

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number **PA2025357**

Assess No: **A12887**

PID No: **3601231**

Applicant Name:	ADAM BLACKWELL + FIONA ELPHINSTONE				
Applicant Contact Name					
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: ADAM BLACKWELL + FIONA ELPHINSTONE

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

 Owner/Authority Name:
(as per certificate of title) AS ABOVE

Location / Address: - 106 EIGER COURT, GRINDELWALD

Title Reference: 189241/14

Zone(s): LOW DENSITY RESIDENTIAL

Existing Development/Use: VACANT LAND

Existing Developed Area: -

 Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.
YES ☐NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: RESIDENTIAL + OUTBUILDING			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: NEW BUILDING			

 New or Additional Area: 646m²

Estimated construction cost of the proposed development:

Building Materials:	Wall Type: BRICK / FC SHEET	Colour: RED / BLACK
	Roof Type: COLORBOND	Colour: BLACK

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION

☐ N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

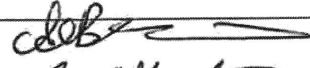
Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Adam Christopher Blackwell
Fiona May Elphinstone
Name (print)

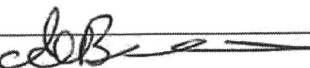
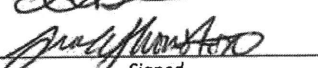


Signed

21/10/25
21/10/25
Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Adam Christopher Blackwell
Fiona May Elphinstone
Name (print)



Signed

21/10/25
21/10/25
Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

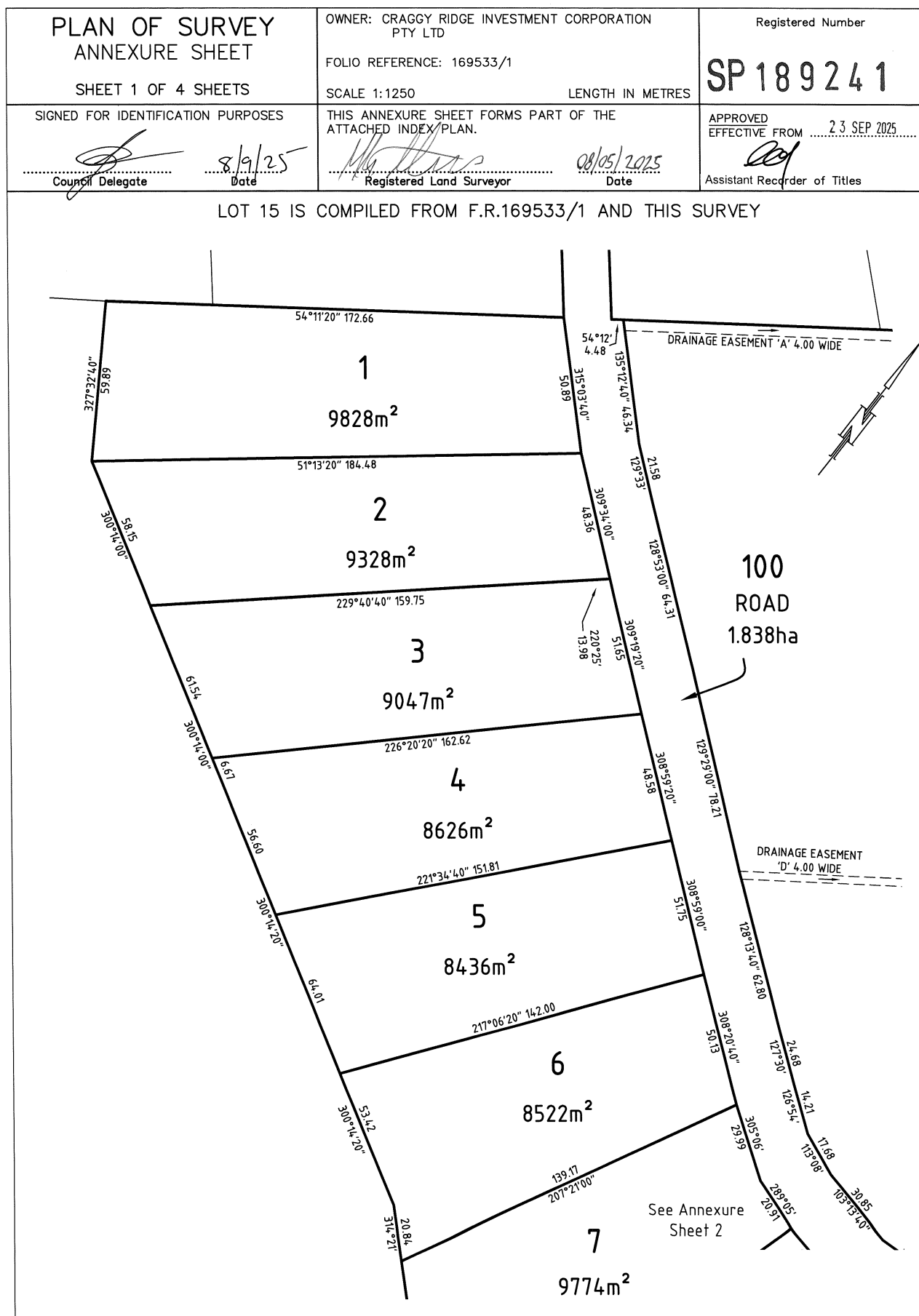
As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

