



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/060704

PROPOSAL: Dwelling

LOCATION: 62 Sugarloaf Road, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 16/06/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 16/06/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 16/06/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.



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Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

new residential dwelling

Location:

Address 62 Sugarloaf Road

Suburb/Town Risdon Vale, TAS

Postcode 7016

Current Owners/s:

Applicant:

Personal Information Removed

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

Yes

No

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DEVELOPMENT/USE OR SUBDIVISION DECLARATION



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Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Personal Information Removed

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

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

(please refer to <http://www.ccc.tas.gov.au/fees> or phone (03) 6217 9550 to determine applicable fees).

2. **ADDITIONAL DOCUMENTATION**

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

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



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

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

SEARCH OF TORRENS TITLE

VOLUME 185980	FOLIO 10
EDITION 3	DATE OF ISSUE 15-Apr-2025

SEARCH DATE : 13-Jan-2026

SEARCH TIME : 10.43 am

DESCRIPTION OF LAND

City of CLARENCE
 Lot 10 on Sealed Plan [185980](#)
 Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude
 Campbell Cox
 Prior CT [243571/1](#)

SCHEDULE 1

[N244187](#) TRANSFER to RJVB DEVELOPMENTS PTY LTD, RJVB SUPER PTY LTD and HEDLAN SUPER PTY LTD as tenants in common in equal shares Registered 15-Apr-2025 at 12.01 pm

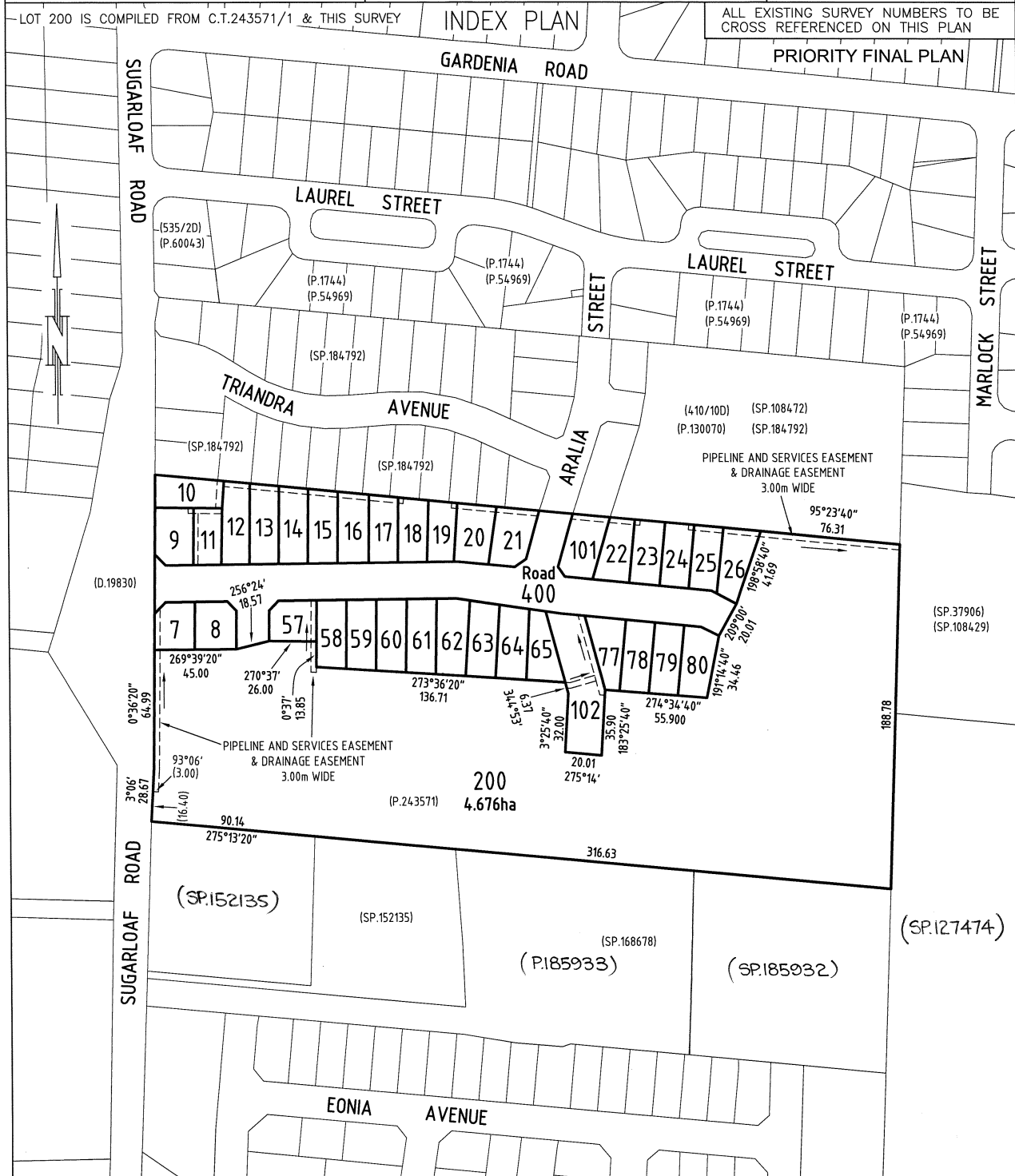
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP185980](#) EASEMENTS in Schedule of Easements
[SP185980](#) COVENANTS in Schedule of Easements
[SP185980](#) FENCING COVENANT in Schedule of Easements
[E176986](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-June-2021 at noon
[E346931](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-May-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

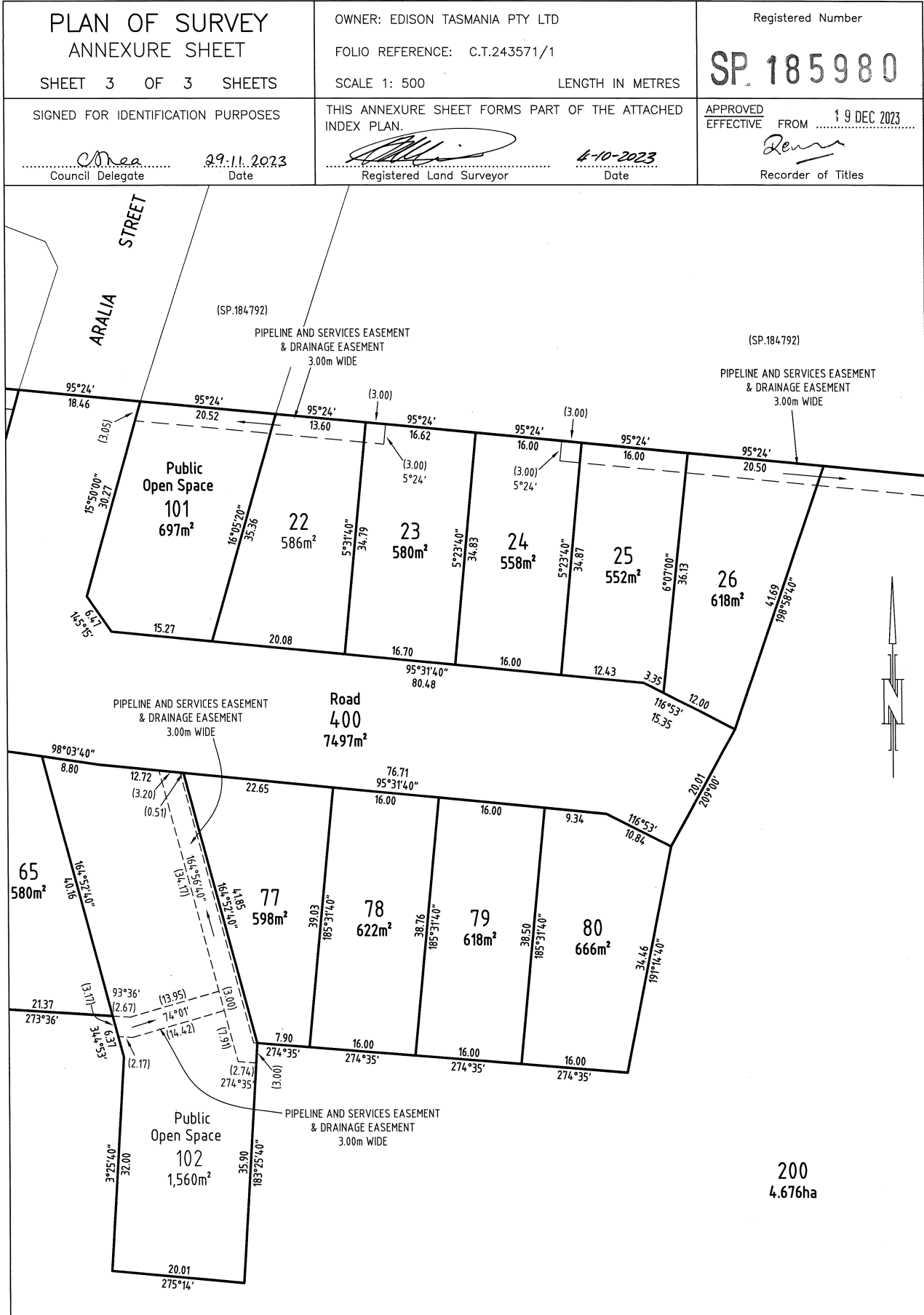
No unregistered dealings or other notations

