



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063009

PROPOSAL: Dwelling

LOCATION: 5A Loatta Road, Lindisfarne (with access over 5
Loatta Road, Lindisfarne)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29/10/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/10/2026. 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 29/10/2026.

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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Single Residential Dwelling**

Location: **5A Loatta Road, Lindisfarne**

Personal Information Removed



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

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

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site:

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

Declaration

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



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ 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 City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

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 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 plans 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 300306	FOLIO 2
EDITION 1	DATE OF ISSUE 29-Apr-2026

SEARCH DATE : 07-July-2026

SEARCH TIME : 08.50 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 300306

Derivation : Part of 970 Acres Gtd. to E P Wilson & Ors

Prior CT 220896/19

SCHEDULE 1

N114934 TRANSFER to DWC INVESTMENT GROUP PTY LTD Registered
29-Apr-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP300306 EASEMENTS in Schedule of Easements

121695 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

N114883 MORTGAGE to CE Sultan Pty Ltd Registered 29-Apr-2026
at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ~~MONICA GIBB~~ DWC INVESTMENT GROUP PTY LTD FOLIO REFERENCE 220896/19 GRANTEE PART OF 970 ACRES GRANTED TO E P WILSON & ORS	PLAN OF SURVEY BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360 CITY OF CLARENCE SCALE 1: 250 LENGTHS IN METRES	REGISTERED NUMBER SP300306 APPROVED EFFECTIVE FROM 29 APR 2026 <i>Deena</i> Recorder of Titles
--	--	---

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<i>Shane</i> Registered Land Surveyor 17/03/2026 Date	<i>Cmea</i> Council Delegate <i>Clare Shea</i> 15.04.2026 Date
--	---

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

SP 300306

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

The direction of the flow of water through the Drainage Easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 1 is together with a Right of Carriageway over the land marked "Right of Way (private) 'B' 3.60 Wide" shown on the plan.

(appurtenant to Lot 2)

Lot 1 on the plan is subject to a Right of Carriageway over the land marked "Right of Way (private) 'A' 3.00 Wide" shown on the plan.

Lot 2 on the plan is together with a Right of Carriageway over the Right of Way (private) 'A' 3.00 Wide shown on the plan.

(appurtenant to Lot 1)

Lot 2 is subject to a Right of Carriageway over the land marked "Right of Way (private) 'B' 3.60 Wide" shown on the plan.

Lot 2 is subject to a Right of Drainage in favour of the Clarence City Council over the land marked "Drainage Easement 1.22 Wide" shown on the plan.

FENCING COVENANT

DWC Investment Group Pty Ltd

The Owner of Lot 1 on the Plan covenants with the Vendor, that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: **DWC INVESTMENT GROUP PTY LTD**

FOLIO REF: 220896/19

SOLICITOR

& REFERENCE: HWLE Lawyers Imogen Cook

PLAN SEALED BY: Clarence City Council

DATE: 15th April 2026

PDP PLAN MTD -

REF NO. 2024/044845

Council Delegate

Clare Shea

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

Doc 1413014070.1

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 300306
SUBDIVIDER: DWC INVESTMENT GROUP PTY LTD FOLIO REFERENCE: 220896/19	

EXECUTED by **DWC INVESTMENT GROUP PTY LTD ACN (615 202 358)** the registered proprietor of the land contained in Folio of the Register Volume 220896 Folio 19 Pursuant to section 127(1) of the Corporations Act 2001 (Cth) by its sole director and sole secretary

Daniel William Chander

Name of Sole Director and Sole Secretary



Signature of Sole Director and Sole Secretary

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

Doc 1413014070.1

SEARCH OF TORRENS TITLE

VOLUME 300306	FOLIO 1
EDITION 2	DATE OF ISSUE 27-Aug-2026

SEARCH DATE : 14-Sept-2026

SEARCH TIME : 12.54 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 300306

Derivation : Part of 970 Acres Gtd. to E P Wilson & Ors

Prior CT 220896/19

SCHEDULE 1

N208864 TRANSFER to CLAIRE ELISABETH JORGENSEN Registered
27-Aug-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP300306 EASEMENTS in Schedule of Easements

SP300306 FENCING COVENANT in Schedule of Easements

121695 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

N235266 MORTGAGE to Westpac Banking Corporation Registered
27-Aug-2026 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ~~MONICA GIBB~~ DWC INVESTMENT GROUP PTY LTD FOLIO REFERENCE 220896/19 GRANTEE PART OF 970 ACRES GRANTED TO E P WILSON & ORS	PLAN OF SURVEY BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360 CITY OF CLARENCE SCALE 1: 250 LENGTHS IN METRES	REGISTERED NUMBER SP300306 APPROVED EFFECTIVE FROM 29 APR 2026 <i>Deena</i> Recorder of Titles
--	--	---

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<i>Shane</i> Registered Land Surveyor 17/03/2026 Date	<i>Cmea</i> Council Delegate <i>Clare Shea</i> 15.04.2026 Date
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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN 1:500
3	SITE PLAN 1:200
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	DETAILS (CLADDING)
12	ROOF DRAINAGE PLAN
13	ROOF VENTILATION
14	FLOOR COVERINGS
15	KITCHEN DETAILS
16	BATHROOM DETAILS
17	ENSUITE DETAILS
18	LAUNDRY DETAILS
19	3D VIEWS
20	GENERAL NOTES
21	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	10.16
LIVING	141.79
PORCH	2.69
	154.63 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY
HED - TBC

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

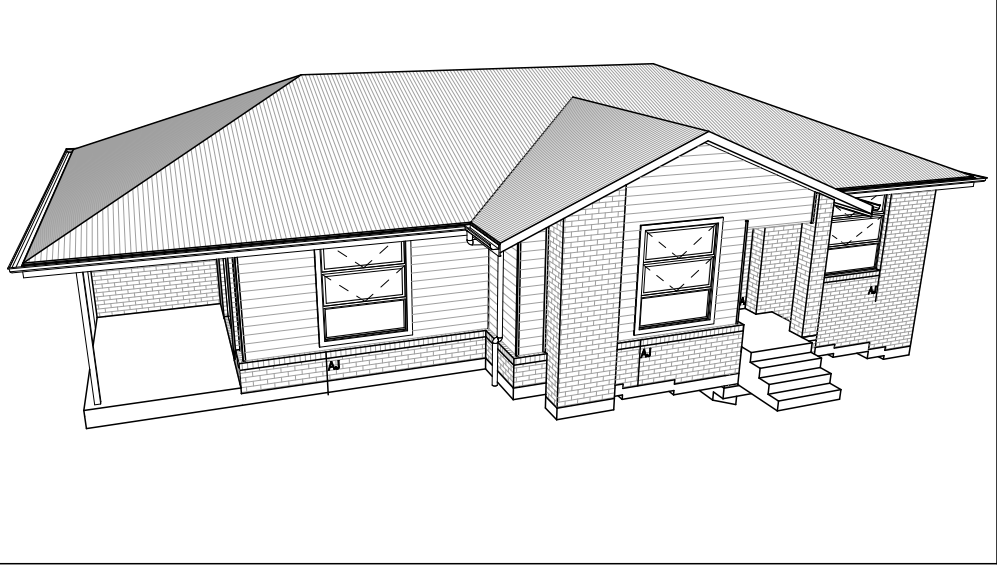
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	FS - FULL SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	443m
WITHIN 50km BREAKING SURF	12.57km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	
FREEHOLD TITLE (ADJACENT)	HOMES TASMANIA

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,370mm
SIDE A	MIN. 1,500mm	1,536mm
SIDE B	MIN. 1,500mm	3,000mm
REAR	MIN. 1,500mm	2,600mm
BULK & SCALE		
SITE AREA	517m²	
SITE COVERAGE	MAX. 50%	29.91%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	1,085mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S) 2605mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	LIGHT
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: TBA
ACCESSIBLE SANITARY COMPARTMENT LOCATION: BATH (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: BATH (GROUND FLOOR)

- GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
 - THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
 - THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSBILE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
 - INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
 - CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSBILE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
 - REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
-----	-----
SIGNATURE:	DATE:
-----	-----
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

PRELIMINARY PLAN SET

9	PRELIMINARY PLAN SET - COUNCIL RFI- REPORT UPDATE- CROSS OVER INFORMATION ADDED	ALL	2026.10.02	RT2	-
8	PRELIMINARY PLAN SET - PLAN CORRECTIONS	ALL	2026.08.17	TRV	-
7	PRELIMINARY PLAN SET - COLOUR AND VARIATION REF.001 UPDATE	ALL	2026.08.10	TDO	-
6	PRELIMINARY PLAN SET - PLAN CORRECTIONS	2, 3	2026.07.17	NVO	-
5	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.07.09	KPH	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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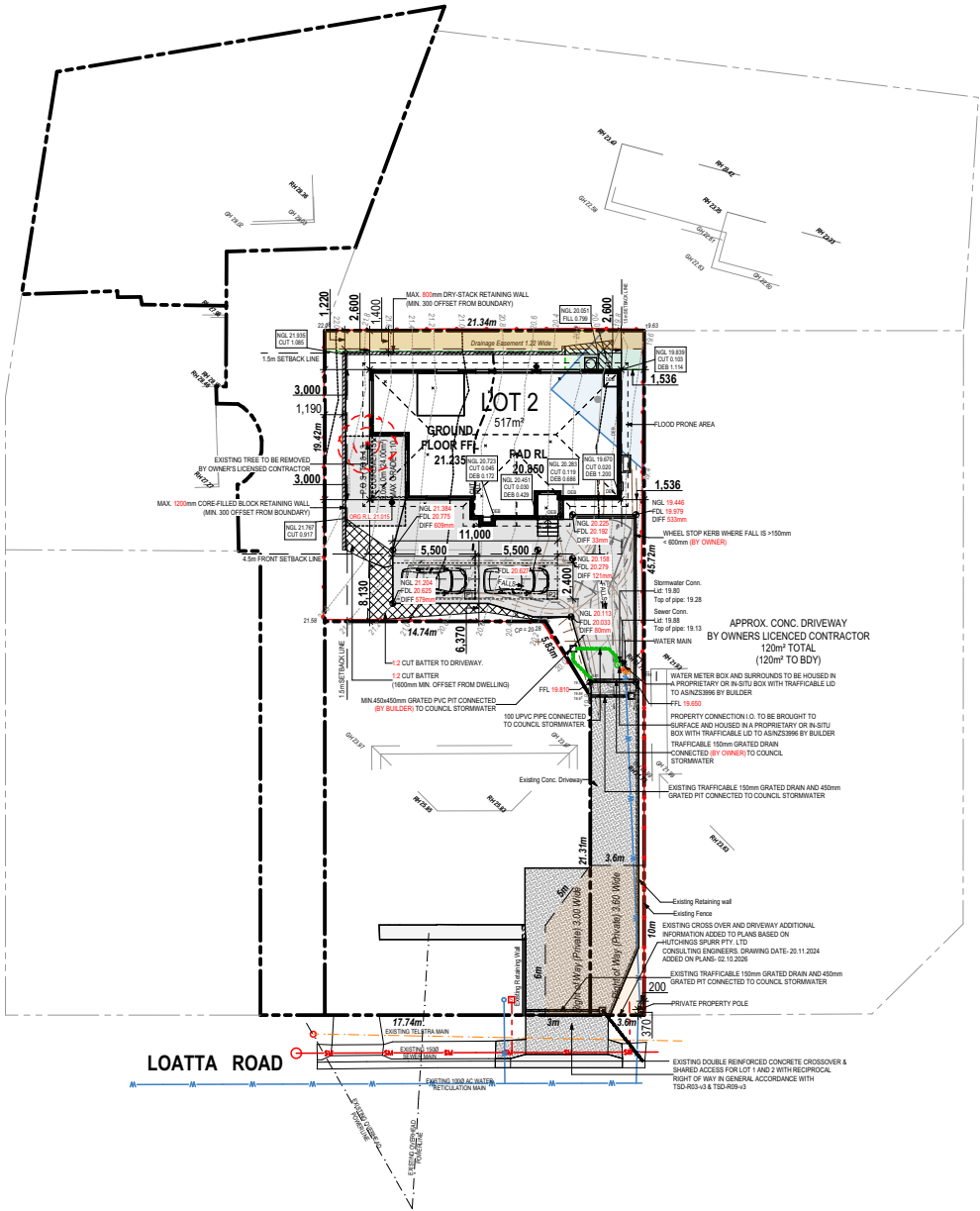
SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	5 PRELIM PLANS - INITIAL ISSUE	KPH 09/07/2026	DANNY CHANDLER	MONTROSE 16	H-WDCMTS10SA	
	6 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/07/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	714785
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO 10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018	YALE	F-WDCMTS10YALEA	
	8 PRELIM PLANS - PLAN CORRECTIONS	TRV 17/08/2026	LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
	9 PRELIM PLANS- COUNCIL RFI & REPORT UPDATE	RT2 02/10/2026	2 / - / 300306	COVER SHEET	1 / 21	
			COUNCIL:			
			CLARENCE			

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

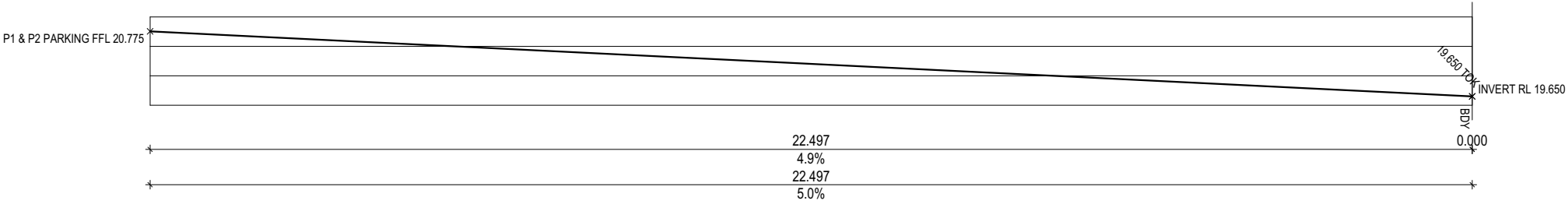
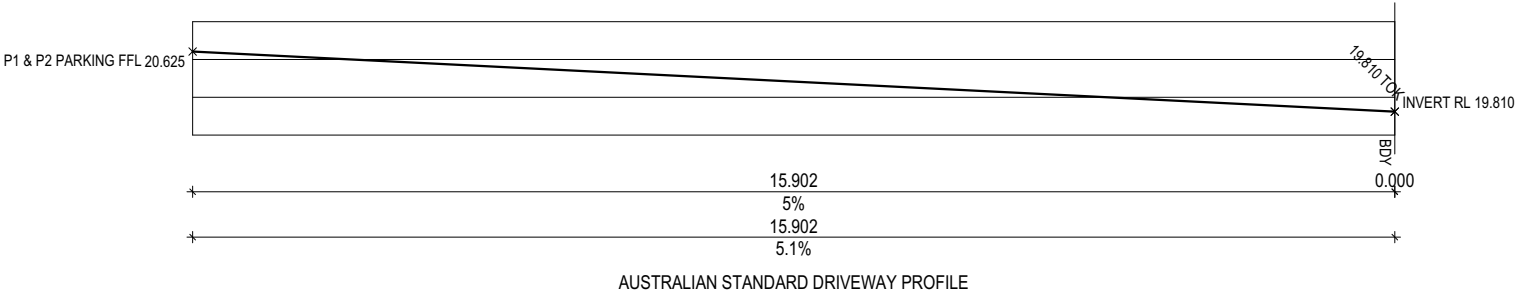
APPROX. CUT/FILL		
CUT	57.18m³	128.66t
FILL	40.93m³	92.09t
DIFFERENCE	16.25m³	36.56t
37 TONNES OF EXPORT FILL		

