



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044952

PROPOSAL: Dwelling

LOCATION: 10 Triandra Avenue, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10 July 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 10 July 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 Dwelling

Location:

Address 10 Triandra Drive

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

\$ 397,875.00

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

Current Use of Site:

Vacan 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 14/06/2024

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.

SHEET INDEX

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

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	113.56
PATIO	13.45
PORCH	1.48
TOTAL	128.49 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 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	NO
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (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	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	13.90km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	9,373mm
SIDE A	MIN. 1,500mm	2,400mm
SIDE B	MIN. 1,500mm	2,312mm
REAR	MIN. 1,500mm	13,000mm
BULK & SCALE		
SITE AREA	540m ²	
SITE COVERAGE	MAX. 50%	23.8%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	1,998mm
FILL DEPTH	MAX. 1,000mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

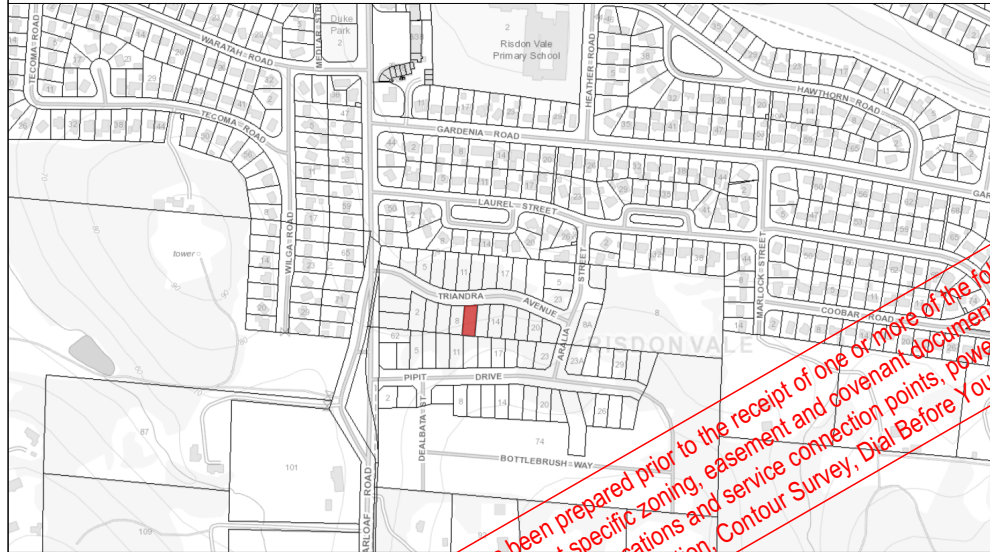
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	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	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	AIRCELL FOR B&J

PRELIMINARY PLAN SET

02	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.06.05	MLG	DKZ
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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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

	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 13/05/2024	WILLIAM PETER SANDER & EMMA HAMASAKI	ASCOT 12	H-WDCASC10SA	
	COPYRIGHT:			ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	2 PRELIM PLANS - INTIAL ISSUE	MLG 2024.06.05	10 TRIANDRA AVE, RISDON VALE TAS 7016	HAMPTON	F-WDCASC10HMPTA	
				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				22 / - / 184792	COVER SHEET	1 / 13	
				COUNCIL:		SCALES:	
				CLARENCE COUNCIL		1:100	
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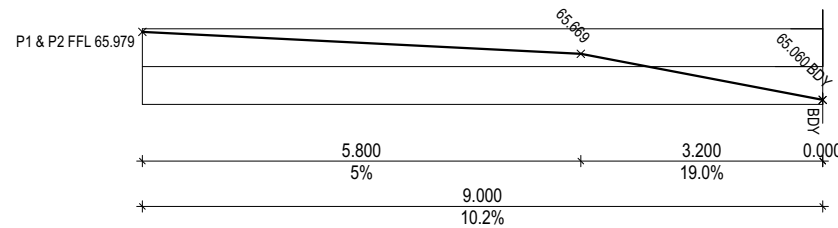
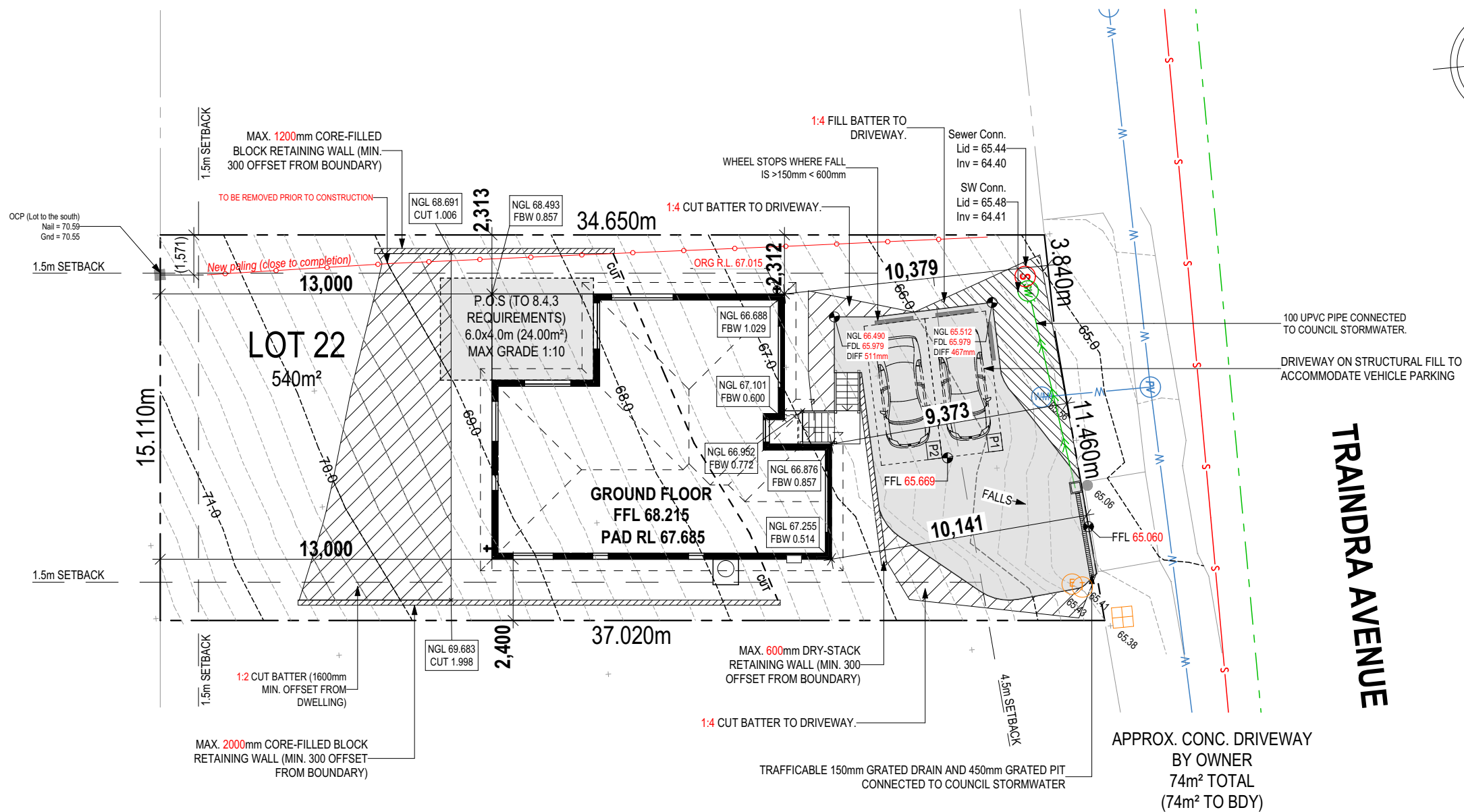
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	138.85m³	312.41t
FILL	0.00m³	0.00t
DIFFERENCE	138.85m³	312.41t

312 TONNES OF EXPORT FILL

LOT SIZE: 540.00m²
HOUSE (COVERED AREA): 128.49m²
SITE COVERAGE: 23.79%

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



SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 13/05/2024
2 PRELIM PLANS - INTIAL ISSUE	MLG 2024.06.05

CLIENT:	WILLIAM PETER SANDER & EMMA HAMASAKI
ADDRESS:	10 TRIANDRA AVE, RISDON VALE TAS 7016
LOT / SECTION / CT:	22 / - / 184792
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	HAMPTON
SHEET TITLE:	SITE PLAN
SHEET No.:	2 / 13

HOUSE CODE:	H-WDCASC10SA
FACADE CODE:	F-WDCASC10HMPTA
SCALES:	1:200, 1:100

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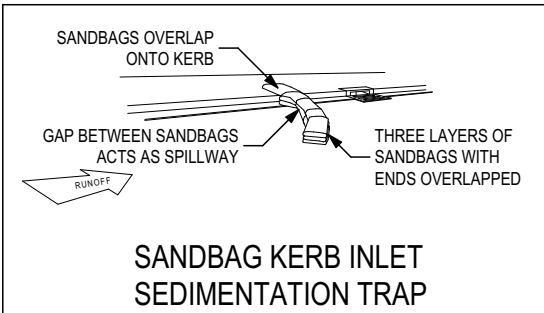
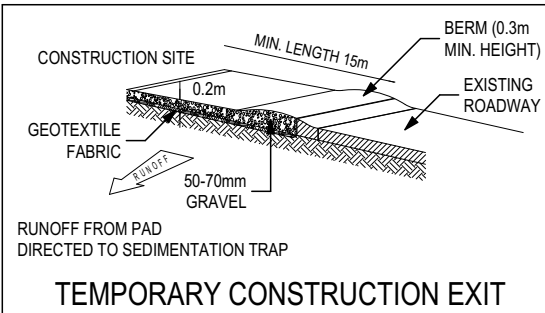
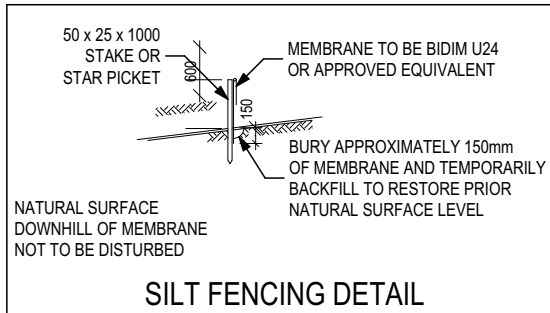
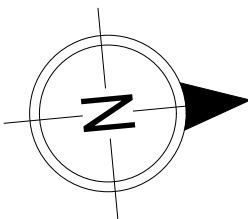
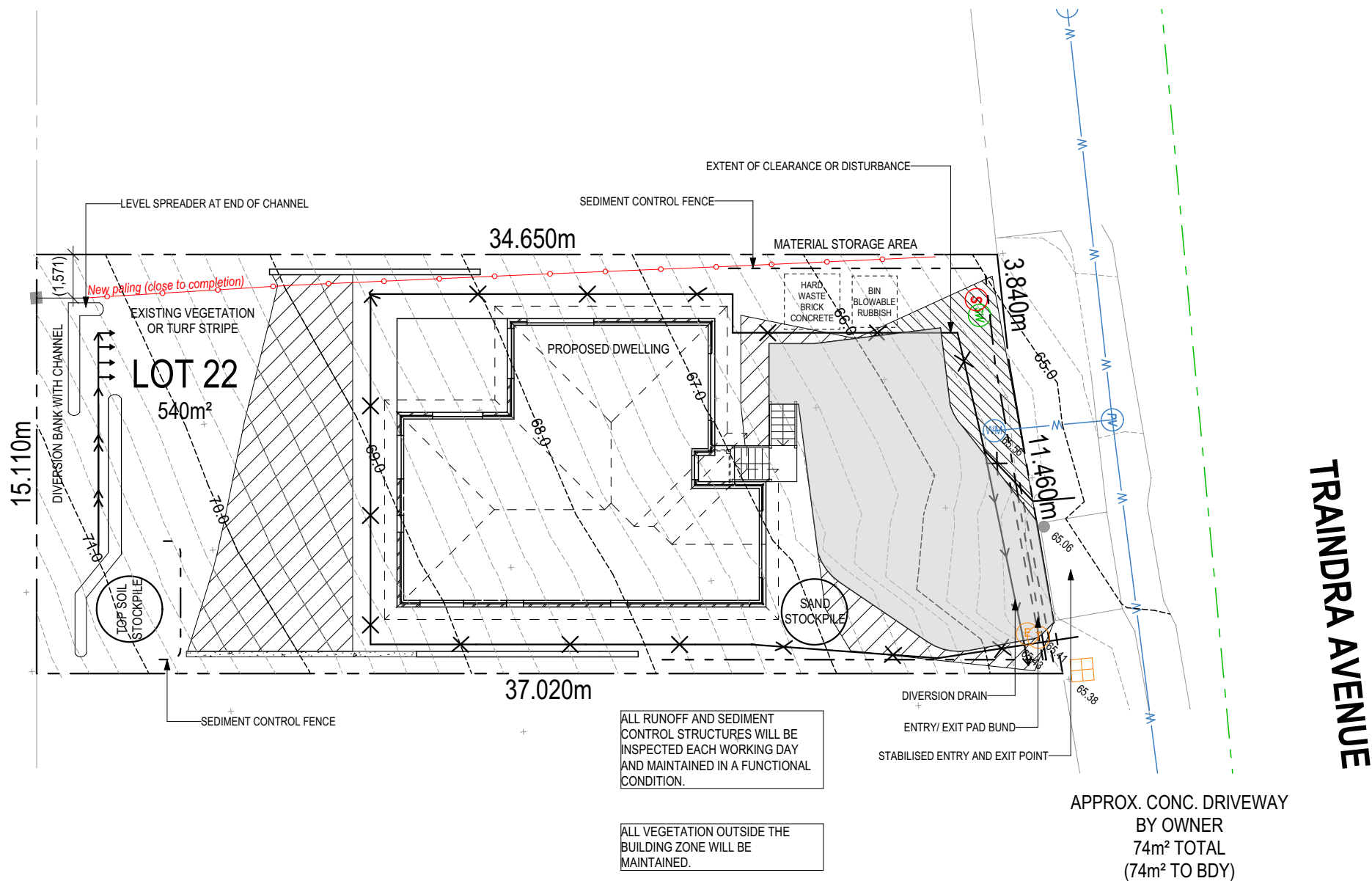
714016

