

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Wilson Homes - PA\24\0193
PROPERTY ADDRESS:	20 Daytona Rise PROSPECT VALE (CT: 183008/13)
DEVELOPMENT:	Single dwelling - attenuation area.

The application can be inspected until **Tuesday, 26 March 2024**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 9 March 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? ☐ Yes ☒ No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? ☐ Yes ☒ No
- Is a new vehicle access or crossover required? ☐ Yes ☒ No

PROPERTY DETAILS:

Address:	<input type="text" value="20 Daytona Rise"/>	Certificate of Title:	<input type="text" value="183008/13"/>
Suburb:	<input type="text" value="Prospect Vale"/>	<input type="text" value="7250"/>	Lot No: <input type="text" value="13"/>
Land area:	<input type="text" value="719m2"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Vacant Land"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☐ Yes ☒ No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 183008	FOLIO 13
EDITION 2	DATE OF ISSUE 30-Oct-2023

SEARCH DATE : 27-Feb-2024

SEARCH TIME : 03.42 PM

DESCRIPTION OF LAND

Town of PROSPECT VALE
Lot 13 on Sealed Plan 183008
Derivation : Part of 251 Acres Gtd. to John Fawns
Prior CT 176277/100

SCHEDULE 1

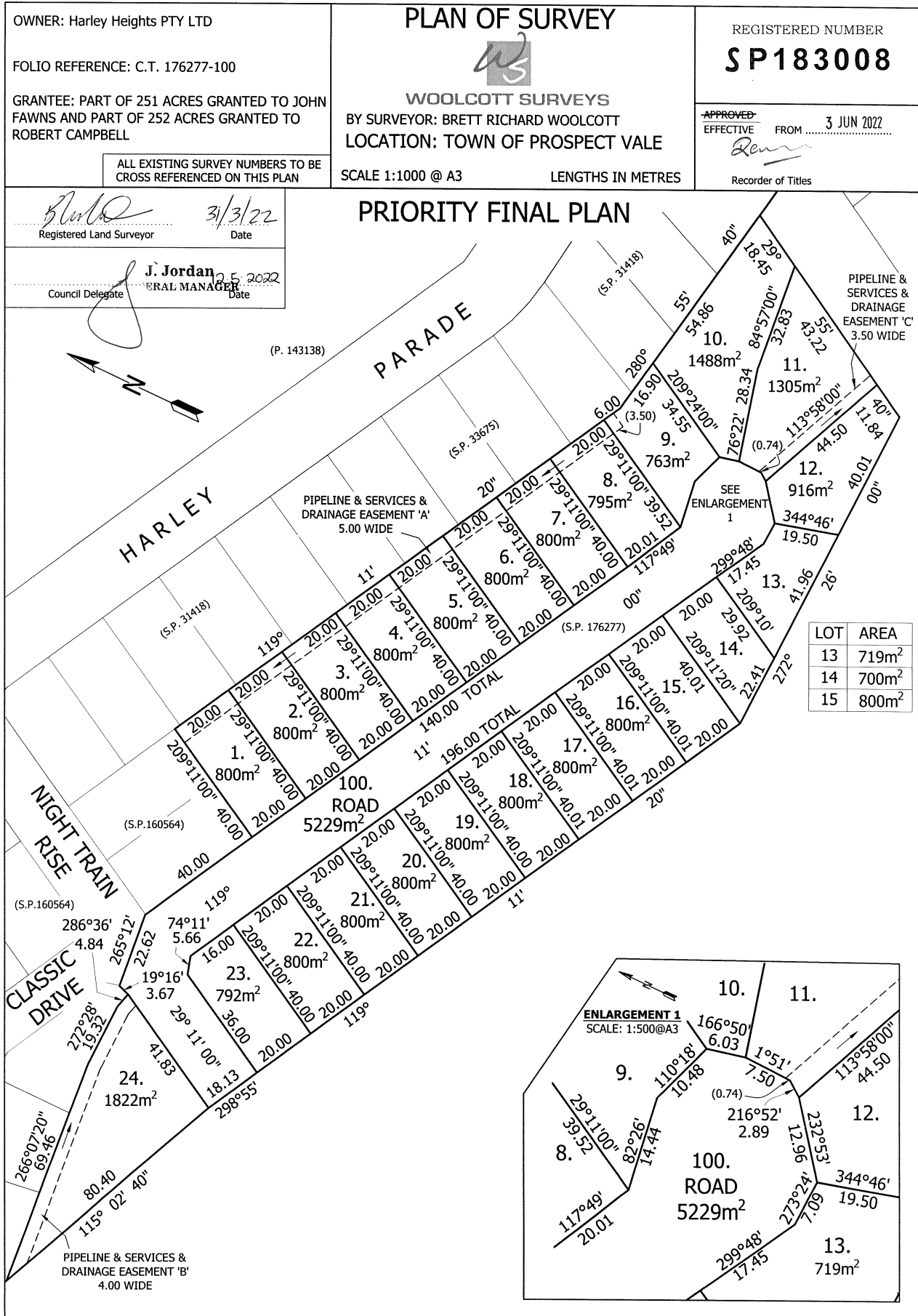
N160230 TRANSFER to JOHN TRISTAN POLICARPIO LIM and BELLATRIX
ANN MONTINOLA VIZCARRA Registered 30-Oct-2023 at
noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP183008 FENCING COVENANT in Schedule of Easements
B738897 PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 10-May-1995 at noon
E366219 MORTGAGE to Westpac Banking Corporation Registered
30-Oct-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



And SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP183008

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.

DEFINITIONS

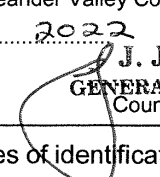
In this Schedule:

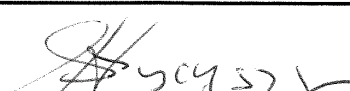
“TasWater” means Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns.

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Harley Heights Pty Ltd FOLIO REF: 176277/100 SOLICITOR & REFERENCE: Douglas & Collins (G.W. Arnott)	PLAN SEALED BY: Meander Valley Council DATE: 12 May 2022 PA/16/0196 REF NO.  J. Jordan GENERAL MANAGER Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP183008
SUBDIVIDER: Harley Heights Pty Ltd FOLIO REFERENCE: C/T 176277/100	

The Pipeline & Services & Drainage Easement is defined as follows:-

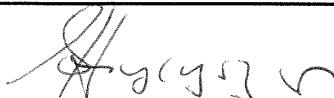
THE FULL RIGHT AND LIBERTY for TasWater at all times to:

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

PROVIDED ALWAYS THAT:

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

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.



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 183008
SUBDIVIDER: Harley Heights Pty Ltd FOLIO REFERENCE: C/T 176277/100	

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

EASEMENTS

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 on the Plan are subject to a Pipeline & Services & Drainage Easement in favour of TasWater over the area marked "Pipeline & Services ~~Easement~~ & Drainage 'A' 5.00 wide" shown on the Plan ("the Easement Land").

(as defined
herein)

Easement

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 on the Plan are subject to a ~~drainage easement~~ in favour of Meander Valley Council over the area marked "Pipeline & Services & Drainage Easement 'A' 5.00 Wide" as shown on the Plan.

right of drainage

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

[Handwritten signature]

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 4 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP183008</p>
<p>SUBDIVIDER: Harley Heights Pty Ltd FOLIO REFERENCE: C/T 176277/100</p>	

Lot 11 on the Plan is subject to a Pipeline & Services & Drainage Easement in favour of TasWater over the area marked "Pipeline & Services ~~Easement~~ & Drainage 'C' 3.50 wide" shown on the Plan ("the Easement Land"). —

Lot 11 on the Plan is subject to a ^{right of drainage} ~~drainage easement~~ in favour of Meander Valley Council over the area marked "Pipeline & Services & Drainage Easement 'C' 3.50 Wide" as shown on the Plan. —

Lot 24 on the Plan is subject to a Pipeline & Services & Drainage Easement in favour of TasWater over the area marked "Pipeline & Services & Drainage Easement 'B' 4.00 Wide" as shown on the Plan ("the Easement Land").

Lots 24 on the Plan is subject to a ^{right of drainage} ~~drainage easement~~ in favour of Meander Valley Council over the area marked "Pipeline & Services & Drainage Easement 'B' (4.00 Wide)" as shown on the Plan. —

FENCING COVENANT

The owners of each lot on the plan covenant with the Vendor (Harley Heights Pty Ltd) that the Vendor shall not be required to fence.

EXECUTED by HARLEY HEIGHTS PTY LTD
(ACN 112 270 336) the registered proprietor of
Certificate of Title Volume 176277 Folio 100
pursuant to Section 127 of the Corporations Act

.....
Sole Director/Sole Secretary
(Simon Marian Hryczyn)

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.