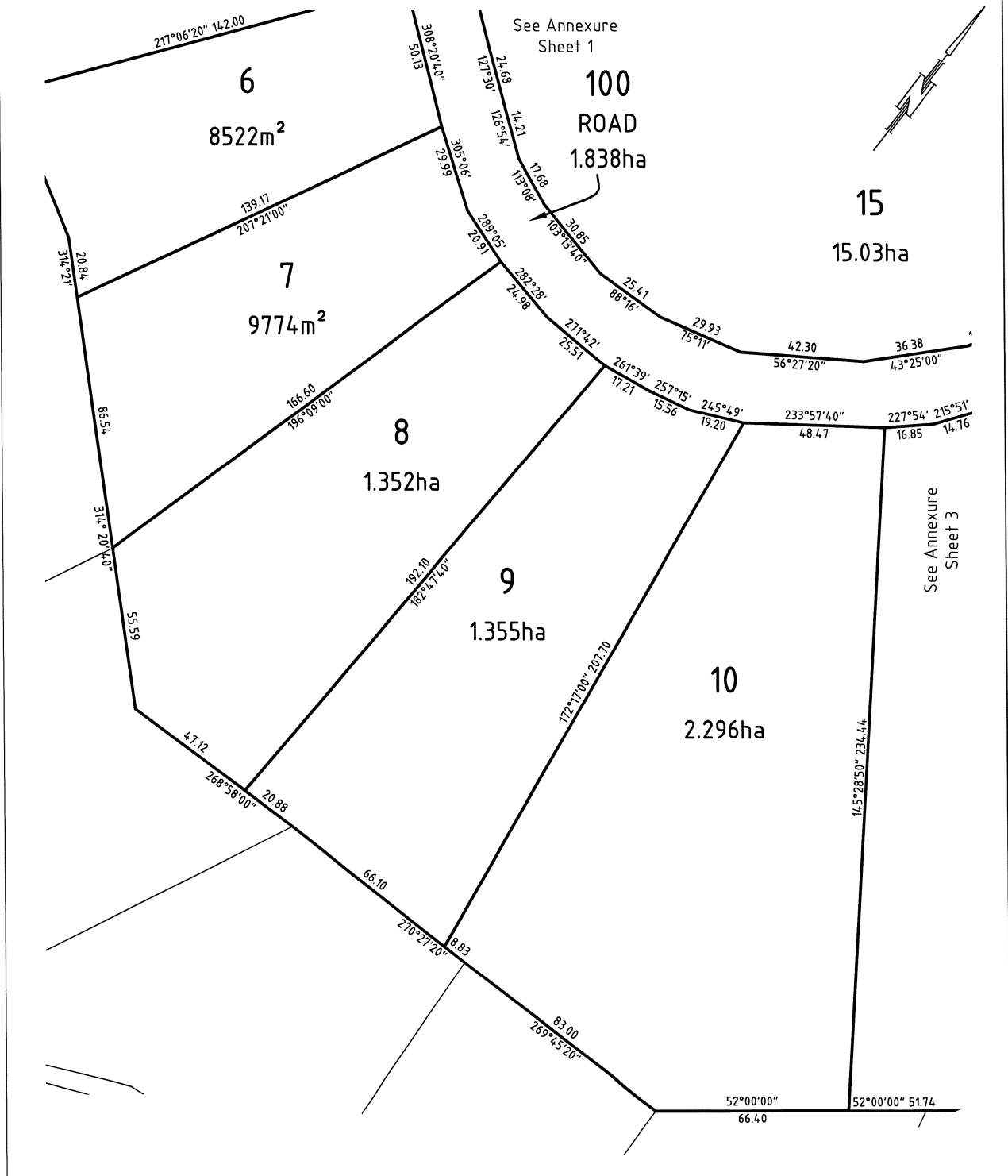
Date

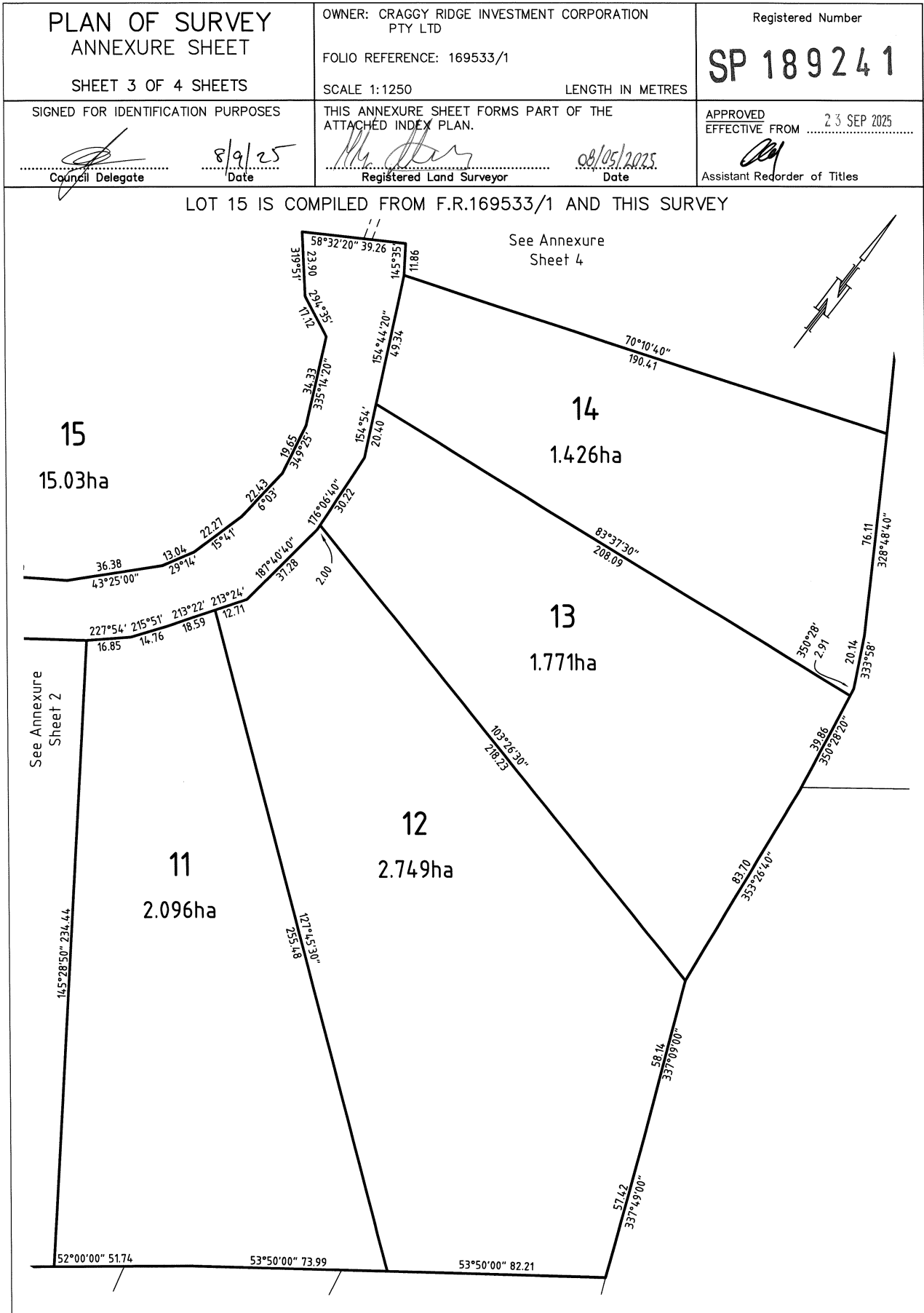
OWNER : CRAGGY RIDGE INVESTMENT CORPORATION PTY LTD FOLIO REFERENCE : F.R. 169533/1 GRANTEE : PART OF 800 ACRES GRANTED TO JOSIAS MCALLEN.	PLAN OF SURVEY BY SURVEYOR: M.R. HEATLEY of OPDA SURVEYORS, ENGINEERS & PLANNERS 3/23 BRISBANE STREET, LAUNCESTON LOCATION: LAND DISTRICT OF DEVON PARISH OF ST MICHAELS SCALE 1:4000 LENGTHS IN METRES	REGISTERED NUMBER SP189241 APPROVED EFFECTIVE FROM 23 SEP 2025 <i>[Signature]</i> Assistant Recorder of Titles		
PRIORITY FINAL PLAN SURVEYORS REF: 48697 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN				
LOT 15 IS COMPILED FROM F.R.169533/1 AND THIS SURVEY A: DRAINAGE EASEMENT 'A' 4.00 WIDE B: DRAINAGE EASEMENT 'B' 4.00 WIDE C: DRAINAGE EASEMENT 'C' 4.00 WIDE & VARIABLE WIDTH D: DRAINAGE EASEMENT 'D' 3.00 WIDE F: DRAINAGE EASEMENT 'F' 4.00 WIDE G: DRAINAGE EASEMENT 'G' 3.00 WIDE H: DRAINAGE EASEMENT 'H' 10.00 WIDE				
