

## PLANNING NOTICE

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

APPLICANT:	<b>Wilson Homes - PA\26\0101</b>
PROPERTY ADDRESS:	<b>5 Cheval Close PROSPECT VALE (CT: 188351/36)</b>
DEVELOPMENT:	<b>Single dwelling – setback, building envelope, private open space.</b>

The application can be inspected until **Monday, 22 December 2025**, at [www.meander.tas.gov.au](http://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](mailto: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 6 December 2025.

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="5 CHEVAL CL,"/>	Certificate of Title:	<input type="text" value="188351"/>
Suburb:	<input type="text" value="PROSPECT VALE"/>	TAS 7250	Lot No: <input type="text" value="40"/> <input type="text" value="36"/>
Land area:	<input type="text" value="658m2"/>	$m^2 / ha$	
Present use of land/building:	<input type="text" value="Vacant Land"/>	(vacant, residential, rural, industrial, commercial or forestry)	

- 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:   $m^2$  New building height:  m

Materials:

External walls:	<input type="text" value="Brick Venner"/>	Colour:	<input type="text" value="TBC"/>
Roof cladding:	<input type="text" value="Sheet Metal"/>	Colour:	<input type="text" value="TBC"/>

## SEARCH OF TORRENS TITLE

VOLUME 188351	FOLIO 36
EDITION 2	DATE OF ISSUE 29-Jul-2025

SEARCH DATE : 13-Oct-2025

SEARCH TIME : 04.04 PM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL  
Lot 36 on Sealed Plan [188351](#)  
Derivation : Part of 375A-1R-0P Gtd. to James Goodger  
Prior CT [187707/1004](#)

SCHEDULE 1

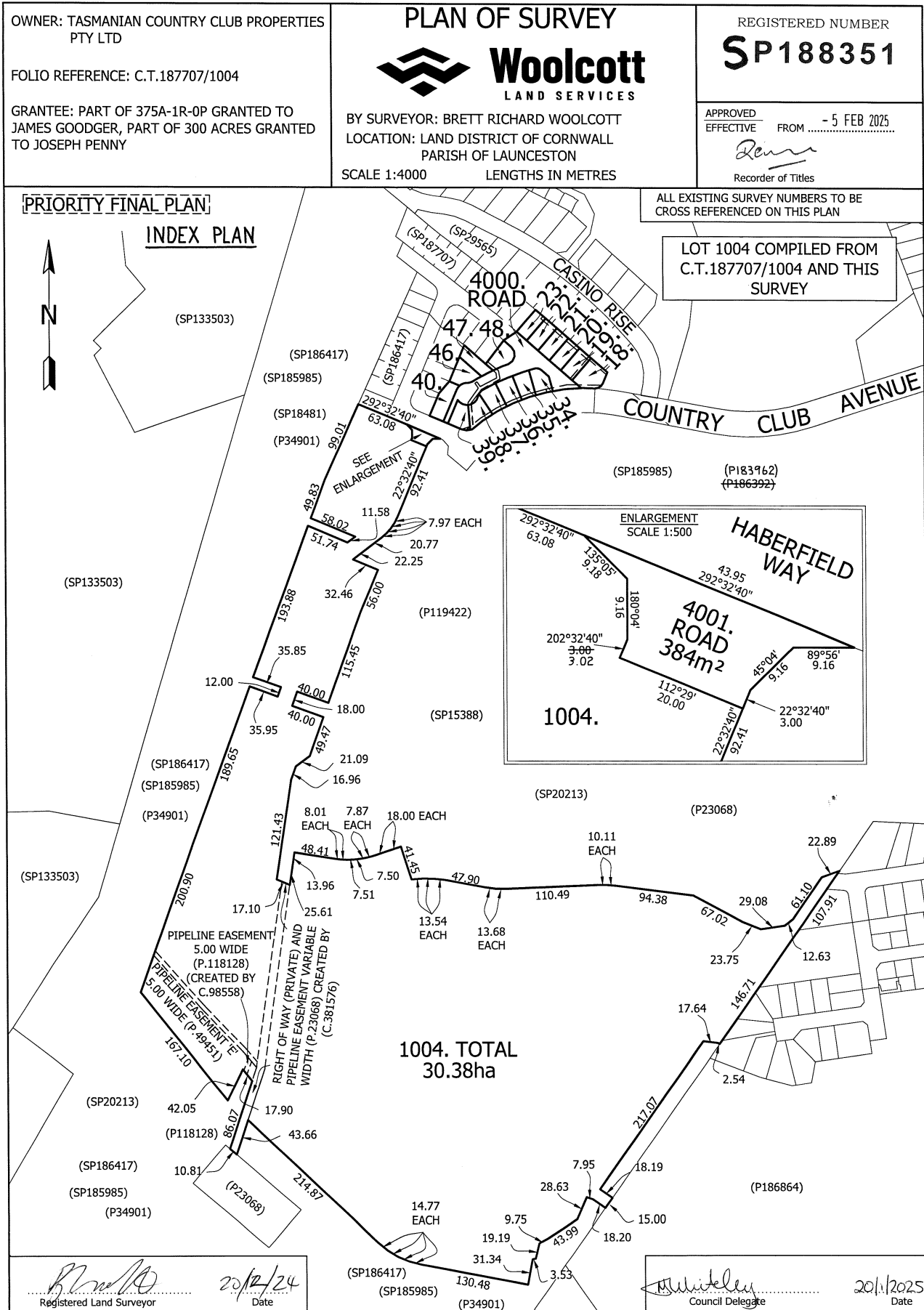
[N250450](#) TRANSFER to WILSON HOMES TASMANIA PTY LTD  
Registered 29-Jul-2025 at noon

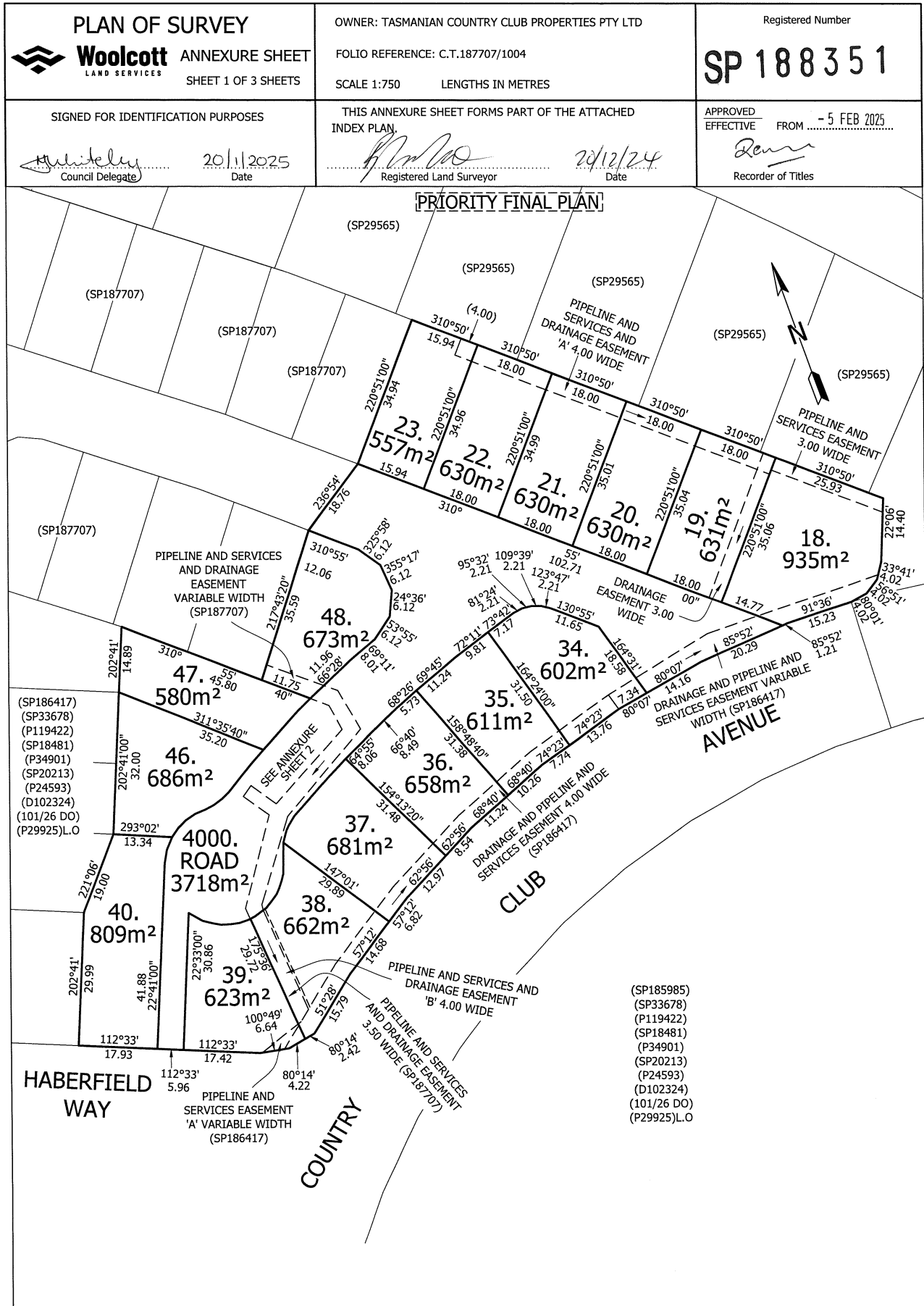
SCHEDULE 2

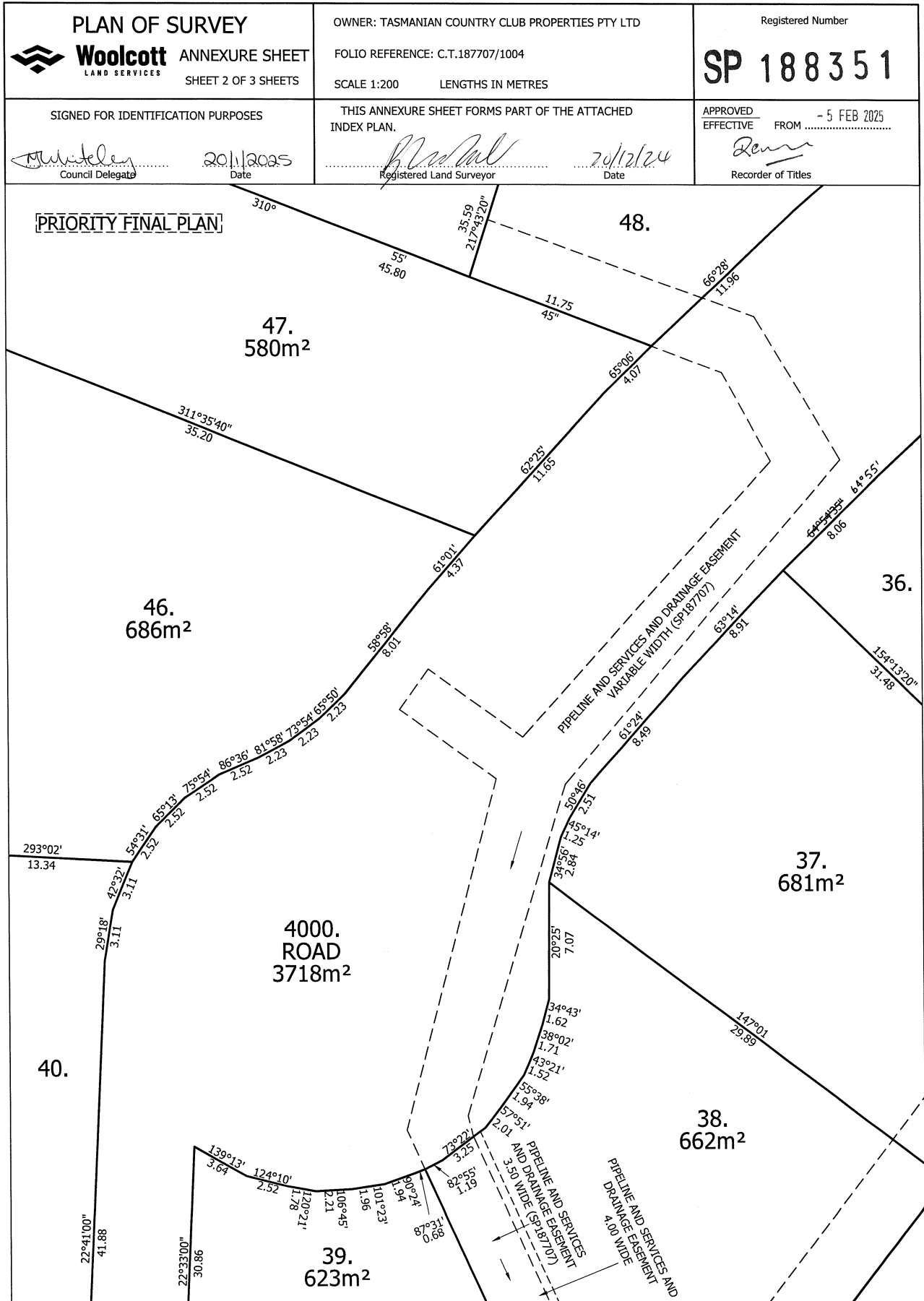
Reservations and conditions in the Crown Grant if any  
[SP188351](#) EASEMENTS in Schedule of Easements  
[SP188351](#) FENCING PROVISION in Schedule of Easements  
[SP185985](#), [SP186417](#) & [SP187707](#) FENCING PROVISION in Schedule of  
Easements  
[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements  
[E172249](#) INSTRUMENT Creating Restrictive Covenants Registered  
05-Feb-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







<p><b>PLAN OF SURVEY</b></p> <p><b>Woolcott</b> LAND SERVICES</p> <p><b>ANNEXURE SHEET</b></p> <p>SHEET 3 OF 3 SHEETS</p>	<p>OWNER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE: C.T.187707/1004</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>Registered Number</p> <p><b>SP 188351</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>M. Mitchell</i> 20/11/2025 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 20/12/24 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM - 5 FEB 2025</p> <p><i>[Signature]</i> Recorder of Titles</p>

**[PRIORITY FINAL PLAN]**

**ENLARGEMENT 2**  
SCALE: 1:1000

**ENLARGEMENT 1**  
SCALE: 1:2000



<b>SCHEDULE OF EASEMENTS</b>  <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number  <b>SP 188351</b>
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PAGE 1 OF 6 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.

