

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2025411

Assess No: A13746

PID No: 9975297

Applicant Name:	Wilson Homes Tasmania Pty Ltd					
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.*

# WEST TAMAR COUNCIL



Application Number: «Application Number»

## APPLICANT DETAILS

**Applicant Name:** Wilson Homes Tasmania Pty Ltd

**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) NICHOLAS NEIL DOWNEY and VICTORIA WINCH

**Location / Address:** 3 ARISTOTELIS CT, LEGANA TAS 7277

**Title Reference:** 186045/111

**Zone(s):** LOW DENSITY RESIDENTIAL

**Existing Development/Use:** Vacant Land

**Existing Developed Area:** Vacant Land

**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: <input checked="" type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input type="checkbox"/>
Description of Use:			

**Development Type:**

Building work: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input type="checkbox"/>
Description of development:			

**New or Additional Area:**

**Estimated construction cost of the proposed development:** \$606,520

**Building Materials:**

Wall Type: Brick Veneer	Colour: TBC
Roof Type: Sheet Metal	Colour: TBC

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,

Owner_Name Name (print)	 Signed	 Date
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**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)

Lutzia Brown Applicant_Name Name (print)	Lutzia Brown Signed	10/12/25 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.

<b>Crown Consent</b> (if required)	 Name (print)	 Signed	 Date
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<b>Chief Executive Officer</b> (if required)	 Name (print)	 Signed	 Date
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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:**

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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.

Lutzia Brown Name (print)	Lutzia Brown Signed	10/12/25 Date
------------------------------	------------------------	------------------

OWNER DANBURY HEIGHTS PTY LTD  FOLIO REFERENCE C.T. 172776/1  GRANTEE PART OF 3200 <sup>AC</sup> GRANTED TO DANIEL SUTTON.		<b>PLAN OF SURVEY</b>  BY SURVEYOR R. M. PECK  LOCATION <del>LAND DISTRICT OF DEVON</del> <del>PARISH OF STANLEY</del> <b>TOWN OF LEGANA</b> SCALE 1:10000 LENGTHS IN METRES		REGISTERED NUMBER <b>SP186045</b>  APPROVED EFFECTIVE FROM 20 DEC 2023  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. P172776	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

**INDEX SHEET**

LOT 1000 COMPILED FROM CT172776-1, D14673, SP162975, SP157280, SP147829, SP117116, SP164551, SP172753 AND THIS SURVEY

**INSERT**  
SCALE 1:2000

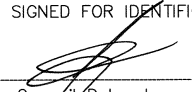
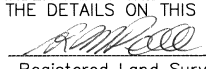
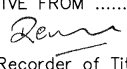
REGISTERED LAND SURVEYOR

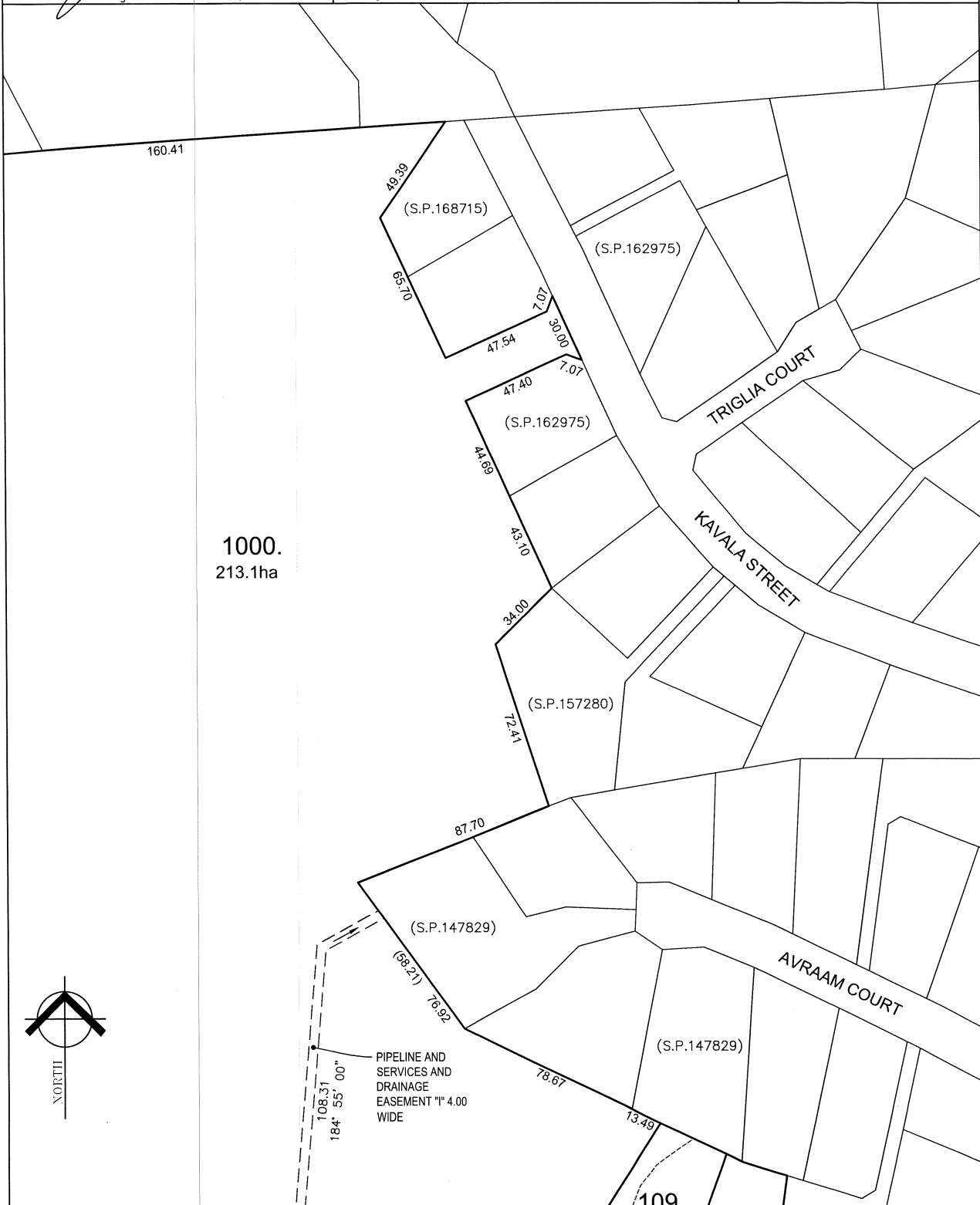
7/9/23  
 DATE

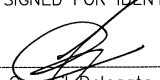
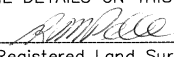
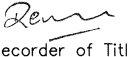
COUNCIL DELEGATE

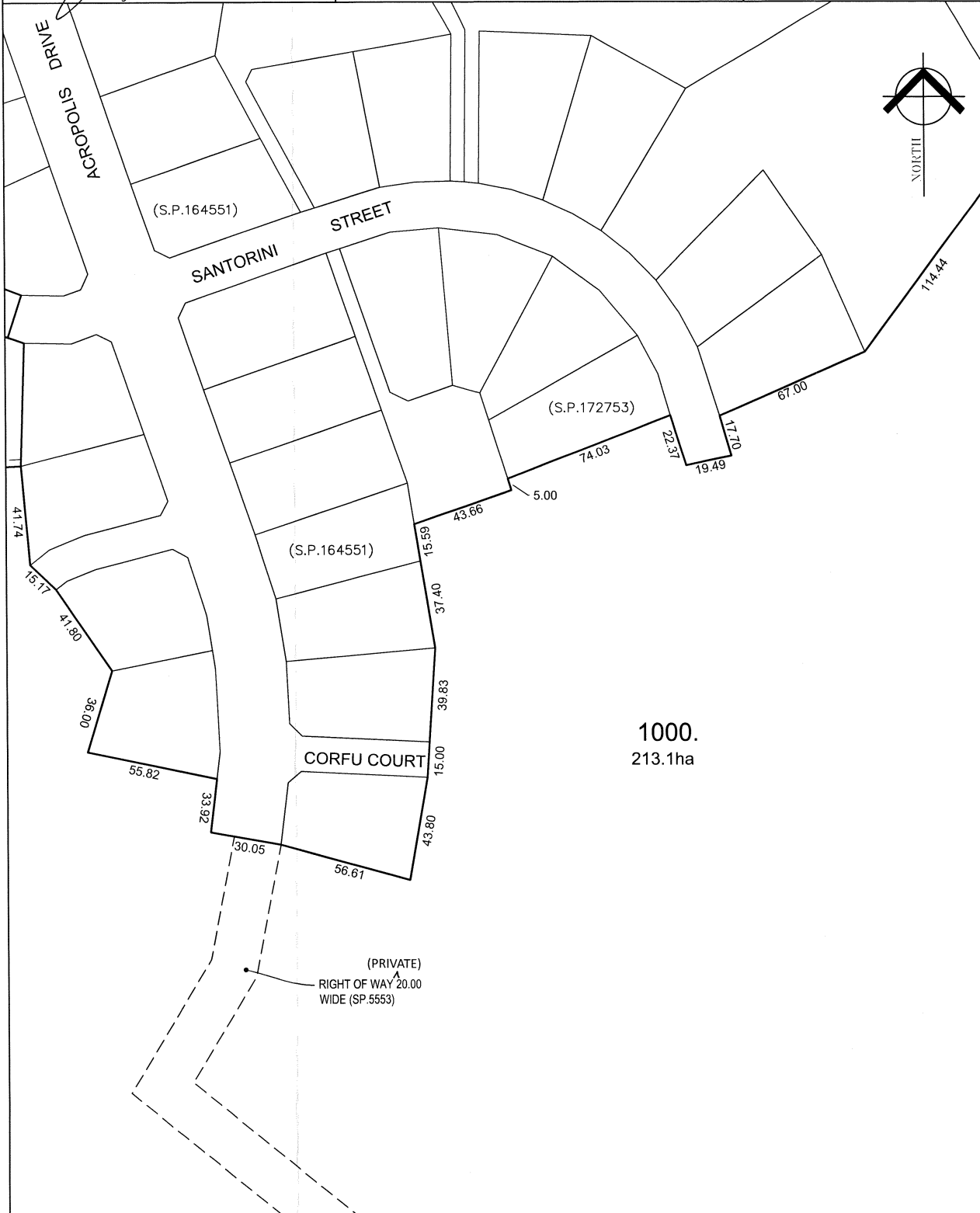
17/11/23  
 DATE



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> <b>SHEET 2 OF 5 SHEETS</b></p>	<p>OWNER DANBURY HEIGHTS PTY LTD</p> <p>FOLIO REFERENCE C.T. 172776/1</p> <p>SCALE 1:1500 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 186045</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p> Council Delegate</p> <p><u>17/11/23</u> Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p> Registered Land Surveyor</p> <p><u>7/09/23</u> Date</p>	<p>APPROVED EFFECTIVE FROM 20 DEC 2023</p> <p> Recorder of Titles</p>

<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> <b>SHEET 3 OF 5 SHEETS</b></p>	<p>OWNER DANBURY HEIGHTS PTY LTD</p> <p>FOLIO REFERENCE C.T. 172776/1</p> <p>SCALE 1:1500 LENGTH IN METRES</p>	<p>Registered Number</p> <p><b>SP 186045</b></p>
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ACROPOLIS DRIVE

SANTORINI STREET

CORFU COURT

(S.P.164551)

(S.P.172753)

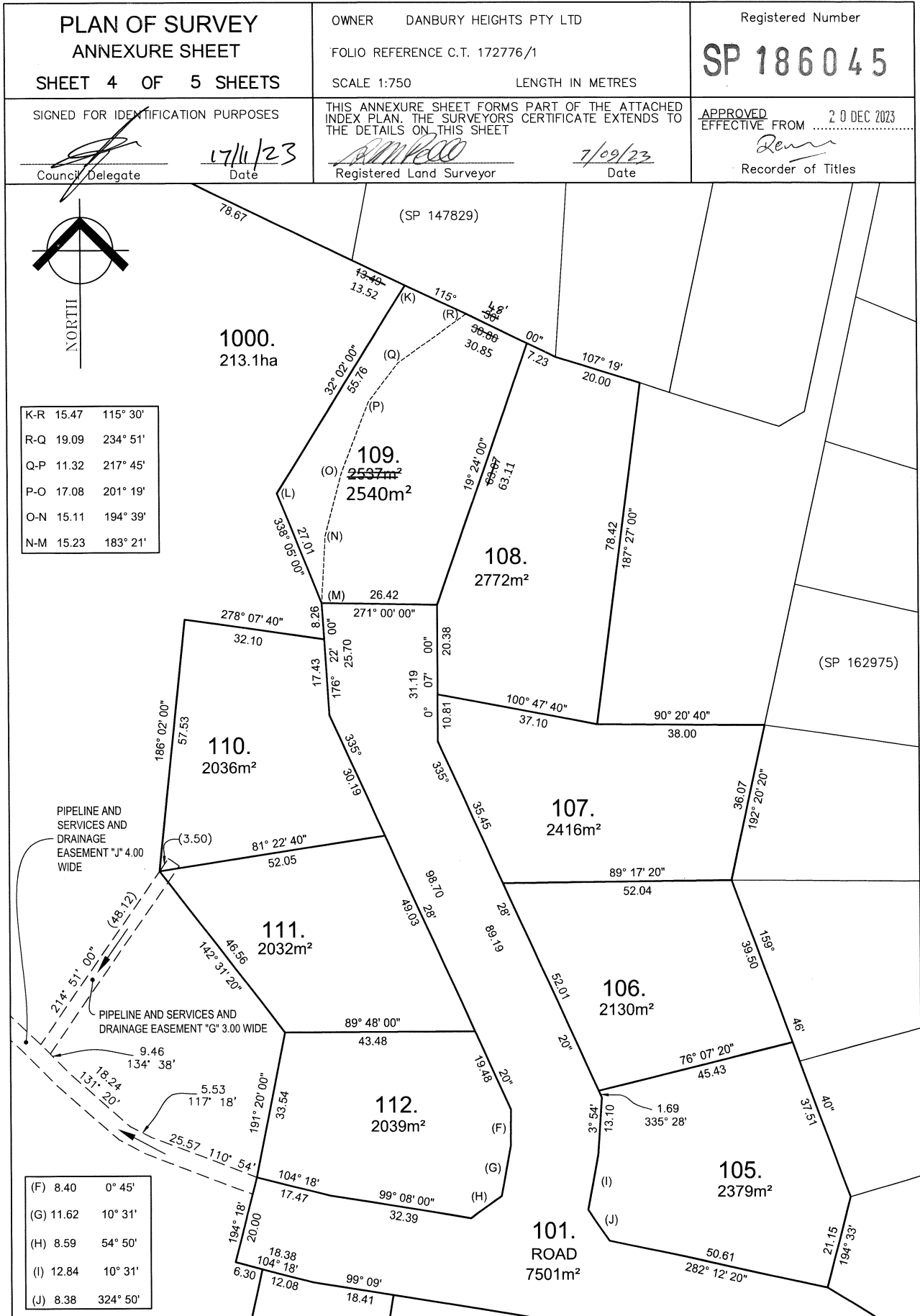
(S.P.164551)

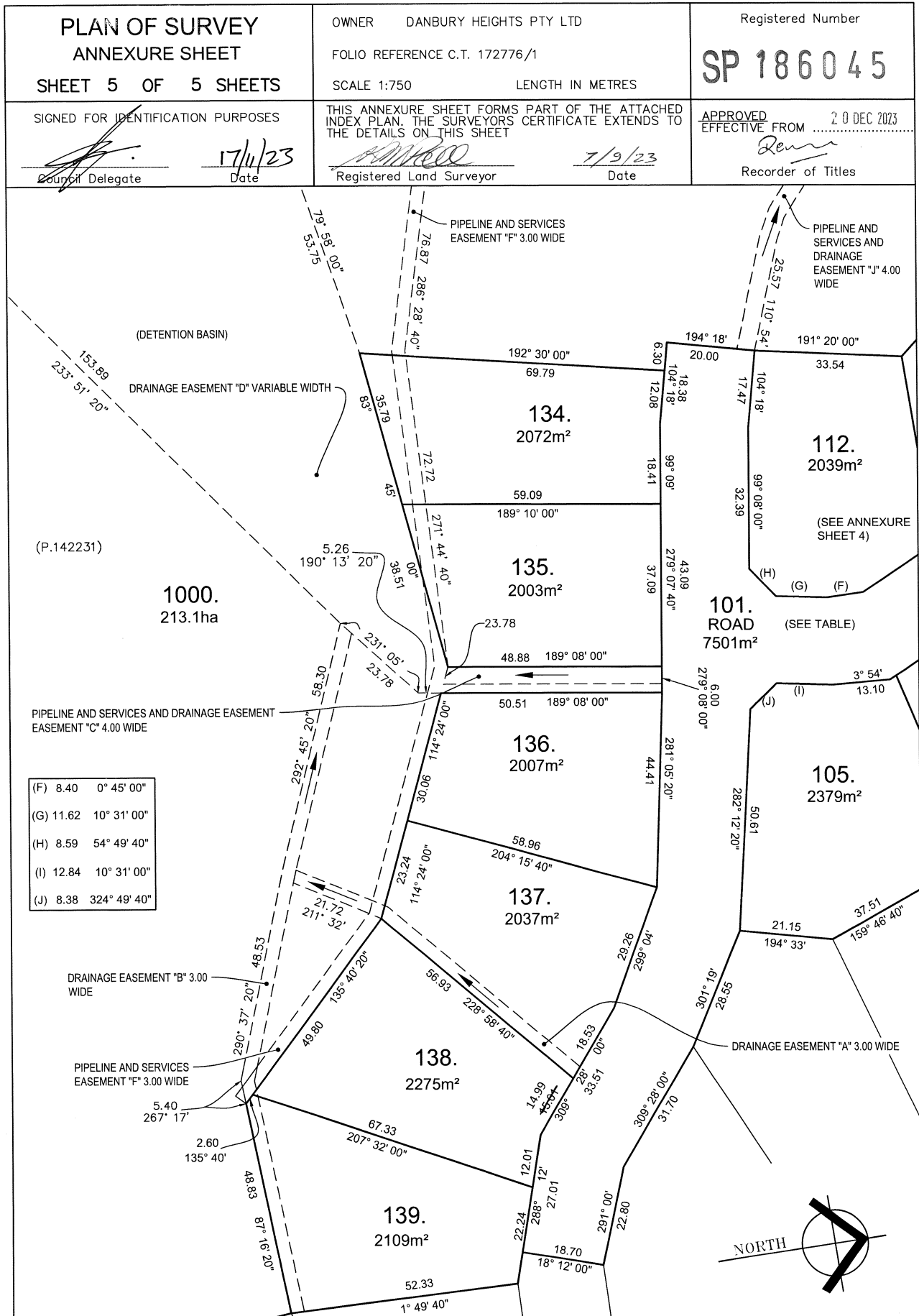
(PRIVATE) RIGHT OF WAY 20.00 WIDE (SP.5553)

1000.  
213.1ha

41.74, 15.17, 41.80, 36.00, 55.82, 33.92, 30.05, 56.61, 43.84, 15.01, 39.83, 37.40, 15.59, 43.66, 5.00, 74.03, 22.37, 19.49, 17.70, 67.00, 114.44

NORTH





<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 186045</b>

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.

