DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063921

PROPOSAL: Dwelling

LOCATION: 22 Elpida Street, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/11/2026. 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 23/11/2026.

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.

Document Set ID: 6110059
Version: 1, Version Date: 05/11/2026

Clarence City Council

Clarence... a brighter place

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 22 Elpida Street

Suburb/Town Risdon Vale, TAS *Postcode* 7016

Current Owners/s:

Applicant:

Personal Information Removed

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site: Vacant Land

Does the proposal involve land administered or owned by the Crown or Council? Yes [ ] No [X]

Document Set ID: 6102370
Version: 1, Version Date: 12/11/2026

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION DECLARATION

Clarence... a brighter place

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.

Document Set ID: 6102370
Version: 1, Version Date: 12/01/2026

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.*

Document Set ID: 6102370
Version: 1, Version Date: 12/11/2026

- ❑ Where it is proposed to erect buildings, **detailed plan**s 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.

Document Set ID: 6102370
Version: 1, Version Date: 12/01/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
183637	44
EDITION	DATE OF ISSUE
3	25-Aug-2026

SEARCH DATE : 15-Sept-2026
SEARCH TIME : 08.32 am

DESCRIPTION OF LAND

City of CLARENCE
Lot 44 on Sealed Plan 183637
Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox
Prior CT 182657/100

SCHEDULE 1

N101319 TRANSFER to WILLIAM JOHN WHITFIELD and EMILY ANN-LOUISE WHITFIELD Registered 23-Jan-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP183637 COVENANTS in Schedule of Easements
SP183637 FENCING COVENANT in Schedule of Easements
SP182657 COVENANTS in Schedule of Easements
SP164707 & SP182657 FENCING PROVISION in Schedule of Easements
D116543 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 25-Feb-2014 at noon
N305453 MORTGAGE to B & E Ltd Registered 25-Aug-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 6092395
Version: 1, Version Date: 02/09/2026