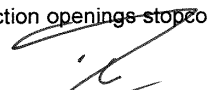
Each lot on the plan is subject to:-

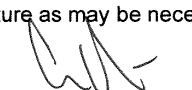
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004**

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.

  
Daniel Joseph Hanna  
Director

  
Colin Paul Dewhurst  
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD  FOLIO REF 187707/1004  SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241677	PLAN SEALED BY: <u>Meander Valley Council</u> DATE: <u>20/1/2025</u> <u>PA/20/0243</u> REF NO. <u>Whiteley</u> Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	


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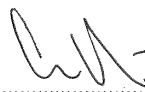
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 2 OF 6 PAGES	Registered Number  <b>SP 188351</b>
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.
8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
12. Lot 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.
13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

*8/2/2022  
For Transmittal  
Religious for  
Scholar*



Daniel Joseph Hanna  
Director



Colin Paul Dewhurst  
Director

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

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 3 OF 6 PAGES	Registered Number  <b>SP. 188351</b>
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD	
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15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

#### NEW EASEMENTS CREATED

17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~ WIDE" as shown passing through Lot 19 on the Plan. *3.00*
19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan. *26/12/24*
20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

#### FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.

  
Daniel Joseph Hanna  
Director

  
Colin Paul Dewhurst  
Director

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 4 OF 6 PAGES	Registered Number  <b>SP 188351</b>
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

## DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

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:
  - (a) without doing unnecessary damage to the Easement Land; and
  - (b) 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 subject lot from the highway at any then existing vehicle entry and cross the subject 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 subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "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:
  - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (v) 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
  - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
  - (vii) TasWater is not required to fence any part of the Easement Land.



Daniel Joseph Hanna  
Director



Colin Paul Dewhurst  
Director

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 5 OF 6 PAGES	Registered Number  <b>SP 188351</b>
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (ii) 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.
- (d) 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.
- (e) 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:
  - (i) reinstate the ground level of the Easement Land; or
  - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

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

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (vi) 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;
- (vii) anything reasonably required to support, protect or cover any of the Infrastructure;
- (viii) 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
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

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



Daniel Joseph Hanna  
Director



Colin Paul Dewhurst  
Director

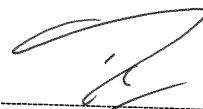
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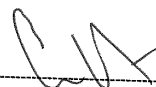
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 6 PAGES	Registered Number <b>SP. 188351</b>
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

Executed by **Tasmanian Country Club Properties  
Pty Ltd** (ACN 647 888 873) pursuant to section  
127(1) of the *Corporations Act 2001* (Cth)

By:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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DA  
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		13.82
GARAGE		54.45
LIVING		66.05
LIVING (GROUND FLOOR)		181.91
PORCH		3.35
		319.58 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	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	YES
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	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	3,000mm
SIDE A	MIN. 1,500mm	1,637mm
SIDE B	MIN. 1,500mm	3,488mm
REAR	MIN. 1,500mm	4,039mm
BULK & SCALE		
SITE AREA	658m²	
SITE COVERAGE	MAX. 50%	48.57%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
NO APPLICABLE CONTROLS		
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



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  
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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PRELIMINARY PLAN SET

4	PLANNING RFI (03/12/2025)	1.2.19	2025.12.03	HMI	
3	PLANNING RFI (12/11/2025)	ALL	2025.11.24	HMI	
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.01	HMI	CAL
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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COPYRIGHT: © 2025	1 DESIGN	CAL 23/05/2025	ADDRESS: 5 CHEVAL CL, PROSPECT VALE TAS 7250	FACADE DESIGN: EDEN (MODIFIED)	FACADE CODE: F-TBC	
	2 PRELIM PLAN - INITIAL ISSUE	HMI 01/10/2025	LOT / SECTION / CT: 36 / - / 188351	SHEET TITLE: COVER SHEET	SHEET No.: 1 / 20	
	3 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 24/11/2025	COUNCIL: MEANDER VALLEY		SCALES: 1:100, 1:453.00	
	4 PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI 03/12/2025				

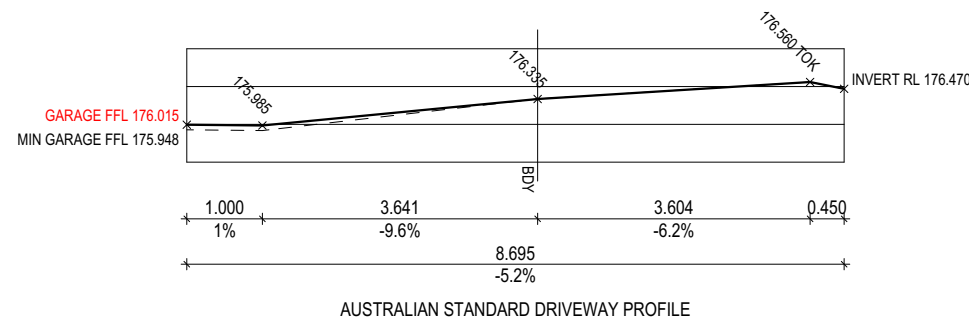
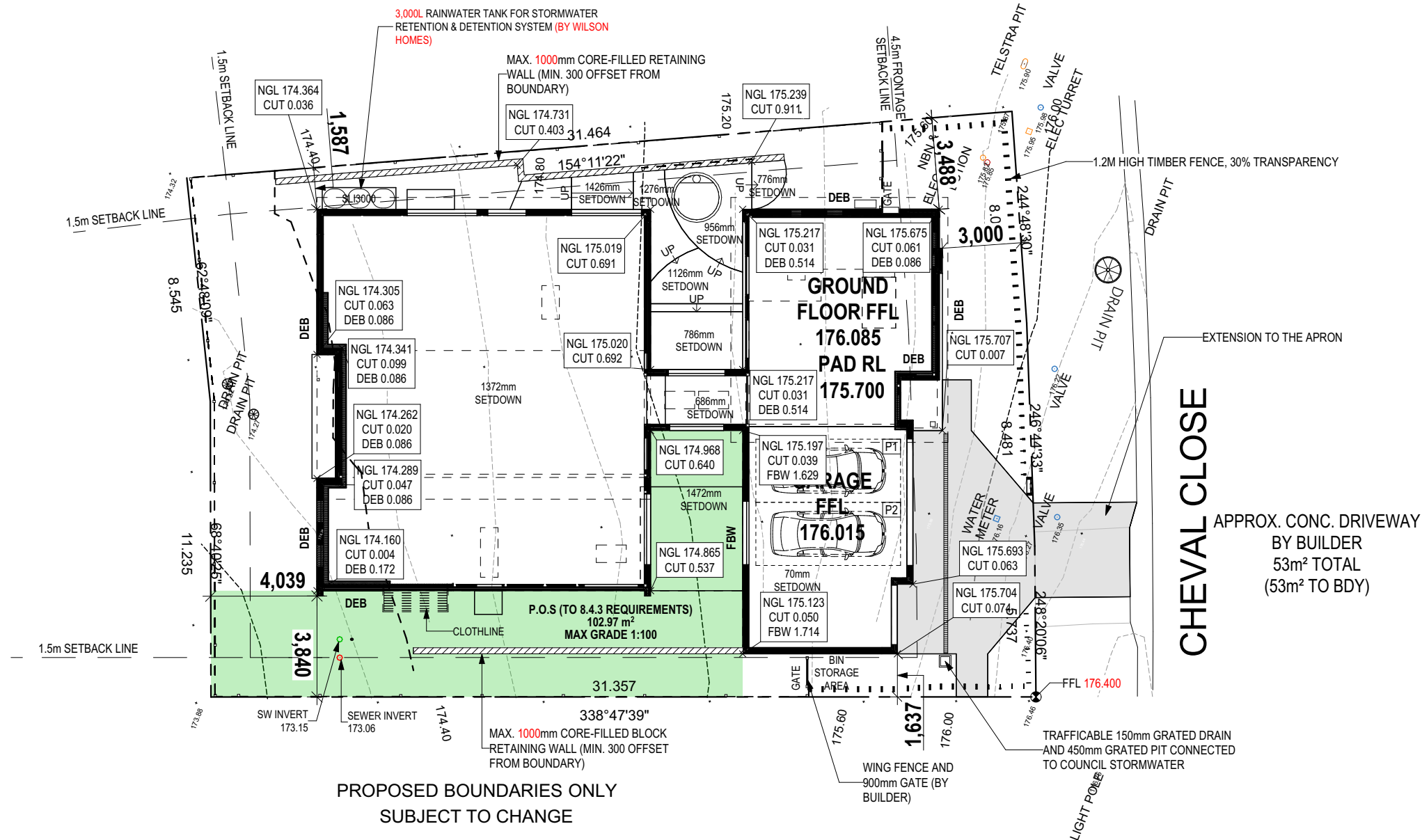


APPROX. CUT/FILL		
CUT	118.56m <sup>3</sup>	266.76
FILL	0.00m <sup>3</sup>	0.00
DIFFERENCE	118.56m <sup>3</sup>	266.76

**267 TONNES OF EXPORT FILL**

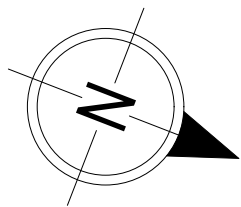
**LOT SIZE:** 658m<sup>2</sup>  
**HOUSE (COVERED AREA):** 319.58m<sup>2</sup>  
**SITE COVERAGE:** 48.56%

DROPPED EDGE BEAMS	
HEIGHT (mm)	SURFACE AREA (m <sup>2</sup> )
86	1.88
172	1.08
343	0.80
514	5.71
	<b>9.47 m<sup>2</sup></b>



## DRIVEWAY DETAILS

SCALE: 1:100



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

### PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE
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SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

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ARCHITECTURAL RANGE	1	DESIGN		CAL	23/05/2025	WILSON HOMES			KINGSCLIFF 31			H-TBC		
COPYRIGHT:	2	PRELIM PLAN - INITIAL ISSUE		HMI	01/10/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
© 2025	3	PRELIM PLAN - PLANNING RFI (12/11/2025)		HMI	24/11/2025	5 CHEVAL CL, PROSPECT VALE TAS 7250			EDEN (MODIFIED)			F-TBC		
	4	PRELIM PLANS - PLANNING RFI (03/12/2025)		HMI	03/12/2025	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
						36 / - / 188351		MEANDER VALLEY		SITE PLAN		2 / 20	1:200, 1:100	714147

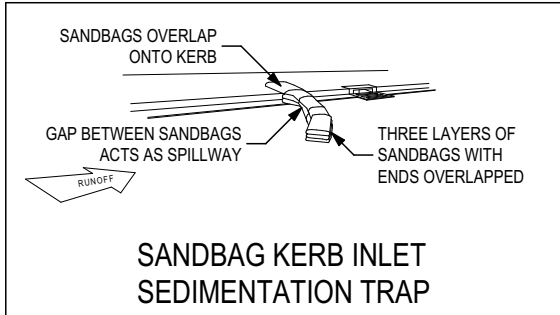
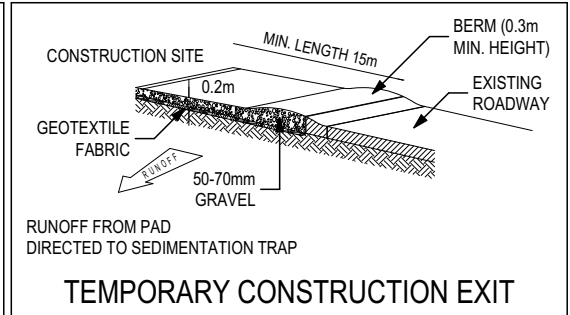
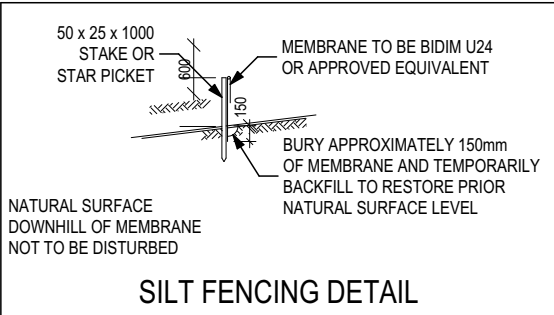
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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.