BURDENING EASEMENTS

Lots 137 and 1000 on the Plan are SUBJECT TO a Right of Drainage ~~Easement~~ in gross in favour of West Tamar Council over the land marked 'DRAINAGE EASEMENT "A" 3.00 WIDE' on the Plan.

Lots 138, 139 and 1000 on the Plan are SUBJECT TO a Right of Drainage ~~Easement~~ in gross in favour of West Tamar Council over the land marked 'DRAINAGE EASEMENT "B" 3.00 WIDE' on the Plan.

Lot 1000 on the Plan is SUBJECT TO a Right of Drainage ~~Easement~~ in gross in favour of West Tamar Council over the land marked 'PIPELINE AND SERVICES AND DRAINAGE EASEMENT "C" 4.00 WIDE' on the Plan.



Lot 1000 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 AND DRAINAGE EASEMENT "C" 4.00 WIDE' on the Plan.

Lot 1000 on the Plan is SUBJECT TO a Right of Drainage ~~Easement~~ in gross in favour of West Tamar Council over the land marked 'DRAINAGE EASEMENT "D" VARIABLE WIDTH' on the Plan.

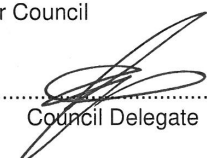
Lot 1000 on the Plan is SUBJECT TO a Right of Drainage ~~Easement~~ in gross in favour of West Tamar Council over the land marked 'DRAINAGE EASEMENT "E" 3.00 WIDE' on the Plan.

Lots 134, 135 and 1000 on the Plan are SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT "F" 3.00 WIDE' on the Plan.

Lots 110, 111 and 1000 on the Plan are SUBJECT TO a Right of Drainage ~~Easement~~ in gross in favour of West Tamar Council over the land marked 'PIPELINE AND SERVICES AND DRAINAGE EASEMENT "G" 3.00 WIDE' on the Plan.

  
Director  
Director/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DANBURY HEIGHTS PTY. LTD. ACN 009 506 003	PLAN SEALED BY: West Tamar Council
FOLIO REF: 172776/1	DATE: 17/11/23
SOLICITOR & REFERENCE: SIMMONS WOLFHAGEN ZED 231113	REF NO. DA 49108
 Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 186045</b>
SUBDIVIDER: DANBURY HEIGHTS PTY. LTD. ACN 009 506 003 FOLIO REFERENCE: 172776/1	

Lots 110, 111 and 1000 on the Plan are SUBJECT TO a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES AND DRAINAGE EASEMENT "G" 3.00 WIDE' on the Plan.

Lot 1000 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 "H" 4.00 WIDE' on the Plan.

Lot 1000 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 AND DRAINAGE EASEMENT "I" 4.00 WIDE' on the Plan.

Lot 1000 on the Plan is SUBJECT TO a Right of Drainage Easement in gross in favour of West Tamar Council over the land marked 'PIPELINE AND SERVICES AND DRAINAGE EASEMENT "I" 4.00 WIDE' on the Plan.

Lot 1000 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 AND DRAINAGE EASEMENT "J" 4.00 WIDE' on the Plan.

Lot 1000 on the Plan is SUBJECT TO a Right of Drainage Easement in gross in favour of West Tamar Council over the land marked 'PIPELINE AND SERVICES AND DRAINAGE EASEMENT "J" 4.00 WIDE' on the Plan.

Lot 1000 on the Plan is SUBJECT TO a Right of Carriageway appurtenant to the balance of the land in Conveyance 44/5681 over the land marked 'RIGHT OF WAY 20.00 WIDE (S.P. 5553)' on the Plan.  
(PRIVATE)

#### BENEFITTING EASEMENTS

Lot 1000 on the Plan is TOGETHER WITH a Right of Drainage over the land marked 'DRAINAGE EASEMENT 'A' 3.00 WIDE (SP147829)' on P. 172776.


Lot 1000 on the Plan is TOGETHER WITH a Right of Drainage over the land marked 'AB' and shown passing through lots 50, 51 and 52 on SP141709.

Lot 1000 on the Plan is TOGETHER WITH a Right of Drainage over the land marked 'DRAINAGE EASEMENT 10.00 WIDE (SP15273)' and 'DRAINAGE EASEMENT 3.00 WIDE (SP15273)' on P172776 & shown on the Plan.

Lot 1000 on the Plan is TOGETHER WITH a Right of Drainage over the land marked 'DRAINAGE EASEMENT 4.00 WIDE (SP117116)' on P172776.

#### FENCING PROVISION

In relation to the lots on the Plan the Vendor (Danbury Heights Pty Ltd) shall not be required to fence.

  
\_\_\_\_\_  
Director  
\_\_\_\_\_  
Director/Secretary

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <b>SP 186045</b>
SUBDIVIDER: DANBURY HEIGHTS PTY. LTD. ACN 009 506 003 FOLIO REFERENCE: 172776/1	


**INTERPRETATION**

"Pipeline and Services Easement" is defined as follows:-

**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 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 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.

  
Director  
Director/Secretary

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 186045</b>
SUBDIVIDER: DANBURY HEIGHTS PTY. LTD. ACN 009 506 003 FOLIO REFERENCE: 172776/1	

## Interpretation:

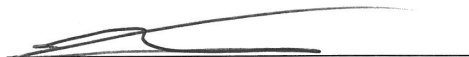
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (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;

Executed by **DANBURY HEIGHTS PTY LTD**  
**ACN 009 506 003** being the registered proprietor  
of the land described by Folio of the Register  
Volume 172776 Folio 1 under section 127 of the  
Corporations Act 2001:

  
\_\_\_\_\_  
Director  
Danbury Heights Pty Ltd ACN 009 506 003

DIRECTOR NAME:  
ANANIAS TSINOGLLOU

  
\_\_\_\_\_  
Director/Secretary

DIRECTOR/SECRETARY NAME:  
MAKRINA MARIA TSINOGLLOU

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DA  
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN 1:250
3	SITE PLAN 1:200
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BATHROOM DETAILS
15	ENSUITE DETAILS
16	WC DETAILS
17	LAUNDRY DETAILS
18	3D VIEWS
19	GENERAL NOTES
20	WET AREA & ENERGY EFFICIENCY NOTES
21	BUILDING ACT BUSHFIRE HAZARD AREAS
22	BAL 19 NOTES
23	BAL 12.5 - BAL 40 ROOF DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
	GARAGE	40.24
	LIVING	205.01
	PORCH	2.47
		247.72 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
  - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
  - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
  - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
  - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
  - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
  - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
  - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
  - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
  - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
  - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
  - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
  - SERVICES IN ACCORDANCE WITH NCC 2022.
  - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
  - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
  - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

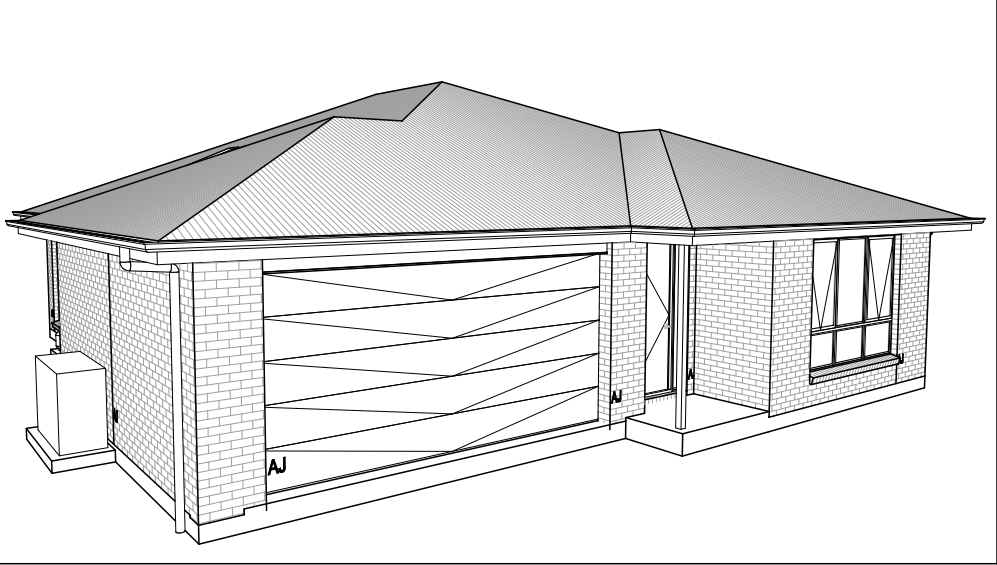
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-19
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	YES
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	A
SPECIFIC AREA PLAN OVERLAY	YES
RESIDENTIAL SUPPLY AND DENSITY	
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	LOW DENSITY RESIDENTIAL
PRIORITY VEGETATION AREA	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	6,000mm
SIDE A	MIN. 5,000mm	8,500mm
SIDE B	MIN. 5,000mm	9,000mm
REAR	MIN. 5,000mm	20,200mm
BULK & SCALE		
SITE AREA	2,032m²	
SITE COVERAGE	MAX. 30%	12.19%
BUILDING HEIGHT	MAX. 8,500mm	5,700mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	1,577mm
FILL DEPTH	MAX. 1,000mm	999mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:-  
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION	
GROUND FLOOR TOP OF WALL HEIGHT(S) 2745mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: WC  
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - PLAN CORRECTIONS	ALL	2025.11.21	TRV	-
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.11.14	KPH	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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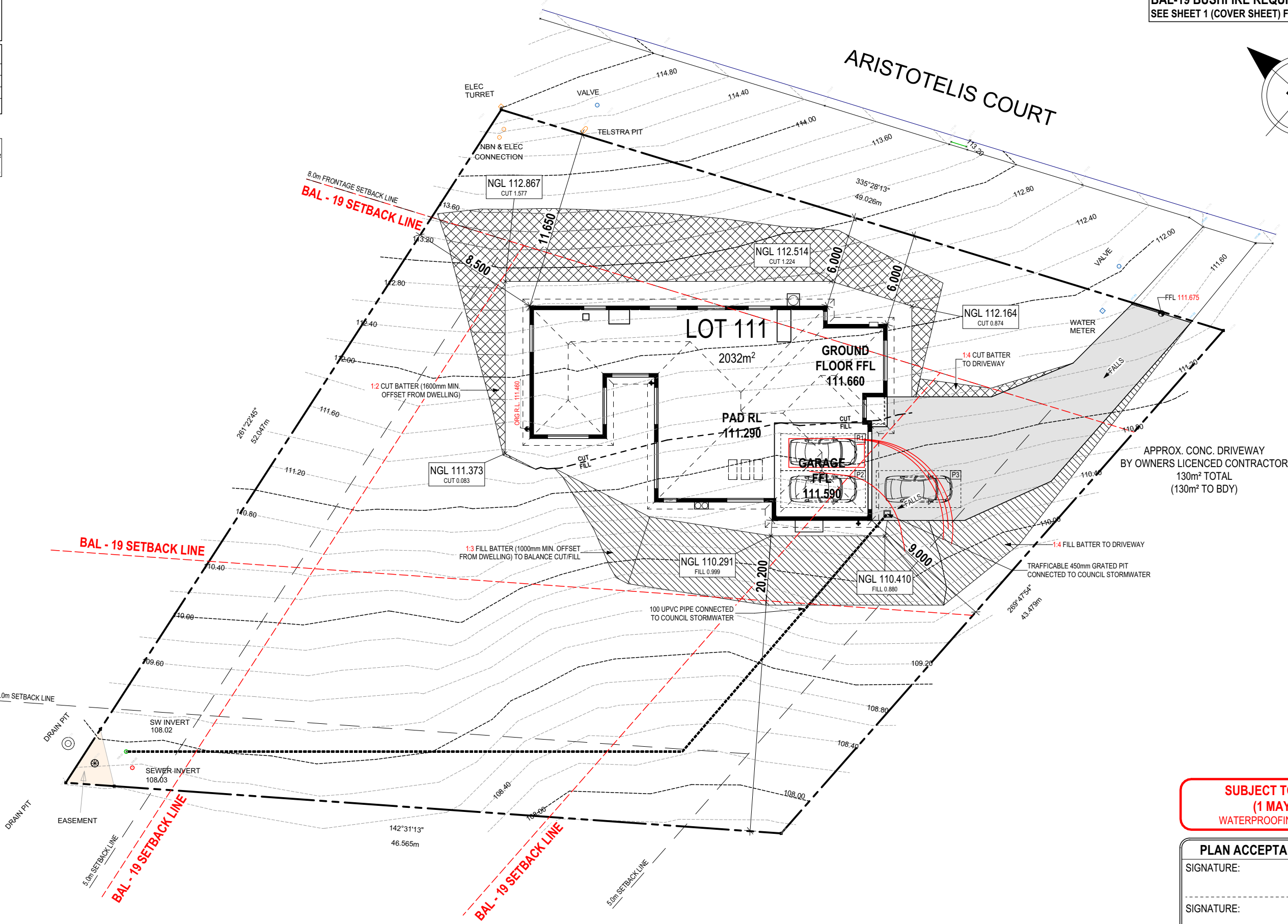
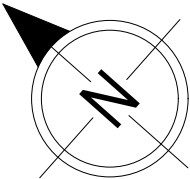
SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT: NICHOLAS NEIL DOWNEY & VICTORIA WHINCH	HOUSE DESIGN: KIAMA 27	HOUSE CODE: H-WATKIA10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.  <b>714511</b>
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CP1	MLG 30/10/2025	ADDRESS: 3 ARISTOTELIS CT, LEGANA TAS 7277	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATKIA10CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	KPH 14/11/2025	LOT / SECTION / CT: 111 / - / 186045	SHEET TITLE: COVER SHEET	SCALES:	
	3 PLAN CORRECTIONS	TRV 21/11/2025	COUNCIL: WEST TAMAR	SHEET No.: 1 / 23		

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

APPROX. CUT/FILL		
CUT	268.78m³	604.76t
FILL	95.19m³	214.18t
DIFFERENCE	173.59m³	390.58t
391 TONNES OF EXPORT FILL		

LOT SIZE:	2032m²
HOUSE (COVERED AREA):	247.72m²
SITE COVERAGE:	12.19%

BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS



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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE:	DATE:
SIGNATURE:	DATE:

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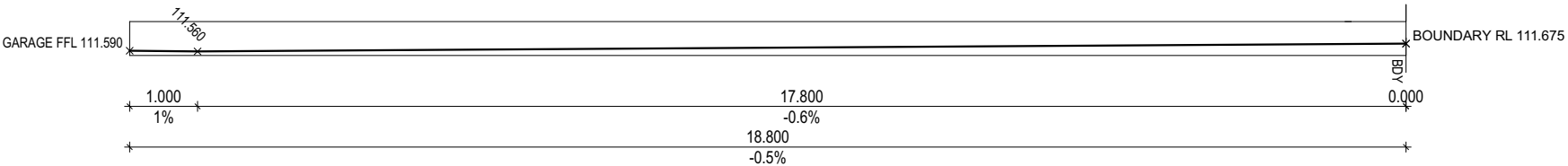
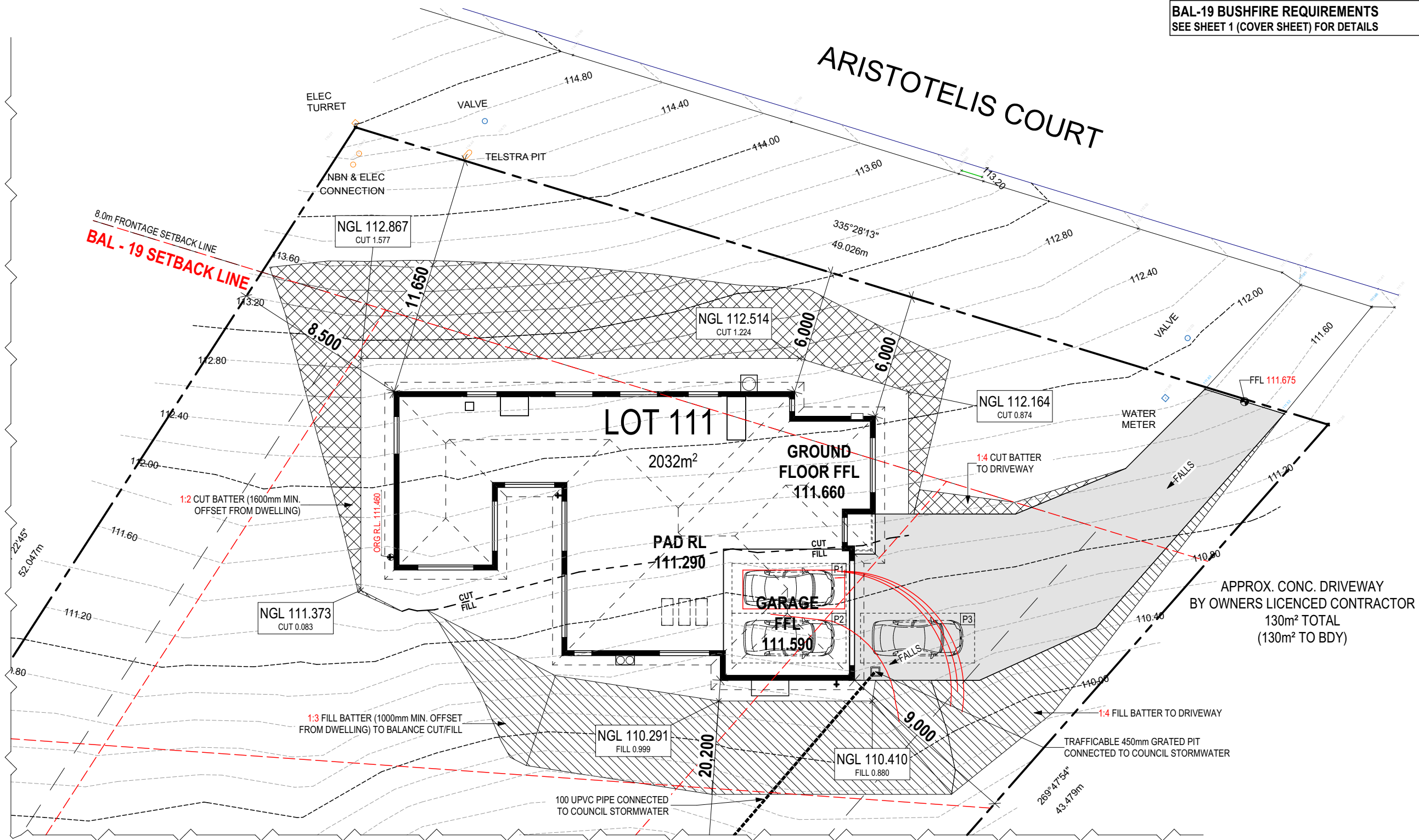
SPECIFICATION: NEXTGEN COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: NICHOLAS NEIL DOWNEY & VICTORIA WHINC ADDRESS: 3 ARISTOTELIS CT, LEGANA TAS 7277 LOT / SECTION / CT: 111 / - / 186045 COUNCIL: WEST TAMAR	HOUSE DESIGN: KIAMA 27 FACADE DESIGN: CLASSIC SHEET TITLE: SITE PLAN 1:250	HOUSE CODE: H-WATKIA10SA FACADE CODE: F-WATKIA10CLASA SHEET No.: 2 / 23	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <b>714511</b>
	1	DRAFT SALES PLAN - CP1	MLG	30/10/20225				
	2	PRELIM PLANS - INITIAL ISSUE	KPH	14/11/2025				
	3	PLAN CORRECTIONS	TRV	21/11/2025				

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BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS



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

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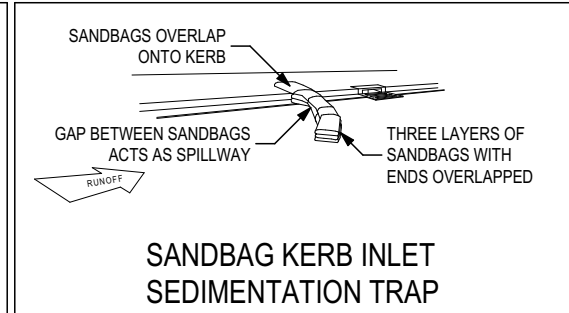
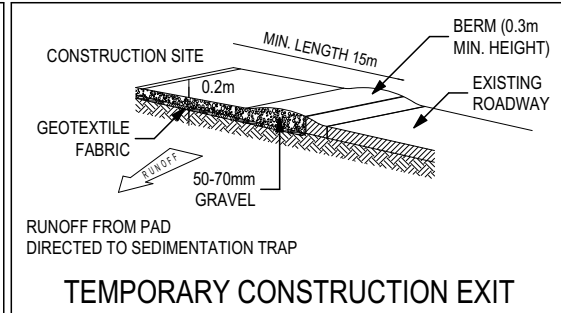
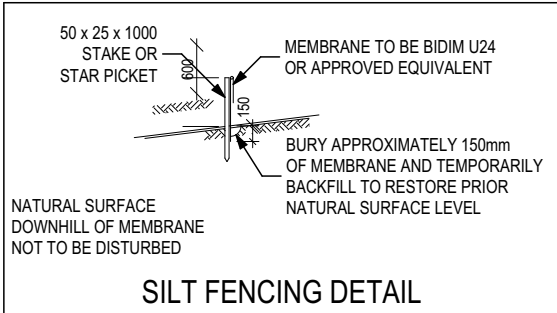
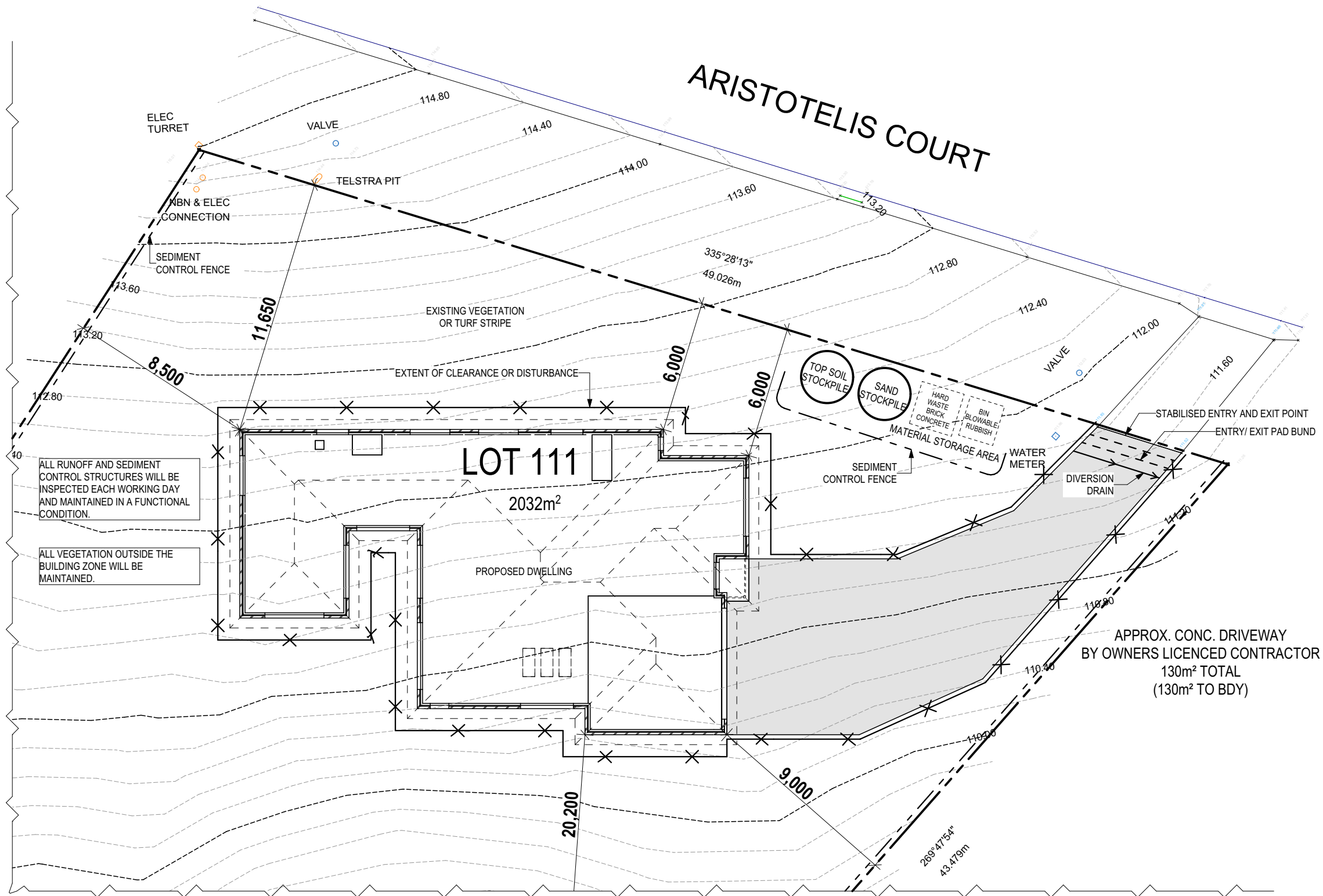
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



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

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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CP1	MLG 30/10/20225	ADDRESS: 3 ARISTOTELIS CT, LEGANA TAS 7277	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATKIA10CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	KPH 14/11/2025	LOT / SECTION / CT: 111 / - / 186045	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SHEET No.: 4 / 23	
	3 PLAN CORRECTIONS	TRV 21/11/2025	COUNCIL: WEST TAMAR	SCALES: 1:200		714511

Template Version: 24.041

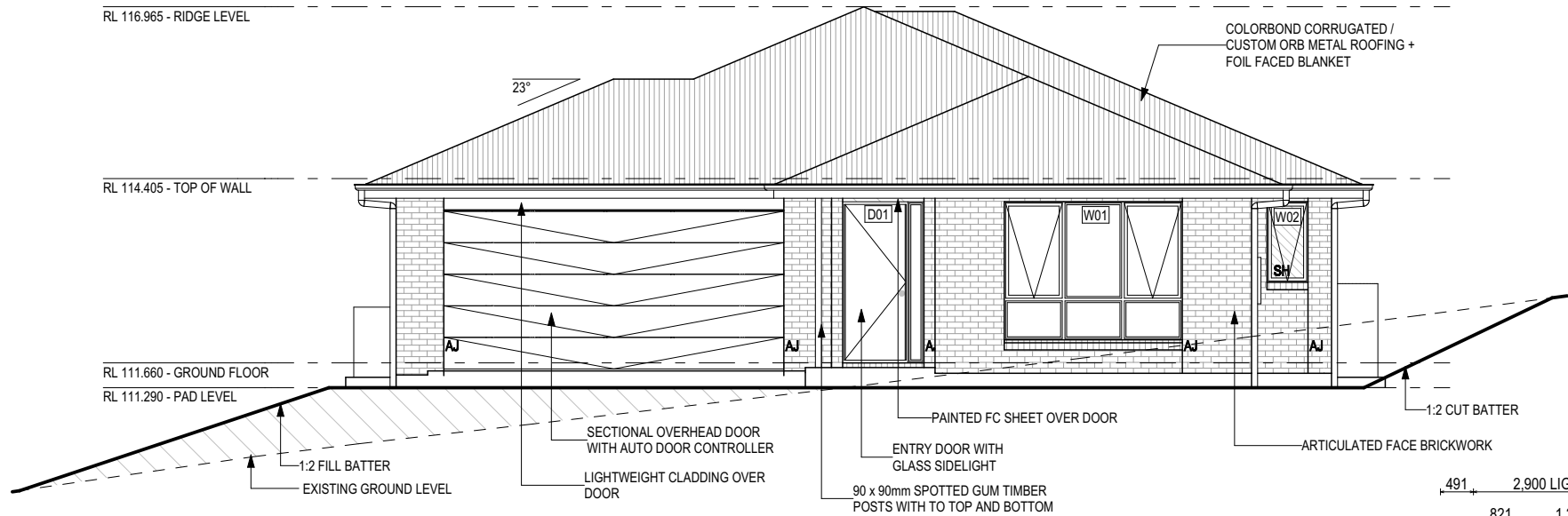
BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

RL 116.965 - RIDGE LEVEL

RL 114.405 - TOP OF WALL

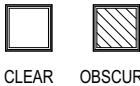
RL 111.660 - GROUND FLOOR

RL 111.290 - PAD LEVEL

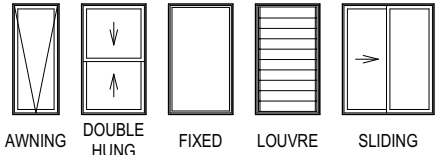


SOUTH EAST ELEVATION  
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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

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

SH = SNAP HEADER SILL

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

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

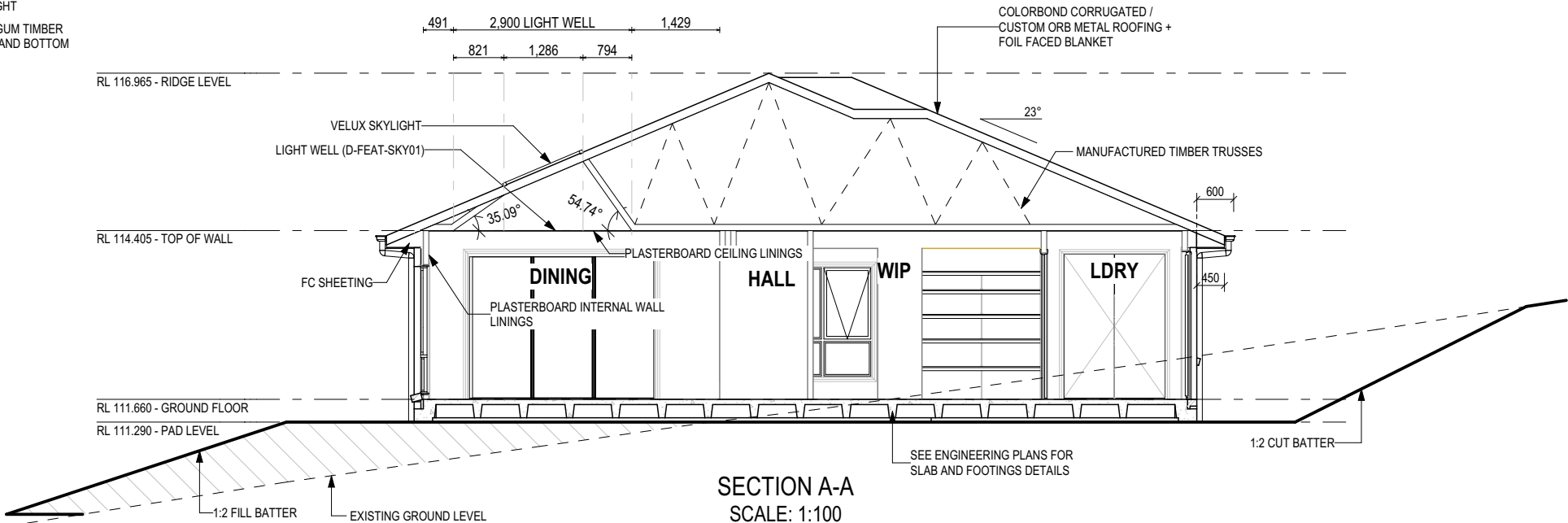
REFER TO THE FOLLOWING DETAILS:  
BRICK COURSEING **W-BRIC-001**

RL 116.965 - RIDGE LEVEL

RL 114.405 - TOP OF WALL

RL 111.660 - GROUND FLOOR

RL 111.290 - PAD LEVEL



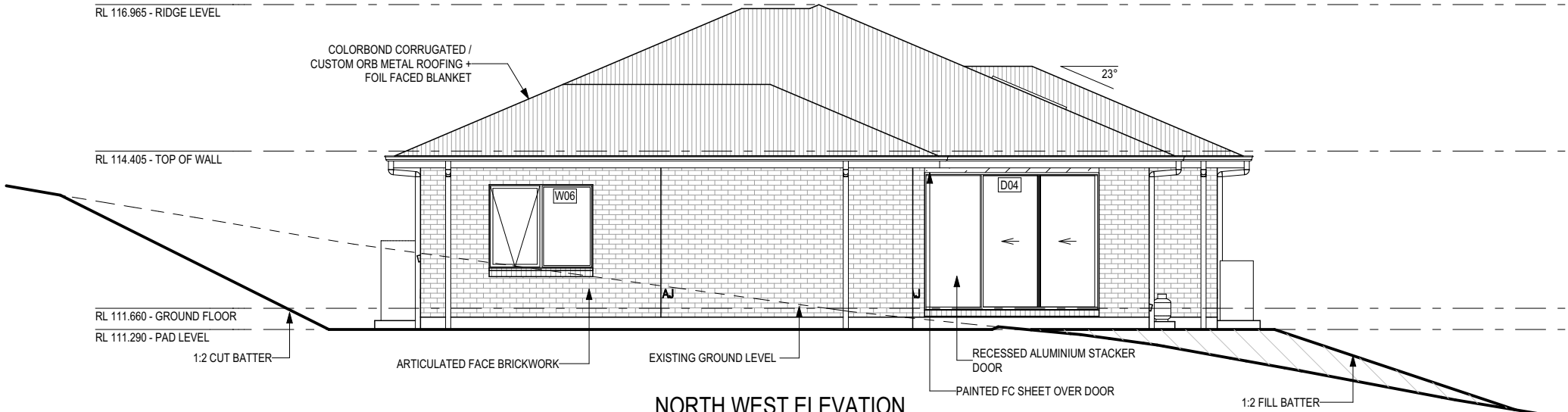
SECTION A-A  
SCALE: 1:100

RL 116.965 - RIDGE LEVEL

RL 114.405 - TOP OF WALL

RL 111.660 - GROUND FLOOR

RL 111.290 - PAD LEVEL



NORTH WEST ELEVATION  
SCALE: 1:100

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

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REVISION

1 DRAFT SALES PLAN - CP1

2 PRELIM PLANS - INITIAL ISSUE

3 PLAN CORRECTIONS

DRAWN

MLG 30/10/20225

KPH 14/11/2025

TRV 21/11/2025

CLIENT:

NICHOLAS NEIL DOWNEY & VICTORIA WHINCH

ADDRESS:

3 ARISTOTELIS CT, LEGANA TAS 7277

LOT / SECTION / CT:

111 / - / 186045

COUNCIL:

WEST TAMAR

HOUSE DESIGN:

KIAMA 27

FACADE DESIGN:

CLASSIC

SHEET TITLE:

ELEVATIONS / SECTION

SHEET No.:

6 / 23

HOUSE CODE:

H-WATKIA10SA

FACADE CODE:

F-WATKIA10CLASA

SCALES:

1:100

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714511

**BAL-19 BUSHFIRE REQUIREMENTS**  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

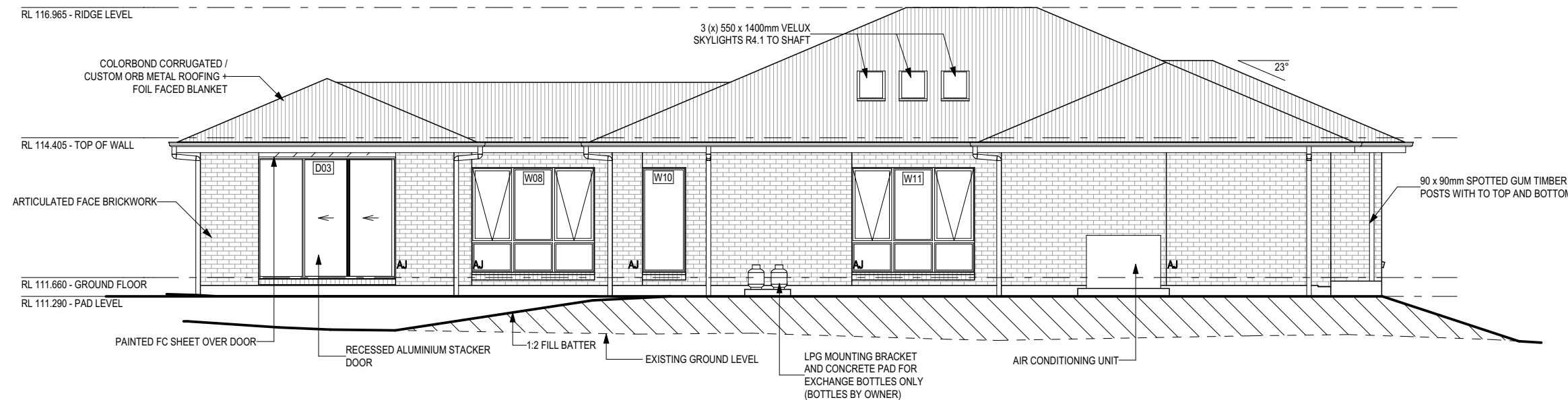
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INDICATIVE ONLY FOR EXAMPLE  
BRICKWORK AND CLADDING (EXPANSION  
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SH = SNAP HEADER SILL

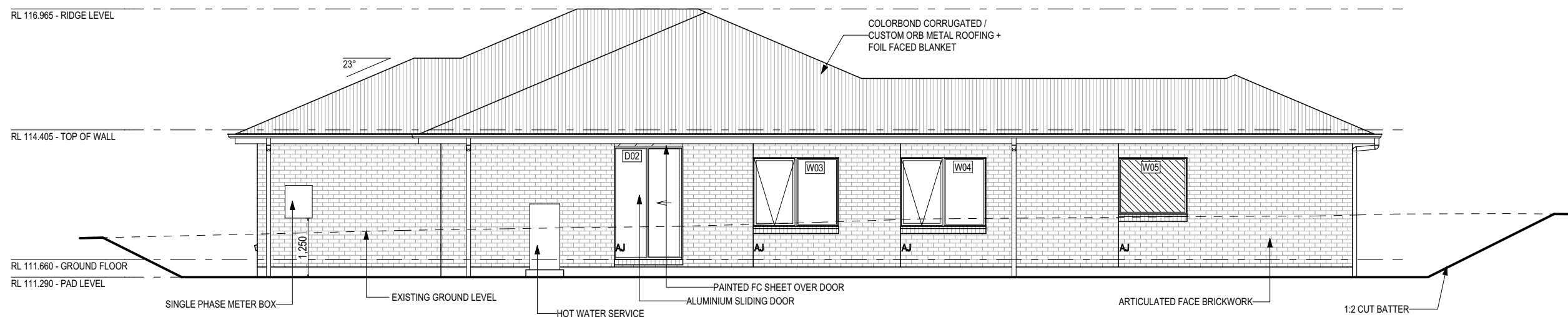
**BEDROOM WINDOW OPENINGS  
ABOVE 2m OFF THE SURFACE  
BENEATH TO BE RESTRICTED AS  
REQUIRED BY NCC 11.3.7 (VOLUME  
TWO)**

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

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

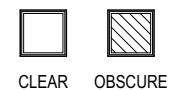


SOUTH WEST ELEVATION  
SCALE: 1:100

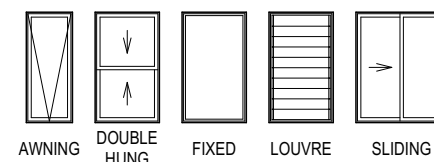


NORTH EAST ELEVATION  
SCALE: 1:100

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



### WINDOW TYPE LEGEND



### PLAN ACCEPTANCE BY OWNER

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

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NEXTGEN	1	DRAFT SALES PLAN - CP1	MLG 30/10/20225	NICHOLAS NEIL DOWNEY & VICTORIA WHINCH	KIAMA 27	H-WATKIA10SA	
COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	KPH 14/11/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3	PLAN CORRECTIONS	TRV 21/11/2025	3 ARISTOTELIS CT, LEGANA TAS 7277	CLASSIC	F-WATKIA10CLASA	
				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				111 / - / 186045	COUNCIL:	7 / 23	
				WEST TAMAR	ELEVATIONS	1:100	714511

File Location: D:\Truong Vo\JOBS\SMALL CORRECTIONS\714511 - Downey\MfTek Issued\714511 Downey (AC24) - Prelim - 2025.11.14.pln

ast Published: Friday, November 21, 2025 2:04 PM

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE <small>(SINGLE GLAZING U.N.O.)</small>	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AFA/FFF2127	AWNING	BED 1	2,057	2,650	9,414	5.45	ALUMINIUM	BAL-19	ANGLED	SE	4.42	CLEAR, DOUBLE GLAZED	BP 600, MP 883-883/883-883
GROUND FLOOR	W02	A1206	AWNING	ENS	1,200	610	3,620	0.73	ALUMINIUM	BAL-19	SNAP HEADER	SE	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W03	AF1518	AWNING	BED 2	1,457	1,810	6,534	2.64	ALUMINIUM	BAL-19	ANGLED	NE	2.19	CLEAR, DOUBLE GLAZED	MP 905
GROUND FLOOR	W04	AF1518	AWNING	BED 3	1,457	1,810	6,534	2.64	ALUMINIUM	BAL-19	ANGLED	NE	2.19	CLEAR, DOUBLE GLAZED	MP 905
GROUND FLOOR	W05	F1215	FIXED	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-19	ANGLED	NE	1.55	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	AF1518	AWNING	BED 4	1,457	1,810	6,534	2.64	ALUMINIUM	BAL-19	ANGLED	NW	2.19	CLEAR, DOUBLE GLAZED	MP 905
GROUND FLOOR	W07	AFA/FFF1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-19	ANGLED	SE	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
GROUND FLOOR	W08	AFA/FFF2124	AWNING	HALL 2	2,057	2,410	8,934	4.96	ALUMINIUM	BAL-19	ANGLED	SW	3.97	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
GROUND FLOOR	W09	AFA/FFF1824	AWNING	KITCHEN	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-19	ANGLED	NW	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
GROUND FLOOR	W10	F2109	FIXED	LIVING	2,057	850	5,814	1.75	ALUMINIUM	BAL-19	ANGLED	SW	1.54	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	AFA/FFF2124	AWNING	DINING	2,057	2,410	8,934	4.96	ALUMINIUM	BAL-19	ANGLED	SW	3.97	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
							78,458 mm	36.17					29.41		
DOOR															
GROUND FLOOR	D01	HD2412LF	SWINGING	ENTRY	2,400	1,210	7,220	2.90	ALUMINIUM	BAL-19	SNAP HEADER	SE	1.98	CLEAR	1 x FIXED SIDELIGHT
GROUND FLOOR	D02	FS2400x1450	SLIDING	LDRY	2,400	1,450	7,700	3.48	ALUMINIUM	BAL-19	SNAP HEADER	NE	2.98	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FSS2427	STACKER	FAMILY	2,400	2,688	10,176	6.45	ALUMINIUM	BAL-19	SNAP HEADER	SW	5.70	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	FSS2430	STACKER	LIVING	2,400	3,048	10,896	7.32	ALUMINIUM	BAL-19	SNAP HEADER	NW	6.53	CLEAR, DOUBLE GLAZED, TOUGHENED	
							35,992 mm	20.15					17.19		
							114,450 mm	56.32					46.60		

NOTE:  
Provide BAL-19 rated aluminium windows and external glass sliding doors in lieu of standard.  
  
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC
	DOW-022-003	2.9	0.64
	DOW-005-001	3.9	0.58
	DOW-038-001	3.03	0.71
	DAR-034-001	3.97	0.63
	DAR-034-001	3.97	0.63
	DOW-017-001	4.1	0.55
	DOW-020-001	4.1	0.54
	BAL 19		
	Window Type	WERS Code	U Value
Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	TND-034-001	3.1	0.61
	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AUW-009-009	4.03	0.58
	AUW-009-009	4.03	0.58
	GRN-009-001	4.25	0.53
	DOW-020-001	4.1	0.54
	BAL 29		
	Window Type	WERS Code	U Value
	TND-034-001	3.1	0.61
Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AMJ-007-005	4.03	0.59
	AMJ-007-005	4.03	0.59
	GRN-009-001	4.29	0.53
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.			

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	3	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
GROUND FLOOR	1	1050 SS	SQUARE SET OPENING	2,455	1,050	N/A	
GROUND FLOOR	1	1090 SS	SQUARE SET OPENING	2,455	1,090	N/A	
GROUND FLOOR	1	1160 SS	SQUARE SET OPENING	2,455	1,160	N/A	
GROUND FLOOR	1	1410 SS	SQUARE SET OPENING	2,455	1,410	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	3	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,340	1,640	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,340	820	N/A	
GROUND FLOOR	7	870	SWINGING	2,340	870	N/A	


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

BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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

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	© 2025	3	PLAN CORRECTIONS	TRV 21/11/2025	3 ARISTOTELIS CT, LEGANA TAS 7277		CLASSIC		F-WATKIA10CLASA		
					LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
				111 / - / 186045	WEST TAMAR	WINDOW & DOOR SCHEDULES	8 / 23		714511		

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	52.96 m²	D04, W09, W10, W11	5.30 m²	15.67 m²	2.65 m²	8.70 m²
BED 1	16.07 m²	W01	1.61 m²	4.42 m²	0.80 m²	2.40 m²
BED 2	12.21 m²	W03	1.22 m²	2.19 m²	0.61 m²	1.23 m²
BED 3	10.62 m²	W04	1.06 m²	2.19 m²	0.53 m²	1.23 m²
BED 4	12.21 m²	W06	1.22 m²	2.19 m²	0.61 m²	1.23 m²
FAMILY	17.50 m²	D03, W07	1.75 m²	9.13 m²	0.88 m²	5.85 m²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

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- GENERAL BUILDING INFORMATION

BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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PLAN ACCEPTANCE BY OWNER

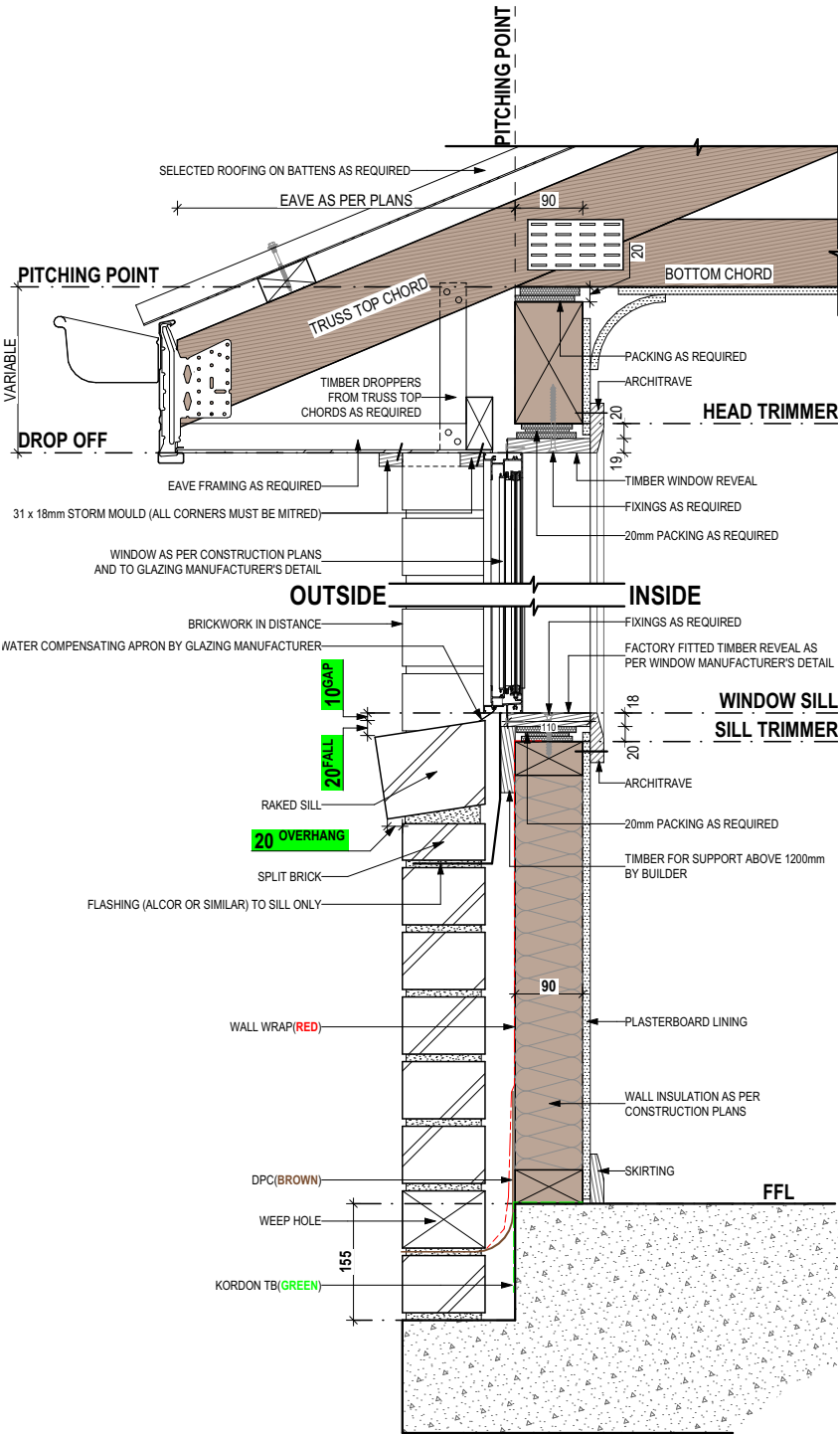
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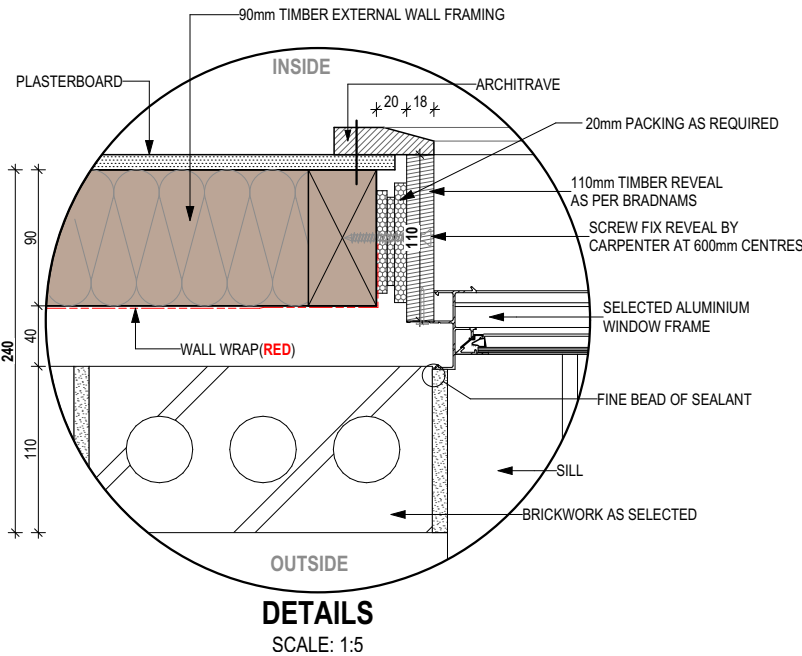
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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CP1	MLG 30/10/2025	NICHOLAS NEIL DOWNEY & VICTORIA WHINCH	KIAMA 27	H-WATKIA10SA	
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	3 PLAN CORRECTIONS	TRV 21/11/2025	LOT / SECTION / CT: 111 / - / 186045	SHEET TITLE: CALCULATIONS	SCALES:	
			COUNCIL: WEST TAMAR	SHEET No.: 9 / 23		714511



SECTIONS  
SCALE: 1:10



DETAILS  
SCALE: 1:5

BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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## STANDARD BRICK

BRICKWORK DIMENSIONS Bricks per m<sup>2</sup> in wall = 48.5 approx.