OWNER EDISON TASMANIA PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP185980
FOLIO REFERENCE C.T.243571/1		BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898
GRANTEE PART OF LOT 31801 (248A-1R-0Ps) GTD TO FANE CLAUDE CAMPBELL COX	CITY OF CLARENCE	APPROVED EFFECTIVE FROM 19 DEC 2023
SCALE 1: 2000 LENGTHS IN METRES		<i>Denise</i> Recorder of Titles



AS
Registered Land Surveyor
Date: **4-10-2023**

Clare Shea
Council Delegate
Date: **29.11.2023**



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185980

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 10 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked '~~PIPELINE~~ AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.60m WIDE' shown passing through such Lot. PIPELINE

Lot 10 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.60m WIDE' shown passing through such Lot ("the Easement Land").

Lot 11 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 2.50m WIDE' shown passing through such Lot.

102 *CKT 19/12/23*
 Lots 7, 9, 11 – 26 (inclusive), 57, 101^A and 200 on the Plan are each subject to a right of drainage in gross in favour of Clarence City Council over the land marked '~~PIPELINE~~ AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots. PIPELINE

102 *CKT 19/12/23*
 Lots 7, 9, 11 – 26 (inclusive), 57, 101^A and 200 on the Plan are each subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots ("the Easement Land").

FENCING COVENANT

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

** CAITLIN TOUSSAINT
 SOLICITOR FOR THE
 SUBDIVIDER*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REF: 243571/1 SOLICITOR: BUTLER McINTYRE & BUTLER (CKT211963)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 29 th November 2023 SD-2019/1 Ref No. <i>Stage 1+2</i> Council Delegate <i>C. Shea</i>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

CKT DS

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185980</p>
<p>SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 243571/1</p>	

COVENANTS

* & that the benefit

CAT 19/12/23

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

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

WJ

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.

W

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185980</p>
<p>SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 243571/1</p>	

DEFINITIONS

'Pipeline and Services Easement' means:

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

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

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

"Infrastructure" means:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure, or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;

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.



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185980</p>
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- (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.

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

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




 JENNIFER DIANE COOPER

Witness(Signature): 

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

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

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

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 26-Mar-2026

SEARCH TIME : 02:15 pm

CT: 185980/10

N165873 PRIORITY NOTICE reserving priority for 90 days
TRANSFER RJVB Developments Pty Ltd, RJVB Super Pty
Ltd and Hedlan Super Pty Ltd to Jisson Johny
Vazhappilly and Preethy James
TRANSFER RJVB Developments Pty Ltd, RJVB Super Pty
Ltd and Hedlan Super Pty Ltd to Homes Tasmania
MORTGAGE Jisson Johny Vazhappilly and Preethy James
and Homes Tasmania to B&E Ltd Lodged by SOUTHERN
PROPERTY & CONVEYANCING on 17-Mar-2026 BP: N165873

PROPOSED NEW RESIDENCE

62 SUGARLOAF ROAD, RISDON VALE

H958

J.J. VAZHAPPILLY

PD26003

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT & FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FIRST FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES



FLOOR AREA	135.87 m2	(14.63 SQUARES)
GARAGE AREA	20.61 m2	(2.22 SQUARES)
TOTAL AREA	156.48	16.84

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 10/185980
 SITE AREA: 609m²
 DESIGN WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: NO
 BAL RATING: 12.5
 OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS,
 AIRPORT OBSTACLE LIMITATION AREA, FLOOD-PRONE
 AREAS, ROAD OR RAILWAY ATTENUATION AREA

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 p() + 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h) + 03 6228 4575

info@primedesigntas.com.au
 Accredited Building Practitioner:

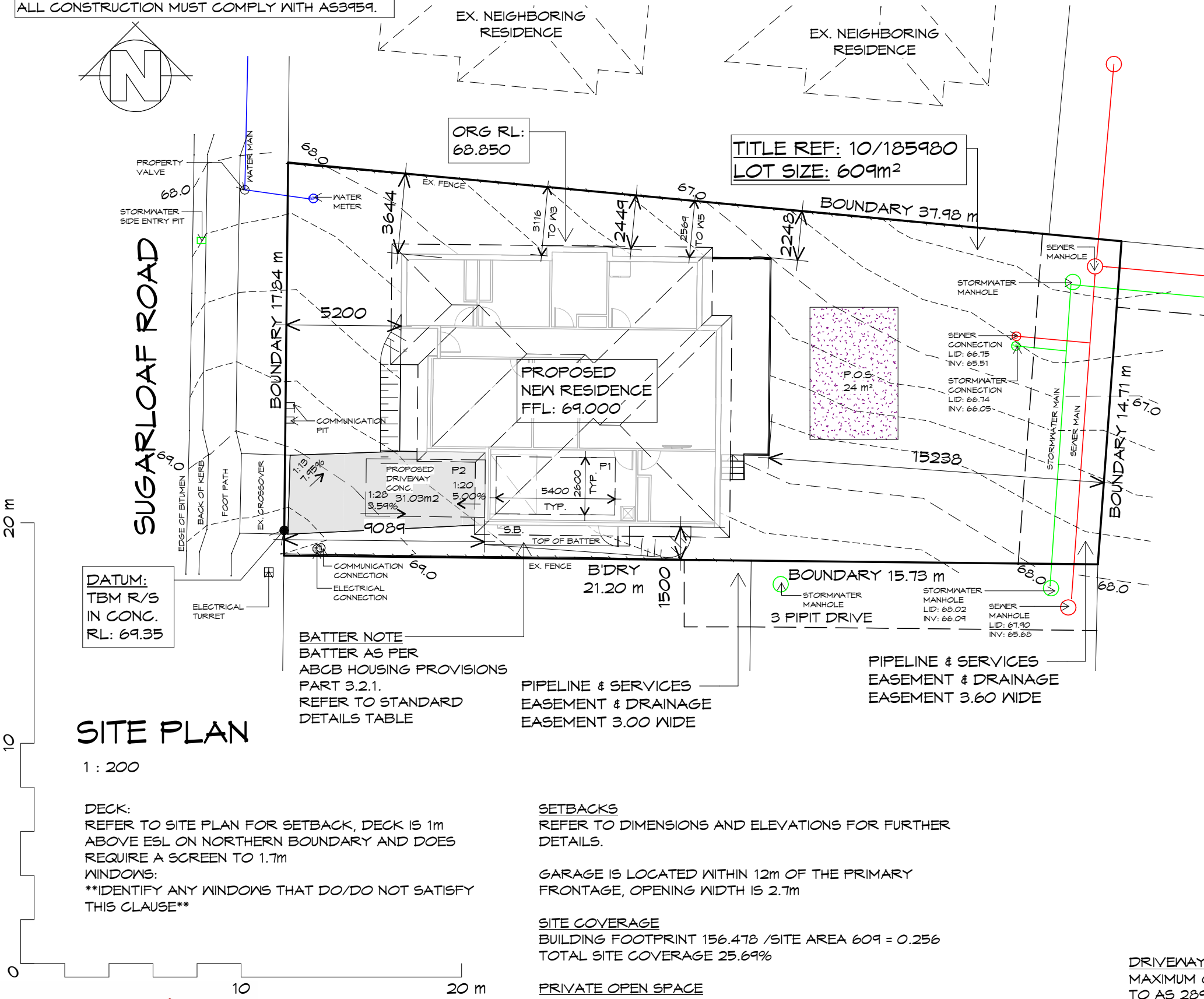
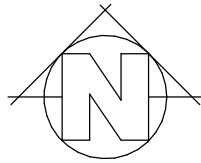