SPECIFICATION:  
**ARCHITECTURAL RANGE**

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4	PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI	03/12/2025

CLIENT:  
**WILSON HOMES**

ADDRESS:  
**5 CHEVAL CL, PROSPECT VALE TAS 7250**

LOT / SECTION / CT:  
**36 / - / 188351**

COUNCIL:  
**MEANDER VALLEY**

HOUSE DESIGN:  
**KINGSCLIFF 31**

FACADE DESIGN:  
**EDEN (MODIFIED)**

SHEET TITLE:  
**WATER MANAGEMENT PLAN**

SHEET No.:  
**3 / 20**

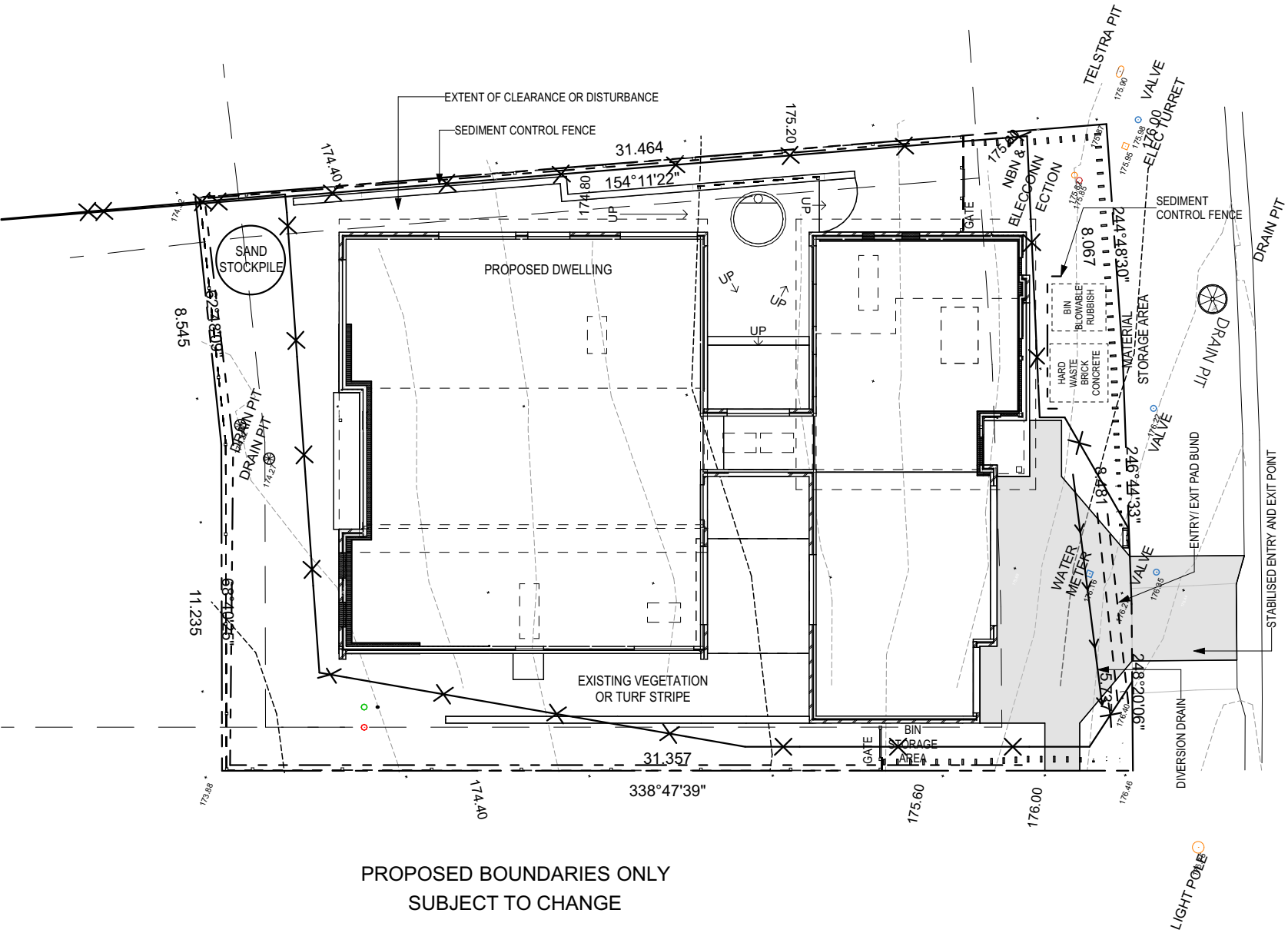
HOUSE CODE:  
**H-TBC**

FACADE CODE:  
**F-TBC**

SCALES:  
**1:200**

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**714147**



**CHEVAL CLOSE**

APPROX. CONC. DRIVEWAY  
BY BUILDER  
53m² TOTAL  
(53m² TO BDY)

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.

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

**PLAN ACCEPTANCE BY OWNER**

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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

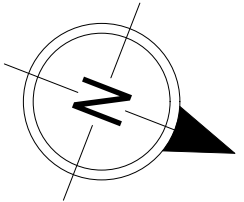
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

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:

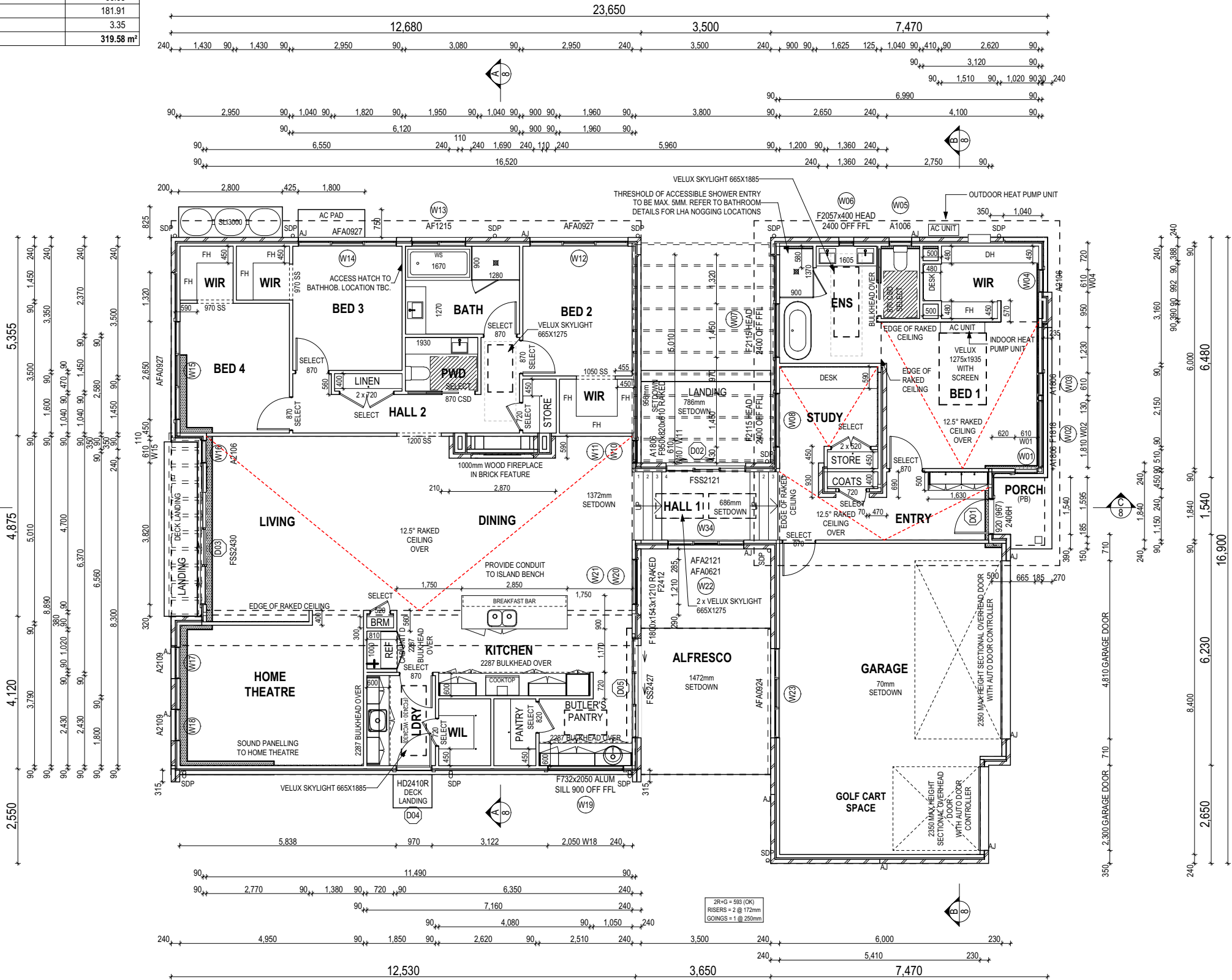


## LEGEND

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

## MAIN DWELLING, GROUND FLOOR

ALFRESCO	13.82
GARAGE	54.45
LIVING	66.05
LIVING (GROUND FLOOR)	181.91
PORCH	3.35
	319.58 m <sup>2</sup>



## ALL DIMENSIONS ARE FRAME DIMENSIONS

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PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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 CONCRETER 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  
LIVABLE HOUSING**

## PLAN ACCEPTANCE BY OWNER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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REVISION	DRAWN
1 DESIGN	CAL 23/05/2025
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3 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 24/11/2025
4 PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI 03/12/2025

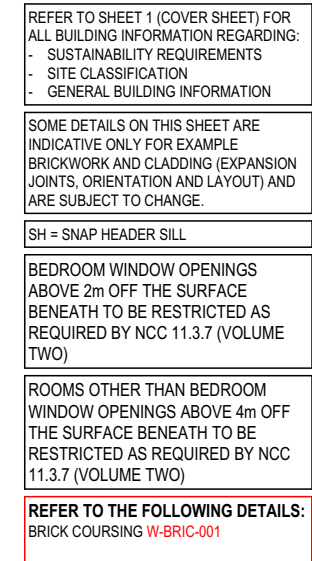
CLIENT:  
WILSON HOMES  
ADDRESS:  
5 CHEVAL CL, PROSPECT VALE TAS 7250  
LOT / SECTION / CT:  
36 / - / 188351  
COUNCIL:  
MEANDER VALLEY

HOUSE DESIGN:  
KINGSCLIFF 31  
FACADE DESIGN:  
EDEN (MODIFIED)  
SHEET TITLE:  
GROUND FLOOR PLAN

HOUSE CODE:  
H-TBC  
FACADE CODE:  
F-TBC  
SHEET No.:  
4 / 20  
SCALES:  
1:125

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**714147**





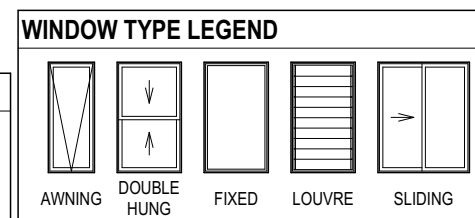


Architectural elevation drawing of a building facade. The drawing includes the following labels and level markers:

- Level Markers (Left Side):**
  - RL 180.625 - RIDGE LEVEL
  - RL 178.680 - TOP OF WALL
  - RL 176.085 - GROUND FLOOR
  - RL 175.700 - PAD LEVEL
  - SLI3000 (3000L) 2700 x 725 x 2300H ABOVE GROUND WATER TANK ON 2800 x 825 PAD
  - RL 174.173 - LOWER GROUND FLOOR
- Structural and Material Labels:**
  - 240 x 45mm NOM. NON-STRUCTURAL TIMBER BEAM
  - 12.5° (Roof Pitch)
  - COLORBOND MONOCLAD / TRIMDEK METAL ROOFING
  - COLORBOND MONOCLAD / TRIMDEK METAL ROOFING
  - COLOURBOND CAPPING
  - RETAINING WALL
  - ARTICULATED FACE BRICKWORK
  - TRANSMIT CORRUGATE CLADDING
  - ALUMINIUM STACKER DOOR
- Window and Door Labels:**
  - W28
  - W27
  - W29
  - W15
  - W16
  - D03
  - W17
  - W18
  - SH
  - AJ
- Other Labels:**
  - BUILDING ENVELOPE

