



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2023/040710**

**PROPOSAL:** Dwelling

**LOCATION:** 11 Meraki Way, Risdon Vale

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 13 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 February 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 13 February 2024.

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

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Construction of a single dwelling

Location:

Address 11 Meraki Way

Suburb/Town Risdon Vale Postcode 7016

Current  
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for  
application fees to  
be in the name of:  
(if different from  
applicant)

Estimated cost of development

\$ 444,220 -

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Vacant Land

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

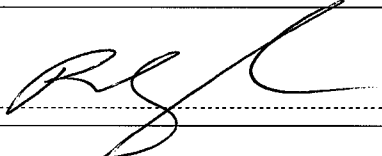
**Declaration:**

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

**Acknowledgement:**

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

Applicant's  
Signature:

Signature 	Date <u>30.11.23</u>
---	----------------------

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

## SEARCH OF TORRENS TITLE

VOLUME 182657	FOLIO 10
EDITION 4	DATE OF ISSUE 29-Aug-2023

SEARCH DATE : 30-Nov-2023

SEARCH TIME : 12.53 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan 182657

Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude  
Campbell Cox

Prior CT 168678/1

SCHEDULE 1M959084 & E345332 JOVELLE JENNIFER SANTOS CADACIO and MICHAEL  
TAPIA TERRIBLE Registered 08-May-2023 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP182657 EASEMENTS in Schedule of Easements

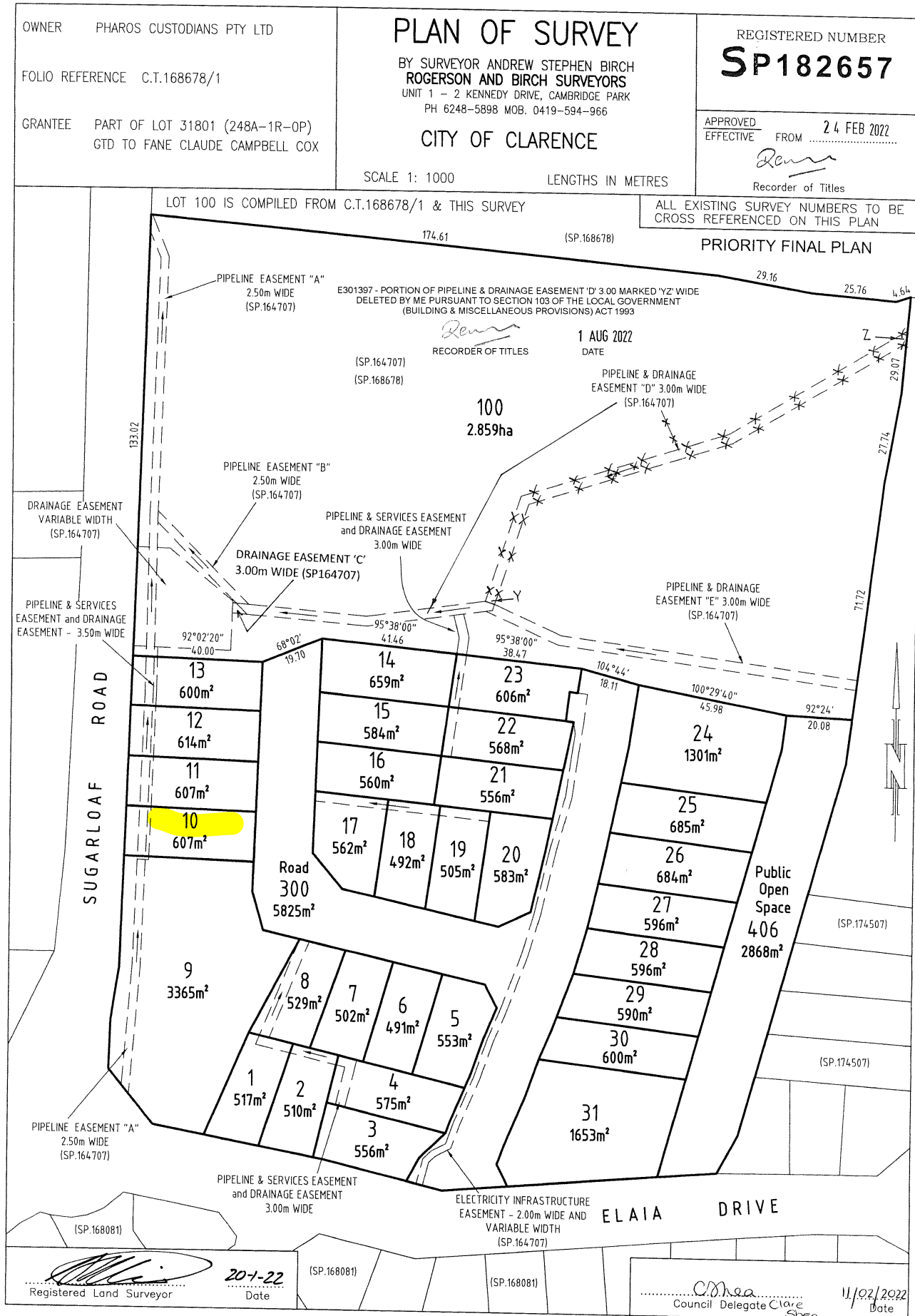
SP182657 COVENANTS in Schedule of Easements

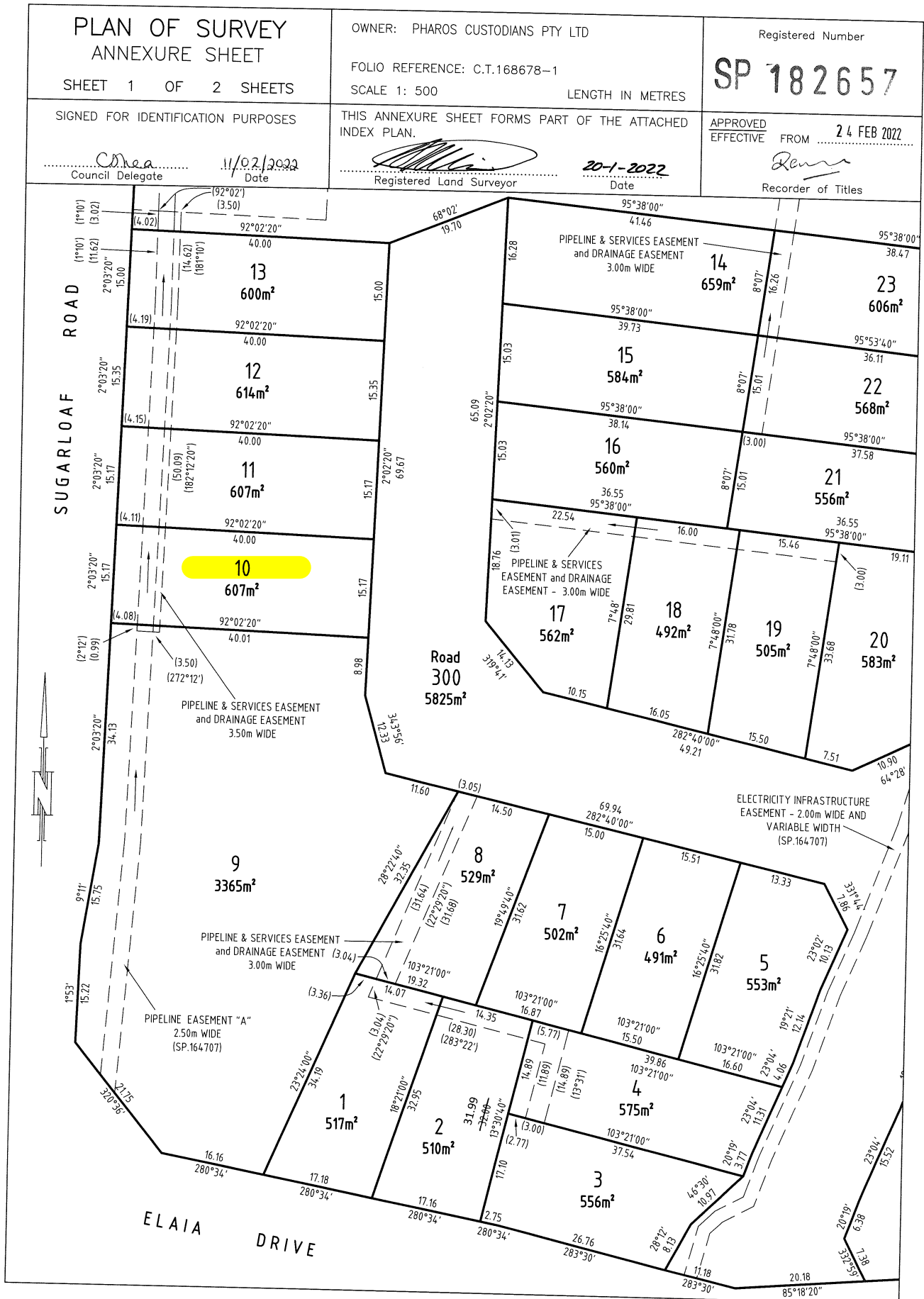
SP182657 FENCING PROVISION in Schedule of Easements

