DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062857

PROPOSAL: Dwelling

LOCATION: 21A Blossom Crescent, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30/11/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30/11/2026 00:00:00. 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 30/11/2026 00:00:00.

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.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

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: New Dwelling

Location: 21 & 21A Blossum Cr Cambridge

Personal Information Removed

Document Set ID: 6051282
Version: 1, Version Date: 22/09/2026

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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: Vacant Land

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.

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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.

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- 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.

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180253	1
EDITION	DATE OF ISSUE
1	16-Aug-2021

SEARCH DATE : 22-Sept-2026
SEARCH TIME : 12.25 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 180253
Derivation : Part of Lot 38278, 21.28ha Gtd. to The Director of Housing
Prior CT 169079/70

SCHEDULE 1

M516782 TRANSFER to KAZI GOLAM SABBIR and FARZANA HAQUE Registered 20-May-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180253 EASEMENTS in Schedule of Easements
SP180253 COVENANTS in Schedule of Easements
SP180253 FENCING PROVISION in Schedule of Easements
SP169079 COVENANTS in Schedule of Easements
SP169079 FENCING PROVISION in Schedule of Easements
D17771 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 21-Dec-2011 at 12.01 pm
D152059 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 02-Apr-2015 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Document Set ID: 4051282
Version: 1, Version Date: 22/09/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180253	2
EDITION	DATE OF ISSUE
2	02-July-2026

SEARCH DATE : 21-Sept-2026
SEARCH TIME : 04.09 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 2 on Sealed Plan 180253
Derivation : Part of Lot 38278, 21.28ha Gtd. to The Director of Housing
Prior CT 169079/70

SCHEDULE 1

N151648 TRANSFER to KEENAN GLENN MCCARTHY and KELSIE LAINE HOWARD Registered 02-July-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180253 EASEMENTS in Schedule of Easements
SP180253 COVENANTS in Schedule of Easements
SP180253 FENCING PROVISION in Schedule of Easements
SP169079 COVENANTS in Schedule of Easements
SP169079 FENCING PROVISION in Schedule of Easements
D17771 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 21-Dec-2011 at 12.01 pm
D152059 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 02-Apr-2015 at 12.01 pm
E457489 MORTGAGE to B&E Ltd Registered 02-July-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
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OWNER KAZI GOLAM SABBIR & FARZANA HAQUE

FOLIO REFERENCE C.T.169079/70

GRANTEE PART OF LOT 38278, 21.28ha GTD. TO THE DIRECTOR OF HOUSING

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898 MOB. 0418–120–796

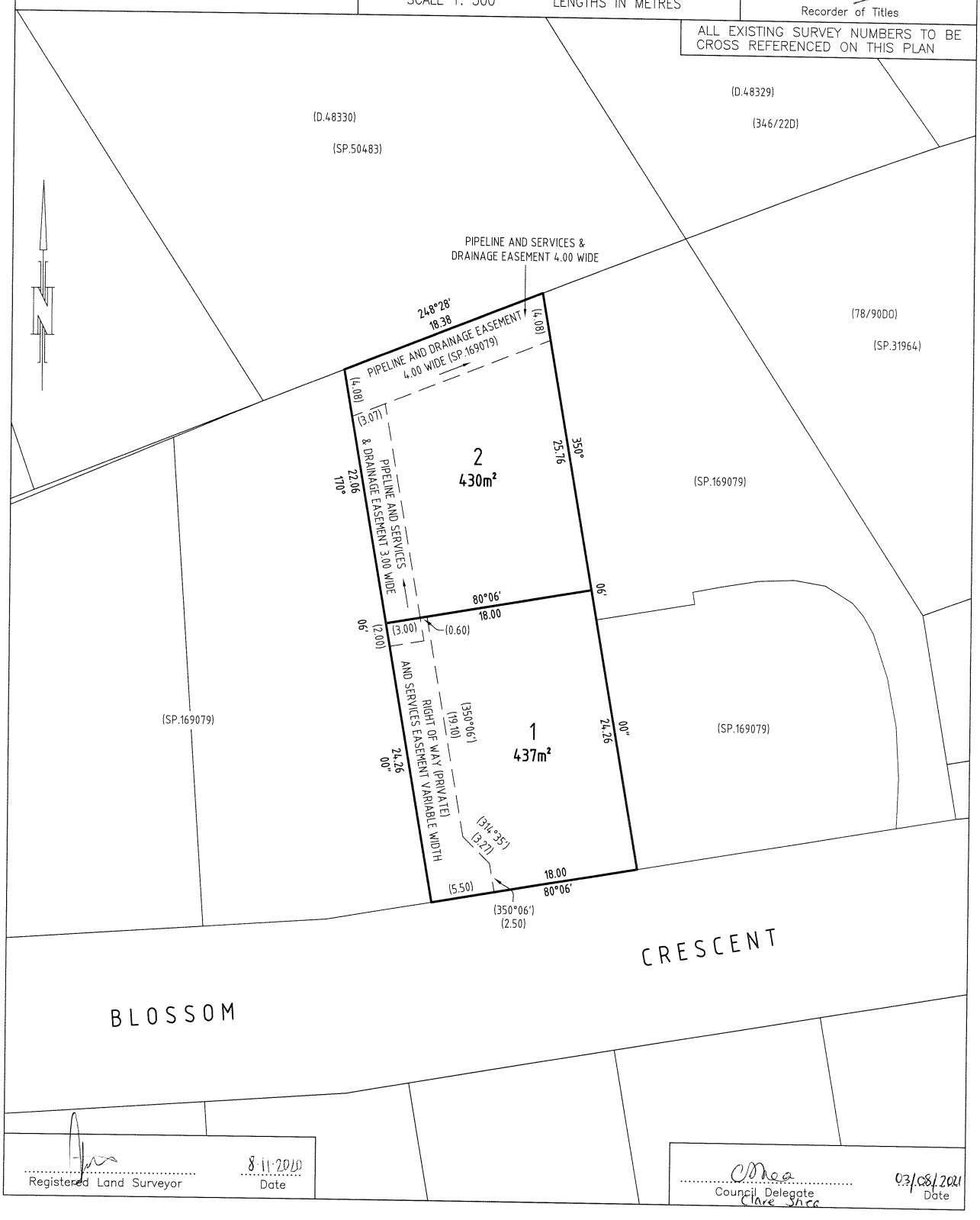
CITY OF CLARENCE

SCALE 1: 300 LENGTHS IN METRES

REGISTERED NUMBER
SP180253

APPROVED
EFFECTIVE FROM 16 AUG 2021
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 8.11.2020 Date

Council Delegate 03/08/2021 Date
Clare Shea

Department of Natural Resources and Environment Tasmania
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180253

PAGE 1 OF 8 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 on the Plan is subject to a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH on the Plan (appurtenant to Lot 2 on the Plan).

Lot 1 on the Plan is subject to a Services Easement (as defined) over the land marked RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH on the Plan (appurtenant to Lot 2 on the Plan).

Lot 2 on the Plan is subject to a pipeline and services easement in gross in favour of Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653) over the land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE (SP169079) shown passing through Lot 2 on the Plan and as created by and more fully set forth in SP169079.

Lot 2 on the Plan is subject to a right of drainage in gross in favour of the Clarence City Council over the

KAZI GOLAM SABBIR

FARZANA HAQUE

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REF: 169079-70 SOLICITOR & REFERENCE: AES 201723	PLAN SEALED BY: DATE: 03 AUGUST 2021 PDPLANPMTD-2020/006931 REF NO. 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 ~~8~~ 9 PAGES 9/11/20	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

land marked PIPELINE & DRAINAGE EASEMENT 4.00 WIDE (SP169079) shown passing through Lot 2 on the Plan and as created by and more fully set forth in SP169079.

Lot 2 on the Plan is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH on the Plan.

Lot 2 on the Plan is together with a Services Easement (as defined) over the land marked RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH on the Plan.

Lot 2 on the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 4.00 WIDE shown on the Plan ("the Easement Land").

Lot 2 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 4.00 WIDE on the Plan.

Each Lot on the Plan is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").

Each Lot on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

KAZI GOLAM SABBIR

FARZANA HAQUE

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 7 ~~8~~ PAGES	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (KAZI GOLAM SABBIR and FARZANA HAQUE) shall not be required to fence.

COVENANTS

The owners of each Lot on the Plan hereby covenant with each and every other owner for the time being of every Lot on SP169079 and the Clarence City Council to the intent that the burden of the covenant may run with and bond the Covenantor's Lot and every part and the benefit may be annexed to and devolve with each and every part of every other Lot on Plan 169079 and the Clarence City Council to observe the following stipulation:

- Not to construct any new dwelling on the said Lots unless such dwelling incorporates noise attenuation measures necessary to achieve a noise level of below 63db(A) within any part of the said dwelling and aforementioned noise attenuation measures are certified by a recognized acoustic engineer or other appropriately qualified person and submitted as part of any building permit applied for the said dwelling.

DEFINITIONS

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

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FARZANA HAQUE

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 180253
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"**Service Easement**" means the full free right and liberty for the owners from time to time of the land contained in Lot 2 on the plan (the dominant tenement) their successors and their employees, agents and contractors at all times to lay, use and maintain forever water mains, pipes, pumps, drains, mains, channels, sewers, wires, cables and other conducting media over the land marked Lot 1 on the plan (**Servient Land**) of such size and number as shall from time to time be required in or on the Servient Land and to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considers fit and proper to inspect the condition of the Servient Land and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioned in doing so shall be made good.

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

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

  (a) without doing unnecessary damage to the Easement Land; and

  (b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and

KAZI GOLAM SABBIR

FARZANA HAQUE

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 180253
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any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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FARZANA HAQUE

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(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.

KAZI GOLAM SABBIR

FARZANA HAQUE

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

EXECUTED by **KAZI GOLAM SABBIR** as registered of the land comprised in Folio of the Register Volume 169079 Folio 70 in the presence of:)

Witness

AMY ELIZABETH SMITH
Full Name

LEVEL 2, 179 MURRAY STREET, HOBART TAS 7000
Address

SOLICITOR .
Occupation

EXECUTED by **FARZANA HAQUE** as registered of the land comprised in Folio of the Register Volume 169079 Folio 70 in the presence of:)

Witness

AMY ELIZABETH SMITH
Full Name

LEVEL 2, 179 MURRAY STREET, HOBART TAS 7000
Address

SOLICITAR .
Occupation

KAZI GOLAM SABBIR

FARZANA HAQUE

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180253

PAGE 1 OF 8 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
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The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 1 on the Plan is subject to a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT VARIABLE WIDTH on the Plan (appurtenant to Lot 2 on the Plan).

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Lot 2 on the Plan is subject to a right of drainage in gross in favour of the Clarence City Council over the

KAZI GOLAM SABBIR

FARZANA HAQUE

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REF: 169079-70 SOLICITOR & REFERENCE: AES 201723	PLAN SEALED BY: DATE: 03 AUGUST 2021 PDPLANPMTD-2020/006931 REF NO. Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF ~~8~~ 7 PAGES 9/11/20	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

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Lot 2 on the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 4.00 WIDE shown on the Plan ("the Easement Land").

Lot 2 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 4.00 WIDE on the Plan.

Each Lot on the Plan is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").

Each Lot on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

KAZI GOLAM SABBIR

FARZANA HAQUE

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 7 PAGES	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (KAZI GOLAM SABBIR and FARZANA HAQUE) shall not be required to fence.

COVENANTS

The owners of each Lot on the Plan hereby covenant with each and every other owner for the time being of every Lot on SP169079 and the Clarence City Council to the intent that the burden of the covenant may run with and bond the Covenantor's Lot and every part and the benefit may be annexed to and devolve with each and every part of every other Lot on Plan 169079 and the Clarence City Council to observe the following stipulation:

- Not to construct any new dwelling on the said Lots unless such dwelling incorporates noise attenuation measures necessary to achieve a noise level of below 63db(A) within any part of the said dwelling and aforementioned noise attenuation measures are certified by a recognized acoustic engineer or other appropriately qualified person and submitted as part of any building permit applied for the said dwelling.

DEFINITIONS

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

KAZI GOLAM SABBIR

FARZANA HAQUE

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 8 PAGES	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

"**Service Easement**" means the full free right and liberty for the owners from time to time of the land contained in Lot 2 on the plan (the dominant tenement) their successors and their employees, agents and contractors at all times to lay, use and maintain forever water mains, pipes, pumps, drains, mains, channels, sewers, wires, cables and other conducting media over the land marked Lot 1 on the plan (**Servient Land**) of such size and number as shall from time to time be required in or on the Servient Land and to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considers fit and proper to inspect the condition of the Servient Land and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioned in doing so shall be made good.

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

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and

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FARZANA HAQUE

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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Document Set ID: 4051282
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES 7 & 9/11/20	Registered Number SP 180253
SUBDIVIDER: KAZI GOLAM SABBIR & FARZANA HAQUE FOLIO REFERENCE: 169079-70	

(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.

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DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

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

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

LIVING	149.32
PATIO	1.85
PORCH	2.21
	153.38 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

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).

