIL.COM' are also written in a smaller, black, sans-serif font.

LPINE 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.

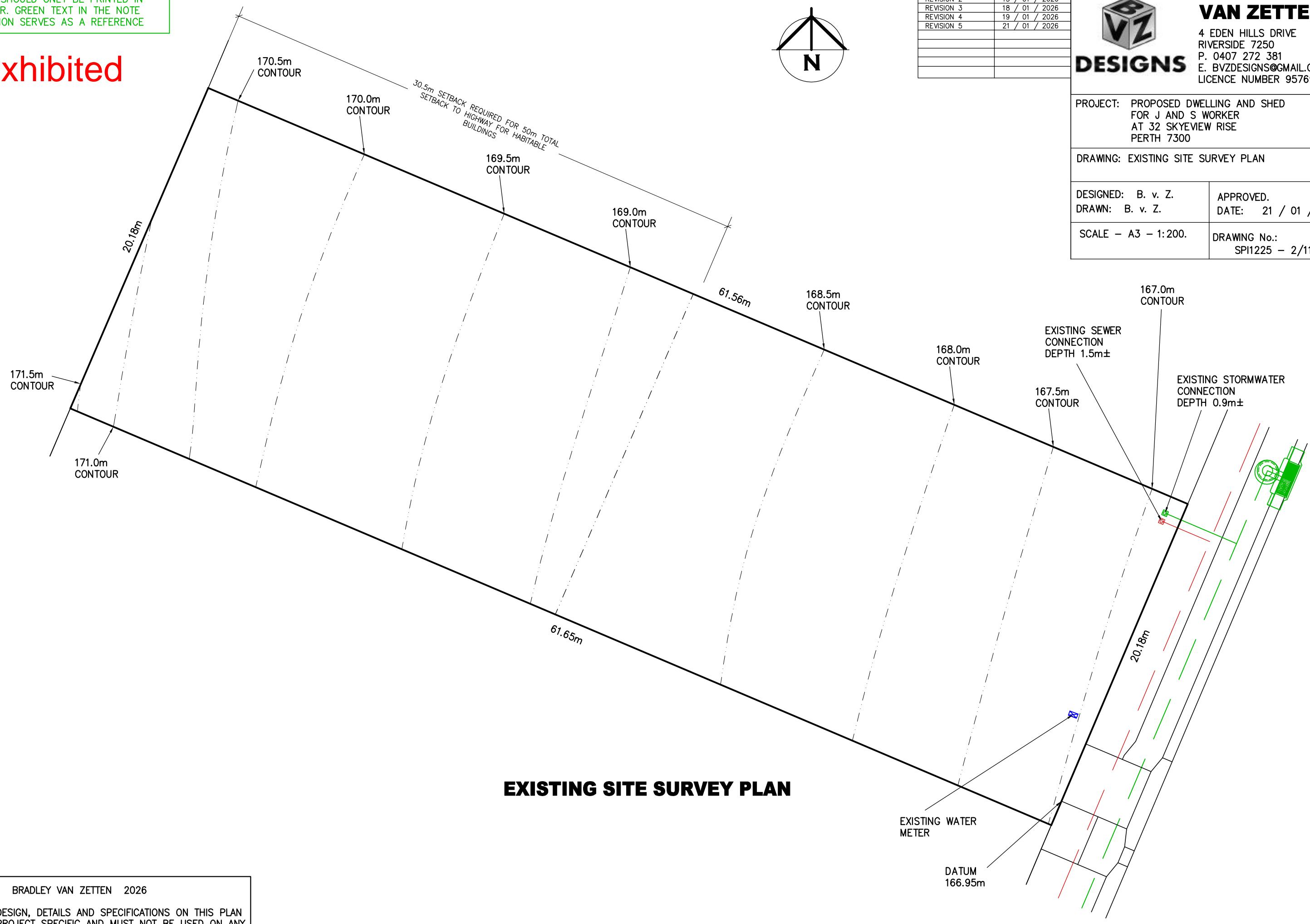
(1) REFER TO THE GUIDANCE IN THE "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE READ IN CONJUNCTION WITH THE NCC.

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

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

Exhibited



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

DESIGNS

PROJECT: PROPOSED DWELLING AND SHED
FOR J AND S WORKER
AT 32 SKYVIEW RISE
PERTH 7300

DRAWING: EXISTING SITE SURVEY PLAN

DESIGNED: B. v. Z. APPROVED.
DRAWN: B. v. Z. DATE: 21 / 01 / 26

SCALE - A3 - 1:200. DRAWING No.:
SPI1225 - 2/11

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

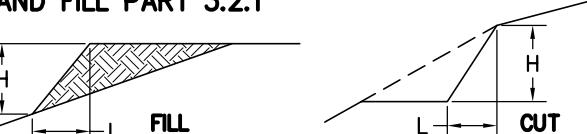


TABLE 3.2.1: SOIL TYPE		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK		3:3	8:1
SAND		1:2	1:2
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
		NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

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

(2) FILL, USING AN UN-RETAINED EMBANKMENT MUST--
 (A) BE PLACED WITHIN THE ALLOTMENT; AND
 (B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
 (C) BE PLACED AND MECHANICALLY COMPAKTED 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 COMPAKTED 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.



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PROJECT: PROPOSED DWELLING AND SHED FOR J AND S WORKER AT 32 SKYVIEW RISE PERTH 7300

