# DEVELOPMENT APPLICATION

## PDPLANPMTD-2025/056290

**PROPOSAL:** Dwelling

**LOCATION:** 37 Kotona Street, Rokeby

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 10 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10 November 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 10 November 2025.

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

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

# Clarence City Council

Clarence... a brighter place

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal: New Residential Dwelling

Location:

*Address* 37 KOTONA STREET

*Suburb/Town* ROKEBY, TAS *Postcode* 7019

Current Owners/s:

Applicant:

Tax Invoice for application fees to be in the name of:
(if different from applicant)

**Personal Information Removed**

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☑

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

| | |
|---|---|
| If you had pre-application discussions with a Council Officer, please give their name | |
| Current Use of Site: | |
| Does the proposal involve land administered or owned by the Crown or Council? | Yes ☐ No ☑ |

Declaration:

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

Acknowledgement:

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

Applicant's Signature:

**Personal Information Removed**

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

- ❑ Details of the location of the proposed use or development.
- ❑ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ❑ Full description of the proposed use or development.
- ❑ Description of the proposed operation.
  *May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.*
- ❑ Declaration the owner has been notified if the applicant is not the owner.
- ❑ Crown or Council consent (if publically-owned land).
- ❑ Any reports, plans or other information required by the relevant zone or code.
- ❑ Fees prescribed by the Council.
  *Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

2. **ADDITIONAL DOCUMENTATION**

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

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

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

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

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 185338 | 62 |
| EDITION | DATE OF ISSUE |
| 1 | 20-Jul-2023 |

SEARCH DATE : 16-Jul-2025
SEARCH TIME : 04.26 PM

## DESCRIPTION OF LAND

City of CLARENCE
Lot 62 on Sealed Plan 185338
Derivation : Part of Lot 37617, 56.81ha Gtd. to The Director-General of Housing & Construction
Prior CT 184319/501

## SCHEDULE 1

M535627 TRANSFER to DAESUNGTAS PTY LTD Registered 03-Nov-2015 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185338 EASEMENTS in Schedule of Easements
SP185338 COVENANTS in Schedule of Easements
SP185338 FENCING PROVISION in Schedule of Easements
SP142549 & SP184319 COVENANTS in Schedule of Easements
SP184319 FENCING PROVISION in Schedule of Easements
SP142549 FENCING COVENANT in Schedule of Easements
SP142549 WATER SUPPLY RESTRICTION
SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION
N111707 MORTGAGE to Butler McIntyre Investments Ltd Registered 06-Apr-2023 at 12.05 PM

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

OWNER DAESUNGTAS PTY LTD

FOLIO REFERENCE: CT.184319–501

GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR–GENERAL OF HOUSING & CONSTRUCTION

# PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
**ROGERSON AND BIRCH SURVEYORS**
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898

## CITY OF CLARENCE

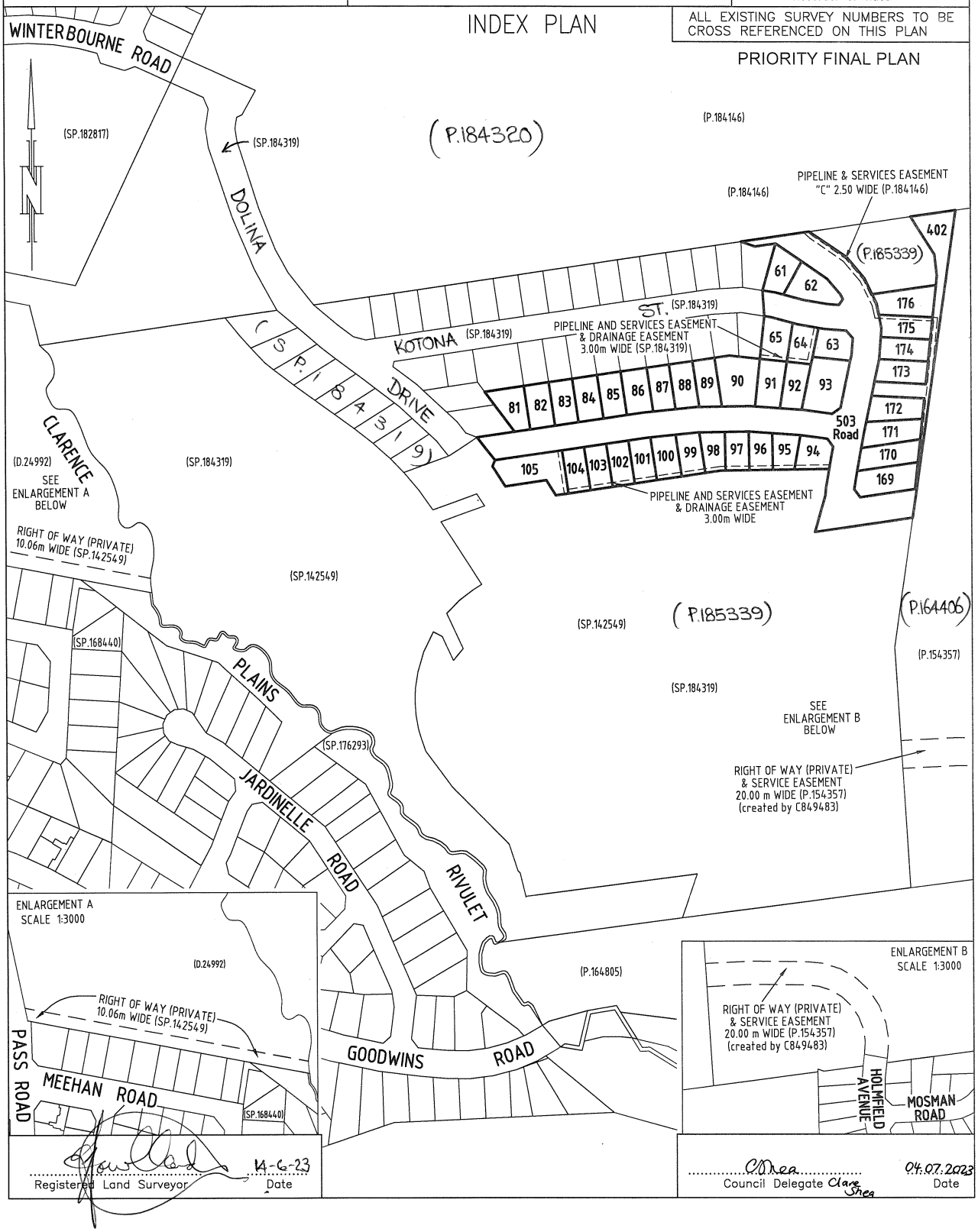
SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER
**SP185338**

APPROVED
EFFECTIVE FROM 20 JUL 2023
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN




14-6-23
Registered Land Surveyor Date

Council Delegate Clare Shea 04.07.2023
Date

| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 1 OF 2 SHEETS | OWNER: DAESUNG TAS PTY LTD<br>FOLIO REFERENCE: C.T.184319/501<br>SCALE 1: 750 LENGTH IN METRES | Registered Number<br>SP 185338 |
|---|---|---|
| SIGNED FOR IDENTIFICATION PURPOSES<br>Council Delegate ..... Date 04.07.2023 | THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.<br>Registered Land Surveyor ..... Date 14-6-23 | APPROVED / EFFECTIVE FROM 20 JUL 2023<br>Recorder of Titles |

| PLAN OF SURVEY<br>ANNEXURE SHEET<br>SHEET 2 OF 2 SHEETS | OWNER: DAESUNG TAS PTY LTD<br>FOLIO REFERENCE: C.T.184319/501<br>SCALE 1:750 LENGTH IN METRES | Registered Number<br>SP 185338 |
|---|---|---|
| SIGNED FOR IDENTIFICATION PURPOSES<br>Council Delegate ..... Date 04.07.2023 | THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.<br>Registered Land Surveyor ..... Date 14-6-23 | APPROVED / EFFECTIVE FROM 20 JUL 2023<br>Recorder of Titles |

| SCHEDULE OF EASEMENTS | Registered Number |
|---|---|
| **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 185338 |



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.

**EASEMENTS**

Lots 64 and 65 ("the Lots") 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 & DRAINAGE EASEMENT 3.00m WIDE (SP.184319)** shown on the Plan ("the Easement Land").

Lots 64 and 65 on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP.184319)** on the Plan.

Lots 94 to 105 (inclusive) ("the Lots") 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 & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land").

Lots 94 to 105 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

Director

Director/~~Secretary~~

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: DAESUNGTAS PTY LTD<br>FOLIO REF: 184319/501<br>SOLICITOR<br>& REFERENCE: Page Seager (DAS 221111) | PLAN SEALED BY: Clarence City Council<br>DATE: 4th July 2023<br>Stage 4 5 + 6<br>REF NO. SD-2016/31<br>Council Delegate Clare Shea |

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 2 OF 6 PAGES | Registered Number<br>SP 185338 |
|---|---|
| SUBDIVIDER: DAESUNGTAS PTY LTD<br>FOLIO REFERENCE: 184319/501 | |

Lots 503, 175 and ~~403~~ 402 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land").

Each lot on the Plan is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan

Each lot on the Plan is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan.

**COVENANTS**

The owner of each Lot on the Plan covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening.

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.

| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 3 OF 6 PAGES | Registered Number<br>SP 185338 |
|---|---|
| SUBDIVIDER: DAESUNGTAS PTY LTD<br>FOLIO REFERENCE: 184319/501 | |

The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.

5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.
6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

**FENCING PROVISION**

In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

**DEFINITIONS**

"**Corporation**" means the Warden Councillors and Electors of the City of Clarence.

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

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

Director ..... Director/~~Secretary~~

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| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 4 OF 6 PAGES | Registered Number<br>SP 185338 |
|---|---|
| SUBDIVIDER: DAESUNGTAS PTY LTD<br>FOLIO REFERENCE: 184319/501 | |

**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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| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 5 OF 6 PAGES | Registered Number<br>SP 185338 |
|---|---|
| SUBDIVIDER: DAESUNGTAS PTY LTD<br>FOLIO REFERENCE: 184319/501 | |

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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

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

Director

Director/~~Secretary~~

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| ANNEXURE TO SCHEDULE OF EASEMENTS<br>PAGE 6 OF 6 PAGES | Registered Number<br>SP 185338 |
|---|---|
| SUBDIVIDER: DAESUNGTAS PTY LTD<br>FOLIO REFERENCE: 184319/501 | |

**EXECUTED** by **DAESUNGTAS PTY LTD (ACN 607 472 131)** as registered proprietor of the land comprised in Folio of the Register Volume 184319 Folio 501 in accordance with section 127 of the Corporations Act 2001 by: )

.....
Director Signature

YONG JUNG
.....
Director Full Name (print)

.....
*Director/*~~Secretary~~ Signature

DONGKEUN YUN
.....
*Director/~~Secretary~~ Full Name (print)

**(*please strike out inapplicable)**

Director ..... Director/~~Secretary~~ .....

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WILSON HOMES

**Direction to submit a Development Application**

This document confirms the direction from Bianca Callinan & Homes Tasmania, owner/s of 37 Kotona Street, Rokeby to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania) and Building Act 2016.

| | |
|---|---|
| ..... | ..... |
| Signature | Signature |
| 25/9/25 | ..... |
| Date of signature | Date of signature |

*Important Owner Confirmation*

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:
Structural engineering fees
Hydraulic engineering fees
Development application fees
Overlay reports
Arborist reports
Bushfire reports
Farm management reports; and
Dispersive soil reports
depending on the requirements of your council.

The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.

| | |
|---|---|
| ..... | ..... |
| Signature | Signature |
| 25/9/25 | ..... |
| Date of signature | Date of signature |

LOVE BEING home

**1300 595 050**
**wilsonhomes.com.au**

**Southern Head Office** 250 Murray Street, Hobart Tasmania

**Northern Head Office** Level 1, 78-96 Wellington Street, Launceston Tasmania

Wilson Homes Tasmania Pty Ltd. ABN: 96 126 636 897. BLN: 963880604. TAS Architect Registration No: 1036

# 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 | DETAILS (CLADDING) |
| 11 | ROOF DRAINAGE PLAN |
| 12 | FLOOR COVERINGS |
| 13 | KITCHEN DETAILS |
| 14 | BATHROOM DETAILS |
| 15 | WC DETAILS |
| 16 | ENSUITE DETAILS |
| 17 | LAUNDRY DETAILS |
| 18 | STANDARD SHOWER & WATERPROOFING |
| 19 | 3D VIEWS |
| 20 | GENERAL NOTES |
| 21 | WET AREA & ENERGY EFFICIENCY NOTES |
| 22 | BUILDING ACT BUSHFIRE HAZARD AREAS |
| 23 | BAL 12.5 NOTES |
| 24 | BAL 12.5 - BAL 40 ROOF DETAILS |


## TOTAL FLOOR AREAS

### MAIN DWELLING, GROUND FLOOR

| | |
|---|---|
| GARAGE | 30.48 |
| LIVING | 128.54 |
| PORCH | 2.48 |
| | **161.50 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 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 | BAL-12.5 |
| CLIMATE ZONE (NCC) | ZONE 7 - COOL TEMPERATE |
| DESIGN WIND CLASSIFICATION | N2 (EXPOSED TBC) |
| ESTATE/DEVELOPER GUIDELINES | NO |
| FLOOD OVERLAY | NO |
| 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 | A |
| SPECIFIC AREA PLAN OVERLAY | YES |
| PARANVILLE SPECIFIC AREA PLAN | |
| TERRAIN CATEGORY | TC2 |
| TOPOGRAPHIC CLASSIFICATION | T3 |
| WATERWAY & COASTAL OVERLAY | NO |
| WIND REGION | A - NORMAL |
| WITHIN 1km CALM SALT WATER | NO |
| WITHIN 50km BREAKING SURF | 4.02km |
| ZONING | GENERAL RESIDENTIAL |
| AIRPORT OBSTACLE LIMITATION | AREA |

## BUILDING CONTROLS & COMPLIANCE

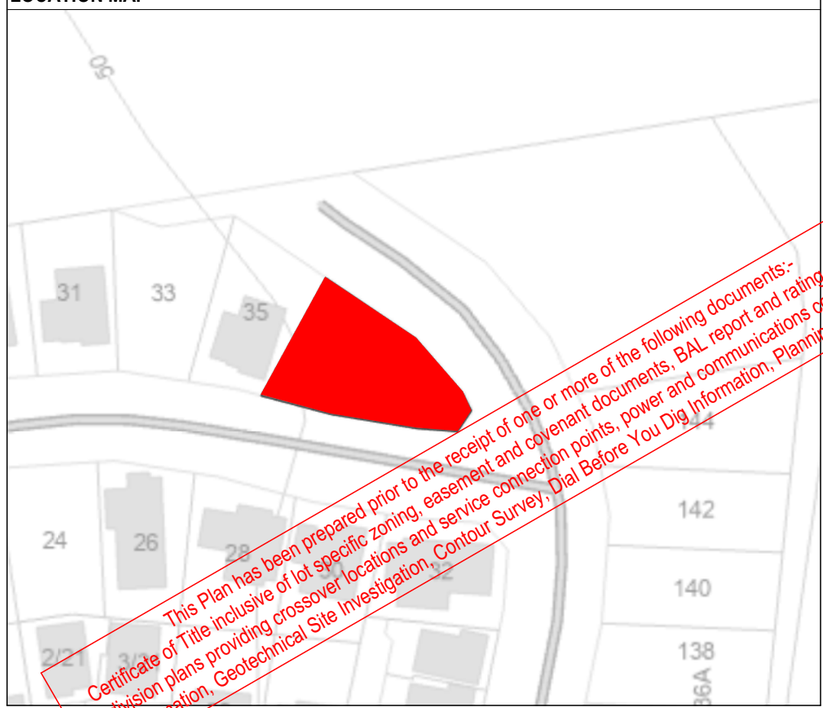
| CONTROL | REQUIRED | PROPOSED |
|---|---|---|
| **SETBACKS** | | |
| FRONT | MIN. 4,500mm | 5,017mm |
| SECONDARY | MIN. 3,000mm | 4,524mm |
| SIDE | MIN. 1,500mm | 2,100mm |
| **BULK & SCALE** | | |
| SITE AREA | 714m² | |
| SITE COVERAGE | MAX. 50% | 22.62% |
| **LANDSCAPE** | | |
| NO APPLICABLE CONTROLS | | |
| **EARTHWORKS** | | |
| CUT DEPTH | MAX. 2,000mm | 298mm |
| FILL DEPTH | MAX. 1,000mm | 0mm |
| **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) | 2445mm |
| 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 CLADDING |
| SLAB CLASSIFICATION | TBC |

## INSULATION

| | |
|---|---|
| ROOF | MIN. 60mm FOIL FACED BLANKET UNDER ROOFING |
| CEILING | R4.1 BATTS (EXCL. GARAGE, ALFRESCO) |
| EXT. WALLS | R2.0 BATTS (EXCL. GARAGE)<br>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.

