

Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349



PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number	PA2026203
Assess No:	A13586
PID No:	1785970

Applicant Name:	Wilson Homes					
Applicant Contact Name	Makayla Bruce					
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: ☐

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name:

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)

Christiana Ruth Lopez

Location / Address:

11 Nairana Street, Gravelly Beach Tasmania 7276

Title Reference:

22290/20

Zone(s):

Existing Development/Use:

Vacant Land

Existing Developed Area:

N/A

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

NO

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐

Visitor Accommodation: ☐

Commercial: ☐

Other: ☐

Description of Use: Residential Single Storey Dwelling

Development Type:

Building work: ☐

Demolition: ☐

Subdivision: ☐

Other: ☐

Description of development: Building Work

New or Additional Area:

177.19

Estimated construction cost of the proposed development:

\$323,000.00

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

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

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)

Makayla Bruce	<i>M. Bruce</i>	20/07/2026
Name (print)	Signed	Date

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

Crown Consent (if required)			
	Name (print)	Signed	Date

Chief Executive Officer (if required)			
	Name (print)	Signed	Date

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

Right of Way Owner:

--

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

Name (print)	Signed	Date

APPROVED FROM 17 FEB 1984 <i>[Signature]</i>	CONVERSION PLAN	REGISTERED NUMBER P. 22290
ACTING DEPUTY RECORDER OF TITLES		
FILE NUMBER RE Y 1879	GRANTEE PART OF LOT 126, 767 ^A 0 ^R 0 ^P GTD TO THOMAS HASTIE	

SL 15284
(15 X 700)

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF EXETER

LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES NOT TO SCALE

LENGTHS IN BRACKETS IN LINKS/FEET & INCHES



DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (FACE BRICKWORK)
10	ROOF DRAINAGE PLAN
11	ROOF VENTILATION
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BATHROOM DETAILS
15	ENSUITE DETAILS
16	LAUNDRY DETAILS
17	3D VIEWS
18	GENERAL NOTES
19	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
GARAGE		40.42
LIVING		134.97
PORCH		1.79
		177.19 m²

ON SITE WASTEWATER
TREATMENT REQUIRED. REFER
TO REPORT PREPARED BY
GES (TBC)

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 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

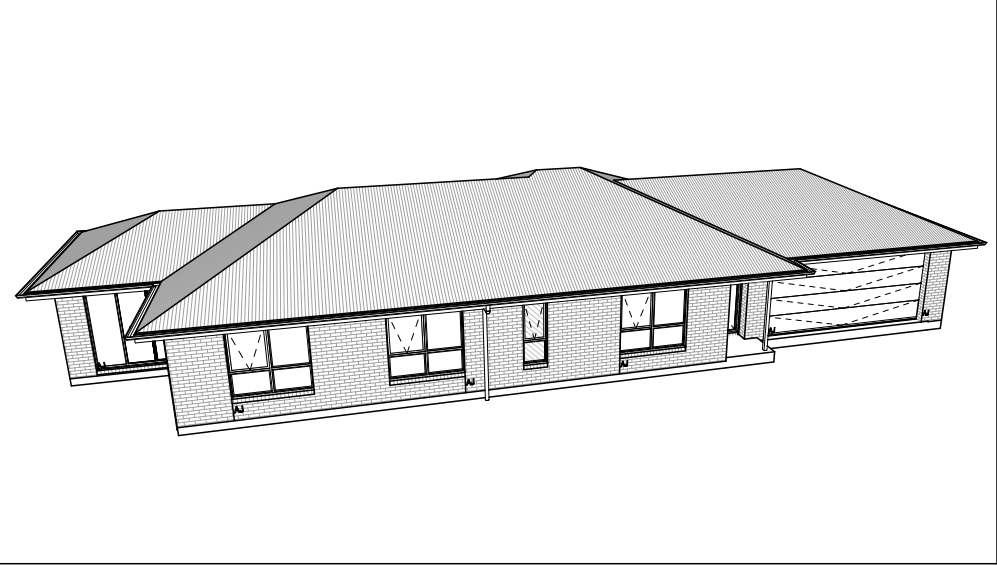
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	S
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	29.00km
ZONING	LOW DENSITY RESIDENTIAL
PRIORITY VEGETATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	4,500mm
GARAGE TO BOUNDARY	MIN. 5,500mm	5,500mm
SIDE	MIN. 5,000mm	3,439mm
REAR	MIN. 5,000mm	2,441mm
BULK & SCALE		
SITE AREA	615m²	
SITE COVERAGE	MAX. 30%	28.81%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	42mm
FILL DEPTH	MAX. 800mm	54mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

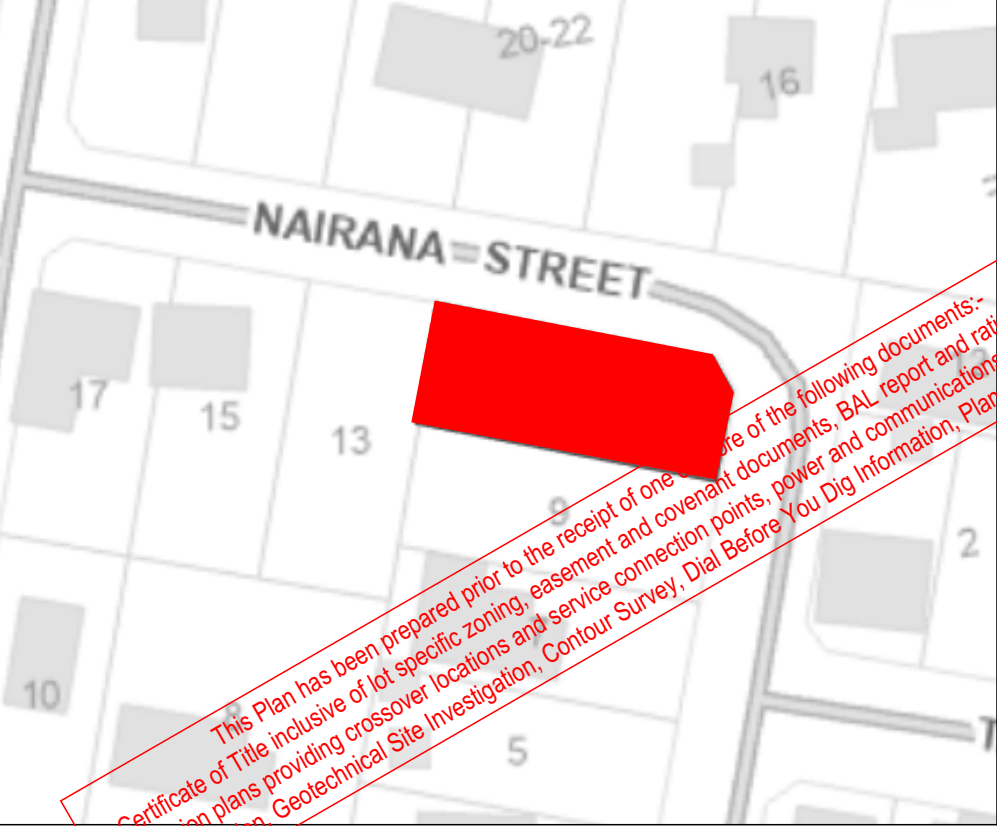
3D PERSPECTIVE



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 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) 2455mm	
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	SARKING UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.7 BATTS (EXCL. GARAGE)
WALL WRAP	WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.7 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAx SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

- STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: BATH (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: BATH (GROUND FLOOR)
- GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
 - THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
 - THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
 - INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
 - CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
 - REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR 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
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - PLAN CORRECTIONS	ALL	2026.07.03	TRV	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.06.18	KPH	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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COPYRIGHT: © 2026	1 CONSOLIDATED PROPOSAL 1	TDO 29/05/2026	ADDRESS: 11 NAIRANA ST , GRAVELLY BEACH TAS 7276	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNSMS10CLASA	
	2 CONSOLIDATED PROPOSAL 1	JJI 02/06/2026	LOT / SECTION / CT: 20 / - / 22290	SHEET TITLE: COVER SHEET	SHEET No.: 1 / 19	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026	COUNCIL: WEST TAMAR		SCALES:	
	4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026				

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

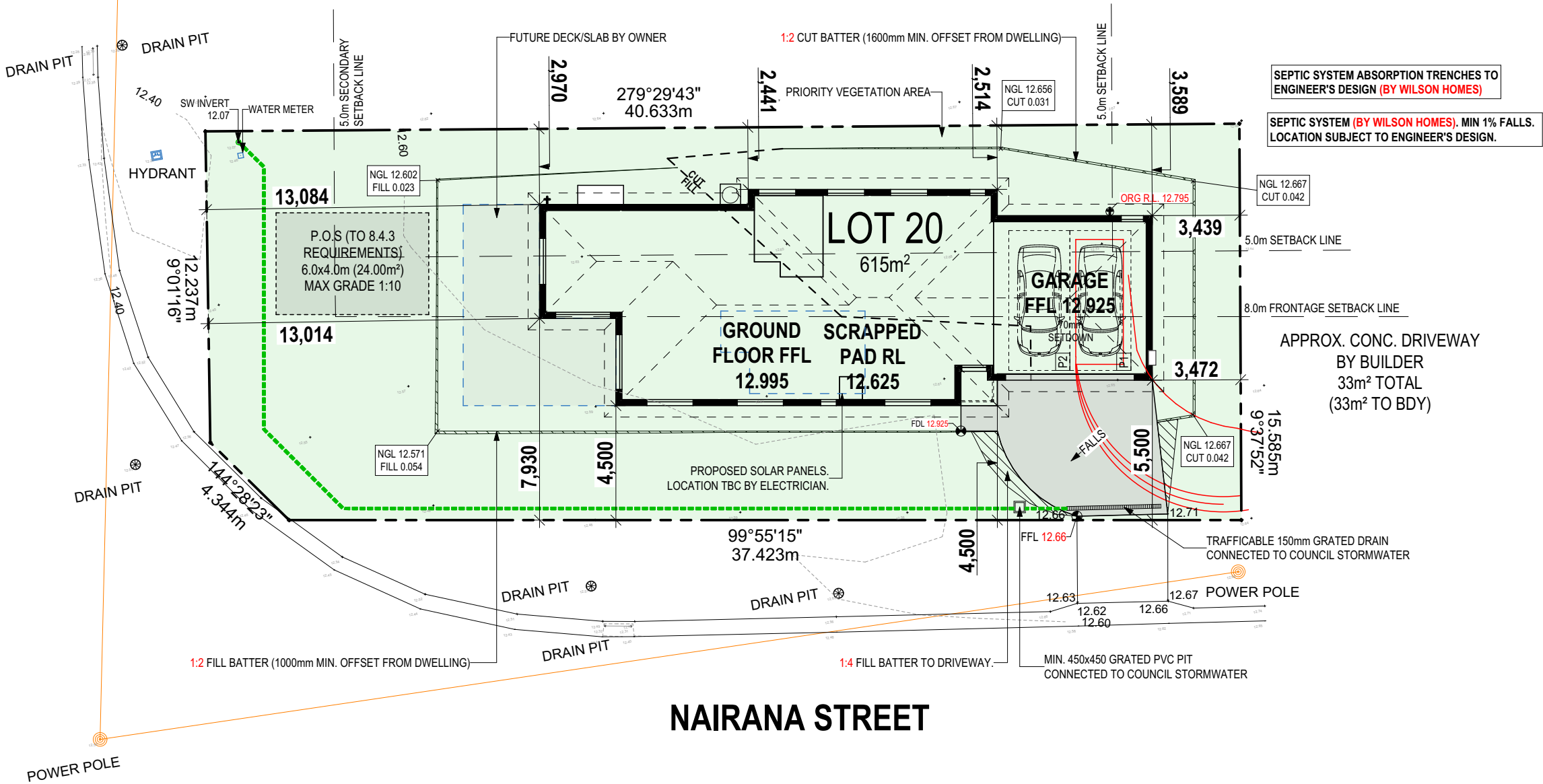
APPROX. CUT/FILL		
CUT	2.53m³	5.69t
FILL	3.24m³	7.29t
DIFFERENCE	0.71m³	1.60t
EVEN CUT & FILL		