OWNER PHAROS CUSTODIANS PTY LTD & SUGARLOAF HEIGHTS PTY LTD

FOLIO REFERENCE C.T.182657/100 & C.T.174507/125

GRANTEE PART OF LOT 31801 (248A-1R-0P) GTD TO FANE CLAUDE CAMPBELL COX

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

CITY OF CLARENCE

SCALE 1: 1000 LENGTHS IN METRES

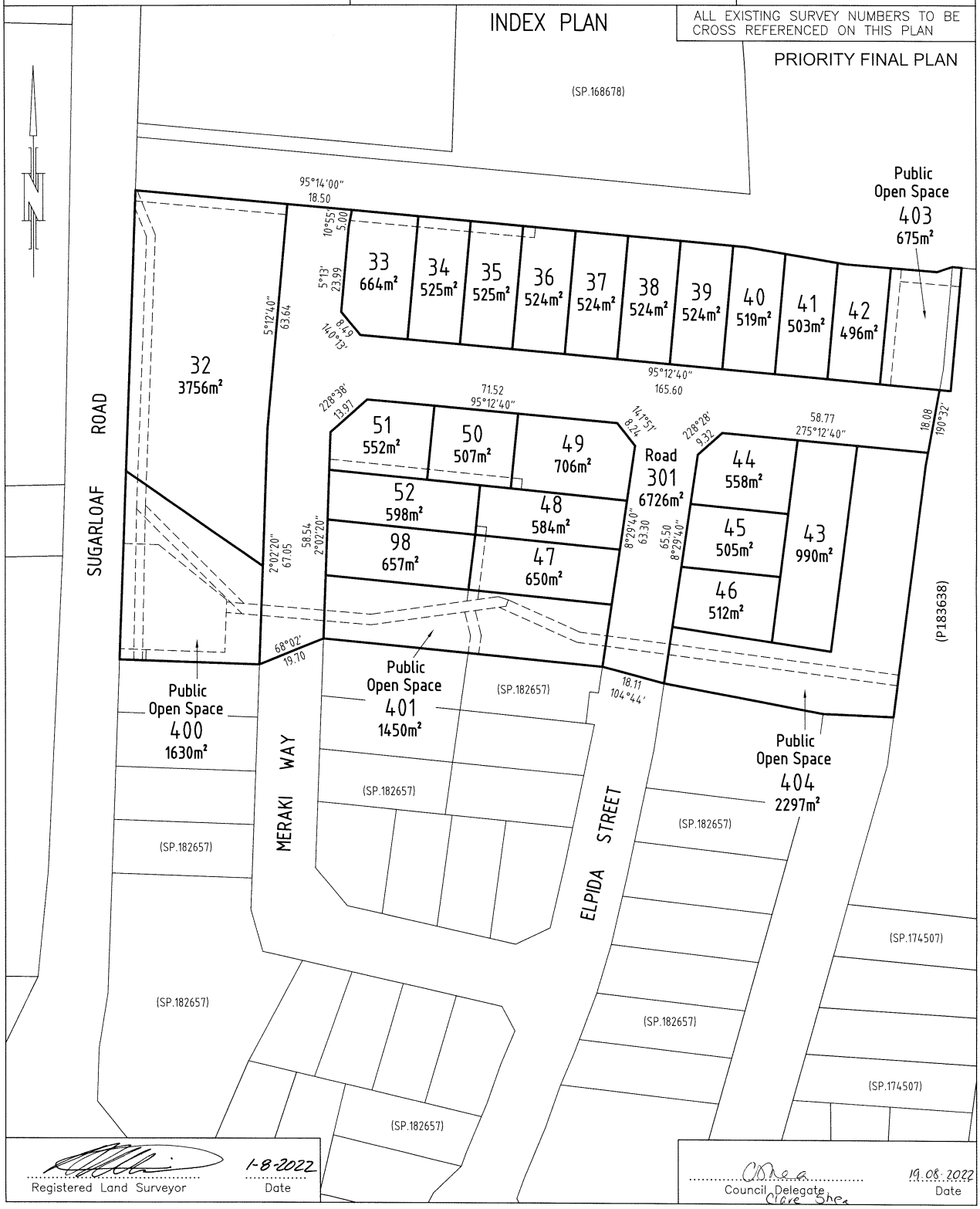
Registered Number
SP 183637

APPROVED
EFFECTIVE FROM - 1 SEP 2022
Recorder of Titles

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

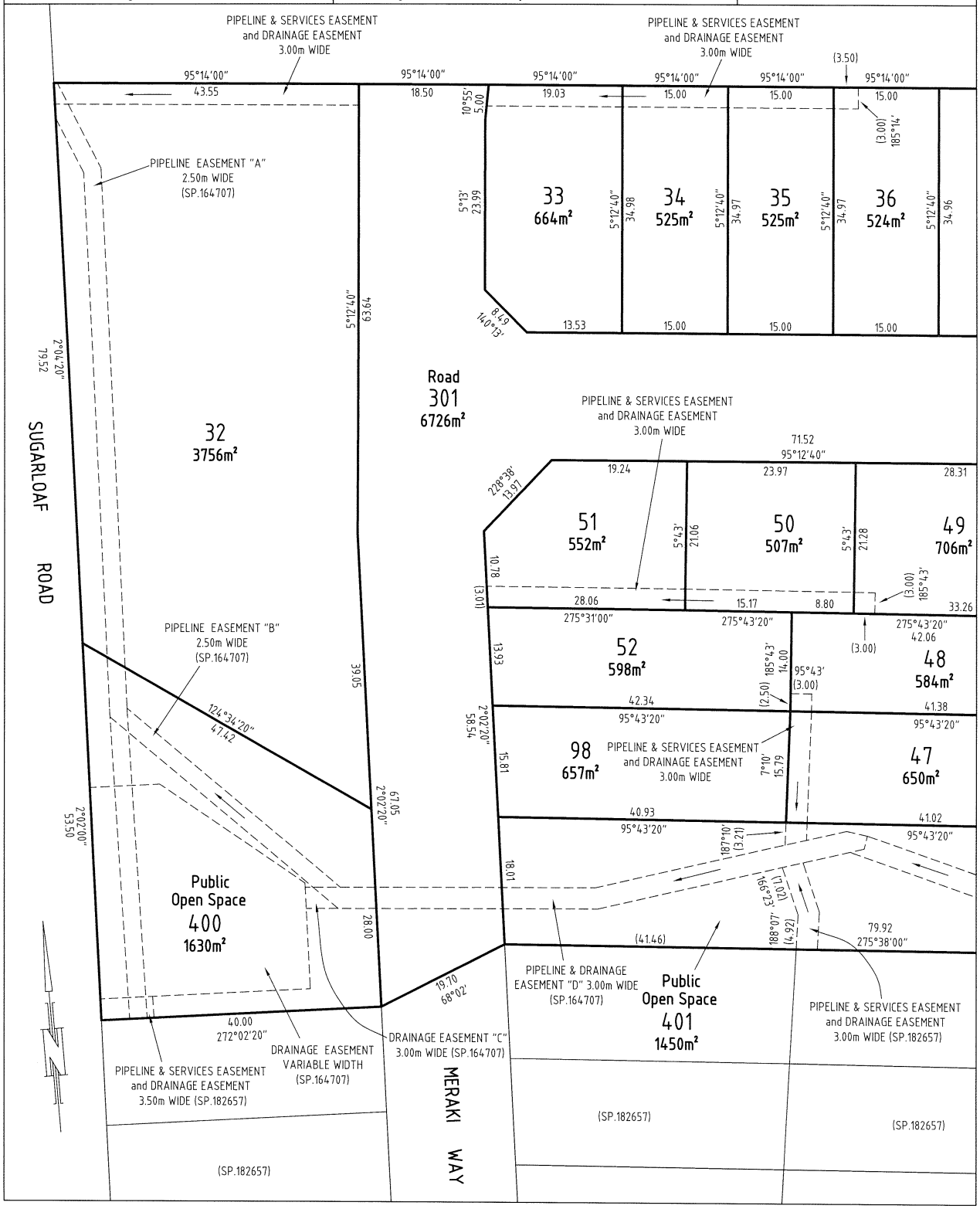


Registered Land Surveyor 1-8-2022 Date

Council Delegate Clare Shea 19.08.2022 Date

Department of Natural Resources and Environment Tasmania
Document Set ID: 4092395
Version: 1, Version Date: 12/09/2026
www.thelist.tas.gov.au

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER: PHAROS CUSTODIANS PTY LTD & SUGARLOAF HEIGHTS PTY LTD FOLIO REFERENCE: C.T.182657/100 & C.T.174507/125 SCALE 1: 500 LENGTH IN METRES	Registered Number SP 183637
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 19.08.2022 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 1-8-2022 Date	APPROVED EFFECTIVE FROM - 1 SEP 2022 Recorder of Titles



Document Set ID: 4027395
Version: 1, Version Date: 02/09/2026
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

PLAN OF SURVEY
ANNEXURE SHEET

SHEET 2 OF 2 SHEETS

OWNER: PHAROS CUSTODIANS PTY LTD & SUGARLOAF HEIGHTS PTY LTD

FOLIO REFERENCE: C.T.182657/100 & C.T.174507/125

SCALE 1: 500 LENGTH IN METRES

Registered Number: SP.183637

SIGNED FOR IDENTIFICATION PURPOSES

Council Delegate ..... Date 19.08.2022

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor ..... Date 18.8.2022

APPROVED EFFECTIVE FROM - 1 SEP 2022

Recorder of Titles



Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 183637

EASEMENTS AND PROFITS

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

Lots 32 & 400 are each ~~Lot 32 is~>^ subject to a Pipeline Easement (appurtenant to Lot 2 on SP164707 and Tasmanian Water and Sewerage Corporation Pty Ltd) over the land marked *"Pipeline Easement "A" 2.50 m wide (SP164707)"* on the Plan and more fully set forth in Sealed Plan 164707.

400
Lot ~~32~~ is subject to a Pipeline Easement (appurtenant to Lot 2 on SP164707 and Tasmanian Water and Sewerage Corporation Pty Ltd) over the land marked *"Pipeline Easement "B" 2.50 m wide (SP164707)"* on the Plan and more fully set forth in Sealed Plan 164707.

400
Lots ~~32~~, 301 and 401 are each subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd and Clarence City Council) over the land marked *"Pipeline and Drainage Easement "D" 3.00 m wide (SP16707)"* on the Plan and more fully set forth in Sealed Plan 164707.

Lot 400 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked *"Pipeline and Services Easement and Drainage Easement 3.50 m wide (S182657)"* shown on the Plan (the Easement Land) and more fully set forth in Sealed Plan 182657.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REF: 174507/125 & 182657/100 SOLICITOR & REFERENCE: Mr William C Justo:LAM:067776	PLAN SEALED BY: Clarence City Council DATE: 19th August 2022 PDPLANPMTD-2020/003974 (REF NO.) Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 4002395
Version: 1, Version Date: 02/09/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 183637
SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100	

Lot 400 is subject to a Right of Drainage in favour of the Clarence City Council over the land marked *"Pipeline and Services Easement and Drainage Easement 3.50 m wide"* (SP182657) ~~in favour of the Clarence City Council~~ shown on the Plan and more fully set forth in Sealed Plan 182657.

Lot 400 is subject to a Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Clarence City Council) over the land marked *"Drainage Easement Variable Width"* (SP164707) more fully set forth in Sealed Plan 164707.

Lot 400 is subject to a Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Clarence City Council) over the land marked *"Drainage Easement "C" 3.00 wide (SP164707)"* shown on the Plan and more fully set forth in Sealed Plan 164707.

Lot 401 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it successor and assigns (TasWater) over the land marked *"Pipeline and Services Easement and Drainage Easement 3.00 m wide (SP182657)"* shown on the Plan (the Easement Land) and more fully set forth in Sealed Plan 182657.

Lot 401 is subject to a Right of Drainage over the land marked *"Pipeline and Services Easement and Drainage Easement (SP182657)"* 3.00 wide in favour of the Clarence City Council and more fully set forth in Sealed Plan 182657.

Lots 401, 301 and 404 are each subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd and Clarence City Council) over the land marked *"Pipeline and Drainage Easement "E" 3.00 m wide (SP164707)"* and more fully set forth in Sealed Plan 164707.

~~Lot 125 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over~~

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.

Department of Natural Resources and Environment Tasmania
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP183637
SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100	

~~the land marked *"Pipeline and Services Easement and Drainage Easement 3.00 m wide (SP174507)"* shown passing through the Lot on the Plan (the Easement Land) and more fully set forth in Sealed Plan 174507.~~

~~Lot 125 is subject to a Right of Drainage over the *"Pipeline and Services Easement and Drainage Easement 3.00 m wide (SP174507)"* passing over that Lot in favour of the Clarence City Council and more fully set forth in Sealed Plan 174507.~~

~~Lot 125 is together with a Pipeline Easement over *"Pipeline Easement "A" 2.50 wide, Pipeline Easement "B" 2.50 wide, Pipeline and Drainage Easement "D" 3.00 wide, Pipeline and Drainage Easement "E" 3.00 wide"* as more fully set forth in Sealed Plan 164707.~~

~~Lot 125 is together with a Right of Drainage over *"Drainage Easement "C" 3.00 wide, Pipeline and Drainage Easement "D" 3.00 wide, Pipeline and Drainage Easement "E" 3.00 wide and Drainage Easement (Variable Width)"* as more fully set forth in Sealed Plan 164707.~~

Lots 32, 33, 34, 35, 36, 49, 50, 51, 47, 48, 401 (the Lots) are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked *"Pipeline and Services Easement and Drainage Easement 3.00 m wide"* shown on the Plan (the Easement Land).

