DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064049

PROPOSAL: Dwelling

LOCATION: 11 Pipit Drive, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/11/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 23/11/2026.

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

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

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Version: 1, Version Date: 05/11/2026

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

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: RESIDENCE

Location: 11 PIPIT DRIVE, RISDONVALE TAS 7016

Personal Information Removed

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

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as

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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:

NA

Current use of site: VACANT BLOCK IN GENERAL RESIDENTIAL ZONE

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

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Planning Application checklist

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

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

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

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

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

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- 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
185980	15
EDITION	DATE OF ISSUE
2	24-Jan-2024

SEARCH DATE : 10-Nov-2025
SEARCH TIME : 05.00 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 15 on Sealed Plan 185980
Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox
Prior CT 243571/1

SCHEDULE 1

N176606 TRANSFER to GEORGE KAWTAL and SOUMAYA KAWTAL
Registered 24-Jan-2024 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185980 EASEMENTS in Schedule of Easements
SP185980 COVENANTS in Schedule of Easements
SP185980 FENCING COVENANT in Schedule of Easements
E176986 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-Jun-2021 at noon
E346931 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 23-May-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 6008857
Version: 1, Version Date: 25/09/2026

OWNER EDISON TASMANIA PTY LTD

FOLIO REFERENCE C.T.243571/1

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

PLAN OF SURVEY

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

CITY OF CLARENCE

SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER
SP185980

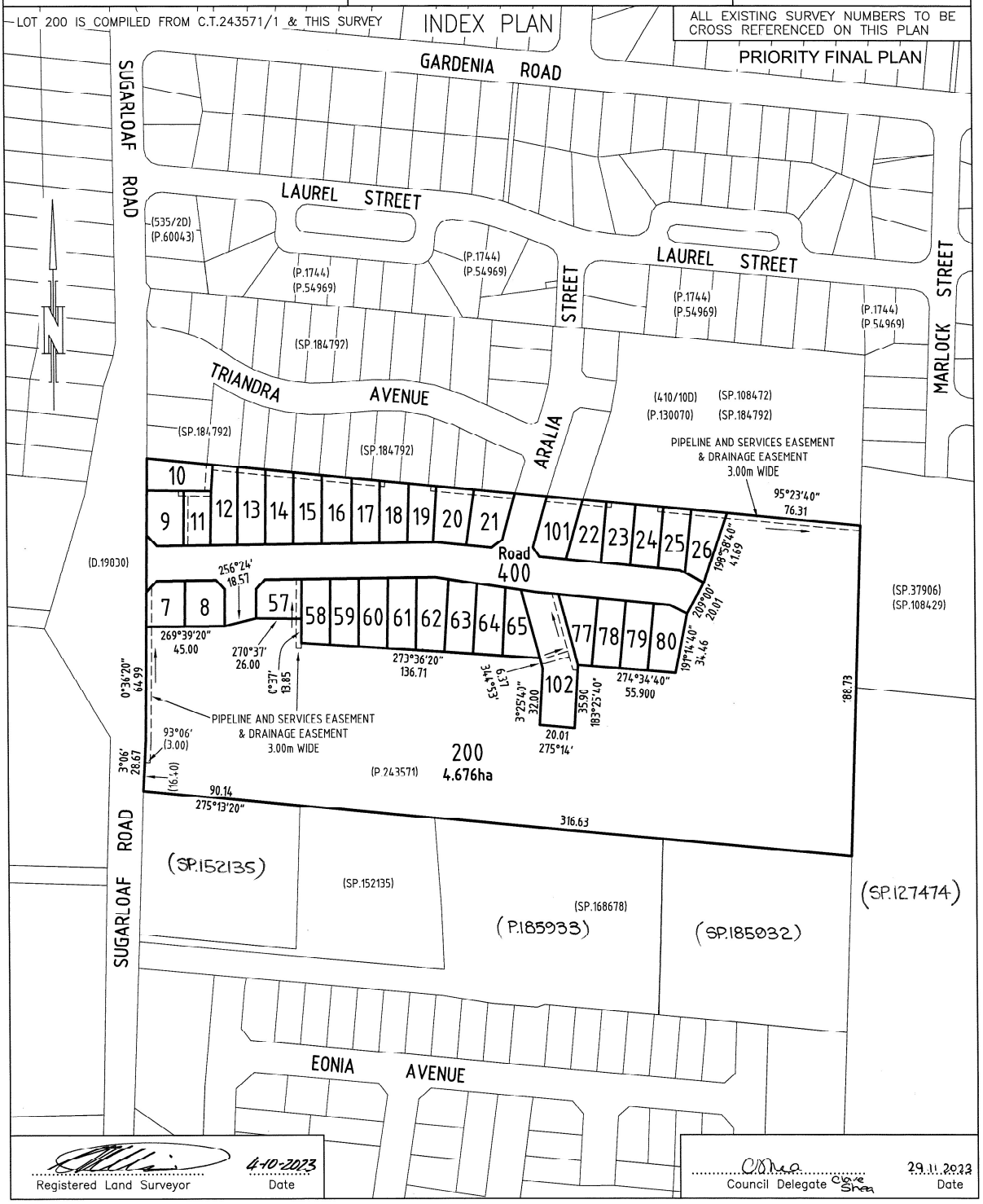
APPROVED
EFFECTIVE FROM 19 DEC 2023
Recorder of Titles