<table style="width: 100%;"> <tr> <td style="width: 30%; vertical-align: bottom; padding: 5px;"> <i>[Signature]</i> Registered Land Surveyor 08/05/2025 Date </td> <td style="width: 70%; vertical-align: bottom; padding: 5px;"> <i>[Signature]</i> Council Delegate 8/9/25 Date </td> </tr> </table>			<i>[Signature]</i> Registered Land Surveyor 08/05/2025 Date	<i>[Signature]</i> Council Delegate 8/9/25 Date
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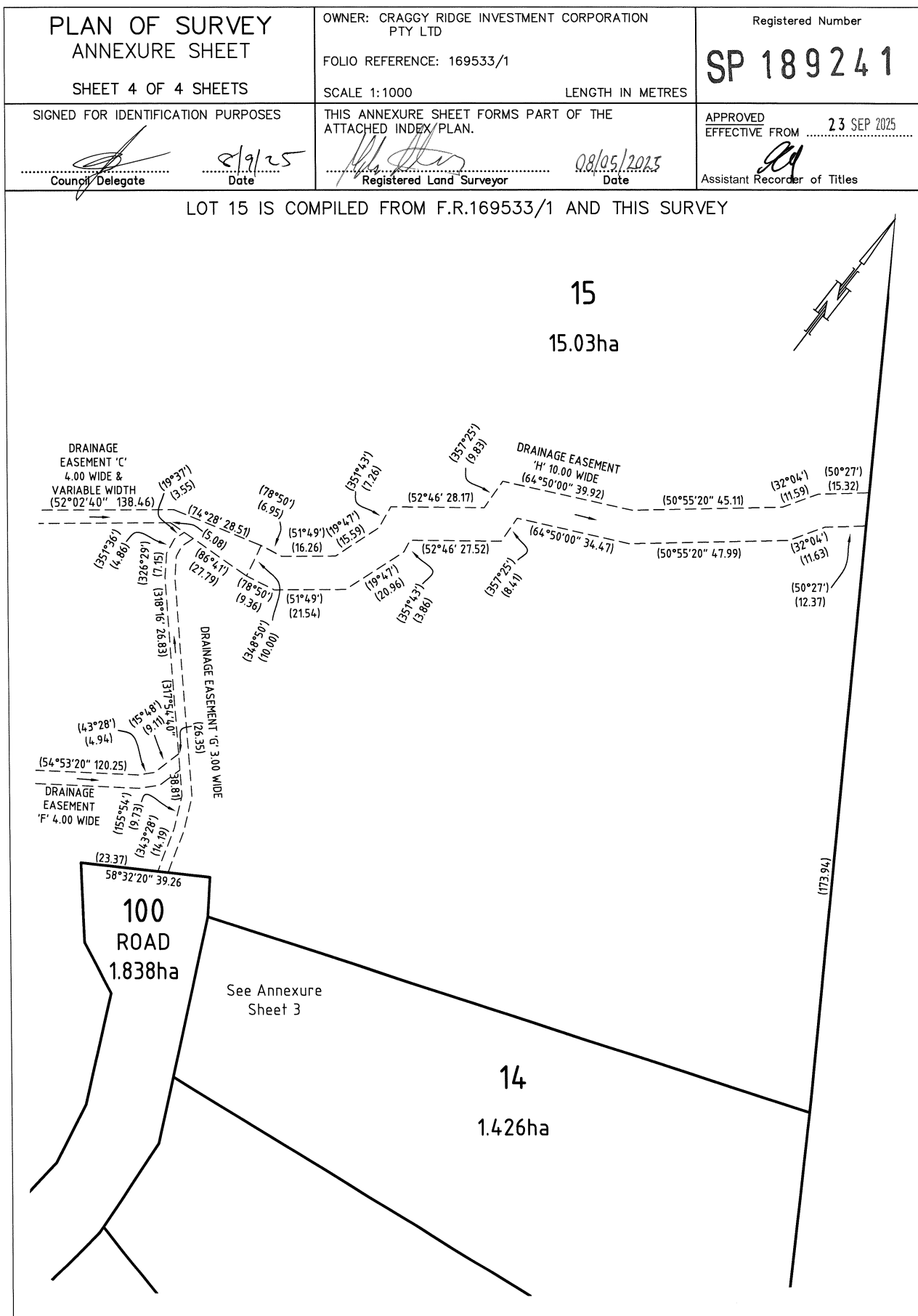


PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER: CRAGGY RIDGE INVESTMENT CORPORATION PTY LTD FOLIO REFERENCE: 169533/1 SCALE 1:1250 LENGTH IN METRES	Registered Number SP189241
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 8/9/25 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 08/05/2025 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 23 SEP 2025 <i>[Signature]</i> Assistant Recorder of Titles

LOT 15 IS COMPILED FROM F.R.169533/1 AND THIS SURVEY







TASMANIAN LAND TITLES OFFICE

Transfer

Section 58 Land Titles Act 1980.