FORMAT SIZE:  
240x120x86mm

MANUFACTURING SIZE:  
230x110x76mm

VERTICAL GAUGE:  
7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229
1 <sup>1</sup> / <sub>2</sub>	350	370		26 <sup>1</sup> / <sub>2</sub>	6350	6370	
2	470	490	172	27	6470	6490	2314
2 <sup>1</sup> / <sub>2</sub>	590	610		27 <sup>1</sup> / <sub>2</sub>	6590	6610	
3	710	730	257	28	6710	6730	2400
3 <sup>1</sup> / <sub>2</sub>	830	850		28 <sup>1</sup> / <sub>2</sub>	6830	6850	
4	950	970	343	29	6950	6970	2486
4 <sup>1</sup> / <sub>2</sub>	1070	1090		29 <sup>1</sup> / <sub>2</sub>	7070	7090	
5	1190	1210	429	30	7190	7210	2572
5 <sup>1</sup> / <sub>2</sub>	1310	1330		30 <sup>1</sup> / <sub>2</sub>	7310	7330	
6	1430	1450	514	31	7430	7450	2657
6 <sup>1</sup> / <sub>2</sub>	1550	1570		31 <sup>1</sup> / <sub>2</sub>	7550	7570	
7	1670	1690	600	32	7670	7690	2743
7 <sup>1</sup> / <sub>2</sub>	1790	1810		32 <sup>1</sup> / <sub>2</sub>	7790	7810	
8	1910	1930	686	33	7910	7930	2829
8 <sup>1</sup> / <sub>2</sub>	2030	2050		33 <sup>1</sup> / <sub>2</sub>	8030	8050	
9	2150	2170	772	34	8150	8170	2914
9 <sup>1</sup> / <sub>2</sub>	2270	2290		34 <sup>1</sup> / <sub>2</sub>	8270	8290	
10	2390	2410	857	35	8390	8400	3000

## STANDARD BRICK

all dimensions in mm BRICKWORK DIMENSIONS Bricks per m<sup>2</sup> in wall = 48.5 approx.

FORMAT SIZE:  
240x120x86mm

MANUFACTURING SIZE:  
230x110x76mm

VERTICAL GAUGE:  
7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
11	2630	2650	943	36 <sup>1</sup> / <sub>2</sub>	8630		3086
11 <sup>1</sup> / <sub>2</sub>	2750	2770		36 <sup>1</sup> / <sub>2</sub>	8750		
12	2870	2890	1029	37	8870		3172
12 <sup>1</sup> / <sub>2</sub>	2990	3010		37 <sup>1</sup> / <sub>2</sub>	8990		
13	3110	3130	1114	38	9110		3257
13 <sup>1</sup> / <sub>2</sub>	3230	3250		38 <sup>1</sup> / <sub>2</sub>	9230		
14	3350	3370	1200	39	9350		3343
14 <sup>1</sup> / <sub>2</sub>	3470	3490		39 <sup>1</sup> / <sub>2</sub>	9470		
15	3590	3610	1286	40	9590		3429
15 <sup>1</sup> / <sub>2</sub>	3710	3730		40 <sup>1</sup> / <sub>2</sub>	9710		
16	3830	3850	1372	41	9830		3514
16 <sup>1</sup> / <sub>2</sub>	3950	3970		41 <sup>1</sup> / <sub>2</sub>	9950		
17	4070	4090	1457	42	10070		3600
17 <sup>1</sup> / <sub>2</sub>	4190	4210		42 <sup>1</sup> / <sub>2</sub>	10190		
18	4310	4330	1543	43	10310		3686
18 <sup>1</sup> / <sub>2</sub>	4430	4450		43 <sup>1</sup> / <sub>2</sub>	10430		
19	4550	4570	1629	44	10550		3772
19 <sup>1</sup> / <sub>2</sub>	4670	4690		44 <sup>1</sup> / <sub>2</sub>	10670		
20	4790	4810	1714	45	10790		3857
20 <sup>1</sup> / <sub>2</sub>	4910	4930		45 <sup>1</sup> / <sub>2</sub>	10910		
21	5030	5050	1800	46	11030		3943
21 <sup>1</sup> / <sub>2</sub>	5150	5170		46 <sup>1</sup> / <sub>2</sub>	11150		
22	5270	5290	1886	47	11270		4029
22 <sup>1</sup> / <sub>2</sub>	5390	5410		47 <sup>1</sup> / <sub>2</sub>	11390		
23	5510	5530	1972	48	11510		4114
23 <sup>1</sup> / <sub>2</sub>	5630	5650		48 <sup>1</sup> / <sub>2</sub>	11630		
24	5750	5770	2057	49	11750		4200
24 <sup>1</sup> / <sub>2</sub>	5870	5890		49 <sup>1</sup> / <sub>2</sub>	11870		
25	5990	6010	2143	50	11990		4286
25 <sup>1</sup> / <sub>2</sub>	6110	6130		100	23990		8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

SUBJECT TO NCC 2022  
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### PLAN ACCEPTANCE BY OWNER

SIGNATURE:

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NEXTGEN

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#### REVISION

1	DRAFT SALES PLAN - CP1
2	PRELIM PLANS - INITIAL ISSUE
3	PLAN CORRECTIONS

#### DRAWN

MLG	30/10/2025
KPH	14/11/2025
TRV	21/11/2025

#### CLIENT:

NICHOLAS NEIL DOWNEY & VICTORIA WHINCH

#### ADDRESS:

3 ARISTOTELIS CT, LEGANA TAS 7277

#### LOT / SECTION / CT:

111 / - / 186045

#### COUNCIL:

WEST TAMAR

#### HOUSE DESIGN:

KIAMA 27

#### FACADE DESIGN:

CLASSIC

#### SHEET TITLE:

DETAILS (FACE BRICKWORK)

#### SHEET No.:

10 / 23

#### HOUSE CODE:

H-WATKIA10SA

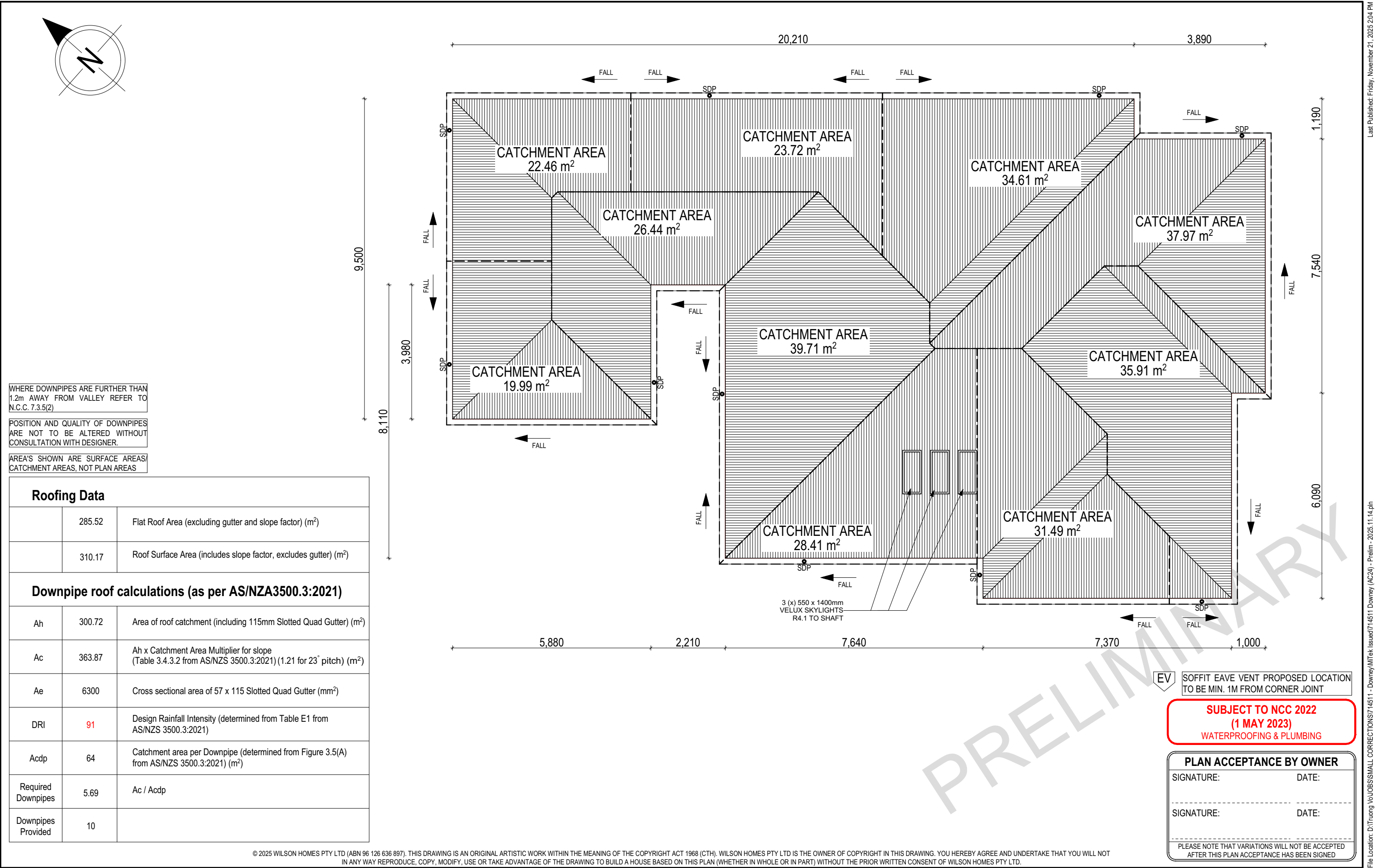
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	© 2025	3	PLAN CORRECTIONS	TRV 21/11/2025	3 ARISTOTELIS CT, LEGANA TAS 7277	CLASSIC		F-WATKIA10CLASA	
					LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	714511
					111 / - / 186045	ROOF DRAINAGE PLAN	11 / 23	1:100	
					COUNCIL:				
					WEST TAMAR				

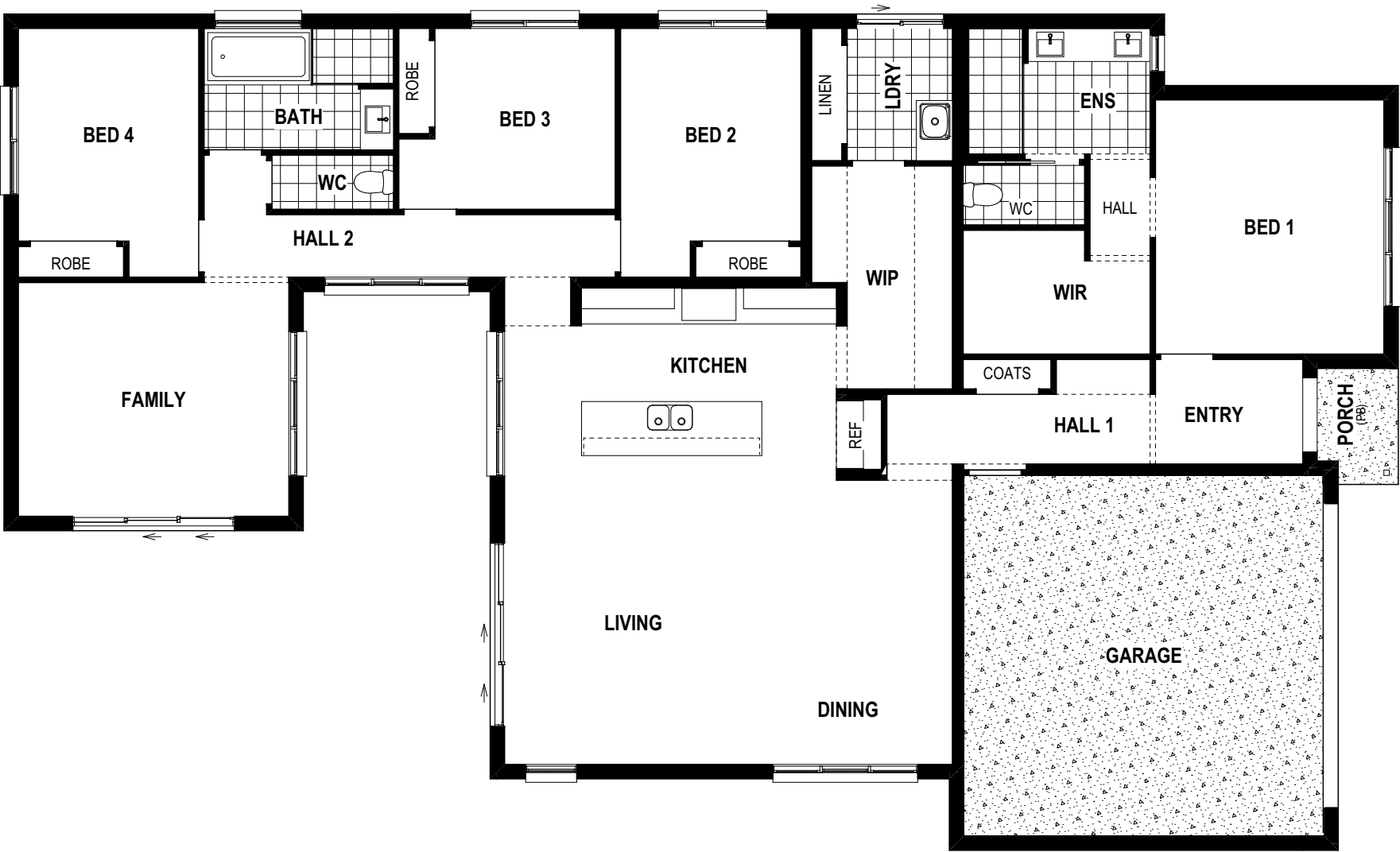
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

COVERINGS LEGEND

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



BAL-19 BUSHFIRE REQUIREMENTS  
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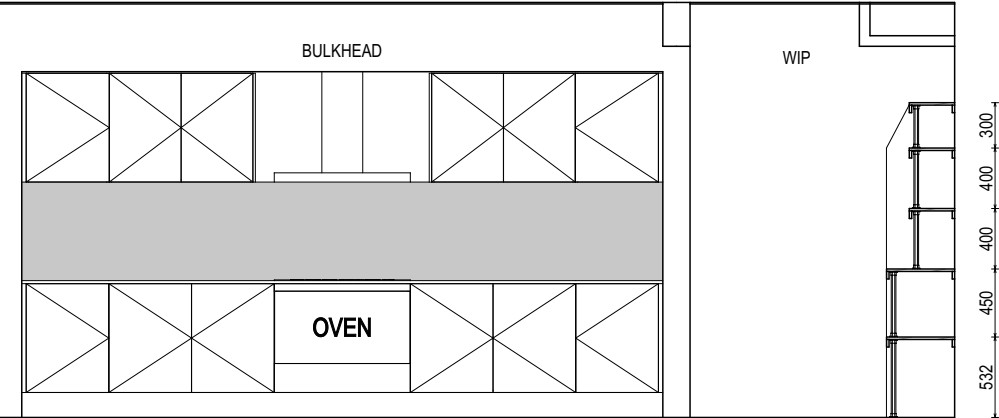
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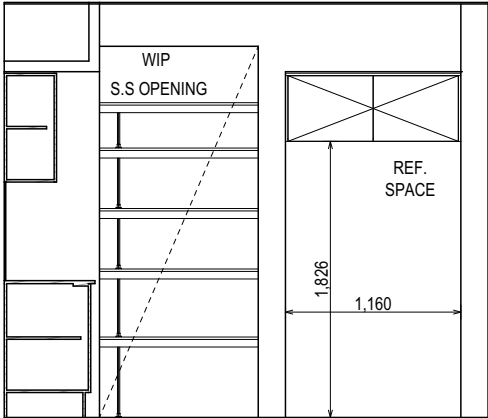


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	3 PLAN CORRECTIONS	TRV 21/11/2025	COUNCIL: WEST TAMAR	SHEET No.: 12 / 23		

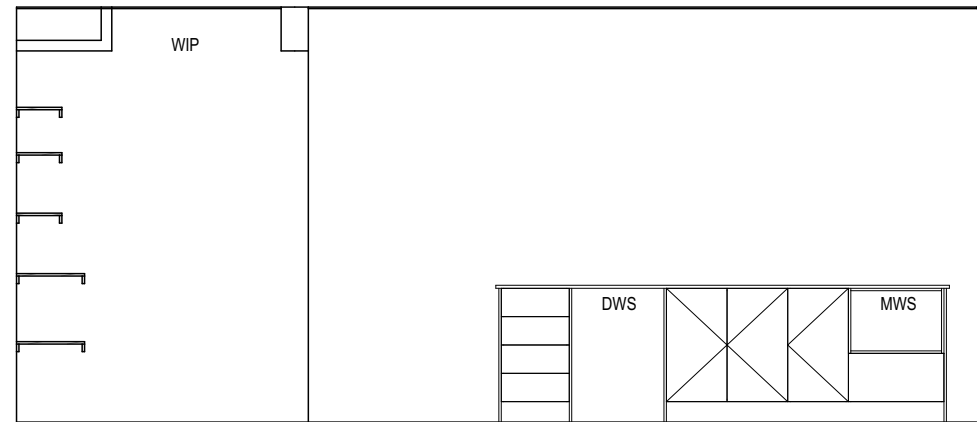
BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS



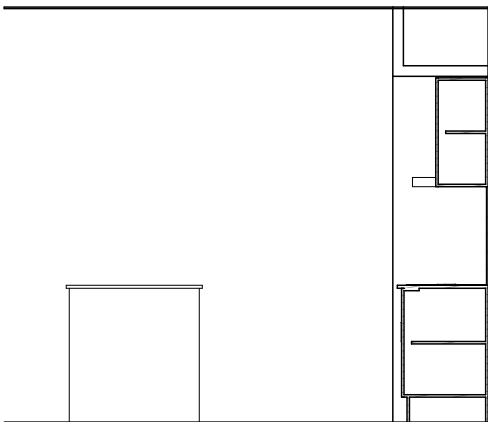
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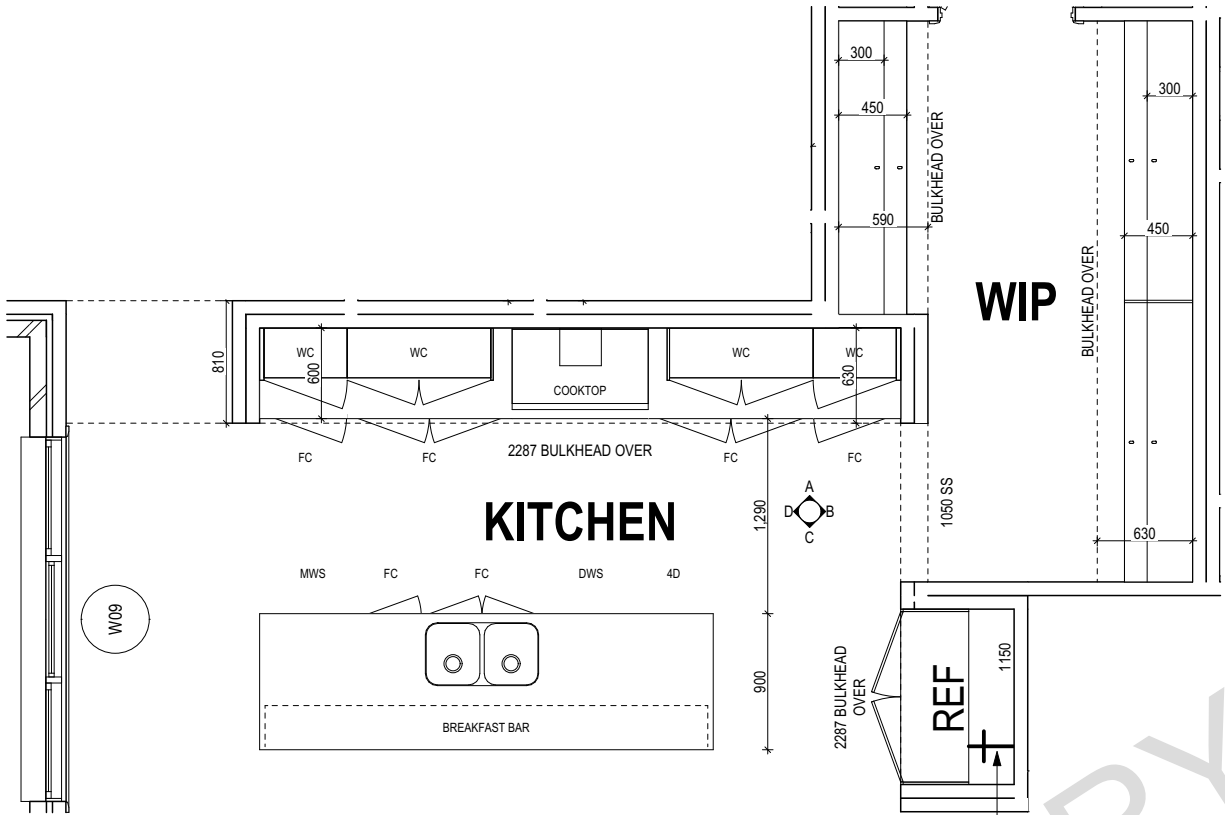
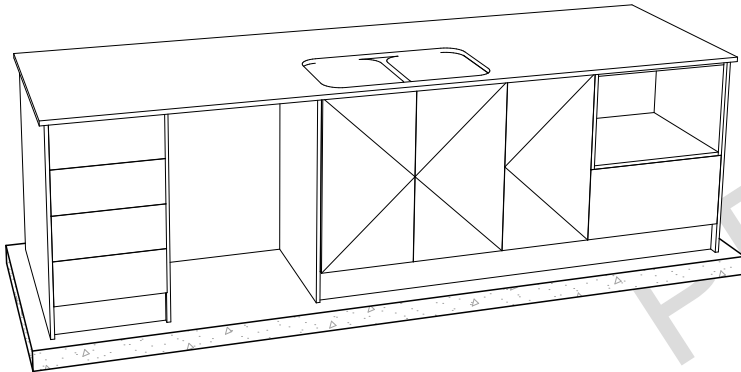
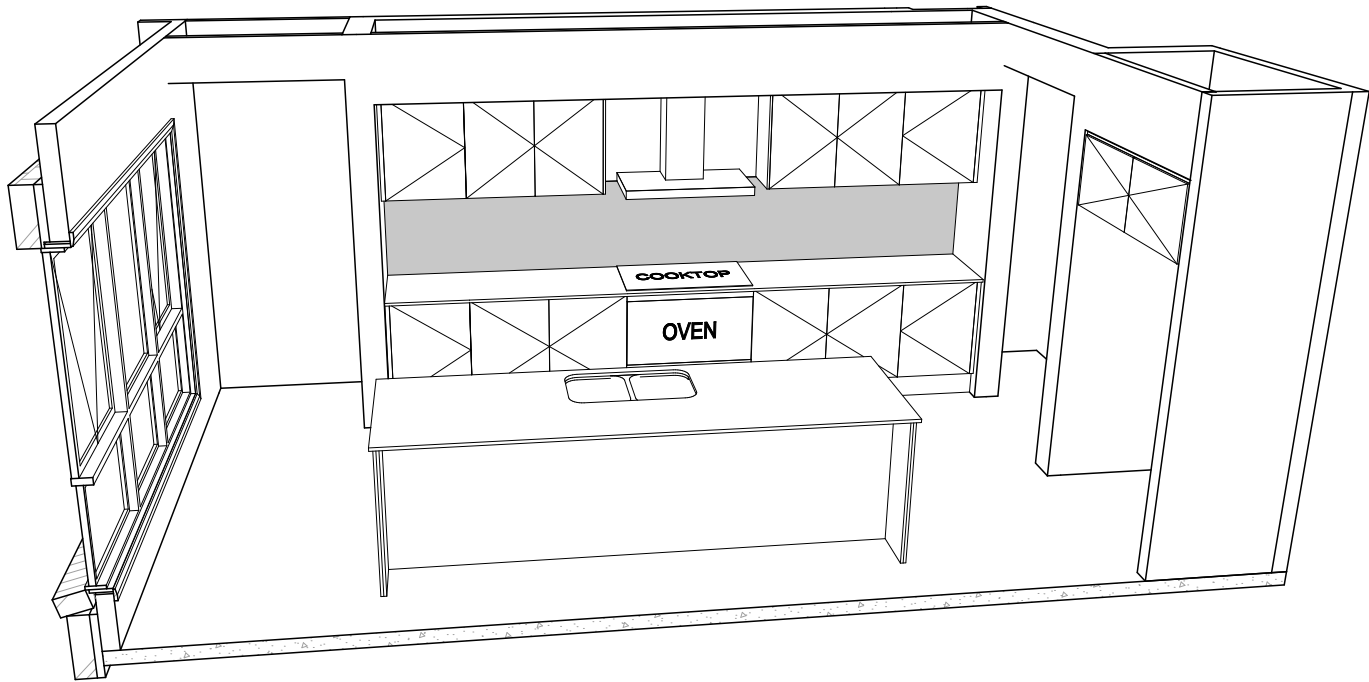
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SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



KITCHEN PLAN  
SCALE: 1:50

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

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

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CP1	MLG 30/10/20225	NICHOLAS NEIL DOWNEY & VICTORIA WHINCH	KIAMA 27	H-WATKIA10SA	
	2 PRELIM PLANS - INITIAL ISSUE	KPH 14/11/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PLAN CORRECTIONS	TRV 21/11/2025	3 ARISTOTELIS CT, LEGANA TAS 7277	CLASSIC	F-WATKIA10CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
			111 / - / 186045	KITCHEN DETAILS	1:50	714511
			COUNCIL:			
			WEST TAMAR			

BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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

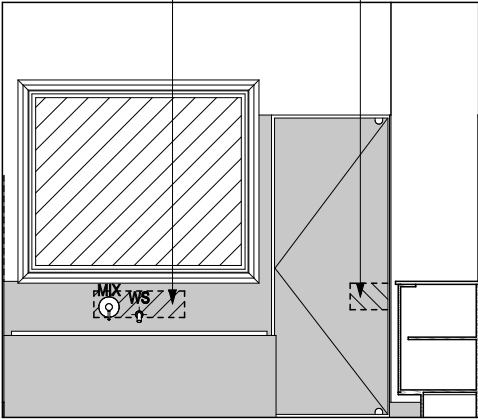
DETAILS DEPICTED ON THIS SHEET ARE A  
REPRESENTATION ONLY

LEGEND

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

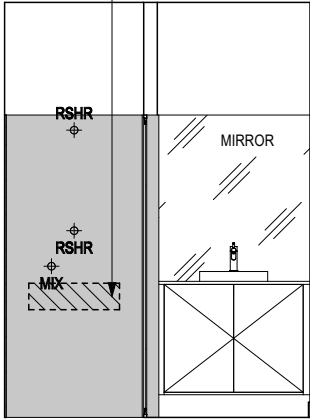
600 x 150 NOGGINGS CENTRED TO BATH,  
OFFSET 175mm FROM TOP OF BATH

600 x 150 NOGGINGS . 800-810 HEIGHT (CTR  
LINE), OFFSET 250mm FROM WALL

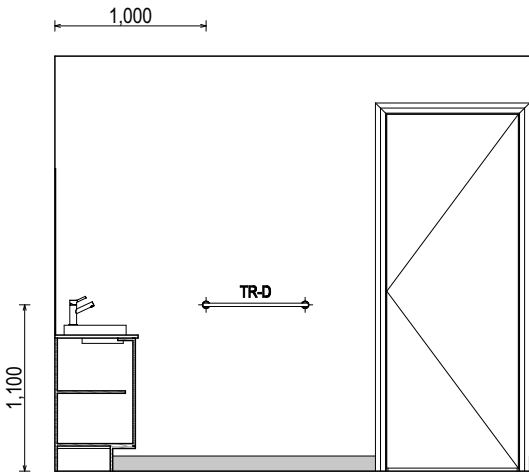


ELEVATION A  
SCALE: 1:50

600 x 150 NOGGINGS . 800-810 HEIGHT (CTR  
LINE), CENTRED TO ROSE

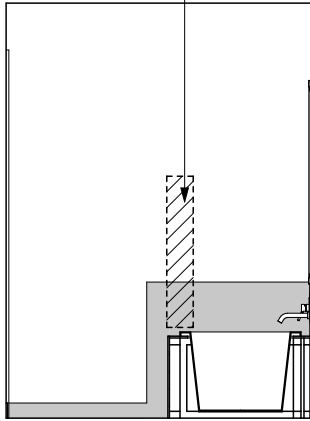


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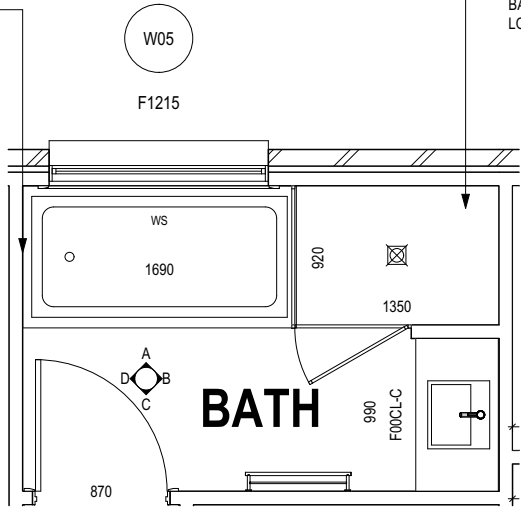
ELEVATION C  
SCALE: 1:50

150 x 1000 NOGGINGS CENTRED TO EDGE OF  
BATH. OFFSET 600mm FROM FFL



ELEVATION D  
SCALE: 1:50

ACCESS PANEL LOCATION TO  
BE CONFIRMED ON SITE



BATHROOM PLAN  
SCALE: 1:50

THRESHOLD OF ACCESSIBLE SHOWER  
ENTRY TO BE MAX. 5MM. REFER TO  
BATHROOM DETAILS FOR LHA NOGGING  
LOCATIONS

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

PLAN ACCEPTANCE BY OWNER

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REVISION  
1 DRAFT SALES PLAN - CP1  
2 PRELIM PLANS - INITIAL ISSUE  
3 PLAN CORRECTIONS

DRAWN  
MLG 30/10/2025  
KPH 14/11/2025  
TRV 21/11/2025

CLIENT:  
NICHOLAS NEIL DOWNEY & VICTORIA WHINCH  
ADDRESS:  
3 ARISTOTELIS CT, LEGANA TAS 7277  
LOT / SECTION / CT:  
111 / - / 186045  
COUNCIL:  
WEST TAMAR

HOUSE DESIGN:  
KIAMA 27  
FACADE DESIGN:  
CLASSIC  
SHEET TITLE:  
BATHROOM DETAILS

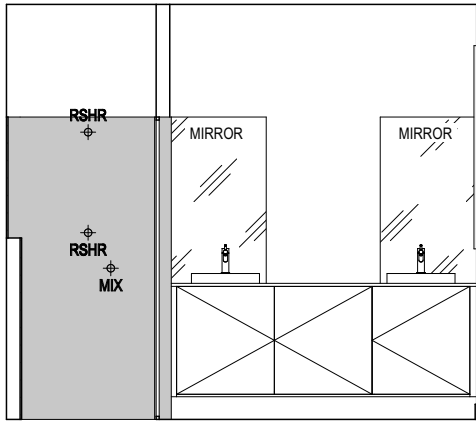
HOUSE CODE:  
H-WATKIA10SA  
FACADE CODE:  
F-WATKIA10CLASA  
SHEET No.:  
14 / 23

SCALES:  
1:50

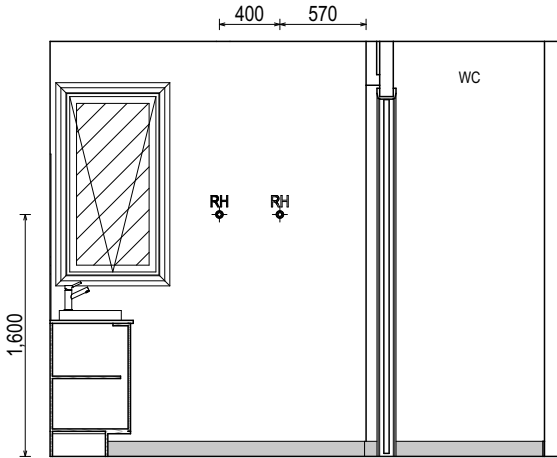
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714511

LEGEND

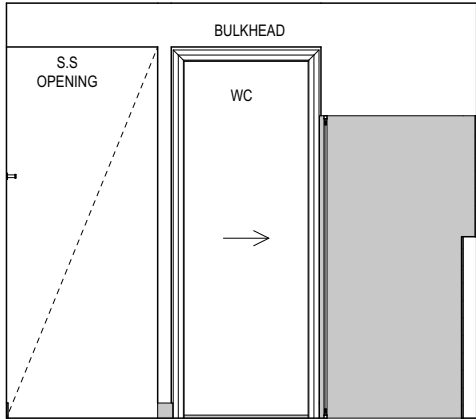
- RSHR RAIL SHOWER  
ROSE SHOWER ROSE  
ELBW SHOWER ELBOW  
CONNECTION  
MIX MIXER TAP  
HT HOT TAP  
CT COLD TAP  
HS HOB SPOUT  
WS WALL SPOUT  
SC STOP COCK  
TRH TOILET ROLL HOLDER  
TR-S TOWEL RAIL - SINGLE  
TR-D TOWEL RAIL - DOUBLE  
TL TOWEL LADDER  
TH TOWEL HOLDER  
TR TOWEL RACK  
TMB TUMBLER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



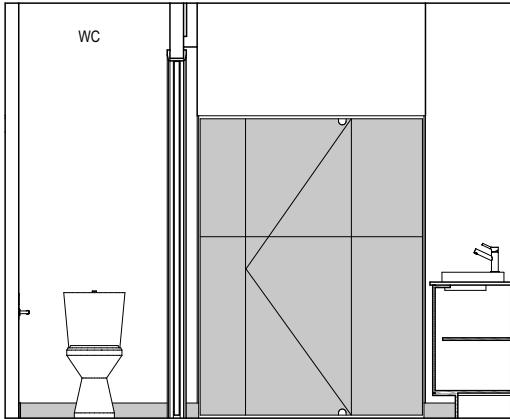
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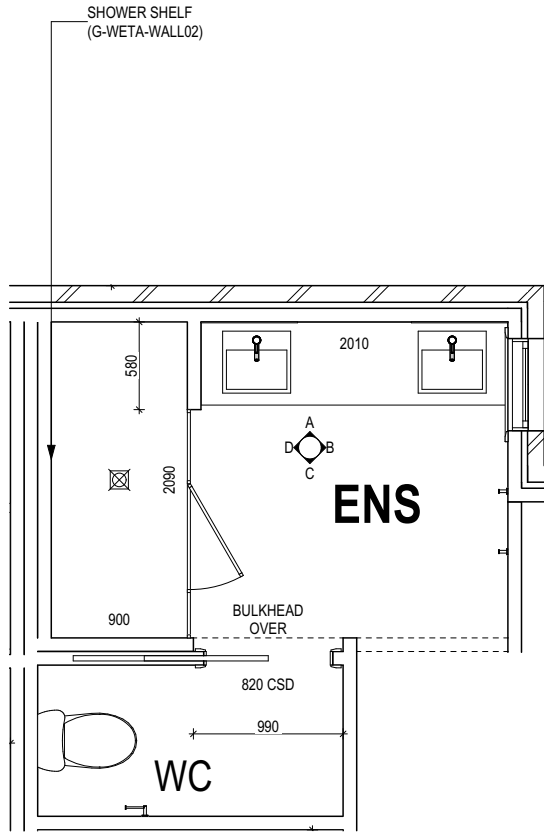
ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