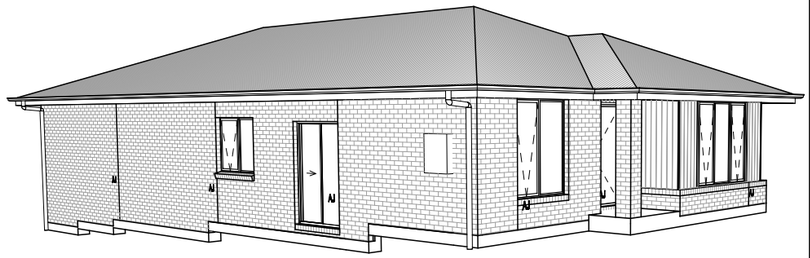
SITE SPECIFIC CONTROLS

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	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	15.00km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,500mm
SIDE A	MIN. 1,500mm	1,600mm
SIDE B	MIN. 1,500mm	7,810mm
REAR	MIN. 1,500mm	1,760mm
BULK & SCALE		
SITE AREA	437m²	
SITE COVERAGE	MAX. 50%	34.68%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	429mm
FILL DEPTH	MAX. 800mm	479mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

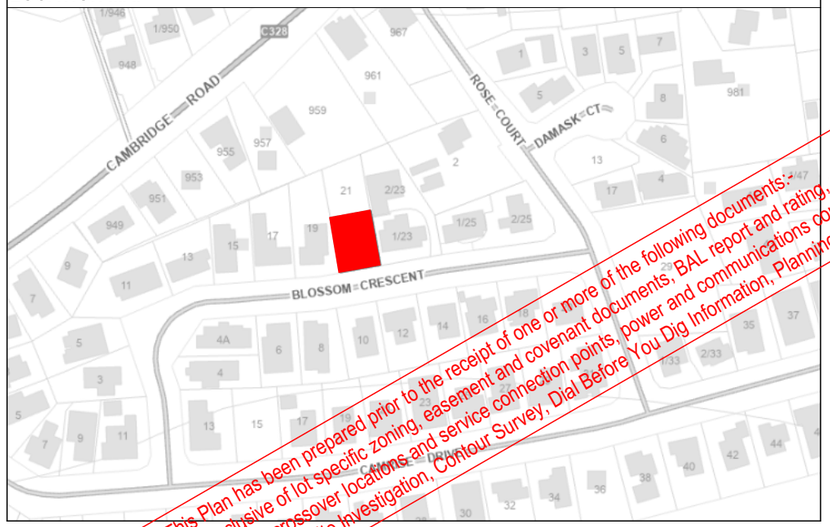
3D PERSPECTIVE



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)	2455mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER 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	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: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: TBD (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: TBD (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.

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

SIGNATURE: DATE:

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
5	PRELIMINARY PLAN SET - CORRECTIONS AS PER COUNCIL RFI, ADDITIONAL DIMENSIONS	ALL	2026.11.06	PL1	-

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2	PRELIMINARY PLANS - INITIAL ISSUE	NVO	13/07/2026
3	PRELIM PLAN - AMENDMENTS	PL1	16.09.2026
4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE
ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE
HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 23
HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES:

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Template Version: 24.043

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

APPROX. CUT/FILL

CUT	16.96m³	38.16t
FILL	23.74m³	53.42t
DIFFERENCE	6.78m³	15.26t

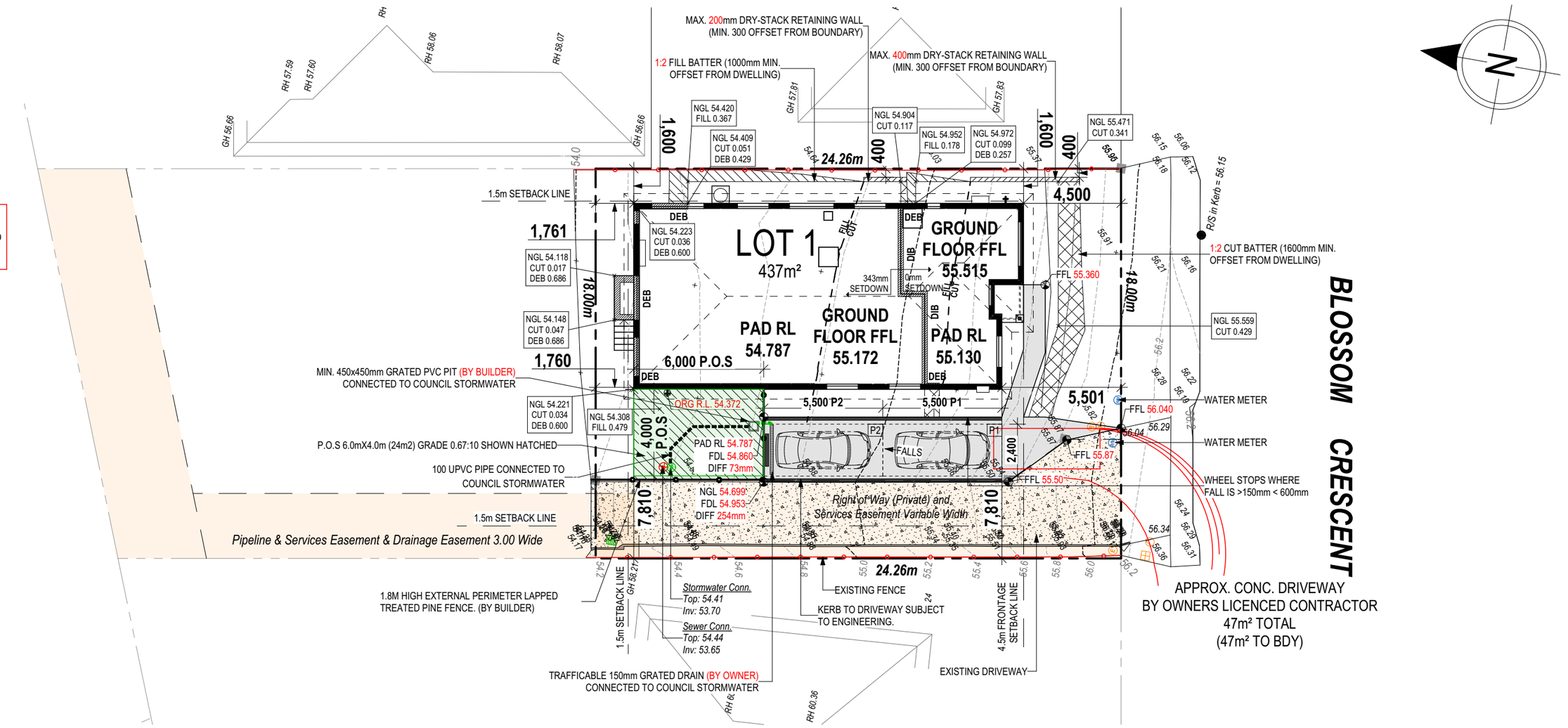
15 TONNES OF IMPORT FILL

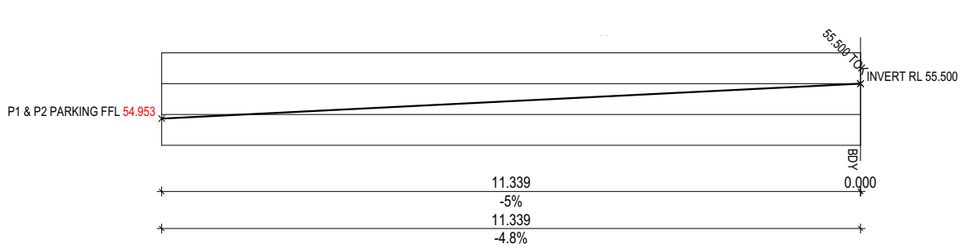
LOT SIZE: 437m²
HOUSE (COVERED AREA)**:** 153.38m²
SITE COVERAGE: 35.09%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE ECO RETAINING WALL INSTALLATION TO MANUFACTURER'S SPECIFICATION AND DETAILS

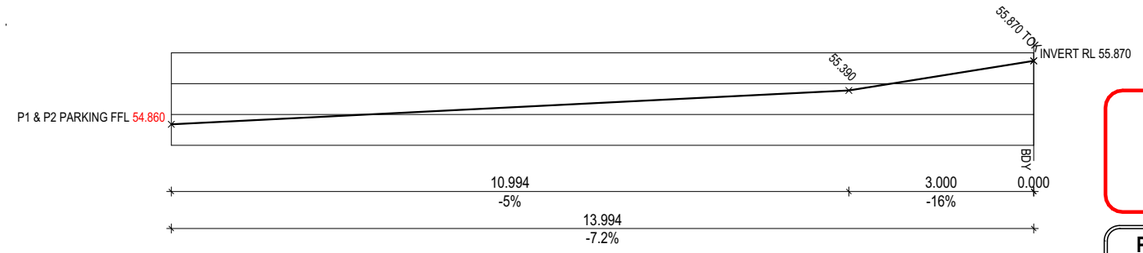
DEB DETAILS

HEIGHT (mm)	SURFACE AREA (m²)
257	1.16
343	0.24
429	1.05
600	7.85
686	3.16
	13.45 m²





AUSTRALIAN STANDARD DRIVEWAY PROFILE



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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ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE
HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 23
HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES: 1:200

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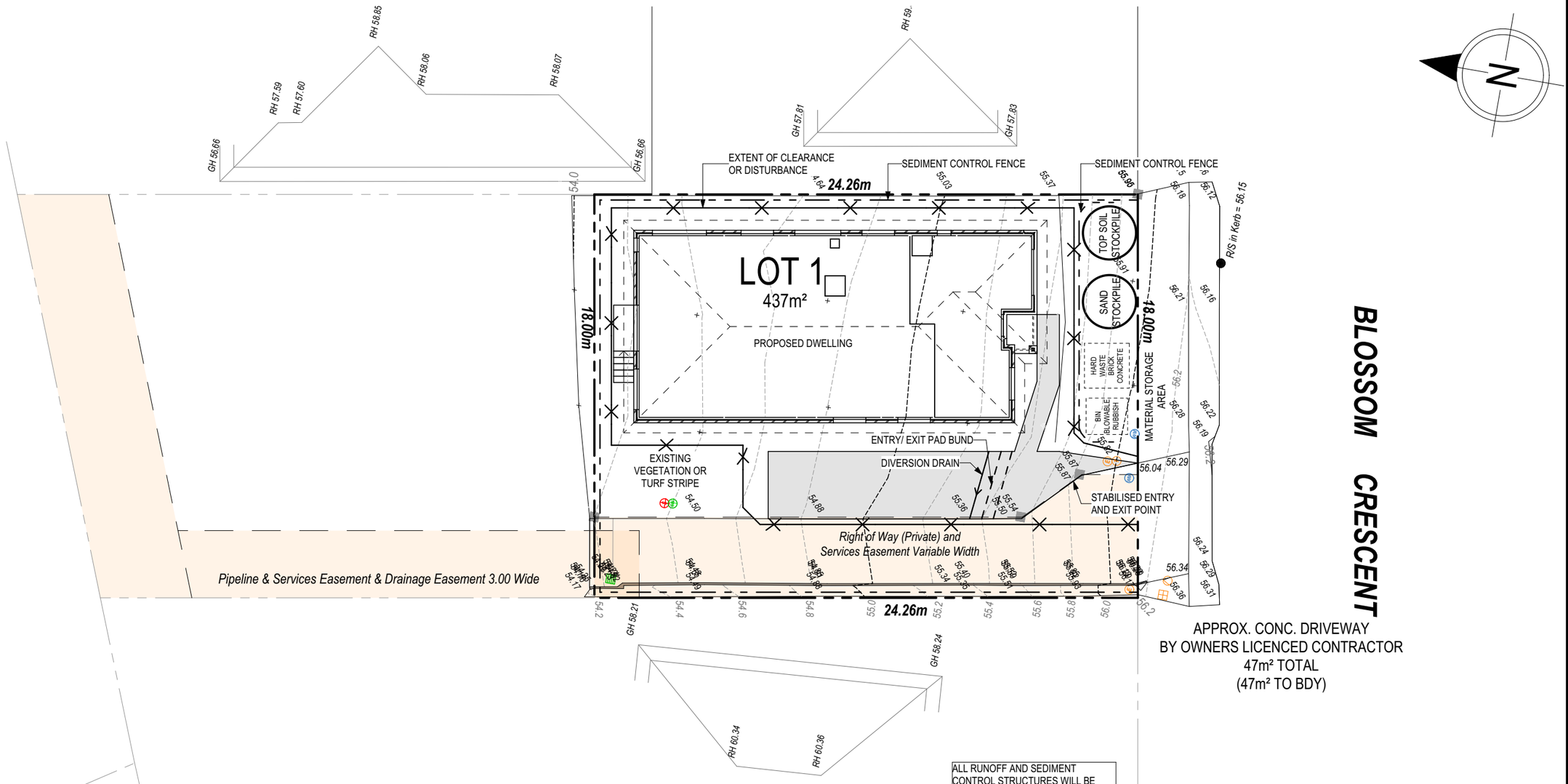
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

