



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043064

PROPOSAL: Dwelling

LOCATION: 10 Meraki Way, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 9 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 9 May 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 9 May 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 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 or at Council offices.

Proposal:

Proposed New Residence

Location:

Address... 10 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

\$ 650,000(approx.)

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: Residential Land

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

Yes

No

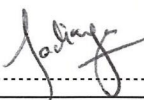
Declaration:

- *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 2024/03/21

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 16
EDITION 1	DATE OF ISSUE 24-Feb-2022

SEARCH DATE : 22-Nov-2023

SEARCH TIME : 10.53 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 16 on Sealed Plan 182657
 Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude
 Campbell Cox
 Prior CT 168678/1

SCHEDULE 1

M197924 & M932883 TRANSFER to PHAROS CUSTODIANS PTY LTD and
 PHAROS CUSTODIANS PTY LTD as tenants in common in
 equal shares Registered 24-Dec-2021 at noon

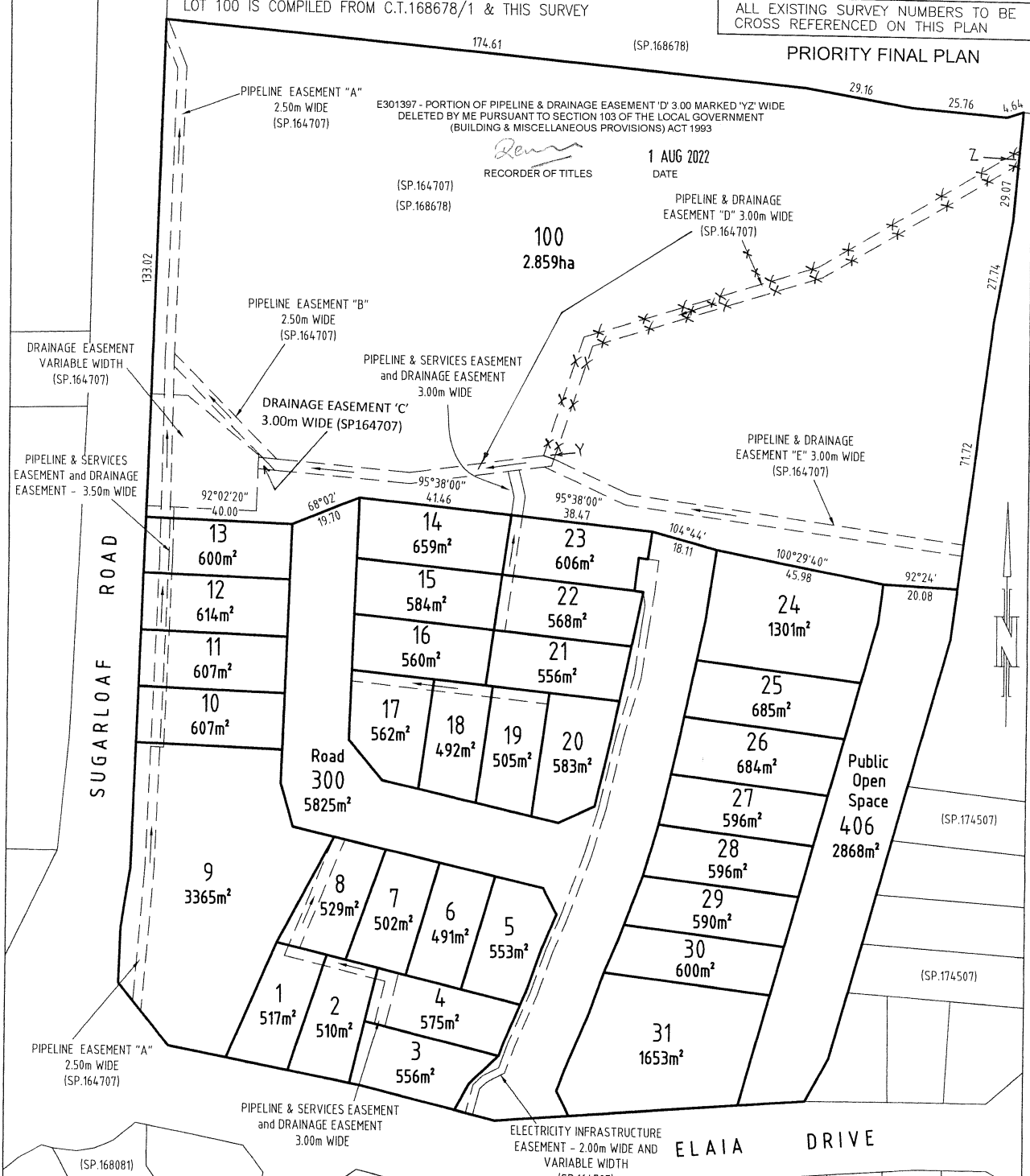
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 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 noon

