DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064733

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 31 Wellington Street, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/11/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 23/11/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Document Set ID: 6110556
Version: 1, Version Date: 05/11/2026

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Alterations & Addition to Existing Dwelling

Location: 31 Wellington Street, Richmond, TAS 7025

Personal Information Removed

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as

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exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: Residential

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

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Planning Application checklist

Mandatory Documents
This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.
  - Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.

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- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
- Private open space for each dwelling.
- External storage spaces.
- Car parking space location and layout.
- Major elevations of every building to be erected.
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
- Relationship of the elevations to natural ground level, showing any proposed cut or fill.
- Materials and colours to be used on rooves and external walls.

☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
- Plantings proposed for screening from adjacent sites or public places.

☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
24958	4
EDITION	DATE OF ISSUE
10	26-July-2025

SEARCH DATE : 15-Sept-2026
SEARCH TIME : 03.09 pm

DESCRIPTION OF LAND

Town of RICHMOND
Lot 4 on Sealed Plan 24958
Derivation : Part of 569A-2R-0Ps. Gtd. to T.D. Cosgrove.
Prior CT 4184/70

SCHEDULE 1

N263177 TRANSFER to SAMANTHA LEE CHARLTON and JAYDEN DAVID BAKER Registered 26-July-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 24958 & SP 11304 FENCING COVENANT in Schedule of Easements
E421058 MORTGAGE to Commonwealth Bank of Australia
Registered 26-July-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

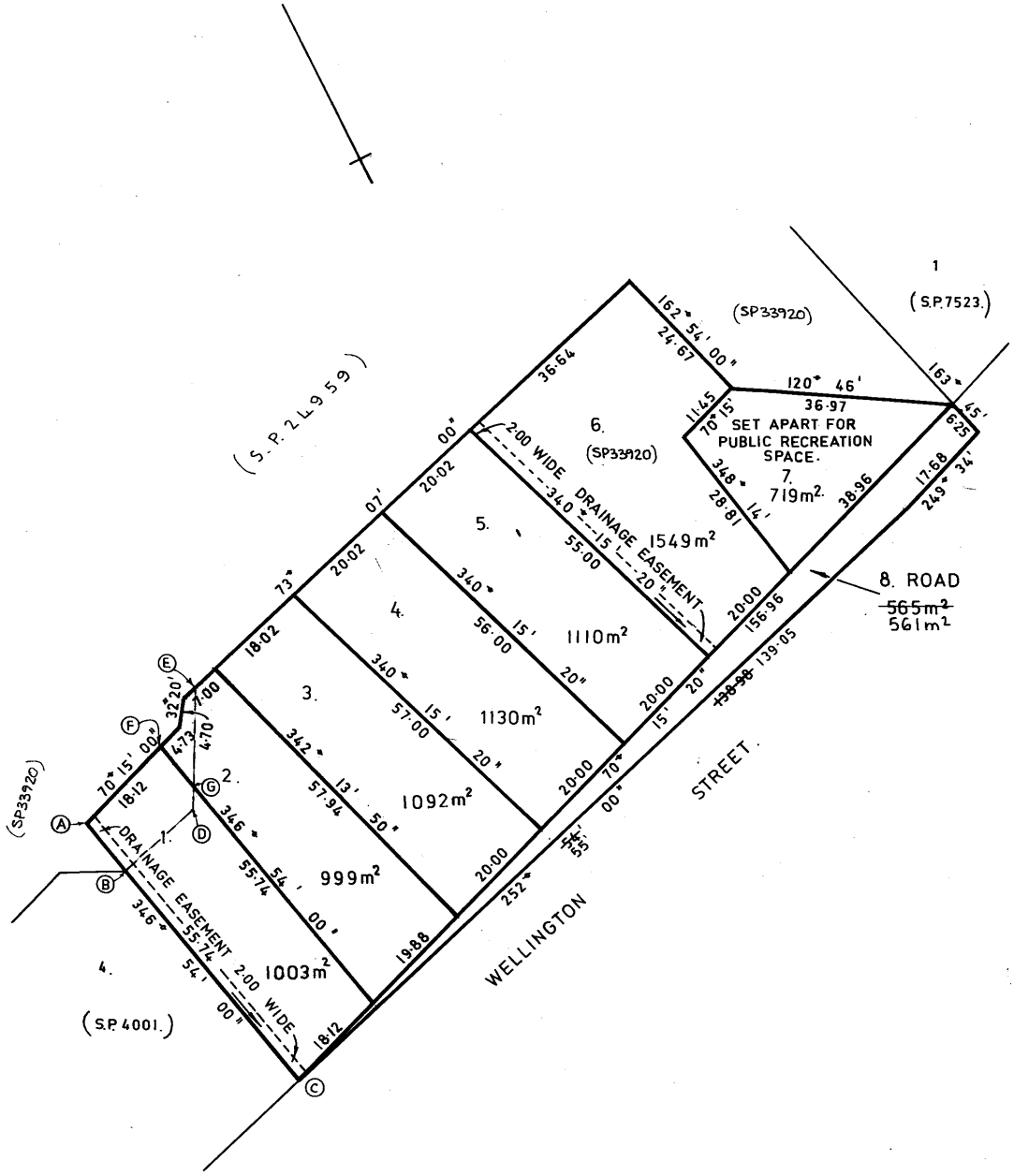
Department of Natural Resources and Environment Tasmania
Document Set ID: 4103247
Version: 1, Version Date: 03/11/2026
www.thelist.tas.gov.au

OS-K 1110

$ 157 S.P. 24958

Owner: M. K. JOHNSTON	PLAN OF SURVEY by Surveyor. M. A. C. LESTER of land situated in the TOWN OF RICHMOND	Registered Number: S.P24958
Title Reference: 8167 m² ON S.P. 24959		~~Approved~~ Effective from: 24 JUL 1985
Grantee: PART OF 569A 2R 0P GRANTED TO THOMAS DANIEL COSGROVE	SCALE 1: 600 MEASUREMENTS IN METRES	Recorder of Titles

