DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059280

PROPOSAL: Dwelling

LOCATION: 3 Pipit Drive, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18/05/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 18/05/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 18/05/2026.

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

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

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 3 Pipit Drive

Suburb/Town Risdon Vale *Postcode* .....

Personal Information Removed

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

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

If you had pre-application discussions with a Council Officer, please give their name	
Current Use of Site:	Vacant land

Does the proposal involve land administered or owned by the Crown or Council?	Yes		No	x

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.*

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.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

Clarence... a brighter place

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

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185980	11
EDITION	DATE OF ISSUE
2	04-May-2024

SEARCH DATE : 13-Jan-2026
SEARCH TIME : 04.19 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 11 on Sealed Plan 185980
Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox
Prior CT 243571/1

SCHEDULE 1

N186925 TRANSFER to ABHINAV ACHARYA and MANJU ADHIKARI Registered 04-May-2024 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185980 EASEMENTS in Schedule of Easements
SP185980 COVENANTS in Schedule of Easements
SP185980 FENCING COVENANT in Schedule of Easements
E176986 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-June-2021 at noon
E346931 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-May-2023 at noon
E375771 MORTGAGE to National Australia Bank Limited Registered 04-May-2024 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

N113248 PRIORITY NOTICE reserving priority for 90 days D/MORTGAGE National Australia Bank Limited to Abhinav Acharya and Manju Adhikari
TRANSFER Abhinav Acharya and Manju Adhikari to Ganesh Subedi and Shushan Shrestha Lodged by CLAXTON LEGAL on 19-Dec-2025 BP: N113248

OWNER EDISON TASMANIA PTY LTD

FOLIO REFERENCE C.T.243571/1

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

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898

CITY OF CLARENCE

SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER
SP185980

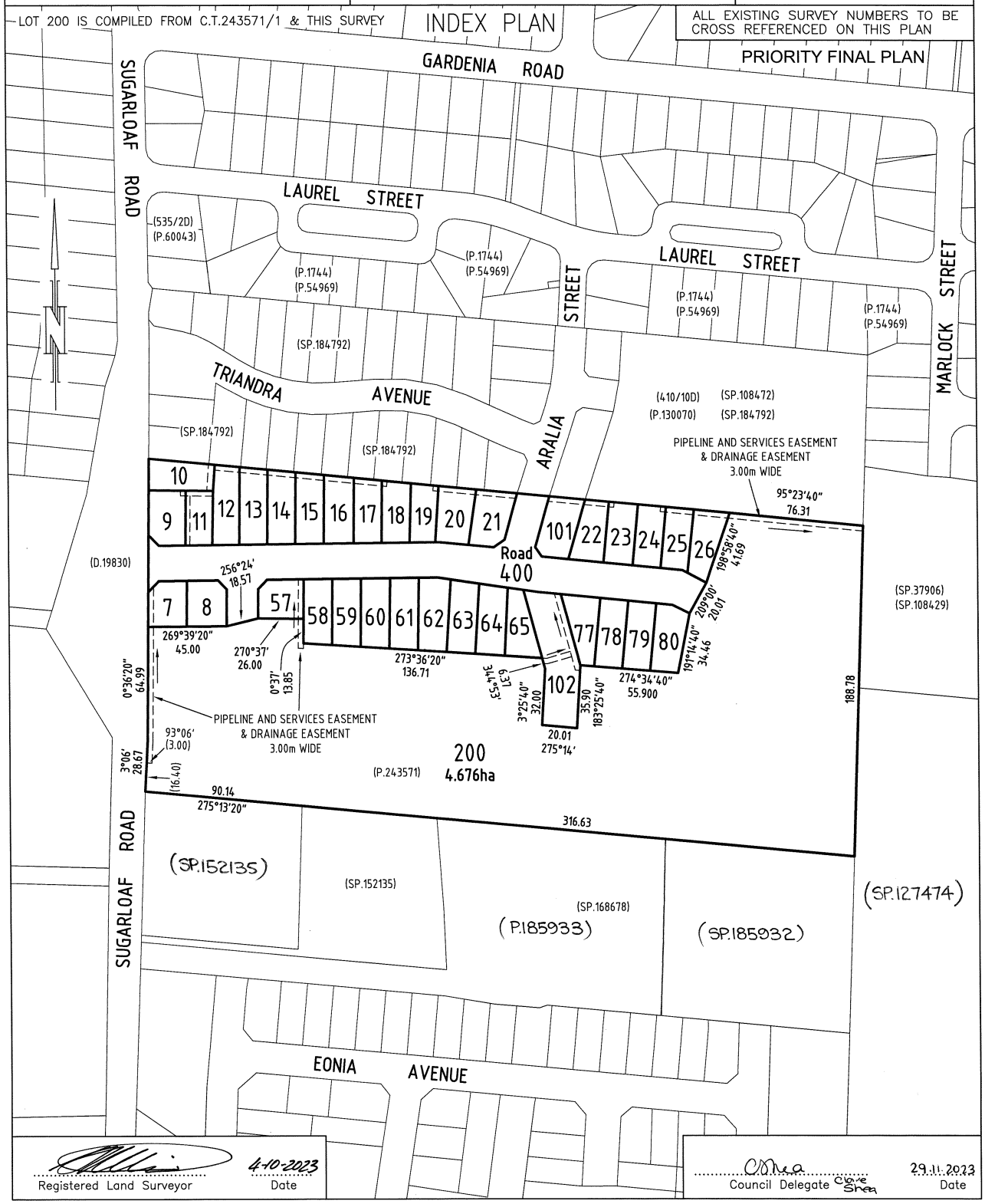
APPROVED
EFFECTIVE FROM 19 DEC 2023
Recorder of Titles

LOT 200 IS COMPILED FROM C.T.243571/1 & THIS SURVEY

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

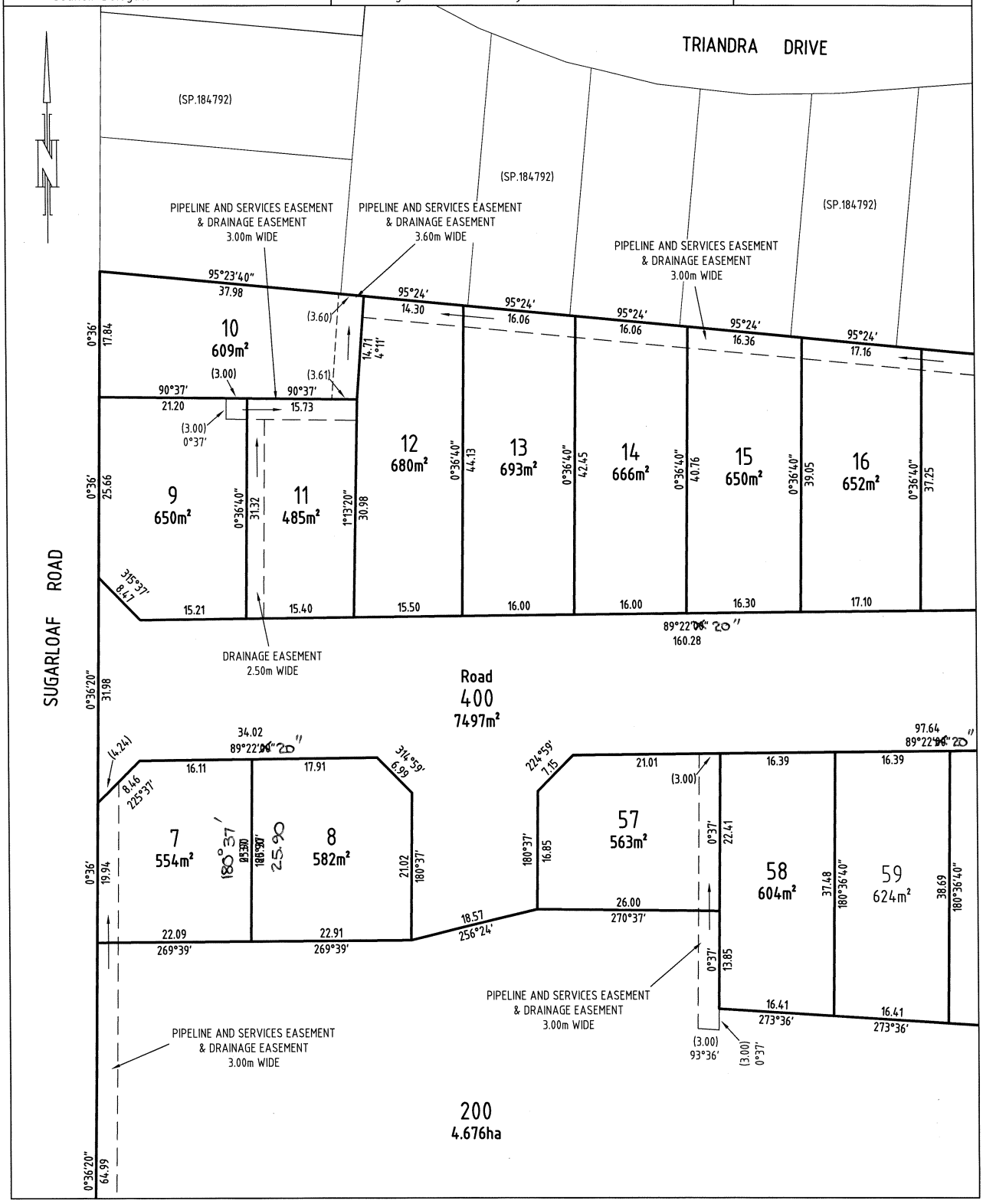
PRIORITY FINAL PLAN



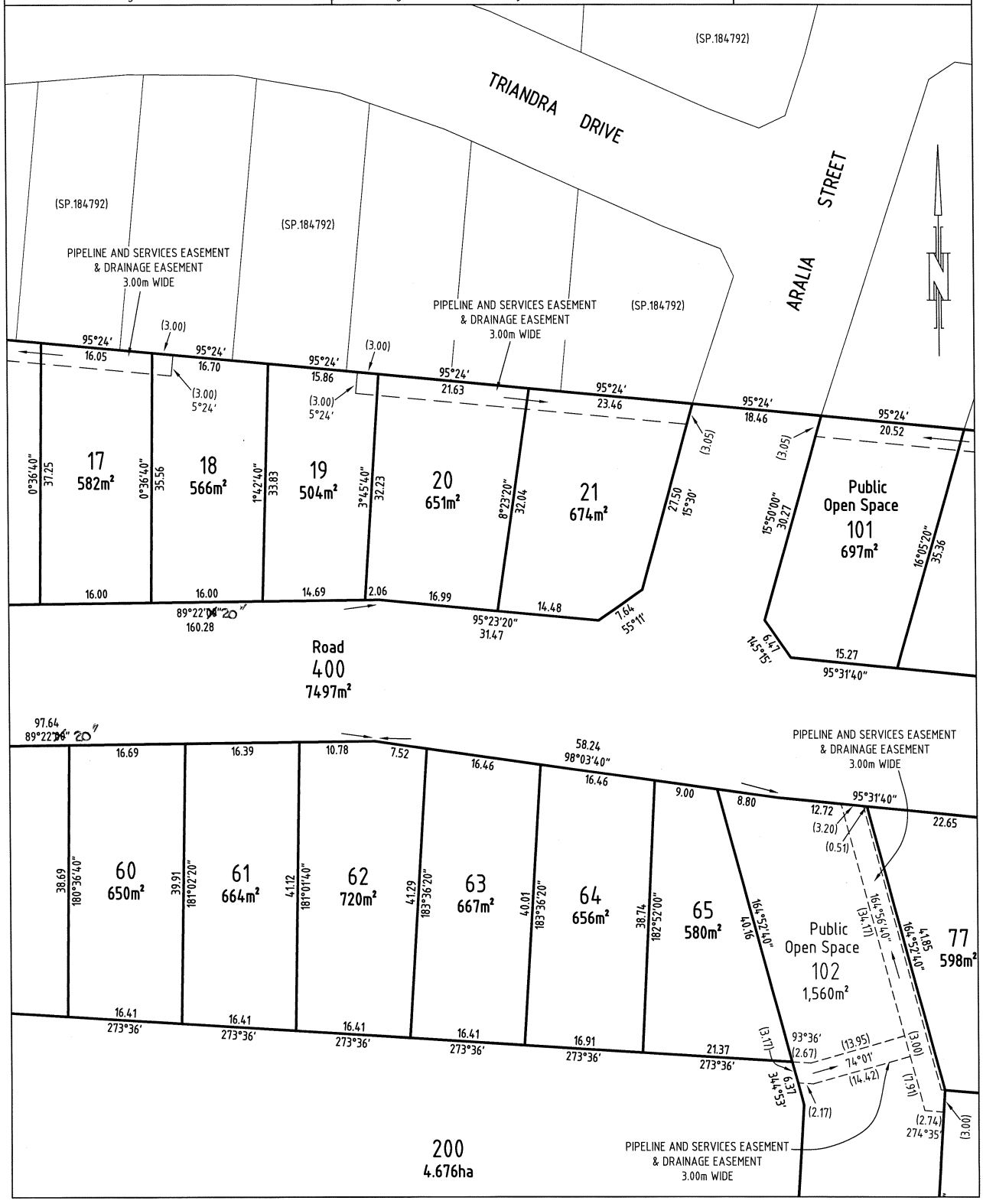
Registered Land Surveyor — 4-10-2023 Date