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**

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			LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	
				SHEET No.: 3 / 13	SCALES: 1:200	

MAIN DWELLING, GROUND FLOOR	
LIVING	113.56
PATIO	13.45
PORCH	1.48
TOTAL	128.49 m²

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

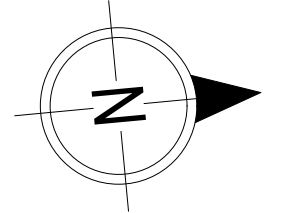
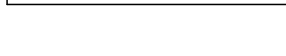
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

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

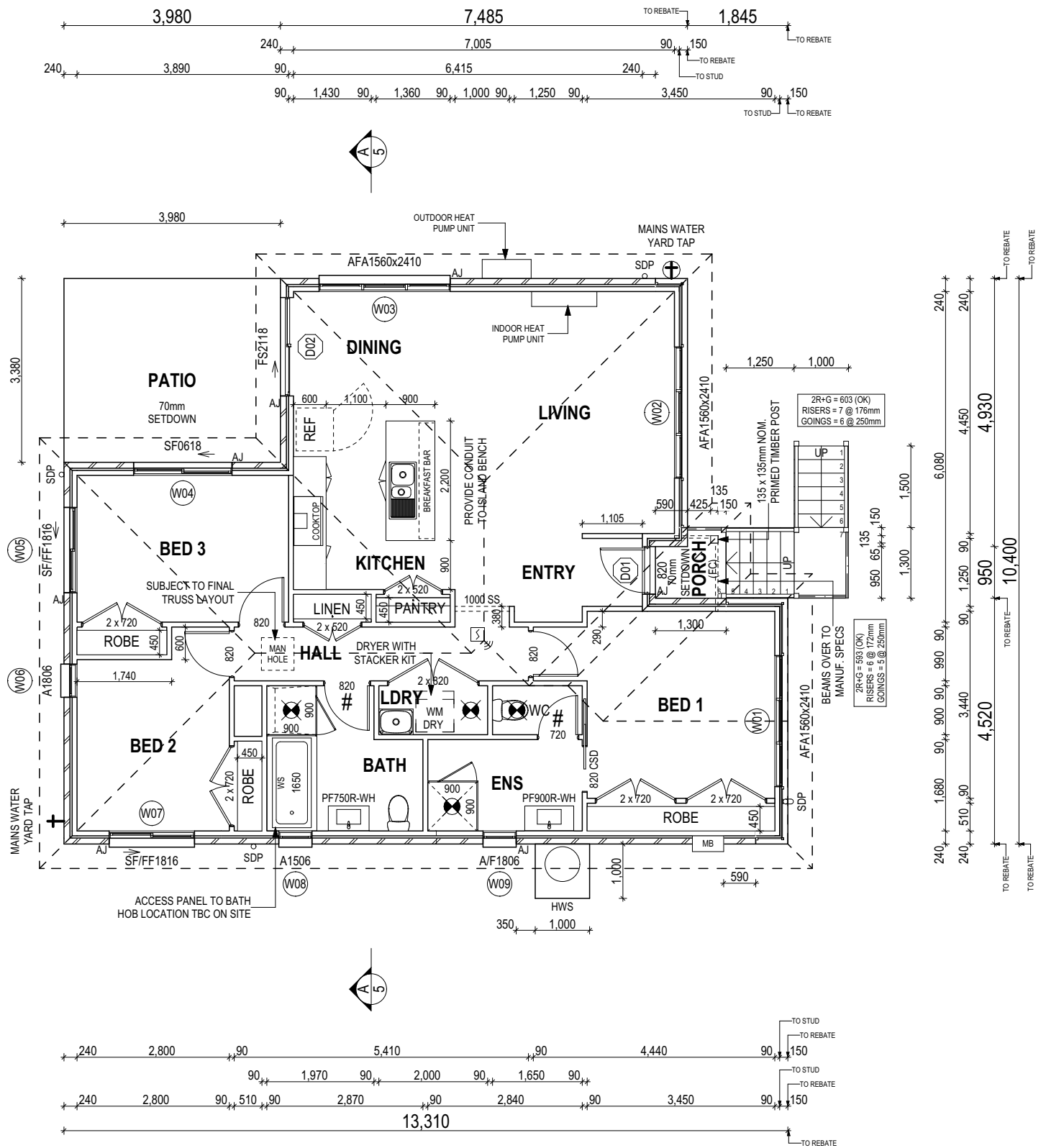
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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

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

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

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
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SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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COPYRIGHT: © 2024	2 PRELIM PLANS - INTIAL ISSUE	MLG 2024.06.05	ADDRESS: 10 TRIANDRA AVE, RISDON VALE TAS 7016	FACADE DESIGN: HAMPTON	FACADE CODE: F-WDCASC10HMPTA	
			LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 4 / 13
					SCALES: 1:100	714016

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

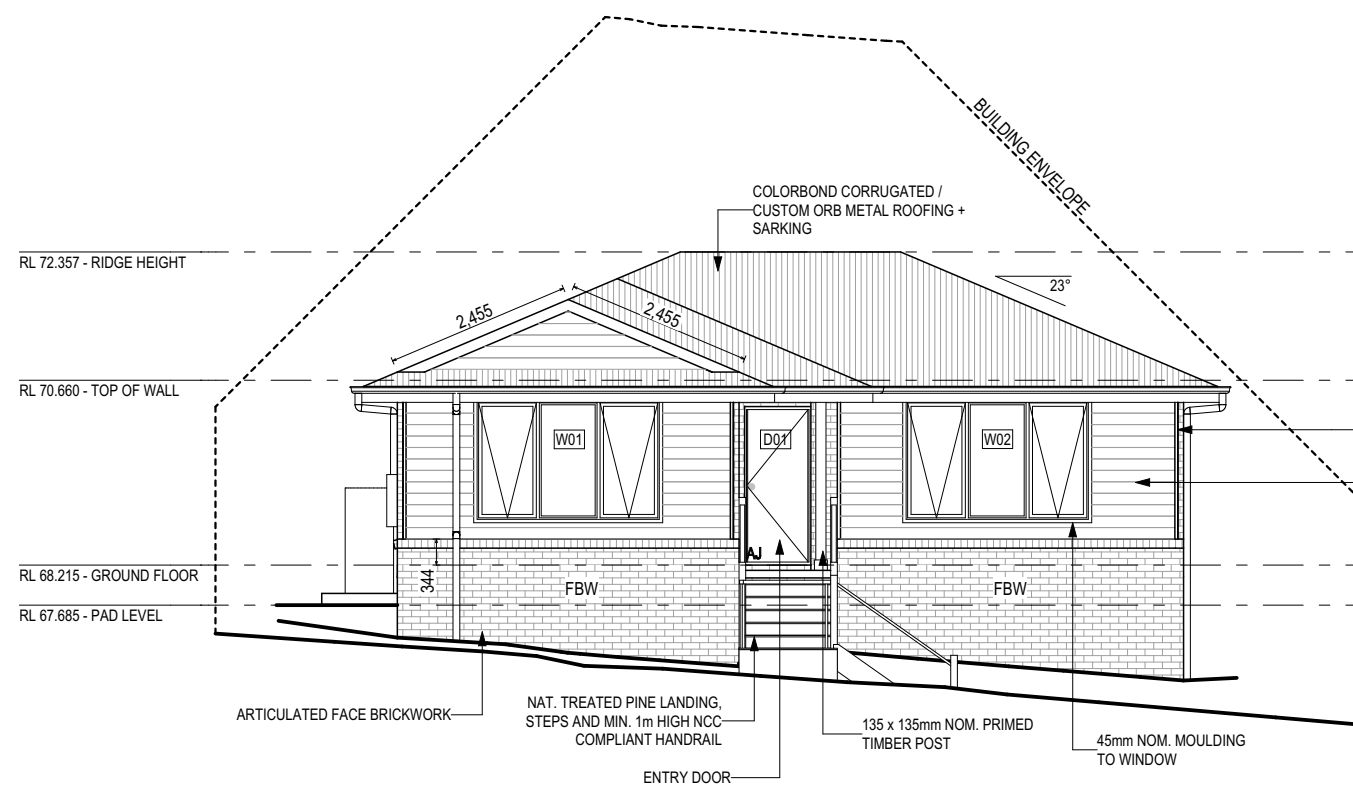
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SH = SNAP HEADER SILL

