



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Wilson Homes - PA\26\0098
PROPERTY ADDRESS:	3 Cheval Close PROSPECT VALE (CT: 188351/35)
DEVELOPMENT:	Single dwelling - private open space.

The application can be inspected until **Monday, 8 December 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 22 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="3 CHEVAL CLOSE"/>	Certificate of Title:	<input type="text" value="188351"/>
Suburb:	<input type="text" value="PROSPECT VALE"/>	<input type="text" value="TAS 7250"/>	Lot No: <input type="text" value="35"/>
Land area:	<input type="text" value="610m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Vacant Land"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building: *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 188351	FOLIO 35
EDITION 2	DATE OF ISSUE 15-Jul-2025

SEARCH DATE : 13-Oct-2025

SEARCH TIME : 04.25 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 35 on Sealed Plan [188351](#)
 Derivation : Part of 375A-1R-0P Gtd. to James Goodger
 Prior CT [187707/1004](#)

SCHEDULE 1

[N250449](#) TRANSFER to WILSON HOMES TASMANIA PTY LTD
 Registered 15-Jul-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP188351](#) EASEMENTS in Schedule of Easements
[SP188351](#) FENCING PROVISION in Schedule of Easements
[SP185985](#), [SP186417](#) & [SP187707](#) FENCING PROVISION in Schedule of
 Easements
[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements
[E172249](#) INSTRUMENT Creating Restrictive Covenants Registered
 05-Feb-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

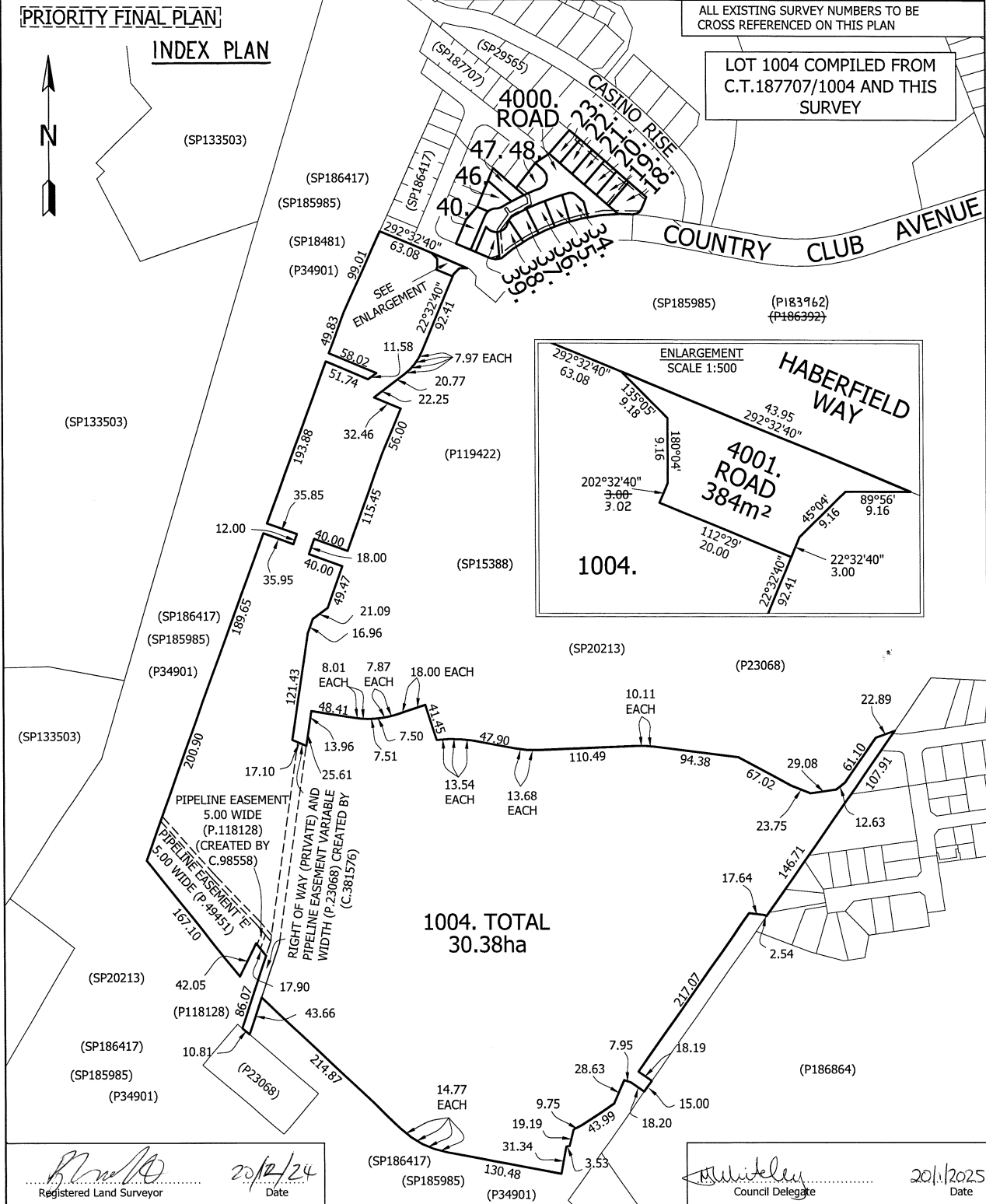
OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD
 FOLIO REFERENCE: C.T.187707/1004
 GRANTEE: PART OF 375A-1R-0P GRANTED TO JAMES GOODGER, PART OF 300 ACRES GRANTED TO JOSEPH PENNY

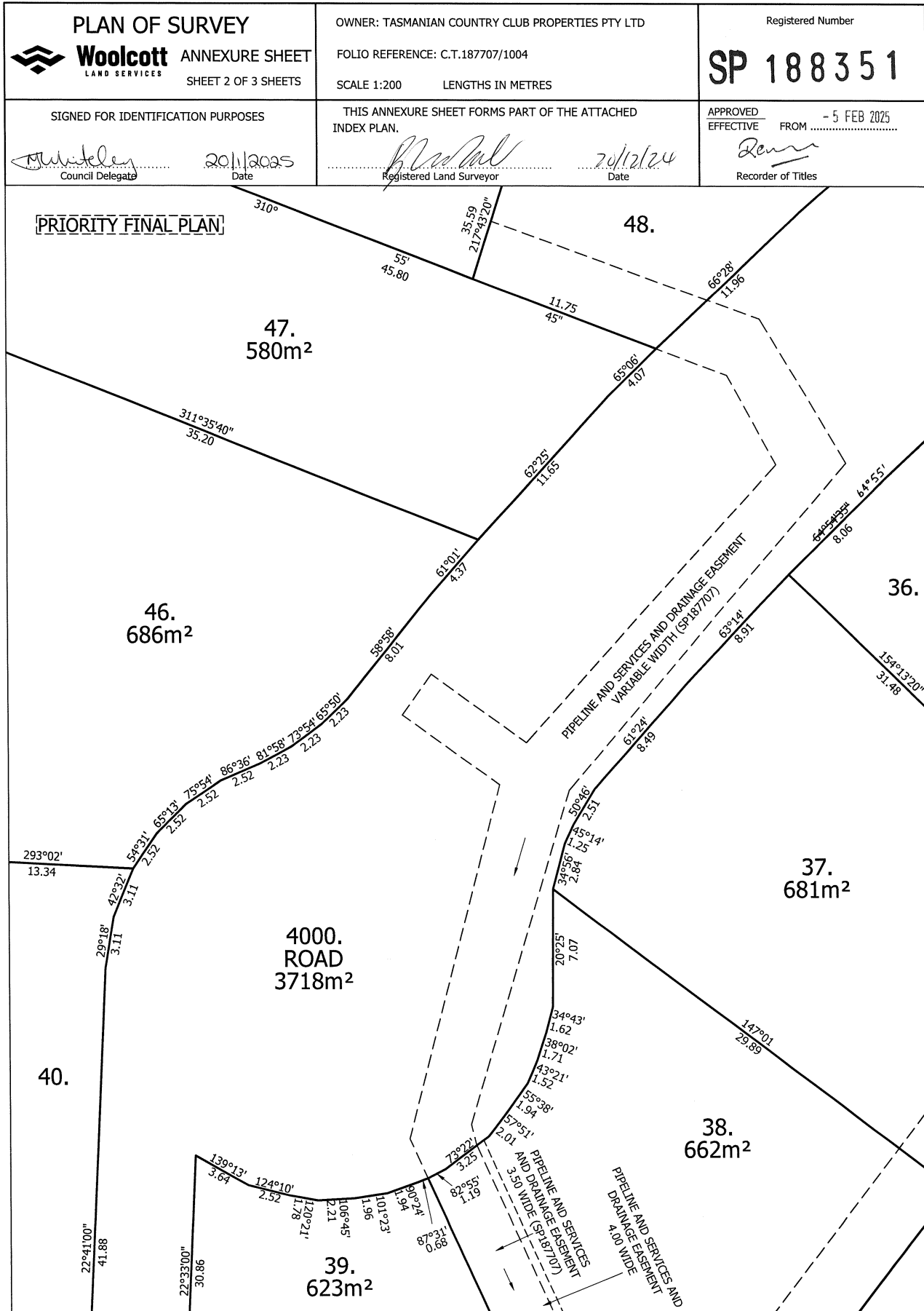


BY SURVEYOR: BRETT RICHARD WOOLCOTT
 LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON
 SCALE 1:4000 LENGTHS IN METRES

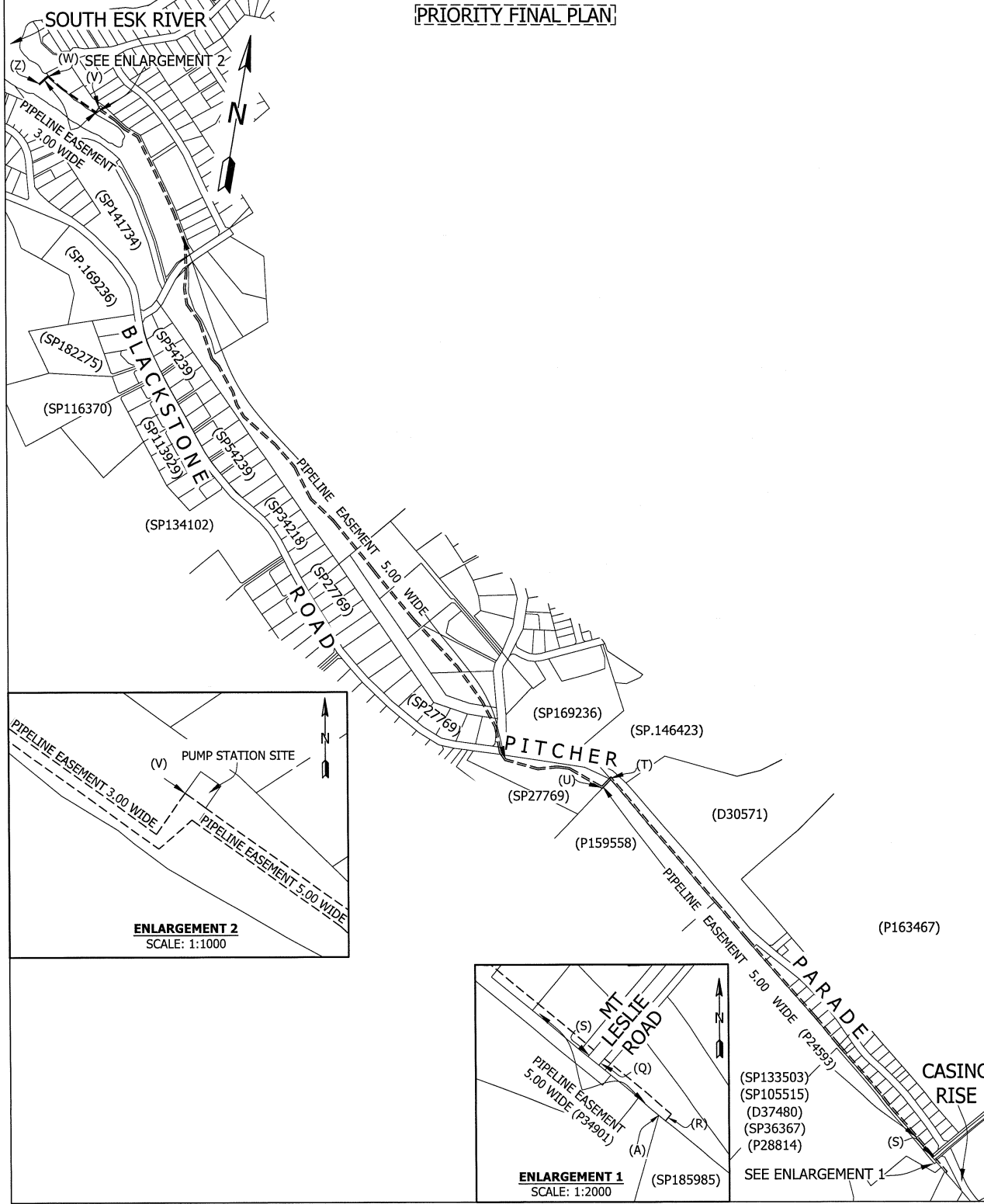
REGISTERED NUMBER
SP188351
 APPROVED EFFECTIVE FROM - 5 FEB 2025

 Recorder of Titles





<p>PLAN OF SURVEY</p> <p>Woolcott ANNEXURE SHEET LAND SERVICES SHEET 3 OF 3 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.187707/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>M. Mitchell</i> 20/11/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>H. Adams</i> 20/12/24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 5 FEB 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188351

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

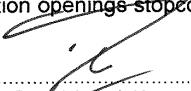
Each lot on the plan is subject to:-

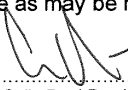
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.


.....
Daniel Joseph Hanna
Director


.....
Colin Paul Dewhurst
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 187707/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241677	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>20/11/2025</i> <i>PA/20/0243</i> REF NO. <i>Whiteley</i> Council Delegate
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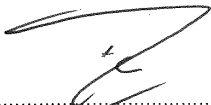
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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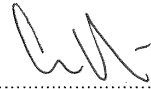
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.
8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
12. Lot 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.
13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

*8/2/2025
for Tasmanian
Solicitor General
Schindler*



Daniel Joseph Hanna
Director



Colin Paul Dewhurst
Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP. 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	


- 15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
- 16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

NEW EASEMENTS CREATED

- 17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
- 18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~^{3.00} WIDE" as shown passing through Lot 19 on the Plan.
- 19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan. *20/12/24*
- 20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
- 21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
- 22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.



 Daniel Joseph Hanna
 Director



 Colin Paul Dewhurst
 Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
 - (vii) TasWater is not required to fence any part of the Easement Land.