N292527

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here. If part of land - describe part. If easement created - describe easement.
Volume	Folio	
189241	14	

Estate and Interest: **in fee simple**

Transferor: **Craggy Ridge Investment Corporation Pty Ltd** (ACN 165 719 746)

Transferee: **Adam Christopher Blackwell** and **Fiona May Elphinstone** of 86 Atkinsons Rd Grindelwald Tas 7277

Consideration:
\$700,000.00

Date:

Executed by **Craggy Ridge Investment Corporation Pty Ltd**

Pursuant to section 127(1) of the Corporations Act 2001 (Cth)

By:

Kenneth Ernest Hudson

Name of Director

Signature of Director

David John Vautin

Name of Director

Signature of Director

Land Titles Office Use Only

Dealing Security Code: 913911

T

Version 1 (TOLD)

Duty

THE BACK OF THIS FORM MUST NOT BE USED

Created 10-Oct-2025 09:08AM

NEW DWELLING AND OUTBUILDING

at 106 EIGER COURT, GRINDELWALD TAS 7277

for A BLACKWELL & F ELPHINSTONE

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

PROJECT NUMBER:
25023

PROPERTY ID:
3601231

LAND TITLE, VOLUME & FOLIO
CT - 189241/14

SITE AREA:
***m2

FLOOR AREAS:
NEW DWELLING FLOOR AREA - 326m²
NEW OUTBUILDING FLOOR AREA - 290m²

COUNCIL:
WEST TAMAR

SCHEME / ZONE:
10.0 LOW DENSITY RESIDENTIAL

SCHEME / ZONE OVERLAYS:
BUSHFIRE PRONE
LANDSLIP HAZARD
PRIORITY VEGETATION

SITE CLASSIFICATION: H1

WIND CLASSIFICATION: N4

BUSHFIRE ATTACK LEVEL: BAL19

TERRAIN CLASSIFICATION: TC2

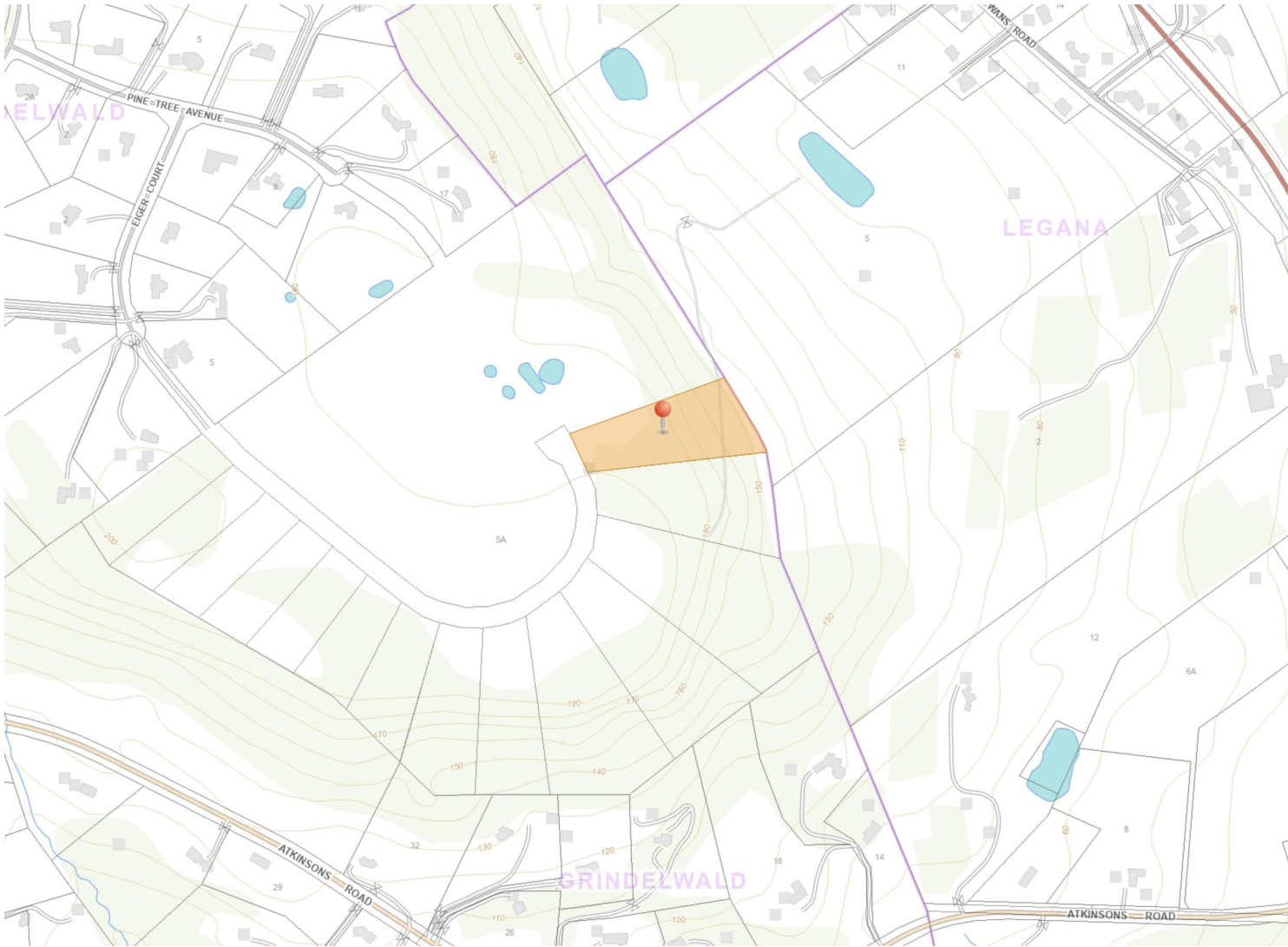
WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:
19/11/2025



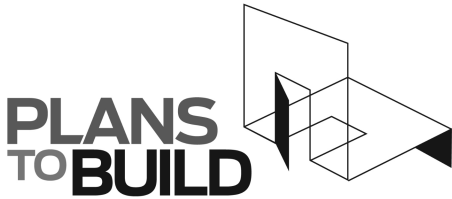
LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 SITE PART PLAN
- A03 SITE DRAINAGE PLAN
- A04 FLOOR PLAN
- A05 ELEVATIONS
- A06 ELEVATIONS
- A07 SHED FLOOR PLAN
- A08 SHED ELEVATIONS
- A09 SHED ELEVATIONS



MEMBER
you're in good hands



ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev. Amendment		Date
DRAWING No:		ISSUE: SCHEMATIC
A00		REV: 0