primedesigntas.com.au
 Frank Geskus -No CC246A

REV. DATE	DESCRIPTION
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MARCH 2026
PLANNING

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



DATUM:
TBM R/S
IN CONC.
RL: 69.35

SITE PLAN

1 : 200

DECK:
REFER TO SITE PLAN FOR SETBACK, DECK IS 1m ABOVE ESL ON NORTHERN BOUNDARY AND DOES REQUIRE A SCREEN TO 1.7m

WINDOWS:
IDENTIFY ANY WINDOWS THAT DO/DO NOT SATISFY THIS CLAUSE

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

PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE

PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.60 WIDE

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 2.7m

SITE COVERAGE
BUILDING FOOTPRINT 156.478 /SITE AREA 609 = 0.256
TOTAL SITE COVERAGE 25.69%

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

GENERAL NOTES

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

SITE DETAIL

- "THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER AS-CONSTRUCTED" HAVE BEEN IMPORTED FROM EXISTING AS-CONSTRUCTED DRAWINGS FROM THIS SUBDIVISION. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- IF SUBSEQUENT DESIGN IS INTENDED FOR CONSTRUCTION SETOUT, FUTURE SURVEYING SETOUT COSTS ARE INCREASED IF THE DIGITAL DATA PROVIDED IS ROTATED, SCALED OR MOVED.
- THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.
- CONTOUR INTERVAL: 0.250m
- BEARING DATUM: SP185980/2
- VERTICAL DATUM: AHD83 PER SPM9926

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

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



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



REV.	DATE	DESCRIPTION

Client name:
J.J. VAZHAPPILLY

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Date: 23.03.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD26003 - 01
Scale: 1 : 200
Revision: 03

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

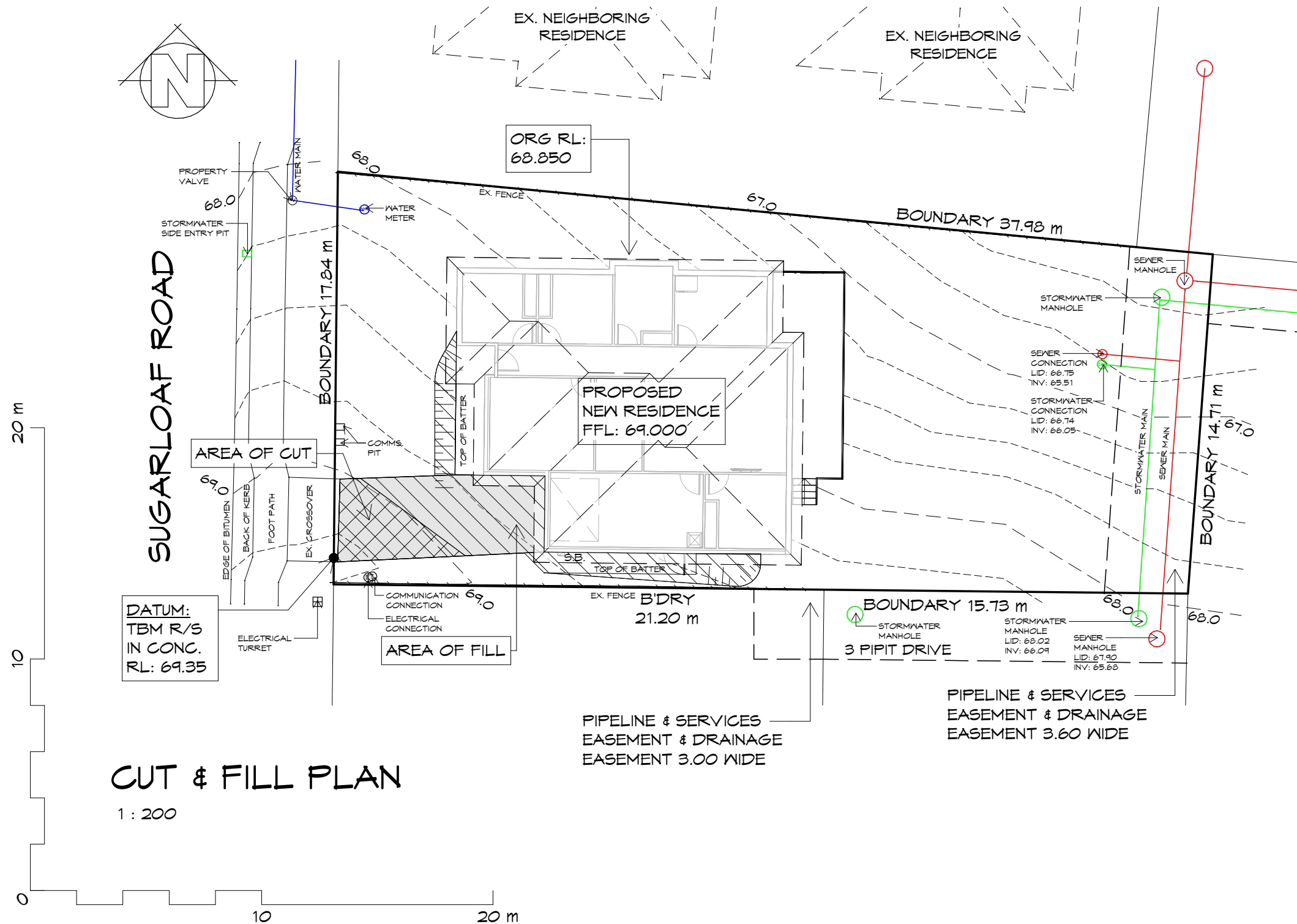
Drawing:
SITE PLAN

Accredited building practitioner: Frank Geskus -No CC246A
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CUT/FILL SCHEDULE