## BUSHFIRE REQUIREMENTS - BAL-12.5

**THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018, NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).**

ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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

**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

| No. | AMENDMENT | SHEET | DATE | DRAWN | CHECK |
|---|---|---|---|---|---|
| 6 | PRELIMINARY PLAN SET - INITIAL ISSUE | ALL | 2025.10.09 | TRV | - |

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| | REVISION | DRAWN | |
|---|---|---|---|
| 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 |
| 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 |
| 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 |
| 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 |
| 7 | | | |

CLIENT: BIANCA JANELLE CALLINAN
ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019
LOT / SECTION / CT: 62 / - / 185338
COUNCIL: CLARENCE

HOUSE DESIGN: PERTH 16
FACADE DESIGN: CONTEMPO
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 24

HOUSE CODE: H-WDCPTH10SA
FACADE CODE: F-WDCPTH10CTPOA
SCALES: 1:100

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

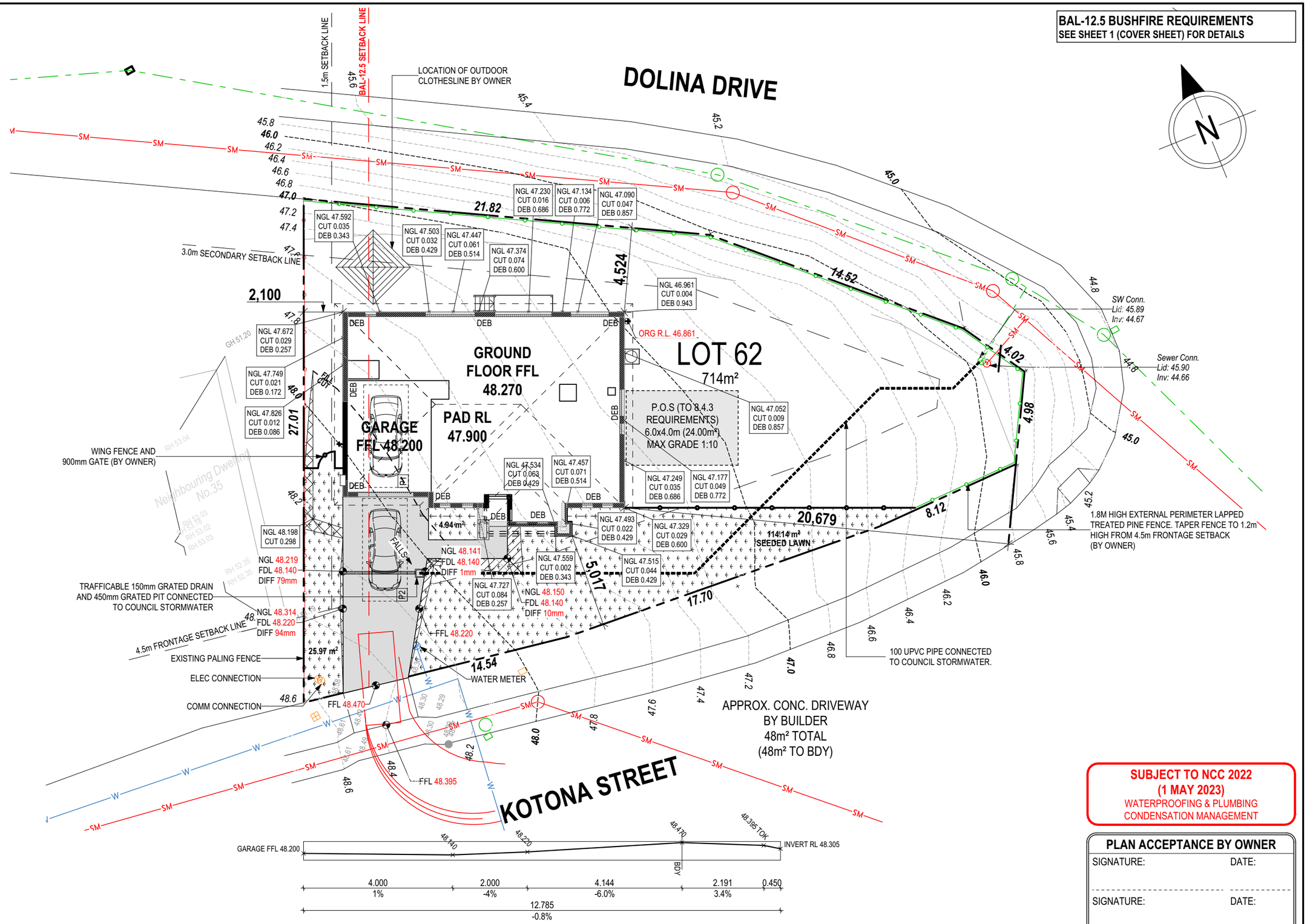
## APPROX. CUT/FILL

| | | |
|---|---|---|
| CUT | 4.27m³ | 9.61t |
| FILL | 55.09m³ | 123.95t |
| DIFFERENCE | 50.82m³ | 114.35t |

**114 TONNES OF IMPORT FILL**

| | |
|---|---|
| LOT SIZE: | 714m² |
| HOUSE (COVERED AREA): | 161.50m² |
| SITE COVERAGE: | 22.62% |

**BAL-12.5 BUSHFIRE REQUIREMENTS**
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**




AUSTRALIAN STANDARD DRIVEWAY PROFILE

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

**PLAN ACCEPTANCE BY OWNER**

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| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 |
| | 7 | | | |

CLIENT: BIANCA JANELLE CALLINAN
ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019
LOT / SECTION / CT: 62 / - / 185338
COUNCIL: CLARENCE
HOUSE DESIGN: PERTH 16
FACADE DESIGN: CONTEMPO
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 24
HOUSE CODE: H-WDCPTH10SA
FACADE CODE: F-WDCPTH10CTPOA
SCALES: 1:200

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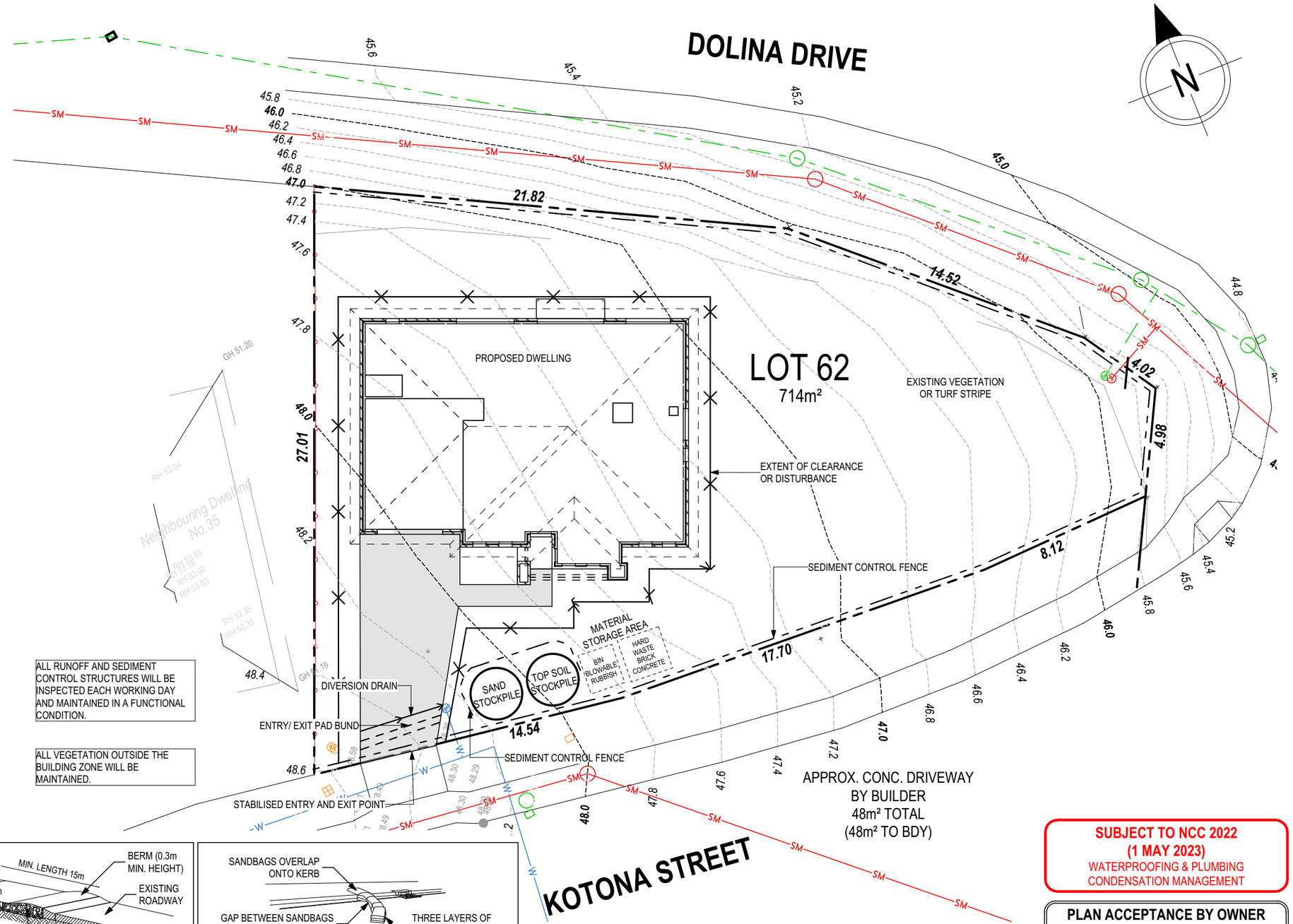
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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.

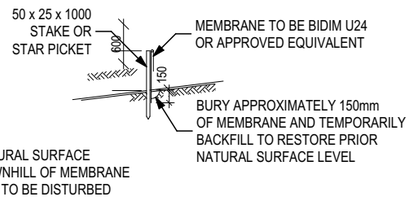
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR 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 PERMAMENT 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.




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.

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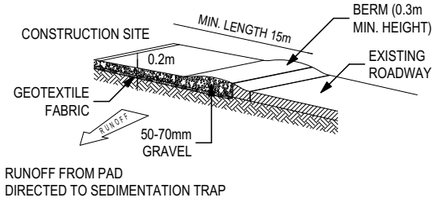
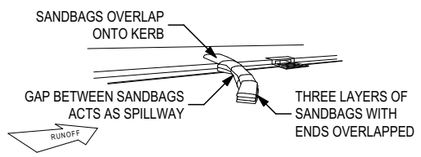



TEMPORARY CONSTRUCTION EXIT




SANDBAG KERB INLET SEDIMENTATION TRAP

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

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|---|---|---|---|---|---|---|---|---|---|
| DISCOVERY | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | BIANCA JANELLE CALLINAN | | PERTH 16 | | H-WDCPTH10SA |
| COPYRIGHT: © 2025 | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019 | | FACADE DESIGN: CONTEMPO | | FACADE CODE: F-WDCPTH10CTPOA |
| | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | | | | | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: 62 / - / 185338 | COUNCIL: CLARENCE | SHEET TITLE: SOIL & WATER MANAGEMENT PLAN | SHEET No.: 3 / 24 | SCALES: 1:200 |
| | 7 | | | | | | | | |

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## BAL-12.5 BUSHFIRE REQUIREMENTS
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

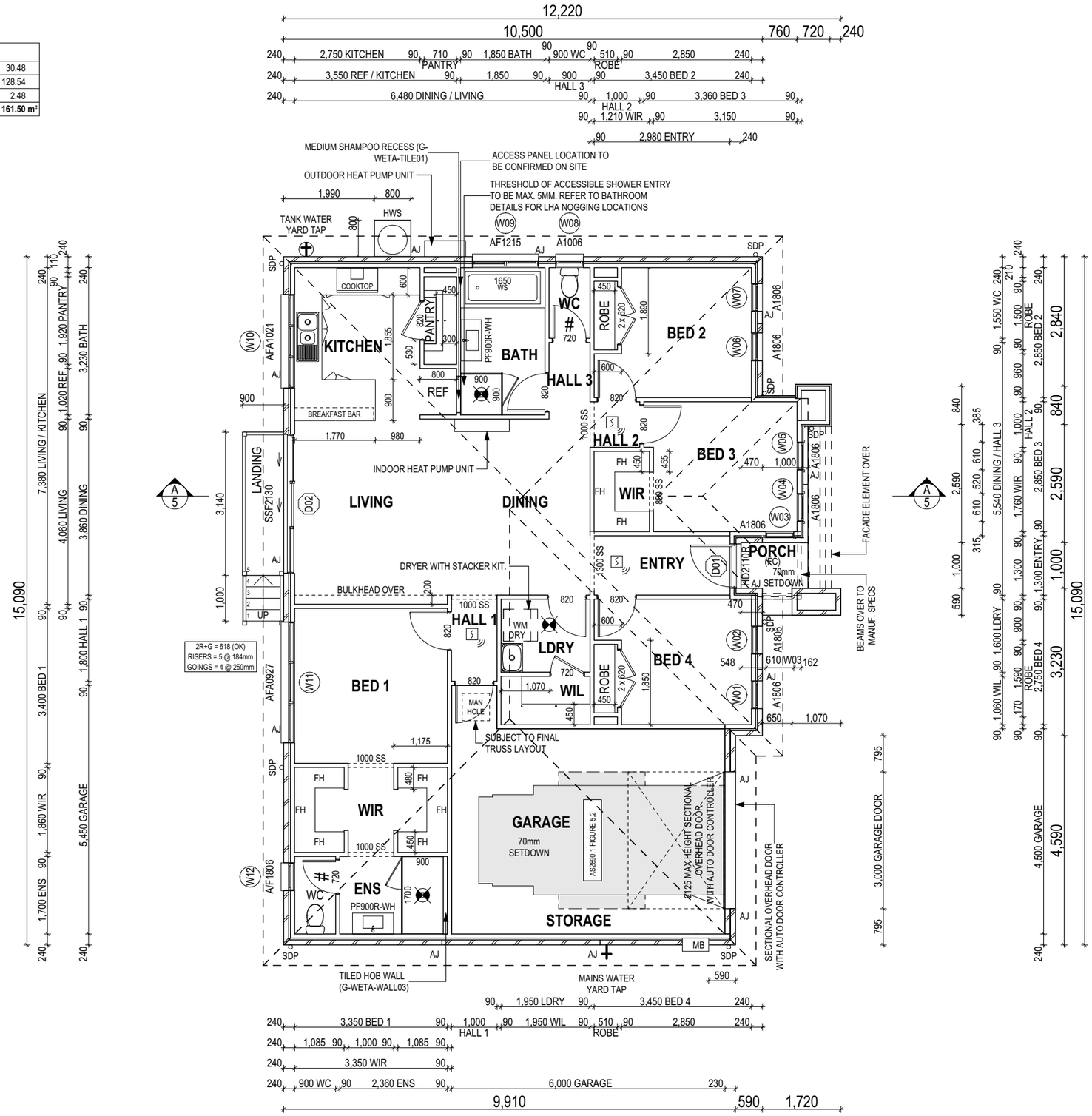
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

### MAIN DWELLING, GROUND FLOOR

| | |
|---|---|
| GARAGE | 30.48 |
| LIVING | 128.54 |
| PORCH | 2.48 |
| | **161.50 m²** |

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

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




## LEGEND

| | |
|---|---|
| HS / WS | HOB SPOUT / WALL SPOUT |
| | FACE BRICK / COMMON BRICK |
| | RENDER |
| | SOUND INSULATION |
| AJ | BRICK ARTICULATION JOINT |
| SDP | STANDARD DOWNPIPE |
| CDP | CHARGED DOWNPIPE |
| 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 |
| FW | FLOOR WASTE |
| GAS | GAS BAYONET |

**ALL DIMENSIONS ARE FRAME DIMENSIONS**

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| | | | | | | | |
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| SPECIFICATION: DISCOVERY | REVISION | | DRAWN | | CLIENT: BIANCA JANELLE CALLINAN | HOUSE DESIGN: PERTH 16 | HOUSE CODE: H-WDCPTH10SA |
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| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: 62 / - / 185338 | COUNCIL: CLARENCE | SHEET TITLE: GROUND FLOOR PLAN — SHEET No.: 4 / 24 — SCALES: 1:100 |
| | 7 | | | | | | |