LOT SIZE: 615m²
HOUSE (COVERED AREA): 177.19m²
SITE COVERAGE: 28.81%

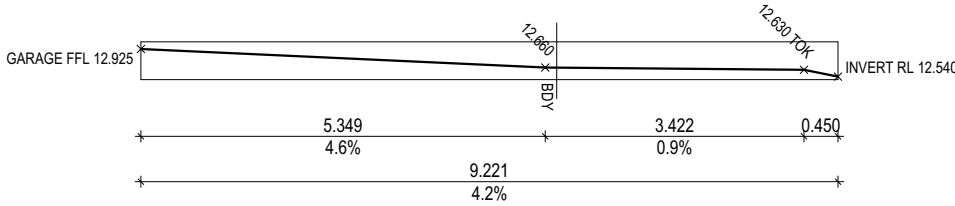
PLANS ARE PRELIMINARY ONLY
PENDING FURTHER
INVESTIGATION & CONFIRMATION
OF PROPERTY CONNECTIONS

OVERHEAD POWER LINES ARE PRESENT

Lot connections for SEWER, NBN, POWER were not visible at time of survey



NAIRANA STREET



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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	1	CONSOLIDATED PROPOSAL 1		TDO	29/05/2026	CHRISTIANA LOPEZ		SOMERSET 17		H-WDNSMS10SA				
COPYRIGHT: © 2026	2	CONSOLIDATED PROPOSAL 1		JII	02/06/2026	ADDRESS: 11 NAIRANA ST , GRAVELLY BEACH TAS 7276		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDNSMS10CLASA				
	3	PRELIM PLANS - INITIAL ISSUE		KPH	19/06/2026									
	4	PRELIM PLANS - PLAN CORRECTIONS		TRV	03/07/2026	LOT / SECTION / CT: 20 / - / 22290		COUNCIL: WEST TAMAR		SHEET TITLE: SITE PLAN			SHEET No.: 2 / 19	SCALES: 1:200

714812

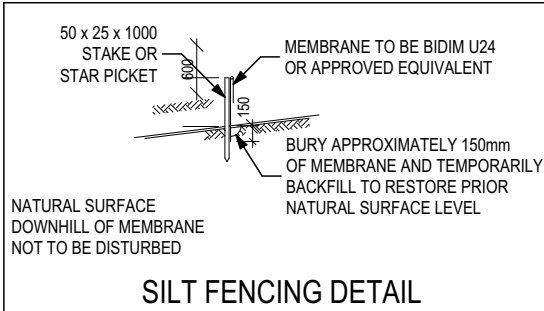
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

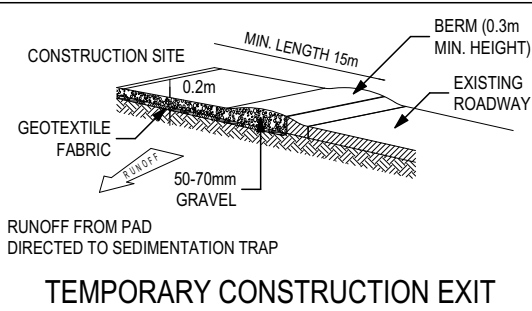
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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.

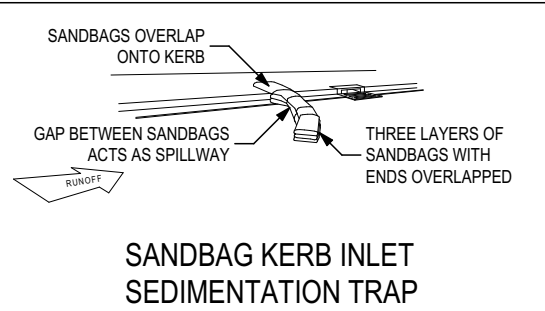
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP

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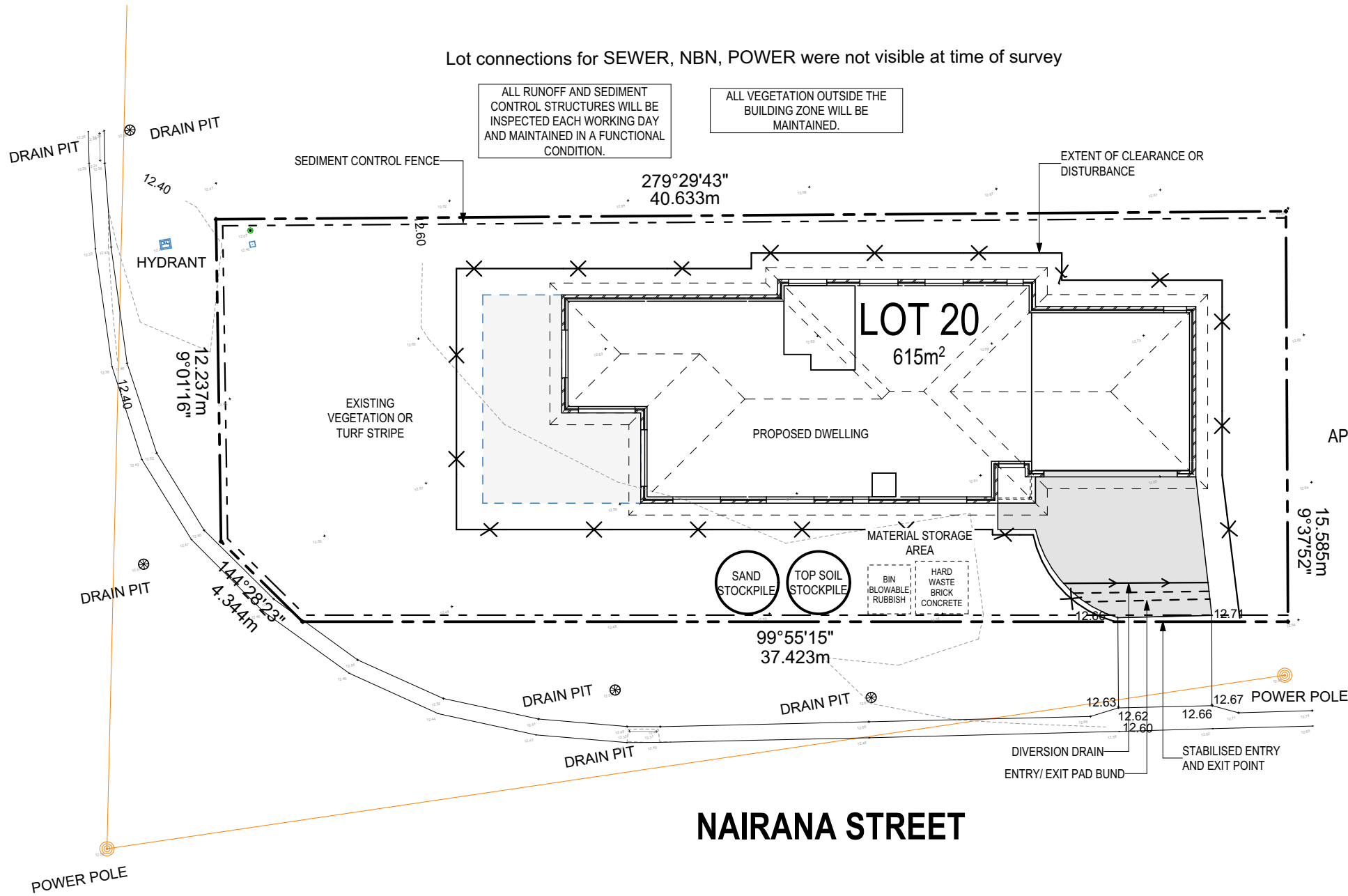


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DISCOVERY		1	CONSOLIDATED PROPOSAL 1	TDO	29/05/2026	CHRISTIANA LOPEZ		SOMERSET 17		H-WDNSMS10SA		
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© 2026		3	PRELIM PLANS - INITIAL ISSUE	KPH	19/06/2026	11 NAIRANA ST , GRAVELLY BEACH TAS 7276		CLASSIC		F-WDNSMS10CLASA		
		4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
						20 / - / 22290		COUNCIL:		3 / 19		
						WEST TAMAR		SOIL & WATER MANAGEMENT PLAN				714812

Lot connections for SEWER, NBN, POWER were not visible at time of survey

ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



APPROX. CONC. DRIVEWAY
BY BUILDER
33m² TOTAL
(33m² TO BDY)