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	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

ALFRESCO	14.00
GARAGE	40.96
LIVING	137.54
PORCH	2.30
	194.80 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	NO
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
HARLEY PARADE	
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	NO
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,410mm
GARAGE TO BOUNDARY	MIN. 5,500mm	6,000mm
SIDE	MIN. 1,500mm	1,500mm
REAR	MIN. 1,500mm	2,739mm
BULK & SCALE		
SITE AREA	719m²	
SITE COVERAGE	MAX. 50%	27.09%
BUILDING HEIGHT	MAX. 8,500mm	6,500mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	783mm
FILL DEPTH	MAX. 1,000mm	770mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

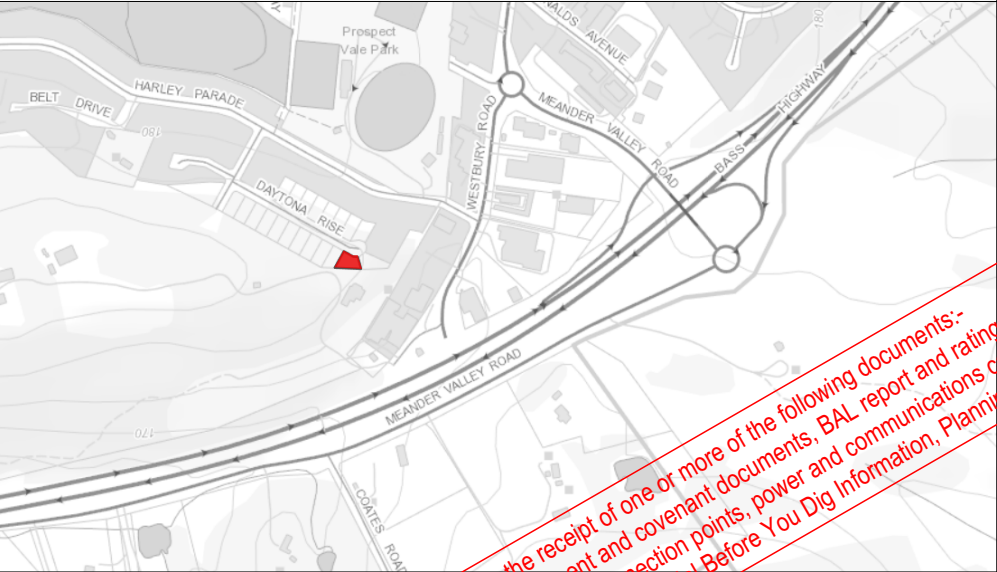
3D PERSPECTIVE



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
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 OCT 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

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.02.21	HMI	RCS
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



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.
	1	DRAFT SALES PLAN - CT1		JOL 11/12/2023	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA		HILLWOOD 15		H-WDCHWD10SA		
COPYRIGHT: © 2024	2	PRELIM PLANS- INITIAL ISSUE		HMI 21/02/2024	ADDRESS: 20 DAYTONA RISE, PROSPECT VALE TAS 7250		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCHWD10CLASA		
					LOT / SECTION / CT: 13 / - / 183008		COUNCIL: MEANDER VALLEY COUNCIL		SHEET TITLE: COVER SHEET		
								SHEET No.: 1 / 13	SCALES: 1:100		713920

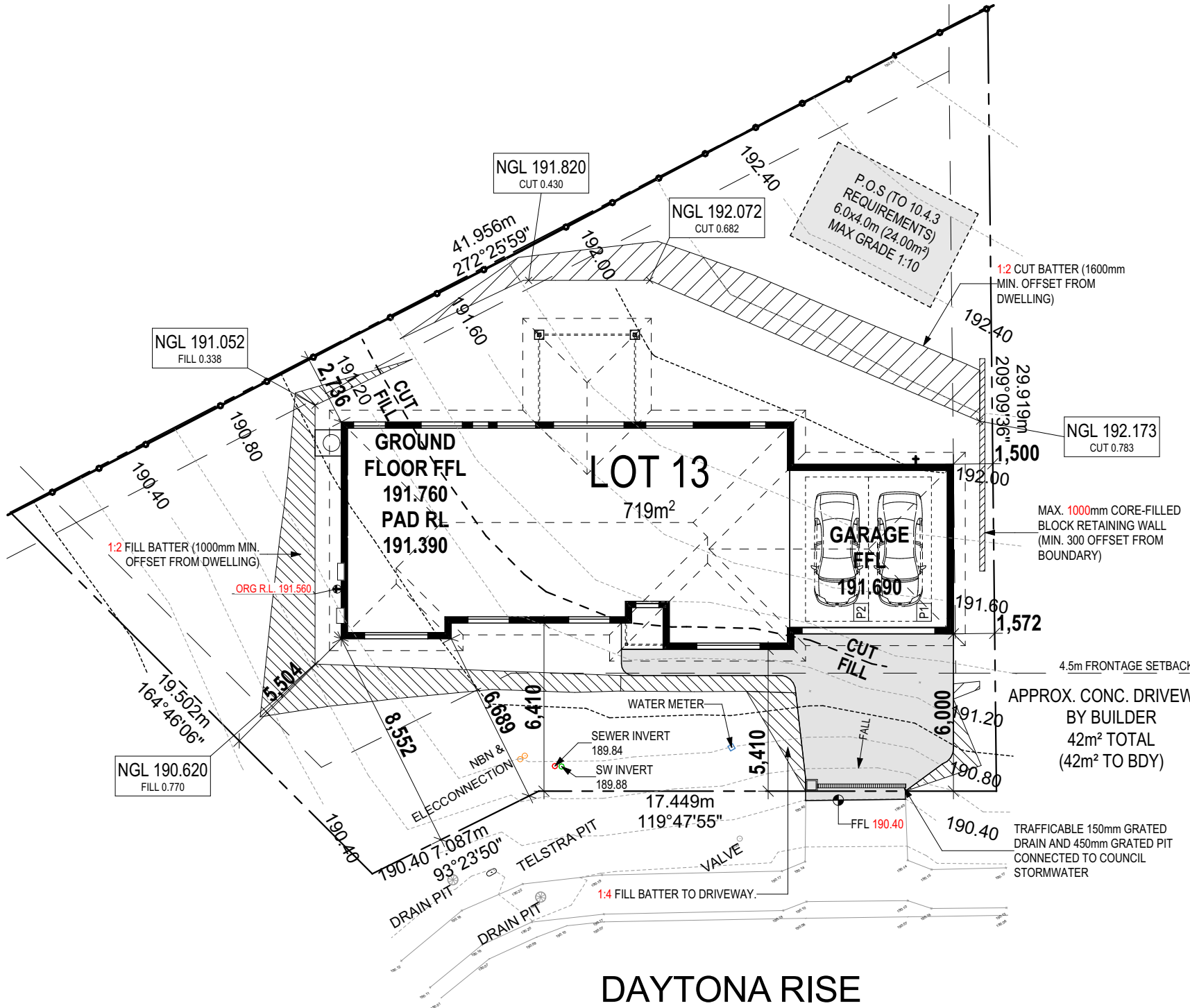
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

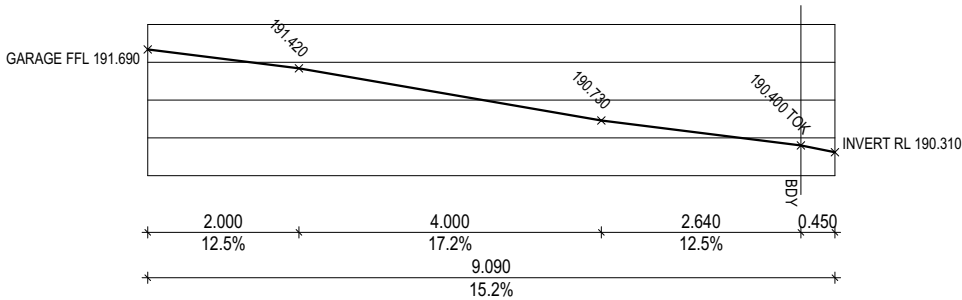
APPROX. CUT/FILL		
CUT	87.56m³	197.01t
FILL	35.77m³	80.48t
DIFFERENCE	51.79m³	116.53t
117 TONNES OF EXPORT FILL		

LOT SIZE: 719m²
HOUSE (COVERED AREA): 194.80m²
SITE COVERAGE: 27%

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



DAYTONA RISE



AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS

SCALE: 1:100

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

SUBJECT TO NCC 2022
(1 OCT 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

COPYRIGHT:
© 2024

REVISION

1 DRAFT SALES PLAN - CT1

2 PRELIM PLANS- INITIAL ISSUE

DRAWN

JOL 11/12/2023

HMI 21/02/2024

CLIENT:

JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA

ADDRESS:

20 DAYTONA RISE, PROSPECT VALE TAS 7250

LOT / SECTION / CT:

13 / - / 183008

COUNCIL:

MEANDER VALLEY COUNCIL

HOUSE DESIGN:

HILLWOOD 15

FACADE DESIGN:

CLASSIC

SHEET TITLE:

SITE PLAN

SHEET No.:

2 / 13

HOUSE CODE:

H-WDCHWD10SA

FACADE CODE:

F-WDCHWD10CLASA

SCALES:

1:200, 1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

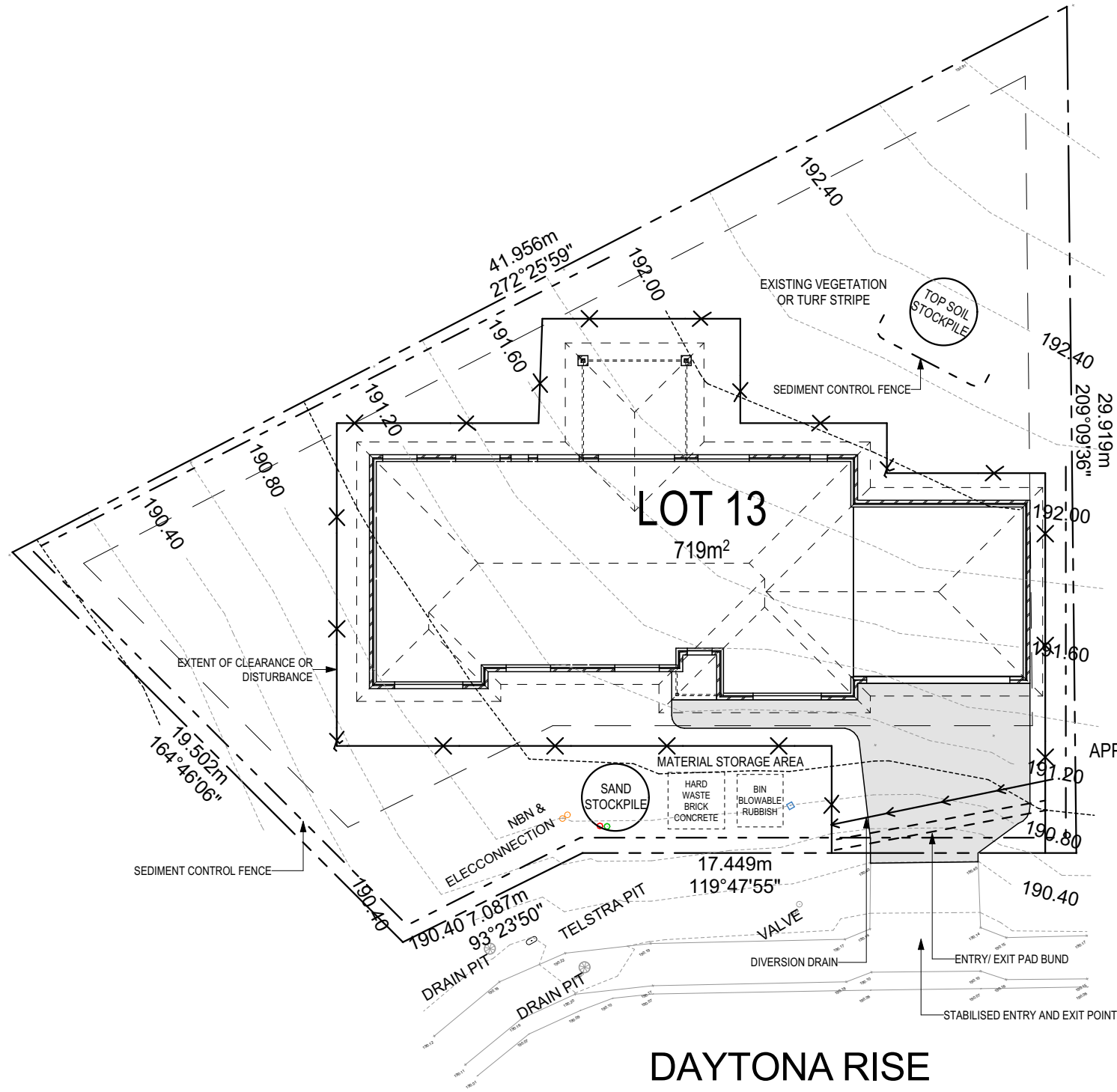
713920

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 CONROL 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 PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL 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.

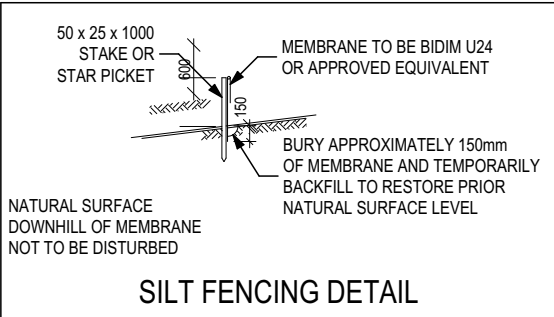


ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

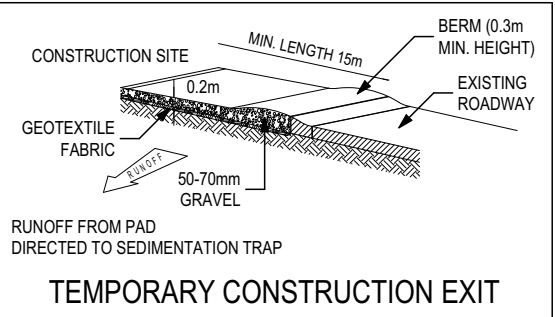
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

APPROX. CONC. D BY BUILDE
42m² TOT/
(42m² TO BI

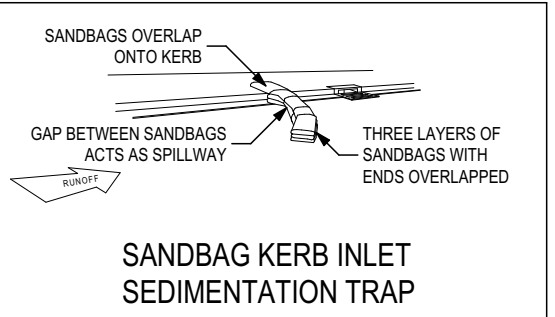
DAYTONA RISE



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP


SUBJECT TO NCC 2022
(1 OCT 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

 Wilson HOMES <small>Current Set ID: 1890644</small>	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	11/12/2023	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA			HILLWOOD 15			H-WDCHWD10SA		
	COPYRIGHT:		2	PRELIM PLANS- INITIAL ISSUE	HMI	21/02/2024	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
	© 2024						20 DAYTONA RISE, PROSPECT VALE TAS 7250			CLASSIC			F-WDCHWD10CLASA		
							LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
							13 / - / 183008		MEANDER VALLEY COUNCIL		SOIL & WATER MANAGEMENT PLAN		3 / 13		713920

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:



LEGEND

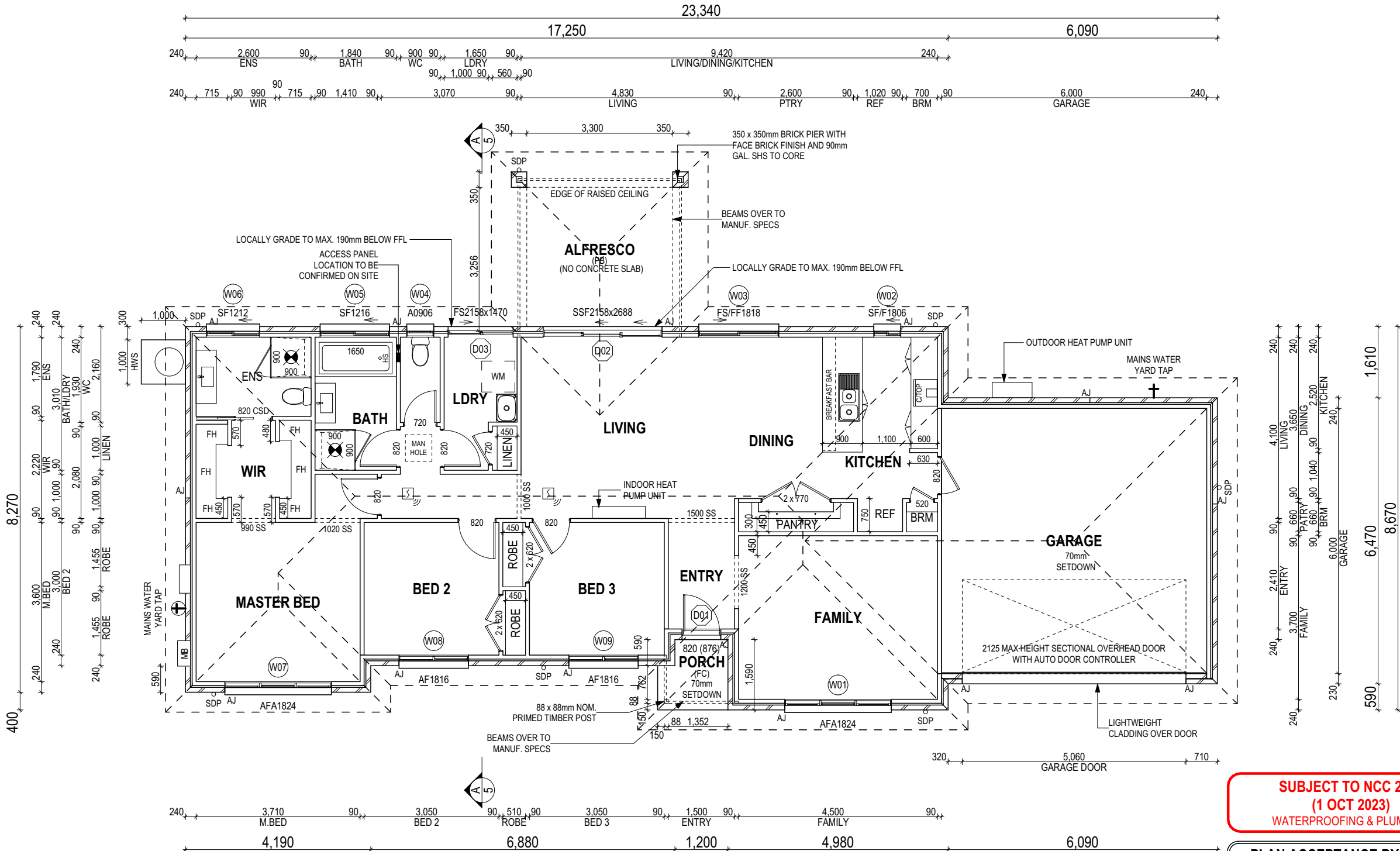
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF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

MAIN DWELLING, GROUND FLOOR

ALFRESCO	14.00
GARAGE	40.96
LIVING	137.54
PORCH	2.30
	194.80 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.



ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

SUBJECT TO NCC 2022
(1 OCT 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
COPYRIGHT:
© 2024

REVISION
1 DRAFT SALES PLAN - CT1
2 PRELIM PLANS- INITIAL ISSUE

DRAWN
JOL 11/12/2023
HMI 21/02/2024

CLIENT:
JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:
20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:
13 / - / 183008
COUNCIL:
MEANDER VALLEY COUNCIL

HOUSE DESIGN:
HILLWOOD 15
FACADE DESIGN:
CLASSIC
SHEET TITLE:
GROUND FLOOR PLAN

HOUSE CODE:
H-WDCHWD10SA
FACADE CODE:
F-WDCHWD10CLASA
SHEET No.:
4 / 13
SCALES:
1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
713920

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

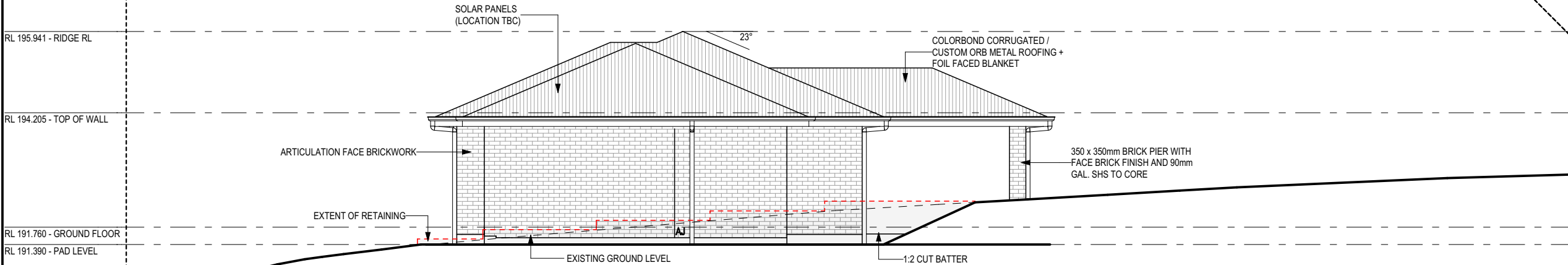
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