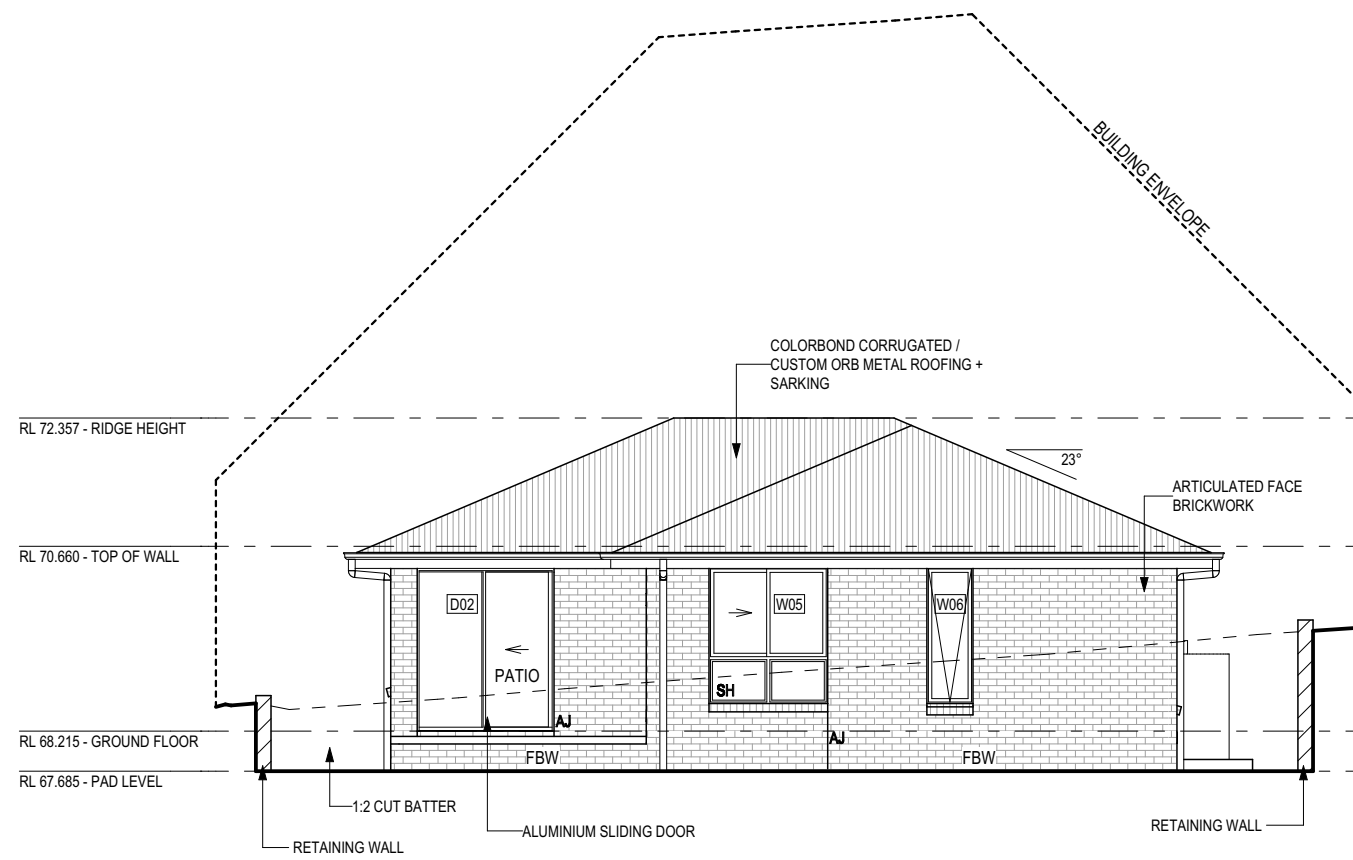
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

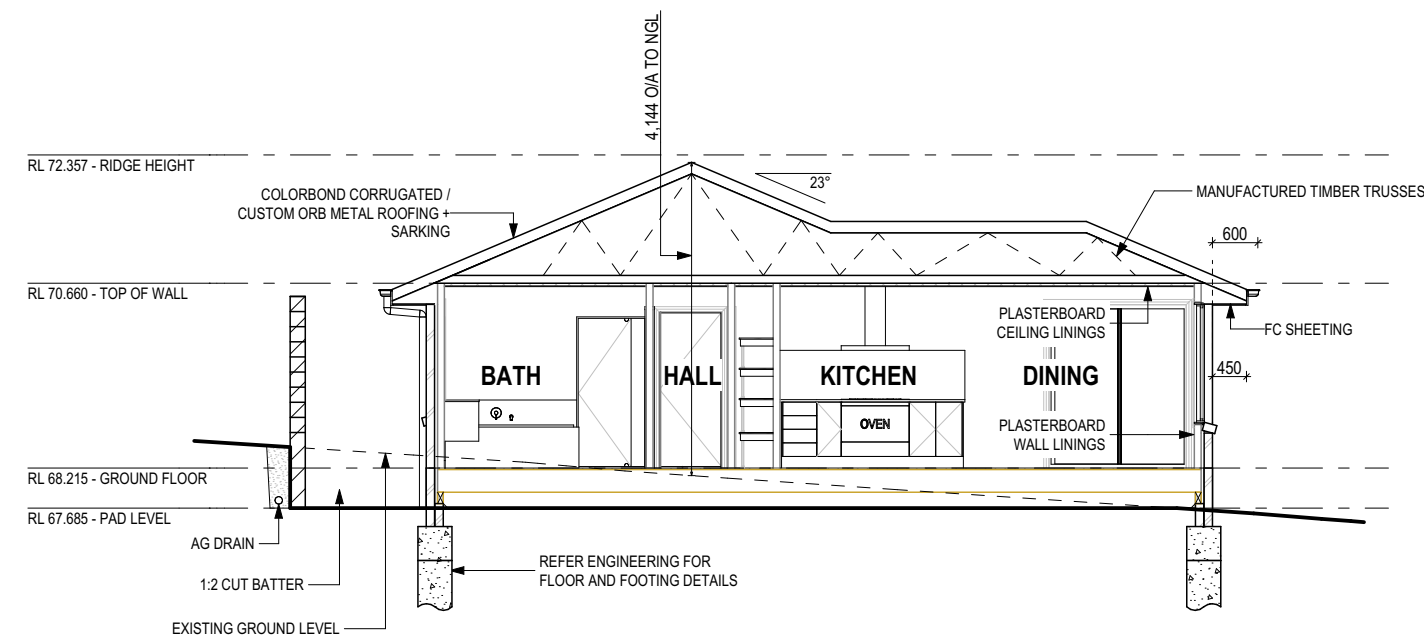
REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING W-BRIC-001



NORTH ELEVATION
 SCALE: 1:100



SOUTH ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100

GROUND CLEARANCE IN ACCORDANCE WITH NCC TABLE 3.4.1.2 FOR CLIMATIC ZONE C TO BE 150mm FOR THE FIRST 2m THEN 400mm CLEARANCE FOR ACCESS TO SERVICES.

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

GLASS TYPE LEGEND		WINDOW TYPE LEGEND				
□	▨					
CLEAR	OBSCURE	AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER	
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SIGNATURE: _____	DATE: _____
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				LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL		SHEET TITLE: ELEVATIONS / SECTION

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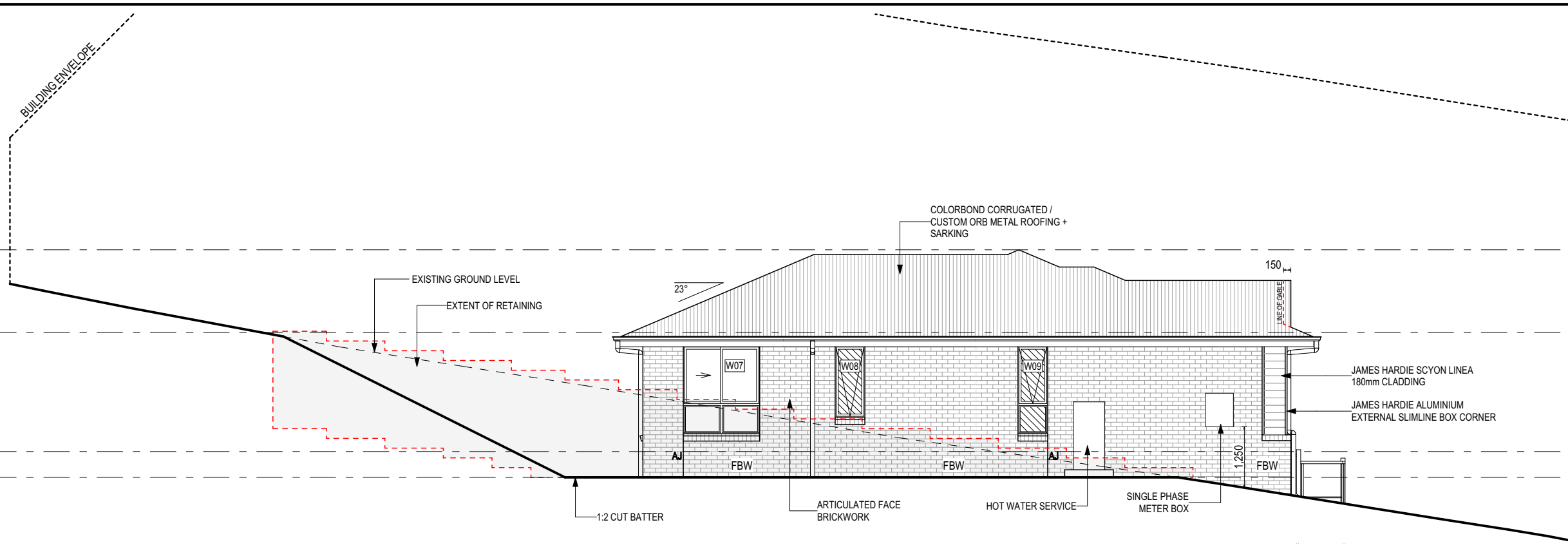
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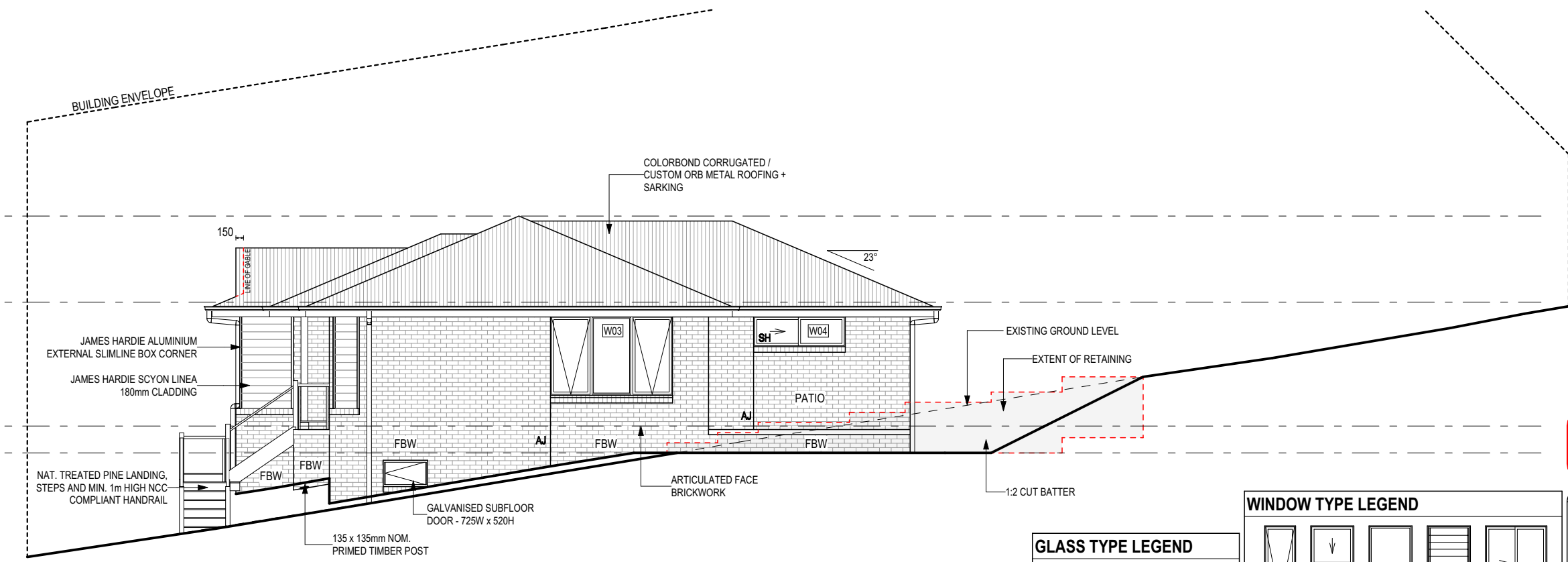
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ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



EAST ELEVATION
 SCALE: 1:100



WEST ELEVATION
 SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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

PLAN ACCEPTANCE BY OWNER

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SIGNATURE: _____	DATE: _____

