Exhibited

This planning application is open for public comment until
09 June 2026

Reference no	**PLN-26-0087**
Site	**379 EVANDALE ROAD WESTERN JUNCTION**
Proposed Development	**Retrospective Decks & Dwelling Alterations**
Zone	**26.0 Utilities**
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

Exhibited

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:

Deck & Dwelling alterations and additions - Retrospective

Driveway construction material:	exisitng

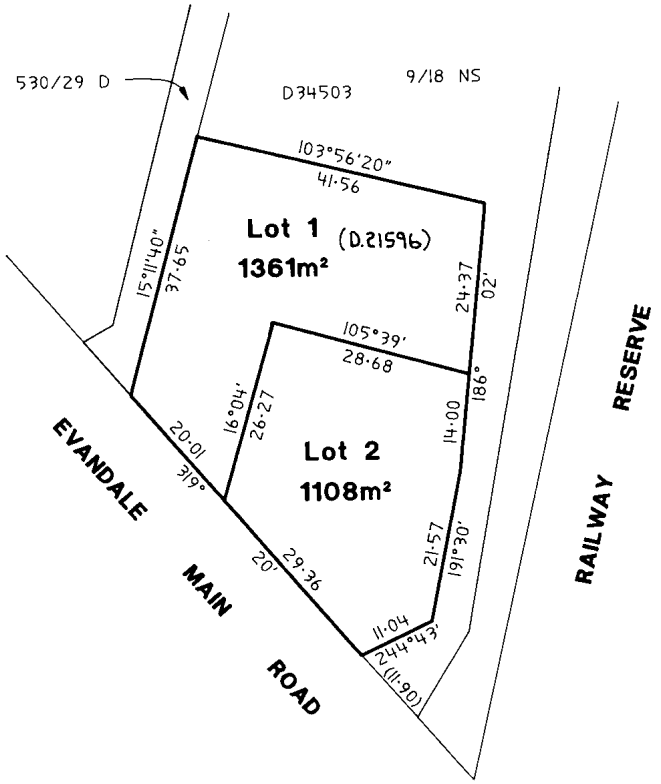
The Land

Site address:	379 Evandale Rd, WESTERN JUNCTION TAS 7212
Title reference:	C/T: 51297/1
Existing buildings on site:	Dwelling & Sheds
Existing use of site:	Dwelling

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

Owner: THE DIRECTOR OF HOUSING Title Reference: CT 4532-26 Grantee: REGRANTED TO THE DIRECTOR OF HOUSING (ORIG. PART OF 806-0-0 GTD TO JOSEPH KIRKBY)	**PLAN OF SURVEY** by Surveyor M.C.Juckes DEPARTMENT OF ENVIRONMENT AND PLANNING of land situated in the **LAND DISTRICT OF CORNWALL** **PARISH OF BREADALBANE** SCALE 1: 750 MEASUREMENTS IN METRES	Registered Number: **SP51297** ~~Approved~~ Effective from: 14 OCT 1991 Recorder of Titles

NOT EXAMINED



913636

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Rebecca Green
Northern Midlands Council
planning@nmc.tas.gov.au

Re: Planning Application PLN-26-0087
Retrospective Deck & Dwelling Alterations
379 Evandale Road, Western Junction

Dear Rebecca,

Please find below our response to the request for additional information dated in relation to the above planning application. Revised drawings have been prepared and updated accordingly. Please refer to the revised drawing set revision C.02.

1. *Certificate of Title*

   Please find attached a current copy of the Certificate of Title for the subject property.

2. *Existing Non-Conforming Use – Clause 7.1.2(a) and (b)*

   The application complies with Clause 7.1.2(c), as the proposal relates to minor development associated with an existing non-conforming use.

   a. The retrospective deck and dwelling alterations will not result in any unreasonable detrimental impact on adjoining land uses, noting that adjoining uses are residential in nature. The western deck is constructed at a height of approximately 430mm above natural ground level and is oriented toward an existing side boundary fence to the west and an existing outbuilding to the north. The proposed deck and associated alterations will not result in unreasonable overlooking, overshadowing or privacy impacts.

   Prior to construction of the deck, the area existed as an outdoor concrete hardstand which was utilised in a substantially similar manner for outdoor residential purposes. As such, the proposed works do not materially alter the existing residential amenity impacts associated with the site.

   b. The proposal does not result in any intensification of the existing use. The established residential use of the site remains unchanged. The existing dwelling currently contains four bedrooms and the proposal does not seek to increase the number of bedrooms or expand the residential accommodation capacity of the dwelling.

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The proposal also does not seek to alter the nature of the existing use on the site. The semi-enclosed porch area is to remain a non-habitable space only and is not proposed to be utilised as a bedroom or additional habitable living area.

Reference is also made to Clause 26.1 of the Tasmanian Planning Scheme relating to the Utilities Zone.

The purpose of the Utilities Zone is to allow for compatible uses that do not adversely impact upon the utility use. In this instance, the existing residential use has existed on the site in its current form for many years and is considered compatible within the context of the zone.

The proposed dwelling alterations and retrospective deck works will not adversely impact upon the operation, function or intent of the Utilities Zone. Furthermore, the proposal does not intensify the existing use of the land.

Accordingly, the application is considered to comply with Clause 26.1 of the Tasmanian Planning Scheme and therefore satisfies the relevant requirements of Clauses 7.1.2 and 7.1.3 of the Scheme.

3. *Western Deck G.16*

a. Elevations of the as-constructed western deck G.16 have been provided within the revised drawing set revision C.02.

b. Drawing A09-C02 has been updated to clearly identify and include deck G.16.

4. *Semi-Enclosed Porch G.02*

a. Drawing A09-C02 has been updated to include notation confirming the space as “Semi-Enclosed Porch - Non-Habitable”.

b. Drawing A07-C02 has been updated to clarify the previous arrangement prior to the additional doors, window removal and associated alterations.

c. Elevations have been provided within the revised drawing set revision C.02 demonstrating that this portion of the building is to remain as a semi-enclosed non-habitable space only.

5. *Curved Decking Formerly Attached to Removed Pool*

The curved decking and attached stairs formerly associated with the removed pool are proposed to be retained.

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6. Clarification of Existing, Demolished and Proposed Works

The revised drawing set revision C.02 has been updated to clearly distinguish between existing works, works to be demolished, and works proposed to remain as part of the retrospective approval application.

We trust the above addresses Council's request for additional information. Should any further clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,

Simon Chappell
Lead Designer
Apogee (TAS) Pty Ltd

Existing Dwelling

Exhibited

Received
14.5.2026

379 Evandale Rd Western Junction Tas 7212

Client: Mathew Tonks

RevID	ChID	Change Name
01		
02	02	Revised in response to Council RFI

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General Notes:

All building works to comply with National Construction Code - Building Code of Australia, Australian Standards, Building Acts & Regulations and Council bylaws. Refer to architectural drawings for notes.
All drawings shall be read in conjunction with the engineering drawings and specifications.
Use figured dimensions in preference to scaled dimensions.
The Building Contractor shall be responsible for the correct set-out of all works.
Building Contractor to site check dimensions and locations of all items on site prior to and during the works.
Locations of structure, fittings, and services on this drawing are indicative only and a land surveyor is to be engage for all set-out prior to construction.
Building Contractor to check drawings for co-ordination between structure, fabric, fixtures and fittings.
The designer is to be notified of any discrepancies with the drawings.

Project details

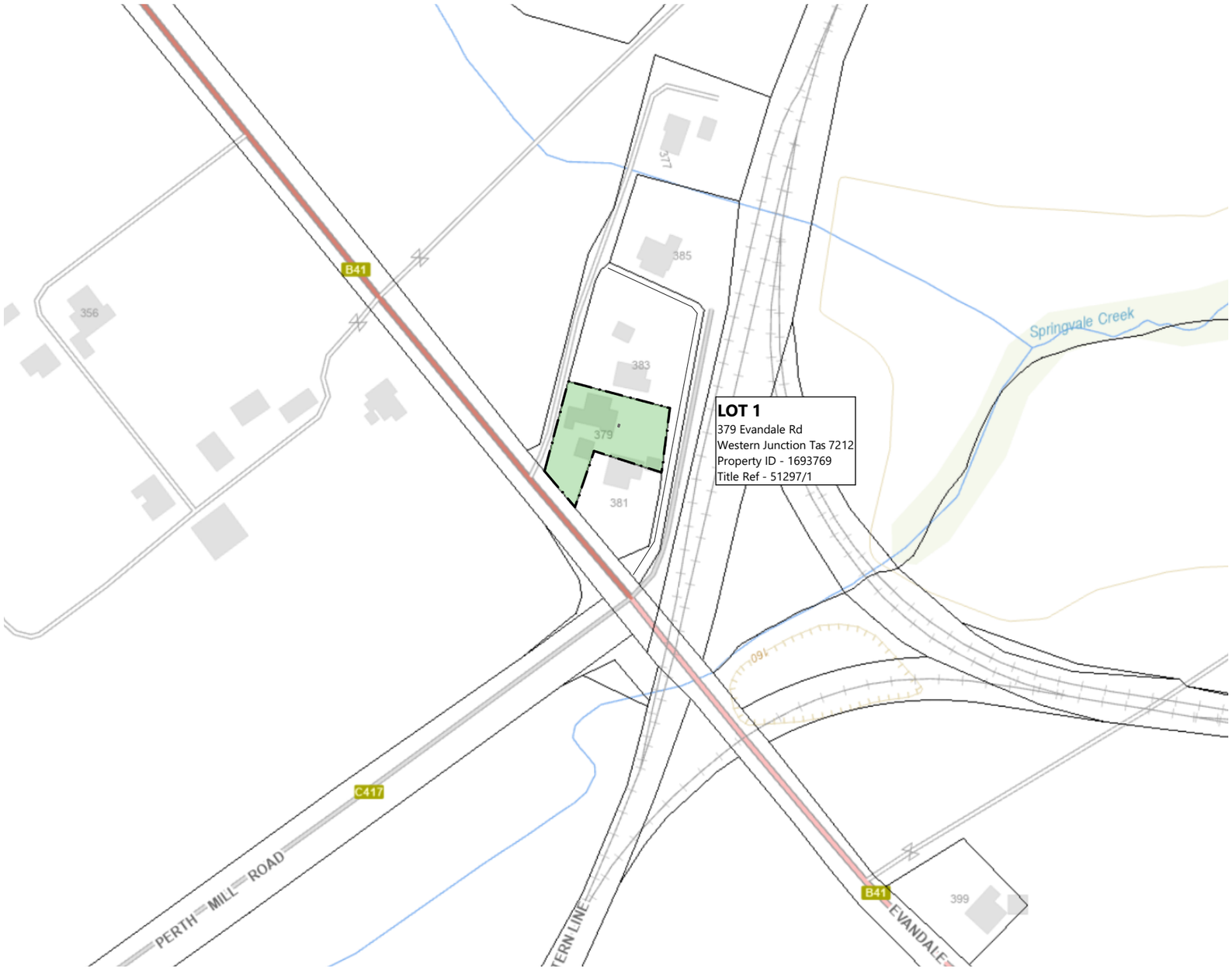
Council	Northern Midlands Council	
Zone	26.0 Utilities	
Planning Overlay	13.0 Bushfire-prone Areas Code 16.0 Safeguarding of Airports Code	
PID	1693769	
Title Volume	51297	
Title Filo	1	
Building Classification	-	
Climate Zone	7	
Design Wind Speed	-	Site classification to AS 4055-2012. Reference report author
Soil Class	-	Site classification to AS 2870-2011. Reference report author.
BAL Rating	TBA	Site classification to AS 3959-2009. Reference report author.
Energy Rating	-	Reference report author.
Corrosive Environment	-	Refer to NCC 6.3.9 & NCC Table 6.3.9a. AS2312 and AS4312
Alpine	-	<300m AHD (NCC Figure 3.7.5.2)
Other	-	