### GLASS TYPE LEGEND

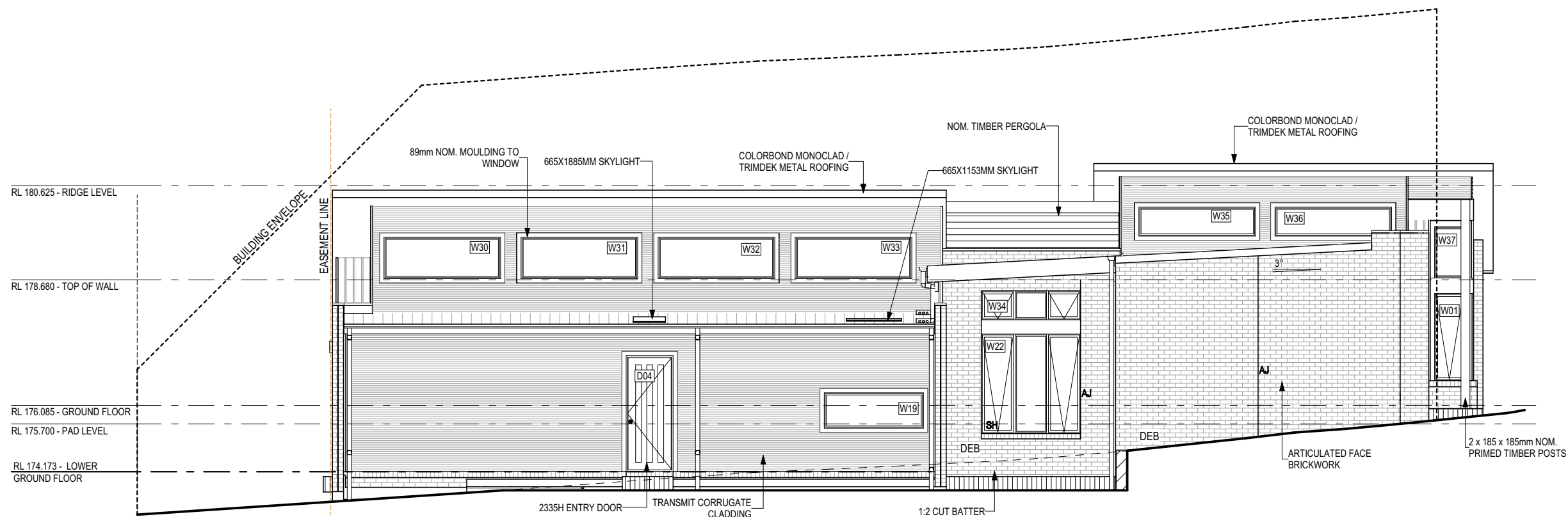
	
CLEAR	OBSCURE



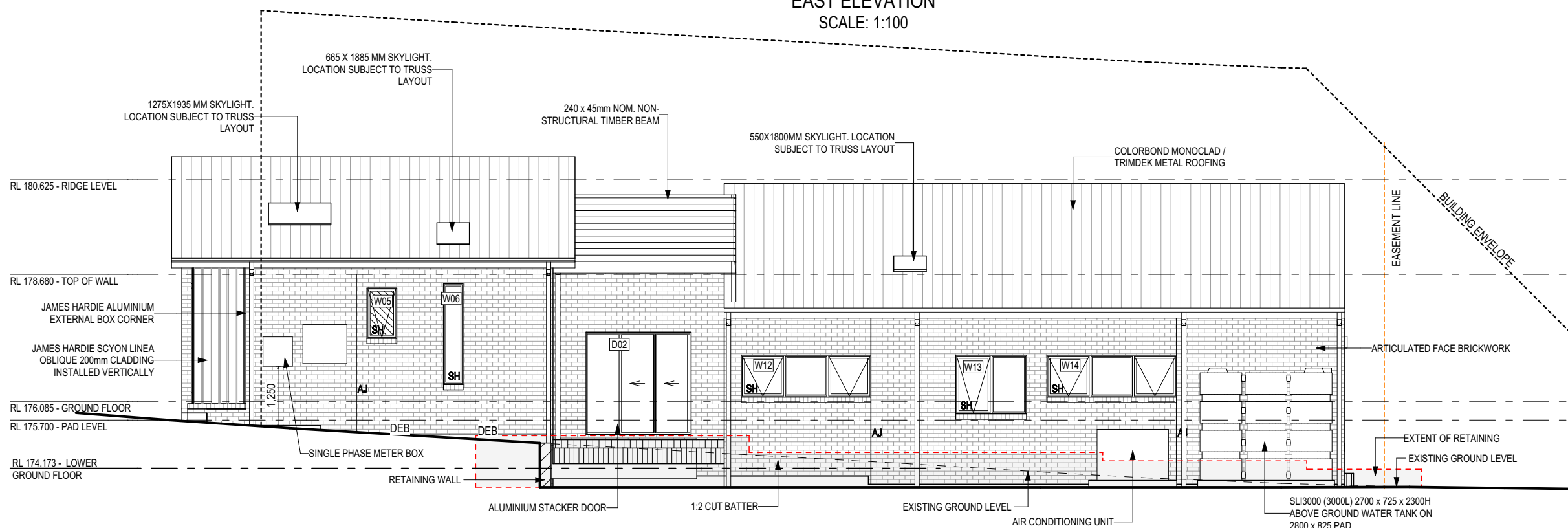
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(1 MAY 2023)  
WATERPROOFING & PLUMBING  
LIVABLE HOUSING**

<b>PLAN ACCEPTANCE BY OWNER</b>	
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SIGNATURE: _____	DATE: _____
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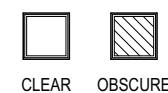


EAST ELEVATION  
SCALE: 1:100

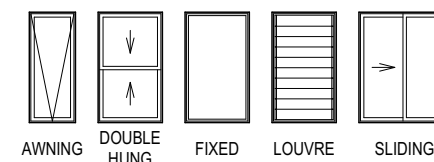


WEST ELEVATION  
SCALE: 1:100

### GLASS TYPE LEGEND



### WINDOW TYPE LEGEND



### PLAN ACCEPTANCE BY OWNER

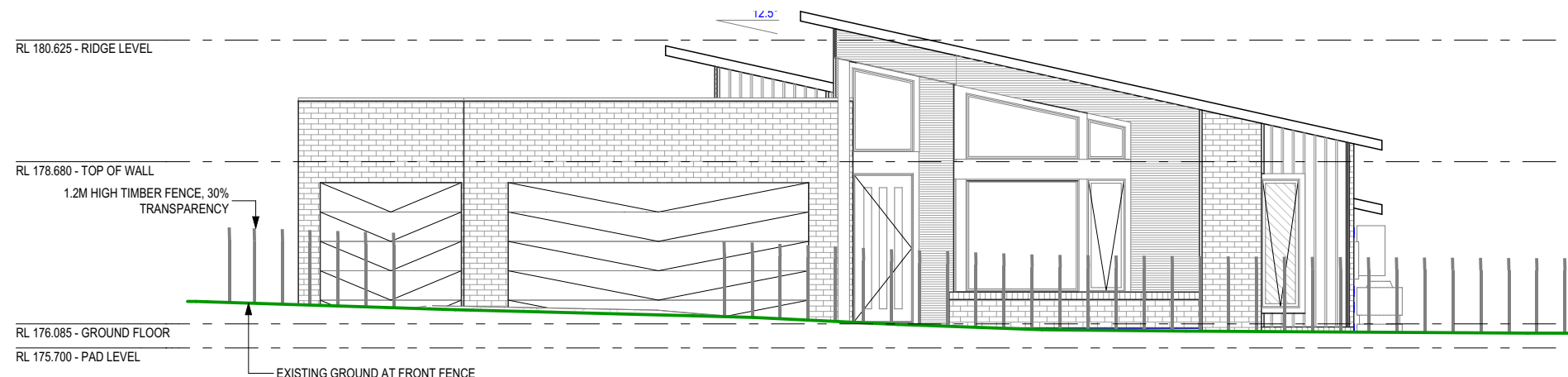
SIGNATURE:	DATE:
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SIGNATURE:	DATE:

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ARCHITECTURAL RANGE	1	DESIGN	CAL 23/05/2025	WILSON HOMES	KINGSCLIFF 31	H-TBC	
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© 2025	3	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 24/11/2025	5 CHEVAL CL, PROSPECT VALE TAS 7250		F-TBC	
	4	PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI 03/12/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				36 / - / 188351	MEANDER VALLEY	ELEVATIONS	6 / 20
						SCALES:	714147
						1:100	



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








FRONT FENCE ELEVATION  
SCALE: 1:100

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

### GLASS TYPE LEGEND


	
CLEAR	OBSCURE

### WINDOW TYPE LEGEND

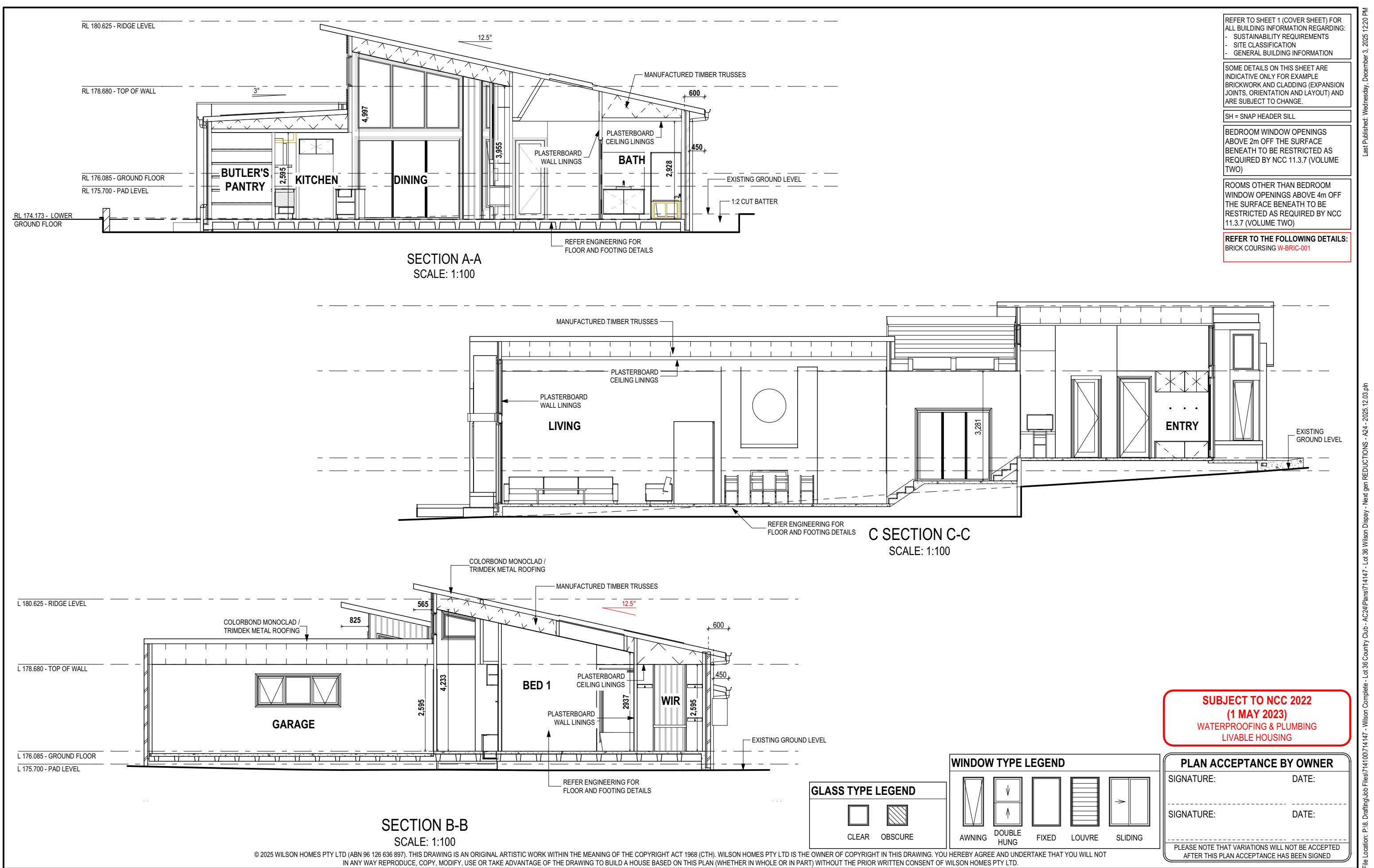
				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING


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

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							36 / - / 188351	MEANDER VALLEY		FENCE ELEVATION		7 / 20	1:100	714147	





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	ARCHITECTURAL RANGE		1	DESIGN	CAL	23/05/2025	WILSON HOMES			KINGSCLIFF 31			H-TBC		
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			4	PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI	03/12/2025	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
							36 / - / 188351		MEANDER VALLEY		SECTION		8 / 20	1:100	714147