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

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

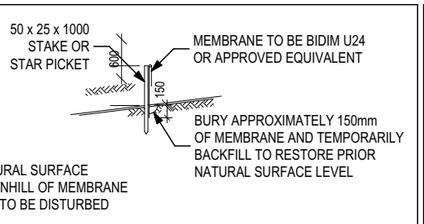


BLOSSOM CRESCENT

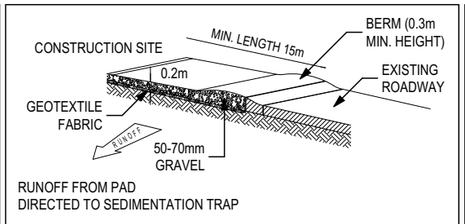
APPROX. CONC. DRIVEWAY
BY OWNERS LICENCED CONTRACTOR
47m² TOTAL
(47m² TO BDY)

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

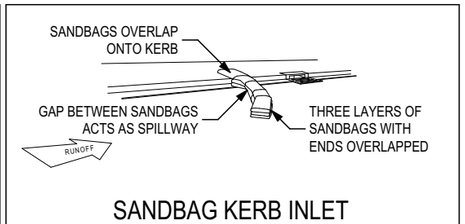
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

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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4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE
ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN
SHEET No.: 3 / 23

HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES: 1:200

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

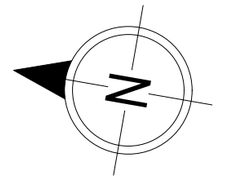
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

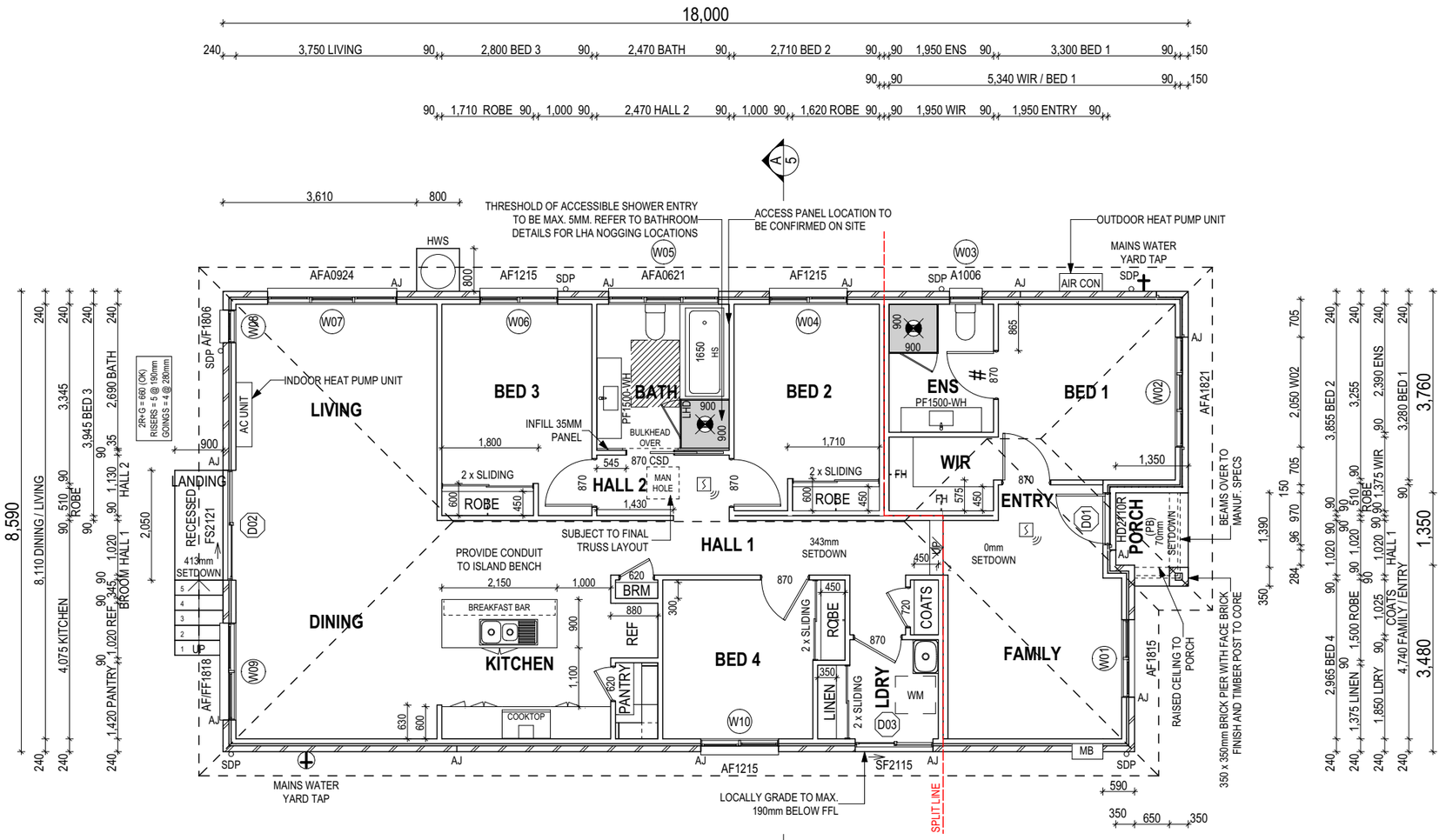


MAIN DWELLING, GROUND FLOOR	
LIVING	149.32
PATIO	1.85
PORCH	2.21
	153.38 m²

PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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

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



LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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LOT / SECTION / CT:	1 / - / 180253	COUNCIL:	CLARENCE
SHEET TITLE:	GROUND FLOOR PLAN	SHEET No.:	4 / 23
HOUSE CODE:	H-WNWCGV10SA		
FACADE CODE:	F-WNWCGV10DTREA		
SCALES:	1:100		

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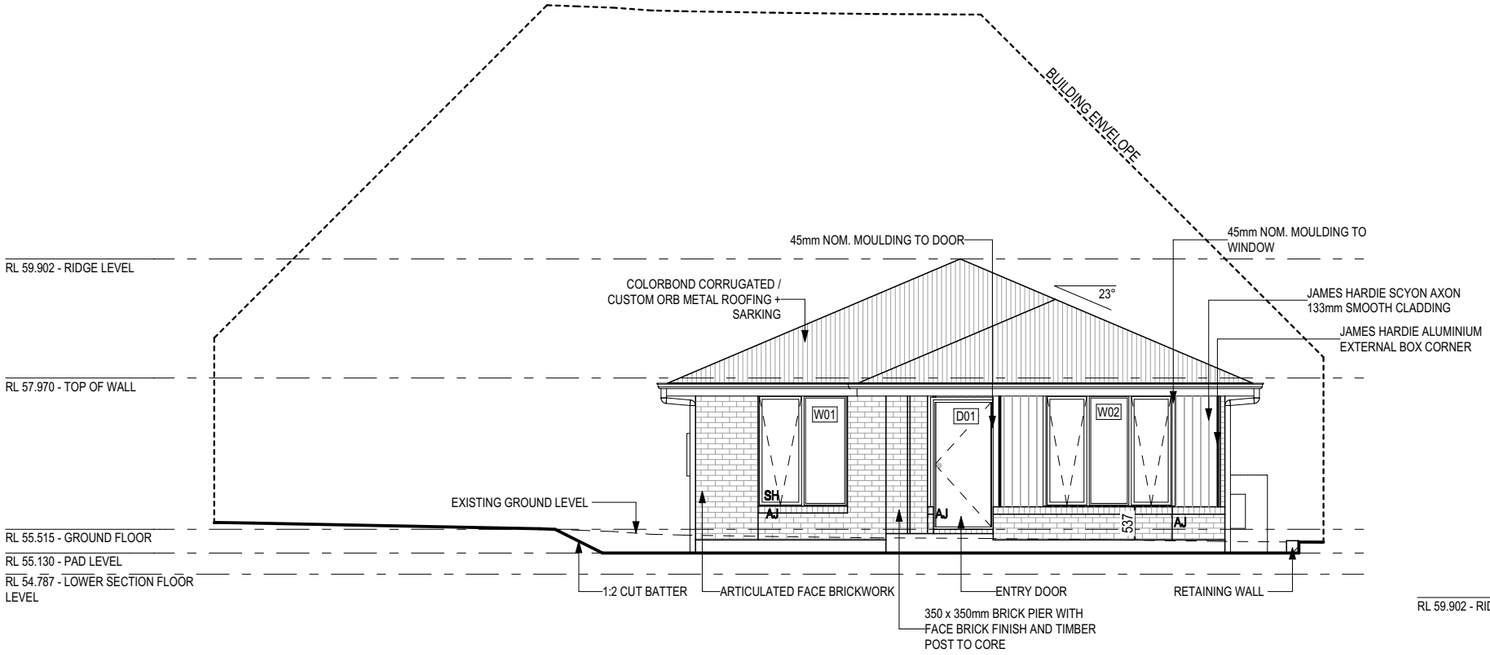
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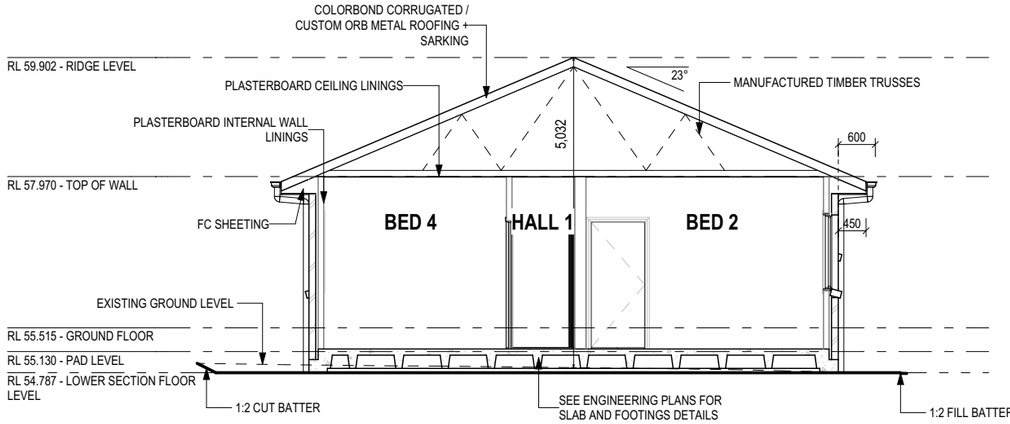
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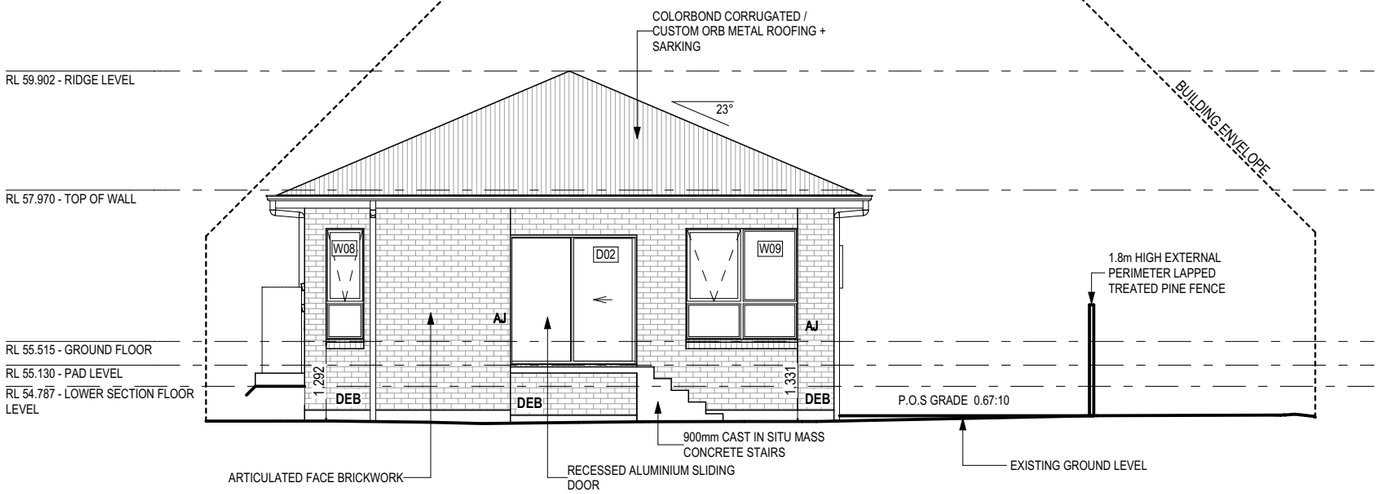
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SOUTH ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

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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

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

GLASS TYPE LEGEND
CLEAR | OBSCURE

WINDOW TYPE LEGEND
AWNING | DOUBLE HUNG | FIXED | LOUVRE | SLIDING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: DATE:

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SHEET TITLE:	ELEVATIONS / SECTION	SHEET No.:	5 / 23
HOUSE CODE:	H-WNWCGV10SA		
FACADE CODE:	F-WNWCGV10DTREA		
SCALES:	1:100		