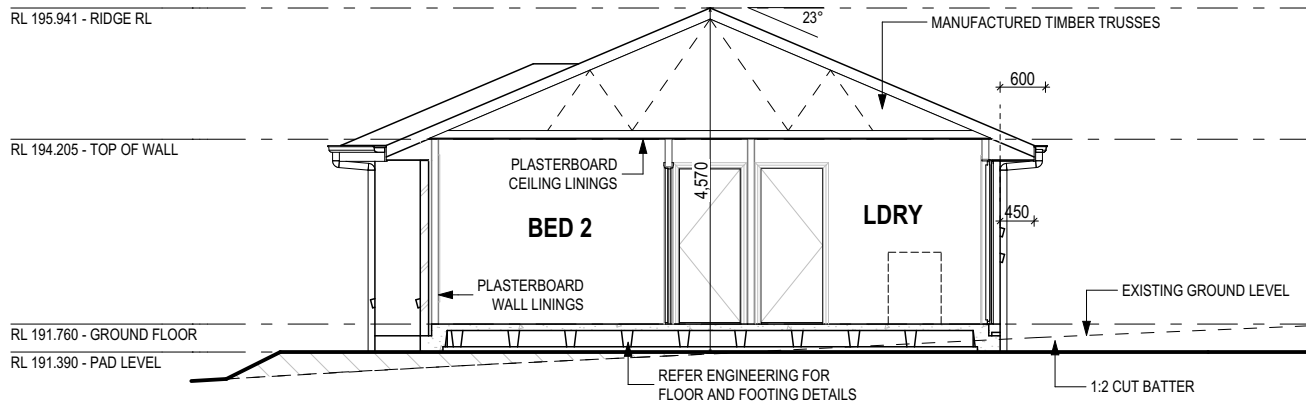
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

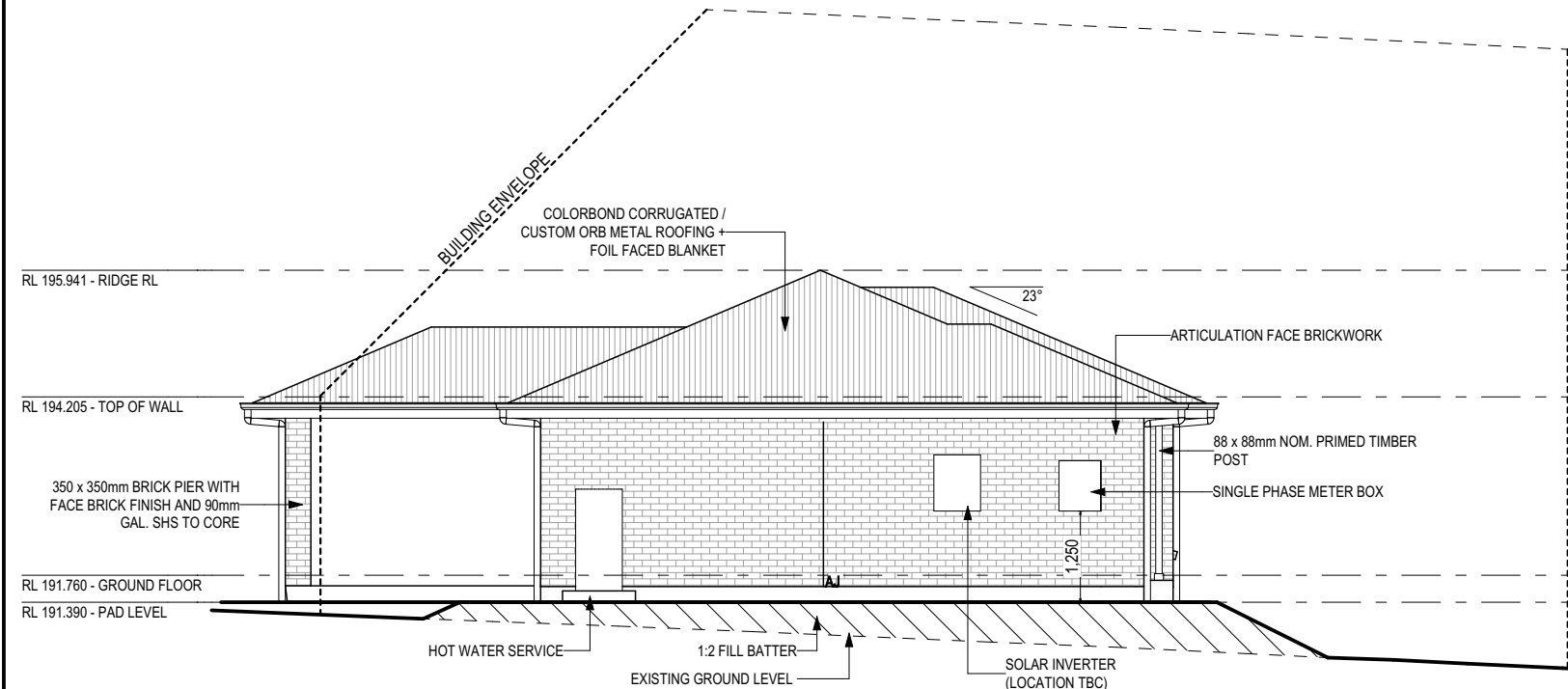
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**



WEST ELEVATION
SCALE: 1:100



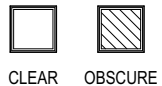
SECTION A-A
SCALE: 1:100



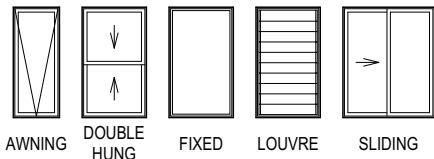
EAST ELEVATION
SCALE: 1:100

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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
COPYRIGHT:
© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 11/12/2023
2 PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024

CLIENT:
JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:
20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:
13 / - / 183008
COUNCIL:
MEANDER VALLEY COUNCIL

HOUSE DESIGN:
HILLWOOD 15
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ELEVATIONS / SECTION

HOUSE CODE:
H-WDCHWD10SA
FACADE CODE:
F-WDCHWD10CLASA
SHEET No.:
5 / 13
SCALES:
1:100

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
713920

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

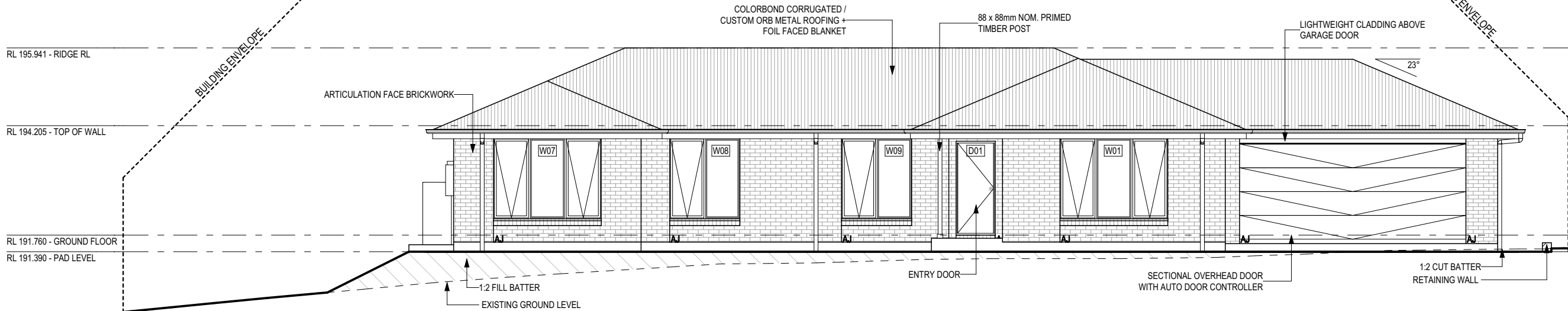
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

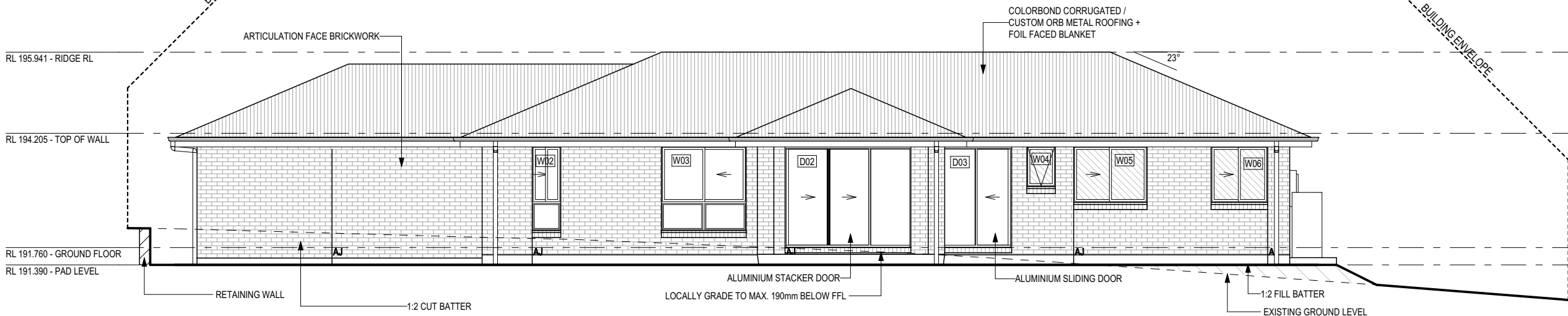
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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

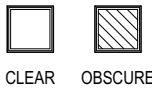


NORTH ELEVATION
SCALE: 1:100

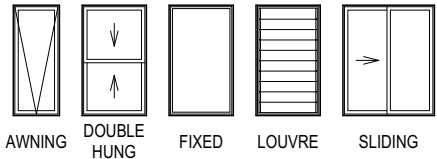


SOUTH ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:
DISCOVERY
COPYRIGHT:
© 2024

	REVISION	DRAWN
1	DRAFT SALES PLAN - CT1	JOL 11/12/2023
2	PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024