LOT SIZE: 517m²
HOUSE (COVERED AREA): 154.63m²
SITE COVERAGE: 29.91%



RETAINING WALL DETAILS		
DESCRIPTION	HEIGHT (mm)	SURFACE AREA (m²)
	1,200	1.91
	1,200	5.01
	1,200	7.41
	1,000	1.66
	1,000	2.09
	1,000	0.79
	800	5.40
	800	1.16
	800	0.44
	600	1.71
	400	1.00
		28.58 m²

DEB DETAILS		
HEIGHT (mm)	SURFACE AREA (m²)	
257	0.91	
343	0.36	
429	0.59	
686	3.05	
772	0.57	
857	4.74	
943	0.90	
1,029	1.55	
1,114	3.70	
1,200	7.86	
		24.24 m²



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

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

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



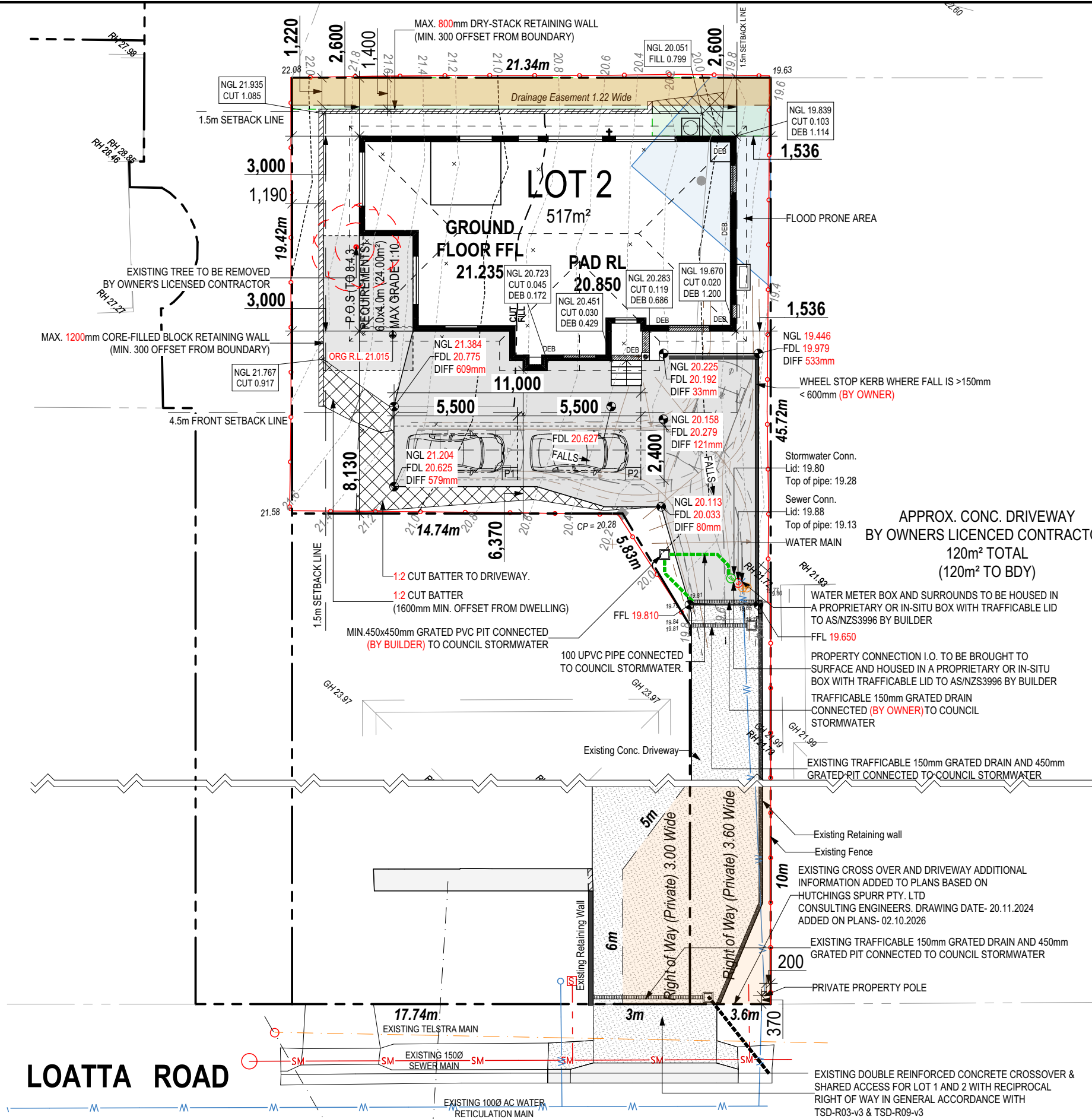
SPECIFICATION: DISCOVERY COPYRIGHT: © 2026	REVISION		DRAWN		CLIENT: DANNY CHANDLER ADDRESS: 5A LOATTA RD, LINDISFARNE TAS 7018 LOT / SECTION / CT: 2 / - / 300306 COUNCIL: CLARENCE	HOUSE DESIGN: MONTROSE 16 FACADE DESIGN: YALE SHEET TITLE: SITE PLAN 1:500	HOUSE CODE: H-WDCMTS10SA FACADE CODE: F-WDCMTS10YALEA SHEET No.: 2 / 21 SCALES: 1:500	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714785
	5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026				
	6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026				
	7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TD0	10/08/2026				
	8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026				
	9	PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026				

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	57.18m³	128.66t
FILL	40.93m³	92.09t
DIFFERENCE	16.25m³	36.56t
37 TONNES OF EXPORT FILL		

LOT SIZE:	517m²
HOUSE (COVERED AREA):	154.63m²
SITE COVERAGE:	29.91%



RETAINING WALL DETAILS		
DESCRIPTION	HEIGHT (mm)	SURFACE AREA (m²)
	1,200	1.91
	1,200	5.01
	1,200	7.41
	1,000	1.66
	1,000	2.09
	1,000	0.79
	800	5.40
	800	1.16
	800	0.44
	600	1.71
	400	1.00
		28.58 m²

DEB DETAILS	
HEIGHT (mm)	SURFACE AREA (m²)
257	0.91
343	0.36
429	0.59
686	3.05
772	0.57
857	4.74
943	0.90
1,029	1.55
1,114	3.70
1,200	7.86
	24.24 m²

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026
6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026
7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TD0	10/08/2026
8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026
9	PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026

CLIENT:
DANNY CHANDLER
ADDRESS:
5A LOATTA RD, LINDISFARNE TAS 7018
LOT / SECTION / CT:
2 / - / 300306
COUNCIL:
CLARENCE

HOUSE DESIGN:
MONTROSE 16
FACADE DESIGN:
YALE
SHEET TITLE:
SITE PLAN 1:200

HOUSE CODE:
H-WDCMTS10SA
FACADE CODE:
F-WDCMTS10YALEA
SHEET No.:
3 / 21

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714785

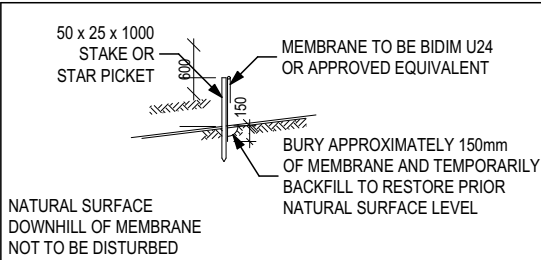
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

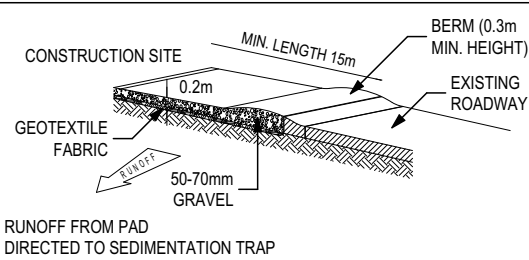
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

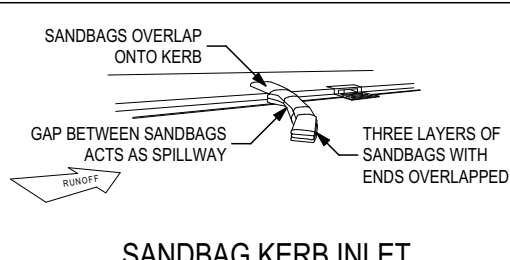
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT

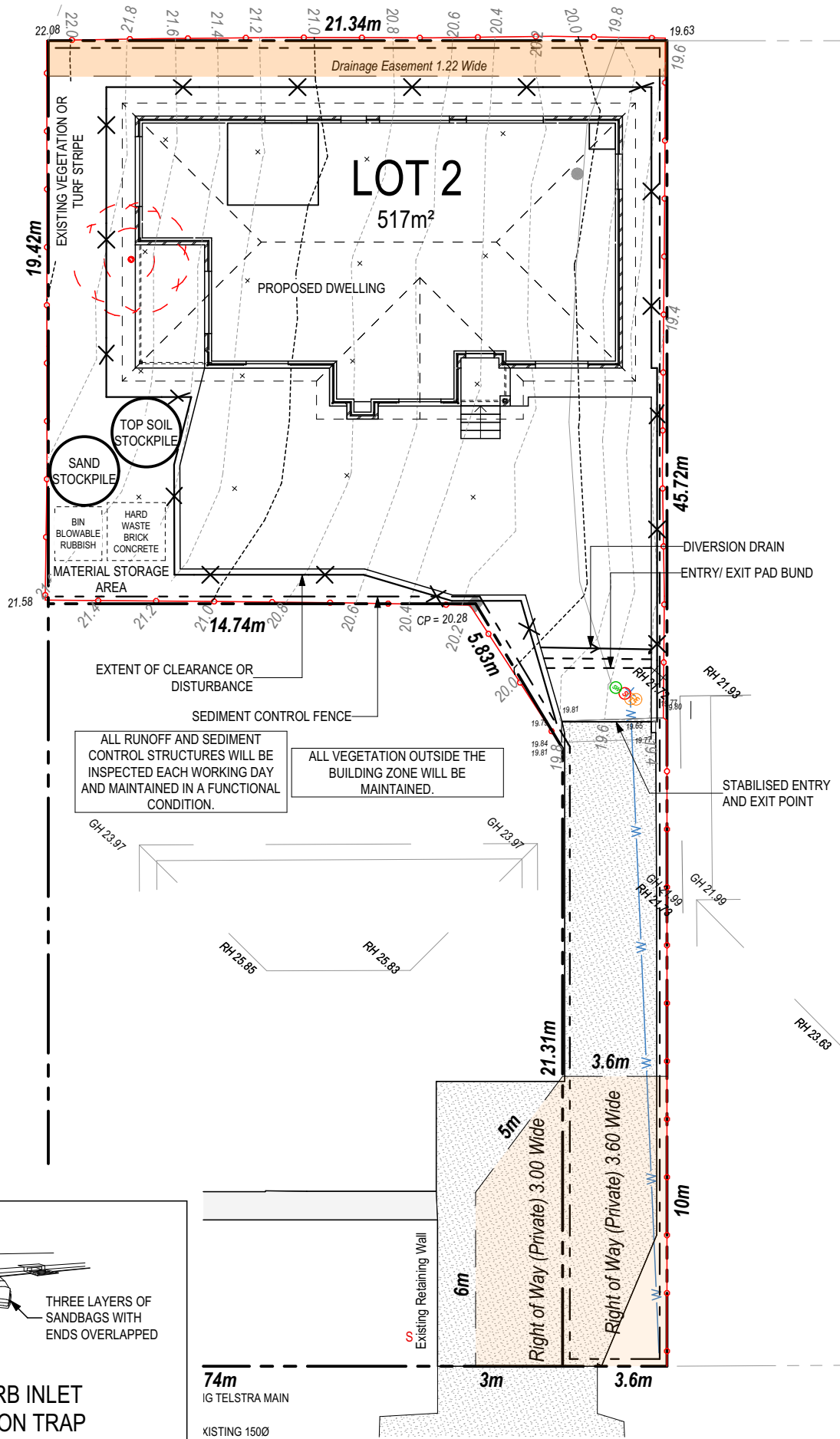


SANDBAG KERB INLET
SEDIMENTATION TRAP

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DISCOVERY		5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026	DANNY CHANDLER			MONTROSE 16			H-WDCMTS10SA		
COPYRIGHT:		6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
© 2026		7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO	10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018			YALE			F-WDCMTS10YALEA		
		8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
		9	PRELIM PLANS- COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026	2 / - / 300306		CLARENCE		SOIL & WATER MANAGEMENT PLAN		4 / 21	1:200	714785



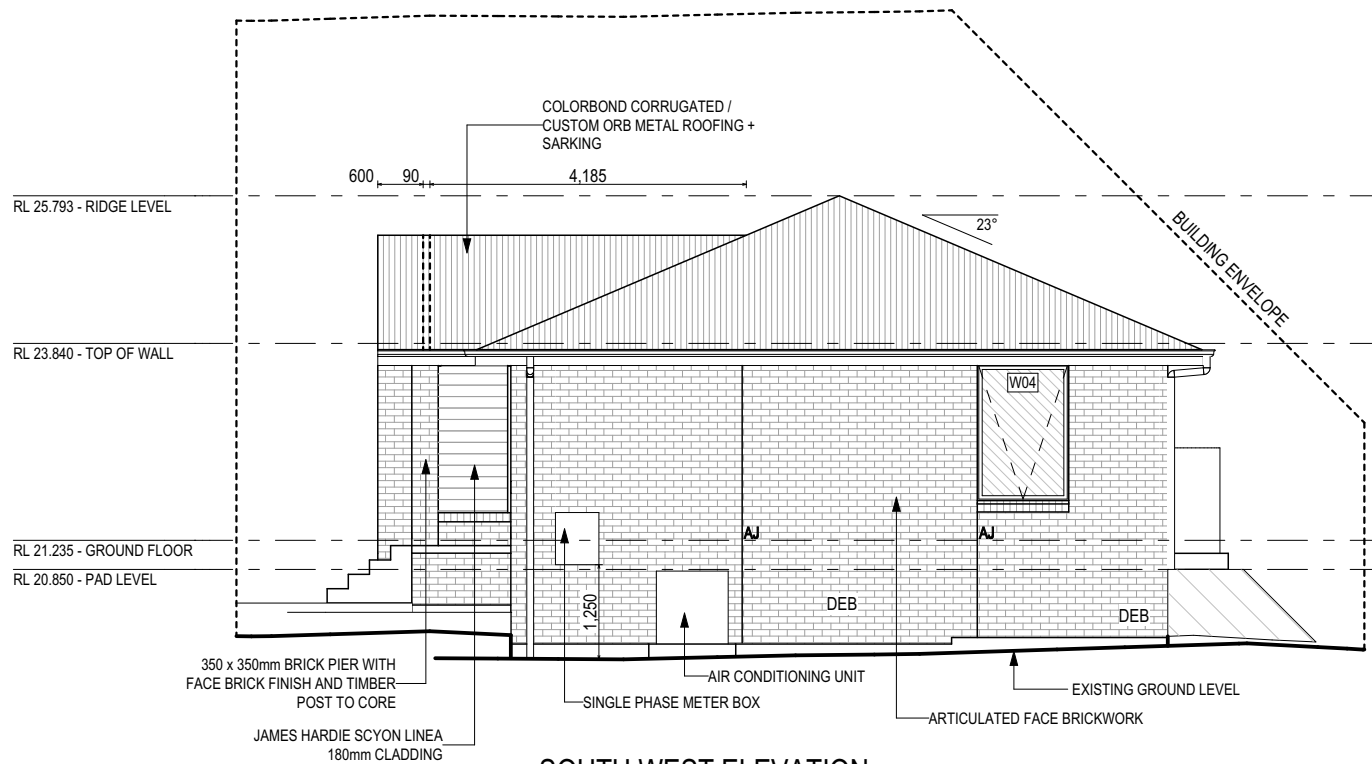
**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