Lots 32, 33, 34, 35, 36, 49, 50, 51, 47, 48, 401 (the Lots) are each subject to a Right of Drainage over the land marked *"Pipeline and Services Easement and Drainage Easement 3.00 m wide"* in favour of the Clarence City Council.

Lot 403 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked *"Pipeline and Services Easement 3.00 m wide"* shown on the Plan (the Easement Land).

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

Department of Natural Resources and Environment Tasmania
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 183637
SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100	

Lot 403 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked *"Pipeline and Services Easement Variable Width"* shown on the Plan (the Easement Land).

Covenants

Fencing Covenant

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

Restrictive Covenants

Lots 32 to 52 (inclusive), 400, 401, 301, 404, & part of 403 are all subject to restrictive covenants more fully set forth in SP182657.

That part of Lot 403 formerly comprised in Lot 125 on Sealed Plan 174507 is burdened by the restrictive covenants created by Sealed Plans 168081, 172459 & 174507.

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 183637
SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100	

Definitions:

Pipeline and Services Easement is defined as follows:-

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

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

  (1) without doing unnecessary damage to the Easement Land; and

  (2) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP183637
SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100	

intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

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

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.

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 183637
SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100	

EXECUTED by Sugarloaf Heights Pty Ltd (ACN .....) in accordance with section 127 of the *Corporations Act 2001:*

Signature: ..... Signature: .....

Name: Nikolaos Papastamatis Name: JOHN PAPASTAMATIS

PLEASE PRINT PLEASE PRINT

Director **Director/Secretary ***

* Delete as appropriate

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

Signature: ..... Signature: .....

Name: ANTONIOS PAPASTAMATIS Name: EUGENIA PAPASTAMATIS

PLEASE PRINT PLEASE PRINT

Director **Director/Secretary ***

* Delete as appropriate

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

Signature: ..... Signature: .....

Name: ANTONIOS PAPASTAMATIS Name: EUGENIA PAPASTAMATIS

PLEASE PRINT PLEASE PRINT

Director **Director/Secretary ***

* Delete as appropriate

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

Department of Natural Resources and Environment Tasmania
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182657

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 300 is subject to an Electricity Infrastructure Easement with the benefit of a restriction as to use of land in favour of Aurora Energy Pty Ltd over the land marked "Electricity Infrastructure Easement (2.00m Wide and Variable Width)" more fully set forth in Sealed Plan 164707.

Lots 9 to ~~14~~ 13 (inclusive) & 100 are each subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) over the land marked "Pipeline Easement "A" 2.50m Wide" more fully set forth in Sealed Plan 164707.
on the Plan

Lot 100 is subject to a Right of Drainage (appurtenant to Lot 2 on SP164707 &) in favour of the Clarence City Council over the land marked "Drainage Easement Variable Width" (SP 164707)more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) over the land marked "Pipeline Easement "B" 2.50m wide" (SP164707)more fully set forth in Sealed Plan 164707.
on the Plan

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 On SP 164707 and in favour of Tasmanian Water and Sewerage Corporation Pty Limited and Clarence

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 168678/1 SOLICITOR & REFERENCE: Mr William C Justo:LAM:064115	PLAN SEALED BY: Clarence City Council DATE: 11th February 2022 PDPLANAMTD-2020/008974 REF NO. Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Department of Natural Resources and Environment Tasmania
Document Set ID: 4002395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

City Council) over the land marked "Pipeline and Drainage Easement "D" 3.00m wide" (SP 164707) more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP 164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Limited and Clarence City Council) over the land marked "Pipeline and Drainage Easement "E" 3.00m wide" (SP164707) more fully set forth in Sealed Plan 164707.

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easements and Drainage Easement 3.00m wide" shown on the Plan ("the Easement Land").

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Pipeline and Service Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m Wide" shown on the Plan ("the Easement Land")

Lot 100 is subject to a right of drainage (appurtenant to Lot 2 on SP164707 & in favour of Clarence City Council) over the land marked Drainage Easement 'C' 3.00 wide (SP164707) shown on the Plan.

Portion of Pipeline & Drainage Easement 'D' 3.00 wide marked 'YZ' hereon deleted by me pursuant to Request to Amend No. E301397 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

1 AUG 2022

Recorder of Titles

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.

Department of Natural Resources and Environment Tasmania
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

Restrictive Covenants

The Owner of each Lot covenants with the Vendor and the owner of each other Lot to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations that:

(1) they will not construct or allow to be constructed any re-locatable dwelling on any such Lot.

(2) they will not permit any caravans to be located on such Lot (save and except if a residence has already been erected on the said Lot).

(3) they will not construct any dwelling on the Lot which exterior exceeds more than 25% colourbond (roof excluded).

(4) the Vendor reserves the right in relation to any of the restrictive covenants herein to make any Lots on the Plan free and exempt from one or more of the covenants or conditions or waive or alter any covenant as to any Lot on the Plan.

Fencing Provision

In respect of each Lot shown on the Plan the Vendor, Pharos Custodians Pty Ltd, shall not be required to fence.

DEFINITIONS

"PIPELINE AND SERVICES EASEMENT" is defined as follows:-

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

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

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.

Department of Natural Resources and Environment Tasmania
Document Set ID: 6027395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

(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:

(i) without doing unnecessary damage to the Easement Land; and

(ii) leaving the Easement Land in a clean and tidy condition; and

(7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

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

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

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

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

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.

Department of Natural Resources and Environment Tasmania
Document Set ID: 6002395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 182657
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

(e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) anything reasonably required to support, protect or cover any of the Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

EXECUTED by **Pharos Custodians Pty Ltd** (ABN 31 131 759 807) in accordance with section 127 of the *Corporations Act 2001:*

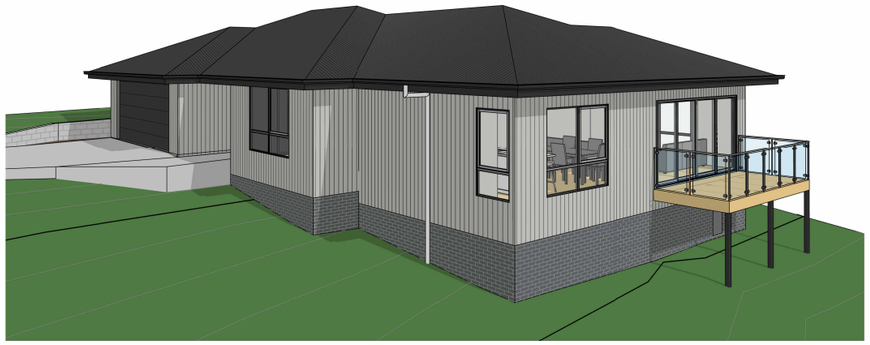
Signature: .....
Name: Antonio Papastamatis
PLEASE PRINT
Director

Signature: .....
Name: Evgenia Papastamatis
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

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

Department of Natural Resources and Environment Tasmania
Document Set ID: 6092395
Version: 1, Version Date: 02/09/2026
www.thelist.tas.gov.au

Cunic.