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REVISION	DRAWN
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2 PRELIM PLANS - INTIAL ISSUE	MLG 2024.06.05

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ADDRESS: 10 TRIANDRA AVE, RISDON VALE TAS 7016
LOT / SECTION / CT: 22 / - / 184792
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: HAMPTON
SHEET TITLE: ELEVATIONS
SHEET No.: 6 / 13

HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10HMPTA
SCALES: 1:100

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714016

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	AFA1560x2410	AWNING	BED 1	1,560	2,410	7,940	3.76	ALUMINIUM	N/A	NONE	N	3.03	CLEAR	MP 803-803
GROUND FLOOR	W02	AFA1560x2410	AWNING	LIVING	1,560	2,410	7,940	3.76	ALUMINIUM	N/A	NONE	N	3.03	CLEAR	MP 803-803
GROUND FLOOR	W03	AFA1560x2410	AWNING	DINING	1,560	2,410	7,940	3.76	ALUMINIUM	N/A	ANGLED	W	3.03	CLEAR	MP 803-803
GROUND FLOOR	W04	SF0618	SLIDING	BED 3	600	1,810	4,820	1.09	ALUMINIUM	N/A	SNAP HEADER	W	0.89	CLEAR	
GROUND FLOOR	W05	SF/FF1816	SLIDING	BED 3	1,800	1,570	6,740	2.83	ALUMINIUM	N/A	SNAP HEADER	S	2.39	CLEAR	BP 600, MP 785/0
GROUND FLOOR	W06	A1806	AWNING	BED 2	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.81	CLEAR	
GROUND FLOOR	W07	SF/FF1816	SLIDING	BED 2	1,800	1,570	6,740	2.83	ALUMINIUM	N/A	ANGLED	E	2.39	CLEAR	BP 600, MP 785/0
GROUND FLOOR	W08	A1506	AWNING	BATH	1,460	610	4,140	0.89	ALUMINIUM	N/A	ANGLED	E	0.64	OBSCURE	
GROUND FLOOR	W09	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	E	0.80	OBSCURE	BP 600
								21.12					17.01		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	N/A	SNAP HEADER	N	1.23	N/A	
GROUND FLOOR	D02	FS2118	SLIDING	DINING	2,158	1,810	7,936	3.91	ALUMINIUM	N/A	SNAP HEADER	S	3.41	CLEAR, TOUGHENED	
								5.75					4.64		
								26.87					21.65		

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.

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

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INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	4	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	3	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	

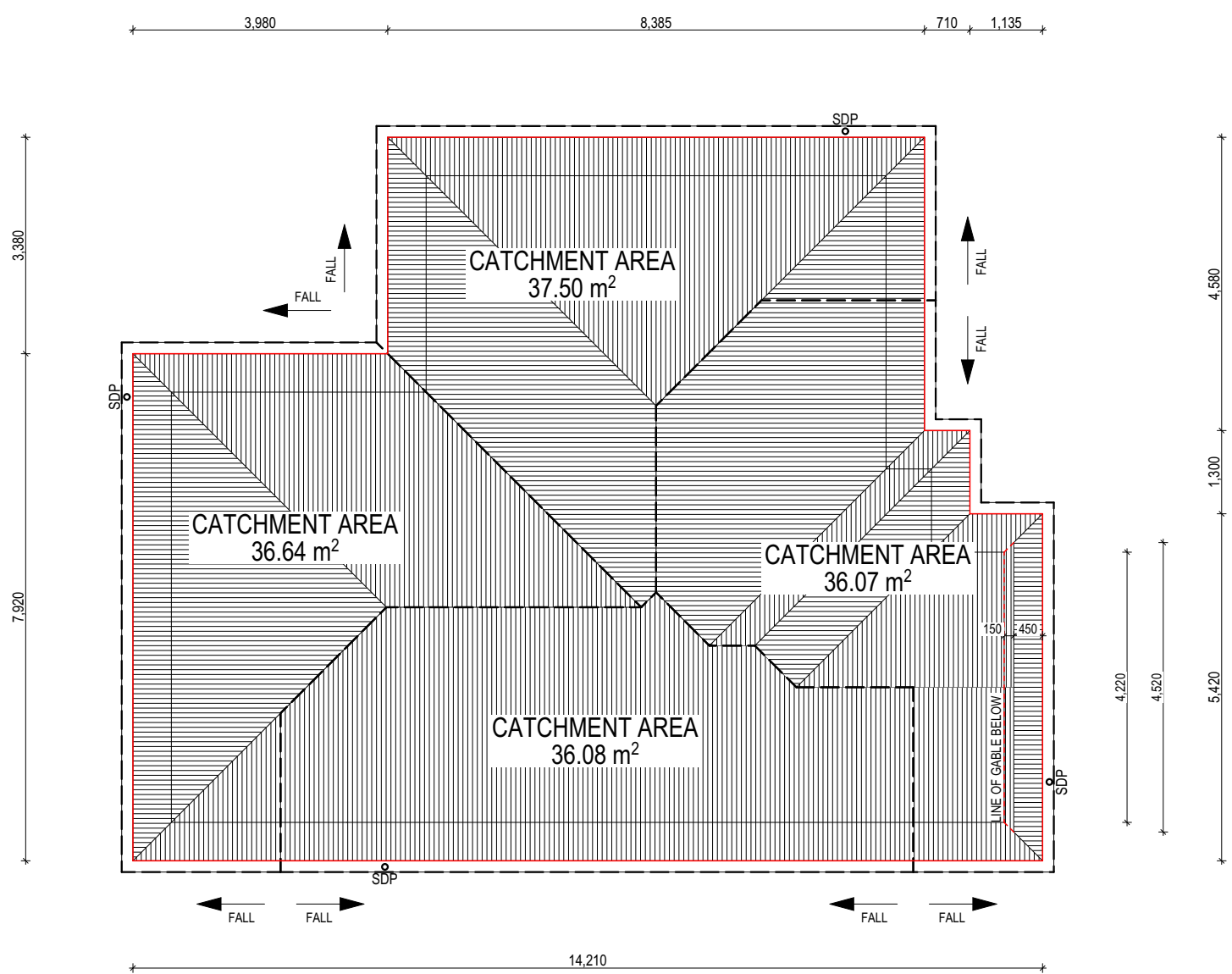
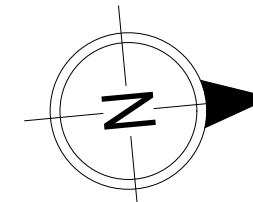
PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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

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

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				LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 7 / 13
						SCALES:	714016



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		
	137.19	Flat Roof Area (excluding gutter and slope factor) (m ²)
	149.66	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZ3500.3:2018)		
Ah	146.29	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	177.01	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	2.76	Ac / Acdp
Downpipes Provided	4	

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

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WATERPROOFING & PLUMBING

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2 PRELIM PLANS - INTIAL ISSUE	MLG 2024.06.05

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ADDRESS:	10 TRIANDRA AVE, RISDON VALE TAS 7016
LOT / SECTION / CT:	22 / - / 184792
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	ASCOT 12
FACADE DESIGN:	HAMPTON
SHEET TITLE:	ROOF DRAINAGE PLAN

HOUSE CODE:	H-WDCASC10SA
FACADE CODE:	F-WDCASC10HMPTA
SHEET No.:	8 / 13
SCALES:	1:100







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714016

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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)



PRELIMINARY

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

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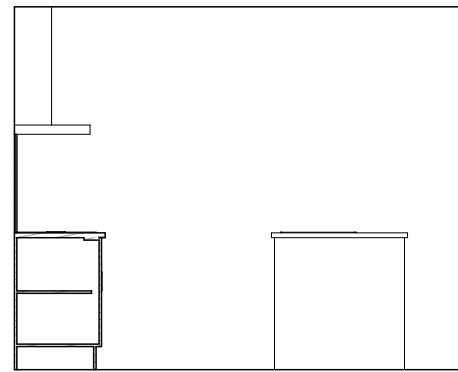
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LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	FACADE DESIGN: HAMPTON

HOUSE CODE: H-WDCASC10SA	HOUSE DESIGN: ASCOT 12
FACADE CODE: F-WDCASC10HMPTA	FACADE DESIGN: HAMPTON
SHEET No.: 9 / 13	SHEET TITLE: FLOOR COVERINGS

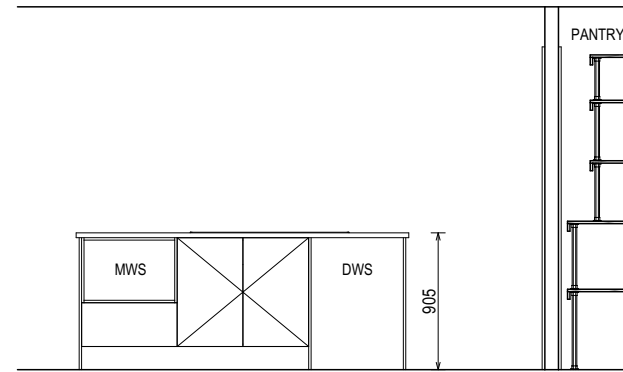
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714016	Template Version: 24.037

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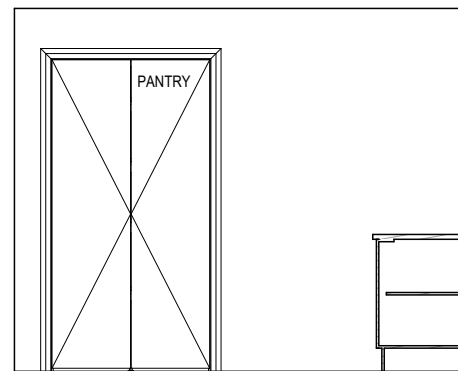
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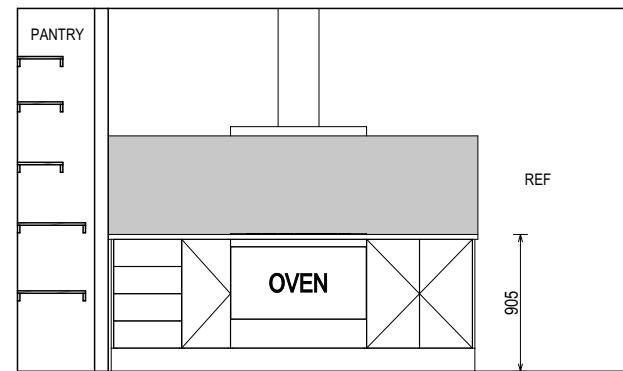
ELEVATION A
SCALE: 1:50