DRAWING: SITE PLAN

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

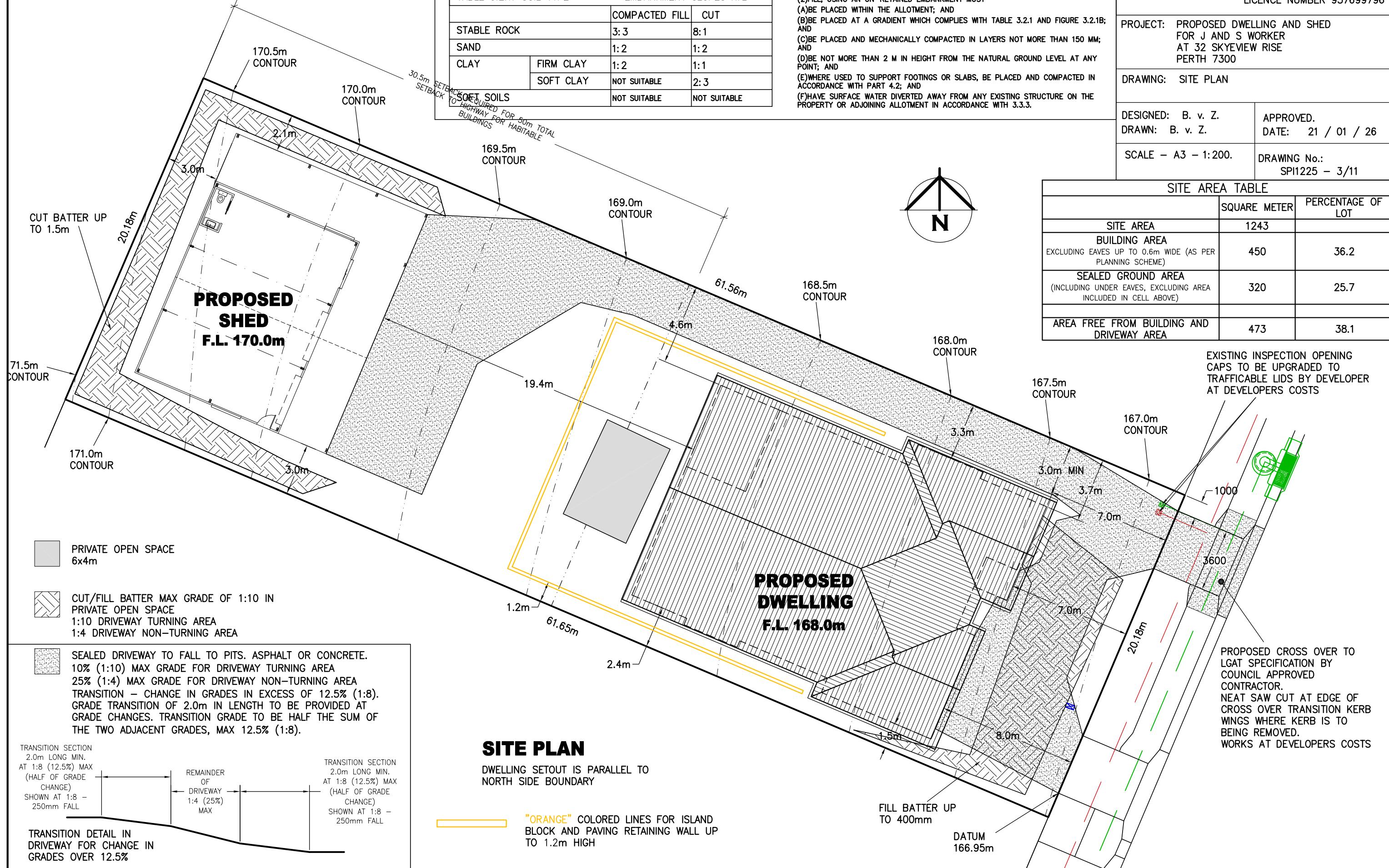
APPROVED.
 DATE: 21 / 01 / 26

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SITE AREA TABLE

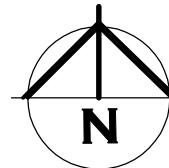
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	1243	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	450	36.2
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	320	25.7
AREA FREE FROM BUILDING AND DRIVEWAY AREA	473	38.1

EXISTING INSPECTION OPENING CAPS TO BE UPGRADED TO TRAFFICABLE LIDS BY DEVELOPER AT DEVELOPERS COSTS



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AND SHOULD ONLY BE PRINTED IN
COLOR. GREEN TEXT IN THE NOTE
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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 GROUND 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

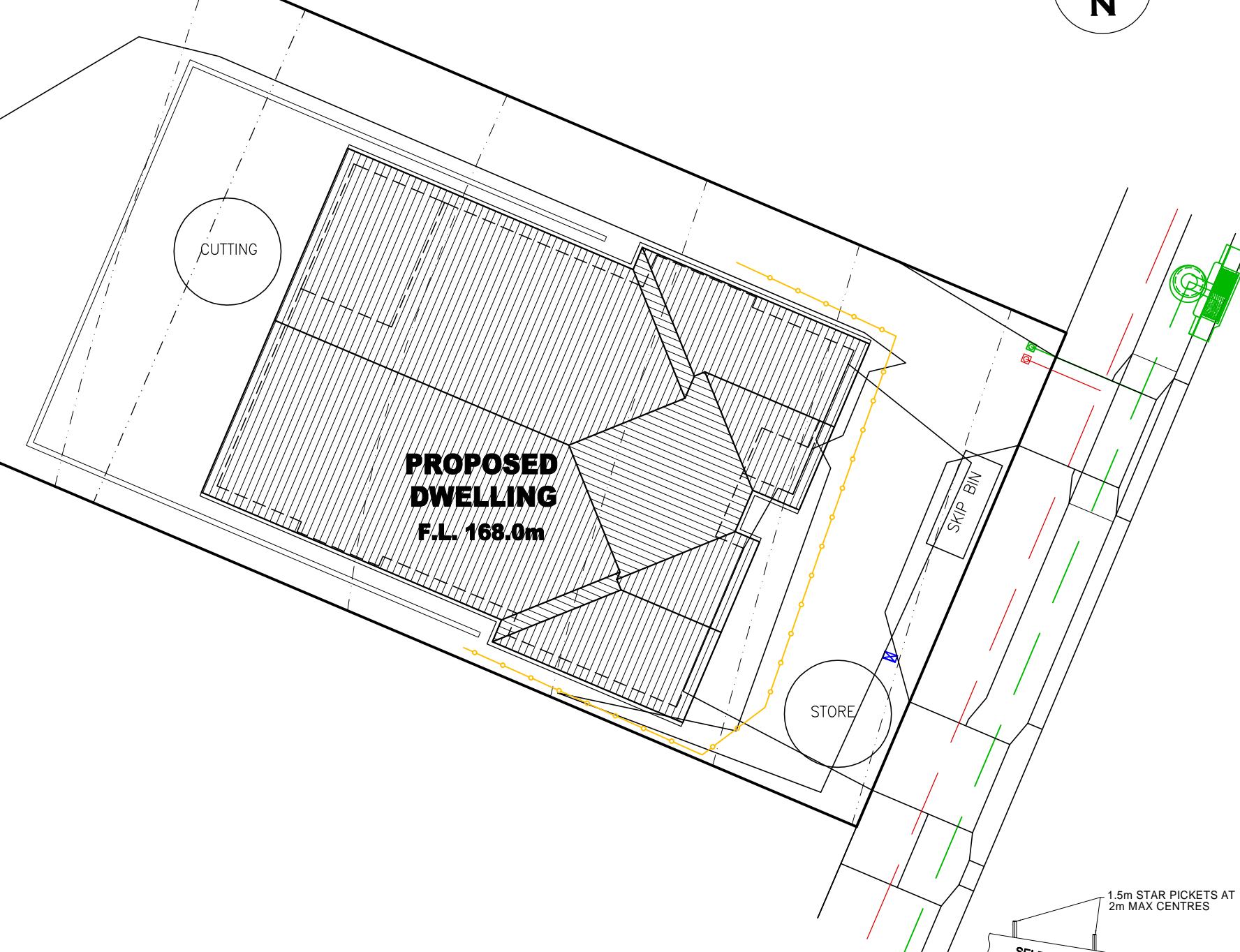
FACT SHEET 15 – PROTECTION OF STORMWATER PITS
PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