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

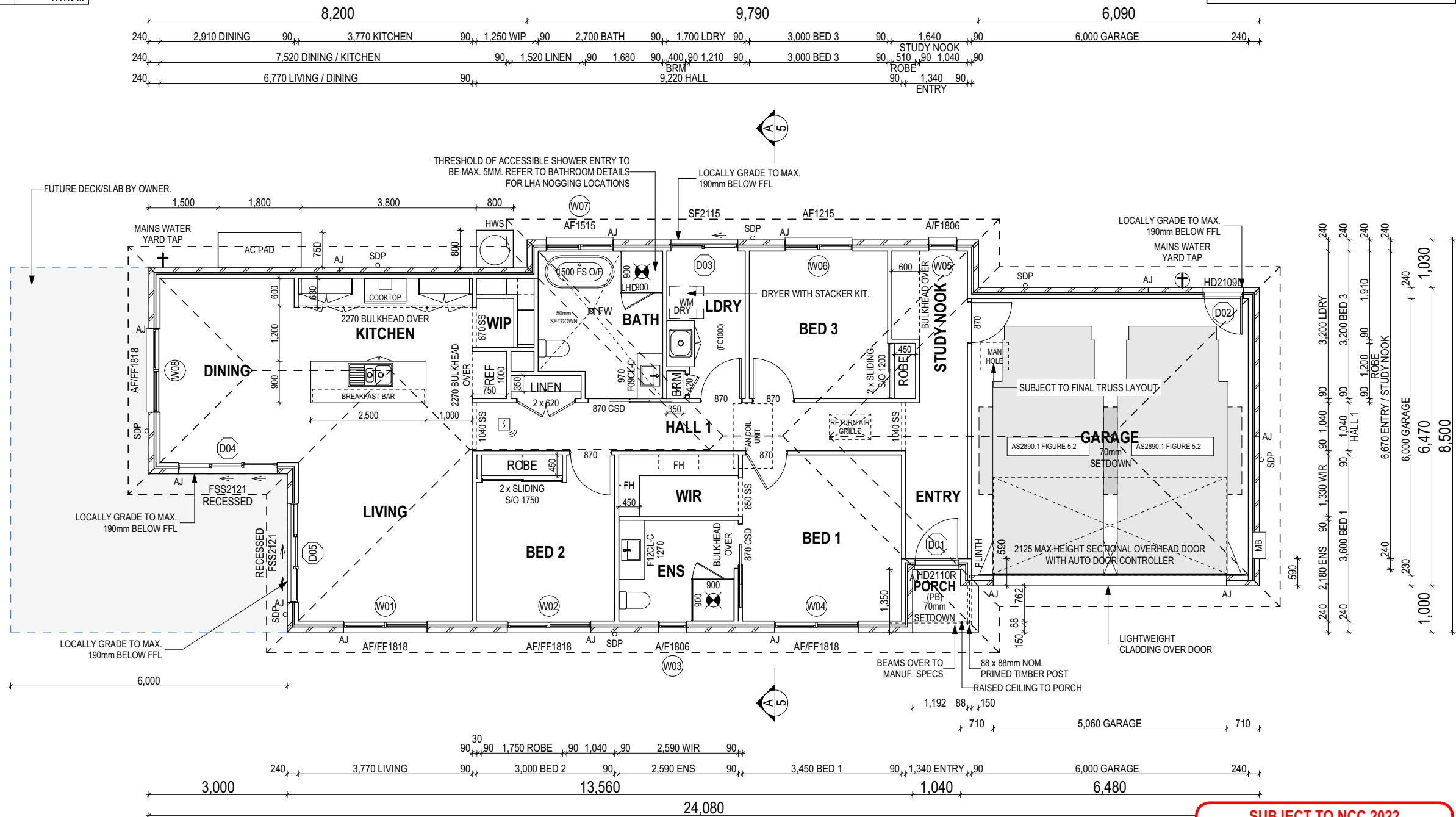
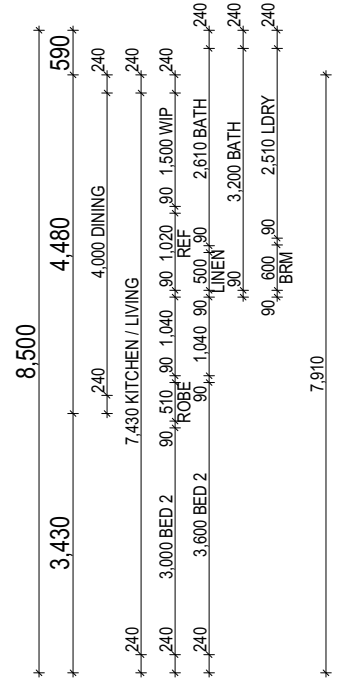


LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	GAS BAYONET

MAIN DWELLING, GROUND FLOOR

GARAGE	40.42
LIVING	134.97
PORCH	1.79
	177.19 m²



ANY PART OF THE FASCIA, GUTTERING OR DOWNSPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

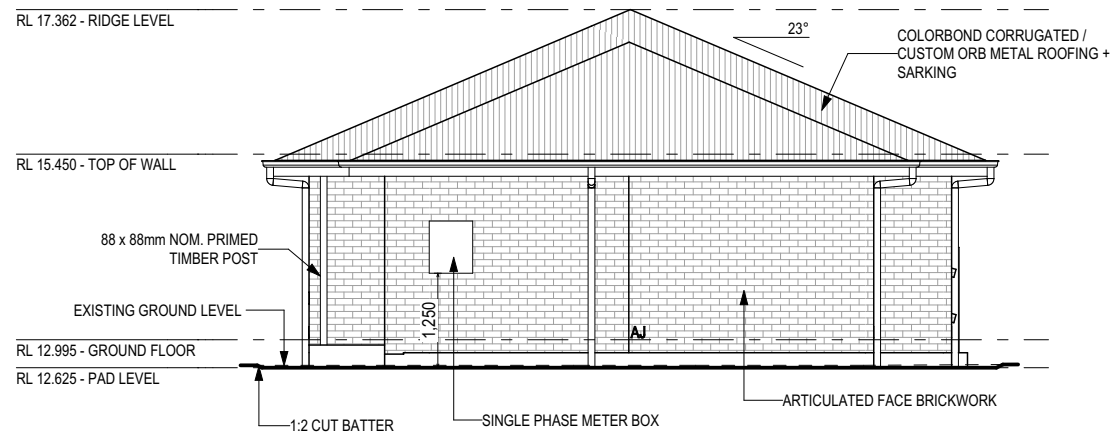
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ALL DIMENSIONS ARE FRAME DIMENSIONS

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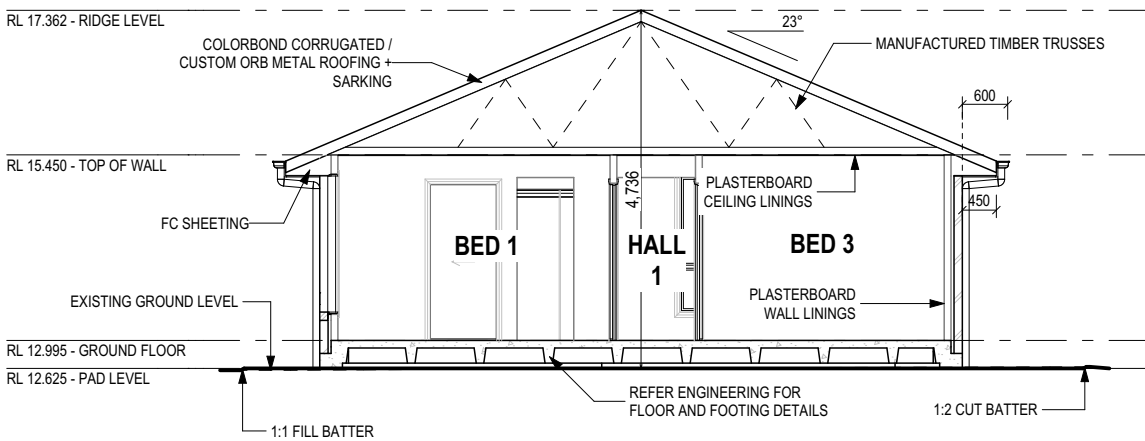
SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: CHRISTIANA LOPEZ	HOUSE DESIGN: SOMERSET 17	HOUSE CODE: H-WDNSMS10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	1 CONSOLIDATED PROPOSAL 1	TDO 29/05/2026	ADDRESS: 11 NAIRANA ST , GRAVELLY BEACH TAS 7276	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNSMS10CLASA	
	2 CONSOLIDATED PROPOSAL 1	JII 02/06/2026	LOT / SECTION / CT: 20 / - / 22290	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 4 / 19	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026	COUNCIL: WEST TAMAR		SCALES: 1:100	
	4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026				714812



WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

SH = SNAP HEADER SILL

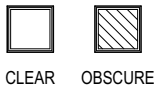
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

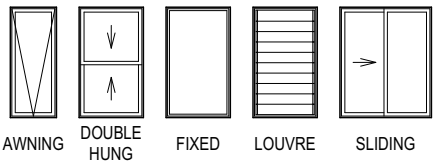
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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COPYRIGHT: © 2026	1 CONSOLIDATED PROPOSAL 1	TDO 29/05/2026	CHRISTIANA LOPEZ	SOMERSET 17	H-WDNSMS10SA	
	2 CONSOLIDATED PROPOSAL 1	JII 02/06/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026	11 NAIRANA ST , GRAVELLY BEACH TAS 7276	CLASSIC	F-WDNSMS10CLASA	
	4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			20 / - / 22290	ELEVATIONS / SECTION	5 / 19	SCALES: 1:100
			COUNCIL:			
			WEST TAMAR			

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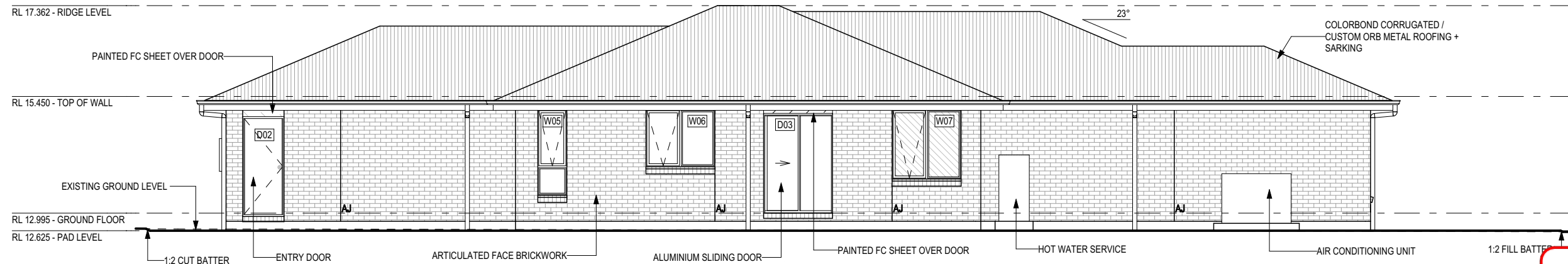
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REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**



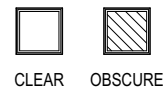
NORTH ELEVATION
SCALE: 1:100



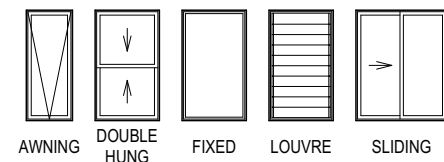
SOUTH ELEVATION
SCALE: 1:100

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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	4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			20 / - / 22290	ELEVATIONS	6 / 19	714812
			COUNCIL:		SCALES:	
			WEST TAMAR		1:100	

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 (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W02	AF/FF1818	AWNING	BED 2	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W03	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	N	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W04	AF/FF1818	AWNING	BED 1	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W05	A/F1806	AWNING	STUDY NOOK	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W06	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	S	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	AF1515	AWNING	BATH	1,457	1,450	5,814	2.11	ALUMINIUM	N/A	ANGLED	S	1.70	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W08	AF/FF1818	AWNING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	E	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
							49,634 mm	19.08					15.30		
DOOR															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	N	1.41	N/A	
GROUND FLOOR	D02	HD2109L	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	N/A	SNAP HEADER	S	1.22	N/A	
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	S	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	FSS2121	STACKER	DINING	2,100	2,148	8,496	4.51	ALUMINIUM	N/A	SNAP HEADER	N	3.88	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D05	FSS2121	STACKER	LIVING	2,100	2,148	8,496	4.51	ALUMINIUM	N/A	SNAP HEADER	E	3.88	CLEAR, DOUBLE GLAZED, TOUGHENED	
							36,172 mm	15.93					12.98		
							85,806 mm	35.01					28.27		

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5

Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 19

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 29

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	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.