MEMO 13/2/85 – MEMO 25/2/85 U/R SN's 4/1/85 – Notice 1/2/85



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the List

SCHEDULE OF EASEMENTS
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SCHEDULE OF EASEMENTS

PLAN NO. S. P24958

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

EASEMENTS AND PROFITS

~~Each lot on the plan is together with:—~~

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

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

LOT 1

SUBJECT to a right of drainage (appurtenant to ~~the land comprised in Certificate of Title Volume 4035 folio 99~~ Lots 1, 2 and 3 on Sealed Plan No. 24959)

over the drainage easement 2.00 metres wide passing through such lot

LOT 6 is

SUBJECT to a right of drainage (appurtenant to ~~the land comprised in Certificate of Title Volume 4035 folio 99~~ Lots 1, 2 and 3 on Sealed Plan No. 24959)

over the drainage easement 2.00 metres wide passing through such lot

That portion of Lots 1 and 2 marked A.B.D.G.E.F. are each Together with a right of Drainage over the Drainage Easement marked B.C. on the Plan
Lot 1 is Subject To a Right of Drainage (appurtenant to the land marked A.B.D.G.E.F.) over the Drainage Easement marked B.C. on the Plan

FENCING COVENANT

The owners of each lot shown on the plan (except Lot 8) covenants with the Vendor (Mavis Kathleen Johnston) that the Vendor shall not be required to fence

SIGNED by MAVIS KATHLEEN JOHNSTON as the owner of the land comprised in Certificates of Title Volume 3716 folios 67 to 75 in the presence of:

M. K. Johnston

V. A. Bailey

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This is the schedule of easements attached to the plan of .....
(Insert Subdivider's Full Name)

MAVIS KATHLEEN JOHNSTON affecting land in

CTs 3716·67, 68, 69, 70, 71, 72, 73, 74 & 75
(Insert Title Reference)

Sealed by RICHMOND COUNCIL on 11 · 12 · 1984

Solicitor's Reference .....

Johnston
Council Clerk/~~Town Clerk~~

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www.thelist.tas.gov.au

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE AND COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE, BUILDING ACT 2016, WORK HEALTH AND SAFETY ACT 2012, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS, STATE BASED REGULATIONS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITE PLAN NOTES

HORIZONTAL DATUM (NORTH) IS APPROXIMATE TO GDA94
VERTICAL DATUM (HEIGHT) IS APPROXIMATE TO AHD

CONTOUR HEIGHTS ARE IN METRES

SITE DATA AS PER TOPOGRAPHIC SURVEY BY UTILITY DETECTION & MAPPING, PROJECT NO. 260130, DRAWING NO 260130-1, DATED 10/02/2026

LEGEND

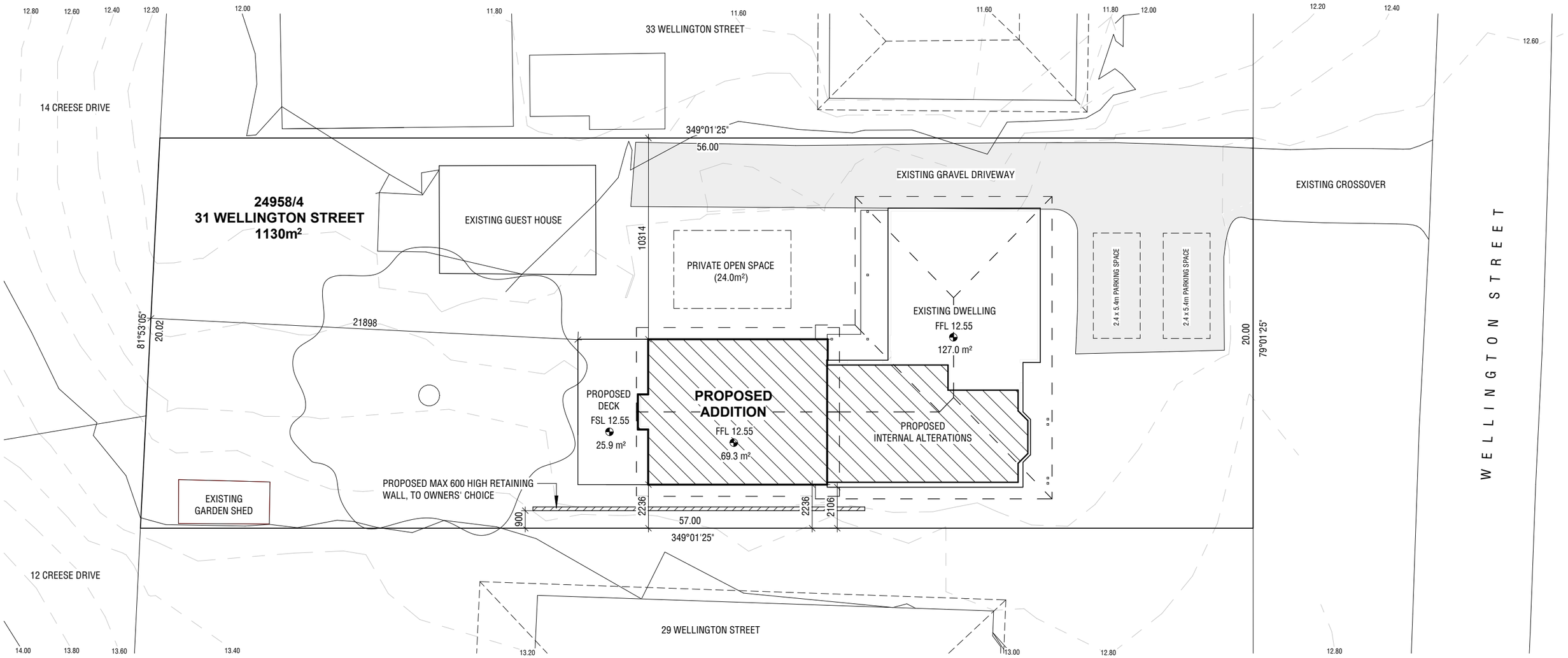
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL

SITE INFORMATION

LAND TITLE REFERENCE	24958/4
PLANNING SCHEME ZONING	GENERAL RESIDENTIAL TASMANIAN PLANNING SCHEME
PLANNING SCHEME OVERLAY(S)	AIRPORT OBSTACLE LIMITATION AREA, LOCAL HERITAGE PRECINCT, FLOOD-PRONE AREA, WATERWAY AND COASTAL PROTECTION AREA
WIND CLASSIFICATION	N1
SOIL CLASSIFICATION	P
CLIMATE ZONE	7
BAL RATING	BAL-LOW
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

BUILDING AREAS

EXISTING DWELLING FOOTPRINT (INCLUDING PATIO)	140.4 m²
EXISTING GUEST HOUSE	45 m²
EXISTING GARDEN SHED	10 m²
PROPOSED ADDITION (INCLUDING DECK)	95.2 m²
LAND AREA	1130 m²
ACCESS STRIP	160 m²
SITE COVERAGE	29.9 %



PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
25-022	DA01	DEVELOPMENT APPROVAL

CLIENT:
JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT:
PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

SHEET TITLE:
SITE PLAN

SCALE:
1 : 200 AT A3
0 2 4 6 8 10m

DRAWING INDEX

SITE PLAN	DA01
EXISTING FLOOR PLAN	DA02
EXISTING ELEVATIONS	DA03
PROPOSED FLOOR PLAN	DA04
PROPOSED ELEVATIONS	DA05
SCHEDULES	DA06
3D VIEWS	DA07
SITE DRAINAGE PLAN	DA08

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	23/09/2026

Document Set ID: 6103247
Version: 1, Version Date: 03/11/2026

DEMOLITION NOTES

DEMOLITION WORK MUST BE UNDERTAKEN IN ACCORDANCE WITH THE DEMOLITION WORK CODE OF PRACTICE AND BUILDING REGULATIONS 2016 (TASMANIA)

WORKS TO BE CARRIED OUT IN PERMIT HOURS ONLY

EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A LICENSED STRUCTURAL ENGINEER. THE BUILDER IS RESPONSIBLE TO ENSURE THAT THE STRUCTURE REMAINS STABLE AND NO PART IS OVERSTRESSED

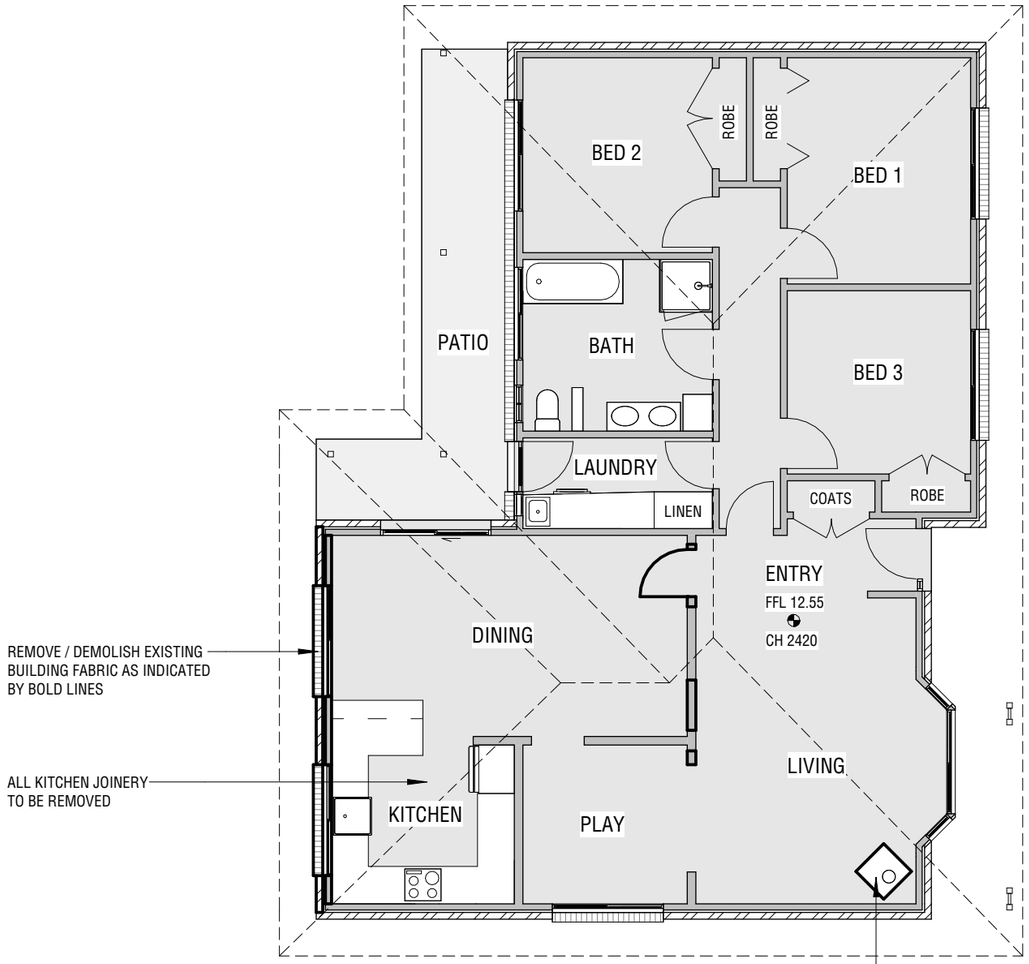
ISOLATE ELECTRICAL CONNECTIONS WHERE REQUIRED, REMOVE FITTINGS AND MAKE SAFE, BY LICENSED ELECTRICAL CONTRACTOR