Template Version: 24.038

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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EXTERIOR WINDOW & DOOR SCHEDULE <sup>1,2</sup> 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															
PAD LEVEL	W16	A2106	AWNING	<Undefined>	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	S	0.93	CLEAR, TOUGHENED	
PAD LEVEL	W17	A2109	AWNING	<Undefined>	2,057	850	5,814	1.75	ALUMINIUM	N/A	SNAP HEADER	S	1.40	CLEAR, TOUGHENED	
PAD LEVEL	W18	A2109	AWNING	<Undefined>	2,057	850	5,814	1.75	ALUMINIUM	N/A	SNAP HEADER	S	1.40	CLEAR, TOUGHENED	
GROUND FLOOR	W01	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	E	0.81	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
GROUND FLOOR	W02	F1818	FIXED	BED 1	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	N	3.00	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
GROUND FLOOR	W03	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A2106	AWNING	WIR	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	N	0.93	OBSCURE	
GROUND FLOOR	W05	A1006	AWNING	<Undefined>	1,029	610	3,278	0.63	ALUMINIUM	N/A	SNAP HEADER	W	0.44	OBSCURE, TOUGHENED	
GROUND FLOOR	W06	F2057x400	SPECIAL	ENS	2,057	400	4,914	0.82	ALUMINIUM	N/A	SNAP HEADER	W	0.65	CLEAR	
GROUND FLOOR	W07	F2115	FIXED	ENS	2,057	1,450	7,014	2.98	ALUMINIUM	N/A	NONE	S	2.74	CLEAR, TOUGHENED	
GROUND FLOOR	W08	F2115	FIXED	STUDY	2,057	1,450	7,014	2.98	ALUMINIUM	N/A	NONE	S	2.74	CLEAR, TOUGHENED	
GROUND FLOOR	W10	A1806	AWNING	DINING	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, TOUGHENED	
GROUND FLOOR	W11	F950x820x610 RAKED	FIXED	DINING	950	610	3,004	0.54	ALUMINIUM	N/A	NONE	N	0.41	CLEAR	RAKED TOP, LOW END HEIGHT 820mm, HIGH END HEIGHT 950mm
GROUND FLOOR	W12	AFA0927	AWNING	BED 2	857	2,650	7,014	2.27	ALUMINIUM	N/A	SNAP HEADER	W	1.74	CLEAR, TOUGHENED	MP 883-883
GROUND FLOOR	W13	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	SNAP HEADER	W	1.38	CLEAR, TOUGHENED	MP 725
GROUND FLOOR	W14	AFA0927	AWNING	BED 3	857	2,650	7,014	2.27	ALUMINIUM	N/A	SNAP HEADER	W	1.74	CLEAR, TOUGHENED	MP 883-883
GROUND FLOOR	W15	AFA0927	AWNING	BED 4	857	2,650	7,014	2.27	ALUMINIUM	N/A	NONE	S	1.74	CLEAR, TOUGHENED	MP 883-883
GROUND FLOOR	W19	F732x2050	SPECIAL	BUTLER'S PANTRY	732	2,050	5,564	1.50	ALUMINIUM	N/A	NONE	E	1.31	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W20	F2412	FIXED	KITCHEN	2,400	1,210	7,220	2.90	ALUMINIUM	N/A	NONE	N	2.65	CLEAR, TOUGHENED	
GROUND FLOOR	W21	F1800x1543x1210 RAKED	FIXED	KITCHEN	1,800	1,210	5,790	2.02	ALUMINIUM	N/A	NONE	N	1.77	CLEAR	RAKED TOP, LOW END HEIGHT 1543mm, HIGH END HEIGHT 1800mm
GROUND FLOOR	W22	AFA2121	AWNING	HALL 1	2,057	2,050	8,214	4.22	ALUMINIUM	N/A	SNAP HEADER	E	3.36	CLEAR, TOUGHENED	MP 683-683, PAINTED FC SHEET OVER
GROUND FLOOR	W23	AFA0924	AWNING	GARAGE	857	2,410	6,534	2.07	ALUMINIUM	N/A	SNAP HEADER	S	1.56	CLEAR, TOUGHENED	MP 803-803
GROUND FLOOR	W27	F1190x1320x610 RAKED	FIXED	LIVING (GROUND FLOOR)	1,320	610	3,744	0.77	ALUMINIUM	N/A	NONE	S	0.61	CLEAR	RAKED TOP, LOW END HEIGHT 1190mm, HIGH END HEIGHT 1320mm
GROUND FLOOR	W29	FFF1502x2150x3048 RAKED	FIXED	LIVING (GROUND FLOOR)	2,150	3,048	9,816	5.57	ALUMINIUM	N/A	NONE	S	4.82	CLEAR	RAKED TOP, LOW END HEIGHT 1502mm, HIGH END HEIGHT 2150mm, MP 1016-1016
GROUND FLOOR	W34	AFA0621	AWNING	HALL 1	600	2,050	5,300	1.23	ALUMINIUM	N/A	NONE	E	0.85	CLEAR	MP 683-683
TOP OF WALL	W24	F1350x1141x984 RAKED	FIXED	<Undefined>	1,350	984	4,481	1.23	ALUMINIUM	N/A	NONE	N	1.03	CLEAR	RAKED TOP, LOW END HEIGHT 1141mm, HIGH END HEIGHT 1350mm
TOP OF WALL	W25	F1060x675x1810 RAKED	FIXED		1,060	1,810	5,396	1.57	ALUMINIUM	N/A	NONE	N	1.34	CLEAR	RAKED TOP, LOW END HEIGHT 675mm, HIGH END HEIGHT 1060mm
TOP OF WALL	W26	F650x520x610 RAKED	FIXED		650	610	2,404	0.36	ALUMINIUM	N/A	NONE	N	0.26	CLEAR	RAKED TOP, LOW END HEIGHT 520mm, HIGH END HEIGHT 650mm
TOP OF WALL	W28	F443x700x1210 RAKED	FIXED	LIVING - 686	700	1,210	3,590	0.69	ALUMINIUM	N/A	NONE	S	0.54	CLEAR	RAKED TOP, LOW END HEIGHT 443mm, HIGH END HEIGHT 700mm
TOP OF WALL	W30	F0924	FIXED	LIVING (GROUND FLOOR)	857	2,410	6,534	2.07	ALUMINIUM	N/A	NONE	E	1.84	CLEAR	
TOP OF WALL	W31	F0924	FIXED	LIVING (GROUND FLOOR)	857	2,410	6,534	2.07	ALUMINIUM	N/A	NONE	E	1.84	CLEAR	
TOP OF WALL	W32	F0924	FIXED	LIVING (GROUND FLOOR)	857	2,410	6,534	2.07	ALUMINIUM	N/A	NONE	E	1.84	CLEAR	
TOP OF WALL	W33	F0924	FIXED	LIVING (GROUND FLOOR)	857	2,410	6,534	2.07	ALUMINIUM	N/A	NONE	E	1.84	CLEAR	
TOP OF WALL	W35	F0624	FIXED	GARAGE	600	2,410	6,020	1.45	ALUMINIUM	N/A	NONE	E	1.23	CLEAR	
TOP OF WALL	W36	F0624	FIXED	GARAGE	600	2,410	6,020	1.45	ALUMINIUM	N/A	NONE	E	1.23	CLEAR	
TOP OF WALL	W37	F1060x610	SPECIAL		1,060	610	3,340	0.65	ALUMINIUM	N/A	NONE	E	0.53	CLEAR, DOUBLE GLAZED	
								65.02					54.12		
DOOR															
PAD LEVEL	D03	FSS2430	STACKER	<Undefined>	2,400	3,048	10,896	7.32	ALUMINIUM	N/A	NONE	S	6.53	CLEAR, TOUGHENED	
PAD LEVEL	D04	HD2410R	SWINGING	<Undefined>	2,400	970	6,740	2.33	ALUMINIUM	N/A	SNAP HEADER	E	1.63	CLEAR	
PAD LEVEL	D05	FSS2427	STACKER	<Undefined>	2,400	2,688	10,176	6.45	ALUMINIUM	N/A	NONE	N	5.70	CLEAR, TOUGHENED	
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,406	967	6,746	2.33	TIMBER	N/A	NONE	N	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 920mm
GROUND FLOOR	D02	FSS2121	STACKER	HALL 1	2,100	2,148	8,496	4.51	ALUMINIUM	N/A	NONE	W	3.88	CLEAR, TOUGHENED	
								22.94					17.74		
								87.96					71.86		

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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	4	PRELIM PLANS - PLANNING RFI (03/12/2025)		HMI	03/12/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
						36 / - / 188351		MEANDER VALLEY		WINDOW DOORS SCHEDULES	9 / 20	714147

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
PAD LEVEL	1	1050 SS	SQUARE SET OPENING	2,455	1,050	N/A	
PAD LEVEL	1	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
PAD LEVEL	1	2 x 720	SWINGING	2,340	1,440	CLEAR	SELECT
PAD LEVEL	1	520	SWINGING	2,340	520	CLEAR	SELECT
PAD LEVEL	2	720	SWINGING	2,340	720	TRANSLUCENT	SELECT
PAD LEVEL	1	820	SWINGING	2,340	820	TRANSLUCENT	SELECT
PAD LEVEL	5	870	SWINGING	2,340	870	TRANSLUCENT	SELECT
PAD LEVEL	1	870 CSD	CAVITY SLIDING	2,340	870	TRANSLUCENT	SELECT
PAD LEVEL	2	970 SS	SQUARE SET OPENING	2,455	970	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,340	1,040	CLEAR	SELECT
GROUND FLOOR	1	720	SWINGING	2,340	720	CLEAR	SELECT
GROUND FLOOR	1	870	SWINGING	2,340	870	TRANSLUCENT	SELECT
GROUND FLOOR	1	870	SWINGING	2,340	870	CLEAR	SELECT
GROUND FLOOR	1	870 CSD	CAVITY SLIDING	2,340	870	TRANSLUCENT	SELECT

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC
	DOW-022-003	2.9	0.64
	DOW-005-001	3.9	0.58
	DOW-038-001	3.03	0.71
	DAR-034-001	3.97	0.63
	DAR-034-001	3.97	0.63
	DOW-017-001	4.1	0.55
	DOW-020-001	4.1	0.54
	BAL 19		
	Window Type	WERS Code	U Value
Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	TND-034-001	3.1	0.61
	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AUW-009-009	4.03	0.58
	AUW-009-009	4.03	0.58
	GRN-009-001	4.25	0.53
	DOW-020-001	4.1	0.54
	BAL 29		
	Window Type	WERS Code	U Value
	TND-034-001	3.1	0.61
Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AMJ-007-005	4.03	0.59
	AMJ-007-005	4.03	0.59
	GRN-009-001	4.29	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.

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

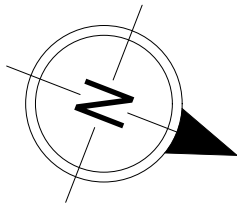
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					36 / - / 188351	MEANDER VALLEY	INTERNAL DOOR SCHEDULES	10 / 20		



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.

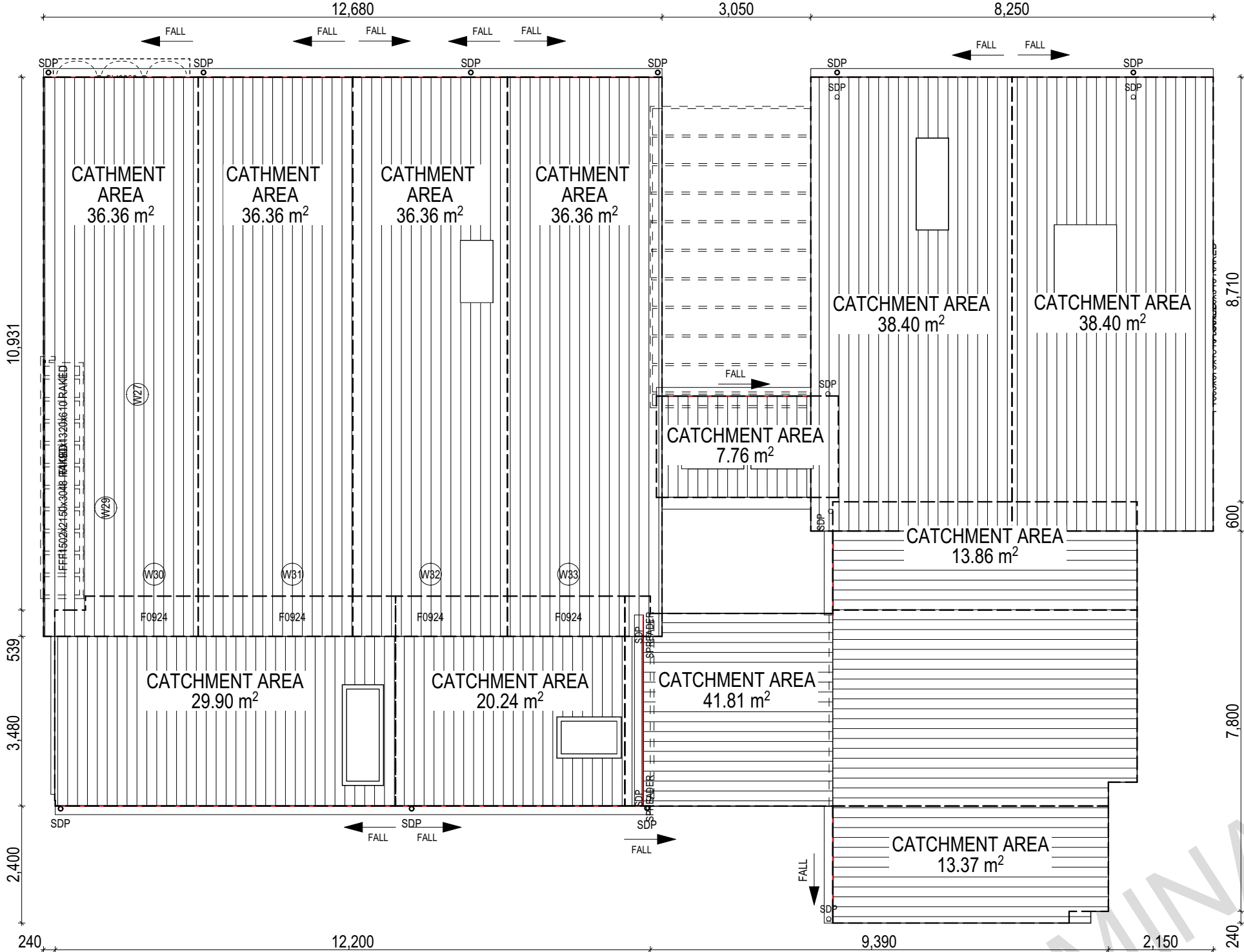
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	346.16	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	143.21	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	349.18	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	374.34	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
DRI	91	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m <sup>2</sup> )
Required Downpipes	5.84	Ac / Acdp
Downpipes Provided	11	

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ARCHITECTURAL RANGE		1	DESIGN	CAL	23/05/2025	WILSON HOMES		KINGSCLIFF 31		H-TBC				
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						36 / - / 188351		MEANDER VALLEY		ROOF DRAINAGE PLAN		11 / 20	1:100	714147



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

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:

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- 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



SUBJECT TO NCC 2022  
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| 3 | PRELIM PLAN - PLANNING RFI (12/11/2025)  |
| 4 | PRELIM PLANS - PLANNING RFI (03/12/2025) |

DRAWN

- |     |            |
|-----|------------|
| CAL | 23/05/2025 |
| HMI | 01/10/2025 |
| HMI | 24/11/2025 |
| HMI | 03/12/2025 |

CLIENT:

WILSON HOMES  
ADDRESS:  
5 CHEVAL CL, PROSPECT VALE TAS 7250  
LOT / SECTION / CT:  
36 / - / 188351  
COUNCIL:  
MEANDER VALLEY

HOUSE DESIGN:

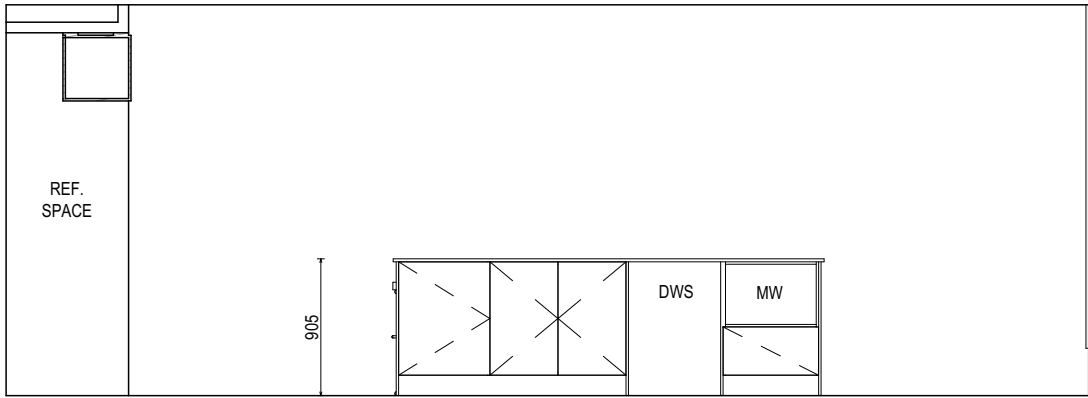
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FACADE DESIGN:  
EDEN (MODIFIED)  
SHEET TITLE:  
FLOOR COVERINGS

HOUSE CODE:

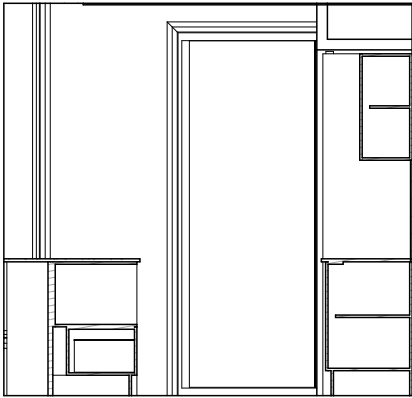
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FACADE CODE:  
F-TBC  
SHEET No.:  
12 / 20  
SCALES:  
1:100