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
-----	------	--------	-------	-----------

SUBJECT TO NCC 2022
(1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	1,200	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	1,750	N/A	
GROUND FLOOR	1	420	SWINGING	2,040	420	N/A	
GROUND FLOOR	1	850 SS	SQUARE SET OPENING	2,155	850	N/A	
GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	2	870 CSD	CAVITY SLIDING	2,040	870	N/A	
GROUND FLOOR	1	870 SS	SQUARE SET OPENING	2,155	870	N/A	

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

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

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DISCOVERY

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REVISION

1	CONSOLIDATED PROPOSAL 1
2	CONSOLIDATED PROPOSAL 1
3	PRELIM PLANS - INITIAL ISSUE
4	PRELIM PLANS - PLAN CORRECTIONS

TDO	29/05/2026
JII	02/06/2026
KPH	19/06/2026
TRV	03/07/2026

CLIENT:

CHRISTIANA LOPEZ

ADDRESS:

11 NAIRANA ST , GRAVELLY BEACH TAS 7276

LOT / SECTION / CT:

20 / - / 22290

COUNCIL:

WEST TAMAR

HOUSE DESIGN:

SOMERSET 17

FACADE DESIGN:

CLASSIC

SHEET TITLE:

WINDOW & DOOR SCHEDULES

SHEET No.:

7 / 19

HOUSE CODE:

H-WDNSMS10SA

FACADE CODE:

F-WDNSMS10CLASA

SCALES:

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714812

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	40.72 m²	W01, W08, D04, D05	4.07 m²	13.06 m²	2.04 m²	7.58 m²
BED 1	12.42 m²	W04	1.24 m²	2.65 m²	0.62 m²	1.00 m²
BED 2	10.52 m²	W02	1.05 m²	2.65 m²	0.53 m²	1.00 m²
BED 3	10.21 m²	W06	1.02 m²	1.38 m²	0.51 m²	0.79 m²
STUDY	4.57 m²	W05	0.46 m²	0.80 m²	0.23 m²	0.66 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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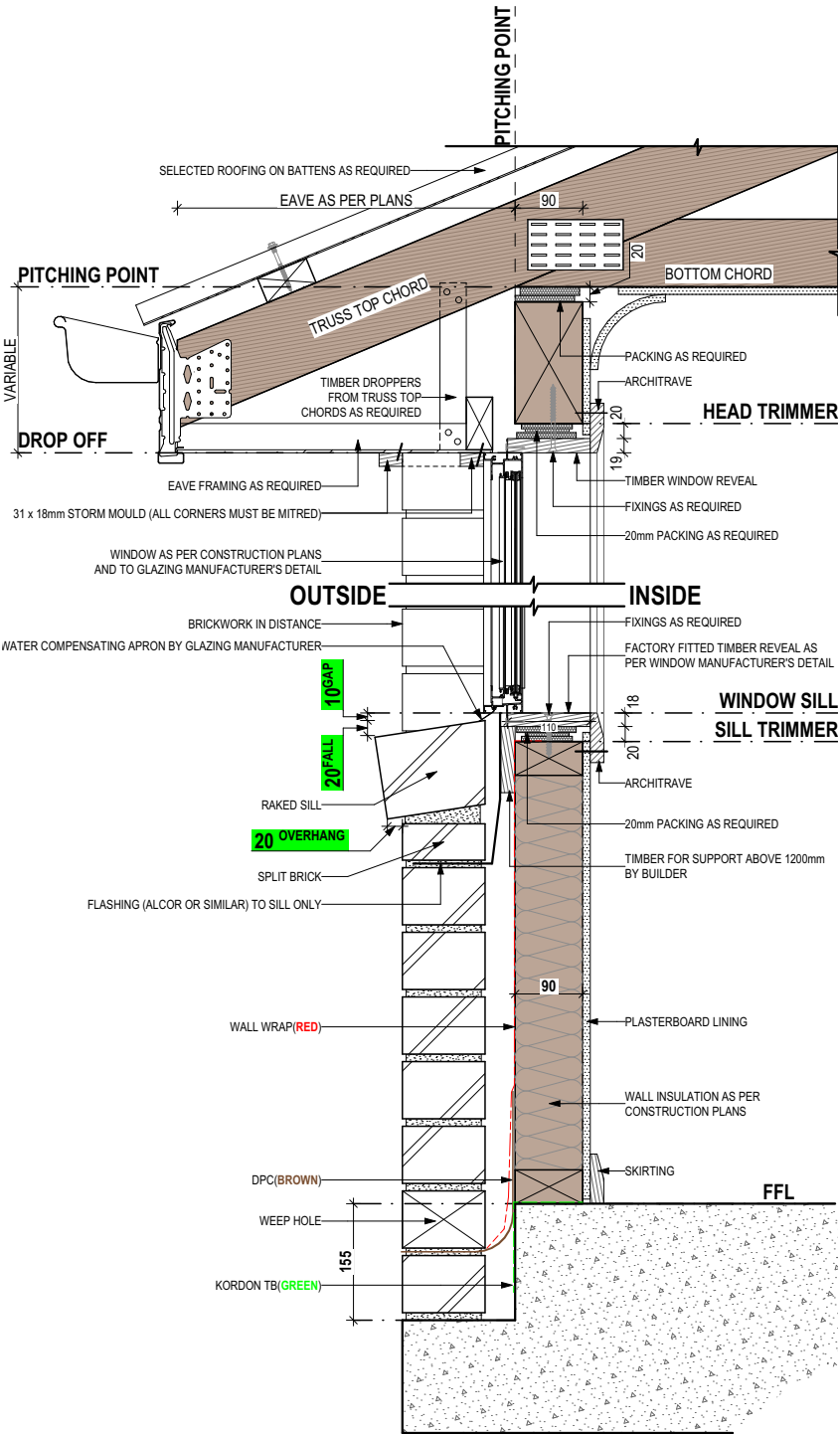
SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER
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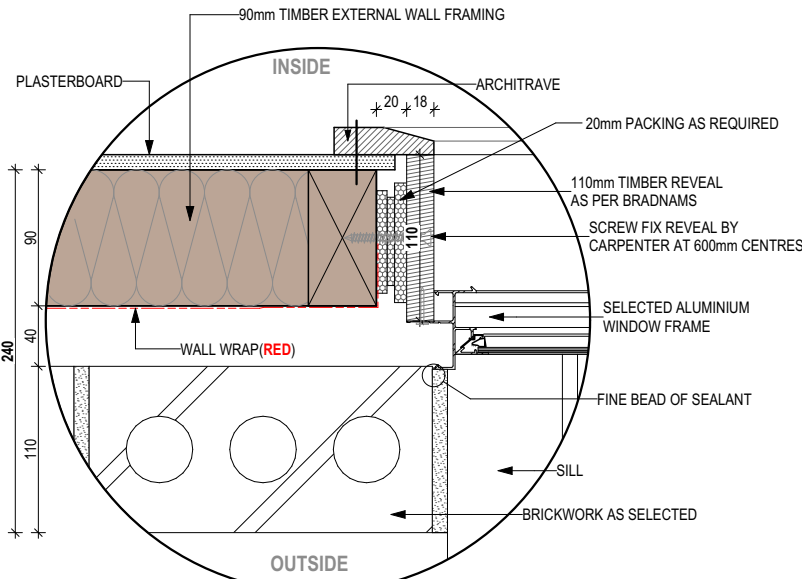
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	COPYRIGHT: © 2026	1	CONSOLIDATED PROPOSAL 1	TDO 29/05/2026	CHRISTIANA LOPEZ	SOMERSET 17		H-WDNSMS10SA	
		2	CONSOLIDATED PROPOSAL 1	JII 02/06/2026	ADDRESS:	FACADE DESIGN:		FACADE CODE:	
		3	PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026	11 NAIRANA ST , GRAVELLY BEACH TAS 7276	CLASSIC		F-WDNSMS10CLASA	
		4	PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026	LOT / SECTION / CT: 20 / - / 22290	COUNCIL: WEST TAMAR	SHEET TITLE: CALCULATIONS	SHEET No.: 8 / 19	SCALES:



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

**SUBJECT TO NCC 2022
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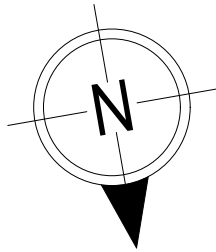
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	© 2026	3	PRELIM PLANS - INITIAL ISSUE	KPH	19/06/2026	11 NAIRANA ST , GRAVELLY BEACH TAS 7276			CLASSIC			F-WDNSMS10CLASA		
		4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
						20 / - / 22290		WEST TAMAR	DETAILS (FACE BRICKWORK)		9 / 19		714812	

Template Version: 24/03



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

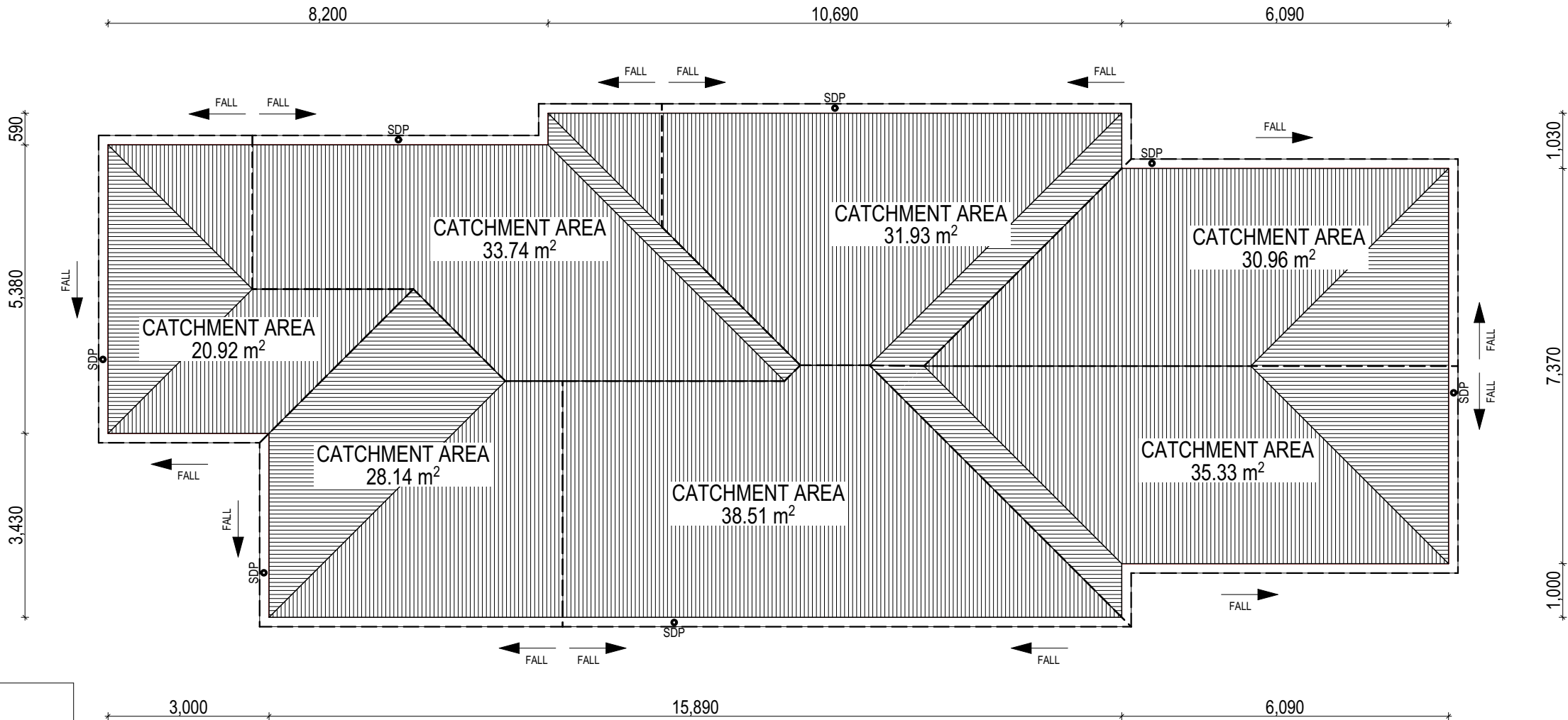
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	207.32	Flat Roof Area (excluding gutter and slope factor) (m ²)
	225.23	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	219.53	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	265.99	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	107	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	4.16	Ac / Acdp
Downpipes Provided	7	