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

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



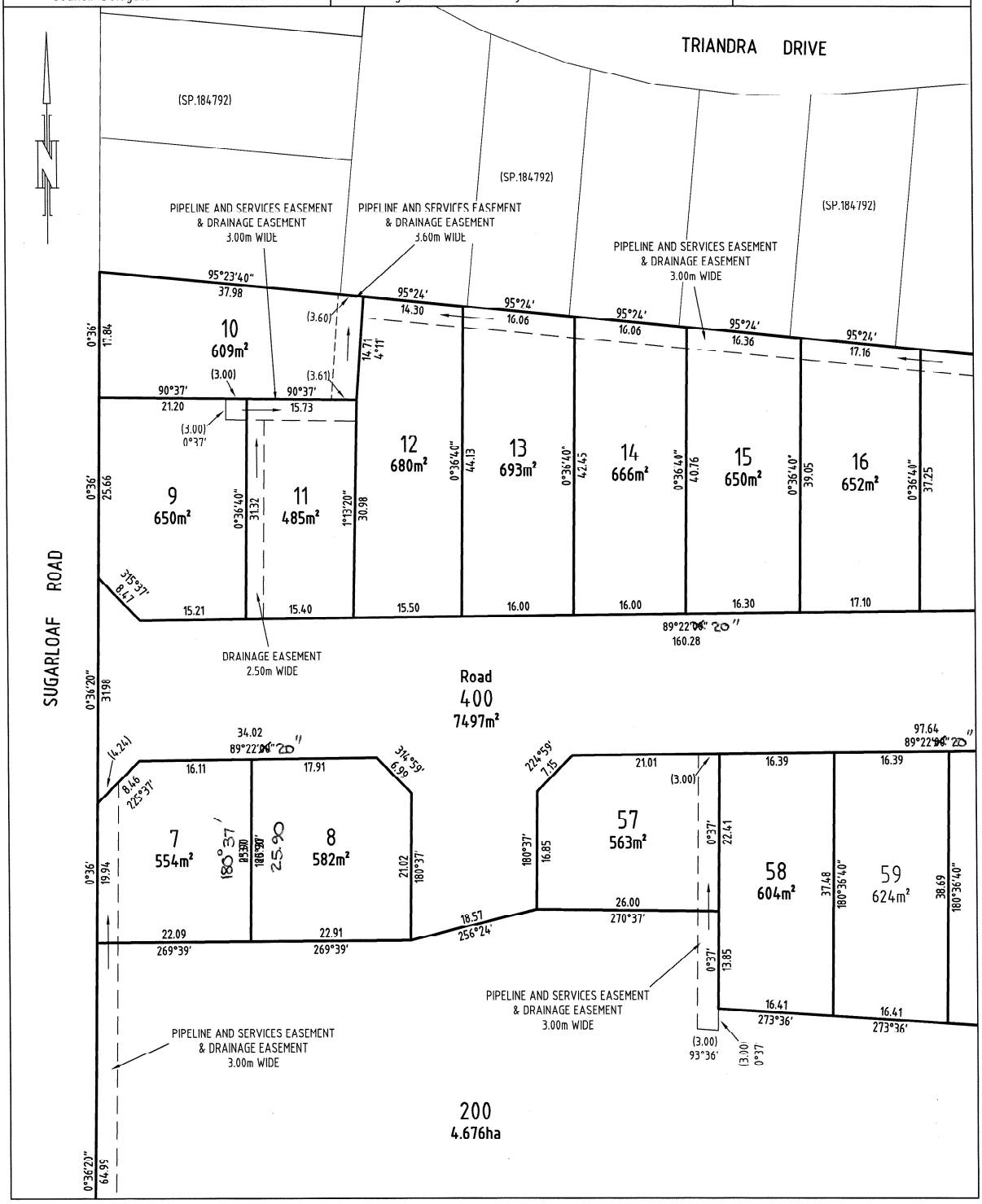
Registered Land Surveyor 4-10-2023 Date

