



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043701

PROPOSAL: Dwelling

LOCATION: 27 Eonia Avenue, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 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 13 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:

New Residential Dwelling

Location:

Address... (Lot 65) 27 Eonia Avenue, Risdon Vale 7016
Suburb/Town Postcode

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

\$425,180.00

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

Kieran Richards - 2024/042838

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..... *Mark Page* Date..... 17/04/2024

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

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

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

2. **ADDITIONAL DOCUMENTATION**

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

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
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8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	ENSUITE DETAILS
13	LAUNDRY DETAILS
14	SHADOW DIAGRAMS - JUNE 21

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	8.50
GARAGE	37.91
LIVING	119.31
PORCH	2.40
TOTAL	168.12 m²

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

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

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

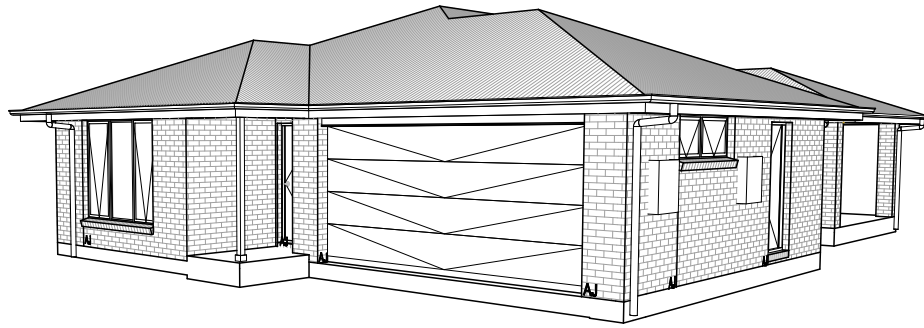
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	YES
OLIVE GROVE ESTATE	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	2.60km
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,496mm
SIDE A	MIN. 1,500mm	1,500mm
SIDE B	MIN. 1,500mm	1,989mm
REAR	MIN. 1,500mm	11,411mm
BULK & SCALE		
SITE AREA	524m ²	
SITE COVERAGE	MAX. 50%	32.08%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
FILL DEPTH	MAX. 1,000mm	1,006mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

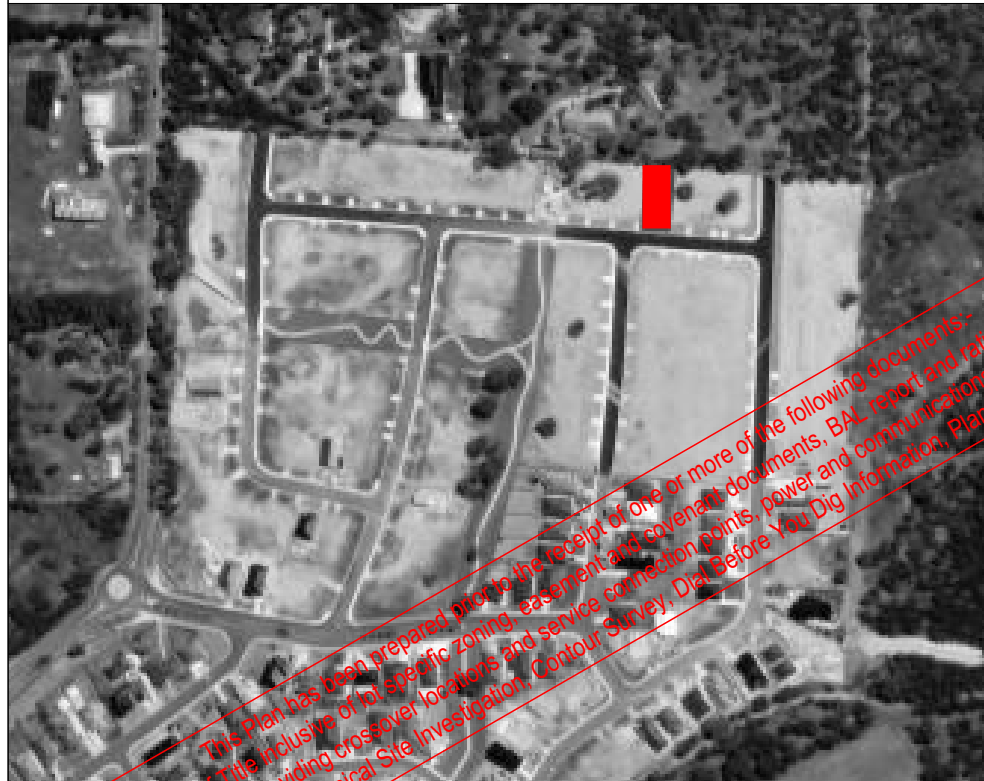
3D PERSPECTIVE



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 without the receipt of one or more of the following documents: Certificate of Title, Inclusion 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)	2445mm
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	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET 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

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:

- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:

- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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

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

5	PRELIMINARY PLAN SET - PLANNING RFI, COLOURS AND VARIATION REF.001,002,003 UPDATES	ALL	2024.04.17	HMI	DKZ
4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.03.06	RCS	DKZ
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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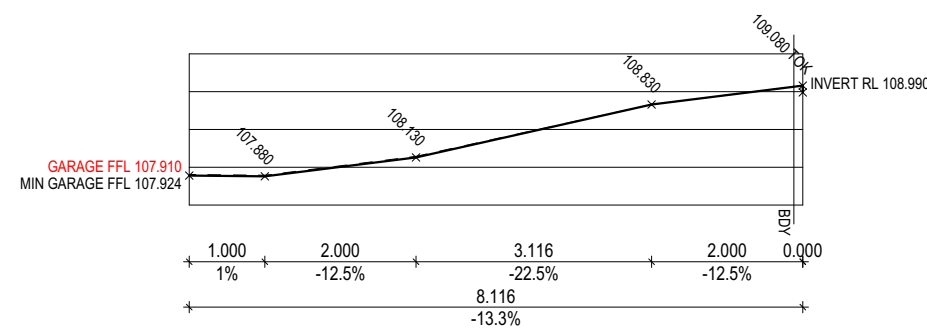
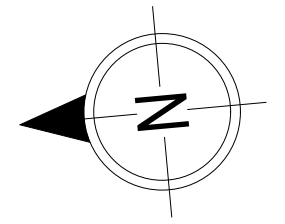
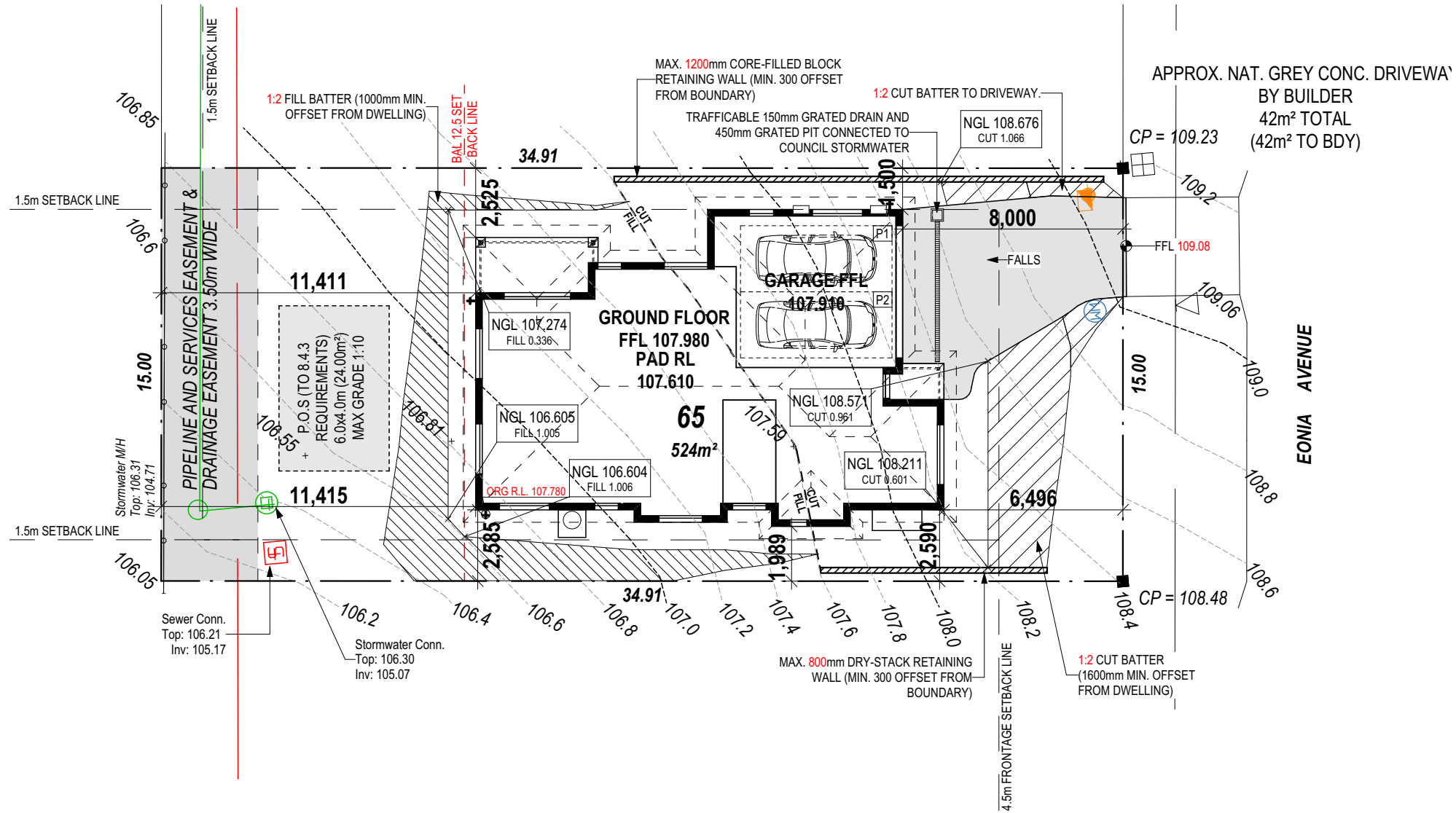
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	DISCOVERY	1	DRAFT SALES PLAN - CT1	JOL 17/01/2024	CHUKWUNAZAEKPERE OLISA	BAILIE 14	H-WDCBAI30SA	
	COPYRIGHT:	2	CT AMENDMENTS	JOL 24/01/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	3	CT2 AMENDMENTS	JOL 15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016	CLASSIC	F-WDCBAI30CLASA	
		4	PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5	PRELIM PLANS - COLOURS & RFI & VAR. REF.01,02,03 UPDATE	HMI 17.04.2024	65 / - / 185311	COUNCIL:	1 / 14	1:100	
					CLARENCE COUNCIL	COVER SHEET		713921

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

APPROX. CUT/FILL		
CUT	79.23m³	178.27t
FILL	63.10m³	141.98t
DIFFERENCE	16.13m³	36.29t
36 TONNES OF EXPORT FILL		

LOT SIZE: 524m²
HOUSE (COVERED AREA): 168.12m²
SITE COVERAGE: 32.08%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE
ECO RETAINING WALL INSTALLATION TO
MANUFACTURER'S SPECIFICATION AND
DETAILS



DRIVEWAY DETAILS
SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



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DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 17/01/2024	CHUKWUNAZAEKPERE OLISA	BAILIE 14	H-WDCBAI30SA	
COPYRIGHT:	2 CT AMENDMENTS	JOL 24/01/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2024	3 CT2 AMENDMENTS	JOL 15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016	CLASSIC	F-WDCBAI30CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI 17.04.2024	65 / - / 185311	COUNCIL:	1:200, 1:100	713921
			CLARENCE COUNCIL	SITE PLAN	2 / 14	