Area Schedule

Name	Area m²	Area sq
Site Area	1361m²	0.0sq
Existing Building Area	212.5m²	0.0sq

Architectural

A01	Location Plan
A02	Ex. Site Plan
A03	Site Plan
A04	NCC Notes Vol.2
A05	NCC Notes WHS
A06	NCC Notes WHS
A07	Existing Ground Floor Plan
A08	Ground Floor Demolition Plan
A09	Ground Floor Plan
A10	Roof Plan
A11	Elevations



1	Plan: Location
-	1:2000

These drawings do not constitute all of the instruction required to complete the project and must be read in conjunction with the consultants drawings, specifications and written instructions, which may at any time supplement, amend or supersede these drawings. It is the responsibility of the contractor to coordinate drawings and ensure that the subcontractors are provided with relevant documents. These drawings do not in any way relieve the contractor from the responsibility for correctness of dimensions, quantities, calculations, construction, fabrication techniques, coordination of work of other trades or advice. These drawings are issued on the understanding that all dimensions are verified on site, figured dimensions and variation requirements are determined in accordance with advice from the relevant consultant. Tenderers are instructed to ensure that a complete set of tender documents is made available to all subcontractors and suppliers during the tender process. Claims for variations during the contract period submitted on the basis that such subcontractors and suppliers were unaware of certain works will be rejected.

C	01	As constructed	20-Apr-26
C	02	As constructed	13-May-26

Stage	Rev	Description	Date

Preliminary

Project Name

Existing Dwelling

Project No.	**379 Evandale Rd**
	Western Junction, Tas 7212
Project Address	**2531**
Client	**Mathew Tonks**
Property ID	1693769
Title Reference	51297/1
Designer	Simon Chappell
License No.	CC6417
Drawn	--
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2531_379 Evandale Rd\00. Archi\CAD\2531_379 Evandale Rd, Western Junction.pln

Location Plan

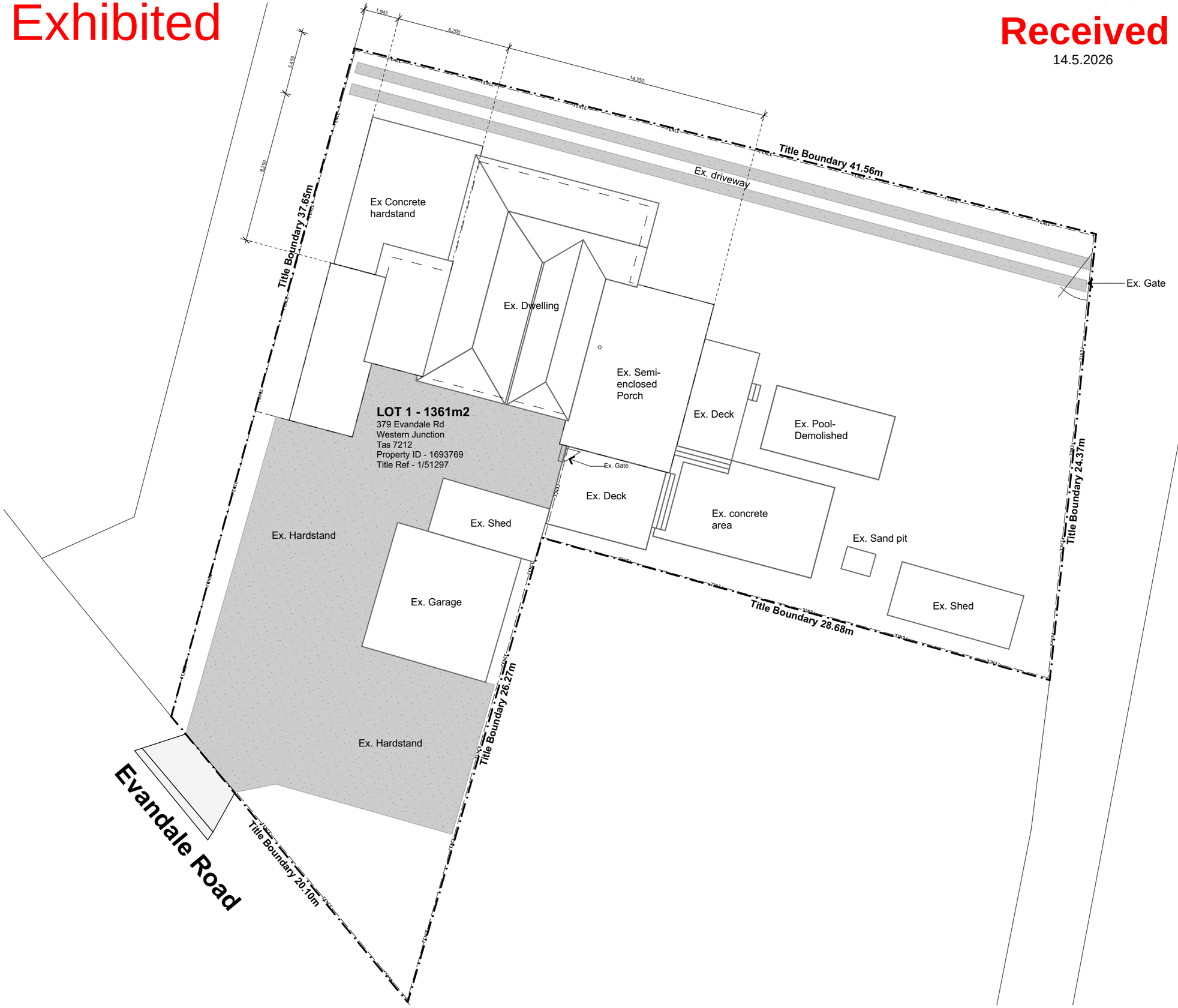
Status | C
Print date | Thursday, 14 May, 2026
Original size | A3
Drawing Nº/Stage/Revision

A01-C02

north

Exhibited

Received
14.5.2026



1 | Plan: Existing Site
- | 1:200

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Legend Notes

±0.000 Existing levels
±0.000 New levels. RL Reduced Level

Boundary & Building Location
The Boundary is Approx only.
A Land Surveyor is to be engaged prior to construction to accurately locate Site boundary and Fencing.

Stage	Rev	Description	Date
C	01	As constructed	20-Apr-26
C	02	As constructed	13-May-26

Preliminary

Project Name

Existing Dwelling

Project No.	**379 Evandale Rd**
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License No.	CC6417
Drawn	---
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2531_379 Evandale Rd\00. Archi\CAD\2531_379 Evandale Rd, Western Junction.pln

Ex. Site Plan

Status	C
Print date	Thursday, 14 May, 2026
Original size	A3
Drawing Nº/Stage/Revision	

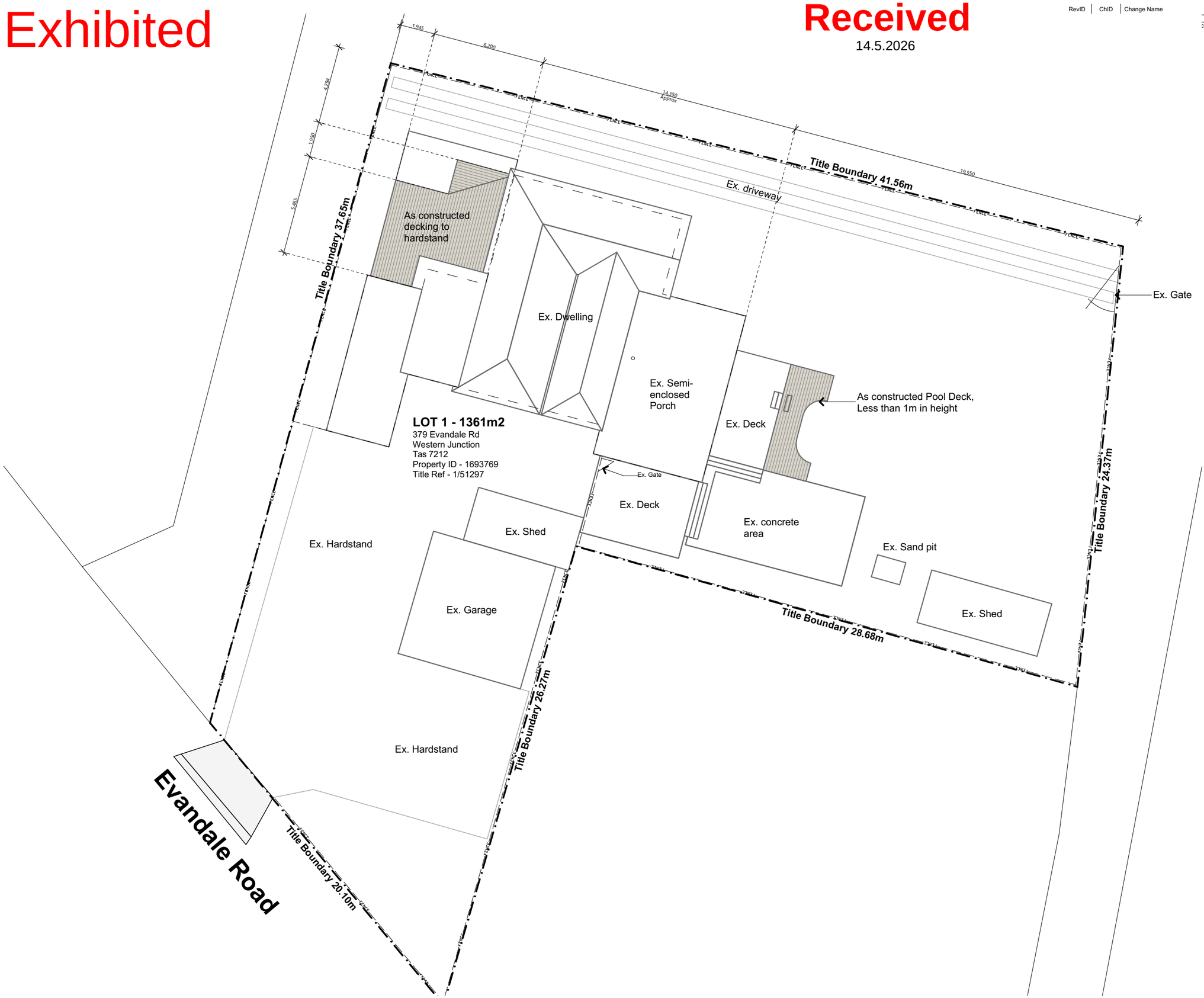
A02-C02

Exhibited

Received
14.5.2026

RevID | ChID | Change Name

RFI



1
-

Plan: Site
1:200

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Site Plan

Status | C
Print date | Thursday, 14 May, 2026
Original size | A3
Drawing Nº/Stage/Revision

north

A03-C02

General Notes

All works to comply with National Construction Codes (NCC), Australian Standards (AS), Building Acts 2016 & Regulations, and State and Local authority bylaws.

