



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\0127
PROPERTY ADDRESS:	1 River Mint View BLACKSTONE HEIGHTS (CT: 184991/25)
DEVELOPMENT:	Single dwelling - setbacks.

The application can be inspected until **Monday, 1 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 15 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="1 RIVER MINT VIEW,"/>	Certificate of Title:	<input type="text" value="184991"/>
Suburb:	<input type="text" value="LACKSTONE HEIGHT, TAS"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="25"/>
Land area:	<input type="text" value="1539m2"/>	<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 184991	FOLIO 25
EDITION 2	DATE OF ISSUE 15-Oct-2025

SEARCH DATE : 07-Nov-2025

SEARCH TIME : 11.42 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
 Lot 25 on Sealed Plan 184991
 Derivation : Part of 500 Acres Loc. to Patrick Dalrymple
 Prior CT 173550/1

SCHEDULE 1

N281495 TRANSFER to BLESSED PRABHU JUSTIN BABY CHANDIRA
 Registered 15-Oct-2025 at noon

SCHEDULE 2

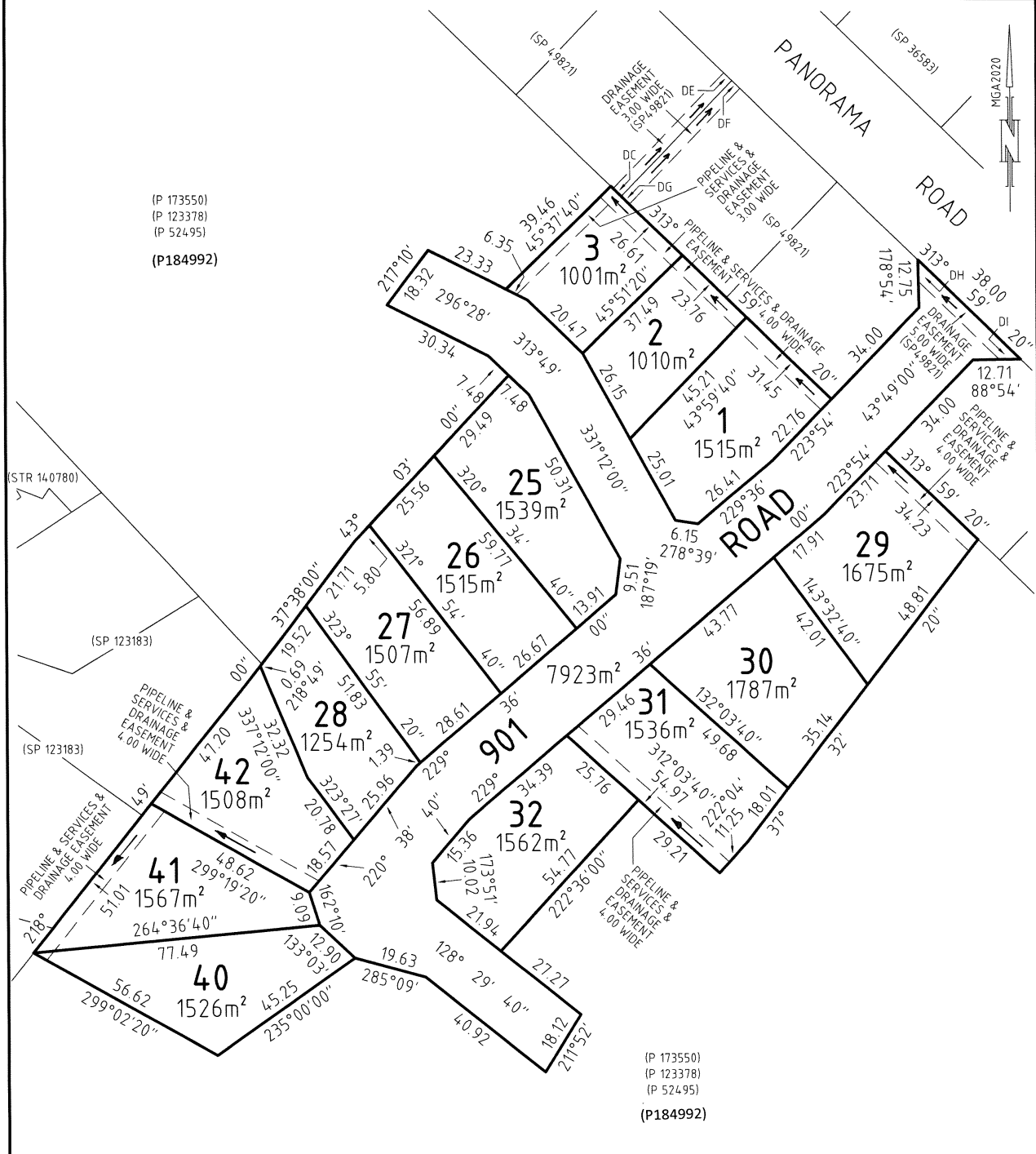
Reservations and conditions in the Crown Grant if any
 SP184991 FENCING PROVISION in Schedule of Easements
 E345310 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 10-Jul-2023 at 12.01 PM
 E432129 MORTGAGE to Westpac Banking Corporation Registered
 15-Oct-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: BASS STRAIT 8 PTY LTD	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: M.B.REID of 3/23 BRISBANE STREET, LAUNCESTON</p> <p>LOCATION: LAND DISTRICT OF CORNWALL PARISH OF LAUNCESTON</p> <p>SCALE 1:1000 LENGTHS IN METRES</p>	REGISTERED NUMBER SP184991
FOLIO REFERENCE: 173550/1		APPROVED EFFECTIVE FROM 10 JUL 2023
GRANTEE: PART OF 500 ACRES LOCATED TO PATRICK DALRYMPLE.		<p>Recorder of Titles</p>

PRIORITY FINAL PLAN	SURVEYORS REF: 48306	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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(P 173550)
(P 123378)
(P 52495)
(P184992)

(P 173550)
(P 123378)
(P 52495)
(P184992)

Registered Land Surveyor
6/4/23
Date

J. Jordan
GENERAL MANAGER
Council Delegate
18/05/23
Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 184991

PAGE 1 OF 4 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.

Lots 1-3 are each subject to a right of drainage in gross (in favour of Meander Valley Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE passing through such lot on the plan

Lots 1-3 are each subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 3 is subject to a right of drainage in gross (in favour of Meander Valley Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 3 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan

Lot 29 is subject to a right of drainage in gross (in favour of Meander Valley Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE passing through that lot on the plan

Lot 29 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") passing through that lot on the plan



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BASS STRAIT 8 P/L FOLIO REF: 173550-1 SOLICITOR: RAE & PARTNERS (MLK)	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 18 May 2023 MVC-20-0030 REF NO. PA/20/0030 J. Jordan GENERAL MANAGER Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 184991</p>
<p>SUBDIVIDER: BASS STRAIT 8 P/L FOLIO REFERENCE: 173550-1</p>	

Lot 31 is subject to a right of drainage in gross (in favour of Meander Valley Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE passing through that lot on the plan

Lot 31 is subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") passing through that lot on the plan

Lots 40-42 are each subject to a right of drainage in gross (in favour of Meander Valley Council) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE passing through such lot on the plan

Lots 40-42 are each subject to a pipeline and services easement in gross as defined herein (in favour of the TasWater) over the land marked PIPELINE & SERVICES & DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") passing through such lot on the plan

Lot 901 is together with a right of drainage over the land marked DRAINAGE EASEMENT "DC-DE" & DG-DF" 3.00 WIDE on the plan

Lot 901 is subject to a right of drainage (appurtenant to lots 8-11 on Sealed Plan 49821) over the land marked DRAINAGE EASEMENT "DI-DH" 5.00 WIDE passing through that lot on the plan

FENCING PROVISION


In respect to the lots on the plan the vendor (Bass Strait 8 Pty Ltd) shall not be required to fence

INTERPRETATION

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

"Pipeline and Services Easement" means-

FIRSTLY, the full and free right and liberty for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

Sole Director and Sole Secretary: 

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


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 184991</p>
<p>SUBDIVIDER: BASS STRAIT 8 P/L FOLIO REFERENCE: 173550-1</p>	

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

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

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;

Sole Director and Sole Secretary: 

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 184991</p>
<p>SUBDIVIDER: BASS STRAIT 8 P/L FOLIO REFERENCE: 173550-1</p>	

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

Executed by BASS STRAIT 8 PTY LTD (ACN 629 016 968) pursuant to

section 127(1) Corporations Act 2001 (Cth) by-

signature: 

Aaron Winnell

Sole Director and Sole Secretary

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TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



E345310

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
173550	1		

REGISTERED PROPRIETOR: BASS STRAIT 8 PTY LTD (ACN 629 016 968)

PLANNING AUTHORITY: MEANDER VALLEY COUNCIL

I/we John Jordan, General Manager

of Meander Valley Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 18th May 2023

Signed: J. Jordan
GENERAL MANAGER
(on behalf of the Planning Authority)

Land Titles Office Use Only

LUA
Version 2 (TOLD)

REGISTERED IN TASMANIA


10 JUL 2023

RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

Created 16-May-2023 10:12AM

I, John Jordan, General Manager, of the Meander Valley Council, do hereby certify that this Agreement is a true copy of the original executed Agreement dated 18 May 2023 referred to in the Notification of Agreement under the Land Use Planning and Approvals Act.

Signed  GENERAL MANAGER 18 May 2023
General Manager

DEED OF AGREEMENT

THIS DEED OF AGREEMENT is made the day of

PARTIES:

MEANDER VALLEY COUNCIL of Westbury in Tasmania (the Council)

THE PERSON OR PERSONS DESCRIBED AT ITEM 1 OF THE SCHEDULE (the owner)

RECITALS:

1. The owner is the owner of all that land described at item 2 of the schedule (the Land).
2. The Land is within the area subject to the provisions of the Meander Valley Interim Planning Scheme 2013.
3. On the 20th day of October 2020 the Council issued planning permit PA/20/0030 in respect of an application to subdivide the Land (the permit).
4. Condition 8 of the permit requires, pursuant to section 58A of the Act that this agreement be entered into.

OPERATIVE PART:

The parties agree and covenant as follows:

1 Interpretation & Definitions

1.1 Definitions

In this agreement unless the contrary intention appears:

"Act" is the *Land Use Planning & Approvals Act 1993*.

"final plan of subdivision" in respect of the land means a plan or plans for:

- (a) The subdivision of all of the land;
- (b) The subdivision of any stage of the land; or
- (c) The subdivision of any combination of stages of the land

within the meaning of division 3 of Part 3 of the Miscellaneous Act which is lodged with the Council pursuant to Section 88 of that Act.

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within the meaning of division 3 of Part 3 of the Miscellaneous Act which is lodged with the Council pursuant to Section 88 of that Act.

"GST" means goods and services tax pursuant to the provisions of A New Tax System (Goods and Services) Tax Act 1999 or any other legislation of the Parliament of the Commonwealth or the State of Tasmania to a like effect.

"Land" means the land described in Item 2 of the Schedule.

"Lot" is a block of land created by subdivision of the land of which it was part.

"Miscellaneous Act" is the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

"Permit" is the permit described in Recital 3.

"Planning scheme" is the Meander Valley Interim Planning Scheme 2013 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act.

1.2. Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the owner includes its assignees and any person bound by the covenants in it as provided for in section 79 of the Act;
- (c) A reference to this agreement in another instrument is a reference to this agreement as amended, varied, notated or substituted from time to time;
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a reference to such document as amended or substituted from time to time;
- (e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;
- (f) Words and expressions used both in this agreement and in the Act, the Local Government Act 1993 or the Miscellaneous Act have the same meanings as they have in those Acts;
- (g) Words and expressions used both in this agreement and in the planning scheme have the same meanings as they have in the planning scheme.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2. Objective and Function of this Agreement

- 2.1 Without limiting any operation or effect which this agreement otherwise has, the Council and the owner acknowledge that this agreement is made under Part 5 of the Act (and in particular section 71) with the intent that the burden of the owner's covenants run with the land as provided for by section 79 of the Act.
- 2.2 The parties enter this agreement:
 - (a) To give effect to the permit; and
 - (b) To provide for the matters set out in section 72(2) of the Act.
- 2.3 This agreement must be registered pursuant to section 78 of the Act in respect of the land and each lot created by subdivision of the land.

3. Development of the Land

- 3.1 The owner must only develop the land in accordance with the permit, the provisions of this agreement, the Planning Scheme, the Act and the Miscellaneous Act.
- 3.2 The owner of the Land hereby covenants with Council to maintain the Land to provide for bushfire hazard management areas in accordance with the approved Bushfire Hazard Management Report prepared by Livingstone Natural Resource Services dated 20 August 2020 (a copy of which is annexed and marked "A").
- 3.3 Before Council affixes its seal to a final plan of subdivision pursuant to section 89 of the Miscellaneous Act the owner must have:
 - (a) Complied with the provisions of the permit; and
 - (b) Complied with the provisions of this agreement.
- 3.4 The Council may refuse to cause its seal to be affixed to a final plan of subdivision for the land if the owner has not complied with the provisions of the permit, the provisions of this agreement or Council is otherwise satisfied that a final plan does not comply with the provisions of part 3 of the Miscellaneous Act.

4. Other Obligations of the Owner

The owner must:

- 4.1 Permit registration of this deed of agreement in accordance with section 78 of the Act and pay the costs of registering it.
- 4.2 Secure the consent of any mortgagee or encumbrance to the registration of this deed of agreement within 30 days of the date of this agreement.
- 4.3 Pay all stamp duty and registration costs in respect of this agreement or any document required by it.
- 4.4 Pay or cause to be paid when due and payable all taxes (including any goods and services tax or like consumption tax, duties, fees, penalties, stamp duties and other charges of any nature whatsoever) levied by any governmental authority arising out or in relation to this agreement or the provision of the matters referred to in it and the Council is not liable to pay or reimburse the owner for such taxes or charges and the owner must indemnify and keep indemnified the Council in respect of them.
- 4.5 Each amount of whatever description specified as payable by the owner to the Council under this deed is exclusive of GST. In addition to any amount payable by the owner to the Council the owner must also pay any increase in that amount by reason of GST.

5 Conditional Nature of the Council's Obligations

- 5.1 The Council is not obliged to perform the provisions of this agreement if the owner is in breach of it or the permit at the time that performance by the Council is due.

6. No Claims

- 6.1 The owner agrees with the Council that the owner will make no claims for any costs, loss or damage whatsoever or howsoever arising as a result of any disruption, delay, disturbance or inconvenience caused to the owner, its lessees or licensees, as a result of the Council undertaking the infrastructure works in accordance with this agreement and the owner hereby acknowledges the likelihood that the construction of the infrastructure works may cause disruptions, delay, inconvenience and loss to the owner, its lessees and licensees.

7. Charge on the Land and Interest

- 7.1 Any money payable by the owner to the Council pursuant to this agreement is a charge on the land pursuant to section 73(4) of the Act.
- 7.2 The owner must pay interest to the Council at the rate of 10% per annum, compounded at monthly intervals, upon any money payable by the owner to the Council pursuant to this agreement or upon any damages suffered by Council arising out of a breach by the owner of the provisions of this agreement from the date that such monies were payable or from the date that such damage is first suffered as the case may be, until the date that money or those damages are paid.

8. Relationship Between the Parties

8.1 Nothing in this agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and the owner.

9. Proper Law

9.1 This deed of agreement is governed by the laws of the State of Tasmania and the parties submit to the non exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.

10. Commencement

10.1 This agreement begins immediately upon execution by the parties.

11. Other Documents

11.1 This agreement is to be read in conjunction with the permit and any plans submitted to and approved by the Council in relation to the permit or the subdivision of the land.

12. Termination

12.1 This agreement will end upon completion by the owner of its obligations under this agreement or otherwise in accordance with the Act.

12.2 Despite the fact that another person may become liable for the obligations of the owner under this agreement or may be bound by this agreement in conjunction with the owner, the owner does not cease to be liable to comply with this agreement until it has been discharged by performance of all of the owner's obligations in full.

12.3 If a party terminates this agreement for breach of it by the other party, then that termination does not affect rights which have accrued prior to the date of termination.

12.4 The Council may terminate this agreement by notice in writing to the owner if:

- (a) The owner breaches it;
- (b) The owner fails to comply with the permit;
- (c) The owner fails to comply with the planning scheme, the Act or the Miscellaneous Act in respect of the use or development of the Land;
- (d) This agreement is not registered pursuant to the provisions of the *Land Titles Act 1980*.

12.5 This agreement also terminates as provided for in the Act.

13. Reading Down and Severability

13.1 If a provision of this agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

14. Council's Costs

14.1 The owner must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this agreement and anything done before or after this agreement for the enforcement of any obligation imposed upon the owner under it.

15. Change to Plans of Subdivision

15.1 In the event that there is an amendment or revision of a plan of subdivision in respect of the land approved by the Council or required by the Recorder of Titles pursuant to the provisions of the Land Titles Act 1980, this agreement must be read so as to apply to the plan as amended or revised.

16. Exercise of Powers

16.1 The Council and the owner expressly acknowledge that any obligation imposed upon the Council under this agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this agreement must be read accordingly.

16.2 In particular, this agreement does not mean the Council must approve any applications for a permit to subdivide, develop and use the land

17. Further Documents

17.1 The Council and the owner will do all things and prepare and sign all further documents necessary to give effect to this agreement and to ensure that this agreement is fully carried out.

18. Disclosure of this Agreement

18.1 The owner must not at any time before or after the registration of this agreement sell, transfer, dispose of or in any way part with possession of the land without first disclosing the existence of and nature of this agreement to the owner's successors.

19. Alteration to this Agreement

19.1 This agreement may be amended by agreement between the Council and all persons who are bound by any covenant in the agreement.

19.2 If any proposed amendment to this agreement requires a new or an amended permit, then that permit or that amended permit (as the case may be) must be obtained before this agreement is amended.

19.3 Despite this clause, the Council may determine that a new agreement is required.

20. Notices

20.1 A notice pursuant to this agreement must be in writing. Notices may be served:

- (a) personally by leaving them with the party on whom they are to be served at that party's address stated in clause 20.3; or
- (b) by pre paid post sent to the address stated in clause 20.3; or
- (c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in clause 20.3.

20.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party:

- (a) if served personally when left at the address of the other party stated in clause 20.3;
- (b) when mailed, three business days after being put into the post addressed to such party at that address; and
- (c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in clause 20.3.

20.3 The addresses of the parties for service of notices

Meander Valley Council
26 Lyall Street
WESTBURY TAS 7304
Ph: 6393 5300
Facsimile: 03 6393 1474

Owners Details: BASS STRAIT 8 PTY LTD (ACN 629 016 968)
Address: 30 Welsford Street, Shepparton VIC 3630
Ph: 0409 231 559

THE SCHEDULE

Item 1 - The Owner

Full name of Owner: BASS STRAIT 8 PTY LTD (ACN 629 016 968)
Address of Owner: 30 Welsford Street, Shepparton VIC 3630

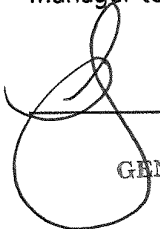
Item 2 - The Land

All that land comprised in Certificate of Title Volume 173550 Folio 1, known as Lot 1
Panorama Road, Blackstone Heights in Tasmania

DATED this day of

EXECUTED AS A DEED

THE COMMON SEAL of the Meander Valley Council has been hereunto affixed this 18 day of May 2023 pursuant to a resolution of Council delegating authority to the General Manager to affix the Corporation's Seal

 _____ General Manager
J. Jordan
GENERAL MANAGER

EXECUTED by BASS STRAIT 8 PTY LTD (ACN 629 016 968)
in accordance with section 127 of the *Corporations Act 2001* (Cth):

 _____
Signed by AARON WINNELL (Sole Director and Secretary)

A

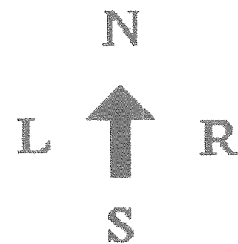
Bushfire Hazard Management Report: Subdivision

Report for: PDA Surveyors

Property Location: 1 Panorama Road, Blackstone Heights

Prepared by: Scott Livingston
Livingston Natural Resource Services
12 Powers Road
Underwood, 7268

Date: 20th August 2020
Version: 2



Summary

Client: PDA Surveyors obo Figure 8 Pty Ltd

Current zoning: Low Density Residential, *Meander Valley Interim Planning Scheme 2013*

Property

identification: 1 Panorama Road, Blackstone Heights, CT 173550/1 PID 3523587

Proposal: A 12 stage, 82 lot + balance, POS and road lots subdivision is proposed from an existing title at 1 Panorama Road, Blackstone Heights

In Assessment comments: A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

Assessment by:



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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DESCRIPTION

This report and BHMP supersedes one issued as SRL19/06S, 19/2/2019.

A 12 stage, 82 lot subdivision plus POS, roads and balance lot is proposed from existing title CT 173550/1, 1 Panorama Road, Blackstone Heights.

The property is grassland with occasional woodland patches. Surrounding land is a mosaic of residential land and grassland with forest further to the west. The subdivision fronts Panorama and Kelsey Roads. The property is bisected by a creek line and slopes to the north west at 0-5o.

It is assumed that developed lots, public open space and subdivision road verges will be maintained as low threat vegetation after construction. No development is proposed for the balance lot.

The area is serviced by a reticulated water supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation to the south and east greater than 1 ha in area.