H991 - PROPOSED WHITFIELD RESIDENCE
22 Elpida Street,
RISDON VALE

SHEET		DRAWING TITLE
00	B	COVER SHEET
01	B	SITE PLAN
01a		DRAINAGE PLAN
02	B	GROUND FLOOR PLAN
03	B	ELEVATIONS SHEET 1
03a	B	ELEVATIONS SHEET 2
03b	B	PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
	DA PLAN SET	28 Aug. 2026	RJ	SW	01-03
B	Additional notes & setbacks, remove trough & joinery from Garage,add shower door & strip drain to Ensuite shower,amend driveway design,add overheads to Kitchen.	26 Aug. 2026	RJ	SW	01-03
A	Amend floor plan as requested , relocate dwelling , add landing & door to Laundry, add 2x skylights ,window changes to standard sizes. make Bed 3 2600 & Bed 2 4000	14 May 2026	RJ	ST	01-03
	DA PRELIM	26 Mar. 26	JP	N/A	01-03

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Soil Classification:	M
Title Reference:	CT183637/44
Floor Areas:	170.66m²
Porch / Deck Areas:	14.06m²
Wind Speed:	N2
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	Low
Certified BAL:	TBC
Designed BAL:	TBC

(Refer to Standard Notes for Explanation)

COVER SHEET

H991

Date 28 Aug. 2026

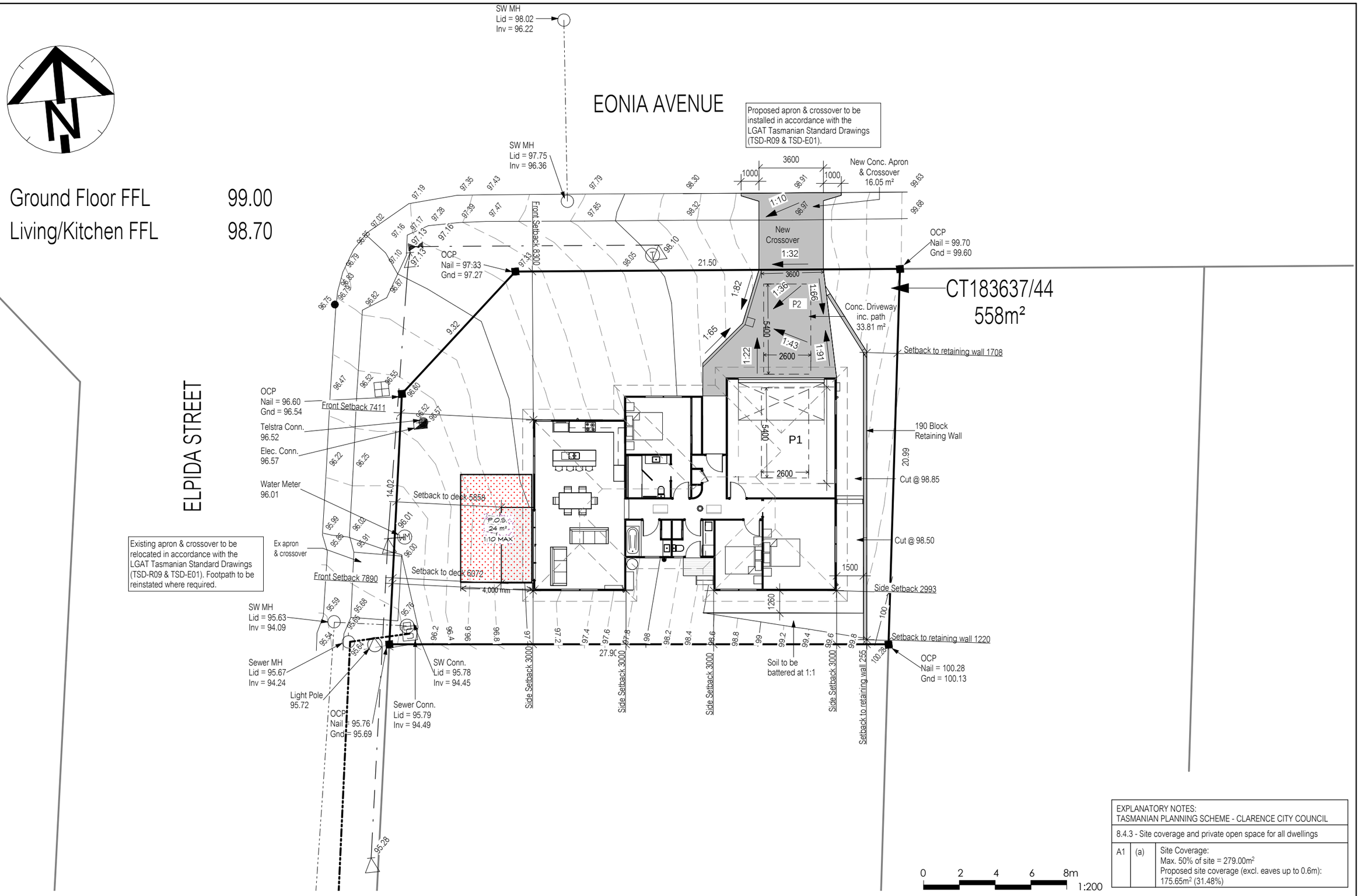
Scale

Sheet 00/03

Document Set ID: 6008397
Version: 1, Version Date: 02/10/2026

Ground Floor FFL 99.00

Living/Kitchen FFL 98.70



EXPLANATORY NOTES:
TASMANIAN PLANNING SCHEME - CLARENCE CITY COUNCIL

8.4.3 - Site coverage and private open space for all dwellings

A1	(a)	Site Coverage: Max. 50% of site = 279.00m² Proposed site coverage (excl. eaves up to 0.6m): 175.65m² (31.48%)

No.	Date	Int.
B	26 Aug. 2026	RJ
A	14 May 2026	RJ

Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Cunic.

SITE PLAN

Drawn	JP	H991	
Date	25 March 2026	Sheet	01/03
Scale	1 : 200		

Document Set ID: 6098387
Version: 1, Version Date: 02/10/2026

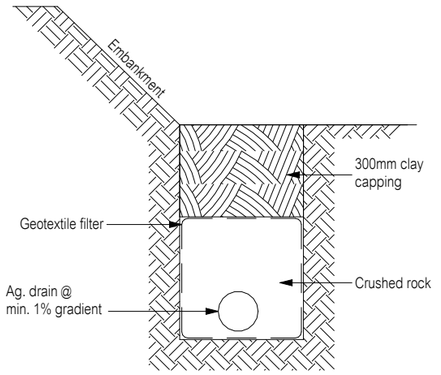
Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

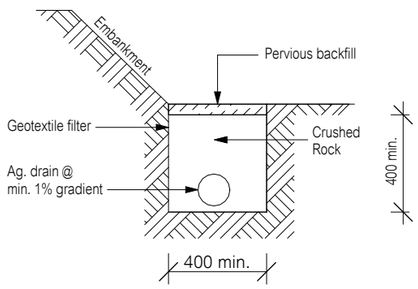
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