The Main Contractor & subcontractors must comply with the State Work Health & Safety Act regulations and all relevant codes of practice.

All work to comply with the practices set out in 'The Guide to Standards & Tolerances'.https://www.cbos.tas.gov.au/__data/assets/pdf_file/0013/405040/Guide_to_Standards_and_Tolerances_2017.pdf

Ensure drawings are stamped "Approved" by local authority. Building Contractor to verify and adhere to 'Conditions of Approval' issued at the time of council approval.

The Building Contractor shall be responsible for the correct set-out of all works. Building Contractor to site check all dimensions and locations of all items on site prior to and during the works.

Drawings to be read in conjunctions with engineer's drawings and specifications. Locations of structure, fittings, services on the drawings are indicative. Building Contractor to check drawings for co-ordination between structure, fabric, fixtures, fittings and services.

The Building Contractor shall secure and make safe the worksite in accordance with Work Safe Tasmania & WHS guidelines & regulations.

The Building Contractor shall carry out Dial Before You Dig referral for locations of all underground services prior to commencing any earthworks.

Building Contractor to ensure all works, new fittings, fixtures and equipment are installed to the current NCC, Australian Standards, Work Cover regulations and manufactures specifications.

All fittings, fixtures & equipment installed shall be purchased as new condition & quality & carry the relevant Australian Standard compliances.

Reference Documentations - NCC 22 Vol.2

The NCC is the primary set of technical design and construction provisions for buildings. As a performance-based code, it sets the minimum required level for the safety, health, amenity, accessibility and sustainability of buildings. The following notes are referenced from NCC Volume Two and contains the requirements for- Class 1 and 10a buildings (other than access requirements for people with a disability in Class 1b and 10a buildings); and certain Class 10b structures (other than access requirements for people with a disability in Class 10b swimming pools); and Class 10c private bushfire shelters.
Components of NCC Volume Two contains the following Sections:
Section A - Governing Requirements, and
Section H Class 1 and 10 buildings.

Section A Governing Requirements

Refer to National Construction Codes (https://ncc.abcb.gov.au) as referenced below; Parts A1 to A7 and specifications 1 to 3.

Part A1 Interpreting the NCC - A1G1 Scope of NCC Volume One, A1G2 Scope of NCC Volume Two, A1G3 Scope of NCC Volume Three and A1G4 Interpretation.
Part A2 Compliance with the NCC - A2G1 Compliance, A2G2 Performance Solution, A2G3 Deemed-to-Satisfy Solution and A2G4 A combination of solutions
Part A3 Application of the NCC in States and Territories - A3G1 State and Territory compliance.
Part A4 Referenced documents - A4G1 Referenced documents, A4G2 Differences between, referenced documents and the NCC and A4G3 Adoption of referenced documents.
Part A5 Documentation of design and construction to comply with A5G1 Suitability, A5G2 Evidence of suitability — Volumes One, Two and Three, A5G3 Evidence of suitability — Volumes One and Two (BCA), A5G4 Evidence of suitability — Volume Three (PCA) A5G5 Fire-resistance of building elements, A5G6 Fire hazard properties, A5G7 Resistance to the incipient spread of fire, A5G8 Labelling of Aluminium Composite Panels and A5G9 NatHERS.
Part A6 Building classification - A6G1 Determining a building classification, A6G2 Class 1 buildings, A6G3 Class 2 buildings, A6G4 Class 3 buildings, A6G5 Class 4 buildings, A6G6 Class 5 buildings, A6G7 Class 6 buildings, A6G8 Class 7 buildings, A6G9 Class 8 buildings, A6G10 Class 9 buildings, A6G11 Class 10 buildings and structures and A6G12 Multiple classifications.
Part A7 United buildings - A7G1 United buildings and A7G2 Alterations in a united building.
Specifications - Specification 1 Fire-resistance of building elements, Specification 2 Descriptions of elements referred to in Specification 1 and Specification 3 Fire hazard properties.

Section H Class 1 and 10 buildings

To comply with National Construction Codes (https://ncc.abcb.gov.au) and the below outline, including; functional statements, performance requirements, deemed-to-satisfy provisions and specifications.

Part H1 Structural.

Functional Statement - H1F1 a building or structure is to withstand the combination of loads and other actions to which it may be reasonably subjected. Glazing is to be installed in a building to avoid undue risk of injury to people.
Performance Requirements to comply with H1P1 Structural reliability and resistance, and H1P2 Buildings in flood areas.
Deemed-to-Satisfy (DTS) Provisions to comply with H1D1 Deemed-to-Satisfy Provisions, H1D2 Structural provisions, H1D3 Site preparation, H1D4 Footings and slabs, H1D5 Masonry, H1D6 Framing, H1D7 Roof and wall cladding, H1D8 Glazing, H1D9 Earthquake areas, H1D10 Flood hazard areas, H1D11 Attachment of framed decks and balconies to external walls of buildings using a waling plate, and H1D12 Piled footings.

Part H2 Damp and weatherproofing

Functional Statement - H2F1 Surface water - a building including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water. **H2F2 Weatherproofing and dampness -** A building is to be constructed to provide resistance to moisture from the outside and moisture rising from the ground. **H2F3 Drainage from swimming pools** Adequate means for the disposal of swimming pool water and drainage is to be provided to a swimming pool.
Performance Requirements to comply with H2P1 Rainwater management, H2P2 Weatherproofing, H2P3 Rising damp, and H2P4 Drainage from swimming pools.
Deemed-to-Satisfy (DTS) Provisions to comply with H2D1Deemed-to-Satisfy Provisions, H2D2 Drainage, H2D3 Footings and slabs, H2D4 Masonry, H2D5 Subfloor ventilation, H2D6 Roof and wall cladding, H2D7 Glazing, and H2D8 External waterproofing.

Part H3 Fire safety

Functional Statement -
H3F1 Protection from the spread of fire - a Class 1 building is to be protected from the spread of fire.
H3F2 Fire detection and early warning - A Class 1 building is to be provided with safeguards so that occupants are warned of a fire in the building so that they may safely evacuate.
Performance Requirements to comply with H3P1 Spread of fire, and H3P2 Automatic warning for occupants.
Deemed-to-Satisfy (DTS) Provisions to comply with H3D1 Deemed-to-Satisfy Provisions, H3D2 Fire hazard properties and non-combustible building elements, H3D3 Fire separation of external walls, H3D4 Fire protection of separating walls and floors, H3D5 Fire separation of garage-top-dwellings, and H3D6 Smoke alarms and evacuation lighting.

Part H4 Health and amenity

Functional Statements
H4F1 Wet areas - a building is to be constructed to avoid the likelihood of-the creation of any healthy or dangerous conditions; or damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
H4F2 Room heights - A building is to be constructed to provide height in a room or space suitable for the intended use.
H4F3 Facilities - a building is to be provided with suitable- space and facilities for personal hygiene; and space or facilities for laundering; and space and facilities for the preparation and cooking of food; and space or other means to permit an unconscious occupant to be removed from a sanitary compartment; and means for the sanitary disposal of waste water.
H4F4 Light - a habitable room within a building is to be provided with openings to admit adequate natural light consistent with its function or use. A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement.
H4F5 Ventilation - A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use.
H4F6 Sound insulation - A building element which separates dwellings is to be constructed to prevent undue sound transmission between those dwellings.
H4F7 Condensation and water vapour management - Building elements in areas subject to water vapour or condensation must be constructed to reduce risks to the health of building occupants.
Performance Requirements to comply with H4P1 Wet areas, H4P2 Room heights, H4P3 Personal hygiene and other facilities, H4P4 Lighting, H4P5 Ventilation, H4P6 Sound insulation, and H4P7 Condensation and water vapour management.
Deemed-to-Satisfy (DTS) Provisions to comply with H4D1 Deemed-to-Satisfy Provisions, H4D2 Wet areas, H4D3 Materials and installation of wet area components and systems, H4D4 Room heights, H4D5 Facilities, H4D6 Light, H4D7 Ventilation, H4D8 Sound insulation, and H4D9 Condensation management.

Part H5 Safe movement and access

Functional Statement - H5F1 Safety from falling - a building is to provide safe access for people to the services and facilities within.
Performance Requirements to comply with H5P1 Movement to and within a building, and H5P2 Fall prevention barriers.
Deemed-to-Satisfy (DTS) Provisions to comply with H5D1 Deemed-to-Satisfy Provisions, H5D2 Stairway and ramp construction, and H5D3 Barriers and handrails.

Part H6 Energy efficiency

In Tasmania, Part H6 is replaced with BCA 2019 Amendment 1 Part 2.6.
Performance Requirements to comply with BCA 2019 Amendment 1,
P2.6.1 Building - a building must have, to the degree necessary, a level of thermal performance to facilitate the efficient use of energy for artificial heating and cooling appropriate to- the function and use of the building; and the internal environment; and the geographic location of the building; and the effects of nearby permanent features such as topography, structures and buildings; and solar radiation being-(i) utilised for heating; and (ii) controlled to minimise energy for cooling; and the sealing of the building envelope against air leakage; and the utilisation of air movement to assist cooling. Refer to energy efficiency report, as provided.
P2.6.2 Services
Domestic services, including any associated distribution system and components must, to the degree necessary- have features that facilitate the efficient use of energy appropriate to-(i) the domestic service and its usage; and (ii) the geographic location of the building; and (iii) the location of the domestic service; and (iv) the energy source; and obtain heating energy from-(i) a source that has a greenhouse gas intensity that does not exceed 100 g CO2-e/MJ of thermal energy load; or (ii) an on-site renewable energy source; or (iii) another process such as reclaimed energy.