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



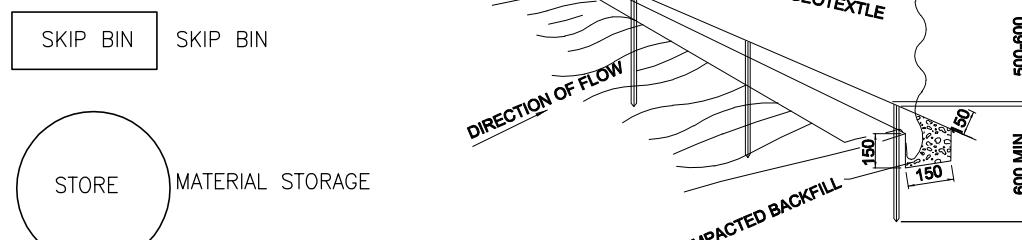
SOIL AND WATER MANAGEMENT PLAN

SILT FENCE AS PER DETAIL

DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL



SEDIMENT FENCE NOTES:

1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION.
2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.
3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.
4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.
5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.
7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING

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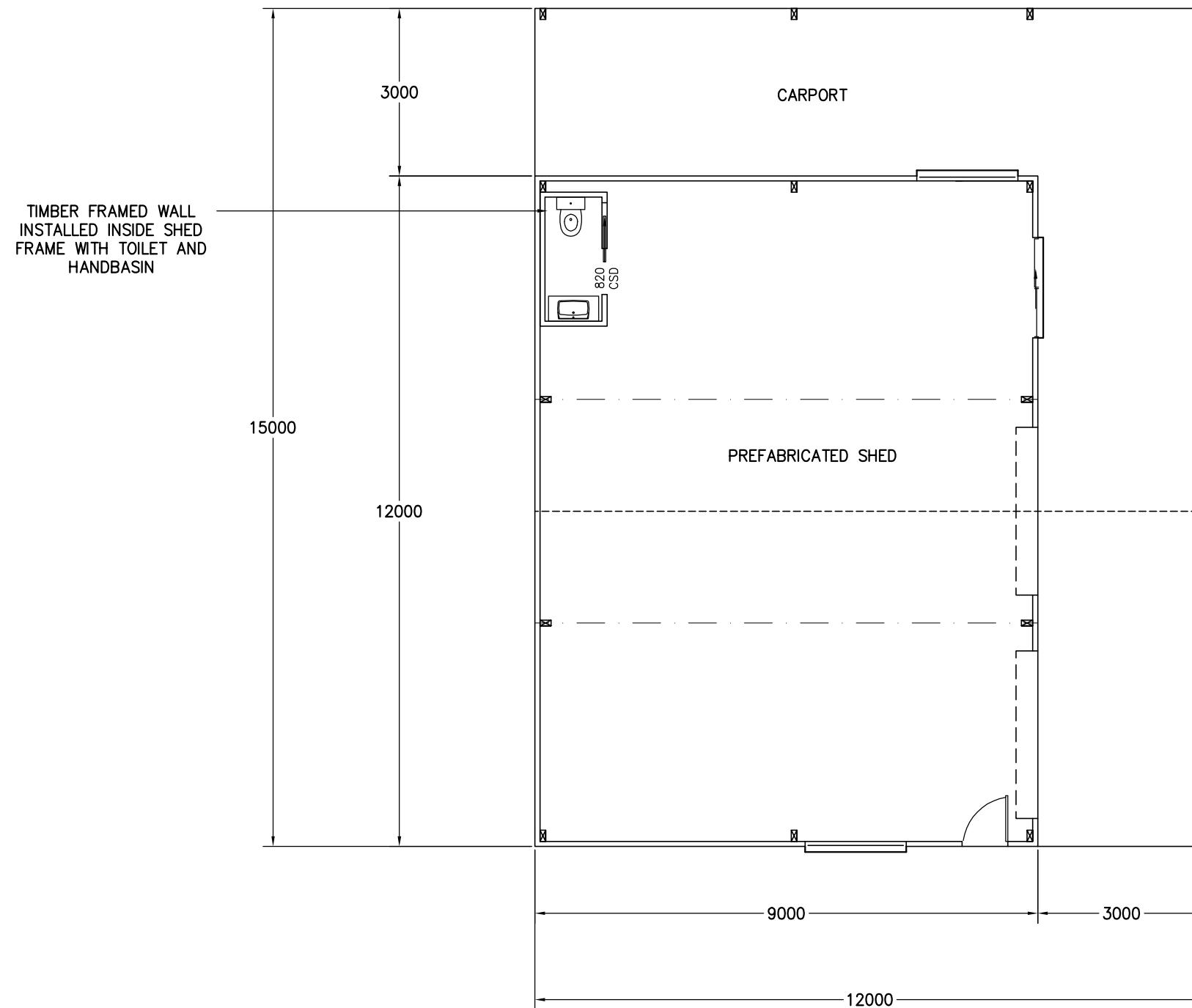
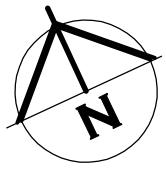
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PROJECT: PROPOSED DWELLING AND SHED
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AT 32 SKYEVIEW RISE
PERTH 7300