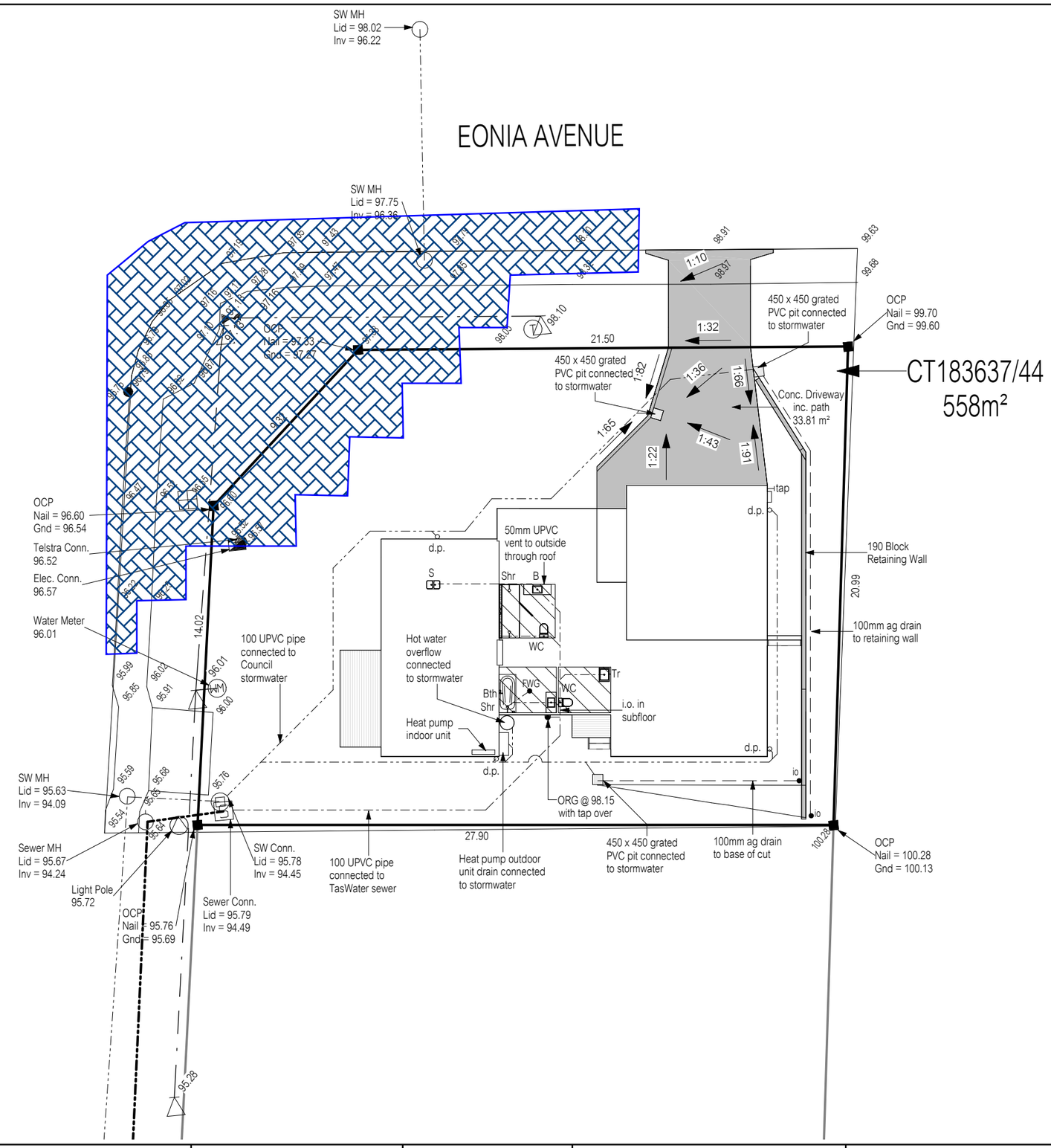
TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

ELPIDA STREET

EONIA AVENUE



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for downpipe calculations

All works are to in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

0 2 4 6 8m
1:200

Soil classification: M

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

No.	Date	Int.
	Amendment changes as per cover sheet	

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Cunic.

DRAINAGE PLAN

Drawn	RJ	H991
Date	28 Aug. 2026	Sheet
Scale	1 : 200	01a/03

Document Set ID: 6098387
Version: 1, Version Date: 02/10/2026



Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard.*

0 1 2 3 4m

1:100

Floor Area = 170.66m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard.*

No.	Date	Int.
B	26 Aug. 2026	RJ
A	14 May 2026	RJ

Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Cunic.

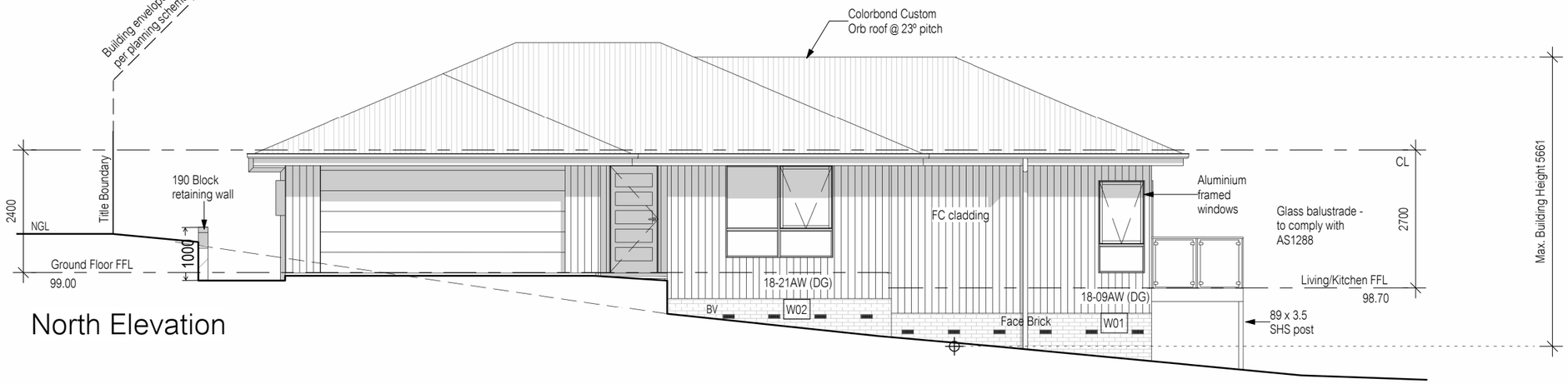
GROUND FLOOR PLAN

Drawn	JP	H991	
Date	25 March 2026	Sheet	02/03
Scale	1 : 100		

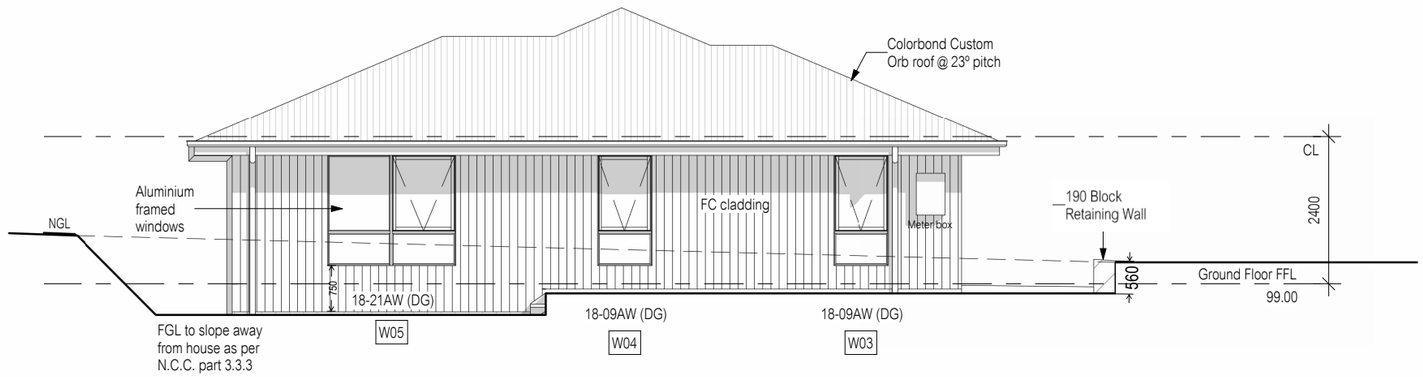
Copyright ©

Document Set ID: 6098397
Version: 1, Version Date: 02/10/2026

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



North Elevation



East Elevation

No.	Date	Int.
B	26 Aug. 2026	RJ
A	14 May 2026	RJ

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Cunic.