.....
Daniel Joseph Hanna
Director



.....
Colin Paul Dewhurst
Director

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 188351</p>
<p>SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: 187707/1004</p>	

- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

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

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

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



.....
Daniel Joseph Hanna
Director



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Colin Paul Dewhurst
Director

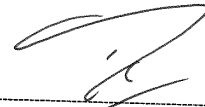
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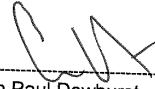
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

Executed by **Tasmanian Country Club Properties Pty Ltd** (ACN 647 888 873) pursuant to section 127(1) of the *Corporations Act 2001* (Cth)

By:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

	P.O.S 3ds
1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	GROUND FLOOR PLAN
6	GROUND FLOOR PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTION
10	WINDOW & DOOR SCHEDULES
11	WINDOW & DOOR SCHEDULES
12	ROOF DRAINAGE PLAN
13	FLOOR COVERINGS
14	KITCHEN DETAILS
15	BUTLER'S PANTRY DETAILS
16	BATHROOM DETAILS
17	POWDER ROOM DETAILS
18	ENSUITE DETAILS
19	LAUNDRY DETAILS
20	SHADOW PLANS
21	SHADOW PLANS
22	SHADOW PLANS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
GARAGE	40.18
LIVING	225.63
PATIO	2.22
PORCH	5.22
VERANDAH	9.12
TOTAL	282.37 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.**
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	YES
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	YES
COUNTRY CLUB ESTATE SPECIFIC AREA PLAN	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,500mm
SIDE A	MIN. 1,500mm	1,500mm
SIDE B	MIN. 1,500mm	1,500mm
REAR	MIN. 1,500mm	4,063mm
BULK & SCALE		
SITE AREA	610m ²	
SITE COVERAGE	MAX. 50%	46.29%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	391mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2585mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	30.0° , 12.6°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	NO ADDITIONAL INSULATION
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: TBA
ACCESSIBLE SANITARY COMPARTMENT LOCATION: WC (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: ENS (GROUND FLOOR)

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
- THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
- THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
- INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
- CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
6	PRELIMINARY PLAN SET - PLANNING RFI (12/11/2025)	2	2025.11.12	HMI	-
5	PRELIMINARY PLAN SET - PLANNING RFI (03/11/2025)	2,3,7,8,20,21,22	2025.11.04	HMI	-
4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.05	HMI	CAL

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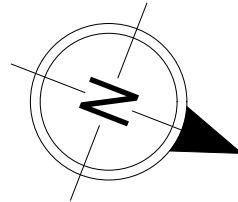
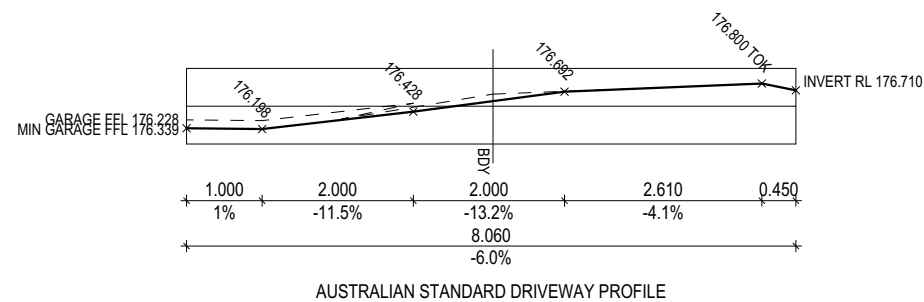
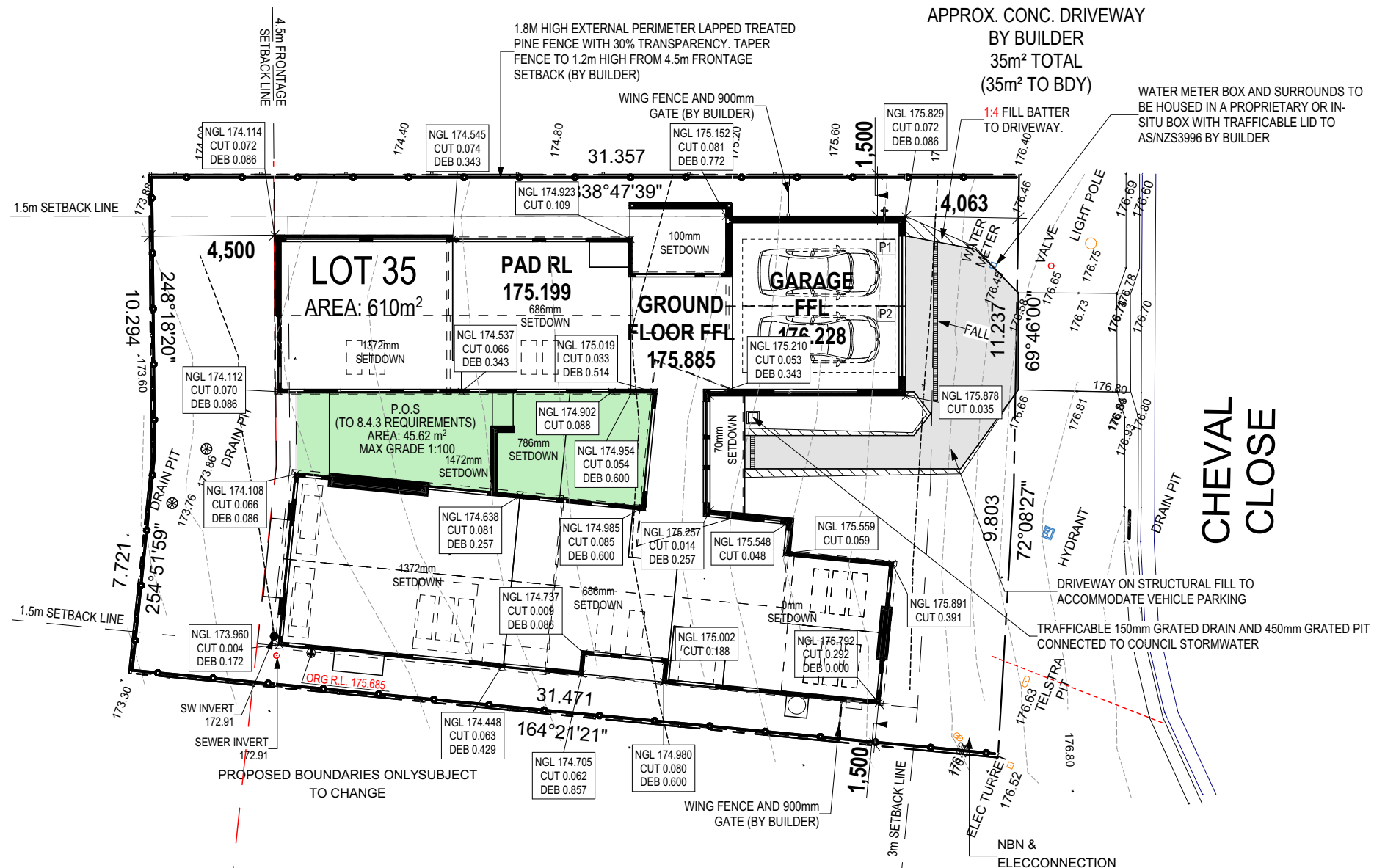
SPECIFICATION: BARN HOUSE	REVISION	DRAWN	CLIENT: WILSON HOMES	HOUSE DESIGN: BARN	HOUSE CODE: H-TBC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714164
COPYRIGHT: © 2025	2 DRAFT SALE PLAN - CT1	HMI 17/06/2025	ADDRESS: 3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	FACADE DESIGN: BARN	FACADE CODE: F-TBC	
	3 BARN REDESIGN	CAL 16/09/2025	LOT / SECTION / CT: 35 / - / 188351	SHEET TITLE: COVER SHEET	SCALES: 1:100, 1:453.00	
	4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	COUNCIL: MEANDER VALLEY	SHEET No.:		
	5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025		1 / 23		
	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025				

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	0.00m³	0.00t
DIFFERENCE	0.00m³	0.00t

EVEN CUT & FILL

LOT SIZE: 610m²
HOUSE (COVERED AREA): 282.37m²
SITE COVERAGE: 46.29%



SUBJECT TO NCC 2022
(1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING

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	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025	35 / - / 188351	COUNCIL: MEANDER VALLEY	2 / 23	
					SCALES: 1:200, 1:100	714164

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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2100 ABOVE FFL UNLESS NOTED OTHERWISE

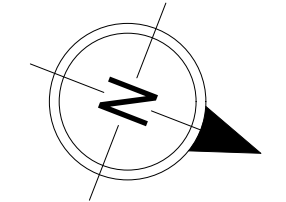
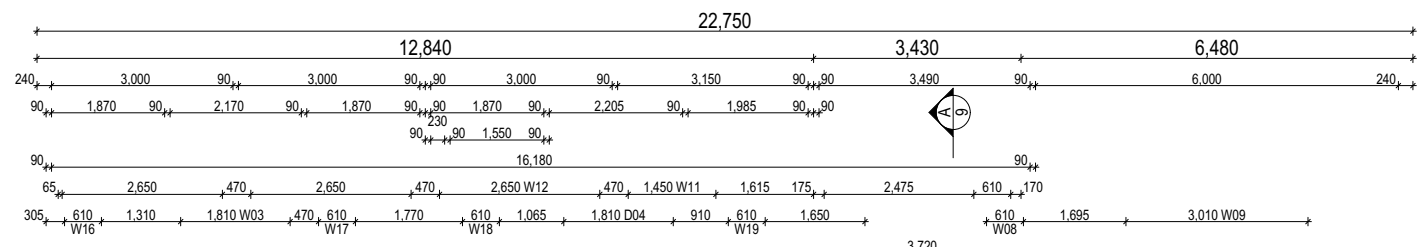
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FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

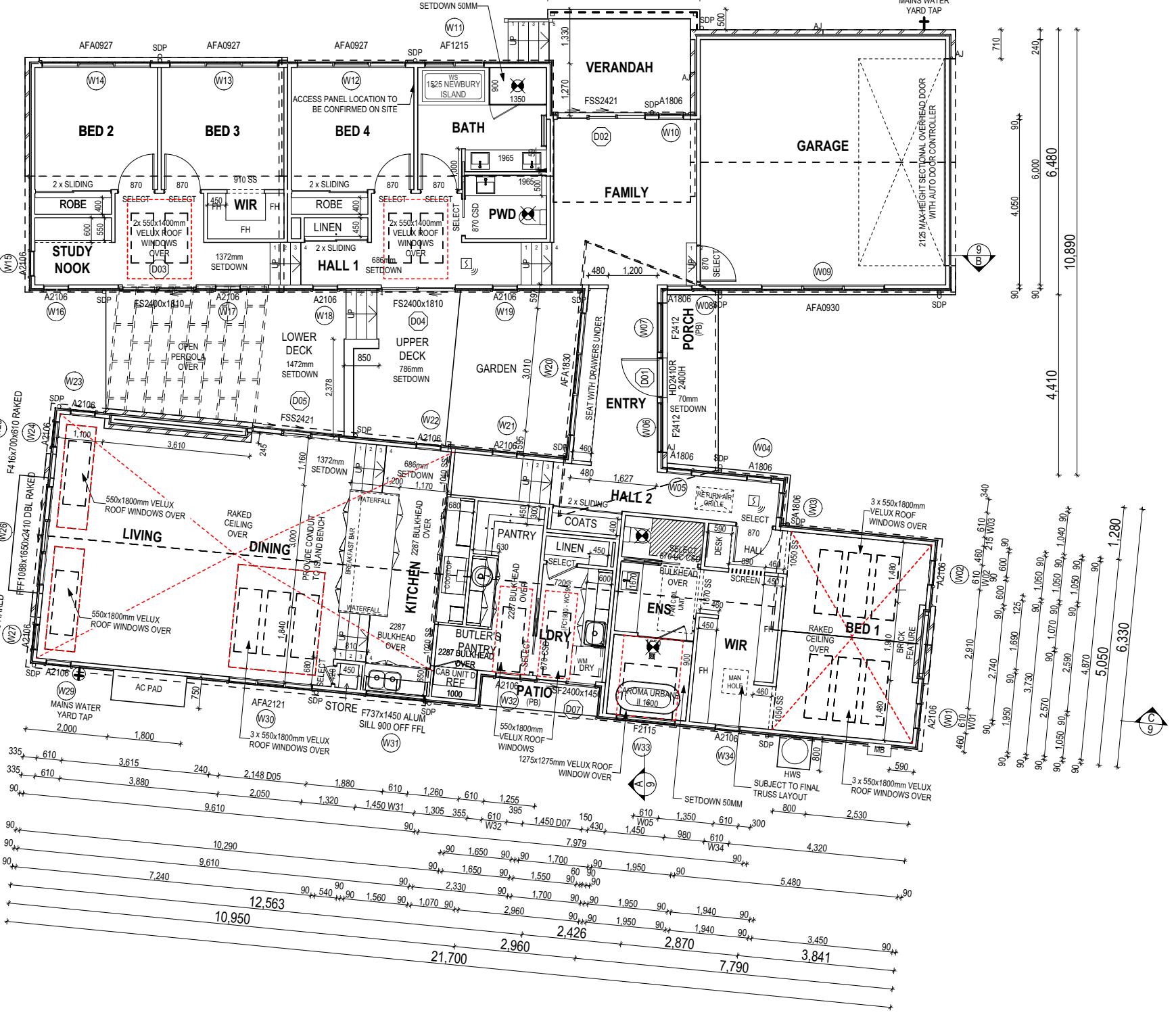
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

MAIN DWELLING, GROUND FLOOR	
GARAGE	40.18
LIVING	225.63
PATIO	2.22
PORCH	5.22
VERANDAH	9.12
TOTAL	282.37 m²



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
[Brick pattern]	FACE BRICK / COMMON BRICK
[Smooth pattern]	RENDER
[Wavy pattern]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
[Vent symbol]	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
[Globe symbol]	THIS DOOR OPENS FIRST
[Alarm symbol]	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
[Waste symbol]	FLOOR WASTE
[Gas symbol]	GAS BAYONET



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025	35 / - / 188351	GROUND FLOOR PLAN	1:125	
			COUNCIL:		SCALES:	714164
			MEANDER VALLEY			Template Version: 24.038

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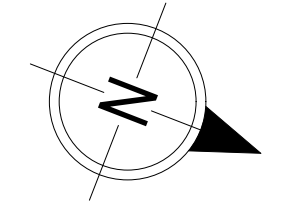
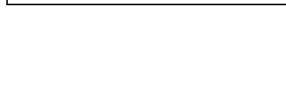
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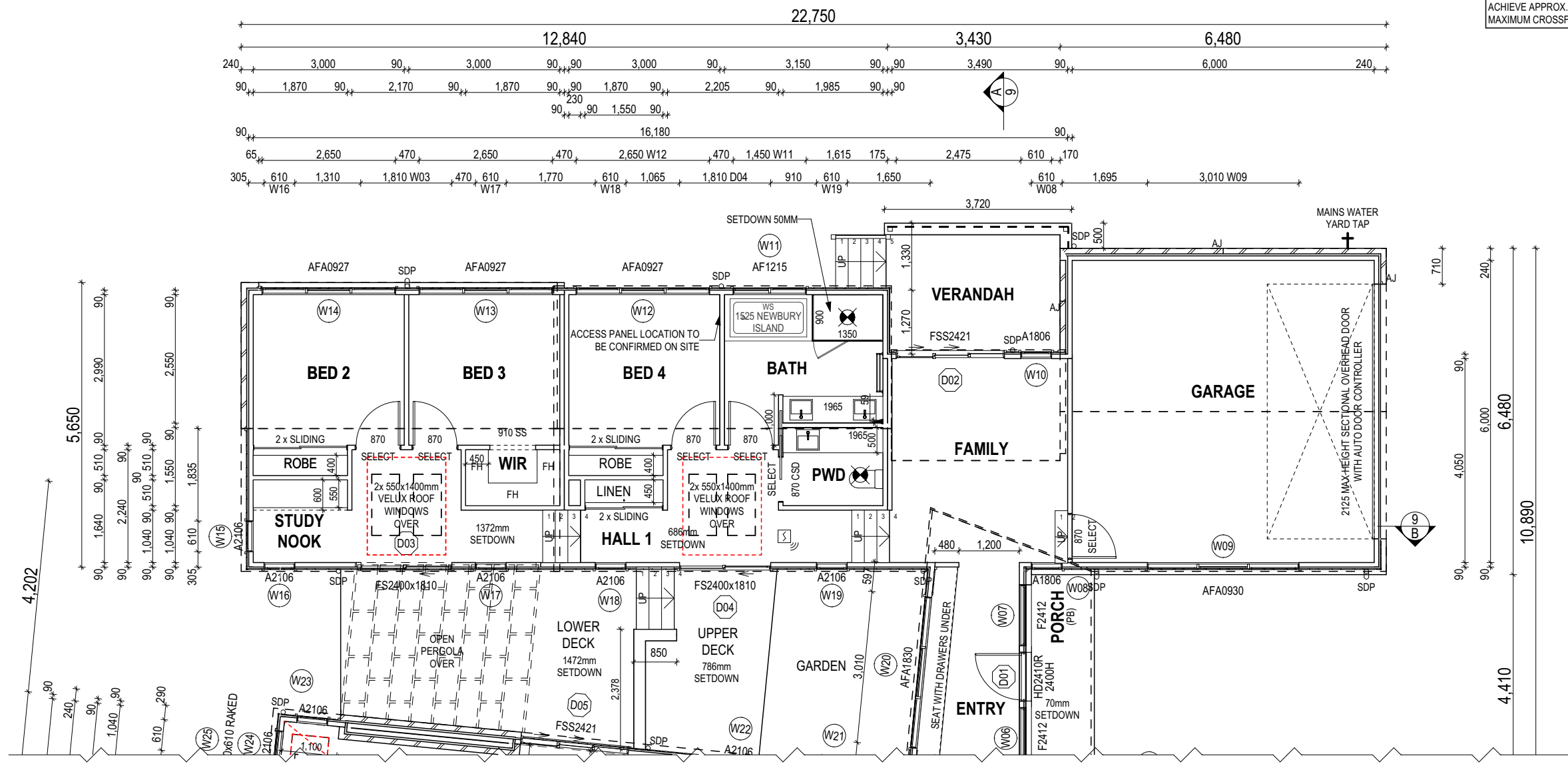


LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
[Symbol]	FACE BRICK / COMMON BRICK
[Symbol]	RENDER
[Symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
[Symbol]	DENOTES DRAWER SIDE
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[Symbol]	GAS BAYONET

MAIN DWELLING, GROUND FLOOR

GARAGE	40.18
LIVING	225.63
PATIO	2.22
PORCH	5.22
VERANDAH	9.12
TOTAL	282.37 m²



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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SUBJECT TO NCC 2022
(1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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			COUNCIL:	SCALES:	1:100	

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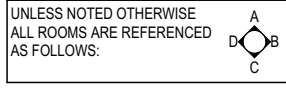
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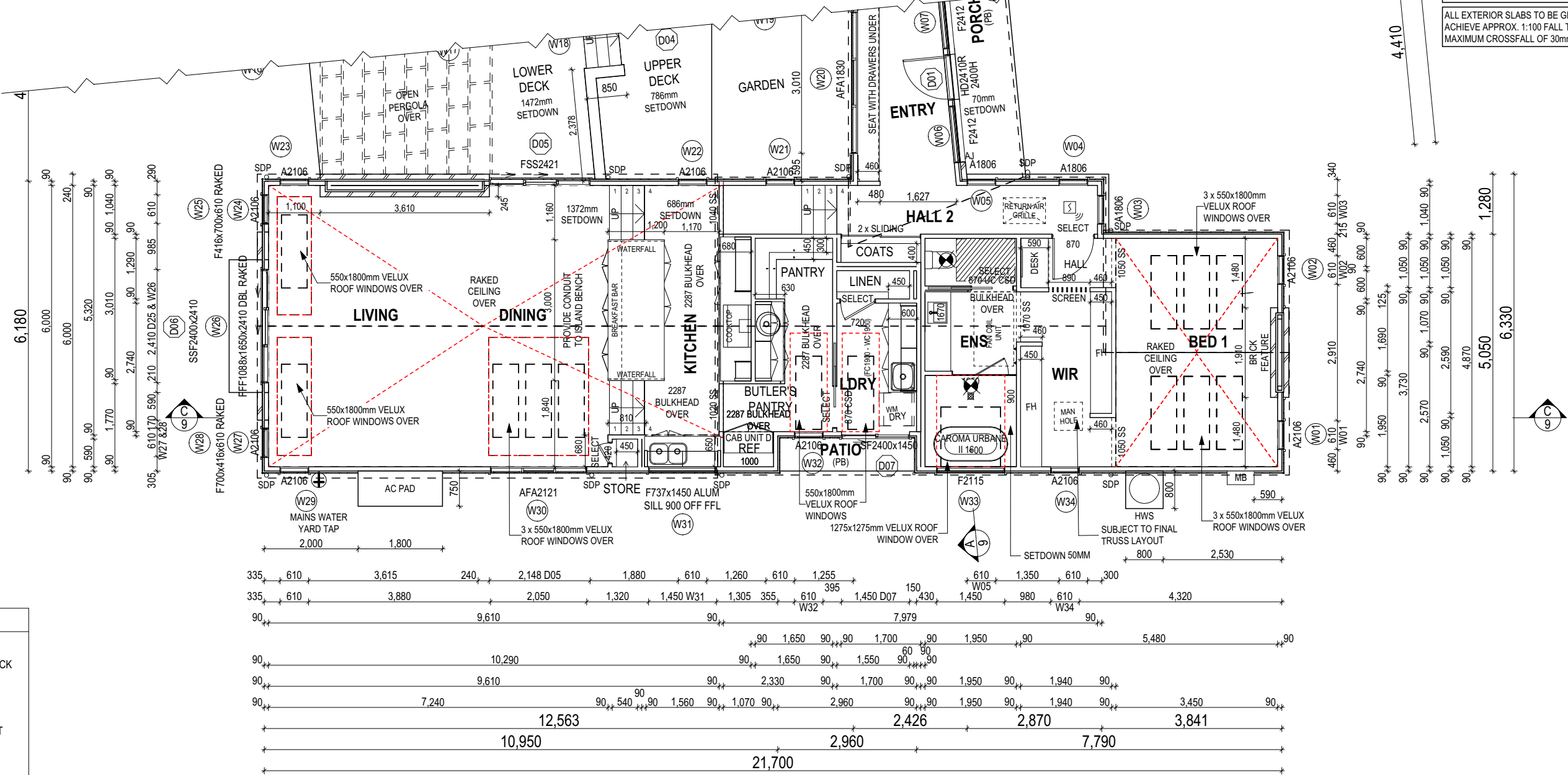
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	FACE BRICK / COMMON BRICK
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SDP	STANDARD DOWNPIPE
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 LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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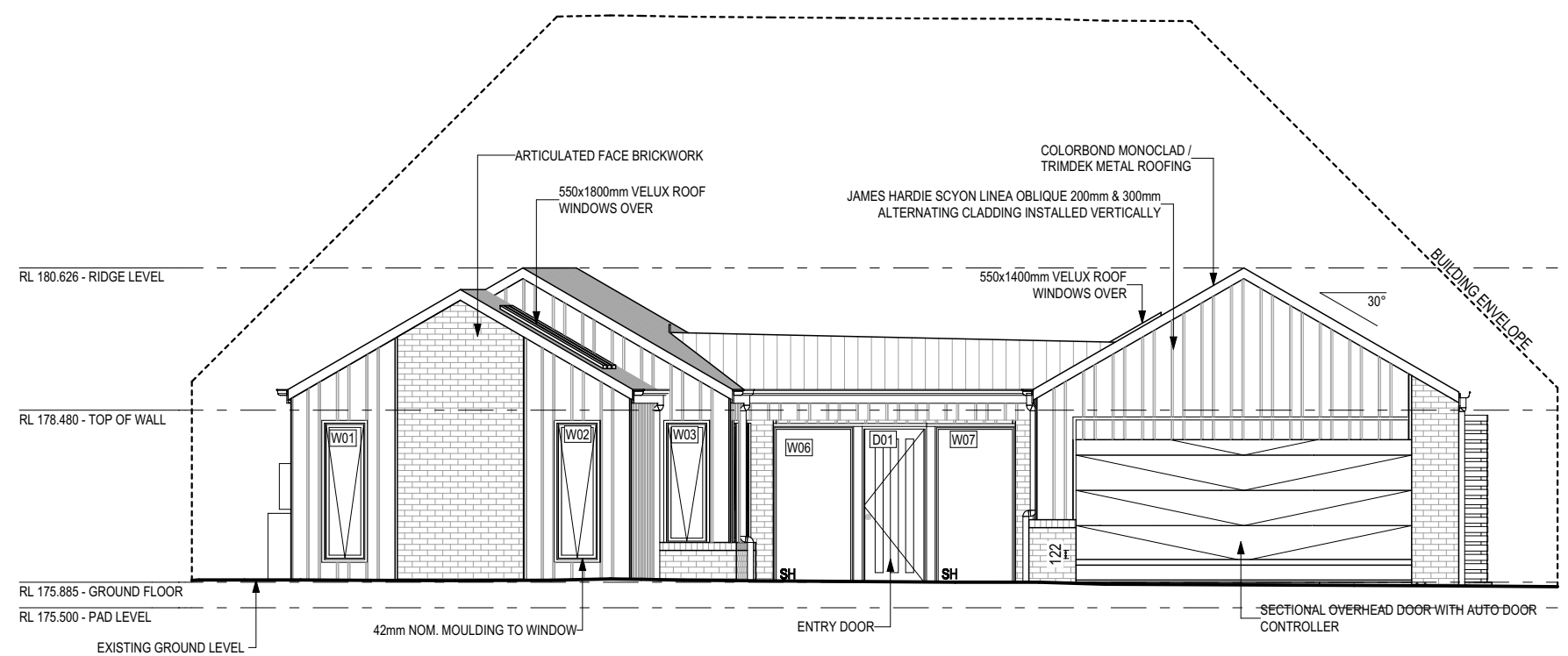
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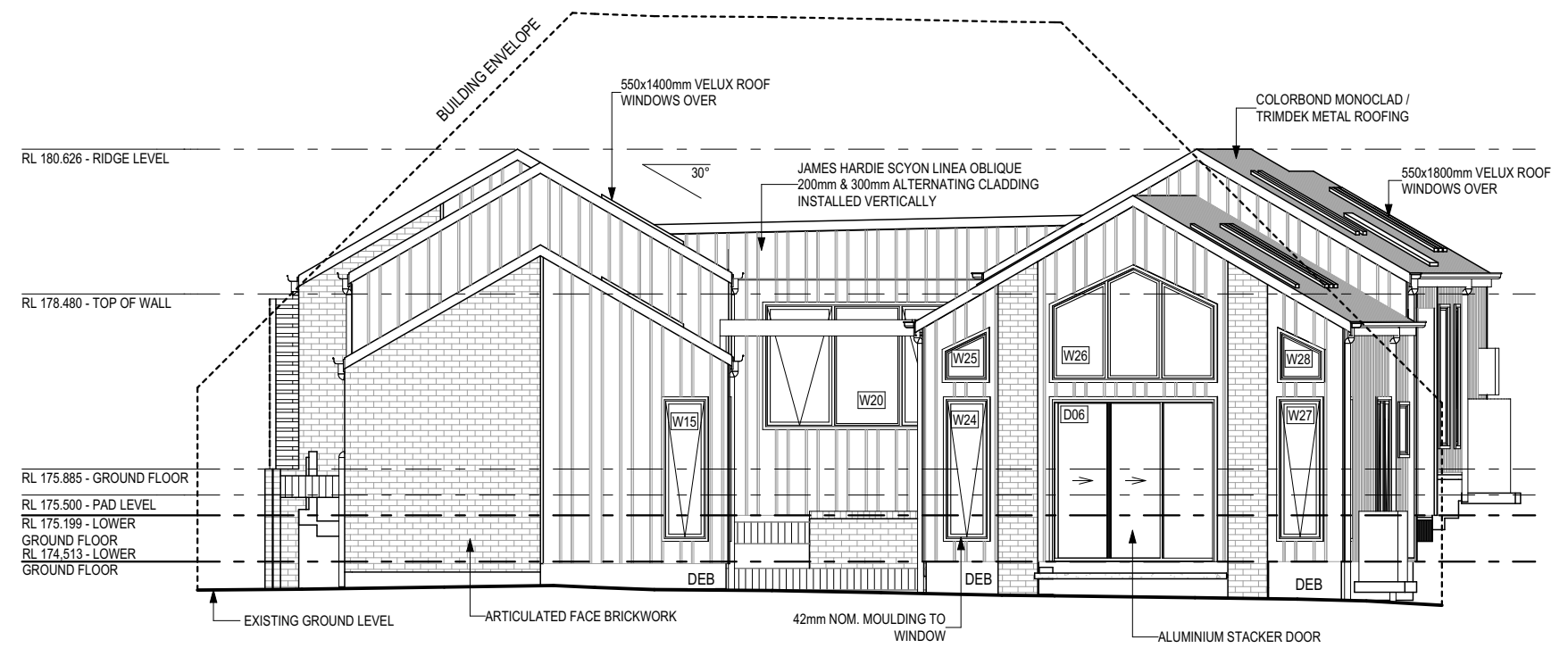


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BARN HOUSE	2 DRAFT SALE PLAN - CT1	HMI 17/06/2025	WILSON HOMES	BARN	H-TBC	
COPYRIGHT:	3 BARN REDESIGN	CAL 16/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	BARN	F-TBC	
	5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025	35 / - / 188351	GROUND FLOOR PLAN	1:100	
			COUNCIL:		SCALES:	714164
			MEANDER VALLEY			Template Version: 24.038

Last Published: Friday, November 21, 2025 12:16 PM
 File Location: P:\8_Drafting\Job Files\7141007\14164 - Wilson Complete - Lot 35 Country Club - AC24\Plans\714164 - Lot 35 Country Club - AC24 - 2025.11.03.pln



FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

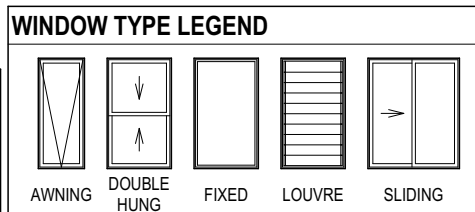
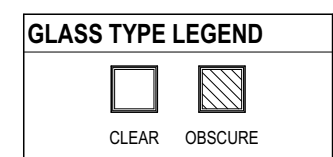
SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	BARN HOUSE
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REVISION	DRAWN
2 DRAFT SALE PLAN - CT1	HMI 17/06/2025
3 BARN REDESIGN	CAL 16/09/2025
4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025
5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025
6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025

CLIENT:	WILSON HOMES
ADDRESS:	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	35 / - / 188351
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	BARN
FACADE DESIGN:	BARN
SHEET TITLE:	ELEVATIONS
SHEET No.:	7 / 23

HOUSE CODE:	H-TBC
FACADE CODE:	F-TBC
SCALES:	1:100

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714164

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

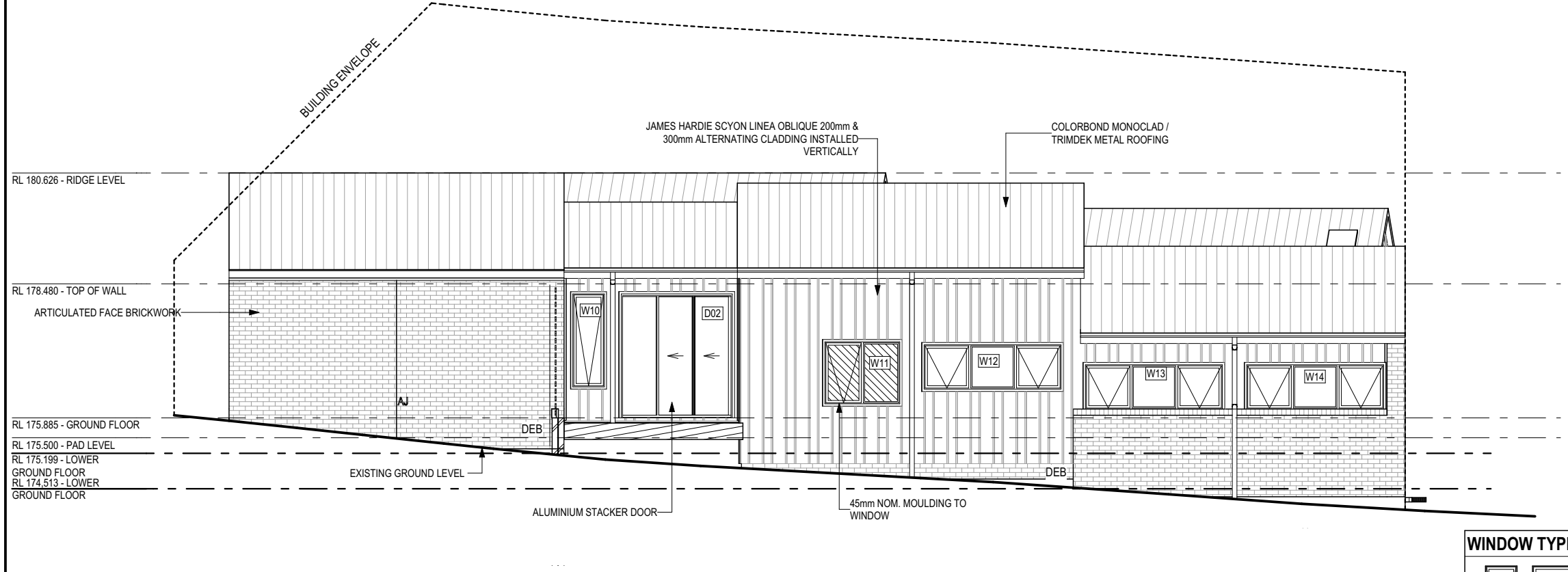
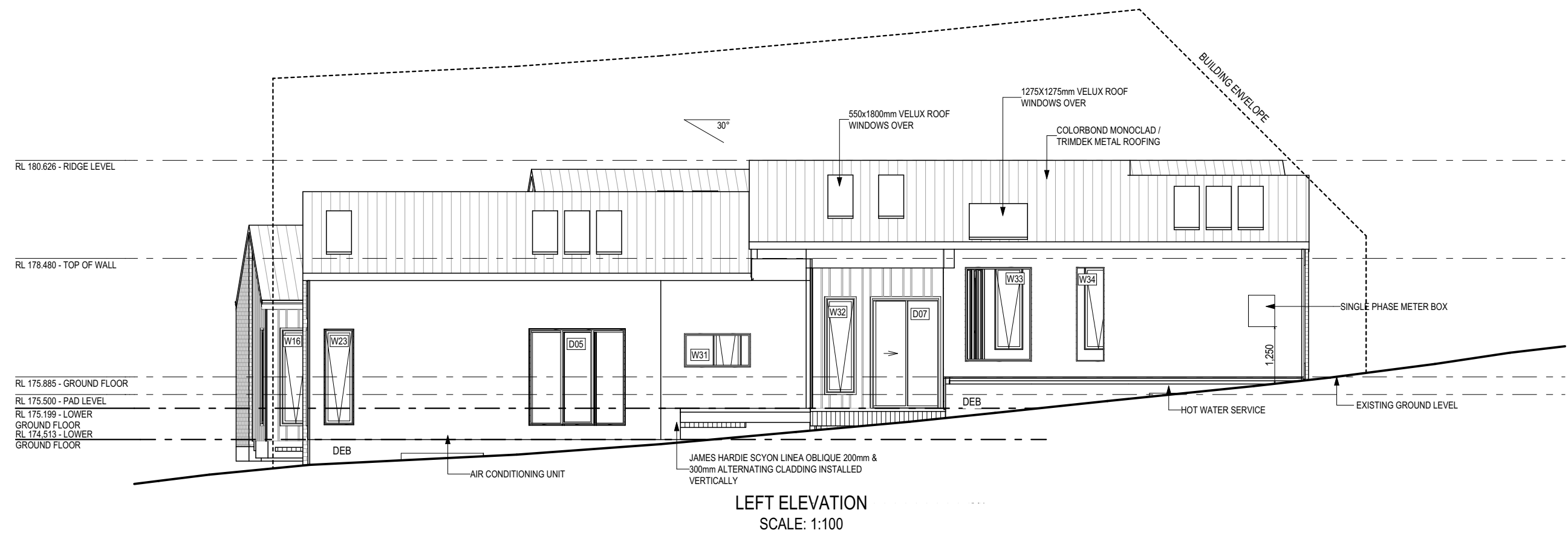
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SH = SNAP HEADER SILL