CLIENT:
JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:
20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:
13 / - / 183008
COUNCIL:
MEANDER VALLEY COUNCIL

HOUSE DESIGN:
HILLWOOD 15
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ELEVATIONS

HOUSE CODE:
H-WDCHWD10SA
FACADE CODE:
F-WDCHWD10CLASA
SHEET No.:
6 / 13
SCALES:
1:100

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
713920

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	AFA1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	ANGLED	NE	3.53	CLEAR	MP 803-803
GROUND FLOOR	W02	SF/F1806	SLIDING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	SW	0.84	CLEAR	BP 600
GROUND FLOOR	W03	FS/FF1818	SLIDING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	SW	2.79	CLEAR	BP 600, MP 905/0
GROUND FLOOR	W04	A0906	AWNING	WC	860	610	2,940	0.52	ALUMINIUM	BAL-12.5	ANGLED	SW	0.35	OBSCURE, TOUGHENED	
GROUND FLOOR	W05	SF1216	SLIDING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	SW	1.64	OBSCURE, TOUGHENED	
GROUND FLOOR	W06	SF1212	SLIDING	ENS	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-12.5	ANGLED	SW	1.23	OBSCURE, TOUGHENED	
GROUND FLOOR	W07	AFA1824	AWNING	MASTER BED	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	ANGLED	NE	3.53	CLEAR	MP 803-803
GROUND FLOOR	W08	AF1816	AWNING	BED 2	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-12.5	ANGLED	NE	2.33	CLEAR	MP 785
GROUND FLOOR	W09	AF1816	AWNING	BED 3	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-12.5	ANGLED	NE	2.33	CLEAR	MP 785
								22.55					18.57		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	NE	1.23	N/A	
GROUND FLOOR	D02	SSF2158x2688	STACKER	LIVING	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	5.10	CLEAR, TOUGHENED	
GROUND FLOOR	D03	FS2158x1470	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	BAL-12.5	SNAP HEADER	SW	2.71	CLEAR, TOUGHENED	
								10.81					9.04		
								33.36					27.61		

NOTE:
Provide BAL-12.5 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.

SUBJECT TO NCC 2022
(1 OCT 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

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	1	1020 SS	SQUARE SET OPENING	2,155	1,020	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	1500 SS	SQUARE SET OPENING	2,155	1,500	N/A	
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	2 x 770	SWINGING	2,040	1,540	N/A	
GROUND FLOOR	1	520	SWINGING	2,040	520	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,155	990	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:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- 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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

 Support Set ID: 1828614	SPECIFICATION: DISCOVERY		REVISION		DRAWN	CLIENT: JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA		HOUSE DESIGN: HILLWOOD 15		HOUSE CODE: H-WDCHWD10SA		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. 713920
	COPYRIGHT: © 2024	1	DRAFT SALES PLAN - CT1	JOL	11/12/2023	ADDRESS: 20 DAYTONA RISE, PROSPECT VALE TAS 7250		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCHWD10CLASA		
		2	PRELIM PLANS- INITIAL ISSUE	HMI	21/02/2024							
						LOT / SECTION / CT: 13 / - / 183008	COUNCIL: MEANDER VALLEY COUNCIL	SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 7 / 13	SCALES:	

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.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	228.10	Flat Roof Area (excluding gutter and slope factor) (m ²)
	247.81	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2018)		
Ah	241.55	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	292.28	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	91	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	4.56	Ac / Acdp
Downpipes Provided	7	

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:	DISCOVERY
COPYRIGHT:	© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 11/12/2023
2 PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024

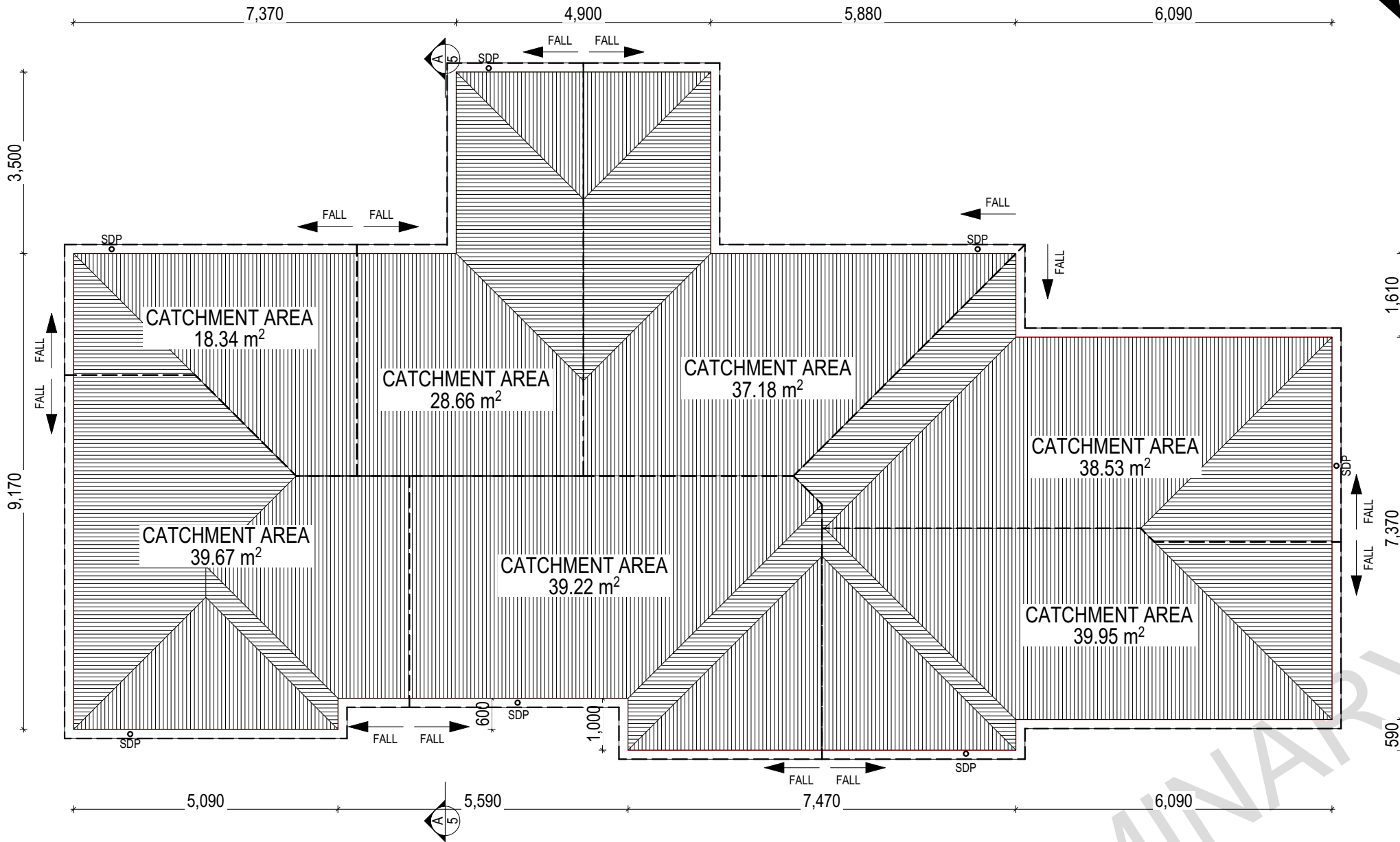
CLIENT:	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:	20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	13 / - / 183008
COUNCIL:	MEANDER VALLEY COUNCIL

HOUSE DESIGN:	HILLWOOD 15
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ROOF DRAINAGE PLAN

HOUSE CODE:	H-WDCHWD10SA
FACADE CODE:	F-WDCHWD10CLASA
SCALES:	

SIGNATURE:	DATE:
SIGNATURE:	DATE:

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.
713920



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

**SUBJECT TO NCC 2022
(1 OCT 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

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.


COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- DECKING



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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

 <div>WILSON HOMES</div> <div>Document Set ID: 1828614</div>	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 11/12/2023	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA		HILLWOOD 15		H-WDCHWD10SA				
	COPYRIGHT:	2	PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
	© 2024				20 DAYTONA RISE, PROSPECT VALE TAS 7250		CLASSIC		F-WDCHWD10CLASA				
					LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:				
					13 / - / 183008		MEANDER VALLEY COUNCIL		FLOOR COVERINGS		SHEET No.: 9 / 13	SCALES: 1:100	713920

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

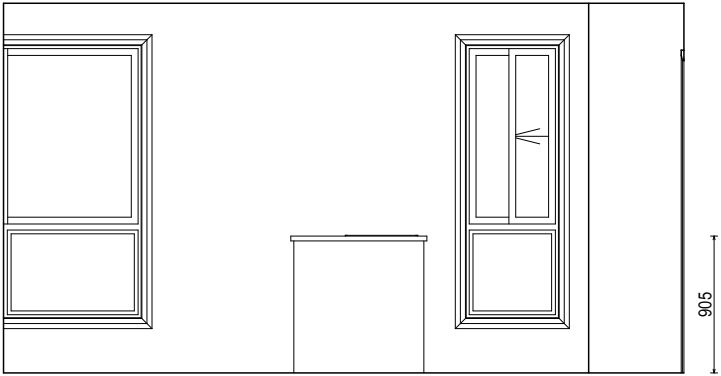
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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

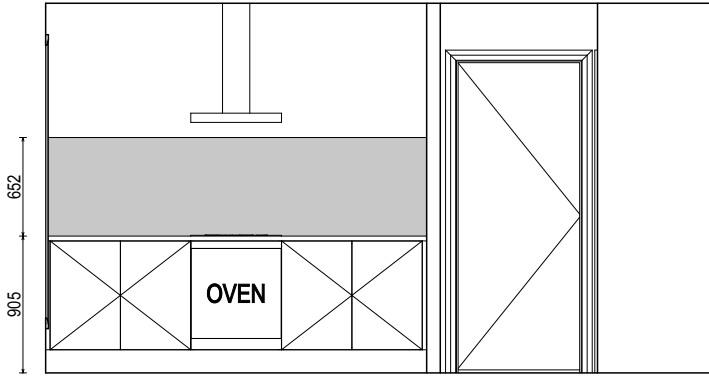
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