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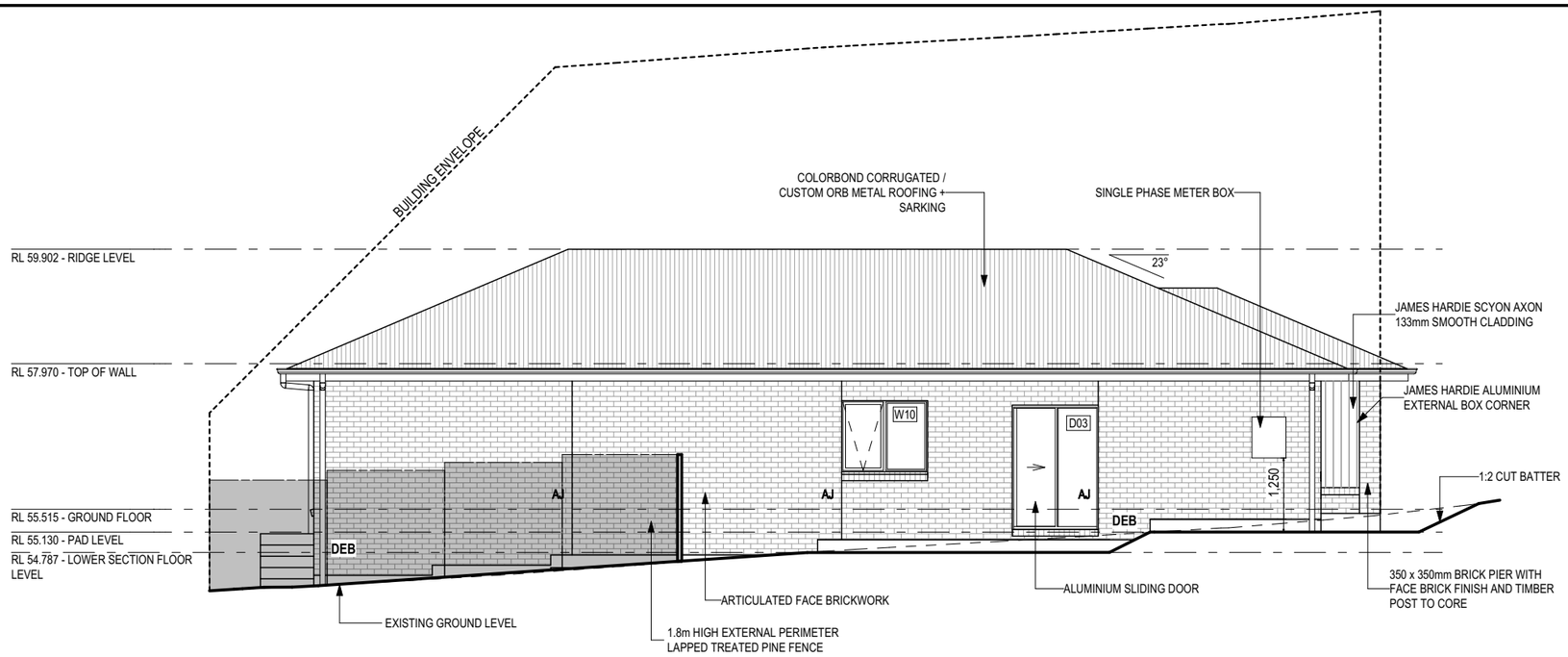
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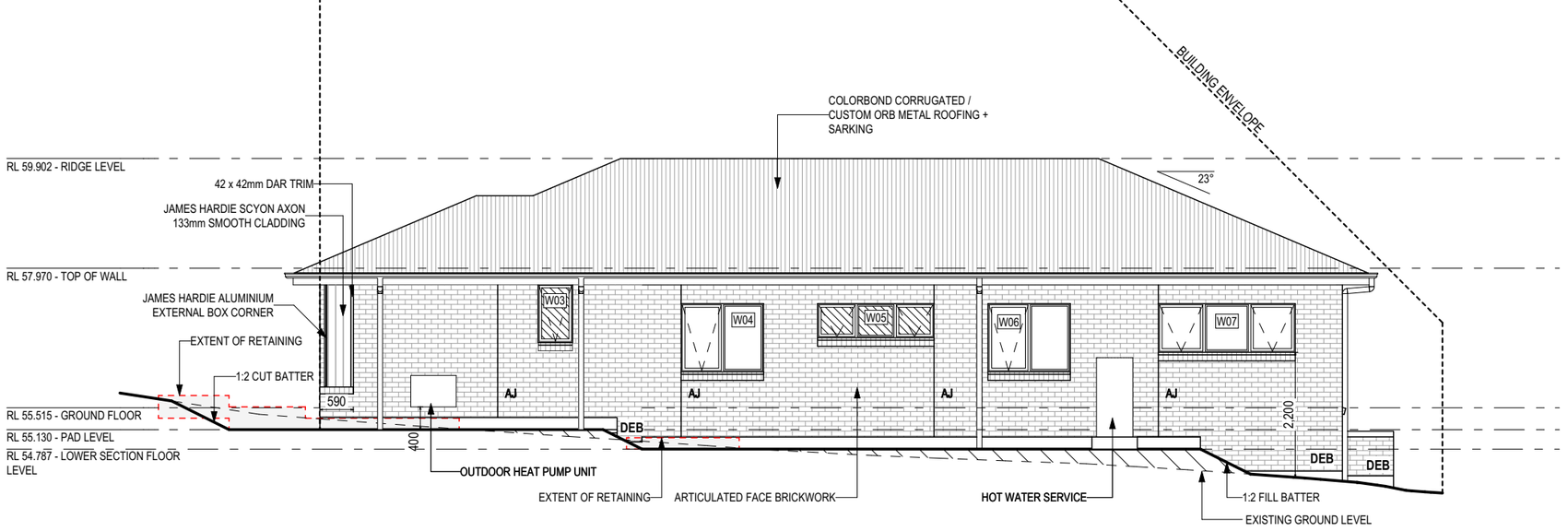
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WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

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

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
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COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: ELEVATIONS
SHEET No.: 6 / 23

HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES: 1:100

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

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	AF1815	AWNING	FAMILY	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	SNAP HEADER	S	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W02	AFA1821	AWNING	BED 1	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	NONE	S	2.92	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W03	A1006	AWNING	ENS	1,029	610	3,278	0.63	ALUMINIUM	N/A	ANGLED	E	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W05	AFA0621	AWNING	BATH	600	2,050	5,300	1.23	ALUMINIUM	N/A	ANGLED	E	0.85	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 683-683
GROUND FLOOR	W06	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	AFA0924	AWNING	LIVING	857	2,410	6,534	2.07	ALUMINIUM	N/A	ANGLED	E	1.56	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W08	A/F1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	N	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W09	AF/FF1818	AWNING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	ANGLED	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W10	AF1215	AWNING	BED 4	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	W	1.38	CLEAR, DOUBLE GLAZED	MP 725
							57,252 mm	**19.80**					**15.48**		
DOOR															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	S	1.41	N\A	
GROUND FLOOR	D02	FS2121	SLIDING	LIVING	2,100	2,050	8,300	4.31	ALUMINIUM	N/A	SNAP HEADER	N	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	W	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
							21,540 mm	**9.39**					**7.79**		
							78,792 mm	**29.19**					**23.27**		

Window Manufacturer: Dowell Windows

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

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	1,710	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	1,620	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	1,375	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,295	1,500	N/A	
GROUND FLOOR	2	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	870 CSD	CAVITY SLIDING	2,040	870	N/A	

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

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

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:

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COUNCIL: CLARENCE

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FACADE DESIGN: DAINTREE
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 7 / 23

HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
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NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	44.46 m²	D02, W07, W08, W09	4.45 m²	8.80 m²	2.22 m²	4.90 m²
BED 1	10.82 m²	W02	1.08 m²	2.92 m²	0.54 m²	2.26 m²
BED 2	10.25 m²	W04	1.03 m²	1.38 m²	0.51 m²	0.79 m²
BED 3	10.84 m²	W06	1.08 m²	1.38 m²	0.54 m²	0.79 m²
BED 4	9.07 m²	W10	0.91 m²	1.38 m²	0.45 m²	0.79 m²
FAMILY	13.09 m²	W01	1.31 m²	2.13 m²	0.65 m²	1.21 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).

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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

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2	PRELIMINARY PLANS - INITIAL ISSUE	NVO	13/07/2026
3	PRELIM PLAN - AMENDMENTS	PL1	16.09.2026
4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE

ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170

LOT / SECTION / CT: 1 / - / 180253

COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16

FACADE DESIGN: DAINTREE

SHEET TITLE: CALCULATIONS

SHEET No.: 8 / 23

HOUSE CODE: H-WNWCGV10SA

FACADE CODE: F-WNWCGV10DTREA

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Template Version: 24.043

Document Set ID: 6112766
Version: 1, Version Date: 09/11/2026

STANDARD BRICK

BRICKWORK DIMENSIONS — Bricks per m ^{2} in wall = 48.5 approx. — all dimensions in mm

FORMAT SIZE: 240x120x86mm — MANUFACTURING SIZE: 230x110x76mm — VERTICAL GAUGE: 7 Courses to 600mm

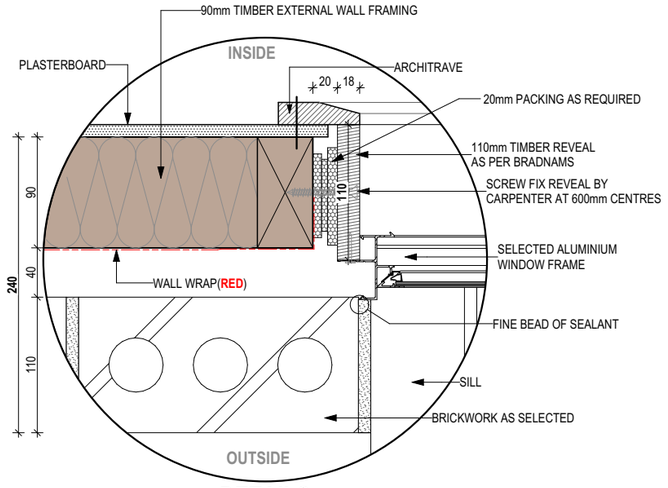
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229
1½	350	370		26½	6350	6370	
2	470	490	172	27	6470	6490	2314
2½	590	610		27½	6590	6610	
3	710	730	257	28	6710	6730	2400
3½	830	850		28½	6830	6850	
4	950	970	343	29	6950	6970	2486
4½	1070	1090		29½	7070	7090	
5	1190	1210	429	30	7190	7210	2572
5½	1310	1330		30½	7310	7330	
6	1430	1450	514	31	7430	7450	2657
6½	1550	1570		31½	7550	7570	
7	1670	1690	600	32	7670	7690	2743
7½	1790	1810		32½	7790	7810	
8	1910	1930	686	33	7910	7930	2829
8½	2030	2050		33½	8030	8050	
9	2150	2170	772	34	8150	8170	2914
9½	2270	2290		34½	8270	8290	
10	2390	2410	857	35	8390	8400	3000

STANDARD BRICK

BRICKWORK DIMENSIONS — Bricks per m ^{2} in wall = 48.5 approx. — all dimensions in mm

FORMAT SIZE: 240x120x86mm — MANUFACTURING SIZE: 230x110x76mm — VERTICAL GAUGE: 7 Courses to 600mm

NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
11	2630	2650	943	36½	8630	NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.	3086
11½	2750	2770		36½	8750		
12	2870	2890	1029	37	8870		3172
12½	2990	3010		37½	8990		
13	3110	3130	1114	38	9110		3257
13½	3230	3250		38½	9230		
14	3350	3370	1200	39	9350		3343
14½	3470	3490		39½	9470		
15	3590	3610	1286	40	9590		3429
15½	3710	3730		40½	9710		
16	3830	3850	1372	41	9830		3514
16½	3950	3970		41½	9950		
17	4070	4090	1457	42	10070		3600
17½	4190	4210		42½	10190		
18	4310	4330	1543	43	10310		3686
18½	4430	4450		43½	10430		
19	4550	4570	1629	44	10550		3772
19½	4670	4690		44½	10670		
20	4790	4810	1714	45	10790		3857
20½	4910	4930		45½	10910		
21	5030	5050	1800	46	11030		3943
21½	5150	5170		46½	11150		
22	5270	5290	1886	47	11270		4029
22½	5390	5410		47½	11390		
23	5510	5530	1972	48	11510		4114
23½	5630	5650		48½	11630		
24	5750	5770	2057	49	11750		4200
24½	5870	5890		49½	11870		
25	5990	6010	2143	50	11990		4286
25½	6110	6130		100	23990		8572



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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	3	PRELIM PLAN - AMENDMENTS	PL1 16.09.2026		FACADE CODE: F-WNWCGV10DTREA
	4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1 09/10/2026	LOT / SECTION / CT: 1 / - / 180253 — COUNCIL: CLARENCE	SHEET TITLE: DETAILS (FACE BRICKWORK) — SHEET No.: 9 / 23
	5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1 16/11/2026		SCALES:

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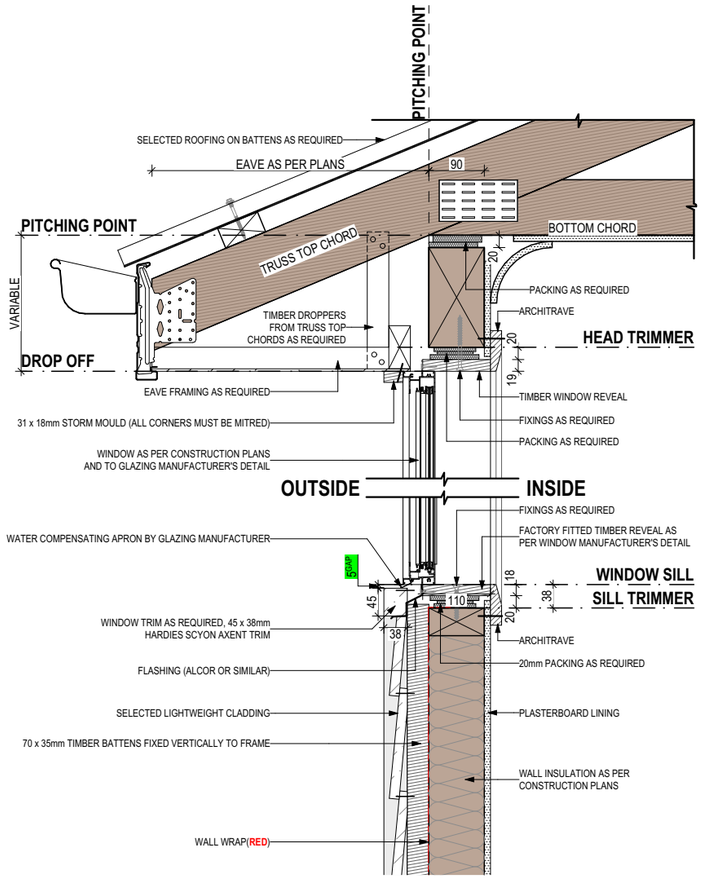
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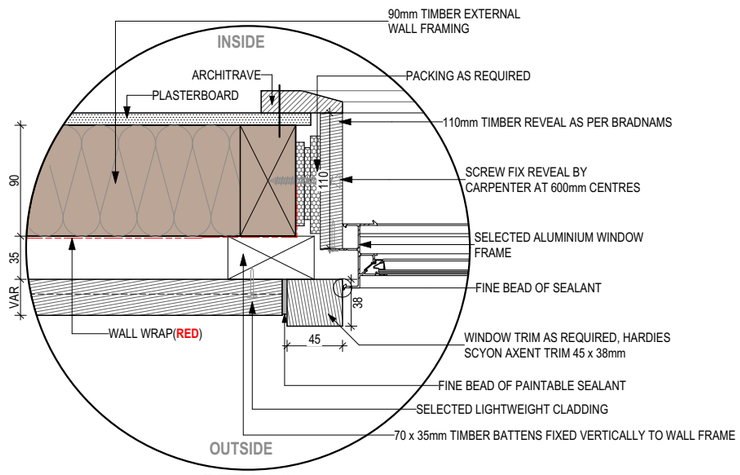
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Version: 1, Version Date: 09/11/2026

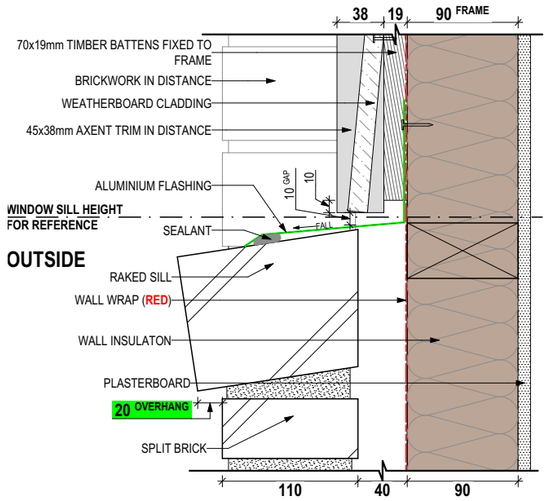
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



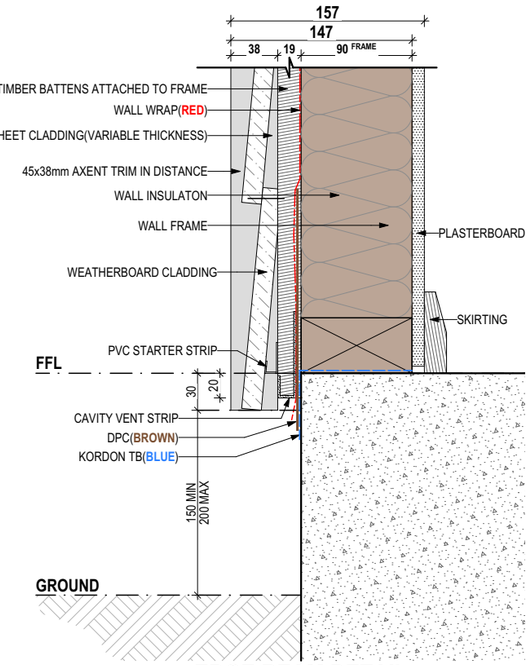
SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

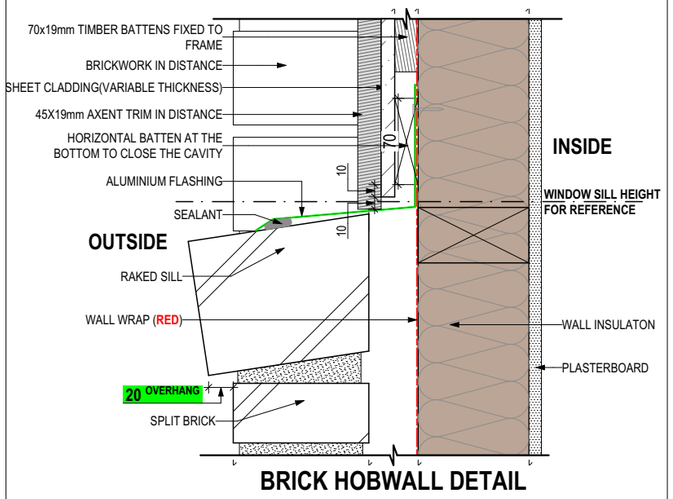


BRICK HOBWALL DETAIL 02
SCALE: 1:5

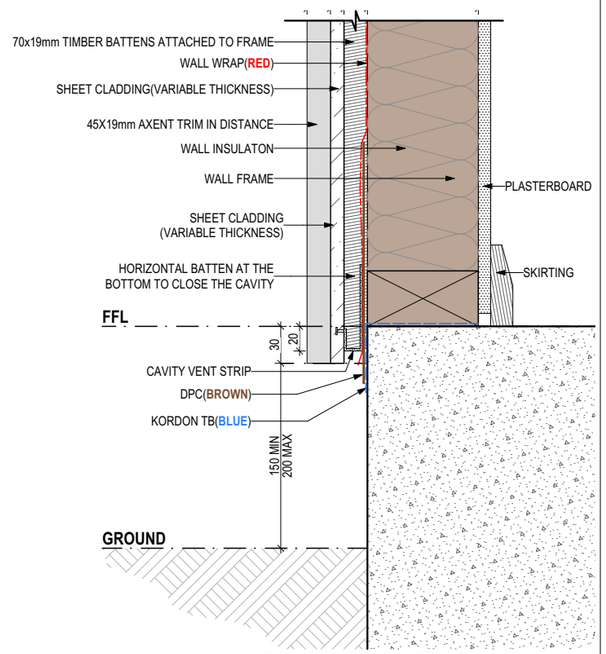


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

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

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4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE

ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170

LOT / SECTION / CT: 1 / - / 180253

COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16

FACADE DESIGN: DAINTREE

SHEET TITLE: DETAILS (CLADDING)

SHEET No.: 10 / 23

HOUSE CODE: H-WNWCGV10SA

FACADE CODE: F-WNWCGV10DTREA

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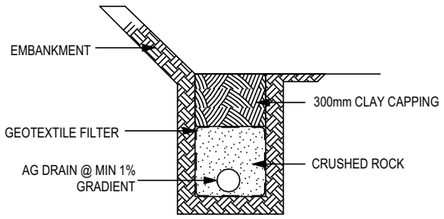
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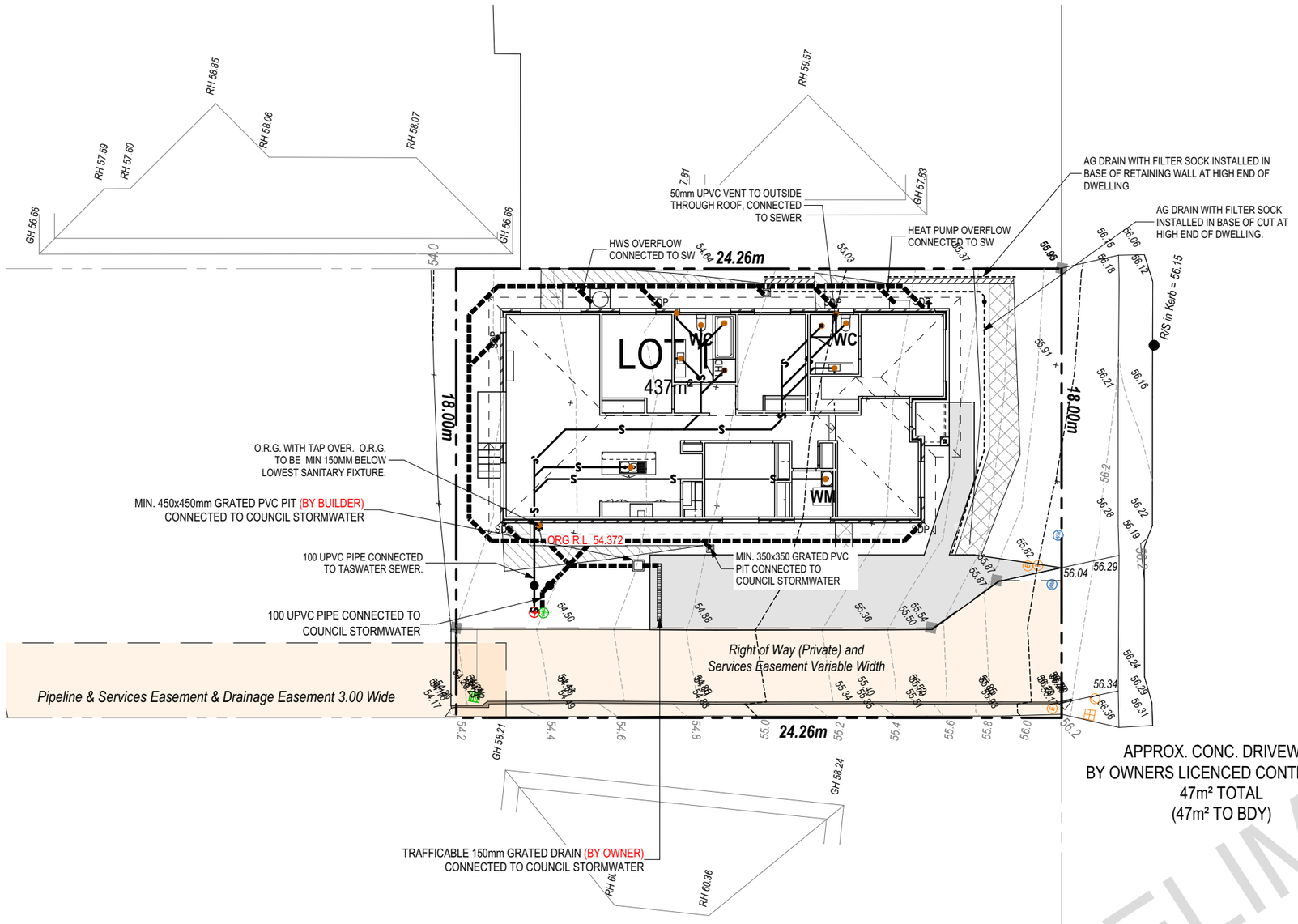
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WHERE AG DRAIN IS <1.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

1. AG DRAIN TO BE CAPPED WITH 300mm OF CLAY TO PREVENT INGRESS OF SURFACE RUN-OFF UNLESS IT IS UNDER A PAVING SLAB ETC (AG DRAINS ARE DESIGNED FOR REMOVAL OF GROUND WATER, SURFACE WATER SHOULD BE DEALT WITH SEPARATELY).
2. AG DRAIN TO HAVE A MINIMUM 1% TO A GRATED PIT WHICH DRAINS TO THE STORMWATER SYSTEM.
3. INSTALL A GEOTEXTILE FILTER SOCK TO THE SLOTTED DRAIN, AND ENCLOSE THE WHOLE DRAIN IN GEOFABRIC (TO THE UNDERSIDE OF CLAY CAPPING)
4. PROVIDE ADDITIONAL GRATED PITS/ OR INSPECTION OPENINGS ALONG THE LENGTH OF THE AG DRAIN AND AT THE HIGH POINT TO MAKE THE EFFECT OF A BLOCKAGE VISIBLE AND ENABLE A BLOCKAGE TO BE CLEARED.
5. IF REQUIRED, IN GROUND ABSORPTION TRENCHES TO BE TREATED WITH GYPSUM AT 1kg/m², AS PER THE DISPERSIVE SOILS REPORT

AG DRAIN DETAIL N.T.S.