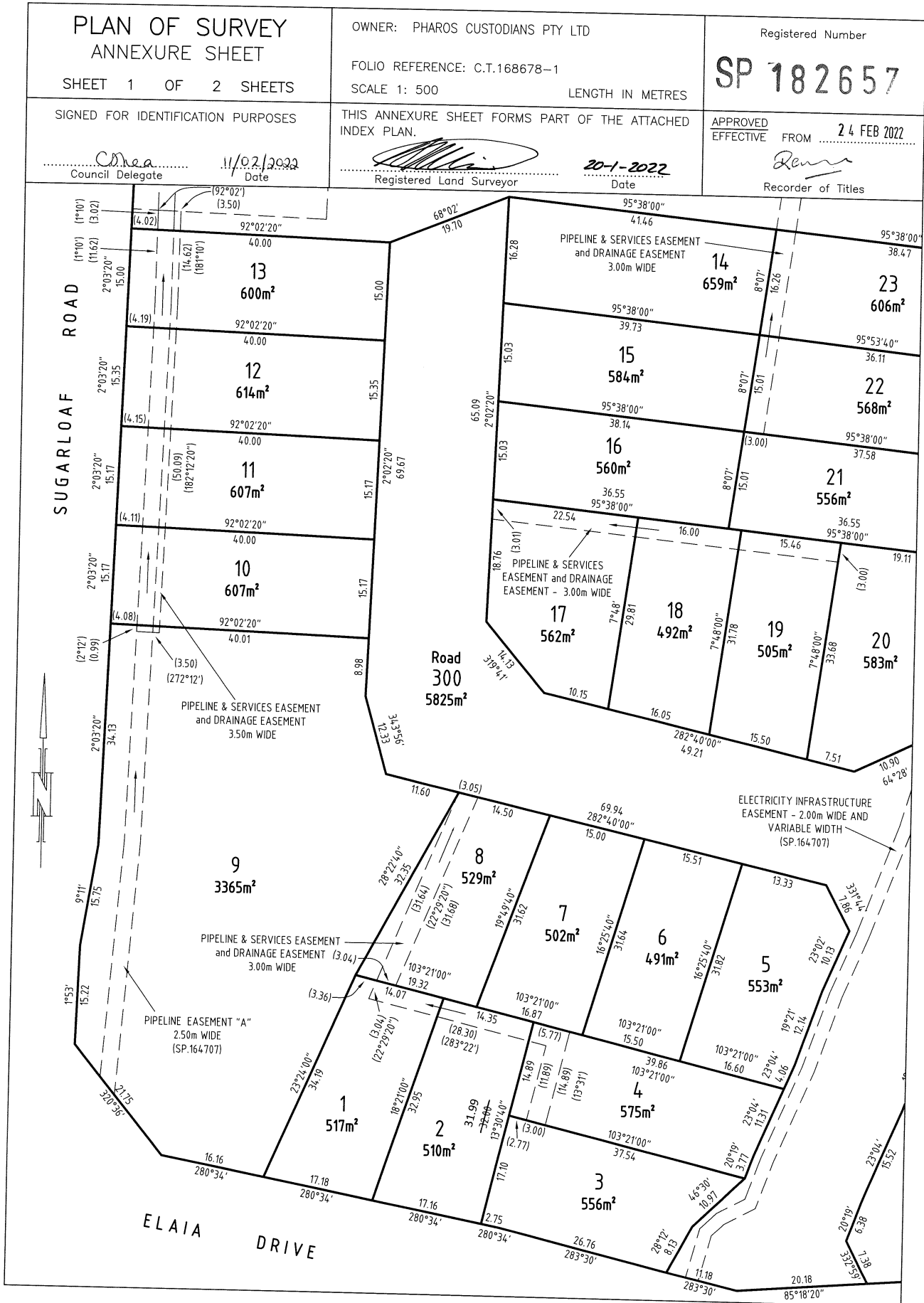
UNREGISTERED DEALINGS AND NOTATIONS

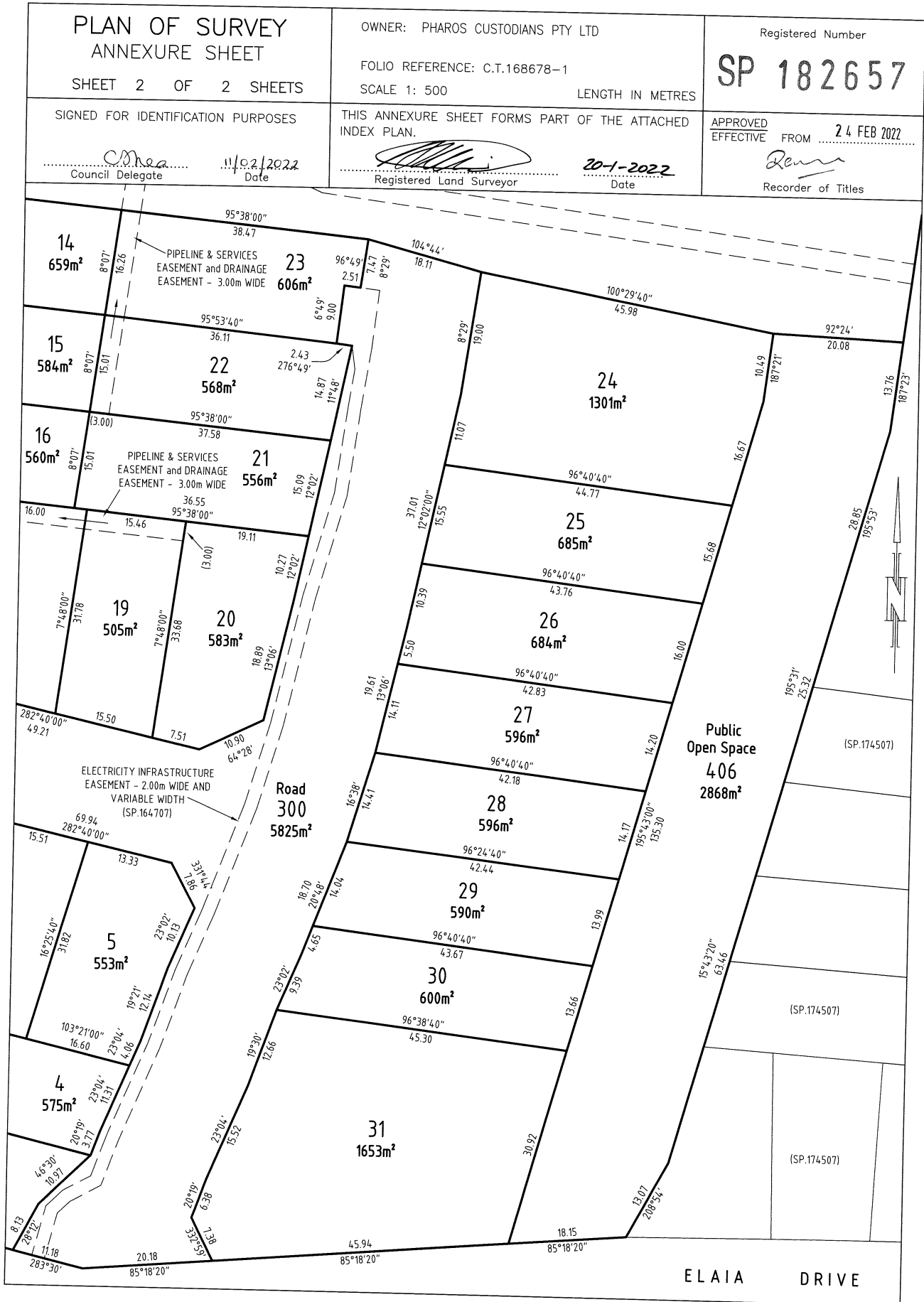
No unregistered dealings or other notations

OWNER PHAROS CUSTODIANS PTY LTD	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	REGISTERED NUMBER SP182657
FOLIO REFERENCE C.T.168678/1		APPROVED EFFECTIVE FROM 24 FEB 2022
GRANTEE PART OF LOT 31801 (248A-1R-0P) GTD TO FANE CLAUDE CAMPBELL COX	CITY OF CLARENCE	Recorder of Titles
SCALE 1: 1000 LENGTHS IN METRES		



 Registered Land Surveyor Date: 20-1-22	(SP.168081)	(SP.168081)	(SP.168081)	Council Delegate Clare Shea Date: 11/02/2022
---	-------------	-------------	-------------	---





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182657

PAGE 1 OF 6 PAGE/S

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.

Lot 300 is subject to an Electricity Infrastructure Easement with the benefit of a restriction as to use of land in favour of Aurora Energy Pty Ltd over the land marked "Electricity Infrastructure Easement (2.00m Wide and Variable Width)" more fully set forth in Sealed Plan 164707.

Lots 9 to ~~14~~¹³ (inclusive)^{& 100} are each subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) ^{over the land} marked "Pipeline Easement "A" 2.50m Wide", more fully set forth in Sealed Plan 164707.
on the Plan

(appurtenant to Lot 2 on SP164707 & ^{over the land} Lot 100 is subject to a Right of Drainage[^] in favour of the Clarence City Council[^] marked "Drainage Easement Variable Width" (SP 164707) more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) over the land marked "Pipeline Easement "B" 2.50m wide" (SP164707) more fully set forth in Sealed Plan 164707.
on the Plan

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 On SP 164707 and in favour of Tasmanian Water and Sewerage Corporation Pty Limited and Clarence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd	PLAN SEALED BY: Clarence City Council
FOLIO REF: 168678/1	DATE: 11 th February 2022
SOLICITOR & REFERENCE: Mr William C Justo: LAM:064115	REF NO. PDPLAN/MTD-2020/008974
	<i>C. Shea</i> Council Delegate <i>Clare Shea</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

[Handwritten mark]

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

City Council) over the land marked "Pipeline and Drainage Easement "D" 3.00m wide" (SP 164707) more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP 164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Limited and Clarence City Council) ^{over the land} marked "Pipeline and Drainage Easement "E" 3.00m wide" (SP164707) more fully set forth in Sealed Plan 164707.

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easements and Drainage Easement 3.00m wide" shown on the Plan ("the Easement Land").

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Pipeline and Service Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m Wide" shown on the Plan ("the Easement Land")

Lot 100 is subject to a right of drainage (appurtenant to Lot 2 on SP164707 & in favour of Clarence City Council) over the land marked Drainage Easement 'C' 3.00 wide (SP164707) shown on the Plan.

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.

[Handwritten signatures]

Portion of Pipeline & Drainage Easement 'D' 3.00 wide marked 'YZ' hereon deleted by me pursuant to Request to Amend No. E301397 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Recorder of Titles 1 AUG 2022

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 182657</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

Restrictive Covenants

The Owner of each Lot covenants with the Vendor and the owner of each other Lot to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations that:

- (1) they will not construct or allow to be constructed any re-locatable dwelling on any such Lot.
- (2) they will not permit any caravans to be located on such Lot (save and except if a residence has already been erected on the said Lot).
- (3) they will not construct any dwelling on the Lot which exterior exceeds more than 25% colourbond (roof excluded).
- (4) the Vendor reserves the right in relation to any of the restrictive covenants herein to make any Lots on the Plan free and exempt from one or more of the covenants or conditions or waive or alter any covenant as to any Lot on the Plan.

Fencing Provision

In respect of each Lot shown on the Plan the Vendor, Pharos Custodians Pty Ltd, shall not be required to fence.

DEFINITIONS

"PIPELINE AND SERVICES EASEMENT" is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

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.

af *OP*

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 182657</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

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

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register (“the Owner”) must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

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.

[Handwritten signatures]

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p>SP 182657</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
 - (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
 - (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
 - (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
 - (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

“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) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

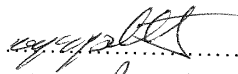
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

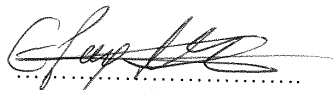
[Handwritten initials]

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (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 **Pharos Custodians Pty Ltd** (ABN 31 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 
 Name: Antonio Papastamatis
PLEASE PRINT
Director

Signature: 
 Name: Eugenio Papastamatis
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

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.

UD

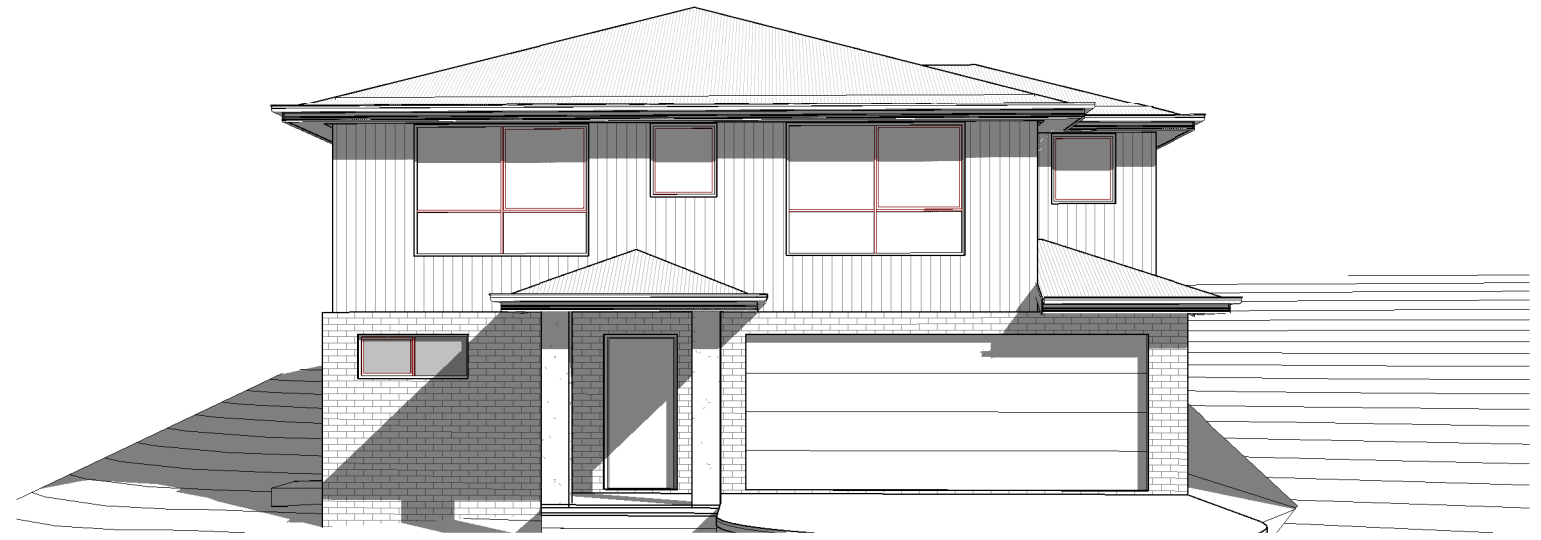
PROPOSED RESIDENCE

10 MERAKI WAY

RISDON VALE

STROUD HOMES

PD23496



PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	GROUND FLOOR PLAN
05	FIRST FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES
11	SHADOW DIAGRAMS