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		4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		714812
						20 / - / 22290		COUNCIL:		10 / 19		
						WEST TAMAR		ROOF DRAINAGE PLAN		1:100		



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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

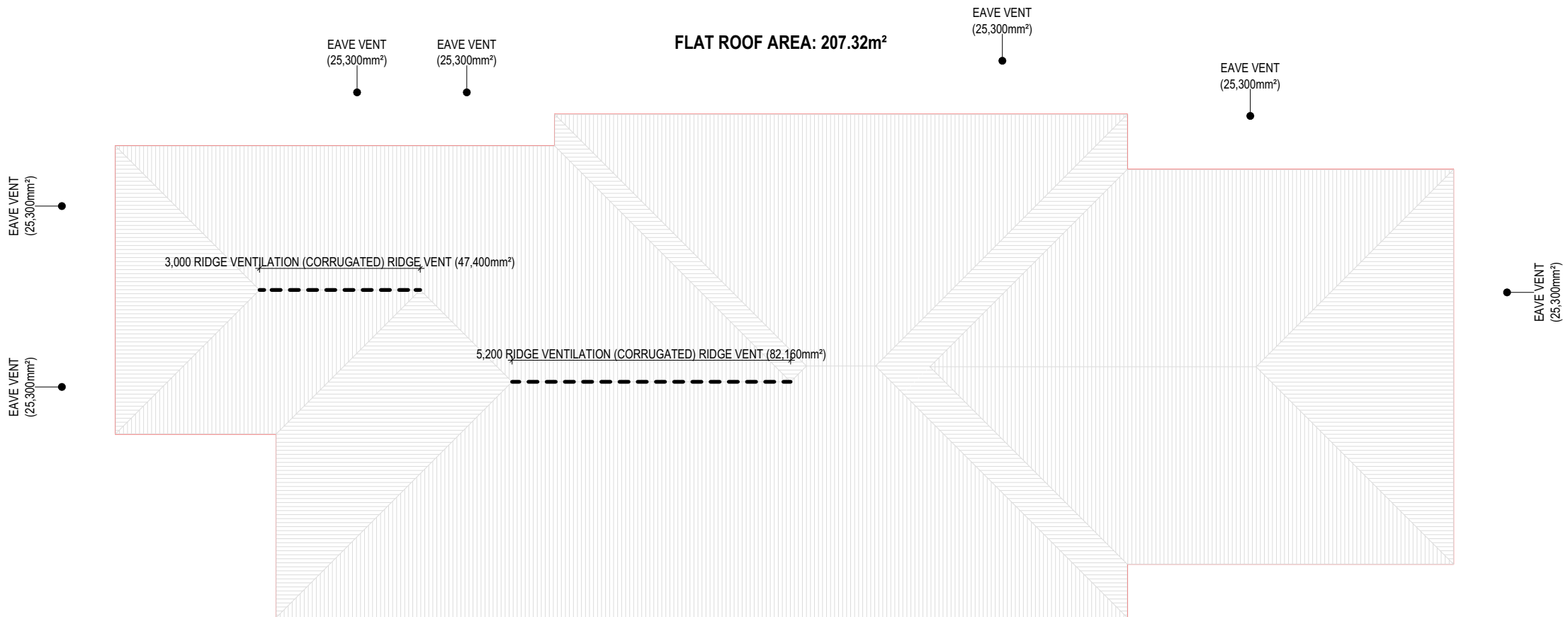
PLAN ACCEPTANCE BY OWNER

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ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
GROUND FLOOR 23Â° ROOF			
LONGEST HORIZONTAL ROOF LENGTH		24.980m	
ROOF PITCH		23.00°	
HIGH LEVEL VENTILATION	REQUIRED	124,900mm² (5,000 x 24.980m)	
	PROVIDED	129,560mm²	
LOW LEVEL VENTILATION	REQUIRED	174,860mm² (7,000 x 24.980m)	
	PROVIDED	177,100mm²	
NO OF EAVE VENTS	REQUIRED	6.92	
	PROVIDED	7	



GROUND FLOOR 23° ROOF (ID 1)

ROOF LENGTH: 24.980m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 124,900mm²
LOW LEVEL VENTILATION REQUIRED: 174,860mm²

SUBJECT TO NCC 2022
(1 MAY 2023)
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CONDENSATION MANAGEMENT
LIVABLE HOUSING

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		4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
						20 / - / 22290	WEST TAMAR	ROOF VENTILATION	11 / 19	1:100		714812

Template Version: 24/043

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



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

PLAN ACCEPTANCE BY OWNER

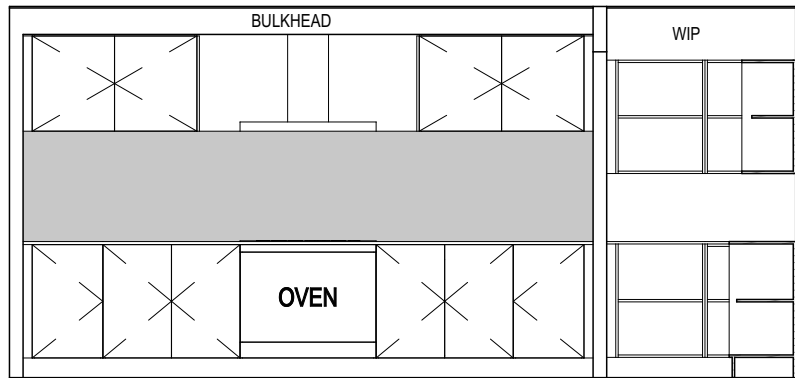
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SIGNATURE:	DATE:

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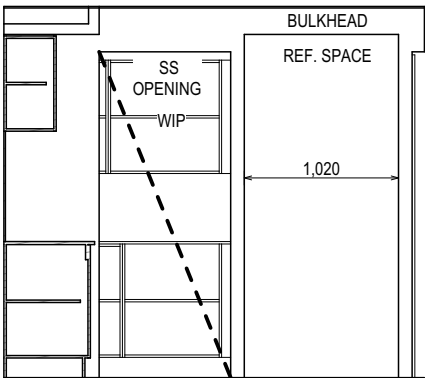
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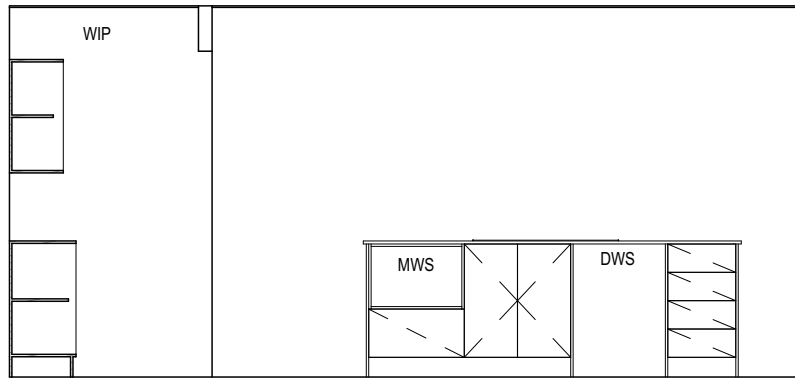
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	2 CONSOLIDATED PROPOSAL 1	JII 02/06/2026	LOT / SECTION / CT: 20 / - / 22290	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 12 / 19	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026	COUNCIL: WEST TAMAR	SCALES: 1:100		
	4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026				



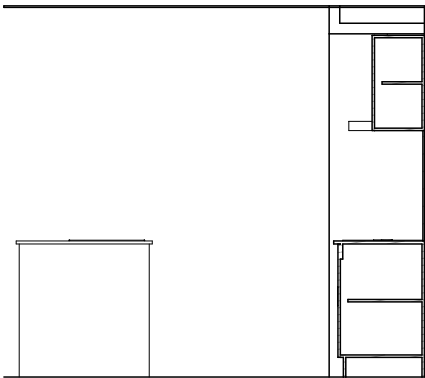
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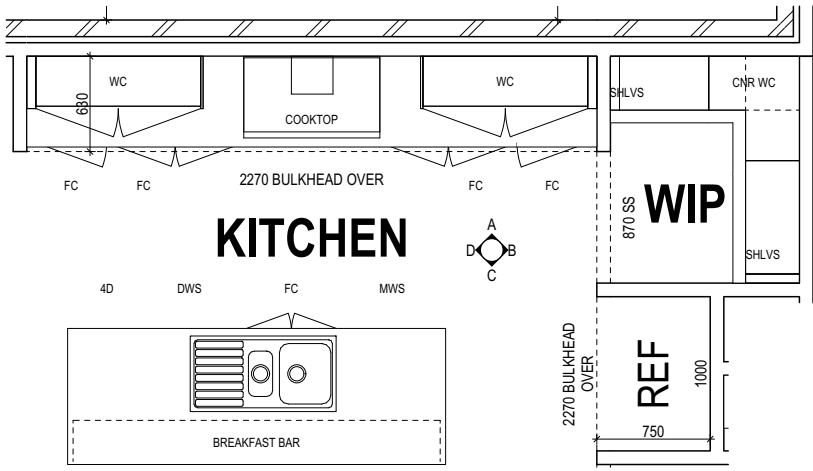
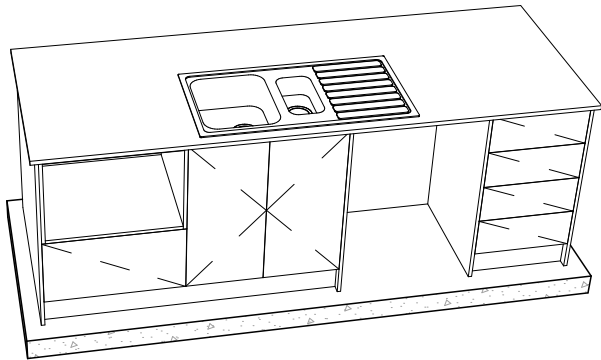
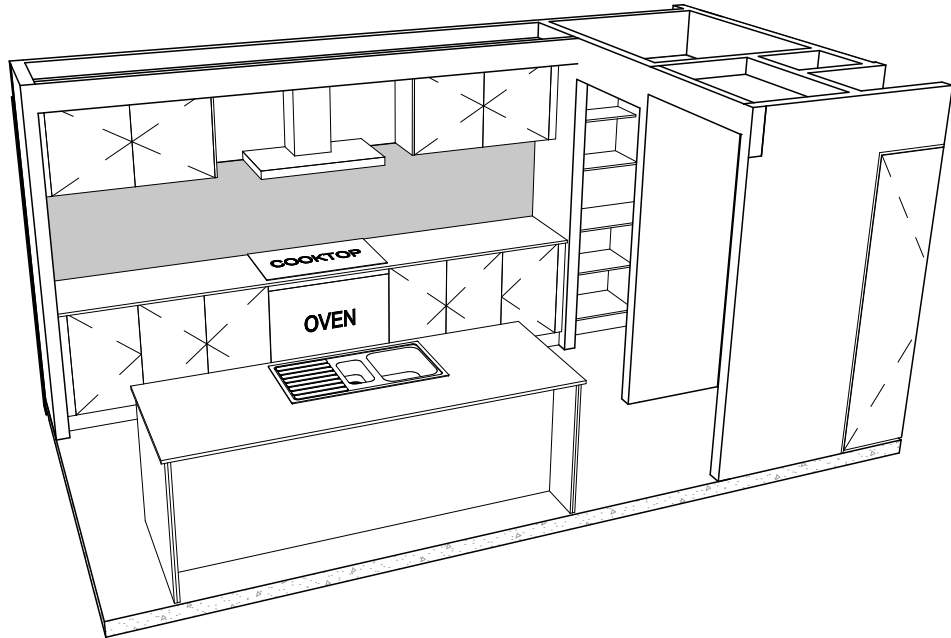
ELEVATION B
SCALE: 1:50