RETAIN AND RE-USE ANY BUILDING MATERIALS WHERE APPROPRIATE

DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE

LEGEND

CH	CEILING HEIGHT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL
NGL	NATURAL GROUND LEVEL



PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.: 25-022
SHEET NO.: DA02
STATUS: DEVELOPMENT APPROVAL

CLIENT: JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT: PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

SHEET TITLE: EXISTING FLOOR PLAN

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

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EXISTING FLOOR PLAN	DA02
EXISTING ELEVATIONS	DA03
PROPOSED FLOOR PLAN	DA04
PROPOSED ELEVATIONS	DA05
SCHEDULES	DA06
3D VIEWS	DA07
SITE DRAINAGE PLAN	DA08

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	23/09/2026

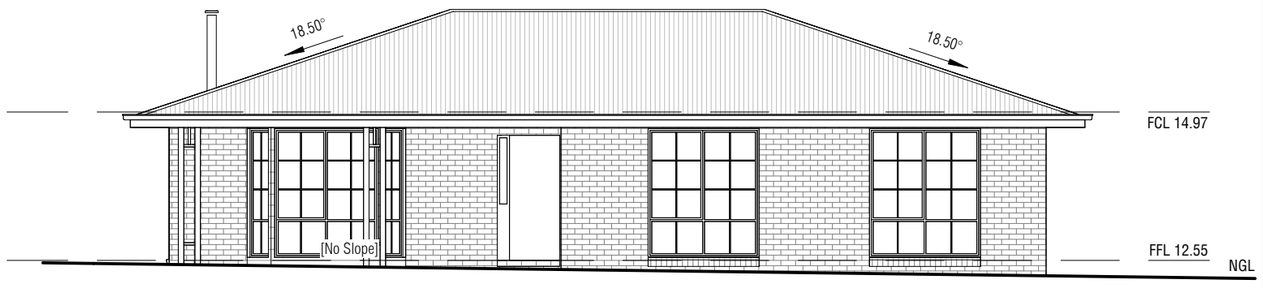
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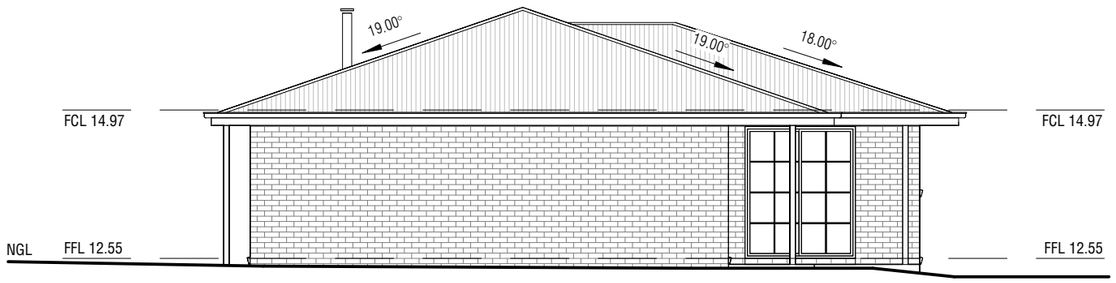
CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL



EXISTING NORTH ELEVATION
SCALE 1 : 100 AT A3



EXISTING SOUTH ELEVATION
SCALE 1 : 100 AT A3



EXISTING EAST ELEVATION
SCALE 1 : 100 AT A3



EXISTING WEST ELEVATION
SCALE 1 : 100 AT A3

PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.: 25-022
SHEET NO.: DA03
STATUS: DEVELOPMENT APPROVAL

CLIENT: JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT: PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

SHEET TITLE: EXISTING ELEVATIONS

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

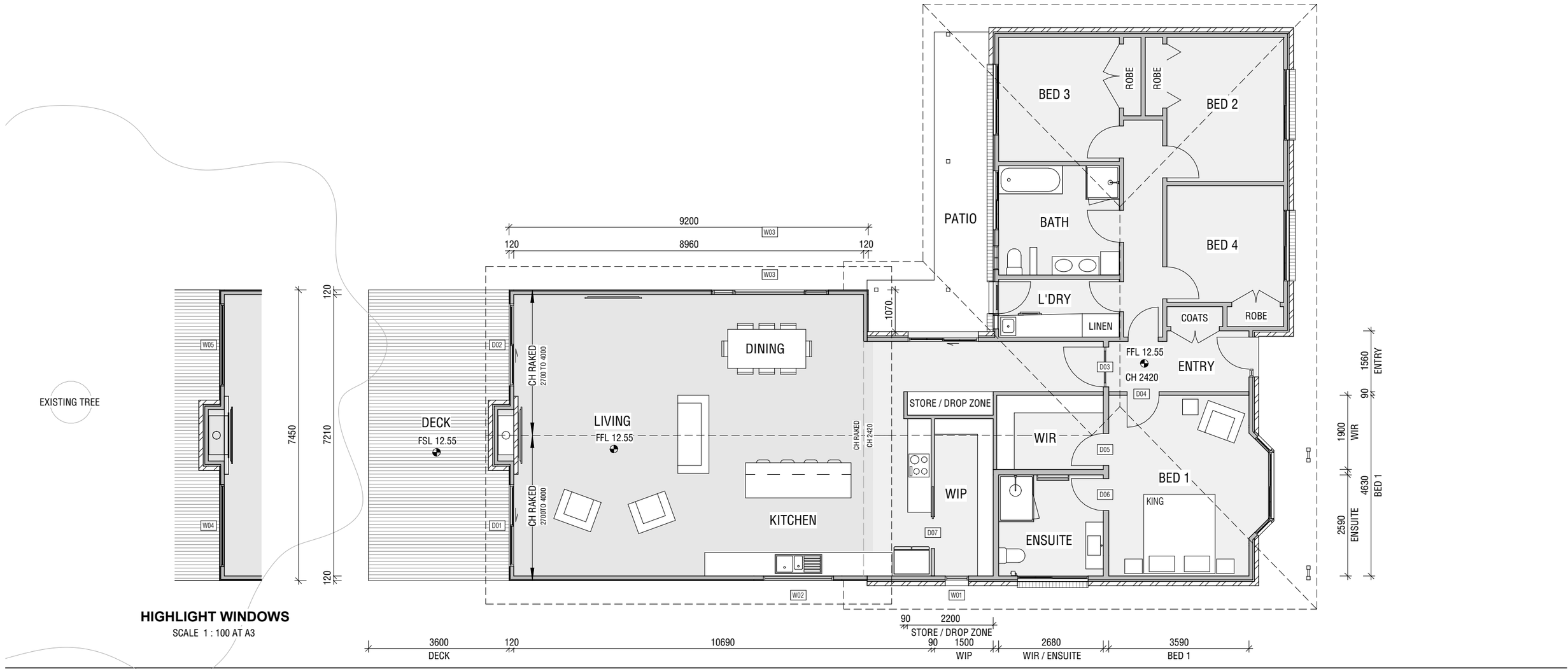
SITE PLAN	DA01
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PROPOSED ELEVATIONS	DA05
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A	ISSUED TO CLIENT FOR REVIEW	23/09/2026