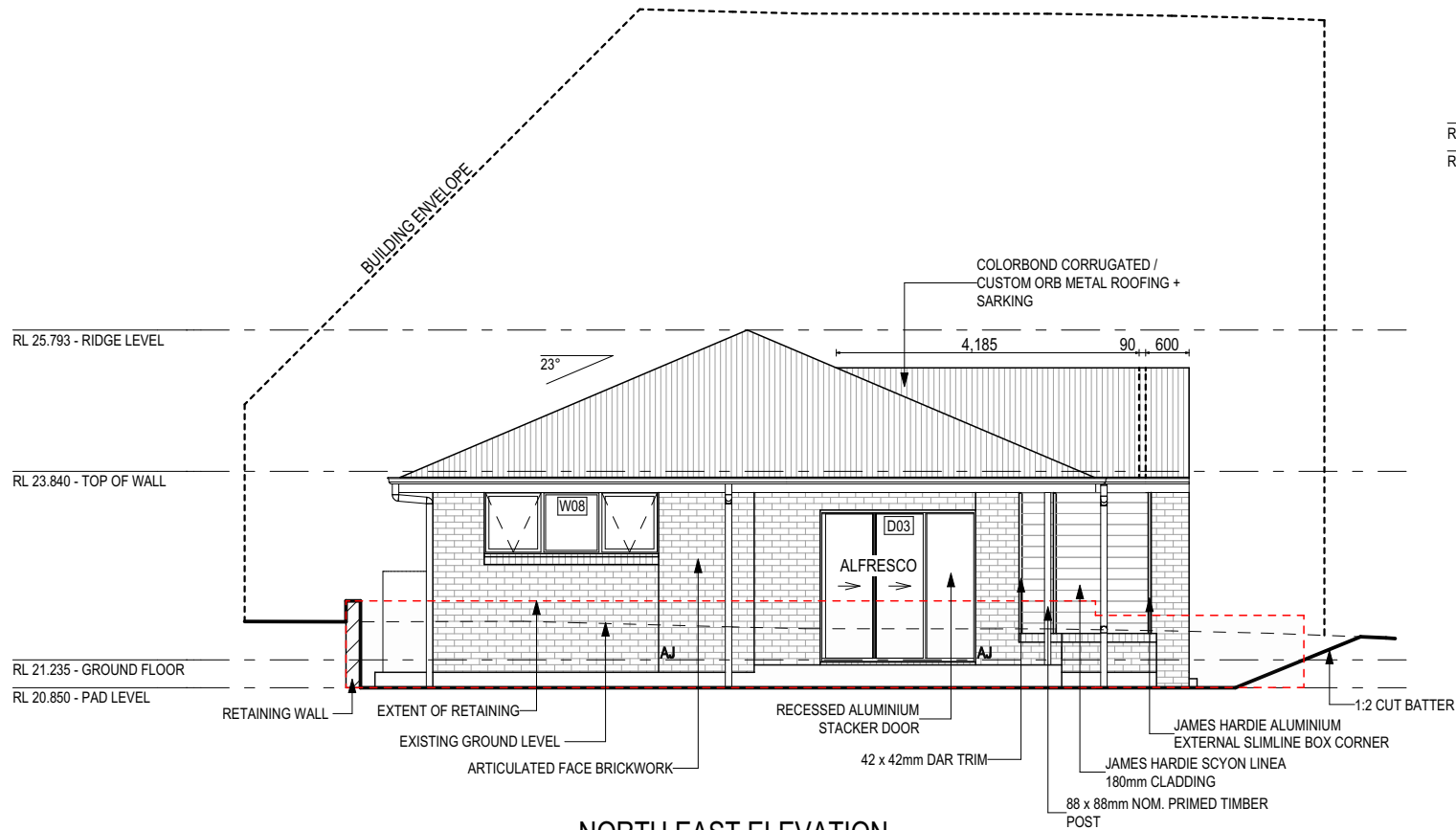
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SOUTH WEST ELEVATION
SCALE: 1:100



NORTH EAST ELEVATION
SCALE: 1:100

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

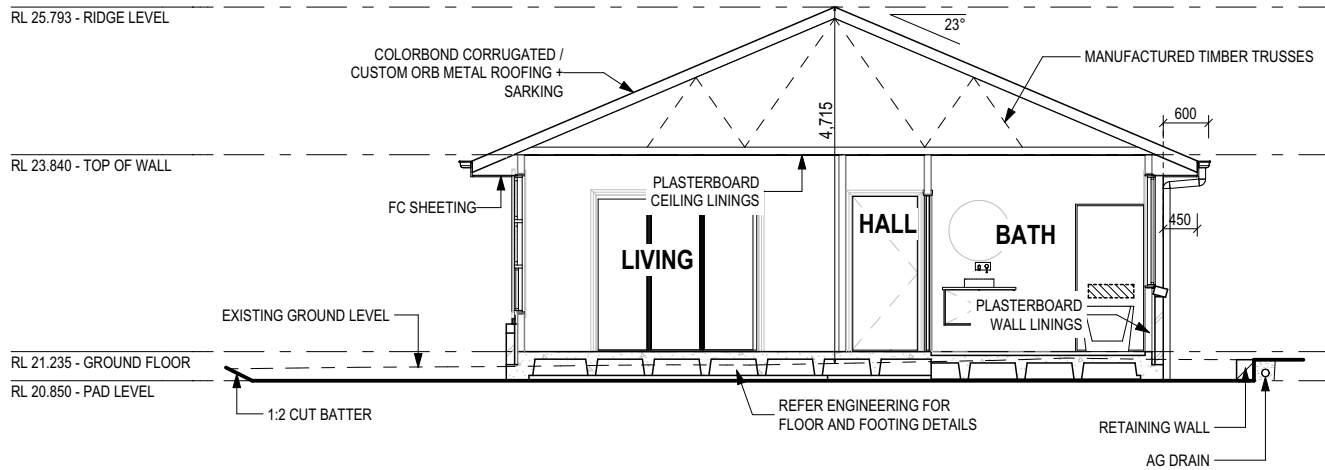
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

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

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

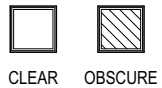
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



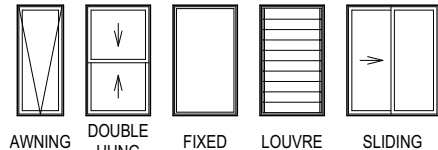
SECTION A-A
SCALE: 1:100

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026
6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026
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8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026
9	PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026

DRAWN

CLIENT:

DANNY CHANDLER

ADDRESS:

5A LOATTA RD, LINDISFARNE TAS 7018

LOT / SECTION / CT:

2 / - / 300306

COUNCIL:

CLARENCE

HOUSE DESIGN:

MONTROSE 16

FACADE DESIGN:

YALE

SHEET TITLE:

ELEVATIONS / SECTION

SHEET No.:

6 / 21

HOUSE CODE:

H-WDCMTS10SA

FACADE CODE:

F-WDCMTS10YALEA

SCALES:

1:100

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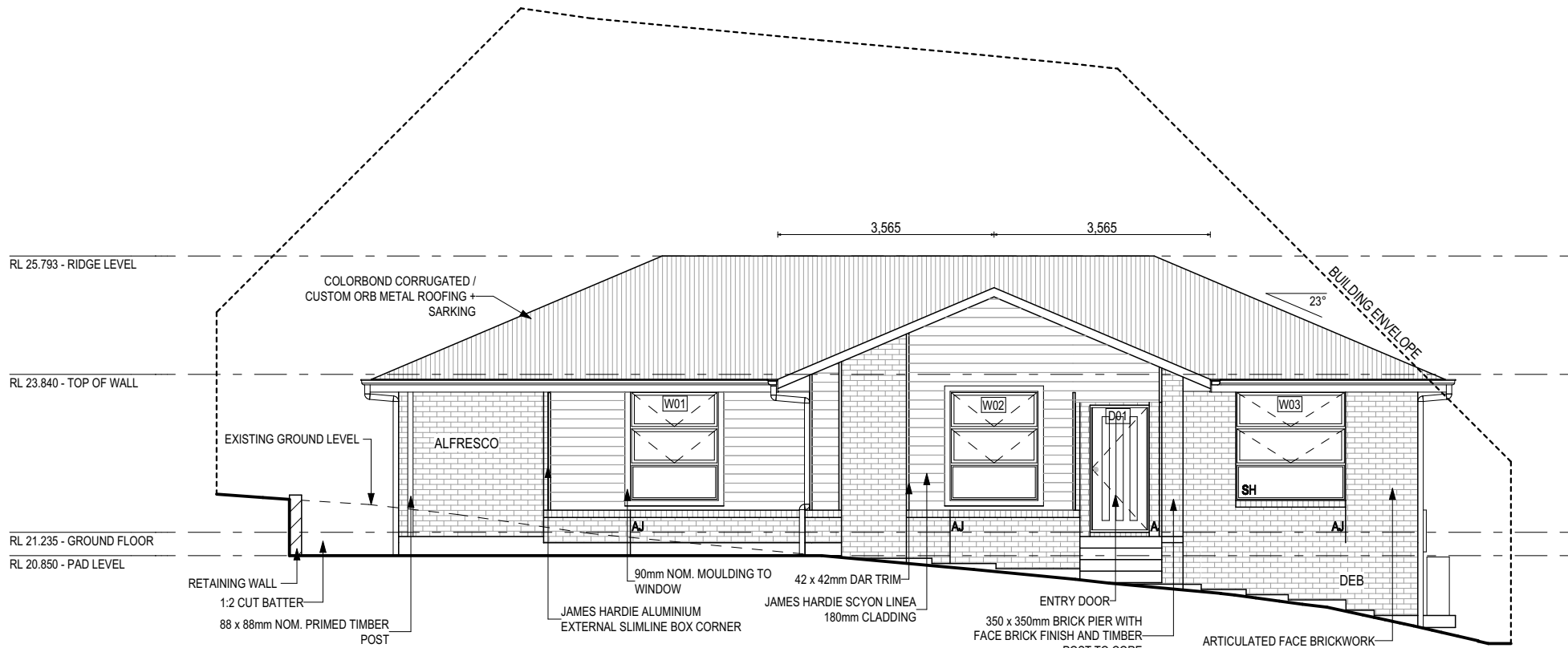
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SH = SNAP HEADER SILL

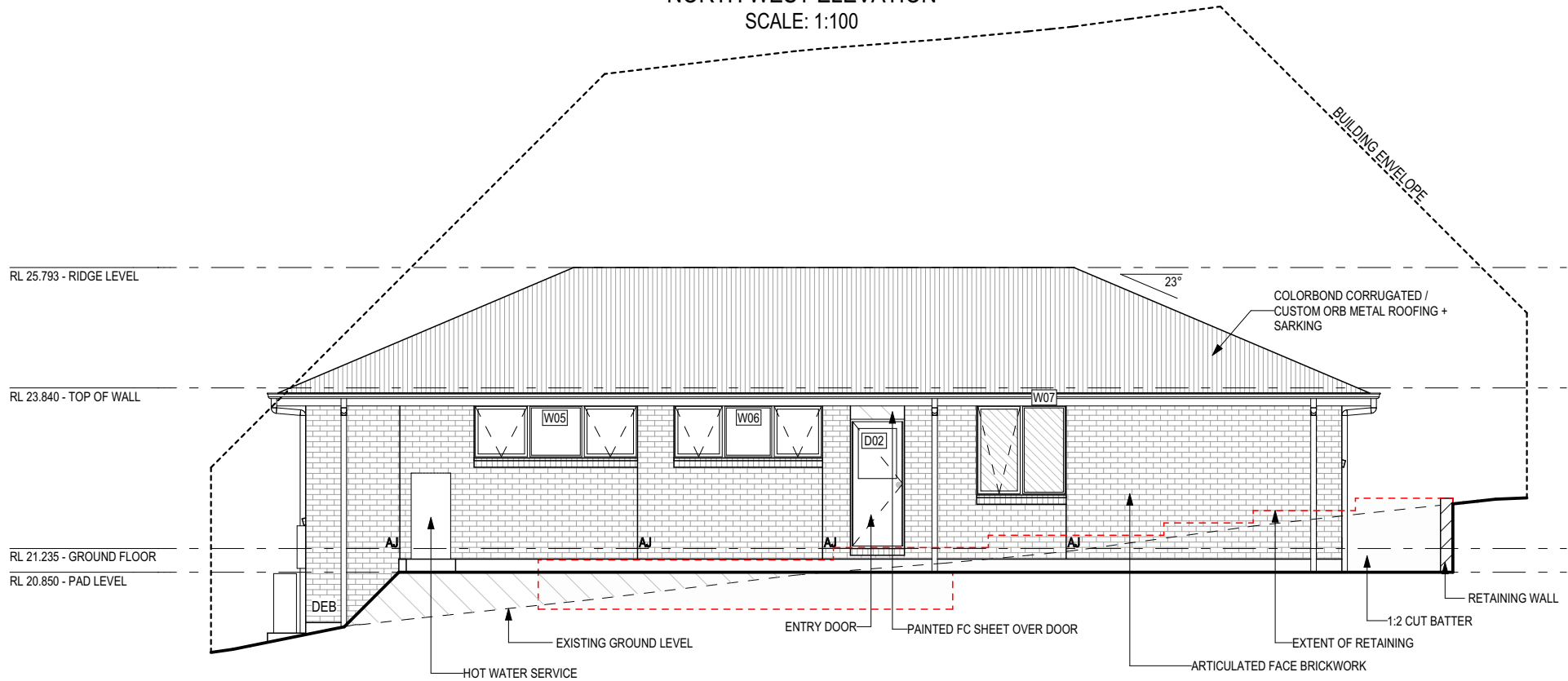
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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

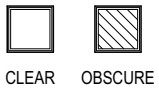


NORTH WEST ELEVATION
SCALE: 1:100

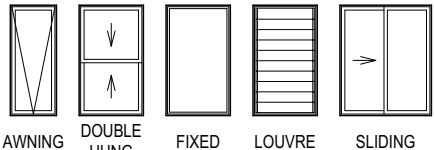


SOUTH EAST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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COPYRIGHT: © 2026	5 PRELIM PLANS - INITIAL ISSUE	KPH 09/07/2026	ADDRESS: 5A LOATTA RD, LINDISFARNE TAS 7018	FACADE DESIGN: YALE	FACADE CODE: F-WDCMTS10YALEA	
	6 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/07/2026	LOT / SECTION / CT: 2 / - / 300306	SHEET TITLE: ELEVATIONS	SCALES: 1:100	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO 10/08/2026	COUNCIL: CLARENCE	SHEET No.: 7 / 21		
	8 PRELIM PLANS - PLAN CORRECTIONS	TRV 17/08/2026				
	9 PRELIM PLANS - COUNCIL RF1 & REPORT UPDATE	RT2 02/10/2026				