Part H7 Ancillary provisions and additional construction requirements

Functional Statement
H7F1 Swimming pool access - A swimming pool is to be provided with-means to restrict access to it by young children; and means to reduce the possibility of a person being entrapped or injured due to suction by a water recirculation system.
H7F2 Heating appliances - A heating appliance using controlled combustion located in a building is to be installed in a way which reduces the likelihood of-fire spreading beyond the appliance; and
smoke from the appliance entering the building.
H7F3 Alpine areas - A building in an alpine area is to be provided with additional measures in view of the increased difficulties in fighting fire and maintaining access and means of egress in snow conditions.
H7F4 Bushfire areas - A Class 1 building or a Class 10a building or deck associated with a Class 1 building constructed in a designated bushfire prone area is to provide resistance to bushfires in order to reduce the danger to life and reduce the risk of the loss of the building.
H7F5 Private bushfire shelters - A structure designed for emergency occupation during a bushfire event must provide shelter to occupants from direct and indirect actions of a bushfire.
H7 Performance Requirements to comply with H7P1 Swimming pool access, H7P2 Swimming pool reticulation systems, H7P3 Heating appliances, H7P4 Buildings in alpine areas, H7P5 Buildings in bushfire prone areas, and H7P6 Private bushfire shelters.
Deemed-to-Satisfy (DTS) Provisions to comply with H7D1 Deemed-to-Satisfy provisions, H7D2 Swimming pools, H7D3 Construction in alpine areas, H7D4 Construction in bushfire prone areas, and H7D5 Heating appliances, fireplaces, chimneys and flues.

Part H8 Livable housing design

Functional Statement - H8F1 Livable housing design - a dwelling should be designed such that it is- easy to enter; and easy to navigate in and around; and capable of easy and cost effective adaptation; and responsive to the changing needs of occupants.
Performance Requirements to comply with H8P1 Livable housing design.
Deemed-to-Satisfy (DTS) Provisions to comply with H8D1 Deemed-to-Satisfy Provisions, and H8D2 Livable housing design
Specification
Specification 42 House energy rating software, and Specification 44 Calculation of heating load limit, cooling load limit and thermal energy load limit.

Contact Numbers

Police, Fire and Ambulance	000 or Mobile 112
Aurora Hotline	1300 132 003
Fallen Power Line	132004
Dial Before You Dig	1100
Gas - TasGas	1800 2111
Gas - TasGas Pipeline	1800 195 666
Poisons Information Centre	13 11 26
State Emergency Services	13 25 00 or 6334 5333
Taswater	13 69 92 or 13 699 2837
Telstra Hotline	1321 25
Workcover	1300 776 572
Workplace standards	1300 366 322

Client/Rep -
Apogee Tas -
Building Surveyor -
Structural Engineer -
Council -

Builder -
Electrician -
Plasterer-
Carpet -
Painter-
Concreter-
Joiner -
Plumber -

The clauses listed above represents a section of the NCC as defined by Australian Building Codes Board. Apogee has listed those clauses that may be 'deemed to comply' with the drawings supplied. It is the responsibility of all contractors/builders to fully check all sections of the NCC and adopt accordingly. Apogee does not take responsibility for any omissions/clauses not listed.

Disclaimer:
Apogee advises that the plans have been drawn to comply with the requirements of the local authorities. The drafter, however, does not accept any responsibility for any errors or omissions in the plans and specification or for misconstruction or interpretation. Structural Engineer's certificates may be required to cover areas of structural design and/or soil conditions. This work is outside the scope of this drafting service and a competent structural engineer should be engaged. This plan should be read in accordance with the specification. Drawings only comply with regulations for a 12-month period. After this time alteration may be required at client's cost.
The clauses listed above represents a section of the BCA and PCA as defined by Australian Building Codes Board. The designer has listed those clauses that may be 'deemed to comply' with the drawings supplied. It is the responsibility of all contractors/builders to fully check all sections of the NCC and adopt accordingly. The designer takes no responsibility for any omissions/clauses not listed.

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Stage	Rev	Description	Date
C	01	As constructed	20-Apr-26
C	02	As constructed	13-May-26

Preliminary

Project Name

Existing Dwelling

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Client	**Mathew Tonks**
Property ID	1693769
Title Reference	51297/1
Designer	Simon Chappell
License No.	CC6417
Drawn e-file	-- C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2531_379 Evandale Rd\00. Archi\CAD\2531_379 Evandale Rd, Western Junction.pln

NCC Notes Vol.2

Status	C
Print date	Thursday, 14 May, 2026
Original size	A3
Drawing Nº/Stage/Revision	A04-C02

Workplace Health & Safety Notes

General Notes

1. The following risk mitigation notes have been articulated to provide guidance to the 'person conducting a business or undertaking' (PCBU) regarding the health and safety considerations of the design, in accordance with the Work Health and Safety Act 2011 (WHS Act 2011). These notes are applicable whenever the building functions as a workplace.

2. It is important to acknowledge that these notes may not comprehensively address all aspects of construction, operation, maintenance, and demolition practices, as well as the associated safety risks. The inclusion or exclusion of any specific item or information does not release the owner, contractor, user, maintainer, or demolisher from their legal obligations to undertake appropriate risk management activities. Furthermore, it should be emphasized that the presence or absence of any item mentioned in these notes does not imply that the responsibility lies with the designer.

3. Additional guidance on workplace health and safety is provided in the following Codes of Practice are approved under Section 274 of the Work Health and Safety Act (the WHS Act):

Works Health and Safety Consultation, Co-operation and Coordination is an approved code of practice under Section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/whsconsultationcooperationcoordination.pdf>

Managing the Work Environment and Facilities is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/managing_work_environment_and_facilities2.pdf>

Managing the Risks of Plant in the Workplace is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-managing-risks-of-plant-in-the-workplace-v3.pdf>

Managing Noise and Preventing Hearing Loss at Work is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/managing_noise_preventing_hearing_loss_work.pdf>

Managing Electrical Risks in the Workplace is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-managing-electrical-risks_in_the_workplace-v3.pdf>

How to Manage Work Health and Safety Risks is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/how_to_manage_whs_risks.pdf>

Hazardous Manual Tasks is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-hazardous-manual-tasks-v2.pdf>

Confined Spaces is an approved code of practice under section 274 of the Work Health and Safety Act (the WHS Act). Refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-confined-spaces-v3.pdf>

4. Additional and revised codes of practice, along with other guidance materials aimed at minimising risks to workplace health and safety, are periodically released by Safe Work Australia (www.safeworkaustralia.gov.au <http://www.safeworkaustralia.gov.au>) and the respective state safe working authorities (<https://www.worksafe.tas.gov.au>). It is crucial to refer to these resources and consult them prior to commencing any work on site.

5. The specific risks related to this project have been evaluated and are outlined, as appropriate, in the attached risk assessment and hazard identification reports.

6. The contractor bears the responsibility of identifying all risks associated with the construction process and must prepare comprehensive 'Safe Work Method Statements' (SWMS - <https://worksafe.tas.gov.au/topics/Health-and-Safety/safety-by-industry/construction/safe-work-method-statements-swms#:~:text=A%20SWMS%20is%20a%20document,place%20to%20control%20the%20risks>) and job safety analysis to ensure adequate safety measures are in place.

7. Temporary structures and contractor erection procedures are only specified when necessary for the proper implementation of the design outlined in the provided documents. Detailed procedures should be obtained before commencing any work. The contractor is responsible for engaging a third party to assist, certify, and supervise the erection of the works for all associated temporary structure or erection design and certification.

Site

Site excavation activities can result in the rupture of services, posing various risks such as the release of hazardous materials. Existing services may be present on or near the construction site. While efforts have been made to identify these services on the drawings, the exact location and extent of the services may differ. It is crucial to locate the services using suitable methods, employ proper excavation practices, and enlist the services of specialist contractors when necessary to mitigate potential risks.

Site Access / Traffic Management:
1. The contractor is required to carry out all work in compliance with the "Traffic Management in Workplaces" code of practice, adhering to the standard control measures outlined in the code.
2. Buildings on a major, narrow, or steeply inclined road; parking, loading and unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Where applicable, a traffic management plan supervised by trained traffic management personnel is to be implemented for the work site.
3. Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access are to be provided. Where electrical installations, excavations, plant or loose materials are present, they are to be secured when not fully supervised.
4. Building owners and occupiers are responsible for pedestrian access ways, to ensure that surfaces are not uneven or cracked, which could pose a trip hazard. Additionally, any spills, loose materials, stray objects, or other substances that could cause slipping or tripping hazards should be promptly cleaned or removed from the access ways.
5. Contractors to maintain a clean and organized work site to minimize the risk of trips and falls. To reduce the potential for accidents and injuries contractor is to store construction materials and maintenance equipment in designated areas that are separate from access ways and work areas.
6. To create a secure environment, ensure safe access to the building is prioritise, including essential elements such as handrails, scaffolding, access stairs, and fall arrest systems. These elements are to be completed before proceeding with any other construction works that will rely on their presence.

Water
If the building site is adjacent to any body of water adequate protection and access prevention shall be provided. The contractor is to prepare a safe work method statement for any works required to be undertaken over water.

Lighting and ventilation:
The contractor is to provide adequate lighting and ventilation to all areas required to be occupied during construction. Prior to the commissioning of the building, final lighting and ventilation must be provided in accordance with the requirements of the National Construction Codes.

Fire and emergency:
Adequate site-specific fire equipment and emergency evacuation procedures are to be provided and maintained by the contractor during works onsite according to a safe work method statement to be prepared by the contractor prior to works commencing onsite. Prior to the commissioning of the building, final fire protection equipment shall be provided in accordance with the requirements of the National Construction Codes.

Electrical:
Refer to Engineers drawings and specifications.
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Working in the vicinity of overhead and underground electric lines, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/general-guide-working-vicinity-overhead-and-underground-electric-lines> ,
b. Managing electrical risks in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-electrical-risks-workplace>, and
c. AS 3012 Construction Electrical Installations.
2. Underground power lines may be located in or around the site. All underground power lines must be accurately located and either disconnected or adequate exclusion zones delineated prior to any construction, maintenance or demolition work commencing.
3. Overhead power lines may be located on or near the site. These pose a significant risk if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, clearly identified exclusion zones and approach distances shall be established and maintained.