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

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(1 MAY 2023)**
WATERPROOFING & PLUMBING
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PLAN ACCEPTANCE BY OWNER

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1 CONSOLIDATED PROPOSAL 1	TDO 29/05/2026
2 CONSOLIDATED PROPOSAL 1	JII 02/06/2026
3 PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026
4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026

CLIENT:	CHRISTIANA LOPEZ
ADDRESS:	11 NAIRANA ST , GRAVELLY BEACH TAS 7276
LOT / SECTION / CT:	20 / - / 22290
COUNCIL:	WEST TAMAR

HOUSE DESIGN:	SOMERSET 17
FACADE DESIGN:	CLASSIC
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDNSMS10SA
FACADE CODE:	F-WDNSMS10CLASA
SHEET No.:	13 / 19
SCALES:	1:50

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714812

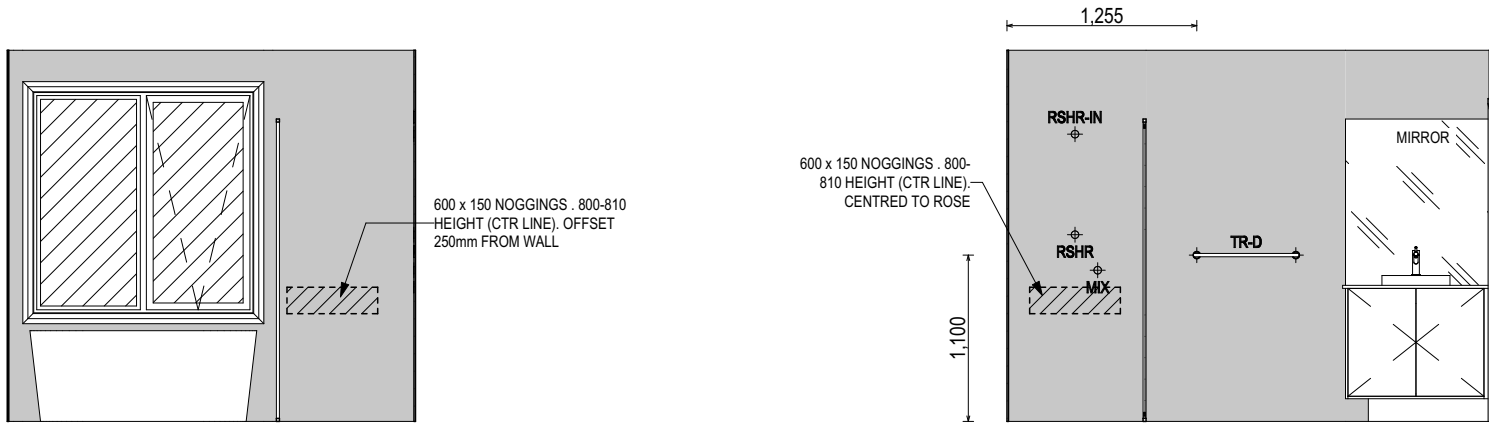
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 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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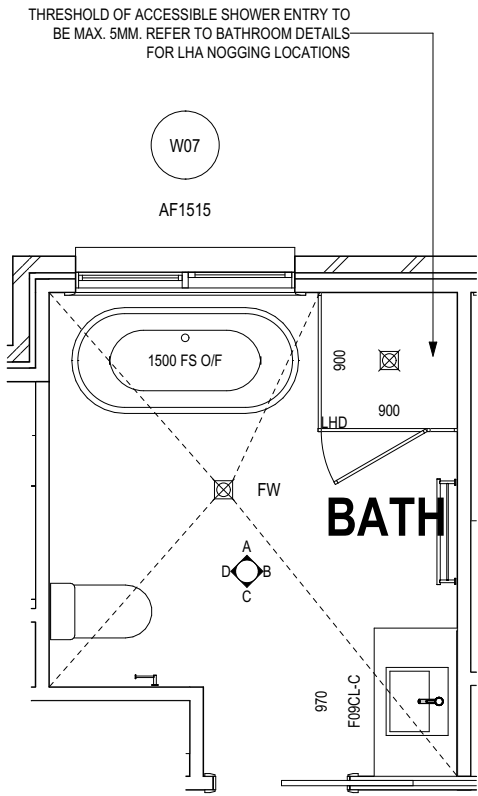
LEGEND

- | | |
|------|-------------------------|
| 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 |

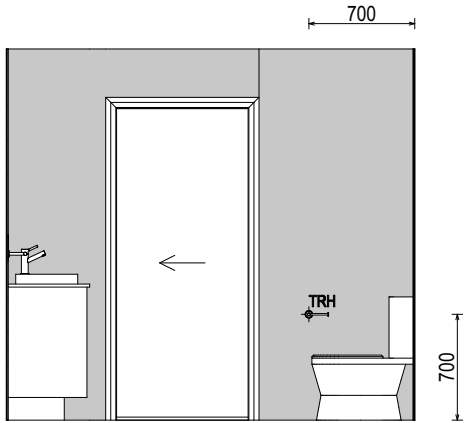


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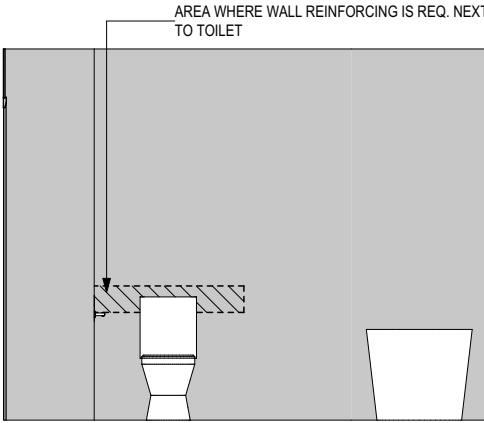
ELEVATION B
 SCALE: 1:50



BATHROOM PLAN
 SCALE: 1:50



ELEVATION C
 SCALE: 1:50



ELEVATION D
 SCALE: 1:50

SUBJECT TO NCC 2022
 (1 MAY 2023)
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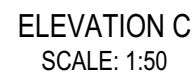
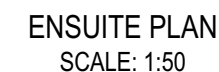
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	2 CONSOLIDATED PROPOSAL 1	JII 02/06/2026	LOT / SECTION / CT: 20 / - / 22290	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 14 / 19	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 19/06/2026	COUNCIL: WEST TAMAR		SCALES: 1:50	
	4 PRELIM PLANS - PLAN CORRECTIONS	TRV 03/07/2026				

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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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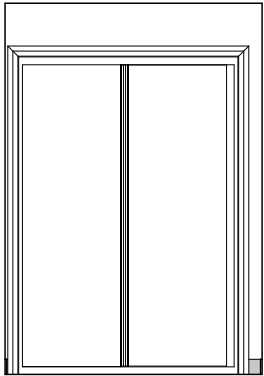
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			4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:		SCALES:		
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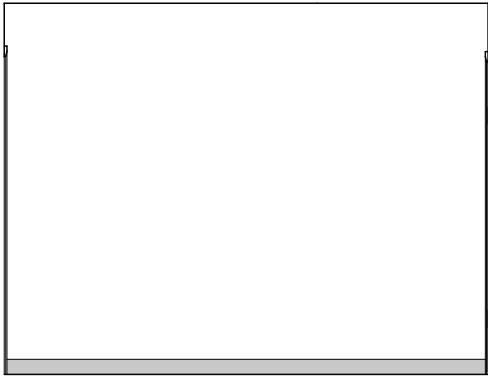
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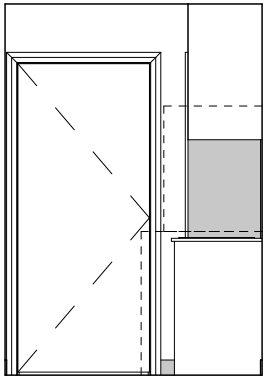
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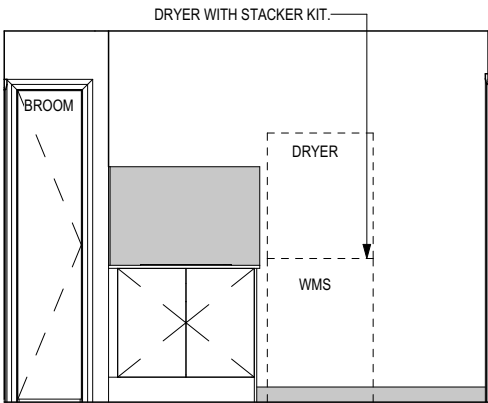
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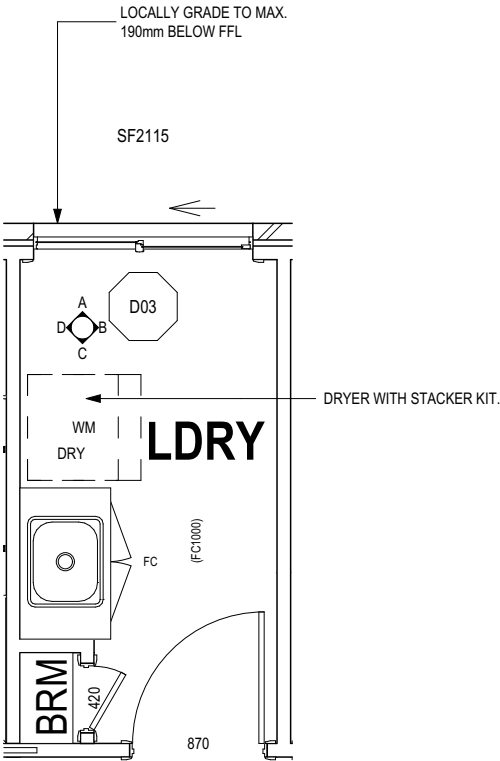
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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(1 MAY 2023)**
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CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