VEGETATION AND SLOPE

Stage 1	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m grassland	0-100m grassland (managed land in western portion)
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 2	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m managed land (S1)	0-100m managed land	0-100m grassland

Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 3	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m managed land (S1)	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 4	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m managed land	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 5	North	East	South	West (north section, 93-95)	West (south section, 60, 61)
Vegetation, within 100m Stage boundaries	0-100m grassland	0-100m grassland	0-15/50m POS	0-100m grassland	0-100m woodland some managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low	BAL 19

Stage 6	North East	South East	South West	North West
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Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland north portion, managed land S5, south portion	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 7	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m grassland	0-100m managed land	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 8	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 9	North East	South East	South West	North West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m managed land	0-100m managed land
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 9	North East	South East	South West	North West
Vegetation, within 100m	0-100m managed land	0-100m grassland	0-100m managed land	0-100m managed land

Stage boundaries				
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Down slope 0-5°
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Stage 10	North	East	South	West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA 70-73	BAL Low	BAL Low	BAL Low	BAL Low
BAL Rating with HMA 74-77, 81, 82	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Stage 11	North	East	South	West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-70m low threat, 70-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA on adjoining lots 63~65	BAL Low	BAL Low	BAL Low	BAL Low
BAL Rating with HMA 62, 78-80	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Stage 11	North	East	South	West
Vegetation, within 100m Stage boundaries	0-100m managed land	0-70m low threat, 70-100m grassland	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA	BAL Low	BAL Low	BAL Low	BAL Low

Balance Lot	North	East	South	West
Vegetation, within 100m indicative dwelling location	0-100m grassland	0-30m grassland, 30-100m low threat	0-100m grassland	0-100m grassland
Slope (degrees, over 100m)	Down slope 0-5°	Flat /upslope	Flat /upslope	Flat /upslope
BAL Rating with HMA	BAL 19	BAL 19	BAL 19	BAL 19

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

BAL	Slope	Grassland	Woodland
BAL Low	all	50m	100m
BAL 12.5	Flat/ Upslope	14m	22m

	Down slope 0-5°	16m	26m
BAL 19	Flat/ Upslope	10m	15m
	Down slope 0-5°	11m	18m

PROPOSED LOT BAL RATING

Stage	Lots	BAL Rating with HMA
1	1	BAL Low
	25~29	
	32	
	41~42	
2	2~11	BAL Low
3	17~24	BAL Low
4	12~16	BAL Low
5	60	BAL 19 *part BAL 12.5)
	61	BAL 12.5
	93~95	BAL Low
6	84~92	BAL Low
7	33~40, 83	BAL Low
8	30, 31, 43~51	BAL Low
9	52~59	BAL Low
10	70~73	BAL Low
	47~77, 81, 82	BAL 12.5
11	63~65	BAL Low
	62, 78	BAL 12.5
	79, 80	BAL 12.5 (part BAL Low)
12	59, 66~68	BAL Low
-	Balance lot	BAL 12.5 (indicative only)

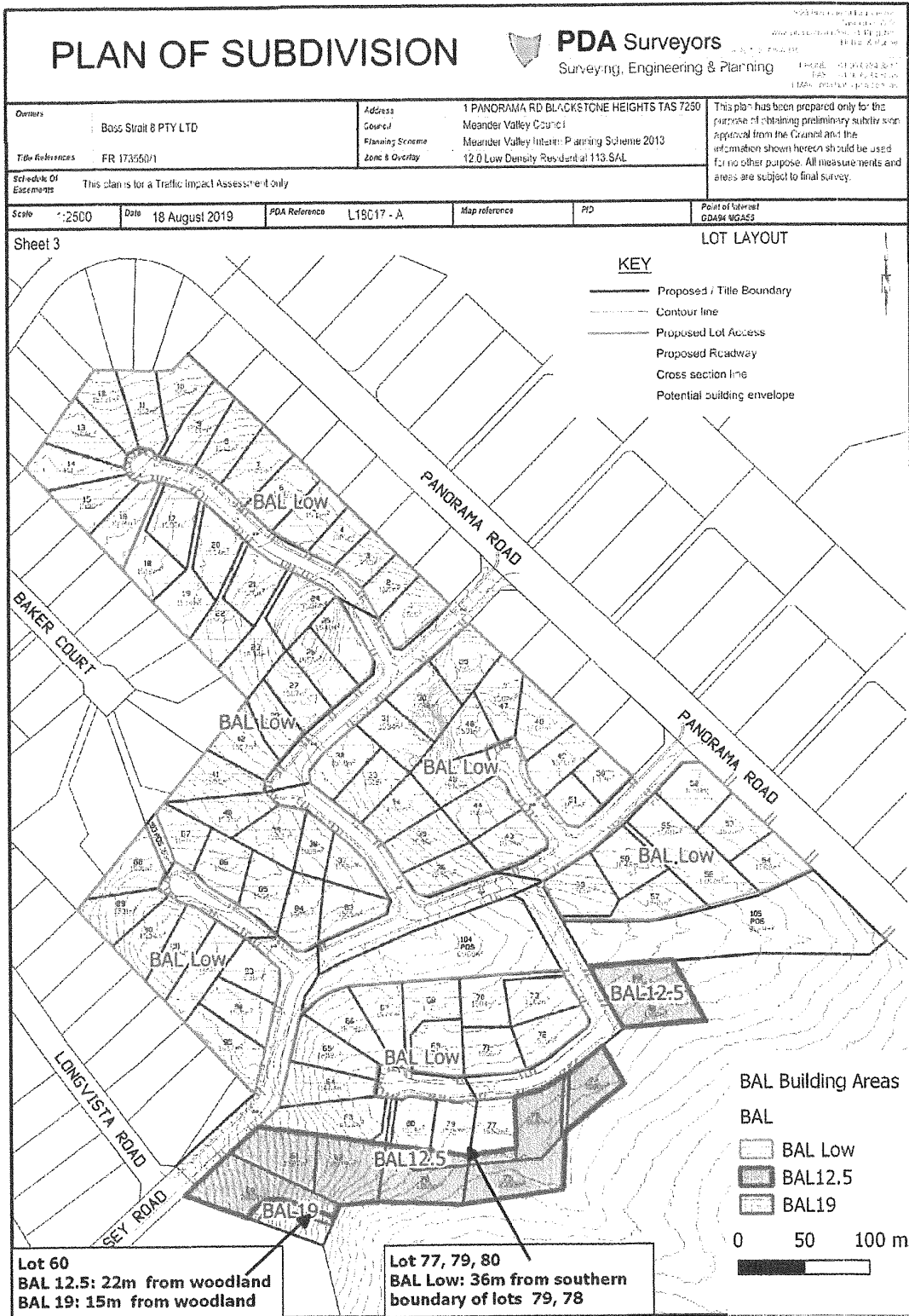


Figure 1: Proposed Lots and building areas

HAZARD MANAGEMENT AREAS - STAGING

At completion of development the majority of lots will not be within 100m of bushfire prone vegetation. To achieve a BAL Low rating for these dwellings during staged development hazard management areas shown below achieve a setback from bushfire prone vegetation (grassland) of at least 50m. Dwellings along the southern boundary are adjacent to either the balance lot which may continue to be bushfire prone vegetation. The Hazard Management Areas shown below for these areas allows a BAL12.5 rating to apply with no setback from boundaries needed.

All land within developed lots and road verges must be managed as low threat vegetation from commencement of construction of habitable buildings in any stage,
 Land within the 100m of BAL Low lots must be managed as low threat vegetation for at least 50m and at no higher fuel load than grassland for the 50-100m zone from any developed lot from commencement of construction of habitable buildings in any stage,
 Land within 14m of any BAL12.5 rated lot must be managed as low threat vegetation from commencement of construction of habitable buildings in any stage and continue in perpetuity.

Land within 16m downslopes and 14m in other direction of a habitable building on the balance lot must be managed as low threat vegetation from commencement of construction.

Low Threat/ Managed Land: managed gardens orchards or lawns maintained to < 100mm in height.

Grassland: may be unmown grass, tree canopy cover must be < 5%

Woodland: must have a grassy understory with only occasional shrubs and a tree canopy cover of less than 30%.

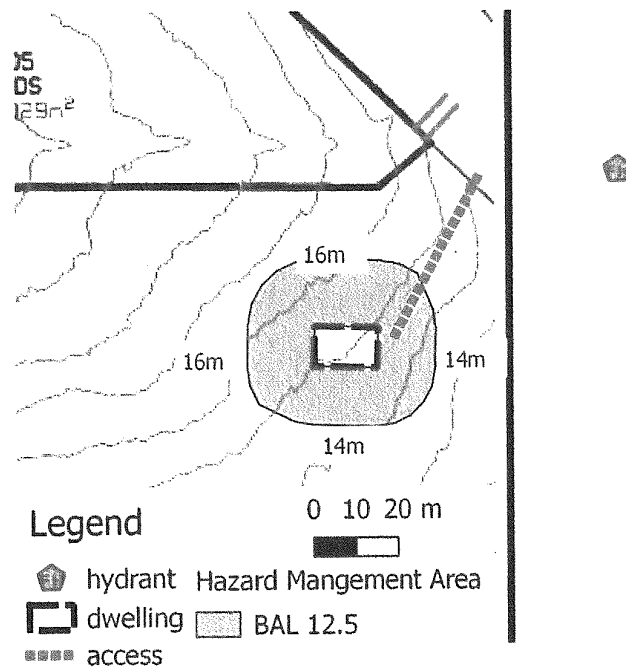


Figure 2: HMA indicative dwelling balance lot

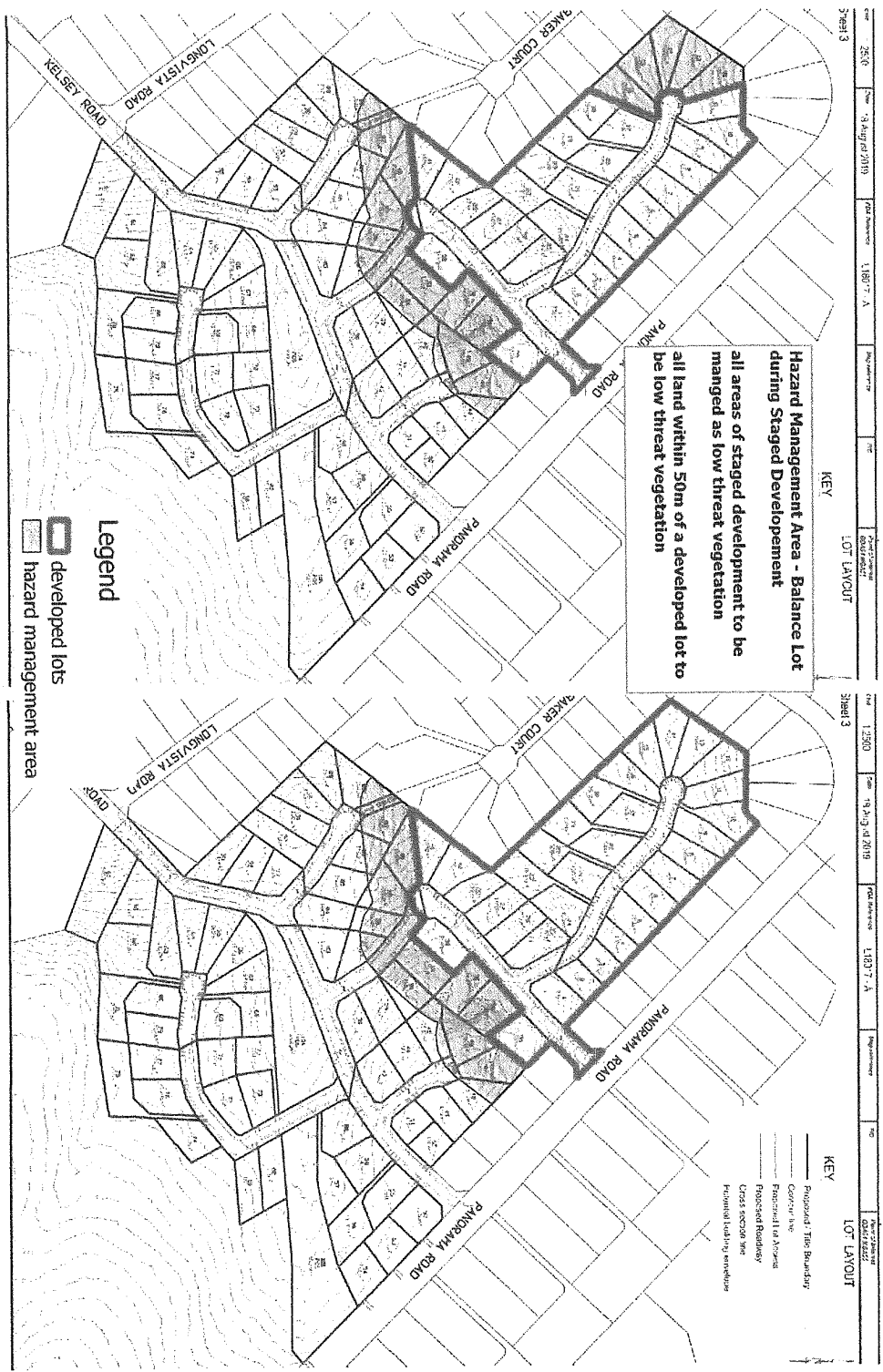


Figure 4: Hazard management Balance Lot Stages 3 & 4

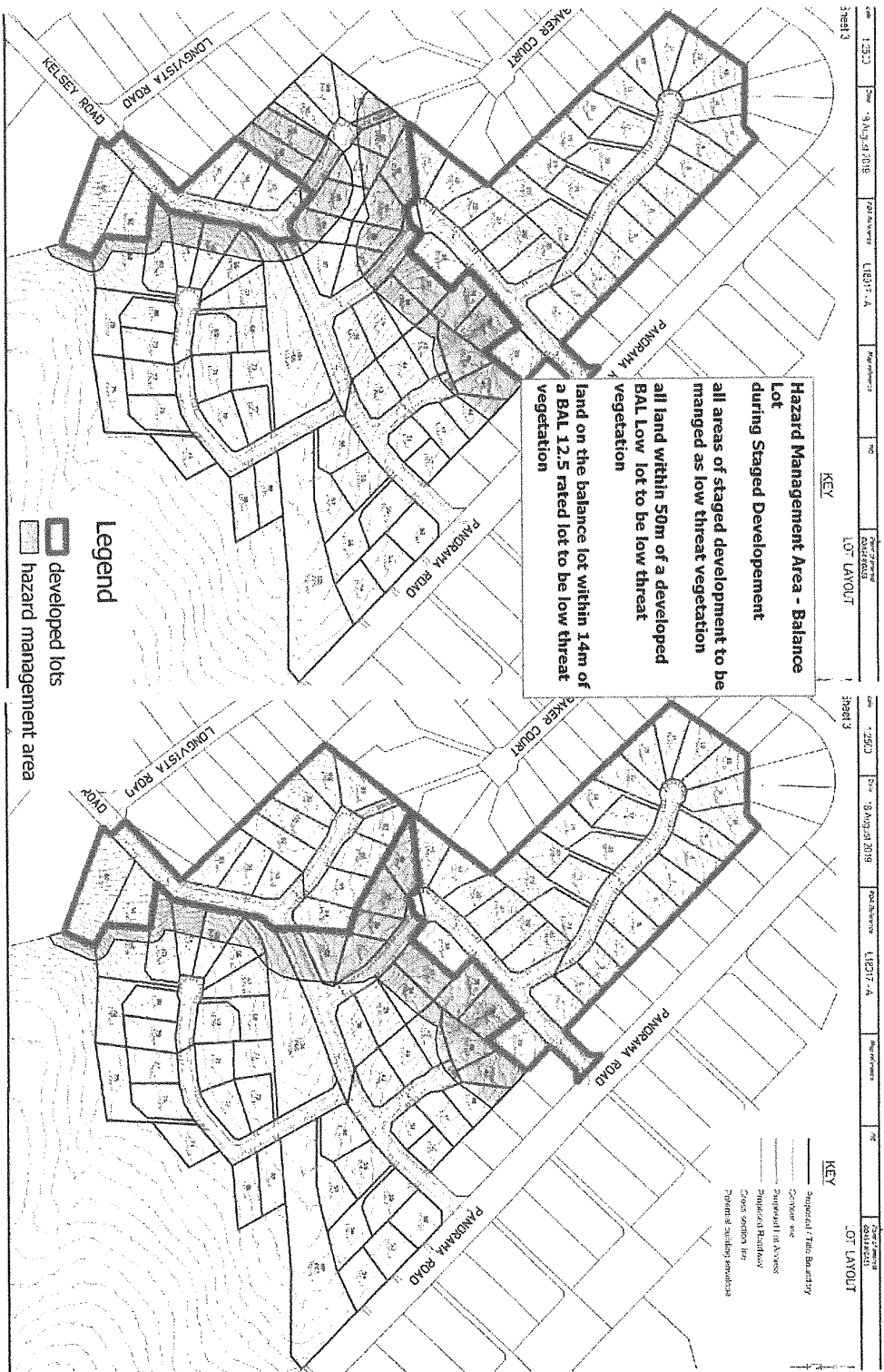


Figure 5: Hazard management Balance Lot Stages 5 and 6

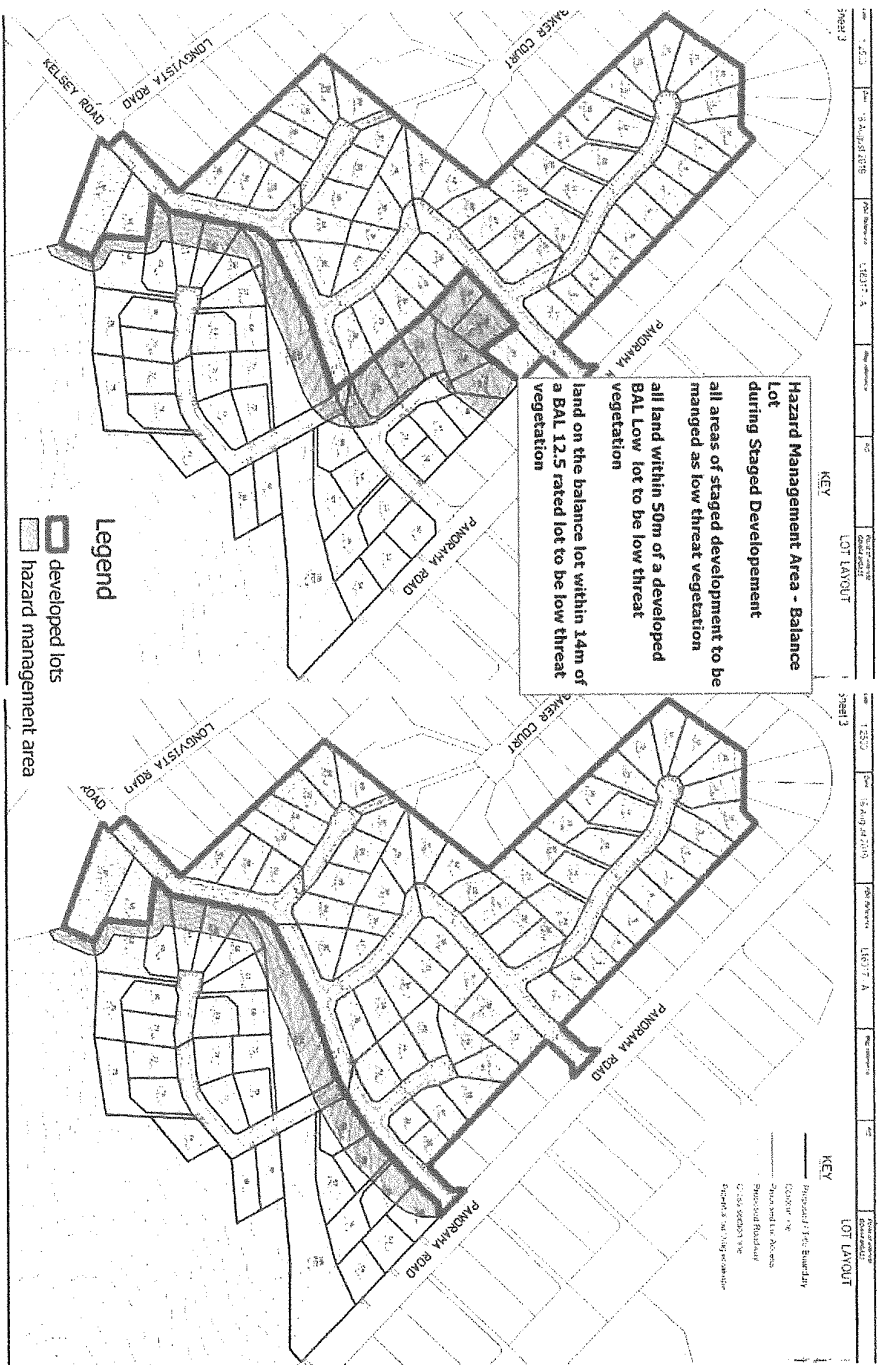


Figure 6: Hazard management Balance Lot Stages 7 & 8

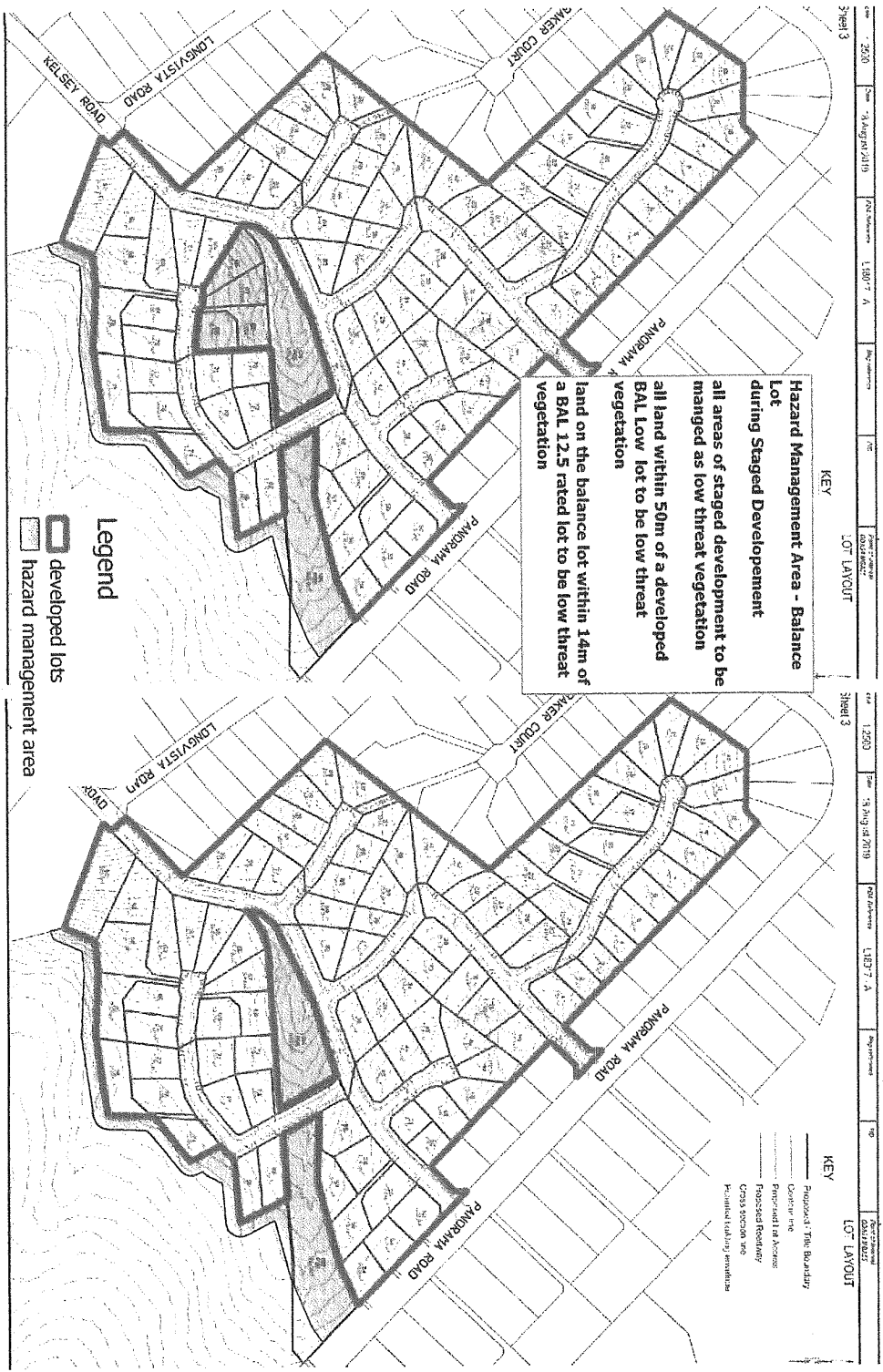


Figure 8: Hazard management Balance Lot Stages 11 & 12 and ongoing

ROADS

Subdivision roads within bushfire prone areas must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. The terminus of any dead-end road, including during staging, must meet turning circle provisions including a 12m outer radius. For staged roads this may be gravelled and temporary until further stages are added.