CUT VOLUME (m³)	FILL VOLUME (m³)
0.89	9.17

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY



CUT & FILL PLAN

1 : 200



REV. DATE DESCRIPTION

Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE
Drawing:
CUT & FILL PLAN



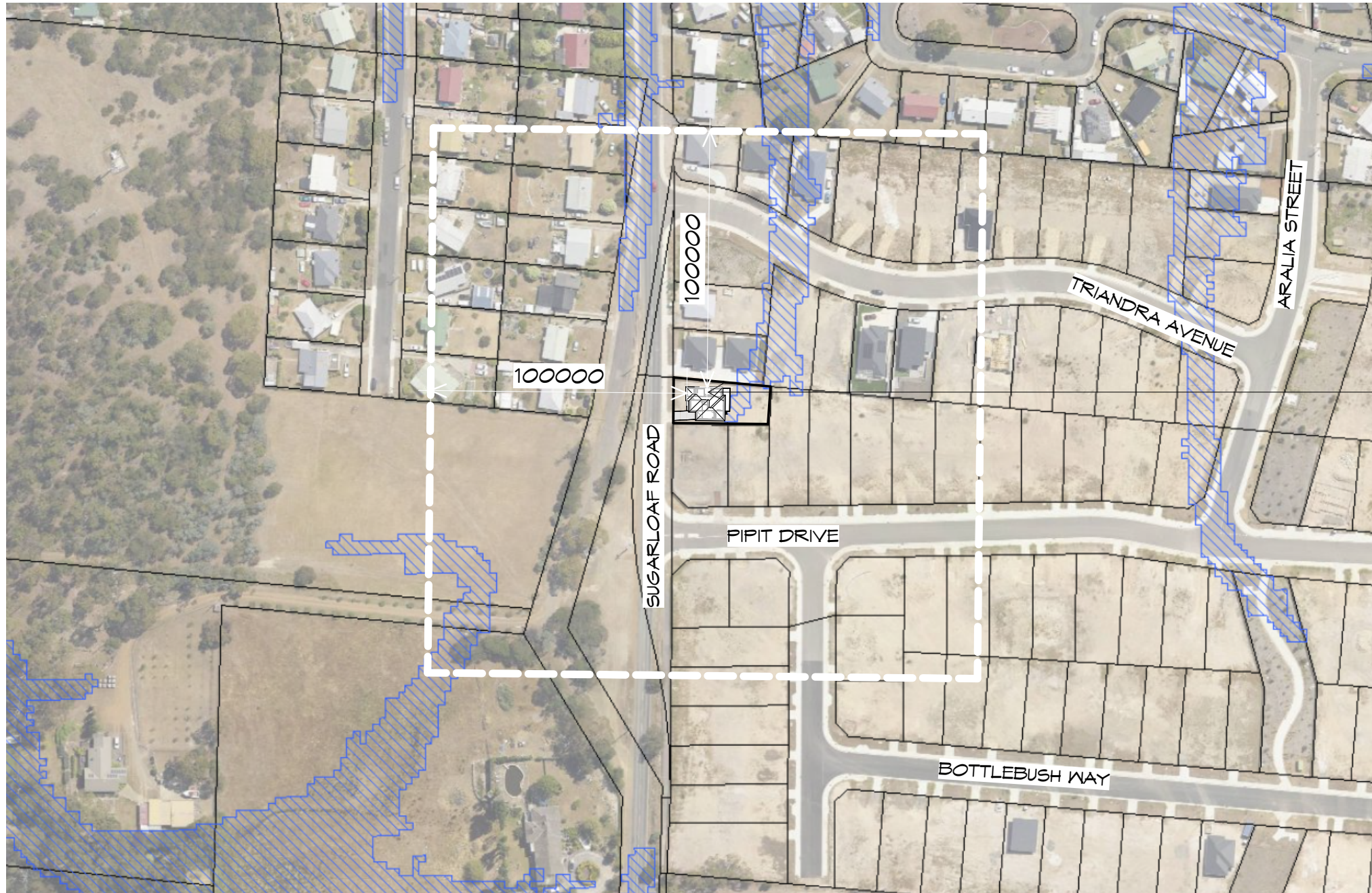
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Date: 23.03.2026
Drafted by: Author
Approved by: Approver

Project/Drawing no: PD26003 - 03
Scale: 1 : 200
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A
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PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

LOCALITY SNIP

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES A BUSHFIRE ASSESSMENT**.
RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

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



REV.	DATE	DESCRIPTION

Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Drawing:
LOCALITY PLAN



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Date:	Drafted by:	Approved by:
23.03.2026	Author	Approver

Project/Drawing no:	Scale:	Revision:
PD26003 - 04	1 : 2000	03

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NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

LEGEND

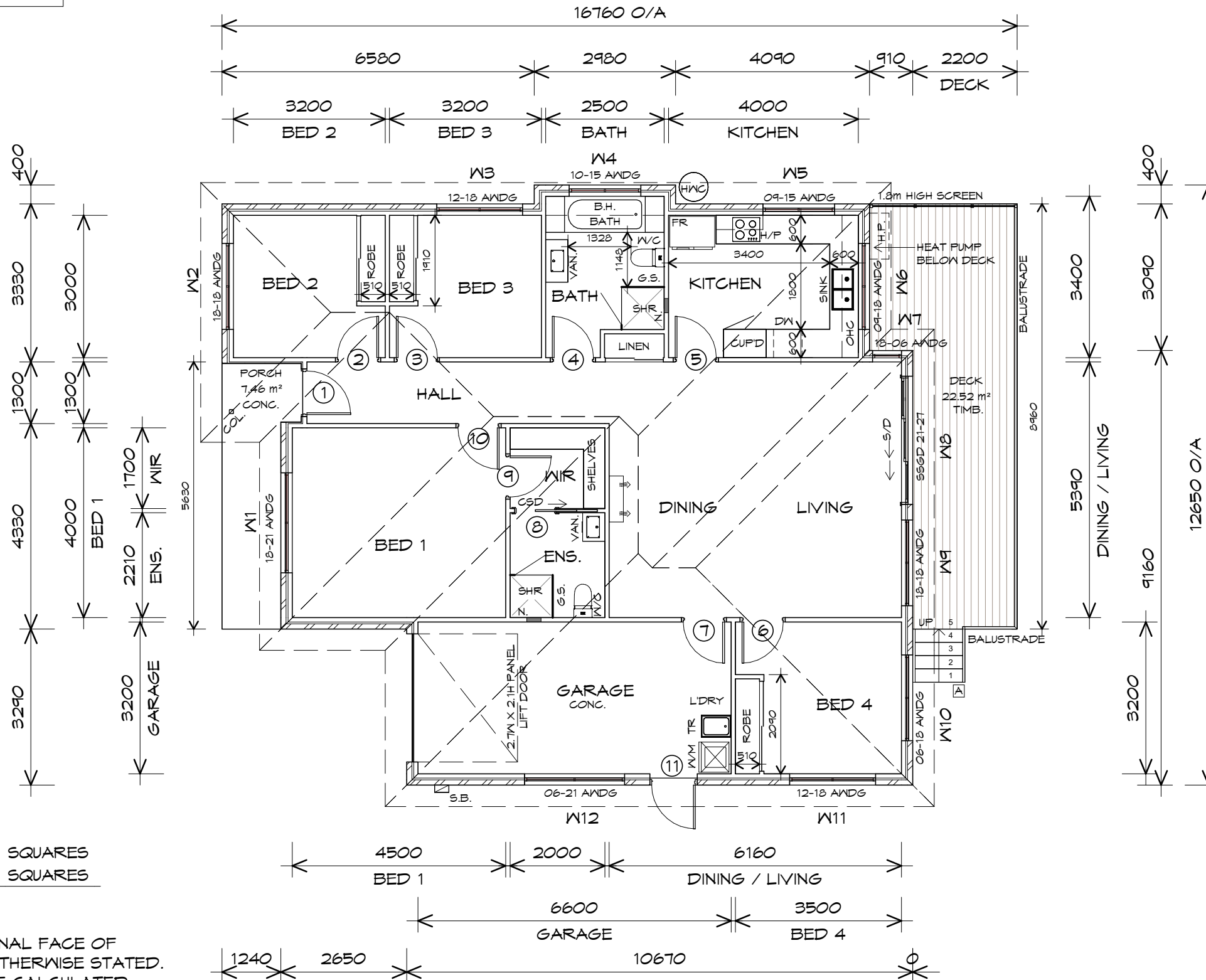
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- OHC OVERHEAD CUPBOARDS
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- N 600X300 SHR NICHE

FLOOR PLAN

1 : 100

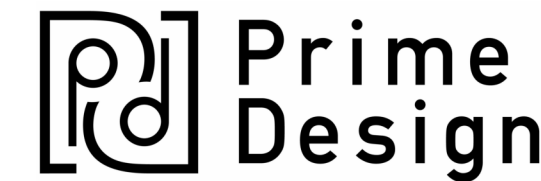
FLOOR AREA 135.87 m² (14.63 SQUARES)
GARAGE AREA 20.61 m² (2.22 SQUARES)
TOTAL AREA 156.48 16.84