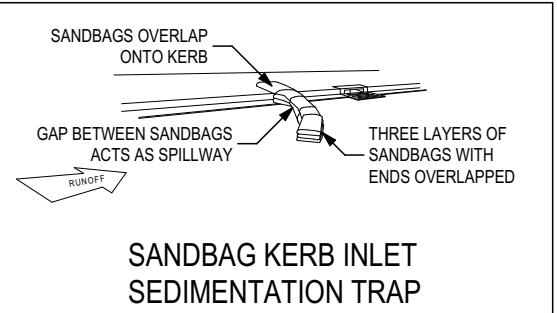
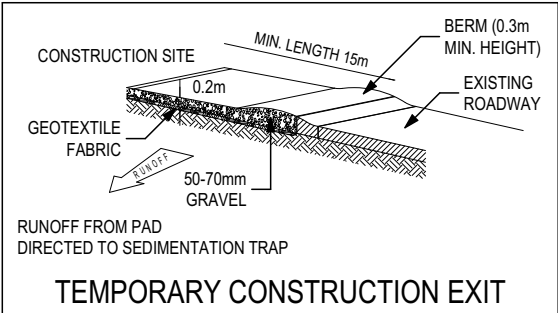
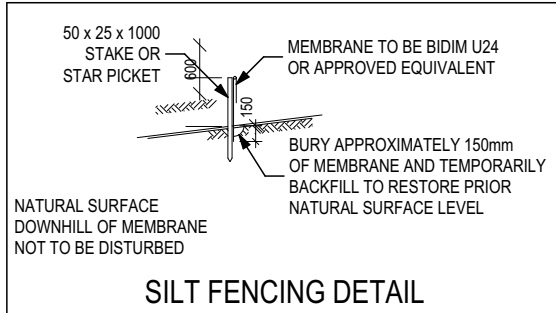
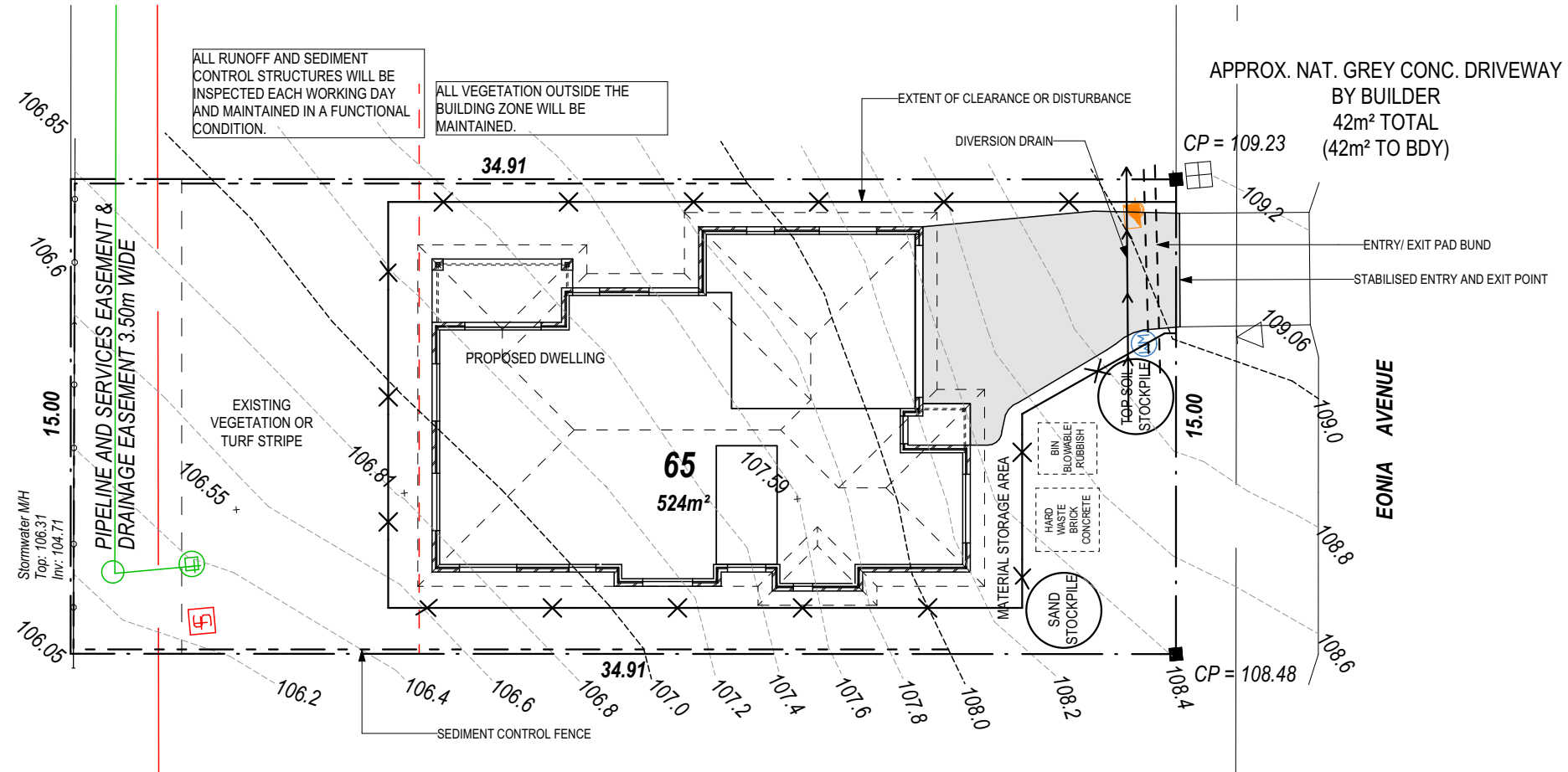
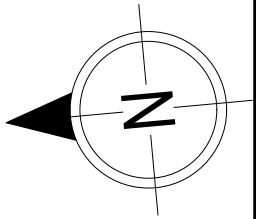
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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.



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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	3	CT2 AMENDMENTS	JOL	15/02/2024	LOT / SECTION / CT: 65 / - / 185311		SHEET TITLE: SOIL & WATER MANAGEMENT PLAN		SHEET No.: 3 / 14		
	4	PRELIM PLANS - INITIAL ISSUE	RCS	06.03.2024	COUNCIL: CLARENCE COUNCIL				SCALES:		
	5	PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI	17.04.2024							

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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.

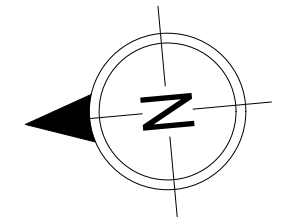
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

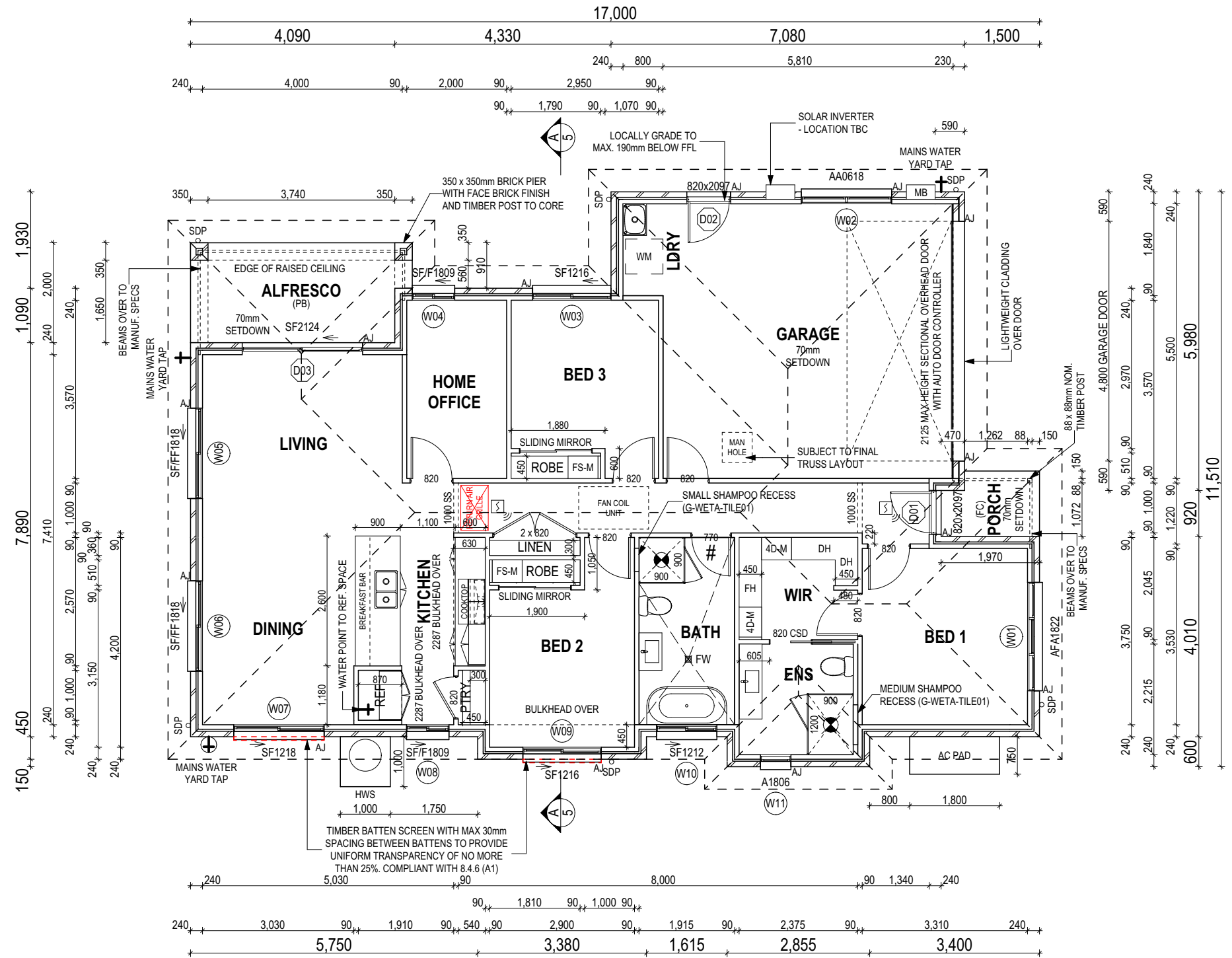
MAIN DWELLING, GROUND FLOOR	
ALFRESCO	8.50
GARAGE	37.91
LIVING	119.31
PORCH	2.40
TOTAL	168.12 m²

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

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



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



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 17/01/2024	CHUKWUNAZAEKPERE OLISA	BAILIE 14	H-WDCBAI30SA	
COPYRIGHT:	2 CT AMENDMENTS	JOL 24/01/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2024	3 CT2 AMENDMENTS	JOL 15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016	CLASSIC	F-WDCBAI30CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI 17.04.2024	65 / - / 185311	COUNCIL:	SCALES:	
			CLARENCE COUNCIL	GROUND FLOOR PLAN	4 / 14	713921

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

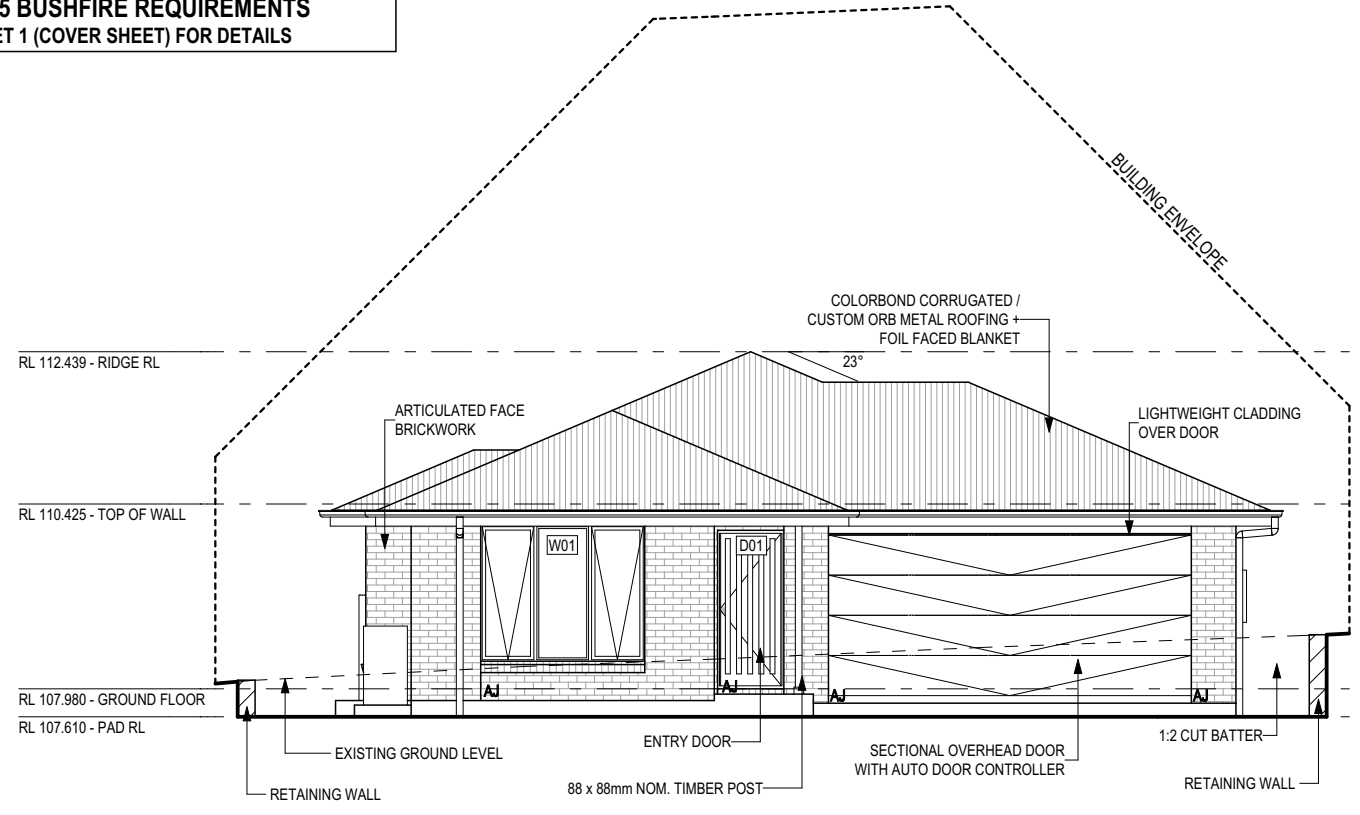
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SH = SNAP HEADER SILL

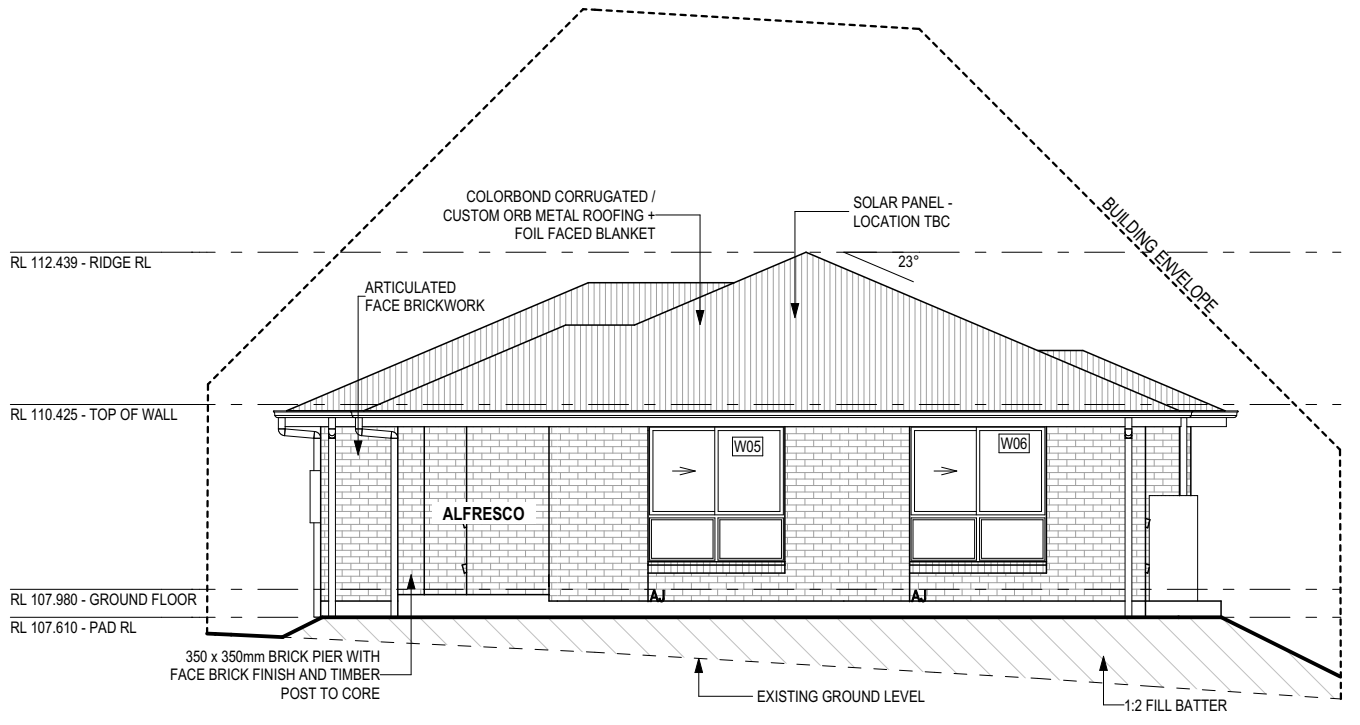
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