Council Delegate Clive Shea — 29.11.2023 Date

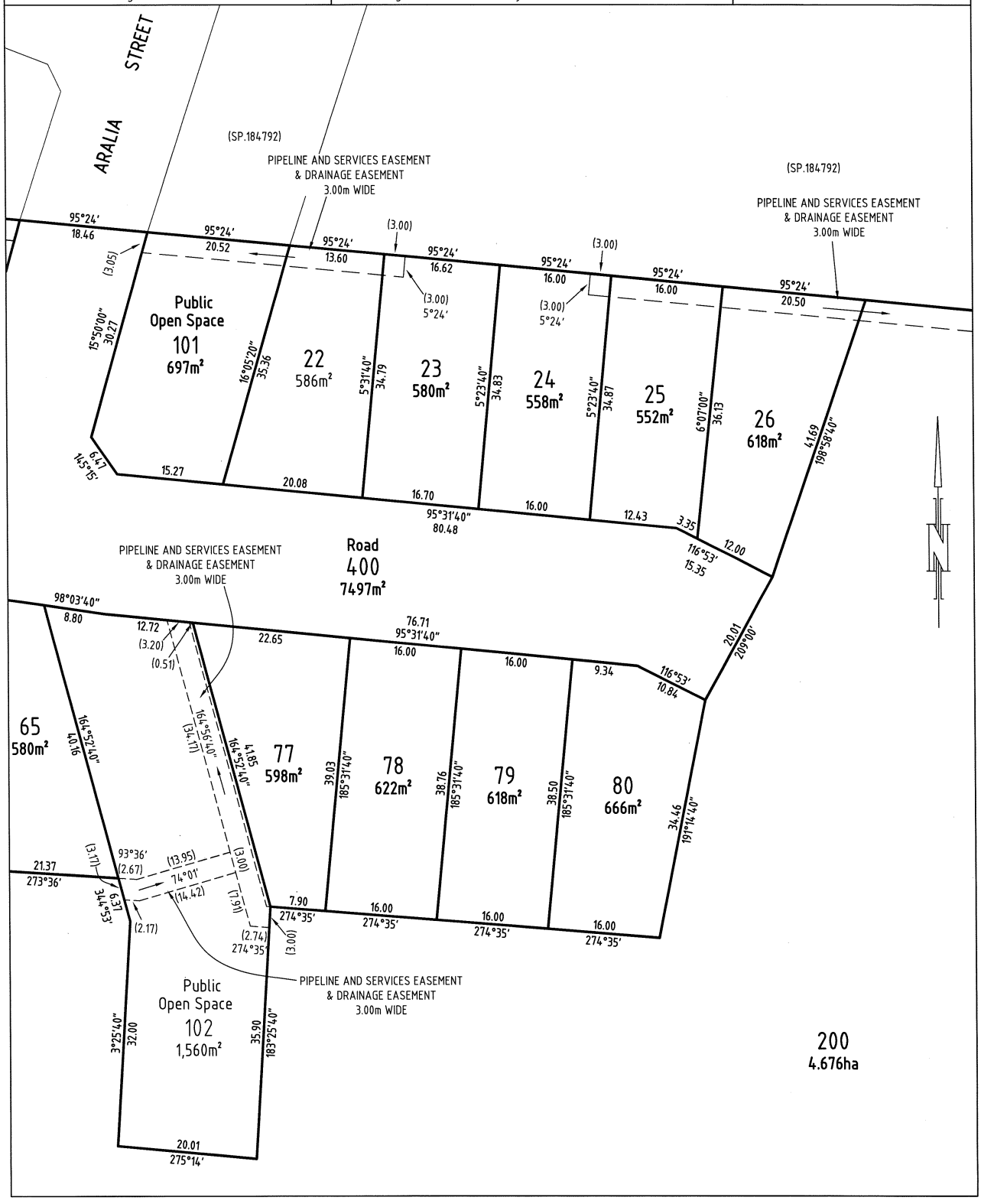
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: EDISON TASMANIA PTY LTD FOLIO REFERENCE: C.T.243571/1 SCALE 1: 500 LENGTH IN METRES	Registered Number SP 185980
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 29.11.2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 4-10-2023 Date	APPROVED EFFECTIVE FROM 19 DEC 2023 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: EDISON TASMANIA PTY LTD FOLIO REFERENCE: C.T.243571/1 SCALE 1: 500 LENGTH IN METRES	Registered Number SP 185980
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 29.11.2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 4-10-2023 Date	APPROVED EFFECTIVE FROM 19 DEC 2023 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: EDISON TASMANIA PTY LTD FOLIO REFERENCE: C.T.243571/1 SCALE 1: 500 LENGTH IN METRES	Registered Number SP 185980
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 29.11.2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 4-10-2023 Date	APPROVED EFFECTIVE FROM 19 DEC 2023 Recorder of Titles



SCHEDULE OF EASEMENTS **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 185980

EASEMENTS AND PROFITS

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

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

Lot 10 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked '~~PIPLEINE~~ PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.60m WIDE' shown passing through such Lot.

Lot 10 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.60m WIDE' shown passing through such Lot ("the Easement Land").

Lot 11 on the Plan is subject to a right of drainage in gross in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 2.50m WIDE' shown passing through such Lot.

102 * CNT 19/12/23

Lots 7, 9, 11 – 26 (inclusive), 57, 101, and 200 on the Plan are each subject to a right of drainage in gross in favour of Clarence City Council over the land marked '~~PIPLEINE~~ PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots.

102 * CNT 19/12/23

Lots 7, 9, 11 – 26 (inclusive), 57, 101, and 200 on the Plan are each 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 passing through such Lots ("the Easement Land").

FENCING COVENANT

The owner of each Lot on the Plan covenants with Edison Tasmania Pty Ltd (the Vendor) that the Vendor shall not be required to fence.

* CAITLIN TOUSSAINT SOLICITOR FOR THE SUBDIVIDER

CNT

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REF: 243571/1 SOLICITOR: BUTLER McINTYRE & BUTLER (CKT211963)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 29th November 2023 SD-2019/1 Ref No. Stage 1+2 C O'Shea Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185980
SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 243571/1	

COVENANTS

* & that the benefit

CAT 19/12/23

The owner of each Lot on the Plan each covenant with the Vendor Edison Tasmania Pty Ltd and the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants will run with a bind the covenantors Lot and every part thereof* may 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 construct or allow to be constructed on the lot any kit home or relocatable dwelling.
2. Not to erect any building on the lot other than of brick, stone, masonry block or similar material, rendered insulated concrete forms, rendered insulated boards, timber construction, or flat metal cladding or insulated boards that are rendered, painted or pre-coloured.
3. Not to erect any dwelling house or residential building on the lot using any roofing material or with roofs other than tiles or metal sheet roof material.
4. Not to erect any garage or outbuilding on the lot using any roofing material or with roofs other than tiles or metal sheet roof material.
5. Not to erect or place or suffer to be or remain on the lot any temporary building structure or caravan except a shed used for the purpose of and in connection with and during and in the course of construction of a permanent building or buildings on the lot and not otherwise.
6. That no hoarding or other structure or station for the purpose of exhibiting any advertisement, bill, poster or sign shall be created or placed or suffered to be upon any part of the lot (except any notice or advertisement in the usual form for the sale or letting of the lot or any building erected thereon).
7. Not to affix or display on any structure, wall or fence upon the lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of the lot or any building erected thereon).
8. Not to keep on the lot any dog of a breed or cross breed which shall be declared or categorised by any Government Department, by any statutory or municipal authority, or by any recognised Kennel Club in Tasmania to be a dangerous breed.
9. Not to erect install or amend any drainage pipes or drainage dissipaters on the lot or any part thereof which will cause or may cause any stormwater to enter or cause damage or erosion to the lot, to any adjoining lot or to any road shown on the plan or any area adjacent to such road or the balance.
10. Not to store, heap or permit to be excavated carried away or removed from the lot or any part thereof any trees, logs, earth, clay, stone, gravel, or sand except such as may be necessary for the purposes of road or driveway construction or levelling or filling of the lot or for the formation of any buildings or swimming pool or barbeque area to be constructed thereon.
11. That no engine or machinery worked or driven by steam, gas, electricity, petrol or other type of power and used for any business or trade operations shall be erected, affixed or placed on any part of the lot and no trade manufactory or business whatsoever shall be carried on or be permitted or allowed to be carried on any part of the lot.
12. Not to do or permit or suffer to be done in or upon any lot or any part thereof anything which will, may or shall be or become a nuisance, annoyance or disturbance to the dominant proprietor or its directors or successors in title or the owner or owners for the time being of the said lots.

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185980
SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 243571/1	

DEFINITIONS

'Pipeline and Services Easement' means:

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 Land from the highway at any vehicle entry and cross the Land 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, with TasWater reinstating any damage that it causes in doing so to any boundary fence of the Land.

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.

Interpretation:

"Infrastructure" means:

(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;

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185980
SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294) FOLIO REFERENCE: C/T 243571/1	

(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.

EXECUTED by EDISON TASMANIA PTY LTD)
(ACN 629 704 294) as trustee of the Edison)
Tasmania Unit Trust by their Attorney JENNIFER)
DIANE COOPER Under Power of Attorney dated)
26 July 2021 No. PA131640 who hereby declares)
that no notice of alteration or revocation of the)
said Power of Attorney has been received in the)
presence of:)

.....
JENNIFER DIANE COOPER

Witness(Signature): .....

(Print Full Name): ..... Caitlin Toussaint

(Full Postal Address): ..... Legal Practitioner
Butler McIntyre & Butler
20 Murray Street, HOBART TAS
Tel: (03) 6222 9444

: .....

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.

H1407 - PROPOSED HOUSE FOR SUBEDI & SHRESTHA AT 3 PIPIT DRIVE, RISDON VALE

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Architectural Drawing No.		*Description*
01		SITE PLAN
02		DRAINAGE PLAN
03	B	FLOOR PLAN
04	B	ELEVATIONS
04a		PERSPECTIVES
05		SECTION
06		ROOF PLAN
07		ELECTRICAL PLAN
08		FLOORING LAYOUT PLAN

Architectural Drawing No.	*Description*
09	LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
10	COMPLIANCE NOTES
10a	LIVABLE HOUSING NOTES 1 of 3
10b	LIVABLE HOUSING NOTES 2 of 3
10c	LIVABLE HOUSING NOTES 3 of 3
11	WET AREA SPECIFICATIONS
11a	STAIR NOTES
11b	BALUSTRADE NOTES
12	B.A.L. CONSTRUCTION REQUIREMENTS

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
LOW mild steel corrosion rate 1.3 to 25 µm/year Typically remote inland areas or more than 1 km from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1 Hot dip galvanising - HDG75 Option 2 Duplex system. See N.C.C. Table 6.3.9c Option 3 Paint. See N.C.C. Table 6.3.9b - ALC2, ACC2, IZS1, PUR2A	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	05 February 2026	03, 04	Floor plan changes
B	11 February 2026	03, 04	Floor plan changes

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

Climate Zone - 7
C.T. No. 185980/11
Wind Speed - N2
Soil Classification - A
Corrosion Environment - LOW

FLOOR AREA = 140.0m²

= 15.1 sq

BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

DRAWING: COVER SHEET

DATE: 05 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

COVER SHEET

05 February 2026 ● Preliminary drawings
12 February 2026 ● Development application drawings (DA)

○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)

○ Approved by Engineer
○ Approved by Building Surveyor

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

NOTES:

This plan and associated digital model is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

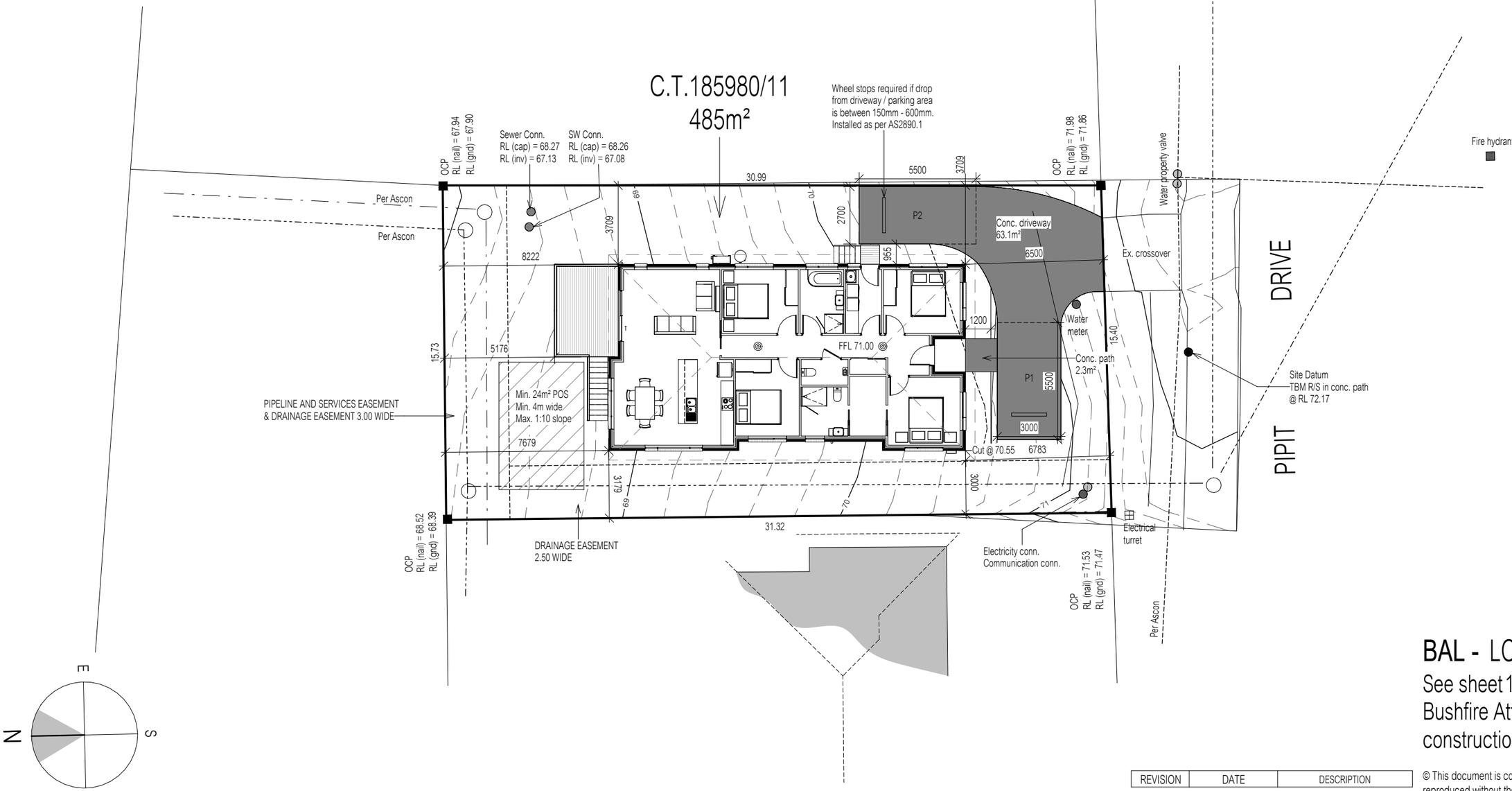
Services shown have been located where visible by field survey. Services denoted as being "Per As-Constructed" have been imported from the existing as-constructed drawings from this subdivision. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