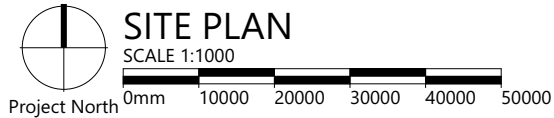
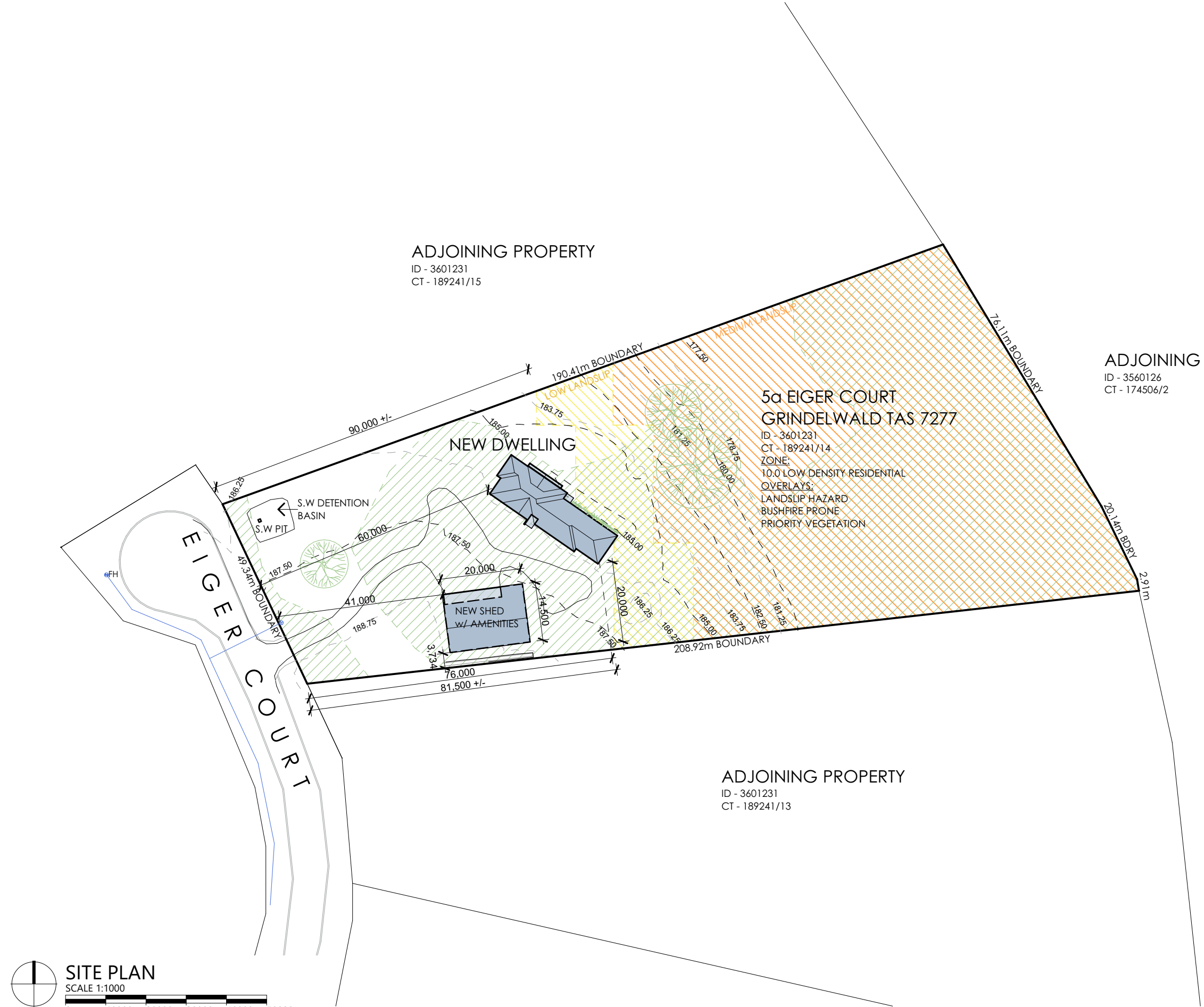
SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING
CODE OF AUSTRALIA VOLUME THREE THE DESIGN,
CONSTRUCTION AND INSTALLATION OF A
STORMWATER DRAINAGE SYSTEM MUST BE IN
ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE
DEVELOPMENT WORKS THE APPLICANT OR BUILDER
MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-
OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND
OTHER DEBRIS FROM ESCAPING THE SITE.
ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX
SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED
ONTO THE ROAD RESERVE (INCLUDING THE NATURE
STRIP, FOOTPATH AND ROAD PAVEMENT).
ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD
RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY
IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER
WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED
ON THE SITE UNTILL SUCH TIME AS THE SITE HAS
REVEGETATED SUFFICIENTLY TO MITIGATE EROSION
AND SEDIMENT TRANSPORT.



NEW DWELLING AND OUTBUILDING

106 EIGER COURT, GRINDELWALD TAS 7277

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED
BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:		ISSUE: SCHEMATIC
25023	SCALE @ A3	19/11/2025	A01		REV: 0
		2 of 10			



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

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PLANS
TOBUILD

ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:

**A BLACKWELL &
F ELPHINSTONE**

rev.	Amendment	Date
	DRAWING No:	ISSUE: SCHEMATIC
	A02	REV: 0
	3 of 10	

PART SITE PLAN
SCALE 1:200
0mm 2000 4000 6000 8000 10000
Project North

NEW DWELLING AND OUTBUILDING
106 EIGER COURT, GRINDELWALD TAS 7277

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25023

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
19/11/2025

SITE PLAN NOTES

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IN ACCORDANCE WITH PART D2. NCC PLUMBING
CODE OF AUSTRALIA VOLUME THREE THE DESIGN,
CONSTRUCTION AND INSTALLATION OF A
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SOIL AND WATER MANAGEMENT
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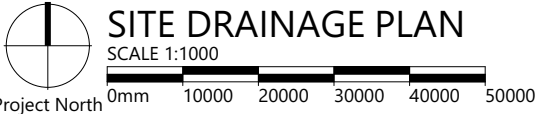
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PLUMBING LEGEND