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

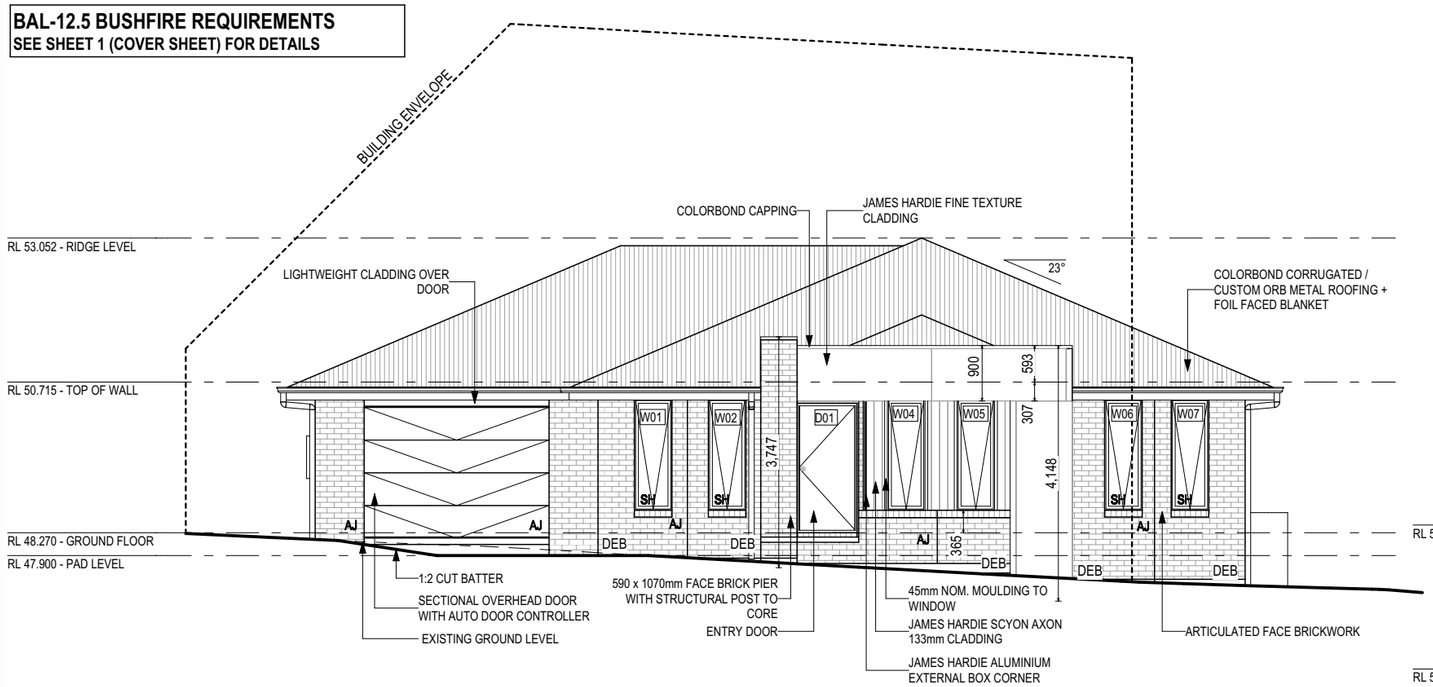
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

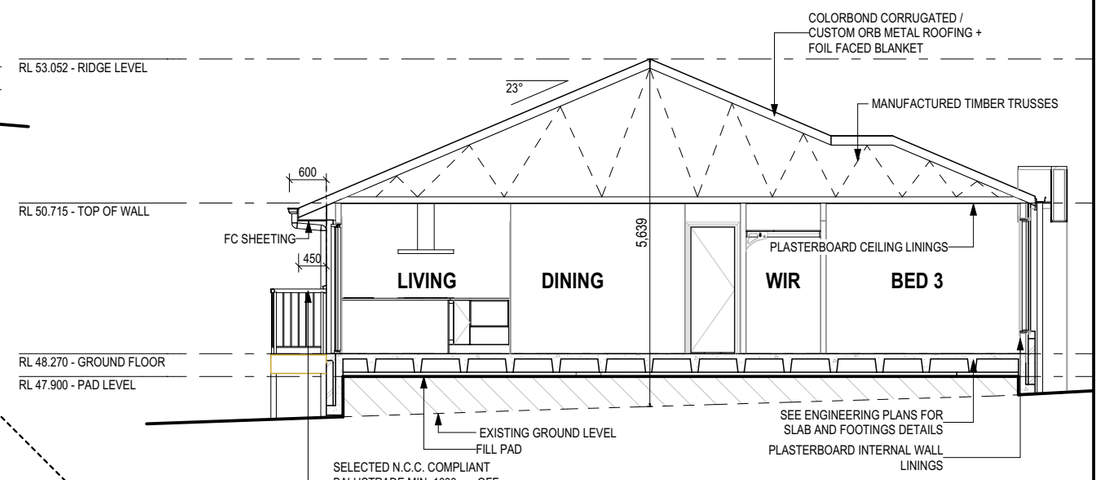
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

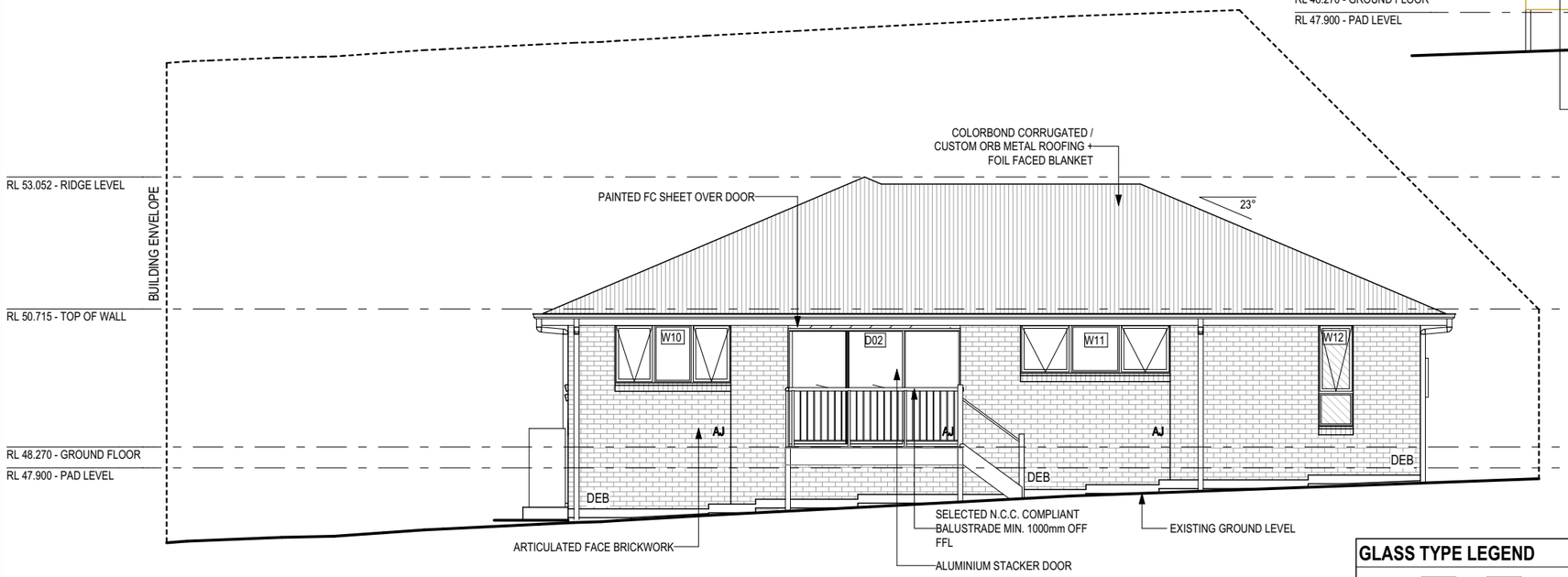
**REFER TO THE FOLLOWING DETAILS:**
BRICK COURSING W-BRIC-001




SOUTH WEST ELEVATION
SCALE: 1:100




SECTION A-A
SCALE: 1:100




NORTH EAST ELEVATION
SCALE: 1:100

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

**GLASS TYPE LEGEND**

CLEAR OBSCURE

**WINDOW TYPE LEGEND**

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

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

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SIGNATURE: DATE:

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WILSON HOMES

| 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 | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | BIANCA JANELLE CALLINAN | | PERTH 16 | | H-WDCPTH10SA | |
| COPYRIGHT: | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: | | FACADE DESIGN: | | FACADE CODE: | |
| © 2025 | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | 37 KOTONA STREET, ROKEBY TAS 7019 | | CONTEMPO | | F-WDCPTH10CTPOA | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: | 714448 |
| | 7 | | | | 62 / - / 185338 | CLARENCE | ELEVATIONS / SECTION | 5 / 24 | 1:100 | |

Last Published: Thursday, October 9, 2025 8:18 AM

File Location: D:\Truong Vo\JOBS\PRELIMS\714448 - Callinan\MiTek Issued\714448 - Callinan - Prelim - AC24 - 2025.10.09.pln

Template Version: 24.041

**BAL-12.5 BUSHFIRE REQUIREMENTS**
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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

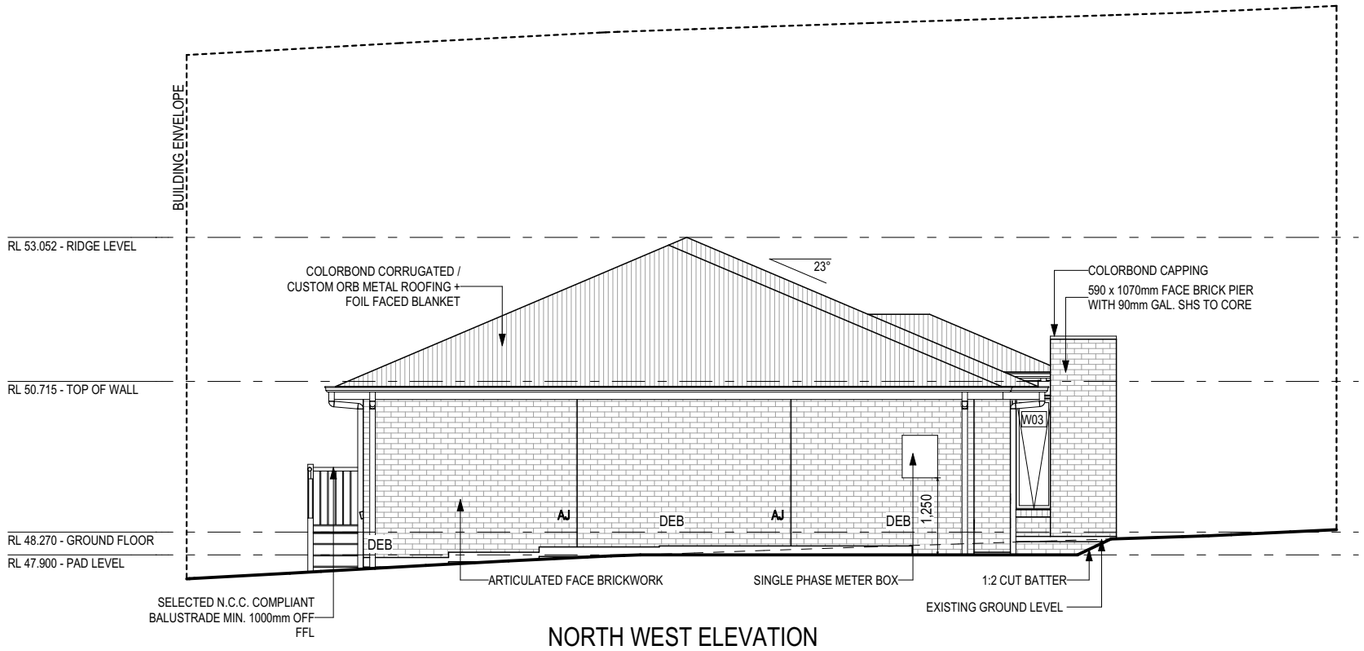
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

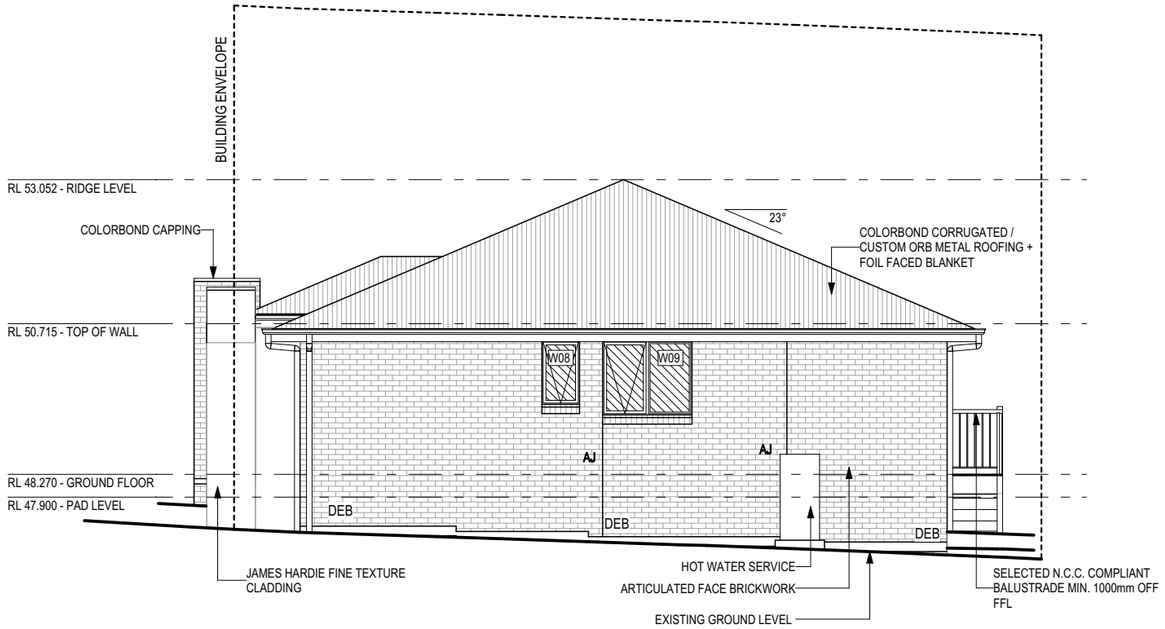
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



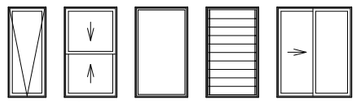

NORTH WEST ELEVATION
SCALE: 1:100




SOUTH EAST ELEVATION
SCALE: 1:100

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

**WINDOW TYPE LEGEND**




**GLASS TYPE LEGEND**

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: DATE:

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WILSON HOMES

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| SPECIFICATION: DISCOVERY | REVISION | | DRAWN | CLIENT: BIANCA JANELLE CALLINAN | HOUSE DESIGN: PERTH 16 | | HOUSE CODE: H-WDCPTH10SA |
| COPYRIGHT: © 2025 | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII 11/09/2025 | ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019 | FACADE DESIGN: CONTEMPO | | FACADE CODE: F-WDCPTH10CTPOA |
| | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII 25/09/2025 | | | | |
| | 5 | DRAFT SALES PLAN - CT2 | JII 01/10/2025 | | | | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV 09/10/2025 | LOT / SECTION / CT: 62 / - / 185338 | COUNCIL: CLARENCE | SHEET TITLE: ELEVATIONS | SHEET No.: 6 / 24 |
| | 7 | | | | | | SCALES: 1:100 |

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714448

Last Published: Thursday, October 9, 2025 8:18 AM
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Template Version: 24.041