Excavation

Refer to Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with code of practice, Excavation work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-excavation-work>,
2. Installation in excavation areas should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area shall be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations shall be provided.
3. All bores are to be provided with adequate protection and access prevention and concrete filled as soon as possible.
4. The contractor is to consult any site investigation reports etc. Before conducting any excavation works. In the case of any areas being identified as having ground contamination present, a qualified specialist consultant shall be engaged to provide remedial works design and risk mitigation strategies.

Construction

Formwork:
Refer to Engineer's drawings and specifications.
1. The contractor is to conduct works in accordance with the code of practice Formwork and falsework, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/formwork-and-falsework-information-sheet>.
2. All formwork and supporting scaffold structures must be deigned to carry the construction loading specified with this set of documentation.
3. In-situ formwork e.g. bondek / condeck must be installed to manufactures instructions and supported during construction as recommended. Temporary supports are not provided as part of this documentation.
4. Slabs that support continued temporary structure must be back propped. Back propping must be checked and approved prior to any additional construction loading.
5. Walls, column and other vertical formwork must be checked and designed for potential hydrostatic loading during concrete placement.

Precast panel erection:
1. Refer to Engineer's drawings and specifications.
2.The contractor is to conduct works in accordance with the following code of practice and Australian Standard:
a. Precast tilt-up and concrete elements in building construction, refer to <https://www.safeworkaustralia.gov.au/system/files/documents/1702/codeofpractice_precasttiltupandconcreteelementsbuildingconstruction_2008_pdf.pdf>, and
b. AS3850 Tilt-up concrete construction.
3. Contractor is to ensure that crane size and location is adequately assessed for capacity before panels are erected. This it to include but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.
4. Chain and sling setup for panels is to be checked against approved panel lifting points. Where appropriate an approved spreader beam is to be used.
5. Pathways of overhead travel of panels are to be clearly marked and access to these restricted during lifting.
6. Panel bearing and locating plates and dowels are to be checked for final location.
7. Panel propping and temporary support must be located with approved anchors and appropriate checks and designs for capacity, number and configuration of props is to be conducted prior to erection. Temporary supporting structure during construction is not provided as part of these design documents and must be obtained prior to erection.

Structural steel erection:
Refer to Engineer's drawings and specifications.
The contractor is to conduct works in accordance with the following codes of practice:
a. Welding processes, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-welding-processes>,
b. abrasive blasting, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-abrasive-blasting>, and
c. Spray painting and powder coating, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-spray-painting-and-powder-coating>
2. Contractor is to ensure that crane size and location is adequately assessed for capacity before the frame is erected. This it to including but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.
3. Chain and sling setup for framing members is to be checked against approved lifting points. Where appropriate an approved spreader beam is to be used.
4. Pathways of overhead travel of framing members are to be clearly marked and access to these restricted during lifting.
5. Temporary propping work is to be provided to ensure stability of the frames during erection. All steel frames are to be temporary braced, until structure is fully erected and all connections bolted or welded together as required. Temporary supporting structure during construction is not provided as part of these design documents and must obtained prior to erection.
6. Site based treatments of steel framing members (e.g. Cutting, welding, grit blasting, spray painting, etc.) Is to be minimised wherever possible. If site-based treatment is unavoidable, adequate protection, screening and ventilation to minimise hazards to personnel is to be provided.
7. Avoid site base hot works where possible. If unavoidable, site specific procedures for hot works permits etc. Are to be followed.

Working at heights:
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Managing the risk of falls at workplaces, refer to, <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risk-falls-housing-construction>
b. Preventing falls in housing construction, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risk-falls-housing-construction>
c. Scaffolds and scaffolding work, refer to <https://www.safeworkaustralia.gov.au/doc/scaffolds-and-scaffolding-work-general-guide>, and
d. AS 1657, Fixed platforms, walkways, stairways and ladders - Design, construction and installation.
2. Scaffolding must be secured and braced to resist overturning. Single props must not be used unless a design check on stability is made and they are fixed to a stable base at midpoints.
3. Contractor is to use passive fall prevention device if possible (i.e., Fixed platform, cherry pickers etc.).

Concrete stressing:
Refer to Engineer's drawings and specifications.
1. Contractor is to ensure that concrete strength meets required capacity at time of stressing.
2. Restricted stressing areas are to be provided to all areas where stressing is taking placed both at live and dead ends of stressing ducts.
3. Contractor must ensure that at all times during stressing only qualified and approved personnel have access to designated stressing areas.
4. Slabs that support continued temporary structure must be back propped. Back propping must be checked and approved prior to any additional construction loading.

RevID	ChID	Change Name
01		
02	02	Revised in response to Council RFI

Cranes and other mechanical plant:
1. The contractor is to conduct works in accordance with the following codes of practice and Australian Standard:
a. Cranes, refer to <https://www.safeworkaustralia.gov.au/safety-topic/hazards/cranes/resources>,
b. Managing the risks of plant in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risks-plant-workplace>,
c. Industrial lift trucks, refer to <https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/industrial-lift-trucks-guidance-material>, and
d. AS 2550 Cranes, hoists and winches - Safe use General requirements
2. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.
3. Contractor is to ensure that crane size and location is adequately assessed for capacity before any lift. This it to include but is not limited to crane support bearing, location of underground services, overturning, lifting capacity, overheard obstructions and traffic hazards.

Existing buildings

Demolition:
1. The contractor is to conduct works in accordance with the code of practice demolition work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-demolition-work>
2. Locations of existing embedded live services are to be accurately established prior to any penetration of existing structure.
3. Do not cut or remove any structural member prior to inspection by a suitably qualified structural engineer.
4. Seek advice from a suitably qualified structural engineer prior to coring, chasing, cutting or removal of existing concrete and reinforcement.

Existing structural adequacy:
1. Where existing structural elements are damaged or exhibit significant section loss, a suitably qualified structural engineer shall be engaged to design a system for stabilising / supporting the existing structure, such that all work areas will be adequately safe for building works to commence. Any significant section loss or corrosion of existing structural elements shall be reported to the engineer prior to proceeding with works.
2. Any existing retaining structures present on the site shall be inspected by a suitably qualified structural engineer to ascertain the extent of any exclusion zones required, especially with regard to any excavation, the operation of heavy surface plant and equipment, or stockpiling material adjacent to existing retaining structures.
3. No excavation shall be performed adjacent to any existing structure, especially below the 45° line from the underside of an existing footing without the express permission of the structural engineer.

Asbestos:
Refer to the buildings Asbestos Register.
1. The contractor is to conduct works in accordance with the following codes of practice:
a. How to manage and control asbestos in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-how-manage-and-control-asbestos-workplace>, and
b. How to safely remove asbestos, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-how-safely-remove-asbestos>.
2. For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:
- 1990 - it may contain asbestos;
- 1986 - it is likely to contain asbestos;
Either in cladding material or in fire-retardant insulation material. In either case, the builder should inspect and, if necessary, have any asbestos removed by a suitable qualified person before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Existing coatings:
1. Prior to any works commencing an appropriate method of paint removal and disposal is to be determined, particularly on historic structures. Coatings containing coal tar epoxies, bitumen and asphalts, zinc chromate and lead among others present a health risk. Adequate screening is to be provided to the public and the surrounding environment during paint removal and cleaning operations. Environmentally appropriate methods are to be employed during maintenance and repair work.

Hazardous substances
The contractor is to conduct works in accordance with the code of practice Managing risks of hazardous chemicals in the workplace, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-risks-hazardous-chemicals-workplace>.

Powdered materials:
Many materials used in construction can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear personal protective equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

Treated timber:
During the construction, operational maintenance, or demolition of a building, it is important to consider the potential use of treated timber within the structure. It should be noted that dust or fumes arising from this material can be hazardous to health. Therefore, individuals working on or in the building should prioritize good ventilation and wear appropriate personal protective equipment. This includes protection against inhalation of harmful materials when engaging in activities such as sanding, drilling, cutting, or any other process that may release hazardous substances from treated timber. It is crucial to avoid burning treated timber, as this can also lead to the release of harmful substances. Taking these precautions helps to ensure the safety and well-being of those involved in the construction process.

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C	02	As constructed	13-May-26

Preliminary

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NCC Notes WHS

Status	C
Print date	Thursday, 14 May, 2026
Original size	A3
Drawing Nº/Stage/Revision	

A05-C02

Workplace Health & Safety Notes
General Notes - Continued

Volatile organic compounds:
Certain substances commonly used in construction and maintenance, such as glues, solvents, spray packs, paints, varnishes, cleaning materials, and disinfectants, can emit hazardous emissions. It is crucial to maintain proper ventilation in areas where these materials are being used, both during application and for a period after installation. This helps to minimize the risk of exposure to harmful fumes. Additionally, wearing appropriate personal protective equipment may be necessary to ensure safety. It is important to strictly adhere to the manufacturers' recommendations for the use of these substances. By following these guidelines, potential health hazards can be minimized, creating a safer working environment.

Synthetic mineral fibre:
When working with thermal or acoustic insulation materials such as glass fiber, rock wool, ceramic, and other similar substances, it is important to be aware that they may contain synthetic mineral fibers that can be harmful if inhaled or come into contact with the skin, eyes, or other sensitive parts of the body. To ensure personal safety, it is necessary to use appropriate personal protective equipment when handling, installing, removing, or working near bulk insulation materials. This includes protection against inhalation of harmful materials. By taking these precautions and following safety guidelines, the risk of potential harm can be minimized, providing a safer working environment.

Hazardous manual tasks
1. The contractor is to conduct works in accordance with the code of practice Hazardous manual tasks, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-hazardous-manual-tasks>.
2. In order to ensure safe lifting practices and prevent injuries, it is important to follow certain guidelines. These include:
a. Components with a mass exceeding 25 kg should be lifted by either two or more workers or by using a mechanical lifting device. This helps distribute the weight and reduces the risk of strain or injury.
b. It is recommended that all packaging, building materials, and maintenance components clearly display the total mass of the packages. This information allows workers to assess the weight and take necessary precautions during lifting.
c. Whenever possible, items should be stored on-site in a manner that minimizes the need for bending before lifting. This reduces the strain on the body and lowers the risk of back injuries.
d. Adequate advice and guidance should be provided to workers on safe lifting methods in all areas where lifting tasks may occur. This includes proper lifting techniques, body positioning, and the use of appropriate equipment.
By adhering to these guidelines and promoting safe lifting practices, the risk of injuries associated with lifting heavy objects can be significantly reduced, creating a safer working environment for all involved.