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

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A/A/F1815	AWNING	LIVING	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	NONE	NW	1.97	CLEAR, DOUBLE GLAZED	BP 600/1200
GROUND FLOOR	W02	A/A/F1815	AWNING	DINING	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	NONE	NW	1.97	CLEAR, DOUBLE GLAZED	BP 600/1200
GROUND FLOOR	W03	A/A/F1818	AWNING	BED 1	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	NW	2.50	CLEAR, DOUBLE GLAZED	BP 600/1200
GROUND FLOOR	W04	A1812	AWNING	ENS	1,800	1,210	6,020	2.18	ALUMINIUM	N/A	ANGLED	SW	1.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	AFA0927	AWNING	BED 4	857	2,650	7,014	2.27	ALUMINIUM	N/A	ANGLED	SE	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W06	AFA0924	AWNING	BED 2	857	2,410	6,534	2.07	ALUMINIUM	N/A	ANGLED	SE	1.56	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W07	AF1515	AWNING	BATH	1,457	1,450	5,814	2.11	ALUMINIUM	N/A	ANGLED	SE	1.70	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W08	AFA0924	AWNING	BED 3	857	2,410	6,534	2.07	ALUMINIUM	N/A	ANGLED	NE	1.56	CLEAR, DOUBLE GLAZED	MP 803-803
							52,136 mm	19.17					14.82		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	976	6,146	2.05	ALUMINIUM	N/A	SNAP HEADER	NW	1.41	CLEAR	
GROUND FLOOR	D02	820	SWINGING	LDRY	2,097	876	5,946	1.84	ALUMINIUM	N/A	SNAP HEADER	SE	1.23	CLEAR	
GROUND FLOOR	D03	SSF2121	STACKER	LIVING	2,100	2,148	8,496	4.51	ALUMINIUM	N/A	SNAP HEADER	NE	3.88	CLEAR, DOUBLE GLAZED, TOUGHENED	
							20,588 mm	8.39					6.52		
							72,724 mm	27.56					21.35		

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5 Window Type	WERS Code	U Value	SHGC	
	Sliding Window	DOW-022-003	2.9	0.64
	Awning Window	DOW-005-001	3.9	0.58
	Fixed External Window	DOW-038-001	3.03	0.71
	Sliding Door	DAR-034-001	3.97	0.63
	Stacking Door	DAR-034-001	3.97	0.63
	Hinged Door	DOW-017-001	4.1	0.55
	Bi-Fold Door	DOW-020-001	4.1	0.54
	BAL 19 Window Type	WERS Code	U Value	SHGC
		Sliding Window	TND-034-001	3.1
Awning Window		STG-001-066	3.91	0.54
Fixed External Window		DOW-038-005	3.02	0.66
Sliding Door		AUW-009-009	4.03	0.58
Stacking Door		AUW-009-009	4.03	0.58
Hinged Door		GRN-009-001	4.25	0.53
BAL 29 Window Type	WERS Code	U Value	SHGC	
	Sliding Window	TND-034-001	3.1	0.61
	Awning Window	STG-001-066	3.91	0.54
	Fixed External Window	DOW-038-005	3.02	0.66
	Sliding Door	AMJ-007-005	4.03	0.59
	Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53	

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
-----	-----
SIGNATURE:	DATE:
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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	1	1150 SS	SQUARE SET OPENING	2,155	1,150	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	3	2 x SLIDING	SLIDING	2,445	1,750	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,040	950	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	2	870 UC CSD	CAVITY SLIDING	2,040	870	N/A	20mm UNDERCUT
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: - SUSTAINABILITY REQUIREMENTS - SITE CLASSIFICATION - GENERAL BUILDING INFORMATION				NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm			

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	SPECIFICATION: DISCOVERY	5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026	CLIENT: DANNY CHANDLER		HOUSE DESIGN: MONTROSE 16		HOUSE CODE: H-WDCMTS10SA		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	COPYRIGHT: © 2026	6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026	ADDRESS: 5A LOATTA RD, LINDISFARNE TAS 7018		FACADE DESIGN: YALE		FACADE CODE: F-WDCMTS10YALEA			
		7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TD0	10/08/2026								
		8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026	LOT / SECTION / CT: 2 / - / 300306		COUNCIL: CLARENCE		SHEET TITLE: WINDOW & DOOR SCHEDULES			SHEET No.: 8 / 21
		9	PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026					SCALES:			714785

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	38.79 m²	D03, W01, W02	3.88 m²	7.82 m²	1.94 m²	6.06 m²
BED 1	15.88 m²	W03	1.59 m²	2.50 m²	0.79 m²	1.98 m²
BED 2	11.07 m²	W06	1.11 m²	1.56 m²	0.55 m²	1.24 m²
BED 3	11.07 m²	W08	1.11 m²	1.56 m²	0.55 m²	1.24 m²
BED 4	12.86 m²	W05	1.29 m²	1.74 m²	0.64 m²	1.38 m²

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

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

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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

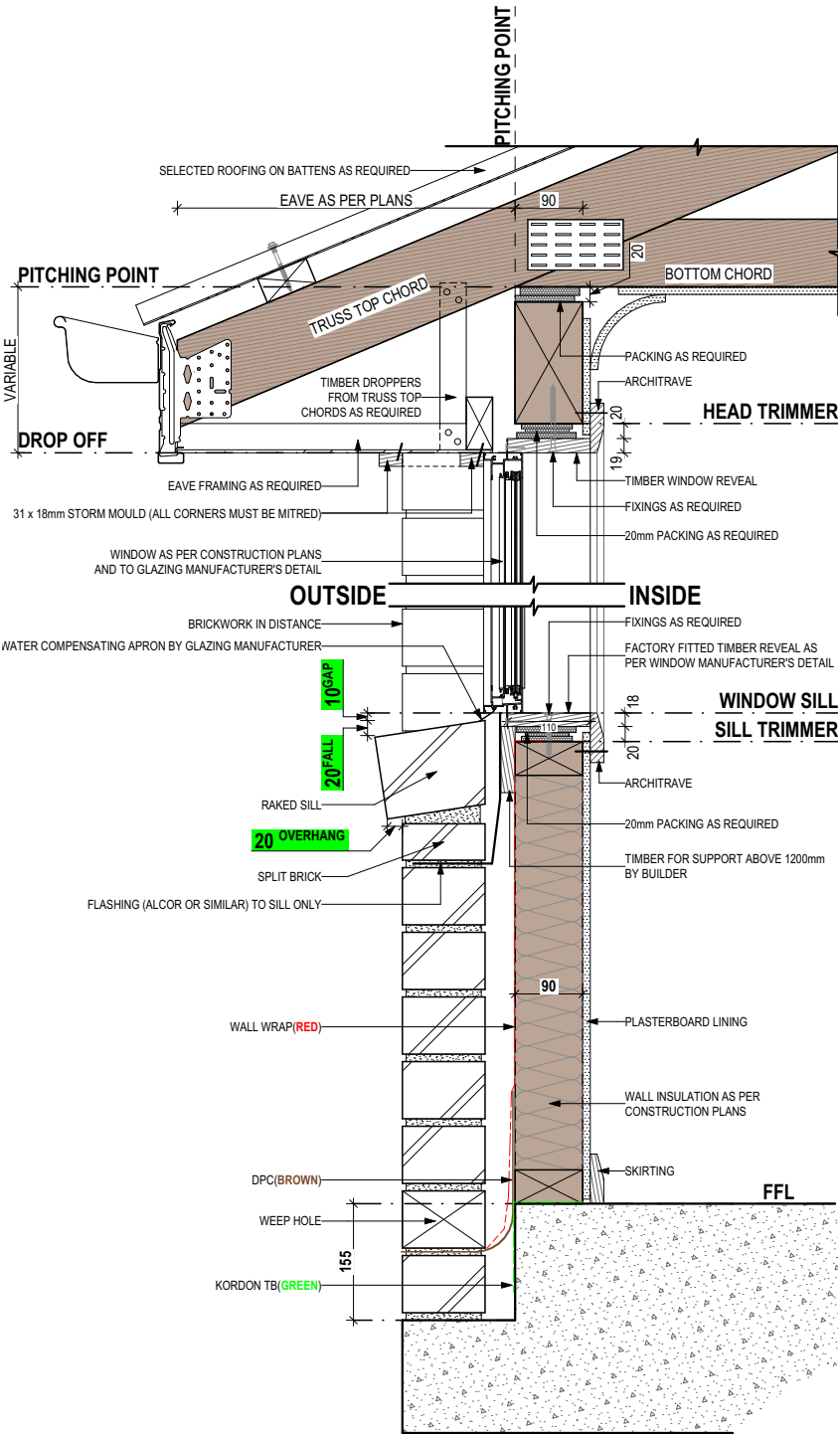
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

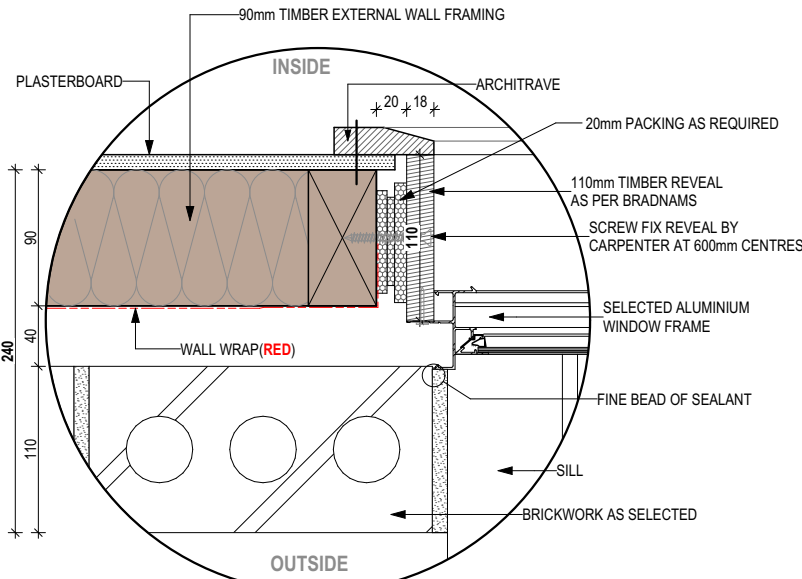
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	SPECIFICATION: DISCOVERY		REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714785
	COPYRIGHT: © 2026	5	PRELIM PLANS - INITIAL ISSUE	KPH 09/07/2026	DANNY CHANDLER	MONTROSE 16	H-WDCMTS10SA	
		6	PRELIM PLANS - PLAN CORRECTIONS	NVO 17/07/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
		7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO 10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018	YALE	F-WDCMTS10YALEA	
		8	PRELIM PLANS - PLAN CORRECTIONS	TRV 17/08/2026	LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
		9	PRELIM PLANS- COUNCIL RFI & REPORT UPDATE	RT2 02/10/2026	2 / - / 300306	COUNCIL: CLARENCE	SHEET No.: 9 / 21	