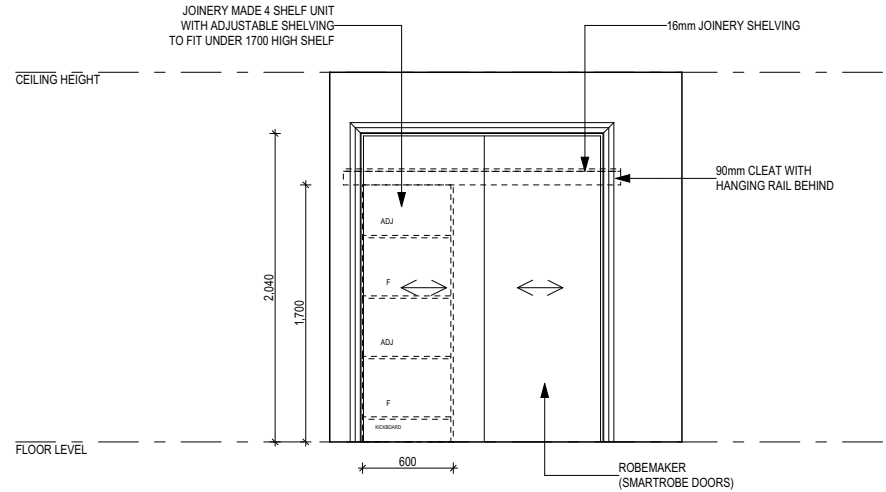
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



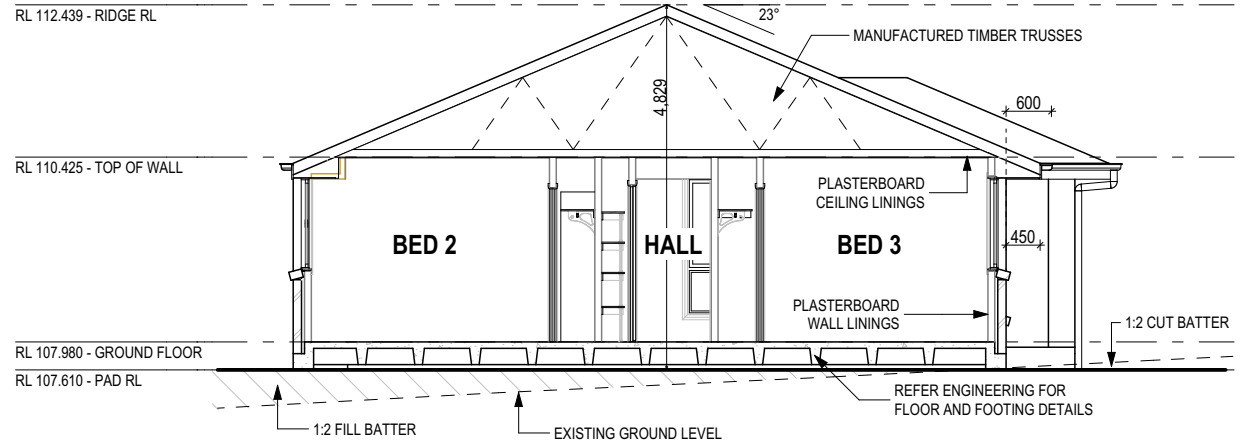
SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

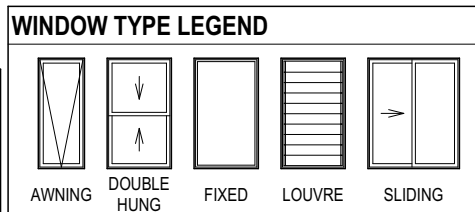
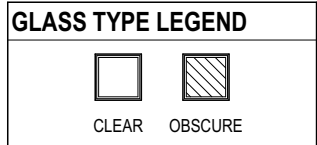


ROBE DETAILS
SCALE: 1:50



SECTION A-A
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
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SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	REVISION		DRAWN		CLIENT: CHUKWUNAZAEKPERE OLISA		HOUSE DESIGN: BAILIE 14		HOUSE CODE: H-WDCBAI30SA		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. 713921
	1	DRAFT SALES PLAN - CT1	JOL	17/01/2024	ADDRESS: 27 EONIA AVENUE, RISDON VALE TAS 7016		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCBAI30CLASA		
	2	CT AMENDMENTS	JOL	24/01/2024	LOT / SECTION / CT: 65 / - / 185311		SHEET TITLE: ELEVATIONS / SECTION		SHEET No.: 5 / 14		
	3	CT2 AMENDMENTS	JOL	15/02/2024	COUNCIL: CLARENCE COUNCIL		SCALES: 1:100, 1:50				
	4	PRELIM PLANS - INITIAL ISSUE	RCS	06.03.2024							
5	PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI	17.04.2024								

BAL-12.5 BUSHFIRE REQUIREMENTS
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

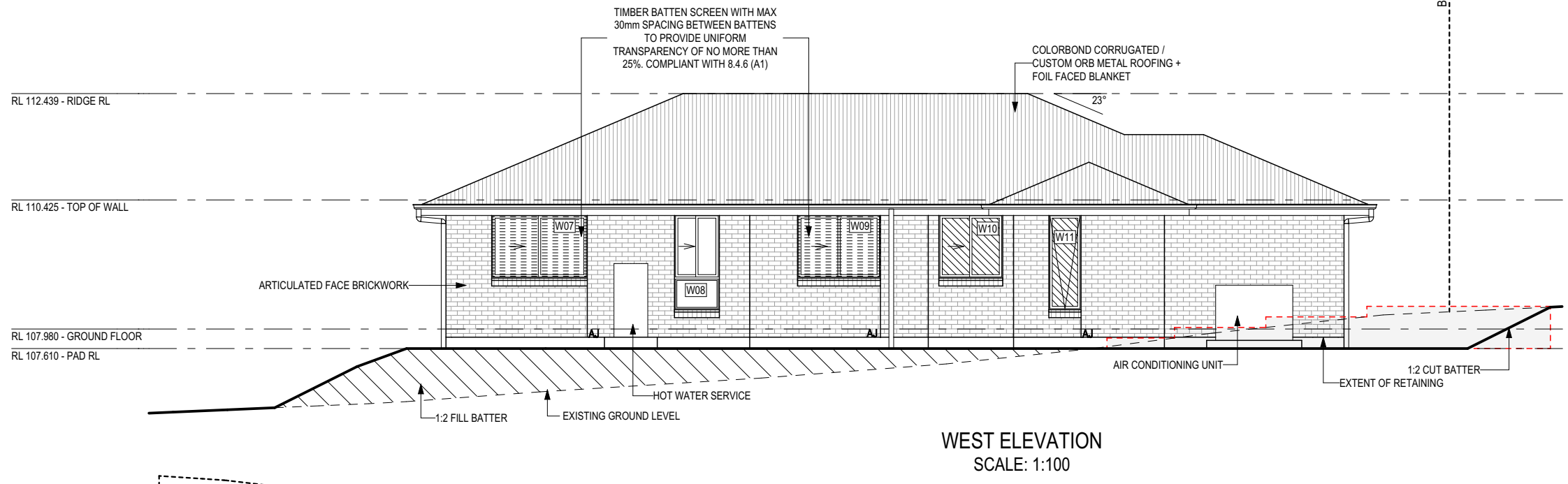
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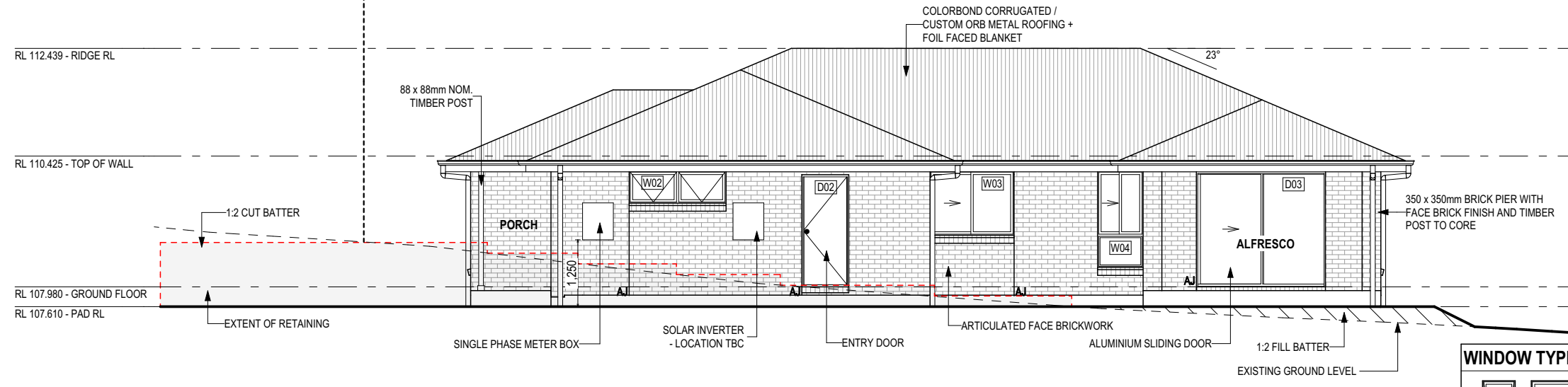
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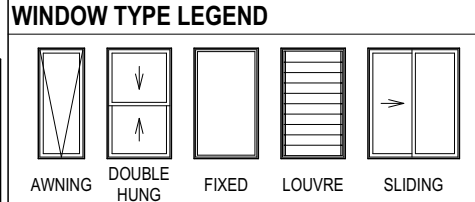
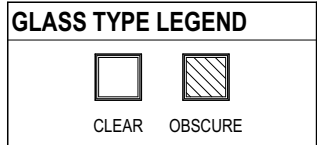
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



SUBJECT TO NCC 2022
(1 MAY 2023)
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					SCALES:	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	AFA1822	AWNING	BED 1	1,800	2,170	7,940	3.91	ALUMINIUM	BAL-12.5	ANGLED	S	3.12	CLEAR	MP 723-723, 5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W02	AA0618	AWNING	GARAGE	600	1,810	4,820	1.09	ALUMINIUM	BAL-12.5	ANGLED	E	0.73	CLEAR	MP 905	
GROUND FLOOR	W03	SF1216	SLIDING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	E	1.64	CLEAR	5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W04	SF/F1809	SLIDING	HOME OFFICE	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	E	1.24	CLEAR	BP 600, 5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W05	SF/FF1818	SLIDING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	N	2.79	CLEAR	BP 600, MP 905/0, 5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W06	SF/FF1818	SLIDING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	N	2.79	CLEAR	BP 600, MP 905/0, 5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W07	SF1218	SLIDING	DINING	1,200	1,810	6,020	2.17	ALUMINIUM	BAL-12.5	ANGLED	W	1.91	CLEAR	5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W08	SF/F1809	SLIDING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	W	1.24	CLEAR	BP 600, 5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W09	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	W	1.64	CLEAR	5% SUNSCREEN ROLLER BLINDS	
GROUND FLOOR	W10	SF1212	SLIDING	BATH	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-12.5	ANGLED	W	1.23	OBSCURE, TOUGHENED		
GROUND FLOOR	W11	A1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	W	0.81	OBSCURE, TOUGHENED		
								23.06					19.14			
DOOR																
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	S	1.23	OBSCURE		
GROUND FLOOR	D02	820	SWINGING	GARAGE	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	E	1.23	NA		
GROUND FLOOR	D03	SF2124	SLIDING	LIVING	2,158	2,410	9,136	5.20	ALUMINIUM	BAL-12.5	SNAP HEADER	E	4.64	CLEAR, TOUGHENED	5% SUNSCREEN ROLLER BLINDS, INTRUDA SECUTIRY SCREEN	
								8.88					7.10			
								31.94					26.24			

NOTE:
Provide BAL12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	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	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	2 x 2040H SLIDING	SLIDING	2,040	1,456	N/A	SELECT, MIRROR
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	