GARAGE AREA	40.72	m2	(4.38	SQUARES)
GROUND FLOOR AREA	35.02	m2	(3.77	SQUARES)
PORCH AREA	4.77	m2	(0.51	SQUARES)
ALFRESCO AREA	12.46	m2	(1.34	SQUARES)
FIRST FLOOR AREA	143.59	m2	(15.46	SQUARES)
TOTAL AREA	236.55		25.46	



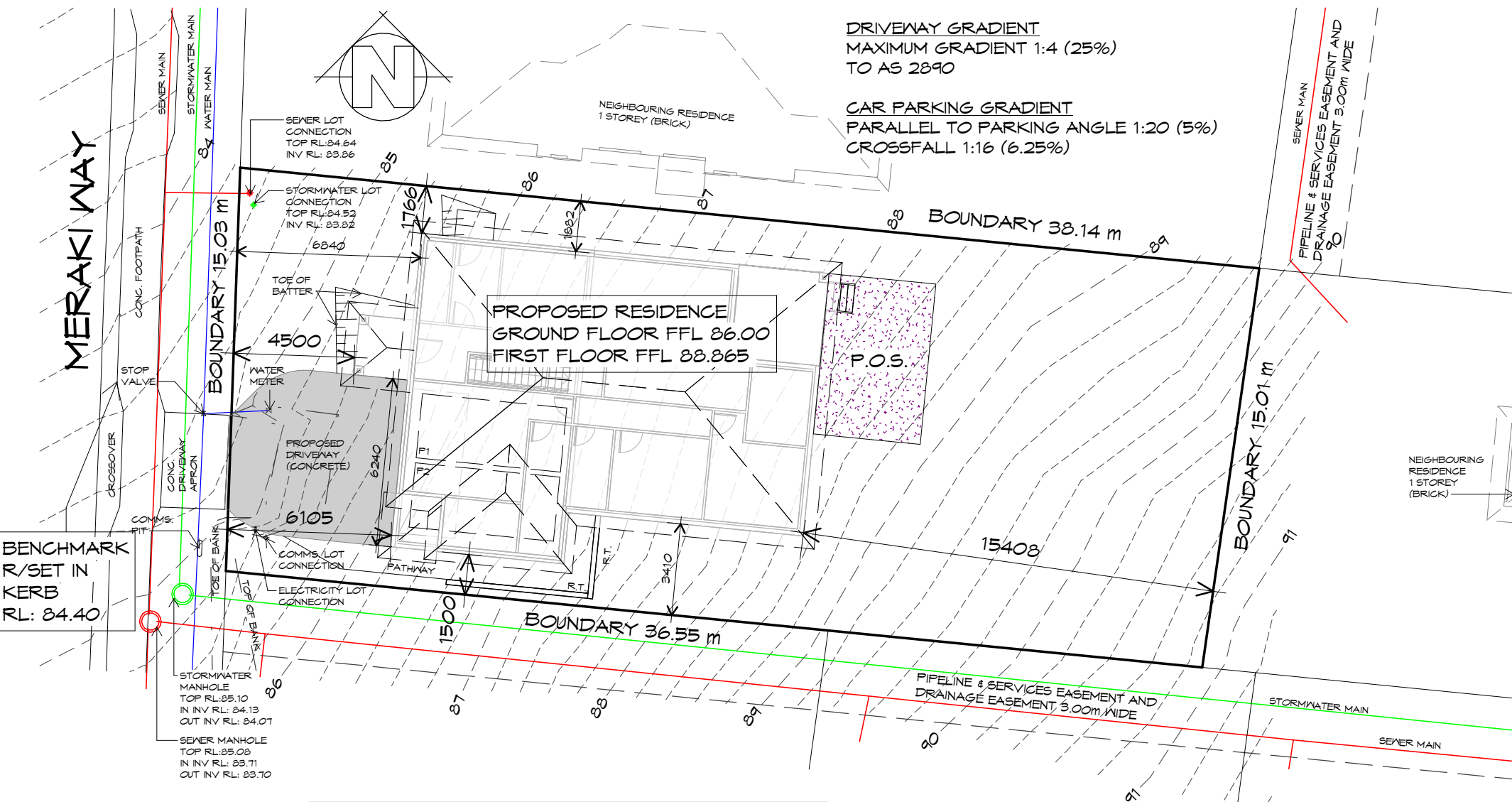
GENERAL PROJECT INFORMATION

TITLE REFERENCE: 182657/16
 SITE AREA: 560m²
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: S
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: NO
 BAL RATING: 12.5
 OTHER KNOWN HAZARDS: AIRPORT OBSTACLE
 LIMITATION AREA, BUSHFIRE PRONE AREA



10 Goodman Court , Invermay Launceston 7248
 p(l) +03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h)+03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

APRIL 2024



DRIVEWAY GRADIENT
 MAXIMUM GRADIENT 1:4 (25%)
 TO AS 2890

CAR PARKING GRADIENT
 PARALLEL TO PARKING ANGLE 1:20 (5%)
 CROSSFALL 1:16 (6.25%)

SURVEYOR'S NOTES:

- 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.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
- 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.
- SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- 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.
- HORIZONTAL DATUM IS MGA (GDA94).
- VERTICAL DATUM IS AHD.
- CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES.
- SURVEY BY ROBOTIC TOTAL STATION AND GPS.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
- IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- LIST DATA IMPORT
 - TasWater-SewerLateralLine
 - TasWater-SewerMain
 - TasWater-SewerMaintenanceHole
 - TasWater-SewerPressurisedMain
 - TasWater-WaterHydrant
 - TasWater-WaterLateralLine
 - TasWater-WaterMain
 - CadastralParcel-OwnerInformation
- BOUNDARIES ARE COMPILED ONLY FROM SP147646 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION.
- WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
- 3D DATA TURNED OFF IN LAYER CONTROL.
 - 3D TIN
 - MAJOR CONTOUR 3D
 - MINOR CONTOUR 3D

SITE PLAN

1 : 200

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5** REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 5.4m

SITE COVERAGE

BUILDING FOOTPRINT 166.63 /SITE AREA 560 = 0.297
 TOTAL SITE COVERAGE 29.7%

PRIVATE OPEN SPACE

24m² MINIMUM,
 WITH A MINIMUM DIMENSION OF 4m
 GRADIENT NO STEEPER THAN 1:10

BATTER NOTE

BATTER AS PER ABCB HOUSING PROVISIONS PART 3.2.1. REFER TO STANDARD DETAILS TABLE



10 Goodman Court, Invermay Tasmania 7248,
 p(l)+ 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
 10 MERAKI WAY
 RISDON VALE

Client name:
STROUD HOMES

Drafted by:
S.P.

Approved by:
F.G.