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

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

PLAN ACCEPTANCE BY OWNER

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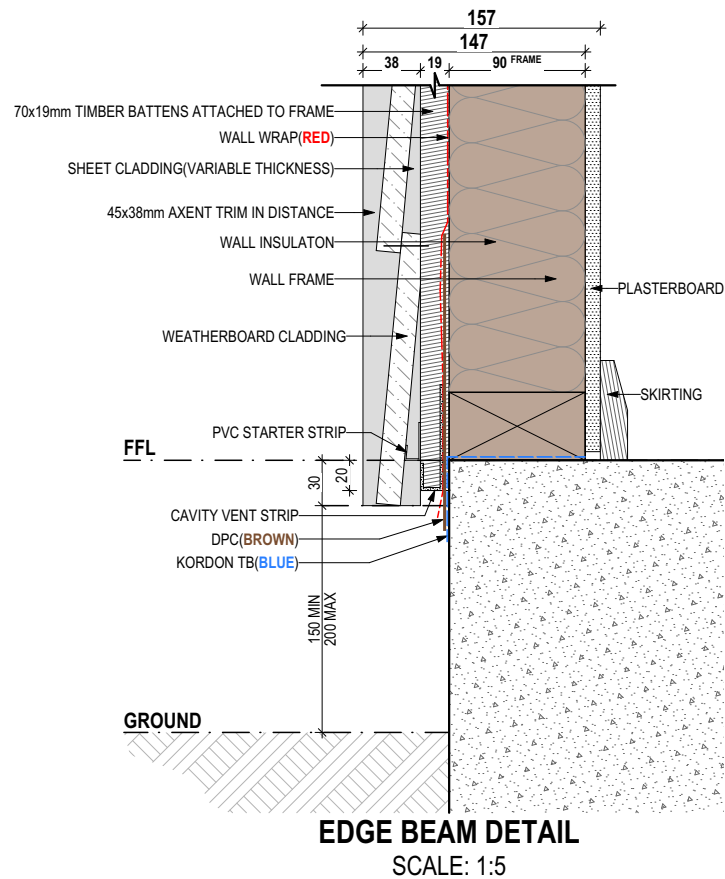
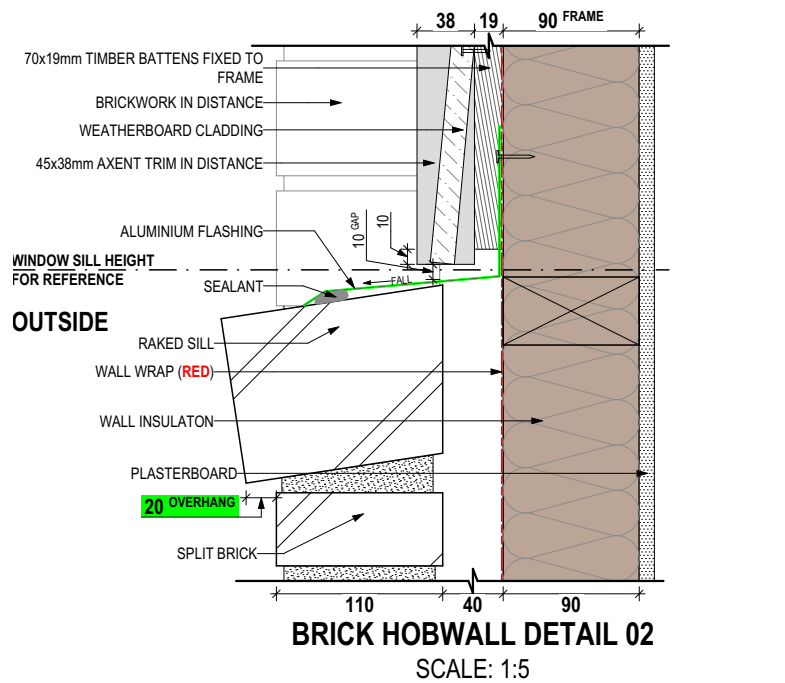
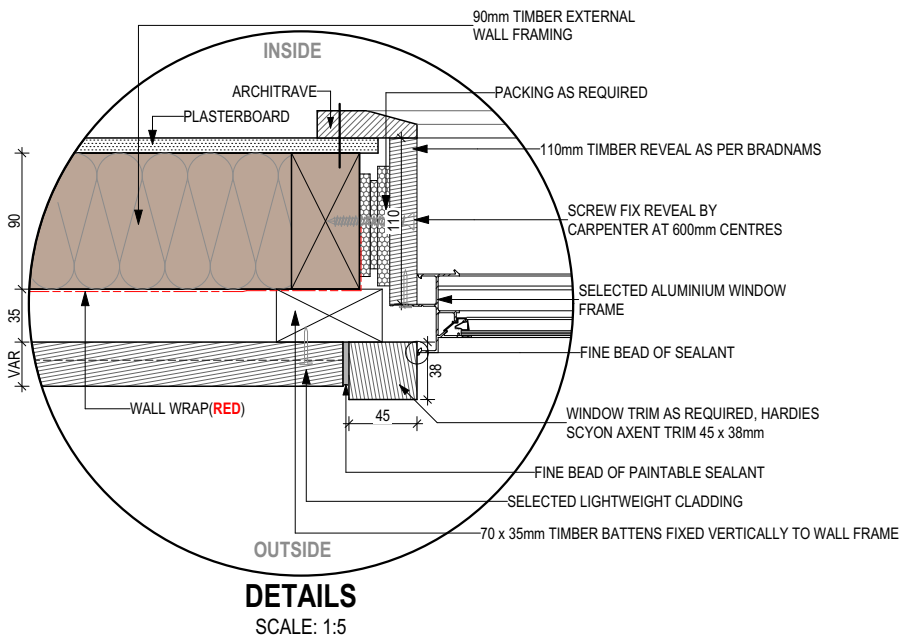
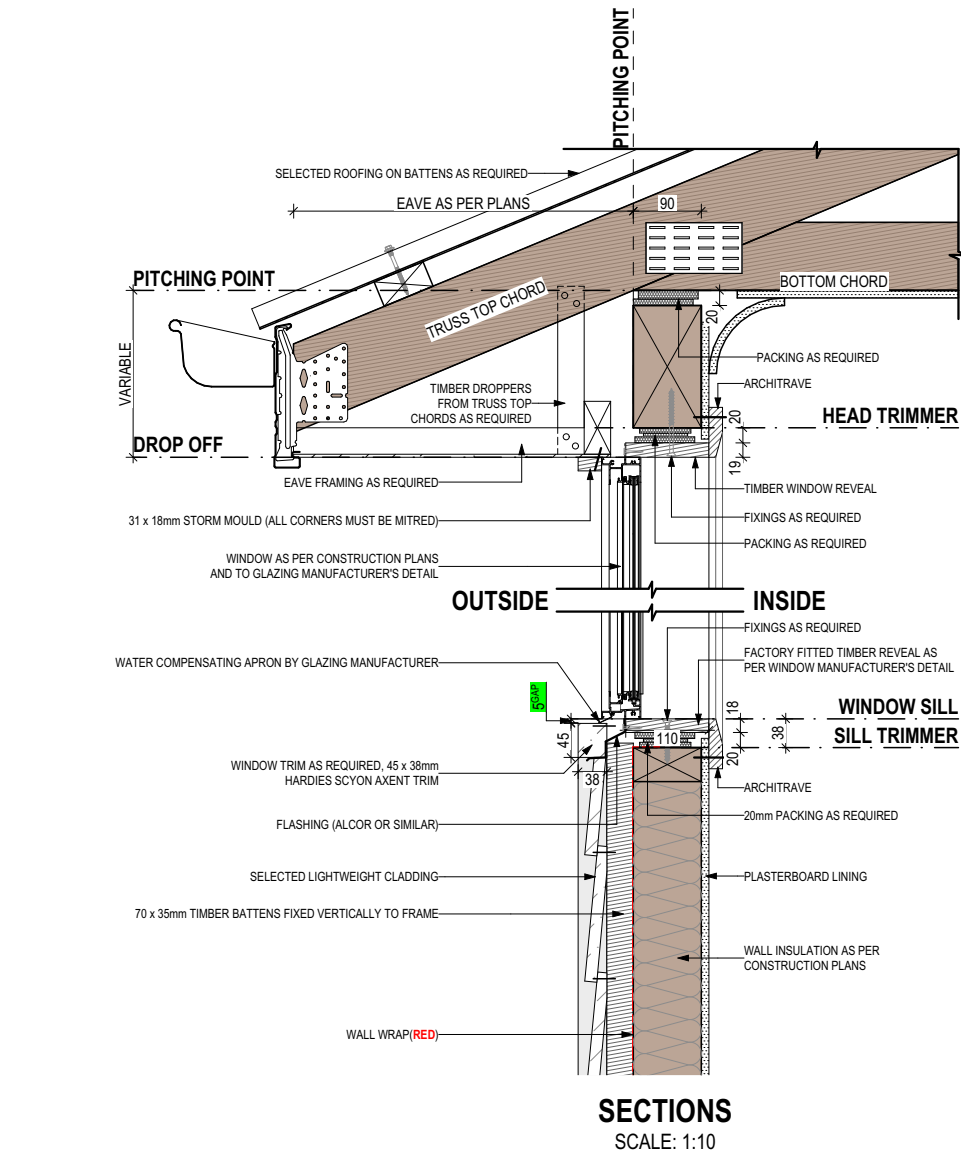
REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
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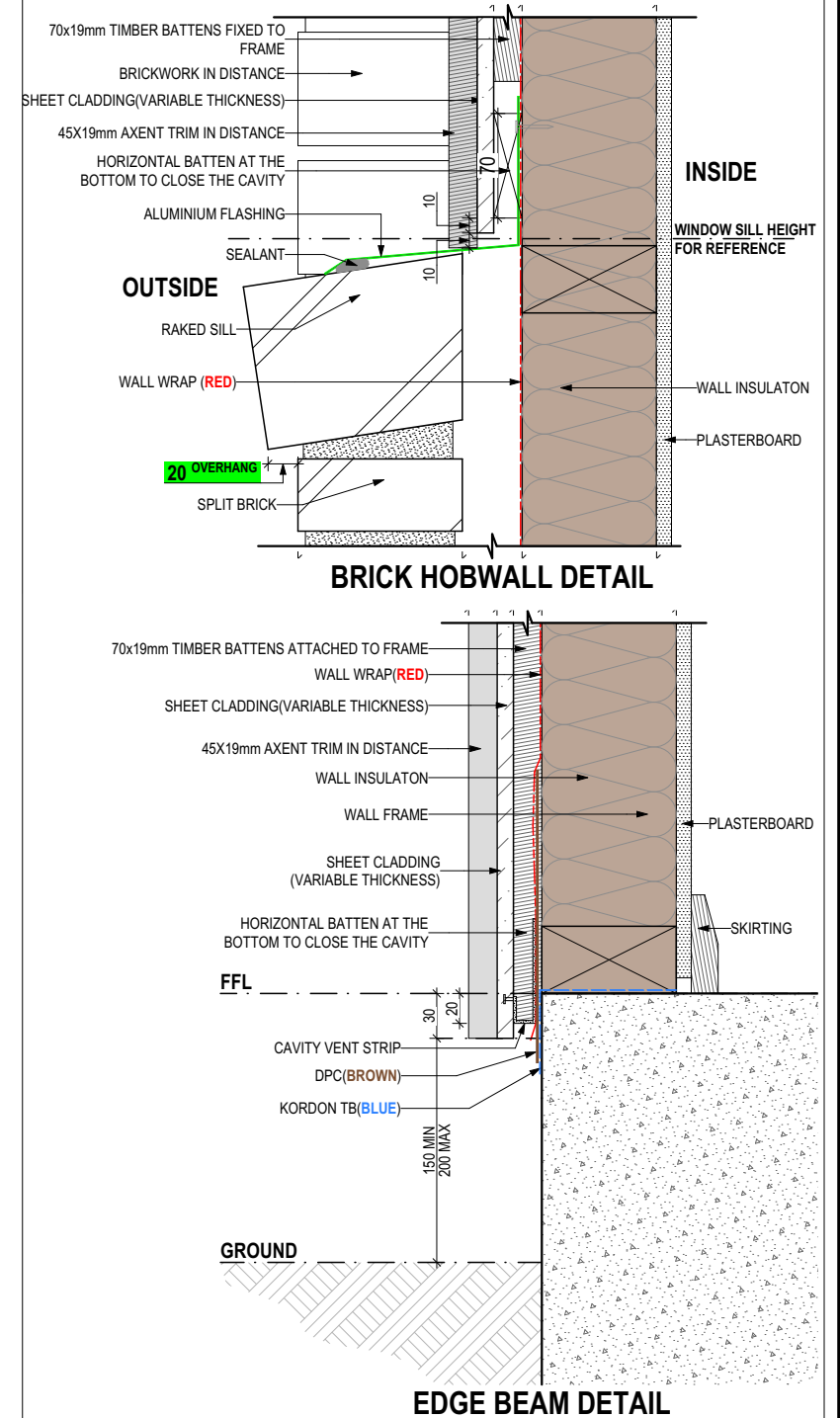
 Document Set ID: 6068266	SPECIFICATION: DISCOVERY	5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026	CLIENT: DANNY CHANDLER		HOUSE DESIGN: MONTROSE 16		HOUSE CODE: H-WDCMTS10SA		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714785	
	COPYRIGHT: © 2026	6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026	ADDRESS: 5A LOATTA RD, LINDISFARNE TAS 7018		FACADE DESIGN: YALE		FACADE CODE: F-WDCMTS10YALEA			
		7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO	10/08/2026								
		8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026	LOT / SECTION / CT: 2 / - / 300306		COUNCIL: CLARENCE		SHEET TITLE: DETAILS (FACE BRICKWORK)			SHEET No.: 10 / 21
		9	PRELIM PLANS- COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026					SCALES:			

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REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



SHEET CLADDING



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
SIGNATURE:	DATE:

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COPYRIGHT: © 2026	5 PRELIM PLANS - INITIAL ISSUE	KPH 09/07/2026	DANNY CHANDLER	MONTROSE 16	H-WDCMTS10SA	
	6 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/07/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TD0 10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018	YALE	F-WDCMTS10YALEA	
	8 PRELIM PLANS - PLAN CORRECTIONS	TRV 17/08/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	9 PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2 02/10/2026	2 / - / 300306	DETAILS (CLADDING)	11 / 21	
			COUNCIL:		SCALES:	
			CLARENCE			

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

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

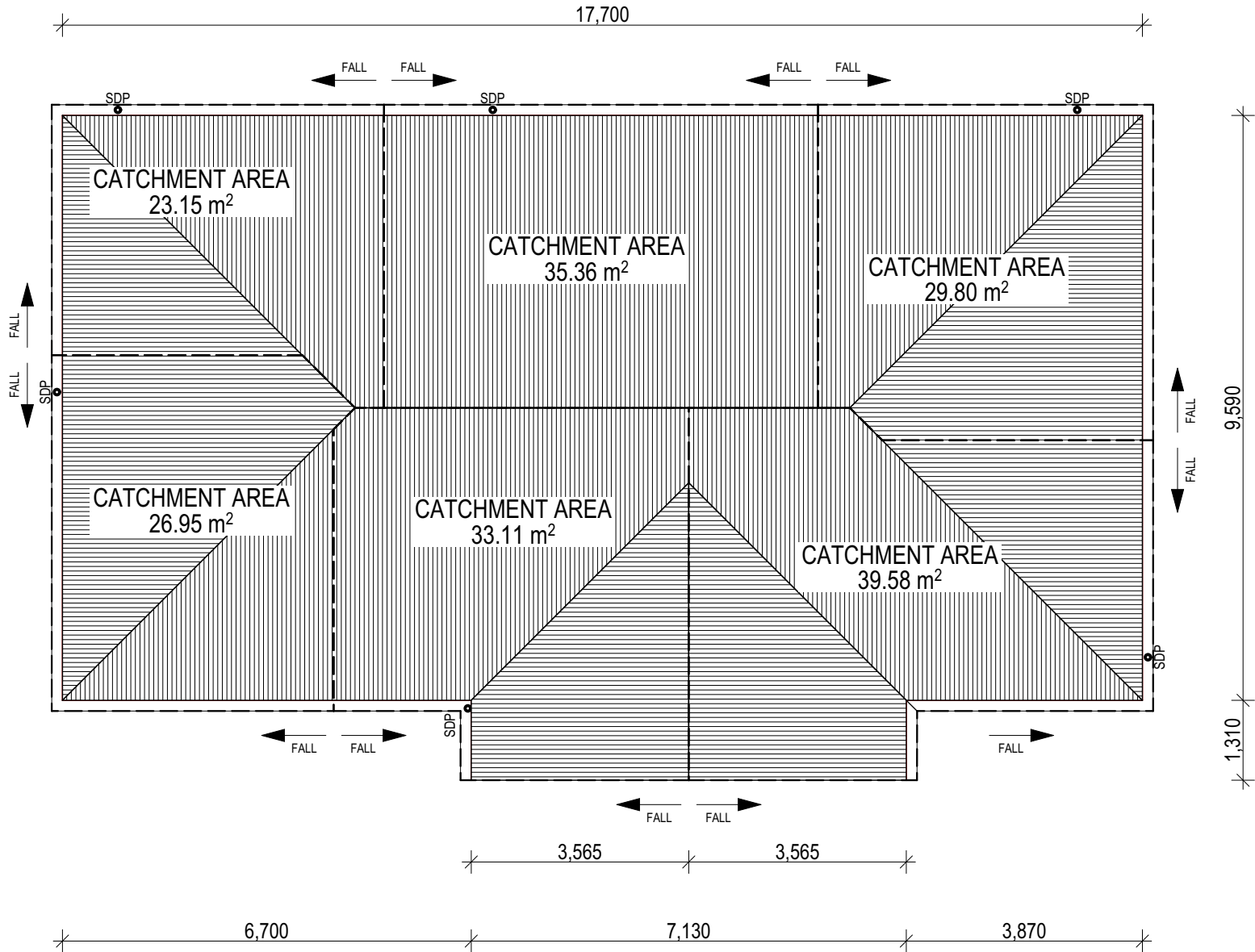
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	179.08	Flat Roof Area (excluding gutter and slope factor) (m²)
	194.55	Roof Surface Area (includes slope factor, excludes gutter) (m²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	187.95	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	227.42	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021)(1.21 for 23° pitch) (m²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m²)
Required Downpipes	3.55	Ac / Acdp
Downpipes Provided	6	

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SPECIFICATION: DISCOVERY	5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026	CLIENT: DANNY CHANDLER	HOUSE DESIGN: MONTROSE 16	HOUSE CODE: H-WDCMTS10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714785
COPYRIGHT: © 2026	6	PRELIM PLANS - PLAN CORRECTIONS	NVO	17/07/2026	ADDRESS: 5A LOATTA RD, LINDISFARNE TAS 7018	FACADE DESIGN: YALE	FACADE CODE: F-WDCMTS10YALEA	
	7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO	10/08/2026	LOT / SECTION / CT: 2 / - / 300306	SHEET TITLE: ROOF DRAINAGE PLAN	SCALES: 1:100	
	8	PRELIM PLANS - PLAN CORRECTIONS	TRV	17/08/2026	COUNCIL: CLARENCE	SHEET No.: 12 / 21		
	9	PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026				