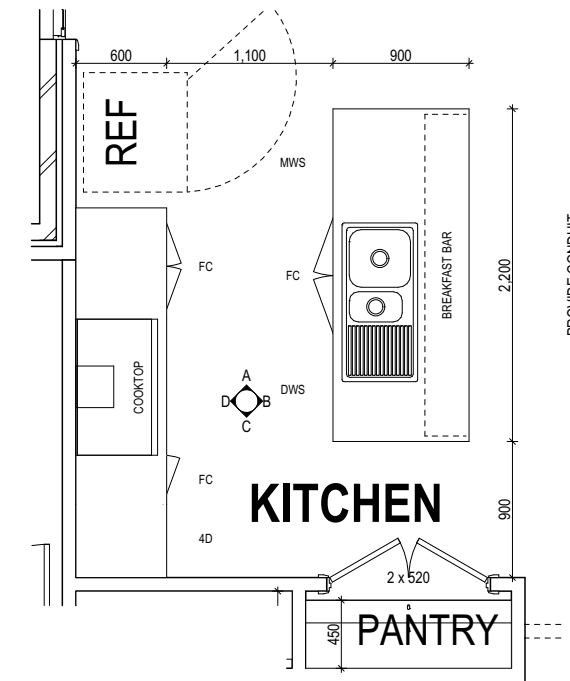
ELEVATION B
SCALE: 1:50



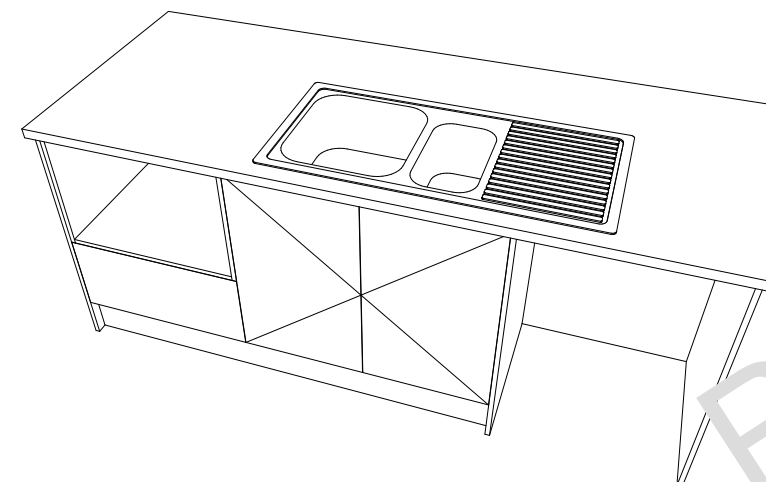
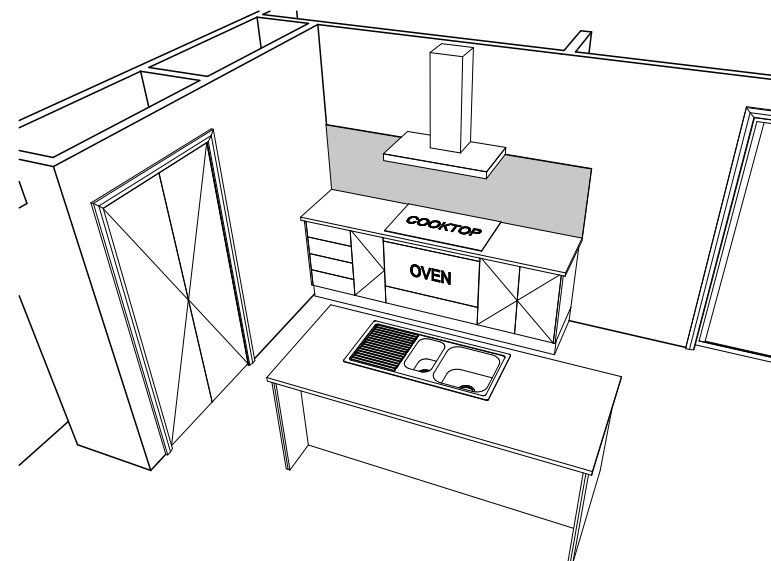
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

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

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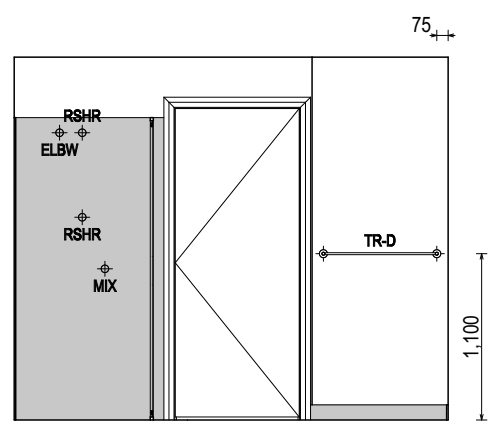
	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: WILLIAM PETER SANDER & EMMA HAMASAKI	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
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				LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 10 / 13	SCALES: 1:50	714016

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

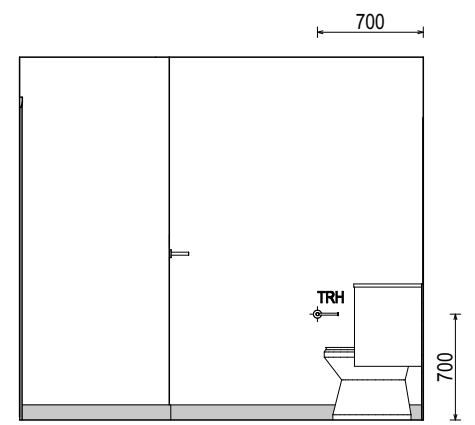
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

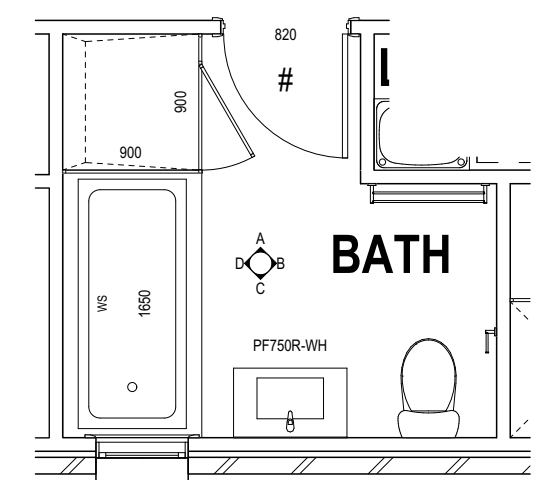
LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING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



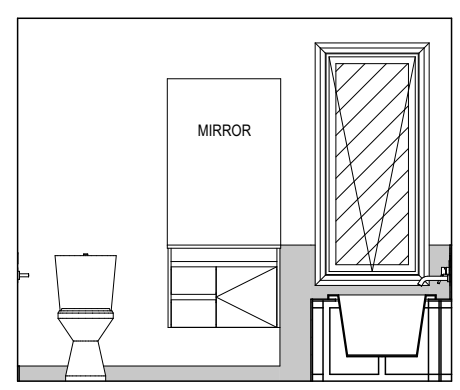
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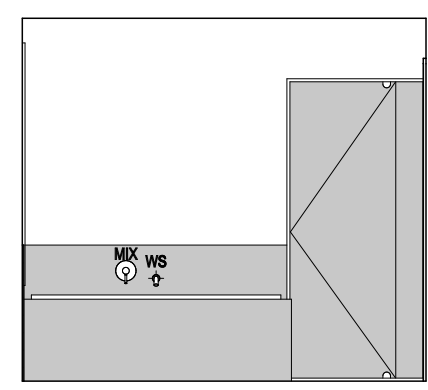
ELEVATION B
SCALE: 1:50



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

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: WILLIAM PETER SANDER & EMMA HAMASAKI	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	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 2 PRELIM PLANS - INTIAL ISSUE	JOL 13/05/2024 MLG 2024.06.05	ADDRESS: 10 TRIANDRA AVE, RISDON VALE TAS 7016	FACADE DESIGN: HAMPTON	FACADE CODE: F-WDCASC10HMPTA		
			LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 11 / 13	SCALES: 1:50	714016

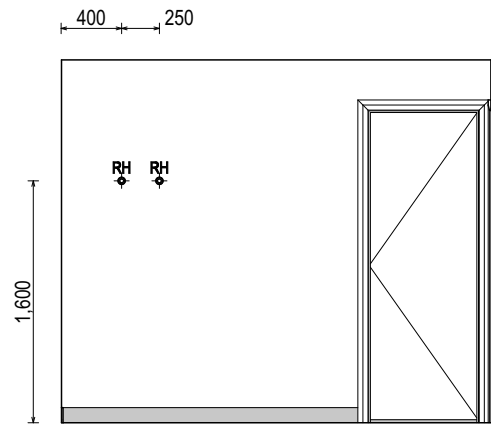
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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 - GENERAL BUILDING INFORMATION

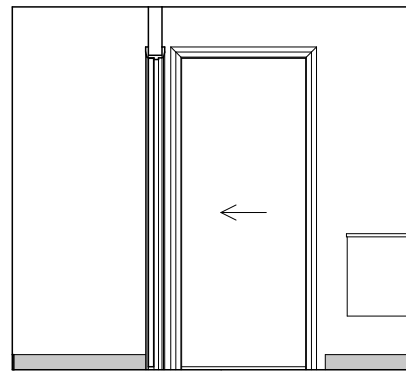
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

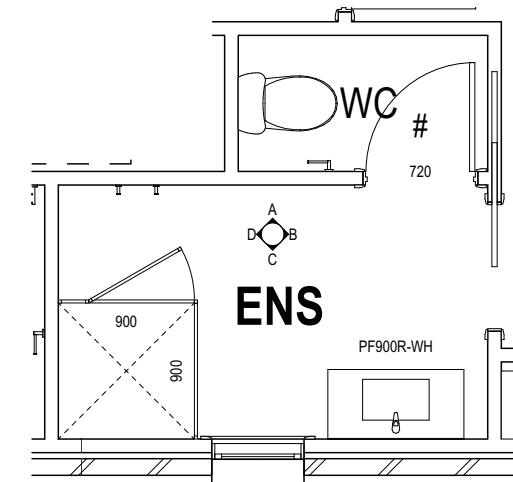
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



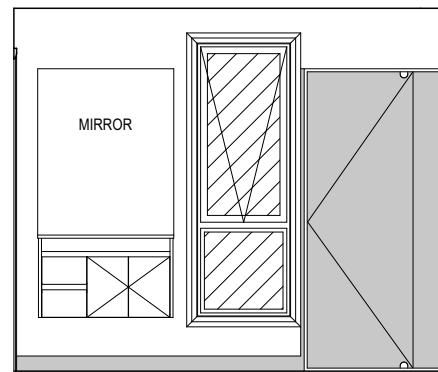
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SCALE: 1:50



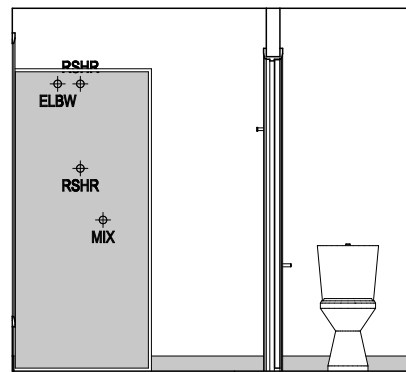
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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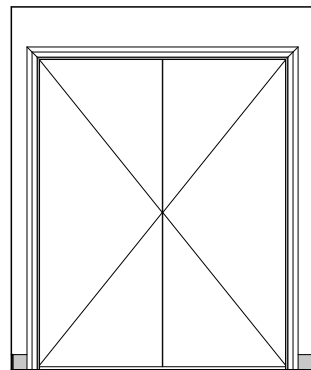
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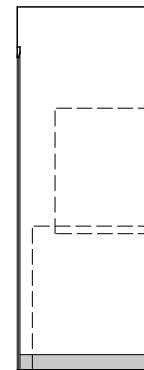
	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1	JOL 13/05/2024	WILLIAM PETER SANDER & EMMA HAMASAKI	ASCOT 12	H-WDCASC10SA	
		2 PRELIM PLANS - INTIAL ISSUE	MLG 2024.06.05	ADDRESS: 10 TRIANDRA AVE, RISDON VALE TAS 7016	FACADE DESIGN: HAMPTON	FACADE CODE: F-WDCASC10HMPTA	
				LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET No.: 12 / 13	SCALES: 1:50
					ENSUITE DETAILS		714016

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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

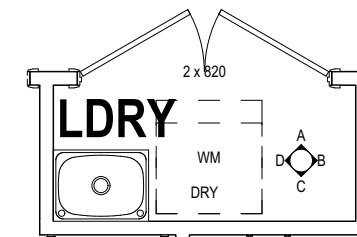
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



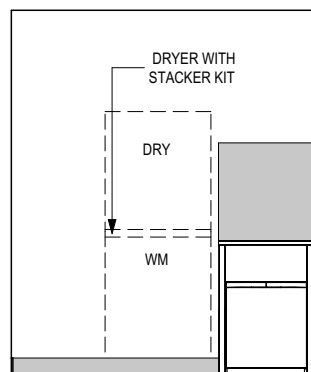
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SCALE: 1:50