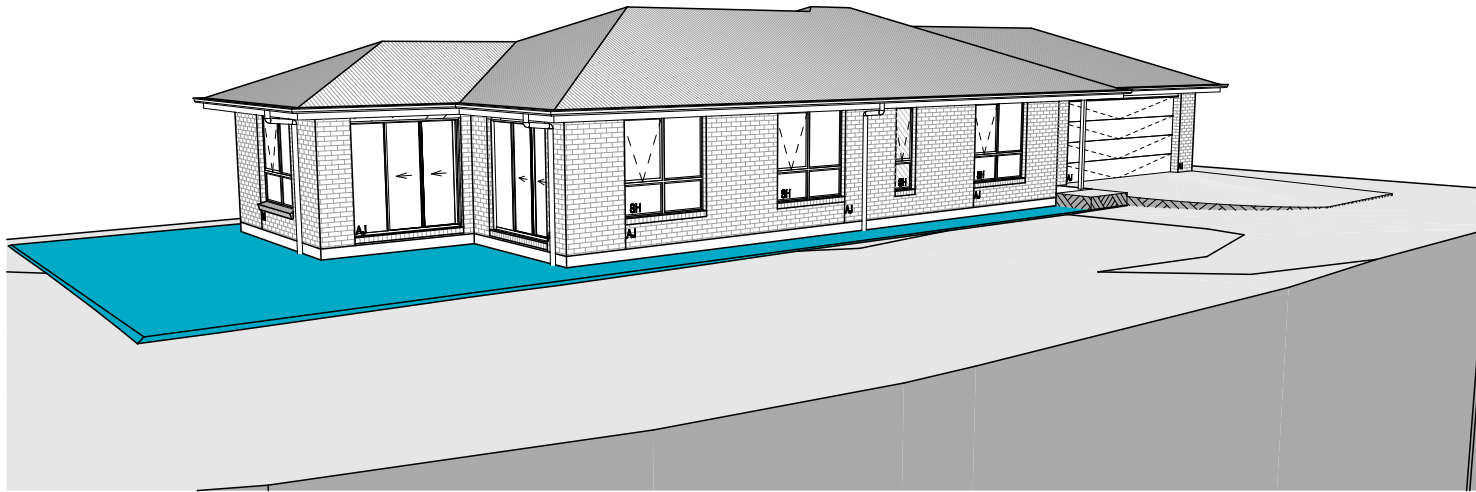
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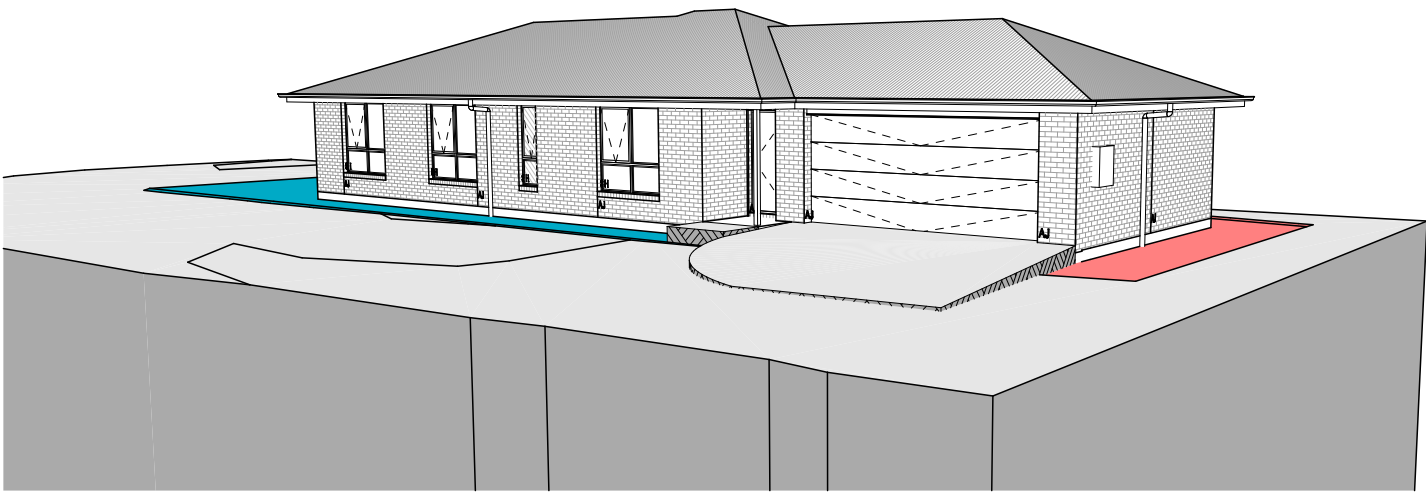
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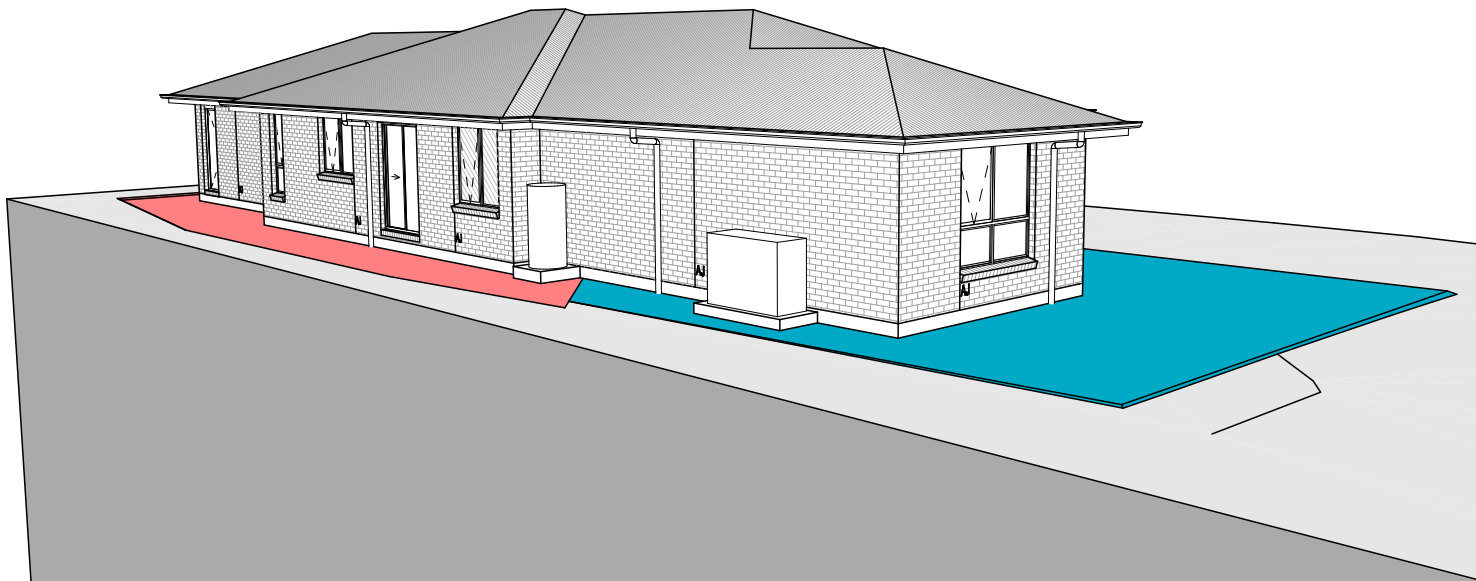
	SPECIFICATION:		REVISION	DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY	1	CONSOLIDATED PROPOSAL 1	TDO	29/05/2026	CHRISTIANA LOPEZ		SOMERSET 17		H-WDNSMS10SA		
	COPYRIGHT:	2	CONSOLIDATED PROPOSAL 1	JII	02/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026	3	PRELIM PLANS - INITIAL ISSUE	KPH	19/06/2026	11 NAIRANA ST , GRAVELLY BEACH TAS 7276		CLASSIC		F-WDNSMS10CLASA		
		4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
						20 / - / 22290	WEST TAMAR	LAUNDRY DETAILS	16 / 19	1:50	714812	



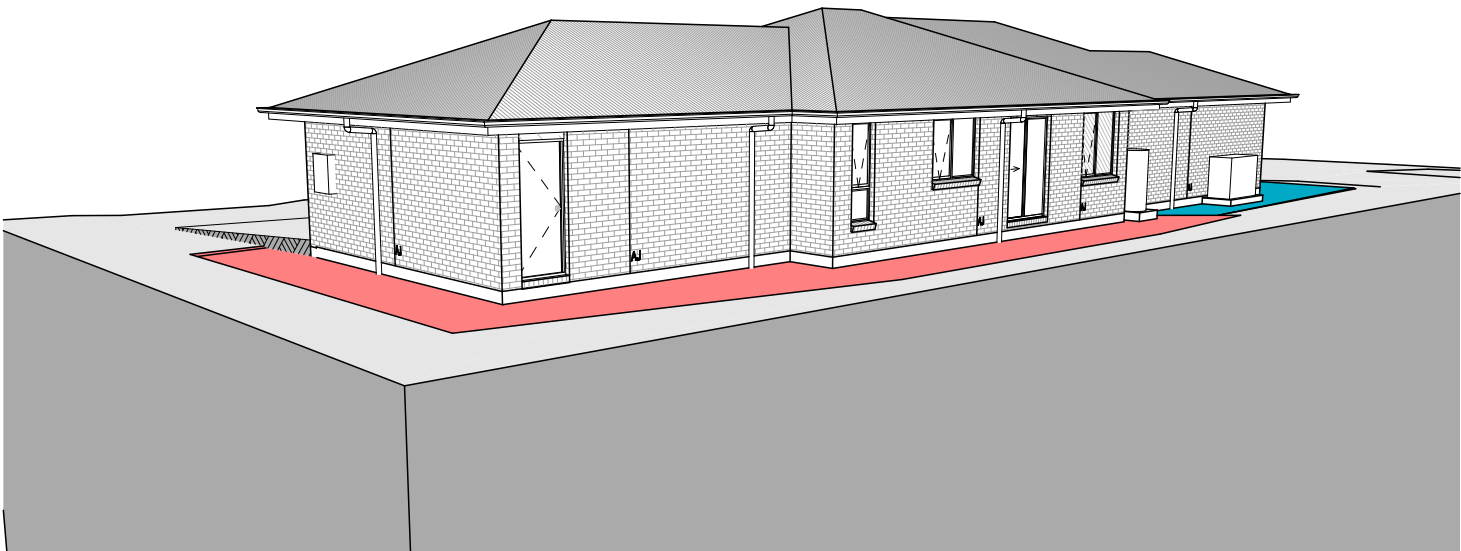
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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	SPECIFICATION:		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.	
	DISCOVERY	1	CONSOLIDATED PROPOSAL 1	TDO	29/05/2026	CHRISTIANA LOPEZ			SOMERSET 17			H-WDNSMS10SA		
	COPYRIGHT:	2	CONSOLIDATED PROPOSAL 1	JII	02/06/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
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		4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
					20 / - / 22290		WEST TAMAR	3D VIEWS		17 / 19		714812		

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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

WILSON HOMES

SPECIFICATION: DISCOVERY

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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.