DRAWING: SOIL AND WATER MANAGEMENT PLAN

DESIGNED: B. v. Z. APPROVED.
DRAWN: B. v. Z. DATE: 21 / 01 / 26
SCALE - A3 - 1:200. DRAWING No.: SPI1225 - 4/11

Exhibited



AREA TABLE		
	SQUARE METER	BUILDING SQUARES
SHED AREA	108.0	11.6
CARPORT AREA	72.0	7.8
TOTAL AREA	180.0	19.4

FLOOR PLAN

SHED CONSTRUCTION DETAILS TO BE
PROVIDED BY OTHERS AT BUILDING
APPLICATION

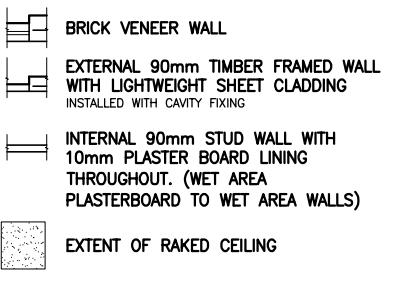
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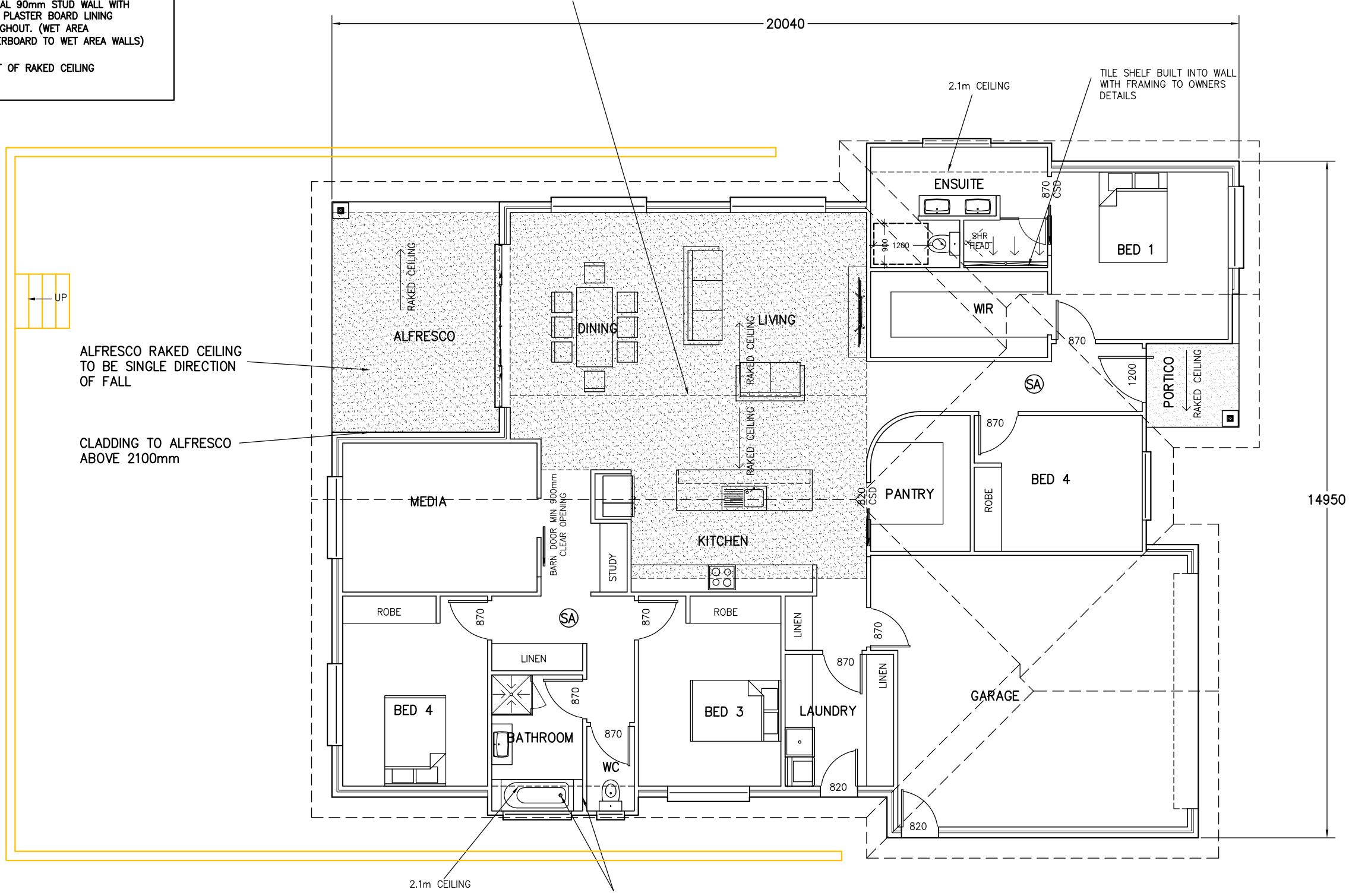
DRAWING: SHED PLAN

DESIGNED: B. v. Z. APPROVED.
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SCALE - A3 - 1:100. DRAWING No.:
SPI1225 - 5/11



Exhibited

RIDGE LINE IN RAKED CEILING AREA
TO BE CENTRAL IN RAKED CEILING
AREA, NOT ALIGNED TO EXTERIOR
RIDGE. TO TRUSS SUPPLIERS DETAILS.



FLOOR PLAN

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

BUILDER TO ENSURE ALL DOOR AND DOOR HARDWARE SELECTED TO HAVE 820mm CLEAR OPENING TO COMPLY WITH LIVABLE HOUSING DESIGN.
WITH THE EXCEPTION OF NON HABITABLE ROOMS, ONLY IF SHOWN ON PLAN THAT SMALLER SIZED DOOR TO BE USED

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

AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	246.9	26.6
ALFRESCO AREA	18.9	2.0
PORTICO AREA	3.8	0.4
TOTAL AREA	269.6	29.0

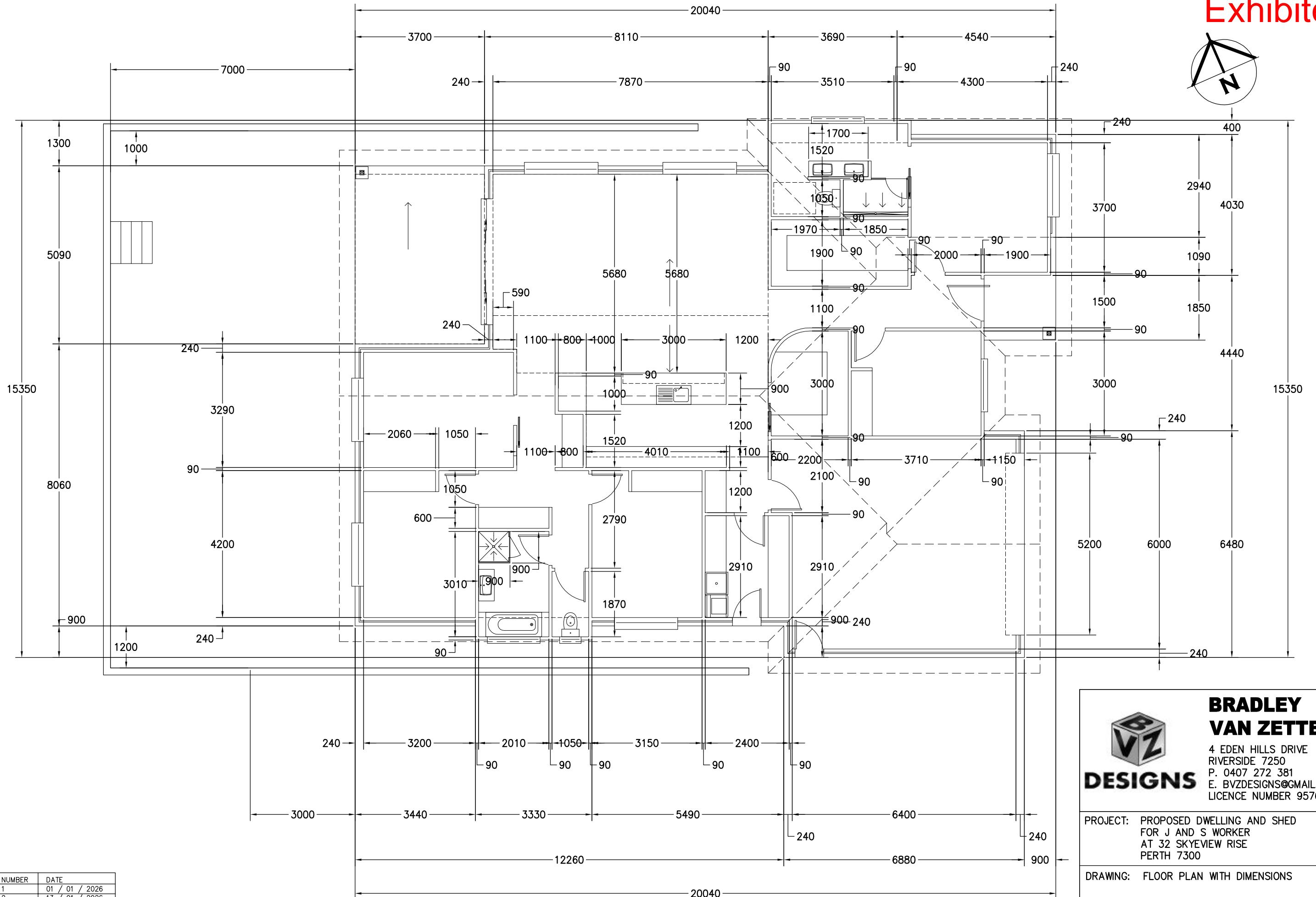
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PROJECT: PROPOSED DWELLING AND SHED
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DRAWING: FLOOR PLAN