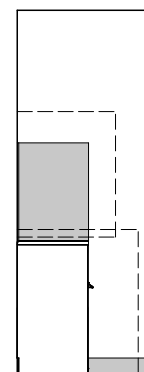
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

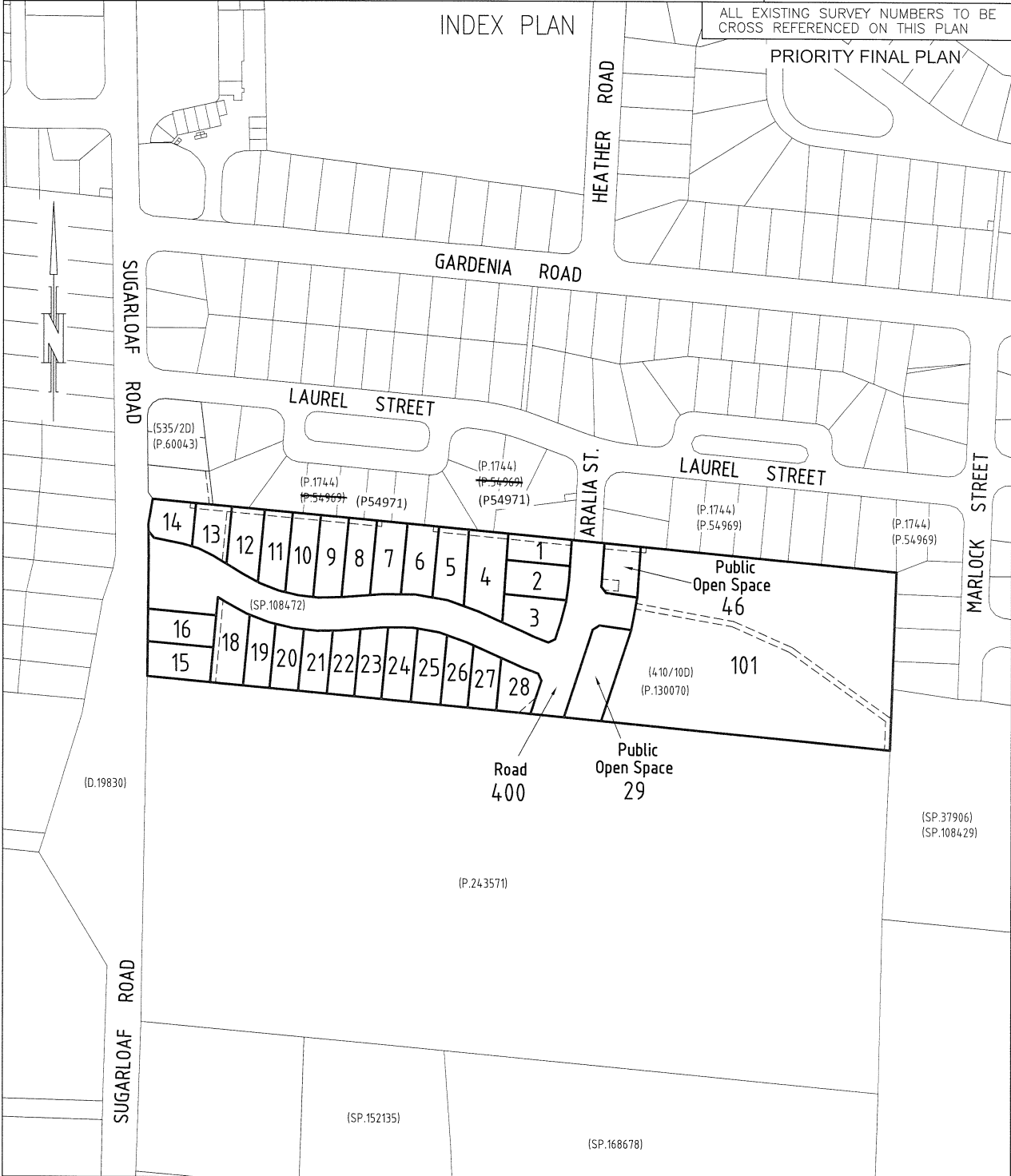
PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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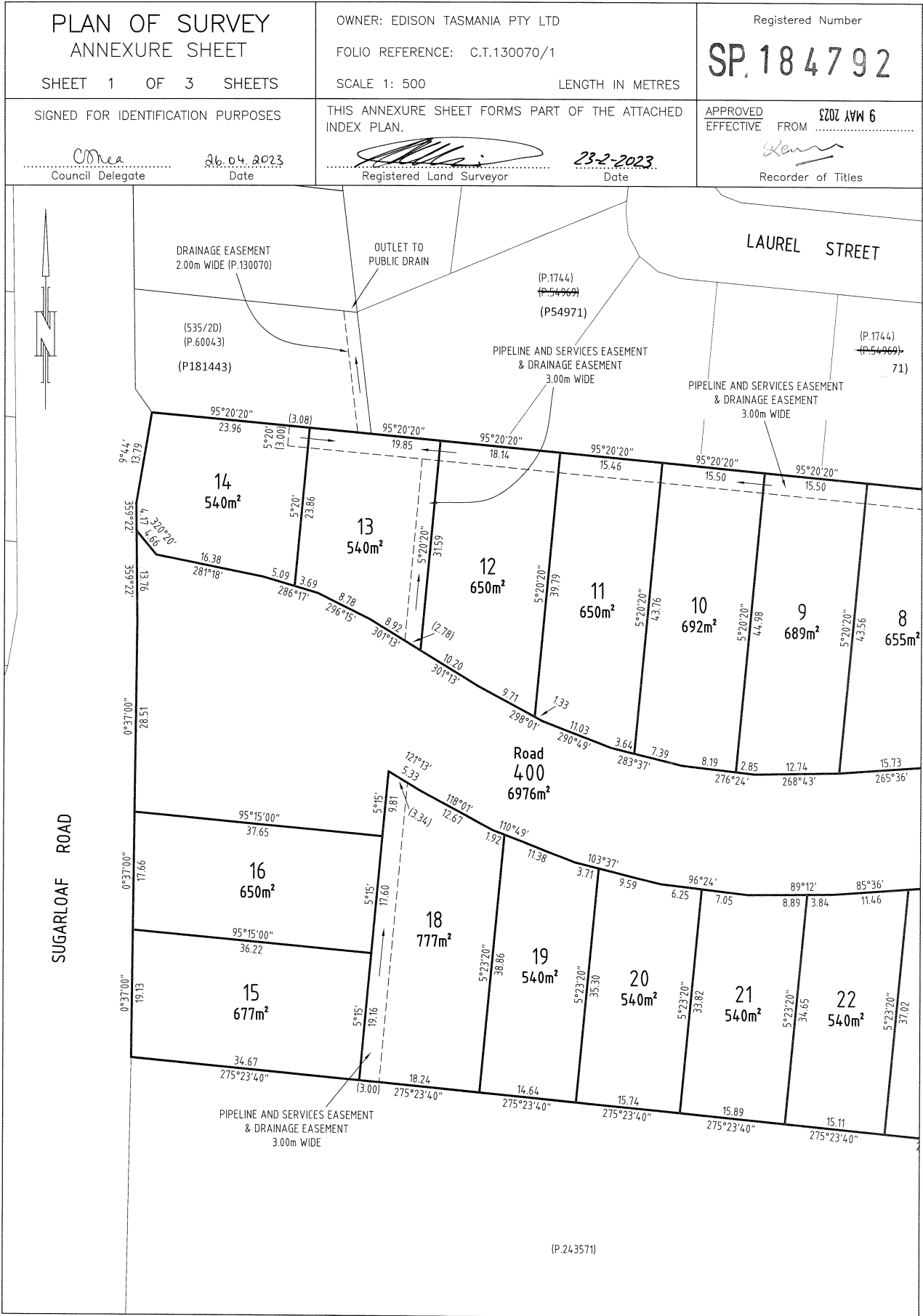
	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: WILLIAM PETER SANDER & EMMA HAMASAKI	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
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				LOT / SECTION / CT: 22 / - / 184792	COUNCIL: CLARENCE COUNCIL	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 13 / 13	SCALES: 1:50	714016

<p>OWNER EDISON TASMANIA PTY LTD</p> <p>FOLIO REFERENCE C.T.130070/1</p> <p>GRANTEE PART OF LOT 31801 (248A-1R-0Ps) GTD TO FANE CLAUDE CAMPBELL COX</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898</p> <p>CITY OF CLARENCE</p> <p>SCALE 1: 2000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP184792</p> <p>APPROVED EFFECTIVE FROM 9 MAY 2023</p> <p><i>Renna</i> Recorder of Titles</p>
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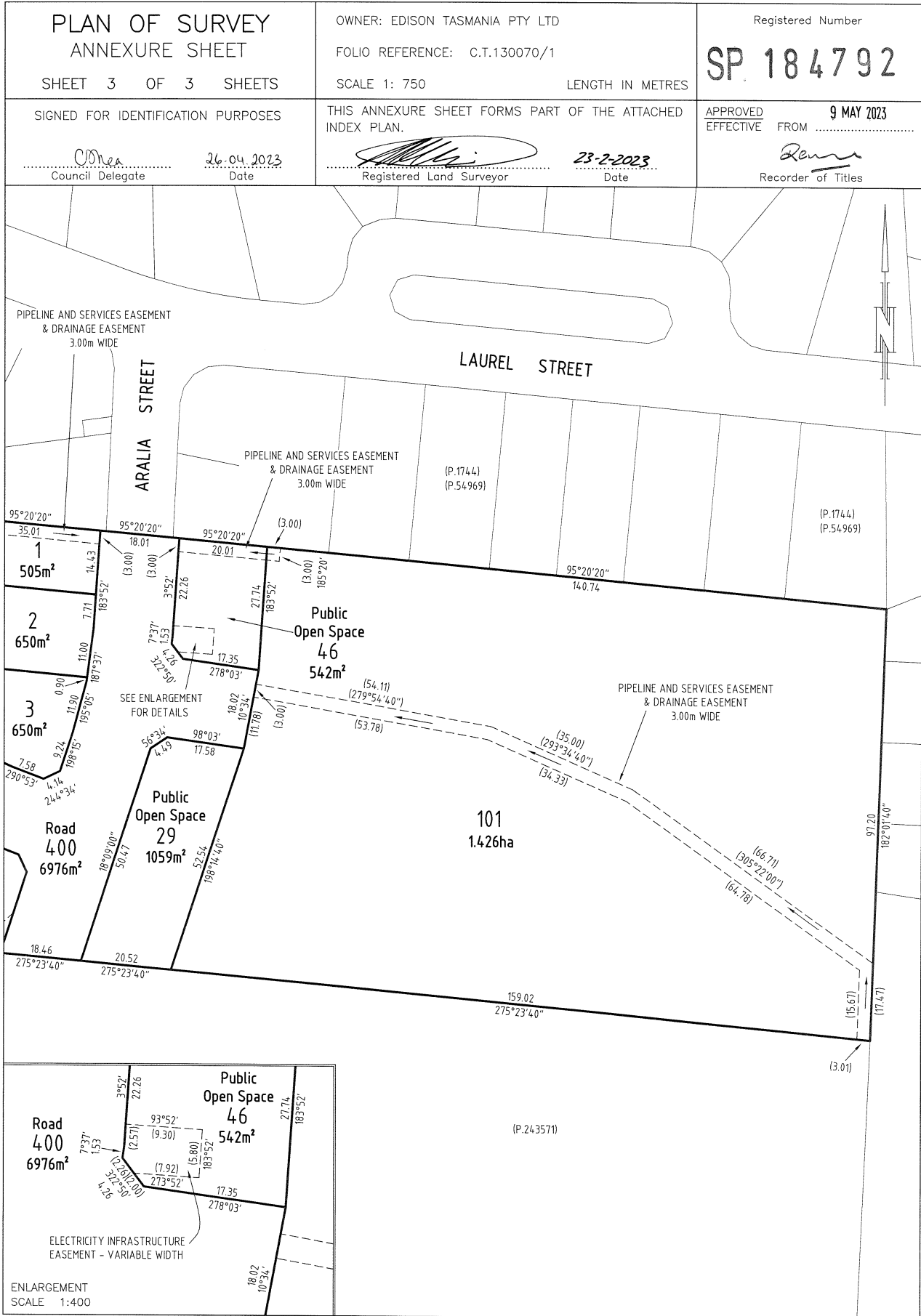
[Signature]
Registered Land Surveyor 23-2-2023
Date