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

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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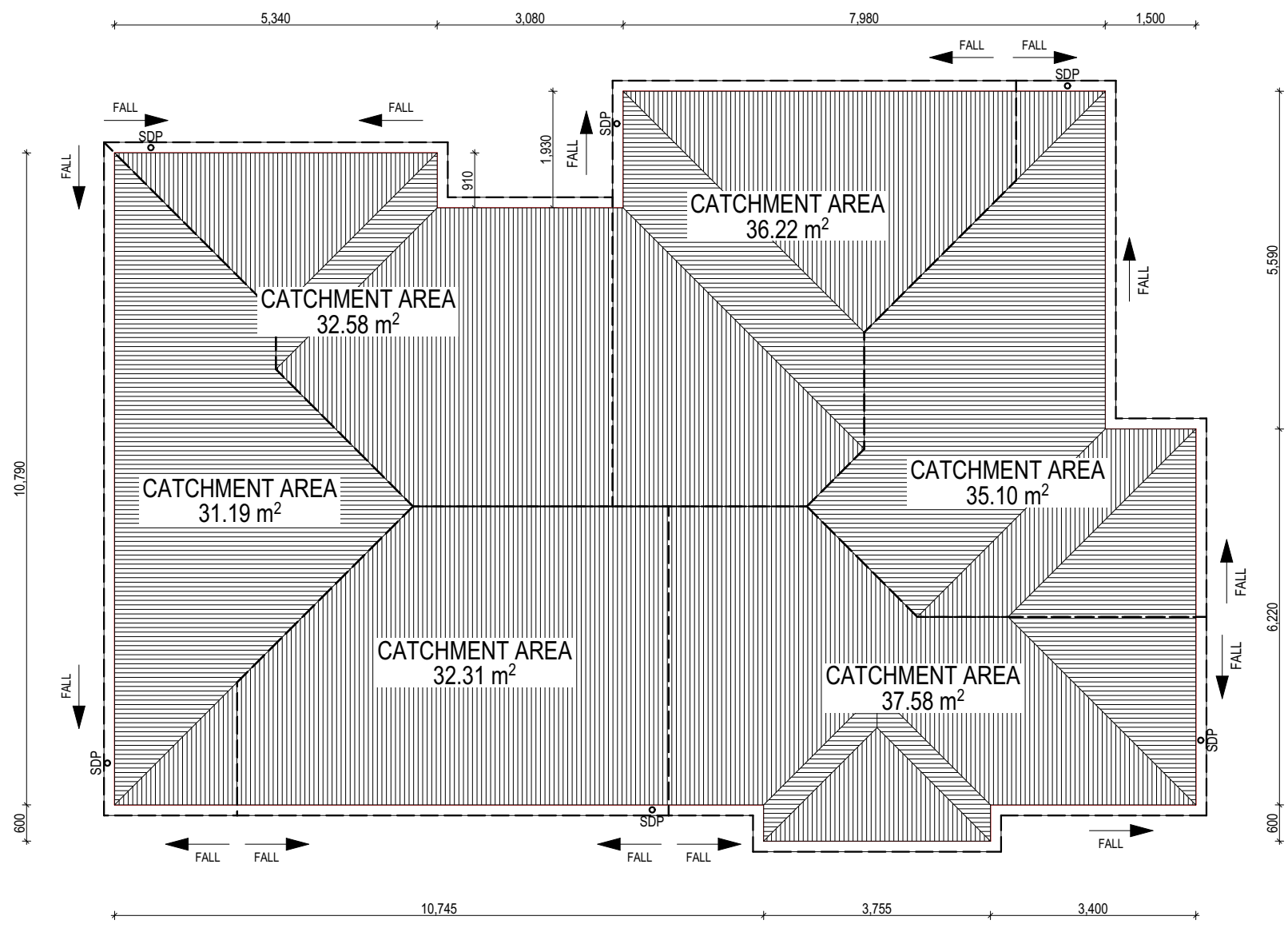
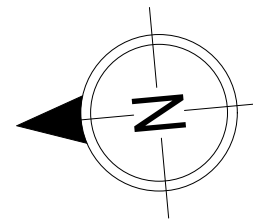
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	COPYRIGHT:	2	CT AMENDMENTS	JOL 24/01/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	3	CT2 AMENDMENTS	JOL 15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016	CLASSIC	F-WDCBAI30CLASA	
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	5	PRELIM PLANS - COLOURS &RFI &VAR.REF.01,02,03 UPDATE	HMI 17.04.2024	65 / - / 185311	COUNCIL:	CLARENCE COUNCIL	7 / 14	SCALES:
						WINDOW & DOOR SCHEDULES		713921



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		
	193.88	Flat Roof Area (excluding gutter and slope factor) (m ²)
	210.61	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZ3500.3:2018)		
Ah	204.98	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	248.03	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	3.87	Ac / Acdp
Downpipes Provided	6	

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PRELIMINARY

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

**SUBJECT TO NCC 2022
(1 MAY 2023)
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SPECIFICATION:	DISCOVERY
COPYRIGHT:	© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 17/01/2024
2 CT AMENDMENTS	JOL 24/01/2024
3 CT2 AMENDMENTS	JOL 15/02/2024
4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024
5 PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI 17.04.2024

CLIENT:	CHUKWUNAZAEKPERE OLISA
ADDRESS:	27 EONIA AVENUE, RISDON VALE TAS 7016
LOT / SECTION / CT:	65 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	BAILIE 14
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ROOF DRAINAGE PLAN
SHEET No.:	8 / 14

HOUSE CODE:	H-WDCBAI30SA
FACADE CODE:	F-WDCBAI30CLASA
SCALES:	







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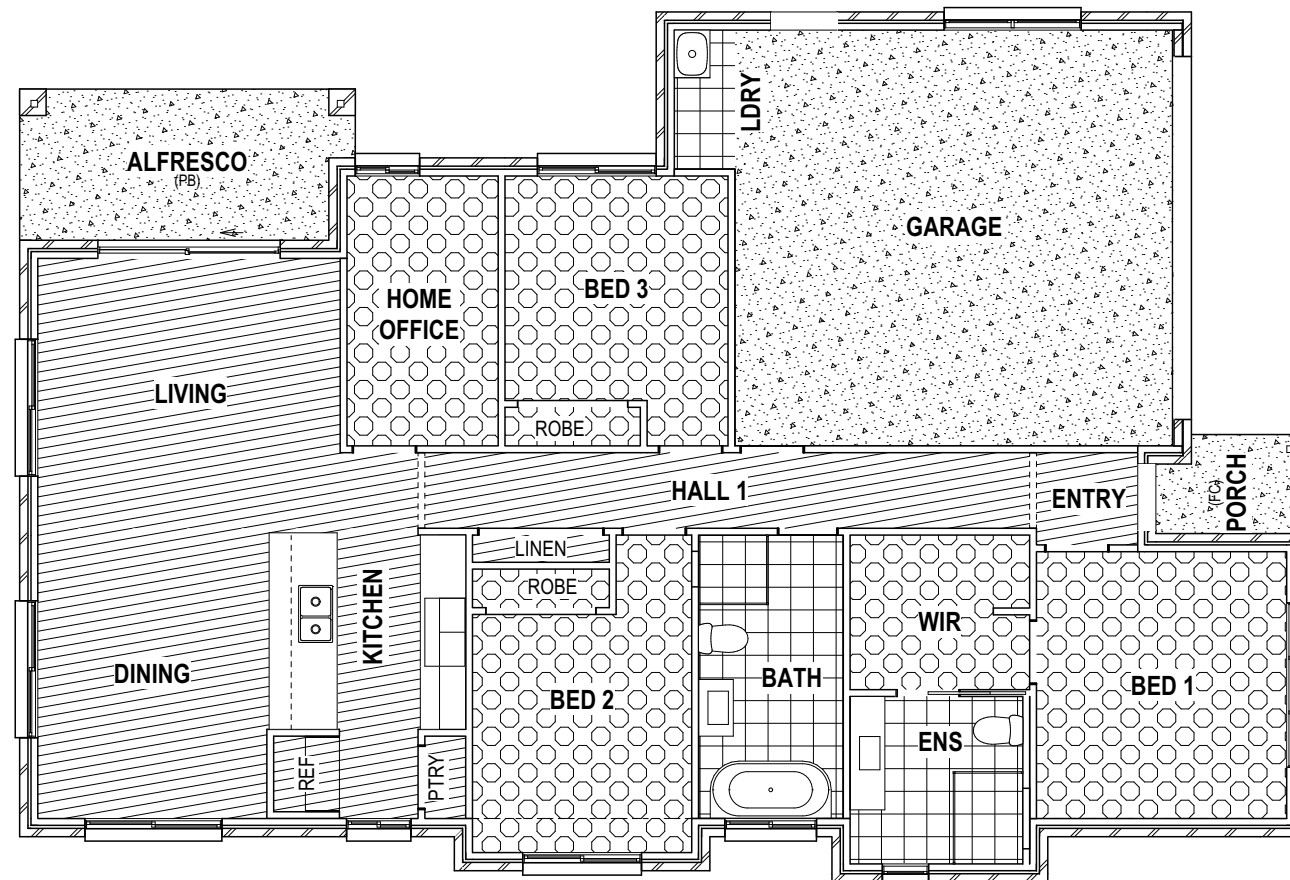
713921

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 - 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)



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

**BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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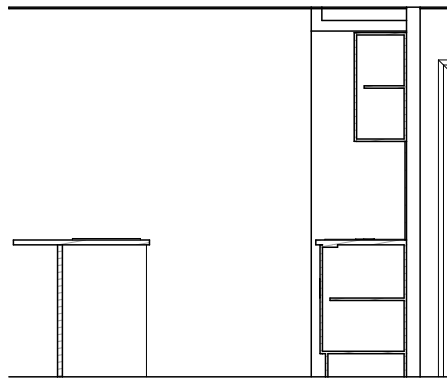


SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	REVISION	DRAWN	CLIENT:		HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	1	DRAFT SALES PLAN - CT1	JOL	17/01/2024	BAILIE 14			H-WDCBAI30SA
	2	CT AMENDMENTS	JOL	24/01/2024	ADDRESS:			FACADE DESIGN:
	3	CT2 AMENDMENTS	JOL	15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016			CLASSIC
	4	PRELIM PLANS - INITIAL ISSUE	RCS	06.03.2024	LOT / SECTION / CT:	COUNCIL:		FACADE CODE:
5	PRELIM PLANS - COLOURS &RFI &VAR.REF.01,02,03 UPDATE	HMI	17.04.2024	65 / - / 185311	CLARENCE COUNCIL	F-WDCBAI30CLASA		
					SHEET TITLE:	SHEET No.:	SCALES:	713921
					FLOOR COVERINGS	9 / 14	1:100	

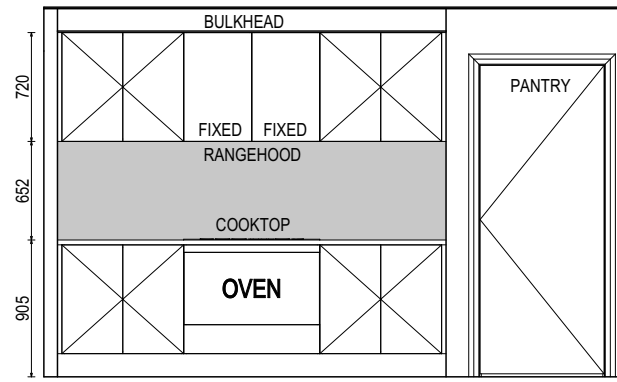
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

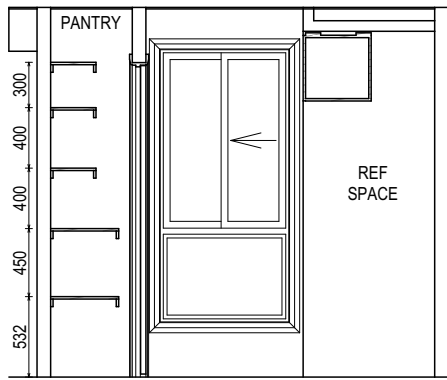
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