Cul de sac heads must have no parking signs, and if the carriageway is less than 12m outer radius, mountable kerbs and footpaths must be installed to provide compliant trafficable surface.

Legend




-  Temporary staged road construction: turning 12m radius
-  dwelling (indicative 10m x15m) BAL Low dwellings omitted for clarity
-  access (indicative, >30m)



Figure 9: temporary turning required

Table E1: Standards for roads

Element		Requirement
A.	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (a) two-wheel road, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications</i>.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. The majority of lots will have access less than 30m, no access is likely to be greater than 200m, no access to water supply points is likely to be required.

Table E2: Standards for Property Access

Column 1		Column
Element	Requirement	
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ol style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is partially serviced by existing hydrants and will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Where the furthest extents of any habitable buildings are greater than 120m from a hydrant, static water supplies must be installed prior to construction that meet the requirements of Table E5 of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Table E4 Reticulated water supply for fire fighting

Element	Requirement
A. Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <p>(a) the building area to be protected must be located within 120m of a fire hydrant; and</p> <p>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</p>
B. Design criteria for fire hydrants	<p>The following requirements apply:</p> <p>(a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and</p> <p>(b) fire hydrants are not installed in parking areas.</p>
C. Hardstand	<p>A hardstand area for fire appliances must be:</p> <p>(a) no more than 3m from the hydrant, measured as a hose lay;</p> <p>(b) no closer than 6m from the building area to be protected;</p> <p>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</p>

Table E5 Static water supply for fire fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

Column 1		Column 2
Element	Requirement	
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

Column 1	Column 2
Element	Requirement
E. Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriage way; and (d) Connected to the property access by a carriage way equivalent to the standard of the property access.

CONCLUSIONS

A 12 stage 82 lot subdivision + balance lot, POS and roads is proposed from existing title CT 173550/11 Panorama Road, Blackstone Heights.

The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size. There is sufficient area on all lots to provide for a BAL 19 or lower, with the majority of lots BAL Low during staging and at completion of development not bushfire prone. Lot 60 is the only lot requiring a set back from a boundary for its building area and may require construction to BAL 19.

At any stage of development all land within the subdivision and within 100m of any BAL Low and within 14m of any BAL 12.5 rated lot must be managed in accordance with Hazard management prescriptions. At the completion of development land on the POS and balance lot must be managed in accordance with hazard management prescriptions in perpetuity.

Subdivision roads must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. If staged road construction occurs the terminus must meet turning circle requirements. Access to all lots must comply with the relevant elements of Table E2 Access from *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

The subdivision will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table 4 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Where the furthest extents of habitable buildings are greater than 120m from a hydrant, static water supplies must be installed prior to concoction that meet the requirements of Table E5 of *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

REFERENCES

Meander Valley Council (2013), Meander Valley Interim Planning Scheme 2013

Planning Commission (2017) *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

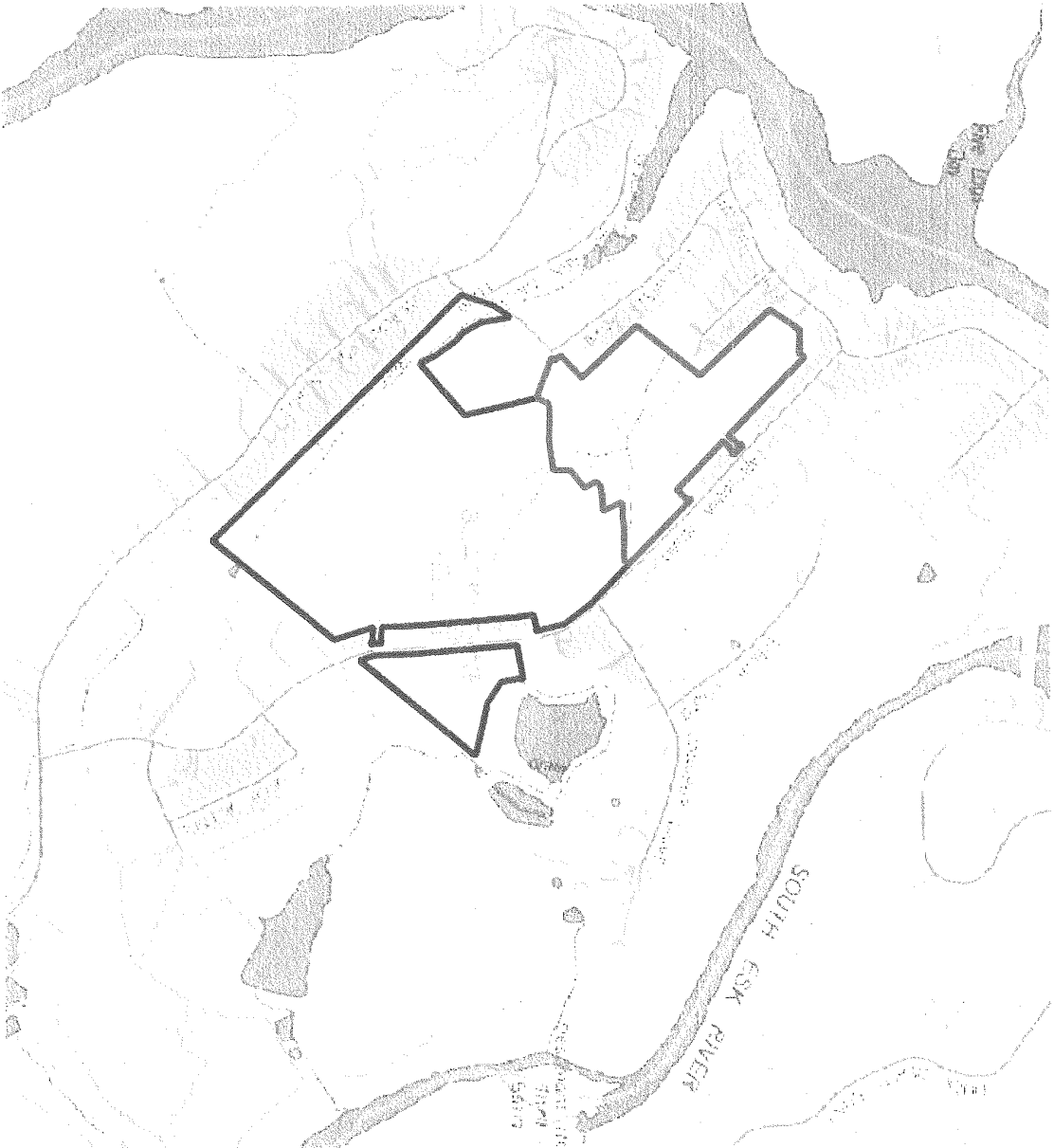


Figure 10: Location existing lot in blue, development area in red

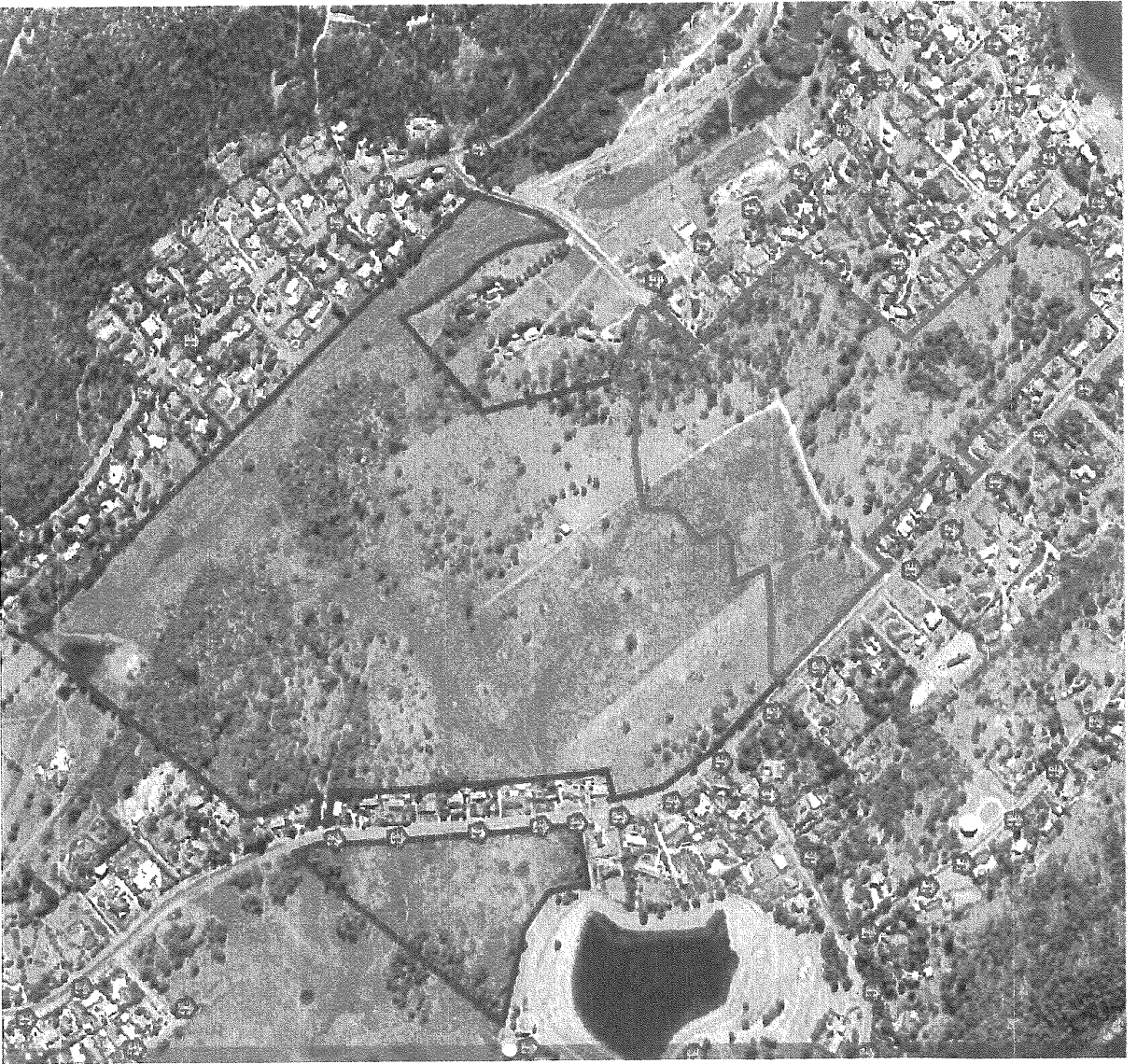


Figure 11: Aerial Image

PLAN OF SUBDIVISION



PDA Surveyors

Surveying, Engineering & Planning

5/13 Bussell's Hill Road
 Lismore, 2250
 www.pdasurveyors.com.au
 Tel: 02 4322 4444
 Fax: 02 4322 4444
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Owners Bass Strait & PTY LTD	Address 1 PANORAMA RD BLACKSTONE HEIGHTS TAS 7250	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.			
Title References FR 173550/1	Council Meander Valley Council				
Schedule Of Easements This plan is for a Traffic Impact Assessment only	Planning Scheme Meander Valley Interim Planning Scheme 2013				
Scale 1:2500	Date 18 August 2019	PDA Reference L18017 - A	Map reference	PID	Point of Interest GDA94 MG455
Zone & Overlay 12.0 Low Density Residential 113.SAL					

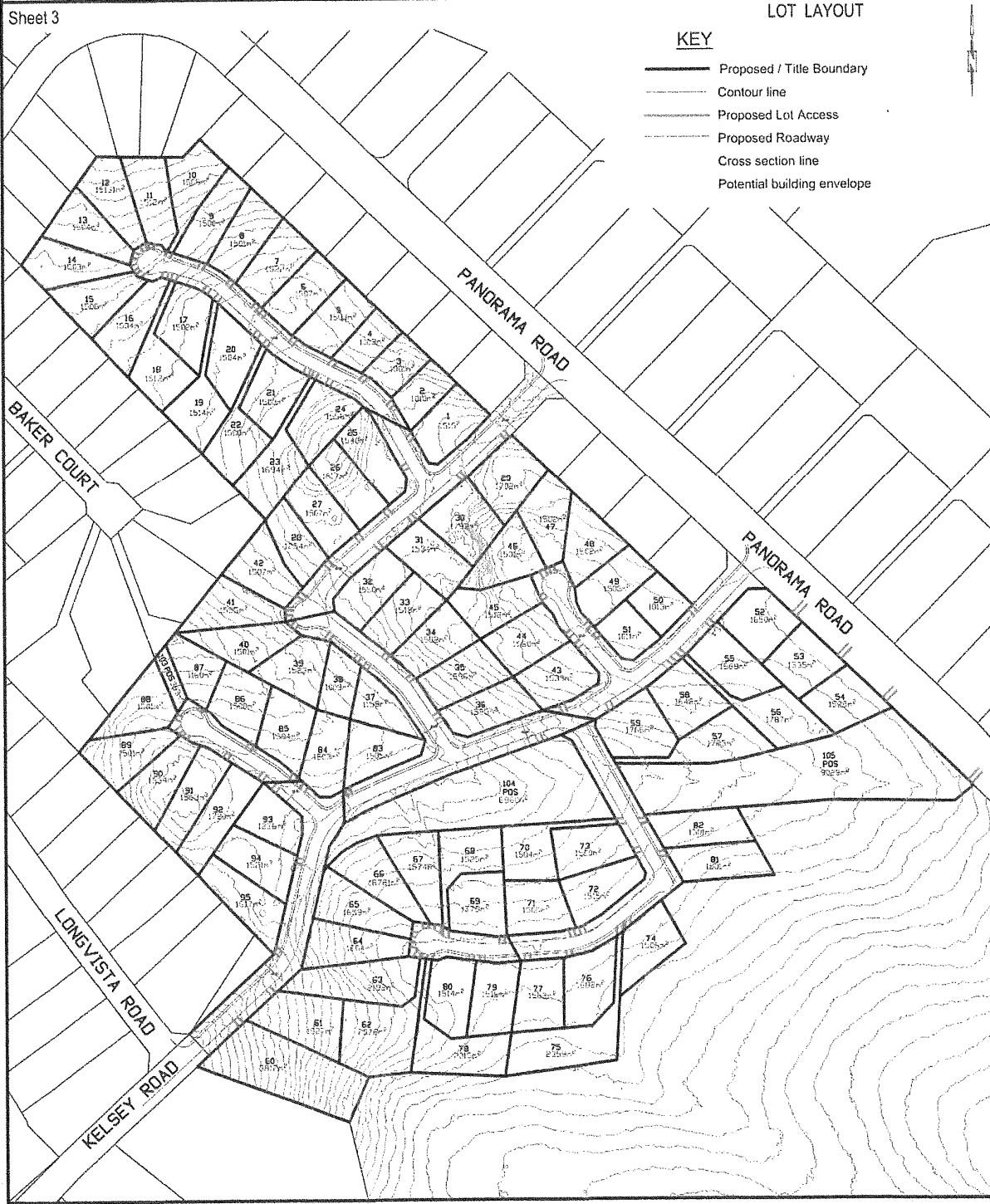


Figure 12: Proposed Subdivision Plan

PLAN OF SUBDIVISION



PDA Surveyors

Surveying, Engineering & Planning

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Tasmania, 7250
www.pdasurveyors.com.au
Phone: 081 336 2177
Fax: 081 336 2178
Email: info@pdasurveyors.com.au

Owners Bass Strait 8 PTY LTD	Address 1 PANORAMA RD BLACKSTONE HEIGHTS TAS 7250	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.			
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Scale 1:2500	Date 5 July 2020	PDA Reference L18017 - P07	Map reference	PID	Point of Interest GDAS4 NGASS



Figure 13: staging plan

APPENDIX 2 – PHOTO



Figure 14: south across POS and balance lot

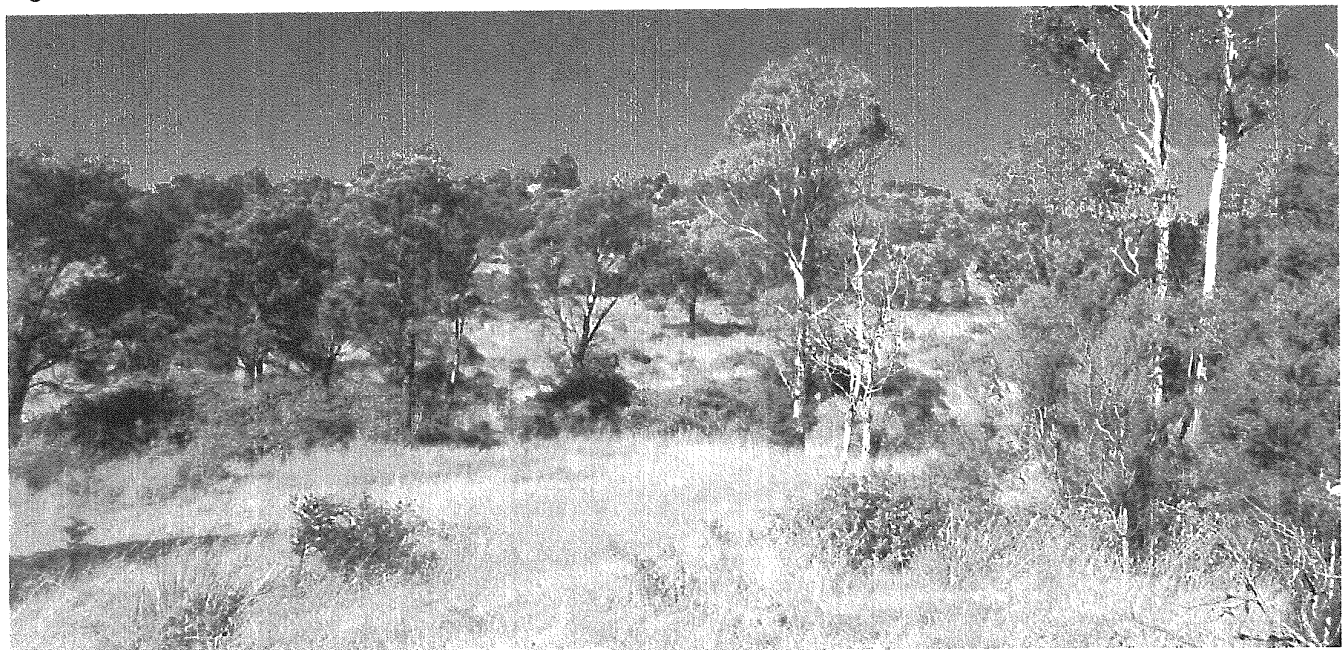


Figure 15: vegetation on property Stages 5-6

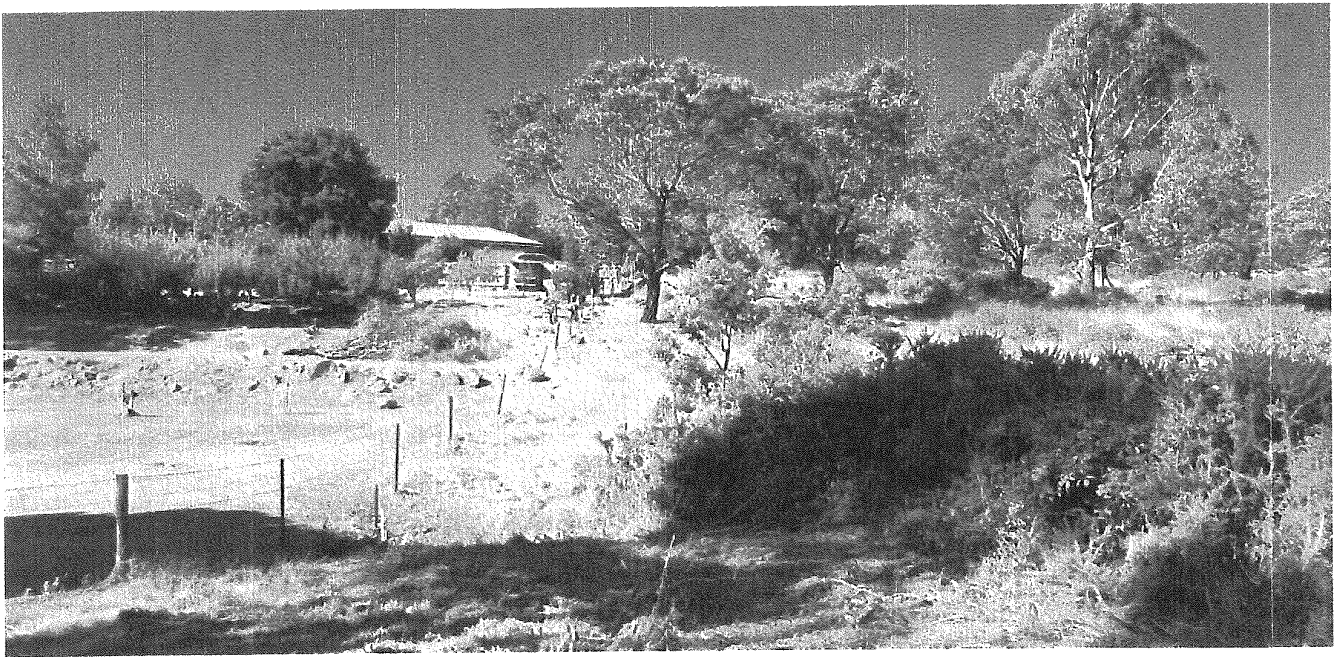


Figure 16:northern property boundary

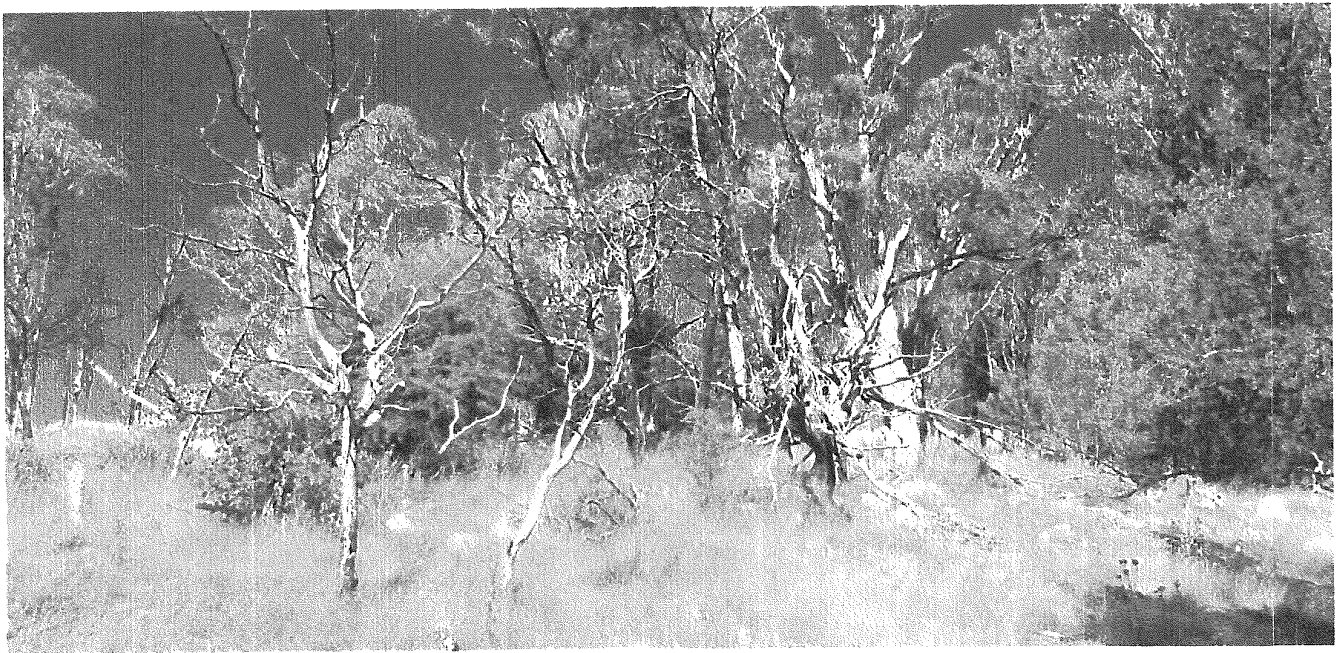
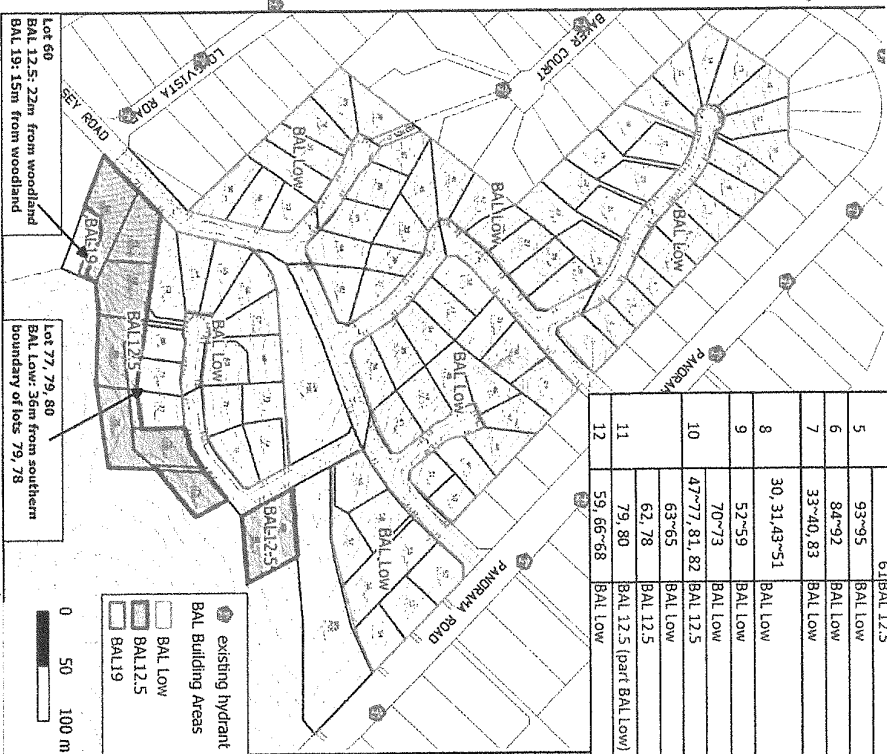