Council Delegate Clare Shea 29.11.2023 Date

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

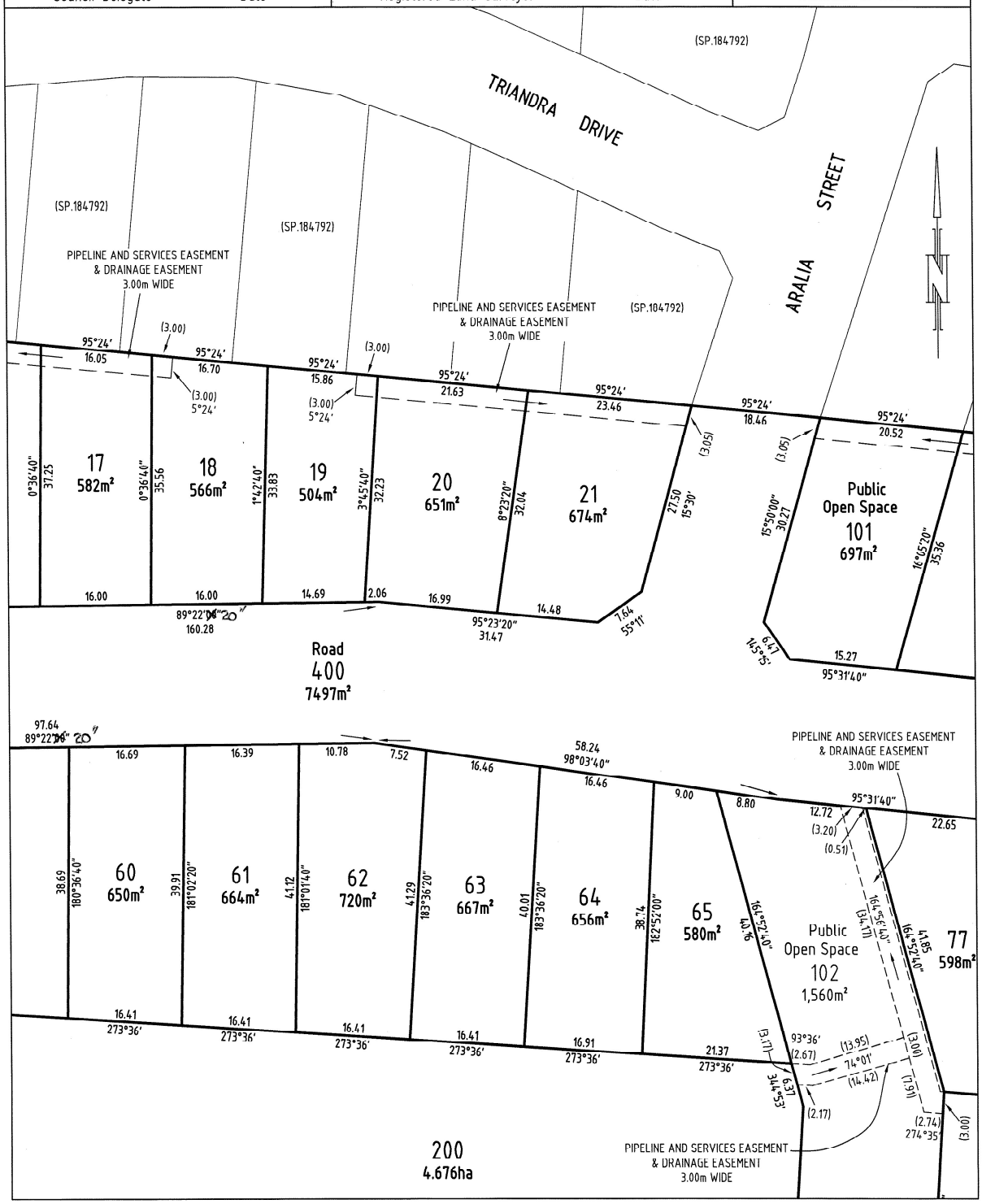
Document Set ID: 6008850
Version: 1, Version Date: 05/09/2026