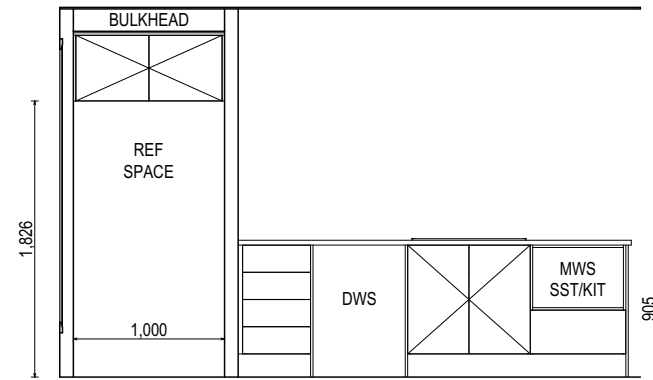
ELEVATION A
SCALE: 1:50



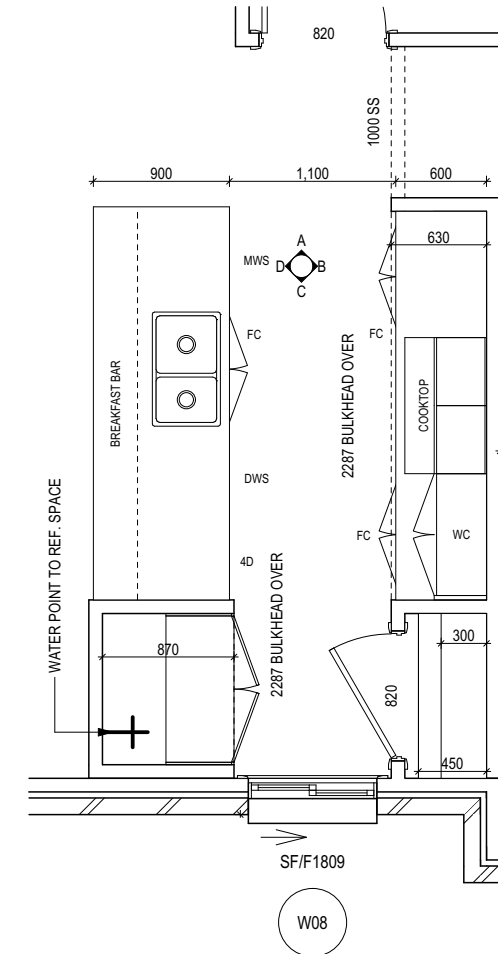
ELEVATION B
SCALE: 1:50



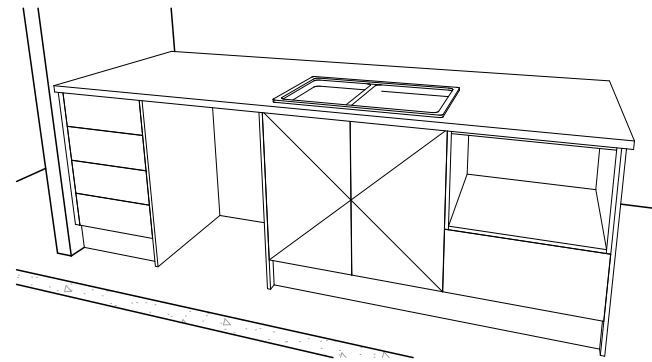
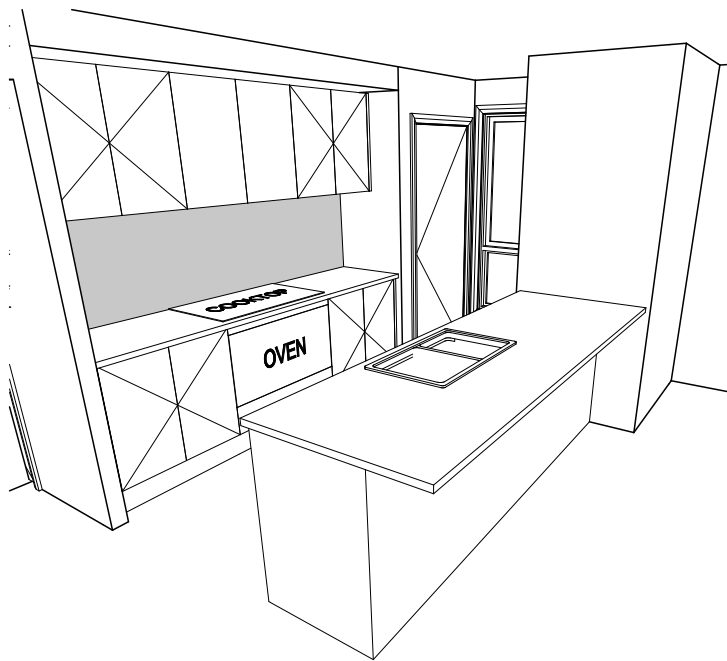
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 17/01/2024
2 CT AMENDMENTS	JOL 24/01/2024
3 CT2 AMENDMENTS	JOL 15/02/2024
4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024
5 PRELIM PLANS - COLOURS & RFI & VAR. REF.01,02,03 UPDATE	HMI 17.04.2024

CLIENT:	CHUKWUNAZAEKPERE OLISA
ADDRESS:	27 EONIA AVENUE, RISDON VALE TAS 7016
LOT / SECTION / CT:	65 / - / 185311
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	BAILIE 14
FACADE DESIGN:	CLASSIC
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDCBAI30SA
FACADE CODE:	F-WDCBAI30CLASA
SHEET No.:	10 / 14
SCALES:	1:50

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713921

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

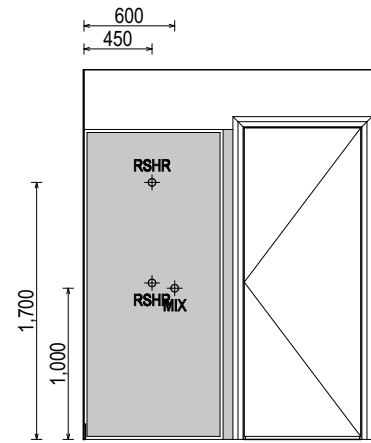
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

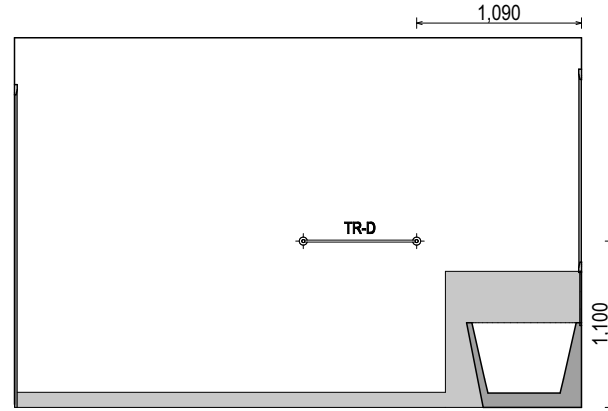
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

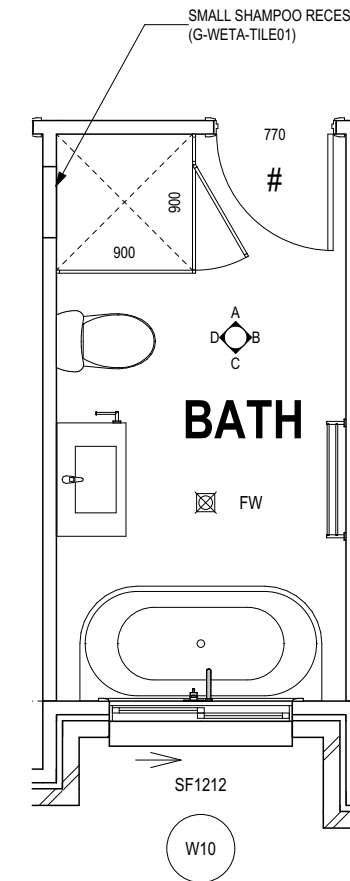
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



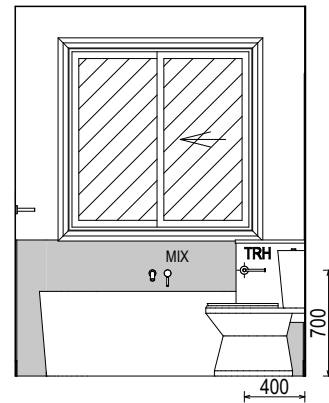
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SCALE: 1:50



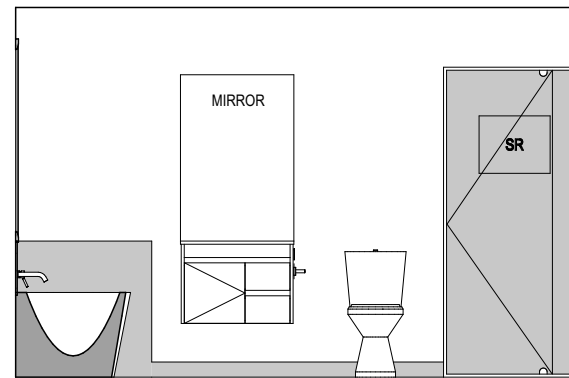
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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

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

PLAN ACCEPTANCE BY OWNER

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	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: CHUKWUNAZAEKPERE OLISA	HOUSE DESIGN: BAILIE 14	HOUSE CODE: H-WDCBAI30SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1	JOL 17/01/2024	ADDRESS: 27 EONIA AVENUE, RISDON VALE TAS 7016	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCBAI30CLASA	
		2 CT AMENDMENTS	JOL 24/01/2024	LOT / SECTION / CT: 65 / - / 185311	COUNCIL: CLARENCE COUNCIL	SHEET No.: 11 / 14	
		3 CT2 AMENDMENTS	JOL 15/02/2024			SCALES: 1:50	
		4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024			713921	
	5 PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI 17.04.2024					

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

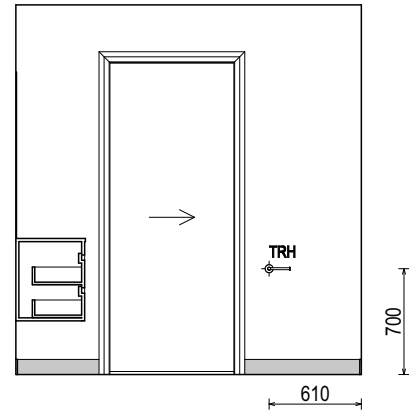
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- GENERAL BUILDING INFORMATION

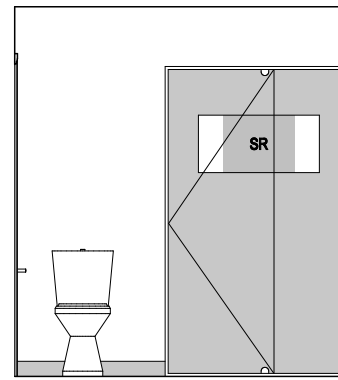
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

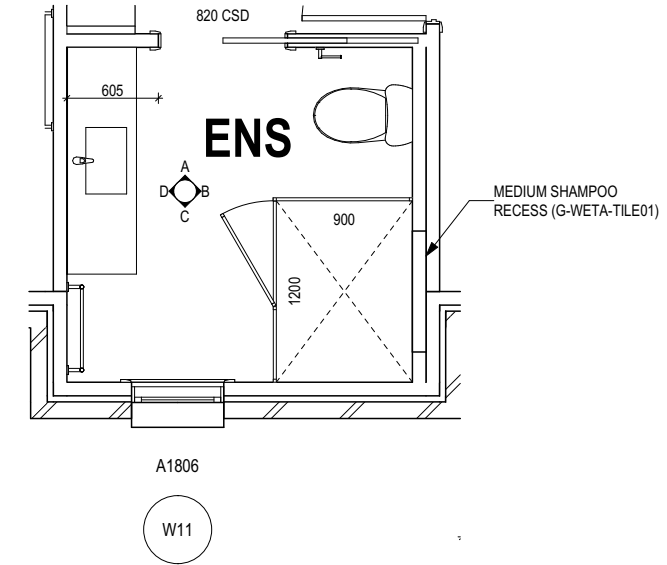
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE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



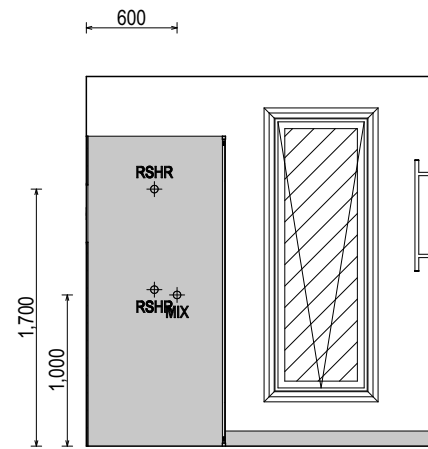
ELEVATION A
SCALE: 1:50



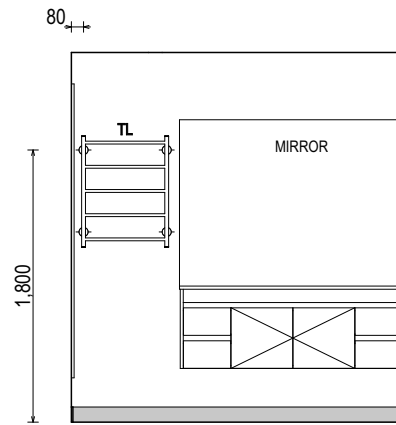
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
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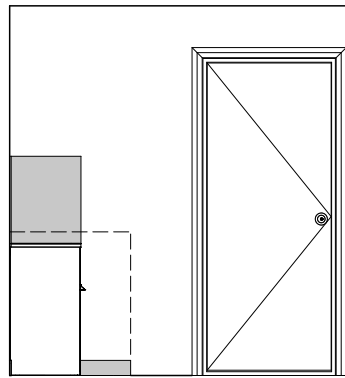
	SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 17/01/2024	CHUKWUNAZAEKPERE OLISA	BAILIE 14	H-WDCBAI30SA	
	COPYRIGHT:	2 CT AMENDMENTS	JOL 24/01/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	3 CT2 AMENDMENTS	JOL 15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016	CLASSIC	F-WDCBAI30CLASA	
		4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI 17.04.2024	65 / - / 185311	COUNCIL:	12 / 14	1:50	713921

BAL-12.5 BUSHFIRE REQUIREMENTS
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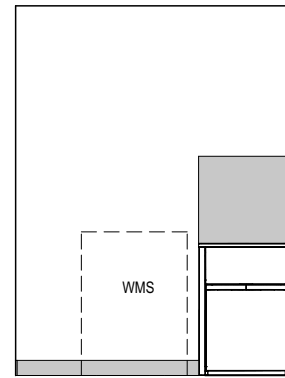
Last Published: Wednesday, 17 April 2024 8:57 AM



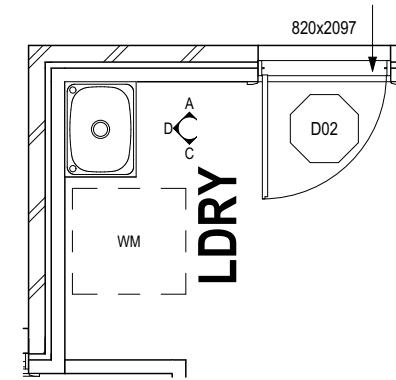
ELEVATION A
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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