APPROVED.
DATE: 21 / 01 / 26

Exhibited



FLOOR PLAN WITH DIMENSIONS

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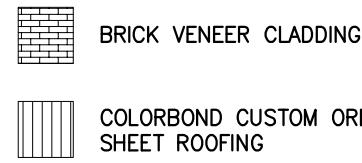
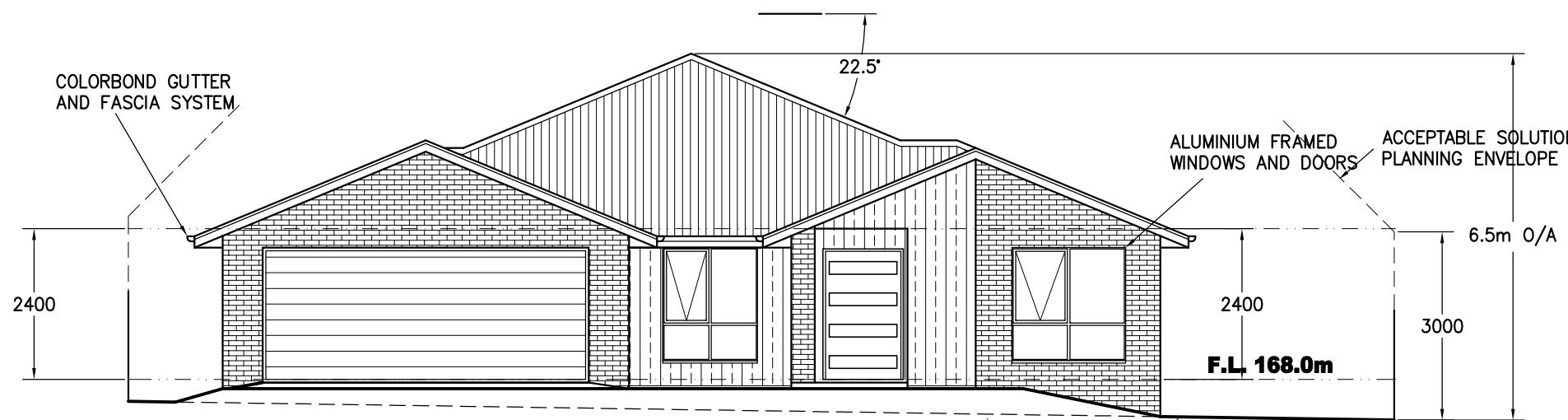
ECT: PROPOSED DWELLING AND SHED
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PERTH 7300

FIGURE: FLOOR PLAN WITH DIMENSIONS

NED: B. v. Z. APPROVED.
N: B. v. Z. DATE: 21 / 01 / 26

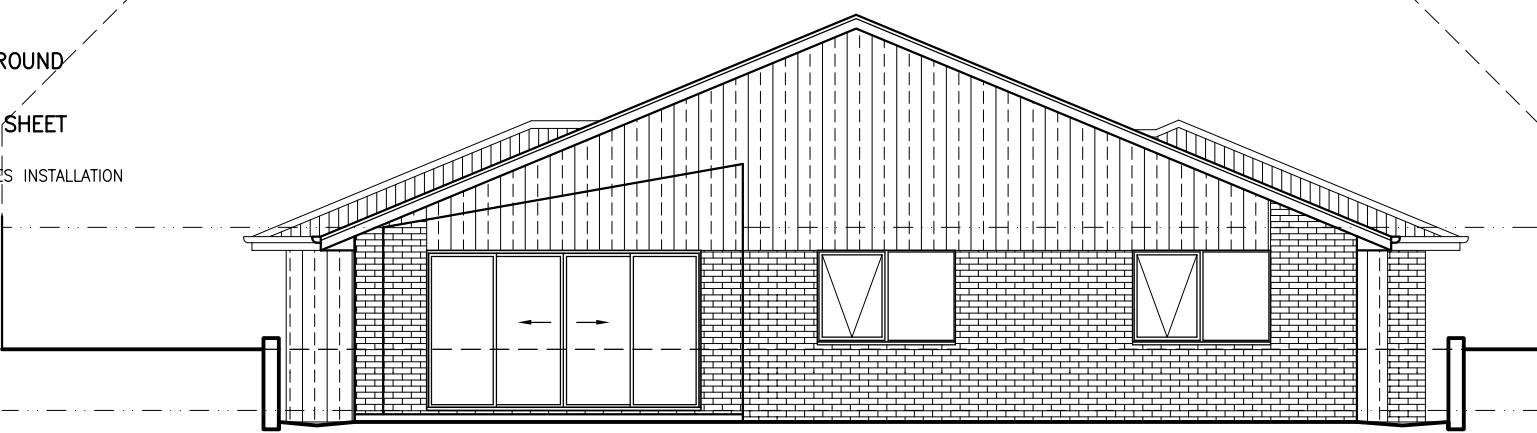
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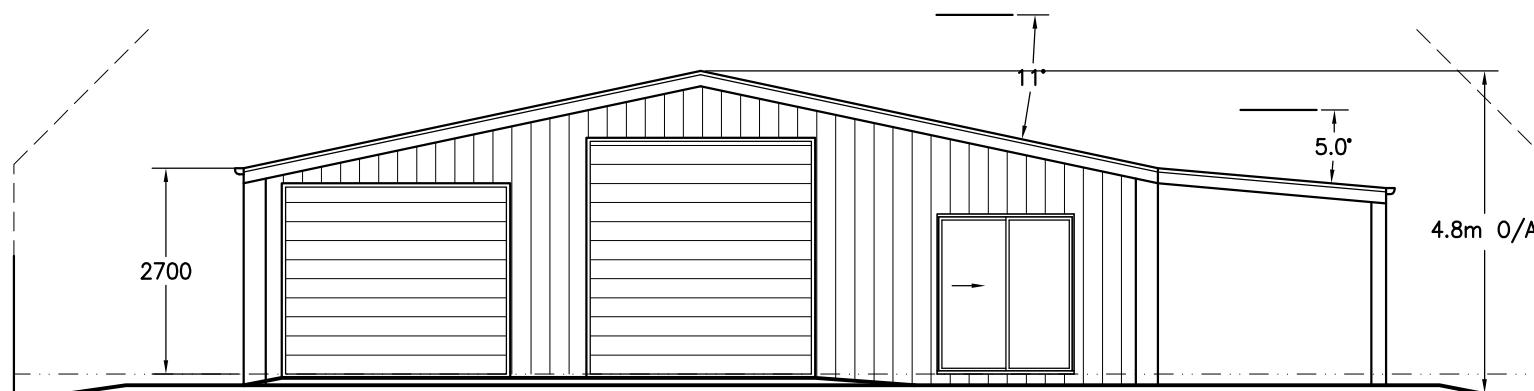