S. 100 NEW 100mm DWV PVC SN6 SEWER
PIPE WITH 1: 60 MINIMUM GRADE
UNLESS NOTED OTHERWISE BELOW

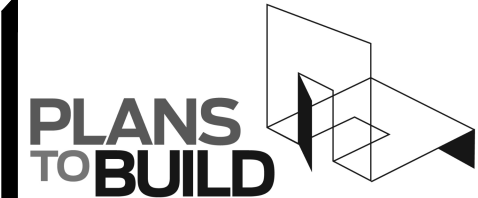
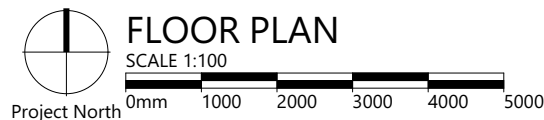
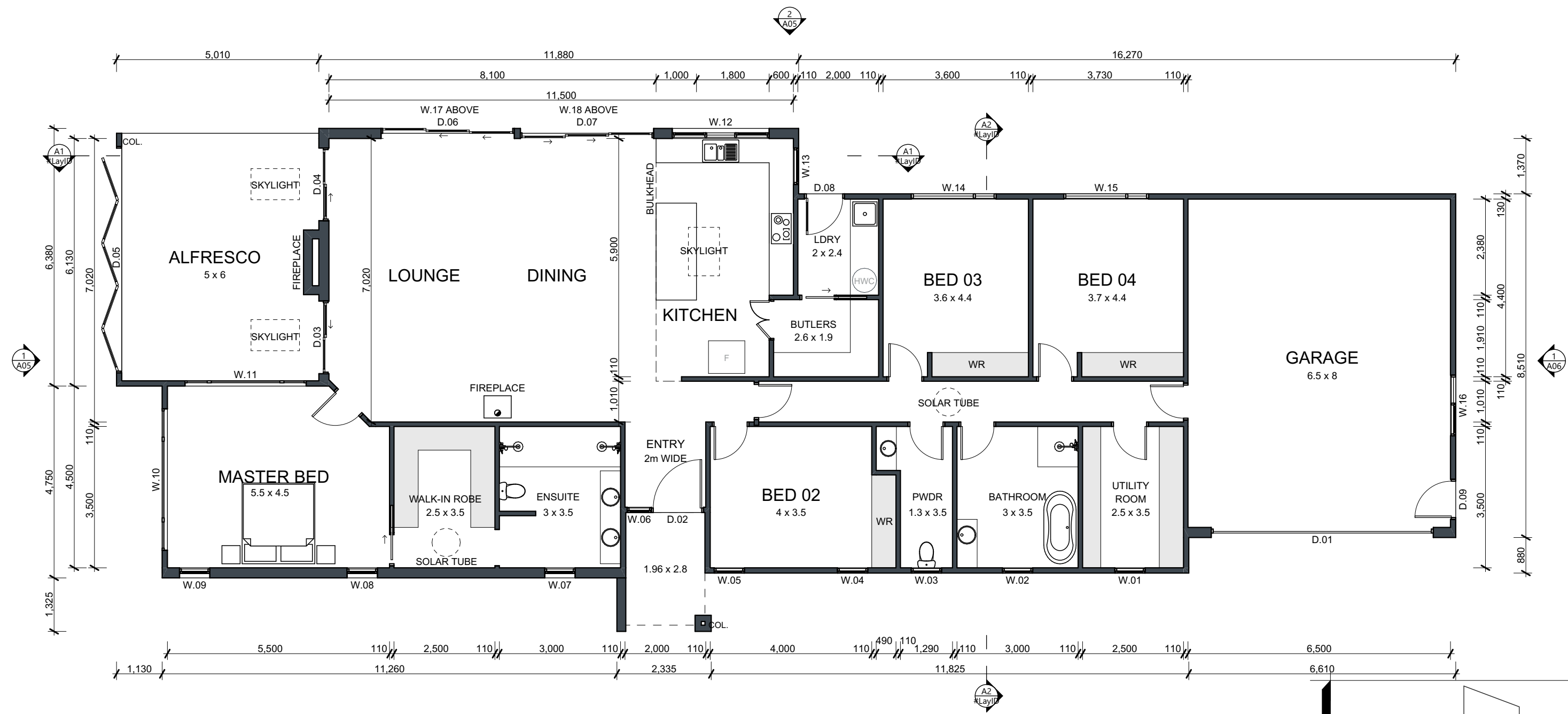
SEWER PIPE SIZES AND GRADES
BASIN DIA 40mm, 1: 40 SINK 50mm, 1: 40
WC DIA 100mm, 1: 40 BATH DIA 50mm, 1: 40
VENT DIA 65mm, 1: 40 SHOWER DIA 50mm, 1: 40
WASH TUB 50mm, 1: 40 FLOOR WASTE DIA 65mm, 1: 40



SITE DRAINAGE PLAN
SCALE 1:1000
NEW DWELLING AND OUTBUILDING
106 EIGER COURT, GRINDELWALD TAS 7277

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PROJECT NUMBER: 25023	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 19/11/2025	rev. Amendment	Date
			DRAWING No: A03	ISSUE: SCHEMATIC
			4 of 10	REV: 0



ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
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PROJECT NUMBER:
25023

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
19/11/2025

rev. **Amendment**
DRAWING No:
A04

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Date
ISSUE: SCHEMATIC
REV: 0



2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.

PLANS TO BUILD

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NEW DWELLING AND OUTBUILDING

106 EIGER COURT, GRINDELWALD TAS 7277

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PROJECT NUMBER:
25023

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
19/11/2025

rev.	Amendment	Date
	DRAWING No: A05	ISSUE: SCHEMATIC
	6 of 10	REV: 0



2 WEST ELEVATION
SCALE 1:100



1 SOUTH ELEVATION
SCALE 1:100

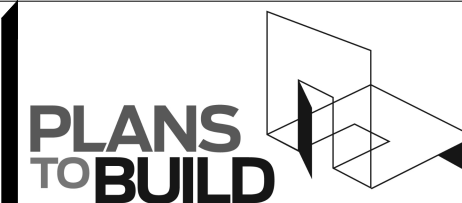


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Owner:
**A BLACKWELL &
F ELPHINSTONE**