TH

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



FFL 71.00

Scale 1 : 200

BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

DRAWING: SITE PLAN

DATE: 05 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 01

PROPOSED HOUSE FOR SUBEDI & SHRESTHA AT 3 PIPIT DRIVE, RISDON VALE

NOTES:
- All drainage to be installed in accordance with AS/NZ3500 Part 2 & Part 3
- Water connection & metering work to be carried out in accordance with Water Services Association of Australia (WSAA) codes & TasWater supplementary codes, guides and technical specifications.
- Property sewer connections must be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02—2014-3.1 MRWA Version 2.
- Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplement to the code

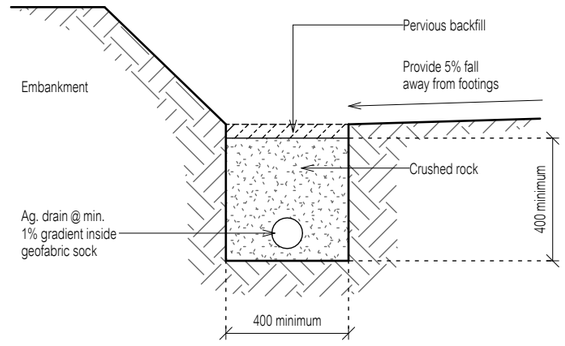
NOTES:

This plan and associated digital model is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per As-Constructed " have been imported from the existing as-constructed drawings from this subdivision . Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

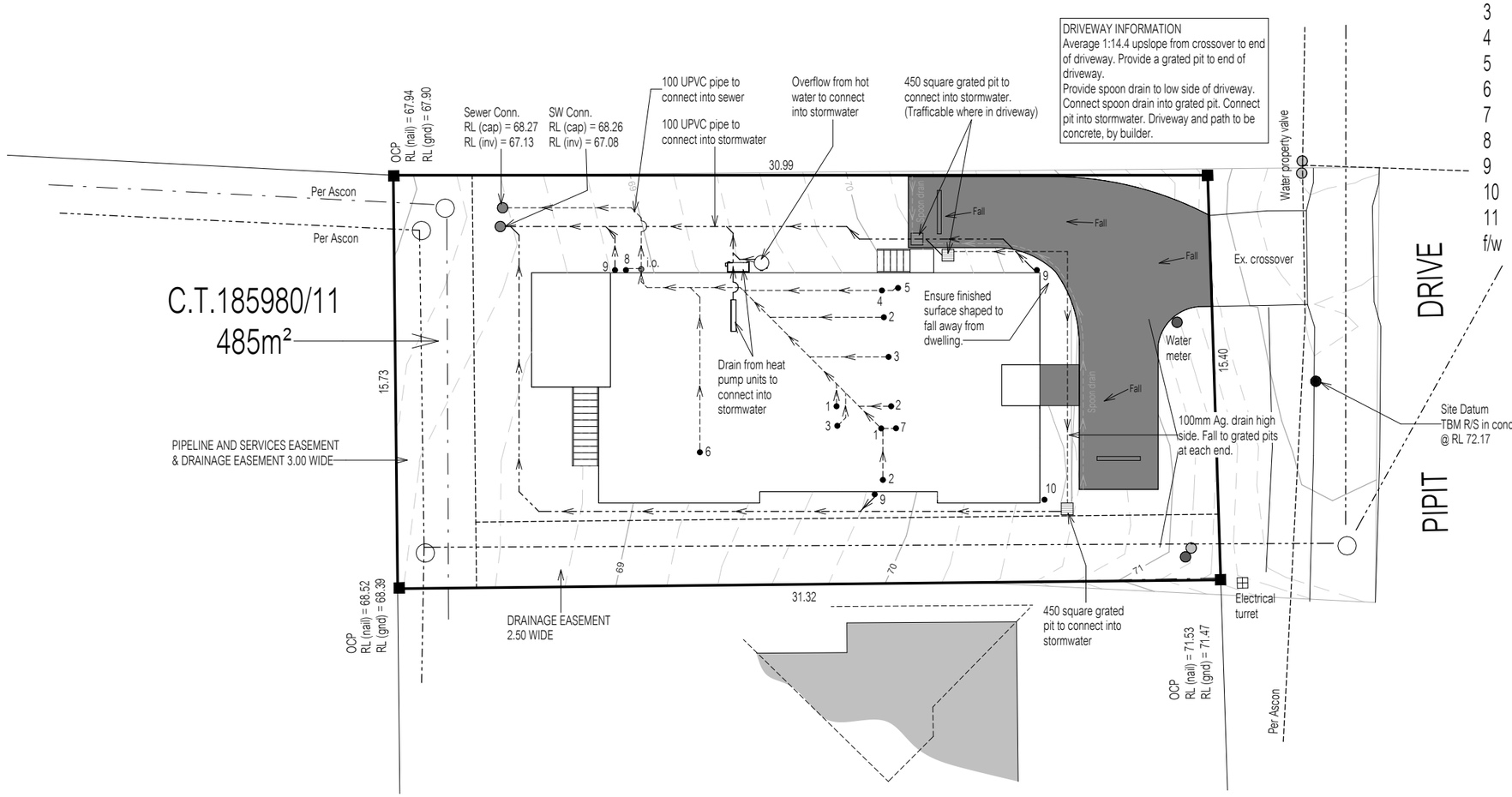


All materials and construction to comply with AS/NZS3500, 2025 and to be inspected and approved by a qualified engineer.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED O.R.G. MIN. 150mm BELOW FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	



DRAINAGE PLAN - scale 1:200

THIS PLAN IS ACCEPTED BY:

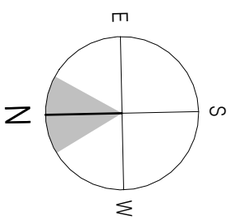
.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....



BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

Drafted by Cem Kali, Licence Number: 627300775

DRAWING: DRAINAGE PLAN

DATE: 05 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 02

Scale As indicated

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

THIS PLAN IS ACCEPTED BY:

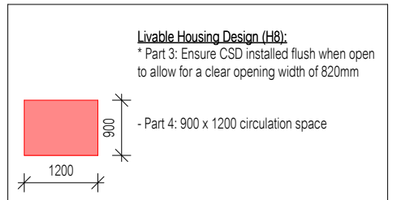
.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....



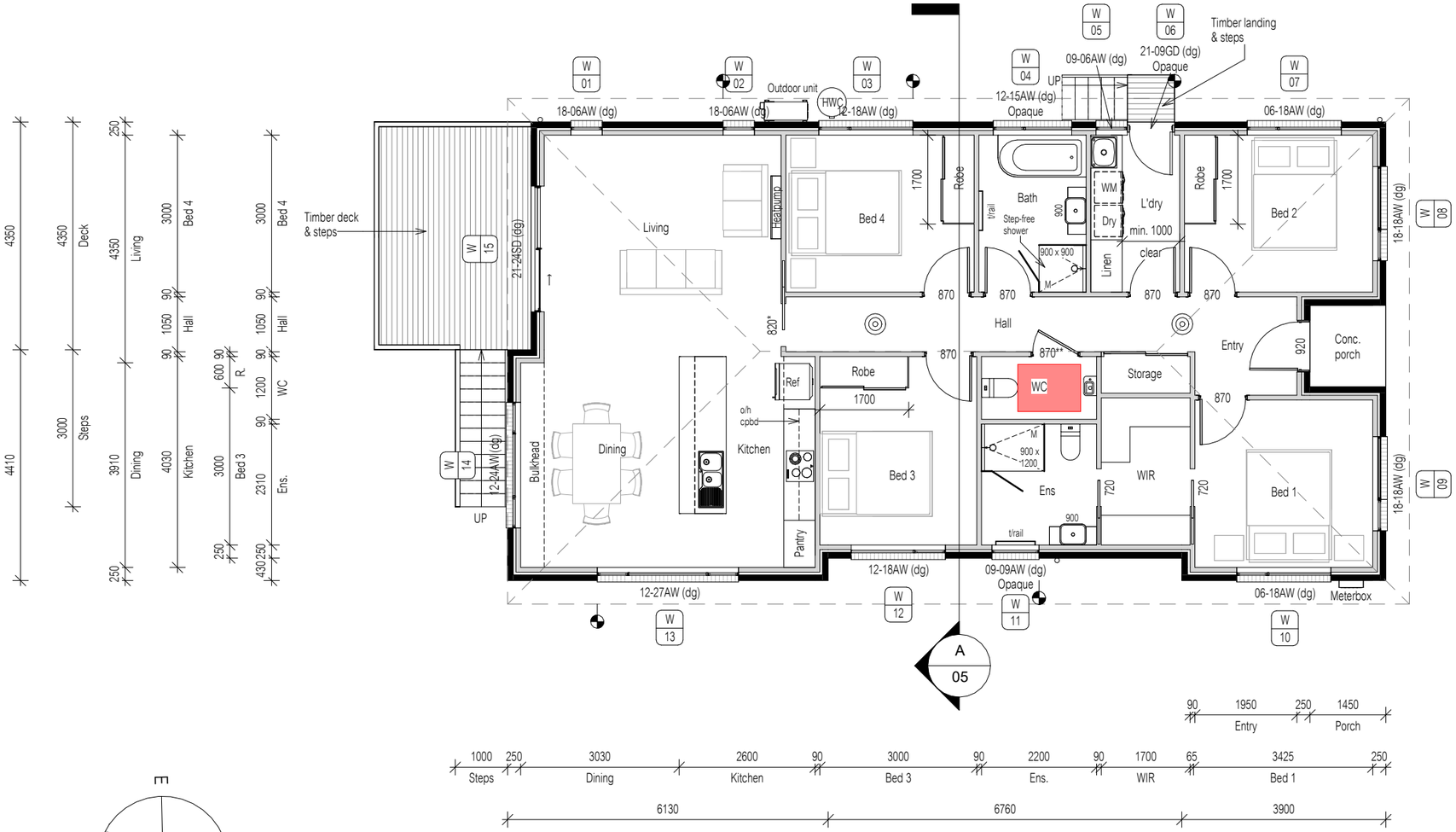
** Notes:
- If no openable windows, "Make-up air" is required for this space (N.C.C. 10.8.2 (5)(a)). Free air of 14,000mm² can be achieved by a 20mm undercut to a 700mm wide door.