[Signature]
Council Delegate *Clare Shea* 26.04.2023
Date



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: EDISON TASMANIA PTY LTD FOLIO REFERENCE: C.T.130070/1 SCALE 1: 500 LENGTH IN METRES	Registered Number SP.184792
	SIGNED FOR IDENTIFICATION PURPOSES <i>CDna</i> 26.04.2023 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 23-2-2023 Registered Land Surveyor Date





SEARCH OF TORRENS TITLE

VOLUME 184792	FOLIO 22
EDITION 2	DATE OF ISSUE 04-Jul-2023

SEARCH DATE : 07-Apr-2024

SEARCH TIME : 01.18 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 22 on Sealed Plan 184792
 Derivation : Part of Lot 31801 (248A-1R-0P) Gtd. to Fane
 Claude Campbell Cox
 Prior CT 130070/1

SCHEDULE 1

N137746 TRANSFER to WILLIAM PETER SANDER and EMMA HAMASAKI
 Registered 04-Jul-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP184792 EASEMENTS in Schedule of Easements
 SP184792 COVENANTS in Schedule of Easements
 SP184792 FENCING COVENANT in Schedule of Easements
 SP108472 FENCING COVENANT in Schedule of Easements
 E315522 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 09-May-2023 at 12.03 PM
 E353926 MORTGAGE to B&E Ltd Registered 04-Jul-2023 at 12.02
 PM

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. 184792

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

Each Lot is together with a right of drainage over the drainage easement on the plan marked 'DRAINAGE EASEMENT 2.00 WIDE (P.130070)'.

Lots 1, 4 – 14 (inclusive), 18, 46 and 101 on the Plan are subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots ("the Easement Land").

(as defined herein)

Lots 1, 4 – 14 (inclusive), 18, 46 and 101 on the Plan are subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots.

Lot 28 is subject to a Pipeline and Services Easement in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH' shown passing through such Lot ("the Easement Land").

(as defined herein)

Lot 28 is subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH' shown passing through such Lot.

(as defined herein)

Lot 46 is subject to a Wayleave Easement in gross in favour of Tasmanian Networks Pty Ltd ("TasNetworks") over the land marked 'ELECTRICITY INFRASTRUCTURE EASEMENT VARIABLE WIDTH' shown passing through such Lot ("the Easement Land").

FENCING COVENANT

The owner of each Lot on the Plan covenants with Edison Tasmania Pty Ltd (the Vendor) that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REF: 130070/1 SOLICITOR: BUTLER McINTYRE & BUTLER (CKT211963)	PLAN SEALED BY: CLARENCE CITY COUNCIL <i>Stage 1+2</i> DATE: <i>26th April 2023</i> <i>PDPLANFMTD - 2021/</i> Ref No. <i>021118</i> <i>ODnea</i> Council Delegate <i>Cing Shee</i>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

NEW

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 184792</p>
<p>SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 130070/1</p>	

COVENANTS

The owner of each Lot on the Plan each covenant with the Vendor Edison Tasmania Pty Ltd and the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants will run with a bind the covenantors Lot and every part thereof may be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations;

1. Not to construct or allow to be constructed on the lot any kit home or relocatable dwelling.
2. Not to erect any building on the lot other than of brick, stone, masonry block or similar material, rendered insulated concrete forms, rendered insulated boards, timber construction, or flat metal cladding or insulated boards that are rendered, painted or pre-coloured.
3. Not to erect any dwelling house or residential building on the lot using any roofing material or with roofs other than tiles or metal sheet roof material.
4. Not to erect any garage or outbuilding on the lot using any roofing material or with roofs other than tiles or metal sheet roof material.
5. Not to erect or place or suffer to be or remain on the lot any temporary building structure or caravan except a shed used for the purpose of and in connection with and during and in the course of construction of a permanent building or buildings on the lot and not otherwise.
6. That no hoarding or other structure or station for the purpose of exhibiting any advertisement, bill, poster or sign shall be created or placed or suffered to be upon any part of the lot (except any notice or advertisement in the usual form for the sale or letting of the lot or any building erected thereon).
7. Not to affix or display on any structure, wall or fence upon the lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of the lot or any building erected thereon).
8. Not to keep on the lot any dog of a breed or cross breed which shall be declared or categorised by any Government Department, by any statutory or municipal authority, or by any recognised Kennel Club in Tasmania to be a dangerous breed.
9. Not to erect install or amend any drainage pipes or drainage dissipaters on the lot or any part thereof which will cause or may cause any stormwater to enter or cause damage or erosion to the lot, to any adjoining lot or to any road shown on the plan or any area adjacent to such road or the balance.
10. Not to store, heap or permit to be excavated carried away or removed from the lot or any part thereof any trees, logs, earth, clay, stone, gravel, or sand except such as may be necessary for the purposes of road or driveway construction or levelling or filling of the lot or for the formation of any buildings or swimming pool or barbeque area to be constructed thereon.
11. That no engine or machinery worked or driven by steam, gas, electricity, petrol or other type of power and used for any business or trade operations shall be erected, affixed or placed on any part of the lot and no trade manufactory or business whatsoever shall be carried on or be permitted or allowed to be carried on any part of the lot.
12. Not to do or permit or suffer to be done in or upon any lot or any part thereof anything which will, may or shall be or become a nuisance, annoyance or disturbance to the dominant proprietor or its directors or successors in title or the owner or owners for the time being of the said lots.

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.

NEW

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP. 184792</p>
<p>SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 130070/1</p>	

DEFINITIONS

‘Pipeline and Services Easement’ means:

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

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

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:

- (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.

NEW

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 184792
SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 130070/1	

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

‘Wayleave Easement’ means:

FIRSTLY the full and free right and liberty for TasNetworks at all times:

- (a) TO clear the Easement Land and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the Easement Land the following:
 - (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as “electricity infrastructure”) for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) TO operate and maintain electricity infrastructure on the Easement Land.
- (c) TO cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
 - (i) overhang, encroach upon or be in or on the Easement Land; or
 - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) TO enter the Easement Land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the Easement Land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

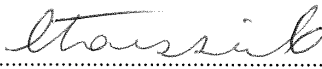
- (a) erect any buildings; or
- (b) place any structures, objects or vegetation;

within the Easement Land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

EXECUTED by EDISON TASMANIA PTY LTD)
 (ACN 629 704 294) as trustee of the Edison)
 Tasmania Unit Trust by their Attorney JENNIFER)
 DIANE COOPER Under Power of Attorney dated)
 26 July 2021 No. PA131640 who hereby declares)
 that no notice of alteration or revocation of the)
 said Power of Attorney has been received in the)
 presence of:)



 JENNIFER DIANE COOPER

Witness(Signature): 

(Print Full Name):
 (Full Postal Address):
 :

Caitlin Toussaint
 Legal Practitioner
 Butler McIntyre & Butler
 20 Murray Street, HOBART TAS
 Tel: (03) 6222 9444

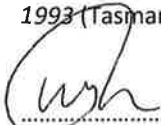
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



WILSON
HOMES

Direction to submit a Development Application

This document confirms the direction from SANDER/HAMASAKI, owners of Lot 22 Triandra Ave RISDON VALE to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).


.....

Signature

13/6/24
.....

Date of signature


.....

Signature

13/6/24
.....

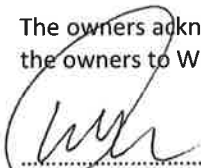
Date of signature

Important Owner Confirmation

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:

- Structural engineering fees
 - Hydraulic engineering fees
 - Development application fees
 - Overlay reports
 - Arborist reports
 - Bushfire reports
 - Farm management reports; and
 - Dispersive soil reports
- depending on the requirements of your council.

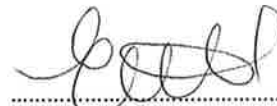
The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.


.....

Signature

13/6/24
.....

Date of signature


.....

Signature

13/6/24
.....

Date of signature

LOVE
BEING
home

1300 595 050
wilsonhomes.com.au

Southern Head Office 250 Murray Street, Hobart Tasmania

Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania

Wilson Homes Tasmania Pty Ltd. ABN: 96 126 636 897. BLN: 963880604. TAS Architect Registration No: 1036



Proposed Residential Development 10 Triandra Avenue, Risdon Vale

Bushfire Hazard Report

Applicant: Wilson Homes

Job Number: 714016



May 2024 J10308v1

Geo Environmental Solutions 29 Kirksway Place, Battery Point, Tasmania.
T| 62231839 E| office@geosolutions.net.au W| www.geosolutions.net.au

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Appendix A – Site Plan

Attachment 1 - Certificate of Others (form 55)

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information

Geo Environmental Solutions 29 Kirksway Place, Battery Point, Tasmania.
T| 62231839 E| office@geosolutions.net.au W| www.geosolutions.net.au

1.0 Purpose

This bushfire hazard report is intended to demonstrate how the proposal complies with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*, and provide a certificate of others (form 55) as specified by the Director of Building Control.

2.0 Summary

Title reference	184792/22
PID	9297468
Address	10 Triandra Avenue, Risdon Vale
Applicant	Wilson Homes
Municipality	Clarence
Planning Scheme	Tasmanian Planning Scheme - Clarence
Zoning	General Residential
Bushfire Attack Level	BAL-LOW

Development of a new class 1a building at 10 Triandra Avenue, Risdon Vale, requires demonstrated compliance with *Building Regulations 2016*. The Bushfire attack level has been determined as 'BAL-LOW' for the site, there are no specific requirements for the provision of property access, water supplies for firefighting or for hazard management areas for this proposal.

3.0 Introduction

This bushfire attack level assessment 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 potentially being in a bushfire prone area.

4.0 Proposal

It is proposed that a new class 1a building is developed at 10 Triandra Avenue, Risdon Vale (appendix A).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 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.

5.2 Site Description

The proposal is located at 10 Triandra Avenue, 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 Triandra Avenue, a council-maintained road. The lot is ~0.054 Ha, is broadly rectangular in shape and is located approximately 0.95km north north-west of Sugarloaf Hill (Figure 1). Adjacent lands are zoned General Residential and future Urban. At a landscape scale the lot occurs within a new subdivision on the southern extent of the Risdon Vale settled area. Vegetation cover in the surrounding area consists of low threat and woodland vegetation. The lot has gentle slopes with a northerly aspect.