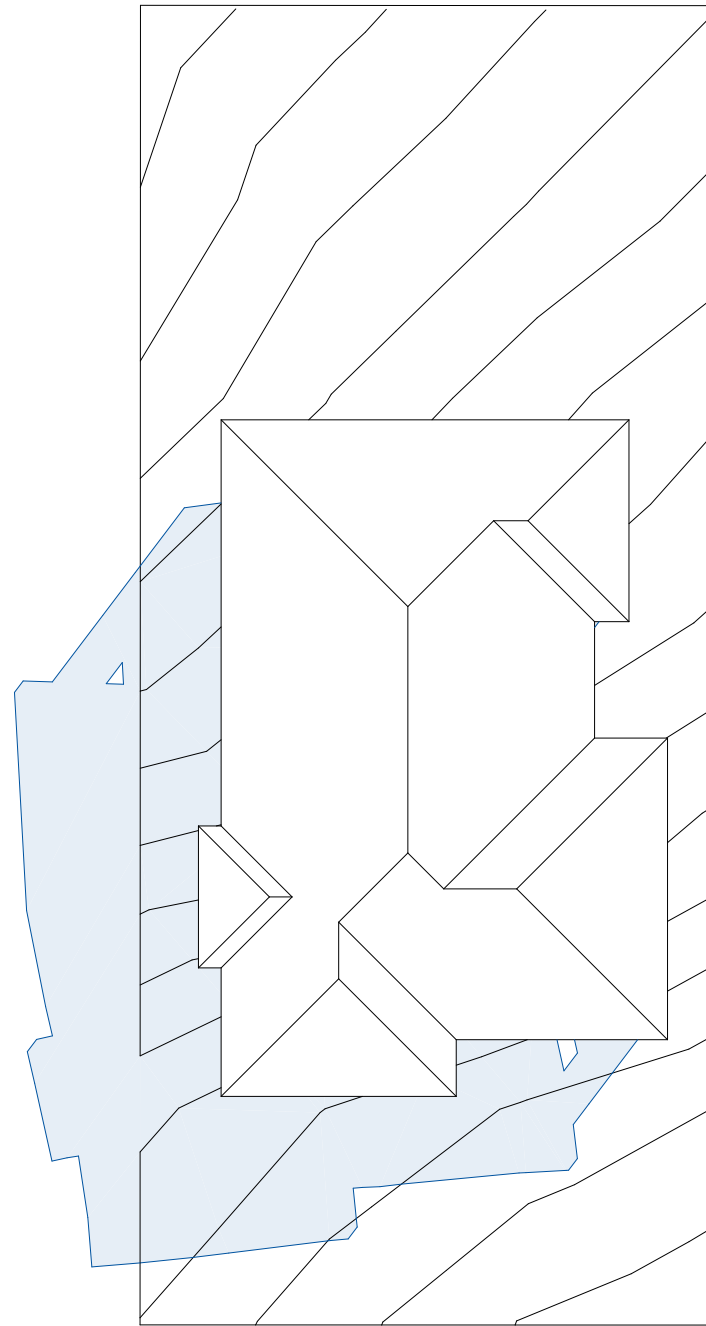
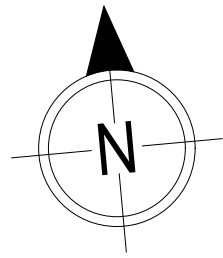
PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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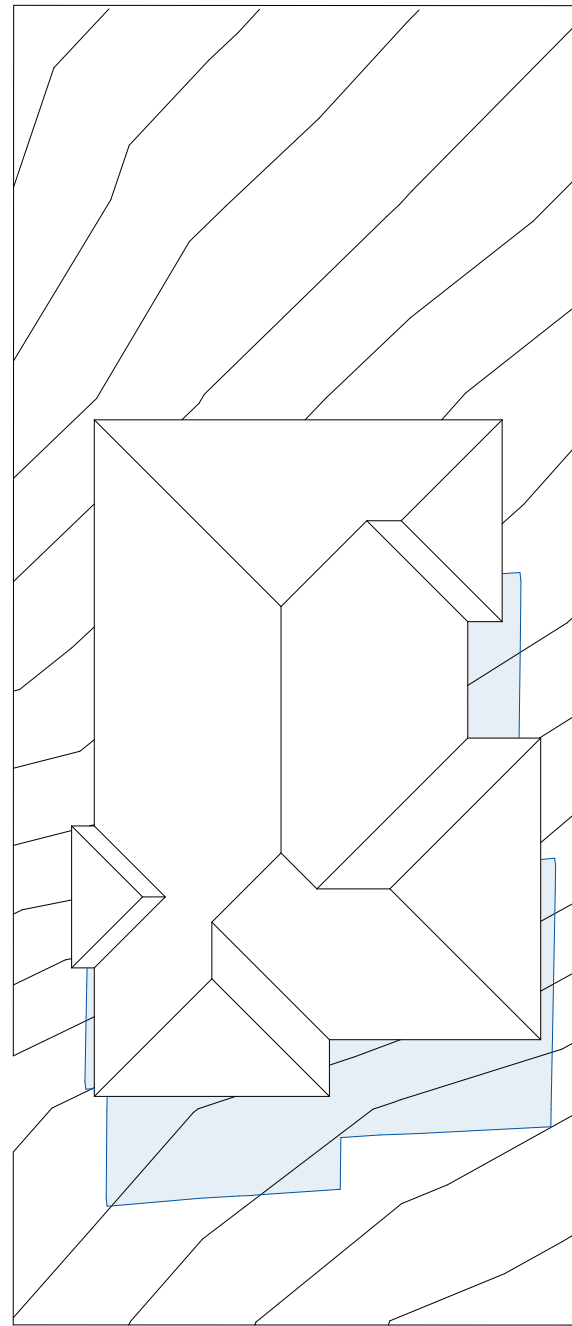
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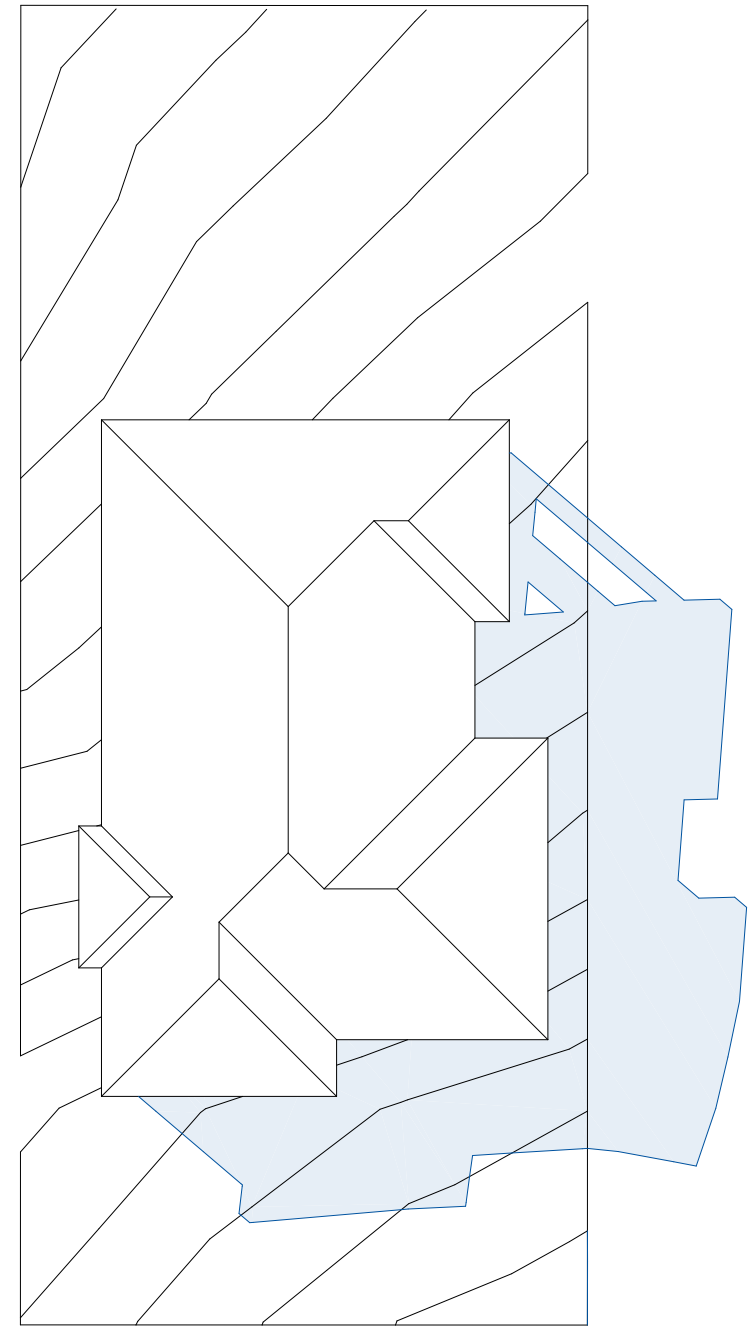
SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY	1 DRAFT SALES PLAN - CT1	JOL 17/01/2024	CHUKWUNAZAEKPERE OLISA	BAILIE 14	H-WDCBAI30SA	
COPYRIGHT:	2 CT AMENDMENTS	JOL 24/01/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	713921
© 2024	3 CT2 AMENDMENTS	JOL 15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016	CLASSIC	F-WDCBAI30CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	RCS 06.03.2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI 17.04.2024	65 / - / 185311	COUNCIL:	13 / 14	SCALES:
			CLARENCE COUNCIL	LAUNDRY DETAILS	1:50	



JUNE 21 - 0900



JUNE 21 - 1200



JUNE 21 - 1500

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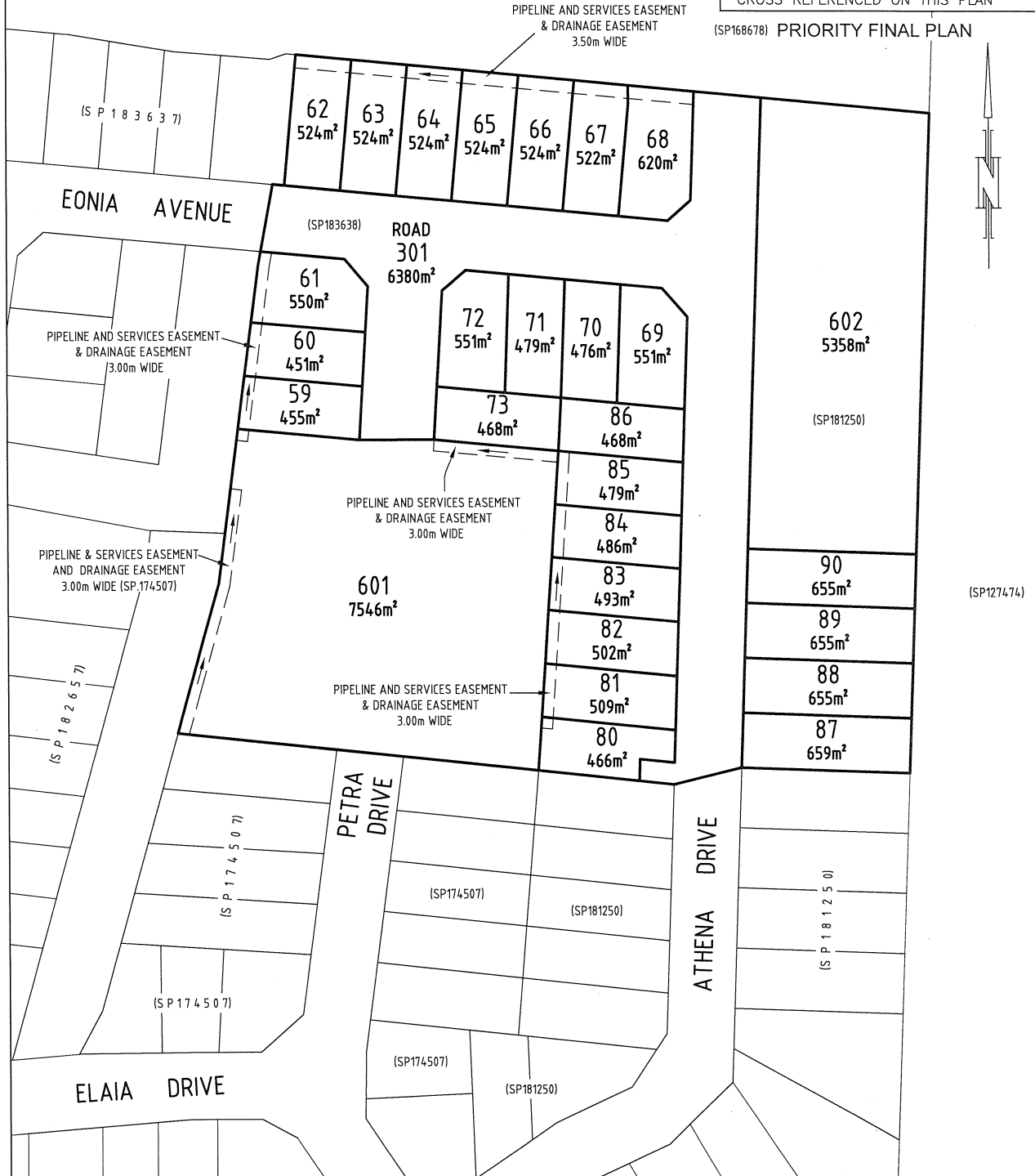


SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 713921
	1	DRAFT SALES PLAN - CT1	JOL	17/01/2024	CHUKWUNAZAEKPERE OLISA		BAILIE 14		H-WDCBAI30SA		
	2	CT AMENDMENTS	JOL	24/01/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	3	CT2 AMENDMENTS	JOL	15/02/2024	27 EONIA AVENUE, RISDON VALE TAS 7016		CLASSIC		F-WDCBAI30CLASA		
	4	PRELIM PLANS - INITIAL ISSUE	RCS	06.03.2024	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
5	PRELIM PLANS - COLOURS & RFI & VAR. REF. 01, 02, 03 UPDATE	HMI	17.04.2024	65 / - / 185311	CLARENCE COUNCIL	SHADOW DIAGRAMS - JUNE 21		14 / 14	1:200		

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. 0400-114-824	REGISTERED NUMBER SP185311
FOLIO REFERENCE C.T.183638/125 & C.T.181250/502		APPROVED EFFECTIVE FROM 18 JUL 2023
GRANTEE PART OF LOT 31801 (248A-1R-OP) GTD. TO FANE CLAUDE CAMPBELL COX	CITY OF CLARENCE	<i>Renwick</i> Recorder of Titles
SCALE 1: 1,000 LENGTHS IN METRES		