EAST ELEVATION

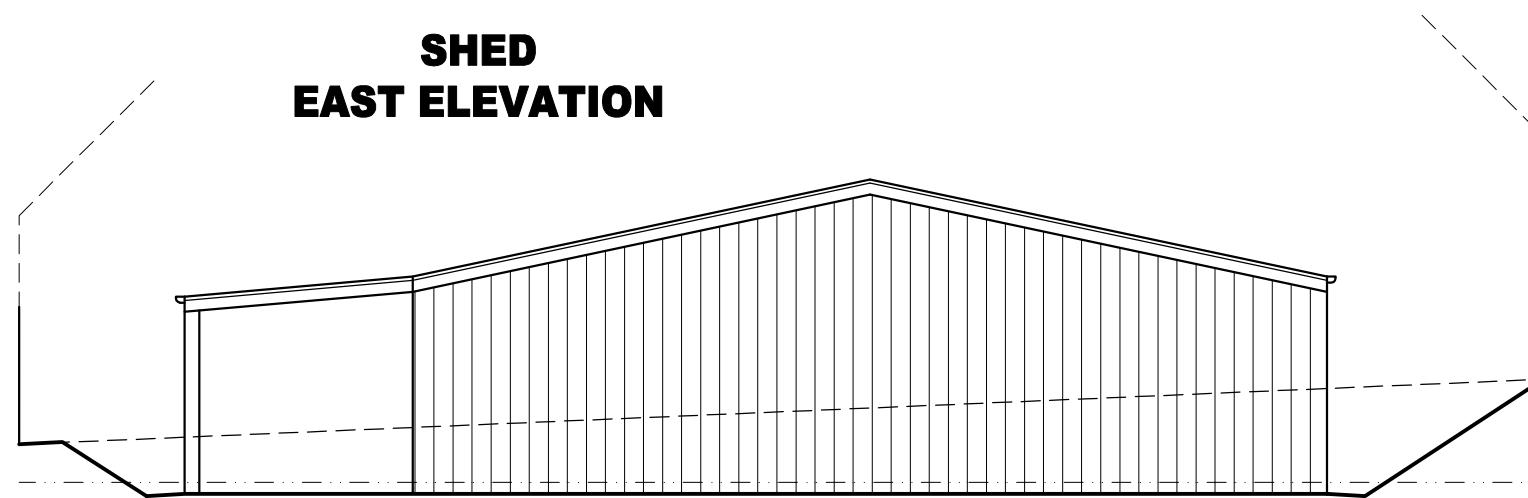
NATURAL GROUND LEVEL
JAMES HARDIES CEMENT SHEET CLADDING (AXON)
INSTALLED AS PER JAMES HARDIES INSTALLATION MANUAL WITH CAVITY FIXING



WEST ELEVATION



**SHED
EAST ELEVATION**



**SHED
WEST ELEVATION**

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PERTH 7300

DRAWING: ELEVATIONS

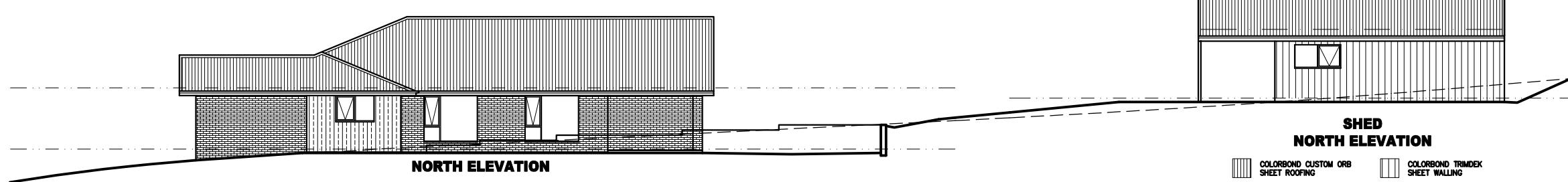
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DATE: 21 / 01 / 26

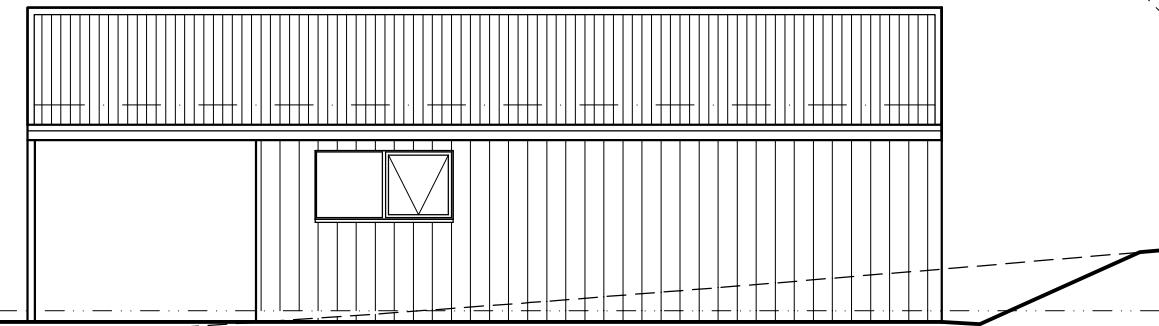
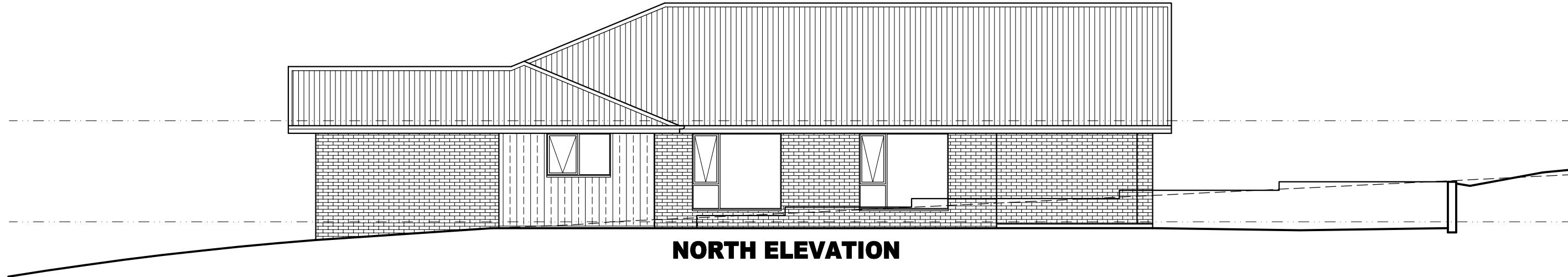
SCALE - A3 - 1:100.