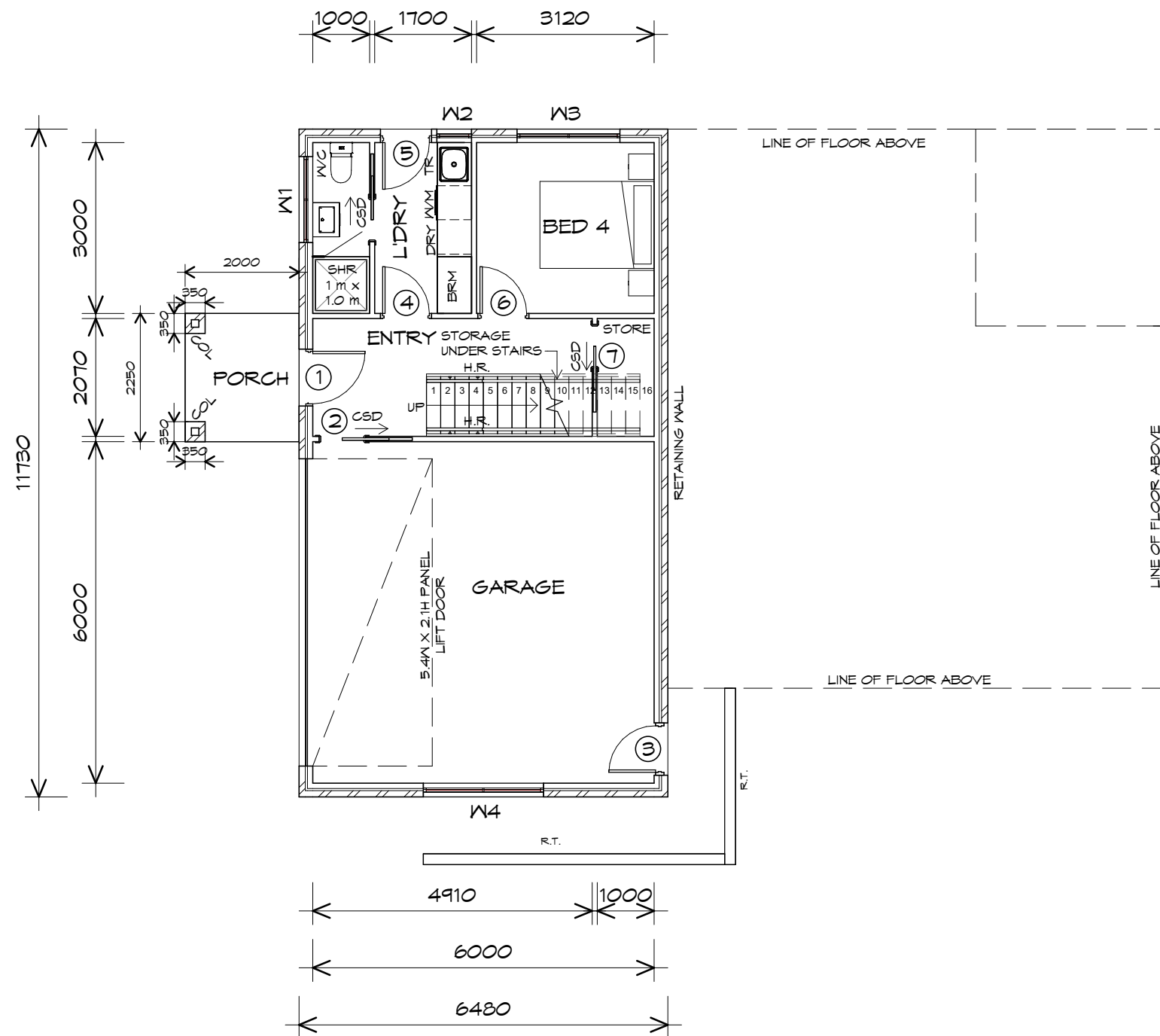


Drawing:
SITE PLAN

Date: **17.04.2024** Scale: **1 : 200**

Project/Drawing no: **PD23496 -01** Revision: **02**

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

GARAGE AREA	40.72	m ²	(4.38	SQUARES)
GROUND FLOOR AREA	35.02	m ²	(3.77	SQUARES)
PORCH AREA	4.77	m ²	(0.51	SQUARES)
ALFRESCO AREA	12.46	m ²	(1.34	SQUARES)
FIRST FLOOR AREA	143.59	m ²	(15.46	SQUARES)
TOTAL AREA	236.55		25.46	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5**. REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S.Q. SQUARE STOP
- H.R. HAND RAIL
- COL 350X350 BRICK COLUMN C/W 90 SHS INSIDE
- R.T. RETAINING WALL TO ENGINEERS SPEC

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
10 MERAKI WAY
RISDON VALE

Client name:
STROUD HOMES

Drawing:
GROUND FLOOR PLAN

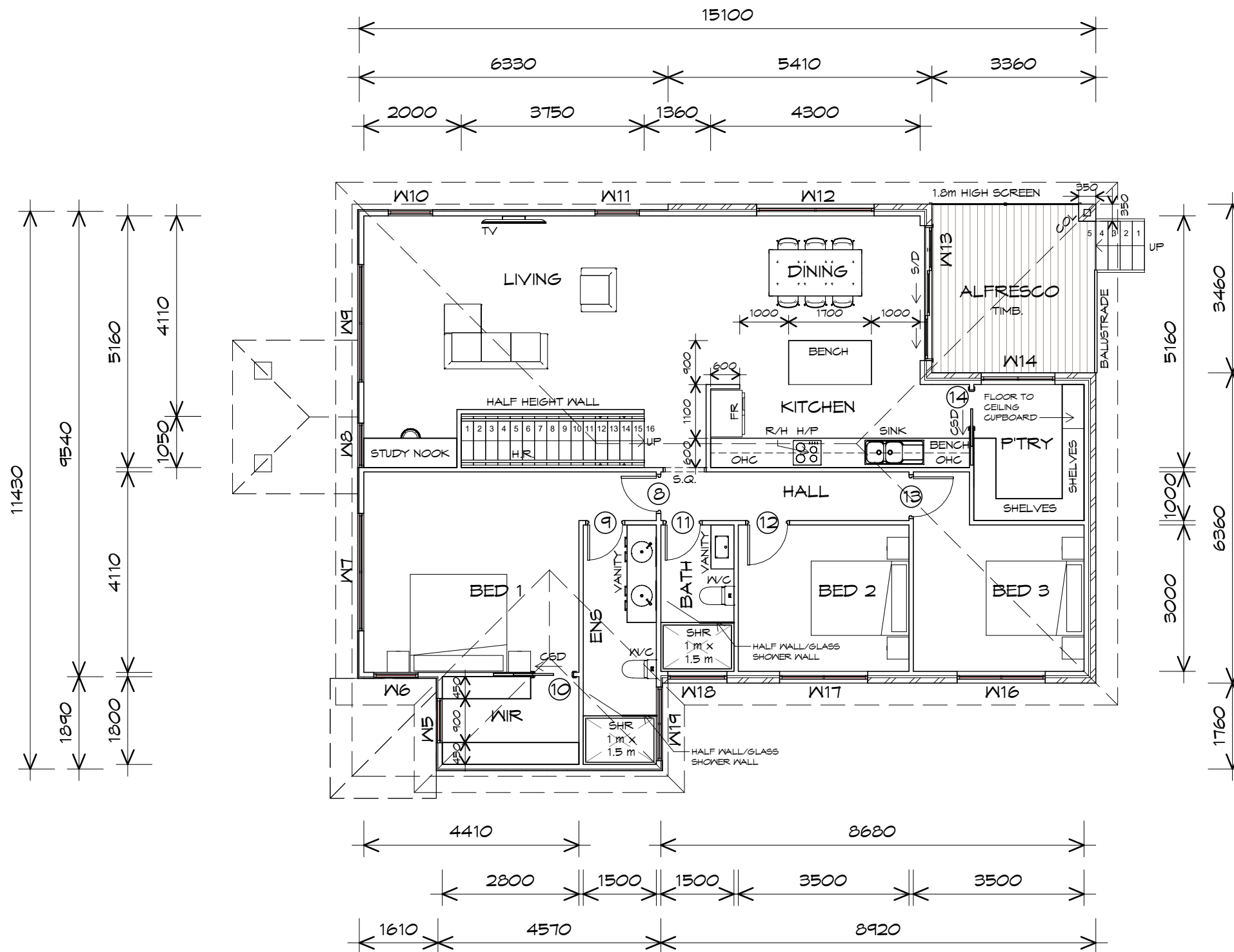
Drafted by: S.P. Approved by: F.G.

Date: 17.04.2024 Scale: 1 : 100

Project/Drawing no: PD23496 -04 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A





LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S.Q. SQUARE STOP
- H.R. HAND RAIL
- COL 350X350 BRICK COLUMN
C/W 90 SHS INSIDE
- R.T. RETAINING WALL
TO ENGINEERS SPEC

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

FIRST FLOOR PLAN

1 : 100

GARAGE AREA	40.72	m ²	(4.38	SQUARES)
GROUND FLOOR AREA	35.02	m ²	(3.77	SQUARES)
PORCH AREA	4.77	m ²	(0.51	SQUARES)
ALFRESCO AREA	12.46	m ²	(1.34	SQUARES)
FIRST FLOOR AREA	143.59	m ²	(15.46	SQUARES)
TOTAL AREA	236.55		25.46	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5** REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
10 MERAKI WAY
RISDON VALE

Client name:
STROUD HOMES

Drawing:
FIRST FLOOR PLAN

Drafted by: S.P. Approved by: F.G.