SP164707 FENCING PROVISION in Schedule of Easements

D116543 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
25-Feb-2014 at noonE297784 AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
24-Feb-2022 at noonE358135 MORTGAGE to Westpac Banking Corporation Registered  
29-Aug-2023 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





PROPOSED NEW RESIDENCE

At: Lot 10 OLIVE GROVE ESTATE, RISDON VALE, TASMANIA, 7016

For: MICHAEL TAPIA TERRIBLE & JOVELLE JENNIFER SANTOS CADACIO

Designer: WINK AND CO PTY LTD

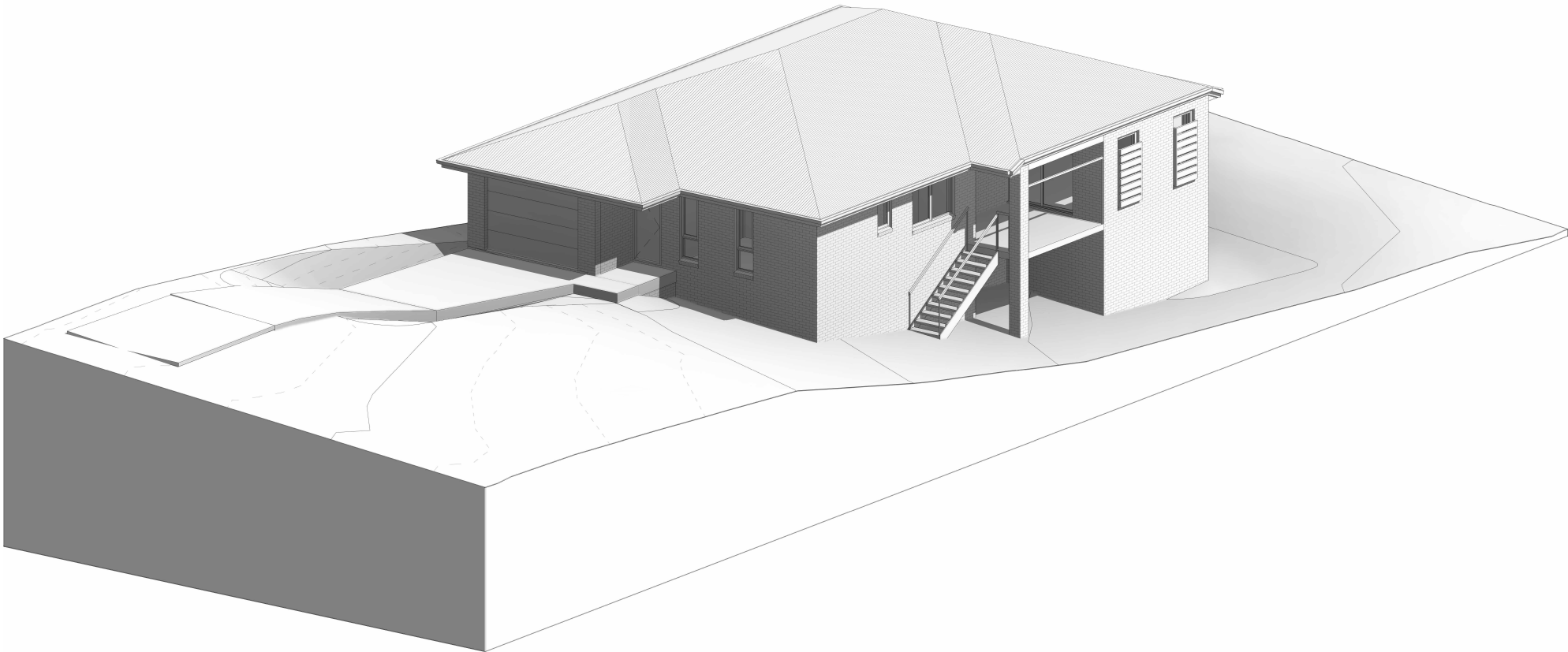
DRAWING LIST	
1	COVER SHEET
2	SITE PLAN
3	FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	SECTION A-A
7	ELECTRICAL PLAN
8	SHADOW DIAGRAMS

AREA SCHEDULE

LIVING	128.40 m²
ALFRESCO	10.55 m²
PORCH	2.25 m²
GARAGE	28.60 m²
TOTAL AREA: 169.80 m²	

SITE DETAILS

CONDITION	STATUS (TBC U.N.O)
SOIL CLASSIFICATION	
WIND CLASSIFICATION	N3
CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	
ALPINE AREA	N/A
CORROSION ENVIRONMENT	N/A



NOTE: 3D PERSPECTIVE IS REPRESENTATIVE OF THE DWELLINGS FORM ONLY AND SHOULD NOT BE REFERRED TO FOR ACCURATE FINISHES, DRIVEWAY OR EARTHWORKS

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WINK + CO

07 3060 5089

projects@winkandco.com.au

WINKANDCO.COM.AU

QBCC 1194316 | TAS - CC7004

LVL 10, 65 MURRAY ST,  
HOBART, TAS, 7000  
PHONE: 03 6272 3000  
FAX: 03 6272 3001

CLIENT:  
TERRIBLE, M. & CADACIO, J.

DRAWING TITLE:  
COVER SHEET

SCALE:

PROJECT: PROPOSED NEW RESIDENCE  
LOT 10, SP21738-01  
OLIVE GROVE ESTATE  
RISDON VALE, TAS, 7016

PAGES:  
1 of 8

SHEET SIZE:  
A3

JOB No:  
TBA

WINK + CO

Job No: 005-22

Date: 17/02/22

AREA

LIVING	128.40 m²
ALFRESCO	10.55 m²
PORCH	2.25 m²
GARAGE	28.60 m²
TOTAL:	169.80 m²

REV	COMMENTS	DATE	DRWN	CKD
A	WORKING DRAWINGS	17/02/22	KS	SM
B	AMENDMENTS	25/02/22	ABG	SW
C	AMENDMENTS	28/08/23	KS	EK
D	AMENDMENTS	24/10/23	TO	EK
E	AMENDMENTS	18/01/24	KS	EK
F				
G				



GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. APPROXIMATE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN DERIVED FROM THE OVERALL SITE PLAN (REFERENCE: PAPAA08 10286-22) DATED 29-07-2020, PROVIDED BY ROGERSON AND BIRCH SURVEYORS. BOUNDARIES ARE INDICATIVE ONLY AND SUBJECT TO FINAL SURVEY.
11. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
  - MAJOR CONTOUR 3D
  - MINOR CONTOUR 3D

LEGEND

- LP = Light Pole  
ET = Elec. Turret  
WM = Water Meter  
SV = Stop Valve  
CLC = Comms Lot Connection  
ELC = Elec. Lot Connection
- SLC = Sewer Lot Connection  
Top RL: 81.26  
Inv. RL: 80.96
- SWLC = Stormwater Lot Connection  
Top RL: 81.42  
Inv. RL: 80.86

**GPS DATA SCALE LOCATION**  
JOB CONTROL POINT  
POINT NO: 1  
DESCRIPTION: SPIKE#  
GPS SCALE FACTOR = 1.000403415  
E: 528755.7682  
N: 5259102.757  
RL: 85.4748  
EPU = 0.04±

**APPROXIMATE BOUNDARIES SHOWN ARE APPROXIMATE ONLY PER OVERALL SUBDIVISION PLAN PROVIDED BY ROGERSON & BIRCH**

**SUBDIVISION UNDER CONSTRUCTION**

**WIND CLASSIFICATION: N3**

**SOIL CLASSIFICATION: TBC**

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07 3060 5089  
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**CREATIVE HOMES**  
**HOBART**  
LVL 10, 65 MURRAY ST,  
HOBART, TAS, 7000  
PHONE: 03 6272 3000  
FAX: 03 6272 3001