NEW DWELLING AND OUTBUILDING
106 EIGER COURT, GRINDELWALD TAS 7277

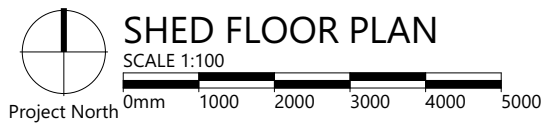
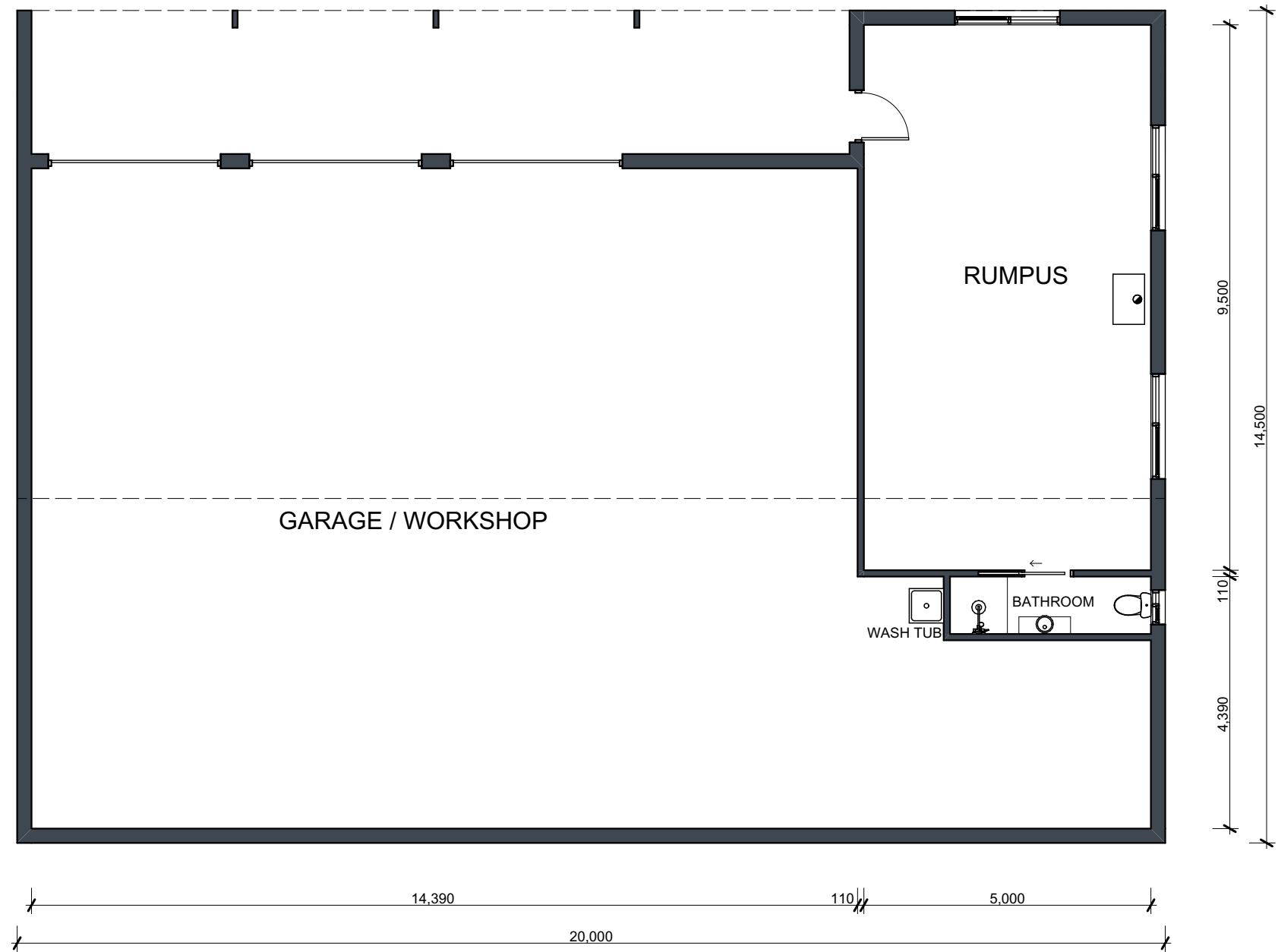
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25023

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SCALE @ A3

PRINT DATE:
19/11/2025

rev.	Amendment	Date
DRAWING No:		ISSUE: SCHEMATIC
A06		REV: 0
7 of 10		

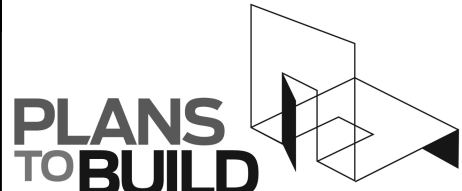


NEW DWELLING AND OUTBUILDING

106 EIGER COURT, GRINDELWALD TAS 7277

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: 25023	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 19/11/2025	DRAWING No: A07	ISSUE: SCHEMATIC
			8 of 10	REV: 0



PLANS TO BUILD

ABN 23 269 055 701
Level 1 Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9914 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E.YOUNG LIC. No. 674 563 705

Owner:
**A BLACKWELL &
F ELPHINSTONE**

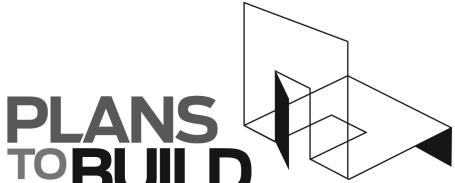
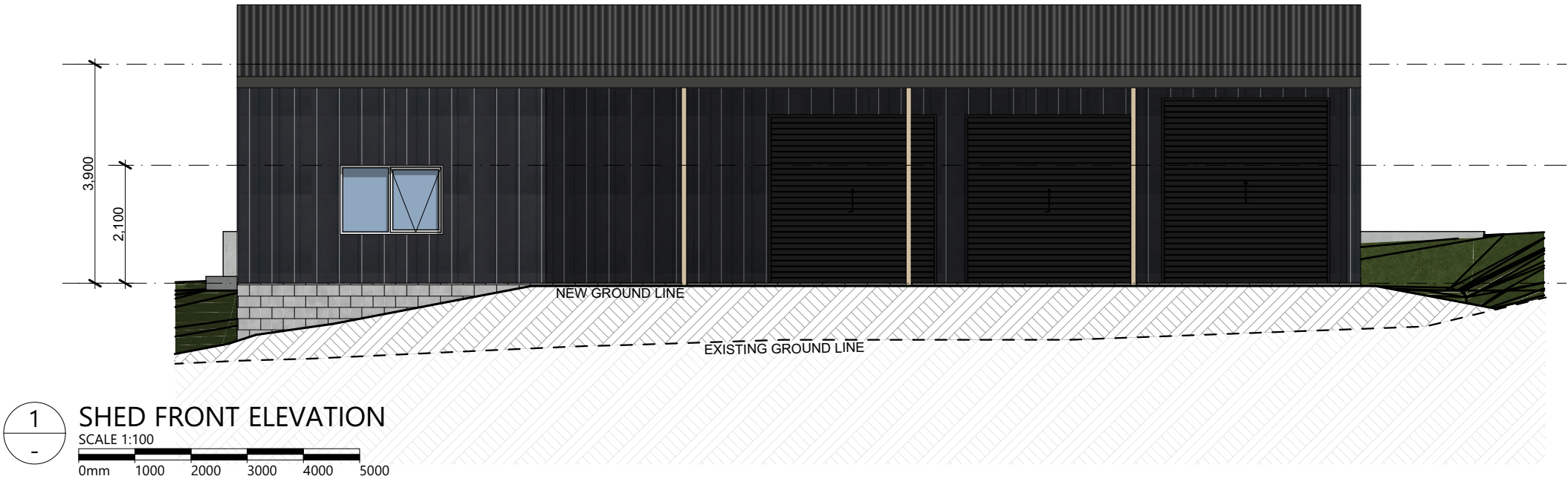
rev.	Amendment	Date

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.