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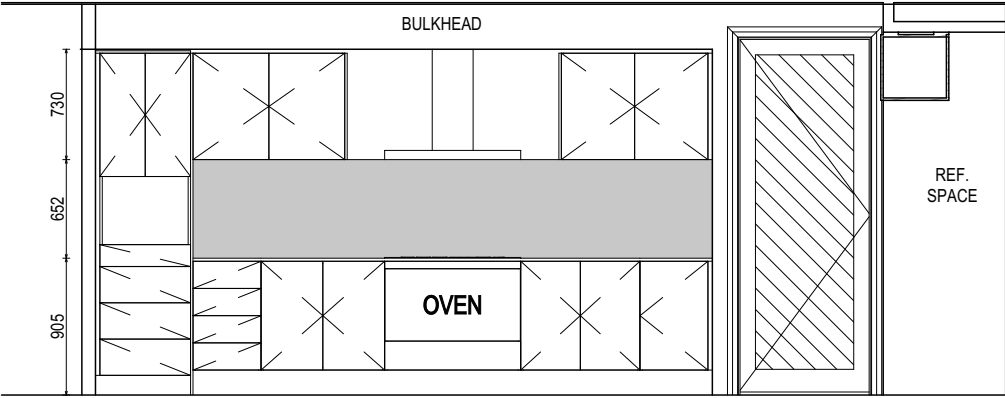
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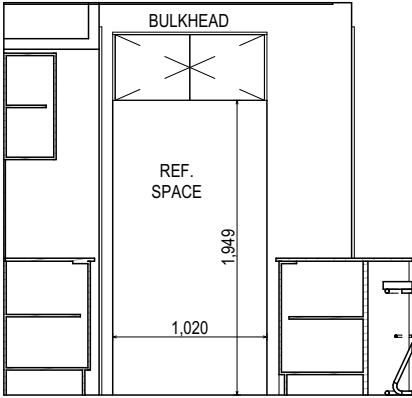
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SCALE: 1:50



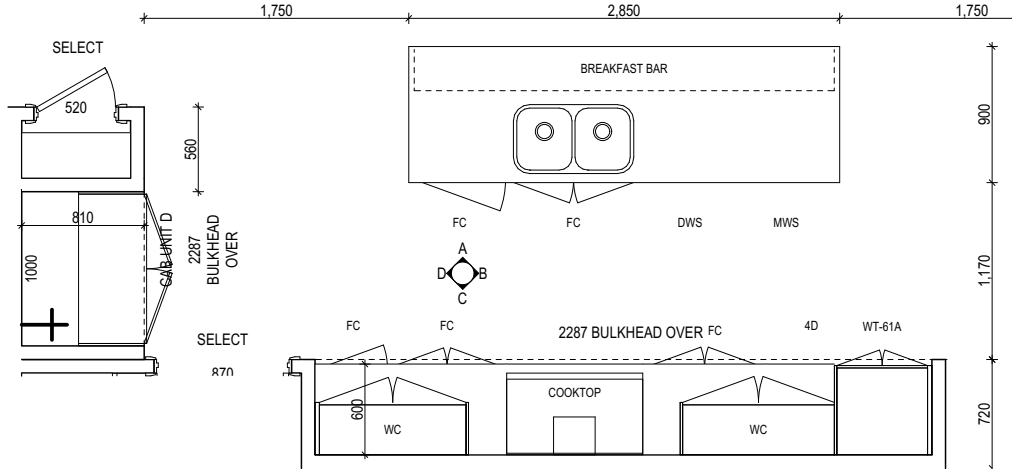
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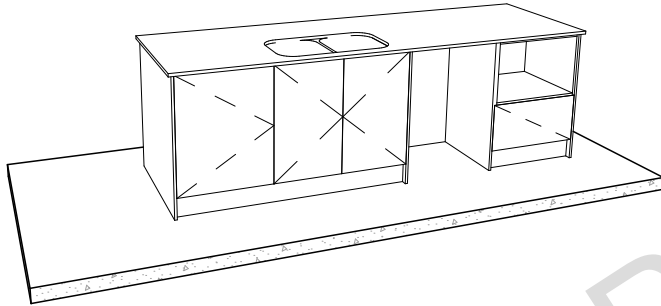
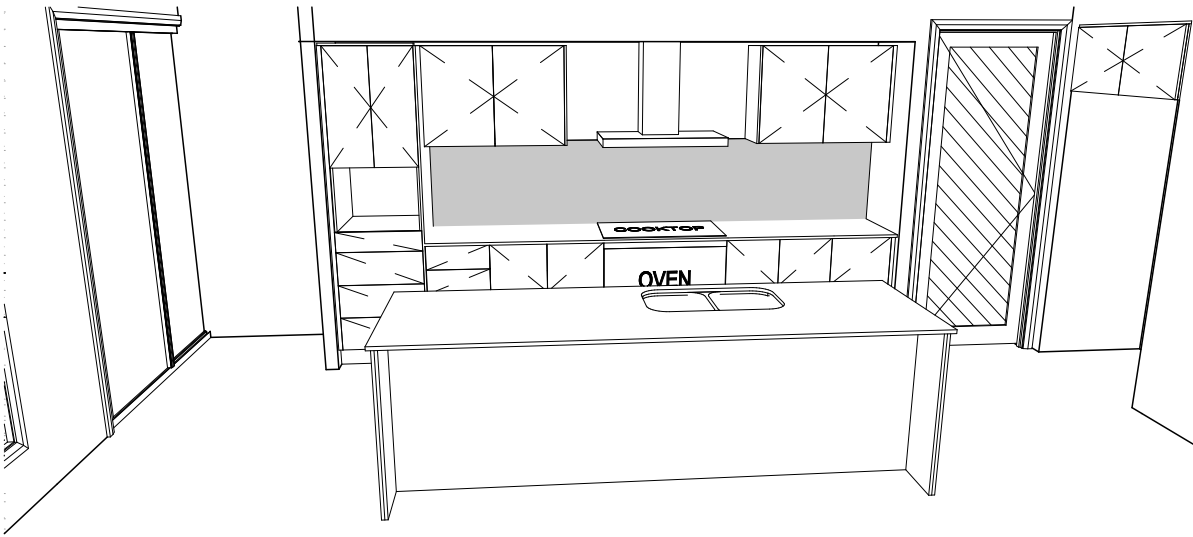
ELEVATION C  
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ELEVATION D  
SCALE: 1:50



KITCHEN PLAN  
SCALE: 1:50



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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED  
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REVISION	DRAWN
1 DESIGN	CAL 23/05/2025
2 PRELIM PLAN - INITIAL ISSUE	HMI 01/10/2025
3 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 24/11/2025
4 PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI 03/12/2025

CLIENT:
WILSON HOMES
ADDRESS:
5 CHEVAL CL, PROSPECT VALE TAS 7250
LOT / SECTION / CT:
36 / - / 188351

COUNCIL:	MEANDER VALLEY
----------	----------------

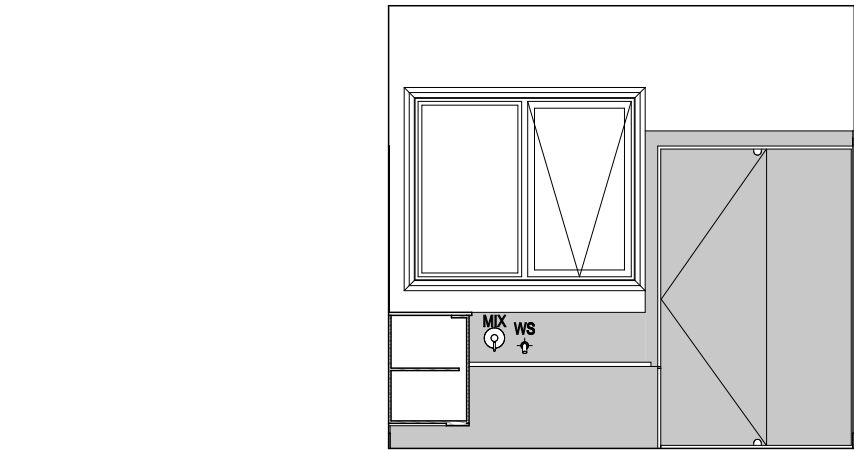
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SHEET TITLE:	KITCHEN DETAILS

SHEET No.:	13 / 20
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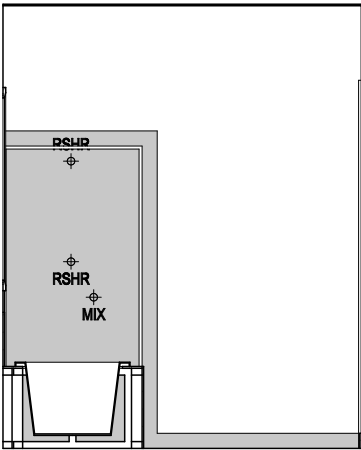
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FACADE CODE:	F-TBC
SCALES:	1:50

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714147

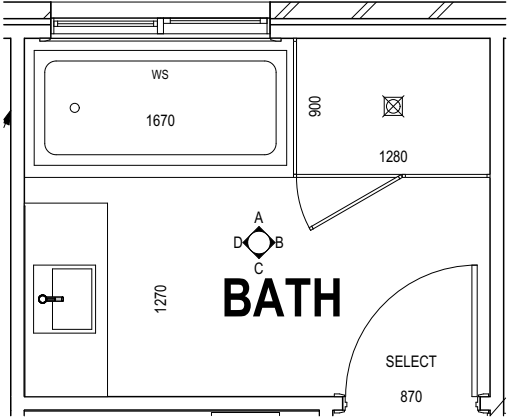




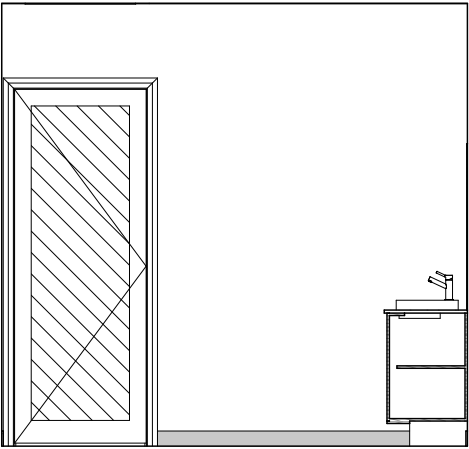
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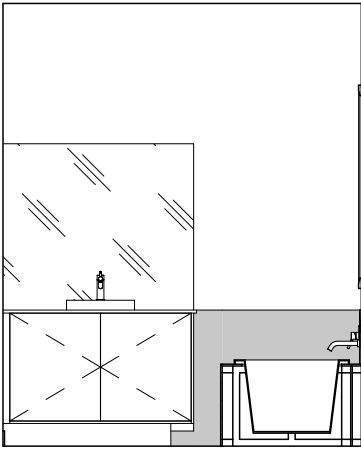
ELEVATION B  
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BATHROOM PLAN  
SCALE: 1:50



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  
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

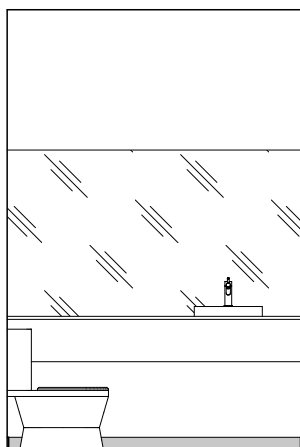
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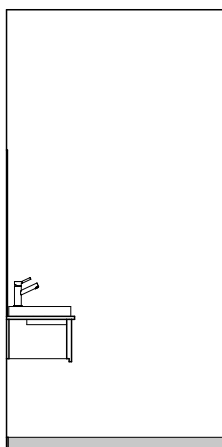
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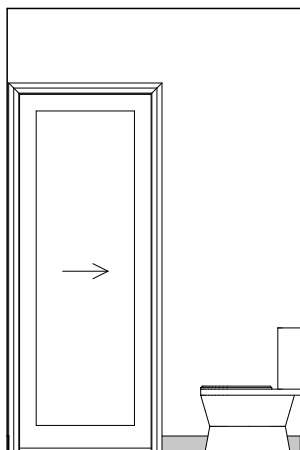
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



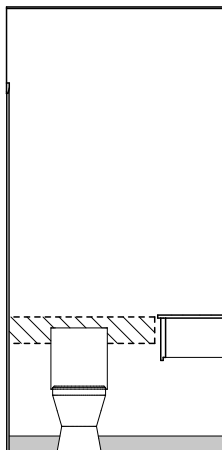
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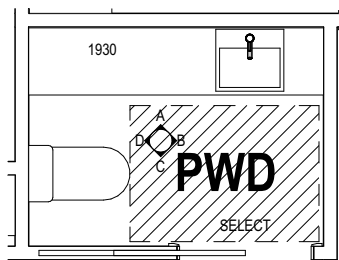
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ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



# BATHROOM PLAN

SCALE: 1:50

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

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
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**SUBJECT TO NCC 2022**  
**(1 MAY 2023)**  
**WATERPROOFING & PLUMBING**  
**LIVABLE HOUSING**

<b>PLAN ACCEPTANCE BY OWNER</b>	
SIGNATURE:	DATE:
SIGNATURE:	DATE:
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	ARCHITECTURAL RANGE	1	DESIGN	CAL 23/05/2025	WILSON HOMES	KINGSCLIFF 31		H-TBC		
	COPYRIGHT:	2	PRELIM PLAN - INITIAL ISSUE	HMI 01/10/2025	ADDRESS:	FACADE DESIGN:		FACADE CODE:		
	© 2025	3	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 24/11/2025	5 CHEVAL CL, PROSPECT VALE TAS 7250	EDEN (MODIFIED)		F-TBC		
		4	PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI 03/12/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:		
					36 / - / 188351	MEANDER VALLEY	POWDER ROOM DETAILS	15 / 20	1:50	714147