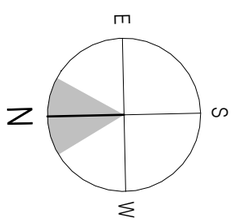
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

FLOOR AREA = 140.0m²

Landing/Deck Areas = 18.0m²
Porch Area = 2.3m²





BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

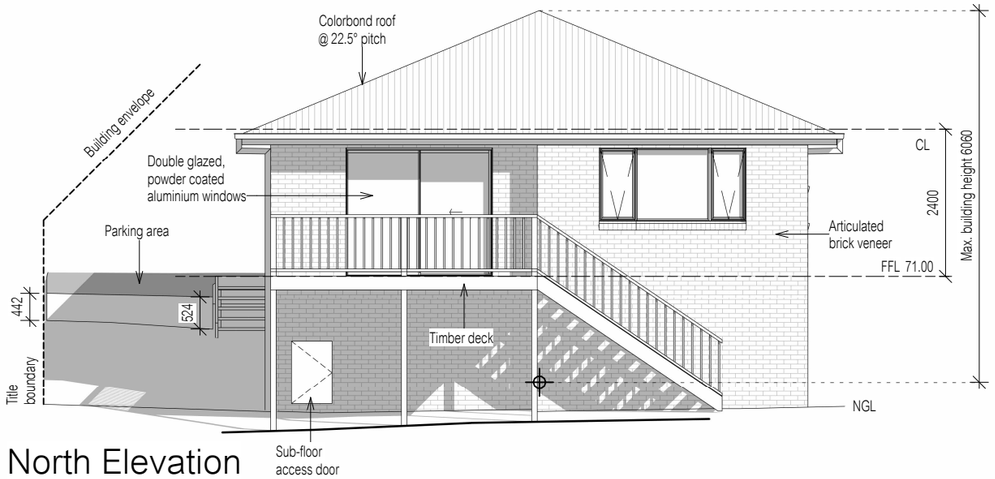
REVISION	DATE	DESCRIPTION
A	05 February 2026	Changes as per Cover Sheet
B	11 February 2026	Changes as per Cover Sheet

DRAWING: FLOOR PLAN

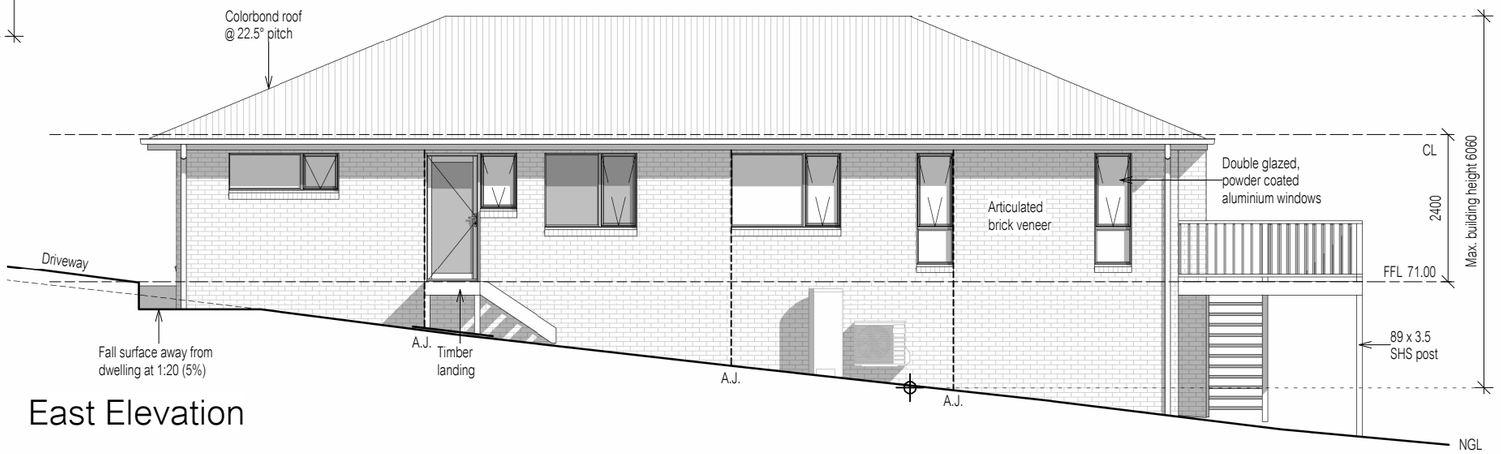
DATE: 05 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 03

Scale 1 : 100

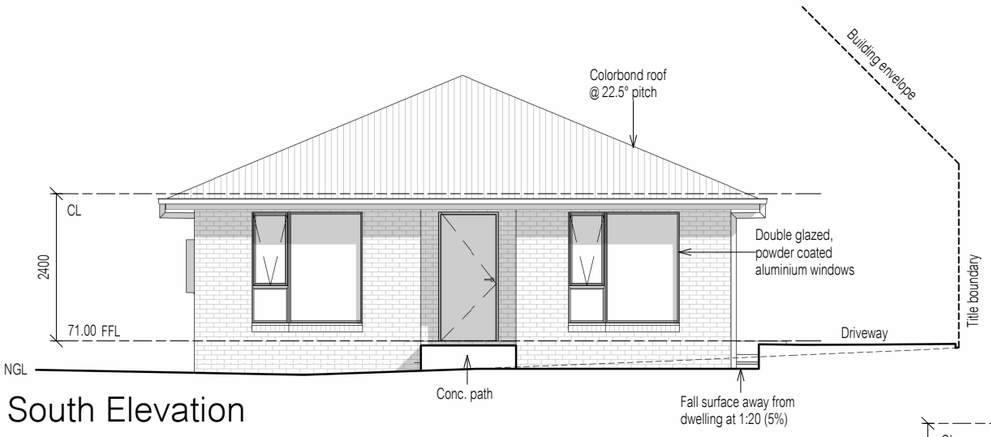
PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE



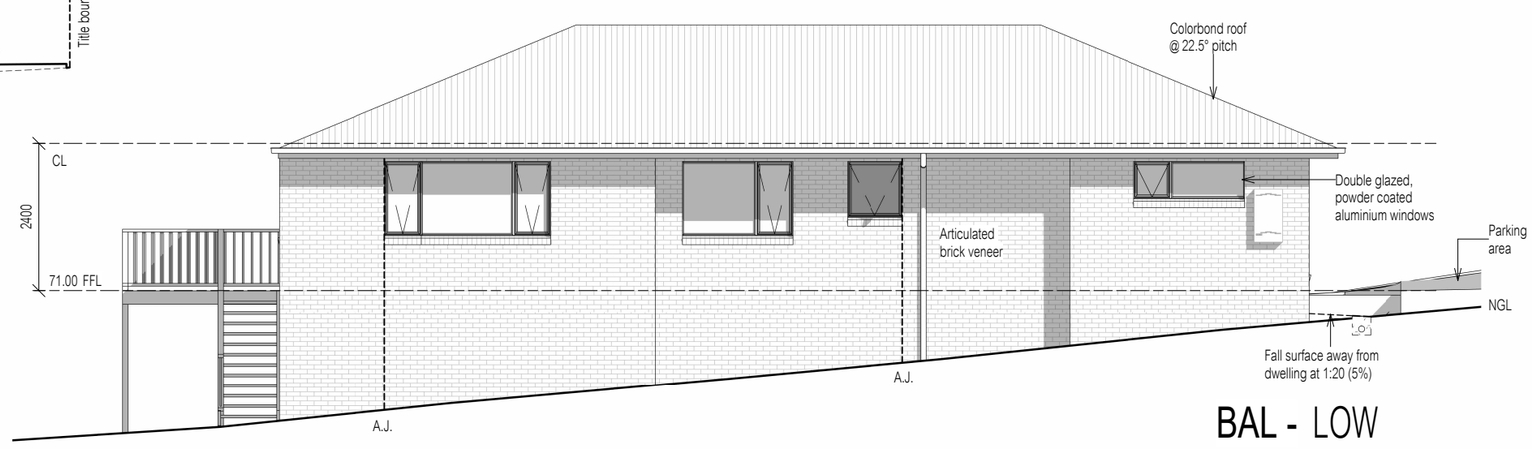
North Elevation



East Elevation



South Elevation



West Elevation

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL - LOW

See sheet 12 for
Bushfire Attack Level
construction requirements

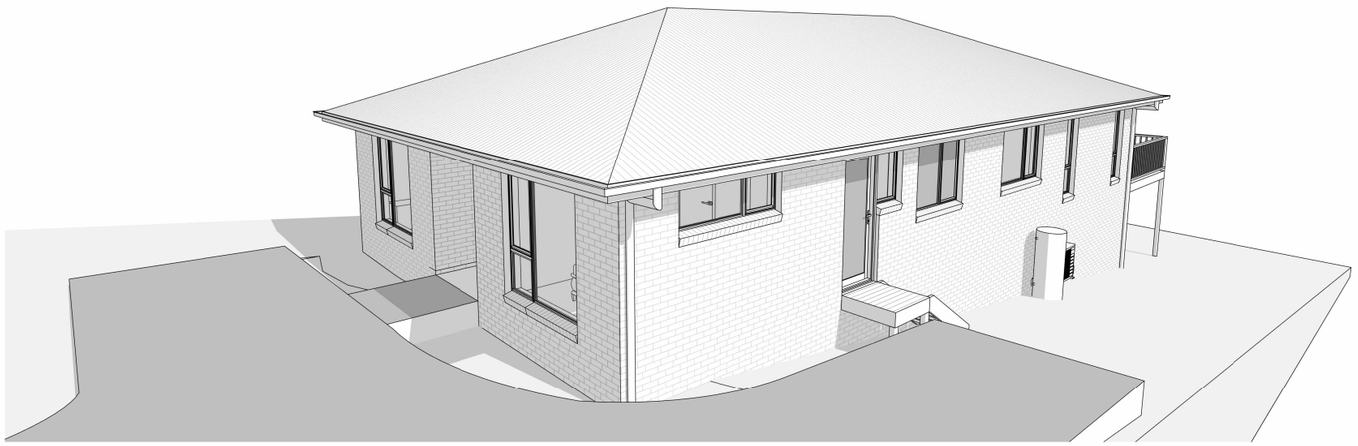
REVISION	DATE	DESCRIPTION
A	05 February 2026	Changes as per Cover Sheet
B	11 February 2026	Changes as per Cover Sheet

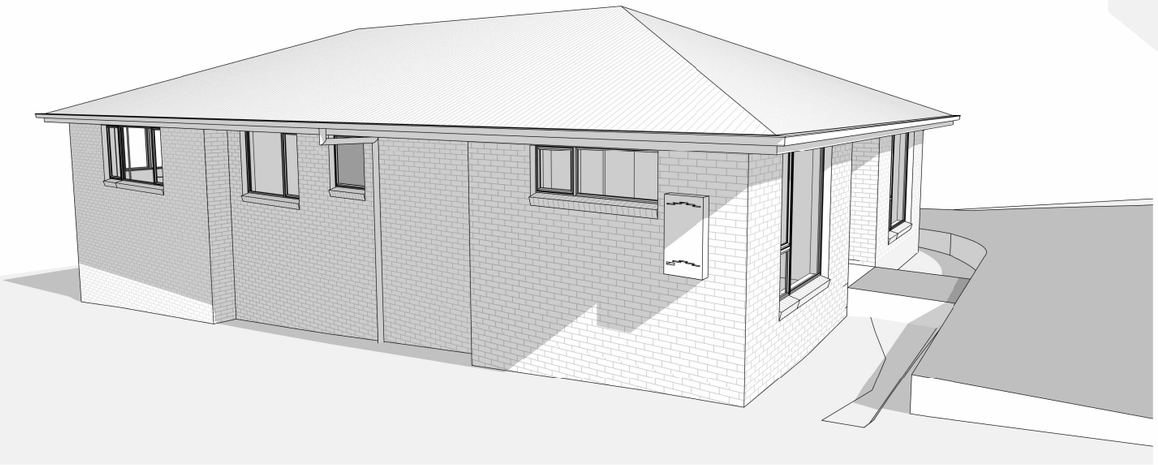
DRAWING: ELEVATIONS

DATE: 05 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE





TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

DRAWING: PERSPECTIVES

DATE: 05 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

04a

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

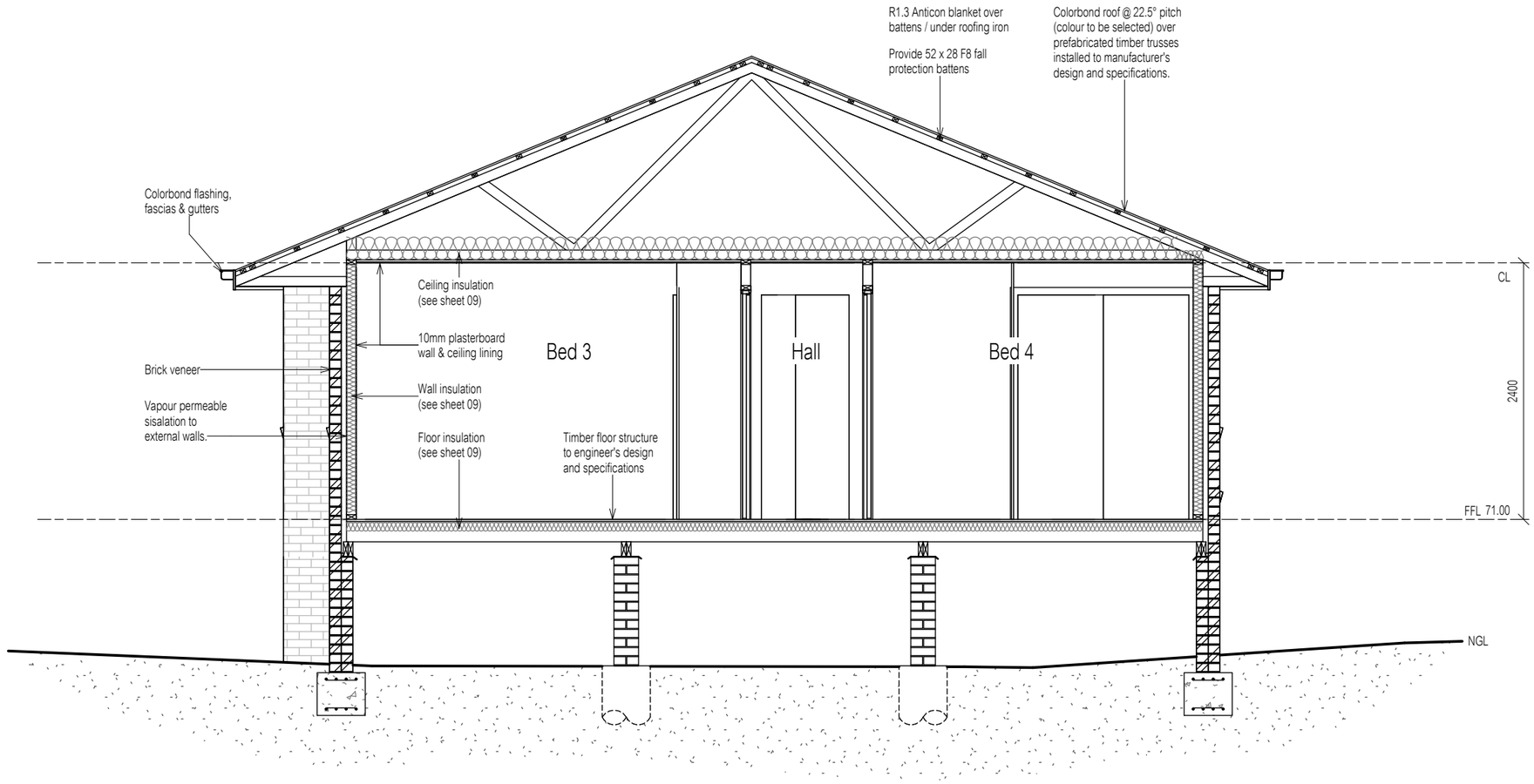
.....