**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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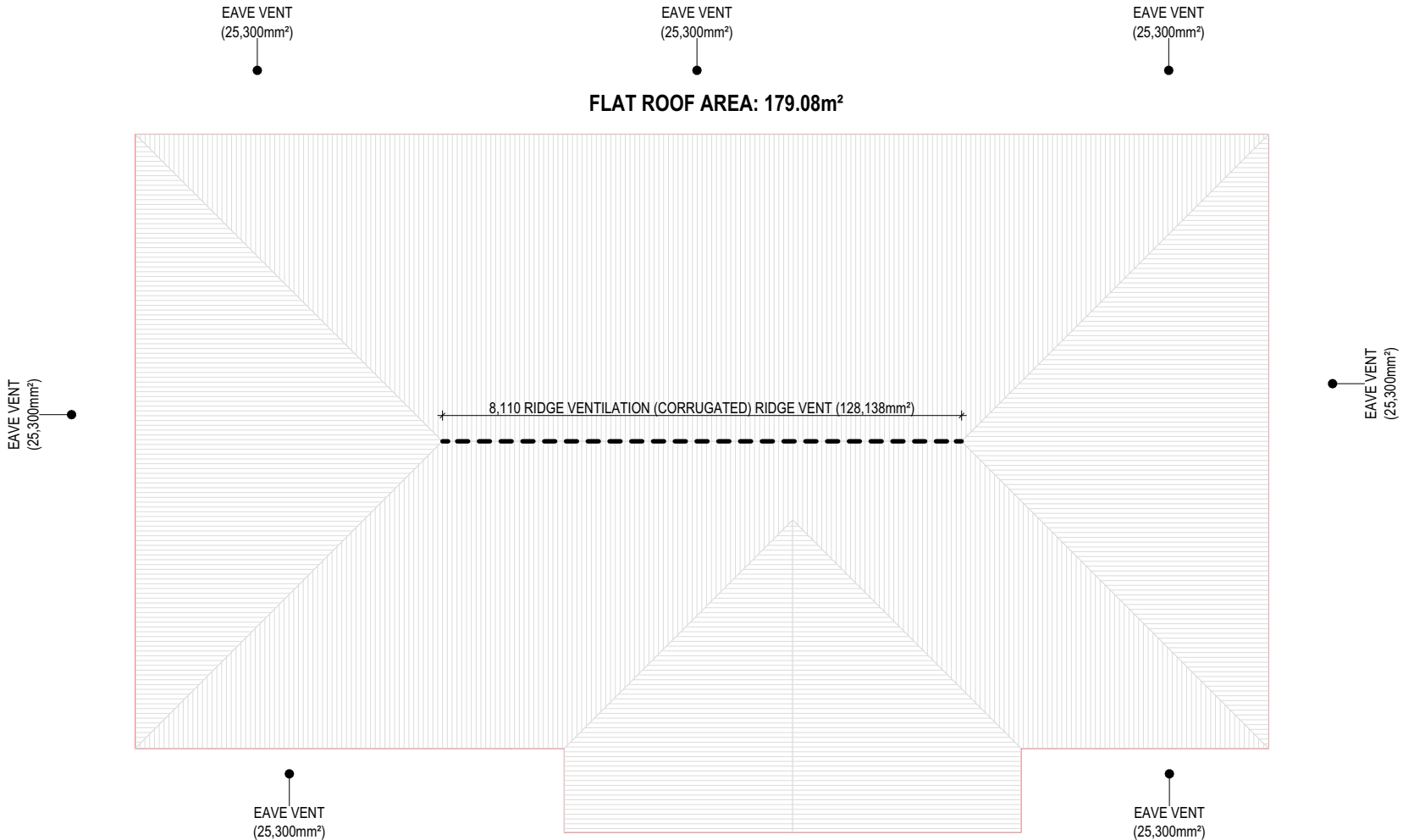
PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
GROUND FLOOR 23Â° ROOF			
LONGEST HORIZONTAL ROOF LENGTH		17.700m	
ROOF PITCH		23.00°	
HIGH LEVEL VENTILATION	REQUIRED	88,495mm² (5,000 x 17.700m)	
	PROVIDED	128,138mm²	
LOW LEVEL VENTILATION	REQUIRED	123,893mm² (7,000 x 17.700m)	
	PROVIDED	177,100mm²	
NO OF EAVE VENTS	REQUIRED	4.90	
	PROVIDED	7	



GROUND FLOOR 23° ROOF (ID 1)
ROOF LENGTH: 17.700m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 88,495mm²
LOW LEVEL VENTILATION REQUIRED: 123,893mm²

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
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 document Set ID: 6060266	SPECIFICATION:		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY	5	PRELIM PLANS - INITIAL ISSUE		KPH	09/07/2026	DANNY CHANDLER				MONTROSE 16				H-WDCMTS10SA		
	COPYRIGHT:	6	PRELIM PLANS - PLAN CORRECTIONS		NVO	17/07/2026	ADDRESS:				FACADE DESIGN:				FACADE CODE:		
	© 2026	7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE		TDO	10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018				YALE				F-WDCMTS10YALEA		
		8	PRELIM PLANS - PLAN CORRECTIONS		TRV	17/08/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:		SCALES:		
		9	PRELIM PLANS- COUNCIL RFI & REPORT UPDATE		RT2	02/10/2026	2 / - / 300306		CLARENCE		ROOF VENTILATION		13 / 21		1:100		714785

Template Version: 24/043

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

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

COVERINGS LEGEND

NO COVERING

COVER GRADE CONCRETE

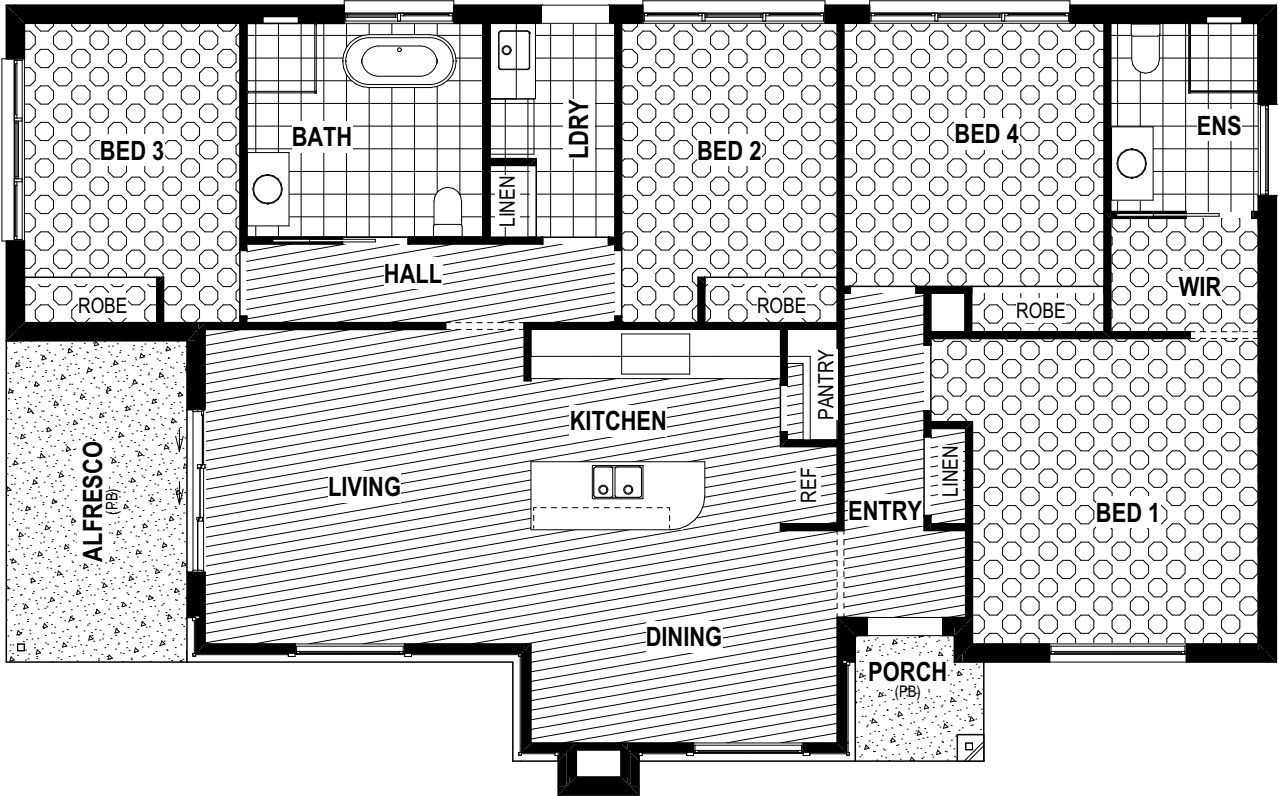
CARPET

LAMINATE

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

DECKING



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

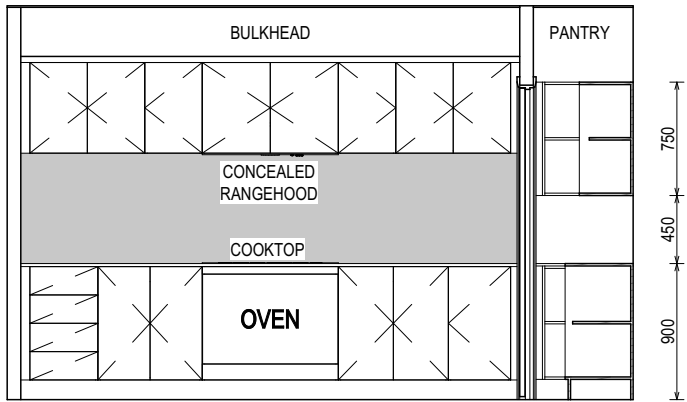
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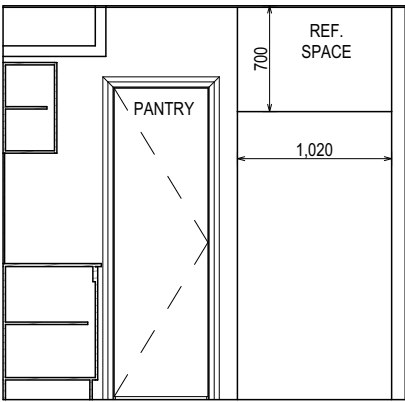
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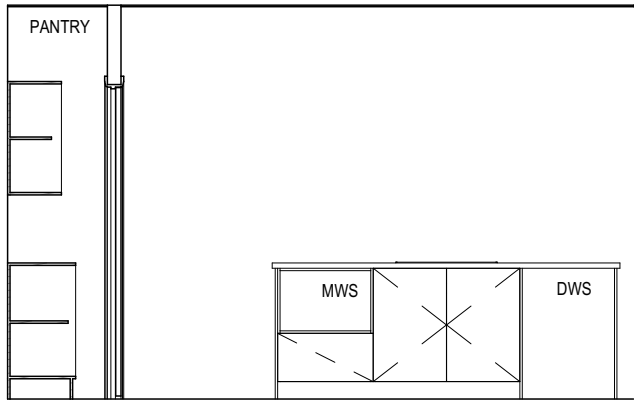
SPECIFICATION: DISCOVERY		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	5	PRELIM PLANS - INITIAL ISSUE		KPH	09/07/2026	DANNY CHANDLER		MONTROSE 16		H-WDCMTS10SA		
COPYRIGHT: © 2026	6	PRELIM PLANS - PLAN CORRECTIONS		NVO	17/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	7	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE		TDO	10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018		YALE		F-WDCMTS10YALEA		
	8	PRELIM PLANS - PLAN CORRECTIONS		TRV	17/08/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
	9	PRELIM PLANS- COUNCIL RFI & REPORT UPDATE		RT2	02/10/2026	2 / - / 300306		CLARENCE		FLOOR COVERINGS	14 / 21	
												714785



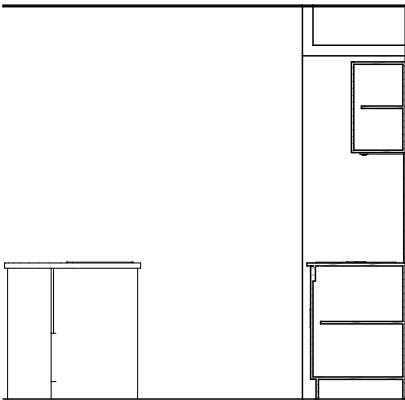
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SCALE: 1:50



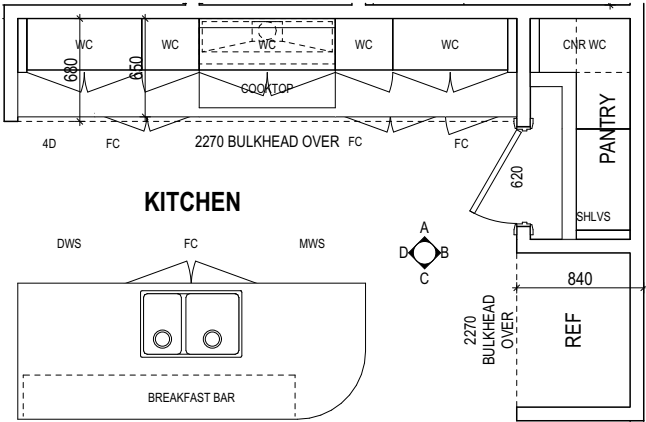
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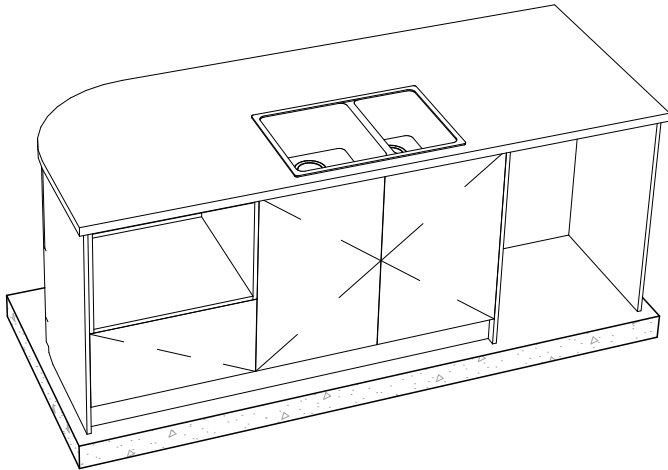
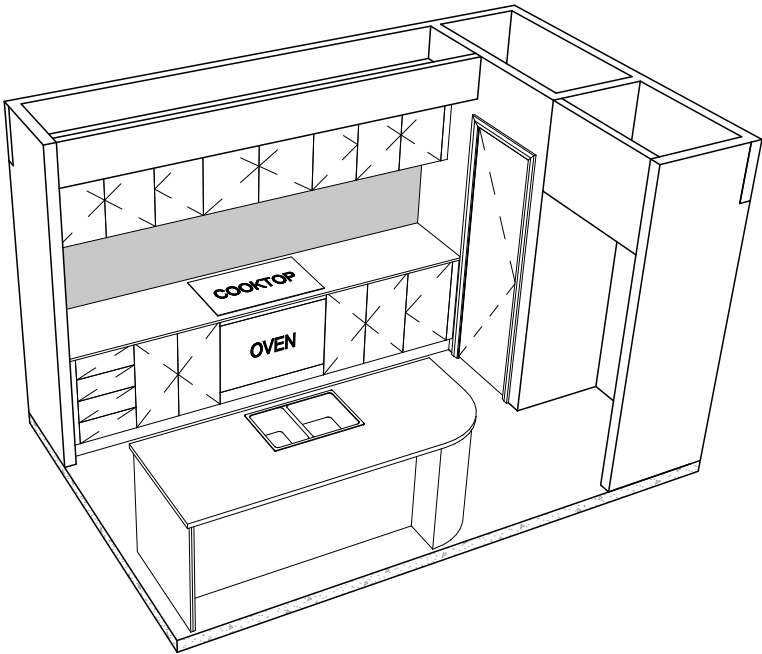
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