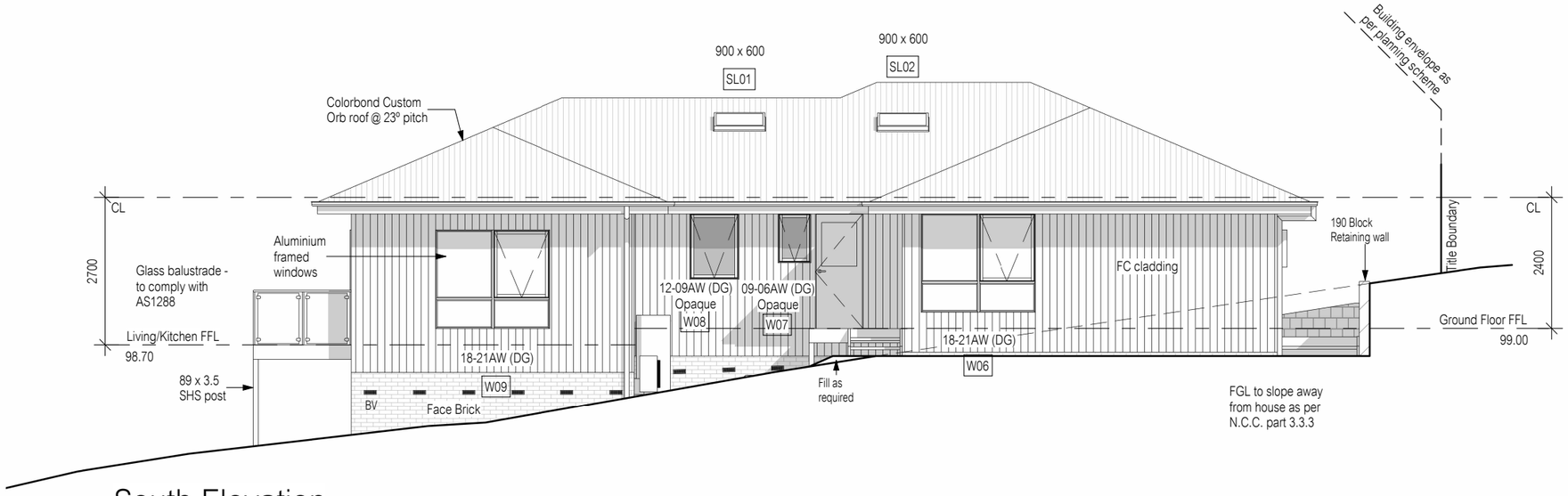
ELEVATIONS SHEET 1

Drawn	JP	H991
Date	25 March 2026	Sheet 03/03
Scale	1 : 100	

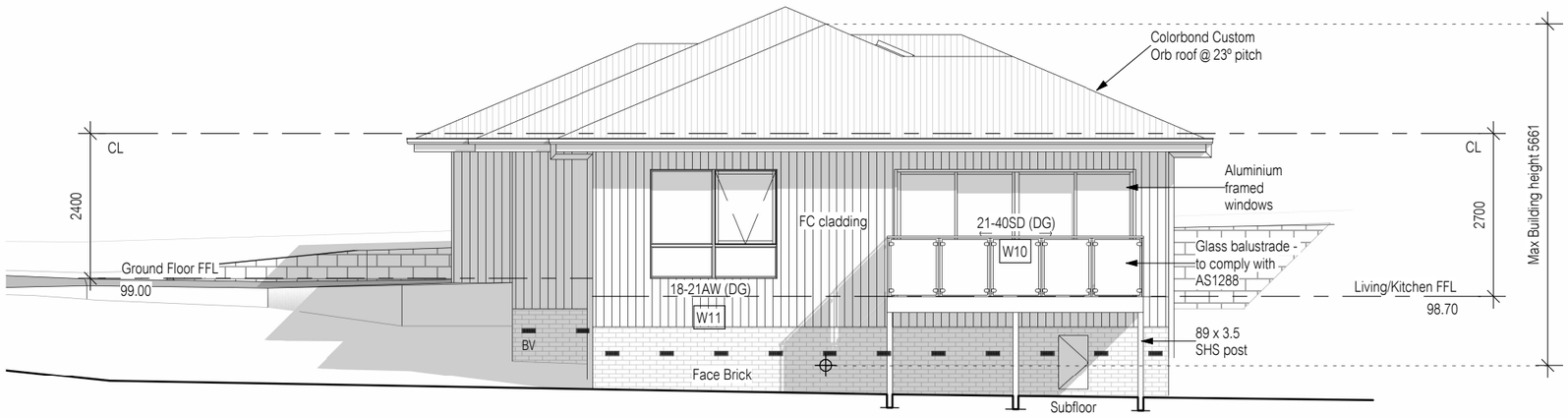
Copyright ©

Document Set ID: 6008397
Version: 1, Version Date: 02/10/2026

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



South Elevation



West Elevation

No.	Date	Int.
B	26 Aug. 2026	RJ
A	14 May 2026	RJ

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

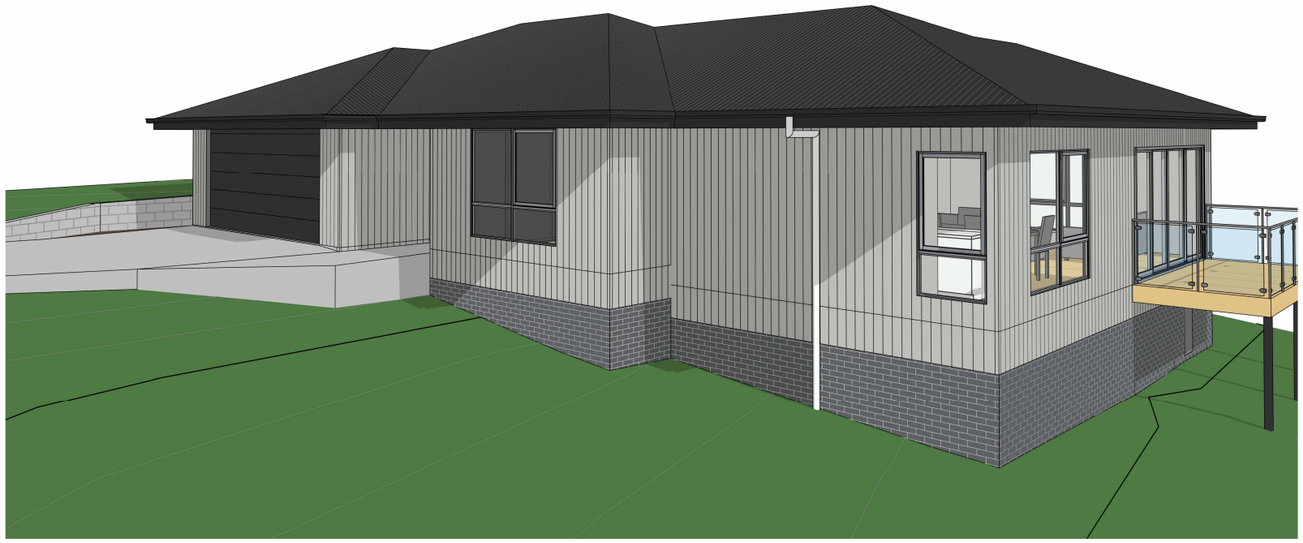
Cunic.