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

| STOREY | ID | CODE[1] | 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 INFORMATION[2] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WINDOW** | | | | | | | | | | | | | | | |
| GROUND FLOOR | W01 | A1806 | AWNING | BED 4 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | SNAP HEADER | SW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W02 | A1806 | AWNING | BED 4 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | SNAP HEADER | SW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W03 | A1806 | AWNING | BED 3 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | NONE | NW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W04 | A1806 | AWNING | BED 3 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | NONE | SW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W05 | A1806 | AWNING | BED 3 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | NONE | SW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W06 | A1806 | AWNING | BED 2 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | SNAP HEADER | SW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W07 | A1806 | AWNING | BED 2 | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | SNAP HEADER | SW | 0.81 | CLEAR, DOUBLE GLAZED | |
| GROUND FLOOR | W08 | A1006 | AWNING | WC | 1,029 | 610 | 3,278 | 0.63 | ALUMINIUM | BAL-12.5 | ANGLED | SE | 0.44 | OBSCURE, DOUBLE GLAZED, TOUGHENED | |
| GROUND FLOOR | W09 | AF1215 | AWNING | BATH | 1,200 | 1,450 | 5,300 | 1.74 | ALUMINIUM | BAL-12.5 | ANGLED | SE | 1.38 | OBSCURE, DOUBLE GLAZED, TOUGHENED | MP 725 |
| GROUND FLOOR | W10 | AFA1021 | AWNING | KITCHEN | 1,029 | 2,050 | 6,158 | 2.11 | ALUMINIUM | BAL-12.5 | ANGLED | NE | 1.59 | CLEAR, DOUBLE GLAZED | MP 683-683 |
| GROUND FLOOR | W11 | AFA0927 | AWNING | BED 1 | 857 | 2,650 | 7,014 | 2.27 | ALUMINIUM | BAL-12.5 | ANGLED | NE | 1.74 | CLEAR, DOUBLE GLAZED | MP 883-883 |
| GROUND FLOOR | W12 | A/F1806 | AWNING | WC | 1,800 | 610 | 4,820 | 1.10 | ALUMINIUM | BAL-12.5 | ANGLED | NE | 0.80 | OBSCURE, DOUBLE GLAZED, TOUGHENED | BP 600 |
| | | | | | | | **60,310 mm** | **15.53** | | | | | **11.61** | | |
| **DOOR** | | | | | | | | | | | | | | | |
| GROUND FLOOR | D01 | HD2110R | SWINGING | ENTRY | 2,100 | 970 | 6,140 | 2.04 | ALUMINIUM | BAL-12.5 | SNAP HEADER | SW | 1.41 | N\A | |
| GROUND FLOOR | D02 | SSF2130 | STACKER | LIVING | 2,100 | 3,048 | 10,296 | 6.40 | ALUMINIUM | BAL-12.5 | SNAP HEADER | NE | 5.67 | CLEAR, DOUBLE GLAZED, TOUGHENED | |
| | | | | | | | **16,436 mm** | **8.44** | | | | | **7.08** | | |
| | | | | | | | **76,746 mm** | **23.97** | | | | | **18.68** | | |

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

**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.

## INTERIOR WINDOW & DOOR SCHEDULE

| STOREY | QTY | CODE | TYPE | HEIGHT | WIDTH | GLAZING TYPE | ADDITIONAL INFORMATION |
|---|---|---|---|---|---|---|---|
| **DOOR** | | | | | | | |
| GROUND FLOOR | 4 | 1000 SS | SQUARE SET OPENING | 2,155 | 1,000 | N/A | |
| GROUND FLOOR | 1 | 1300 SS | SQUARE SET OPENING | 2,155 | 1,300 | N/A | |
| GROUND FLOOR | 2 | 2 x 620 | SWINGING | 2,040 | 1,240 | N/A | |
| GROUND FLOOR | 1 | 720 | SWINGING | 2,040 | 720 | N/A | |
| GROUND FLOOR | 2 | 720 | SWINGING | 2,040 | 720 | N/A | LIFT-OFF HINGES |
| GROUND FLOOR | 8 | 820 | SWINGING | 2,040 | 820 | N/A | |
| GROUND FLOOR | 1 | 850 SS | SQUARE SET OPENING | 2,155 | 850 | N/A | |

## PICTURE, TV RECESS AND SS WINDOW OPENINGS

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

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

**BAL-12.5 BUSHFIRE REQUIREMENTS**
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: DATE:

SIGNATURE: DATE:

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## 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 | 35.32 m² | W10, D02 | 3.53 m² | 7.26 m² | 1.77 m² | 5.27 m² |
| BED 1 | 11.39 m² | W11 | 1.14 m² | 1.74 m² | 0.57 m² | 1.38 m² |
| BED 2 | 9.46 m² | W06, W07 | 0.95 m² | 1.62 m² | 0.47 m² | 2.00 m² |
| BED 3 | 9.19 m² | W03, W04, W05 | 0.92 m² | 2.43 m² | 0.46 m² | 3.00 m² |
| BED 4 | 9.14 m² | W01, W02 | 0.91 m² | 1.62 m² | 0.46 m² | 2.00 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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**(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

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WILSON HOMES

SPECIFICATION: DISCOVERY

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| | REVISION | DRAWN | |
|---|---|---|---|
| 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 |
| 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 |
| 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 |
| 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 |
| 7 | | | |

CLIENT: BIANCA JANELLE CALLINAN

ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019

LOT / SECTION / CT: 62 / - / 185338

COUNCIL: CLARENCE

HOUSE DESIGN: PERTH 16

FACADE DESIGN: CONTEMPO

SHEET TITLE: CALCULATIONS

SHEET No.: 8 / 24

HOUSE CODE: H-WDCPTH10SA

FACADE CODE: F-WDCPTH10CTPOA

SCALES:

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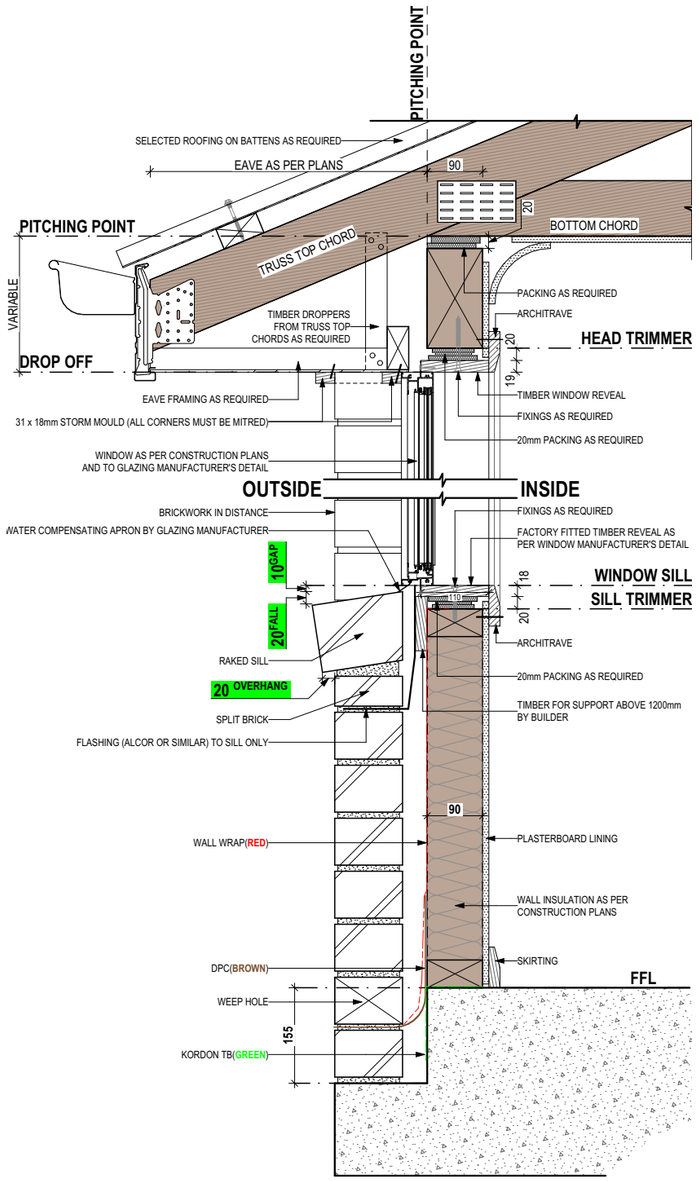
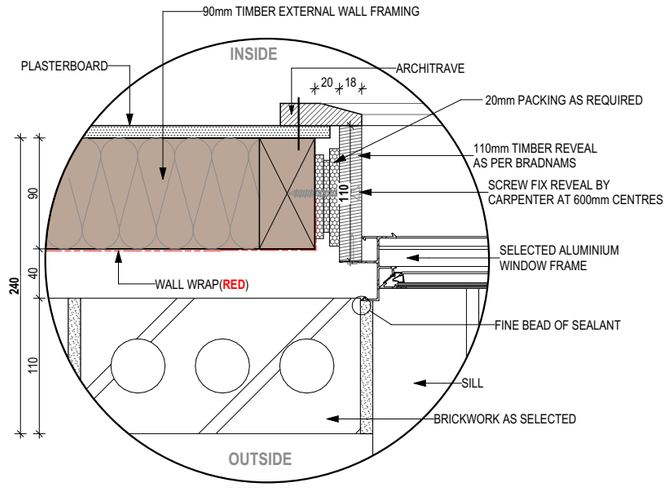



## SECTIONS

SCALE: 1:10




## DETAILS

SCALE: 1:5

| STANDARD BRICK | | | | | | | | STANDARD BRICK | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx. | | | | | | all dimensions in mm | | BRICKWORK DIMENSIONS Bricks per m² in wall = 48.5 approx. | | | | | | all dimensions in mm | |
| FORMAT SIZE: 240x120x86mm | | MANUFACTURING SIZE: 230x110x76mm | | VERTICAL GAUGE: 7 Courses to 600mm | | | | FORMAT SIZE: 240x120x86mm | | MANUFACTURING SIZE: 230x110x76mm | | VERTICAL GAUGE: 7 Courses to 600mm | | | |
| NO. OF BRICKS | LENGTH | OPENING | HEIGHT | NO. OF BRICKS | LENGTH | OPENING | HEIGHT | NO. OF BRICKS | LENGTH | OPENING | HEIGHT | NO. OF BRICKS | LENGTH | OPENING | HEIGHT |
| 1 | 230 | 250 | 86 | 26 | 6230 | 6250 | 2229 | 11 | 2630 | 2650 | 943 | 36½ | 8630 | NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH. | 3086 |
| 1½ | 350 | 370 | | 26½ | 6350 | 6370 | | 11½ | 2750 | 2770 | | 36½ | 8750 | | |
| 2 | 470 | 490 | 172 | 27 | 6470 | 6490 | 2314 | 12 | 2870 | 2890 | 1029 | 37 | 8870 | | 3172 |
| 2½ | 590 | 610 | | 27½ | 6590 | 6610 | | 12½ | 2990 | 3010 | | 37½ | 8990 | | |
| 3 | 710 | 730 | 257 | 28 | 6710 | 6730 | 2400 | 13 | 3110 | 3130 | 1114 | 38 | 9110 | | 3257 |
| 3½ | 830 | 850 | | 28½ | 6830 | 6850 | | 13½ | 3230 | 3250 | | 38½ | 9230 | | |
| 4 | 950 | 970 | 343 | 29 | 6950 | 6970 | 2486 | 14 | 3350 | 3370 | 1200 | 39 | 9350 | | 3343 |
| 4½ | 1070 | 1090 | | 29½ | 7070 | 7090 | | 14½ | 3470 | 3490 | | 39½ | 9470 | | |
| 5 | 1190 | 1210 | 429 | 30 | 7190 | 7210 | 2572 | 15 | 3590 | 3610 | 1286 | 40 | 9590 | | 3429 |
| 5½ | 1310 | 1330 | | 30½ | 7310 | 7330 | | 15½ | 3710 | 3730 | | 40½ | 9710 | | |
| 6 | 1430 | 1450 | 514 | 31 | 7430 | 7450 | 2657 | 16 | 3830 | 3850 | 1372 | 41 | 9830 | | 3514 |
| 6½ | 1550 | 1570 | | 31½ | 7550 | 7570 | | 16½ | 3950 | 3970 | | 41½ | 9950 | | |
| 7 | 1670 | 1690 | 600 | 32 | 7670 | 7690 | 2743 | 17 | 4070 | 4090 | 1457 | 42 | 10070 | | 3600 |
| 7½ | 1790 | 1810 | | 32½ | 7790 | 7810 | | 17½ | 4190 | 4210 | | 42½ | 10190 | | |
| 8 | 1910 | 1930 | 686 | 33 | 7910 | 7930 | 2829 | 18 | 4310 | 4330 | 1543 | 43 | 10310 | | 3686 |
| 8½ | 2030 | 2050 | | 33½ | 8030 | 8050 | | 18½ | 4430 | 4450 | | 43½ | 10430 | | |
| 9 | 2150 | 2170 | 772 | 34 | 8150 | 8170 | 2914 | 19 | 4550 | 4570 | 1629 | 44 | 10550 | | 3772 |
| 9½ | 2270 | 2290 | | 34½ | 8270 | 8290 | | 19½ | 4670 | 4690 | | 44½ | 10670 | | |
| 10 | 2390 | 2410 | 857 | 35 | 8390 | 8400 | 3000 | 20 | 4790 | 4810 | 1714 | 45 | 10790 | | 3857 |
| | | | | | | | | 20½ | 4910 | 4930 | | 45½ | 10910 | | |
| | | | | | | | | 21 | 5030 | 5050 | 1800 | 46 | 11030 | | 3943 |
| | | | | | | | | 21½ | 5150 | 5170 | | 46½ | 11150 | | |
| | | | | | | | | 22 | 5270 | 5290 | 1886 | 47 | 11270 | | 4029 |
| | | | | | | | | 22½ | 5390 | 5410 | | 47½ | 11390 | | |
| | | | | | | | | 23 | 5510 | 5530 | 1972 | 48 | 11510 | | 4114 |
| | | | | | | | | 23½ | 5630 | 5650 | | 48½ | 11630 | | |
| | | | | | | | | 24 | 5750 | 5770 | 2057 | 49 | 11750 | | 4200 |
| | | | | | | | | 24½ | 5870 | 5890 | | 49½ | 11870 | | |
| | | | | | | | | 25 | 5990 | 6010 | 2143 | 50 | 11990 | | 4286 |
| | | | | | | | | 25½ | 6110 | 6130 | | 100 | 23990 | | 8572 |

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: DATE:

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**BAL-12.5 BUSHFIRE REQUIREMENTS**
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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| DISCOVERY | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 |
| COPYRIGHT: © 2025 | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 |
| | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 |
| | 7 | | | |

| | | | |
|---|---|---|---|
| CLIENT: BIANCA JANELLE CALLINAN | | HOUSE DESIGN: PERTH 16 | HOUSE CODE: H-WDCPTH10SA |
| ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019 | | FACADE DESIGN: CONTEMPO | FACADE CODE: F-WDCPTH10CTPOA |
| LOT / SECTION / CT: 62 / - / 185338 | COUNCIL: CLARENCE | SHEET TITLE: DETAILS (FACE BRICKWORK) | SHEET No.: 9 / 24 |
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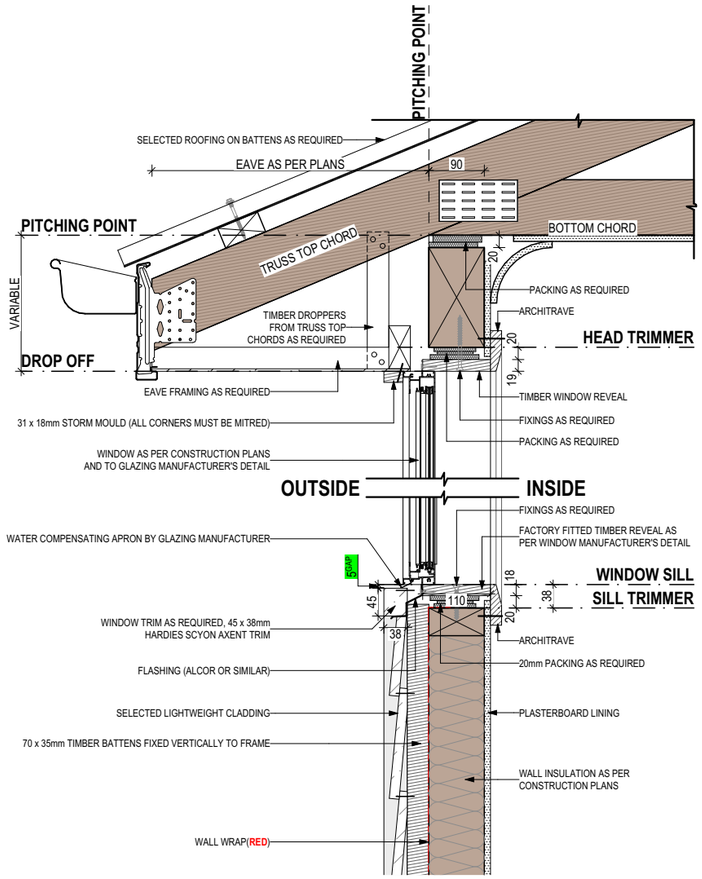
**REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL**