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



STAIRS			
STAIR	NO RISERS	RISER HT	TREAD DEPTH
A	5	175	280

NON SLIP TO COMPLY NCC 2022



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REV.	DATE	DESCRIPTION

Client name:
J.J. VAZHAPPILLY

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Date: 23.03.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD26003 - 05
Scale: 1 : 100
Revision: 03

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
FLOOR PLAN

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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	SOLID CORE
8	870	CAVITY SLIDING DOOR	TO BE UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISIONS 10.8.2
9	870	INTERNAL TIMBER DOOR	TO BE UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISIONS 10.8.2
10	870	INTERNAL TIMBER DOOR	
11	920	EXTERNAL SOLID DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2110	AWNING WINDOW	
W2	1800	1810	AWNING WINDOW	
W3	1200	1810	AWNING WINDOW	
W4	1000	1510	AWNING WINDOW	OPAQUE
W5	900	1510	AWNING WINDOW	OPAQUE
W6	900	1810	AWNING WINDOW	
W7	1800	610	AWNING WINDOW	
W8	2100	2700	STACKING SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	600	1810	AWNING WINDOW	
W11	1200	1810	AWNING WINDOW	
W12	600	2110	AWNING WINDOW	

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



REV.	DATE	DESCRIPTION

Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Drawing:
DOOR AND WINDOW SCHEDULES



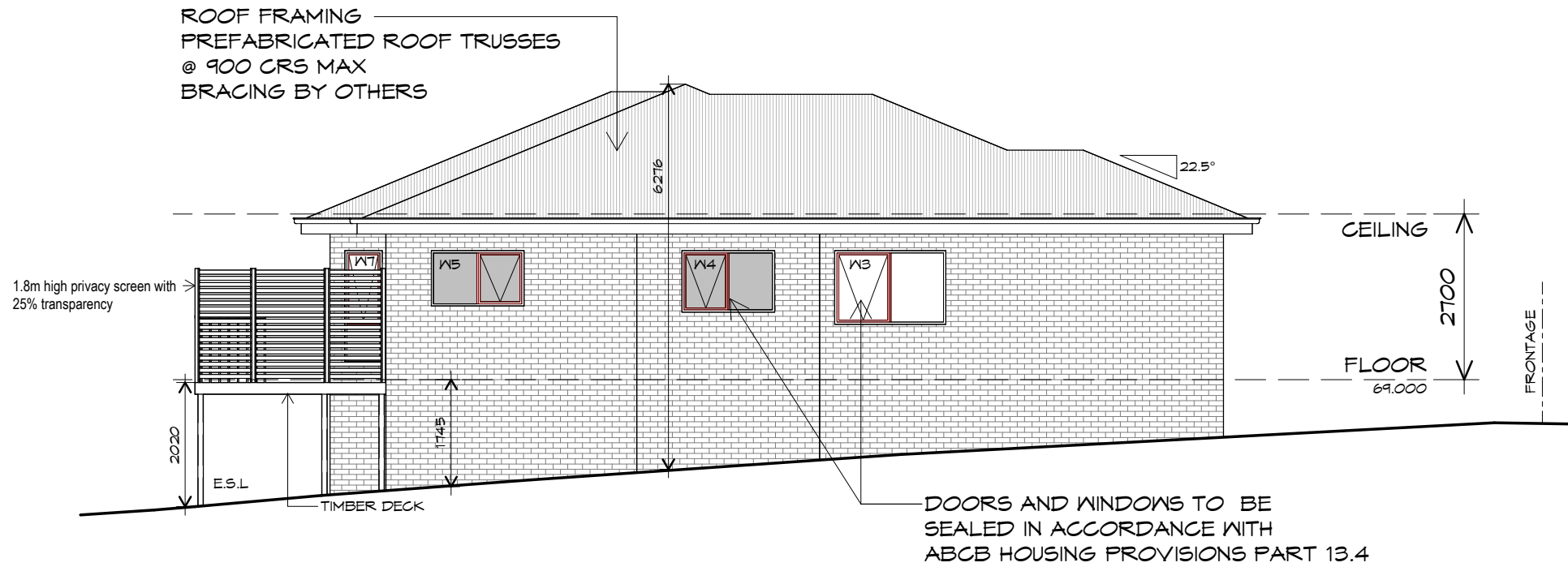
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Date: 23.03.2026	Drafted by: A.D.	Approved by: Approver
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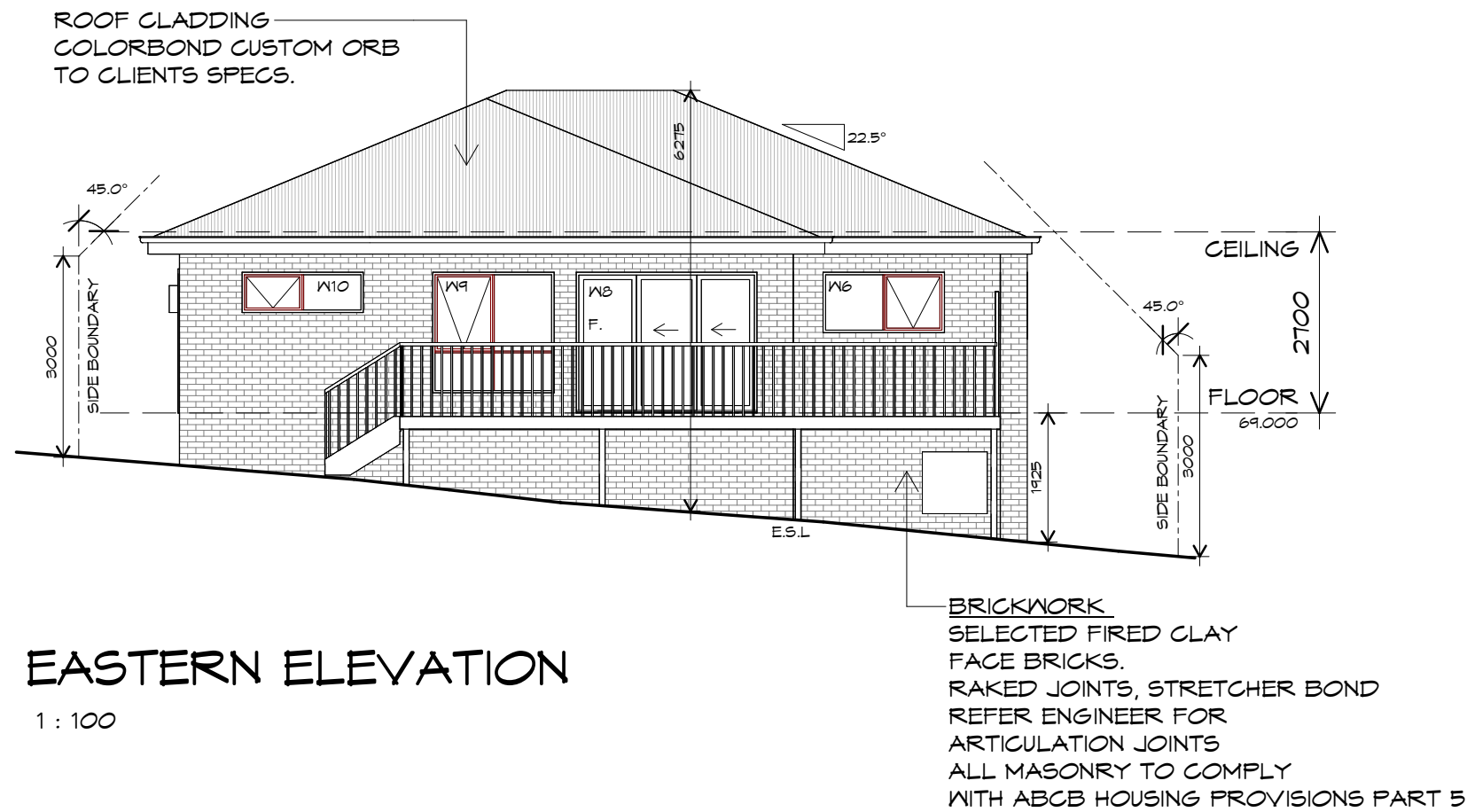
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NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100