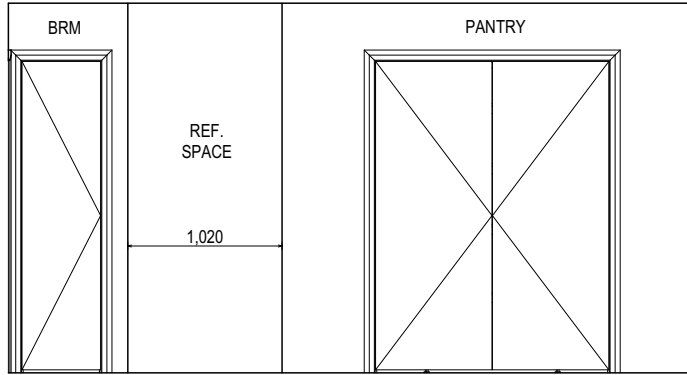
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



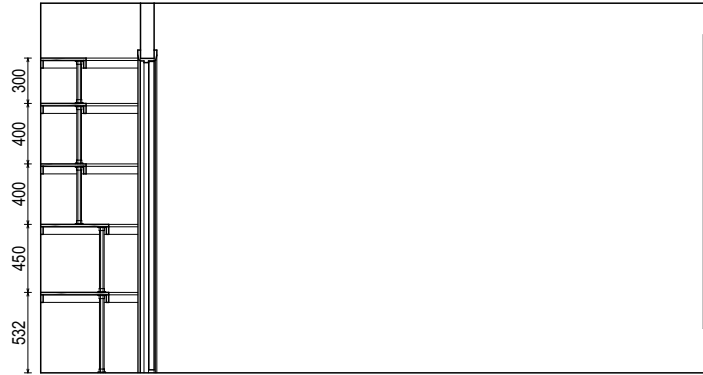
ELEVATION A
SCALE: 1:50



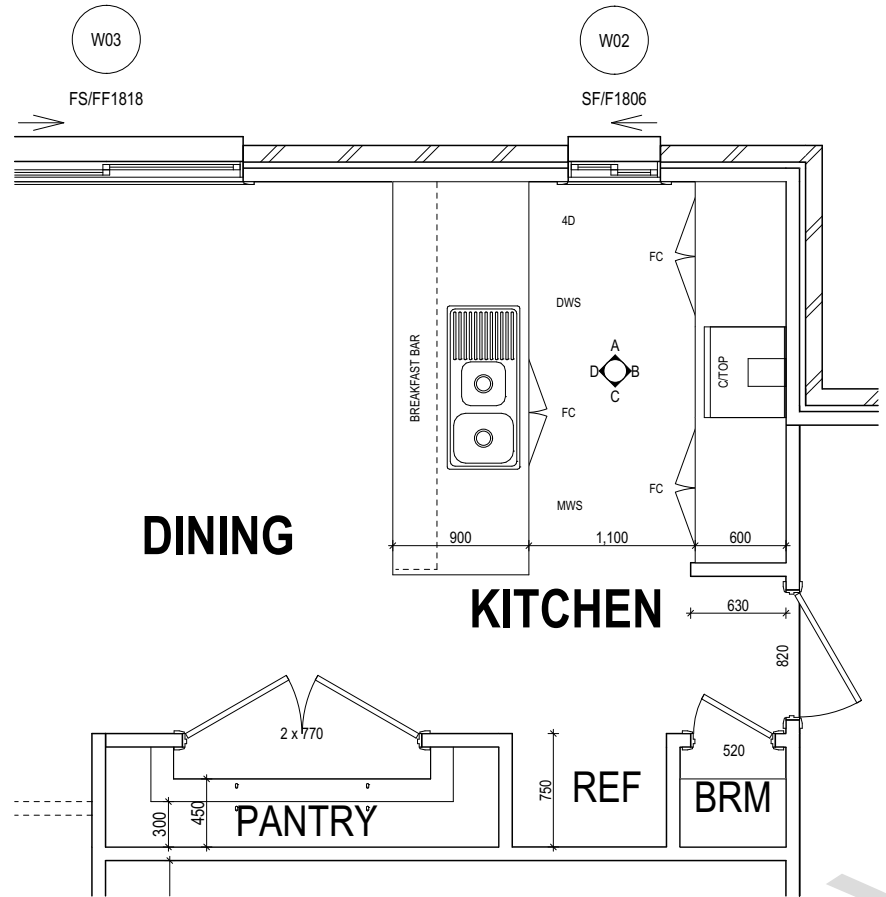
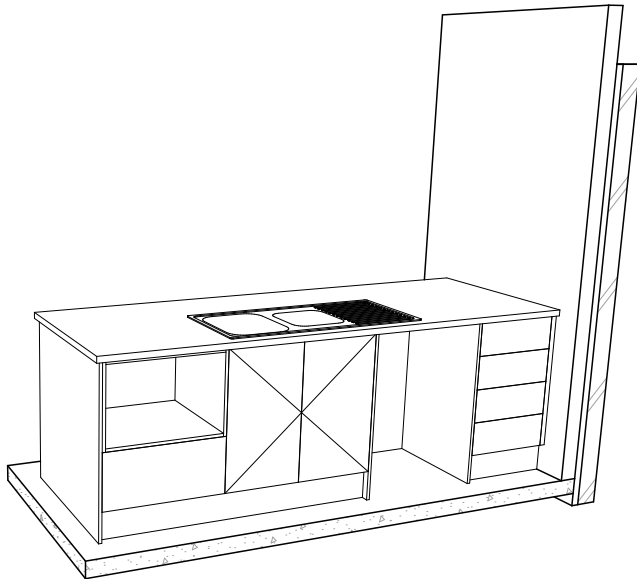
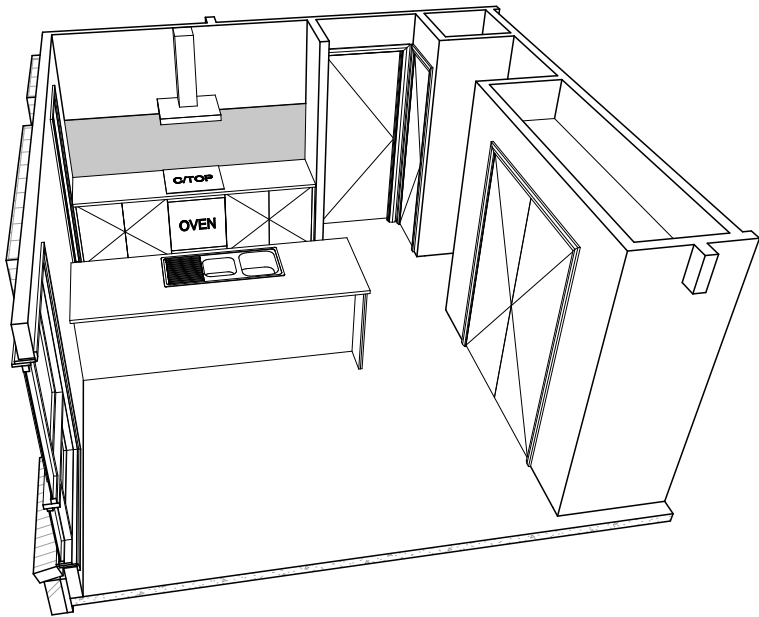
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:	DISCOVERY
COPYRIGHT:	© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 11/12/2023
2 PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024

CLIENT:	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:	20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	13 / - / 183008
COUNCIL:	MEANDER VALLEY COUNCIL

HOUSE DESIGN:	HILLWOOD 15
FACADE DESIGN:	CLASSIC
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDCHWD10SA
FACADE CODE:	F-WDCHWD10CLASA
SHEET No.:	10 / 13
SCALES:	1:50

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.
713920

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

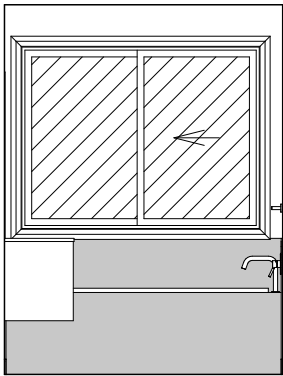
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

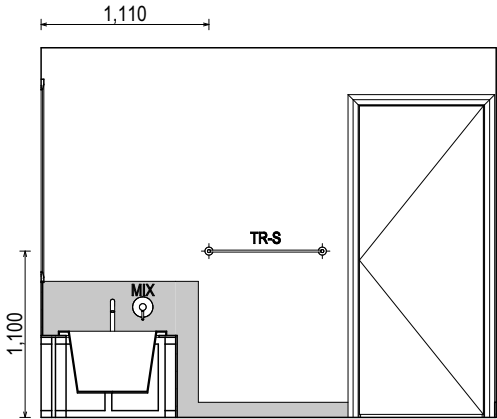
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

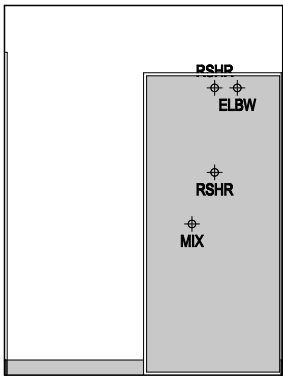
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



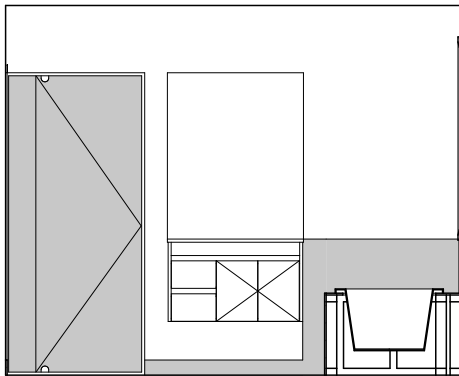
ELEVATION A
SCALE: 1:50



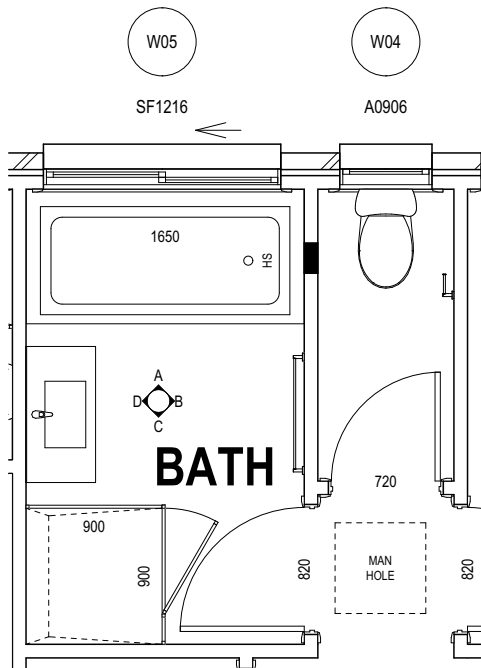
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
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 OCT 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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