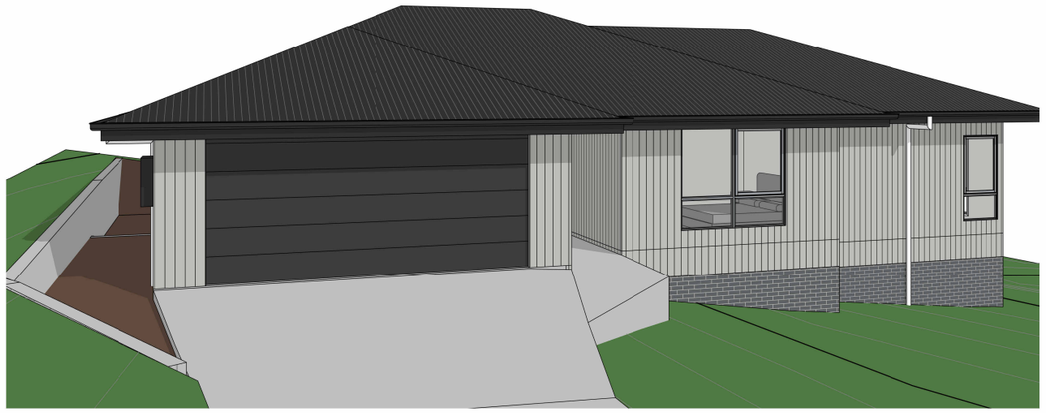
ELEVATIONS SHEET 2

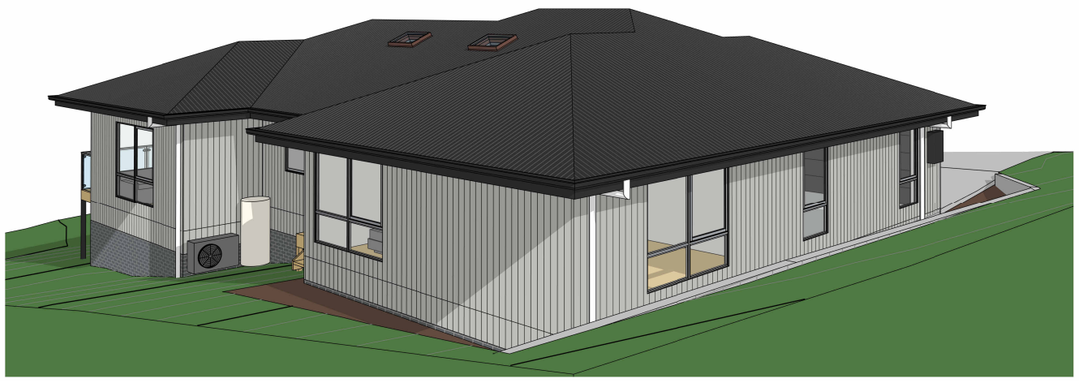
Drawn	JP	H991
Date	25 March 2026	Sheet
Scale	1 : 100	03a/03

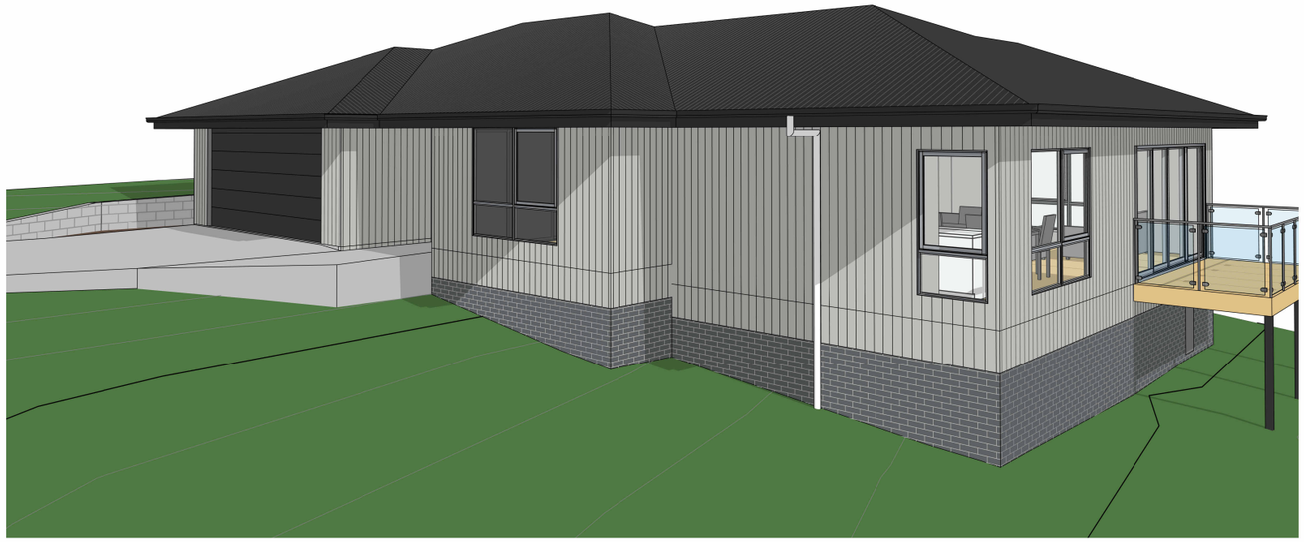
Copyright ©

Document Set ID: 6008397
Version: 1, Version Date: 02/10/2026









B	26 Aug. 2026	RJ
A	14 May 2026	RJ
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

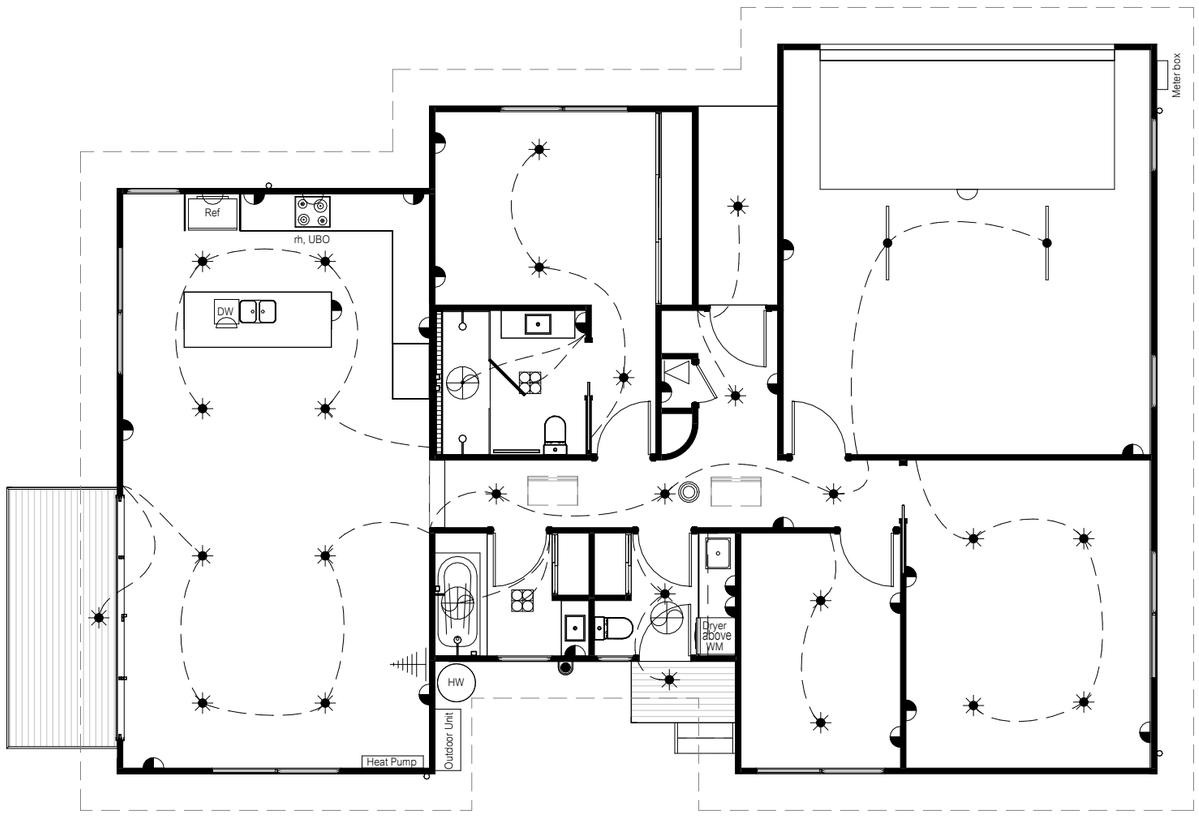
Cunic.

PERSPECTIVE VIEWS

Drawn	JP	H991
Date	25 March 2026	Sheet
Scale		03b/03

Copyright ©

Document Set ID: 6008397
Version: 1, Version Date: 02/10/2026



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 1200mm LED BATTEN (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Cunic.