REV.	DATE	DESCRIPTION

Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Drawing:
ELEVATIONS



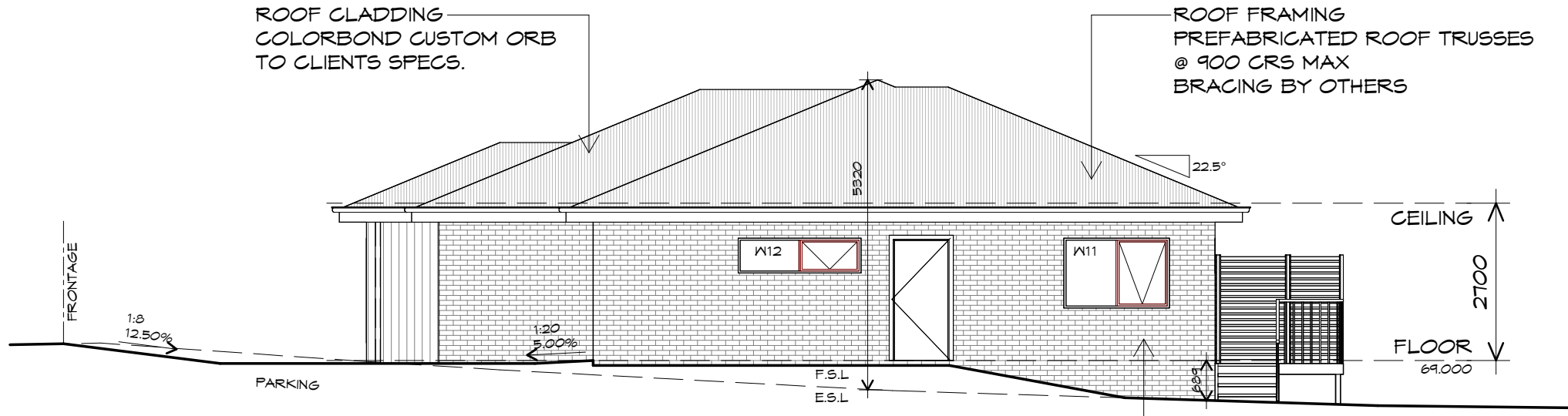
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Date: 23.03.2026	Drafted by: A.D.	Approved by: Approver
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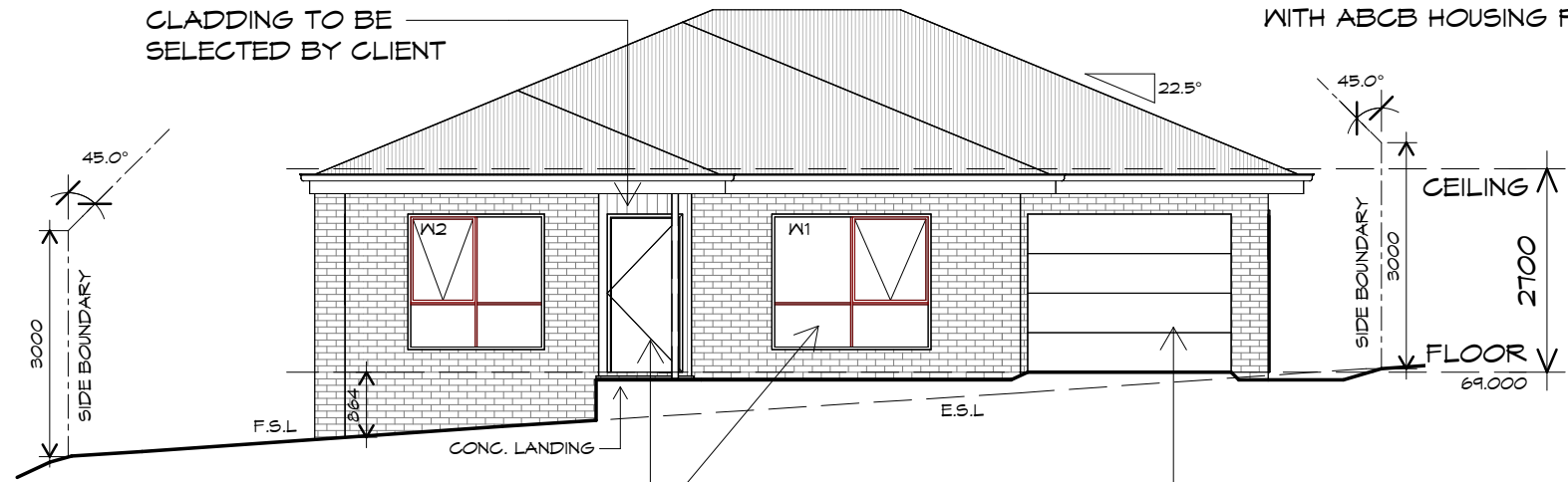
Project/Drawing no: PD26003 - 07	Scale: 1 : 100	Revision: 03
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SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

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

PANEL LIFT DOOR 2700 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC



REV.	DATE	DESCRIPTION
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Client name:
J.J. VAZHAPPILLY

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
ELEVATIONS



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Date: 23.03.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD26003 - 08
Scale: 1 : 100
Revision: 03

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

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 7.4.4
 WITH FALL NO LESS THAN
 1:500 FOR EAVES GUTTER
 BOX GUTTERS IN ACCORDANCE WITH
 AS33500.3:2021

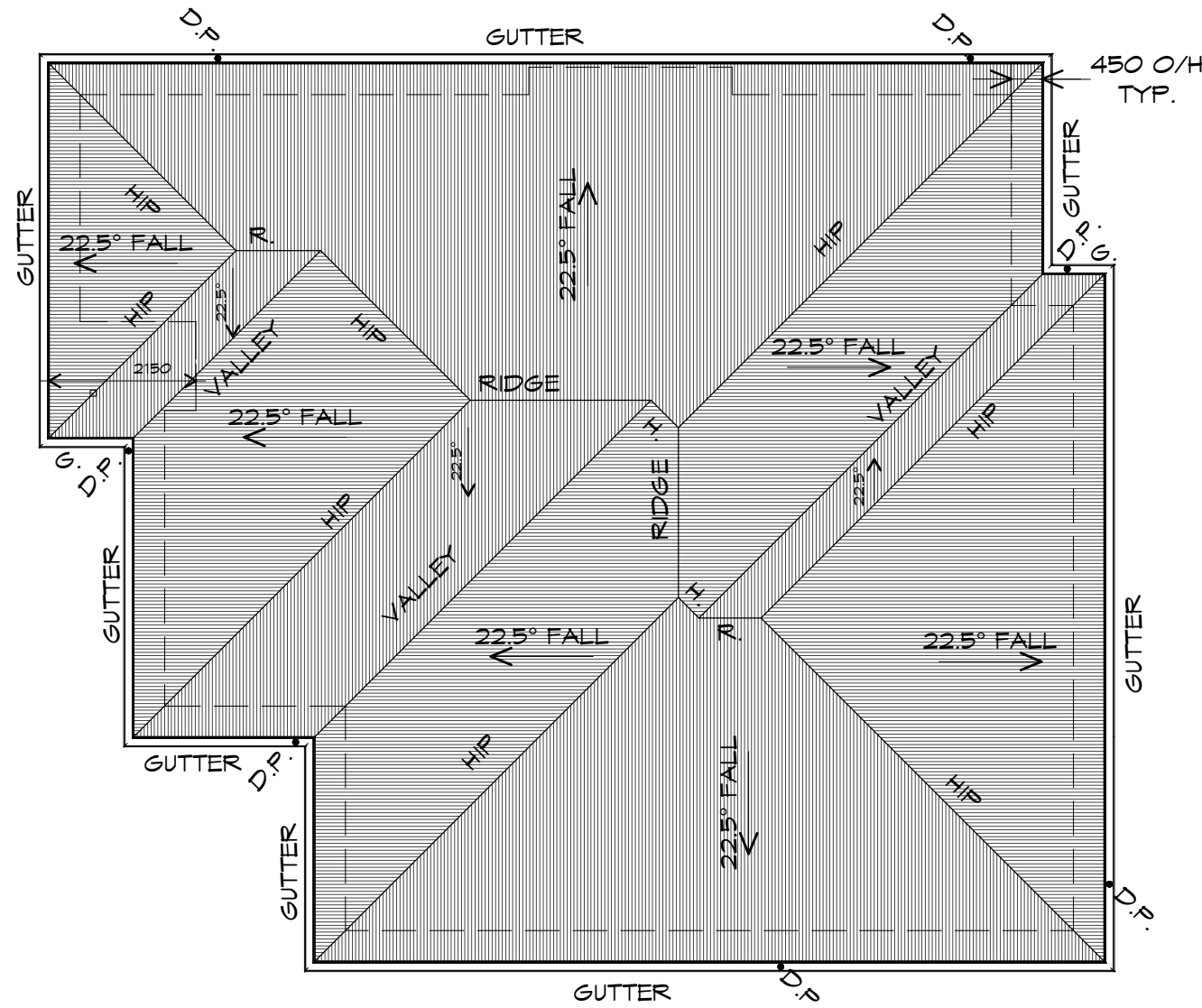
UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