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 11/12/2023	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA	HILLWOOD 15	H-WDCHWD10SA	
	2 PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024	ADDRESS: 20 DAYTONA RISE, PROSPECT VALE TAS 7250	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCHWD10CLASA	
			LOT / SECTION / CT: 13 / - / 183008	SHEET TITLE: BATHROOM DETAILS	SCALES: 1:50	
			COUNCIL: MEANDER VALLEY COUNCIL	SHEET No.: 11 / 13		713920

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

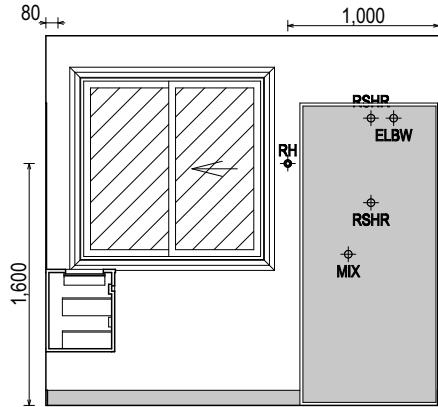
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

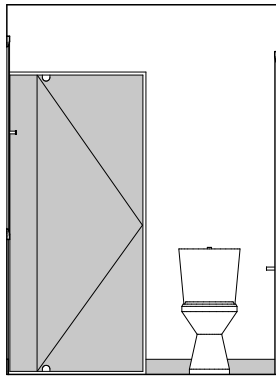
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

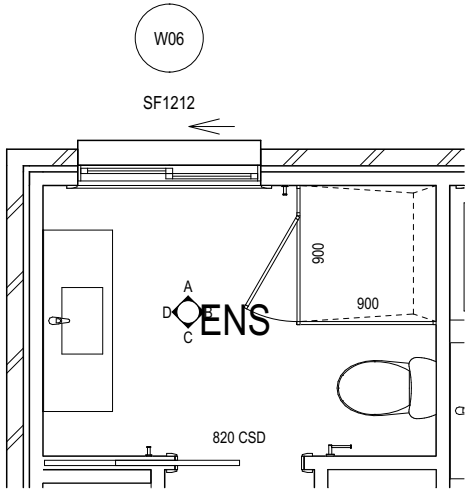
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



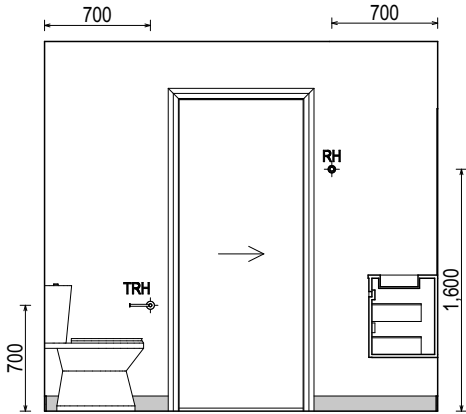
ELEVATION A
SCALE: 1:50



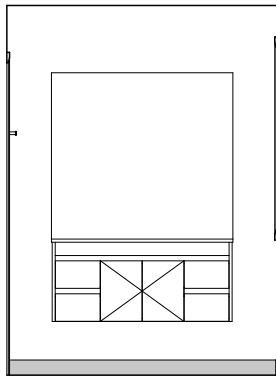
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		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 OCT 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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT
IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:
DISCOVERY
COPYRIGHT:
© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 11/12/2023
2 PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024

CLIENT:
JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:
20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:
13 / - / 183008
COUNCIL:
MEANDER VALLEY COUNCIL

HOUSE DESIGN:
HILLWOOD 15
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ENSUITE DETAILS

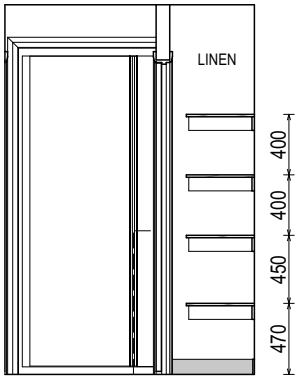
HOUSE CODE:
H-WDCHWD10SA
FACADE CODE:
F-WDCHWD10CLASA
SHEET No.:
12 / 13
SCALES:
1:50

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.
713920

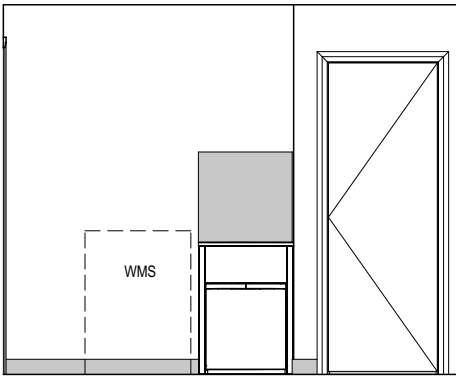
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

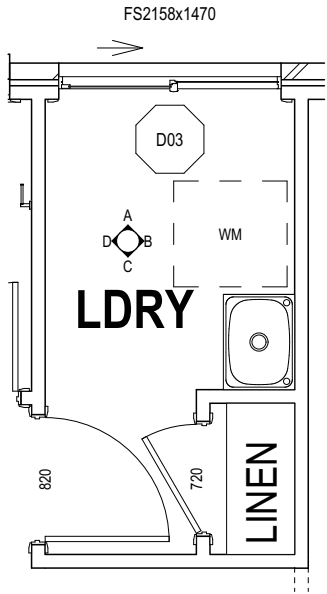
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY



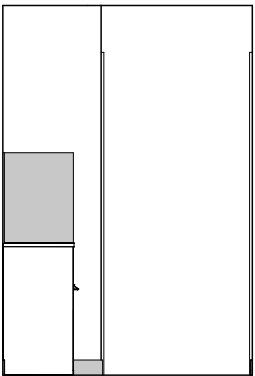
ELEVATION A
SCALE: 1:50



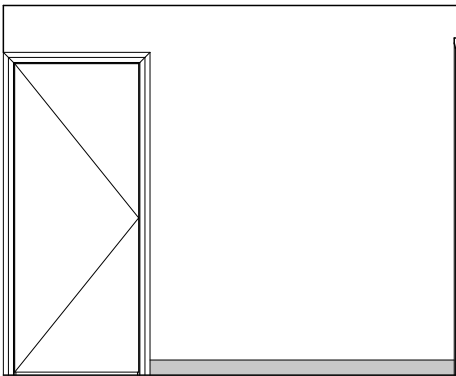
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 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

© 2024 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



SPECIFICATION:	DISCOVERY
COPYRIGHT:	© 2024

REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	JOL 11/12/2023
2 PRELIM PLANS- INITIAL ISSUE	HMI 21/02/2024

CLIENT:	JOHN TRISTAN POLICAR LIM & BELLATRIX ANN MONTIN VIZCARRA
ADDRESS:	20 DAYTONA RISE, PROSPECT VALE TAS 7250
LOT / SECTION / CT:	13 / - / 183008
COUNCIL:	MEANDER VALLEY COUNCIL

HOUSE DESIGN:	HILLWOOD 15
FACADE DESIGN:	CLASSIC
SHEET TITLE:	LAUNDRY DETAILS

HOUSE CODE:	H-WDCHWD10SA
FACADE CODE:	F-WDCHWD10CLASA
SHEET No.:	13 / 13

SCALES:	1:50
---------	------

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.
713920



Proposed Residential Development – 20 Daytona Rise, Prospect Vale

Bushfire Hazard Report

Applicant: Wilson Homes

Job Number: 713920



November 2023 J9726v1

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au www.geosolutions.net.au

Contents

1.0 Purpose	3
2.0 Summary	3
3.0 Introduction	3
4.0 Proposal	4
5.0 Bushfire Attack Level (BAL) Assessment	4
5.1 Methods.....	4
5.2 Site Description	4
6.0 Results.....	7
6.1 Property Access	7
6.2 Water supplies for fire fighting.....	7
6.3 Hazard Management Area.	7
7.0 Compliance.....	8
8.0 Guidance	9
9.0 Further Information	9
10.0 References	10
11.0 Limitations Statement	11
Appendix A – Site Photos	
Appendix B - Site Plan	
Attachment 1 – Bushfire Hazard Management Plan	
Attachment 2 - Certificate of Others (form 55)	

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	183008/13
PID	9398801
Address	20 Daytona Rise, Prospect Vale
Applicant	Wilson Homes
Municipality	Meander Valley
Planning Scheme	Tasmanian Planning Scheme – Meander Valley
Zoning	General Residential
Land size	~0.071Ha
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 20 Daytona Rise, Prospect 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 associate property access is developed at 20 Daytona Rise, Prospect Vale as per the site plan located in appendix B.

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 20 Daytona Rise, Prospect Vale, in the municipality of Meander Valley and is zoned General Residential under the Tasmanian Planning Scheme – Meander Valley. Access to the lot will be by an existing crossover from Daytona Rise, a council-maintained road. The lot is ~0.071 Ha, is irregular in shape and is located approximately 1.8 km east of Strahans Hill (Figure 1).

Adjacent lands surrounding the lot are zoned General Residential with land zoned Rural to the south carrying bushfire-prone vegetation. At a landscape scale the lot occurs on the southern extent of an existing subdivision which interfaces with a mosaic of low threat and forest/woodland vegetation which has linkages to landscape scale vegetation units further to the west of the site. The lot has gentle slopes with a north north-easterly aspect which is unlikely to influence the bushfire attack at the site.