DATE:

.....

IMPORTANT NOTES:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



Section A
Scale 1 : 50

A
03

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

DRAWING: SECTION

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

05

Scale 1 : 50

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

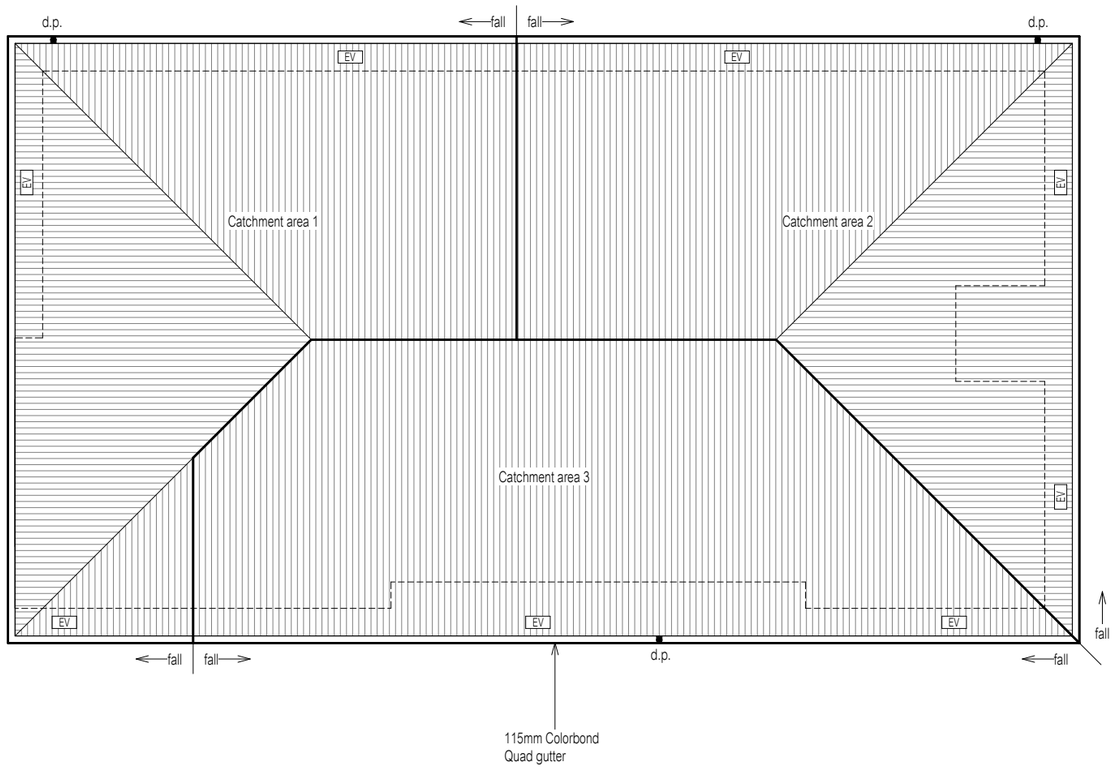
ROOF VENTILATION CALCULATIONS
(22.5° Hip Roof - Flat ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 126.5m² / 300 = 0.422m²

Exhaust: See note below.
25% of 0.422m² = 0.105m²
0.105m² / 0.08m² = 1.32 (x2) = 3 ridge vents evenly spaced
Supply:
75% of 0.422m² = 0.317m²
0.317m² / 0.08m² = 3.96 (x2) = 8 eaves vents evenly spaced

RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over).
Ensure chosen eave vents have BAL compliant ember mesh (If BAL 12.5 & over).



CATCHMENT AREAS NOTES:
Colorbond roof @ 22.5° pitch
CATCHMENT AREA 1 = 69.9m²
CATCHMENT AREA 2 = 69.7m²
CATCHMENT AREA 3 = 69.5m²

denotes roof area
d.p. ● denotes downpipe
← denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be ventilated.
Eave vents must be fitted to soffit with BAL compliant, non-combustible ember mesh installed (if BAL12.5 & over).
Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces'.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	172.8	Area of roof (including 115mm Quad Gutter) (m²)
Ac	209.1	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	2.98	$\frac{Ac}{Acdp}$
Downpipes Provided	3	

REVISION	DATE	DESCRIPTION

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ROOF PLAN

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 06

Scale 1 : 100

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

.....

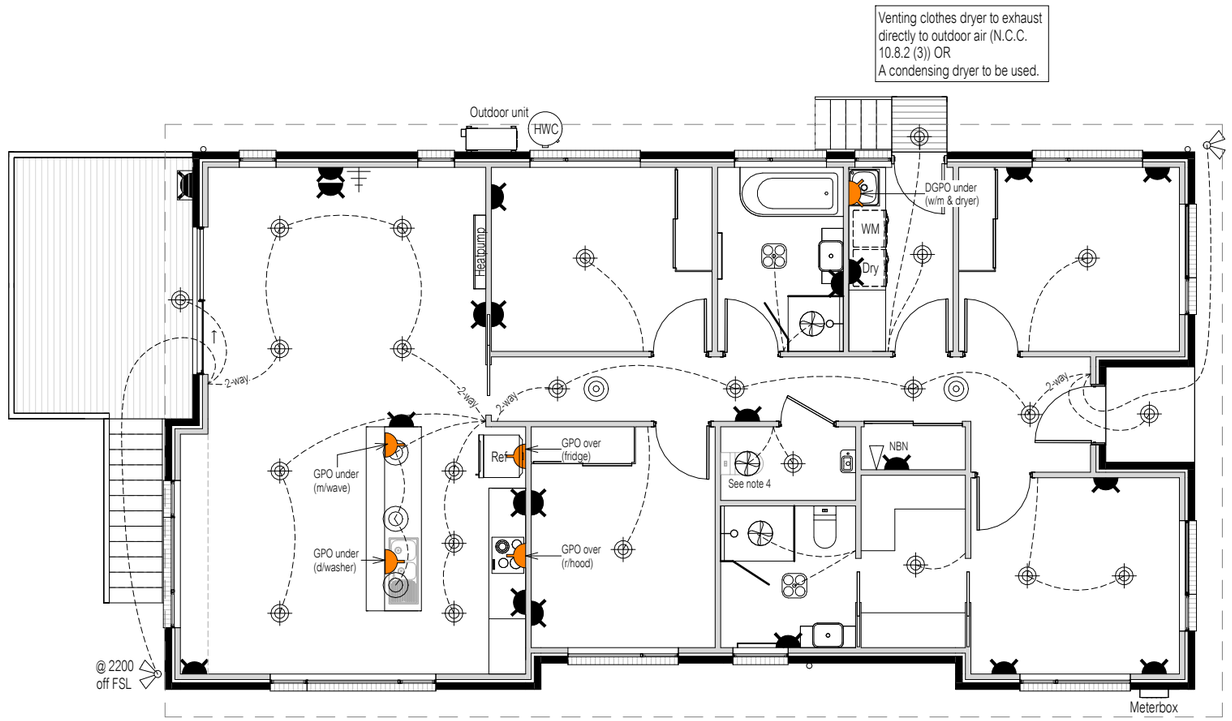
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:
1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5.
Smoke alarms are to be interconnected where more than one alarm is installed.
2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
3. All downlights are to be sealed and IC-F rated.
4. If no openable windows, "Make-up air" is required for this space (10.8.2 (5)(a)).
Free air of 14,000mm² can be achieved by a 20mm undercut to a 700mm wide door.



TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- Batten light (28W)
- Wall light (28W)
- TV point
- Smoke alarm
- Phone / NBN point
- Pendant light (28W)
- LED strip light (10W/m)
- LED spotlight (sensor)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- Slimline LED batten (40W)
- Ducted exhaust fan
- Data point
- 4-light Tastic (10W centre light only)
- 2-light Tastic (10W centre light only)
- Stair lights (5W)
- Ceiling fan

BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

DRAWING: ELECTRICAL PLAN

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 07

Scale 1 : 100

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

THIS PLAN IS ACCEPTED BY:

.....

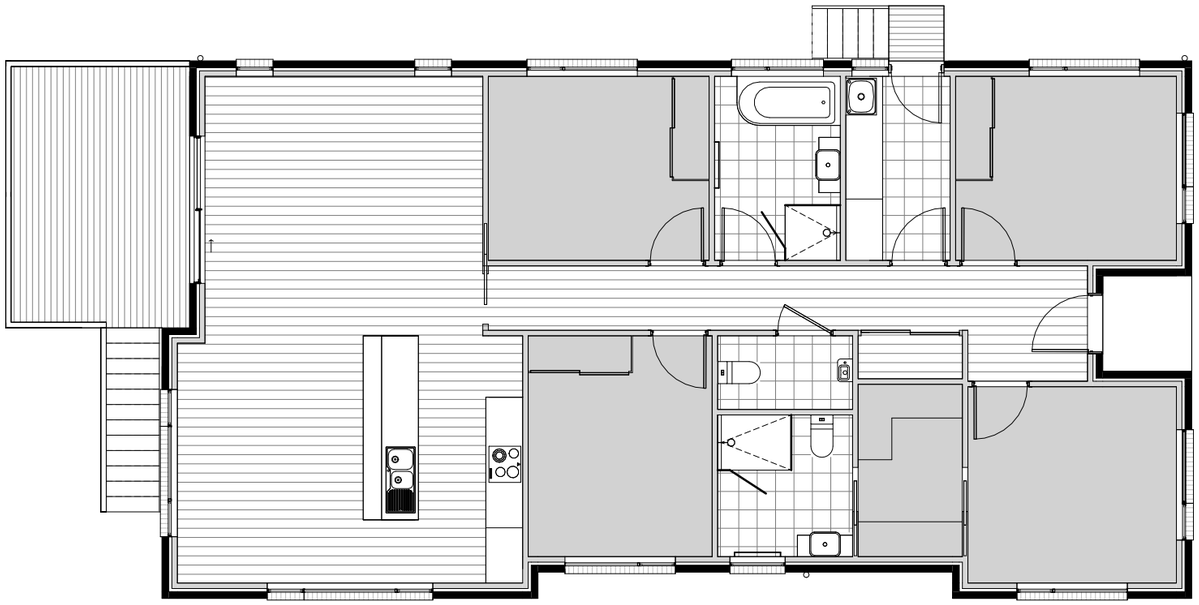
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



FLOORING LEGEND

- Floating Flooring
- Carpet
- Tiles

BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

Drafted by Cem Kali, Licence Number: 627300775

DRAWING: FLOORING LAYOUT PLAN

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
H1407 - 3 Pipit Drive, RISDON VALE (Subedi & Shrestha)	Class 1

Number of rows preferred in table below: 14 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor (Adjustment factors)	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density — System allowance	Lamp or illumination power density — System design	System share of % of aggregate allowance used
1	LIVING	Living room	19.2 m²	48 W	Class 1 building					5.0 W/m²	2.5 W/m²	6% of 58%
2	DINING	Living room	11.4 m²	24 W	Class 1 building					5.0 W/m²	2.1 W/m²	5% of 58%
3	KITCHEN	Kitchen	11.3 m²	120 W	Class 1 building					5.0 W/m²	*10.6 W/m²*	26% of 58%
4	ENTRY	Corridor	3.7 m²	12 W	Class 1 building					5.0 W/m²	3.2 W/m²	8% of 58%
5	HALL	Corridor	9.6 m²	36 W	Class 1 building					5.0 W/m²	3.8 W/m²	9% of 58%
6	BED 4	Bedroom	10.8 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	3% of 58%
7	BED 3	Bedroom	10.8 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	3% of 58%
8	ENS.	Bathroom	5.1 m²	10 W	Class 1 building					5.0 W/m²	2.0 W/m²	5% of 58%
9	WIR	Other	4.8 m²	12 W	Class 1 building					5.0 W/m²	2.5 W/m²	6% of 58%
10	WC	Toilet	2.6 m²	12 W	Class 1 building					5.0 W/m²	4.6 W/m²	11% of 58%
11	BED 1	Bedroom	10.9 m²	24 W	Class 1 building					5.0 W/m²	2.2 W/m²	5% of 58%
12	BED 2	Bedroom	10.8 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	3% of 58%
13	L'DRY	Laundry	5.1 m²	12 W	Class 1 building					5.0 W/m²	2.4 W/m²	6% of 58%
14	BATH	Bathroom	6.2 m²	10 W	Class 1 building					5.0 W/m²	1.6 W/m²	4% of 58%

			Allowance	*Design average*
122.3 m²	356 W	**Class 1 building**	5.0 W/m²	2.9 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

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

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2019 3.12.5.5 (f)

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	18-06AW (dg)	Clear	AWS-008-01	4.30	0.55
02	18-06AW (dg)	Clear	AWS-008-01	4.30	0.55
03	12-18AW (dg)	Clear	AWS-008-01	4.30	0.55
04	12-15AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
05	09-06AW (dg)	Clear	AWS-008-01	4.30	0.55
06	21-09GD (dg) Opaque	Opaque	AWS-019-01	4.10	0.50
07	06-18AW (dg)	Clear	AWS-008-01	4.30	0.55
08	18-18AW (dg)	Clear	AWS-008-01	4.30	0.55
09	18-18AW (dg)	Clear	AWS-008-01	4.30	0.55
10	06-18AW (dg)	Clear	AWS-008-01	4.30	0.55
11	09-09AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
12	12-18AW (dg)	Clear	AWS-008-01	4.30	0.55
13	12-27AW (dg)	Clear	AWS-008-01	4.30	0.55
14	12-24AW (dg)	Clear	AWS-008-01	4.30	0.55
15	21-24SD (dg)	Clear	AWS-013-01	4.00	0.61

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 12)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.5 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaced below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL - LOW

See sheet 12 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;
Prevent ponding of water under suspended floors.
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 NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	2:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4:
Masonry accessories to NCC 5.6:
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm²per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof. Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLIANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation. Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m²
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices. Windows and external door weatherproofing to AS 2047.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:
.....
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:
.....
DATE:
.....