APPROX. CONC. DRIVEWAY
BY OWNERS LICENCED CONTRACTOR
47m² TOTAL
(47m² TO BDY)

BLOSSOM CRESCENT

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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LEGEND

- WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
- TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
- ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
- ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	RECYCLED COLD WATER LINE
	TANK COLD WATER LINE
	WATER LINE TO MAIN SUPPLY
	NON-CHARGED STORMWATER LINE
	CHARGED STORMWATER LINE
-S-	SEWERAGE LINE 100 UPVC
	AG DRAIN
WM	WASHING MACHINE
WC	TOILET
	YARD TAP
	YARD TAP + ORG
	INSPECTION OPENING
	SURFACE PIT

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CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE
ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: DRAINAGE PLAN
SHEET No.: 1 / 1

HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES: 1:200

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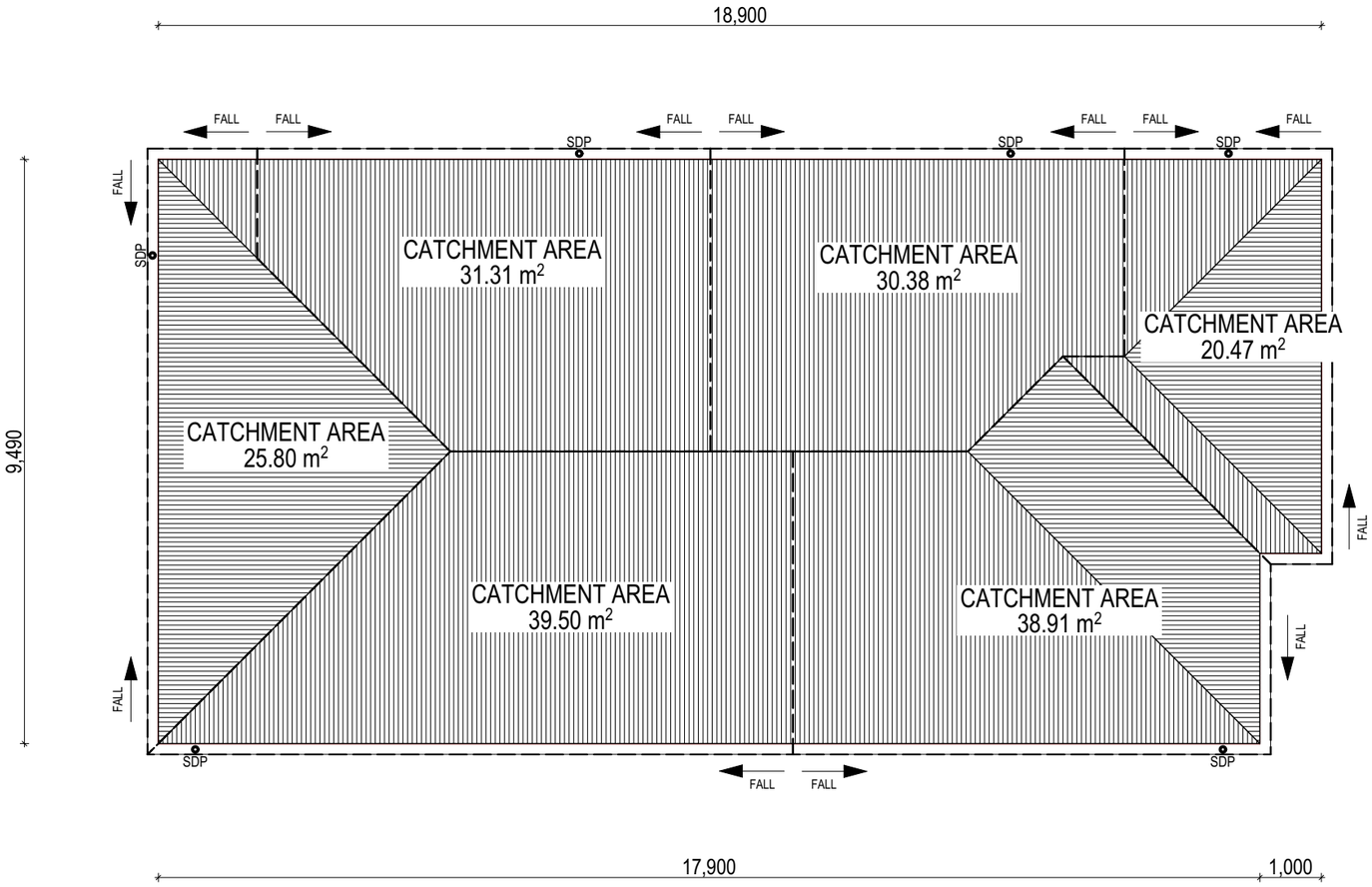
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Version: 1, Version Date: 09/11/2026



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

	176.27	Flat Roof Area (excluding gutter and slope factor) (m^2)
	191.49	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

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

Ah	186.38	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	225.52	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	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) (m^2)
Required Downpipes	3.52	Ac / Acdp
Downpipes Provided	6	

PRELIMINARY

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LOT / SECTION / CT: 1 / - / 180253

COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16

FACADE DESIGN: DAINTREE

SHEET TITLE: ROOF DRAINAGE PLAN

SHEET No.: 12 / 23

HOUSE CODE: H-WNWCGV10SA

FACADE CODE: F-WNWCGV10DTREA

SCALES: 1:100

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ROOF SPACE VENTILATION		
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS		
GROUND FLOOR 23Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		18.900m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	94,500mm² (5,000 x 18.900m)
	PROVIDED	132,878mm²
LOW LEVEL VENTILATION	REQUIRED	132,300mm² (7,000 x 18.900m)
	PROVIDED	202,400mm²
NO OF EAVE VENTS	REQUIRED	5.23
	PROVIDED	8



GROUND FLOOR 23° ROOF (ID 1)

ROOF LENGTH: 18.900m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 94,500mm²
LOW LEVEL VENTILATION REQUIRED: 132,300mm²

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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3	PRELIM PLAN - AMENDMENTS	PL1	16.09.2026
4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE
ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: ROOF VENTILATION
SHEET No.: 13 / 23

HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES: 1:100

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Version: 1, Version Date: 09/11/2026

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

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

COVERINGS LEGEND

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



PRELIMINARY

SUBJECT TO NCC 2022 (1 MAY 2023)
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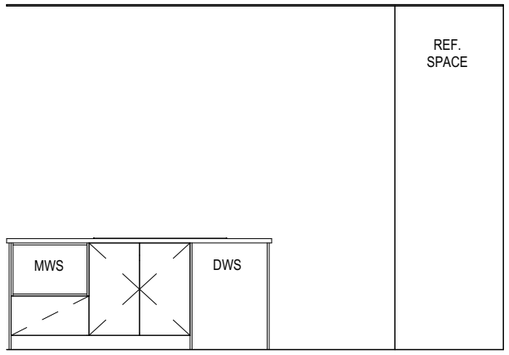
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ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170		FACADE DESIGN: DAINTREE	FACADE CODE: F-WNWCGV10DTREA
LOT / SECTION / CT: 1 / - / 180253	COUNCIL: CLARENCE	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 14 / 23
			SCALES: 1:100

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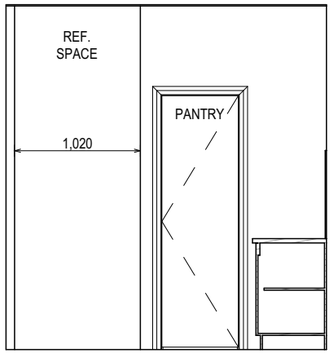
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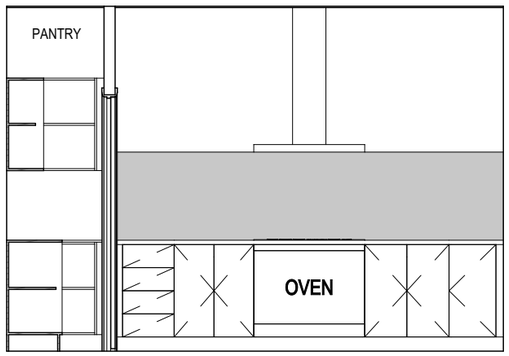
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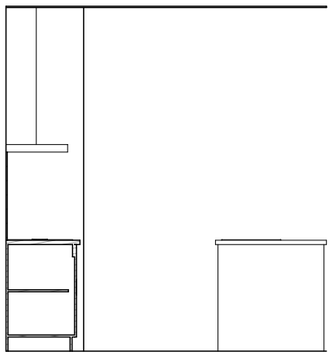
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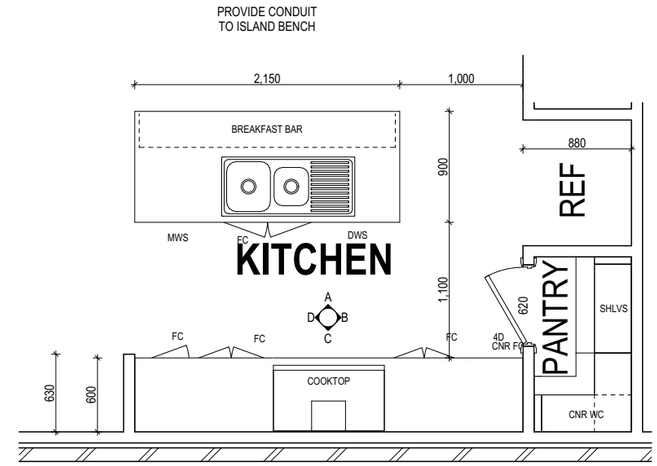
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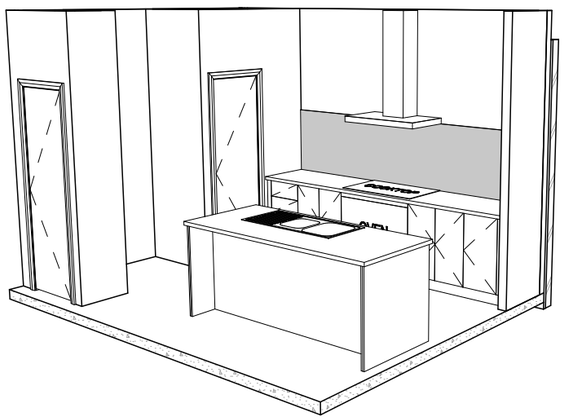
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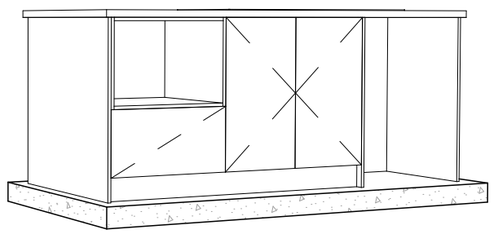


ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50





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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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WATERPROOFING & PLUMBING
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CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE		HOUSE DESIGN: COSGROVE 16	HOUSE CODE: H-WNWCGV10SA
ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170		FACADE DESIGN: DAINTREE	FACADE CODE: F-WNWCGV10DTREA
LOT / SECTION / CT: 1 / - / 180253	COUNCIL: CLARENCE	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 15 / 23
			SCALES: 1:50

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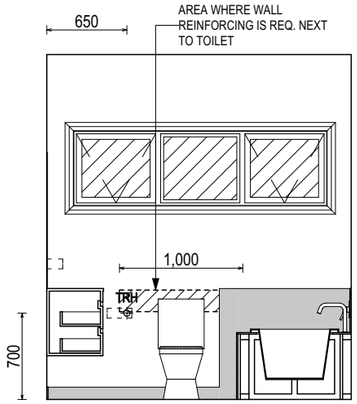
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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- GENERAL BUILDING INFORMATION

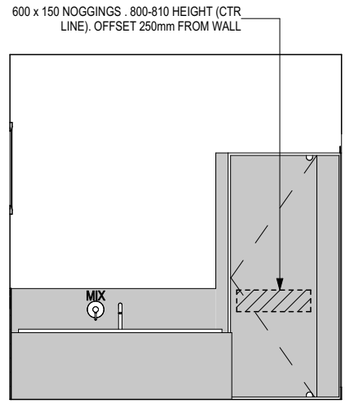
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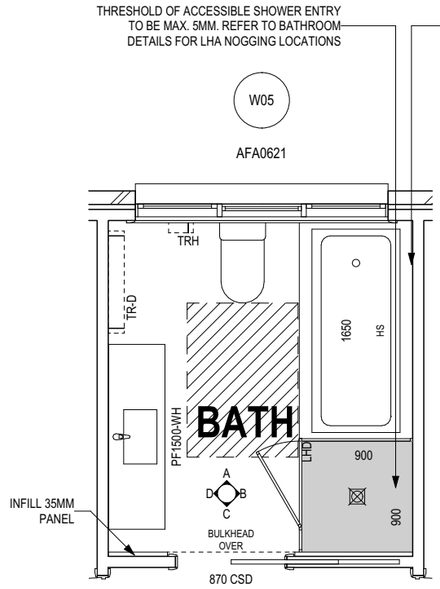
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE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