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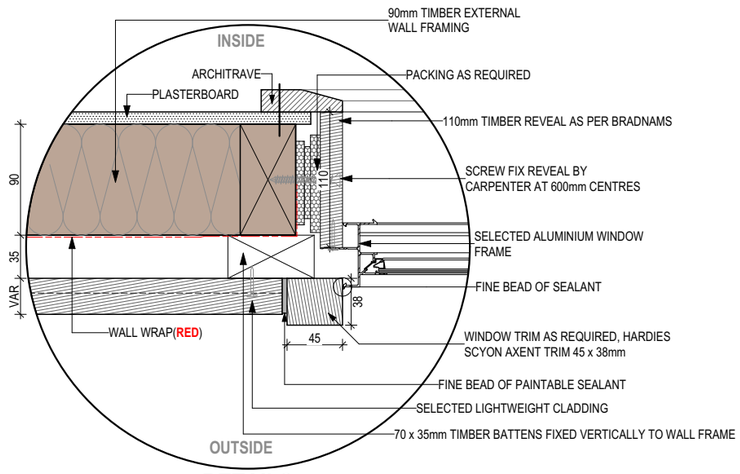


## DETAILS

SCALE: 1:5

## SHEET CLADDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

**THIS DWELLING IS BEING CONSTRUCTED IN A BAL-12.5 AREA**
(RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY. REFER TO NOTES)

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|---|---|---|---|---|---|---|---|---|---|---|
| DISCOVERY | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | BIANCA JANELLE CALLINAN | | PERTH 16 | | H-WDCPTH10SA | |
| COPYRIGHT: | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: | | FACADE DESIGN: | | FACADE CODE: | |
| © 2025 | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | 37 KOTONA STREET, ROKEBY TAS 7019 | | CONTEMPO | | F-WDCPTH10CTPOA | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: | 714448 |
| | 7 | | | | 62 / - / 185338 | CLARENCE | DETAILS (CLADDING) | 10 / 24 | | |

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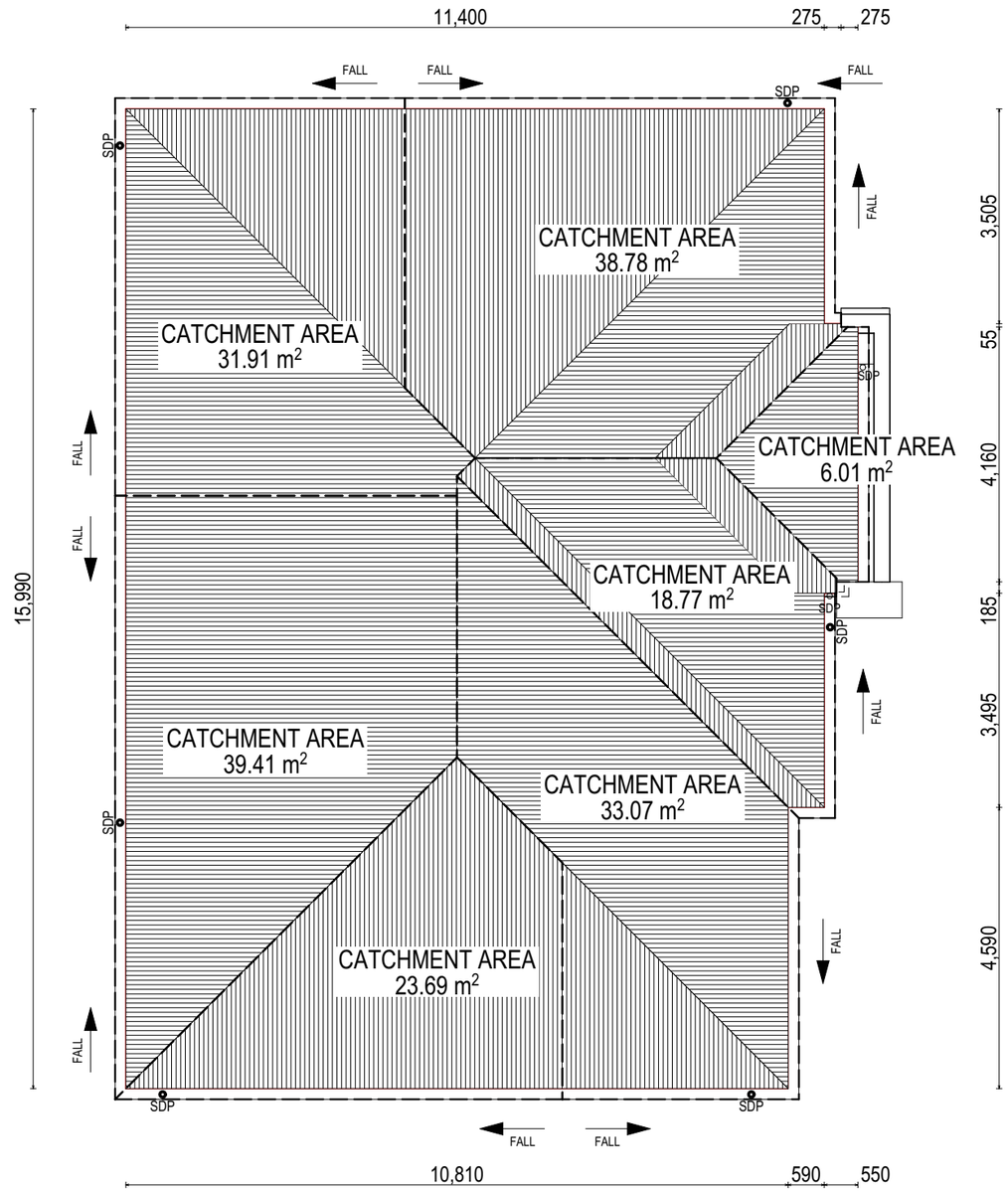


WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

| | | |
|---|---|---|
| | 181.92 | Flat Roof Area (excluding gutter and slope factor) ($m^2$) |
| | 197.66 | Roof Surface Area (includes slope factor, excludes gutter) ($m^2$) |

## Downpipe roof calculations (as per AS/NZA3500.3:2021)

| | | |
|---|---|---|
| Ah | 191.65 | Area of roof catchment (including 115mm Slotted Quad Gutter) ($m^2$) |
| Ac | 231.90 | 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 | xx | 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 | 3.62 | Ac / Acdp |
| Downpipes Provided | 7 | |

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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

**PLAN ACCEPTANCE BY OWNER**

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SPECIFICATION: DISCOVERY

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|---|---|---|---|
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CLIENT: BIANCA JANELLE CALLINAN

ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019

LOT / SECTION / CT: 62 / - / 185338

COUNCIL: CLARENCE

HOUSE DESIGN: PERTH 16

FACADE DESIGN: CONTEMPO

SHEET TITLE: ROOF DRAINAGE PLAN

SHEET No.: 11 / 24

HOUSE CODE: H-WDCPTH10SA

FACADE CODE: F-WDCPTH10CTPOA

SCALES: 1:100

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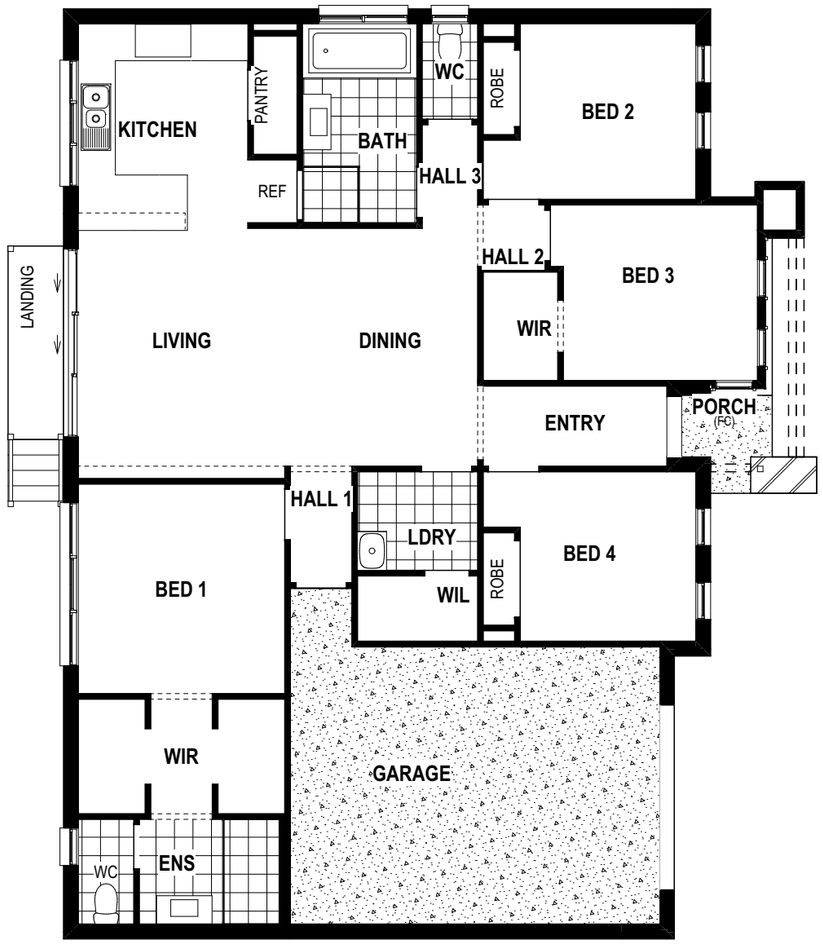
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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




PRELIMINARY

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

**PLAN ACCEPTANCE BY OWNER**

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| COPYRIGHT: © 2025 | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019 | | FACADE DESIGN: CONTEMPO | | FACADE CODE: F-WDCPTH10CTPOA |
| | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | | | | | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: 62 / - / 185338 | COUNCIL: CLARENCE | SHEET TITLE: FLOOR COVERINGS | SHEET No.: 12 / 24 | SCALES: 1:100 |
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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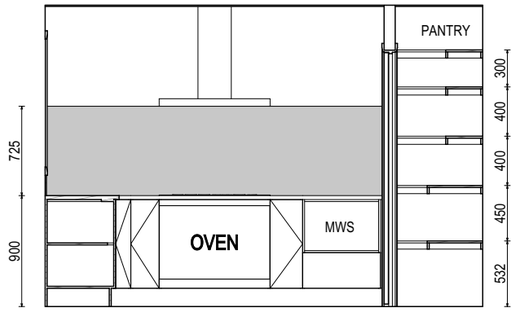
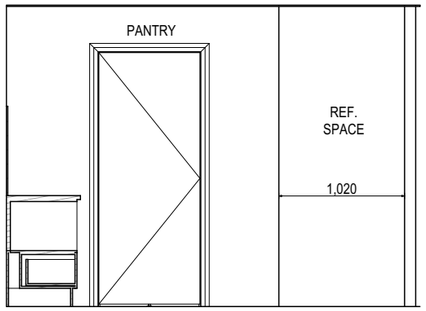



ELEVATION A
SCALE: 1:50

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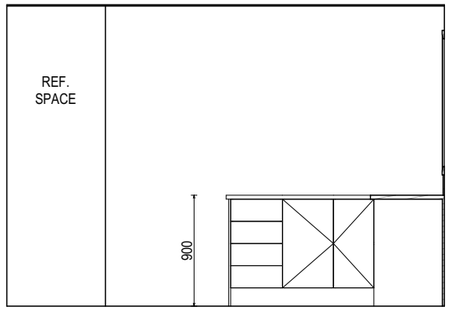
SCALE: 1:50

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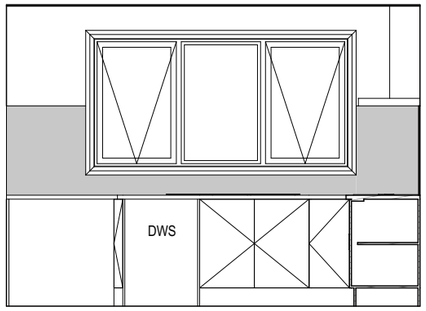


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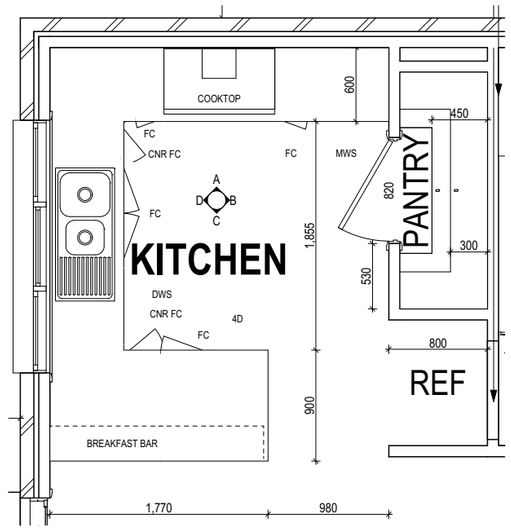


KITCHEN PLAN
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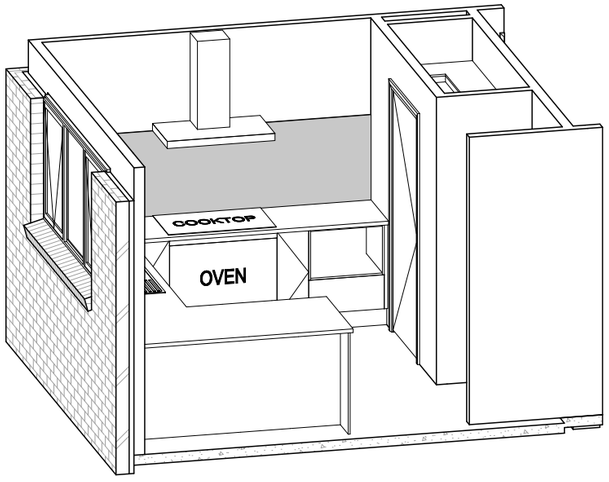


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**SUBJECT TO NCC 2022**
**(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

**PLAN ACCEPTANCE BY OWNER**

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| | 7 | | | | 62 / - / 185338 | CLARENCE | KITCHEN DETAILS | 13 / 24 | 1:50 |

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**BAL-12.5 BUSHFIRE REQUIREMENTS**
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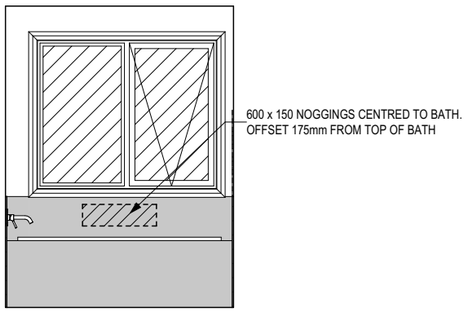
**REFER TO THE FOLLOWING DETAILS:**
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

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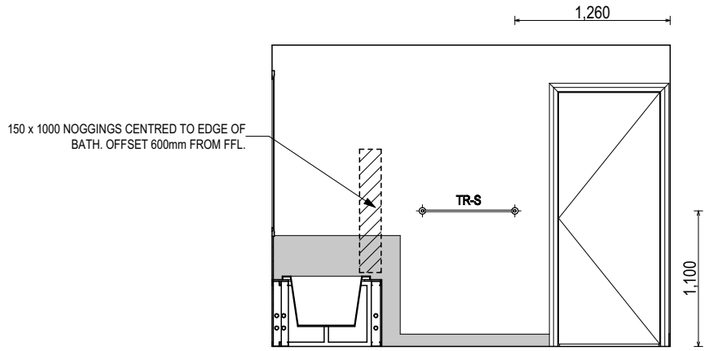
SCALE: 1:50