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



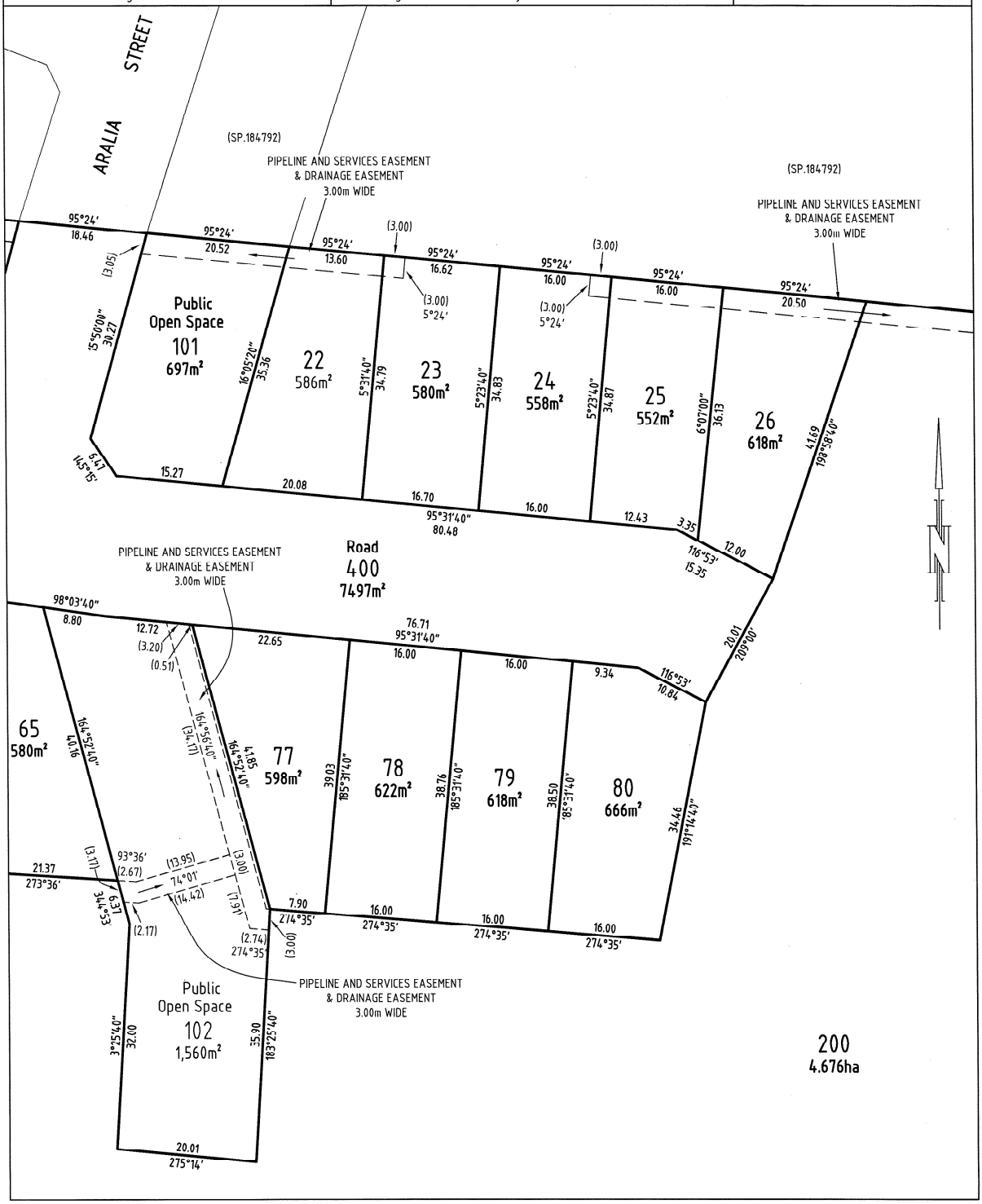
Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au
Document Set ID: 6008852
Version: 1, Version Date: 05/01/2026