Date: 17.04.2024 Scale: 1 : 100

Project/Drawing no: PD23496 -05 Revision: 02
Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	820	CAVITY SLIDING DOOR	
3	820	EXTERNAL HALF GLASS	
4	820	INTERNAL TIMBER DOOR	
5	820	EXTERNAL SOLID DOOR	
6	820	INTERNAL TIMBER DOOR	
7	770	CAVITY SLIDING DOOR	

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
8	720	INTERNAL TIMBER DOOR	
9	720	INTERNAL TIMBER DOOR	
10	820	CAVITY SLIDING DOOR	
11	720	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	
13	820	INTERNAL TIMBER DOOR	
14	770	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1510	AWNING WINDOW	OPAQUE
W2	900	610	AWNING WINDOW	
W3	600	1810	AWNING WINDOW	
W4	600	2110	AWNING WINDOW	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	1000	910	AWNING WINDOW	
W6	1000	910	AWNING WINDOW	
W7	1800	2410	AWNING WINDOW	
W8	1000	910	AWNING WINDOW	
W9	1800	2410	AWNING WINDOW	
W10	1800	910	AWNING WINDOW	OPAQUE
W11	1800	910	AWNING WINDOW	OPAQUE
W12	1800	2410	AWNING WINDOW	OPAQUE
W13	2100	2770	STACKING SLIDING DOOR	
W14	600	1510	AWNING WINDOW	
W16	1800	1810	AWNING WINDOW	
W17	1800	1810	AWNING WINDOW	
W18	600	1210	AWNING WINDOW	OPAQUE
W19	600	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT BAL-12.5 RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

NOTE: WINDOWS (W10, W11 & W12) ALONG NORTHERN ELEVATION TO HAVE OBSCURE GLAZING



10 Goodman Court, Invermay Tasmania 7248,
 p(l)+ 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
 10 MERAKI WAY
 RISDON VALE

Client name:
STROUD HOMES

Drafted by: **S.P.** Approved by: **F.G.**

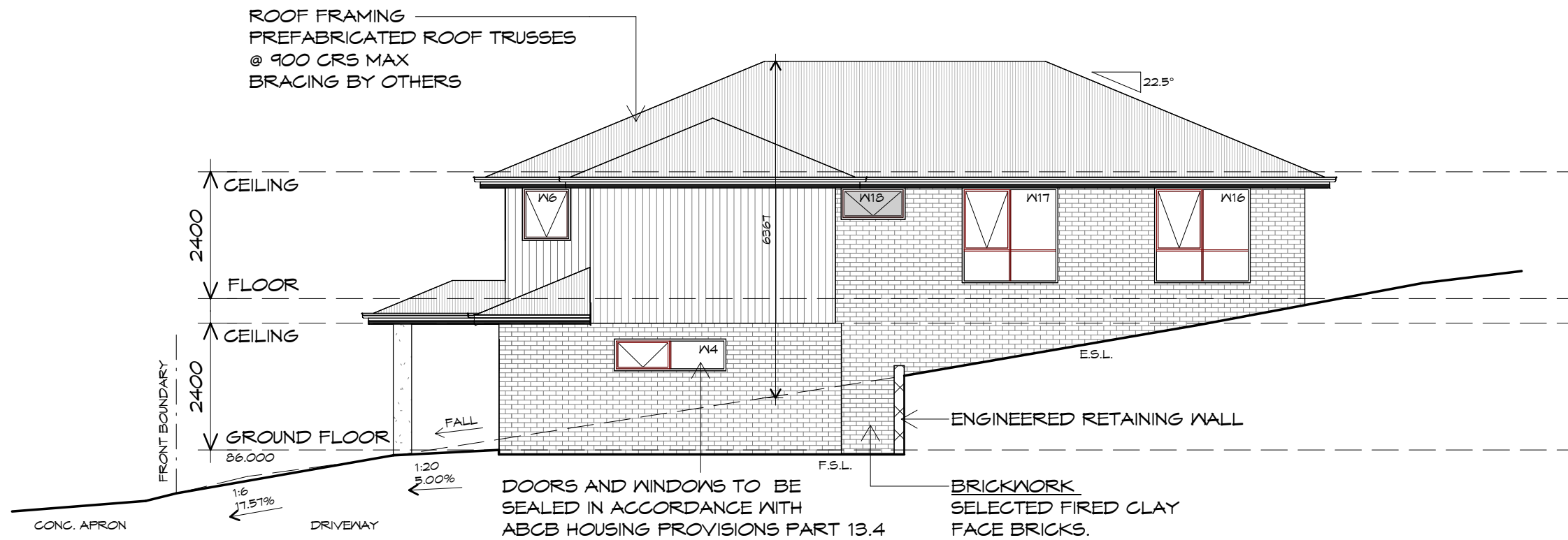


Drawing:
DOOR AND WINDOW SCHEDULES

Date: **17.04.2024** Scale:

Project/Drawing no: **PD23496 -06** Revision: **02**

Accredited building practitioner: Frank Geskus -No CC246A



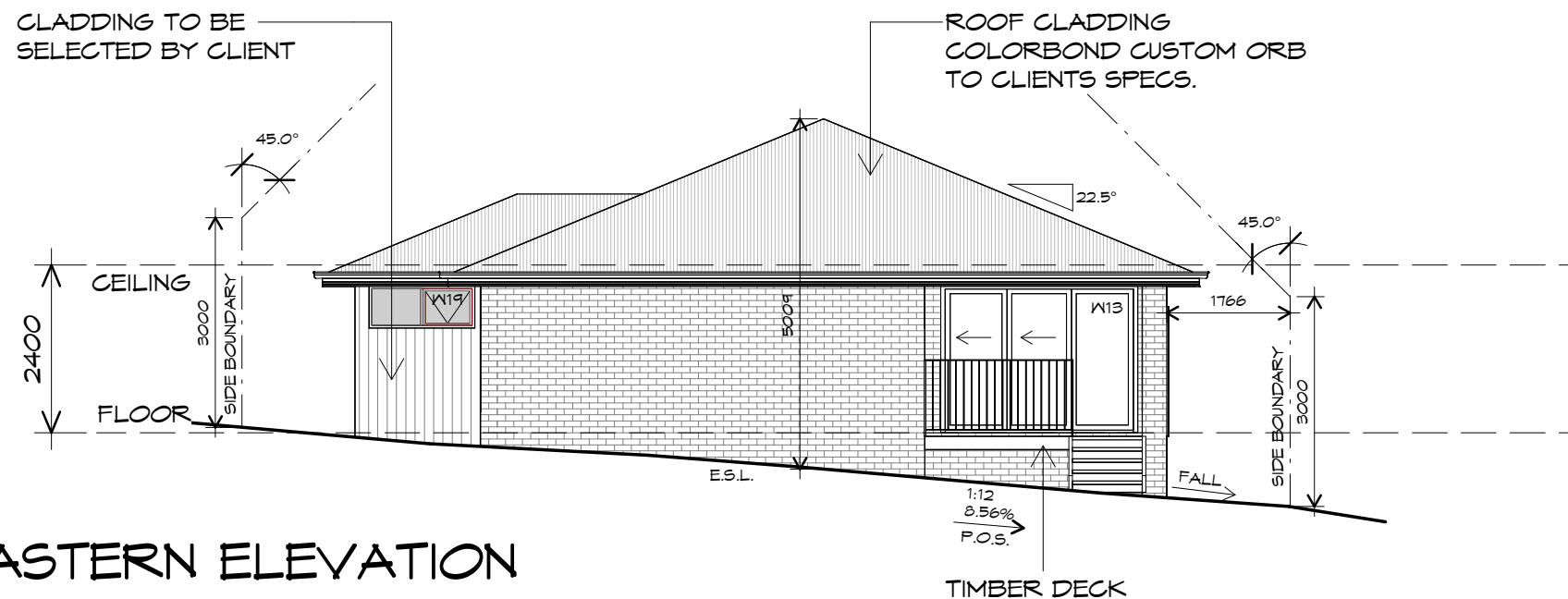
SOUTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

BRICKWORK
SELECTED FIRED CLAY FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5**
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



EASTERN ELEVATION

1 : 100



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED RESIDENCE
10 MERAKI WAY
RISDON VALE**

Client name:
STROUD HOMES

Drawing:
ELEVATIONS

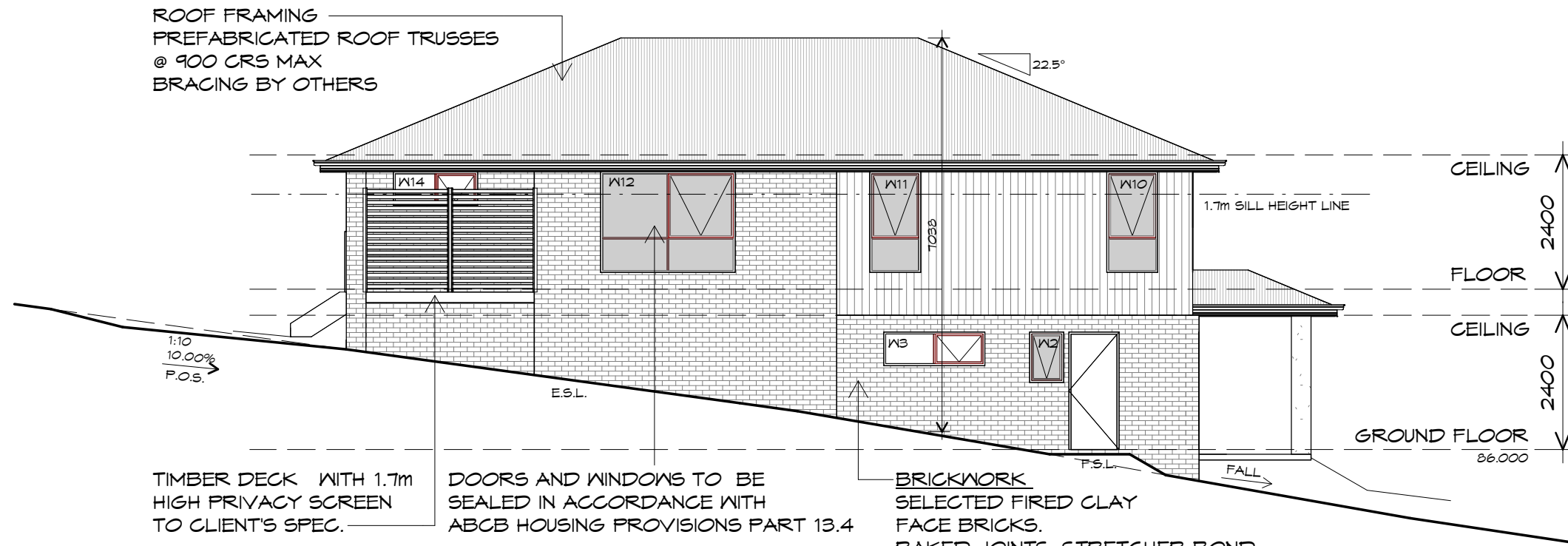
Drafted by: Author
Approved by: Approver