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**NORTH ELEVATION
AT 1:200**



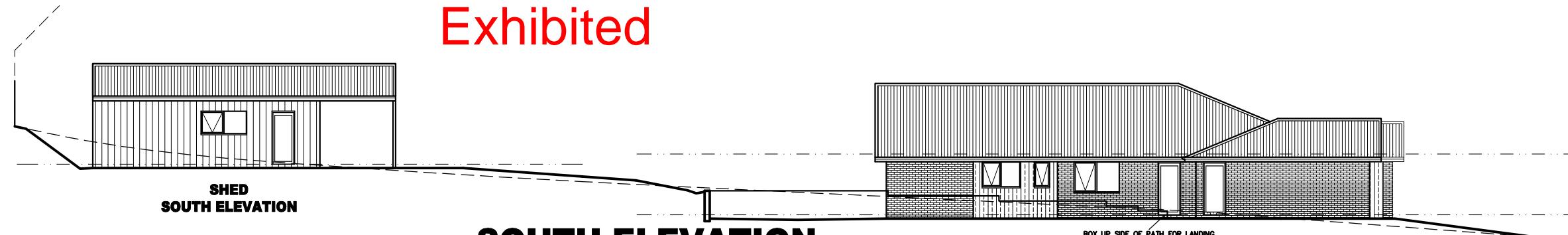
 COLORBOND CUSTOM ORB
SHEET ROOFING

 COLORBOND TRIMDEK
SHEET WALLING

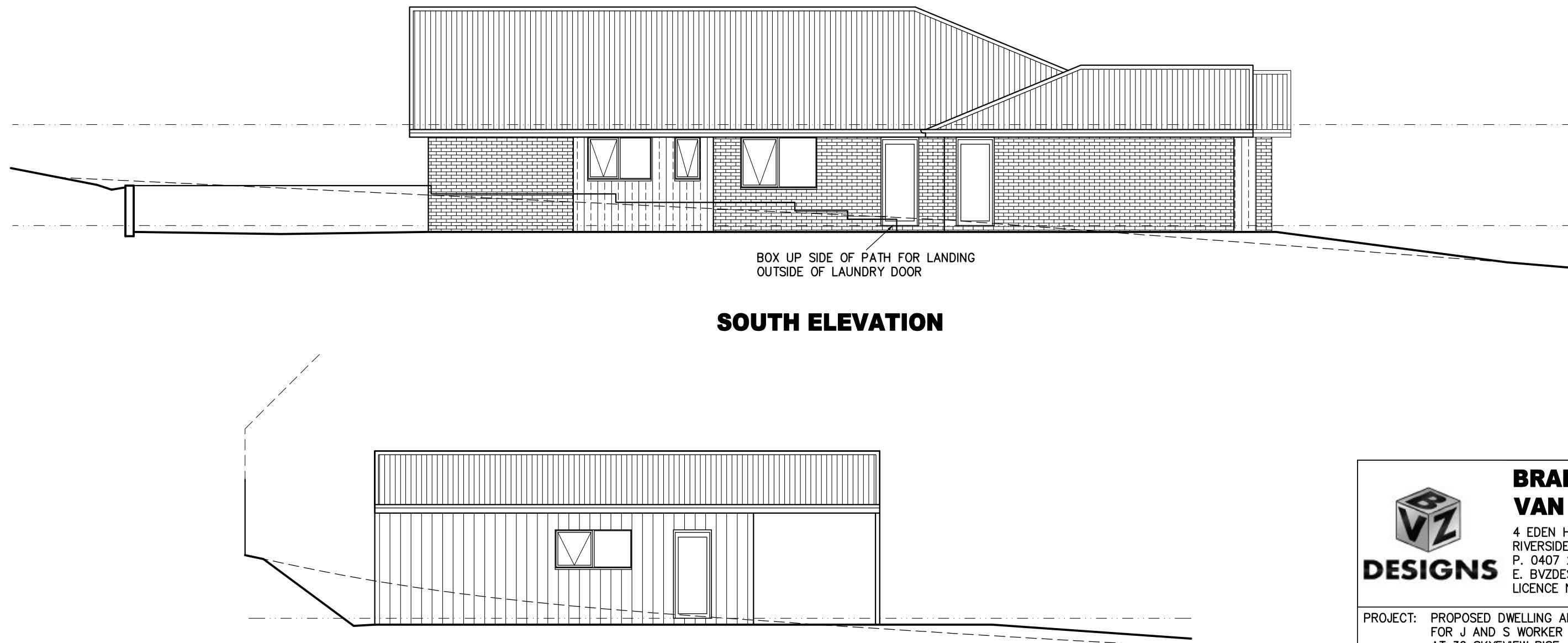
BRADLEY VAN ZETTEN	
4 EDEN HILLS DRIVE RIVERSIDE 7250 P. 0407 272 381 E. BVZDESIGNS@GMAIL.COM LICENCE NUMBER 957699796	
DESIGNS	
PROJECT: PROPOSED DWELLING AND SHED FOR J AND S WORKER AT 32 SKYVIEW RISE PERTH 7300	
DRAWING: ELEVATIONS	
DESIGNED: B. v. Z.	APPROVED.
DRAWN: B. v. Z.	DATE: 21 / 01 / 26
SCALE - A3 - 1:100.	DRAWING No.: SPI1225 - 8/11

REVISION NUMBER	DATE
REVISION 1	01 / 01 / 2026
REVISION 2	13 / 01 / 2026
REVISION 3	18 / 01 / 2026
REVISION 4	19 / 01 / 2026
REVISION 5	21 / 01 / 2026

Exhibited



SOUTH ELEVATION AT 1:200



SHED SOUTH ELEVATION

REVISION NUMBER	DATE
REVISION 1	01 / 01 / 2026
REVISION 2	13 / 01 / 2026
REVISION 3	18 / 01 / 2026
REVISION 4	19 / 01 / 2026
REVISION 5	21 / 01 / 2026