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



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PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: EDISON TASMANIA PTY LTD FOLIO REFERENCE: C.T.243571/1 SCALE 1: 500 LENGTH IN METRES	Registered Number SP 185980
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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 185980

EASEMENTS AND PROFITS

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

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

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

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

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

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

Lots 7, 9, 11 – 26 (inclusive), 57, 101, 102 and 200 on the Plan are each subject to a right of drainage in gross in favour of Clarence City Council over the land marked '~~PIPLEINE~~ PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots.

Lots 7, 9, 11 – 26 (inclusive), 57, 101, 102 and 200 on the Plan are each subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE' shown passing through such Lots ("the Easement Land").

FENCING COVENANT

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

* CAITLIN TOUSSAINT SOLICITOR FOR THE SUBDIVIDER

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EDISON TASMANIA PTY LTD (ACN 629 704 294)	PLAN SEALED BY: CLARENCE CITY COUNCIL
FOLIO REF: 243571/1	DATE: 29th November 2023
SOLICITOR: BUTLER McINTYRE & BUTLER (CKT211963)	SD-2019/1 Ref No. Stage 1+2 — Council Delegate Clare Shea

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

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

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

COVENANTS

* & that the benefit CAT 19/12/23

The owner of each Lot on the Plan each covenant with the Vendor Edison Tasmania Pty Ltd and the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants will run with a bind the covenantors Lot and every part thereof* may be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations;

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

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

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

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

DEFINITIONS

'Pipeline and Services Easement' means:

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

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

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

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

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

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

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

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

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities, TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Land from the highway at any vehicle entry and cross the Land to the Easement Land; and

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

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

Interpretation:

"Infrastructure" means:

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185980
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(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

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

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

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

.....
JENNIFER DIANE COOPER

Witness(Signature): .....

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

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

: .....

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

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Version: 1, Version Date: 25/09/2026

Urban Space Designers

Building Design and Drafting

Sheet List1		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	3
A01	NOTES	3
A02	SITE PLAN	3
A03	SURVEY PLAN	3
A04	FLOOR PLAN	3
A05	ROOF PLAN	3
A06	ELEVATIONS	3
A07	SECTION	3
A08	SERVICE PLAN	3
A10	LANDSCAPE PLAN	3
A11	ELECTRICAL PLAN	3
A13	FLOOR FINISHES PLAN	3
A20	SHADOW 9AM	3
A21	SHADOW 12PM	3
A22	SHADOW 3PM	3
A23	DRIVEWAY DETAILS	3