Vegetation surrounding the lot was assessed (Table 1) and described as 'woodland and forest' 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 south-west 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).

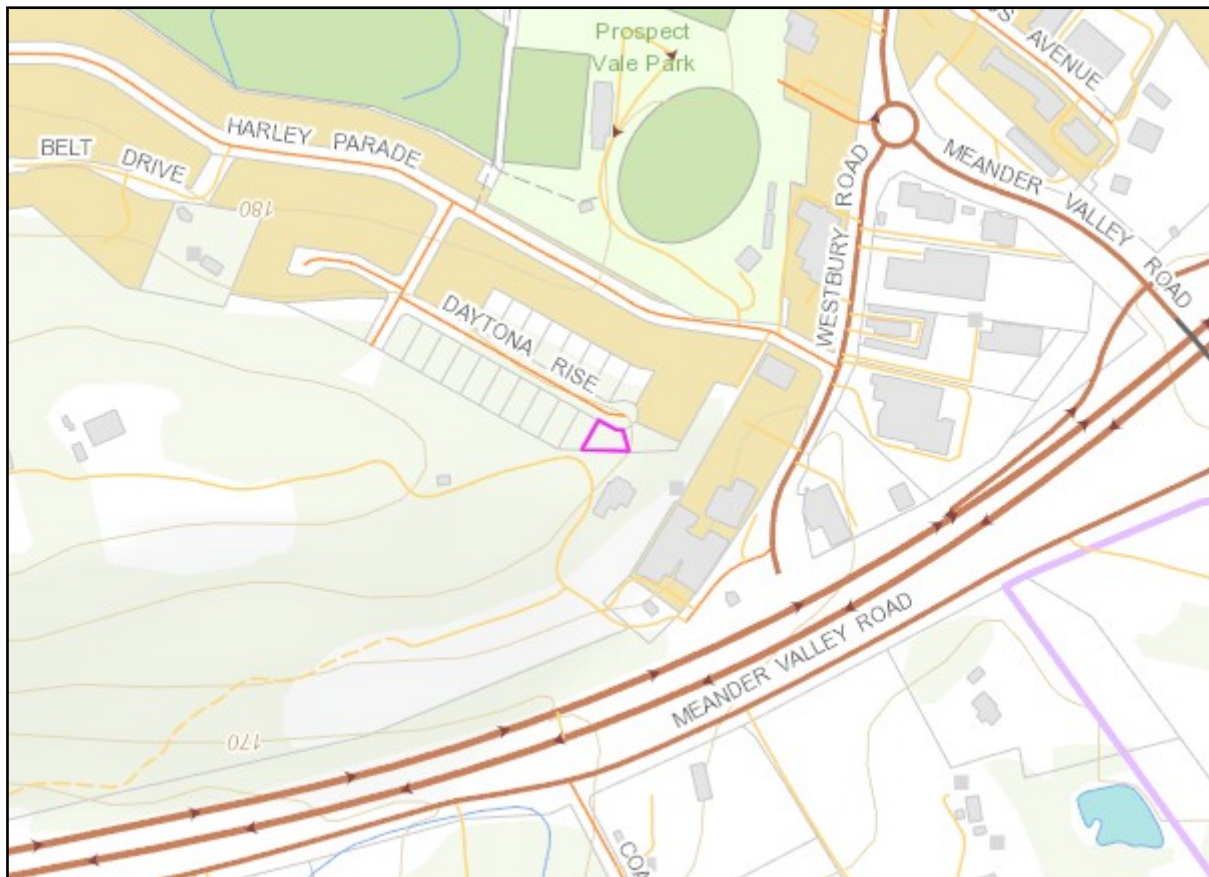


Figure 1. The lot in a topographical context (lot outlined in pink).



Figure 2. Shows the approximate location of the site (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-east	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to 100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 35 metres	Title boundary	BAL-12.5
	Woodland [^]	upslope	35 to 100 metres		
	--	--	--		
	--	--	--		
North-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).

^{**} 22 metres of HMA within lot, 10 metres of HMA external and secure through part 5 agreement.

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. The risk is considered to be moderate to Low, there is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to low levels of radiant heat at the site. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

6.1 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.

6.2 Water supplies for fire fighting

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 point and the furthest part of the building area.

6.3 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 2.3.1.</p>
2.3.2 Property Access	<p>Clause 2.3.2 requires property access to be designed and constructed to comply with table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <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>No further requirements 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 defensible 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 fire fighting activities may be undertaken. The larger the defensible 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 waste water 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 defensible 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 – Meander Valley, 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 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.

Appendix A – Site Photos



Figure 3. North-eastern azimuth from the site.



Figure 4. South-eastern azimuth from the site.



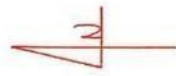
Figure 5. North-western azimuth from the site.



Figure 6. South-western azimuth from the site

Bushfire Hazard Report – 20 Daytona Rise, Prospect Vale. November 2023. J9726v1

last Published Friday, 9 August 2019 2:52 PM



1. 0m
2. +0.5m
3. -0.2m
4. +0.4m

© 2013 WILSON HOMES PVTY LTD. (A/N 96 128 638 881). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK. WITHIN THE MEANING OF THE COPYRIGHT ACT 1904 (C/P), WILSON HOMES PVTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY MANNER REPRODUCE, COPY, MODIFY OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PVTY LTD.

DO NOT SCALE DRAWINGS. USE
FOUR SET DIMENSIONS ONLY. CHECK
AND VERIFY DIMENSIONS AND LEVELS
PRIOR TO THE COMMENCEMENT OF ANY
WORK. ALL DISCREPANCIES TO BE
REPORTED TO THE DRAFTING OFFICE.



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 20 Daytona Rise, Prospect
Vale. November 2023. J9726v1.
Tasmanian Planning Scheme - Meander Valley



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

Building Specifications to
BAL-12.5
of AS3959-2018

Hazard Management Area

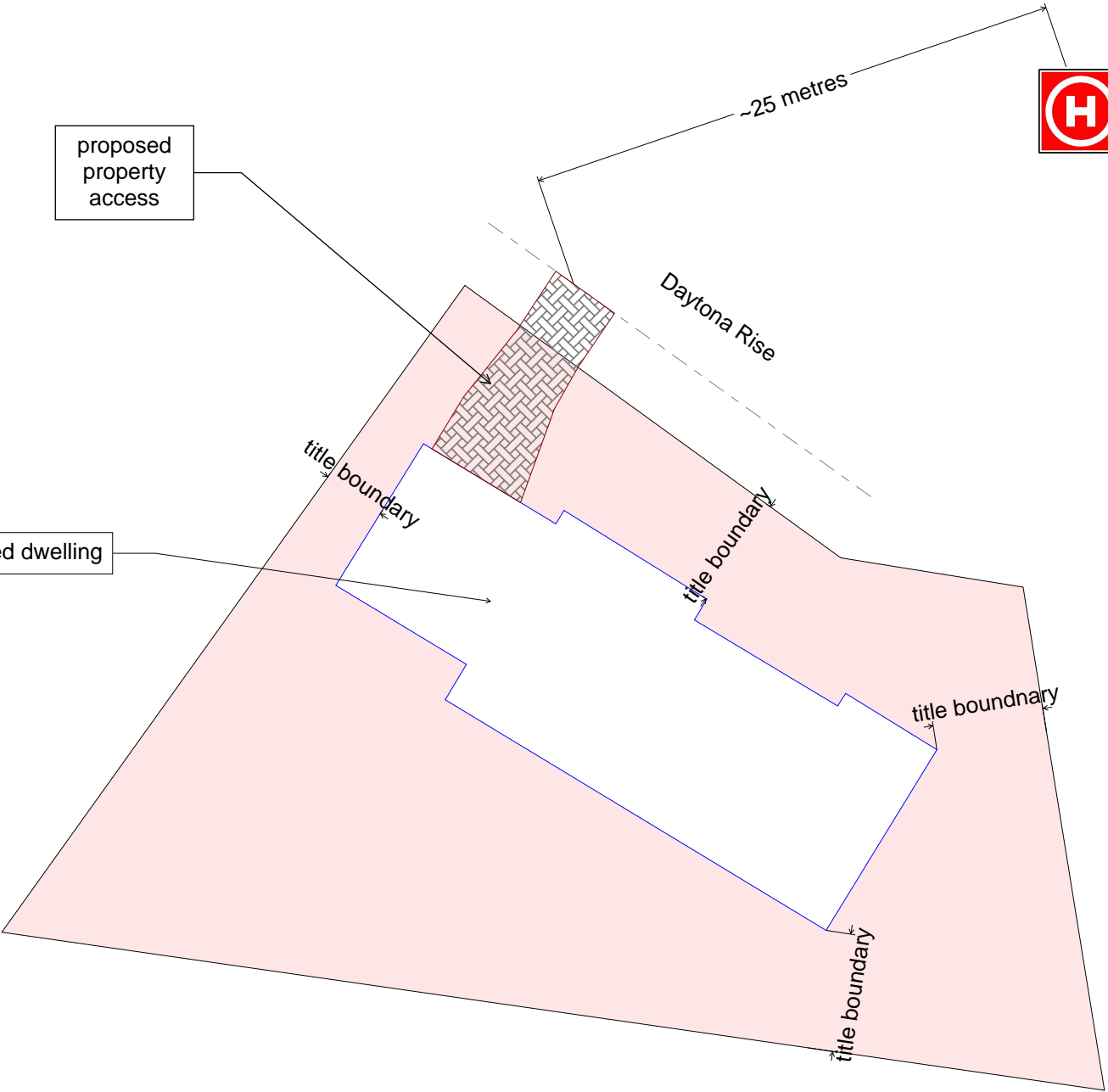
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute 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. J9726

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



Building Area

Approx. existing hydrant location

Hazard Management Area

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.: 183008/13
PID: 9398801

Date: 30/11/2023

Bushfire Hazard Management Plan 20 Daytona
Rise, Prospect Vale. November 2023. J9726v1.
Bushfire Management Report 20 Daytona Rise,
Prospect Vale. November 2023. J9726v1.

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:

Bushfire Hazard

(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.

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:

J9726

Date:

30/11/2023