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REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING W-BRIC-001



SUBJECT TO NCC 2022
(1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714164	
	BARN HOUSE	2	DRAFT SALE PLAN - CT1	HMI	17/06/2025	WILSON HOMES		BARN	H-TBC		
	COPYRIGHT:	3	BARN REDESIGN	CAL	16/09/2025	ADDRESS:		FACADE DESIGN:	FACADE CODE:		
	© 2025	4	PRELIM PLAN - INITIAL ISSUE	HMI	05/10/2025	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250		BARN	F-TBC		
		5	PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI	04/11/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
		6	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	13/11/2025	35 / - / 188351	MEANDER VALLEY	ELEVATIONS	8 / 23		1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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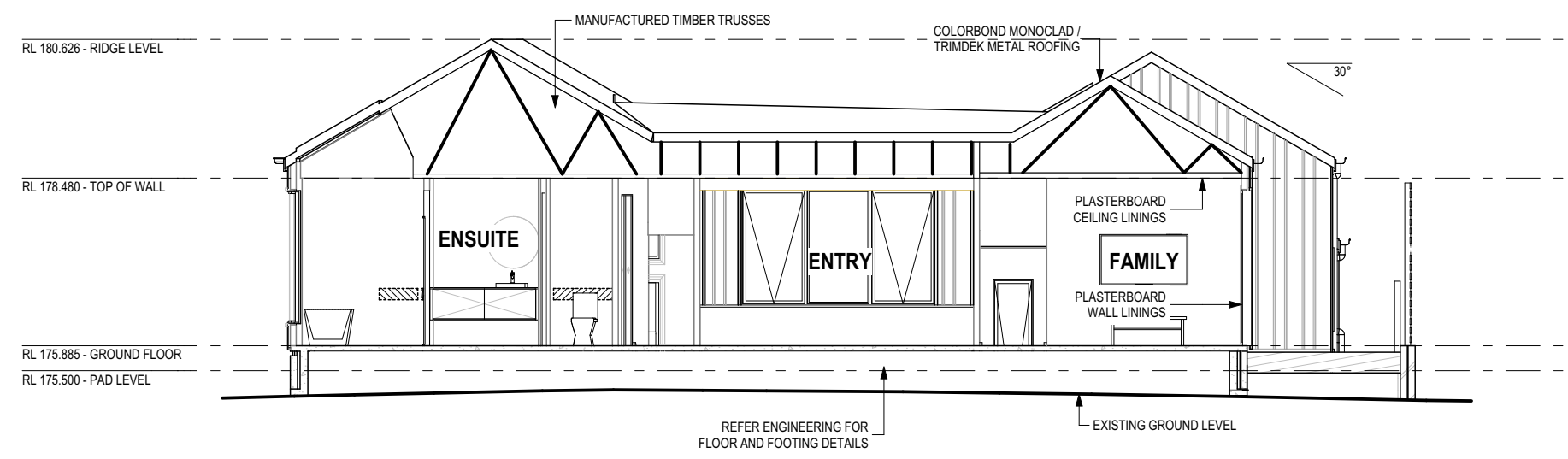
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SH = SNAP HEADER SILL

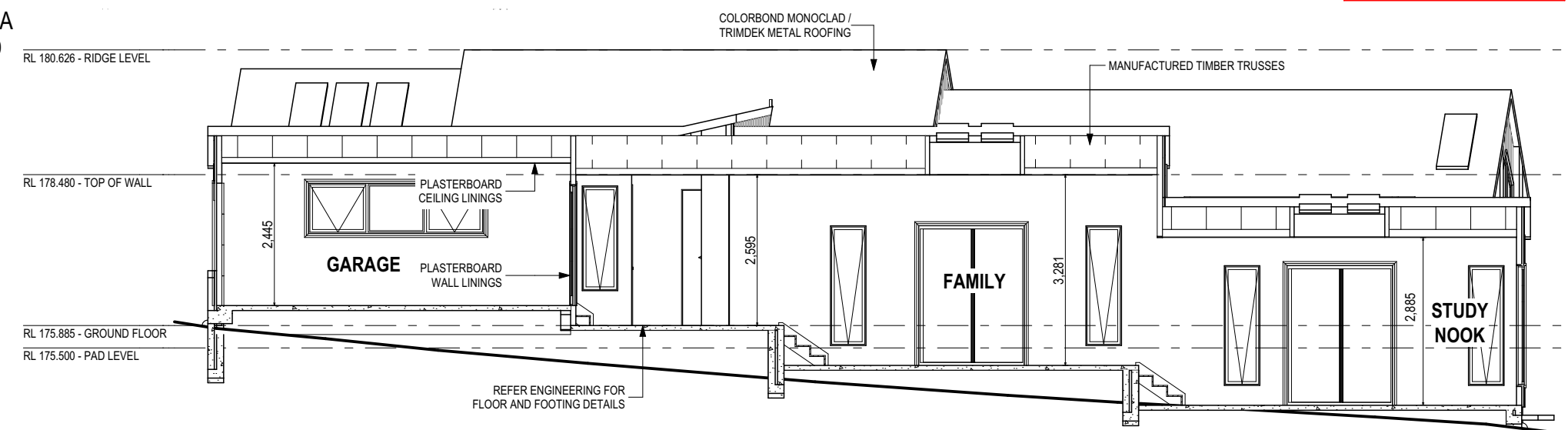
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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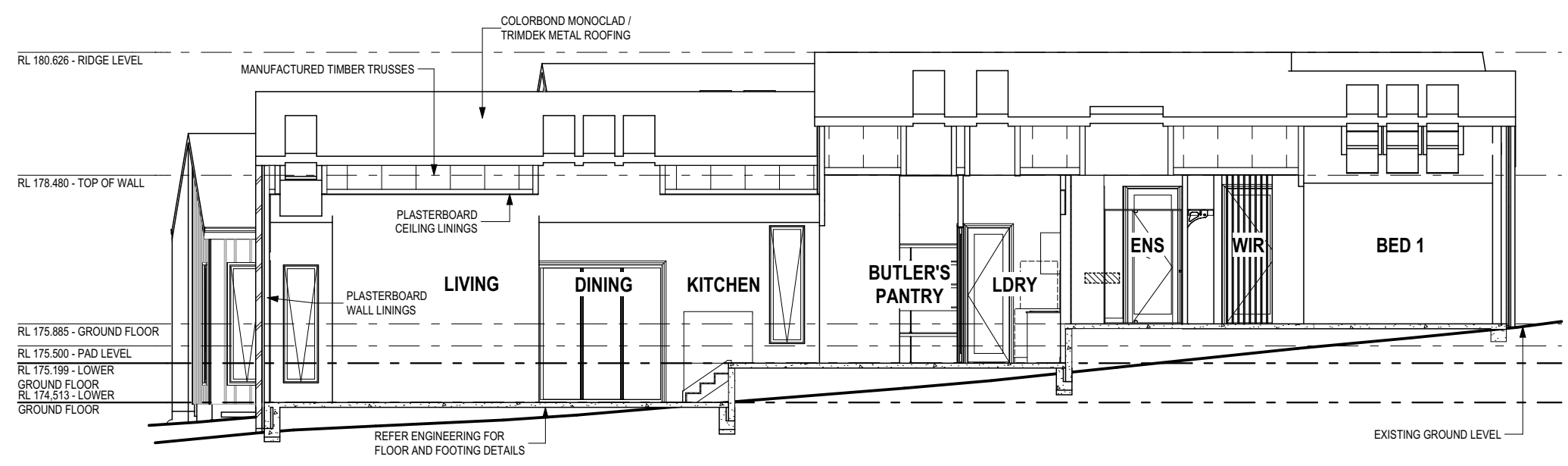
REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING W-BRIC-001



SECTION A-A
 SCALE: 1:100



B SECTION B-B
 SCALE: 1:100



C SECTION C-C
 SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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	3 BARN REDESIGN	CAL 16/09/2025	ADDRESS: 3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	FACADE DESIGN: BARN	FACADE CODE: F-TBC		
	4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	LOT / SECTION / CT: 35 / - / 188351	COUNCIL: MEANDER VALLEY	SHEET TITLE: SECTION		SCALES: 1:100
	5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025	SHEET No.: 9 / 23				
	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025					
							Template Version: 24.038

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
DOOR															
GROUND FLOOR	D01	HD2410R	SWINGING	ENTRY	2,400	970	6,740	2.33	ALUMINIUM	N/A	SNAP HEADER	N	1.63	CLEAR	
GROUND FLOOR	D02	FSS2421	STACKER	FAMILY	2,400	2,148	9,096	5.16	ALUMINIUM	N/A	NONE	W	4.46	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	D03	FS2400x1810	SLIDING	LOWER DECK	2,400	1,810	8,420	4.34	ALUMINIUM	N/A	NONE	E	3.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	FS2400x1810	SLIDING	HALL 1	2,400	1,810	8,420	4.34	ALUMINIUM	N/A	NONE	E	3.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	D05	FSS2421	STACKER	DINING	2,400	2,148	9,096	5.16	ALUMINIUM	N/A	NONE	W	4.46	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	D06	SSF2400x2410	STACKER	<Undefined>	2,400	2,410	9,620	5.78	ALUMINIUM	N/A	NONE	S	5.07	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D07	SF2400x1450	SLIDING	LDRY	2,400	1,450	7,700	3.48	ALUMINIUM	N/A	NONE	E	2.98	CLEAR, DOUBLE GLAZED, TOUGHENED	
								30.59					26.22		
WINDOW															
GROUND FLOOR	W01	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	N	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W02	A2106	AWNING	BED 1	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	N	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W03	A1806	AWNING	HALL 2	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	A1806	AWNING	HALL 2	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	W	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	A1806	AWNING	HALL 2	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	W	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	F2412	FIXED	ENTRY	2,400	1,210	7,220	2.90	ALUMINIUM	N/A	SNAP HEADER	N	2.65	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	F2412	FIXED	ENTRY	2,400	1,210	7,220	2.90	ALUMINIUM	N/A	SNAP HEADER	N	2.65	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W08	A1806	AWNING	FAMILY	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	E	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W09	AFA0930	AWNING	GARAGE	857	3,010	7,734	2.58	ALUMINIUM	N/A	NONE	E	2.01	CLEAR, DOUBLE GLAZED	MP 1003-1003
GROUND FLOOR	W10	A1806	AWNING	FAMILY	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	W	0.81	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W11	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	W	1.38	OBSCURE, DOUBLE GLAZED	MP 725
GROUND FLOOR	W12	AFA0927	AWNING	BED 4	857	2,650	7,014	2.27	ALUMINIUM	N/A	NONE	W	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W13	AFA0927	AWNING	BED 3	857	2,650	7,014	2.27	ALUMINIUM	N/A	NONE	W	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W14	AFA0927	AWNING	BED 2	857	2,650	7,014	2.27	ALUMINIUM	N/A	NONE	W	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
PAD LEVEL	W15	A2106	AWNING	STUDY NOOK	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	S	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	W16	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	W17	A2106	AWNING	LOWER DECK	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W18	A2106	AWNING	HALL 1	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W19	A2106	AWNING	HALL 1	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W20	AFA1830	AWNING	ENTRY	1,800	3,010	9,620	5.42	ALUMINIUM	N/A	NONE	S	4.54	CLEAR, DOUBLE GLAZED	MP 1003-1003
GROUND FLOOR	W21	A2106	AWNING	HALL 2	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	W	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W22	A2106	AWNING	KITCHEN	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	W	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	W23	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	W	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	W24	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	S	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W25	F416x700x610 RAKED	FIXED	<Undefined>	700	610	2,399	0.34	ALUMINIUM	N/A	NONE	S	0.24	CLEAR	RAKED TOP, LOW END HEIGHT 416mm, HIGH END HEIGHT 700mm
GROUND FLOOR	W26	FFF1088x1650x2410 DBL RAKED	FIXED	<Undefined>	1,650	2,410	7,245	3.30	ALUMINIUM	N/A	NONE	S	2.73	CLEAR	DOUBLE RAKED TOP, END HEIGHT 1088mm, CENTRE HEIGHT 1650mm, MP 803-803
PAD LEVEL	W27	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	S	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W28	F700x416x610 RAKED	FIXED	<Undefined>	700	610	2,399	0.34	ALUMINIUM	N/A	NONE	S	0.24	CLEAR	RAKED TOP, LOW END HEIGHT 416mm, HIGH END HEIGHT 700mm
PAD LEVEL	W29	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
PAD LEVEL	W30	AFA2121	AWNING	<Undefined>	2,057	2,050	8,214	4.22	ALUMINIUM	N/A	NONE	E	3.36	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W31	F737x1450	SPECIAL	KITCHEN	737	1,450	4,374	1.07	ALUMINIUM	N/A	NONE	E	0.92	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W32	A2106	AWNING	BUTLER'S PANTRY	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W33	F2115	FIXED	ENS	2,057	1,450	7,014	2.98	ALUMINIUM	N/A	NONE	E	2.74	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W34	A2106	AWNING	WIR	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	E	0.93	CLEAR, DOUBLE GLAZED, TOUGHENED	
								58.85					46.68		
								89.44					72.90		

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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	© 2025	4	PRELIM PLAN - INITIAL ISSUE	HMI	05/10/2025								
		5	PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI	04/11/2025	LOT / SECTION / CT: 35 / - / 188351		COUNCIL: MEANDER VALLEY		SHEET TITLE: WINDOW & DOOR SCHEDULES			SHEET No.: 10 / 23
		6	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	13/11/2025								

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Template Version: 24.038

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
PAD LEVEL	1	2 x SLIDING	SLIDING	2,340	1,870	N/A	
PAD LEVEL	1	420	SWINGING	2,340	420	TRANSLUCENT	SELECT
PAD LEVEL	2	870	SWINGING	2,340	870	CLEAR	SELECT
PAD LEVEL	1	910 SS	SQUARE SET OPENING	2,455	910	N/A	
GROUND FLOOR	1	1020 SS	SQUARE SET OPENING	2,455	1,020	N/A	
GROUND FLOOR	1	1040 SS	SQUARE SET OPENING	2,455	1,040	N/A	
GROUND FLOOR	2	1050 SS	SQUARE SET OPENING	2,455	1,050	N/A	
GROUND FLOOR	1	1070 SS	SQUARE SET OPENING	2,455	1,070	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,340	1,550	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,340	1,870	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,340	1,700	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	CLEAR	SELECT
GROUND FLOOR	1	870	SWINGING	2,040	870	CLEAR	SELECT
GROUND FLOOR	3	870	SWINGING	2,340	870	CLEAR	SELECT
GROUND FLOOR	2	870 CSD	CAVITY SLIDING	2,340	870	CLEAR	SELECT
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,340	870	CLEAR	SELECT, 20mm UNDERCUT