Figure 17: woodland vegetation on property Stage 5 area

Bushfire Hazard Management Plan: Subdivision of CT 173550/1, 1 Panorama Road, Blackstone Heights

Lot BAL Building Areas

Stage	lots	BAL Rating with HMA
1	25-29	BAL Low
	32	
2	41-42	BAL Low
3	2-11	BAL Low
4	17-24	BAL Low
5	12-16	BAL Low
	60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	BAL Low
11	59, 66-68	BAL Low
12		



Proposed Development	Subdivision, 82+ balance, roads and POS lots from 1 lot
Plan of Subdivision	PDA Surveyors, Plan of Subdivision POJ. 18/8/2020
Property Owner	Bass Straight 8 Pty Ltd
Address	1 Panorama Road, Blackstone Heights
CT	173550/1
PID	3523587

Construction: BAL Low - BAL12.5 - BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2, 3, 8 or 9) and class 10a buildings within 5m of a habitable building.

Water Supply

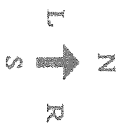
Additional hydrants must comply with:

- Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MFRWA Edition 2.0; and
 - Fire hydrants are not installed in parking areas
- A handstand area for fire appliances must be provided:
- no more than 3m from the hydrant, measured as a hose lay;
 - No closer than six metres from the building area to be protected;
 - With a minimum width of three metres constructed to the same standard as the carriageway; and
 - Connected to the property access by a carriageway equivalent to the standard of the property access

This BHMP has been prepared to satisfy the requirements of the Meander Valley Interim Planning Scheme, 2013 & Bushfire Prone Areas Code and Planning Directive No. 5.1 Bushfire-Prone Areas Code.

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report, CT 173550/1, 1 Panorama Road, Blackstone Heights, Livingston Natural Resource Services

Scott Livingston
 Accreditation: BFP – 105; 1.2, 3A, 3B, 3C
 Date 20/8/20
 SRL19/0652



Hazard Management Areas

All land within developed lots and road verges must be managed as low threat vegetation from commencement of construction of habitable buildings in any stage,

Land within the 100m of BAL Low lots must be managed as low threat vegetation for at least 50m and at no higher fuel load than grassland for the 50-100m zone from any developed lot from sealing of titles in any stage and continue in perpetuity.

Land within 14m in other directions of any BAL12.5 rated lot must be managed as low threat vegetation from commencement sealing of titles in any stage and continue in perpetuity. Land within 15m downslopes and 14m in other direction of a habitable building on the balance lot must be managed as low threat vegetation from commencement of construction.

The owner of a title is responsible for hazard management on their lot (s)

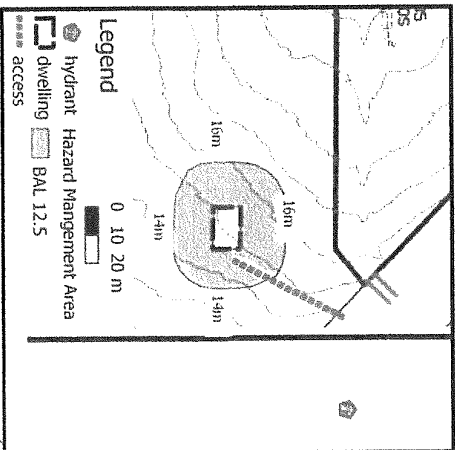
Low Threat/ Managed Land: managed gardens orchards or lawns maintained to < 100mm in height.

Grassland: may be unknown grass, tree canopy cover must be < 5%

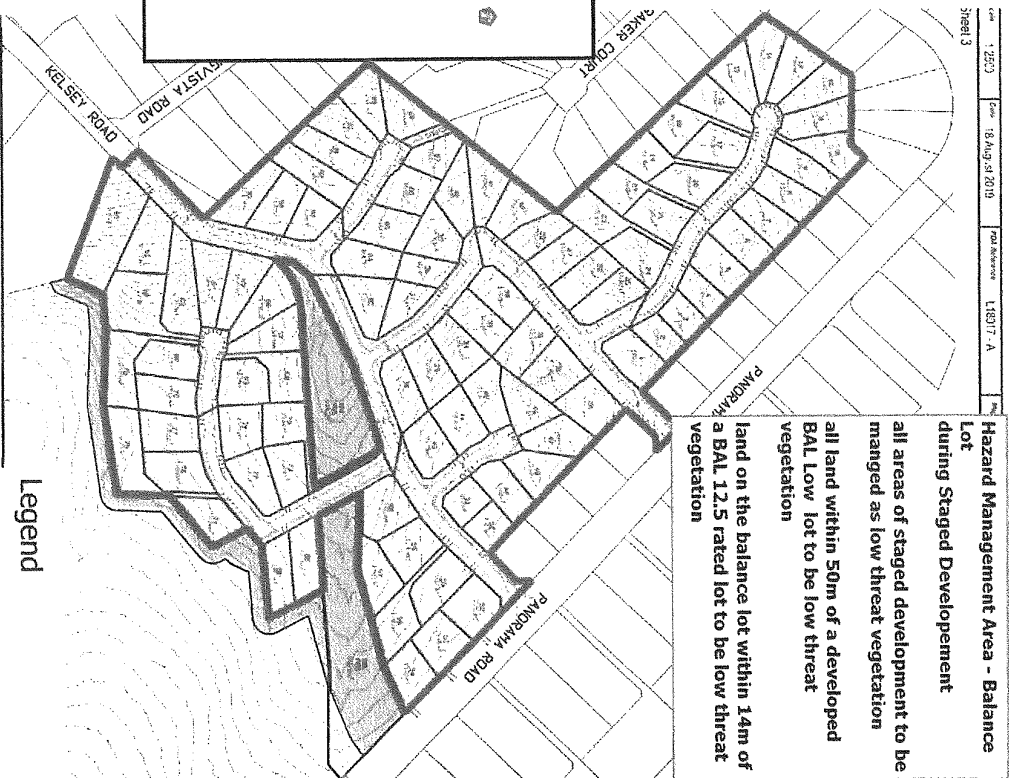
Maintenance Schedule Residential Areas:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintained
- Remove pine bark and other flammable garden mulch
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels

Hazard Management Areas— during



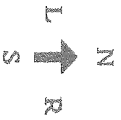
Hazard Management Areas— perpetual on completion



Hazard Management in perpetuity

- developed lots
- hazard management area

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 20/8/20
 SRL19/0652



ROADS

All roads within the subdivision must comply with the following:

- two-wheel drive, all-weather construction;
- load capacity of at least 20t, including for bridges and culverts;
- minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- minimum vertical clearance of 4m;
- minimum horizontal clearance of 2m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- curves have a minimum inner radius of 10m;
- dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road Signs-Specifications*.




Property Access

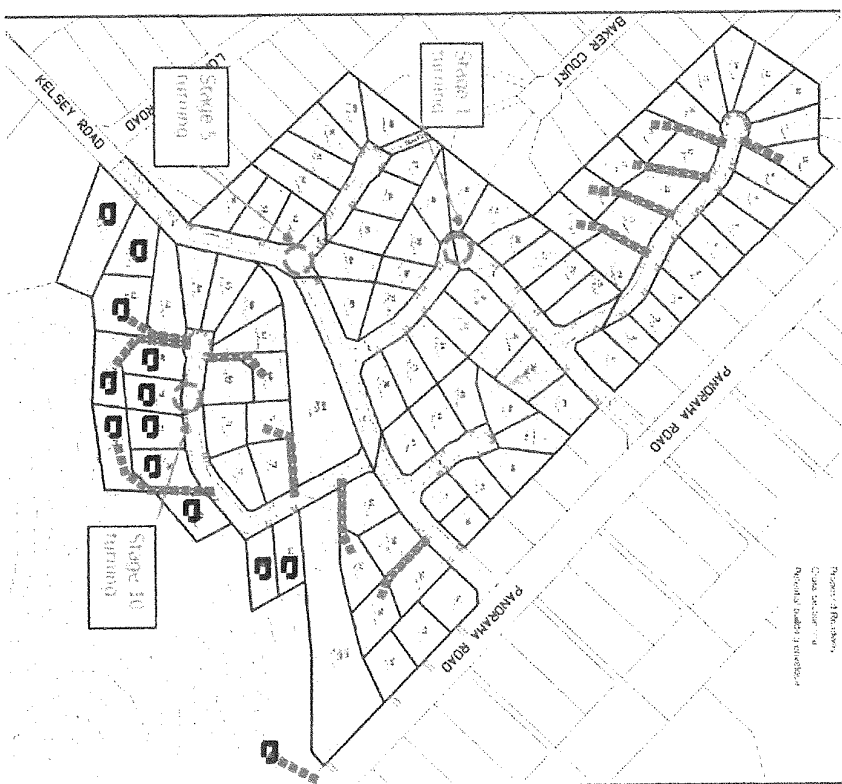
If access exceeds 30m to a to a habitable building or water supply point it must be constructed to the following standards:

The following design and construction requirements apply to property access:

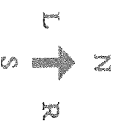
- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
 - A turning circle with a minimum inner radius of 10 metres; or
 - A property access encircling the building; or a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Legend

-  Temporary staged road construction: turning 12m radius
-  dwelling (indicative 10m x15m) BAL Low dwellings omitted for clarity
-  access (indicative, >30m)



Scott Livingston
 Accreditation: BFP – 105; 1, 2, 3A, 3B, 3C
 Date 20/8/2020
 SML19/0652



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

1 Panorama Road, Blackstone Heights

Certificate of Title / PID:

CT 173550/1, PID 3523587

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 82+ balance, roads and POS lots from 1 lot

Applicable Planning Scheme:

Launceston Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report CT 173550-1, 1 Panorama Road, Blackstone Heights v2	Scott Livingston	20/8/2020	2
Bushfire Hazard Management Plan, CT 173550-1, 1 Panorama Road, Blackstone Heights v2	Scott Livingston	18/8/2020	2
Plan of Subdivision	PDA Surveyors	18/8/2020	PO7

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>

<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Scott Livingston

Phone No: 0438 951 021

Postal Address: 12 Powers Road

Email Address: scottlivingston.lnra@gmail.com

Accreditation No: BFP – 105

Scope: 1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date: 20/8/2020

Certificate
Number: SRL 19/06S2

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM**

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address:
Licence No: Email address:
Phone No:
Fax No:

Qualifications and Insurance details: (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: (description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address:
Lot No:
Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*
building work, plumbing work or plumbing installation or demolition work:
or
a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant calculations:

References:

- Australian Standard 3959
- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination-Requirements for Building in Bushfire Prone Areas
- Guidelines for development in bushfire prone areas of Tasmania

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
Bushfire Hazard Management Plan
Assessed as - BAL 12.5, BAL 19
Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2009, Construction of buildings in bushfire-prone areas.

Limitations:

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i>	<i>Certificate No.:</i>	<i>Date:</i>
	<div style="border: 1px solid black; padding: 5px;"></div>	<div style="border: 1px solid black; padding: 5px;">SRL19/06S2</div>	<div style="border: 1px solid black; padding: 5px;">20/8/2020</div>

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (FACE BRICKWORK)
10	DETAILS (CLADDING)
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BATHROOM DETAILS
15	WC DETAILS
16	ENSUITE DETAILS
17	LAUNDRY DETAILS
18	STANDARD SHOWER & WATERPROOFING
19	3D VIEWS
20	GENERAL NOTES
21	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	11.32
GARAGE	37.98
LIVING	149.52
PORCH	2.69
TOTAL	201.50 m²

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 2022 HOUSING PROVISIONS PART 10.8.
 - 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).

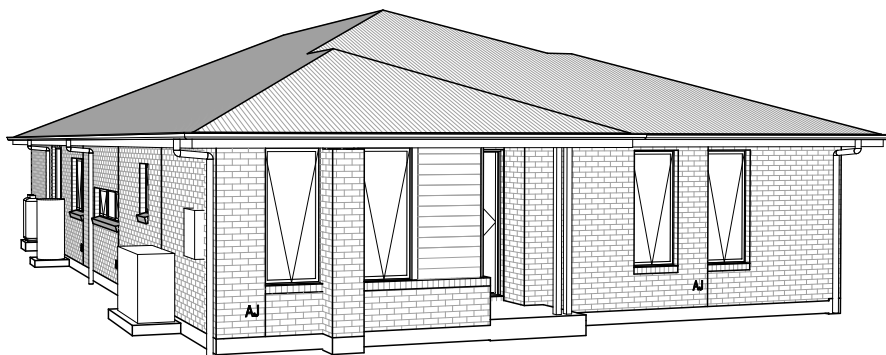
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
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	A
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	7,076mm
SIDE A	MIN. 5,000mm	8,437mm
SIDE B	MIN. 5,000mm	32,866mm
REAR	MIN. 5,000mm	2,500mm
BULK & SCALE		
SITE AREA	1,539m ²	
SITE COVERAGE	MAX. 30%	13.09%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	0mm
FILL DEPTH	MAX. 1,000mm	300mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

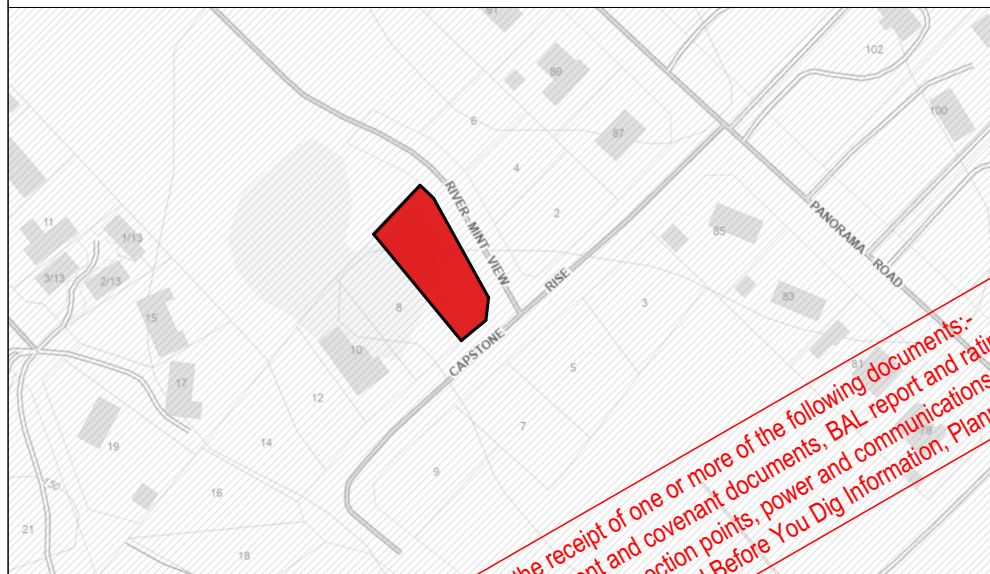
3D PERSPECTIVE



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)	2745mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
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	SARKING UNDER ROOFING
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

ACCESSIBLE SANITARY COMPARTMENT: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR 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
CONDENSATION MANAGEMENT**

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
7	PRELIMINARY PLAN SET - INITIAL ISSUE - AMEND REAR DIMENSION TO SITE PLAN	ALL	2025.10.10	TNG	-
6	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.10	TNG	-

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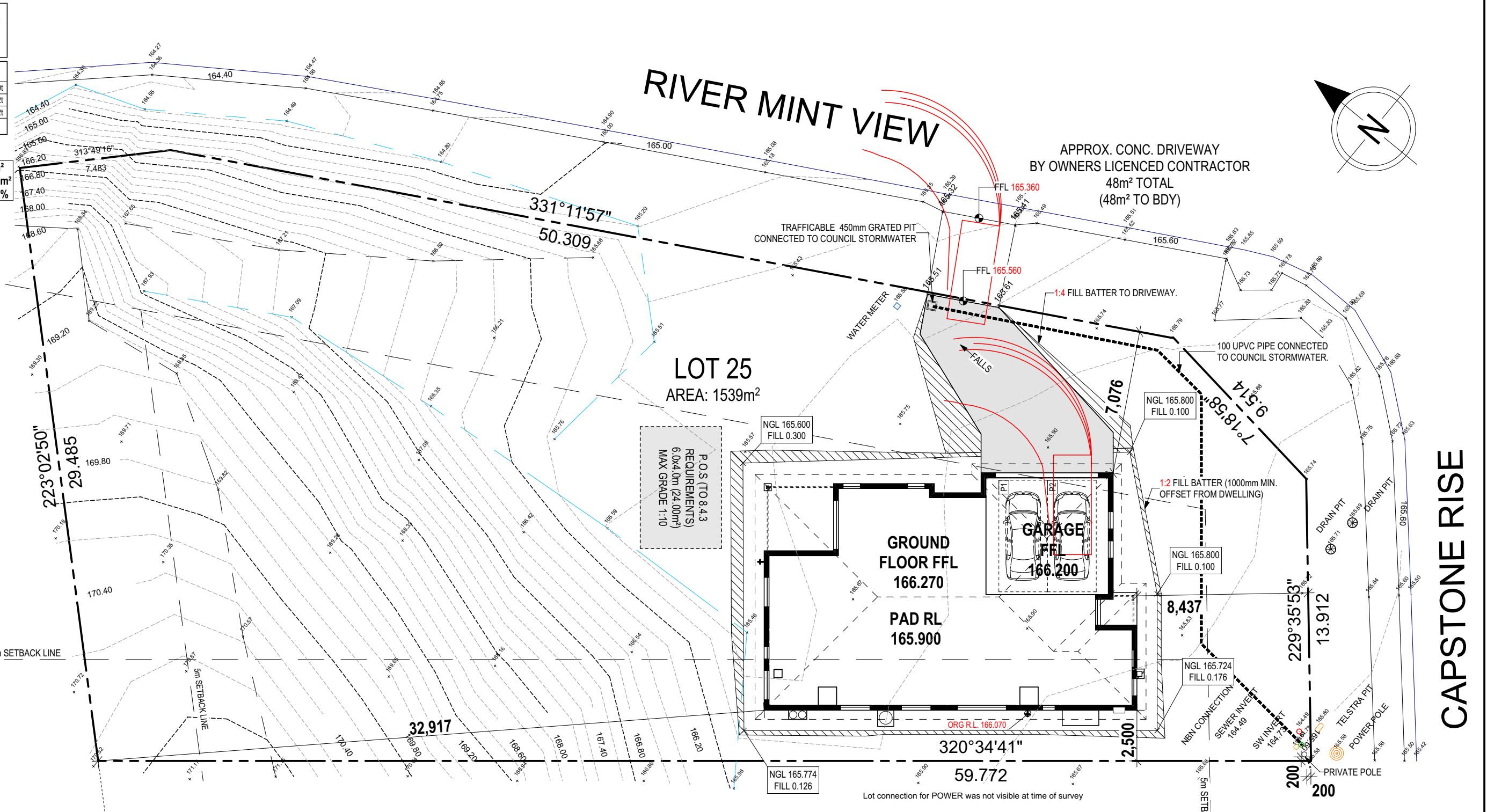
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	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	BLESSED PRABHU JUSTIN BABY CHANDIRA		SIERRA		H-WDNSIE10SB		
	4	DRAFT SALE PLAN - CT2 UPDATE	HMI	22/09/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250		COUNTRY		F-WDNSIE10CTRYA		
	6	PRELIM PLANS - INITIAL ISSUE	TNG	10/10/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
	7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025	25 / - / 184991	MEANDER VALLEY	COVER SHEET		1 / 21	1:100	

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

APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	44.41m³	99.92t
DIFFERENCE	44.41m³	99.92t

100 TONNES OF IMPORT FILL

LOT SIZE: 1539m²
HOUSE (COVERED AREA): 201.50m²
SITE COVERAGE: 13.09%



RIVER MINT VIEW

APPROX. CONC. DRIVEWAY
 BY OWNERS LICENCED CONTRACTOR
 48m² TOTAL
 (48m² TO BDY)