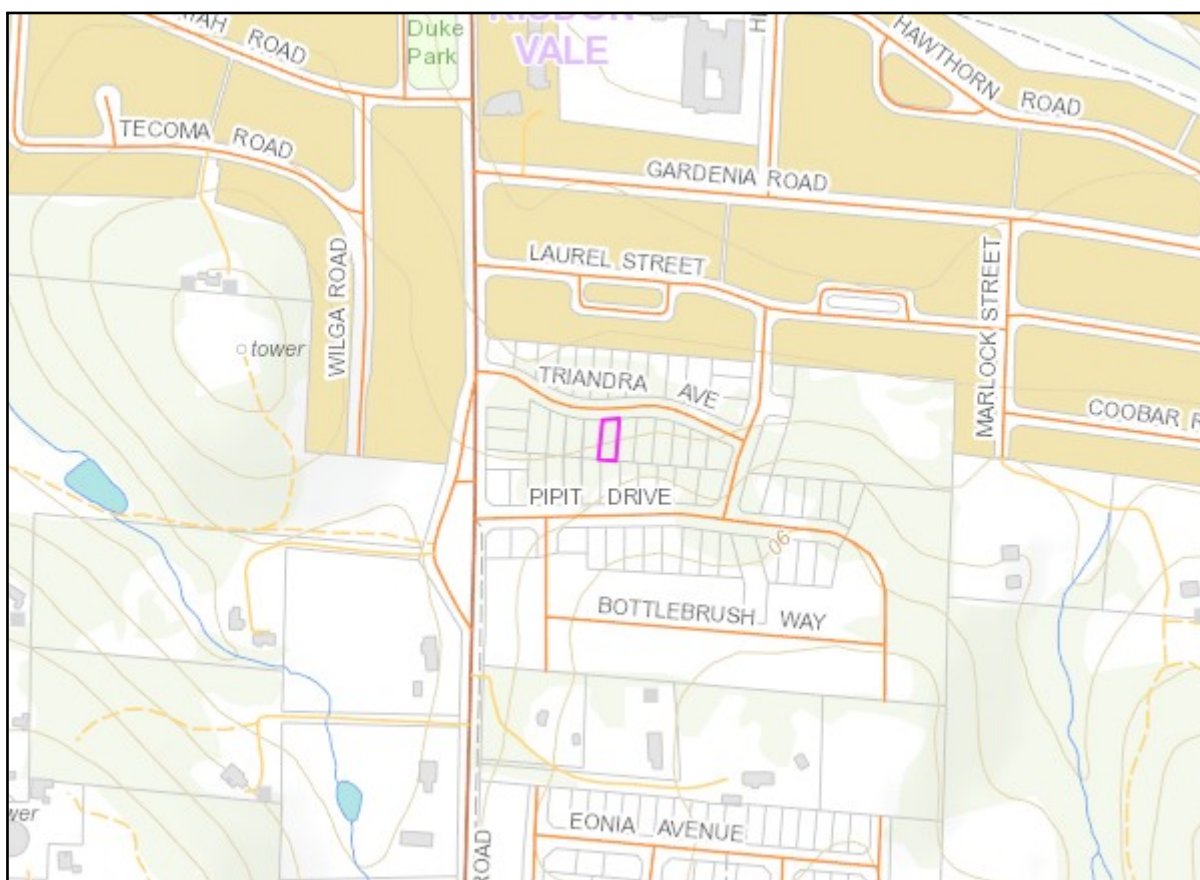


Figure 1. Location of the lot in a topographical context, lot outlined in pink.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) [^]	>5° to 10° downslope	0 to 100 metres	BAL-LOW
	--	--	--	
	--	--	--	
	--	--	--	
East	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 100 metres	BAL-LOW
	--	--	--	
	--	--	--	
	--	--	--	
South	Exclusion 2.2.3.2 (e, f) [^]	upslope	0 to 100 metres	BAL-LOW
	--	--	--	
	--	--	--	
	--	--	--	
West	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to >100 metres	BAL-LOW
	--	--	--	
	--	--	--	
	--	--	--	

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

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

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



Figure 2. Shows the lot in the context of surrounding lands and vegetation.

6.0 Results

The bushfire attack level for the site has been determined as **BAL-LOW**. There is an insufficient increase in the risk from bushfire to the site to warrant specific bushfire protection measures in this circumstance.

7.0 Compliance

The Bushfire Attack Level has been determined as BAL-LOW. AS3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW. There are no design or construction requirements relating to; property access, water supplies for firefighting or hazard management areas in this circumstance. In accordance with s3, (1), (i) of the Director's Determination – Bushfire Hazard Areas, a certificate (form 55) is provided that states that a Bushfire Hazard Management Plan is not required in this circumstance.

8.0 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 as a result 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.

9.0 References

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

Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas. Standards Australia, Sydney.

Building Regulations 2016, (Tas.), div. 6 – Bushfire-prone Areas. (Austl.)

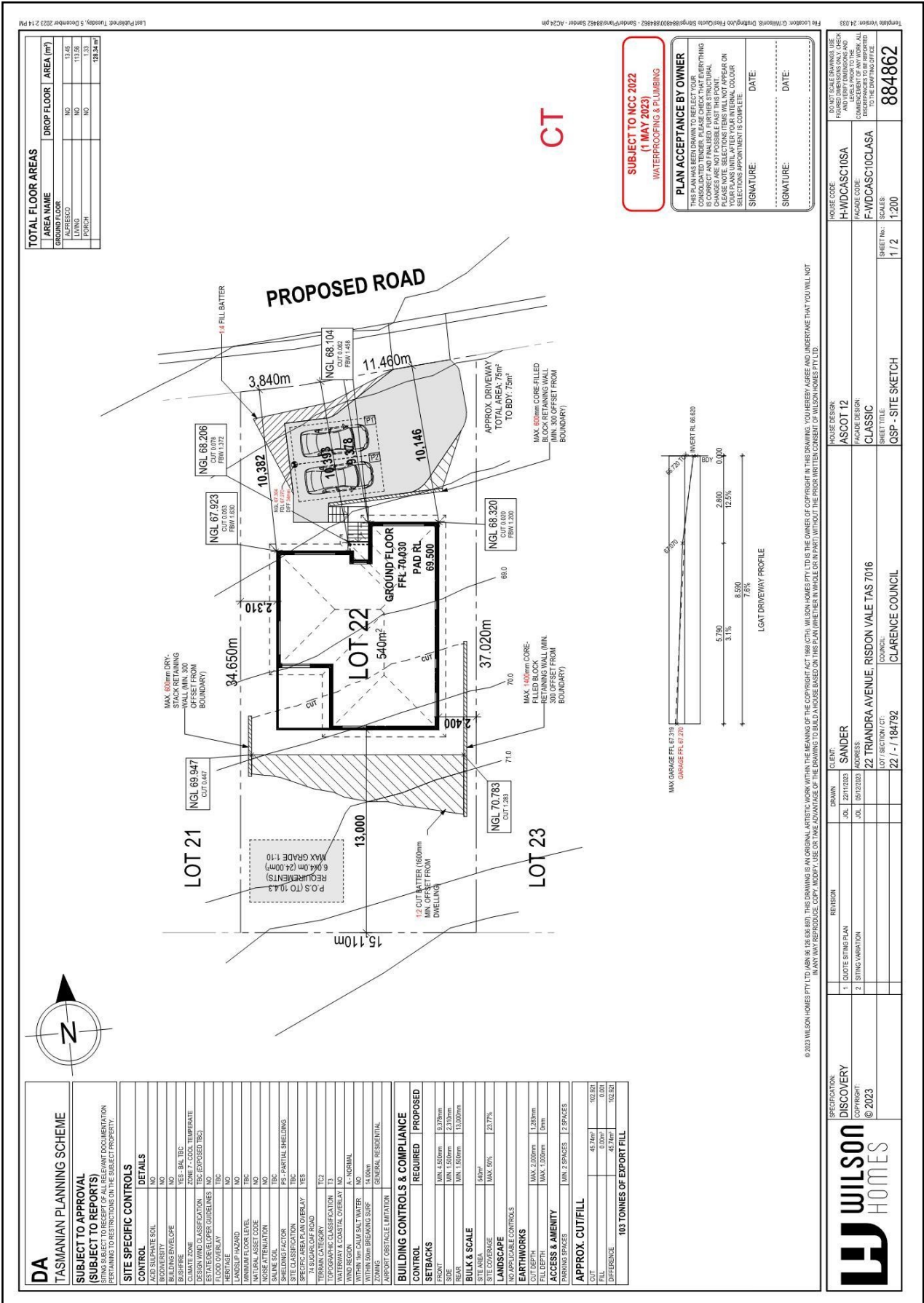
Building Regulations 2014, (Tas.) part 1A – Bushfire-prone Areas. (Austl.)

Tasmanian Planning Scheme - Clarence, Tasmanian Planning Commission.

Bushfire-prone Areas Advisory Note No. 01-2014. v3.0. 8th November 2017. Assessment of vegetation within suburban areas. Tasmania Fire Service, Hobart.

Bushfire-prone Areas Advisory Note No. 04-2016. V3.0. 29th August 2017. Chief Officer's Approved Form for a Bushfire Hazard Management Plan. Tasmania Fire Service, Hobart

Appendix A – Site Plan



TOTAL FLOOR AREAS			
AREA NAME	DROP FLOOR	AREA (m²)	
GROUND FLOOR	NO	69.50	
LIVING	NO	113.06	
KITCHEN	NO	1.13	
PORCH	NO	128.34	

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

PLAN ACCEPTANCE BY OWNER
THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSULTANT'S DESIGN. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL WORK MAY BE REQUIRED. SELECTIONS WILL NOT APPEAR ON YOUR PLANS UNLESS YOU CONFIRM IN WRITING THAT YOU AGREE TO THE PLAN. YOUR SIGNATURE IS COMPLETE.

SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____

DA TASMANIAN PLANNING SCHEME	
SUBJECT TO APPROVAL	NO
SUBJECT TO REPORTS	NO
PERMANENT RESTRICTIONS ON THE SUBJECT PROPERTY	NO

SITE SPECIFIC CONTROLS	
CONTROL	DETAILS
ADJ. SUBSTRATE SOIL	NO
BUILDING ENVELOPE	NO
BUSHFIRE	YES - BAL TRC
CLIMATE ZONE	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	TRC (EXPOSED TBC)
DESIGN WIND SPEED PER CONTROLS	TRC
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	TBC
NOISE ATTENUATION	NO
SALINE SOIL	TBC
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	TBC
SOIL CLASSIFICATION	TBC
TRAILWAY & COASTAL ROAD	TBC
TERRAIN CATEGORY	T2
TOPOGRAPHIC CLASSIFICATION	T3
WIND REGION & COASTAL OVERLAY	NO
WIND REGION	4 - NORMAL
WITHIN 50M OF MAIN SALT WATER	NO
WITHIN 50M BREAKING SURF	14.00m
ZONING	GENERAL RESIDENTIAL
IMPORT ORIGINATE LIMITATION	NO

BUILDING CONTROLS & COMPLIANCE		
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 1.500m	1.570m
REAR	MIN. 1.500m	2.570m
SIDE	MIN. 1.500m	13.000m
BULK & SCALE		
SITE AREA	540m²	
SITE COVERAGE	MAX. 50%	23.77%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
MAX. 2.000m	1.250m	
FILL DEPTH	MAX. 1000mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
APPROX. CUT/FILL		
CUT	45.74m³	102.92m³
FILL	45.74m³	102.92m³
DIFFERENCE		
103 TONNES OF EXPORT FILL		

SPECIFICATION	
DISCOVERY	NO
COPYRIGHT	© 2023

CLIENT	
NAME	SANDER
ADDRESS	22 TRIANDRA AVENUE, RISDON VALE TAS 7016
LOT SECTION	CT
LOT SECTION	22 / - / 184792
COUNCIL	CLARENCE COUNCIL

HOUSE DESIGN	
HOUSE CODE	ASCOT 12
PLAN CODE	ASCOT 12
FINISH CODE	CLASSIC
SHEET TITLE	OSP - SITE SKETCH
BOULES	1/2
SHEET No.	1/2
884862	

REVISION	
1	QUOTE STING PLAN
2	STING VARIATION

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WILSON HOMES

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

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:	Bushfire Hazard Report 10 Triandra Avenue Risdon Vale, May 2024. J10308v1. and Form 55
Relevant calculations:	Not Applicable.
References:	Directors Determination – Bushfire Hazard Areas, version 1.1, 12 th April 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney

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

The Bushfire Attack Level has been determined to be BAL-LOW. There is an insufficient increase in risk to the dwelling and occupants from bushfire to warrant specific bushfire protection measures in this circumstance. There is no requirement for the provision of hazard management areas or water supplies for firefighting and there are no specific design or construction standards for property access for the proposed class 1a development.

I also certify that there is no requirement for a Bushfire Hazard Management Plan in this circumstance.

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 and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	Signed:	Certificate No:	Date:
		J10308	10/05/2024