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(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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SPECIFICATION:	DISCOVERY
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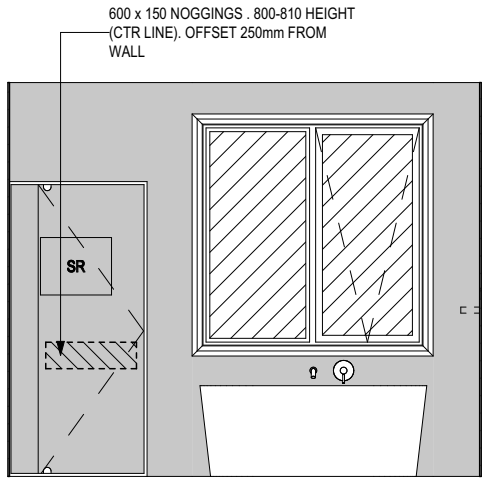
REVISION	DRAWN
5 PRELIM PLANS - INITIAL ISSUE	KPH 09/07/2026
6 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/07/2026
7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO 10/08/2026
8 PRELIM PLANS - PLAN CORRECTIONS	TRV 17/08/2026
9 PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2 02/10/2026

CLIENT:	DANNY CHANDLER
ADDRESS:	5A LOATTA RD, LINDISFARNE TAS 7018
LOT / SECTION / CT:	2 / - / 300306
COUNCIL:	CLARENCE

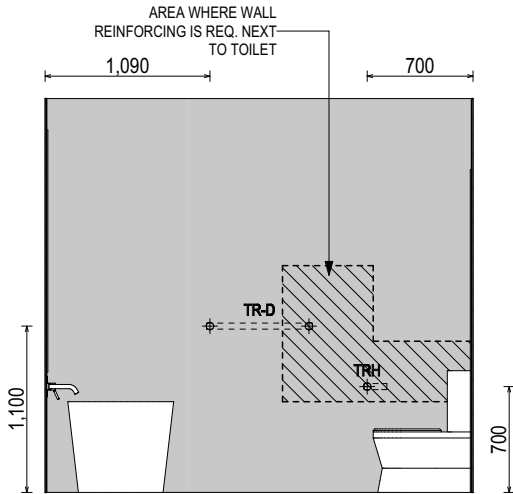
HOUSE DESIGN:	MONTROSE 16
FACADE DESIGN:	YALE
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDCMTS10SA
FACADE CODE:	F-WDCMTS10YALEA
SHEET No.:	15 / 21
SCALES:	1:50

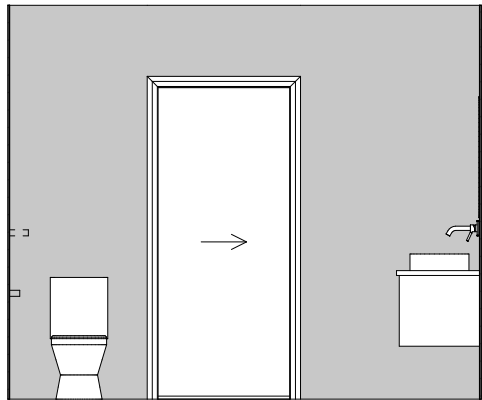
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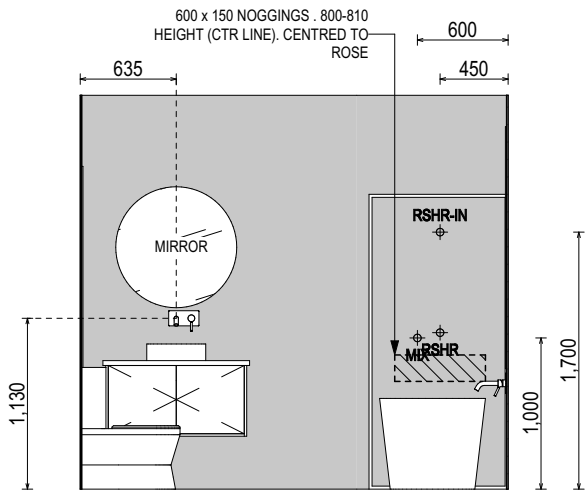
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50

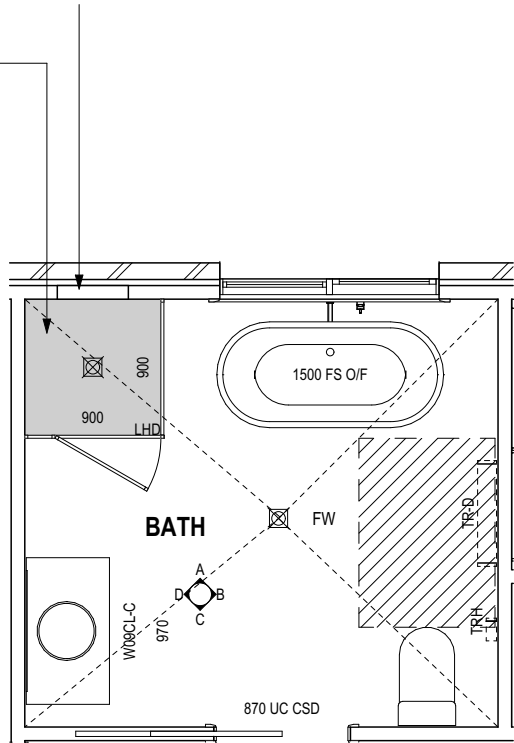


ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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



BATHROOM PLAN
SCALE: 1:50

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

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

DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

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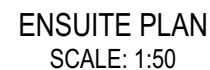
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	6 PRELIM PLANS - PLAN CORRECTIONS	NVO 17/07/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	7 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TDO 10/08/2026	5A LOATTA RD, LINDISFARNE TAS 7018	YALE	F-WDCMTS10YALEA	
	8 PRELIM PLANS - PLAN CORRECTIONS	TRV 17/08/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	9 PRELIM PLANS - COUNCIL RFI & REPORT UPDATE	RT2 02/10/2026	2 / - / 300306	COUNCIL:	CLARENCE	16 / 21
						1:50
						714785

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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



**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
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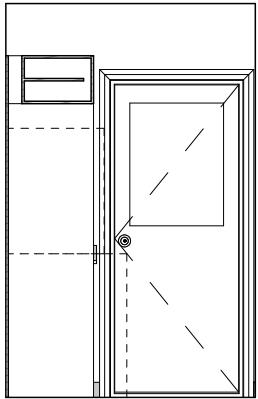
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

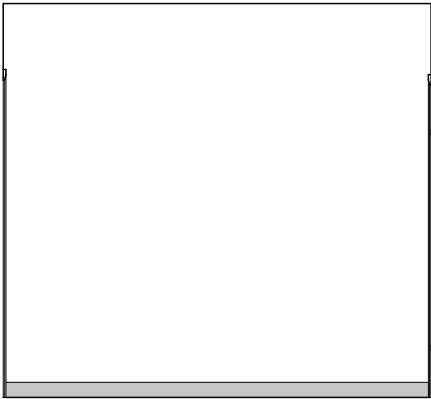
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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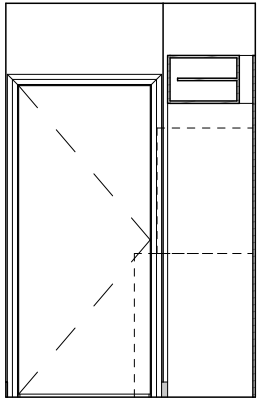
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006



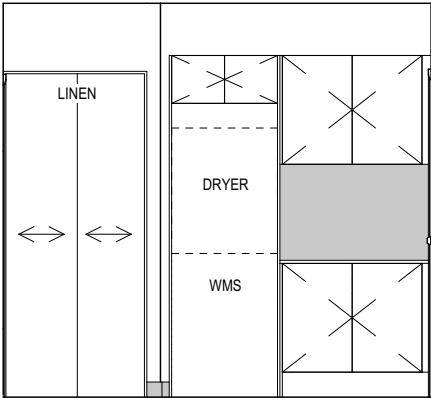
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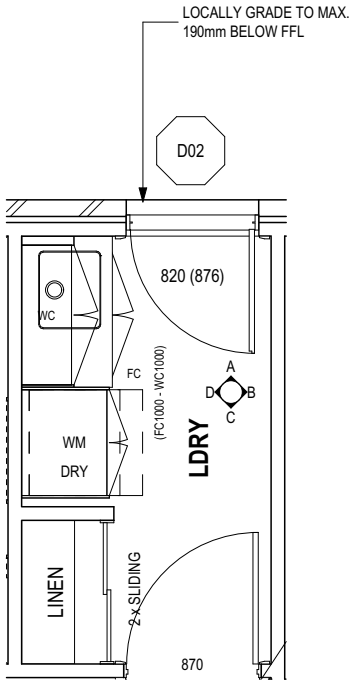
ELEVATION B
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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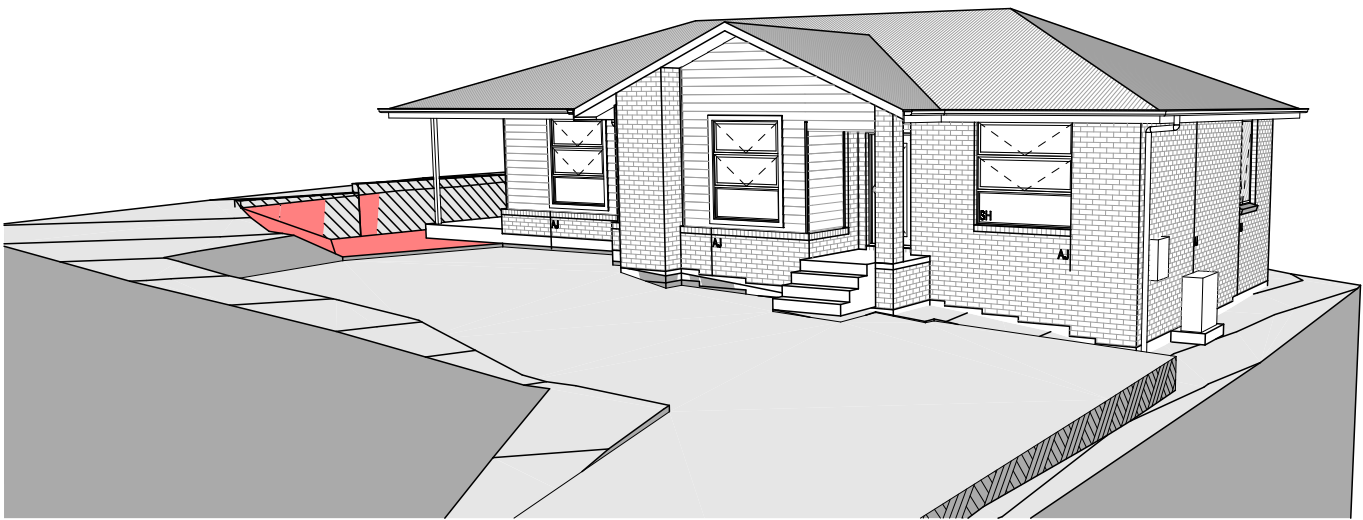
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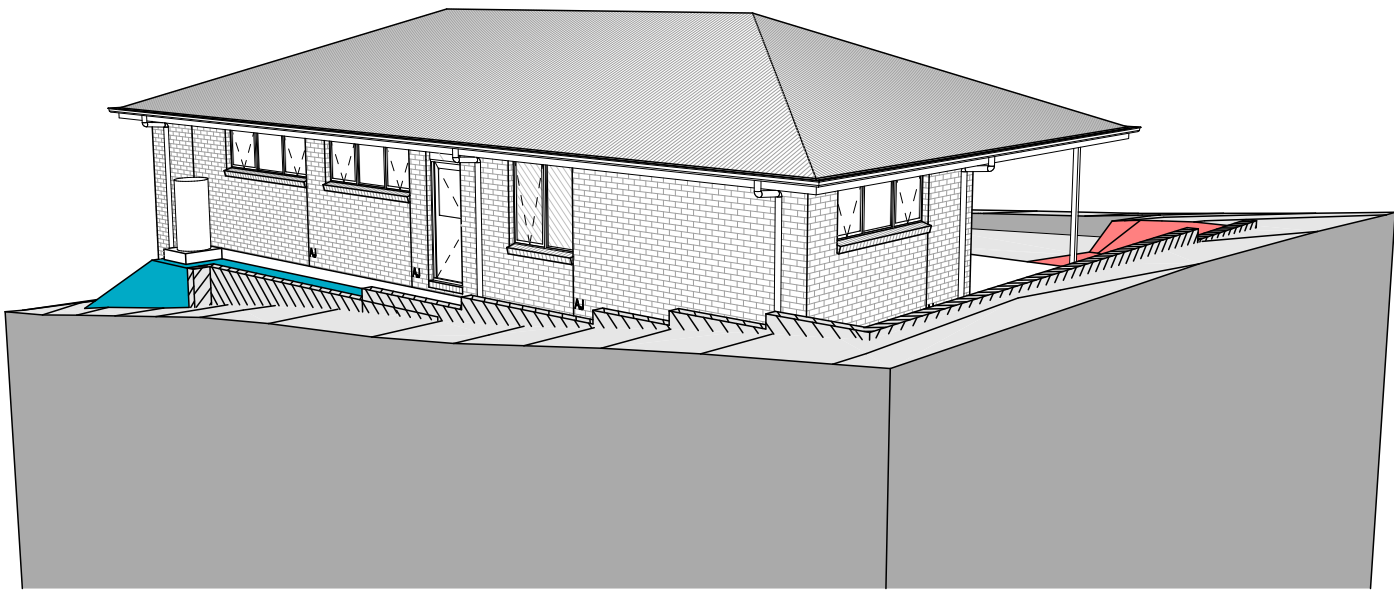
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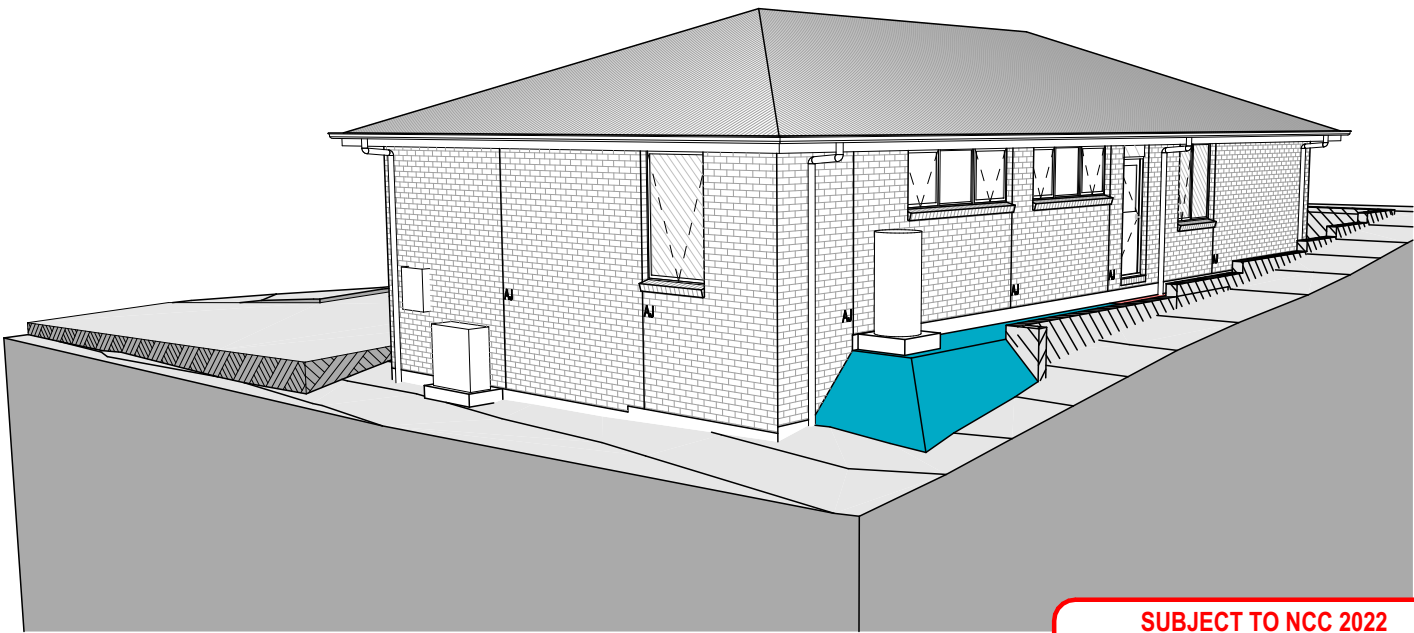
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					COUNCIL:			
					CLARENCE			

GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

*LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

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

ROOFING

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

ELECTRICAL

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

WILSON HOMES

Document Set ID: 6060266

Version: 1, Version Date: 09/10/2026

SPECIFICATION: DISCOVERY	5	PRELIM PLANS - INITIAL ISSUE	KPH	09/07/2026	CLIENT: DANNY CHANDLER	HOUSE DESIGN: MONTROSE 16	HOUSE CODE: H-WDCMTS10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	9	PRELIM PLANS- COUNCIL RFI & REPORT UPDATE	RT2	02/10/2026				

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WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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Attention: Wilson Homes
156 New Town Road
New Town, Tasmania 7008

5a Loatta Road Lindisfarne – Letter of Assessment

Rev No.	Description	Prepared by	Date
00	5a Loatta Road Lindisfarne, Flood Desktop Assessment.	MM	20.07.2026
01	Minor typo changes	CK	10.09.2026

Introduction

This letter presents a summary assessment of the potential flood risk for the proposed dwelling development located at 5a Loatta Road Lindisfarne, prepared to address the site's inclusion within the Flood-Prone Areas Code (Tasmanian Planning Scheme) on LISTmap Tasmania.

This review is based on publicly available flood mapping, aerial imagery and topographic information. No site specific hydrologic or hydraulic modelling has been undertaken. While this document does not constitute a formal Flood Hazard or Flood Inundation Report, it has been prepared to provide flood related design guidance and may be relied upon for the design and certification of the proposed works, subject to the scope, assumptions and limitations outlined herein.

Purpose of Assessment

The purpose of this desktop review is to:

- Evaluate publicly available flood data affecting the subject site.
- Assess flood risk implications for the proposed development layout.
- Provide preliminary flood-related guidance for the proposed dwelling on the subject lot.

Existing Flood Mapping and Site Characteristics

The property is situated on the internal lot on the southern side of Loatta Road and gently slopes downward in a north-westerly direction.

The proposed development for the site includes:

- A residential dwelling designed for private use.
- A driveway via the right of way from the street with parking on the northern side of the lot for two off-street parking spaces.

- A 800 mm dry-stack retaining wall on the south-eastern and north-eastern sides of the proposed dwelling.

This assessment has been based on the following information:

- LISTmap Tasmania – Tasmanian Planning Scheme (TPS) flood-prone land overlay.
- SES Tasmanian Strategic Flood Map data.
- Client-provided development layout.

No site inspection, detailed feature survey or site-specific hydraulic modelling was undertaken as part of this preliminary assessment. The TPS Flood-Prone Areas Code overlay identifies an overland flow path that affects the south-west corner of the development lot as shown below.

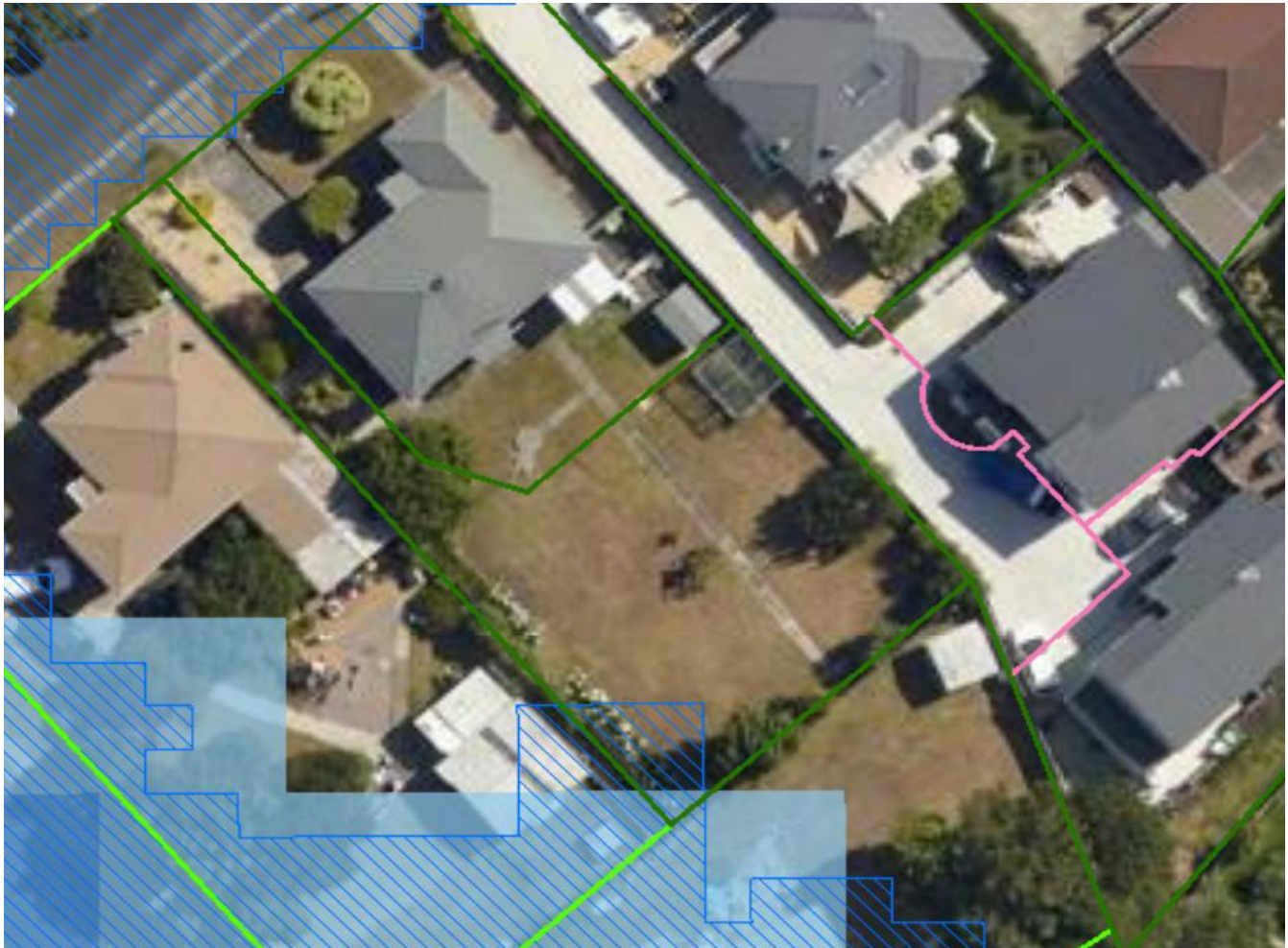


Figure 1. 5a Loatta Road Linidisfarne, TPS Flood Prone Areas Code overlay

According to Clarence City Council Flood map and the State Emergency Service (SES) Tasmanian Strategic Flood Map (TSFM) the site is subject to a maximum hazard category of H1 during a 1% AEP + CC flood event affecting the south-west corner of the lot with depths of up to 0.12 m to 0.2m

As shown in Figure 2, the proposed plans show a 1.5 m setback of the dwelling from the south-western boundary, and 2.6 m from the south-eastern boundary indicating that the proposed dwelling lies within this flood prone hazard area.

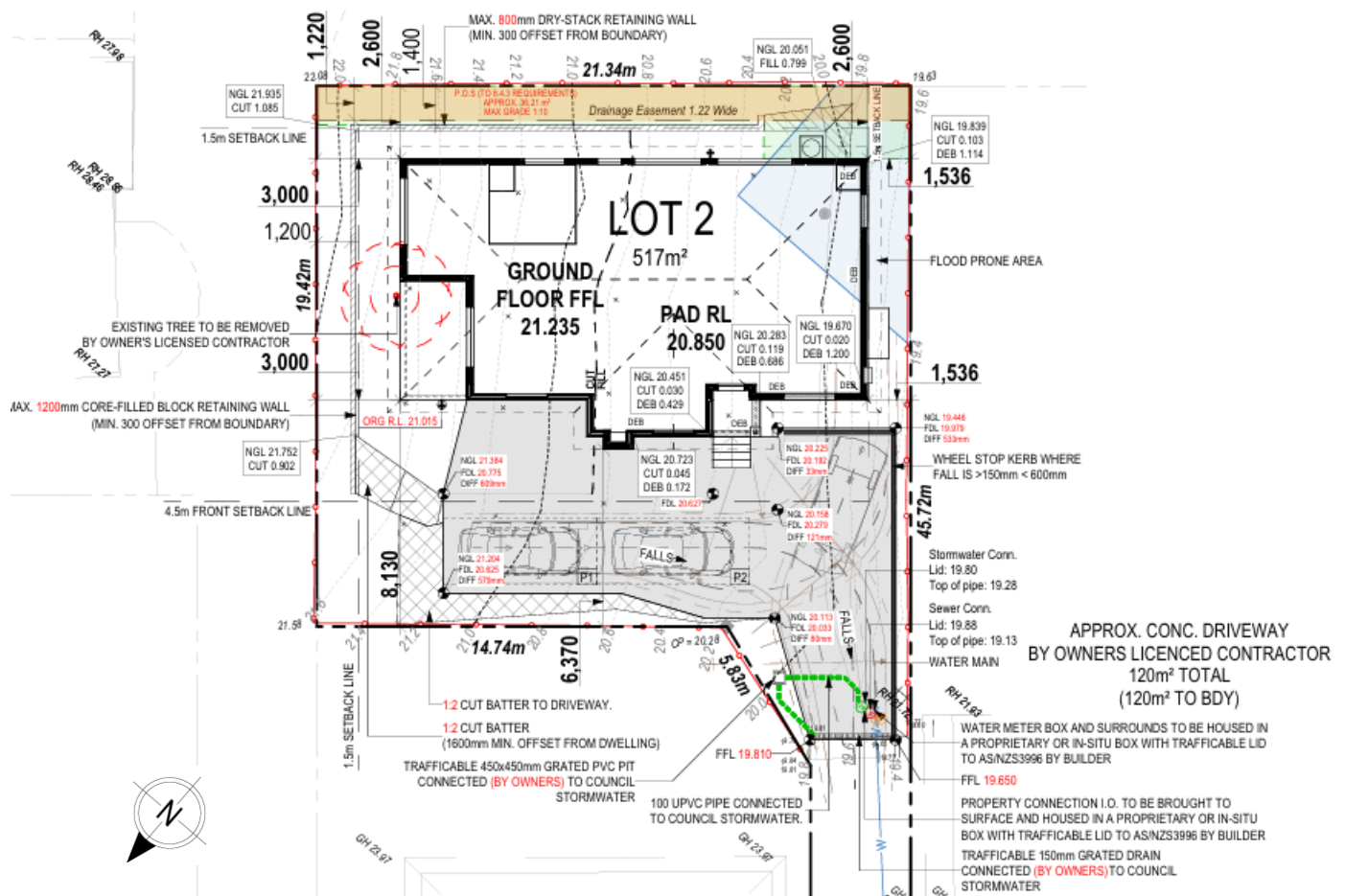


Figure 2. Proposed plans provided by Wilson Homes

Flood Prone Area Code C12 Compliance

In flood modelling practice, standard lightweight fences located within overland flow paths are often represented with an effective height of approximately 0.3 metres to allow for partial permeability and potential failure under flood loading. However, where the existing fencing is more substantial and predominantly solid, an effective height of approximately 0.5 metres is considered more representative of the likely hydraulic obstruction before failure or overtopping occurs. This approach better reflects the greater resistance of solid fencing while still allowing for the possibility of failure under more significant flood forces.

For this site, the maximum flood height at the south-western boundary fence is approximately 0.12 m - 0.2 m, with flow velocities around 0.47 m/s. Based on CCC and SES flood mapping available through LISTmap Tasmania, the proposed treated pine fence would be expected to withstand both hydrostatic and hydrodynamic forces during a major storm event, effectively serving as a protective barrier and providing flood resilience for the future development.

Plans provided by Wilson Homes show a cut of the natural ground level of 0.103 m to provide a final ground level in the south-west corner of the lot of 19.736 mAHD. This correlates to a flood level in a 1% AEP + CC storm event of 19.856 mAHD. S.54 of the Building Regulations states the finished floor level to be at least 300 mm above the flood level which would correlate to a minimum FFL of 20.156 mAHD.

Conclusion

Based on this desktop assessment and the available public mapping:

- The existing timber fence would protect the proposed development against the flow forces.
- The proposed dwelling lies within the flood prone area with depths up to 0.12 m affecting the south-west corner of the lot which correlates to a flood level of 19.856 mAHD following proposed natural ground level cut in the flood affected area.
- The proposed building pad of 20.85 mAHD and the proposed habitable finished floor level (FFL) of 21.235 mAHD is above the requirements of S.54 of the Building Regulations that states the FFL to be at least 300 mm above the flood level.
- Considering these factors, it is determined that the proposed development can achieve and maintain a tolerable risk to flooding for the asset life of the building's intended use as a habitable dwelling.

Should you require a further site-specific investigation, please feel free to get in touch.

Regards,



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Disclaimer and Limitations

This letter constitutes a desktop-level flood risk assessment and is based solely on information publicly available at the time of preparation. No field verification or hydraulic/hydrologic modelling has been conducted as part of this assessment.

The data sources used include digital flood overlays from LISTmap with publicly available topographic data, aerial imagery, and development drawings. It should be noted that the LISTmap flood mapping does not reflect the latest ARR v4.2 climate change guidance released after the statewide mapping was prepared. Future site-specific modelling based on current ARR guidance may therefore identify different flood extents and depth outcomes.

While all reasonable care has been taken to interpret the publicly available data, Flüssig Engineers does not accept any responsibility or liability for errors, omissions, or inaccuracies in the external data sources relied upon in this report. Any conclusions drawn are inherently limited by the quality, resolution, and currency of the information available.