LOT 25
 AREA: 1539m²

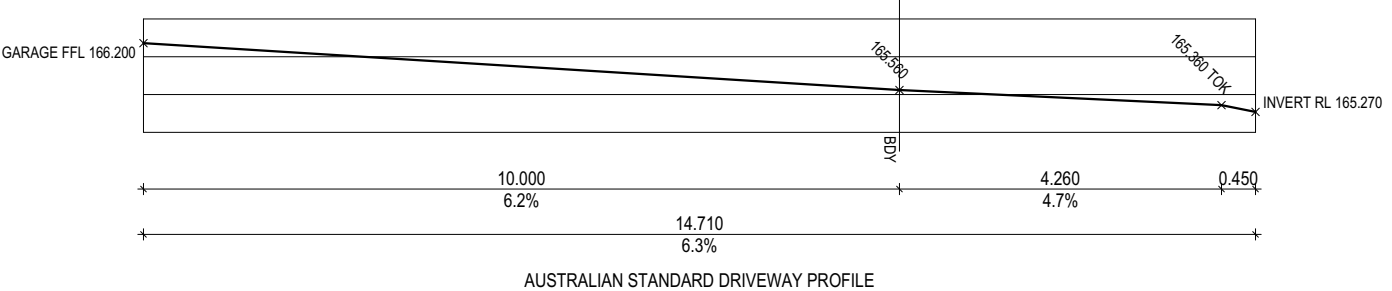
P.O.S (TO 8.4.3 REQUIREMENTS)
 6.0x4.0m (24.00m²)
 MAX GRADE 1:10

GROUND FLOOR FFL
 166.270

GARAGE FFL
 166.200

PAD RL
 165.900

ORG RL
 166.070



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(1 MAY 2023)
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 CONDENSATION MANAGEMENT

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COPYRIGHT:	4 DRAFT SALE PLAN - CT2 UPDATE	HMI 22/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	714412
© 2025	5 DRAFT SALE PLAN - CT2 UPDATE	HMI 02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	COUNTRY	F-WDNSIE10CTRYA	
	6 PRELIM PLANS - INITIAL ISSUE	TNG 10/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	1:200
	7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	COUNCIL:	2 / 21	
			MEANDER VALLEY			

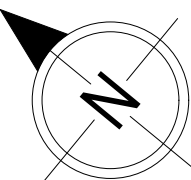
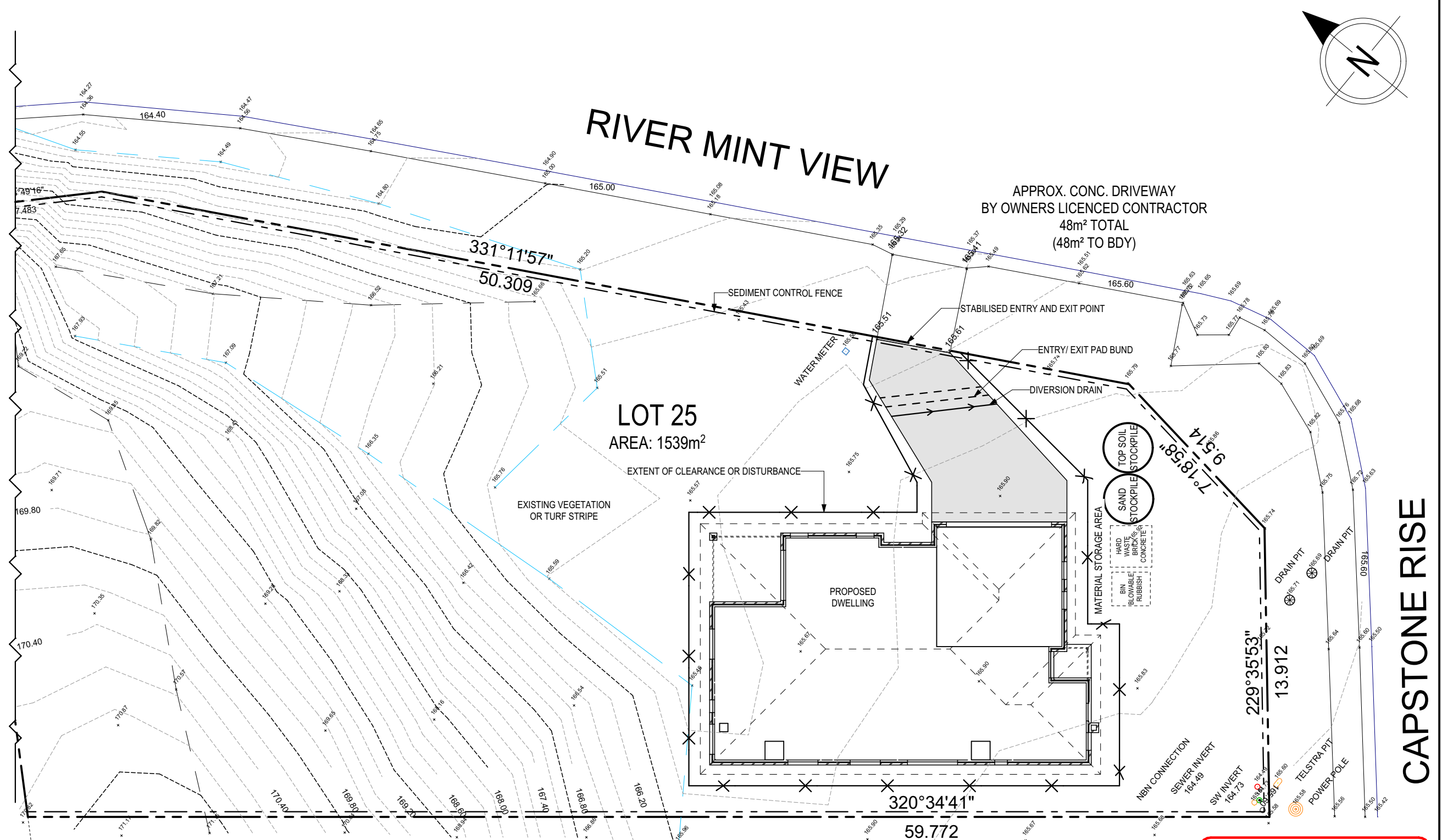
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

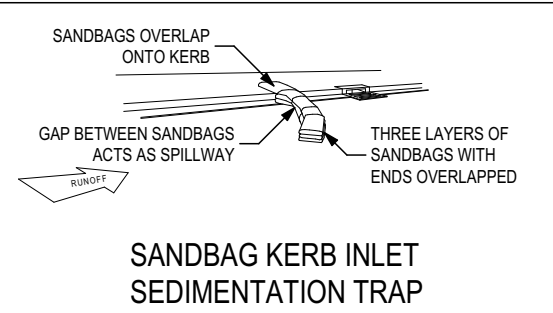
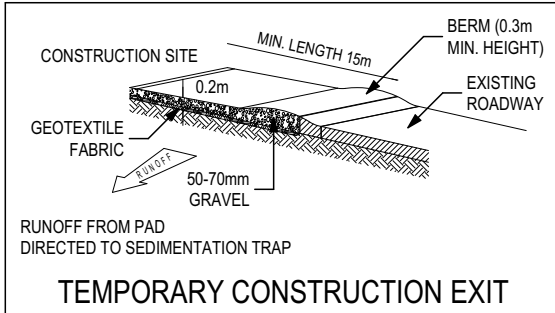
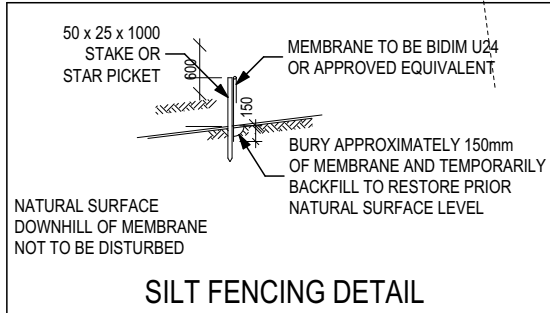
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



CAPSTONE RISE



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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		7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	SOIL & WATER MANAGEMENT PLAN	1:200	
				COUNCIL:			714412
				MEANDER VALLEY			

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

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 2155 ABOVE FFL UNLESS NOTED OTHERWISE

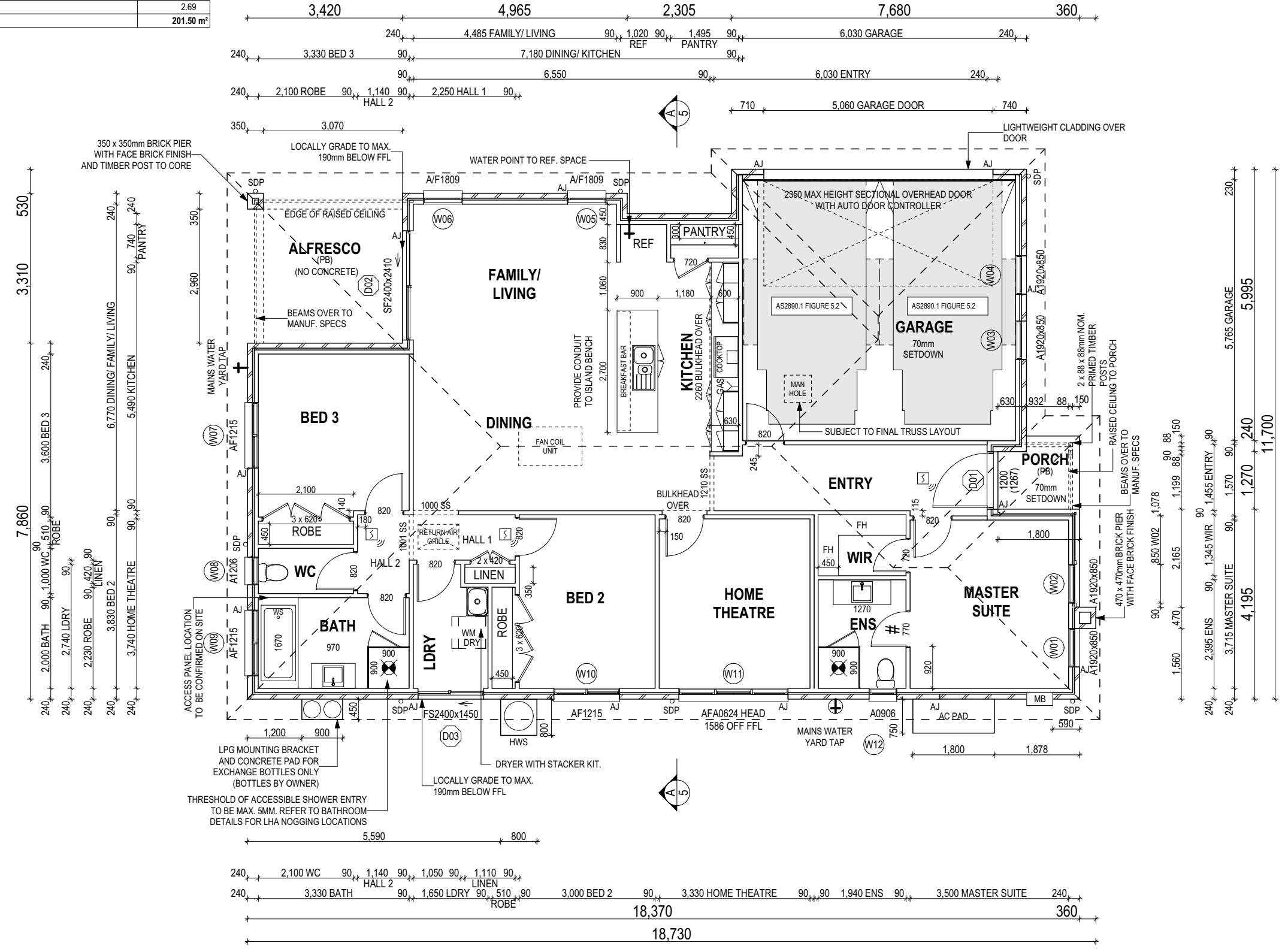
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	11.32
GARAGE	37.98
LIVING	149.52
PORCH	2.69
TOTAL	201.50 m²

LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	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 CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

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 CONDENSATION MANAGEMENT**

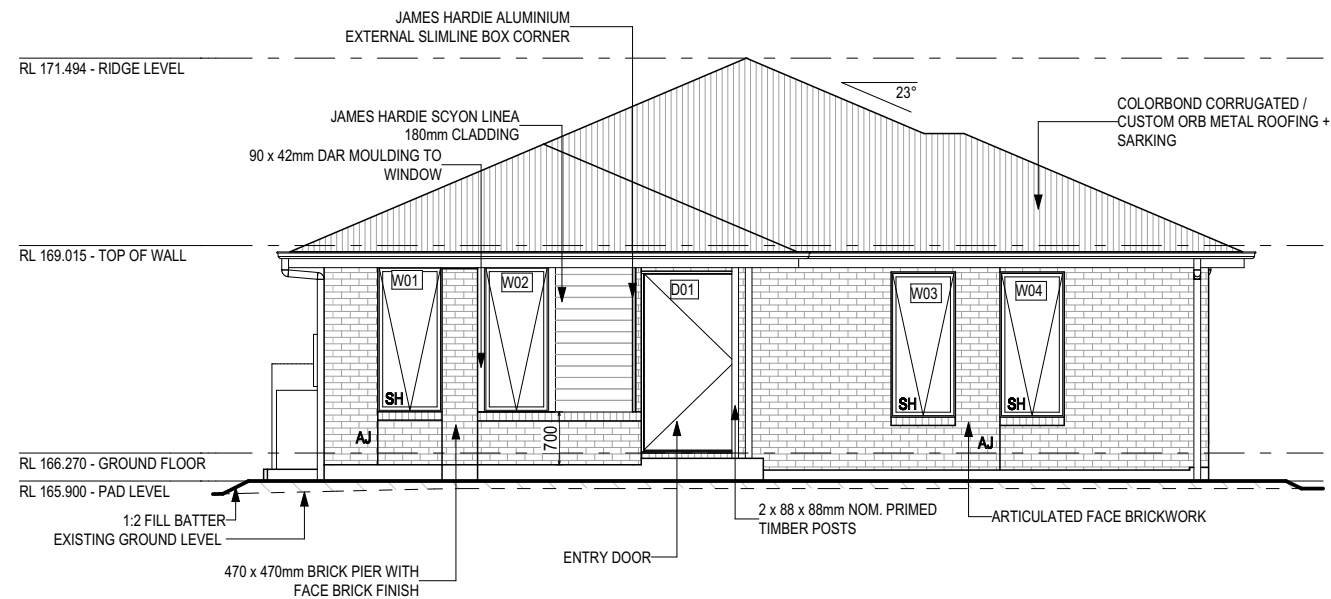
PLAN ACCEPTANCE BY OWNER

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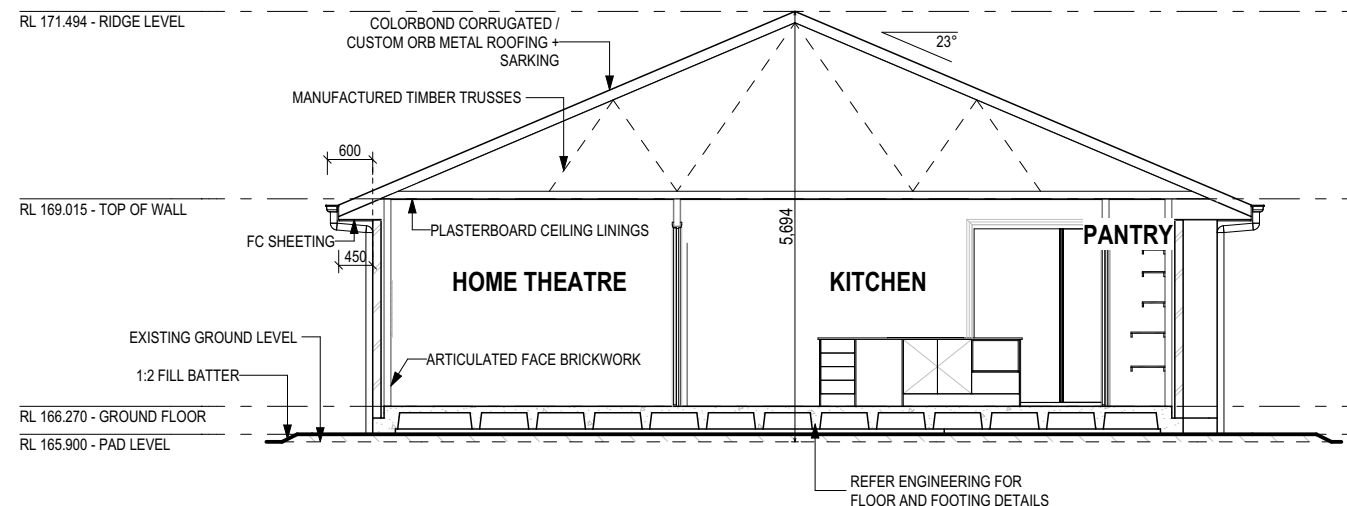
	SPECIFICATION:	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	CLIENT:	BLESSED PRABHU JUSTIN BABY CHANDIRA	HOUSE DESIGN:	SIERRA	HOUSE CODE:	H-WDNSIE10SB	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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			5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	LOT / SECTION / CT:	25 / - / 184991	SHEET TITLE:	GROUND FLOOR PLAN	SHEET No.:	4 / 21	
			6	PRELIM PLANS - INITIAL ISSUE	TNG	10/10/2025	COUNCIL:	MEANDER VALLEY	SCALES:	1:100			
			7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025							



SOUTH EAST ELEVATION
SCALE: 1:100



NORTH WEST ELEVATION
SCALE: 1:100



SECTION A-A
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

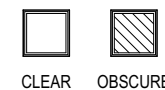
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

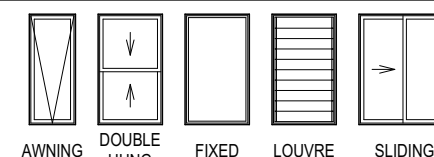
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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					COUNCIL:		SCALES:	
				MEANDER VALLEY		1:100		

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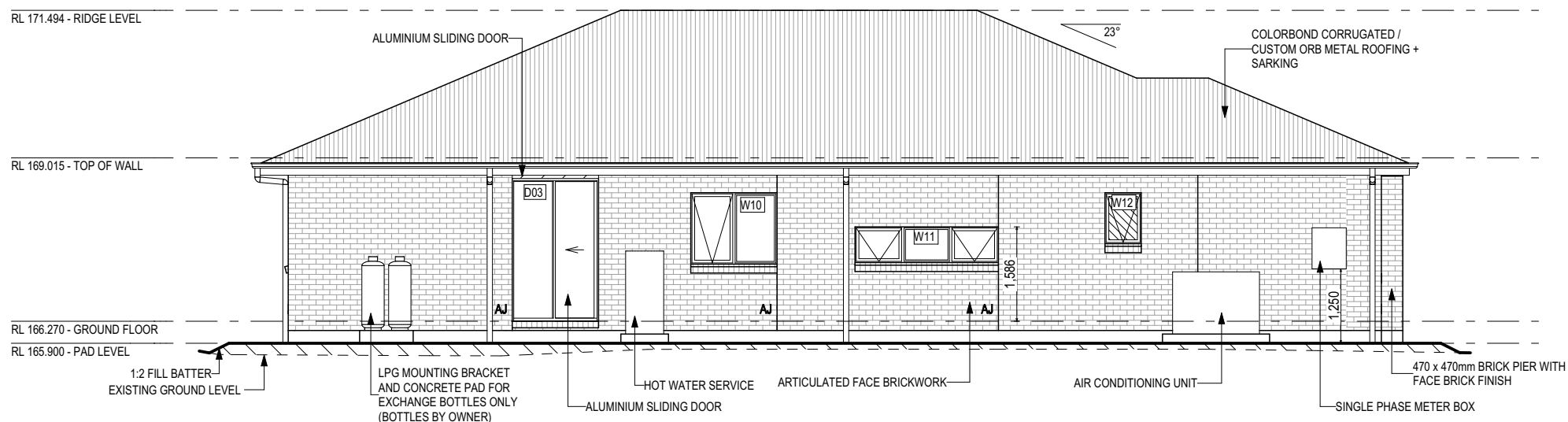
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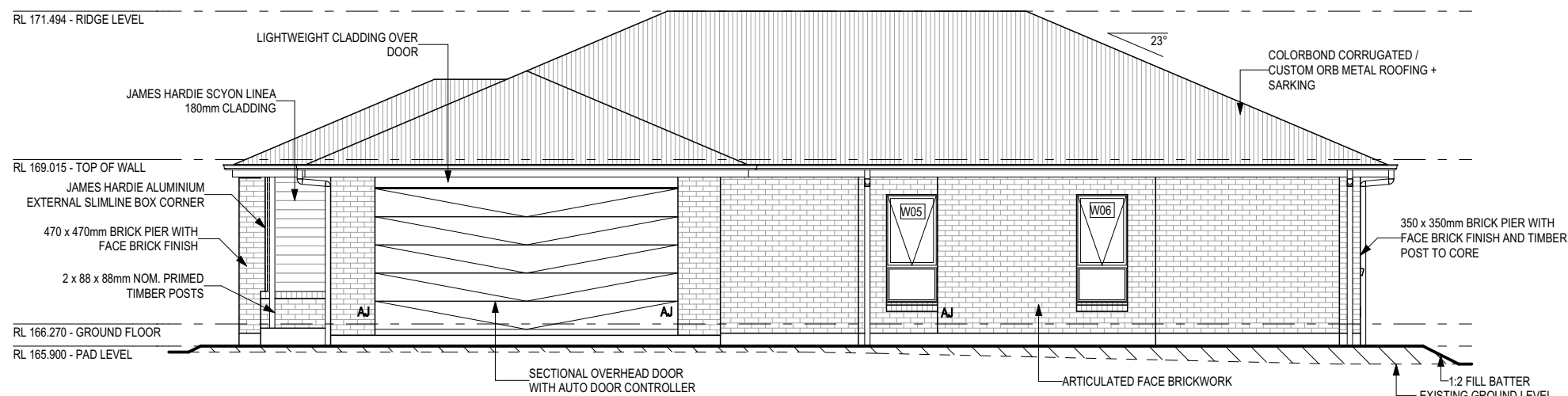
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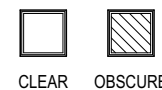
SOUTH WEST ELEVATION
 SCALE: 1:100



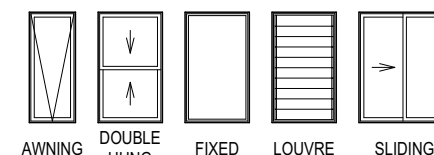
NORTH EAST ELEVATION
 SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
 WATERPROOFING & PLUMBING
 CONDENSATION MANAGEMENT

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	BLESSED PRABHU JUSTIN BABY CHANDIRA	SIERRA	H-WDNSIE10SB	
	4	DRAFT SALE PLAN - CT2 UPDATE	HMI	22/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	COUNTRY	F-WDNSIE10CTRYA	
	6	PRELIM PLANS - INITIAL ISSUE	TNG	10/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025	25 / - / 184991	ELEVATIONS	6 / 21	
					COUNCIL:		SCALES:	
				MEANDER VALLEY		1:100		

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
WINDOW															
GROUND FLOOR	W01	A1920x850	SPECIAL	MASTER SUITE	1,920	850	5,540	1.63	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	1.30	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	A1920x850	SPECIAL	MASTER SUITE	1,920	850	5,540	1.63	ALUMINIUM	BAL-LOW	NONE	SE	1.30	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1920x850	SPECIAL	GARAGE	1,920	850	5,540	1.63	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	1.30	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A1920x850	SPECIAL	GARAGE	1,920	850	5,540	1.63	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	1.30	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W05	A/F1809	AWNING	FAMILY / LIVING	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	NE	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W06	A/F1809	AWNING	FAMILY / LIVING	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	NE	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W07	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	A1206	AWNING	WC	1,200	610	3,620	0.73	ALUMINIUM	BAL-LOW	ANGLED	NW	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W09	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NW	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W10	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W11	AFA0624	AWNING	HOME THEATRE	600	2,410	6,020	1.45	ALUMINIUM	BAL-LOW	ANGLED	SW	1.02	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W12	A0906	AWNING	ENS	857	610	2,934	0.52	ALUMINIUM	BAL-LOW	ANGLED	SW	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
							61,234 mm	17.51					13.59		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,406	1,267	7,346	3.05	TIMBER	BAL-LOW	SNAP HEADER	SE	---	DOOR(S): N/A - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 1200mm
GROUND FLOOR	D02	SF2400x2410	SLIDING	FAMILY / LIVING	2,400	2,410	9,620	5.78	ALUMINIUM	BAL-LOW	SNAP HEADER	NW	5.19	CLEAR, TOUGHENED	
GROUND FLOOR	D03	FS2400x1450	SLIDING	LDRY	2,400	1,450	7,700	3.48	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	2.98	CLEAR, TOUGHENED	
							24,666 mm	12.31					8.17		
							85,900 mm	29.82					21.76		

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5			
Window Type	WERS Code	U Value	SHGC
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	WERS Code	U Value	SHGC
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	WERS Code	U Value	SHGC
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.