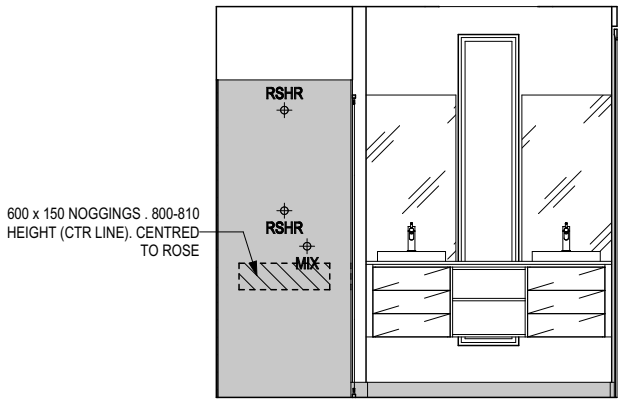
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WINDOW OVER BATH HOB D-WIND-ALU001  
STANDARD BATH HOB D-WETA-BATH003  
WET AREA TILING LAYOUTS D-WETA-TILE002  
SQUARE SET WINDOWS G-WIND-SSET02  
FULL HEIGHT TILING D-LINI-WETA

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

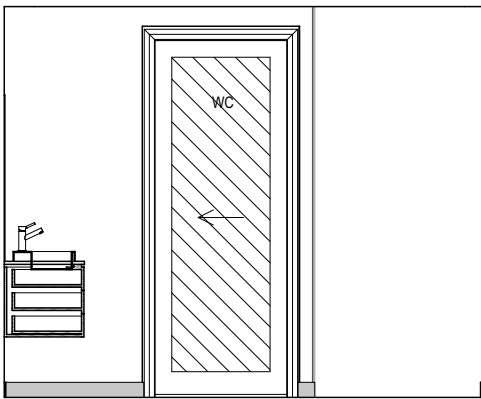
DETAILS DEPICTED ON THIS SHEET ARE A  
REPRESENTATION ONLY

LEGEND

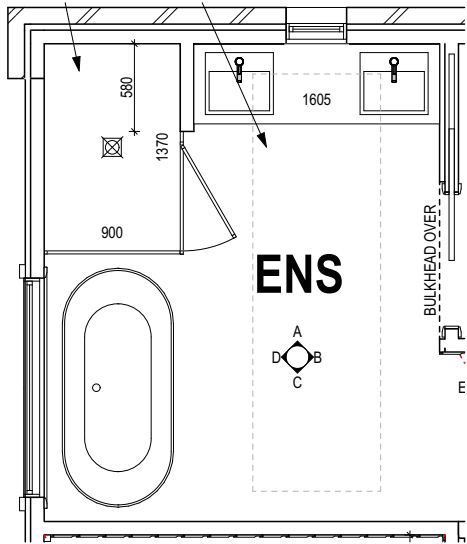
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



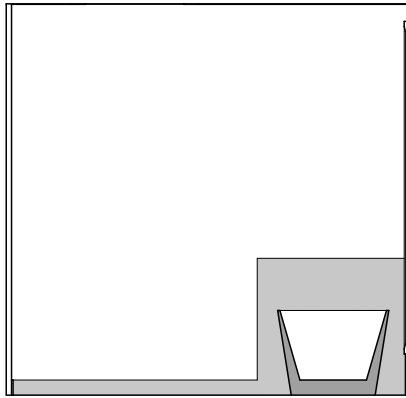
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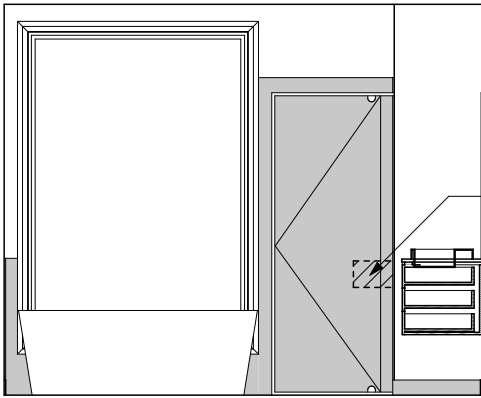
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ENSUITE PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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

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

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

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

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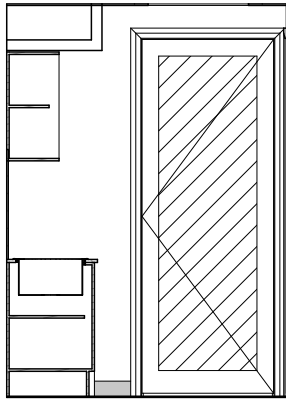
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		3	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	24/11/2025	LOT / SECTION / CT: 36 / - / 188351	SHEET TITLE: ENSUITE DETAILS	SHEET No.: 16 / 20	
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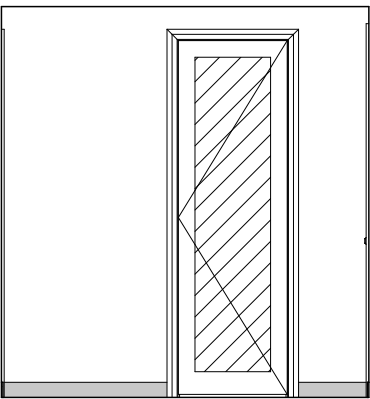
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

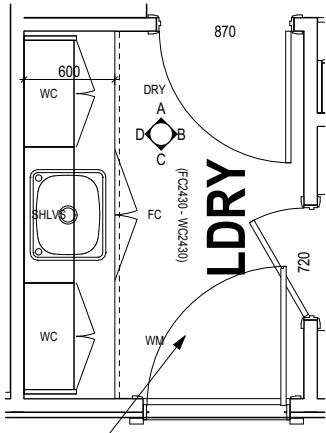
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



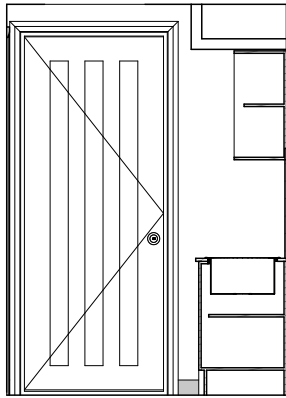
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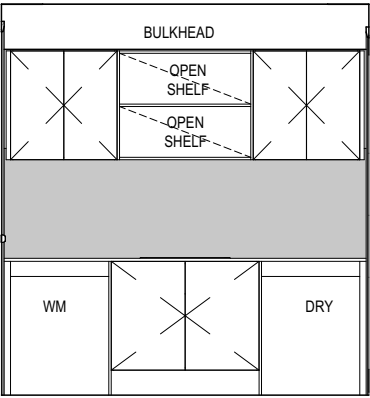
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LAUNDRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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REVISION	DRAWN
1 DESIGN	CAL 23/05/2025
2 PRELIM PLAN - INITIAL ISSUE	HMI 01/10/2025
3 PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI 24/11/2025
4 PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI 03/12/2025

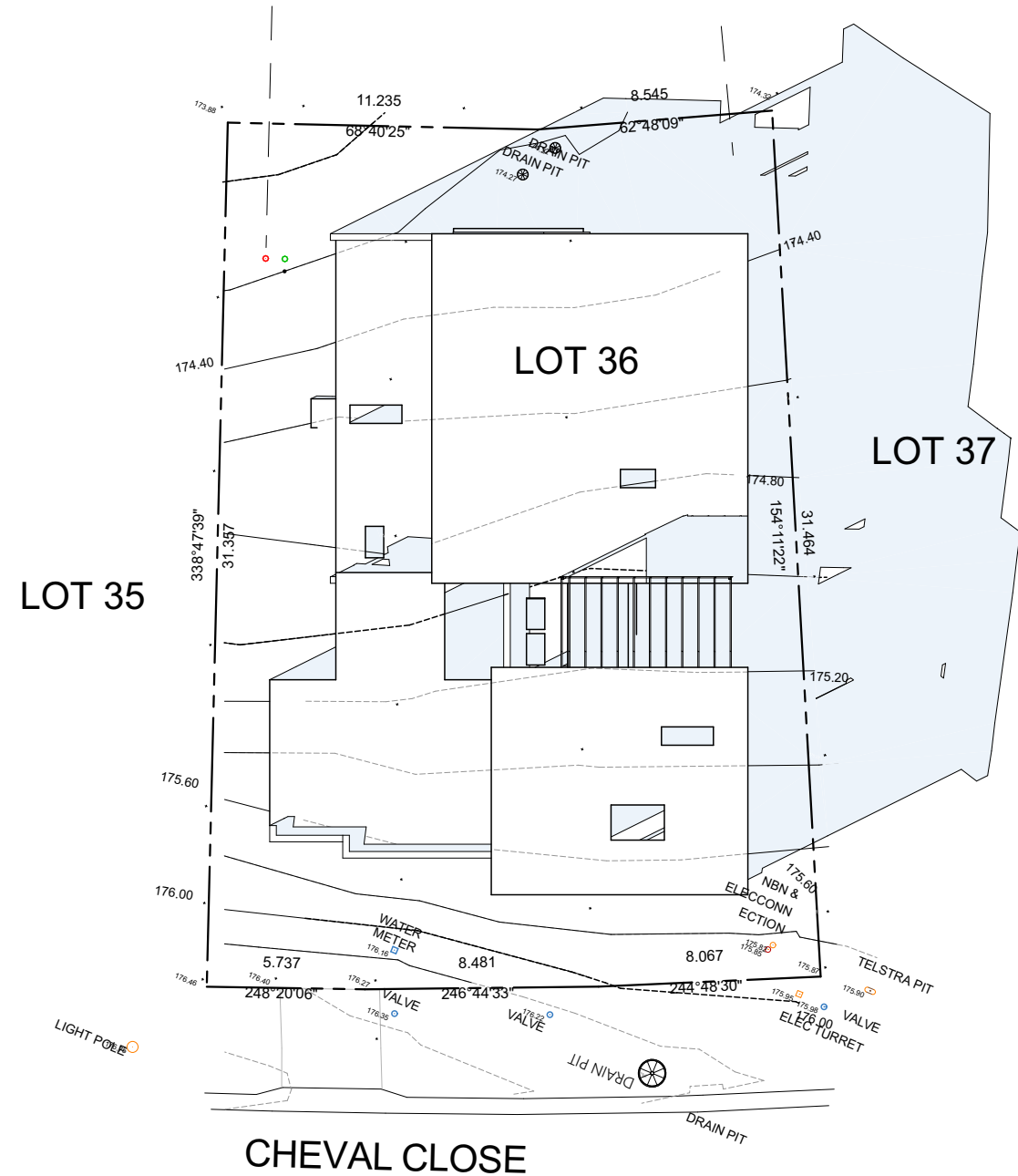
CLIENT:  
WILSON HOMES  
ADDRESS:  
5 CHEVAL CL, PROSPECT VALE TAS 7250  
LOT / SECTION / CT:  
36 / - / 188351  
COUNCIL:  
MEANDER VALLEY

HOUSE DESIGN:  
KINGSCLIFF 31  
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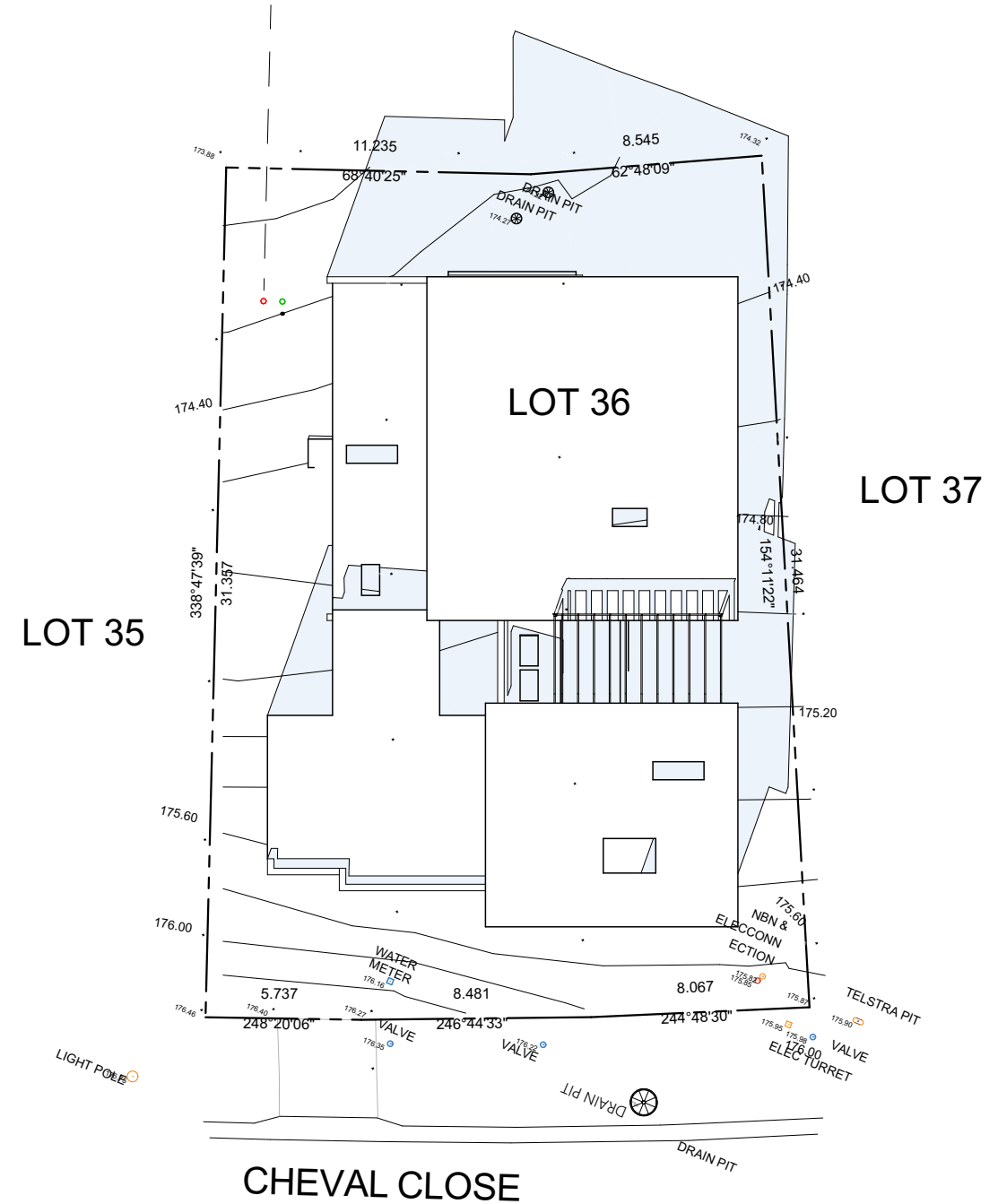
SHEET No.:  
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HOUSE CODE:  
H-TBC  
FACADE CODE:  
F-TBC  
SCALES:  
1:50