PROPOSED DWELLING

LOT 11 PIPIT DRIVE RISDONVALE

PRIME BUILDERS

Residential & Commercial Builders

Urban Space Designers
Building Design and Drafting

Phone:
0402438170

Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to **Urban Space Designers** for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. **Do not scale from drawings.**
USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
IF IN DOUBT ASK.
The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue.
Read these drawings in conjunctions with drawings prepared by **USD**. Refer any discrepancies with the architect before proceeding with any building works.
The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Client: PRIME BUILDERS

Project: SINGLE STOREY DWELLING

Address: LOT 11 PIPIT DRIVE RISDONVALE

Rev	Description	Date
1	Drawings revised as per RFI dt. 25/09/2026	05/10/2026
2	Parking details revised	27/10/2026
3	1.7m high Privacy Screen provided towards West side Car park	04/11/2026

DRAWINGS

CHECK all dimensions and measurements on site prior to fabrication and or construction.
Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices.
Drawings to be read in conjunction with specifications and schedules.

Sheet: COVER SHEET

Drawn: GK

Scale:

Size: A3

Date: 31/07/2026

Project: 11PDR/TAS/ARCH-2026

Sheet No.: A00

Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026

GENERAL NOTES
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2018, NCC 2022 AND RELEVANT STANDARDS THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. ARCHITECTURAL DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. PLEASE CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, NCC 2022 AND LOCAL COUNCIL BY- LAWS.

DO NOT SCALE DRAWINGS
PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS INACCORDANCE WITH NCC PART 10.2
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS3500.3-2015
PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT. SMOKE ALARMS TO COMPLY WITH AS3786-2014.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5. SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS. REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC PART 10.6 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

PART 4 FOOTINGS & SLABS
REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC PART 4.2 & AS2870-2011

PART 6 & 7 WALL FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010
"RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.
PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURAL STEEL IS TO COMPLY WITH AS4100-1998 (R2016) WALL TIE DOWNS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 7 OF THE NCC 2022. THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS.
ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL (PART 6.3 OF THE NCC 2022).

PART 5 MASONRY
ALL MASONARY WORK IS TO COMPLY WITH AS4773-SET:2015 AND NCC PART 5.2
PART 4 & 5 CONCRETE STRUCTURES
ALL CONCRETE STRUCTURES ARE TO COMPLY WITH AS 3600-2009 AND NCC PART 4 & 5
INSULATION
REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS.
PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL.

PART 8 WINDOWS/GLAZING
ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2006 & NCC PART 8.3
GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS
ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.
GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOO ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH PART 8.4 OF THE NCC 2022.

TIMBER FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010
"RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. WALL BRACING LAYOUT IN CONJUNCTION WITH THE WALL TIE DOWN DETAILS (TOP PLATES TO STUDS) ARE TO COMPLY WITH AS1684-2010. WALL TIE DOWNS (TOP PLATES TO STUDS) ARE TO BE INSTALLED AT MINIMUM 1800 CTRS (EVERY 4TH STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. WALL BRACING NO GREATER THEN 9M APART.

TRUSS/POSISTRUTT
PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS/POSISTRUTT MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT PLANS ARE PROVIDED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR. NOTE DISCS WILL NOT BE ACCEPTED

DRAINAGE
ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.
STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.
ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.
ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"
THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

FLOORING
REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

SUB-FLOOR
SUB-FLOOR VENTILATION IS TO BE INSTALLED AT A MINIMUM OF EVERY 6000MM² PER METER RUN OF WALL IN COMPLIANCE WITH PART 6.2 OF THE NCC 2022. THE SUB-FLOOR ACCESS DOOR IS TO BE LOCATED IN A READILY ACCESSIBLE POSITION.

ROOFING
TIMBER ROOF FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES TIMBER ROOF TRUSSES AT 900MM CTS TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC 2022 PART 7. ALL ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2015 ENSURE ALL SARKING BENEATH ROOFS IS PROVIDED IN ACCORDANCE WITH PART 3.5 OF THE NCC, AND HAS A FLAMMABILITY INDEX OF NOT MORE THAN 5

STEEL PROTECTION
ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, PLEASE CONFIRM THIS ON PLAN. (PART6.3 OF THE NCC 2022).