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

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
GROUND FLOOR	1	1001 SS	SQUARE SET OPENING	2,455	1,001	N/A	
GROUND FLOOR	1	1210 SS	SQUARE SET OPENING	2,455	1,210	N/A	
GROUND FLOOR	1	2 x 420	SWINGING	2,340	840	N/A	
GROUND FLOOR	2	3 x 620	SWINGING	2,340	1,894	N/A	
GROUND FLOOR	2	720	SWINGING	2,340	720	N/A	
GROUND FLOOR	1	770	SWINGING	2,340	770	N/A	LIFT-OFF HINGES
GROUND FLOOR	8	820	SWINGING	2,340	820	N/A	


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

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

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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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	SPECIFICATION:	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	CLIENT:	BLESSED PRABHU JUSTIN BABY CHANDIRA	HOUSE DESIGN:	SIERRA	HOUSE CODE:	H-WDNSIE10SB	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. 714412		
	COPYRIGHT:	© 2025	4	DRAFT SALE PLAN - CT2 UPDATE	HMI	22/09/2025	ADDRESS:	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	FACADE DESIGN:	COUNTRY	FACADE CODE:	F-WDNSIE10CTRYA			
			5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	LOT / SECTION / CT:	25 / - / 184991	COUNCIL:	MEANDER VALLEY	SHEET TITLE:	WINDOW & DOOR SCHEDULES		SHEET No.:	7 / 21
			6	PRELIM PLANS - INITIAL ISSUE	TNG	10/10/2025					SCALES:				
			7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025									

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m ²)	WINDOW ID	LIGHT REQUIRED (m ²)	LIGHT ACHIEVED (m ²)	VENTILATION REQ'D (m ²)	VENTILATION ACH'D (m ²)
OPEN KITCHEN/ LIVING/ DINING	45.19 m ²	D02, W05, W06	4.52 m ²	7.57 m ²	2.26 m ²	4.59 m ²
MASTER SUITE	13.00 m ²	W01, W02	1.30 m ²	2.60 m ²	0.65 m ²	3.06 m ²
BED 2	12.62 m ²	W10	1.26 m ²	1.38 m ²	0.63 m ²	0.79 m ²
BED 3	12.89 m ²	W07	1.29 m ²	1.38 m ²	0.64 m ²	0.79 m ²
HOME THEATRE	12.45 m ²	W11	1.25 m ²	1.02 m ²	0.62 m ²	0.86 m ²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

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 CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

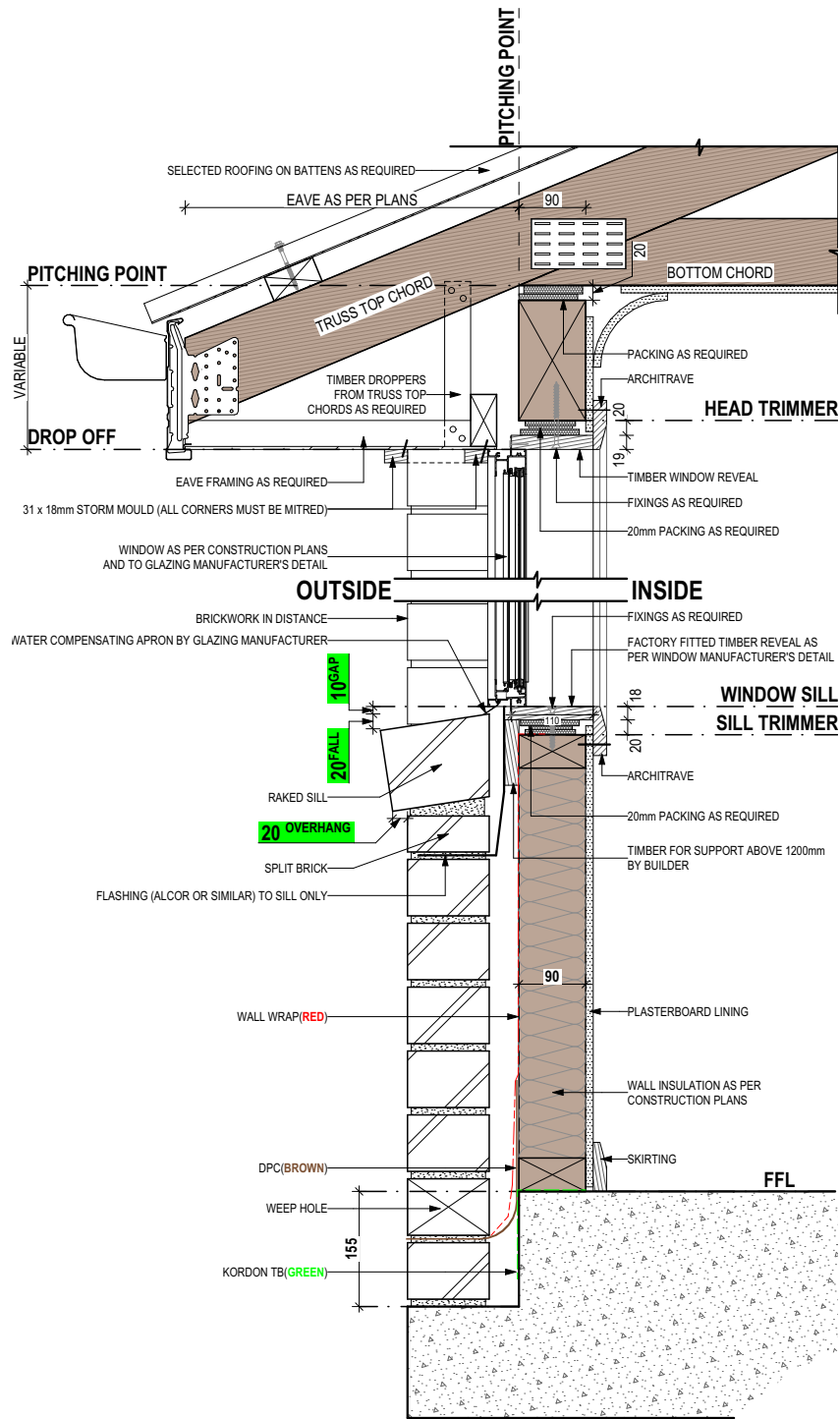
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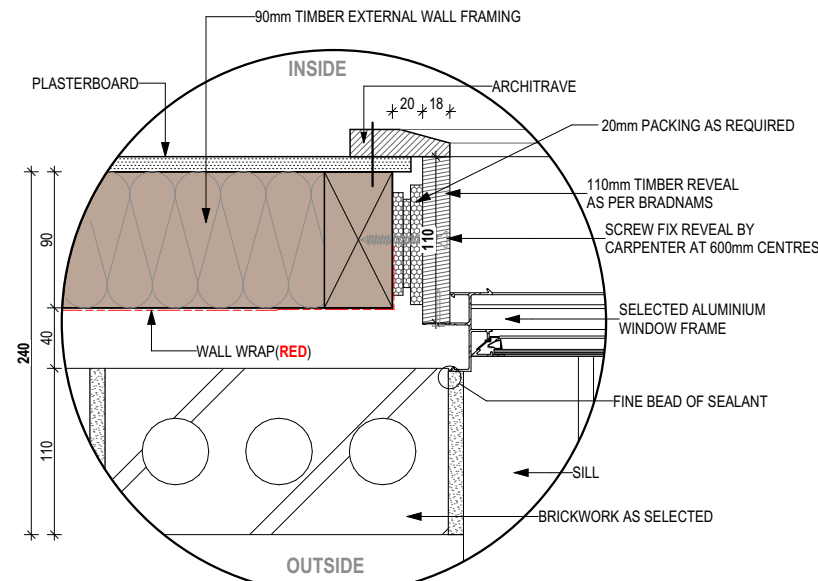
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© 2025	5 DRAFT SALE PLAN - CT2 UPDATE	HMI 02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	COUNTRY	F-WDNSIE10CTRYA	
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	7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	MEANDER VALLEY	8 / 21	



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

STANDARD BRICK								STANDARD BRICK															
BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm			
FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:							
240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm							
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT				
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36' 2	8630						3086				
1 1/2	350	370		26 1/2	6350	6370		11 1/2	2750	2770		36 1/2	8750						3172				
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870						3257				
2 1/2	590	610		27 1/2	6590	6610		12 1/2	2990	3010		37 1/2	8990						3343				
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110						3429				
3 1/2	830	850		28 1/2	6830	6850		13 1/2	3230	3250		38 1/2	9230						3514				
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350						3600				
4 1/2	1070	1090		29 1/2	7070	7090		14 1/2	3470	3490		39 1/2	9470						3686				
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590						3772				
5 1/2	1310	1330		30 1/2	7310	7330		15 1/2	3710	3730		40 1/2	9710						3857				
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830						3943				
6 1/2	1550	1570		31 1/2	7550	7570		16 1/2	3950	3970		41 1/2	9950						4029				
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070						4114				
7 1/2	1790	1810		32 1/2	7790	7810		17 1/2	4190	4210		42 1/2	10190						4200				
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310						4286				
8 1/2	2030	2050		33 1/2	8030	8050		18 1/2	4430	4450		43 1/2	10430						4372				
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550						4457				
9 1/2	2270	2290		34 1/2	8270	8290		19 1/2	4670	4690		44 1/2	10670						4543				
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790						4629				
									20 1/2	4910	4930		45 1/2	10910					4714				
									21	5030	5050	1800	46	11030					4800				
									21 1/2	5150	5170		46 1/2	11150					4886				
									22	5270	5290	1886	47	11270					4972				
									22 1/2	5390	5410		47 1/2	11390					5057				
									23	5510	5530	1972	48	11510					5143				
									23 1/2	5630	5650		48 1/2	11630					5229				
									24	5750	5770	2057	49	11750					5314				
									24 1/2	5870	5890		49 1/2	11870					5400				
									25	5990	6010	2143	50	11990					5486				
									25 1/2	6110	6130		50	12110					5572				

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

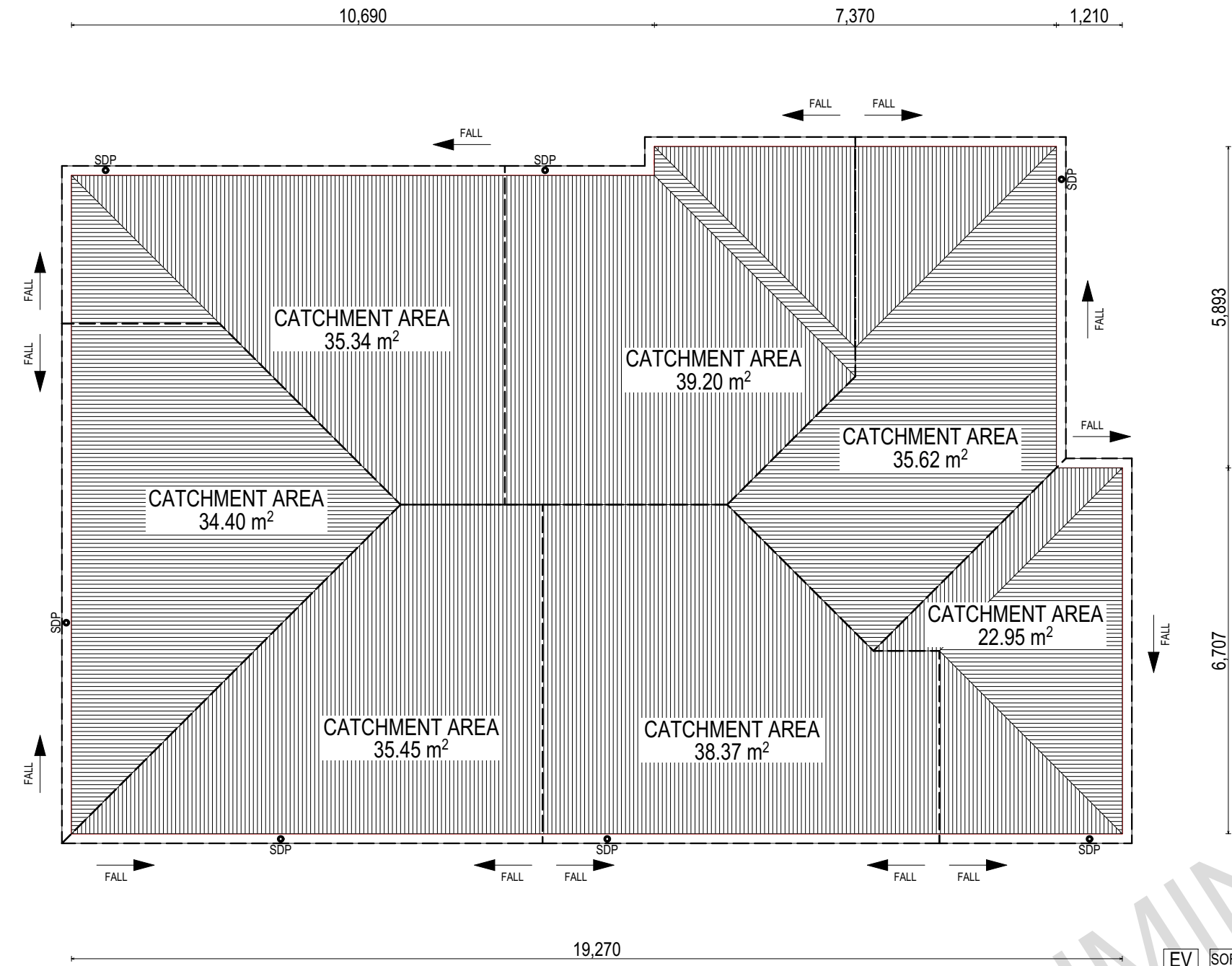
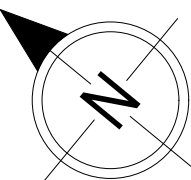
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER
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			7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	MEANDER VALLEY	9 / 21	
						DETAILS (FACE BRICKWORK)		
							714412	



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		
	230.01	Flat Roof Area (excluding gutter and slope factor) (m ²)
	249.87	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	241.33	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	292.01	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° 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	4.56	Ac / Acdp
Downpipes Provided	7	

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

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WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT

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SIGNATURE: _____ DATE: _____

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	6 PRELIM PLANS - INITIAL ISSUE	TNG 10/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:
	7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	MEANDER VALLEY	11 / 21	1:100

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



PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

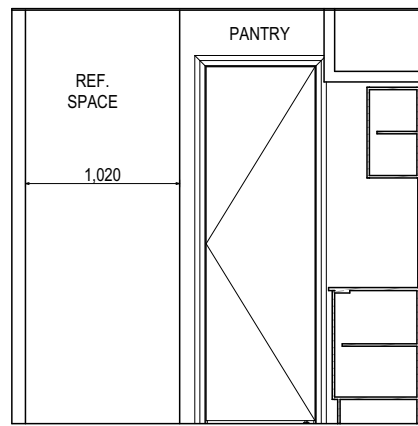
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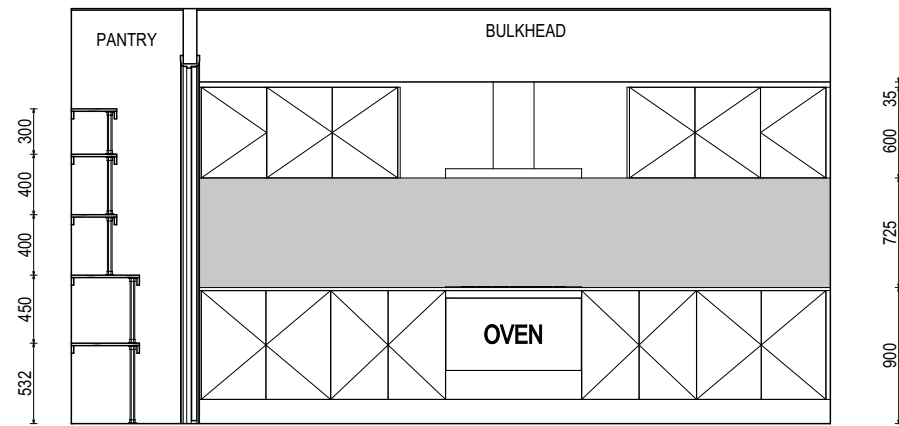
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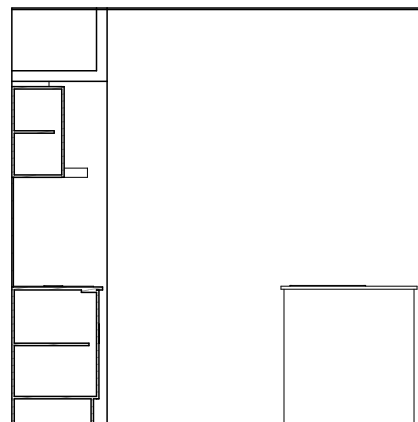
SPECIFICATION: DESIGNER COPYRIGHT: © 2025	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DRAWN</th> </tr> </thead> <tbody> <tr> <td>3 DRAFT SALE PLAN - CT2 UPDATE</td> <td>HMI 15/09/2025</td> </tr> <tr> <td>4 DRAFT SALE PLAN - CT2 UPDATE</td> <td>HMI 22/09/2025</td> </tr> <tr> <td>5 DRAFT SALE PLAN - CT2 UPDATE</td> <td>HMI 02/10/2025</td> </tr> <tr> <td>6 PRELIM PLANS - INITIAL ISSUE</td> <td>TNG 10/10/2025</td> </tr> <tr> <td>7 PRELIM PLANS - CORRECTIONS</td> <td>PL1 07/11/2025</td> </tr> </tbody> </table>	REVISION	DRAWN	3 DRAFT SALE PLAN - CT2 UPDATE	HMI 15/09/2025	4 DRAFT SALE PLAN - CT2 UPDATE	HMI 22/09/2025	5 DRAFT SALE PLAN - CT2 UPDATE	HMI 02/10/2025	6 PRELIM PLANS - INITIAL ISSUE	TNG 10/10/2025	7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	CLIENT: BLESSED PRABHU JUSTIN BABY CHANDIRA ADDRESS: 1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250 LOT / SECTION / CT: 25 / - / 184991 COUNCIL: MEANDER VALLEY	HOUSE DESIGN: SIERRA FACADE DESIGN: COUNTRY SHEET TITLE: FLOOR COVERINGS	HOUSE CODE: H-WDNSIE10SB FACADE CODE: F-WDNSIE10CTRYA SHEET No.: 12 / 21	SCALES: 1:100 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. <div style="font-size: 24px; font-weight: bold; text-align: center;">714412</div>
REVISION	DRAWN																
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7 PRELIM PLANS - CORRECTIONS	PL1 07/11/2025																



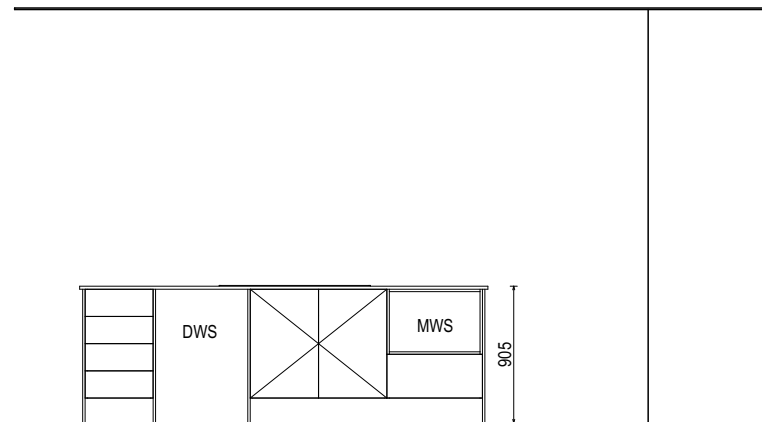
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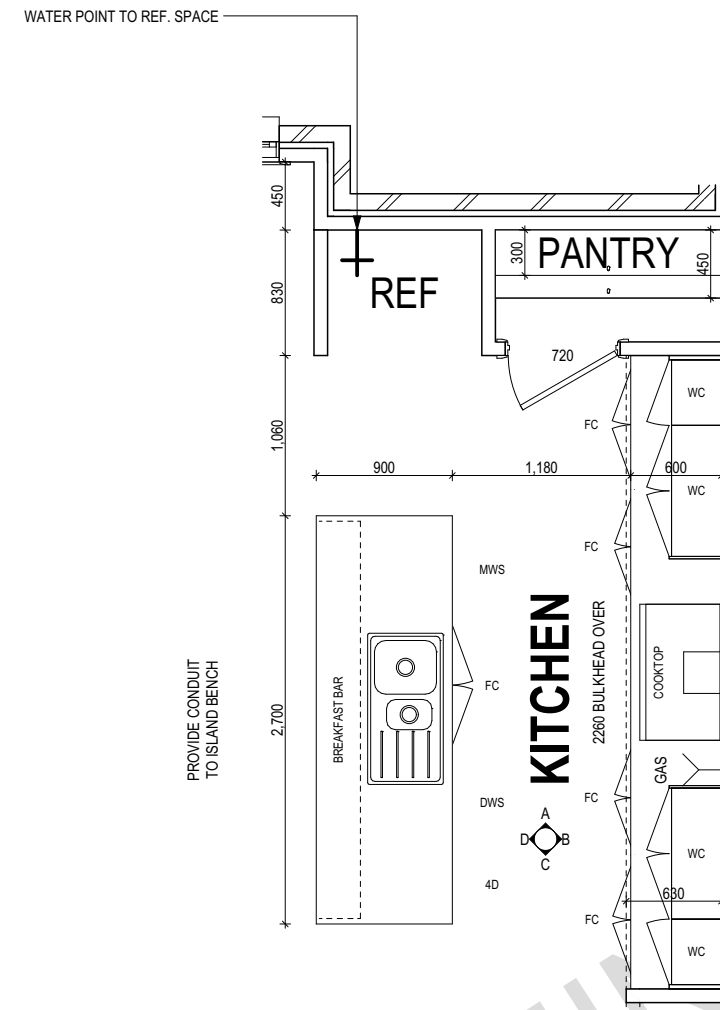
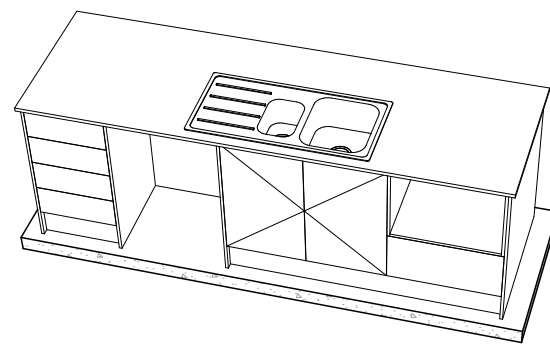
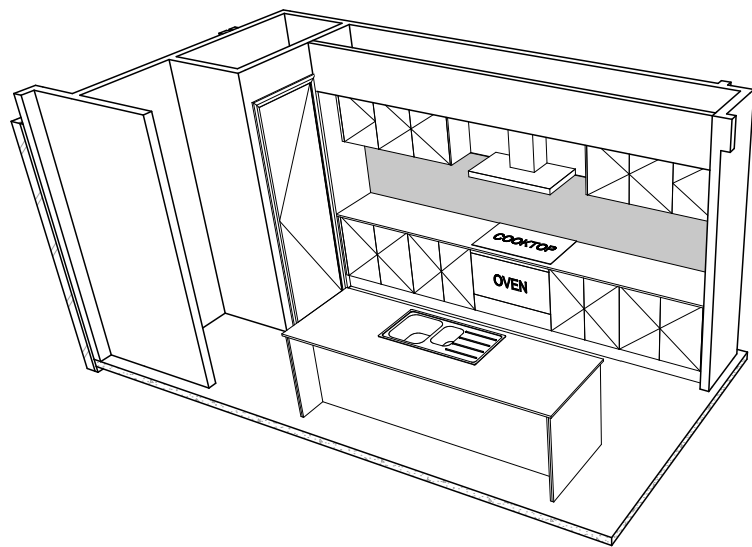
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 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. JOINER MAY ADJUST CABINETRY AS REQUIRED.