Date: 17.04.2024
Scale: 1 : 100

Project/Drawing no: PD23496 -07
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A





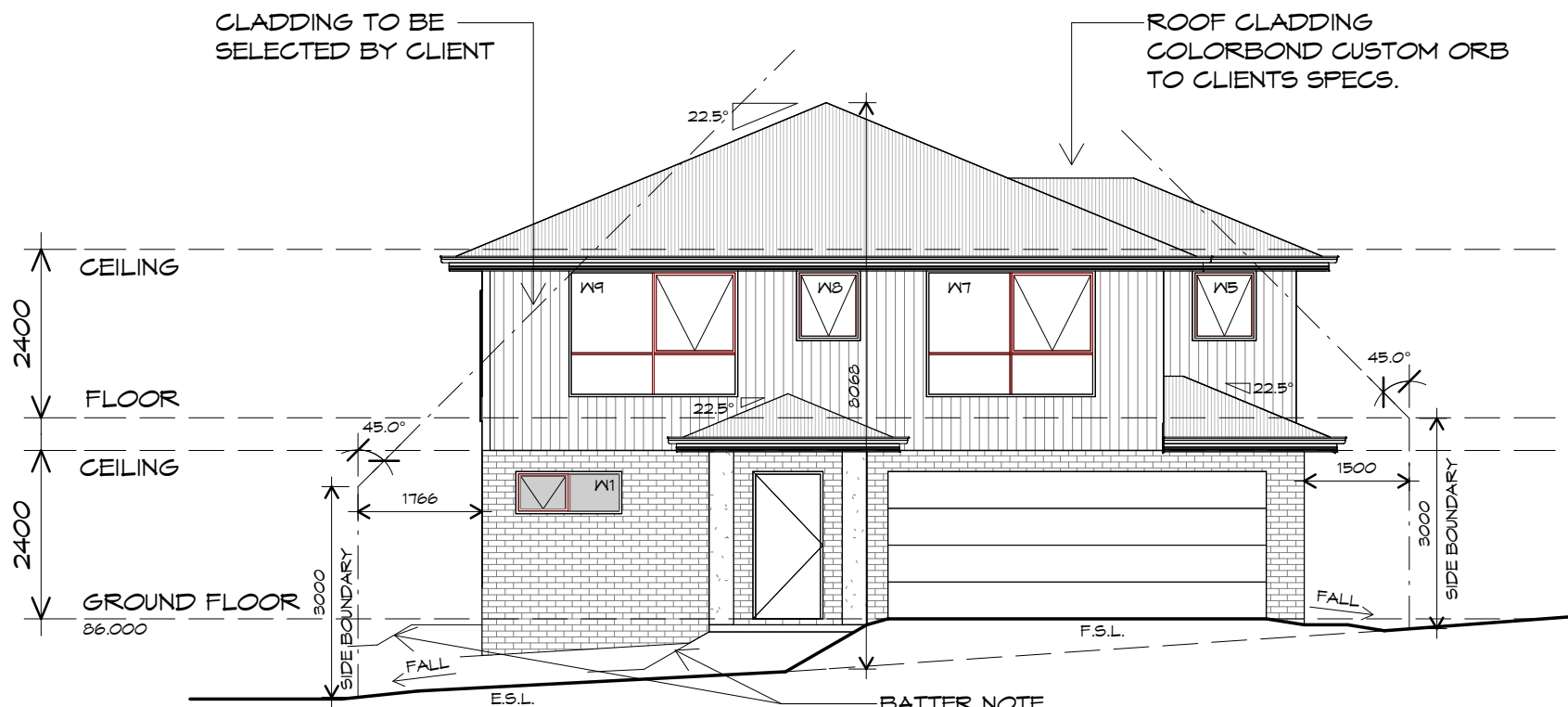
NOTE: WINDOWS (W10, W11 & W12) ALONG NORTHERN ELEVATION TO HAVE OBSCURE GLAZING

NORTHERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF **BAL-12.5** REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



WESTERN ELEVATION

1 : 100

BATTER NOTE
BATTER AS PER
ACBC HOUSING PROVISIONS
PART 3.2.1.
REFER TO STANDARD
DETAILS TABLE



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED RESIDENCE
10 MERAKI WAY
RISDON VALE**

Client name:
STROUD HOMES

Drawing:
ELEVATIONS

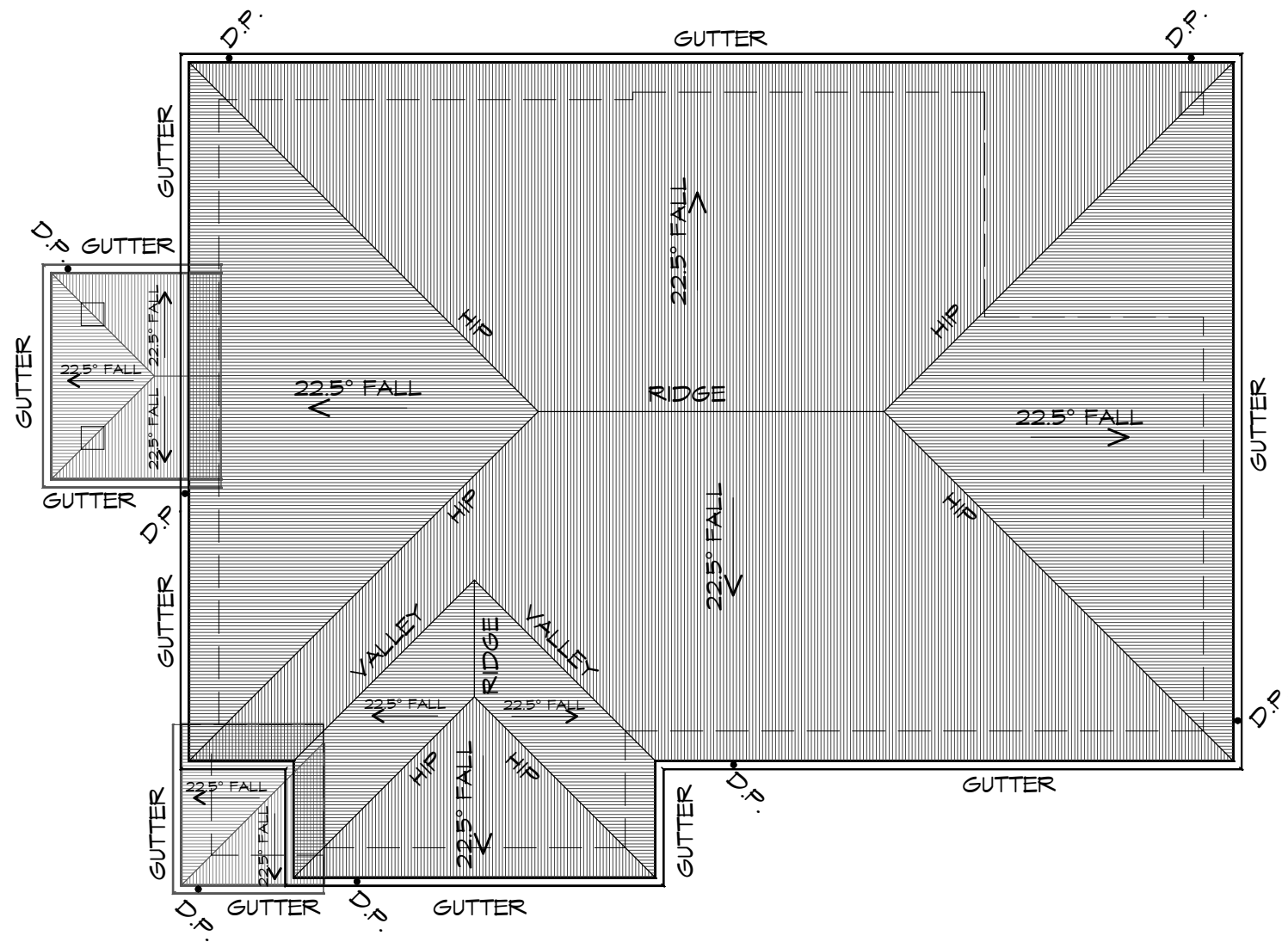
Drafted by: Author
Approved by: Approver

Date: 17.04.2024
Scale: 1 : 100

Project/Drawing no: PD23496 -08
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A





ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
10 MERAKI WAY
RISDON VALE

Drawing:
ROOF PLAN

Client name:
STROUD HOMES

Date: 17.04.2024
Scale: 1 : 100

Drafted by:
Author

Approved by:
Approver

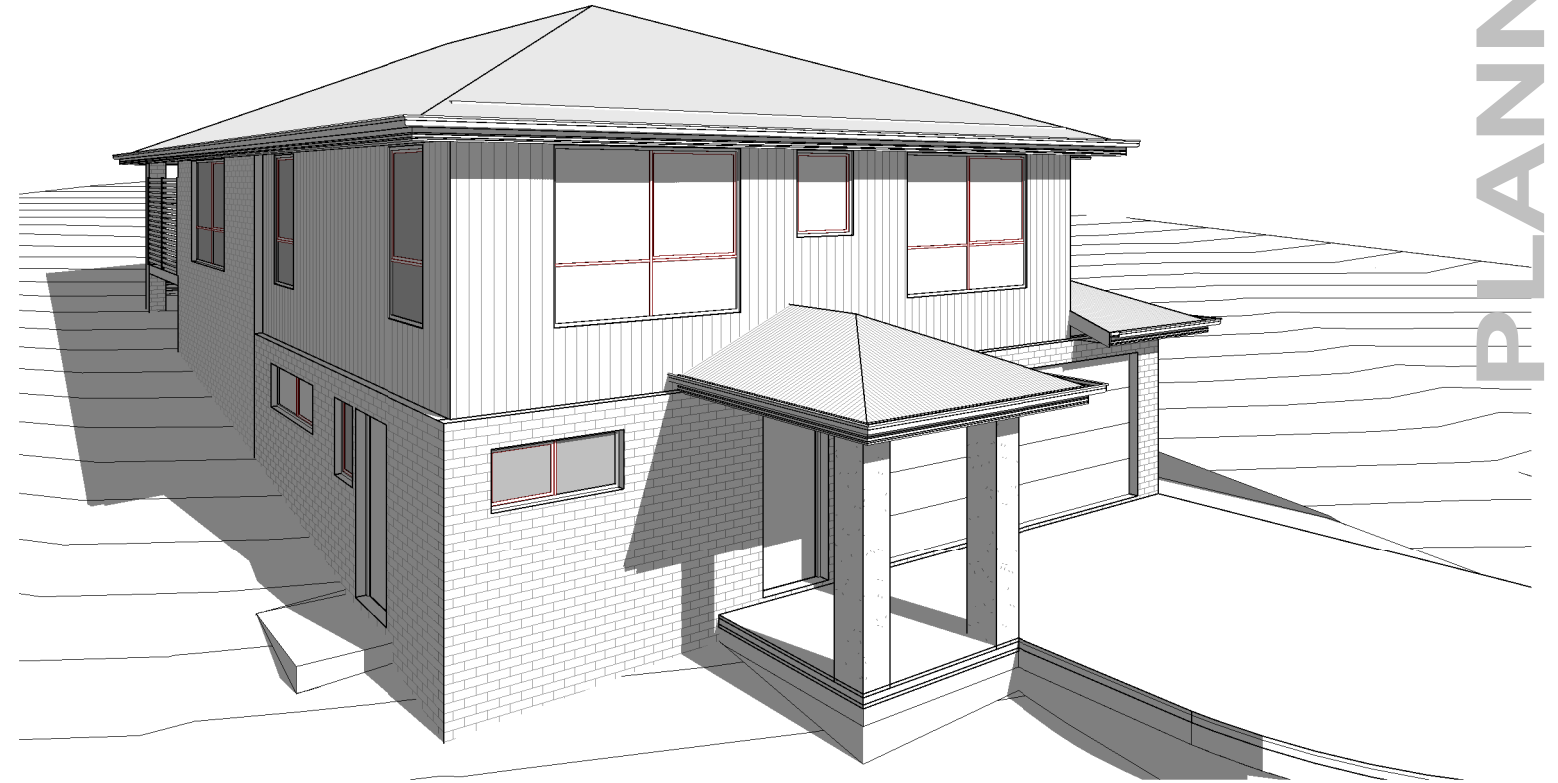
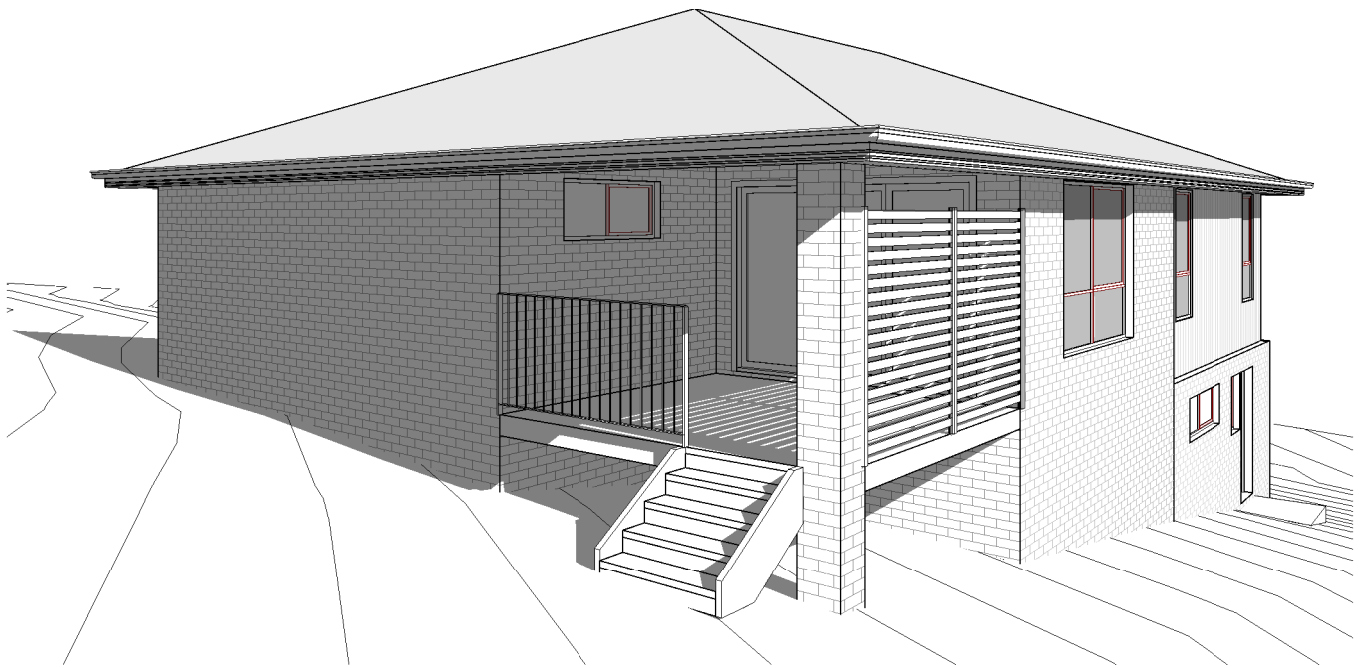
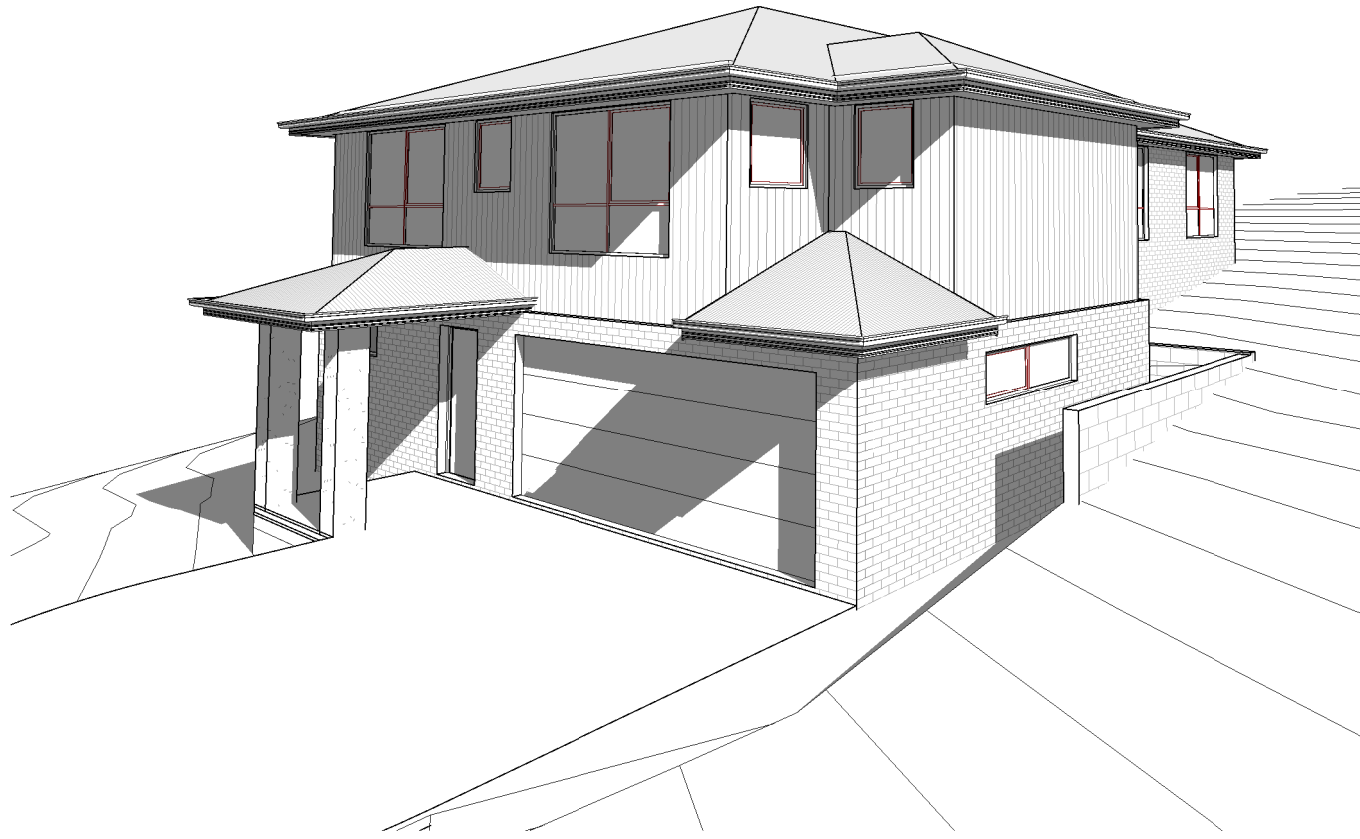