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5	WERS Code	U Value	SHGC
Window Type			
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 19			
Window Type			
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 29			
Window Type			
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)


**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

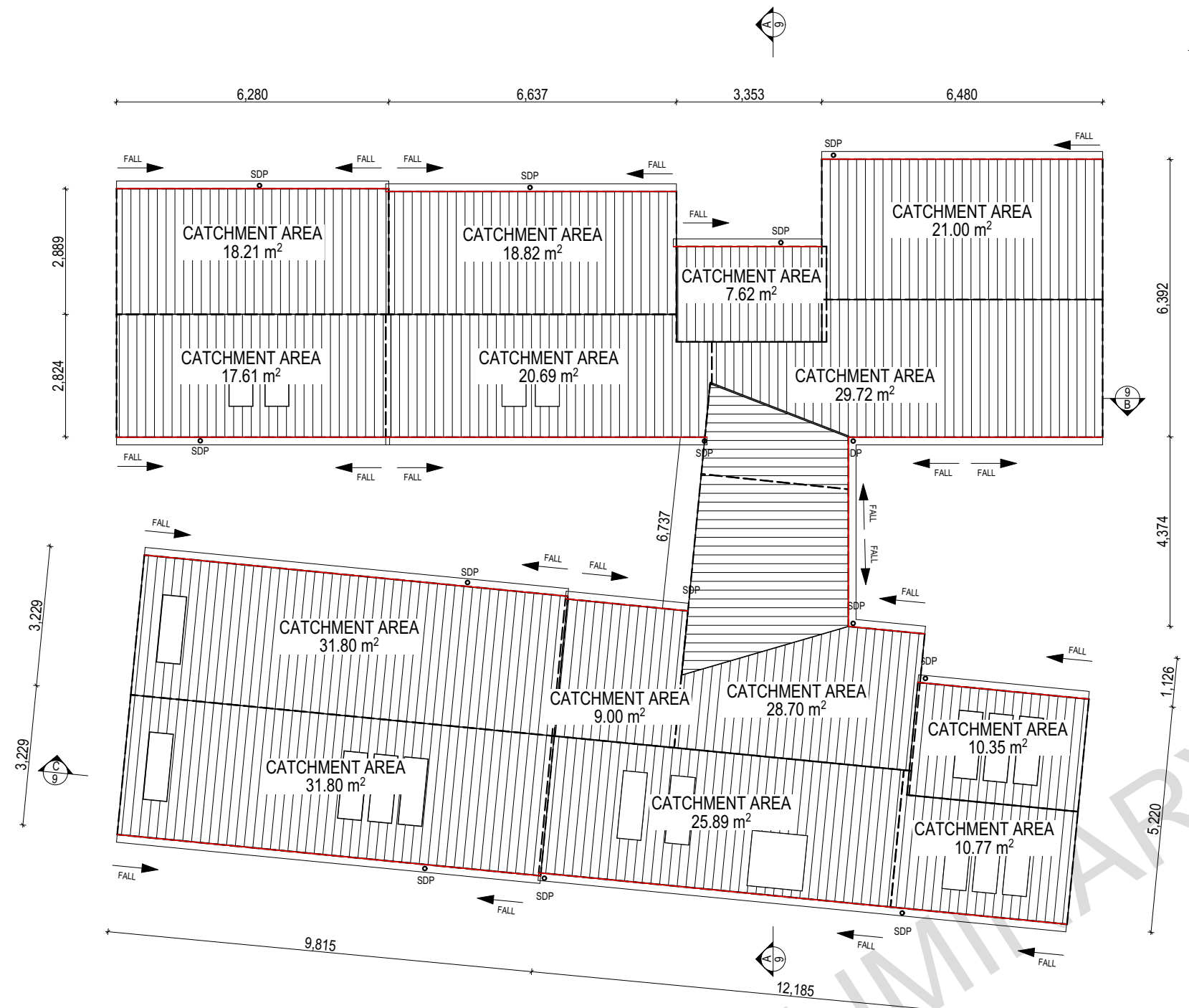
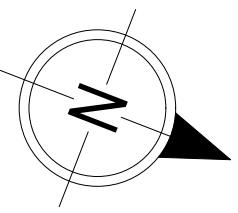
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SIGNATURE: _____ DATE: _____

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	SPECIFICATION:	REVISION		DRAWN		CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714164
	BARN HOUSE	2	DRAFT SALE PLAN - CT1	HMI	17/06/2025	WILSON HOMES	BARN	H-TBC	
	COPYRIGHT:	3	BARN REDESIGN	CAL	16/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2025	4	PRELIM PLAN - INITIAL ISSUE	HMI	05/10/2025	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	BARN	F-TBC	
		5	PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI	04/11/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		6	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	13/11/2025	35 / - / 188351	COUNCIL:	11 / 23	
					MEANDER VALLEY	WINDOW & DOOR SCHEDULES	SCALES:		

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WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREAS SHOWN ARE SURFACE AREAS/CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	281.28	Flat Roof Area (excluding gutter and slope factor) (m ²)
	19.99	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	281.98	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	363.75	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.29 for 30° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	91	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	3.99	Ac / Acdp
Downpipes Provided	14	

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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	BARN HOUSE
COPYRIGHT:	© 2025

REVISION	DRAWN
2 DRAFT SALE PLAN - CT1	HMI 17/06/2025
3 BARN REDESIGN	CAL 16/09/2025
4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025
5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025
6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025

CLIENT:	WILSON HOMES
ADDRESS:	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	35 / - / 188351
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	BARN
FACADE DESIGN:	BARN
SHEET TITLE:	ROOF DRAINAGE PLAN
SHEET No.:	12 / 23

HOUSE CODE:	H-TBC
FACADE CODE:	F-TBC
SCALES:	1:125

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714164

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



FLOOR COVERINGS
 SCALE: 1:100

**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

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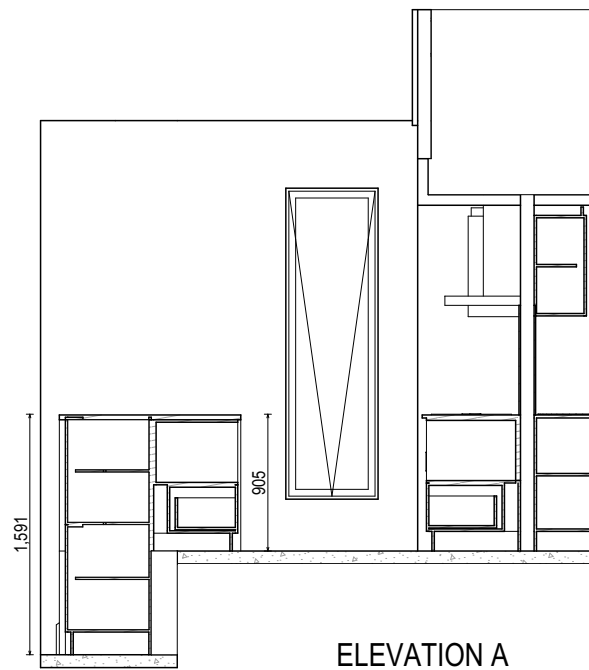
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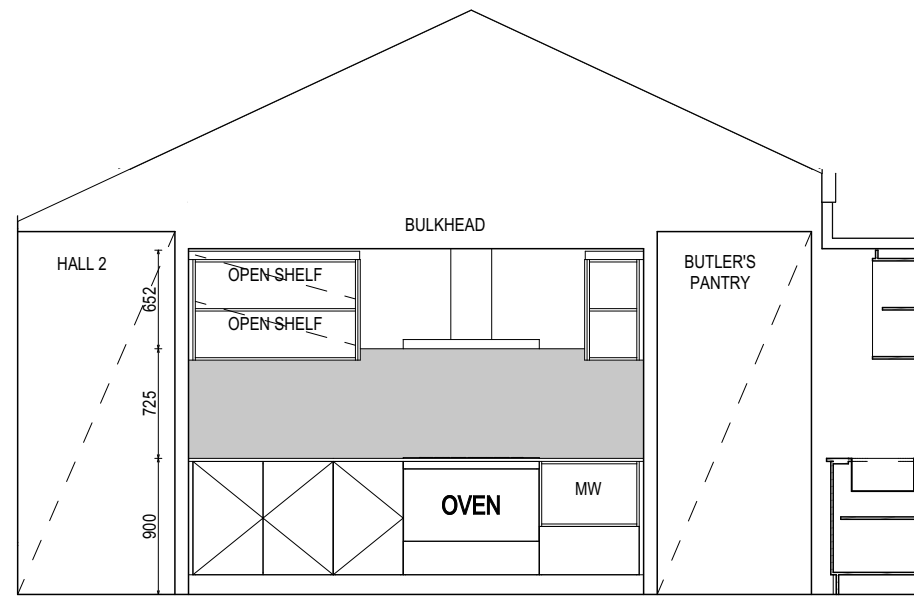
SPECIFICATION: BARN HOUSE COPYRIGHT: © 2025	REVISION 2 DRAFT SALE PLAN - CT1	DRAWN HMI 17/06/2025	CLIENT: WILSON HOMES	HOUSE DESIGN: BARN	HOUSE CODE: H-TBC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714164	
	3 BARN REDESIGN	CAL 16/09/2025	ADDRESS: 3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	FACADE DESIGN: BARN	FACADE CODE: F-TBC		
	4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	LOT / SECTION / CT: 35 / - / 188351	COUNCIL: MEANDER VALLEY	SHEET TITLE: FLOOR COVERINGS		SHEET No.: 13 / 23
	5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025					SCALES: 1:100
	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025					

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - GENERAL BUILDING INFORMATION

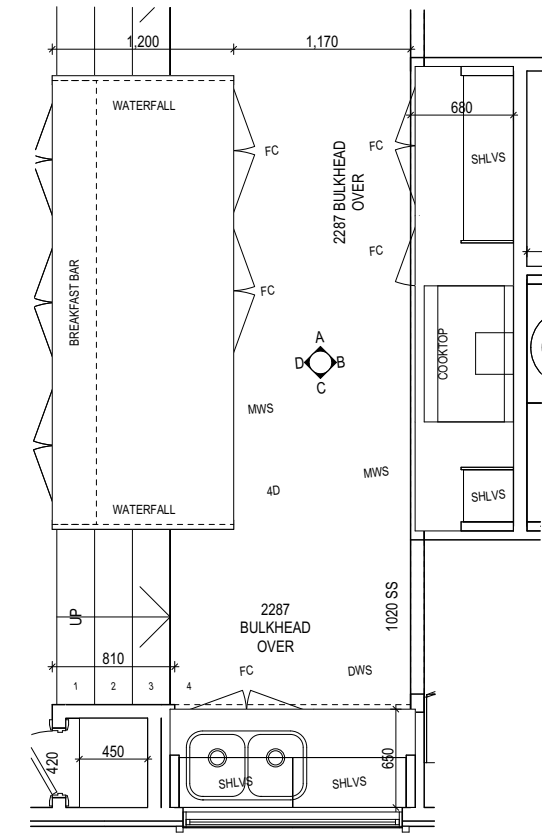
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETS AS REQUIRED.



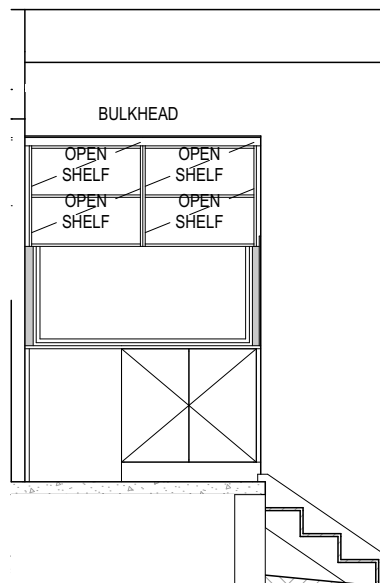
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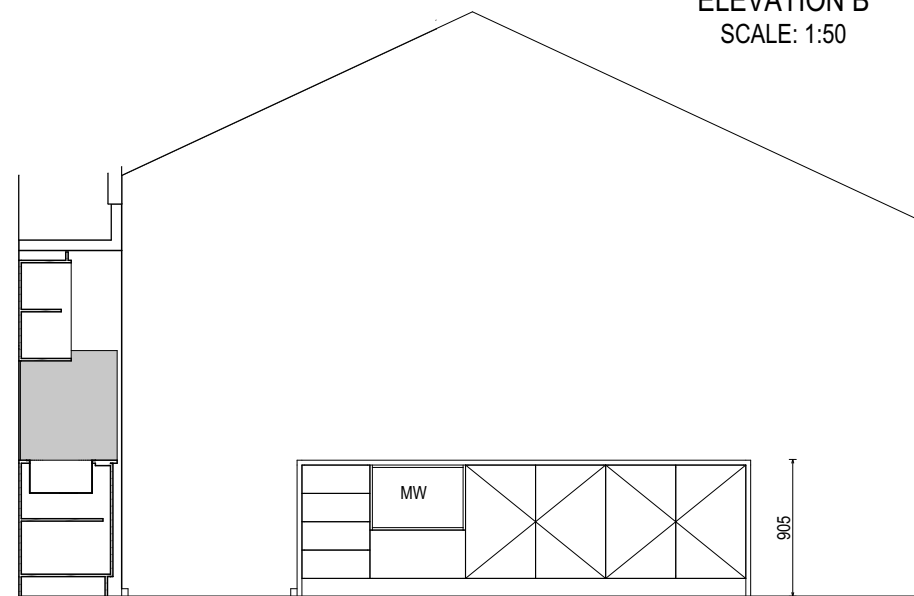
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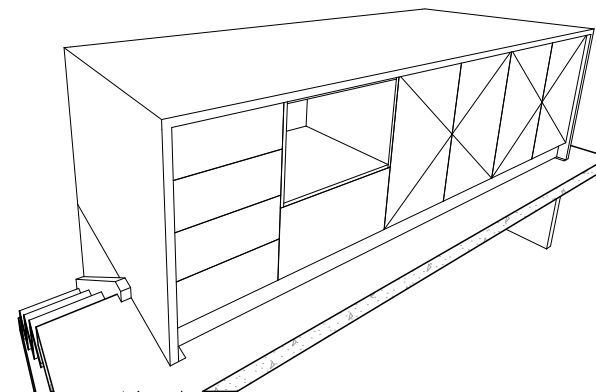
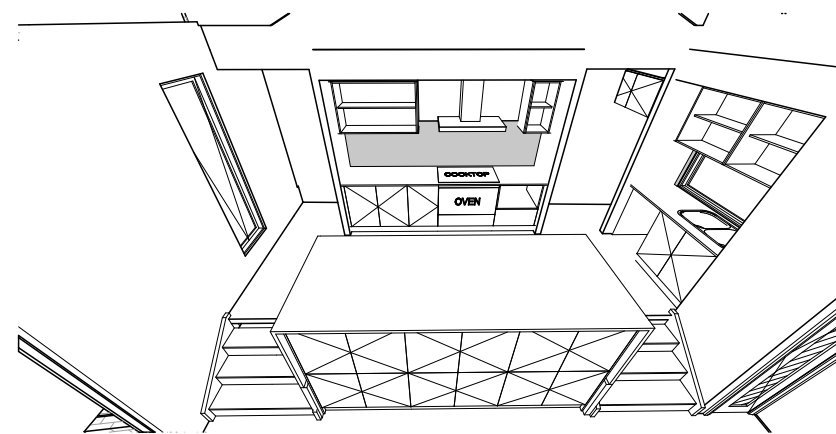
KITCHEN PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____
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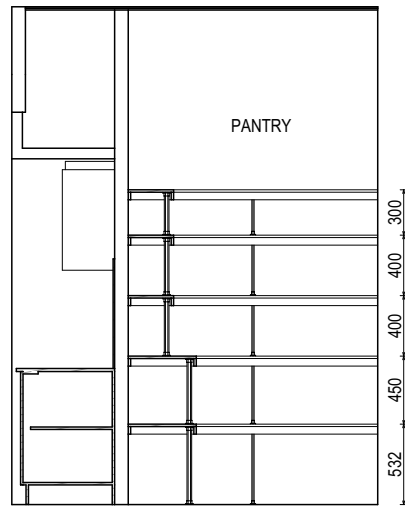
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		3 BARN REDESIGN	CAL 16/09/2025	LOT / SECTION / CT: 35 / - / 188351	COUNCIL: MEANDER VALLEY	SHEET TITLE: KITCHEN DETAILS		SHEET No.: 14 / 23
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		5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025					
		6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025					