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PROJECT NUMBER:
25023

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
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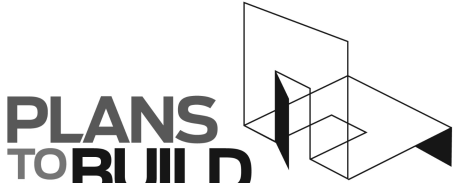
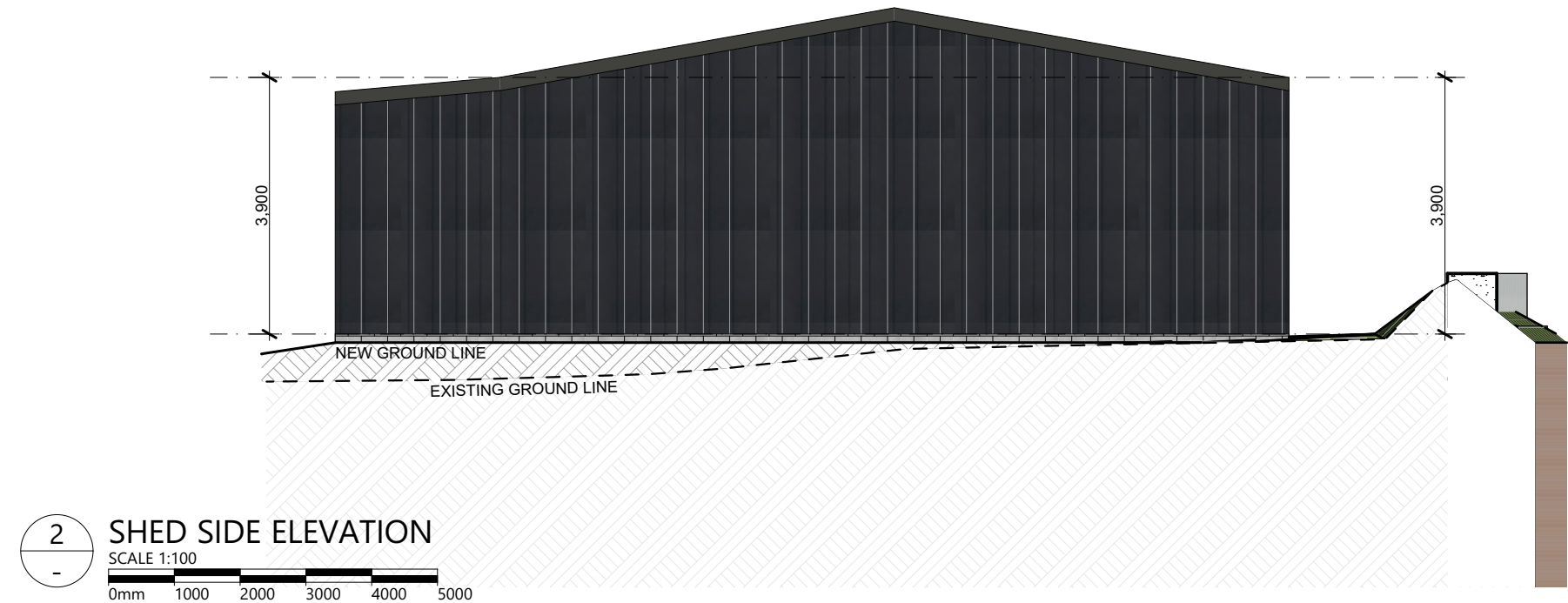
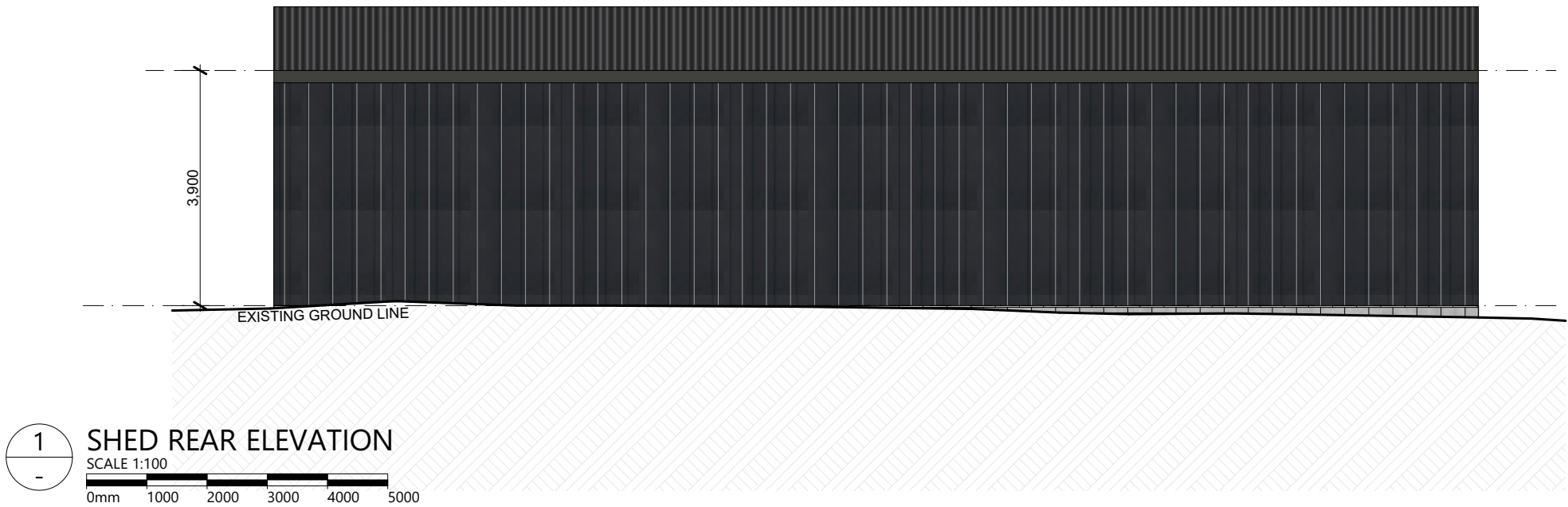
rev.	Amendment	Date
	DRAWING No: A08	ISSUE: SCHEMATIC
	9 of 10	REV: 0

ELEVATION NOTES

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A09		10 of 10	REV: 0

NEW DWELLING AND OUTBUILDING
106 EIGER COURT, GRINDELWALD TAS 7277

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