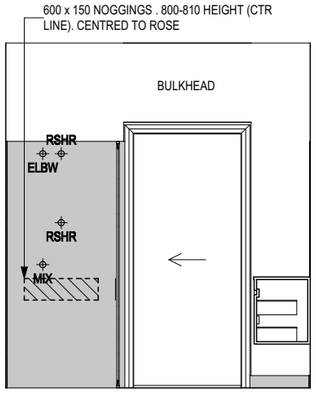
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SCALE: 1:50



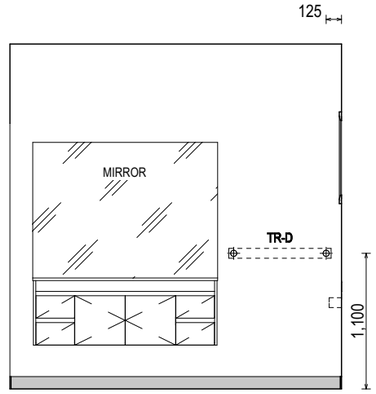
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 16 / 23

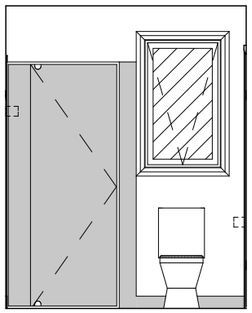
HOUSE CODE: H-WNWCGV10SA
FACADE CODE: F-WNWCGV10DTREA
SCALES: 1:50

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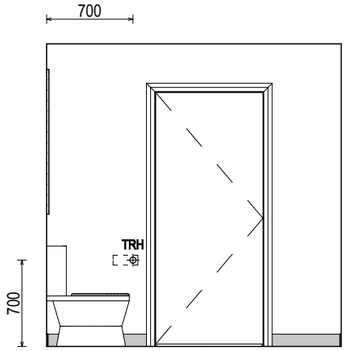
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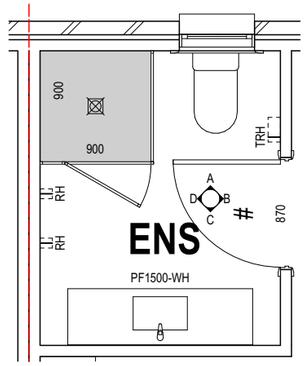
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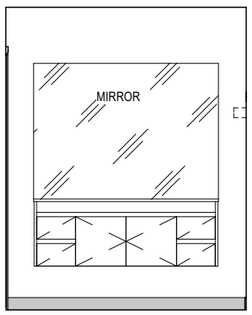
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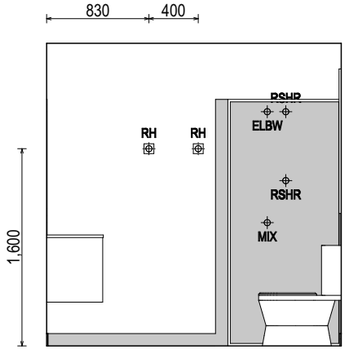
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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

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SHEET TITLE: ENSUITE DETAILS
SHEET No.: 17 / 23

HOUSE CODE: H-WNWCGV10SA
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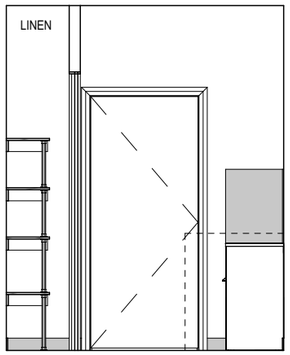
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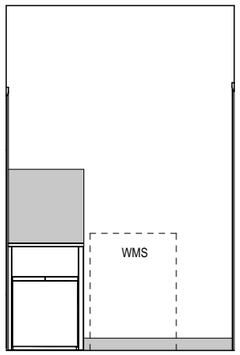
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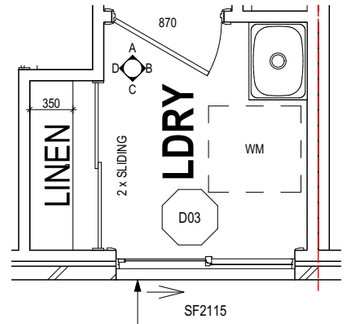
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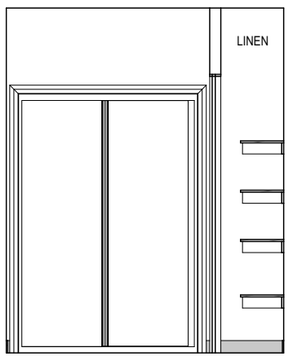
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SCALE: 1:50



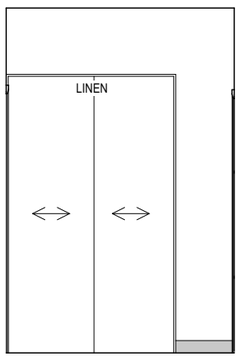
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

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3	PRELIM PLAN - AMENDMENTS	PL1	16.09.2026
4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

CLIENT: KAZI GOLAM SABBIR & FARZANA HAQUE
ADDRESS: 21A BLOSSOM CRES , CAMBRIDGE TAS 7170
LOT / SECTION / CT: 1 / - / 180253
COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: LAUNDRY DETAILS
SHEET No.: 18 / 23

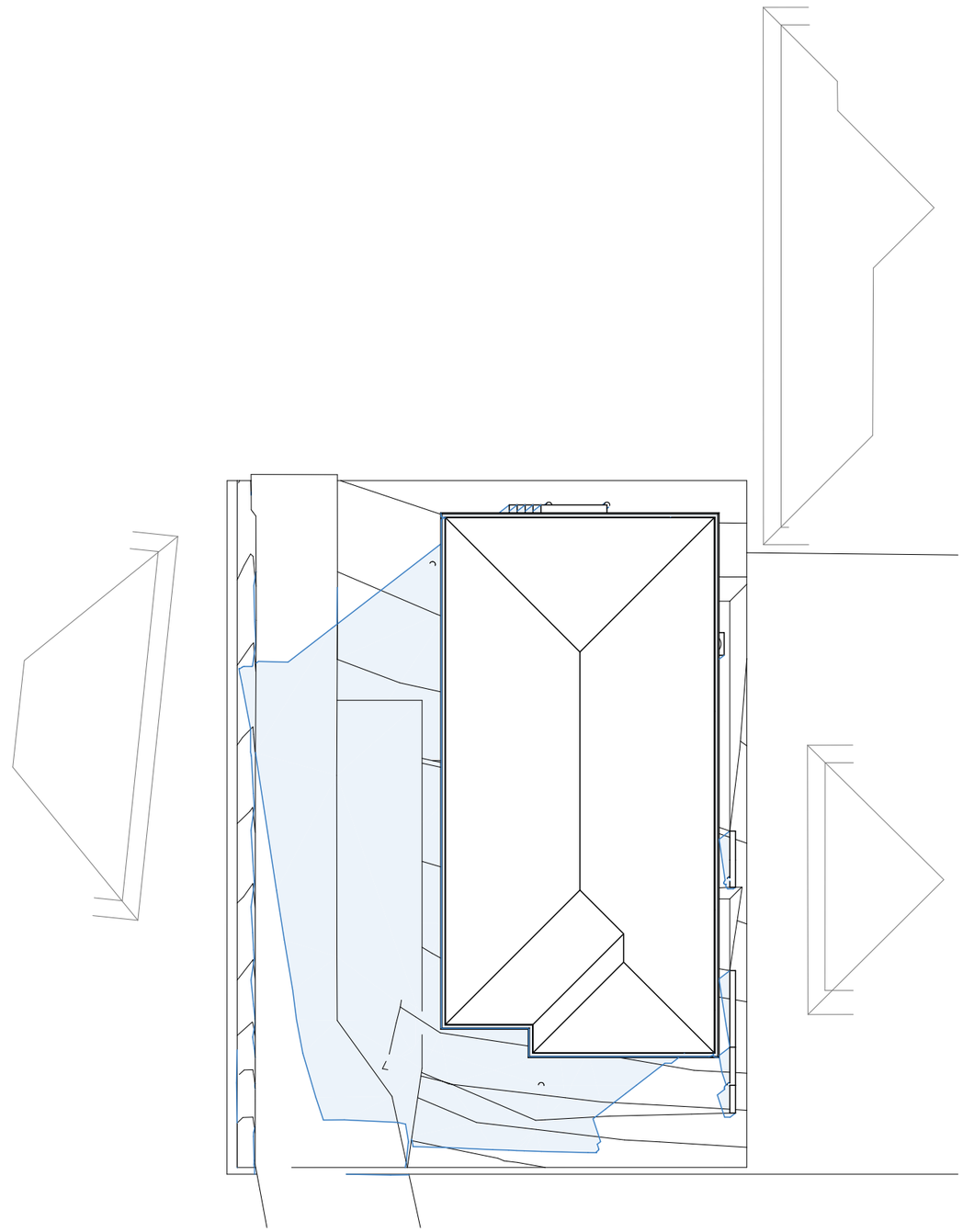
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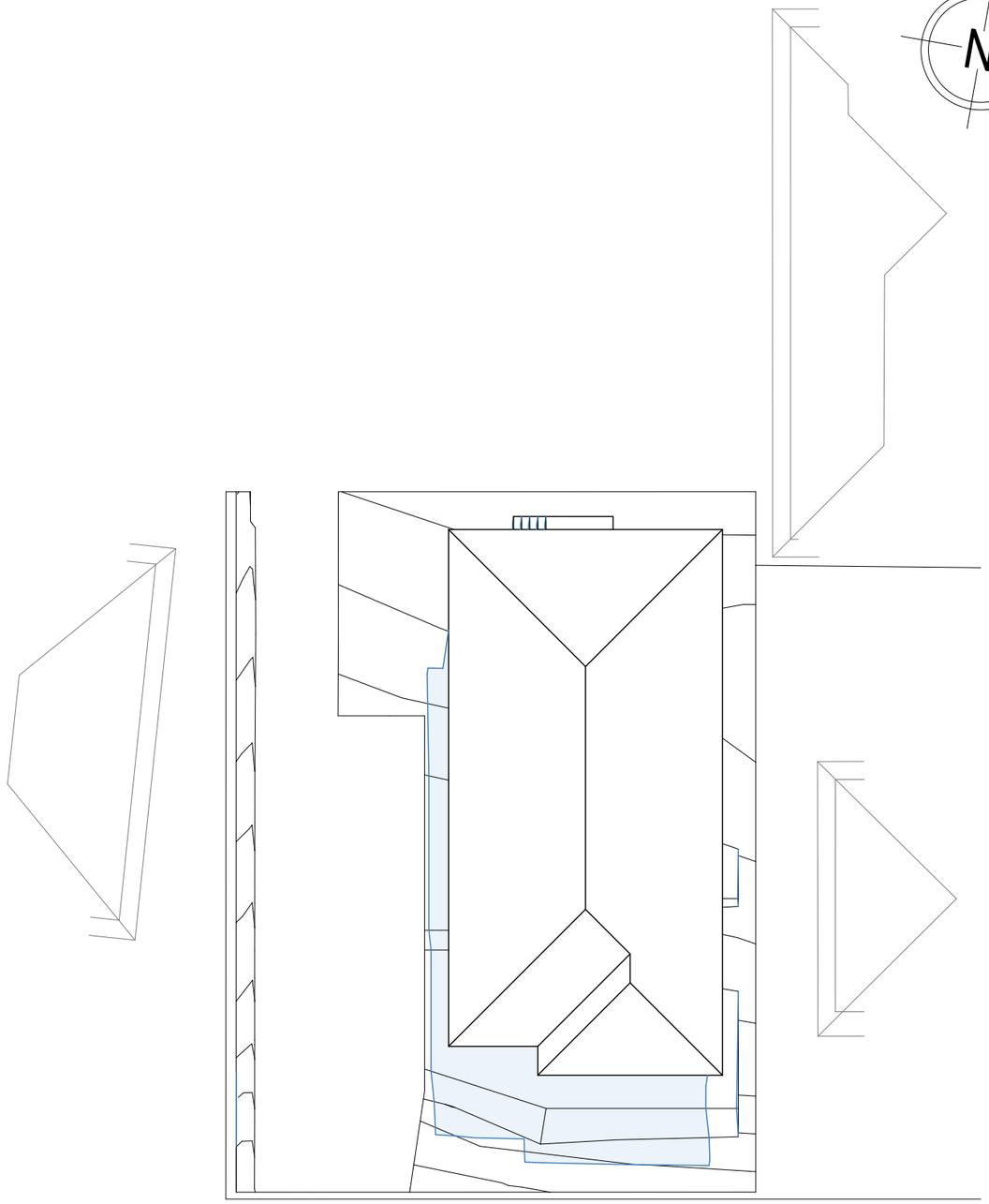
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Document Set ID: 6112766
Version: 1, Version Date: 09/11/2026