CLIENT:  
**TERRIBLE, M. & CADACIO, J.**

DRAWING TITLE:  
**SITE PLAN**

SCALE: 1 : 200

PROJECT: PROPOSED NEW RESIDENCE  
**LOT 10, SP21738-01**  
**OLIVE GROVE ESTATE**  
**RISDON VALE, TAS, 7016**

PAGES:  
2 of 8

SHEET SIZE:  
**A3**

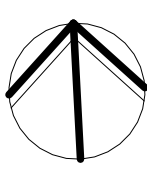
JOB No:  
TBA

**WINK + CO**  
Job No: 005-22

Date: 17/02/22

**AREA**

LIVING	128.40 m <sup>2</sup>
ALFRESCO	10.55 m <sup>2</sup>
PORCH	2.25 m <sup>2</sup>
GARAGE	28.60 m <sup>2</sup>
<b>TOTAL:</b>	<b>169.80 m<sup>2</sup></b>

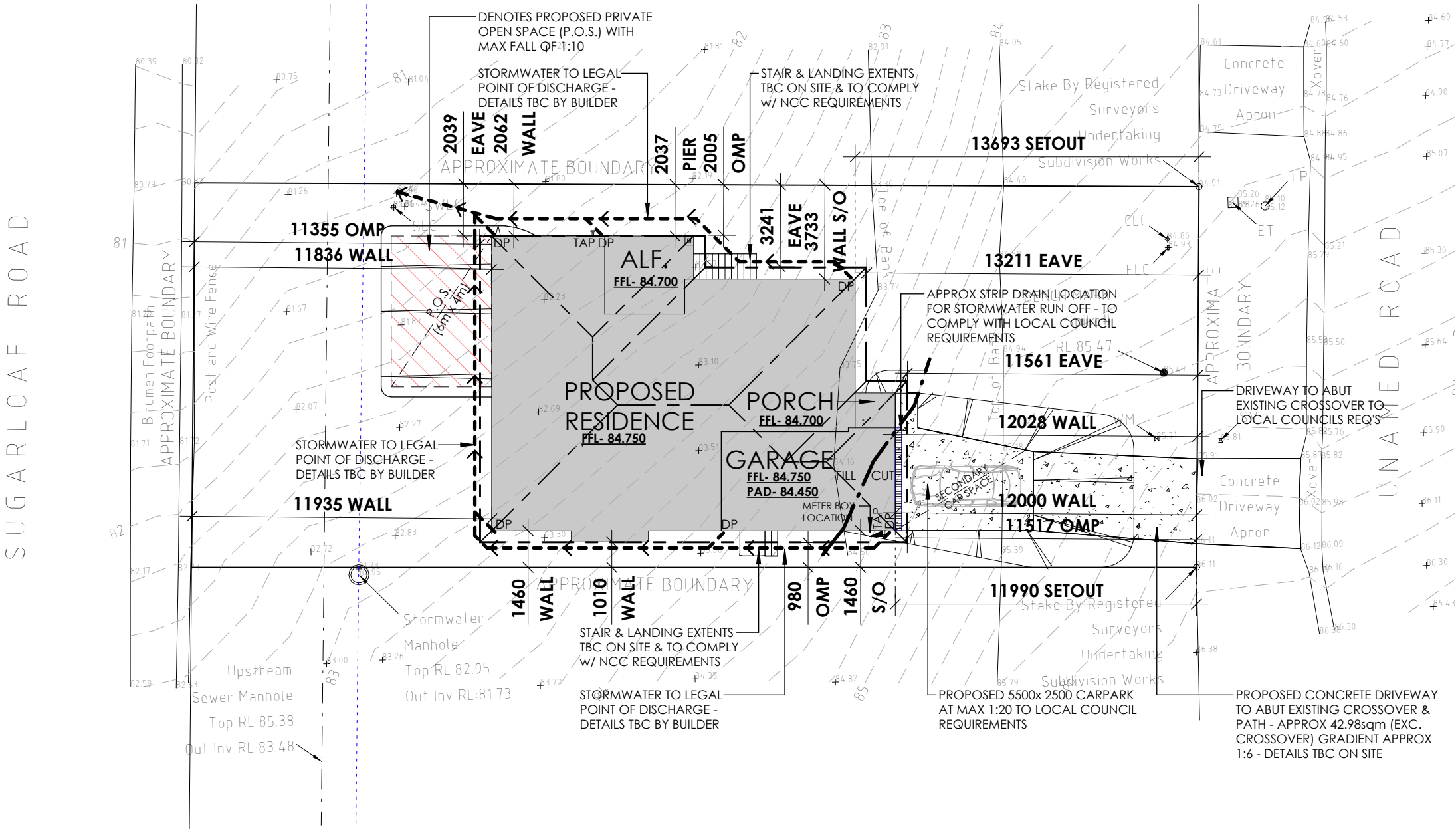


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C	AMENDMENTS	28/08/23	KS	EK
D	AMENDMENTS	24/10/23	TO	EK
E	AMENDMENTS	18/01/24	KS	EK
F				
G				

SURVEY BY:

**SURVEY PLUS**  
Address: 8 Amy Street, Moonah,  
Tasmania, 7009  
Phone: 6273 9831  
Fax: 6273 8316  
Email: admin@surveyplus.com.au  
Mail: PO Box 299, Moonah, Tas, 7009

**FINAL METER BOX LOCATION & DOWNPIPE LOCATIONS TO BE CONFIRMED BY BUILDER**



LEGEND:

HATCH DENOTES PRIVATE OPEN SPACE (P.O.S.) WITH MAX FALL OF 1:10

SITE COVERAGE:

LOT: 10  
SITE AREA (APPROX): **609 m<sup>2</sup>**  
PROP. ROOF AREA: **193.26m<sup>2</sup>**



NOTE:  
BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSION AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24HRS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DESIGN OF WORKING DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND SURVEYORS DRAWINGS AND NOTES. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC AND AS CODES.

IMPORTANT NOTICE FOR ATTENTION OF OWNERS:  
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

ENERGY EFFICIENCY  
BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R2.0.  
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.

CEILING TO BE INSULATED WITH R4.0 AND REFLECTIVE FOIL.  
FLOOR TO BE INSULATED WITH R1.0 BATTS.  
SEAL EXHAUST FANS TO ENSURE, BATHROOM, LAUNDRY AND KITCHEN.  
BUILDING TO BE SEALED IN ACCORDANCE WITH NCC PART 3.12.3

CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH NCC PART 3.12.3.5

GENERAL:  
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE NCC.  
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE NCC.  
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE NCC.

BLOCK CONSTRUCTION IN ACCORDANCE WITH THE NCC REQUIREMENTS.  
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE. (SEE BELOW FOR WET AREAS)

HEALTH & AMENITY PART 3.8 NCC:  
SHOWERS, BATHS AND WALL FIXTURES TO ALL WET AREAS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES, 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 AND 3.8.1.6. IN ALL WET AREAS PROVIDE SELECTED CERAMIC TILES TO CONCRETE FLOORS OR OVER 15mm CEMENT SHEETING WHERE TIMBER FRAMED FLOORS ARE PROPOSED.

PROVIDE WATERPROOF PLASTERBOARD SHEETING TO ALL WALLS AND CEILINGS. PROVIDE CERAMIC TILES, LAMIPANEL OR OTHER APPROVED WATER -

RESISTANT LINING TO A MINIMUM HEIGHT OF 1800mm TO SHOWER WALLS AND TO A HEIGHT OF 150mm BEHIND BATHS, BASINS, SINKS, TROUGHS, WASHING MACHINES AND WALL FIXTURES. FOR THE REQUIRED EXTENT OF AREA TO BE PROTECTED REFER TO FIGURES 3.8.1.1, 3.8.1.2 AND 3.8.1.1. FOR TYPICAL INSTALLATION REQUIREMENTS OF SHOWER RECESSES, TAP FLANGES, SHOWER TROUGHS, FLOORS & WATERPROOF MEMBRANES REFER TO FIGURES 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 AND 3.8.1.9. FOR TYPICAL INSTALLATION REQUIREMENTS & SEALING OF WALL JUNCTIONS WITH BENCHTOPS, LAUNDRY SINKS & BATHS REFER TO FIGURES 3.8.1.10 AND 3.8.1.11. MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.3, 3.8.1.4 AND 3.8.1.5. REFER TO AS 3740-2010 FOR WATERPROOFING OF DOMESTIC WET AREAS, AS WELL AS APPROPRIATE WALL & FLOOR TREATMENT WHEN A PREFABRICATED SHOWER UNIT ISN'T USED (EG. MIN 1:100 FALL TO WASTE)