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

Drafted by Cem Kali, Licence Number: 627300775

DRAWING: COMPLIANCE NOTES
DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

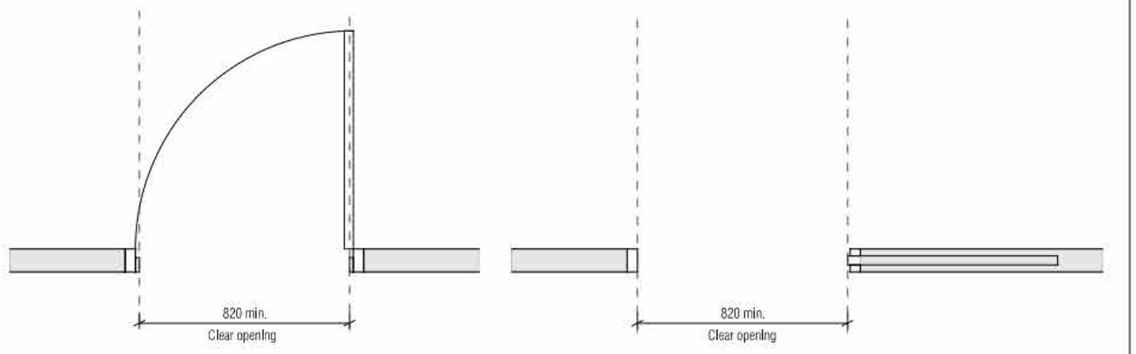
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

Drafted by Cem Kali, Licence Number: 627300775

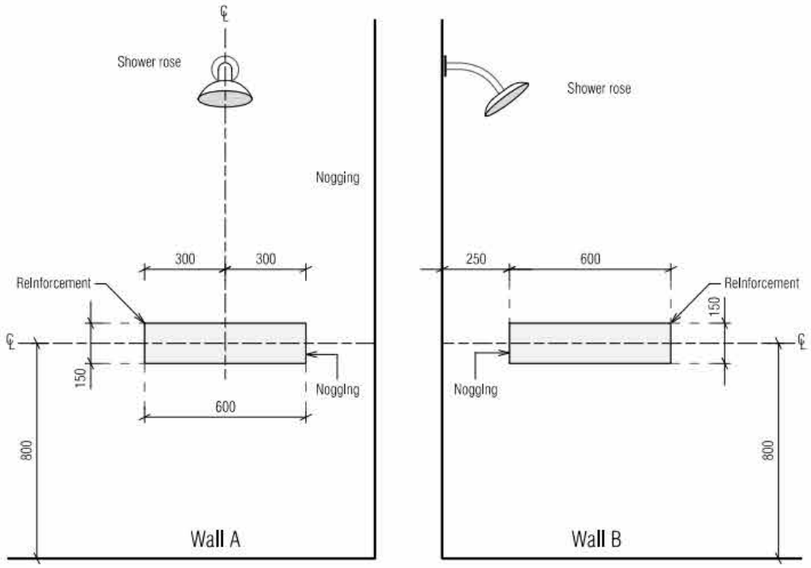
DRAWING: LIVABLE HOUSING NOTES 1 of 3

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

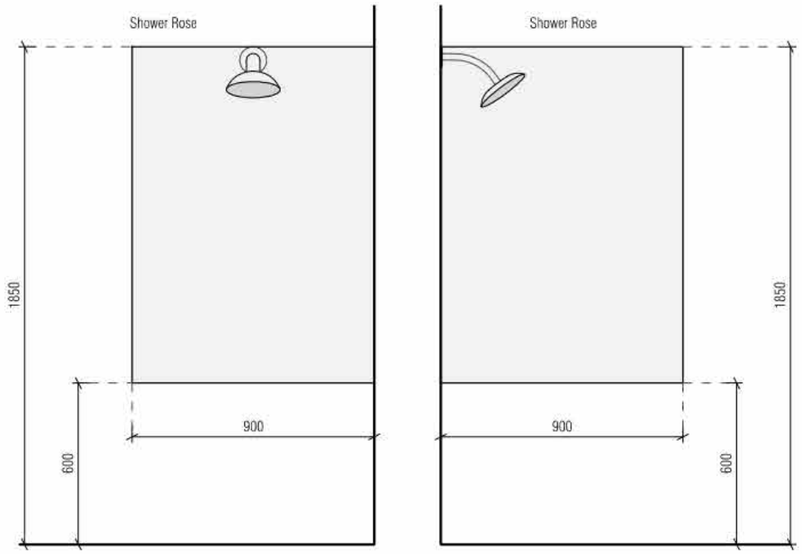
Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

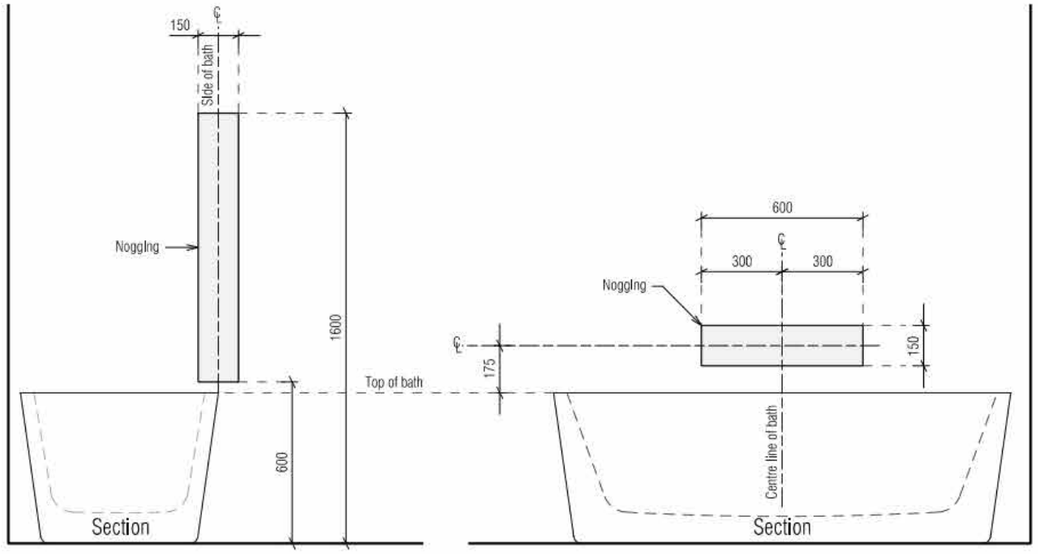
10a



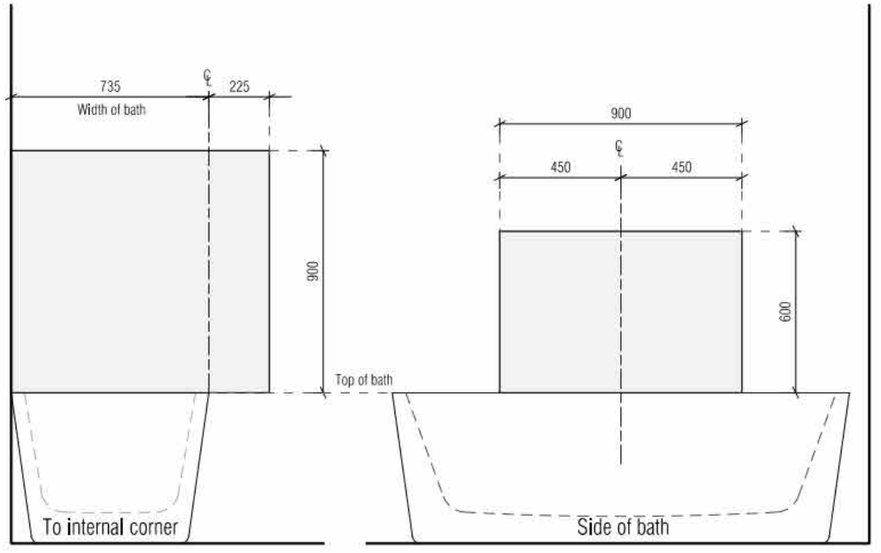
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

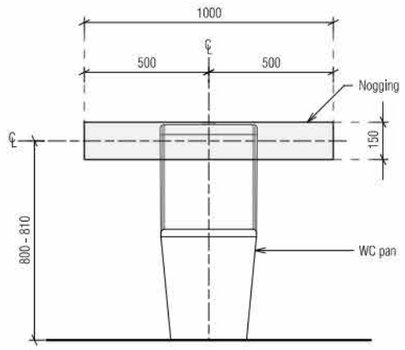
BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

DRAWING: LIVABLE HOUSING NOTES 2 of 3

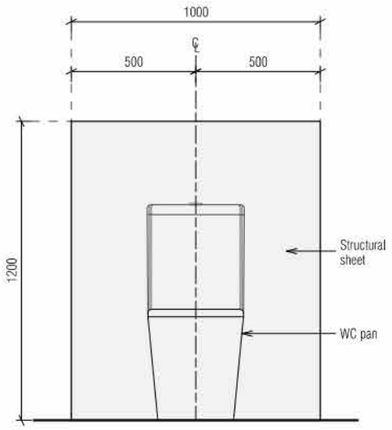
DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 10b

Scale

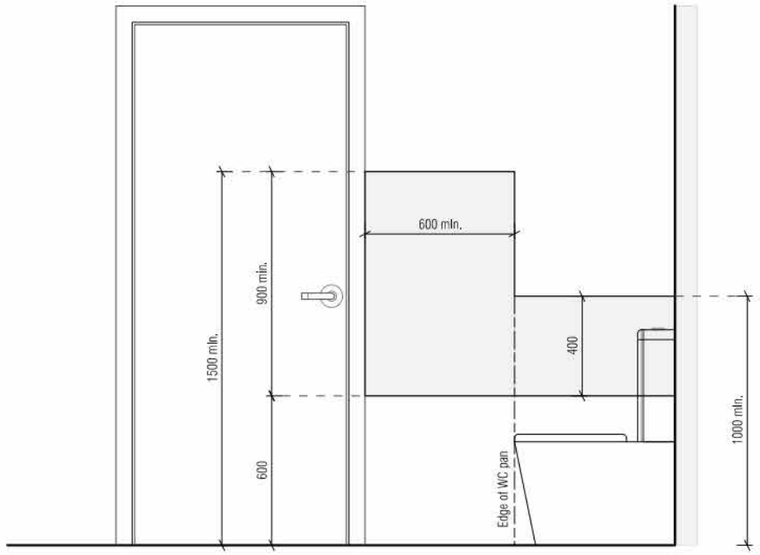
PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE



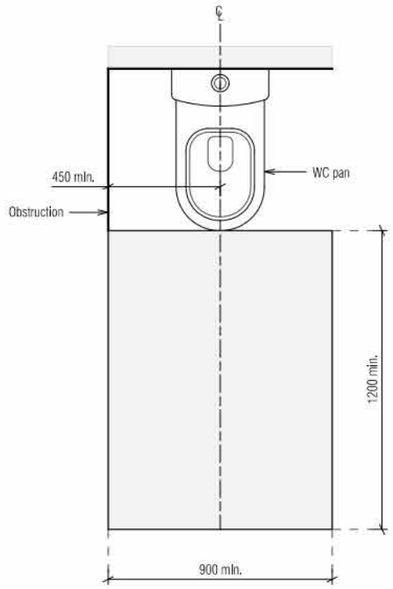
LOCATION OF NOGGINGS FOR A WALL BEHIND TOILET PAN



LOCATION OF SHEETING BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE FOR A TOILET PAN

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

DRAWING: LIVABLE HOUSING NOTES 3 of 3

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

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 water resistant 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 water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	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 water resistant 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 preformed shower base	N/A	Water resistant 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 enclosed 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 water resistant 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

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant 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.	Water resistant 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. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	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	Water resistant 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

IMPORTANT NOTES:
1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT
Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