Confined spaces
1. The contractor is to conduct works in accordance with the following code of practice and Australian Standard
a. Confined spaces, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-confined-spaces>, and
b. AS 2865 Confined spaces.
2. Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. Where workers are required to enter enclosed spaces, air testing equipment and personal protective equipment shall be provided. Only trained personnel are to enter a confined space and the contractor is to prepare a work method statement addressing mitigation of risks for any such works. Adequate signage is to be provided to all temporary and permanent confined spaces in accordance with AS 2865.

Noise
The contractor is to conduct works in accordance with the code of practice Managing noise and preventing hearing loss at work, refer to <https://www.safeworkaustralia.gov.au/doc/model-code-practice-managing-noise-and-preventing-hearing-loss-work>.

Operational use of building
The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

RevID	ChID	Change Name
01		
02	02	Revised in response to Council RFI

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NCC Notes WHS

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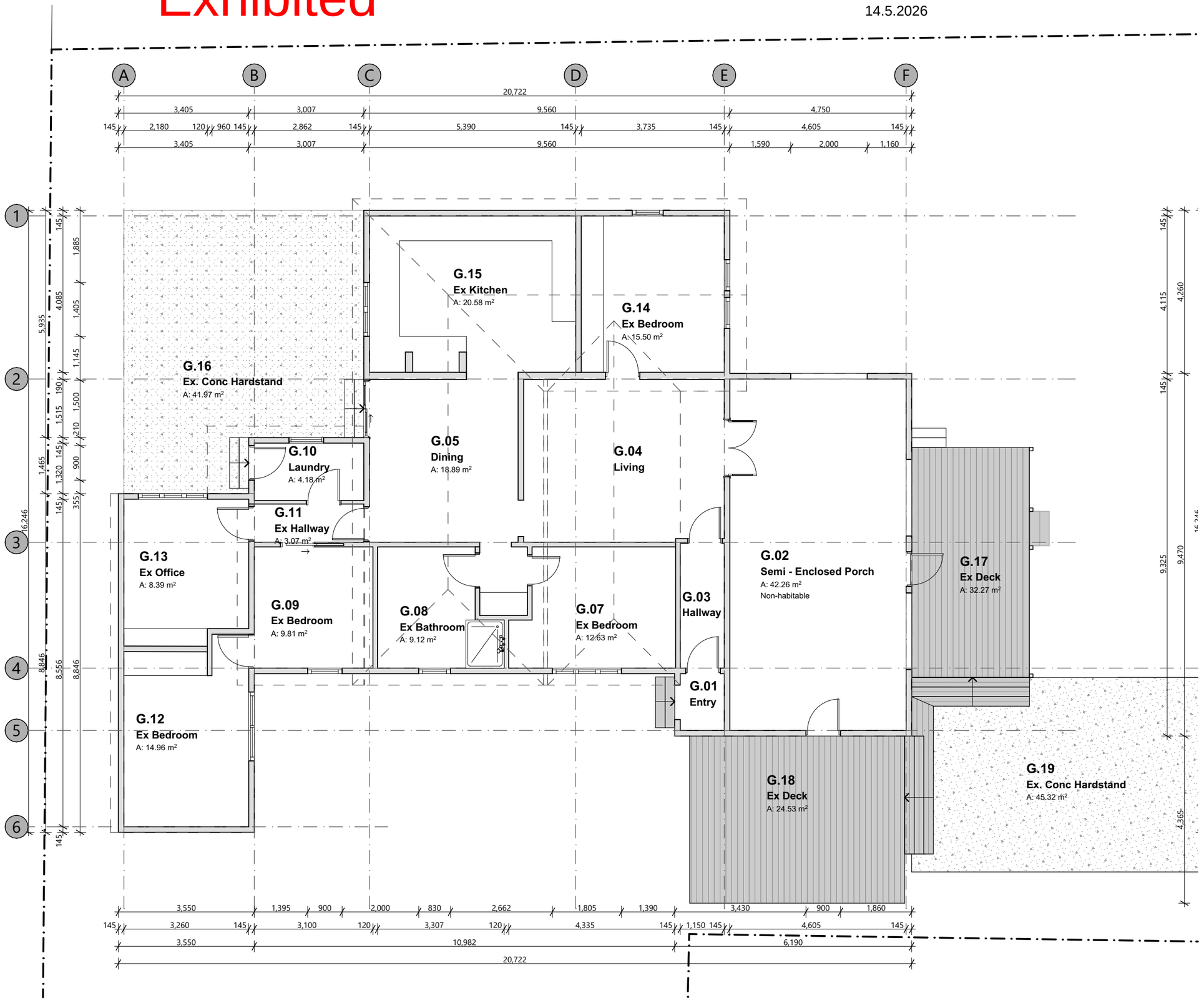
A06-C02

Exhibited

Received
14.5.2026

RevID	ChID	Change Name
01	01	Issue for consultant information
02	02	Revised in response to Council RFI



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Existing Plan: Ground Floor
1:100

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The designer is to be notified of any discrepancies with the drawings.

Floor Plan Legend

The descriptions below shall be read in conjunction with the internal elevations and finishes schedules.

±0.000	Existing levels
±0.000	New levels. RL Reduced Level
G.01 Room Name	Zone: Building Level.Room number & Room Name
B	Grid Line
DG.01	Door tag: Door Building Level.Door Number. Refer to door schedule for details.
W1.01	Window tag. Window Building Level.Window number.Refer to door schedule for details.
WT.01	Wall Type Tag. Refer to details.
DP	Downpipe
	Existing walls, thickness and composition varies. Confirm on site.

Stage	Rev	Description	Date
C	01	As constructed	20-Apr-26
C	02	As constructed	13-May-26

Preliminary

Project Name

Existing Dwelling

Project No.	**379 Evandale Rd**
	Western Junction, Tas 7212
Project Address	**2531**
Client	**Mathew Tonks**
Property ID	1693769
Title Reference	51297/1
Designer	Simon Chappell
License No.	CC6417
Drawn	--
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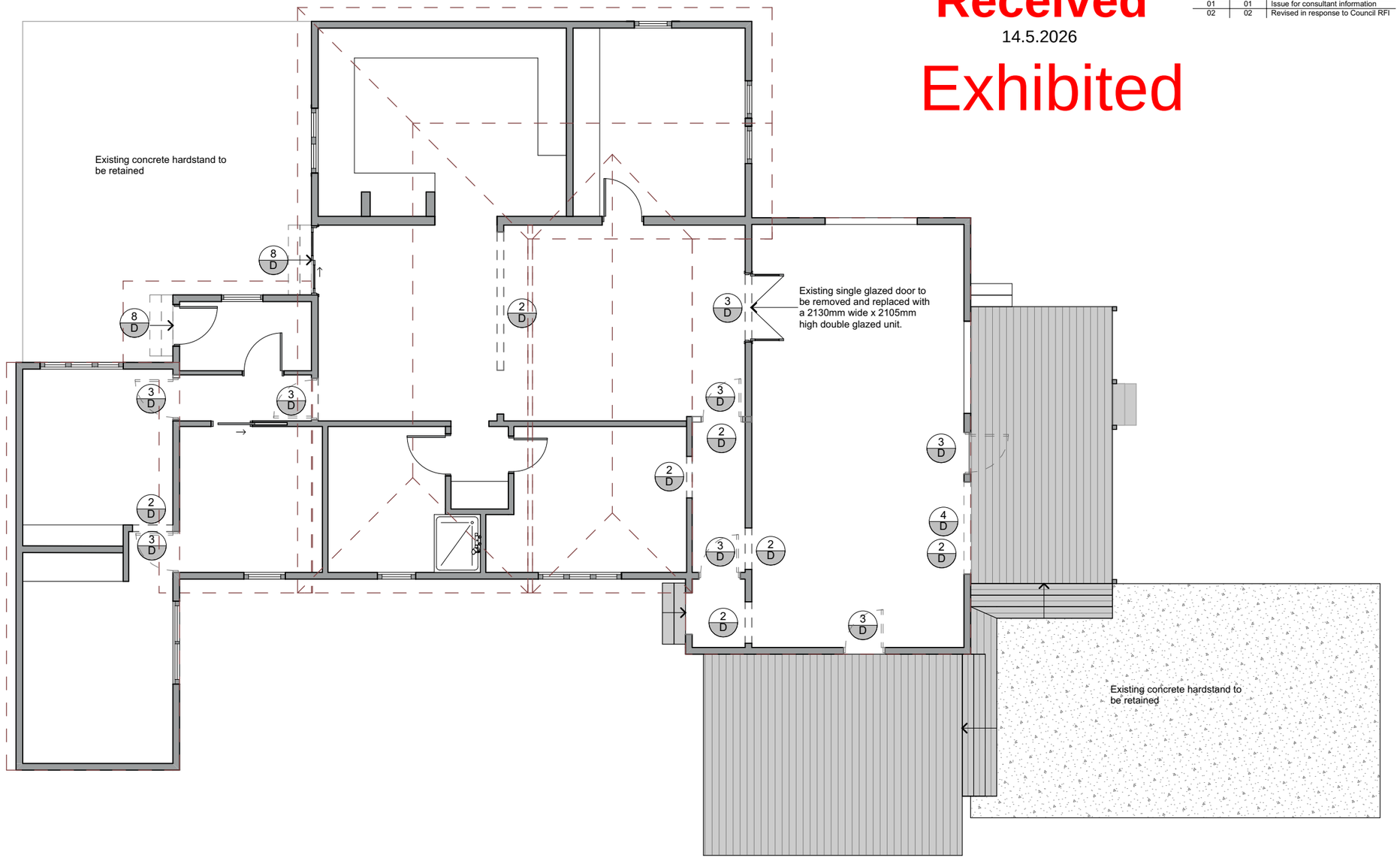
Existing Ground Floor Plan

Status	C
Print date	Thursday, 14 May, 2026
Original size	A3
Drawing Nº/Stage/Revision	

A07-C02

RevID	ChID	Change Name
01	01	Issue for consultant information
02	02	Revised in response to Council RFI



1 | -

Ground Floor Demolition Plan
1:100

Demolition Legend

Site Demolition Notes

General note:
Drawing shall be read in conjunction with specifications, mechanical & electrical drawings.
Electrical:
Refer to engineer's documents for all electrical works details including connection and disconnection of power to existing remaining buildings & demolished buildings.
Plumbing:
All pipe capping shall be documented on as constructed documentation at conclusion of construction.
Misc. Services:
All remaining services to be removed and capped off at Site connection point where required. Services shall be documented for records.
Misc. Allowances:
Contractor to allow to remove all demolished items from site therefore allowing for cartage, travel and disposal fees. Contractor should recycle all demolished items where possible & provide further evidence of recycling within their tender submission of what items will be recycled, where they will be recycled and how they will be reused. Tenders may be weighted on the contractor's ability to cover this criteria.