LOT 601 IS COMPILED FROM C.T.183638/125 & THIS SURVEY

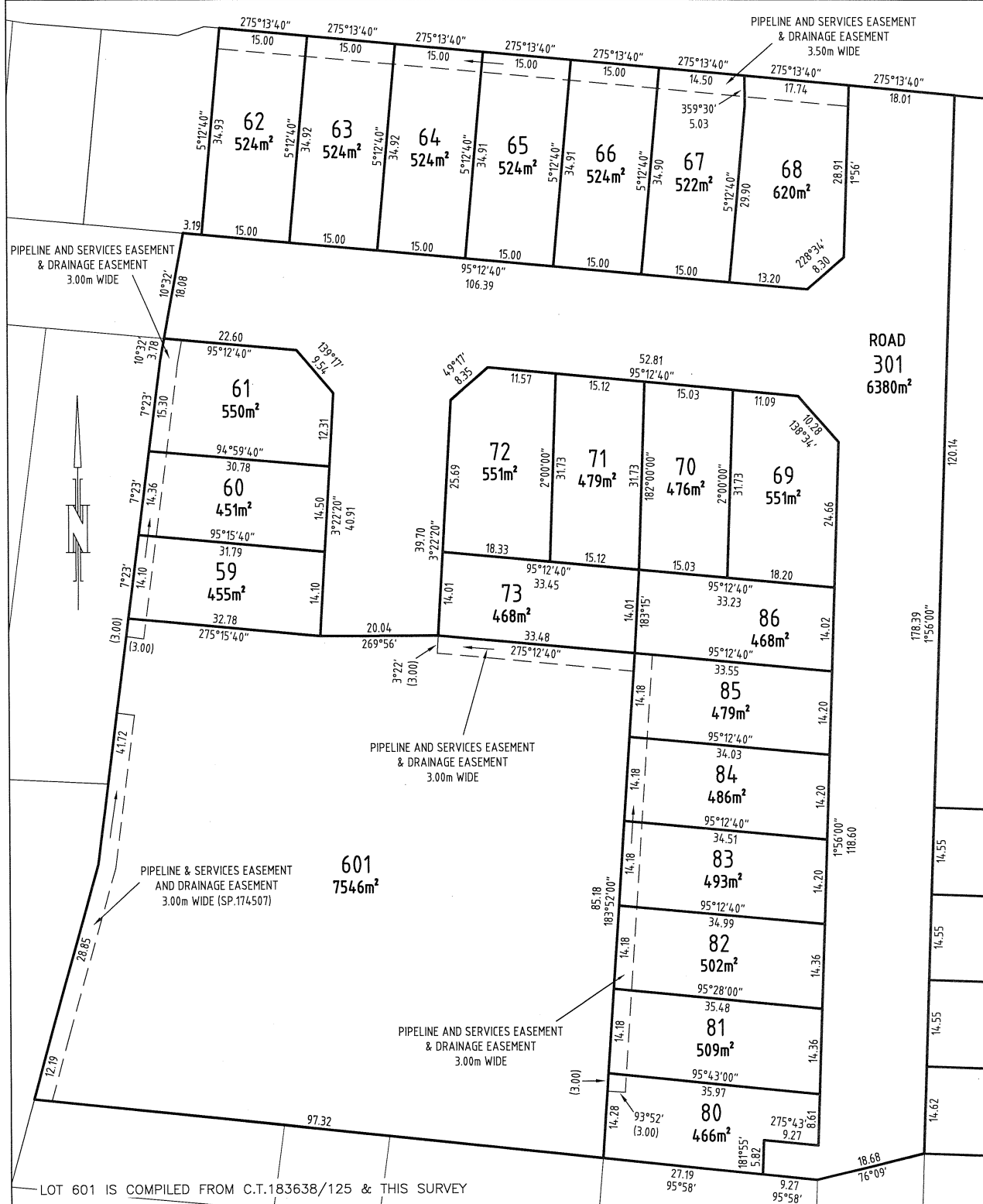
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



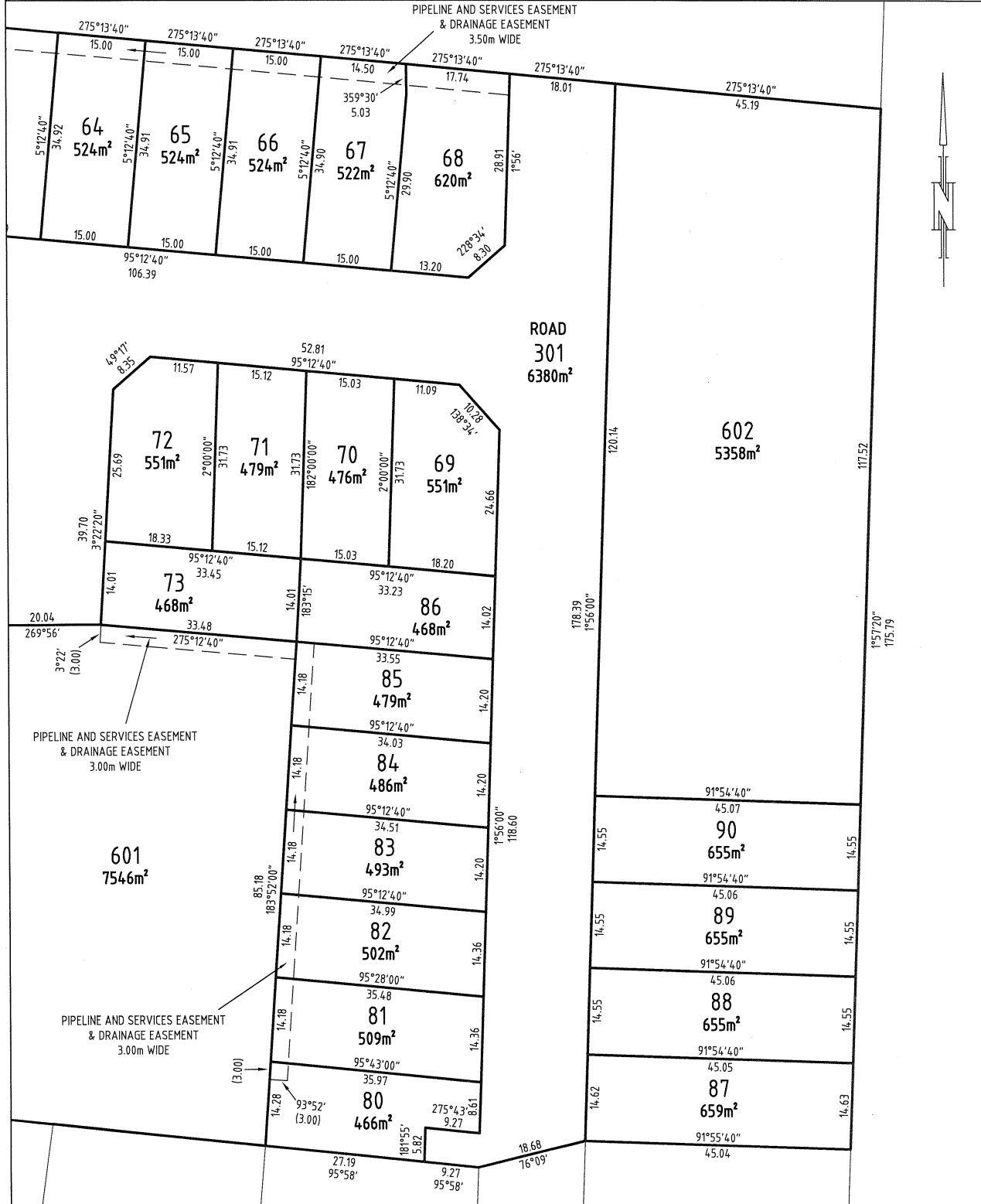
AS
Registered Land Surveyor
Date **8-6-2023**

CL
Council Delegate **Claire Shea**
Date **30.06.2023**

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: PHAROS CUSTODIANS PTY LTD FOLIO REFERENCE: C.T.183638/125 & C.T.181250/502 SCALE 1:600 LENGTH IN METRES</p>	<p>Registered Number SP 185311</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>C. Mea</i> 30.09.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 8-6-2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 18 JUL 2023 <i>[Signature]</i> Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER: PHAROS CUSTODIANS PTY LTD FOLIO REFERENCE: C.T.183638/125 & C.T.181250/502 SCALE 1:600 LENGTH IN METRES</p>	<p>Registered Number SP 185311</p>
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SEARCH OF TORRENS TITLE

VOLUME 185311	FOLIO 65
EDITION 1	DATE OF ISSUE 18-Jul-2023

SEARCH DATE : 01-Nov-2023

SEARCH TIME : 09.25 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 65 on Sealed Plan 185311
 Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude
 Campbell Cox
 Prior CT 183638/125

SCHEDULE 1

E194624 TRANSFER to PHAROS CUSTODIANS PTY LTD Registered
 24-Apr-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP185311 EASEMENTS in Schedule of Easements
 SP185311 COVENANTS in Schedule of Easements
 SP185311 FENCING COVENANT in Schedule of Easements
 SP168081, SP172459 & SP174507 COVENANTS in Schedule of
 Easements
 SP164707, SP168081, SP172459 & SP174507 FENCING PROVISION in
 Schedule of Easements
 C788114 NOTICE of Notified Corridor under Section 15 of the
 Major Infrastructure Development Approvals Act 1999
 affecting the land therein described Registered
 11-May-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185311

PAGE 1 OF 4 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.

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide on the Plan (the "Easement Land").

Lots 62 to 68 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide on the Plan (the "Easement Land").

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (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 62 to 68 (all inclusive) (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.

Lot 601 is 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 and more fully set forth in SP174507.

(SP 174507)

Lot 601 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" (SP174507) and more fully set forth in SP174507.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 183638/125 and 181250/502 SOLICITOR & REFERENCE: William Justo: WCJ 069028	PLAN SEALED BY: Clarence City Council DATE: 30 th June 2023 PDP PLAN NO. 2019/ REF NO. 008974 Stage 6 Council Delegate <i>C. Shea</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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of EP

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185311</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

Fencing Covenant

The owner of each Lot on the Plan covenants with the Vendors, Pharos Custodians Pty Ltd, that the Vendors shall not be required to fence.

Restrictive Covenants

& that part of Lot 301 formerly comprised in Lot 502 on Sealed Plan 181250
 Lots 87, 88, 89, 90 and 602 are each subject to Restrictive Covenants more fully set forth in SP168081, SP172459, and SP174507, & SP181250
 and that part of Lot 301 formerly comprised in Lot 125 on Sealed Plan 183638
 Lots 80 to Lot 86 (inclusive), and Lot 601 are each subject to Restrictive Covenants more fully set forth in ~~SP183638~~ SP168081, SP172459 & SP174507

Definitions:

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (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:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition;

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

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SP E.P.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185311</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

- (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/s 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.

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) 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;
- (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.

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

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185311</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

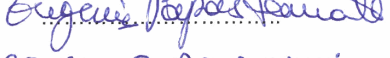
"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

EXECUTED by Pharos Custodians Pty Ltd (ACN 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 

Name: **ANTONIOS PAPA**STAMATIS
PLEASE PRINT

Director

Signature: 

Name: **EUGENIA PAPA**STAMATIS
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.

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Proposed Residential Development – Lot 65, Olive Grove Estate, Risdon Vale

Bushfire Hazard Report

Applicant: Wilson Homes

Job Number: 713397



May 2023 J7685v2.0

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Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	TBA
PID	TBA
Address	Lot 65, Olive Grove Estate, Risdon Vale
Applicant	Wilson Homes
Municipality	Clarence
Planning Scheme	Tasmanian Planning Scheme - Clarence
Zoning	General Residential
Land size	~0.052Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a new class 1a building at Lot 65, Olive Grove Estate, Risdon Vale requires demonstrated compliance with *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as BAL-12.5, provisions for construction standards, hazard management areas, property access and water supplies for firefighting will be required as detailed in this report and on the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.

4.0 Proposal

It is proposed that a new class 1a building and associated property access is developed at Lot 64, Olive Grove Estate, Risdon Vale, as per the site plan at appendix B.

5.1 Bushfire Attack Level (BAL) Assessment

5.2 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.3 Site Description

The proposal is located at Lot 65, Olive Grove Estate, Risdon Vale, in the municipality of Clarence and is zoned General Residential under the Tasmanian Planning Scheme - Clarence. Access to the lot will be by an existing crossover from Eonia Avenue, a council-maintained road. The lot is ~0.052 Ha, is rectangular in shape and is located approximately 0.57 km north north-west of Sugarloaf Hill (Figure 1).

Adjacent lands surrounding the lot to the east, south and west are zoned general residential while land to the north is zoned Future Urban which carries bushfire prone vegetation. At a landscape scale the lot occurs in a new subdivision which interfaces with a mosaic of low threat vegetation, forest and woodland vegetation which has linkages to landscape scale vegetation units within the Meehan Range. The lot has gentle slopes with a northerly aspect which may influence the bushfire attack at the site.