BAL - LOW
See sheet 12 for
Bushfire Attack Level
construction requirements

Drafted by Cem Kali, Licence Number: 627300775

DRAWING: WET AREA SPECIFICATIONS

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

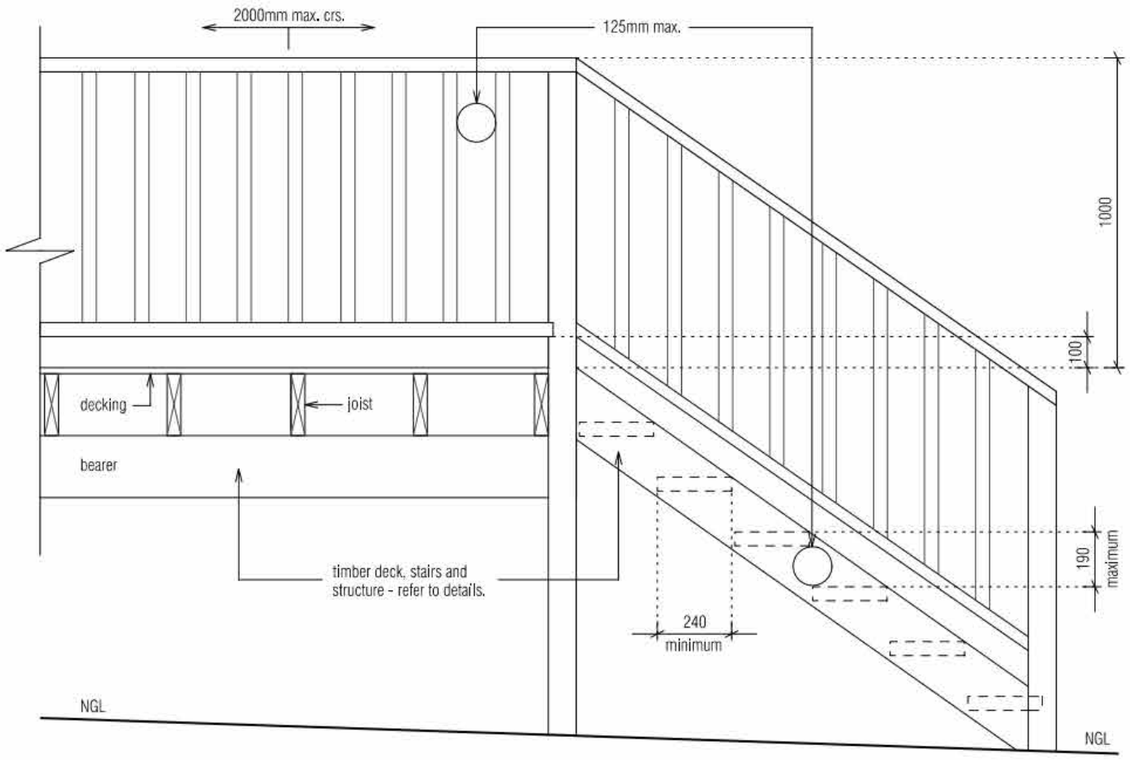
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

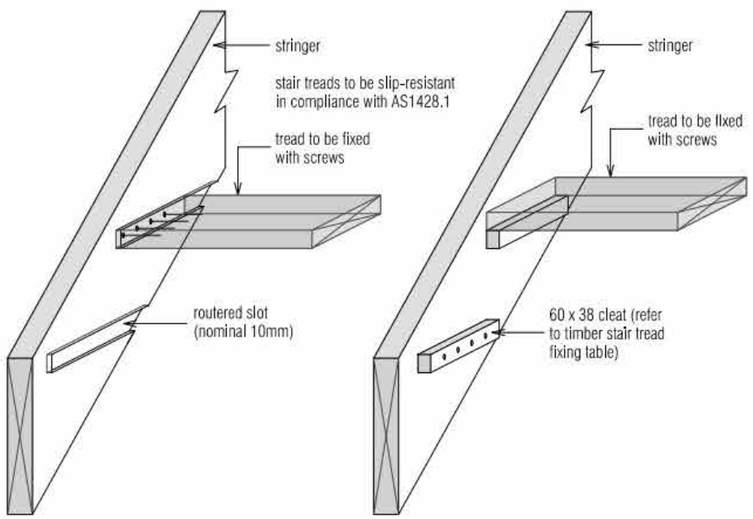
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

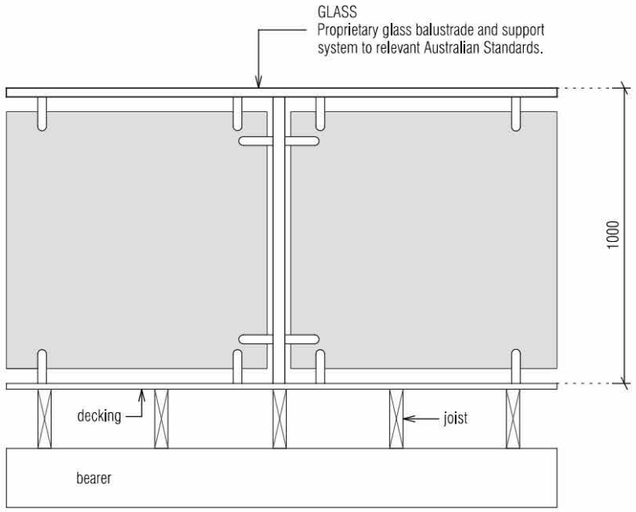
DRAWING: STAIR NOTES

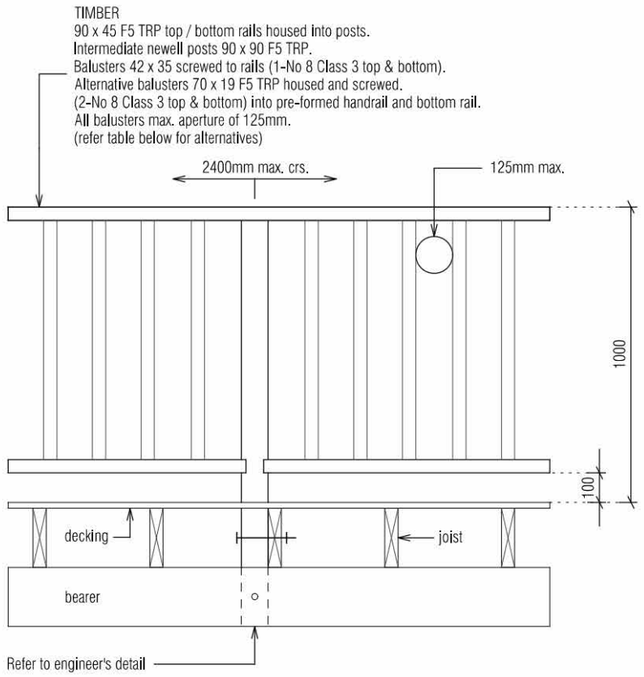
DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

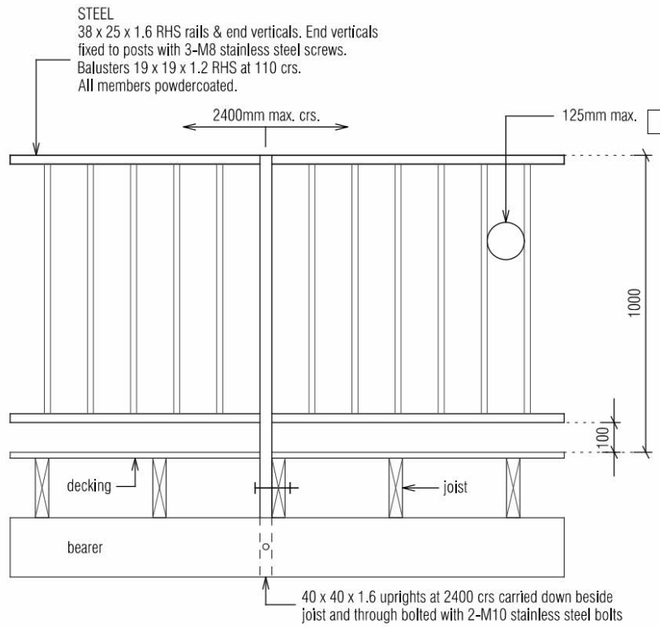
Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

11a







TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER CLAUSE 11.3.6 OF N.C.C.
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

BAL - LOW
See sheet 12 for Bushfire Attack Level construction requirements

DRAWING: BALUSTRADE NOTES

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

11b

AS3959 - CONSTRUCTION SCHEDULE BAL-LOW

There is insufficient risk to warrant specific construction requirements.
There for there are no construction requirements for BAL LOW

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

REVISION	DATE	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:
.....

BAL - LOW

See sheet 12 for
Bushfire Attack Level
construction requirements

DRAWING: B.A.L. CONSTRUCTION REQUIREMENTS

DATE: 12 February 2026
FILE NAME: H1407 - DA - Rev B - 110226
DRAWN BY: CK
DWG No: 12

Scale

PROPOSED HOUSE FOR SUBEDI & SHRESTHA
AT 3 PIPIT DRIVE, RISDON VALE

3 Pipit Drive

Traffic Noise Assessment

Ref: 26026 3 Pipit Drive TNA

28 April 2026

NVC

NOISE VIBRATION CONSULTING

Executive Summary

A residential dwelling is proposed at 3 Pipit Drive, Risdon Vale. As the site is located within 50 m of Sugarloaf Road and within a designated road attenuation area, a Traffic Noise Assessment has been requested to demonstrate that the proposed residential dwelling satisfies Clause C3.6.1 of the Tasmanian Planning Scheme. NVC has been engaged by Tassie Homes to carry out such an assessment.

To quantify traffic noise levels on site, unattended noise measurements were conducted over one week at a representative worst-case location, with results indicating an adjusted external noise level of 52 dBA_{adj} $L10_{(18\text{-hour})}$. This measured noise level is below the applicable external noise criterion of 63 dBA $L10_{(18\text{-hour})}$ by nominally 11 dB, and internal noise levels in accordance with AS 2107 can be achieved with a facade reduction of approximately 9 dB.

Given the relatively low external noise environment, any modern facade construction is sufficient to achieve the required level of sound insulation, and no specific acoustic mitigation measures are required. Accordingly, the proposed residential dwelling satisfies the Acceptable Solutions under Clause C3.6.1 of the Tasmanian Planning Scheme.

3 Pipit Drive
Traffic Noise Assessment

Prepared for:
Tassie Homes
Unit 4, 37 Ascot Drive
Huntingfield TAS 7055
Attention: Kara Stewart

Prepared by:
NVC
1/95 Elizabeth Street
Hobart TAS 7000
(03) 6145 7700
jack@nvc.com.au

Document Control

Reference	Date	Author	Reviewed	Comments
26026 3 Pipit Drive TNA	28/04/2026	S Williamson	J Pitt	

Table of Contents

Table of Figures

Table of Tables

1. INTRODUCTION

A residential dwelling is proposed at 3 Pipit Drive, Risdon Vale. The site is located within 50 m of Sugarloaf Road, and thus Council requires a noise assessment for the proposed development to determine likely compliance with the Road and Railway Assets Code under the Tasmanian Planning Scheme. This letter presents the results of such an assessment, conducted by NVC in April 2026.

2. BACKGROUND

2.1. Site and Surroundings

Figure 1.1, below, shows an overview of the site and surrounding area, with the measurement location denoted Location A. The site (outlined in white) is located within a General Residential zone under the Clarence Local Provisions Schedule. The site is bounded Pipit Drive to the south and other residential lots in all other directions, with the road attenuation zone (purple cross hatched overlay) covering the entirety of the lot. The adjacent section of Sugarloaf Road experiences moderate volumes of light and heavy vehicle traffic, with a sign-posted speed limit of 50 km/h in the vicinity of the site, increasing to 70 km/h approximately 70 m to the south.

FIGURE 2.1: SITE AND SURROUNDING AREA

2.2. Proposed Development

A single dwelling is proposed for construction on the subject site, with the site plan shown in Figure 2.2. The dwelling is proposed to be single-story with a typical brick veneer facade construction and a typical Colorbond sheet metal roof with fixed plasterboard ceilings. Windows are indicated on all facades of the proposed dwelling, with double-glazing proposed throughout.