Document Set ID: 6103247
Version: 1, Version Date: 03/11/2026

LEGEND

CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL



PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
25-022	DA04	DEVELOPMENT APPROVAL

CLIENT:
JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT:
PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

SHEET TITLE:
PROPOSED FLOOR PLAN

SCALE:
1 : 100 AT A3

0 1 2 3 4 5m

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EXISTING FLOOR PLAN	DA02
EXISTING ELEVATIONS	DA03
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LEGEND

FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL
NGL	NATURAL GROUND LEVEL



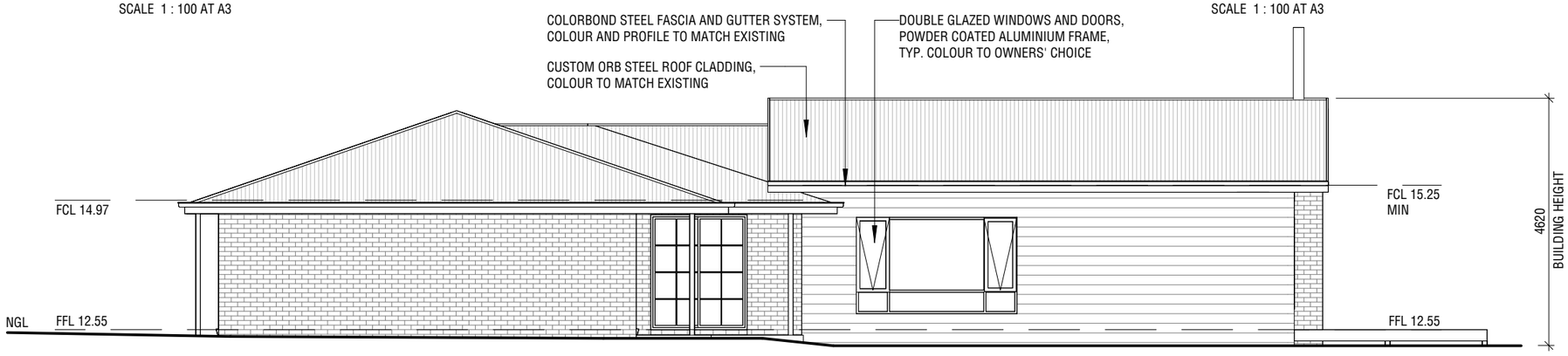


PROPOSED NORTH ELEVATION

SCALE 1 : 100 AT A3

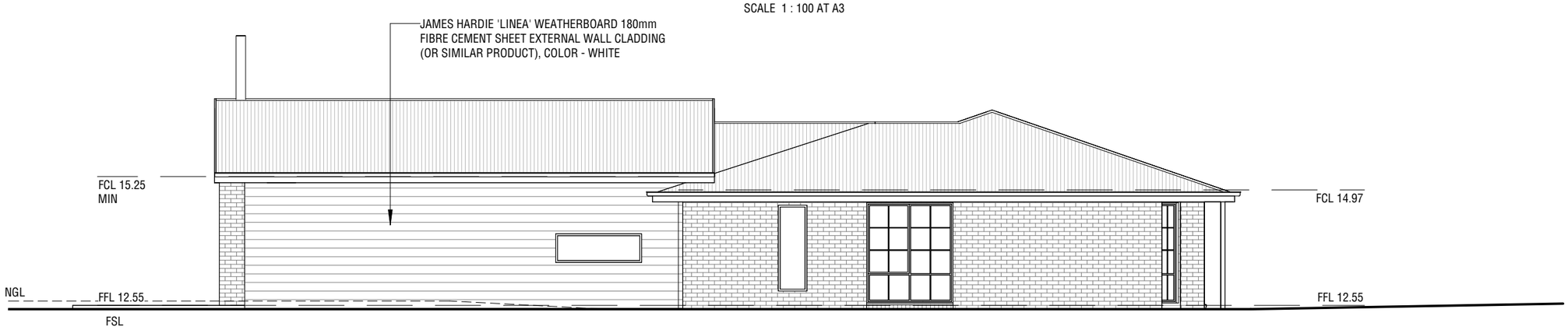
PROPOSED SOUTH ELEVATION

SCALE 1 : 100 AT A3



PROPOSED EAST ELEVATION

SCALE 1 : 100 AT A3



PROPOSED WEST ELEVATION

SCALE 1 : 100 AT A3

PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
25-022	DA05	DEVELOPMENT APPROVAL