714164

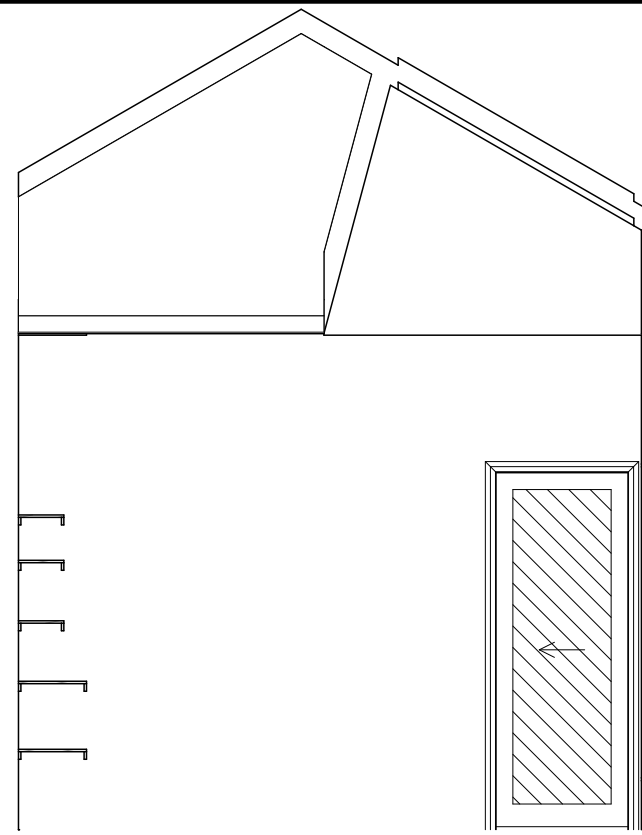
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

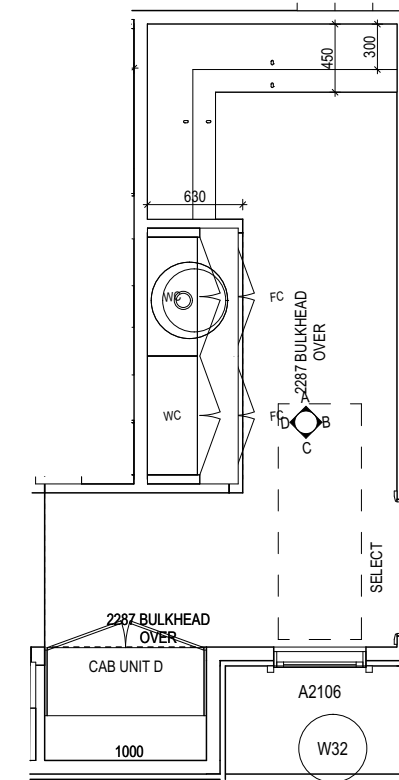
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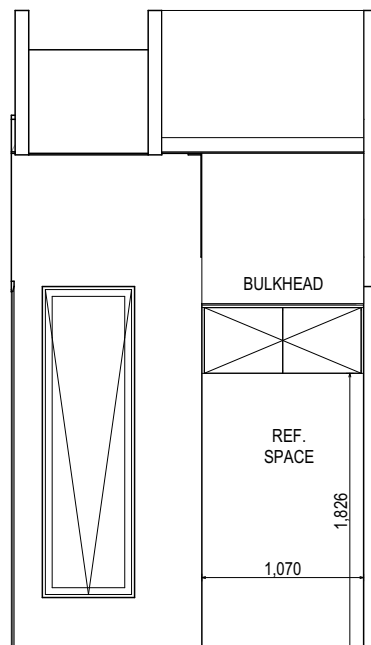
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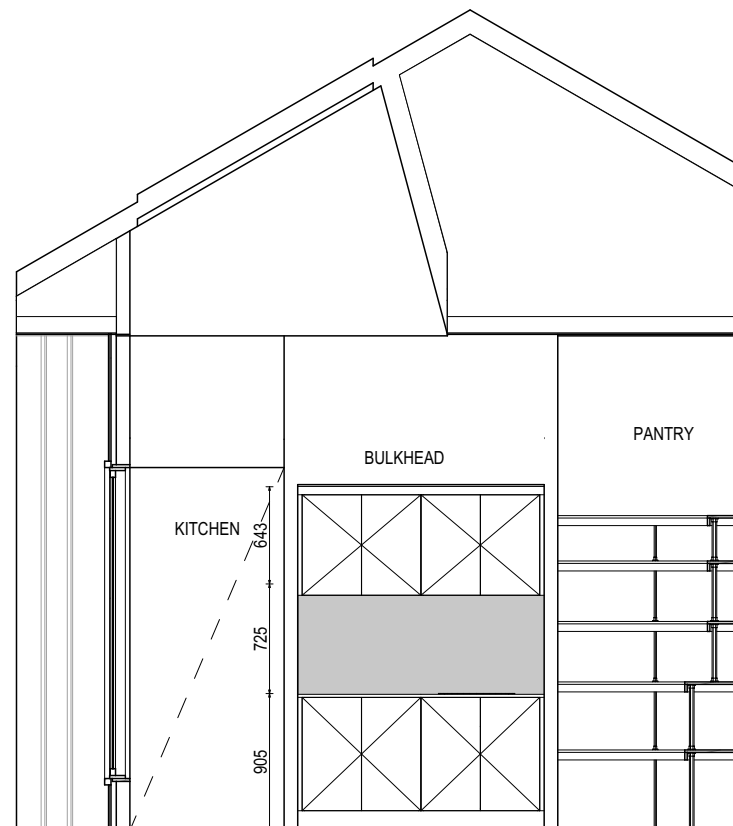
ELEVATION B
SCALE: 1:50



BUTLER'S PANTRY
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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		3 BARN REDESIGN	CAL 16/09/2025	LOT / SECTION / CT: 35 / - / 188351	SHEET TITLE: BUTLER'S PANTRY DETAILS	SHEET No.: 15 / 23	
		4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	COUNCIL: MEANDER VALLEY	SCALES: 1:50	714164	
		5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025				
		6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025				

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Template Version: 24.038

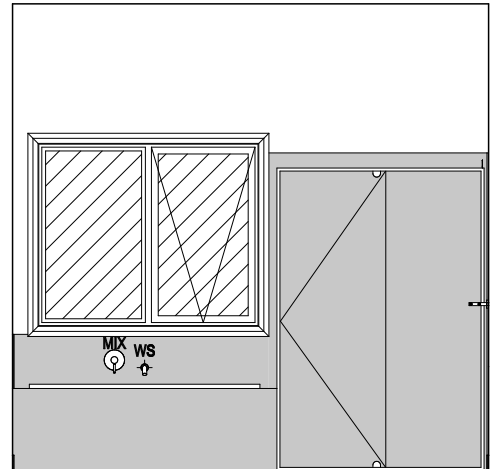
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 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - GENERAL BUILDING INFORMATION

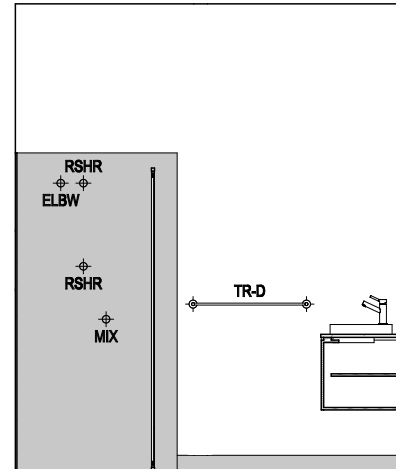
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LEGEND

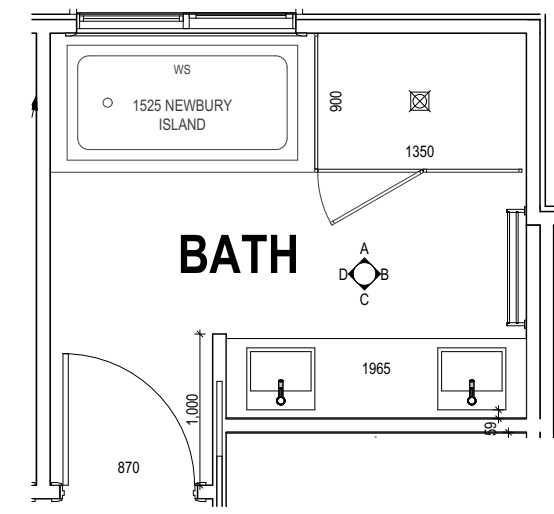
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



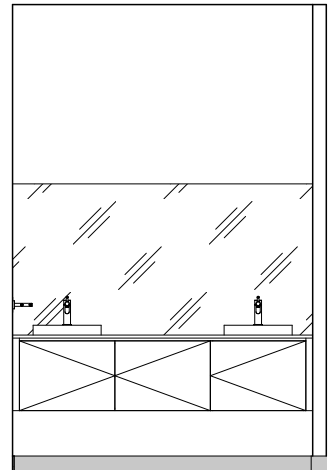
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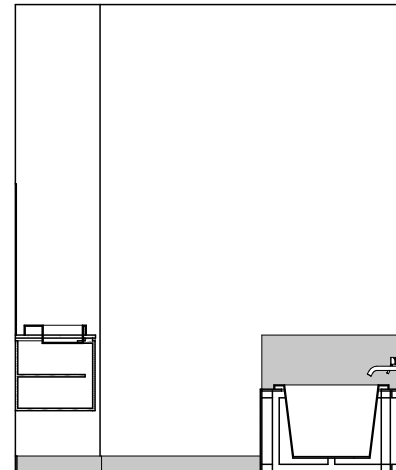
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm / 446mm
"MEDIUM"	800 x 380mm	878mm / 446mm
"LARGE"	1500 x 380mm	1578mm / 446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	BARN HOUSE
COPYRIGHT:	© 2025

REVISION	DRAWN
2 DRAFT SALE PLAN - CT1	HMI 17/06/2025
3 BARN REDESIGN	CAL 16/09/2025
4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025
5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025
6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025

CLIENT:	WILSON HOMES
ADDRESS:	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	35 / - / 188351
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	BARN
FACADE DESIGN:	BARN
SHEET TITLE:	BATHROOM DETAILS

HOUSE CODE:	H-TBC
FACADE CODE:	F-TBC
SHEET No.:	16 / 23
SCALES:	1:50

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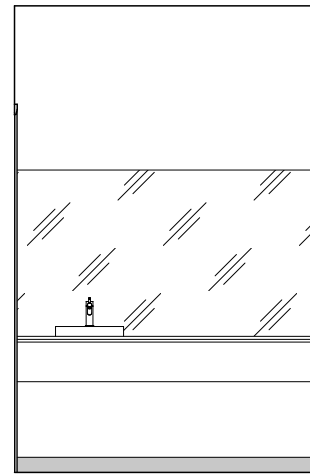
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

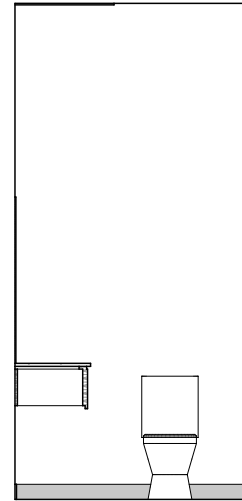
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

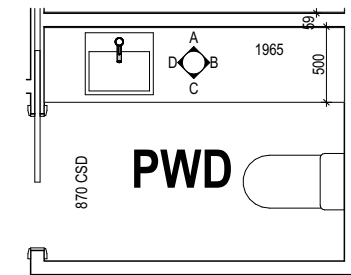
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



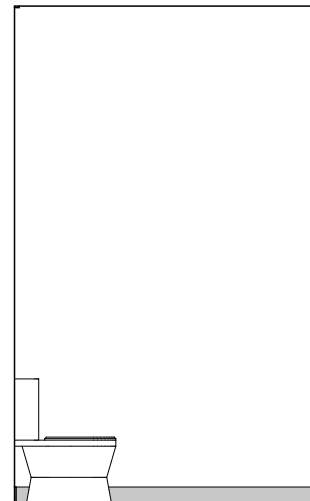
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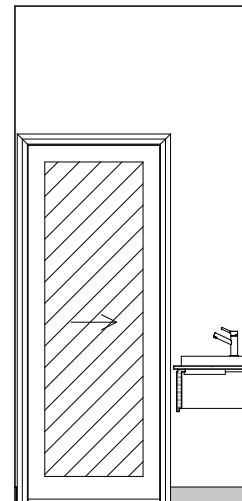
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POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING
 LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	BARN HOUSE	2	DRAFT SALE PLAN - CT1	HMI	17/06/2025	WILSON HOMES		BARN		H-TBC		
	COPYRIGHT:	3	BARN REDESIGN	CAL	16/09/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025	4	PRELIM PLAN - INITIAL ISSUE	HMI	05/10/2025	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250		BARN		F-TBC		
		5	PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI	04/11/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
		6	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	13/11/2025	35 / - / 188351	MEANDER VALLEY	POWDER ROOM DETAILS		17 / 23	1:50	
											714164	

Last Published: Friday, November 21, 2025 12:20 PM
 File Location: P:\8_Drafting\Job Files\7141007\14164 - Wilson Complete - Lot 35 Country Club - AC24\Plans\714164 - Lot 35 Country Club - AC24 - 2025.11.03.pln
 Template Version: 24.038

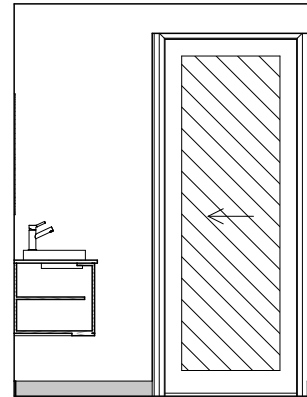
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

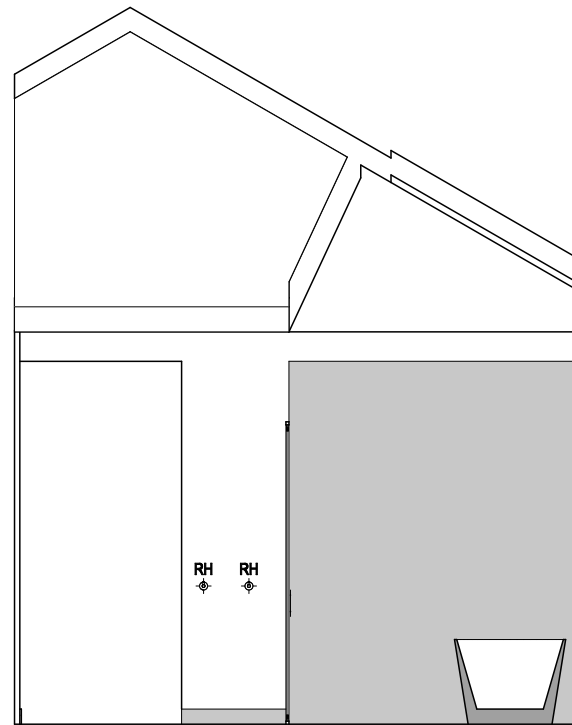
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

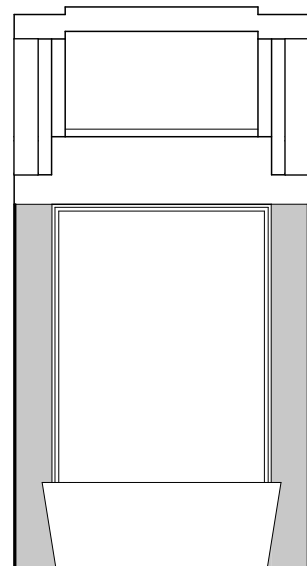
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



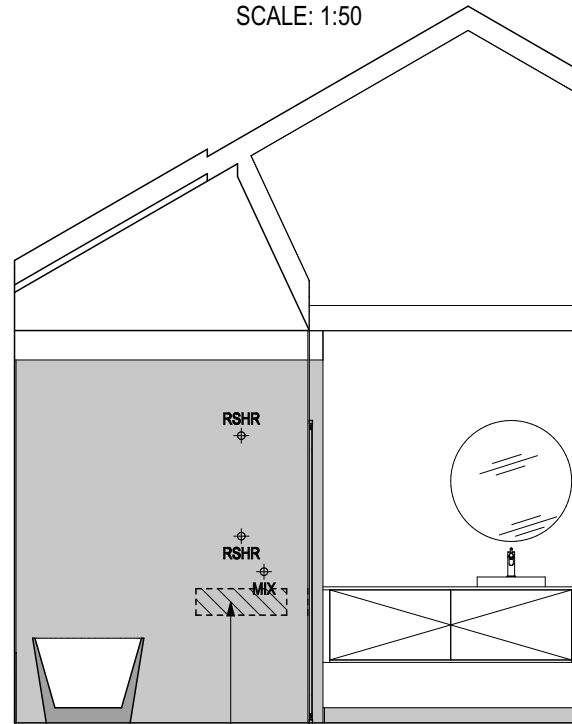
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SCALE: 1:50