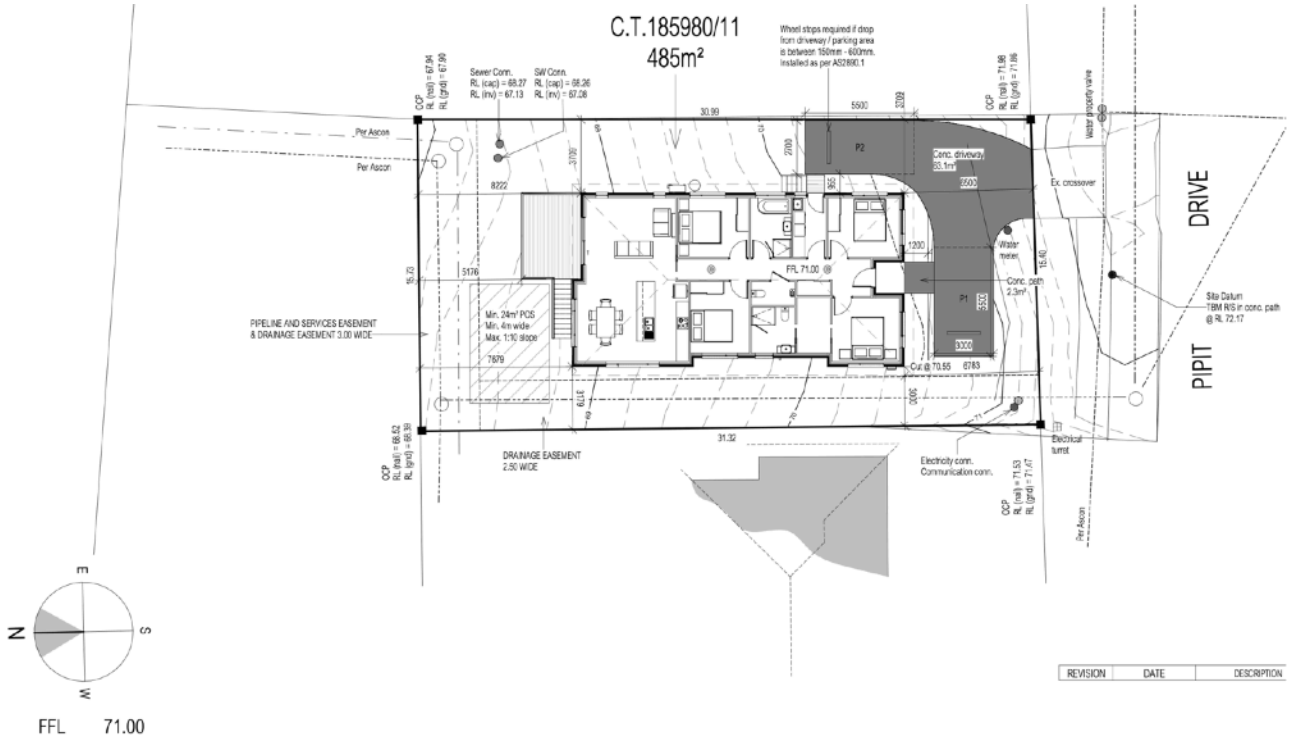


FIGURE 2.2: PROPOSED SITE PLAN

3. ASSESSMENT CRITERIA

Section C3.0 of the *Tasmanian Planning Scheme* comprises the *Road and Railway Assets Code*. Specifically, Clause C3.6.1 details requirements for *Habitable buildings for sensitive uses within a road or railway attenuation area*. This clause is reproduced below.

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective:
To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

Acceptable Solutions	**Performance Criteria**
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the *Noise Measurement Procedures Manual, 2nd edition, July 2008*.	**P1** Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road; (g) any noise, vibration, light and air emissions from the rail network or road; (h) the nature of the road; (i) the nature of the development; (j) the need for the development; (k) any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.

Table C3.2 Acceptable noise levels within a road or railway attenuation area

Roads	**Railways**
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.

The numerical criteria under Table C3.2 are applicable at a height of 1.2 m and a distance of 1 m from the nearest point of the facade, as per the Tasmanian Noise Measurement Procedures Manual[1]. It is noted the 18-hour period is defined as 6AM to midnight.

Regarding indoor amenity, AS 2107[2] is referred to for indoor noise level criteria. For houses or apartments near major roads, criteria are specified as:

Living areas (day time)	35 – 45 dBA Leq
Sleeping areas (night time)	35 – 40 dBA Leq

Indoor noise levels of 35 – 40 dBA are then deemed appropriate for both day and night time periods.

3.1. Project Criteria

As such, the applicable criterion for this project is taken as:

External Noise Level	$L10_{(18\text{-hour})}$	≤ 63 dBA

If the above is not achieved, the following criterion is deemed appropriate:

Internal Noise Level	$Leq_{(15\text{-min})}$	≤ 40 dBA

[1] *'Noise Measurement Procedures Manual 2008 - Revised Second Edition (July 2025)'*, EPA Tasmania, July 2025

[2] *AS/NZS 2107:2016 Acoustics - Recommended design sound levels and reverberation times for building interiors*, Standards Australia, 2016.

4. NOISE MEASUREMENTS

4.1. Purpose and Measurement Locations

Unattended noise measurements were made on site between the 31st of March and the 7th of April 2026 to quantify existing traffic noise levels on the site.

The measurements were made at location A (see Figure 2.1), which is at the boundary of 3 Pipit Drive and 1 Pipit Drive. This location was approximately 40 m from the verge of Sugarloaf Road.

4.2. Measurement Methodology and Equipment

Measurements were conducted using a Svantek Type 1 sound level meter. The instrument was field calibrated before and after deployment, with no significant drift observed.

The sound level meter was configured to record A-weighted decibels with a *Fast* response time. The data set included overall levels, one-third octave band spectra, and full statistical data at 10-minute intervals, with spectra and overall level data also recorded at 1-second intervals.

Measurements were conducted in free-field conditions. In accordance with the Tasmanian Noise Measurement Procedures Manual, a façade correction of +2.5 dB has been applied to account for reflections from the future dwelling façade.

4.3. Site Observations

The following observations were made during attended site visits and are considered relevant to the measured data:

- The site is located adjacent to an existing dwelling at 1 Pipit Drive, which incorporates perimeter fencing and the building structure itself, providing partial acoustic screening to the subject site under current conditions. However, the logger was installed at the boundary fence in a position with maximum line of sight to the road, therefore intentionally minimising screening effects and representing a conservative (worst-case) measurement position.
- Vehicles on Sugarloaf Road were the dominant noise source. Traffic comprised predominantly of light vehicles, with occasional heavy vehicles.
    - Light vehicles were primarily audible as broad-band tyre noise at moderate to high speeds.
    - Heavy vehicles were audible as low-frequency engine noise.
    - Vehicles were observed to decelerate when approaching Risdon Vale and accelerate when departing, associated with a posted speed limit transition approximately 70 m south of the site (50 km/h to 70 km/h outbound, and 70 km/h to 50 km/h inbound).
- A construction site is located approximately 70 m from the measurement position.
    - While no construction activity was observed during the initial site visit, a single excavator was operating during the second site visit, undertaking light earthmoving works.
    - Analysis of the statistical noise levels indicates that periods of observed construction activity did not result in any significant increase in measured noise levels. Accordingly, the full dataset has been adopted for assessment purposes, as it is considered representative of typical site conditions. This is conservative.

4.4. Measurement Results

The overall noise levels across the measurement period are summarised in Table 4.1, with the measured $L10_{(18\text{-hour})}$ dBA_{adj} spectrum shown in Figure A.1 in *Appendix A*.

TABLE 4.1: SUMMARY OF MEASURED NOISE LEVELS

Time Period	Sound Pressure Level, dBA		
	L10	L90	LEQ
18-Hour Period (0600 - 0000 Hours)	49	34	47
Day Time (0600 - 2000 Hours)	51	36	49
Night Time (2000 - 0600 Hours)	38	26	38

The relevant metric for the assessment of external noise levels is the $L10_{(18\text{-hour})}$, which was measured to be nominally 49 dBA at Location A. The resultant adjusted $L10_{(18\text{-hour})}$ is then **52 dBA_{adj}**, following the 2.5 dB adjustment to account for the future dwelling facade.

5. DISCUSSION

The measured external noise level of 52 dBA_{adj} $L10_{(18\text{-hour})}$, is below the external noise criterion of 63 dBA $L10_{(18\text{-hour})}$ outlined by the Scheme by nominally 11 dB.

The day and night time external ambient (Leq) levels are 49 and 38 dBA, respectively, as shown in Table 4.1, above. As such, the dwelling facade should provide a minimum noise level reduction of nominally 9 dB to achieve appropriate internal noise levels under AS 2107.

It is noted that the traffic noise from the surrounding roadways is primarily broad-band, with noise in the 800 Hz to 2000 Hz range being dominant (see Figure A.1 in *Appendix A*). It is noted that, given the measured external noise levels, a minimum sound isolation rating of R_w of 21 is recommended to achieve noise levels that satisfy the internal noise levels outlined by AS 2107. The proposed dwelling construction (brick veneer on insulated stud walls with plasterboard internal lining and double-glazed windows) will comfortably achieve this sound isolation rating.

The internal noise level criterion is also achieved when windows are partially ajar. For a partially ajar window, the difference between external and internal noise levels is typically taken to be 10 dB[3], resulting in a worst-case predicted internal noise level of nominally 39 dBA.

6. ASSESSMENT

The measured external noise level of 52 dBA_{adj} $L10_{(18\text{-hour})}$ is below the Acceptable Solutions criterion of 63 dBA $L10_{(18\text{-hour})}$, and thus the proposed residential dwelling at 3 Pipit Drive, Risdon Vale, satisfies the Acceptable Solutions under Clause C3.6.1 of the Tasmanian Planning Scheme.

[3] *Environmental Noise Guidelines for the European Region*, World Health Organization, 2018.

Appendix A – Additional Figures

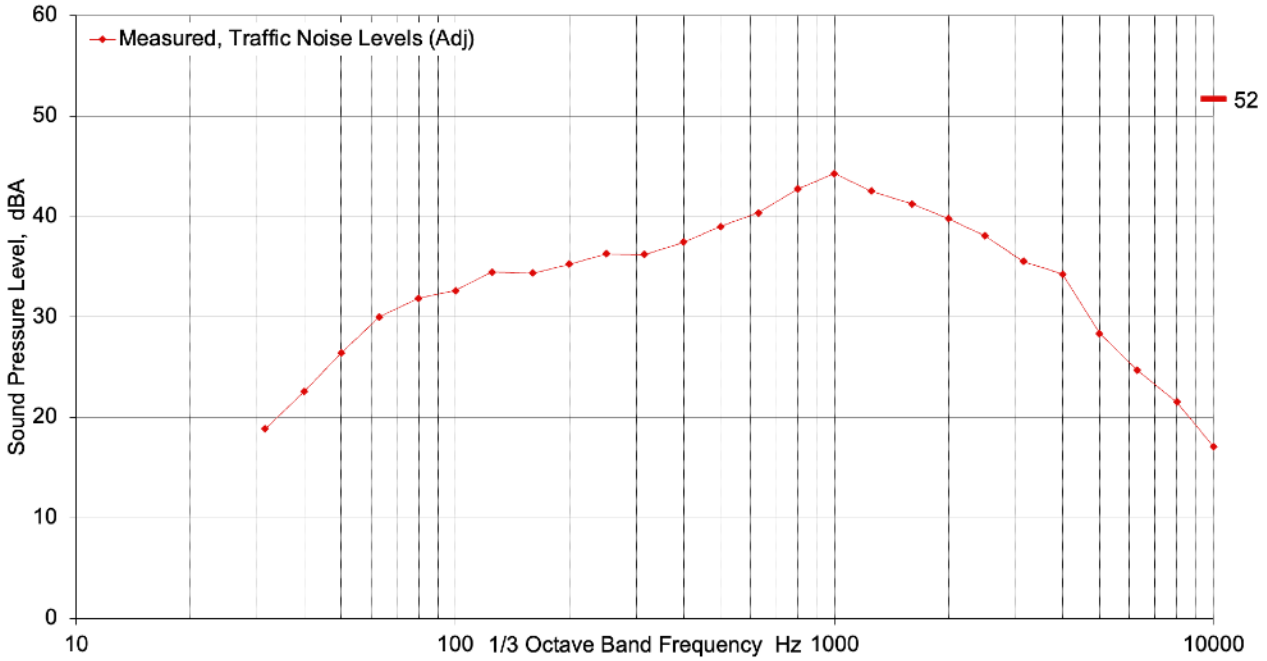


FIGURE A.1: MEASURED TRAFFIC NOISE SPECTRUM, $L10_{(18\text{-HOUR})}$ - LOCATION A

Appendix B – Acoustic Glossary

Ambient Noise	All noise associated with a measurement, and typically ignoring the particular noise under investigation. Typically measured as Leq and will usually comprise noise from many sources.
Background Noise	Background noise describes the underlying level of noise present in the ambient noise. It may be described as the average of the minimum noise levels measured, and is typically measured by the statistical L90 level.
Decibel [dB]	The scale used for describing sound. It is a logarithmic scale that uses a reference sound pressure of 20 µPa, or reference sound power of 10^{-12} Watts.
d*BA*	A-weighted decibel. The human ear does not perform linearly and is better at hearing high frequency rather than low frequency sounds, ie. low frequency sound at the same dB level as a high frequency sound will be perceived as quieter. To replicate the human ear response a frequency weighting, denoted as an A-weighting, is applied to the sound. A sound measured in this way is then an A-weighted sound pressure level with units dBA. Practically all noise is measured using the A-weighting.
Leq	Energy averaged sound pressure level over a period of time, usually 10 to 15 minutes. Units of decibels, typically A weighted (LAeq). Because the decibel scale is a logarithmic ratio, the higher noise levels have far more sound energy, and therefore the Leq level tends to indicate an average which is strongly influenced by short-term, high level noise events. Many studies show that human reaction to level-varying sounds tends to relate closer to the LAeq noise level than any other descriptor.
Frequency	Frequency is synonymous with pitch and has the units of Hertz (Hz) or cycles per second. A bass drum produces a low frequency sound, and a small bell a high frequency sound. The frequency range for human hearing is approximately 30 Hz to 16 kHz.
L10, L90…	Lnn is the sound pressure level that is exceeded for nn% of the time. Hence the L10 describes the noisier events during the interval, and L90 the quieter events. The L90 is often used to describe the background level. A significant variation between the L10 and L90 would indicate an environment where there is a strong variation in noise levels, and the background is not the dominant source. As the variation between the L10 and L90 decreases, the background becomes a more dominant.
Lmax	The instantaneous maximum level using the time response and frequency weighting set for the meter (typically Fast response, A weighted).
Inversion	A condition typically occurring on clear, still nights which is characterised by the air near the ground being colder than air at higher altitudes. The increasing speed of sound with altitude bends the sound back towards the ground causing a focussing of the sound in a small area. The inversion effect can cause increases in noise levels of 5 to 10 dB with greater increases in exceptional circumstances.