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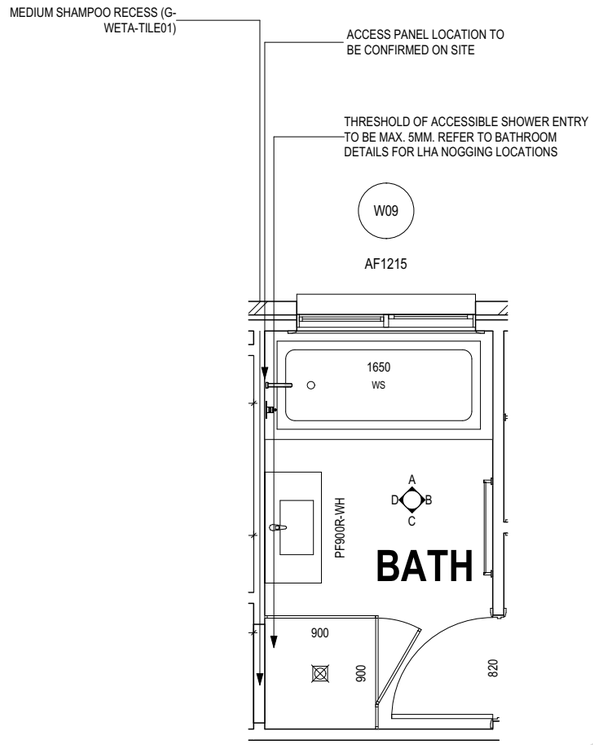


BATHROOM PLAN
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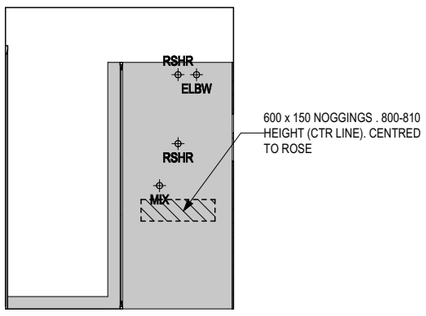


ELEVATION C
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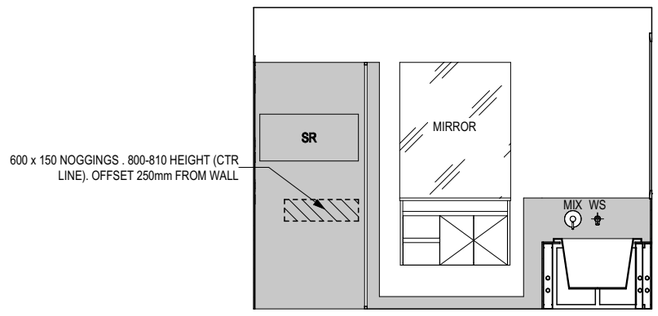


ELEVATION D
SCALE: 1:50

| SHAMPOO RECESS SIZE | | STRUCTURAL DIMENSIONS | |
|---|---|---|---|
| | | WIDTH | HEIGHT |
| "SMALL" | 470 x 380mm | 548mm | 446mm |
| "MEDIUM" | 800 x 380mm | 878mm | 446mm |
| "LARGE" | 1500 x 380mm | 1578mm | 446mm |

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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

**PLAN ACCEPTANCE BY OWNER**

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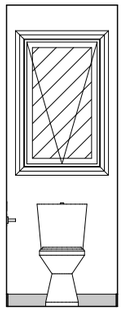
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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 |



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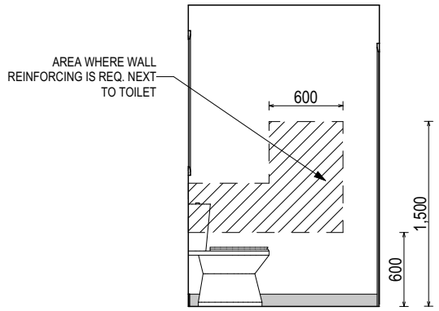
SCALE: 1:50

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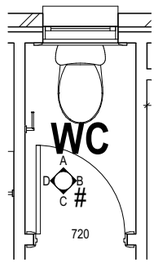


WC PLAN
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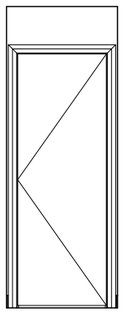

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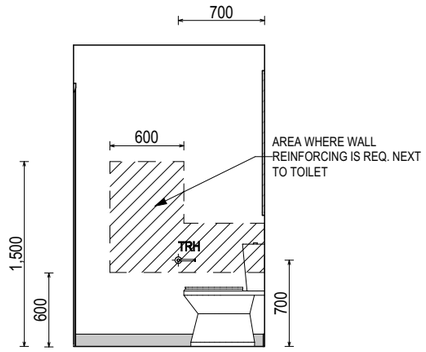
SCALE: 1:50




ELEVATION D
SCALE: 1:50

PRELIMINARY

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

**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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WILSON HOMES

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SPECIFICATION: DISCOVERY | | REVISION | DRAWN | | CLIENT: BIANCA JANELLE CALLINAN | HOUSE DESIGN: PERTH 16 | | HOUSE CODE: H-WDCPTH10SA |
| COPYRIGHT: © 2025 | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019 | FACADE DESIGN: CONTEMPO | | FACADE CODE: F-WDCPTH10CTPOA |
| | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | | | | |
| | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | | | | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: 62 / - / 185338 — COUNCIL: CLARENCE | SHEET TITLE: WC DETAILS | SHEET No.: 15 / 24 | SCALES: 1:50 |
| | 7 | | | | | | | |

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714448

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Template Version: 24.041

**BAL-12.5 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 ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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## LEGEND

| | |
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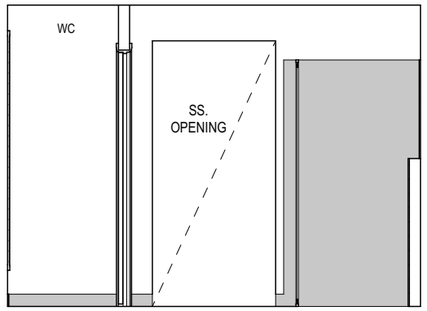
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |

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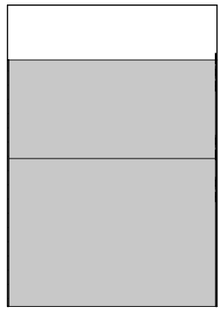
SCALE: 1:50



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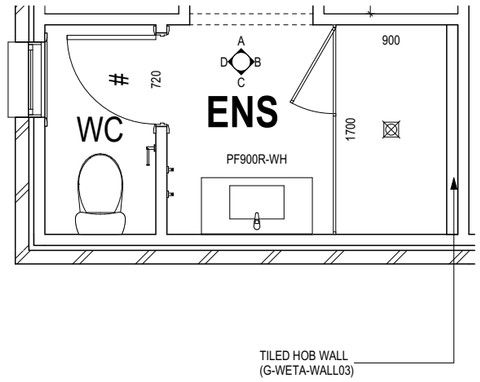
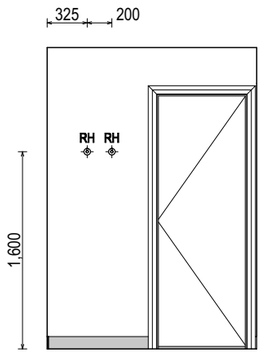



ENSUITE PLAN
SCALE: 1:50

ELEVATION C
SCALE: 1:50




ELEVATION D
SCALE: 1:50

| SHAMPOO RECESS SIZE | | STRUCTURAL DIMENSIONS | |
|---|---|---|---|
| | | WIDTH | HEIGHT |
| "SMALL" | 470 x 380mm | 548mm | 446mm |
| "MEDIUM" | 800 x 380mm | 878mm | 446mm |
| "LARGE" | 1500 x 380mm | 1578mm | 446mm |

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: DATE:

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|---|---|---|---|
| 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 |
| 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 |
| 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 |
| 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 |
| 7 | | | |

CLIENT: BIANCA JANELLE CALLINAN
ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019
LOT / SECTION / CT: 62 / - / 185338
COUNCIL: CLARENCE
HOUSE DESIGN: PERTH 16
FACADE DESIGN: CONTEMPO
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 16 / 24
HOUSE CODE: H-WDCPTH10SA
FACADE CODE: F-WDCPTH10CTPOA
SCALES: 1:50

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**BAL-12.5 BUSHFIRE REQUIREMENTS**
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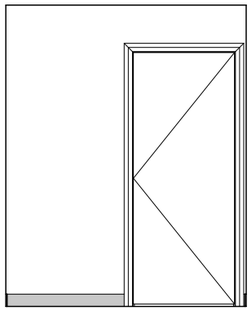

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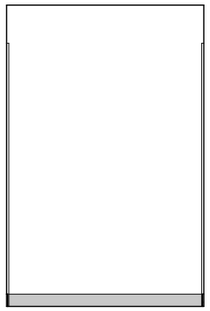
SCALE: 1:50



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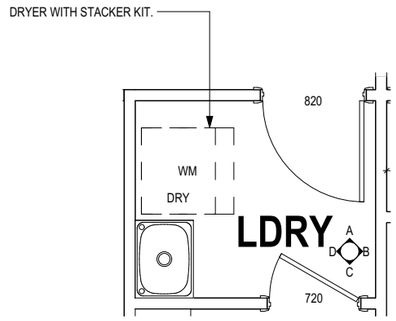
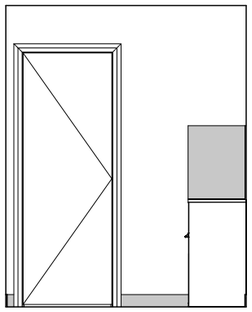



LAUNDRY PLAN
SCALE: 1:50



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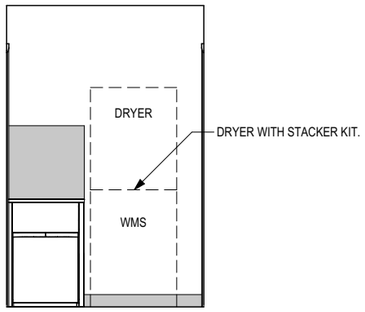


ELEVATION D
SCALE: 1:50

PRELIMINARY

**SUBJECT TO NCC 2022**
**(1 MAY 2023)**
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CONDENSATION MANAGEMENT

**PLAN ACCEPTANCE BY OWNER**

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|---|---|---|---|---|---|---|---|---|---|---|
| DISCOVERY | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | BIANCA JANELLE CALLINAN | | PERTH 16 | | H-WDCPTH10SA | |
| COPYRIGHT: | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: | | FACADE DESIGN: | | FACADE CODE: | |
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| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: | 714448 |
| | 7 | | | | 62 / - / 185338 | CLARENCE | LAUNDRY DETAILS | 17 / 24 | 1:50 | |

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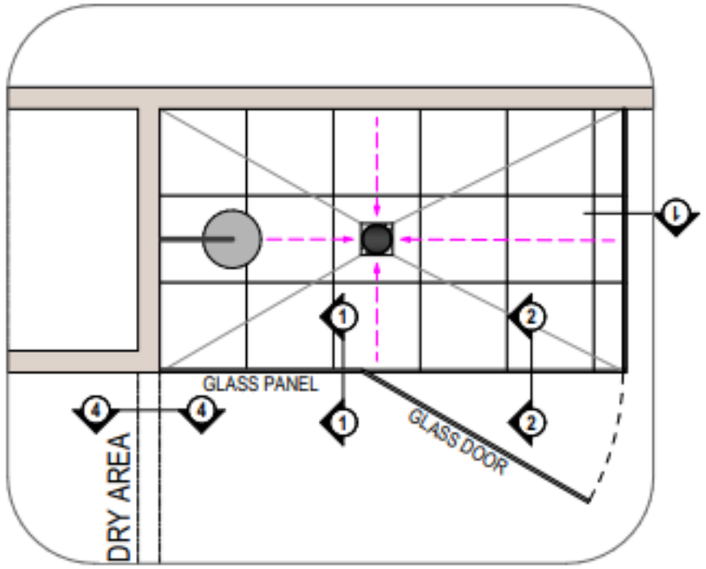
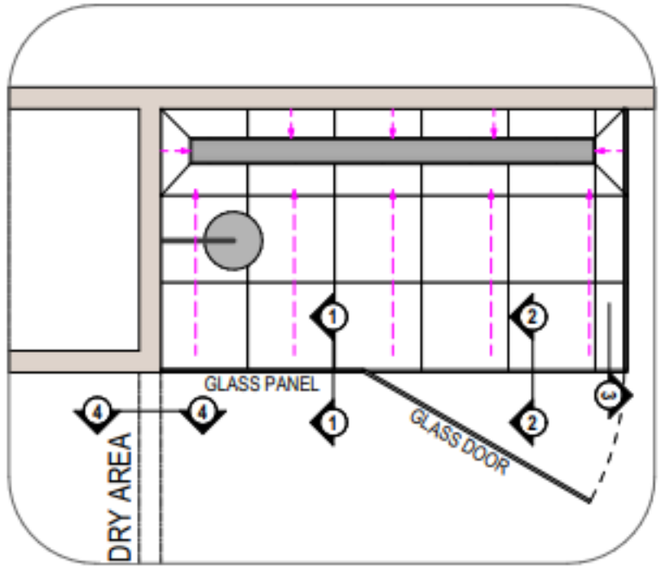
Template Version: 24.041

# STANDARD SHOWER & WATERPROOFING DETAIL

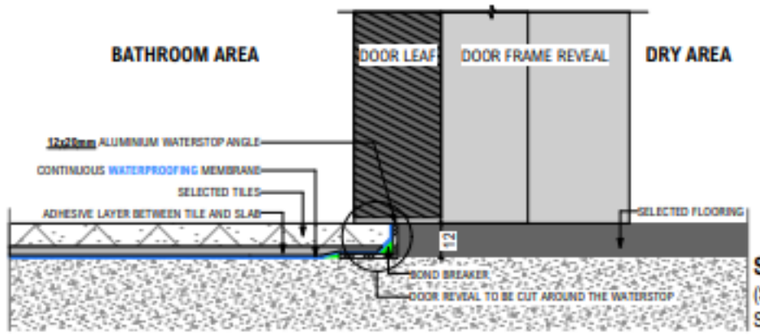
- ALL PLANS ARE DIAGRAMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.
- **DO NOT** SILICON THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.