CLIENT:
JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT:
PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

SHEET TITLE:
PROPOSED ELEVATIONS

SCALE:
1 : 100 AT A3
0 1 2 3 4 5m

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WINDOW SCHEDULE

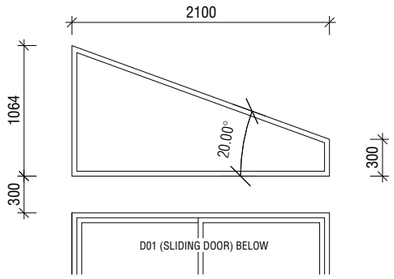
NO.	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION	COMMENTS
W01	1800	600	300	2100	WIP	ALUMINIUM FRAME, FIXED, CLEAR DOUBLE GLAZING	
W02	600	1800	900	1500	KITCHEN	ALUMINIUM FRAME, FIXED, CLEAR DOUBLE GLAZING	
W03	1800	3000	300	2100	DINING	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W04	900	900	2400	3300	LIVING	ALUMINIUM FRAME, FIXED, CLEAR DOUBLE GLAZING	HIGHLIGHT WINDOW - SEE DETAILTHIS DRAWING
W05	900	900	2400	3300	LIVING	ALUMINIUM FRAME, FIXED, CLEAR DOUBLE GLAZING	HIGHLIGHT WINDOW - SEE DETAILTHIS DRAWING

EXTERIOR DOOR SCHEDULE

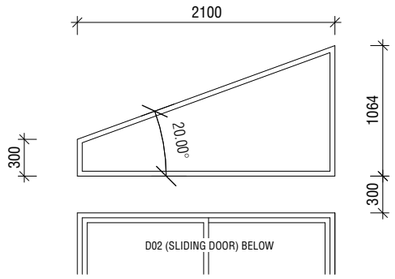
NO.	HEIGHT	WIDTH	LOCATION	DESCRIPTION	COMMENTS
D01	2100	2100	LIVING	ALUMINIM FRAME, SLIDING DOOR, CLEAR DOUBLE GLAZING	
D02	2100	2100	LIVING	ALUMINIM FRAME, SLIDING DOOR, CLEAR DOUBLE GLAZING	

INTERIOR DOOR SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	DESCRIPTION	COMMENTS
D03	2040	1020	ENTRY	TIMBER FRAME, HINGED DOOR, CLEAR SINGLE GLAZING	
D04	2040	820	BED 1	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D05	2040	820	WIR	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D06	2040	820	ENS	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D07	2040	820	WIP	TIMBER, HOLLOW CORE, INTERIOR GRADE, CAVITY SLIDING	



HIGHLIGHT WINDOW - W04
SCALE 1 : 50 AT A3



HIGHLIGHT WINDOW - W05
SCALE 1 : 50 AT A3

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0400 018 260
perri@perripitt.com

PROJECT NO.: 25-022
SHEET NO.: DA06
STATUS: DEVELOPMENT APPROVAL
SHEET TITLE: SCHEDULES
SCALE: NOT TO SCALE

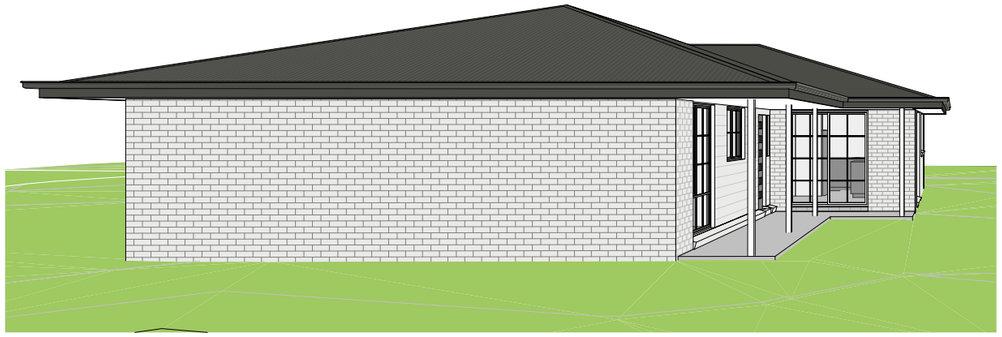
CLIENT: JAYDEN BAKER & SAMANTHA CHARLTON
PROJECT: PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

DRAWING INDEX

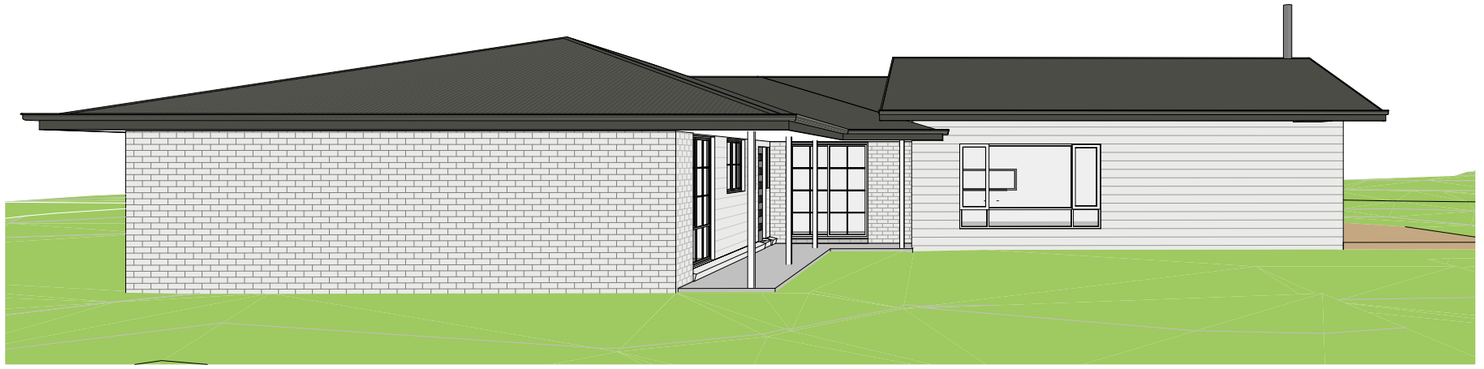
SITE PLAN	DA01
EXISTING FLOOR PLAN	DA02
EXISTING ELEVATIONS	DA03
PROPOSED FLOOR PLAN	DA04
PROPOSED ELEVATIONS	DA05
SCHEDULES	DA06
3D VIEWS	DA07
SITE DRAINAGE PLAN	DA08