LEGEND:

AAW	ALUM AWNING WINDOW
ADH	ALUM DOUBLE HUNG WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
ASW	ALUM. SLIDING WINDOW
B/O	BEAM OVER
BRM	BROOM CUPBOARD
CSD	CAVITY SLIDING DOOR
CT	COOK TOP
DP	DOWNPIPE (LOCATION)
DW	DISH WASHER
FW	FLOOR WASTE
MW	MICROWAVE
MH	MAN HOLE
OHC	OVERHEAD CUPBOARDS
OBS	OBSCURED (GLAZING)
REF	FRIDGE
RH	RANGE HOOD
SC	SOLID CORE (DOOR)
SH	SHELF/SHELVES
SHR	SHOWER
SHS	SQ. HOLLOW SECTION (COLUMN)
U/M	UNDER MOUNT
UBO	UNDER BENCH OVEN
VB	VANITY BASIN
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
WT	WASH TUB

- NOTE:
1. TILE LAYOUT INDICATIVE ONLY
  2. PROVIDE LIFT OFF HINGES TO WC DOORS - TO COMPLY WITH NCC REQUIREMENTS
  3. CONFIRM LEVEL ON SITE TO ALL EXTERNAL DOORS IF STEP/S ARE REQUIRED - TO COMPLY WITH NCC REQUIREMENTS
  4. ALL SMOKE ALARMS TO BE INTER-CONNECTED TO NCC REQUIREMENTS

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CLIENT:  
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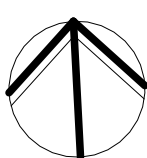
DRAWING TITLE:  
**FLOOR PLAN**

SCALE: 1 : 100

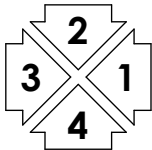
PROJECT: PROPOSED NEW RESIDENCE  
**LOT 10, SP21738-01**  
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**RISDON VALE, TAS, 7016**

PAGES: 3 of 8  
SHEET SIZE: **A3**  
JOB No: TBA  
**WINK + CO**  
Job No: 005-22  
Date: 17/02/22

AREA  
**LIVING** 128.40 m<sup>2</sup>  
**ALFRESCO** 10.55 m<sup>2</sup>  
**PORCH** 2.25 m<sup>2</sup>  
**GARAGE** 28.60 m<sup>2</sup>  
**TOTAL:** 169.80 m<sup>2</sup>



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A	WORKING DRAWINGS	17/02/22	KS	SM
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E	AMENDMENTS	18/01/24	KS	EK
F				
G				



ELEVATION KEY

NOTE:  
BUILDING CONSTRUCTION TO COMPLY  
w/CONDENSATION MANAGEMENT PART 3.8.7 NCC

NOTE:  
BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSION AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24HRS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DESIGN OF WORKING DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND SURVEYORS DRAWINGS AND NOTES. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC AND AS CODES.

IMPORTANT NOTICE FOR ATTENTION OF OWNERS:  
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

PROVIDE STRUCTURAL PLYWOOD BRACING IN ACCORDANCE WITH AS 1684 AND IN SECTION 9.4 OF TIMBER FRAMING MANUAL.

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUM 2 CL. 3.3.1.8

FRAMING PART 3.4 NCC

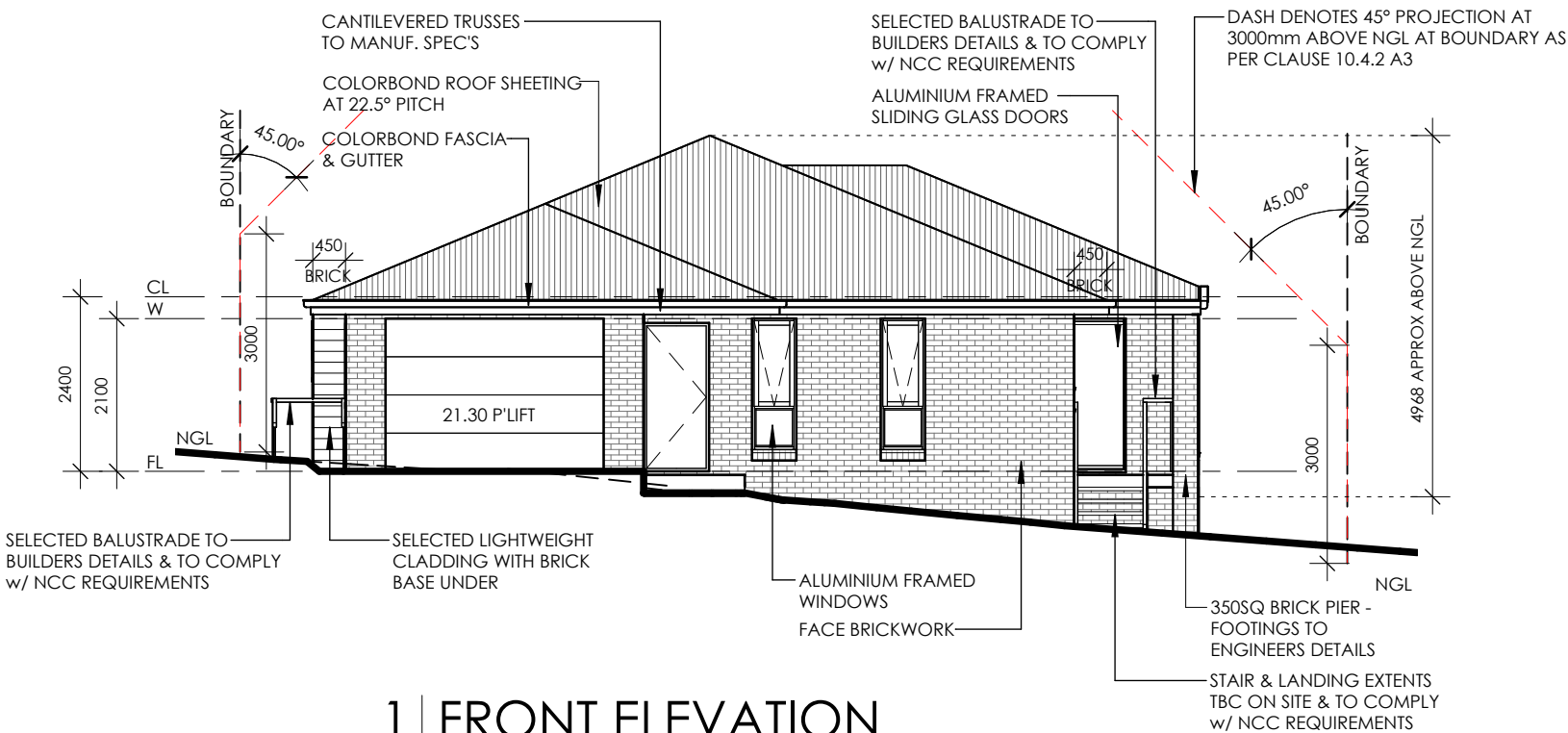
ALL TIMBER FRAMING, FIXING AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF NCC PART 3.4.3 MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED, FOR ALL TIMBER SIZES, STRESS GRADES, SPACING AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE-DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