Schedule of Demolition Categories:

1 D **Walls -** Demolish & remove existing wall including framing, linings, skirtings', trims & the like to the extent shown dashed. Allow to make good to all adjacent surfaces as required to suit new works. Allow to disconnect all redundant mechanical, electrical, hydraulic etc. connections, cap & seal below/ behind finished surface level. Make good as required.

2 D **Part Walls** - Demolish & remove part existing wall including framing, linings, skirtings, trims & the like to the extent shown dotted to form new opening. Allow to make good to all adjacent surfaces as required to suit new works. Allow to disconnect all redundant mechanical, electrical, hydraulic etc connections, cap & seal below/ behind finished surface level. Make good as required.

3 D **Doors** - Demolish & remove or relocate existing door including frames, reveals, hardware, locks, hinges & the like. Allow to make good to all adjacent affected surfaces as required in preparation for new works.

4 D **Windows** - Demolish & remove existing window including frames, reveals, furnishings, glazing & the like. Allow to make good to all adjacent affected surfaces as required in preparation for new works.

5 D **Fixtures & Fitting** - Demolish & remove existing fixture & fittings shown dotted. Allow to cap & seal all service connections below/ behind finished surface level. Allow to patch, repair & ensure smooth & level finish in preparation for new works

6 D **Joinery** - Demolish & remove existing joinery unit including drawers, cupboards, carcases, benchtop, splashback & the like shown dotted. Allow to cap & seal all associated service connections below/ behind finished surface level. Allow to patch, repair & ensure smooth & level finish in preparation for new works.

7 D **Floor Finishes** - Demolish & remove existing floor finish throughout back to existing structure below. Contractor shall ensure smooth & level finish as required for installation of new floor finishes.

8 D **Stairs & Landings** - Demolish & remove existing stair structure including stringers, goings & risers. Allow to patch, repair & ensure smooth & level finish in preparation for new works.

9 D **Site Works** - Demolish & remove existing Site works including Retaining walls, fences, landscaping & the like shown dotted. Allow to cap & seal all associated service connections below/ behind. Allow to patch, repair & ensure smooth & level finish in preparation for new works. Make good as required.

Demolition Legend

The contractor shall carry out the required demolition of the existing building nominated on this plan in strict accordance with the documentation & AS2601 - the demolition of structures. Demolition works shall be undertaken in a safe & environmentally acceptable manner. Contractor shall make all allowances as required for demolition, removals & relocations to suit the new works. All items to be demolished shown dashed typically. Contractor shall allow to chase all new mechanical, electrical & hydraulic services under floors & into walls as required.
Remove & disconnect all redundant mechanical, electrical, hydraulic services & the like as required within the new works. Allow to cap & seal existing connections below/ behind finished surface levels. Allow to relocate & make good where required. Make good to all penetrations where items removed. Infill shall match existing surface. Existing floor coverings to be removed in locations nominated. Contractor to ensure all layers removed back to original structure. Ensure existing structure is cleaned & made good in preparation for new coverings & insulation where concrete/ structure to be exposed. Allow to make good to existing slab/ structure to ensure smooth, flat & level surface in preparation for new works.
Any equipment to be demolished or removed during works shall be disposed or salvaged for re-use in accordance with the fittings & fixtures schedule. All demolition works to be read & undertaken in conjunction with all consultant documentation. All salvaged items are to be stored ready for re-use or for client's future instruction.

Part of Wall to be Demolished & Removed - Demolish & remove existing wall (or section of) to extent shown dotted. Allow to remove all fittings within demolished wall. Make good to all floors, ceilings & adjacent remaining walls where affected by demolitions & removal. Chase, remove & cap all redundant services within the demolished wall (or allow to relocate as required for new design)

Existing Wall Retained - Retain existing wall. Allow to make good to all existing linings as required for new works. Allow to re-configure services within as required.

Doors to be Demolished or Relocated
Demolish & remove or relocate existing door, frame & all other associated hardware including locks, hinges, stops & catches. Make good to opening in preparation for new works.

Doors to be Retained
Retain, protect & make good to existing door. Ensure all hardware is in good working order as required to suit new works.

Window to be Demolished
Demolish & remove existing window, frame furnishings & glazing. Make good to existing opening as required to suit new works.

Window to be Retained
Retain, protect & make good to existing window. Ensure all glazing & hardware is in good working order as required to suit new works.

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ABN | 40 624 215 041

General Notes:

All building works to comply with National Construction Code - Building Code of Australia, Australian Standards, Building Acts & Regulations and Council bylaws. Refer to architectural drawings for notes.
All drawings shall be read in conjunction with the engineering drawings and specifications.
Use figured dimensions in preference to scaled dimensions.
The Building Contractor shall be responsible for the correct set-out of all works.
Building Contractor to site check dimensions and locations of all items on site prior to and during the works.
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Stage	Rev	Description	Date
C	01	As constructed	20-Apr-26
C	02	As constructed	13-May-26

Preliminary

Project Name

Existing Dwelling

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	Western Junction, Tas 7212
Project Address	**2531**
Client	**Mathew Tonks**
Property ID	1693769
Title Reference	51297/1
Designer	Simon Chappell
License No.	CC6417
Drawn	--
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Ground Floor Demolition Plan

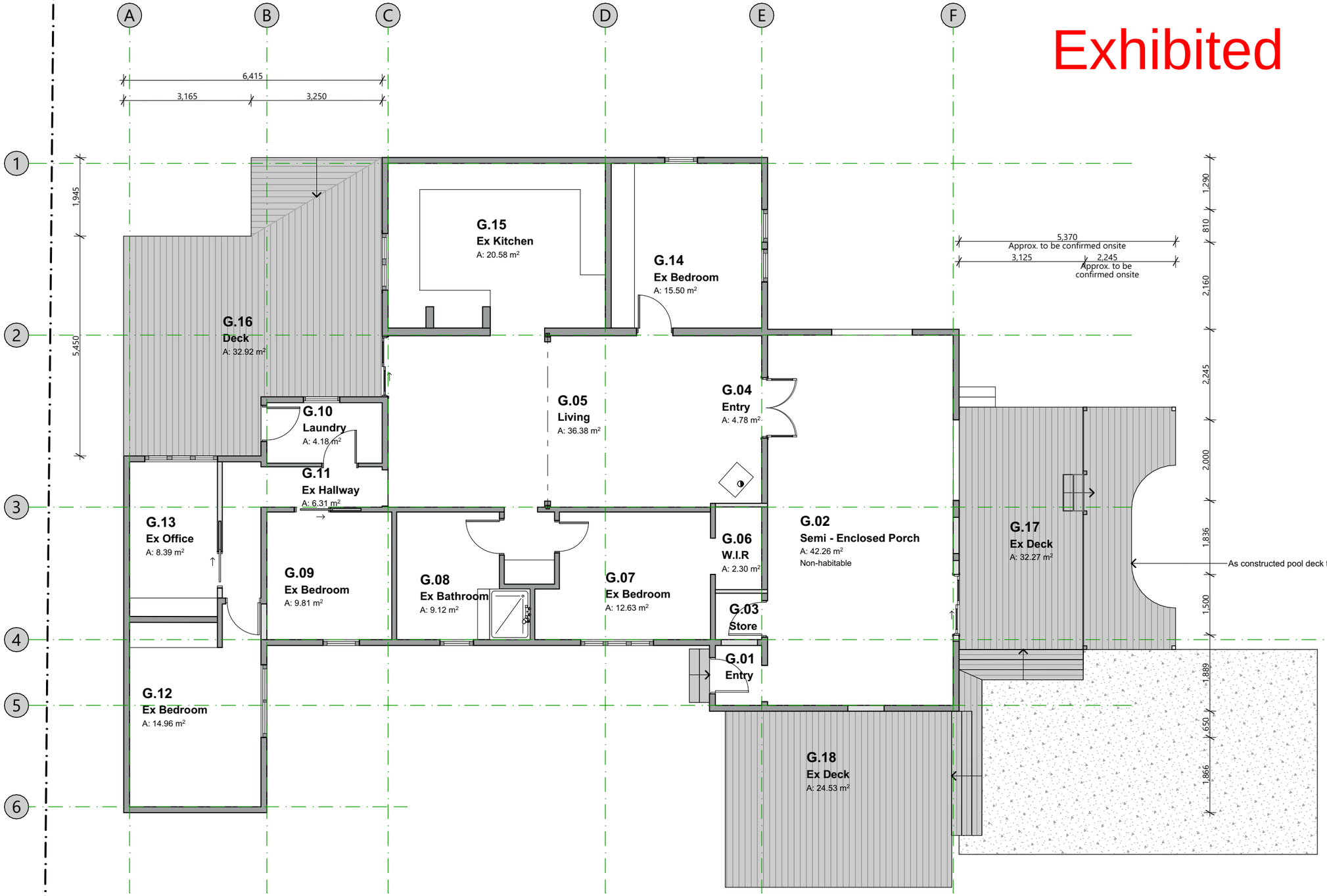
Status | C
Print date | Thursday, 14 May, 2026
Original size | A3
Drawing Nº/Stage/Revision

A08-C02

north

RevID	ChID	Change Name
01	01	Issue for consultant information
02	02	Revised in response to Council RFI

Exhibited



1
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Plan: Ground Floor
1:100

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DP	Downpipe
	Existing walls, thickness and composition varies. Confirm on site.