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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	SPECIFICATION:	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	CLIENT:	BLESSED PRABHU JUSTIN BABY CHANDIRA	HOUSE DESIGN:	SIERRA	HOUSE CODE:	H-WDNSIE10SB	<small>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.</small> 714412		
	COPYRIGHT:	© 2025	4	DRAFT SALE PLAN - CT2 UPDATE	HMI	22/09/2025	ADDRESS:	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	FACADE DESIGN:	COUNTRY	FACADE CODE:	F-WDNSIE10CTRYA			
			5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	LOT / SECTION / CT:	25 / - / 184991	COUNCIL:	MEANDER VALLEY	SHEET TITLE:	KITCHEN DETAILS		SHEET No.:	13 / 21
			6	PRELIM PLANS - INITIAL ISSUE	TNG	10/10/2025					SCALES:	1:50			
			7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025									

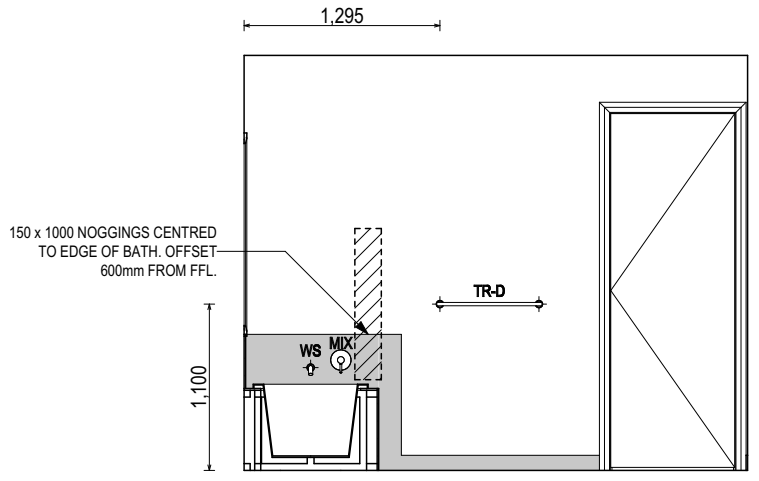
REFER TO THE FOLLOWING DETAILS:
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 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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

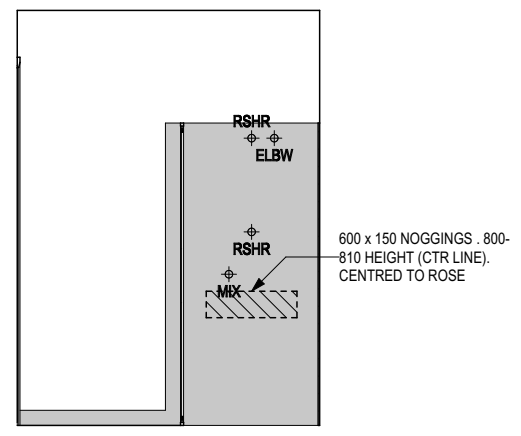
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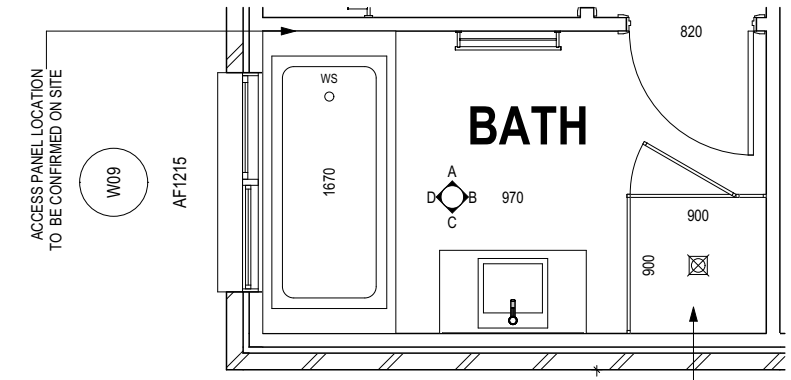
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



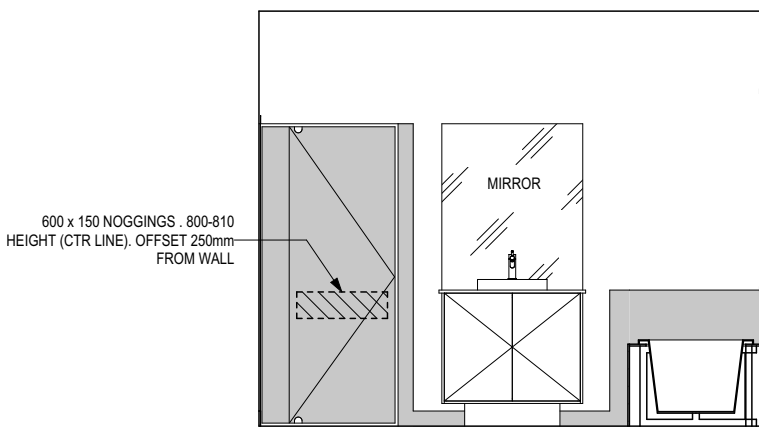
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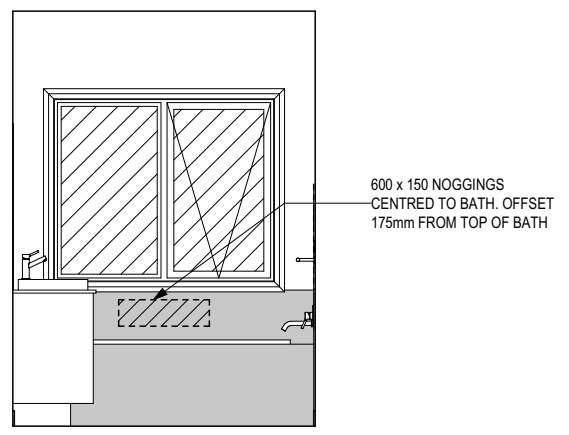
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM. REFER TO BATHROOM DETAILS FOR LHA NOGGING LOCATIONS

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

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

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CONDENSATION MANAGEMENT**

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			4 DRAFT SALE PLAN - CT2 UPDATE	HMI 22/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
			5 DRAFT SALE PLAN - CT2 UPDATE	HMI 02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	COUNTRY	F-WDNSIE10CTRYA	
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					MEANDER VALLEY	BATHROOM DETAILS	1:50	
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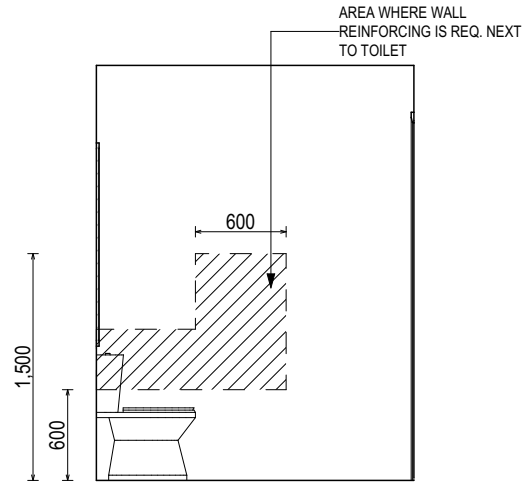
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 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
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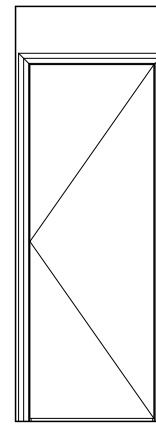
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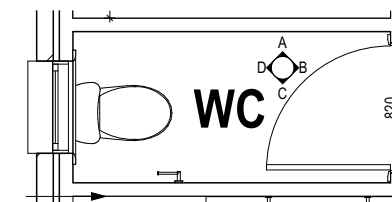
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



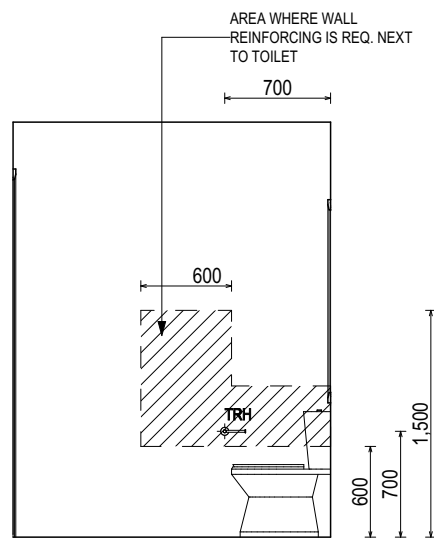
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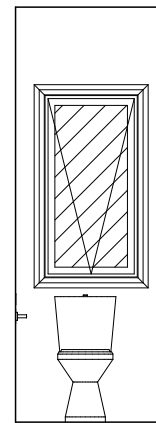
ELEVATION B
SCALE: 1:50



WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

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	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI 15/09/2025	BLESSED PRABHU JUSTIN BABY CHANDIRA	SIERRA	H-WDNSIE10SB	
	COPYRIGHT:	4	DRAFT SALE PLAN - CT2 UPDATE	HMI 22/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2025	5	DRAFT SALE PLAN - CT2 UPDATE	HMI 02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	COUNTRY	F-WDNSIE10CTRYA	
		6	PRELIM PLANS - INITIAL ISSUE	TNG 10/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		7	PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	COUNCIL:	SCALES:	
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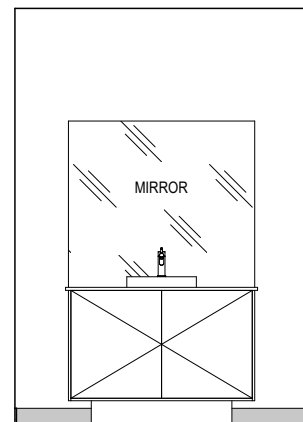
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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 - GENERAL BUILDING INFORMATION

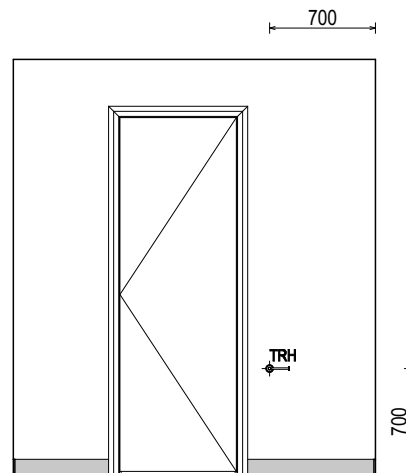
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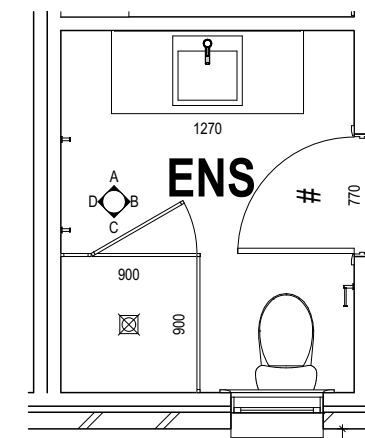
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
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HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL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



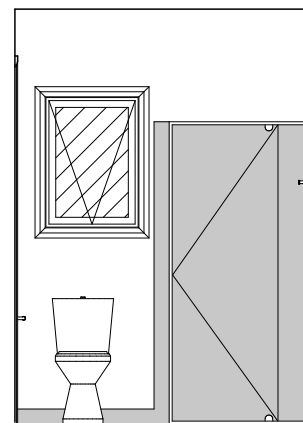
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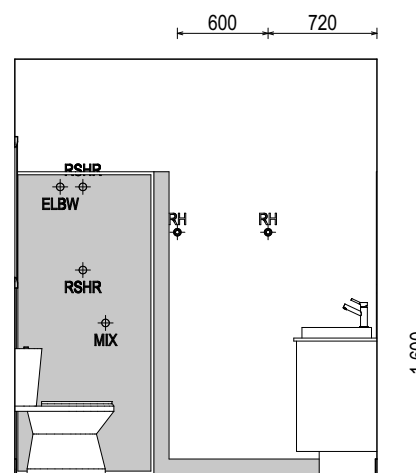
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ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
	WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm / 446mm
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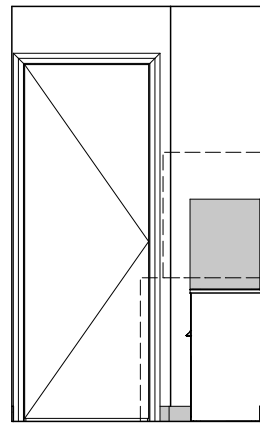
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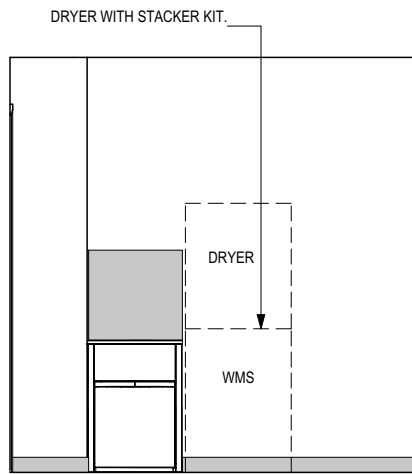
	SPECIFICATION:	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	CLIENT:	BLESSED PRABHU JUSTIN BABY CHANDIRA	HOUSE DESIGN:	SIERRA	HOUSE CODE:	H-WDNSIE10SB	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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			5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	LOT / SECTION / CT:	25 / - / 184991	SHEET TITLE:	ENSUITE DETAILS	SHEET No.:	16 / 21	
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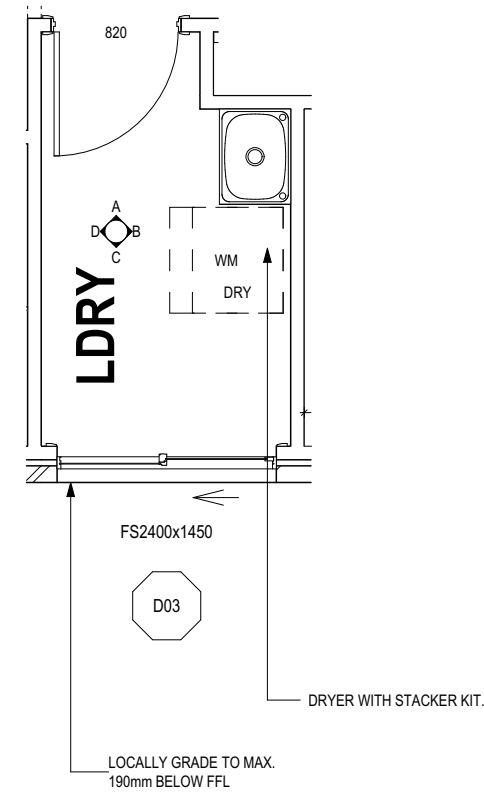
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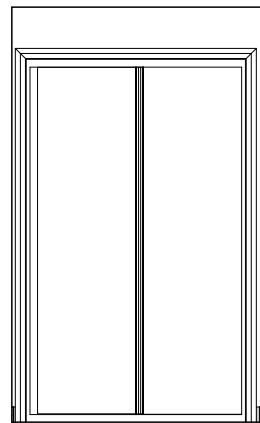
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SCALE: 1:50



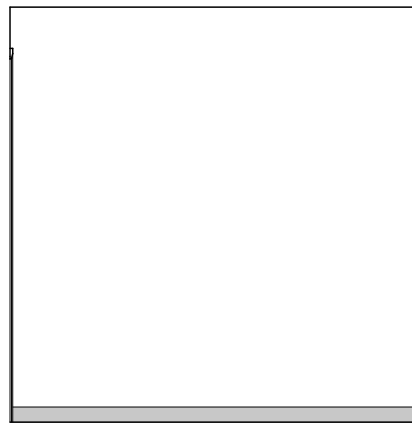
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
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PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

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

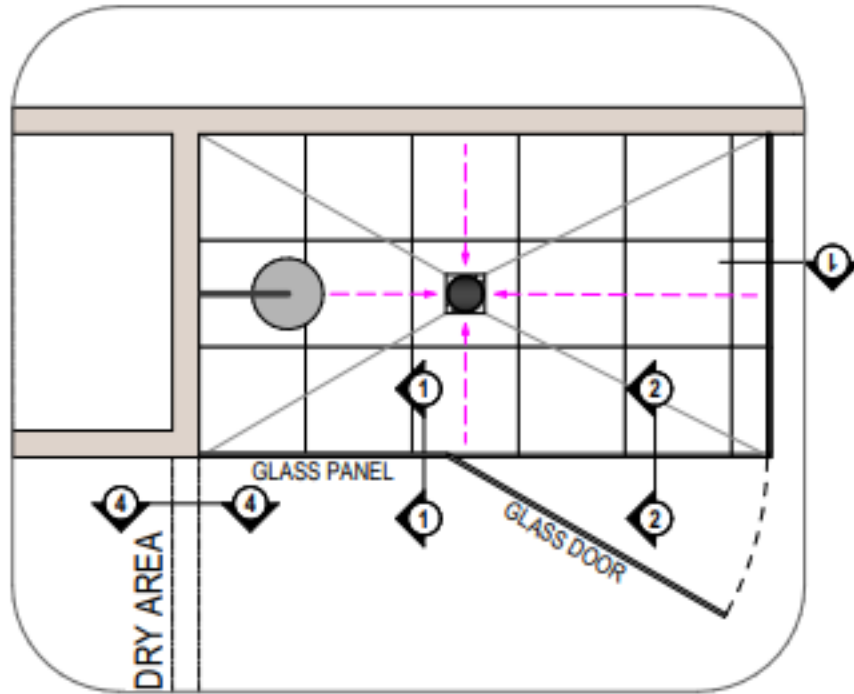
ALL DIMENSIONS ARE FRAME DIMENSIONS

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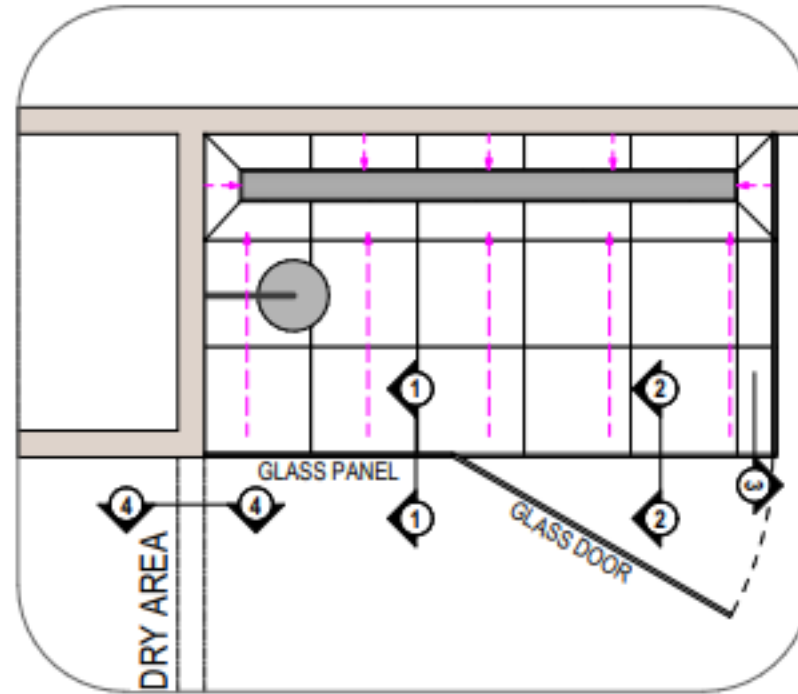
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	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI 15/09/2025	BLESSED PRABHU JUSTIN BABY CHANDIRA	SIERRA	H-WDNSIE10SB	
	COPYRIGHT:	4	DRAFT SALE PLAN - CT2 UPDATE	HMI 22/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2025	5	DRAFT SALE PLAN - CT2 UPDATE	HMI 02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250	COUNTRY	F-WDNSIE10CTRYA	
		6	PRELIM PLANS - INITIAL ISSUE	TNG 10/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		7	PRELIM PLANS - CORRECTIONS	PL1 07/11/2025	25 / - / 184991	COUNCIL:	17 / 21	
					MEANDER VALLEY	LAUNDRY DETAILS	1:50	
							714412	

STANDARD SHOWER & WATERPROOFING DETAIL

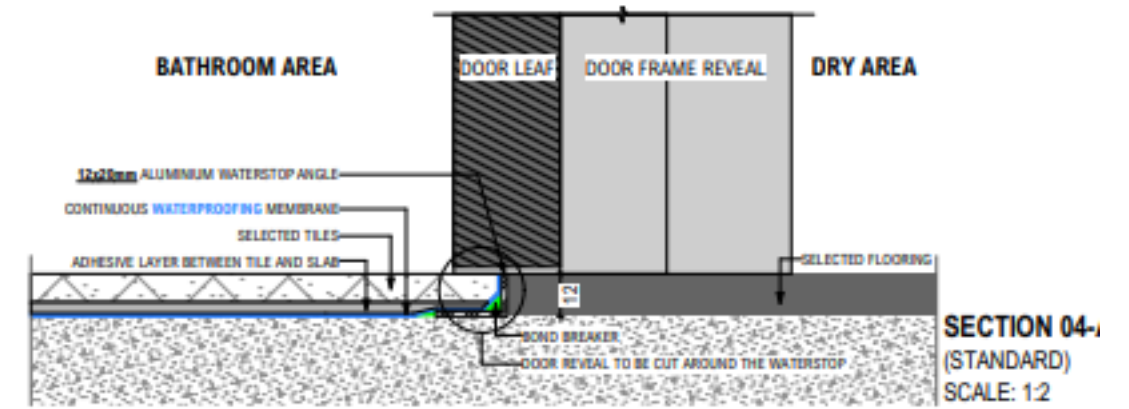
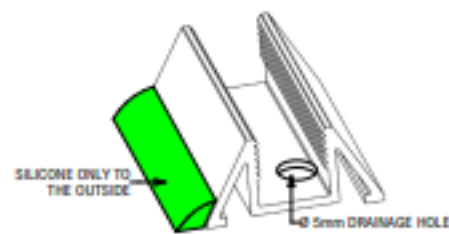
- ALL PLANS ARE DIAGRAMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.
 - DO NOT SILICONE THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.