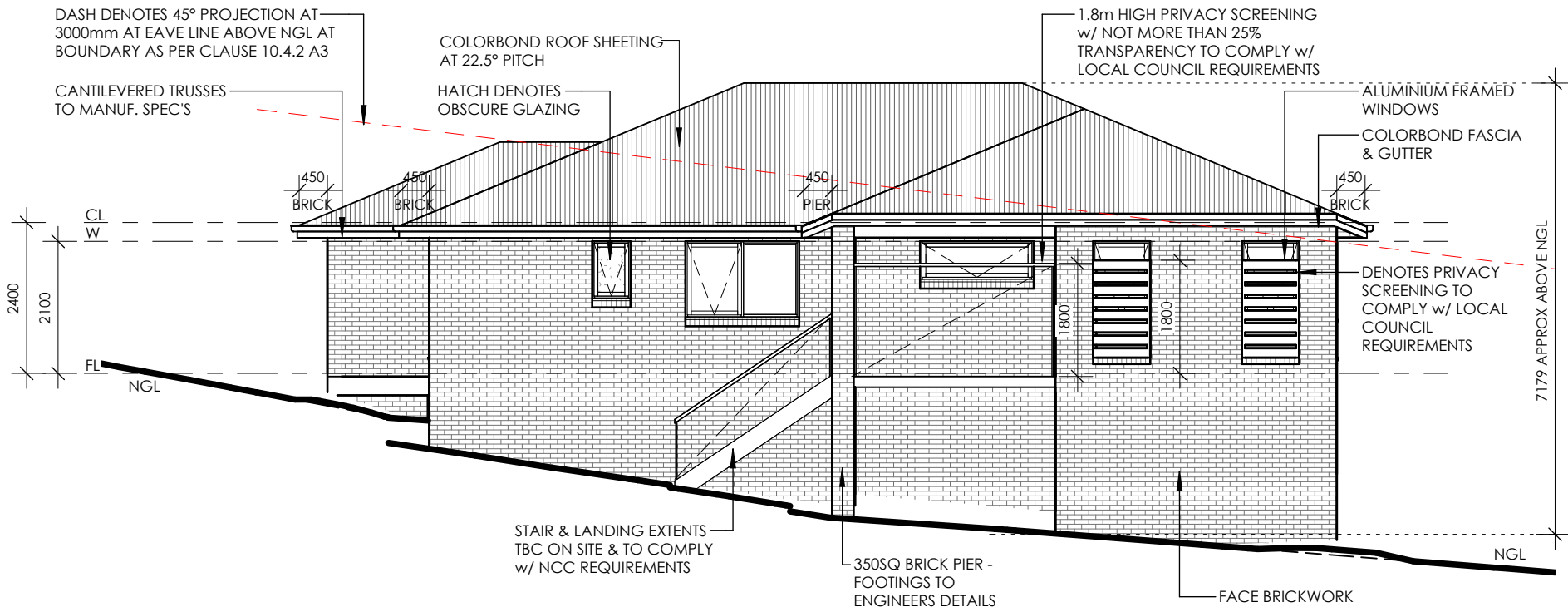
GLAZING PART 3.6 NCC

ALL WINDOWS TO BE ALUMINIUM SLIDING STYLE, DOUBLE GLAZED. (WHITE TRANSLUCENT TO BATHROOMS)  
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047- AS 1288 AND NCC CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4 PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT



1 | FRONT ELEVATION



2 | SIDE ELEVATION

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FAX: 03 6272 3001

CLIENT:  
**TERRIBLE, M. & CADACIO, J.**

DRAWING TITLE:  
**ELEVATIONS**

SCALE: 1 : 100

PROJECT: PROPOSED NEW RESIDENCE  
**LOT 10, SP21738-01**  
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PAGES:  
4 of 8

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TOTAL:	169.80 m <sup>2</sup>

REV	COMMENTS	DATE	DRWN	CKD
A	WORKING DRAWINGS	17/02/22	KS	SM
B	AMENDMENTS	25/02/22	ABG	SW
C	AMENDMENTS	28/08/23	KS	EK
D	AMENDMENTS	24/10/23	TO	EK
E	AMENDMENTS	18/01/24	KS	EK
F				
G				

NOTE:  
BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSION AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24HRS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DESIGN OF WORKING DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND SURVEYORS DRAWINGS AND NOTES. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC AND AS CODES.

IMPORTANT NOTICE FOR ATTENTION OF OWNERS:  
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

PROVIDE STRUCTURAL PLYWOOD BRACING IN ACCORDANCE WITH AS 1684 AND IN SECTION 9.4 OF TIMBER FRAMING MANUAL.

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUM 2 CL. 3.3.1.8

FRAMING PART 3.4 NCC

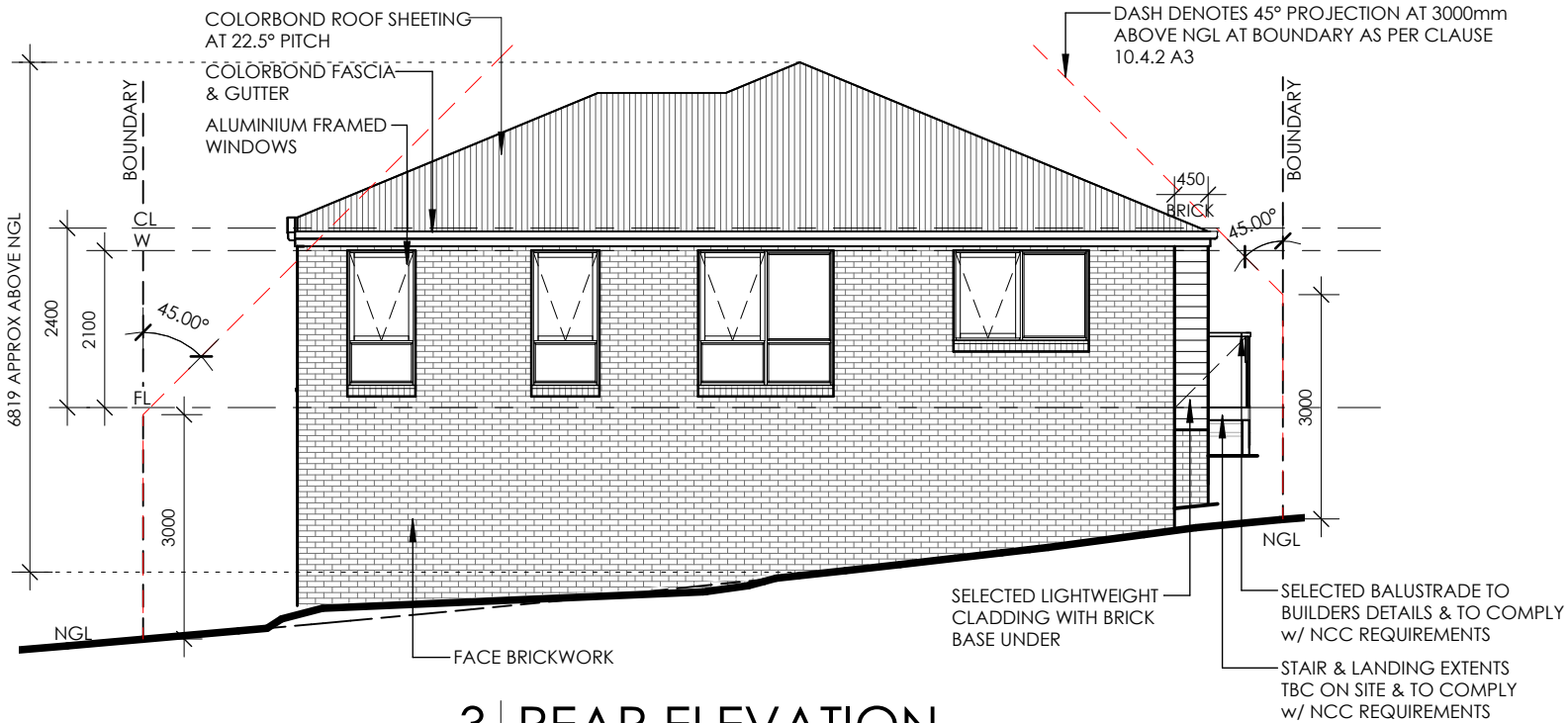
ALL TIMBER FRAMING, FIXING AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF NCC PART 3.4.3 MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED, FOR ALL TIMBER SIZES, STRESS GRADES, SPACING AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE-DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