ELEVATION B
SCALE: 1:50

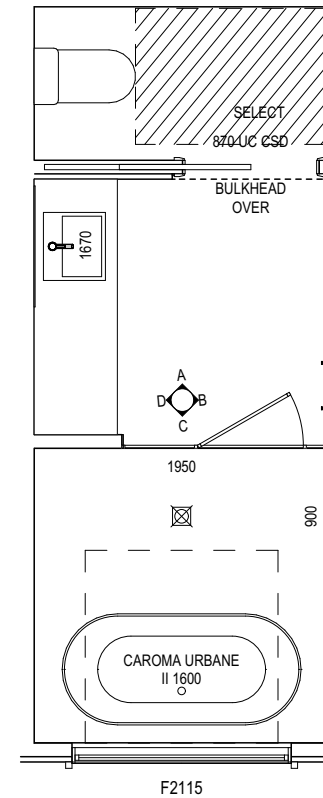


ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

600 x 150 NOGGINGS . 800-810 HEIGHT (CTR LINE). CENTRED TO ROSE



ENSUITE PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

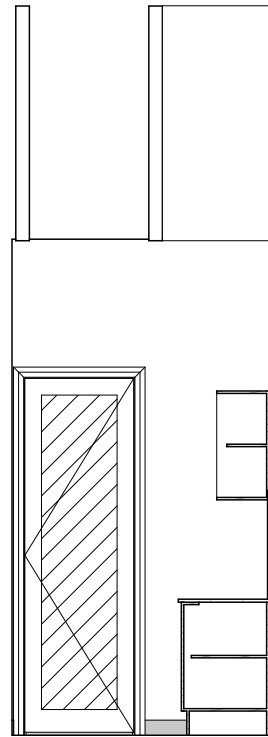
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	SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714164	
	BARN HOUSE	2	DRAFT SALE PLAN - CT1	HMI	17/06/2025	WILSON HOMES		BARN	H-TBC		
	COPYRIGHT:	3	BARN REDESIGN	CAL	16/09/2025	ADDRESS:		FACADE DESIGN:	FACADE CODE:		
	© 2025	4	PRELIM PLAN - INITIAL ISSUE	HMI	05/10/2025	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250		BARN	F-TBC		
		5	PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI	04/11/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
		6	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	13/11/2025	35 / - / 188351	MEANDER VALLEY	ENSUITE DETAILS	18 / 23		1:50

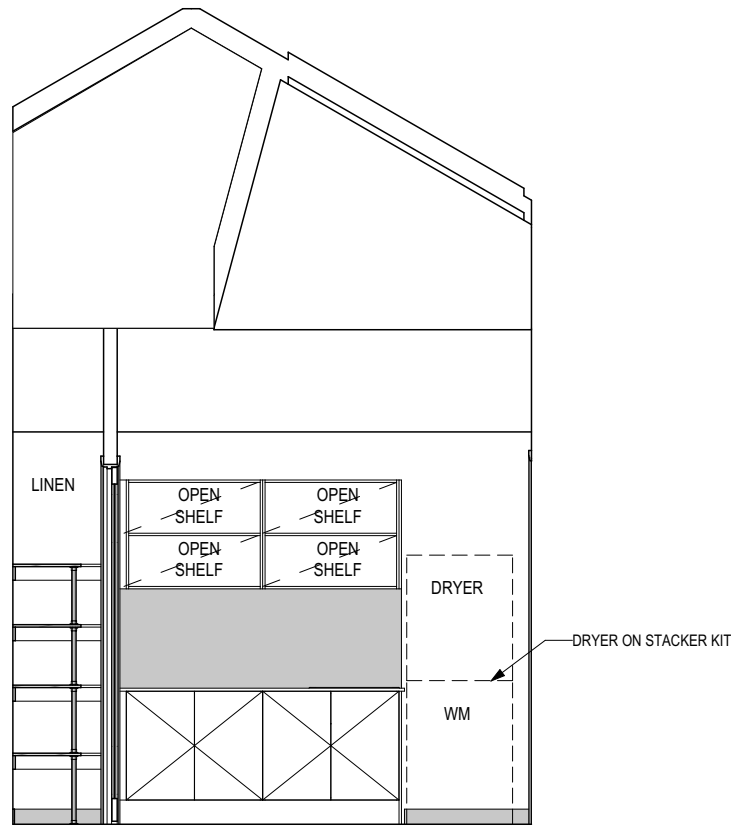
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

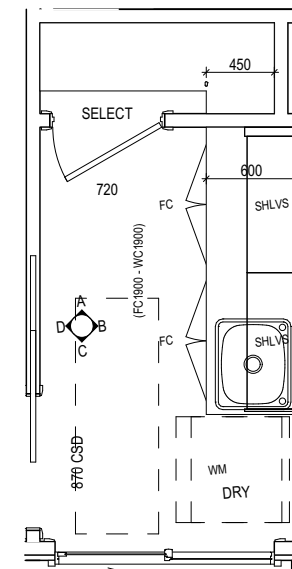
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006



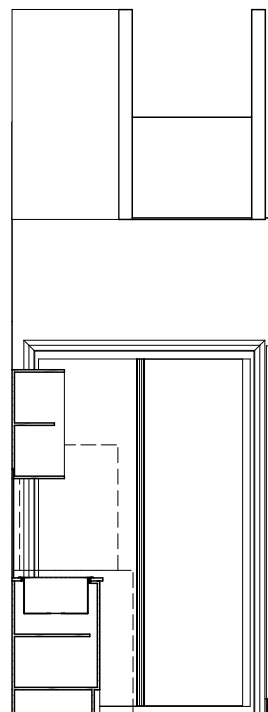
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SCALE: 1:50



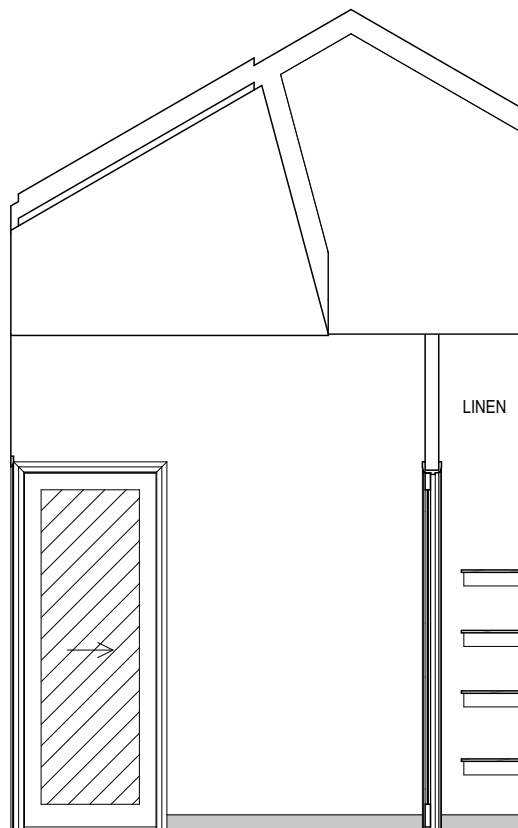
ELEVATION B
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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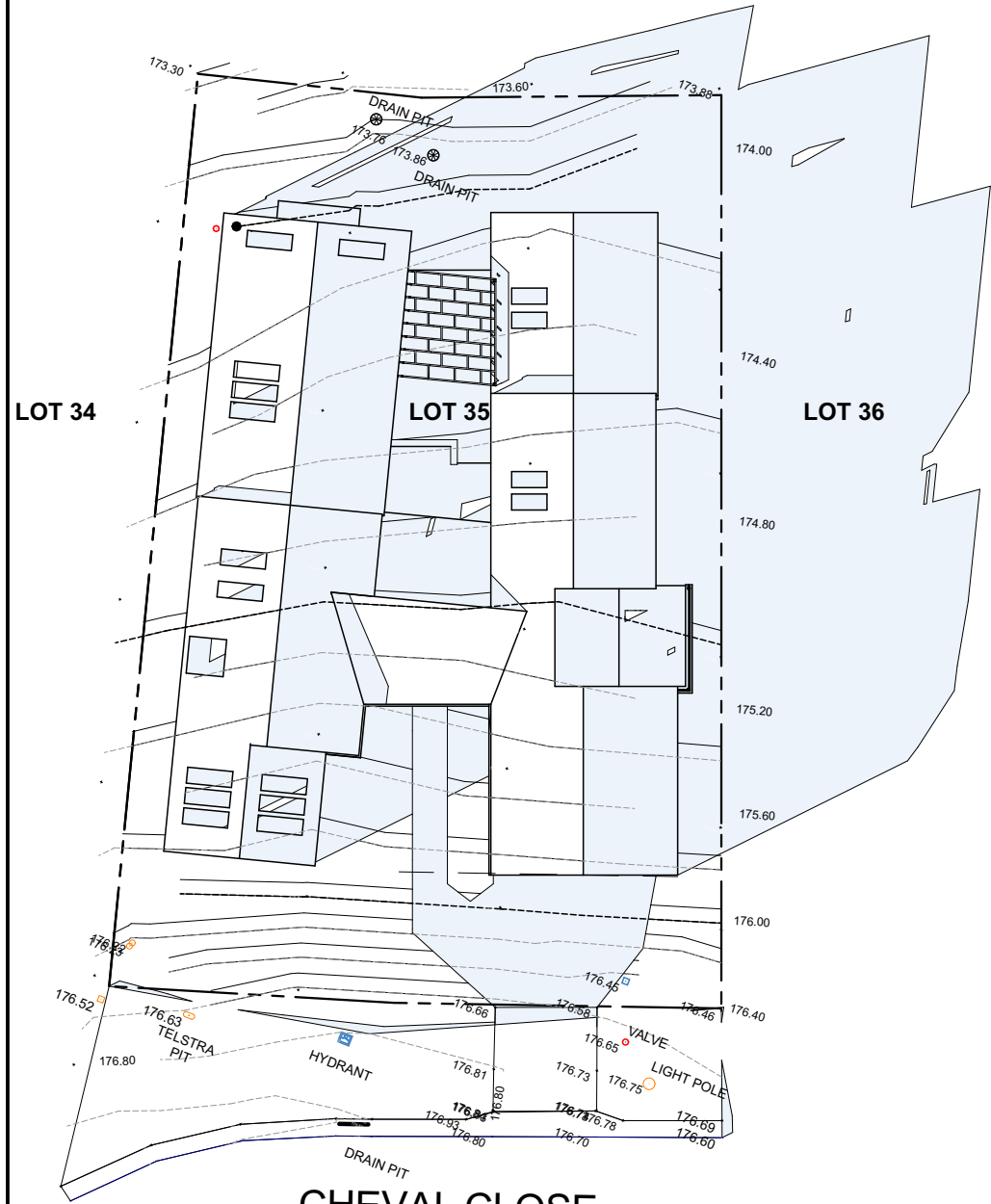
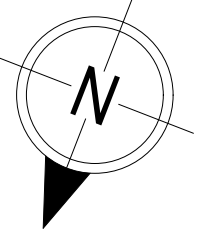
	SPECIFICATION: BARN HOUSE	REVISION	DRAWN	CLIENT: WILSON HOMES	HOUSE DESIGN: BARN	HOUSE CODE: H-TBC	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	COPYRIGHT: © 2025	2	DRAFT SALE PLAN - CT1	HMI 17/06/2025	ADDRESS: 3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	FACADE DESIGN: BARN		FACADE CODE: F-TBC
		3	BARN REDESIGN	CAL 16/09/2025	LOT / SECTION / CT: 35 / - / 188351	SHEET TITLE: LAUNDRY DETAILS		SHEET No.: 19 / 23
		4	PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	COUNCIL: MEANDER VALLEY			SCALES: 1:50
		5	PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025				
		6	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025				

714164

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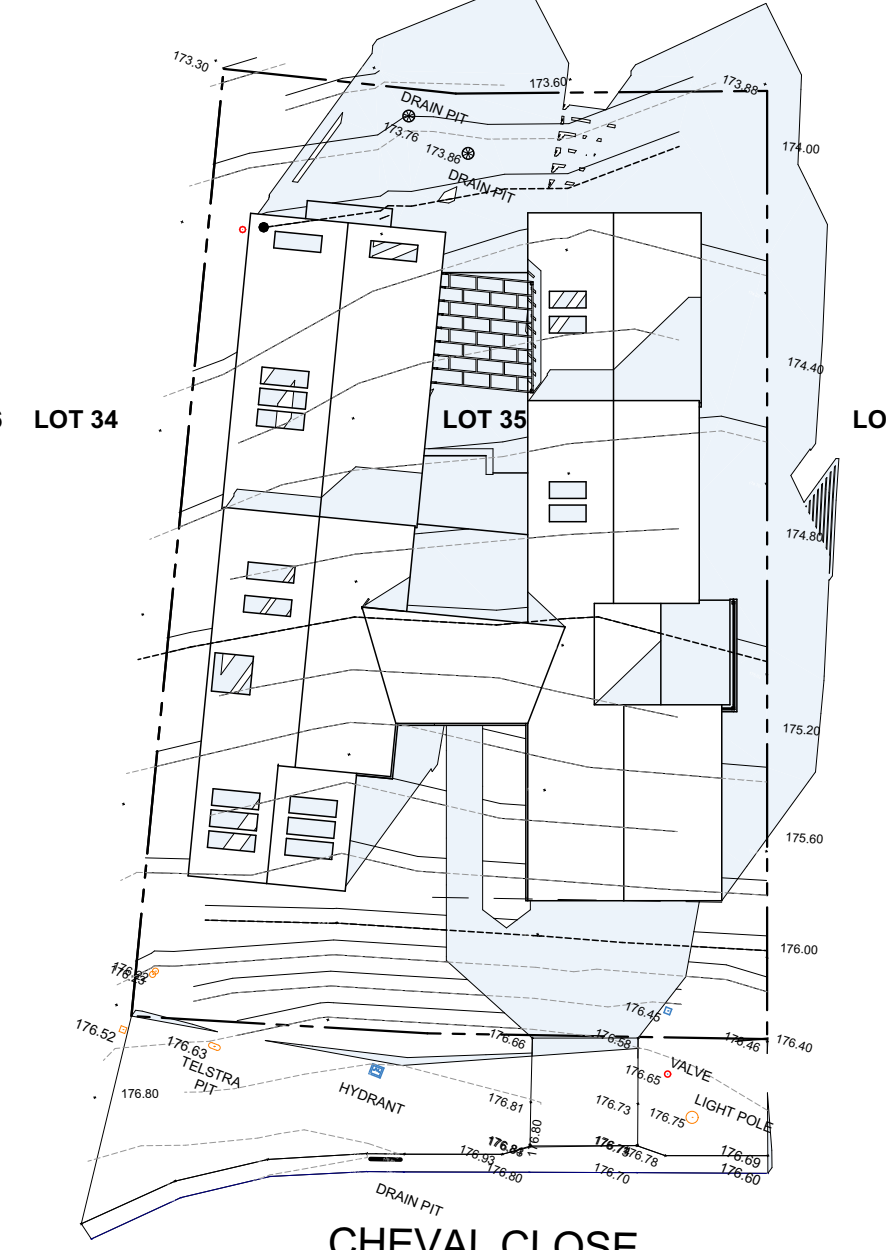
CHEVAL CLOSE

JUNE 21 - 0900
SCALE: 1:250



CHEVAL CLOSE

JUNE 21 - 1000
SCALE: 1:250



CHEVAL CLOSE

JUNE 21 - 1100
SCALE: 1:250

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION:	BARN HOUSE
COPYRIGHT:	© 2025

REVISION	DRAWN
2 DRAFT SALE PLAN - CT1	HMI 17/06/2025
3 BARN REDESIGN	CAL 16/09/2025
4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025
5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025
6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025

CLIENT:	WILSON HOMES
ADDRESS:	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	35 / - / 188351
COUNCIL:	MEANDER VALLEY