ELECTRICAL PLAN

Drawn	RJ	H991
Date	27 Aug. 2026	Sheet
Scale	1 : 100	09/03

Document Set ID: 6098397
Version: 1, Version Date: 02/10/2026

ABCB

National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
PROPOSED WHITFIELD RESIDENCE 22 Elpida Street, RISDON VALE	Class 1

Number of rows preferred in table below: 12 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony, or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
						Adjustment factors						
1	Kitchen	Kitchen	16.7 m²	20 W	Class 1 building					5.0 W/m²	1.2 W/m²	6% of 38%
2	Dining	Living room	12.5 m²	20 W	Class 1 building					5.0 W/m²	1.6 W/m²	7% of 38%
3	Living	Living room	17.7 m²	40 W	Class 1 building					5.0 W/m²	2.3 W/m²	11% of 38%
4	Bed 3	Bedroom	10.0 m²	20 W	Class 1 building					5.0 W/m²	2.0 W/m²	9% of 38%
5	WC-L'dry	Laundry	4.6 m²	10 W	Class 1 building					5.0 W/m²	2.2 W/m²	10% of 38%
6	Bath	Bathroom	5.0 m²	8 W	Class 1 building					5.0 W/m²	1.6 W/m²	7% of 38%
7	Bed 2	Bedroom	20.1 m²	40 W	Class 1 building					5.0 W/m²	2.0 W/m²	9% of 38%
8	Garage	Other	39.6 m²	56 W	Class 10a building					3.0 W/m²	1.4 W/m²	100% of 47%
9	Entry	Corridor	4.5 m²	10 W	Class 1 building					5.0 W/m²	2.2 W/m²	10% of 38%
10	Ensuite	Bathroom	5.8 m²	8 W	Class 1 building					5.0 W/m²	1.4 W/m²	7% of 38%
11	Master	Bedroom	15.8 m²	20 W	Class 1 building					5.0 W/m²	1.3 W/m²	6% of 38%
12	Hall	Corridor	8.5 m²	30 W	Class 1 building					5.0 W/m²	3.6 W/m²	17% of 38%

		Allowance	Design average
160.7 m²	282 W	Class 1 building	5.0 W/m²	1.9 W/m²
		Class 10a building (associated with a Class 1 building)	3.0 W/m²	1.4 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

© Commonwealth of Australia and the States and Territories of Australia 2023, published by the Australian Building Codes Board.
The material in this publication is licensed under a Creative Commons Attribution—4.0 International licence, with the exception of third party materials and any trade marks. It is provided for general information only and without warranties of any kind. More information on this CC BY licence is

WINDOW MANUFACTURER:
(??????WINDOW TYPE CHANGE????)

LEGEND:
SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door,
BRPG = Bushfire Rated Privacy Glass
NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8
* - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
SL01	900 x 600				
SL02	900 x 600				
W01	18-09AW (DG)				
W02	18-21AW (DG)				
W03	18-09AW (DG)				
W04	18-09AW (DG)				
W05	18-21AW (DG)				
W06	18-21AW (DG)				
W07	09-06AW (DG) Opaque				
W08	12-09AW (DG) Opaque				
W09	18-21AW (DG)				
W10	21-40SD (DG)				
W11	18-21AW (DG)				

INSULATION SCHEDULE

Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.
Ventilation to comply with N.C.C. 10.8.3.
Recommended to comply with *CBOS - CONDENSATION IN BUILDINGS - TASMANIAN DESIGNERS GUIDE* (i.e. min. 25mm clearance required between roofing and sarking (i.e. batten over sarking OR sarking over batten + vented batten) & Min. 25mm air gap above bulk insulation into roof space).
Where solar tubes are located, diffusers are to be installed.
Where skylights are located, ceiling insulation is to be installed to length of shaft.

No.	Date	Int.	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED WHITFIELD RESIDENCE
22 Elpida Street,
RISDON VALE

Cunic.

CALCULATIONS & SCHEDULES

Drawn	RJ	H991	
Date	28 Aug. 2026	Sheet	10/03
Scale			

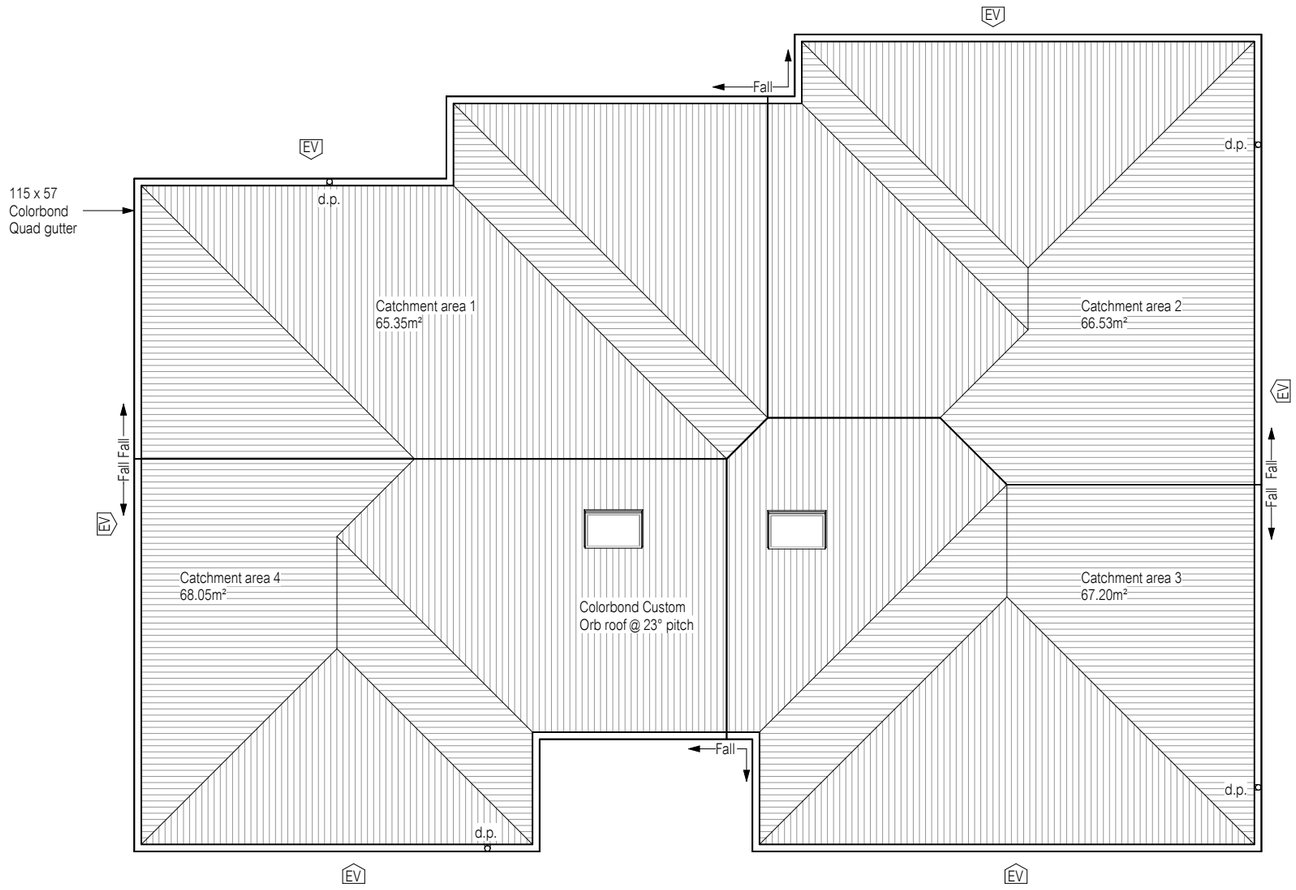
Document Set ID: 6008397
Version: 1, Version Date: 02/10/2026

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	213.11	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	220.77	Area of Roof (including 115mm Quad gutter) (m²)
Ac	267.13	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	74	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	3.61	Ac ÷ Acdp
Downpipes Provided	4	

Sarking to be cut / discontinuous along ridge line. Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EV EAVES VENT NOTE: BRADFORD CSR POLY EAVE VENT (23,700mm²). 6 VENTS EVENLY SPACED

No.	Date	Int.	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WHITFIELD RESIDENCE

22 Elpida Street,
RISDON VALE

Cunic.

ROOF PLAN

Drawn	RJ	H991	
Date	27 Aug. 2026	Sheet	11/03
Scale	1 : 100		

Document Set ID: 6008397
Version: 1, Version Date: 02/10/2026