Vegetation surrounding the lot was assessed (Table 1) and described as 'open woodland and woodland' or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the north of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

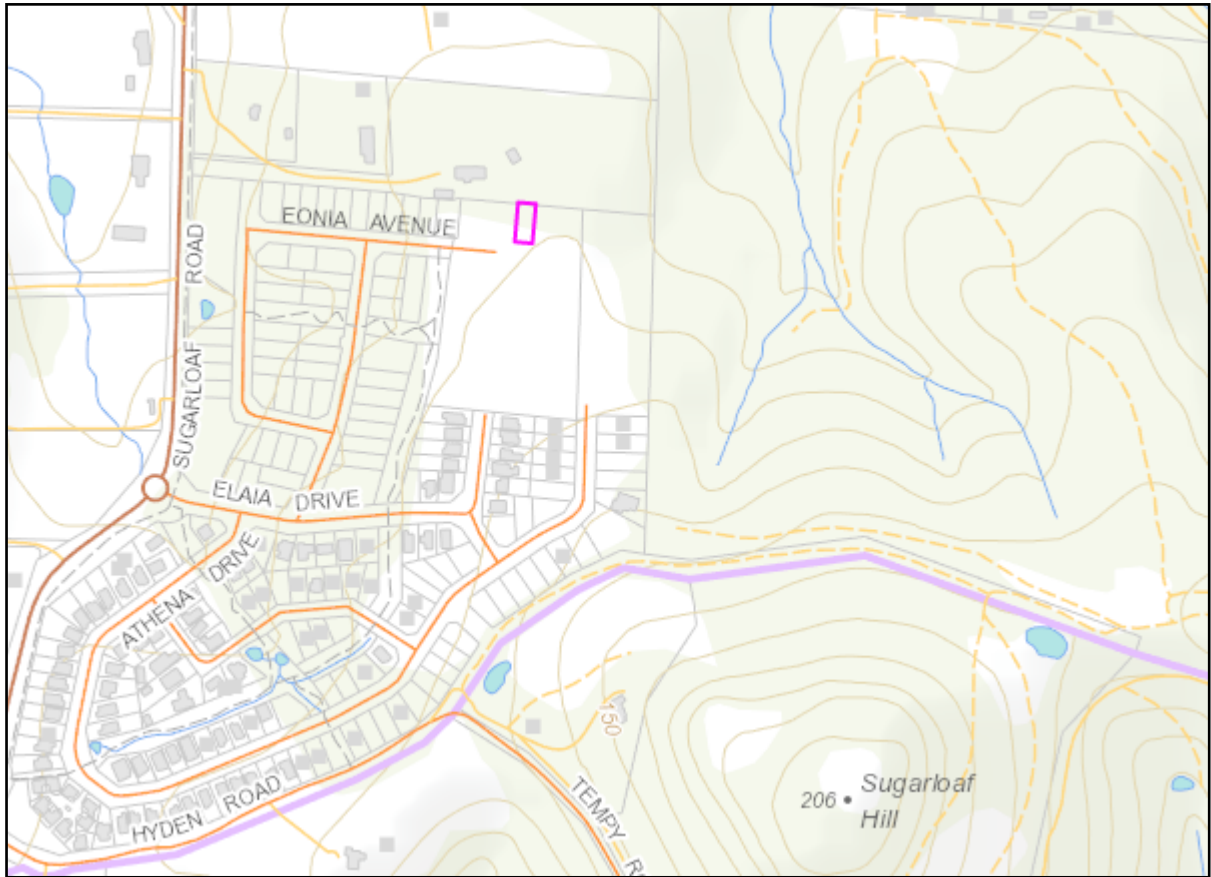


Figure 1. The lot in a topographical context (lot outlined in pink).



Figure 2. Shows the approximate location of the lot (pink line) in the context of the adjacent lands and classified vegetation.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 11 metres	11 metres	BAL-12.5
	Low Open Woodland	flat 0°	16 to 50 metres		
	Woodland [^]	>0 to 5° downslope	50 to 100 metres		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4(H).

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

^{**} 17 metres of HMA within lot, 10 metres of HMA external and secure through part 5 agreement.

6.1 Results

The bushfire attack level for the site has been determined as BAL-12.5. While the risk is considered to be low to moderate, there is a risk of ember attack and a likelihood of low levels of radiant heat impacting the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

6.2 Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

6.3 Water supplies for fire fighting

Dedicated water supplies for firefighting will be provided by existing fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications.

- The building area to be protected is located within 120 metres of a fire hydrant; and
- The distance has been measured as a hose lay, between the firefighting water point and the furthest part of the building area.

6.4 Hazard Management Area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintaining grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintaining vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 2. Compliance with the Directors Determination - Bushfire Hazard Areas, version 1.1, 8th April 2021.

Requirements	Compliance
2.3.1 Construction Requirements	<p>Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-12.5 standards of AS3959-2018.</p> <p>If the proposed building is designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 4.1.</p>
2.3.2 Property Access	<p>In this circumstance there is no requirement for minimum design and construction standards for property access as property access is not required to access a firefighting water connection point.</p> <p>There are no further requirements required to achieve compliance with clause 2.3.2.</p>
2.3.3 Water Supply for Firefighting	<p>Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 3A or 3B.</p> <p>There are existing reticulated water supplies for firefighting available which are consistent with the requirements of Table 3A.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.3.</p>
2.3.4 Hazard Management Areas	<p>Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack.</p> <p>HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the site. This report and the BHMP specify requirements for hazard management areas.</p> <p>If the HMA's are established in accordance with the BHMP the proposal will comply with clause 2.3.4</p>
2.3.5 Emergency Plan	<p>The proposal is for a class 1a building, in this circumstance there is no requirement for Emergency Plans to achieve compliance with the Determination.</p>

8.0 Guidance

The defendable space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defendable space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non-flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges;
- It is not necessary to remove all vegetation from the defendable space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

Tasmanian Planning Scheme - Clarence, Tasmanian Planning Commission.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

11.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur because of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A – Site Photos



Figure 3. Northern azimuth from the site.



Figure 4. Eastern azimuth from the site.



Figure 5. Southern azimuth from the site.



Figure 6. Western azimuth from the site.

Appendix B - Site Plan

COMPLIANCE ACHIEVED - SUBJECT TO COUNCIL APPROVAL TASMANIAN PLANNING SCHEME (ACCEPTABLE SOLUTIONS)

BRING SUBJECT TO RECEIPT OF ALL RELEVANT OCCUPATION PERMITS TO RESTRICTIONS ON THE SUBJECT PROPERTY.

LAND SUBJECT TO	810
ZONING	NO
WIND CLASSIFICATION	NO
MINIMUM DISTANCE TO BUSHFIRE	< 100M TO SALT TIMBER
BUSHFIRE	YES - BALUBC
FLOOD	NO
BUILDING ENVELOPE	YES - COUNCIL
HERITAGE	NO

BUILDING RESTRICTIONS

FRONT SETBACK (MIN)	1.5M
FRONT SETBACK (MAX)	NOT APPLICABLE
SECONDARY SETBACK (MIN)	5.5M
SECONDARY SETBACK (MAX)	NOT APPLICABLE
SIDE SETBACK (MIN)	1.5M
SIDE SETBACK (MAX)	NOT APPLICABLE
REAR SETBACK (MIN)	1.5M
REAR SETBACK (MAX)	NOT APPLICABLE
BUILDING HEIGHT (MAX)	3.0M (80%)
LANDSCAPED AREA (MIN)	20% (MAX 10% GROUPE)
PRIVATE OPEN SPACE (MIN)	10m
FILL DRAIN	1m
BATTERS (MAX)	1:2

ESTATE GUIDELINES

TO CONFIRM ANY RESTRICTIONS THAT APPLY (MIN DWELLING SIZE, SETBACKS, BUILDING FORM, MATERIALS ETC.)

APPROVAL RESTRICTIONS

- APPLY TO ALL BUILDINGS AND AREAS
- BUSHFIRE PROBE AREA
- SAFEGUARDING OF AIRPORT'S CODE
- CHOWN OR COUNCIL LAND ON OR ADJOINING THE PROPERTY

The site plan shows Lot 65 with a total area of 525m². The building footprint is 4340m². Key features include a garage, a SW Manhole (Lid: No Lid, Inv: 104.67), and a Sewer Conn. (Lid: 106.06, Inv: 105.28). The plan also shows various setbacks and boundaries, including a 1.5m front setback, a 5.5m secondary setback, and a 1.5m side setback. A north-south orientation is indicated by a compass rose.

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APPROX. IMPORT/EXPORT TELL	75.52MP
CUT VOLUME	64.91m³
FILL VOLUME	10.61m³
DIFFERENCE	75.52m³
TONNAGE	24 TONNES OF EXPORT FILL

TOTAL FLOOR AREAS

AREA NAME	DWOP FLOOR	AREA (m²)
GARAGE	NO	39.14
LIVING	NO	43.59
PORCH	NO	1.99
TOTAL		164.72 m²

COMPLIANCE AREAS

164.72

CLIENT: RAKESH & SEEMA KUMAR
ADDRESS: OLIVE GROVE ESTATE, RISDON VALE TAS 7016
LOT SECTION/CT: 65/-/NVR
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: CREMORNE
PACKAGE DESIGN: CLASSIC
SHEET TITLE: DSP - CONTOUR SKETCH

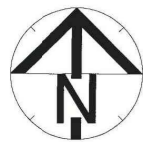
HOUSE CODE: H-WDMCMM10SA
PACKAGE CODE: F-WDMCMM10CLASA
SCALE: 1:200

DO NOT SCALE DIMENSIONS. USE DIMENSIONS AND VERTICAL DIMENSIONS AND DIMENSIONS TO BE PROVIDED TO THE ARCHITECT.

713397

THIS PLAN HAS BEEN DRAWN TO BE SUBJECT TO YOUR CONSULTANT'S TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. PLEASE NOTE SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL AND OUR SELECTIONS APPOINTMENT IS COMPLETE. MOVING FORWARD ANY FURTHER STRUCTURAL CHANGES WILL INCUR AN ADMINISTRATION FEE. A COMPLETE SET OF PLANS WILL BE PROVIDED AT YOUR PLAN PRESENTATION/ APPOINTMENT.

SIGNATURE: _____
DATE: _____



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, Lot 65, Olive Grove Estate, Risdon Vale. May 2023. J7685v2
Tasmanian Planning Scheme -Clarence



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Building Specifications to BAL-12.5 of AS3959-2018

Hazard Management Area

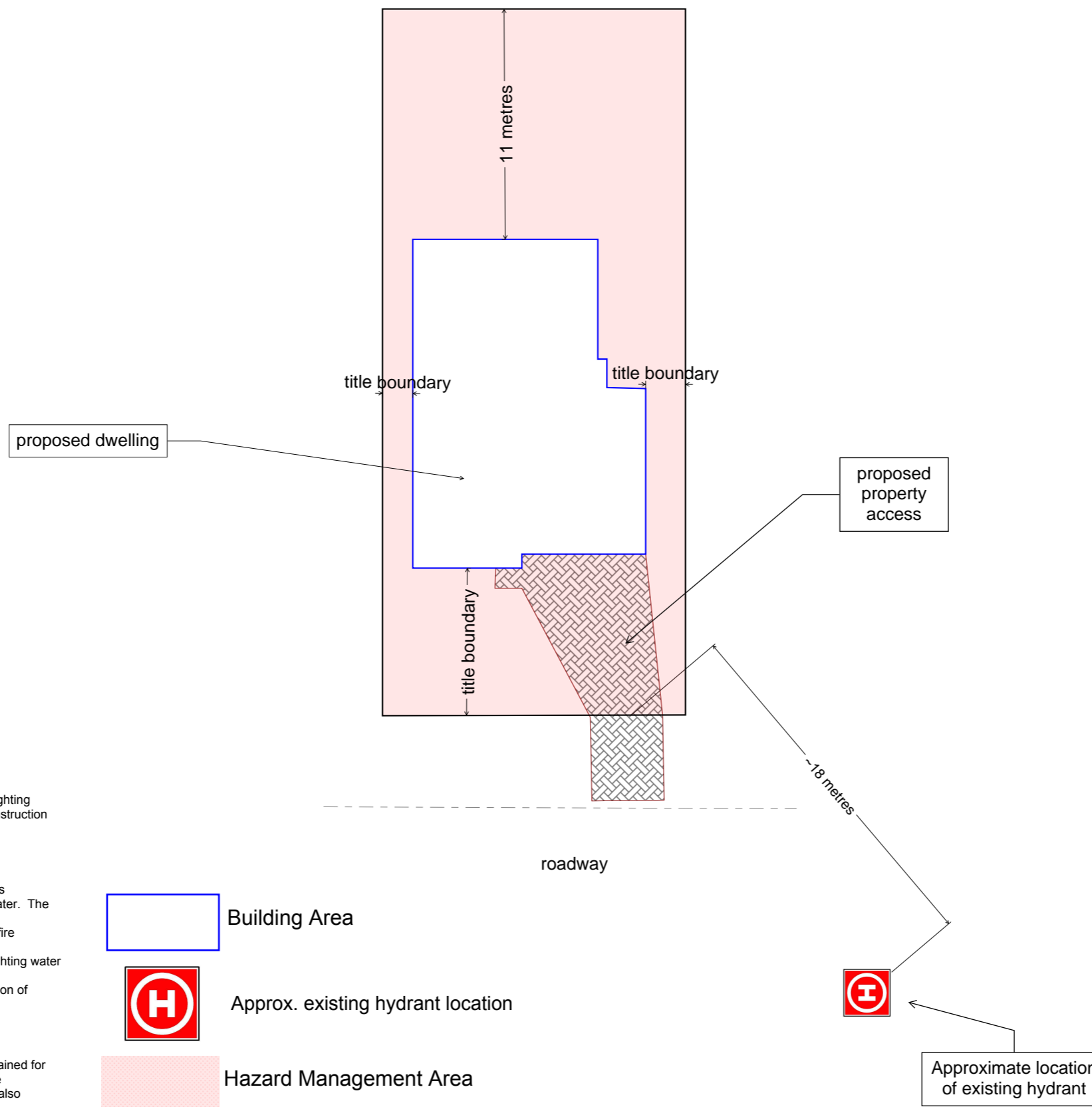
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J7685

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.



Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

Water Supplies for Firefighting

Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
- The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.

In this circumstance there are no further requirements for the provision of firefighting water supplies.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

Wilson Homes
250 Murray Street
Hobart, Tasmania 7000

C.T.: TBA
PID: TBA

Date: 29/05/2023

Bushfire Hazard Management Plan Lot 65, Olive Grove Estate, Risdon Vale. May 2023. J7685v2
Bushfire Management Report Lot 65, Olive Grove Estate, Risdon Vale. May 2023. J7685v2

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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's Determination - Certificates by Qualified Persons for Assessable Items n)

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:

The attached Bushfire Hazard Report and Bushfire Hazard Management Plan for the address detailed above in 'details of work'

Relevant calculations:

Reference the above report.

References:

AS3959-2018 Construction of Buildings in Bushfire-prone Areas. Directors Determination for: Bushfire Hazard Areas v1.1 or Requirements for Building in Bushfire-prone Areas (transitional) v2.2

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report.
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Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. 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. 3. Impacts of future development and vegetation growth have not been considered.
--

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

J7685

Date:

29/05/2023