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	23/09/2026

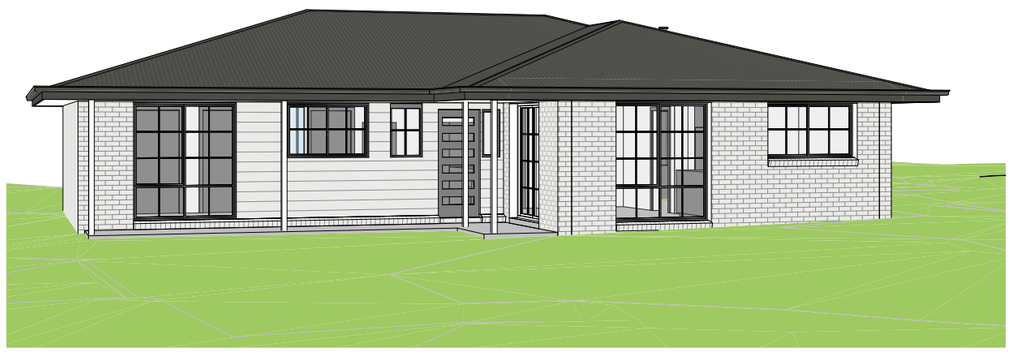
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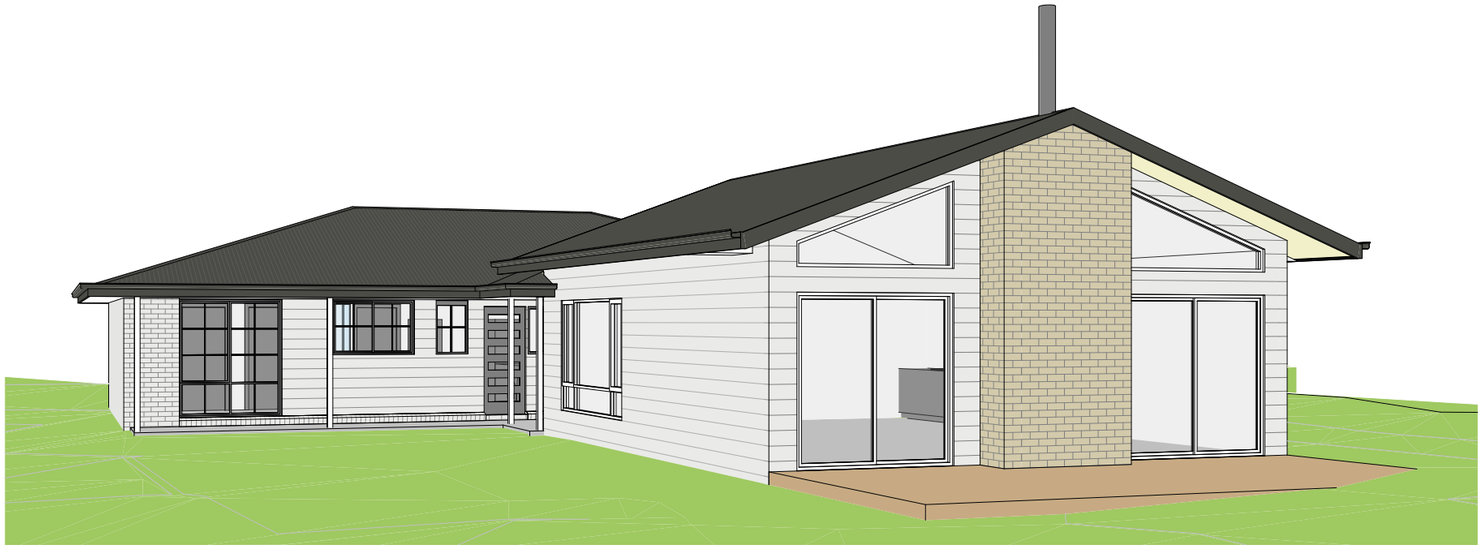
EXISTING EAST 3D VIEW
NOT TO SCALE



PROPOSED EAST 3D VIEW
NOT TO SCALE



EXISTING NORTHEAST 3D VIEW
NOT TO SCALE



PROPOSED NORTHEAST 3D VIEW
NOT TO SCALE

PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.: 25-022
SHEET NO.: DA07
STATUS: DEVELOPMENT APPROVAL
SHEET TITLE: 3D VIEWS
SCALE: NOT TO SCALE

CLIENT: JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT: PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

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SITE PREPARATION NOTES

ALL PREPARATION TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE INCLUDING HOWEVER NOT LIMITED TO:

- NCC 2022 BUILDING CODE OF AUSTRALIA - VOLUME TWO PART 4.2.3 EXCAVATION FOR FOOTINGS, NOTING THE FOLLOWING:

TOPSOIL CONTAINING GRASS ROOTS MUST BE REMOVED FROM THE SITE OF THE FOUNDATIONS. FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD AND DEBRIS.