Received
14.5.2026

Stage	Rev	Description	Date
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Preliminary

Project Name

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Ground Floor Plan

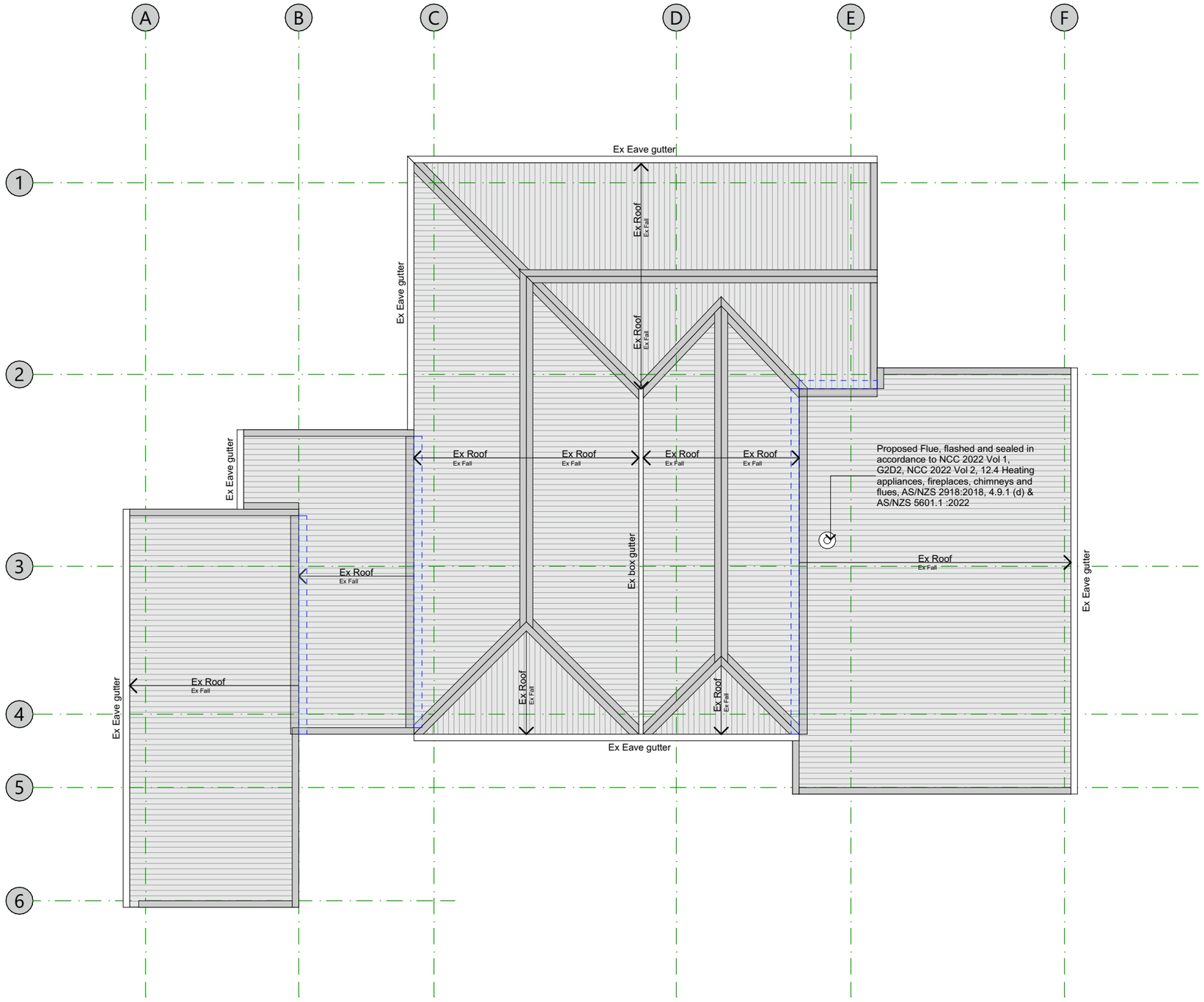
Status	C
Print date	Thursday, 14 May, 2026
Original size	A3
Drawing Nº/Stage/Revision	

north

A09-C02

Exhibited **Received**
14.5.2026

RevID	ChID	Change Name
01	01	Issue for consultant information
02	02	Revised in response to Council RFI



1
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Plan: Roof
1:100

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Preliminary

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Roof Plan

Status	C
Print date	Thursday, 14 May, 2026
Original size	A3

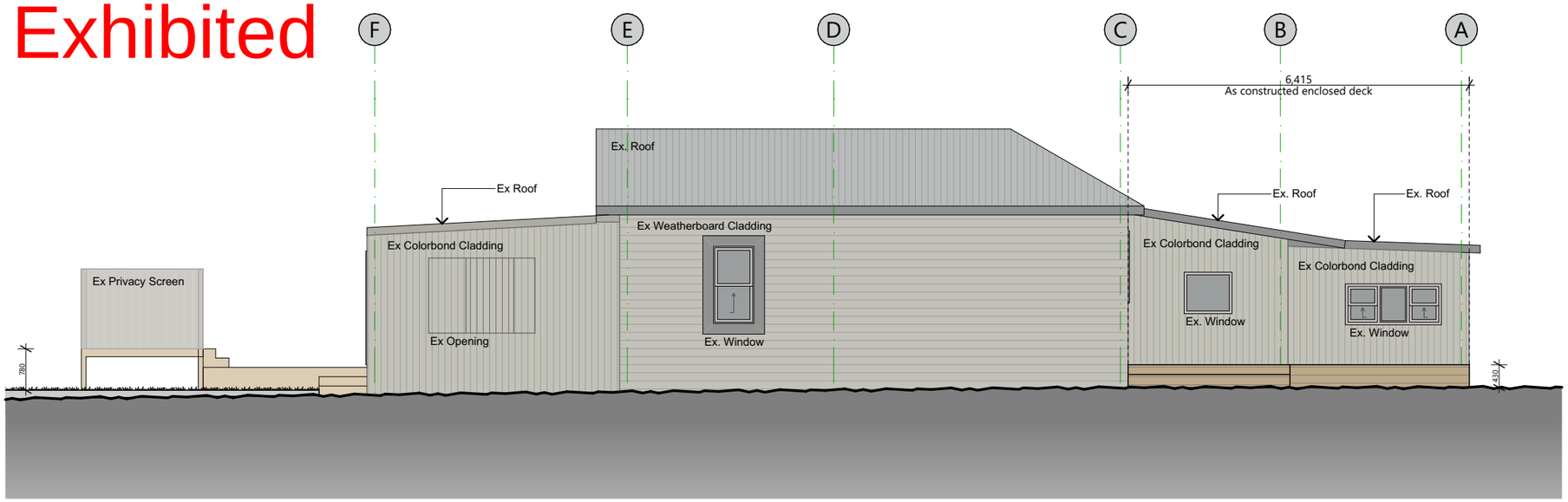
Drawing Nº/Stage/Revision

A10-C02

Exhibited

Received
14.5.2026

RevID	ChID	Change Name
01	02	Revised in response to Council RFI



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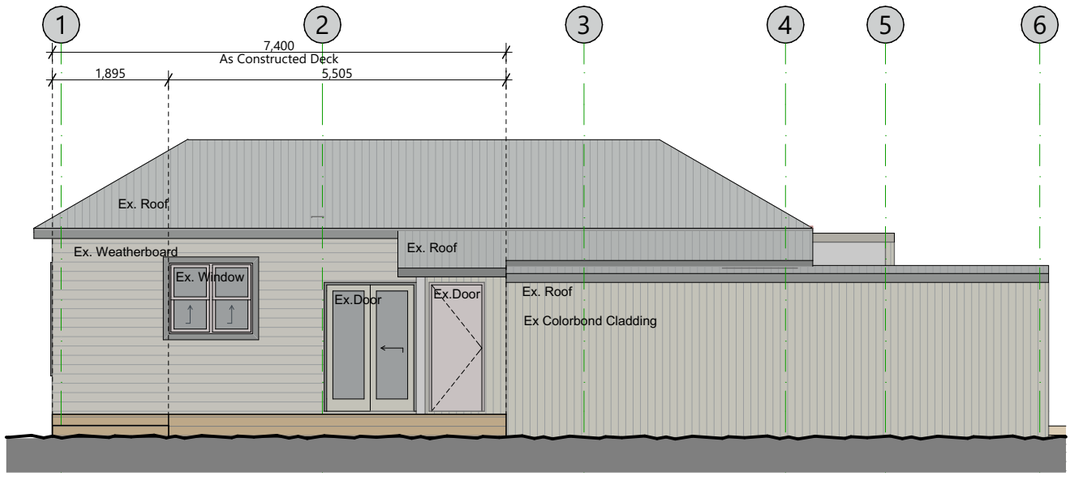

2 | Elevation: West
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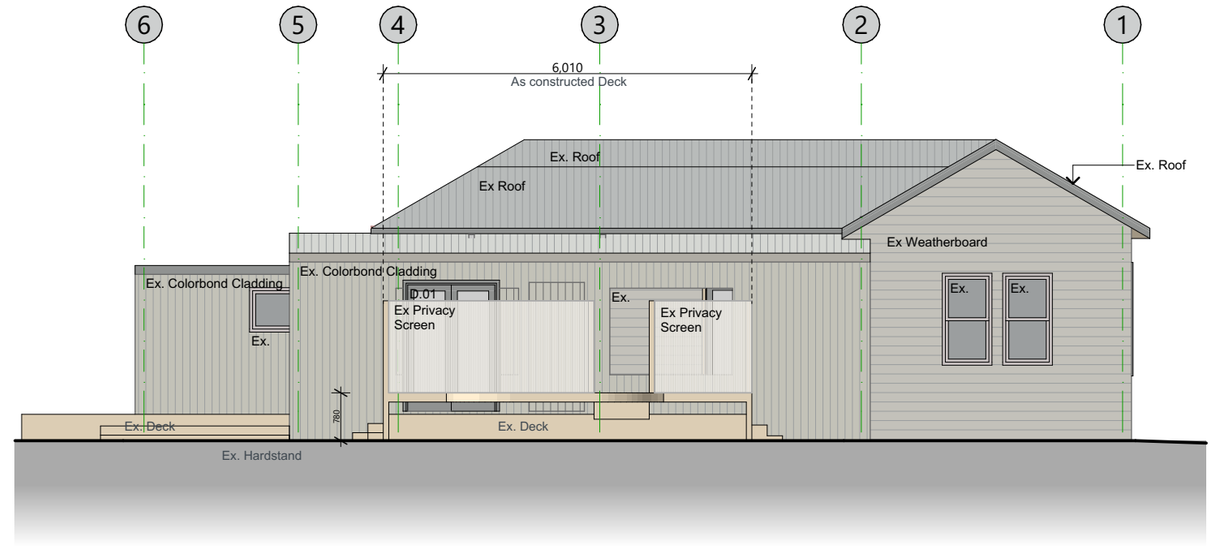

3 | Elevation: East
- | 1:100

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Stage	Rev	Description	Date
C	01	As constructed	13-May-26

Project Name
Existing Dwelling

Project No.	**|**	**2531**
Project Address	**|**	**379 Evandale Rd Western Junction Tas 7212**
Client	**|**	**Mathew Tonks**
Property ID	|	1693769
Title Reference	|	1/51297
Designer	|	Simon Chappell
License No.	|	CC6417
Drawn	|	--
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Elevations

Status	|	C
Print date	|	Thursday, 14 May, 2026
Original size	|	A3
Drawing Nº /Stage/Revision		

A11-C01