Last Published: Friday, 6 November 2026 3:09 PM
File Location: G:\Wilson\8. Drafting\Job Files\714800\714857 - Sabbir (AC24)\Plans\714857 Sabbir & Haque - AC(24) - Prelim - 2026.11.06.pln
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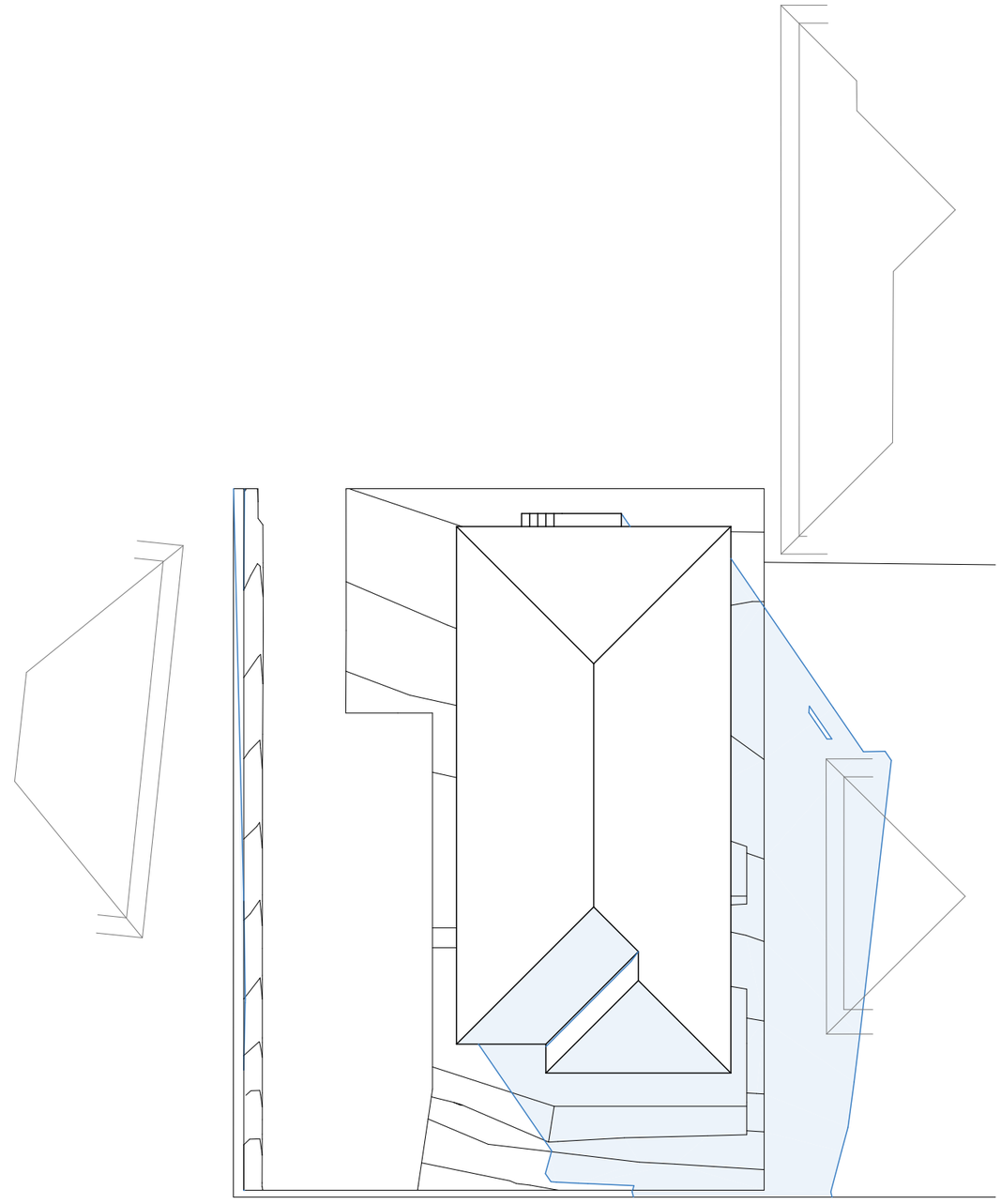
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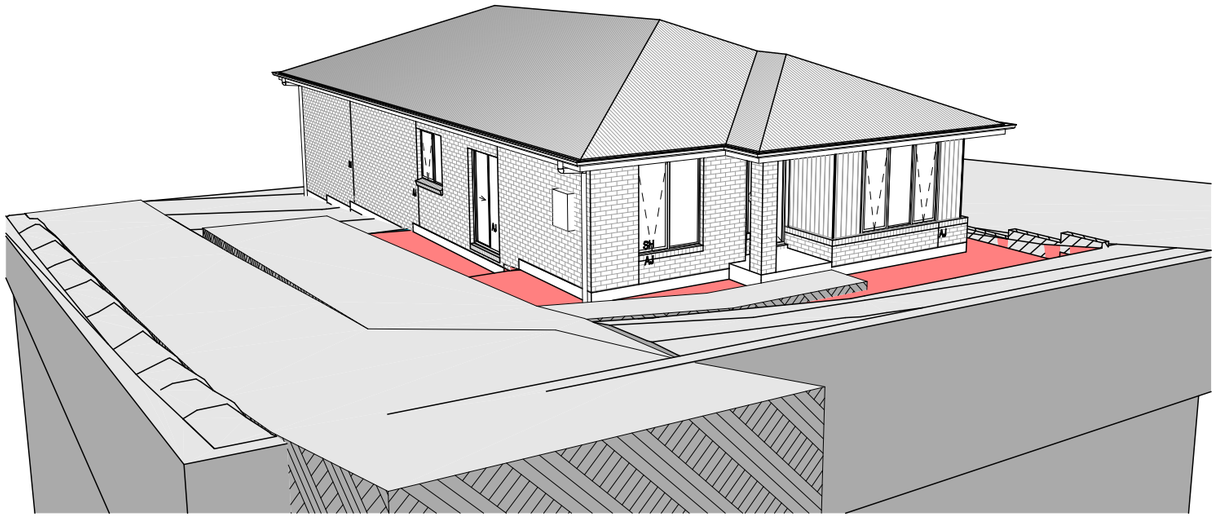
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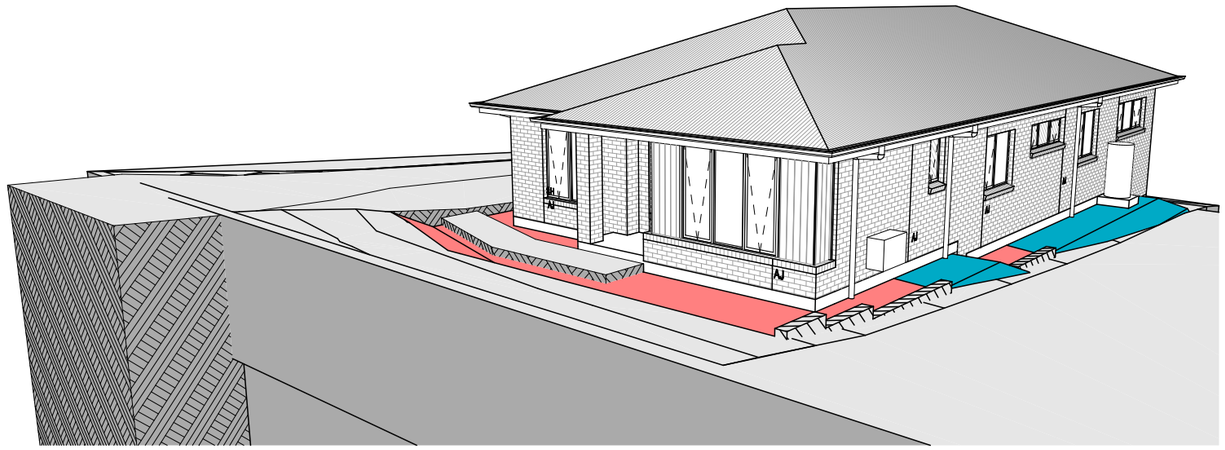
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Document Set ID: 6112166
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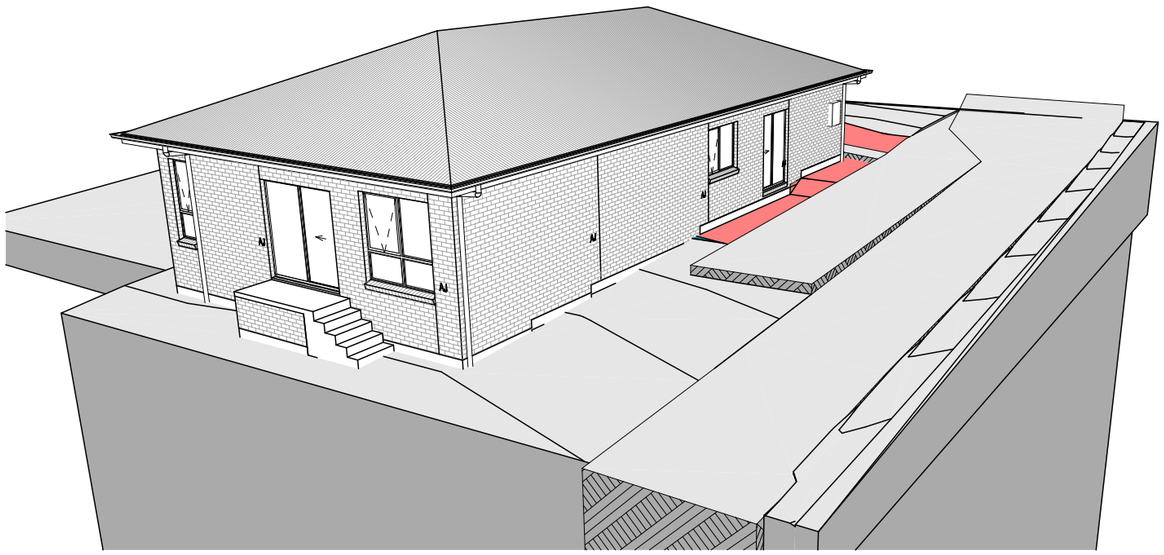
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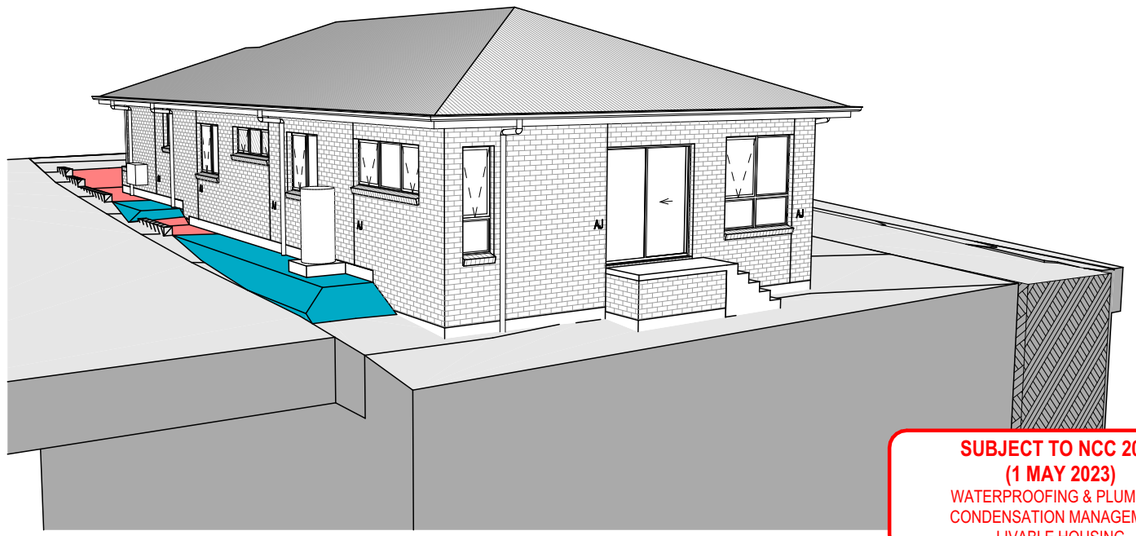
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GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

****LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING***

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

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

ROOFING

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

ELECTRICAL

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

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WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

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

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

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

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

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

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

WAFFLE POD ALLOWANCES:
- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

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

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

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

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

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

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

PLAN ACCEPTANCE BY OWNER

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1	CONSOLIDATED PROPOSAL - CP1	TNG/JII	23/06/2026
2	PRELIMINARY PLANS - INITIAL ISSUE	NVO	13/07/2026
3	PRELIM PLAN - AMENDMENTS	PL1	16.09.2026
4	PRELIM PLANS - AMENDMENTS AS PER COUNCIL RFI	PL1	09/10/2026
5	PRELIM PLANS - CORRECTIONS AS PER COUNCIL RFI	PL1	16/11/2026

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COUNCIL: CLARENCE

HOUSE DESIGN: COSGROVE 16
FACADE DESIGN: DAINTREE
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 23 / 23

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Document Set ID: 6112766
Version: 1, Version Date: 09/11/2026

Last Published: Friday, 6 November 2026 3:09 PM
File Location: G:\Wilson\6. Drafting\Job Files\714800\714857 - Sabbir (AC24)\Plans\714857 Sabbir & Haque - AC(24) - Prelim - 2026.11.06.pln
Template Version: 24.043