Project/Drawing no:
PD23496 -09

Revision:
02

Accredited building practitioner: Frank Geskus -No CC246A





PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
 p(l)+ 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
 10 MERAKI WAY
 RISDON VALE

Client name:
STROUD HOMES

Drafted by: **S.P.** Approved by: **F.G.**

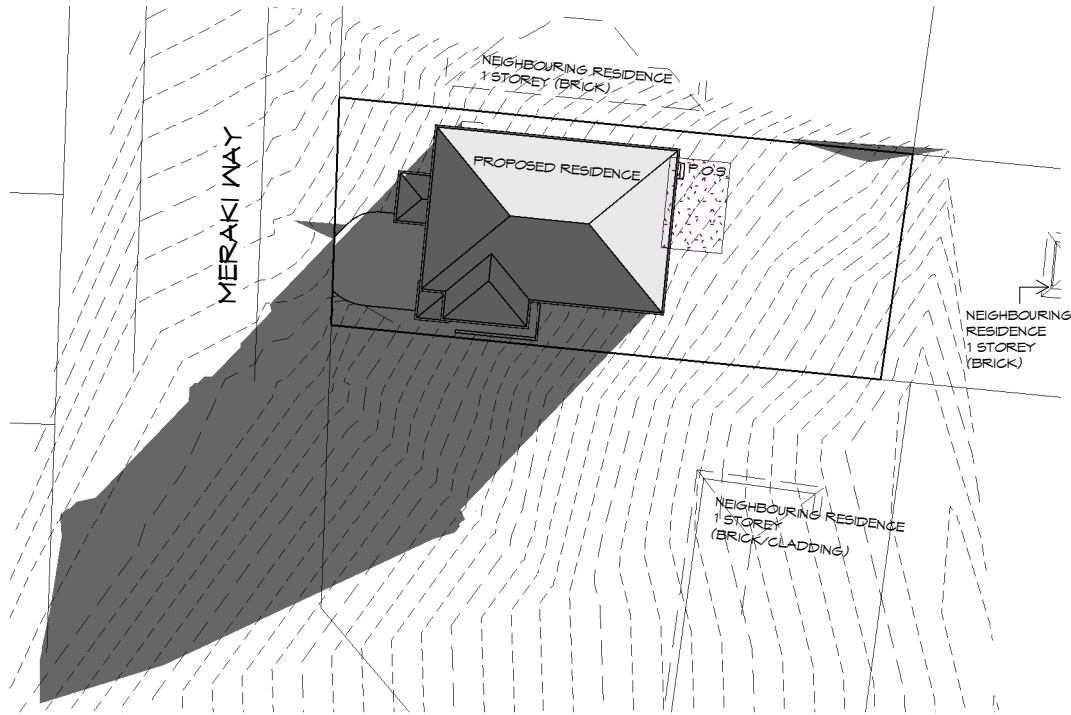
Drawing:
PERSPECTIVES

Date: **17.04.2024** Scale:

Project/Drawing no: **PD23496 -10** Revision: **02**

Accredited building practitioner: Frank Geskus -No CC246A

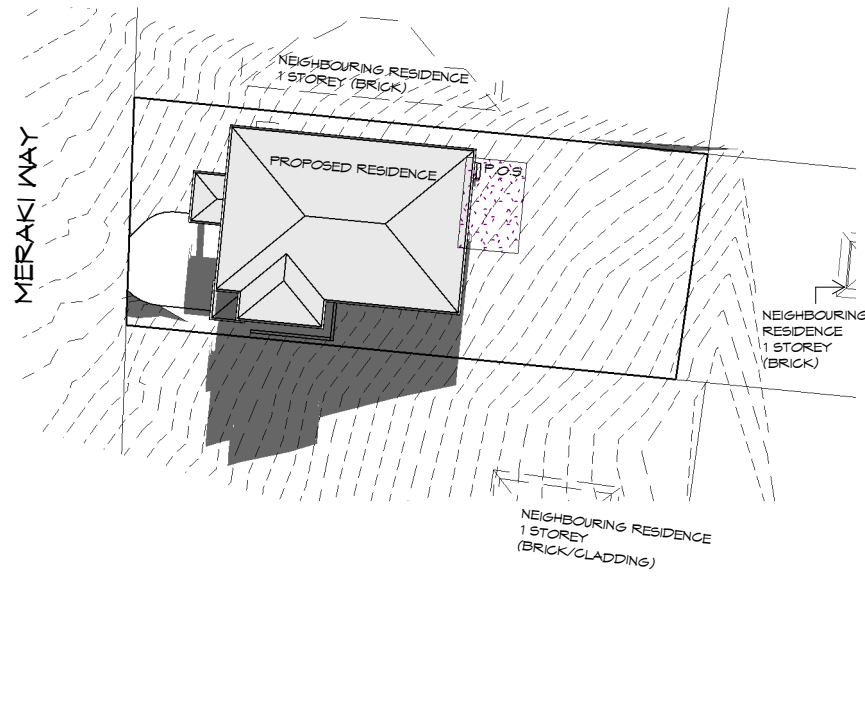




SHADOW DIAGRAM @ 9 AM

1 : 500

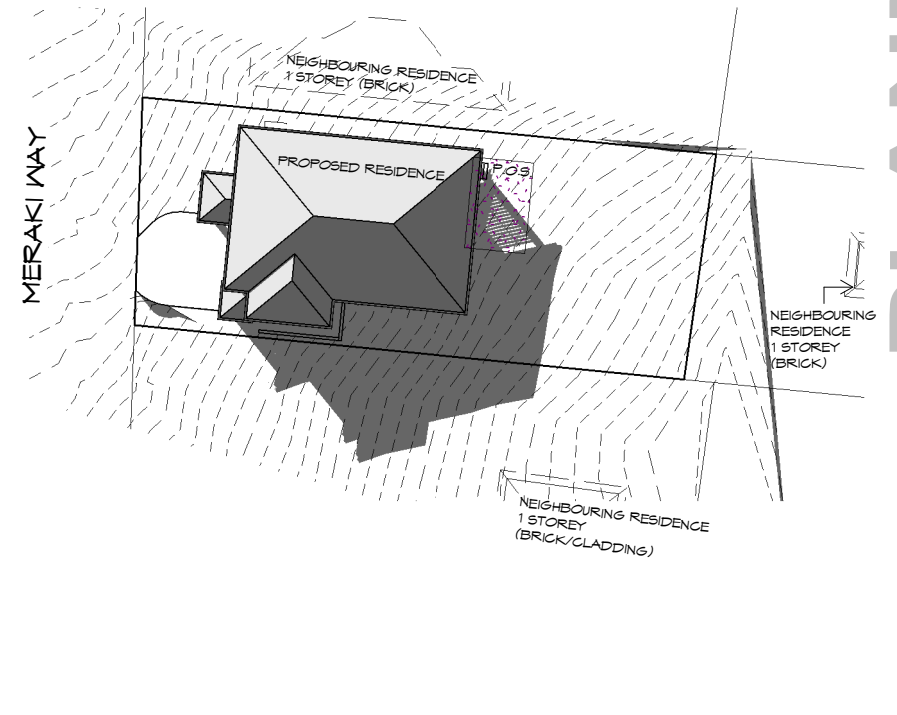
GENERAL INFORMATION
 NORTH: TRUE NORTH/ MAGNETIC NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: 9 am



SHADOW DIAGRAM @ 12 PM

1 : 500

GENERAL INFORMATION
 NORTH: TRUE NORTH/ MAGNETIC NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: 12 pm



SHADOW DIAGRAM @ 3 PM

1 : 500

GENERAL INFORMATION
 NORTH: TRUE NORTH/ MAGNETIC NORTH
 DAY LIGHT SAVINGS: OFF
 DATE: JUNE 21st
 TIME: 3 pm



10 Goodman Court, Invermay Tasmania 7248,
 p(l)+ 03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h)+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
 10 MERAKI WAY
 RISDON VALE

Client name:
STROUD HOMES

Drafted by: **S.P.** Approved by: **F.G.**



Drawing:
SHADOW DIAGRAMS

Date: **17.04.2024** Scale: **1 : 500**

Project/Drawing no: **PD23496 -11** Revision: **02**

Accredited building practitioner: Frank Geskus -No CC246A