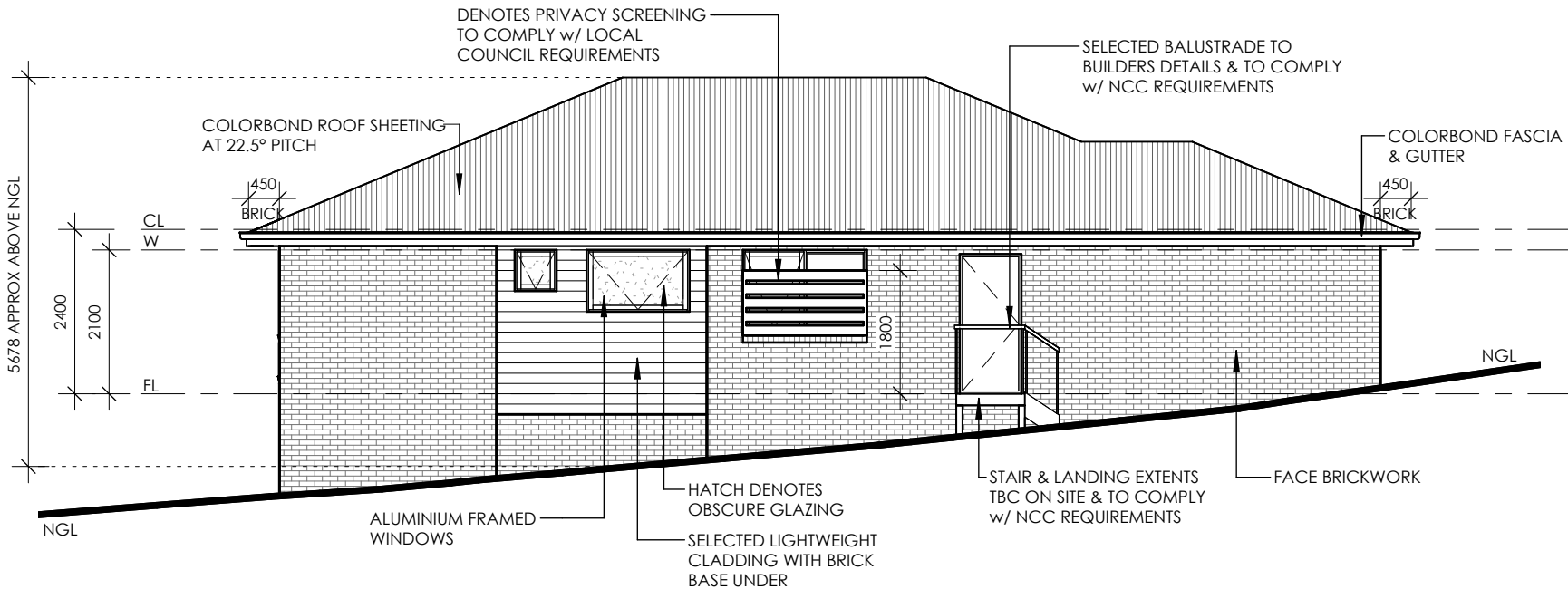
GLAZING PART 3.6 NCC

ALL WINDOWS TO BE ALUMINIUM SLIDING STYLE, DOUBLE GLAZED. (WHITE TRANSLUCENT TO BATHROOMS)  
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047- AS 1288 AND NCC CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4 PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT



3 REAR ELEVATION



4 SIDE ELEVATION

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**WINK + CO**  
07 3060 5089  
projects@winkandco.com.au  
WINKANDCO.COM.AU  
QBCC 1194316 | TAS - CC7004



**CREATIVE HOMES**  
**HOBART**  
LVL 10, 65 MURRAY ST,  
HOBART, TAS, 7000  
PHONE: 03 6272 3000  
FAX: 03 6272 3001

CLIENT:  
**TERRIBLE, M. & CADACIO, J.**  
DRAWING TITLE:  
**ELEVATIONS**  
SCALE: 1 : 100

PROJECT: PROPOSED NEW RESIDENCE  
**LOT 10, SP21738-01**  
**OLIVE GROVE ESTATE**  
**RISDON VALE, TAS, 7016**

PAGES: 5 of 8  
SHEET SIZE: **A3**  
JOB No: TBA  
**WINK + CO**  
Job No: 005-22  
Date: 17/02/22

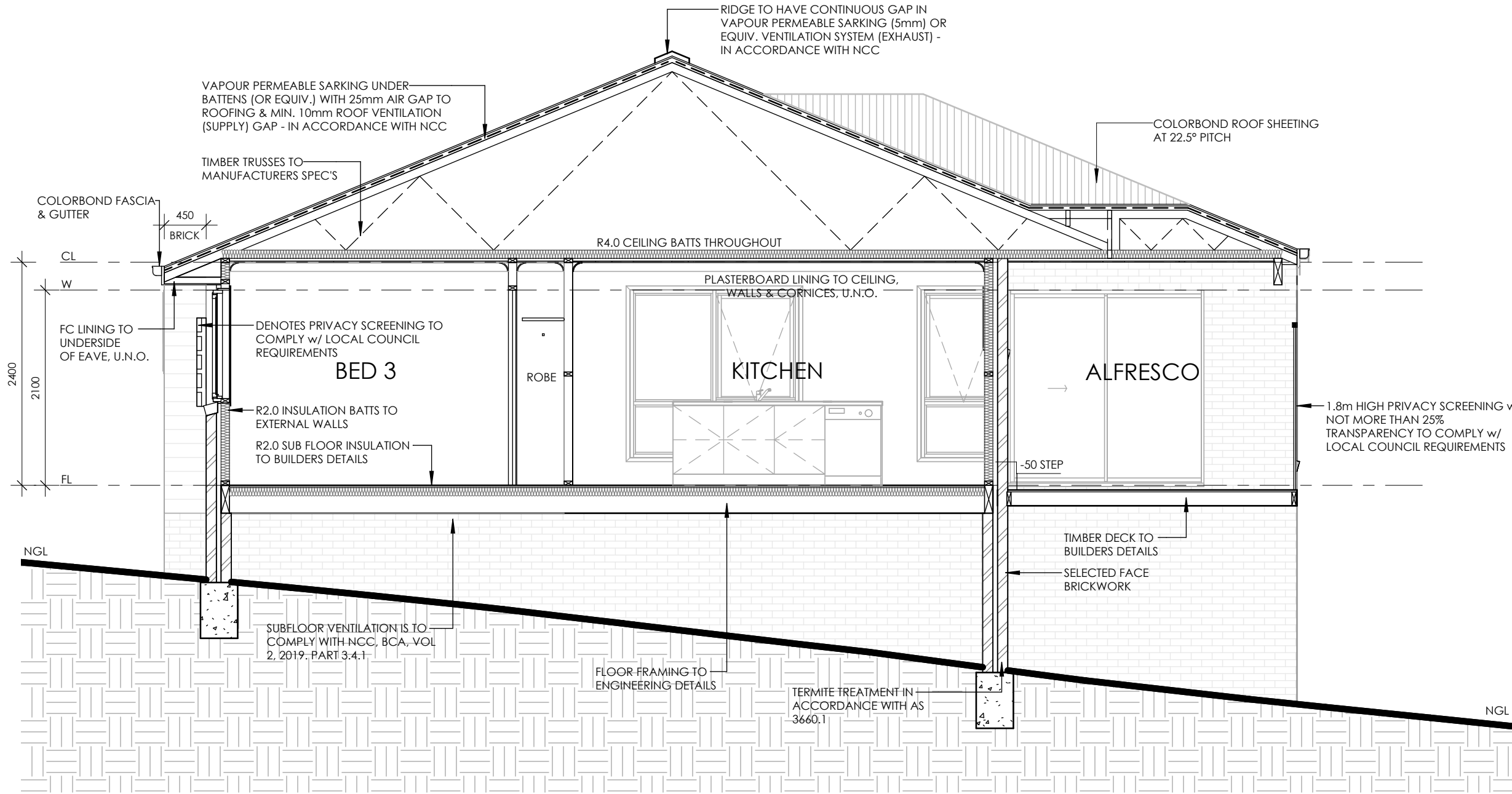
AREA	
LIVING	128.40 m <sup>2</sup>
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A	WORKING DRAWINGS	17/02/22	KS	SM
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F				
G				