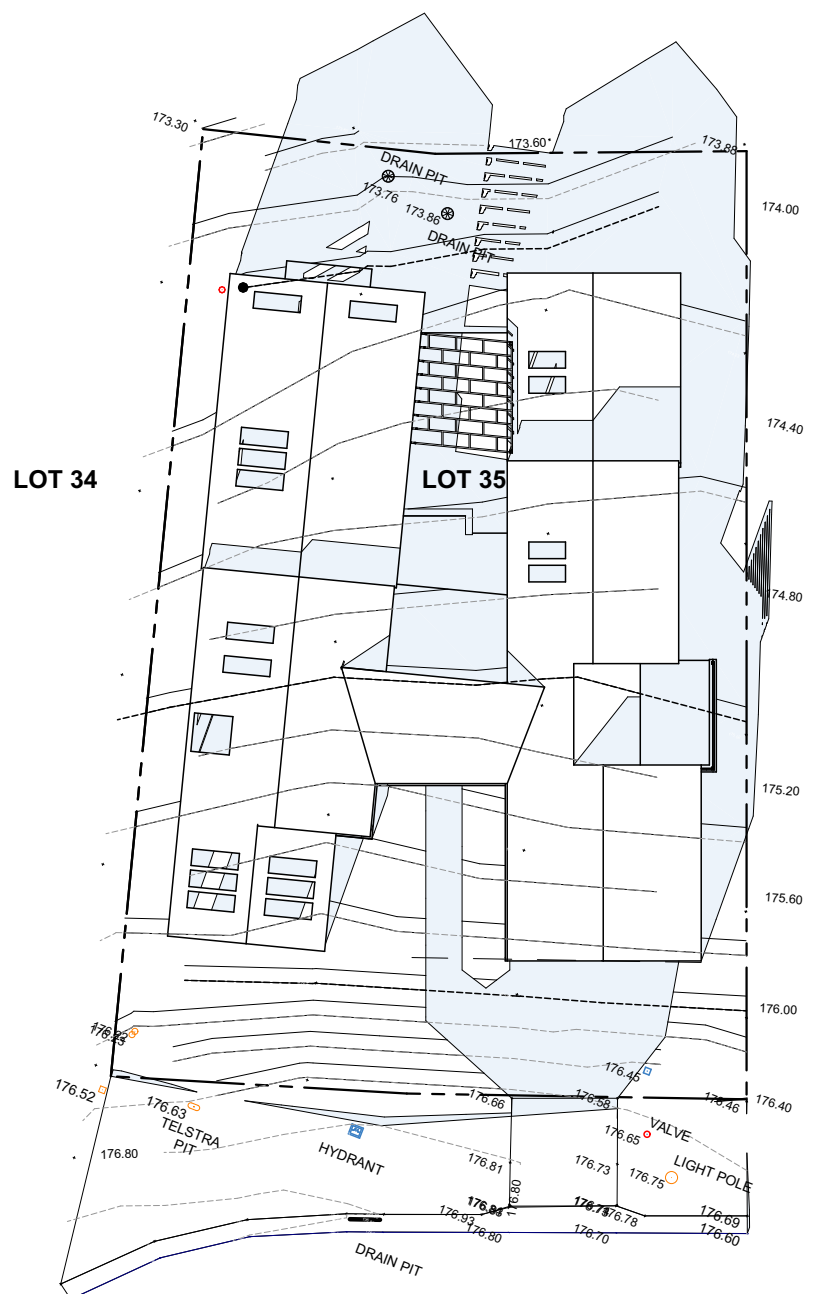
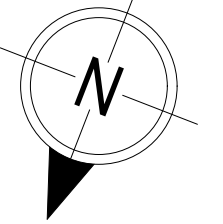
HOUSE DESIGN:	BARN
FACADE DESIGN:	BARN
SHEET TITLE:	SHADOW PLANS
SHEET No.:	20 / 23

HOUSE CODE:	H-TBC
FACADE CODE:	F-TBC
SCALES:	1:250

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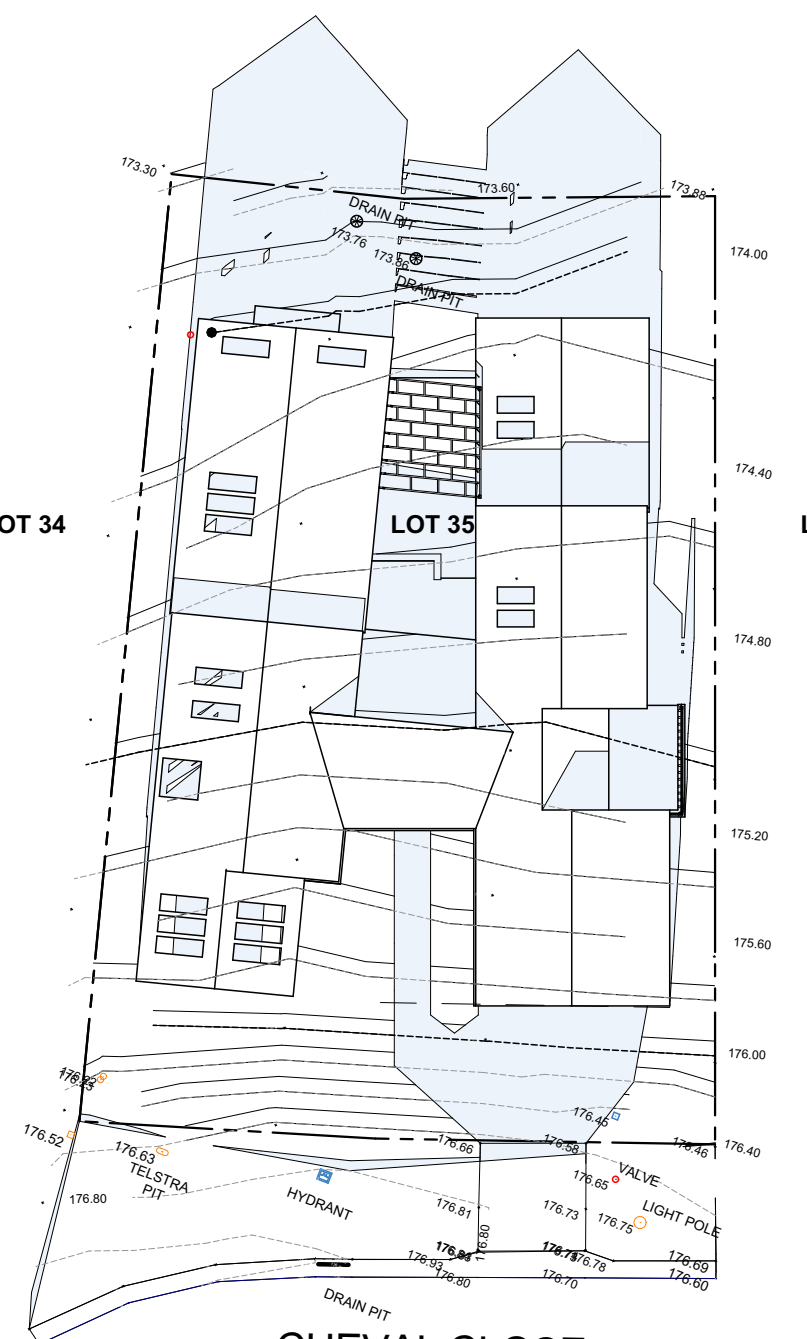
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Template Version: 24.038



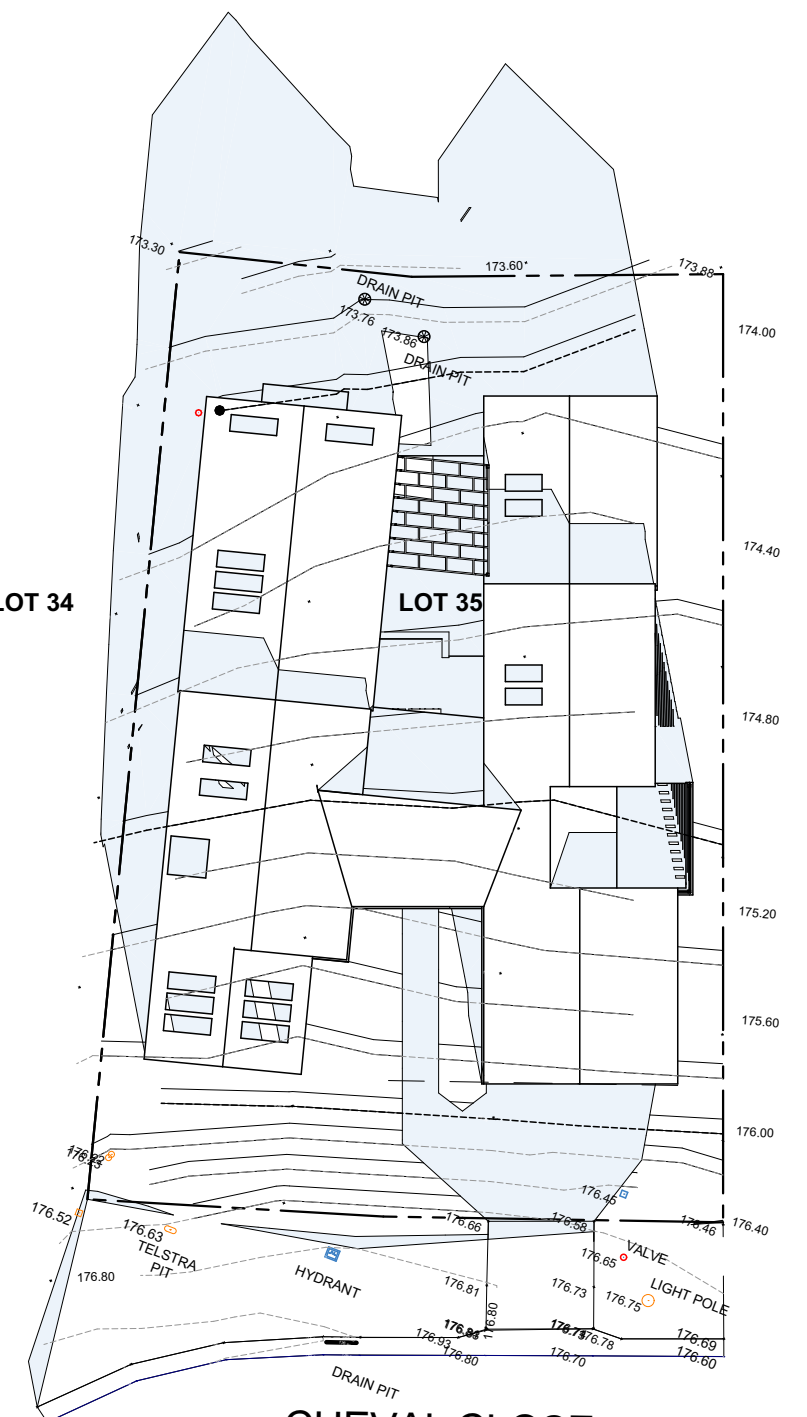
CHEVAL CLOSE

JUNE 21 - 1200
SCALE: 1:250



CHEVAL CLOSE

JUNE 21 - 1300
SCALE: 1:250



CHEVAL CLOSE

JUNE 21 - 1400
SCALE: 1:250

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	BARN HOUSE
COPYRIGHT:	© 2025

REVISION	DRAWN
2 DRAFT SALE PLAN - CT1	HMI 17/06/2025
3 BARN REDESIGN	CAL 16/09/2025
4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025
5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025
6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025

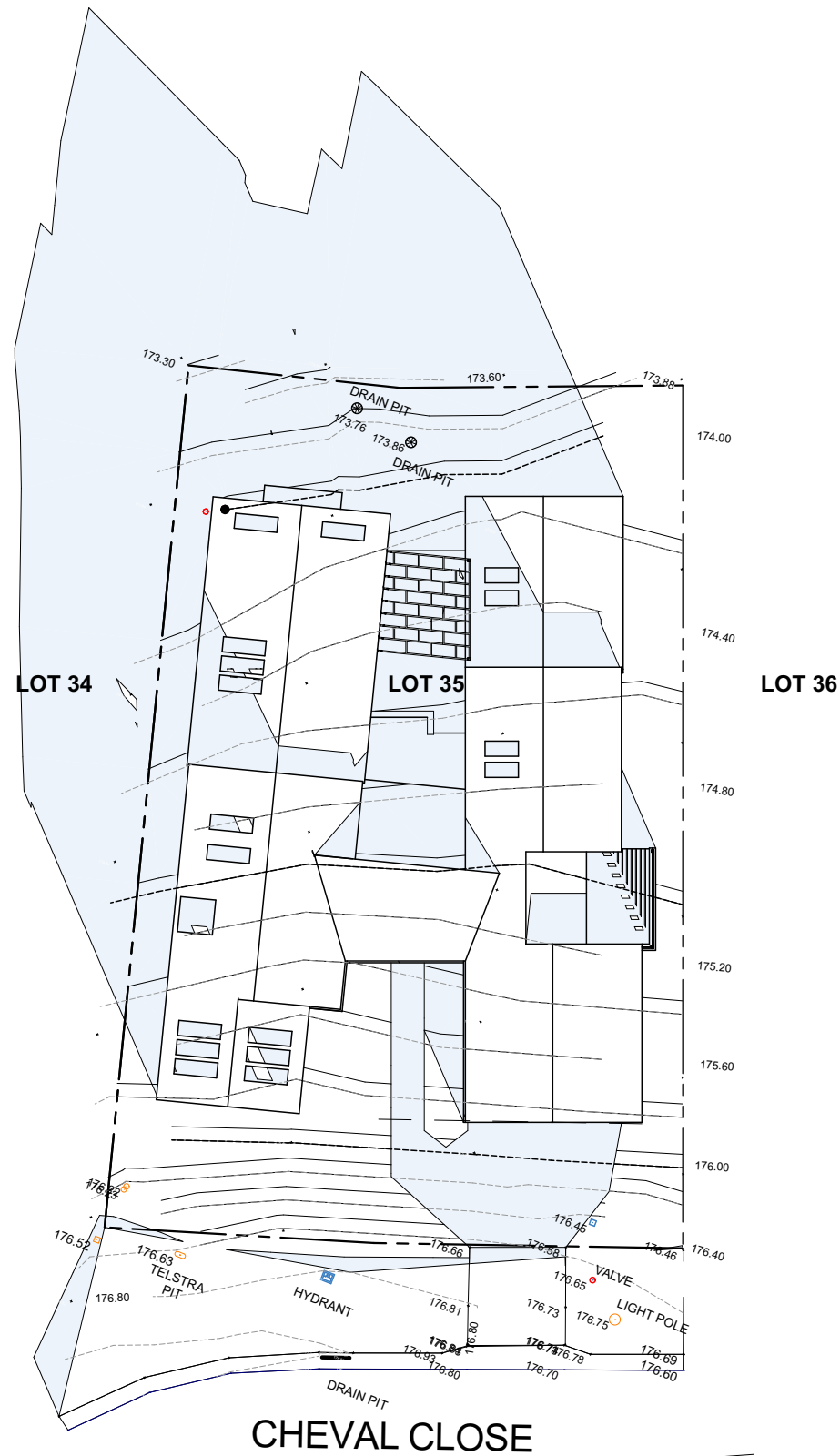
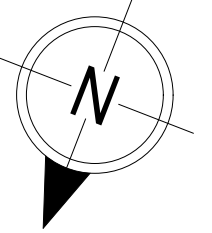
CLIENT:	WILSON HOMES
ADDRESS:	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	35 / - / 188351
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	BARN
FACADE DESIGN:	BARN
SHEET TITLE:	SHADOW PLANS
SHEET No.:	21 / 23

HOUSE CODE:	H-TBC
FACADE CODE:	F-TBC
SCALES:	1:250

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714164



CHEVAL CLOSE

JUNE 21 - 1500
SCALE: 1:250

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

© 2025 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



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BARN HOUSE	2 DRAFT SALE PLAN - CT1	HMI 17/06/2025	WILSON HOMES	BARN	H-TBC	
COPYRIGHT:	3 BARN REDESIGN	CAL 16/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	714164
© 2025	4 PRELIM PLAN - INITIAL ISSUE	HMI 05/10/2025	3 CHEVAL CLOSE, PROSPECT VALE TAS 7250	BARN	F-TBC	
	5 PRELIM PLAN - PLANNING RFI (29/10/2025)	HMI 04/11/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	6 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 13/11/2025	35 / - / 188351	SHADOW PLANS	22 / 23	
			COUNCIL:		SCALES:	1:250
			MEANDER VALLEY			

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