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 TO SERVICE THE SPACE.
3.12.5.3.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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COPYRIGHT: © 2026	1	CONSOLIDATED PROPOSAL 1	TDO	29/05/2026			
	2	CONSOLIDATED PROPOSAL 1	JJI	02/06/2026	ADDRESS: 11 NAIRANA ST , GRAVELLY BEACH TAS 7276	FACADE DESIGN: CLASSIC	
	3	PRELIM PLANS - INITIAL ISSUE	KPH	19/06/2026	LOT / SECTION / CT: 20 / - / 22290	COUNCIL: WEST TAMAR	
	4	PRELIM PLANS - PLAN CORRECTIONS	TRV	03/07/2026			
					SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES	SHEET No.: 19 / 19	714812
						SCALES:	

SITE INVESTIGATION REPORT

**AS 2870 SITE CLASSIFICATION &
AS 4055 WIND LOADS FOR HOUSING**

**CLIENT:
WILSON HOMES - 714812**

**PROJECT ADDRESS:
11 NAIRANA STREET
GRAVELLY BEACH 7276**

**PROPOSED DEVELOPMENT:
RESIDENTIAL DWELLING**

**FILE NUMBER:
H3423**

**DATE:
11 MAY 2026**

**HED CONSULTING
UNIT 2, 1 LIVERPOOL ST, HOBART 7000
P 03 6146 0334 E info@hed-consulting.com.au**

**HED
CONSULTING**

1. Executive Summary

The subject land is located at 11 Nairana Street, Gravelly Beach. The development proposal includes the construction of a residential dwelling. The site investigation has been conducted in accordance with AS2870:2011 *Residential slabs and footings* and AS4055-2021 *Wind Load for housing*. A summary of the report is detailed within the table below.

Analysis	Observations / Results
Site classification	S
Estimated surface movement (y_s) range:	0-20mm
Geology:	Non-marine sequences of gravel, sand, silt, clay and regolith
Refusal depth:	0.9m @ BH01 0.8m @ BH02
Estimated soil bearing capacity:	>100 kPa @ 0.8m depth from existing ground level
Modified Emerson Crumb test:	Non - dispersive
Wind classification:	N3

2. Site Location

	Information
Client:	Wilson Homes
Site address:	11 Nairana Street, Gravelly Beach
Property ID:	1785970
Title Reference:	22290/20

3. Site information

Site information	Results
Size of development:	Residential dwelling
Services available:	Power & telecommunications
Zoning:	Low Density Residential
Tenure:	Private Freehold
Permit Authority:	West Tamar
Planning Overlays:	Priority vegetation area

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	8/5/2026
Slope:	0-2%
Aspect:	No dominant aspect
Rainfall:	24.4mm (preceding two weeks) ¹
Drainage:	Good
Vegetation:	Grass
Erosion:	No erosion was observed

¹ Bureau of Meteorology, <http://www.bom.gov.au>, Daily Rainfall Deviot Jetty

Soil Profile

Both bore holes revealed shallow sandy fill of 0-400mm overlying natural sand. Both bore holes were refused at 0.8m & 0.9m respectively.

9Kg Dynamic Cone Penetrometer (DCP) revealed the natural soil to have >100 kPa at 0.8 m depth.

The soil profile and location of the bore holes is shown in the appendix of this report.

5. Site Stability

The site exhibits no signs of significant erosion or land instability.

Earthworks shall comply with AS3798-2007 Guidelines on earthworks for commercial and residential developments.

6. AS2870 Site Classification

The site is classified as: **S**.

The estimate surface movement (γ_s) is between 0-20mm.

Footings to be bedded / piered to competent natural material as per clause 2.4.5 of AS2870:2011.

Plumbing, fixtures, and fittings shall be installed in accordance with Appendix G of AS/NZS 3500.2:2021, using requirements for Class S soils as defined in AS 2870.

7. AS4055 Wind Classification

The site is classified as per AS4055 – 2021 Wind loads for housing.

Site information	Results
Geographic region:	A
Terrain Category:	2
Topographic classification:	T1
Shielding:	PS
Wind Classification:	N3
Wind Speed ($V_{h,u}$):	50m/s

8. General notes and limitations

Site Investigation:

Site investigation conducted in accordance with the requirements of clause 2.4 of AS2870:2011. The aim of a site investigation is to obtain information about the soil at the location of the intended building(s). The location of bore holes is based on information supplied by the client. The investigation has been undertaken for the proposed dwelling footprint only. Soil conditions may vary significantly across the remainder of the lot and this report must not be relied upon for other structures, earthworks, retaining walls, driveways, services or adjacent lots without further investigation.

This report has been prepared solely for the use of the Client and for the specific purpose described herein. It may not be relied upon by any other person or entity, and may not be reproduced, distributed, or transferred to third parties without the prior written consent of the author. No responsibility or liability is accepted to any party other than the Client. This report is valid only for the conditions observed at the time of investigation. If construction does not commence within 12 months of the investigation date, HED Consulting should be contacted to confirm the continued applicability of this report.

HED Consulting aims to provide an accurate report at the time of the investigation however natural variations in soil characteristics and depth can occur over short distances. The presence, extent, thickness and compaction of fill materials across the site is unknown and may vary across the lot. The investigation identifies fill within the borehole locations only and conditions between investigation points may differ.

Soil conditions can also vary over time due to climatic events or earthworks. For example, the bearing capacity of clay soils can vary due to the seasonal climatic events. HED Consulting accepts no responsibility for soil conditions that are different to what was inspected at the time of the investigation. If the soil conditions

encountered vary to the results of this report HED Consulting should be contacted for advice. If earthworks expose different soil conditions, or if the depth of cut exceeds 500mm or additional fill is placed, the site classification may require reassessment.

Subsurface conditions are interpreted from discrete investigation points only. Soil and rock conditions may change over short distances and conditions encountered during construction may differ from those described in this report.

Soil testing:

Soil samples (when collected) are tested in accordance with the AS1289 suite. Soil testing is not required for all sites due to previous testing of similar material and/or using professional opinion. Bearing capacity of soil is based on field testing with accordance to clause 6.1.7 of AS1726:2017 and / or pocket penetrometer and / or DCP method. Bearing capacity of clays can vary seasonally. Clay can lose strength with high moisture content and increase in strength when clay dries. Bearing capacity results are estimated and are valid for the time of the investigation only. Estimated bearing capacities are based on field testing and engineering judgement at the time of investigation and are provided for preliminary design purposes only.

Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether a clay is dispersive or not.

Construction inspection:

Foundation excavations should be inspected by a suitably qualified engineer to confirm that the conditions encountered are consistent with those described in this report prior to pouring of concrete.

Building maintenance notes:

The building foundations shall be designed by an engineer. The builder must ensure that good site drainage is provided during the construction phase. Soil drains shall be constructed before excavation of the footings. Roof water should be diverted away from the footing as soon as the roof is constructed by using temporary pipes if necessary.

Surface drainage and site moisture management during and after construction are the responsibility of the builder and owner. Poor drainage, leaking services or uncontrolled site water may adversely affect foundation performance.

The long-term performance of the building is dependent upon satisfactory ongoing maintenance by the owner. The builder and owner should obtain a copy of the notes contained within the CSIRO – Building Technology Services, Foundation Maintenance and Footing Performance. A copy of this manual can be purchased from CSIRO Publishing, <http://www.publish.csiro.au>. Earthworks shall comply with AS3798-2007 Guidelines on Earthworks for commercial and residential developments.

Appendix

8.1 Bore hole logs

See attached.

8.2 Site plan

See attached.

8.3 Form 55

See attached.

Engineering Log - Bore hole

Project Number : H3423

Client: Wilson Homes Date: 11/05/2026
 Project Address: 11 Nairana Street, Gravelly Beach Borehole Location: See site plan
 Logged By: HN Drilling Method: Christie Soil Sampler / 50mm sampling tube

Drilling Information					Observation / Notes				
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	In situ testing (Est. KPa)	Structure and Additional Observations
			100	SP	FILL: SAND (f-m), brown to grey to dark brown, with gravel (f-m), trace rootlets	M	L		
			200						
			300						
			400	SP	Gravelly (f-m) SAND (f-c), grey to off white	M	MD	<50 >100	
			500						
			600						
			700						
			800	SP	Gravelly (f-m) SAND (f-c), grey to off white	M	D	>100	
			900						
			1000		Bore refusal on sand				
			1100						
			1200						
			1300						
			1400						
			1500						
			1600						
			1700						
			1800						
			1900						
			2000						

Drilling Method	Support	Sample and Tests	Classification Symbols and Soil Description	Consistency / Relative Density
HA - Hand Auger	C- Casing	U - Undisturbed Sample	Based on Unified Soil Classification System and in accordance with AS1726	VS - Very Soft L - Loose
E - Excavator		D - Disturbed Sample		S - Soft MD - Medium Dense
WB - Wash Boring		PP - Pocket Penetrometer		F - Firm D - Dense
		DCP - Dynamic Cone Penetration Test		St - Stiff VD - Very Dense
		SPT - Standard Penetration Test		Vst - Very Stiff
		SV - Shear Vane Test		H - Hard
				Fr - Friable
				D - Dry

Water

Level
 Inflow
 Partial Loss

Engineering Log - Bore hole

Project Number : H3423

Client: Wilson Homes Date: 11/05/2026
 Project Address: 11 Nairana Street, Gravelly Beach Borehole Location: See site plan
 Logged By: HN Drilling Method: Christie Soil Sampler / 50mm sampling tube

Drilling Information					Observation / Notes		
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density
	4		100	SP	FILL: SAND (f-m), brown, with gravel (f-m), trace rootlets	M	L
	13		200				
	10		300	SP	SAND (f-c), off white, with gravel (f-m)	M	MD
	11		400				>50 <100
	24		500				
	R		600				
			700	SP	Gravelly (f-m) SAND (f-c), brown	M	D
			800				>100
			900		Bore refusal on dense sand		
			1000				
			1100				
			1200				
			1300				
			1400				
			1500				
			1600				
			1700				
			1800				
			1900				
			2000				

Drilling Method	Support	Sample and Tests	Classification Symbols and Soil Description	Consistency / Relative Density
HA - Hand Auger	C- Casing	U - Undisturbed Sample	Based on Unified Soil Classification System and in accordance with AS1726	VS - Very Soft L - Loose
E - Excavator		D - Disturbed Sample		S - Soft MD - Medium Dense
WB - Wash Boring		PP - Pocket Penetrometer		F - Firm D - Dense
		DCP - Dynamic Cone Penetration Test		St - Stiff VD - Very Dense
		SPT - Standard Penetration Test		Vst - Very Stiff
		SV - Shear Vane Test		H - Hard
				Fr - Friable
				D - Dry

Water

Level
 Inflow
 Partial Loss



Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright HED Consulting.
Any discrepancies in the design documentation must be referred to the engineer prior to undertaking any procurement or construction.

NO.	REVISION	DATE	DRAWN:	DATE:
			DESIGNED:	DATE:
			CHECKED:	DATE:
			APPROVED:	DATE:



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PROJECT:

PROPOSED
- **NEW DWELLING**
AT
- **11 NAIRANA STREET, GRAVELLY BEACH**

CLIENT:

WILSON HOMES TASMANIA PTY LTD

DRAWING TITLE:

SITE CLASSIFICATION - SITE PLAN

SCALE : 1:300 AT A3	JOB NO: H3423
ISSUE : INFORMATION	SHEET : SC-001
REV: -	DATE : 11/05/2026