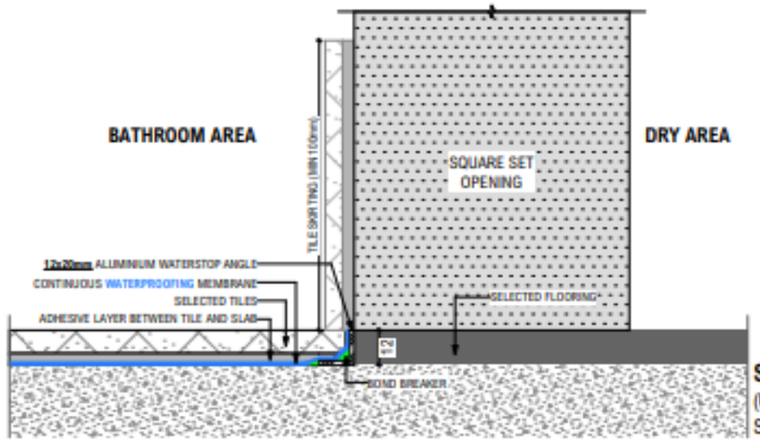

**PLAN VIEW 1**
(STANDARD FW)
SCALE: 1:20



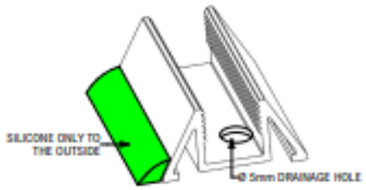

**PLAN VIEW 2**
(CHANNEL DRAIN)
SCALE: 1:20

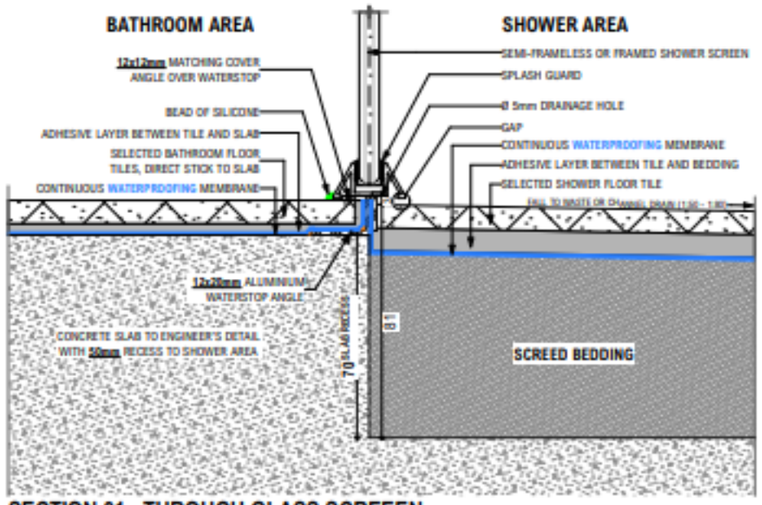



**SECTION 04-**
(STANDARD)
SCALE: 1:2

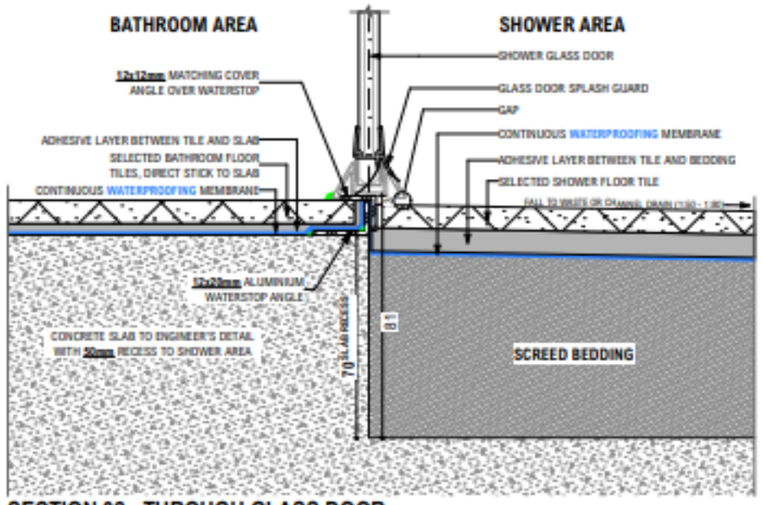



**SECTION 04-**
(UPGRADE)
SCALE: 1:2

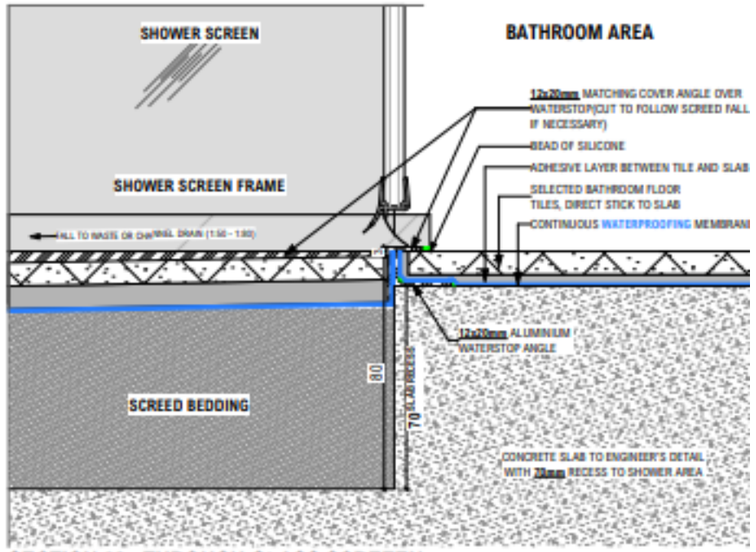



**SECTION 01 - THROUGH GLASS SCREEEN**
SCALE: 1:2




**SECTION 02 - THROUGH GLASS DOOR**
SCALE: 1:2




**SECTION 03 - THROUGH GLASS SCREEEN**
SCALE: 1:2

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WILSON HOMES

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|---|---|---|---|---|---|---|---|---|---|
| DISCOVERY | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | BIANCA JANELLE CALLINAN | | PERTH 16 | | H-WDCPTH10SA |
| COPYRIGHT: | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: | | FACADE DESIGN: | | FACADE CODE: |
| © 2025 | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | 37 KOTONA STREET, ROKEBY TAS 7019 | | CONTEMPO | | F-WDCPTH10CTPOA |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: |
| | 7 | | | | 62 / - / 185338 | CLARENCE | STANDARD SHOWER & WATERPROOFING | 18 / 24 | |

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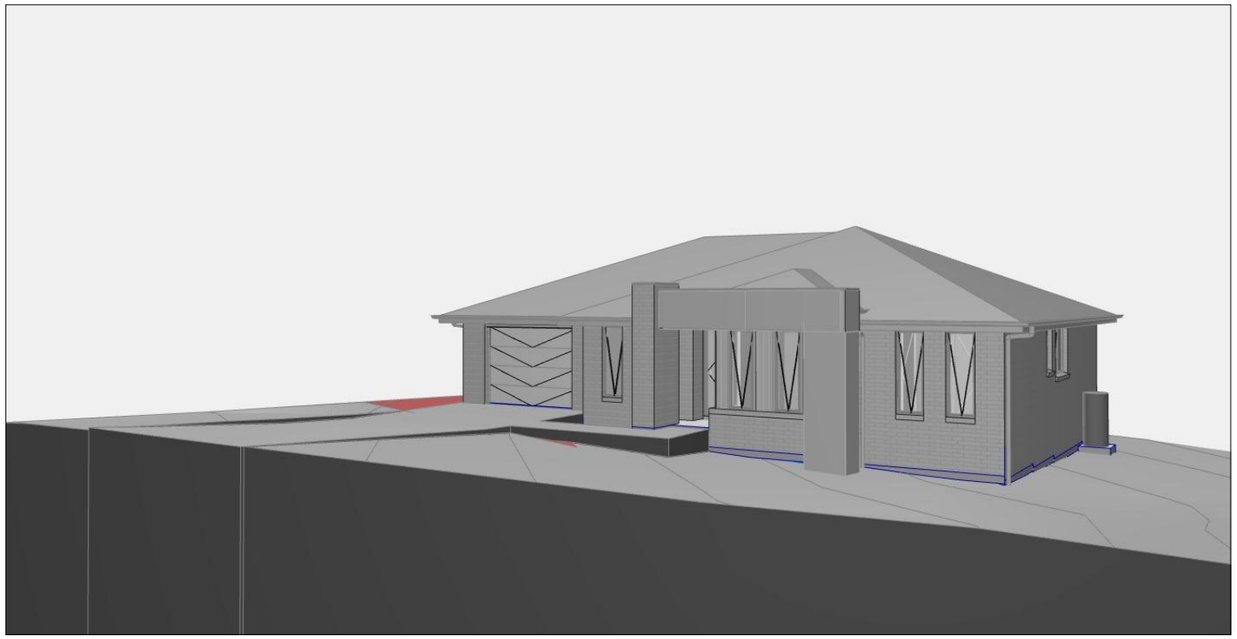
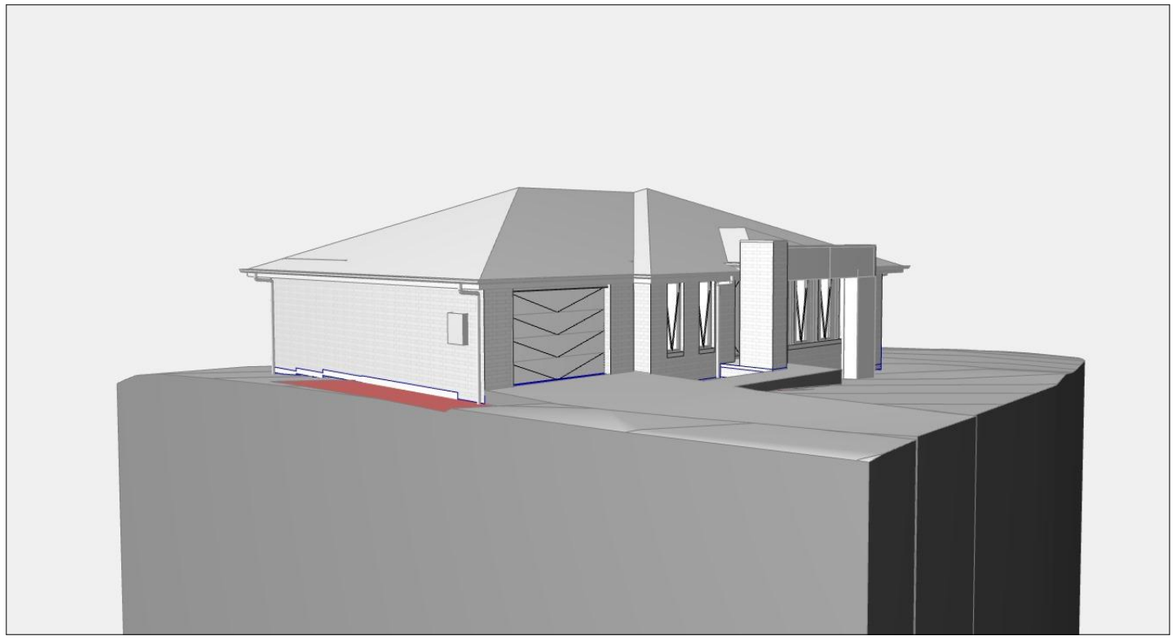
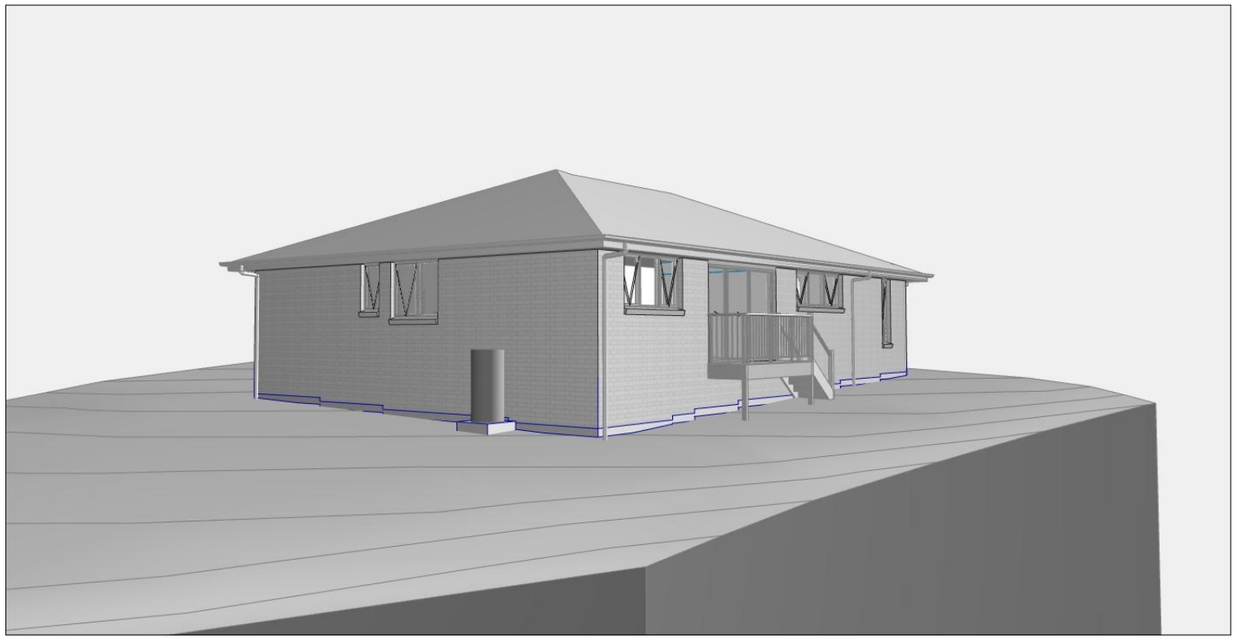


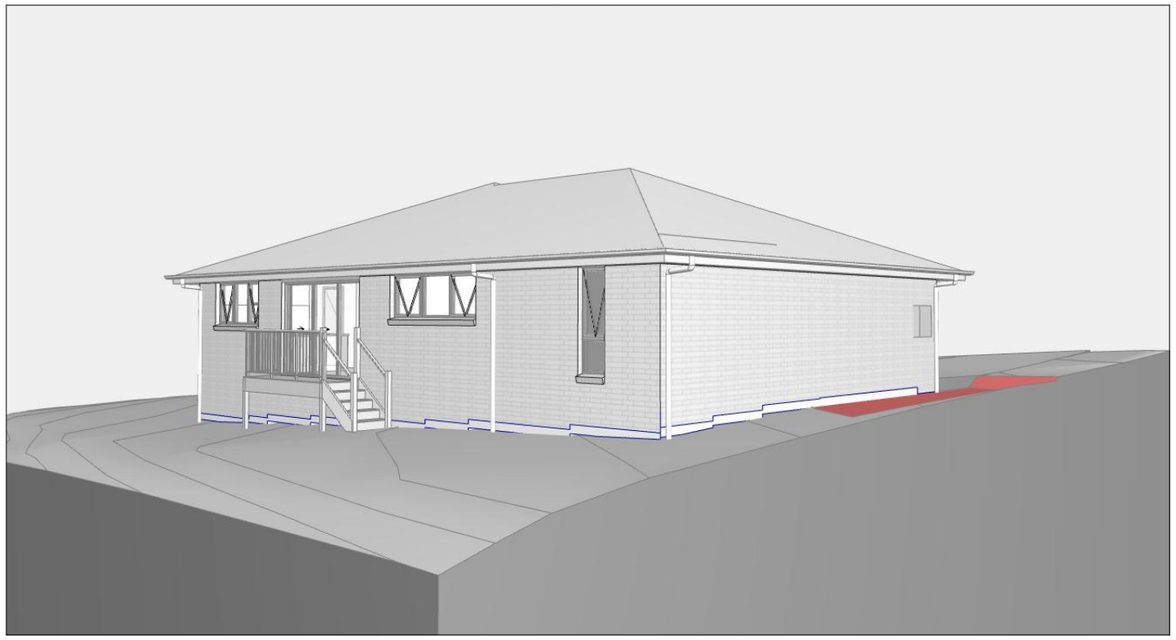
FRONT RIGHT



FRONT LEFT



REAR RIGHT



REAR LEFT

**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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|---|---|---|---|---|---|---|---|---|---|---|
| DISCOVERY | 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 | BIANCA JANELLE CALLINAN | | PERTH 16 | | H-WDCPTH10SA | |
| COPYRIGHT: | 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 | ADDRESS: | | FACADE DESIGN: | | FACADE CODE: | |
| © 2025 | 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 | 37 KOTONA STREET, ROKEBY TAS 7019 | | CONTEMPO | | F-WDCPTH10CTPOA | |
| | 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: | 714448 |
| | 7 | | | | 62 / - / 185338 | CLARENCE | 3D VIEWS | 19 / 24 | | |

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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

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

**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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WILSON HOMES

SPECIFICATION: DISCOVERY

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|---|---|---|---|
| 3 | DRAFT SALES PLAN - CT1 AMENDMENT | JII | 11/09/2025 |
| 4 | DRAFT SALES PLAN - CT1 - RE-SITING | JII | 25/09/2025 |
| 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 |
| 6 | PRELIM PLANS - INITIAL ISSUE | TRV | 09/10/2025 |
| 7 | | | |

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COUNCIL: CLARENCE

HOUSE DESIGN: PERTH 16

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SHEET TITLE: GENERAL NOTES

SHEET No.: 20 / 24

HOUSE CODE: H-WDCPTH10SA

FACADE CODE: F-WDCPTH10CTPOA

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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 GROUNG 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
CONDENSATION MANAGEMENT

**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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# 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 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.<br>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 | | |
|---|---|---|
| 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:<br>(1) All-weather construction;<br>(2) Load capacity of at least 20 tonnes, including for bridges and culverts;<br>(3) Minimum carriageway widths of 4 metres;<br>(4) Minimum vertical clearance of 4 metres;<br>(5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;<br>(6) Cross falls of less than 3° (1:20 or 5%);<br>(7) Dips less than 7° (1:8 or 12.5%) entry and exit angle;<br>(8) Curves with a minimum inner radius of 10 metres;<br>(9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads;<br>and<br>(10) Terminate with a turning area for fire appliances provided by one of the following:<br>(a) A turning circle with a minimum inner radius of 10 metres;<br>(b) A property access encircling the building; or<br>(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:<br>(1) The Requirements for B above; and<br>(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:<br>(1) Complies with Requirements for B above; and<br>(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:<br>(1) The building area to be protected must be located within 120 metres of a fire hydrant; and<br>(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:<br>(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;<br>and<br>(2) Fire hydrants are not installed in parking areas. |
| C. | Hardstand | A hardstand area for fire appliances must be provided:<br>(1) no more than three metres from the hydrant, measured as a hose lay;<br>(2) No closer than six metres from the building area to be protected;<br>(3) With a minimum width of three metres constructed to the same standard as the carriageway; and<br>(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 be protected and water supply | The following requirements apply:<br>(a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and<br>(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:<br>(a) May have a remotely located offtake connected to the static water supply;<br>(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;<br>(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;<br>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and<br>(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:<br>(i) metal;<br>(ii) non-combustible material; or<br>(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:<br>(a) Have a minimum nominal internal diameter of 50mm;<br>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;<br>(c) Be metal or lagged by non-combustible materials if above ground;<br>(d) Where buried, have a minimum depth of 300mm<br>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;<br>(f) Ensure the coupling is accessible and available for connection at all times;<br>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);<br>(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<br>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:<br>(i) Visible;<br>(ii) Accessible to allow connection by fire fighting equipment;<br>(iii) At a working height of 450 - 600mm above ground level; and<br>(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:<br>(a) comply with water tank signage requirements within AS 2304; or<br>(b) comply with the TFS Water Supply Signage Guideline. |
| E. | Hardstand | A hardstand area for fire appliances must be provided:<br>(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);<br>(b) No closer than six metres from the building area to be protected;<br>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and<br>(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:<br>(a) Be located on the lot so as to be provided wih a HMA no smaller than the required separation distances for the BAL determined at the time of the subdivision; and<br>(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:<br>(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<br>(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:<br>(a) Be located on the lot so as to be provided with a HMA which:<br>(i) Has the separation distances required for the BAL assessed for the construction of the existing building;<br>or<br>(ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and<br>(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:<br>(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<br>(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:<br>(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<br>(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:<br>(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<br>(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:<br>(a) Consistent with TFS Bushfire Emergency Planning Guidelines; and<br>(b) Approved by TFS or a person accredited by the TFS. |

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: DATE:

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

**BAL-12.5 BUSHFIRE REQUIREMENTS**
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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AS3959 (2018)

All specifications are per AS3959 (2018) and Wilson Homes request. Other materials and options may be available, refer to AS3959 for full list of compliant materials.