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**714147**



JUNE 21 - 0900  
SCALE: 1:250




JUNE 21 - 1200  
SCALE: 1:250

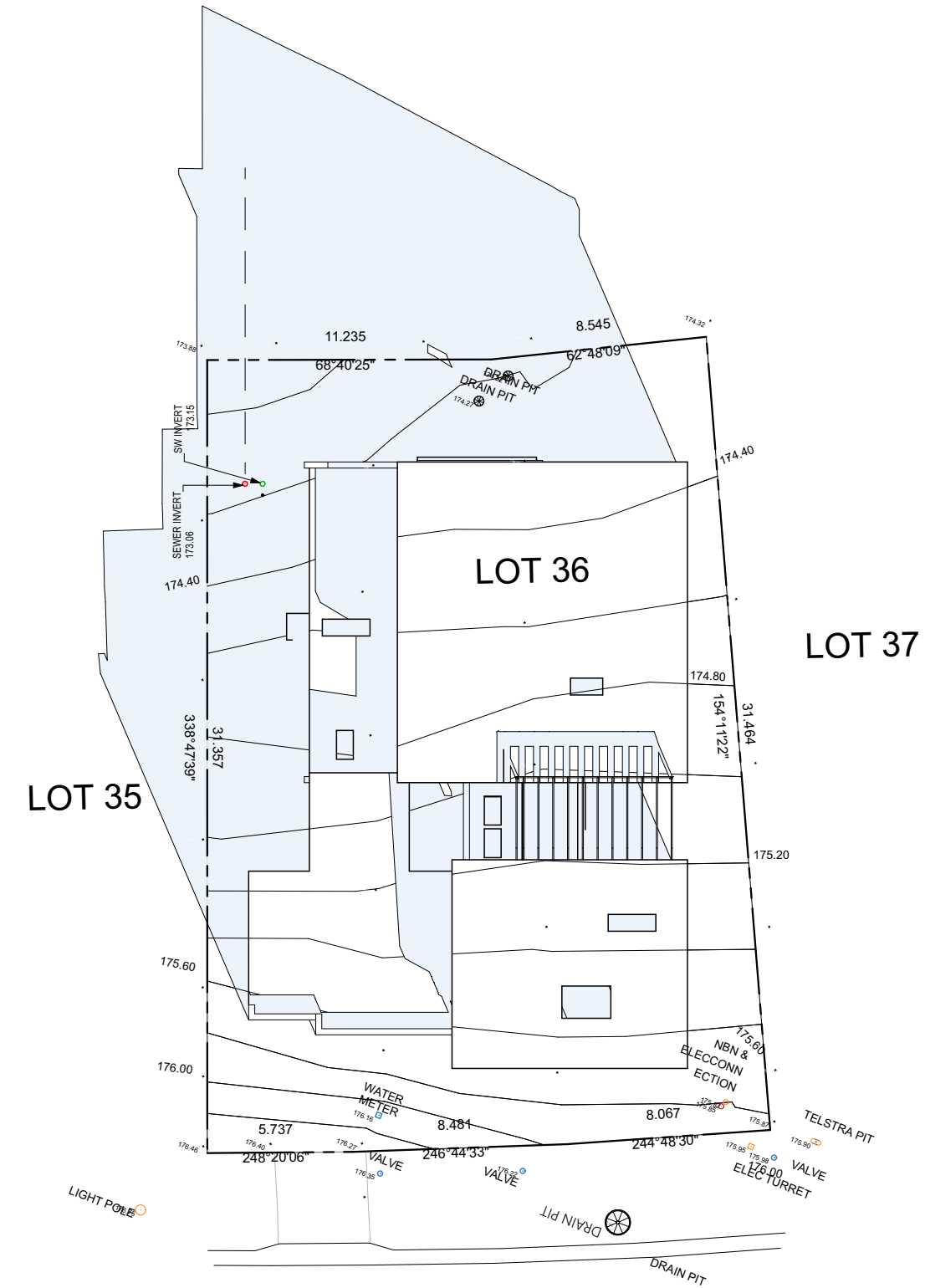
**SUBJECT TO NCC 2022  
(1 MAY 2023)**  
WATERPROOFING & PLUMBING  
LIVABLE HOUSING

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

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	ARCHITECTURAL RANGE	1	DESIGN	CAL	23/05/2025	WILSON HOMES			KINGSCLIFF 31			H-TBC			
	COPYRIGHT:	2	PRELIM PLAN - INITIAL ISSUE	HMI	01/10/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:			
	© 2025	3	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	24/11/2025	5 CHEVAL CL, PROSPECT VALE TAS 7250			EDEN (MODIFIED)			F-TBC			
		4	PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI	03/12/2025	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:			
						36 / - / 188351		MEANDER VALLEY	SHADOW DIAGRAMS		18 / 20	1:250	714147		

Template Version: 24.038




CHEVAL CLOSE

JUNE 21 - 1500  
SCALE: 1:250

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

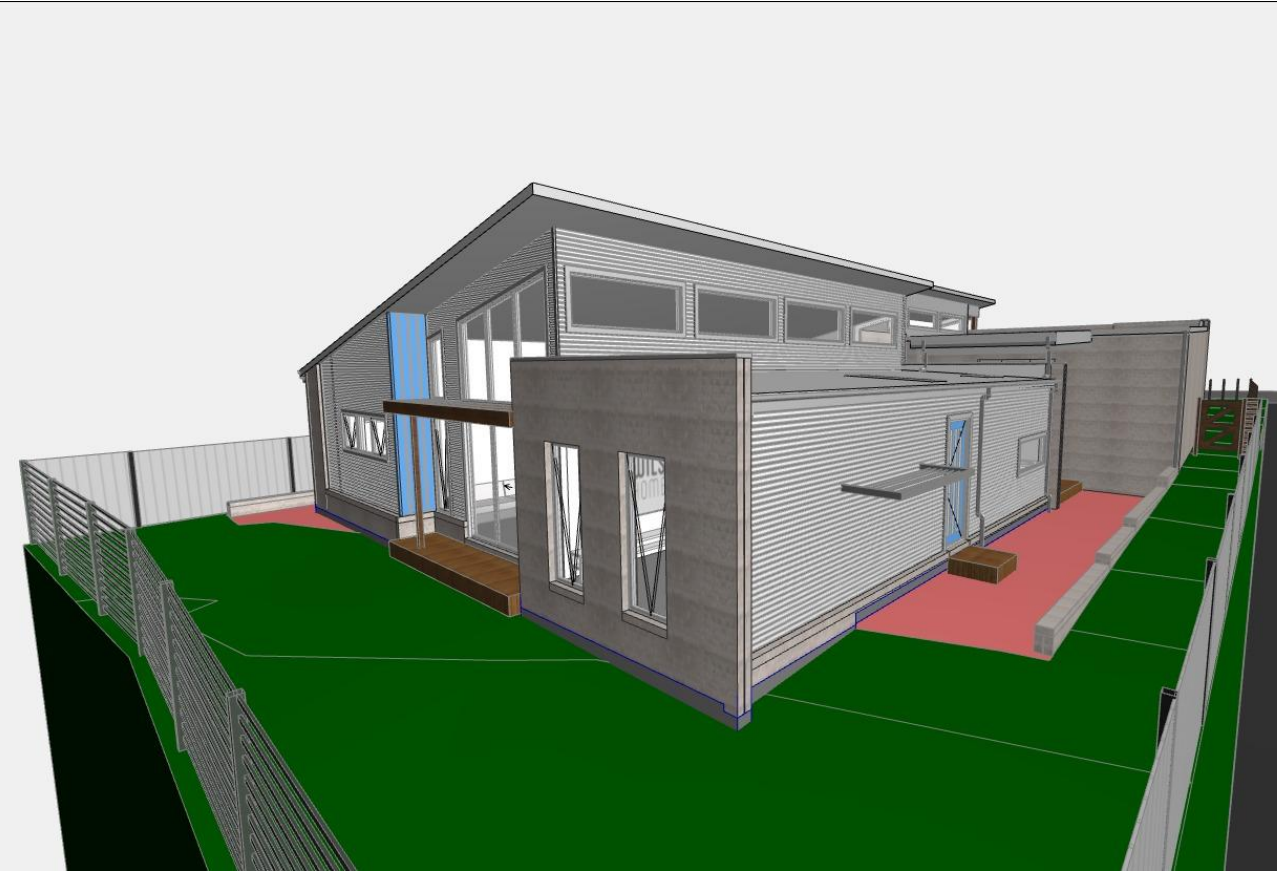
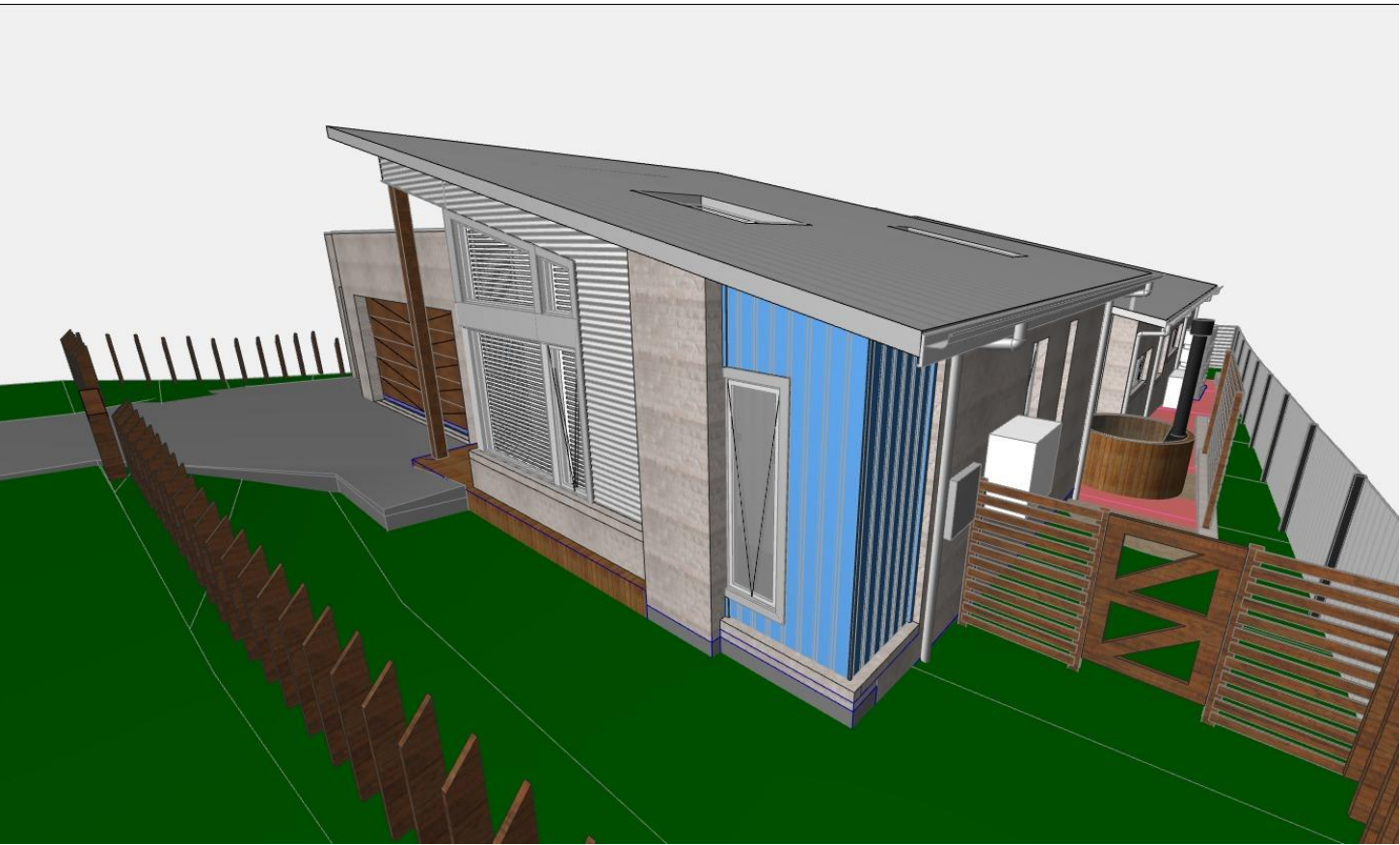
PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
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	COPYRIGHT:	2	PRELIM PLAN - INITIAL ISSUE	HMI	01/10/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025	3	PRELIM PLAN - PLANNING RFI (12/11/2025)	HMI	24/11/2025	5 CHEVAL CL, PROSPECT VALE TAS 7250		EDEN (MODIFIED)		F-TBC		
		4	PRELIM PLANS - PLANNING RFI (03/12/2025)	HMI	03/12/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
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