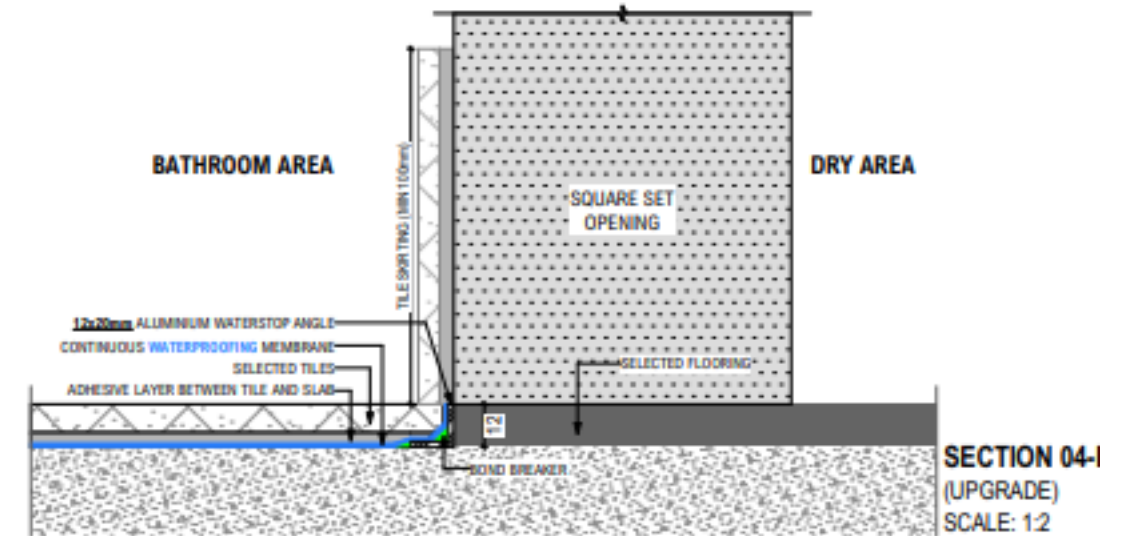
PLAN VIEW 1
(STANDARD FW)
SCALE: 1:20



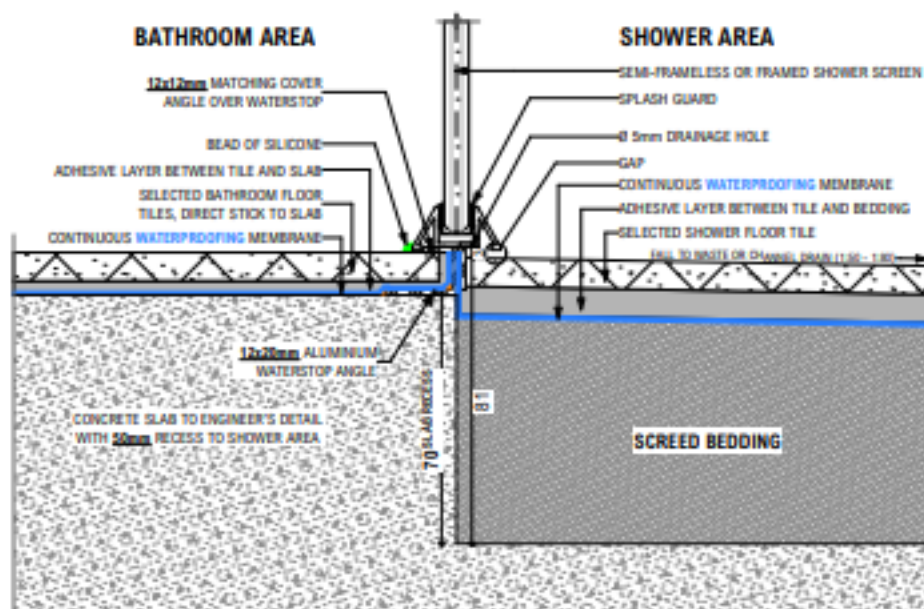
PLAN VIEW 2
(CHANNEL DRAIN)
SCALE: 1:20



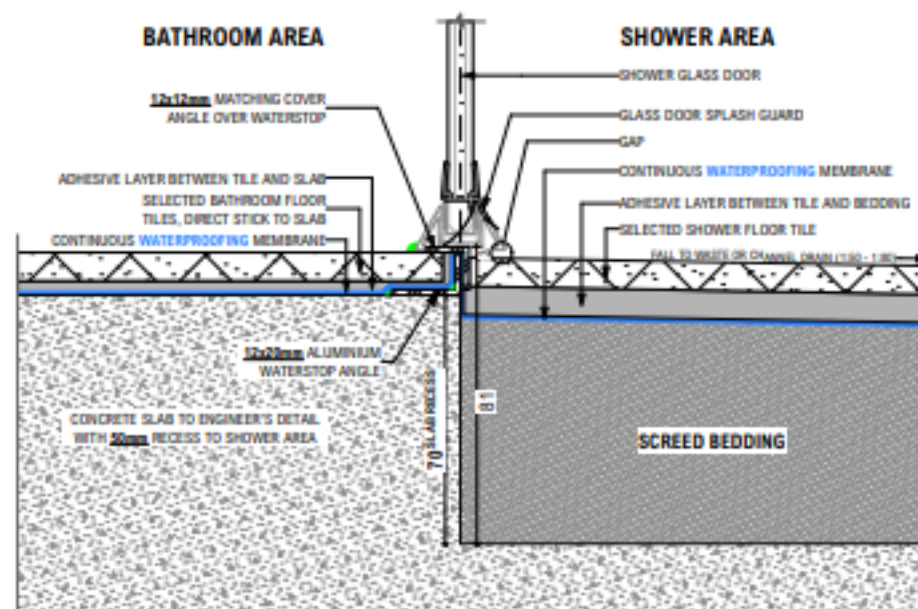
SECTION 04-1
(STANDARD)
SCALE: 1:2



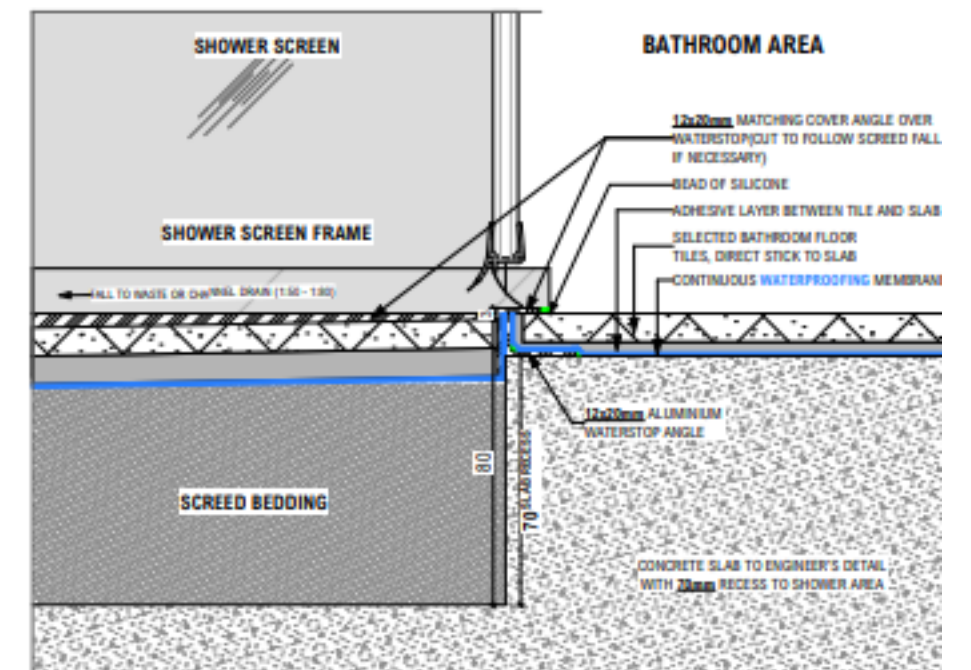
SECTION 04-1
(UPGRADE)
SCALE: 1:2



SECTION 01 - THROUGH GLASS SCREEN
SCALE: 1:2



SECTION 02 - THROUGH GLASS DOOR
SCALE: 1:2



SECTION 03 - THROUGH GLASS SCREEN
SCALE: 1:2

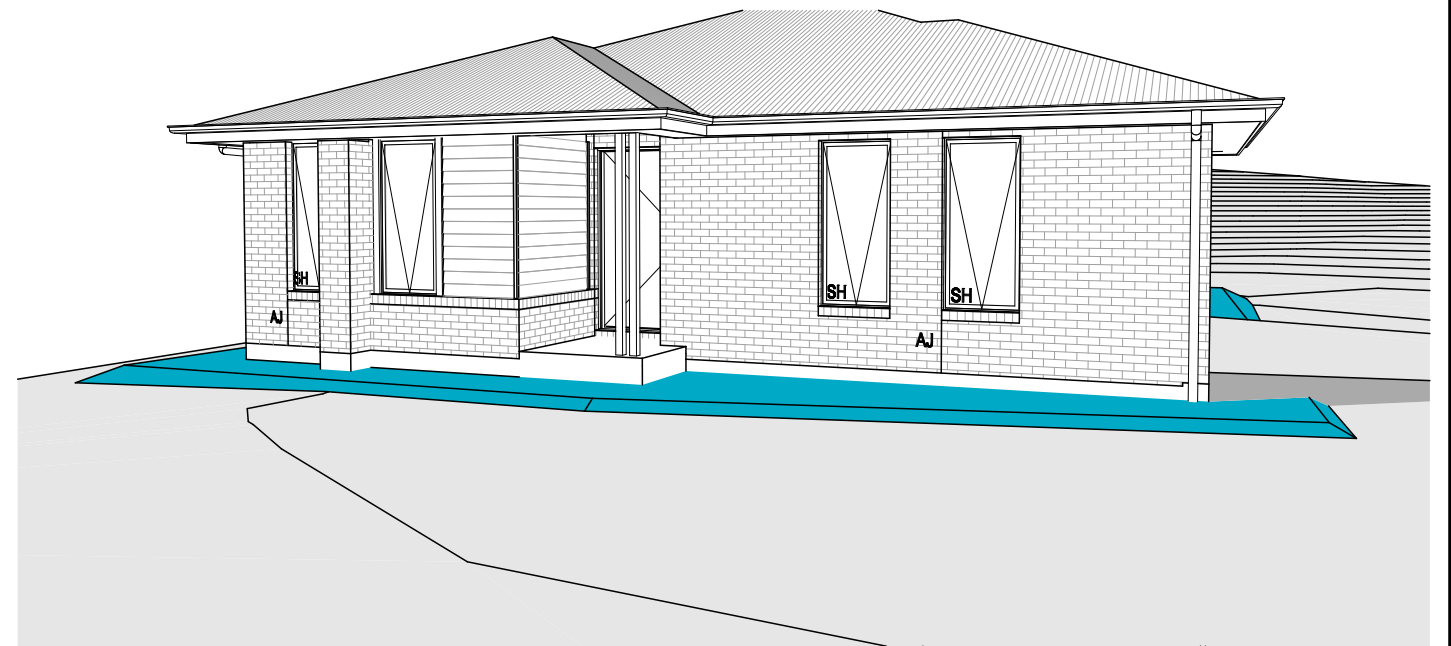
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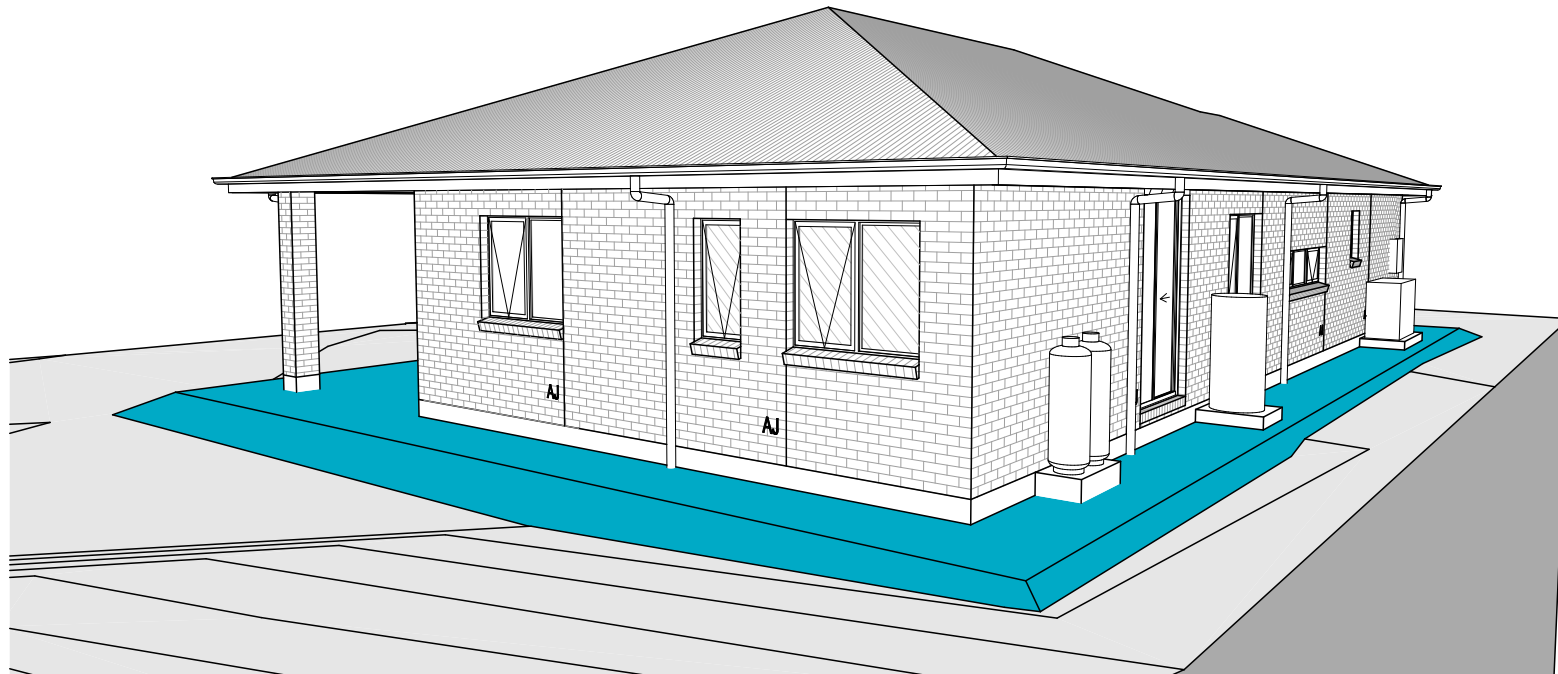
SPECIFICATION: DESIGNER COPYRIGHT: © 2025	REVISION 3 DRAFT SALE PLAN - CT2 UPDATE 4 DRAFT SALE PLAN - CT2 UPDATE 5 DRAFT SALE PLAN - CT2 UPDATE 6 PRELIM PLANS - INITIAL ISSUE 7 PRELIM PLANS - CORRECTIONS	DRAWN HMI 15/09/2025 HMI 22/09/2025 HMI 02/10/2025 TNG 10/10/2025 PL1 07/11/2025	CLIENT: BLESSED PRABHU JUSTIN BABY CHANDIRA ADDRESS: 1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250 LOT / SECTION / CT: 25 / - / 184991 COUNCIL: MEANDER VALLEY	HOUSE DESIGN: SIERRA FACADE DESIGN: COUNTRY SHEET TITLE: STANDARD SHOWER & WATERPROOFING	HOUSE CODE: H-WDNSIE10SB FACADE CODE: F-WDNSIE10CTRYA SCALES: SHEET No.: 18 / 21	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. 714412
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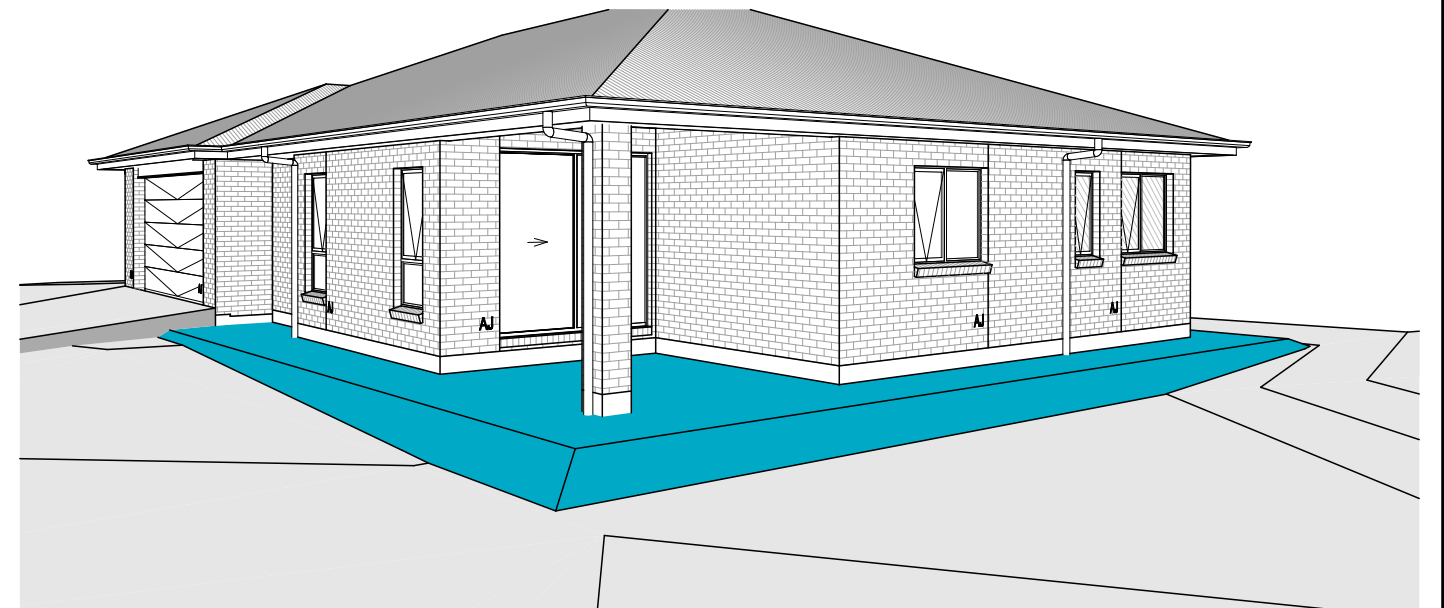
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FRONT RIGHT



REAR LEFT



REAR RIGHT

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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SPECIFICATION: DESIGNER COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: BLESSED PRABHU JUSTIN BABY CHANDIRA	HOUSE DESIGN: SIERRA	HOUSE CODE: H-WDNSIE10SB	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. 714412	
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	4	DRAFT SALE PLAN - CT2 UPDATE	HMI	22/09/2025					
	5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025					
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	7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025	25 / - / 184991	MEANDER VALLEY	3D VIEWS		19 / 21
	SCALES:								

GENERAL

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

SOIL TYPE / CLASSIFICATION	EMBANKMENT OF SLOPE	
	COMPACTED FILL	CUT
STABLE ROCK (A)	3 : 3	8 : 1
SAND (A)	1 : 2	1 : 2
SILT (P)	1 : 4	1 : 4
FIRM CLAY	1 : 2	1 : 1
SOFT CLAY	NOT SUITABLE	2 : 3
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX. CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5M CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.18 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:

0 - 1500	120 x 35
1500 - 2400	140 x 35
2400 - 2700	190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

0 - 2700	90 x 90 x 6 EA
2700 - 3200	100 x 100 x 8 EA
3200 - 4000	150 x 90 x 8 EA

*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
 - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MpA (N25 GRADE)
 - HAVE A 20mm NOMINAL AGGREGATE SIZE
 - HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANANTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

- | | |
|--------------|-------------------------|
| STAIR TREADS | 240mm MIN. - 355mm MAX. |
| STAIR RISERS | 115mm MIN. - 190mm MAX. |
- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
 - NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
 - BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
 - BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
 - DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
 - NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
 - WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
 - GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.
- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740

CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECCOMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES, IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4


FIRE SAFETY

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

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(1 MAY 2023)
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CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
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						MEANDER VALLEY	GENERAL NOTES	
								714412

WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

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ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

- (i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.
- (ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION

FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS

- (a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
 - (i) A CONDITIONED SPACE; OR
 - (ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
- (b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
 - (i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
 - (ii) A WATERPROOF SEAL; OR
 - (iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS

- (a) A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
 - (i) WHEN SERVING A CONDITIONED SPACE; OR
 - (ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
- (b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
- (c) A SEAL REQUIRED BY (a)
 - (i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
 - (ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS

AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:

- (a) A CONDITIONED SPACE; OR
- (b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

- (a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:
 - (i) A CONDITIONED SPACE; OR
 - (ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
- (b) CONSTRUCTION REQUIRED BY (a) MUST BE:
 - (i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
 - (ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS

AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:

- (a) A HEATED SPACE; OR
- (b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING

- (a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
 - (i) 5W/m² IN A CLASS 1 BUILDING
 - (ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
 - (iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
- (b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.


**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

	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.
	DESIGNER	3	DRAFT SALE PLAN - CT2 UPDATE	HMI	15/09/2025	BLESSED PRABHU JUSTIN BABY CHANDIRA		SIERRA	H-WDNSIE10SB	
	COPYRIGHT:	4	DRAFT SALE PLAN - CT2 UPDATE	HMI	22/09/2025	ADDRESS:		FACADE DESIGN:	FACADE CODE:	
	© 2025	5	DRAFT SALE PLAN - CT2 UPDATE	HMI	02/10/2025	1 RIVER MINT VIEW, BLACKSTONE HEIGHT TAS 7250		COUNTRY	F-WDNSIE10CTRYA	
		6	PRELIM PLANS - INITIAL ISSUE	TNG	10/10/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	
		7	PRELIM PLANS - CORRECTIONS	PL1	07/11/2025	25 / - / 184991	MEANDER VALLEY	WET AREA & ENERGY EFFICIENCY NOTES	21 / 21	