## 5.1 GENERAL

A building assessed in Section 2 as being BAL -12.5 shall comply with Section 3 and Clauses 5.2 to 5.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL -12.5 is primarily concerned with protection from ember attack, and radiant heat up to and including 29kW/$m^2$ where the site is less than 100 m from the source of the bushfire attack.

## 5.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with -
(a) a wall that complies with Clause 5.4; OR
(b) a mesh or perforated sheet with a maxium aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7)

C5.2 Combustile materials stored in the subfloor space may be ignited by embers and cause and impact to the building.

## 5.3 FLOORS

## 5.3.1 GENERAL

This Standard does not provide construction requirements for concrete slabs on the ground.

## 5.3.2 ELEVATED FLOORS

## 5.3.2.1 ENCLOSED SUBFLOOR SPACE

This standard does not provide consturction requirements for elevated floors, including bearers and joists and flooring, where the subfloor space is enclosed with

(a) a wall that complies with Clause 5.4; OR
(b) a mesh perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium; OR
(c) a combination of Items (a) and (b) above.

## 5.3.2.2 UNENCLOSED SUBFLOOR SPACE

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400mm above finished ground level, shall be one of the following -
(a) Materials that comply with the following:
(i) Bearers and joists shall be -
(A) non-combustible; OR
(B) bushfire-resisting timber (see Appendix F); OR
(C) a combination of Items (A) and (B) above.
(ii) Flooring shall be -
(A) non-combustible; OR
(B) bushfire-resisting timber (see Appendix F); OR
(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; OR
(D) a combination of any Items (A), (B) or (C) above.
OR
(b) A system complying with AS1530.8.1

This standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400mm or more above finished ground level.

## 5.4.1 WALLS

The exposed components of an external wall that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be:

(a) Non-combustible material.
NOTE: Examples include, but are not limited to, the following (with a minimum of 90 mm inthickness):

(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or in situ walls of concrete or aerated concrete.
(iii) Earth wall including mud brick. OR

(b) Timber logs of a species with a density of 680kg/$m^3$ or greater at a 12 percent moisture content; of a minimum nominal overall thickness of 90mm and a minimum thickness of 70mm (see Clause 3.11); and gauge planed. OR
(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame and is -
(i) non-combustible material; OR
(ii) fibre cement a minimum of 6mm in thickness; OR
(iii) bushfire-resisting timber (see Appendix F); OR
(iv) a timber species as specified in Paragraph E1, Appendix E; pr
(v) a combination of any of Items (i), (ii), (iii) or (iv) above. OR
(d) A combination of any items (a), (b) or (c) above.

## 5.4.2 JOINTS

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

## 5.4.3 VENTS AND WEEPHOLES

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

## 5.5.1 BUSHFIRE SHUTTERS

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from -
(a) non-combustible material; OR
(b) a timber species as specified in Paragraph E1, Appendix E; OR
(c) bushfire-resisting timber (see Appendix F); OR
(d) a combination of Items (a), (b) and (c) above.

## 5.5.2 SCREENS FOR WINDOWS AND DOORS

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from -
(a) metal; OR
(b) bushfire-resisting timber (see Appendix F).
(c) a timber species as specified in Paragraph E2, Appendix E.

## 5.5.3 WINDOWS AND SIDELIGHTS

Window assemblies shall:
(a) be completely protected by a bushfire shutter that complies with Clause 3.7 and clause 5.5.1; OR

(b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.
(c) Conform with the following:
(i) Frame material For window assemblies less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from:
(A) Bushfire-resisting timber (see Appendix F) OR
(B) A timber species as specified in Paragraph E2, Appendix F); OR
(C) Metal. OR
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no specific restrictions on frame material for all other windows.
(ii) Hardware There are no specific restrictions on hardware for windows.
(iii) Glazing Where glazing is less than 400mm from the grounf or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having and angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4mm in thickness or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.
(iv) Seals and weather strips THere are no specific requirements for seals and weather strips at this BAL level.
(iv) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For Clause 5.5.3(c), screening of the openable portions of all windows is required in all BAL's to prevent the entry of embers to the building when the window is open.
For Clause 5.5.3 (c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on some tpes of glass. If the screening is required to reduce the effects of radiant heat on glass, and has to be externally fixed.
For Clause 5.5.3 (c)(v), If the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

## 5.5.4 DOORS SIDE-HUNG EXTERNAL DOORS (including French Doors, Panel Fold and Bi-fold Doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall -
(a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.
OR
(b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.
OR
(c) conform with the following:
(i) Door panel material Materials shall be -
(A) non combustible; OR
(B) solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; OR
(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400mm above the threshold; OR
(D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that complies with Clause 5.5.2; OR
(E) for fully framed glazed door panels, the framing is made from metal or bushfire resisting timber (see Appendix F), or a timber species as specified in Paragraph E2, Appendix E or uPVC.
(ii) Door frame material Door frames shall be made from:
(A) Bushfire-resisting timber (see Appendix F). OR
(B) a timber species as specified in Paragraph E2 of Appendix E; OR
(C) Metal. OR
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(iii) Hardware There are no specific requirements for hardwarea at this BAL level.
(iv) Glazing the glazing shall be Grade A safety glass a minimum of 4mm in thickness, or glass blocks with no restriction on glazing methods.
NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
(v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.
(vi) Screens There are no specific requirements for hardwarea at this BAL level.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

## 5.5.5 DOORS-SLIDING DOORS

Sliding doors shall:
(a) Be protected by bushfire shutters that comply with Clause 3.7 and Clause 5.5.1.
OR
(b) Be protected externally by screens that comply with Clause 3.6 and Clause 5.5.2.
OR
(c) conform with the following:
(i) Frame material The material for door frames, including fully framed glazed doors, shall be -
(A) Bushfire-resisting timber (see Appendix F). OR
(B) a timber species as specified in Paragraph E2 of Appendix E; OR
(C) Metal. OR
(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
(ii) Hardware There are no specific requirements for hardwarea at this BAL level.
(iii) Glazing Where doors incorporare glazing, the glazing shall be Grade A safety glass a minimum of 4mm in thickness,
(iv) Seals and weather strips There are no specific requirements for hardwarea at this BAL level.
(v) Screens There are no specific requirements for hardwarea at this BAL level.
(vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

## 5.5.6 DOORS-VEHICLE ACCESS DOORS (GARAGE DOORS)

The following apply to vehicle access doors:
(a) The lower portion of a vehicle access door that is within 400mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from -
(i) non combustible material; OR
(ii) bushfire-resisting timber (see Appendix F); OR
(iii) fibre- cement sheet, a minimum of 6mm in thickness; OR
(iv) a timber species as specified in Paragraph E1, Appendix E; OR
(iv) a combination of any Items (i), (iii) or (iv) above.
(b) All vehicle access doors doors shall be fitted with suitable weather strips, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
1 Refer to AS/NZS 4505 for door types.
2 Gaps of door edges or building elements should be protected as per Section 3.
C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.
(c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

## 5.6.1 ROOFS - GENERAL

The following apply to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof/wall junction shall be sealed, or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need to be screened externally.

## 5.6.2 TILED ROOFS

Tiled roofs shall be fully sarked. The sarking shall -
(a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
(b) cover the entire roof area including ridges and hips; and
(c) extend into gutters and valleys.

## 5.6.3 SHEET ROOFS

Sheet roofs shall—
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; and
(b) have any gaps sealed at the fascia or wall line and at valleys, hips and ridges by -
(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.
C5.6.3 - Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

## 5.6.4 VERANDA, CARPORT AND AWNING ROOFS

The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, to 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.
NOTE: There is no requirement to line the inderside of a veranda, carport or awning roof that is separated from the main roof space

## 5.6.5 ROOF PENETRATIONS

The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors shall be sealed. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion dose not enter from, or combustion products enter into, the room which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
(c) All overhead glazing shall be Grade A safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer, provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.

(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five..
(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.
(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

## 5.6.6 EAVES LININGS, FASCIAS AND GABLES

The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 5.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.
(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This standard does not provide construction requirements for fascias, bargeboards and eaves linings.

## 5.6.7 GUTTERS AND DOWNPIPES

This Standard does not provide material requirements for downpipes. If installed, gutter and valley leaf guards shall be non-combustible. With the exception of box gutters, gutters shall be metal or PVC-U. Box gutters shall be non-combustible and flashed at the junction with the roof with noncombustible material.

## 5.7.1 VERANDAS, DECKS, STEPS AND LANDINGS - GENERAL

Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C5.7.7 - Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 - 5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

## 5.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.2.1 Materials to enclose a subfloor space

This standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400mm from the ground.
Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall conform with Clause 5.4.

5.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

This standard does not provide construction requirements for decking, stair treds and the trafficable surfaces and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from -
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) uPVC; or
(e) a combination of Items (a), (b), (c) or (d).

## 5.7.3 UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.3.1 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.3.2 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

This Standard does not provide construction requirements for deshing, stair treds and the trafficable surfaces of ramps and landings that are more than 300mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-
(a) of non-combustible material; or
(b) of bushfire-resisting timber (see Appendix F); or
(c) a timber species as specified in Paragraph E1, Appendix E; or
(d) uPVC; or
(e) a combination of any of Items (a), (b), (c) or (d).

## 5.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

## 5.7.5 VERANDA POSTS

Verandah Posts -
(a) Shall be timber mounted on galvanised mounted shoes or stirrups with a clearance of no less than 75mm above adjacent ground level; or
(b) if less than 400mm (measured vertically) from the surface of the deck or ground (see Fig D2, Appendix D) shall be made from -
(i) non-combustible material;or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) a timbers species as specified in Paragraph E1, Appendix E; or
(iv) a combination of any of items (a) or (b).

## 5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

**BAL-12.5 BUSHFIRE REQUIREMENTS**
**SEE SHEET 1 (COVER SHEET) FOR DETAILS**

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

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| 5 | DRAFT SALES PLAN - CT2 | JII | 01/10/2025 |
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| 7 | | | |

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ADDRESS: 37 KOTONA STREET, ROKEBY TAS 7019
LOT / SECTION / CT: 62 / - / 185338
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HOUSE DESIGN: PERTH 16
FACADE DESIGN: CONTEMPO
SHEET TITLE: BAL 12.5 NOTES
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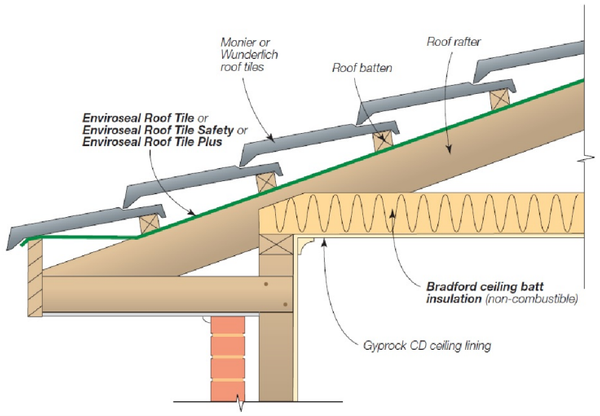
| Rafter Spacing | Product |
|---|---|
| Up to and including 600mm | EnviroSeal™ Roof Tile or EnviroSeal™ Roof Tile Plus |
| Over 600m | EnviroSeal™ Roof Tile Safety |

## Figure 5.1. Tiled Roofs

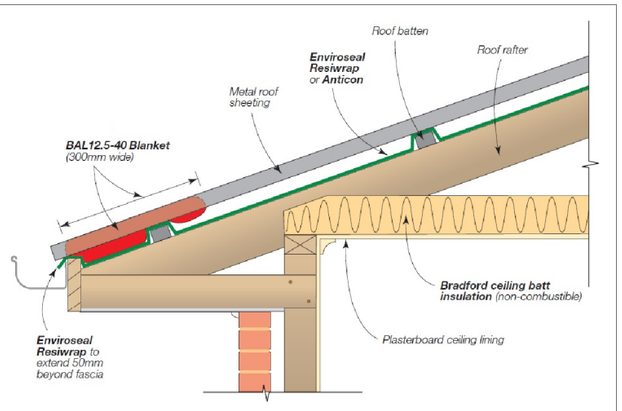
- Install EnviroSeal roof tile sarking on top of the roof framing and below the roof battens.
- For further fixing details contact CSR technical support.




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

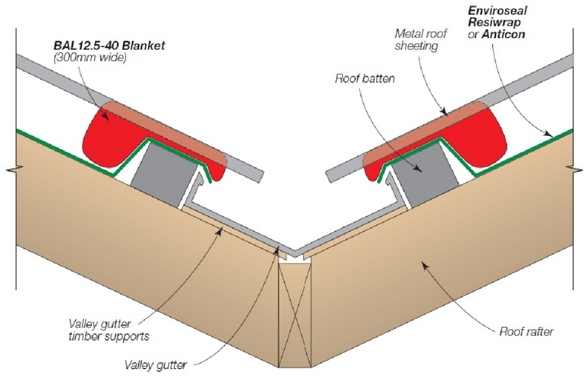
## Figure 5.2.1. Fascia Detail – Metal Roof (BAL12.5-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- Immediately above the fascia install [redacted] 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.



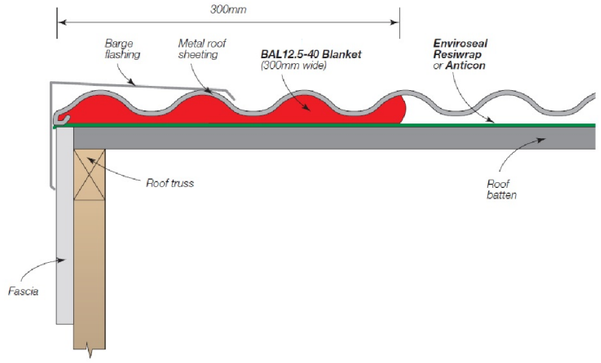

## Figure 5.2.2. Valley Detail – Steel Roof (BAL-12.5 – BAL-40)

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



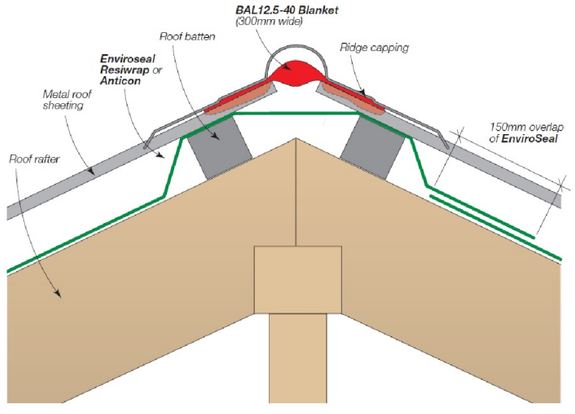

## Figure 5.2.3. Barge Detail – Steel Roof (BAL-12.5 – BAL-40)

- Install EnviroSeal Resiwrap to the entire roof area over the top of the battens.
- At barge install [redacted] 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 [redacted] 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.

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