ENSUITE PLAN  
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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REVISION	DRAWN
1 DRAFT SALES PLAN - CP1	MLG 30/10/2025
2 PRELIM PLANS - INITIAL ISSUE	KPH 14/11/2025
3 PLAN CORRECTIONS	TRV 21/11/2025

CLIENT:  
NICHOLAS NEIL DOWNEY & VICTORIA WHINCH  
ADDRESS:  
3 ARISTOTELIS CT, LEGANA TAS 7277  
LOT / SECTION / CT:  
111 / - / 186045  
COUNCIL:  
WEST TAMAR

HOUSE DESIGN:  
KIAMA 27  
FACADE DESIGN:  
CLASSIC  
SHEET TITLE:  
ENSUITE DETAILS

HOUSE CODE:  
H-WATKIA10SA  
FACADE CODE:  
F-WATKIA10CLASA  
SHEET No.:  
15 / 23

SCALES:  
1:50

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BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

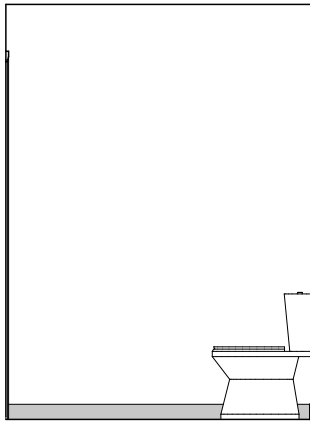
REFER TO THE FOLLOWING DETAILS:  
VANITY DETAILS G-VANI-001  
WINDOW OVER BATH HOB D-WIND-ALU001  
STANDARD BATH HOB D-WETA-BATH003  
WET AREA TILING LAYOUTS D-WETA-TILE002  
SQUARE SET WINDOWS G-WIND-SSET02  
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR  
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- GENERAL BUILDING INFORMATION

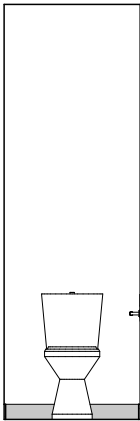
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LEGEND

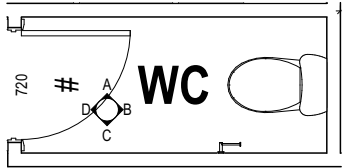
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER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



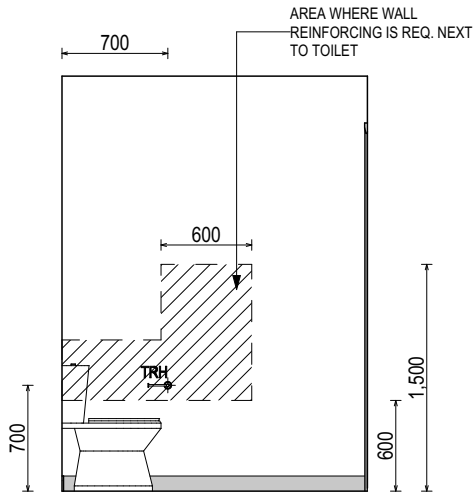
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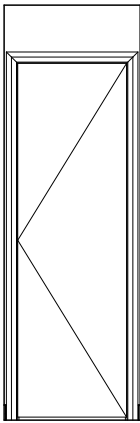
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SCALE: 1:50



WC PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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

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1 DRAFT SALES PLAN - CP1

2 PRELIM PLANS - INITIAL ISSUE

3 PLAN CORRECTIONS

DRAWN

MLG 30/10/2025

KPH 14/11/2025

TRV 21/11/2025

CLIENT:

NICHOLAS NEIL DOWNEY & VICTORIA WHINCH

ADDRESS:

3 ARISTOTELIS CT, LEGANA TAS 7277

LOT / SECTION / CT:

111 / - / 186045

COUNCIL:

WEST TAMAR

HOUSE DESIGN:

KIAMA 27

FACADE DESIGN:

CLASSIC

SHEET TITLE:

WC DETAILS

SHEET No.:

16 / 23

HOUSE CODE:

H-WATKIA10SA

FACADE CODE:

F-WATKIA10CLASA

SCALES:

1:50

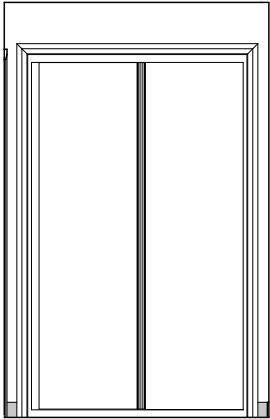
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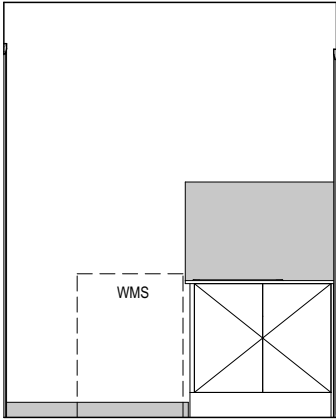
BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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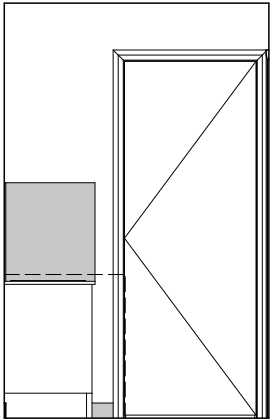
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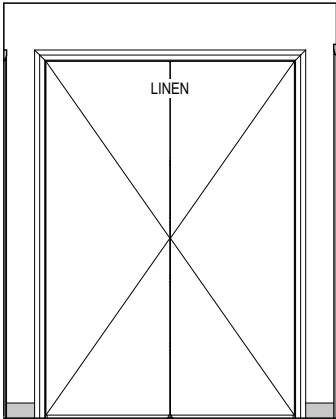
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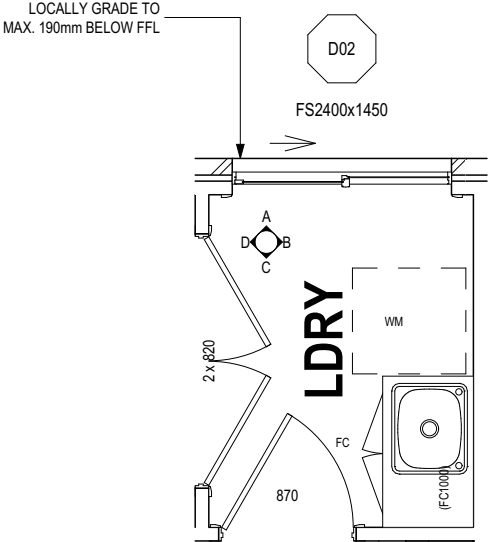
ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



LAUNDRY PLAN  
SCALE: 1:50

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

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DRAWN  
MLG 30/10/20225  
KPH 14/11/2025  
TRV 21/11/2025

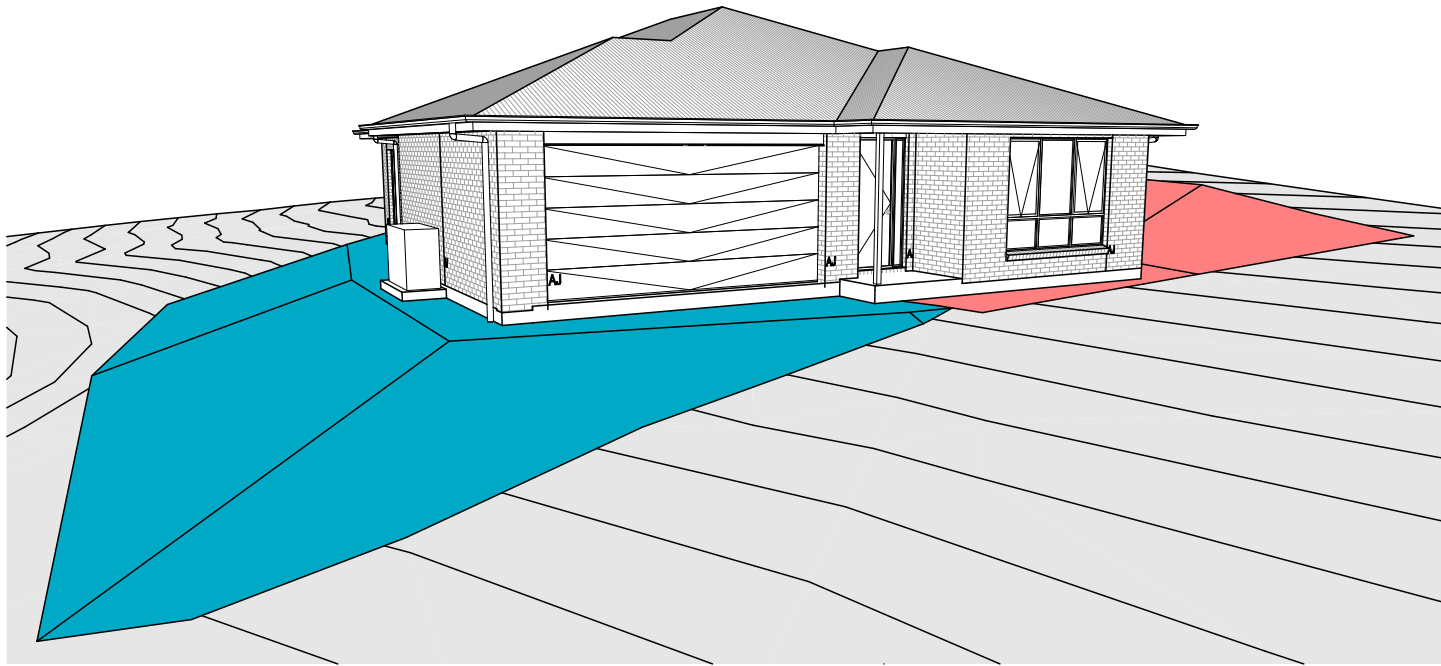
CLIENT:  
NICHOLAS NEIL DOWNEY & VICTORIA WHINC  
ADDRESS:  
3 ARISTOTELIS CT, LEGANA TAS 7277  
LOT / SECTION / CT:  
111 / - / 186045  
COUNCIL:  
WEST TAMAR

HOUSE DESIGN:  
KIAMA 27  
FACADE DESIGN:  
CLASSIC  
SHEET TITLE:  
LAUNDRY DETAILS

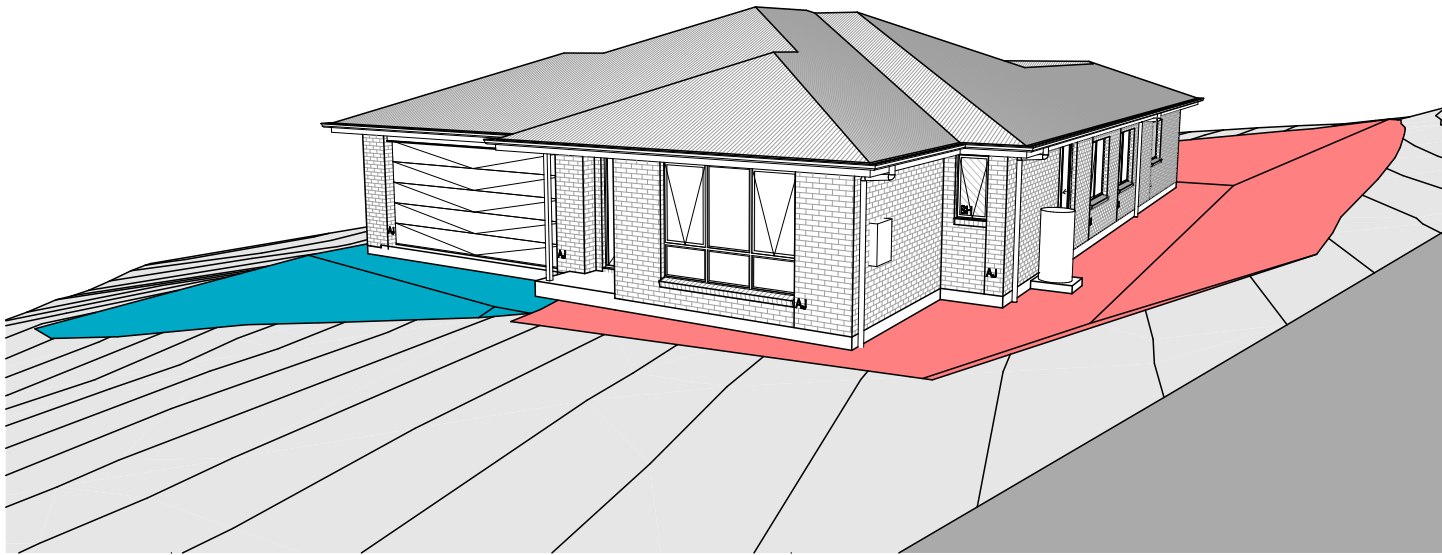
SHEET No.:  
17 / 23

HOUSE CODE:  
H-WATKIA10SA  
FACADE CODE:  
F-WATKIA10CLASA  
SCALES:  
1:50

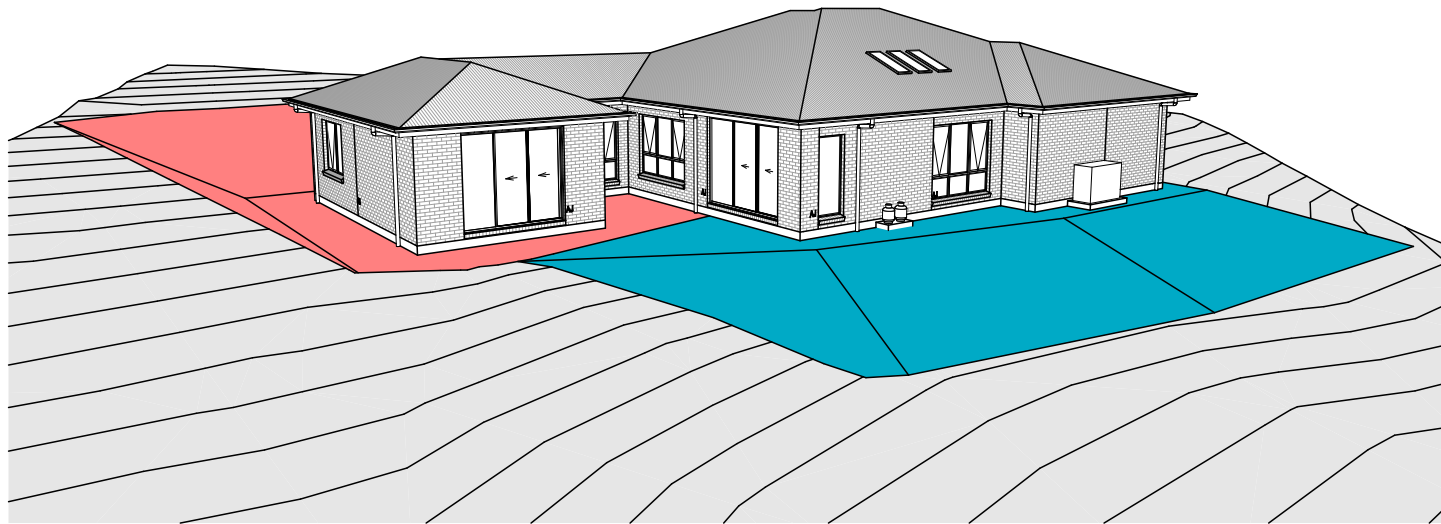
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714511



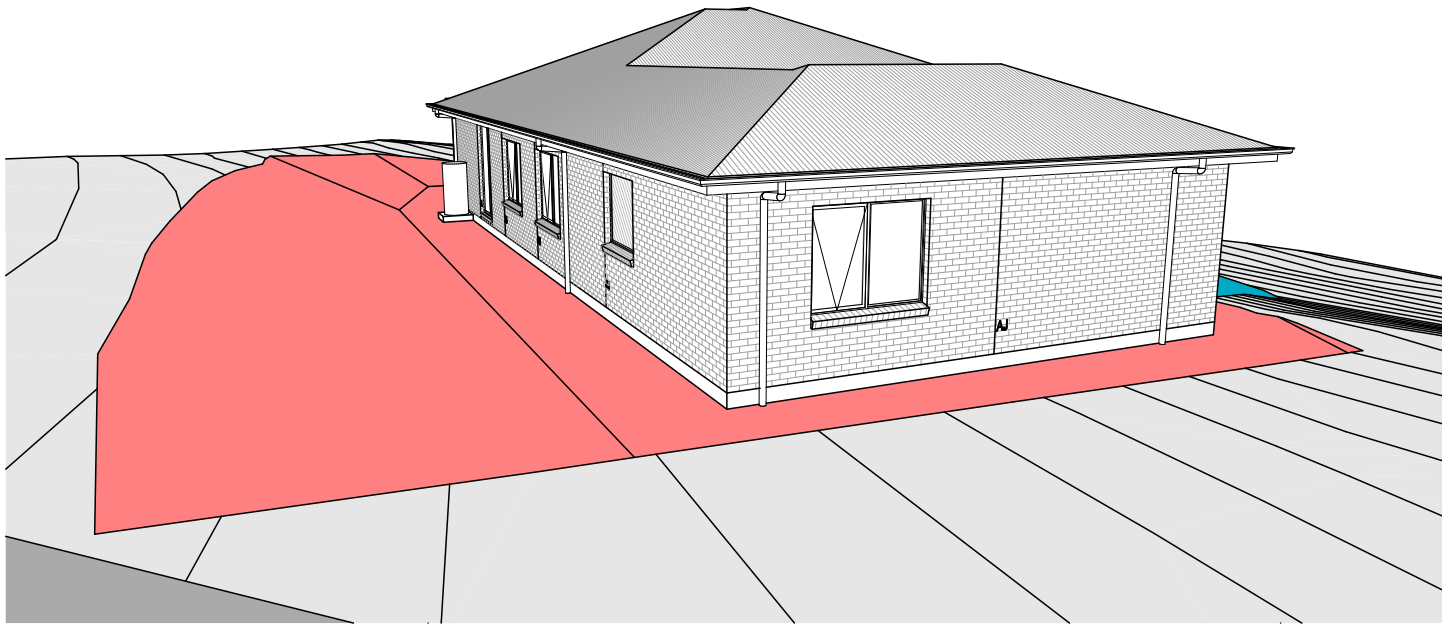
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

**NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.**

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

**PLAN ACCEPTANCE BY OWNER**

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	SPECIFICATION: NEXTGEN		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <b>714511</b>
		1	DRAFT SALES PLAN - CP1		MLG	30/10/20225	NICHOLAS NEIL DOWNEY & VICTORIA WHINC		KIAMA 27		H-WATKIA10SA		
	COPYRIGHT: © 2025	2	PRELIM PLANS - INITIAL ISSUE		KPH	14/11/2025	ADDRESS: 3 ARISTOTELIS CT, LEGANA TAS 7277		FACADE DESIGN: CLASSIC		FACADE CODE: F-WATKIA10CLASA		
		3	PLAN CORRECTIONS		TRV	21/11/2025							
							LOT / SECTION / CT: 111 / - / 186045		COUNCIL: WEST TAMAR		SHEET TITLE: 3D VIEWS		

Template Version: 24.041

GENERAL

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

SOIL TYPE / CLASSIFICATION	EMBANKMENT OF SLOPE	
	COMPACTED FILL	CUT
STABLE ROCK (A)	3 : 3	8 : 1
SAND (A)	1 : 2	1 : 2
SILT (P)	1 : 4	1 : 4
FIRM CLAY	1 : 2	1 : 1
SOFT CLAY	NOT SUITABLE	2 : 3
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX. CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5M CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.18 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:

0 - 1500	120 x 35
1500 - 2400	140 x 35
2400 - 2700	190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

0 - 2700	90 x 90 x 6 EA
2700 - 3200	100 x 100 x 8 EA
3200 - 4000	150 x 90 x 8 EA

\*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
  - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MpA (N25 GRADE)
  - HAVE A 20mm NOMINAL AGGREGATE SIZE
  - HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANANTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS	240mm MIN. - 355mm MAX.
STAIR RISERS	115mm MIN. - 190mm MAX.

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

ELECTRICAL

- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740

CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECCOMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES, IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4

FIRE SAFETY

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

	SPECIFICATION: NEXTGEN		REVISION		DRAWN		CLIENT: NICHOLAS NEIL DOWNEY & VICTORIA WHINC		HOUSE DESIGN: KIAMA 27		HOUSE CODE: H-WATKIA10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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			2	PRELIM PLANS - INITIAL ISSUE	KPH	14/11/2025	LOT / SECTION / CT: 111 / - / 186045		SHEET TITLE: GENERAL NOTES		SHEET No.: 19 / 23	
			3	PLAN CORRECTIONS	TRV	21/11/2025	COUNCIL: WEST TAMAR				SCALES:	
												714511

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WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.



SPECIFICATION: NEXTGEN		REVISION	DRAWN	CLIENT: NICHOLAS NEIL DOWNEY & VICTORIA WHINCH	HOUSE DESIGN: KIAMA 27	HOUSE CODE: H-WATKIA10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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		3 PLAN CORRECTIONS	TRV 21/11/2025	COUNCIL: WEST TAMAR	SHEET No.: 20 / 23		

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS  
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION  
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION  
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE  
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.  
(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION  
FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING  
3.12.3.1 - CHIMNEYS AND FLUES  
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS  
(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:  
(i) A CONDITIONED SPACE; OR  
(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8  
(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:  
(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR  
(ii) A WATERPROOF SEAL; OR  
(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS  
(a) A SEAL TO RESTRIC AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:  
(i) WHEN SERVING A CONDITIONED SPACE; OR  
(ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.  
(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).  
(c) A SEAL REQUIRED BY (a)  
(i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND  
(ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS  
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:  
(a) A CONDITIONED SPACE; OR  
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS  
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:  
(i) A CONDITIONED SPACE; OR  
(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.  
(b) CONSTRUCTION REQUIRED BY (a) MUST BE:  
(i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR  
(ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS  
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:  
(a) A HEATED SPACE; OR  
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING  
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:  
(i) 5W/m² IN A CLASS 1 BUILDING  
(ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);  
(iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.  
(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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SIGNATURE: DATE:

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Requirements for Building In Bushfire Hazard Areas  
Building Act 2016  
Directors Determination - Bushfire Hazard Areas  
V1.1, dated 08 April 2021

Deemed-to-Satisfy Requirements (Part 2.3)

2.3.1 Design and construction  
(1) Building work in a bushfire-prone area must be designed and constructed in accordance with either: -  
(a) AS 3959-2018; or  
(b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH), as appropriate for a BAL determined for that site using table 2.6 of AS 3959.  
(2) Subclause (1)(a) is only applicable to the following:  
(a) a Class 1, 2 or 3 building; or  
(b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.  
(3) Subclause (1)(b) is only applicable to the following:  
(a) a Class 1 building; or  
(b) a Class 10a building or deck associated with a Class 1 building.  
(4) Despite subsection (1) permissible, variations from requirements specified in 1(a) and 1(b) are as specified in Table 1.  
(5) Despite subsections (1) and (4), performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4).

2.3.2 Property Access  
(1) A new building in a bushfire-prone area must be provided with property access to the building area and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4).  
(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available property access must be provided to the building area and the firefighting water point accessible by a carriageway as specified in subclause (4).  
(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building area or to water supply for firefighting.  
(4) Vehicular access from a public road to a building must:  
(a) comply with the property access requirements specified in Table 2;  
(b) include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and  
(c) include access to the hardstand area for the firefighting water point.

2.3.3 Water Supply for Fire fighting  
(1) A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for fire fighting purposes as specified in Table 3A or Table 3B.  
(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available the building must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

2.3.4 Hazard Management Areas  
(1) A new building, and an existing building in the case of an addition or alteration to a building, in a bushfire-prone area must be provided with a hazard management area.  
(2) The hazard management area must comply with the requirements specified in Table 4.  
(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959.  
(4) The hazard management area must be established and maintained such that the fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.  
2.3.5 Bushfire emergency plan  
(1) An emergency plan must be provided for:  
(a) a new building;  
(b) an existing building in the case of an addition or alteration to a building;  
(c) an existing building in the case of a change of building class;  
(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive; in a bushfire-prone area.  
(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

7. Interpretation of Tables  
(1) For the purposes of the deemed-to-satisfy provisions in clause 2.3 of this Determination, Tables 1, 2, 3A, 3B, 4, and 5 must be complied with in the following way:  
(a) for a particular element specified in column 1, the corresponding requirement specified in column 2 must be complied with.

Table 1 - Construction Requirements & Construction Variations

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.
B.	Shielding provisions under Section 3.5 of AS3959-2018	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met.
		Comment: Application of Section 3.5 of the Standard cannot result in and assessment of BAL-LOW.

Table 2 - Requirements for Property Access

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Property access length is less than 30 metres; or access is not for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway widths of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Table 3A - Reticulated Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (1) The building area to be protected must be located within 120 metres of a fire hydrant; and (2) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (1) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 - 2011-3.1 MRWA Edition 2.0; and (2) Fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be provided: (1) no more than three metres from the hydrant, measured as a hose lay; (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access

Table 3B - Static Water Supply for Firefighting

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 - 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	(1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Table 4 - Requirements for Hazard Management Area

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Hazard managements areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of the subdivision; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of sub division.	A new building must: (a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
C.	Hazard management areas for alterations or additions to buildings.	An alteration or addition to a building must: (a) Be located on the lot so as to be provided with a HMA which: (i) Has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) Have an HMA established in accordance with a certified bushfire hazard management plan.
D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

Table 5 - Requirements for Emergency Planning

Column 1		Column 2
ELEMENT		REQUIREMENT
A.	Bushfire emergency plans	An emergency plan must be developed for the site which is: (a) Consistent with TFS Bushfire Emergency Planning Guidelines; and (b) Approved by TFS or a person accredited by the TFS.

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

BAL-19 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CP1	MLG 30/10/2025	ADDRESS: 3 ARISTOTELIS CT, LEGANA TAS 7277	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATKIA10CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	KPH 14/11/2025	LOT / SECTION / CT: 111 / - / 186045	SHEET TITLE: BUILDING ACT BUSHFIRE HAZARD AREAS	SCALES:	
	3 PLAN CORRECTIONS	TRV 21/11/2025	COUNCIL: WEST TAMAR	SHEET No.: 21 / 23		

SUBJECT TO NCC 2022  
(1 MAY 2023)  
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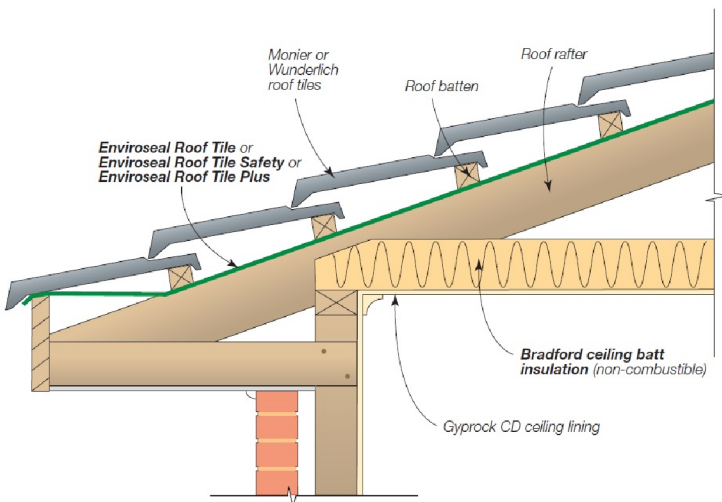
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Rafter Spacing	Product
Up to and including 600mm	EnviroSeal™ Roof Tile or EnviroSeal™ Roof Tile Plus
Over 600mm	EnviroSeal™ Roof Tile Safety

Figure 5.1. Tiled Roofs

- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.



Application	Product
Sarking	EnviroSeal™ Resiwrap
Foil faced insulation blanket	Bradford Anticon™
Gap seal	Bradford Fireseal BAL 12.5 - 40 Blanket

Figure 5.2.1. Fascia Detail – Metal Roof (BAL12.5-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- Immediately above the fascia install BAL12.5 – 40 Blanket extending up the roof and over the first batten. Compress with the roof sheeting.
- For further fixing details contact CSR technical support.

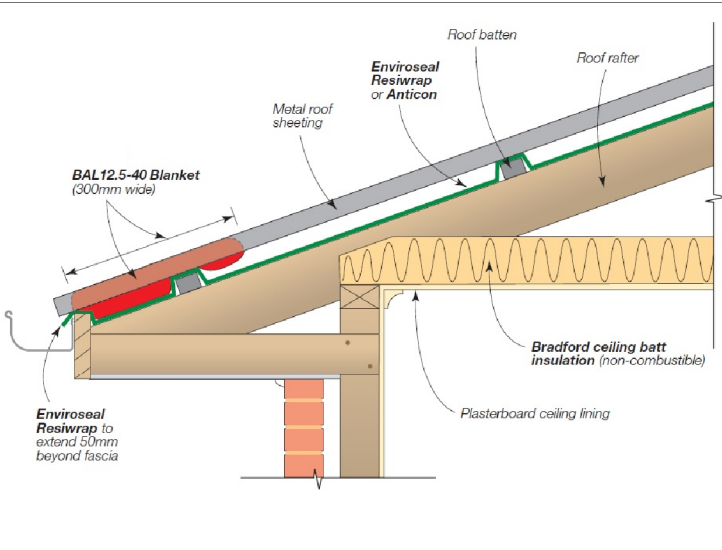


Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- BAL12.5 – 40 Blanket to be laid over the top of the sarking extending into the valley gutter. Compress with roof sheeting.
- For further fixing details contact CSR technical support.

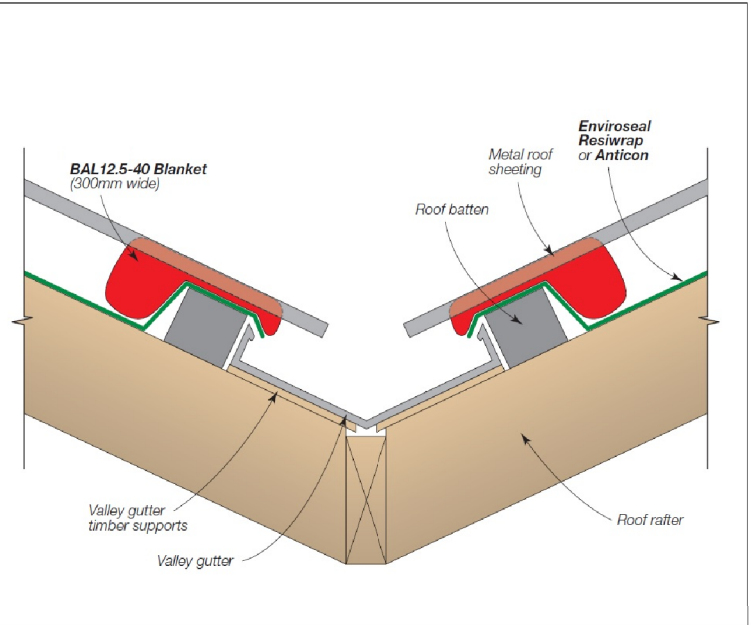


Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At barge install BAL12.5 – 40 Blanket and compress with roof sheeting.
- For further fixing details contact CSR technical support.

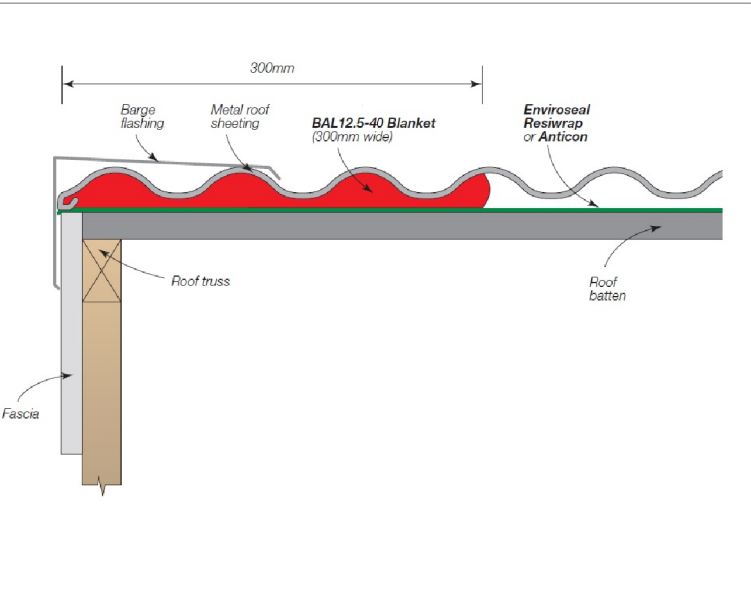
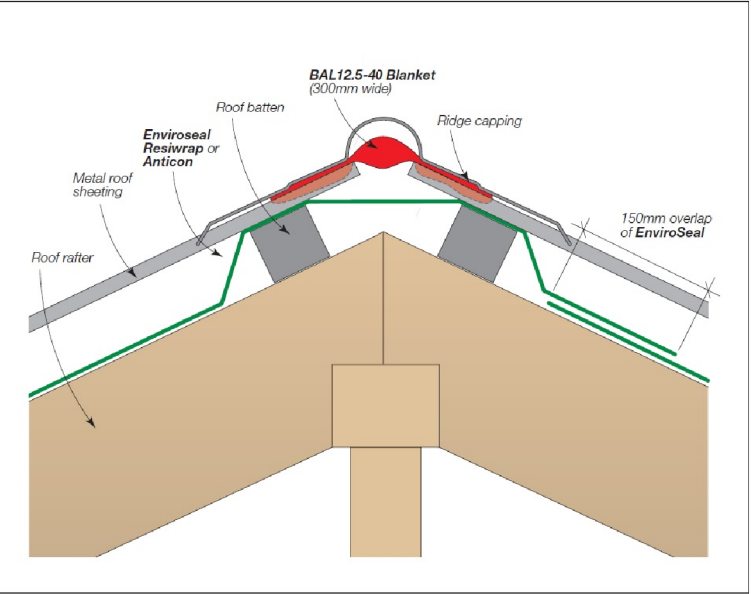


Figure 5.2.4. Hip/Ridge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At the ridge/hip lay BAL12.5 – 40 Blanket over the gap between the roof sheets and compress with the ridge capping to the roof profile.
- For further fixing details contact CSR technical support.



Details for the purpose of bushfire proofing only. To be printed in colour.

Images sourced from Bradfords "Bushfire Roofing System", Published 04/11.

BAL-19 BUSHFIRE REQUIREMENTS  
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