PROJECT: PROPOSED DWELLING AND SHED
FOR J AND S WORKER
AT 32 SKYVIEW RISE
PERTH 7300

DRAWING: ELEVATIONS

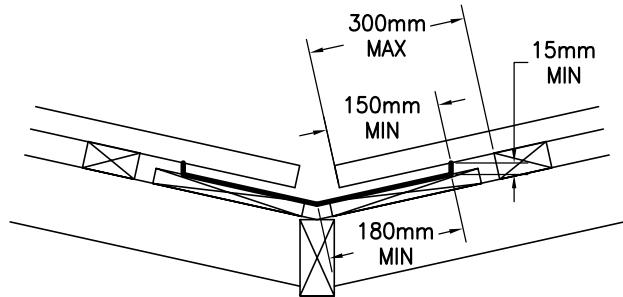
DESIGNED: B. v. Z.
DRAWN: B. v. Z.

APPROVED.

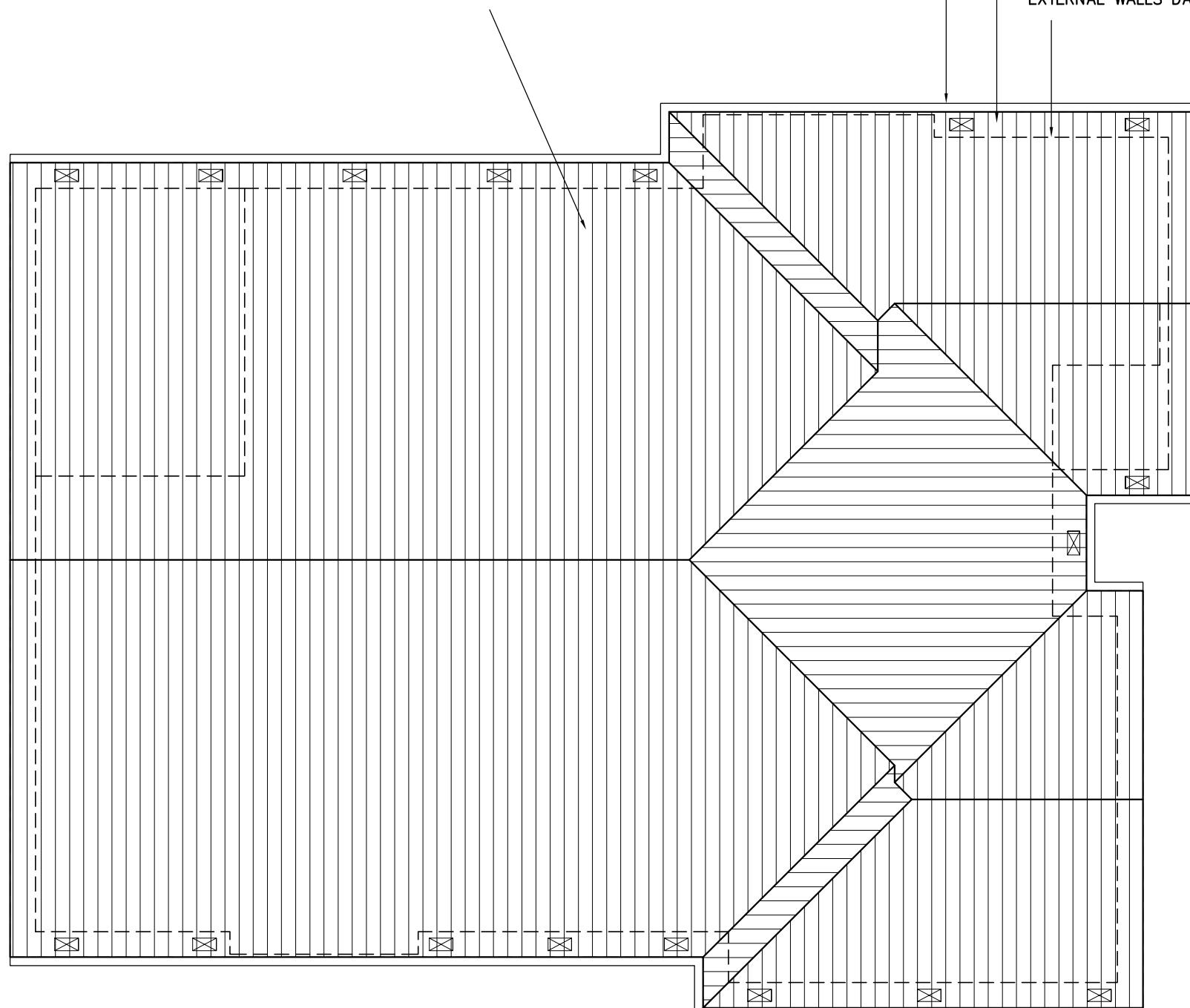
SCALE = A3 = 1:100

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VALLEY GUTTER IS OVER 12.5 DEGREES
AS PER 7.4.4



ROOF OVER 15 DEGREES

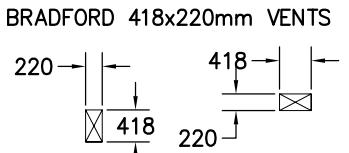
BAL ZONE – BRADFORD 418x220mm METAL VENT WITH 0.035sq/m OPENING PER VENT – THEREFORE ONE VENT INSTALLED PER 4.8m LINEAR METER OF WALL

HIP/RIDGE VENTILATION

NON BAL ZONE – CONTINUOUS GAP AT RIDGE IN ROOF WRAP WITH AT MINIMUM 5mm GAP AND/OR 5000mm²/m GABLE VENT IN GABLE ROOF

BAL ZONE – AS ABOVE BUT WITH EMBER RESISTANT STEEL MESH AS PER DETAIL

ONE VENT INSTALLED WITHIN 1m OF EACH INTERNAL AND EXTERNAL CORNER IN EAVE AND SPACED EQUALLY ALONG LENGTH OF EAVE WITH SPACING AS PER DETAILS ABOVE



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

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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
MEASURES 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.

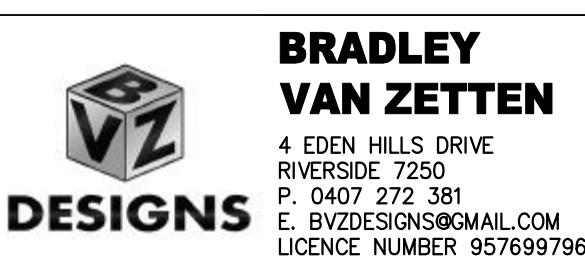
FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPipe MEDIUM
RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED
WITH 90ØMM DOWNPipes

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.



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APPROVED.
DATE: 21 / 01 / 26

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SPI1225 – 11/11