NOTE- WATER RESISTANT SHEETING TO WET AREAS

NOTE:  
BUILDING CONSTRUCTION TO COMPLY w/CONDENSATION  
MANAGEMENT PART 3.8.7 NCC

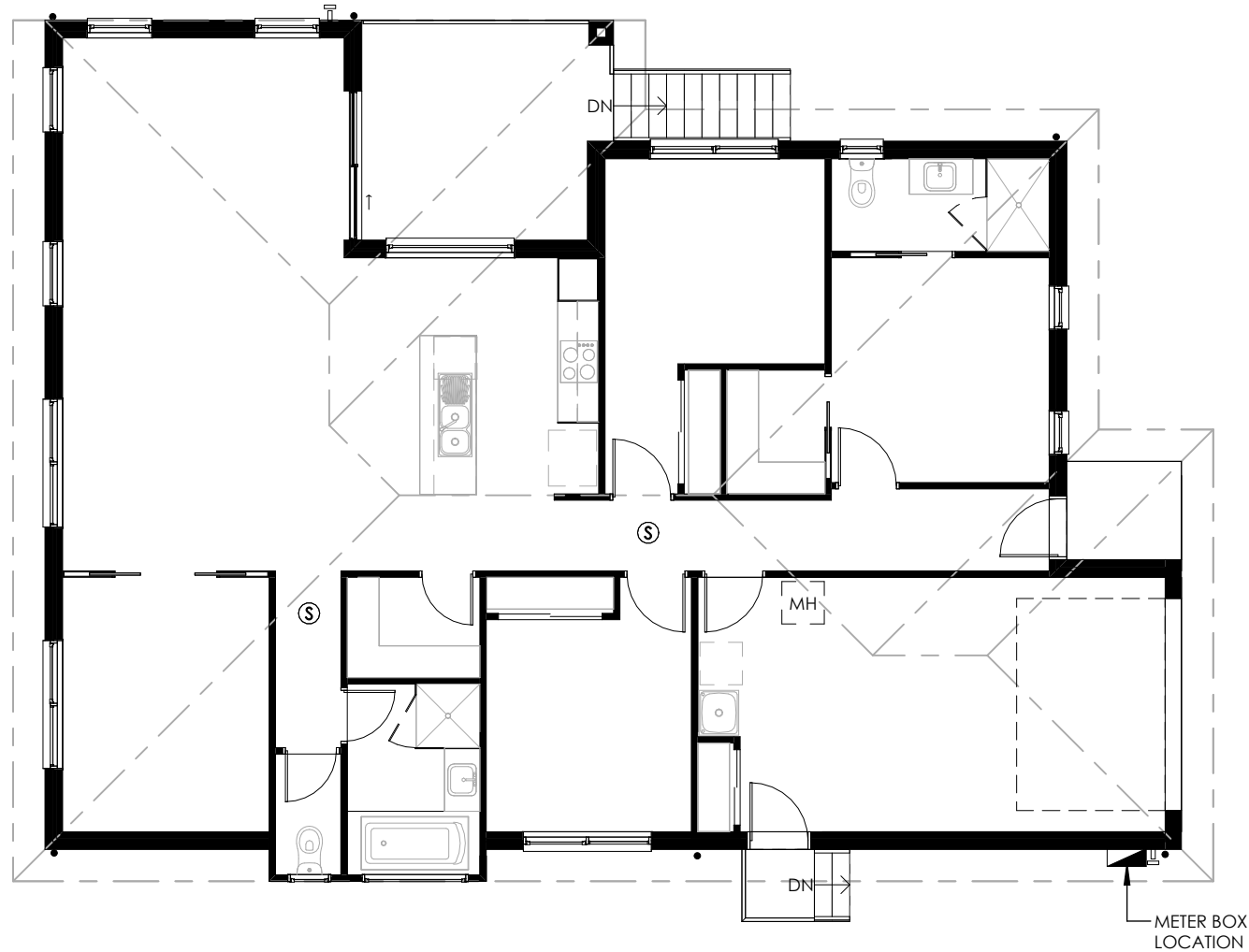


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PLANS BY <b>WINK + CO</b> 07 3060 5089 projects@winkandco.com.au WINKANDCO.COM.AU QBCC 1194316   TAS - CC7004	 LVL 10, 65 MURRAY ST, HOBART, TAS, 7000 PHONE: 03 6272 3000 FAX: 03 6272 3001	CLIENT: TERRIBLE, M. & CADACIO, J.  DRAWING TITLE: SECTION A-A  SCALE: 1 : 50	PROJECT: PROPOSED NEW RESIDENCE LOT 10, SP21738-01 OLIVE GROVE ESTATE RISDON VALE, TAS, 7016	PAGES: 6 of 8	SHEET SIZE: A3	<b>AREA</b>  LIVING 128.40 m <sup>2</sup> ALFRESCO 10.55 m <sup>2</sup> PORCH 2.25 m <sup>2</sup> GARAGE 28.60 m <sup>2</sup> TOTAL: 169.80 m <sup>2</sup>	REV	COMMENTS	DATE	DRWN	CKD
				JOB No: TBA							
				WINK + CO							
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				Date: 17/02/22							
Document Set ID: 5185249 Version: 1, Version Date: 19/01/2024							A	WORKING DRAWINGS	17/02/22	KS	SM
							B	AMENDMENTS	25/02/22	ABG	SW
							C	AMENDMENTS	28/08/23	KS	EK
							D	AMENDMENTS	24/10/23	TO	EK
							E	AMENDMENTS	18/01/24	KS	EK
							F				
							G				

NOTE:

- FINAL LAYOUT TBC BY BUILDER/CLIENT
- ALL SMOKE ALARMS TO BE HARD WIRED
- SELF CONTAINED & INTERCONNECTED
- AS PER AS 3786 & NCC REQUIREMENTS



ELECTRICAL LEGEND

	2W	2 WAY SWITCH		SPOTLIGHT		CEILING FAN w/LIGHT		PENDANT LIGHT		THREE WAY SWITCH
	S	SMOKE ALARM TO NCC REQ'S		INTERNAL LIGHT		TASTIC LIGHT (FAN/LIGHT/HEATER)		EXTERNAL LIGHT		DIMMER SWITCH
		LOW VOLTAGE DOWNLIGHT		WALL MOUNTED LIGHT		NBN LOCATION		EXHAUST FAN		SINGLE W'PROOF P/P
		SINGLE POWER POINT		DOUBLE POWER POINT		DOUBLE POWER POINT w/USB		CEILING FAN		
		TV POINT		DATA POINT		DOUBLE WATERPROOF POWER POINT		METER BOX		
	HWL	HOT WATER UNIT		GAS HOT WATER UNIT		EXTERNAL A/C UNIT		FLUORESCENT LIGHT		

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LVL 10, 65 MURRAY ST,  
HOBART, TAS, 7000  
PHONE: 03 6272 3000  
FAX: 03 6272 3001

CLIENT:

TERRIBLE, M. & CADACIO, J.

DRAWING TITLE:

ELECTRICAL PLAN

SCALE: 1 : 100

PROJECT: PROPOSED NEW RESIDENCE

LOT 10, SP21738-01

OLIVE GROVE ESTATE

RISDON VALE, TAS, 7016

PAGES: 7 of 8

SHEET SIZE: A3

JOB No: TBA

WINK + CO

Job No: 005-22

Date: 17/02/22

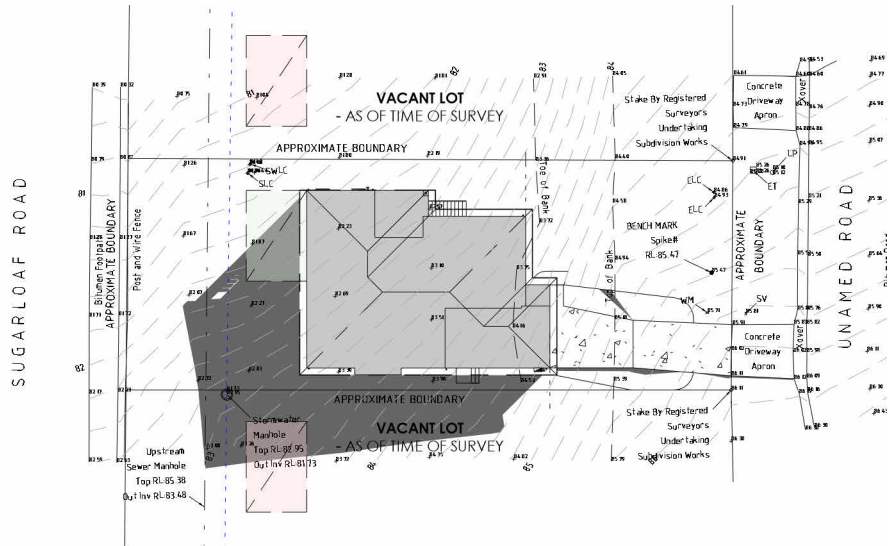
AREA

LIVING	128.40 m <sup>2</sup>
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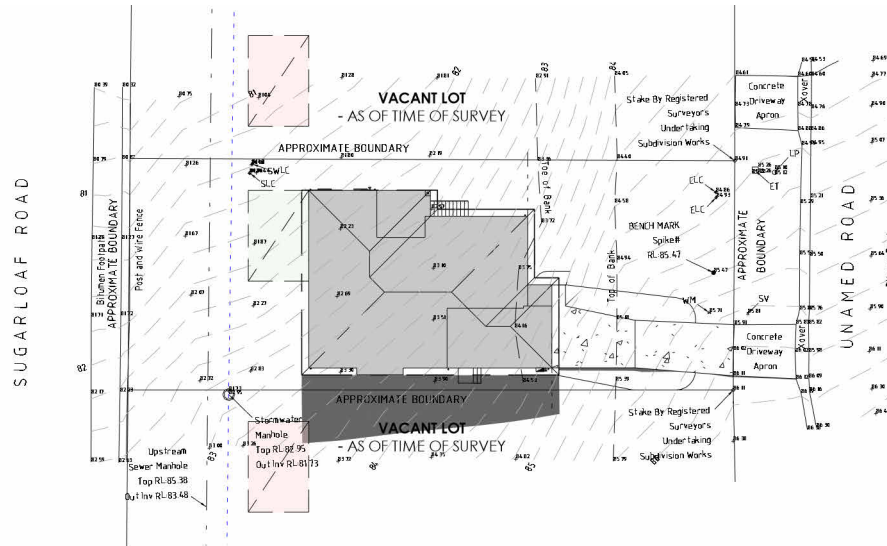
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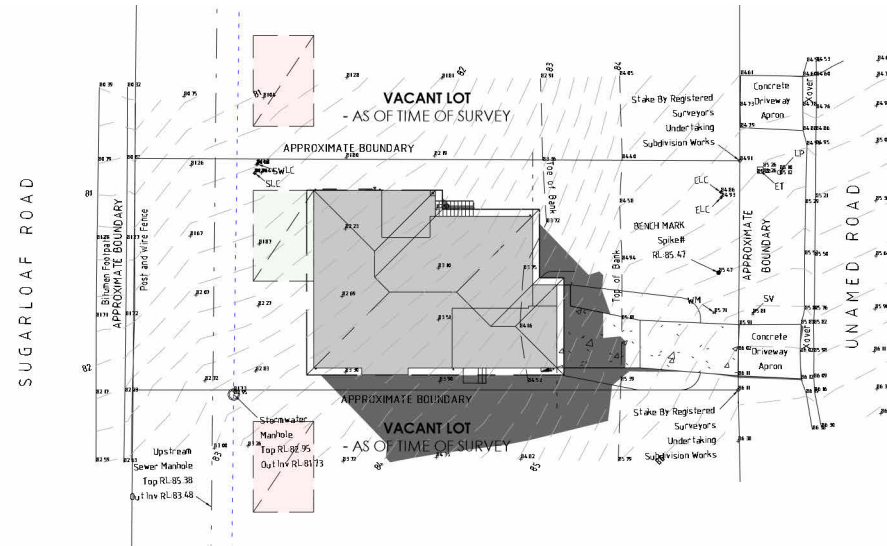
IMPORTANT NOTE:  
NEIGHBORING LOTS VACANT  
AT THE TIME OF SURVEY



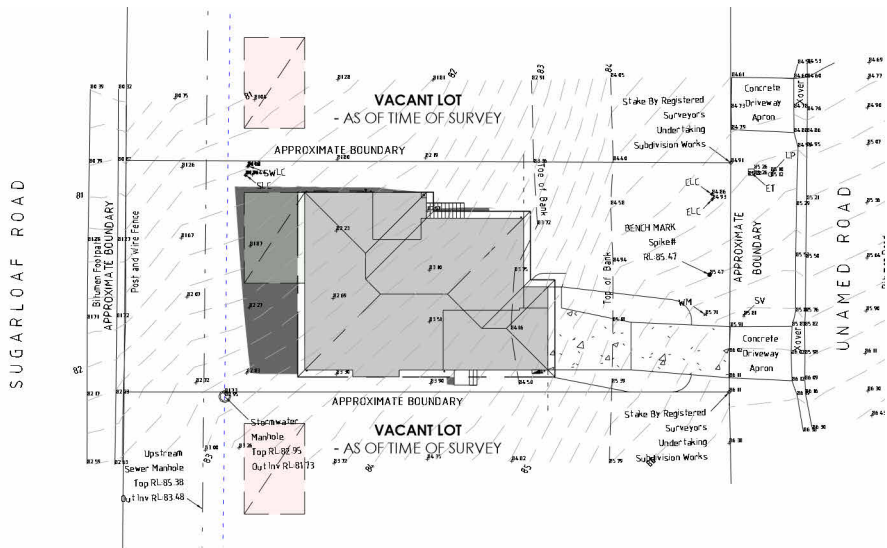
1 WINTER EQUINOX  
21st JUNE at 9am



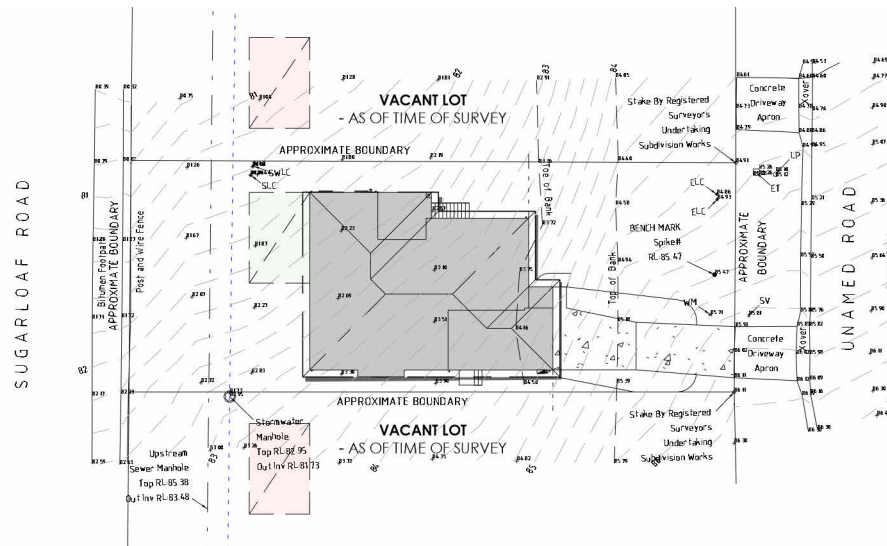
2 WINTER EQUINOX  
21st JUNE at 12pm



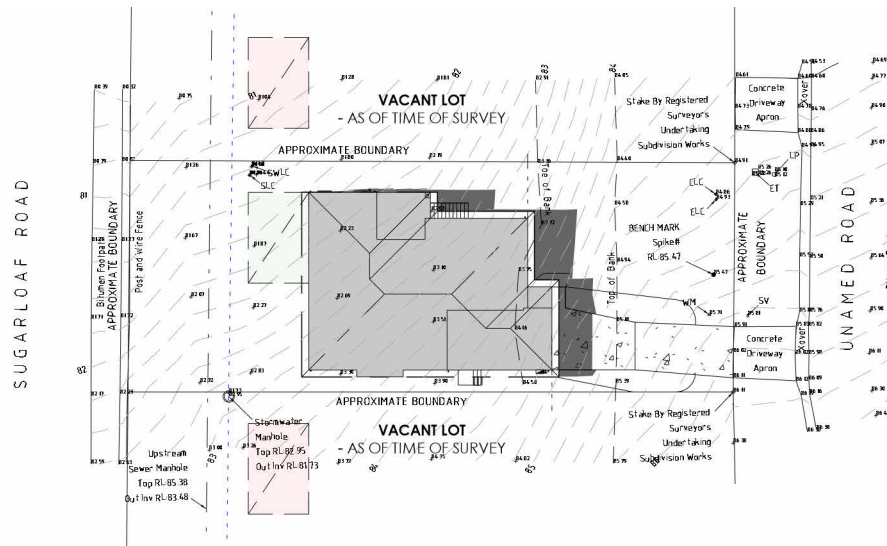
3 WINTER EQUINOX  
21st JUNE at 3pm



4 SUMMER EQUINOX  
21st DECEMBER at 9am



5 SUMMER EQUINOX  
21st DECEMBER at 12pm



6 SUMMER EQUINOX  
21st DECEMBER at 3pm

LEGEND

- DENOTES PROPOSED LOCATION OF PRIVATE OPEN SPACE (P.O.S.)
- DENOTES APPROX LOCATION OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)

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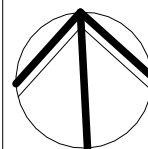
CLIENT:  
TERRIBLE, M. & CADACIO, J.  
DRAWING TITLE:  
SHADOW DIAGRAMS

SCALE: 1:500

PROJECT: PROPOSED NEW RESIDENCE  
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OLIVE GROVE ESTATE  
RISDON VALE, TAS, 7016

PAGES:  
8 of 8  
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