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

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

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P.'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH ABCB HOUSING PROVISIONS PART 7.4.5
 REQUIREMENTS.
 SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & LOCATED AS CLOSE AS
 POSSIBLE TO VALLEY GUTTERS

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



ROOF PLAN

1 : 100



REV.	DATE	DESCRIPTION

Client name:
 J.J. VAZHAPPILLY

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 62 SUGARLOAF ROAD,
 RISDON VALE

Drawing:
 ROOF PLAN



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
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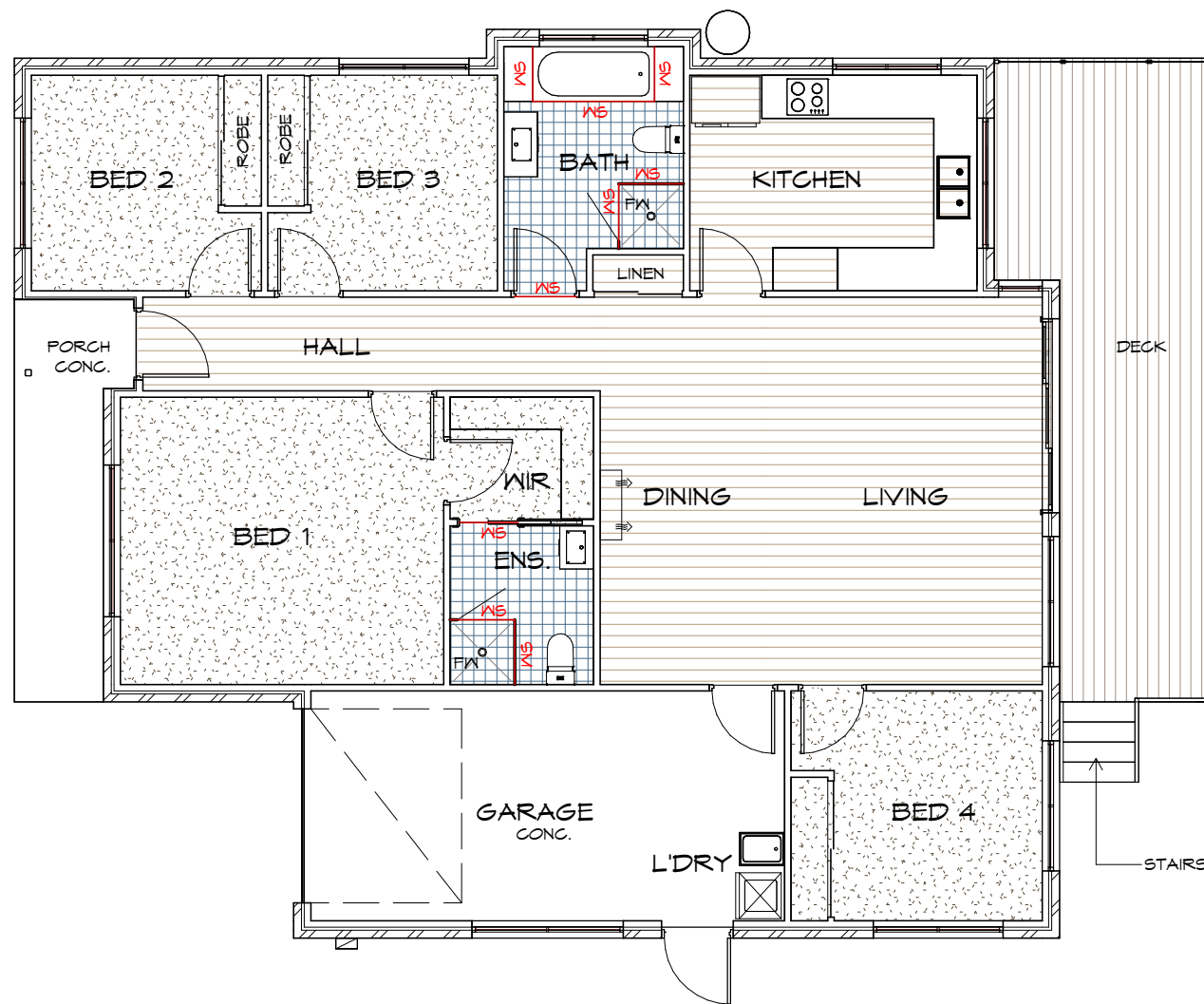


Date: 23.03.2026	Drafted by: A.D.	Approved by: Approver
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
Project/Drawing no: PD26003 - 09	Scale: 1 : 100	Revision: 03
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LEGEND

-  CARPET
-  TILES
-  TIMBER HYBRID FLOORING
-  TIMBER DECKING
-  WATERSTOP
-  FLOOR WASTE

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50. TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12



REV.	DATE	DESCRIPTION
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Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Drawing:
FIRST FLOOR FINISHES PLAN



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


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ELECTRICAL INDEX




LIGHTING

-  FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
 -  L.E.D. - SEALED DOWN LIGHT *
 -  1200mm LED BATTEN
- *INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE



-  ONE-WAY SWITCH
-  TWO-WAY SWITCH

WALL OUTLETS





-  GENERAL PURPOSE OUTLET (DOUBLE)
-  HOTPLATE SAFETY CUT-OFF
-  T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE






HEATING

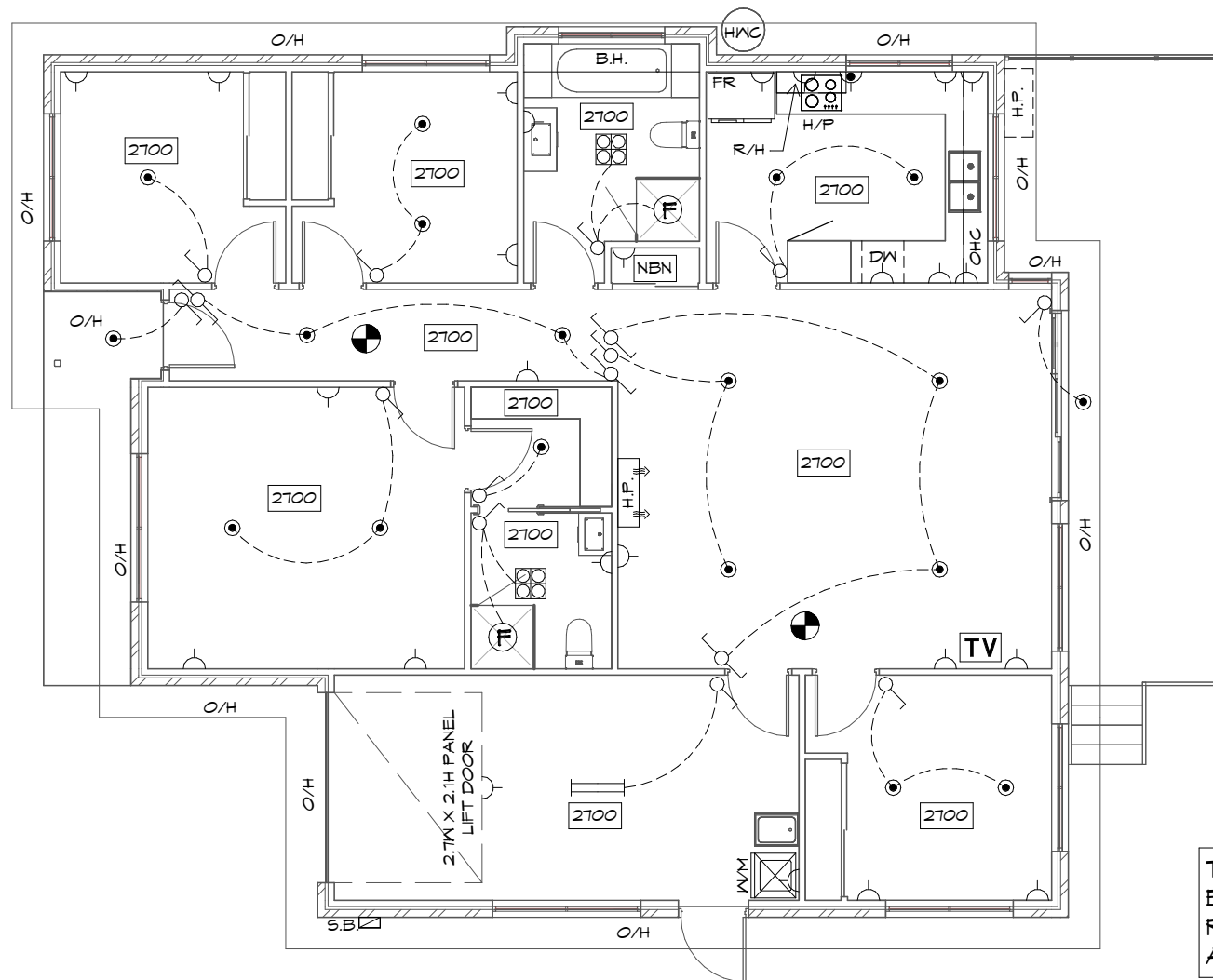
-  H.P. HEAT PUMP
-  H.P. HEAT PUMP, OUTDOOR UNIT

CEILING

-  DENOTES CEILING HEIGHT
-  B.H. BULK HEAD
-  O/H ROOF OVERHANG/EAVES
-  OHC OVERHEAD CUPBOARDS

OTHER

-  240v SMOKE ALARM
-  SWITCH BOX
-  EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
-  NBN Wi-Fi
-  R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER



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

ELECTRICAL PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT. IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

- SMOKE ALARMS**
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
 - SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

- ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m² FOR CLASS 1 BUILDING
 - 4W/m² FOR VERANDAH'S & BALCONIES
 - 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

BATHROOMS WITHOUT NATURAL VENTILATION
EXHAUST FAN WITH 10 MINUTE TIMED FAN CONNECTED TO LIGHT SWITCH. UNDERCUT DOOR 20mm TO PROVIDE MAKE UP AIR, TO COMPLY WITH HOUSING PROVISIONS 10.8.2



REV.	DATE	DESCRIPTION

Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Drawing:
ELECTRICAL/REFLECTED CEILING PLAN



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
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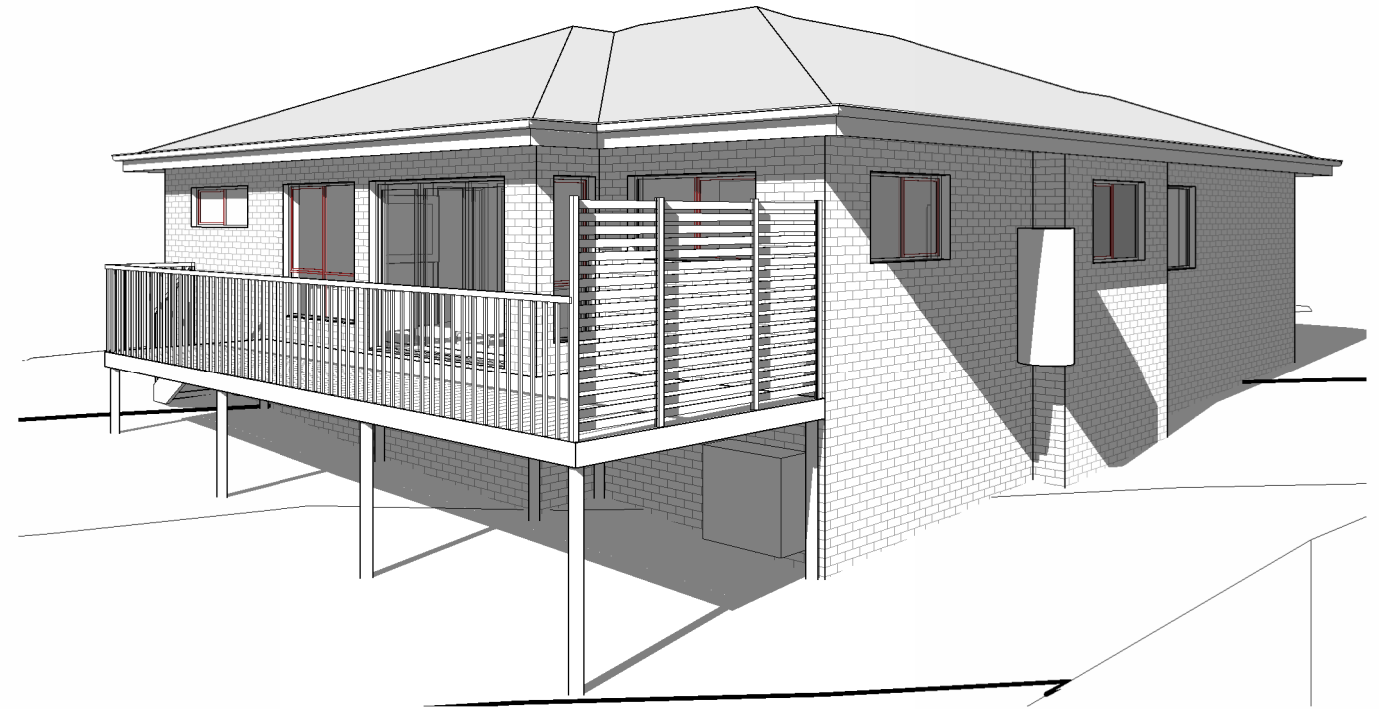


Date: 23.03.2026	Drafted by: Author	Approved by: Approver
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Project/Drawing no: PD26003 - 11	Scale: 1 : 100	Revision: 03
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REV.	DATE	DESCRIPTION
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Client name:
J.J. VAZHAPPILLY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
62 SUGARLOAF ROAD,
RISDON VALE

Drawing:
PERSPECTIVES



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Date: 23.03.2026	Drafted by: A.D.	Approved by: Approver
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Project/Drawing no: PD26003 - 12	Scale:	Revision: 03
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