EXCAVATION DEPTHS AND SOIL CUTS MUST COMPLY WITH PART 3.2 EARTHWORKS.

PLUMBING AND DRAINAGE NOTES

ALL PLUMBING AND DRAINAGE MUST BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE AND LOCAL COUNCIL REQUIREMENTS.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES

SOIL & WATER MANAGEMENT STRATEGIES

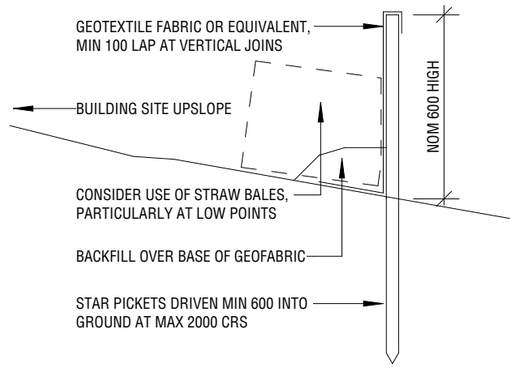
INSTALL SEDIMENT FENCE ON DOWNSLOPE OF ALL EXCAVATION AND MATERIAL STOCKPILES. SEDIMENT FENCE TO BE INSPECTED REGULARLY AND MAINTAINED DURING CONSTRUCTION. REMOVE UPON COMPLETION OF CONSTRUCTION, LANDSCAPING AND SITE REHABILITATION.

DOWNPIPES TO BE CONNECTED TO STORMWATER COLLECTION/DISCHARGE POINT AS SOON AS ROOF IS INSTALLED.

PERFORM SITE REHABILITATION (LANDSCAPING AND REVEGETATION) AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION.

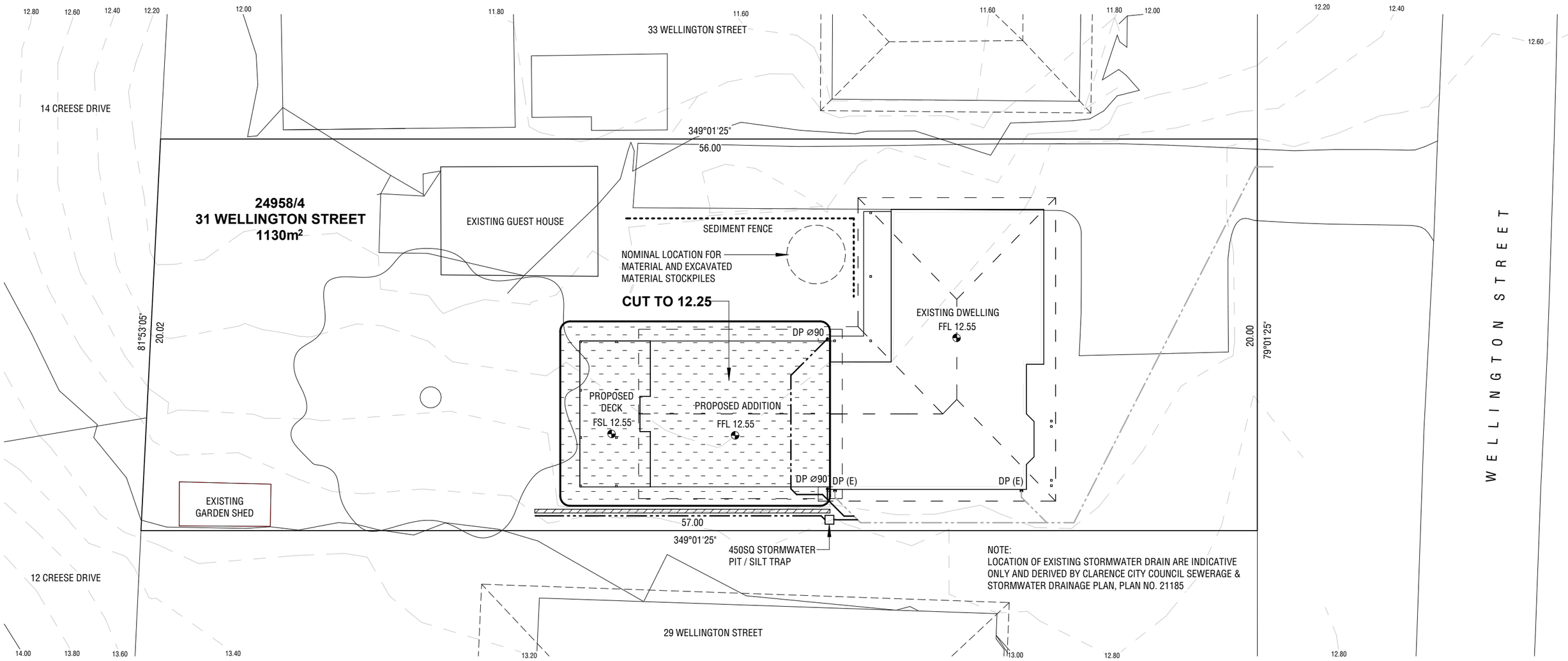
LEGEND

DP	DOWNPIPE (E) DENOTES EXISTING)
——·——	STORMWATER LINE (⌀100 UPVC)



TYPICAL SEDIMENT FENCE DETAIL

NOT TO SCALE



PERRI PITT BUILDING DESIGNER

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PROJECT NO.:	SHEET NO.:	STATUS:
25-022	DA08	DEVELOPMENT APPROVAL

CLIENT: JAYDEN BAKER & SAMANTHA CHARLTON

PROJECT: PROPOSED ALTERATIONS & ADDITION
31 WELLINGTON STREET, RICHMOND, TAS 7025

SHEET TITLE: SITE DRAINAGE PLAN

SCALE: 1 : 200 AT A3 (0 2 4 6 8 10m)

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