STAIRS
STAIRS, STEPS & LANDINGS TO COMPLY WITH NCC. PART 11.2.
RISERS - 115MM MIN, 190MM MAX.
GOINGS - 240MM MIN 355MM MAX
HANDRAIL TO BE 865MM ABOVE NOSING OF TREAD
1000MM HIGH BALUSTRADING & 865 ABOVE STAIR NOSING
125MM MAXIMUM BETWEEN BALUSTERS
PROVIDE 2000MM MIN HEAD ROOM CLEARANCE FROM TREAD NOSING.
MAX 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENING.
SLOPE RELATIONSHIP 2R + G 550MIN - 700MAXTHE MAXIMUM GAP BETWEEN RISERS
IN OPEN STAIRS IS 125MM WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.
ALL TREADS ARE TO HAVE A NON-SLIP FINISH OR A NON-SLIP STRIP IS TO BE PROVIDED TO THE NOSING.

HANDRAILS
A HANDRAIL IS TO BE PROVIDED ALONG AT LEAST ONE SIDE OF THE INTERNAL STAIRS. THE TOP SURFACE OF THE HANDRAIL IS TO BE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS AND HAVE NO OBSTRUCTION ON OR ABOVE.

CONCRETE:
ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600-2009 CONCRETE STRUCTURES CODE.
ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2009. ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.
CONCRETE STRENGTH 25MPA (MIN) AT 28 DAYS.
ALL WORKS TO BE IN ACCORDANCE WITH AS2870-2011 - "RESIDENTIAL SLABS AND FOOTING CONSTRUCTION" OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."
ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.
CONCRETE SLAB REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

SURFACE DRAINAGE
THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. TERMITE TREATMENT
SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 TO LOCAL AUTHORITIES SATISFACTION AS3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A SLOPING SITE)

MECHANICAL VENTS
ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST
A. EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR
B. EXHAUST INTO THE ROOF SPACE PROVIDED-
(I) IT IS ADEQUATELY VENTILATED THAT COMPLIES WIT PART 10.8.3 OF THE NCC 2022
(II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES EXHAUST FAN DISCHARGE RATES TO BE
A. SANTITARY COMPARTMENTS AND BATHROOMS - 25l/s
B. KITCHEN AND LAUNDRY - 40l/s

DOWNPIPES
100X50 OR 90MM DIAMETER DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12 METER MAXIMUM SPACING.
MINIMUM BOX GUTTER DIMENSIONS SHALL BE 200MM WIDE X 100MM DEEP.
ALL DOWNPIPES ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

WASTE PIPE LAGGING
PROVIDE SOUND ABSORBING INSULATION AROUND ALL WASTE PIPES FROM FIRST FLOOR WET AREAS (BATHROOMS/ENSUITES/LAUNDRY) TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE IS WITHIN 1200MM OF THE PAN.

WEEPHOLES
OPEN PERPENDICULAR JOINTS 'WEEPHOLES' MUST BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE AND 1200MM CTRS IMMEDIATELY ABOVE THE DPC.

WET AREAS
TO COMPLY WITH AS3740-2010

PLIABLE BUILDING MEMBRANE
PLIABLE BUILDING MEMBRANE TO BE PROVIDED IN ACCORANCE WITH PART 10.8.1 OF THE BCA AND TO BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE.
ALL PLIABLE BUILDING MEMBRANES SHALL COMPLY WITH AS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200.2

BUSHFIRE ATTACK LEVEL
CLASSIFICATION TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

FLASHING
ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 AND COMPLY WITH THE BCA

ARTICULATION JOINTS
ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.6.8 OF THE NCC 2022 (MINIMUM EVERY 5M CENTRES).

LOGS FOR PILES OR PIERS
UPON COMPLETION, PROVIDE A COMPLETE COPY OF THE RECORDS FOR THE PILE/PIER DRIVING OPERATIONS

LIGHTING
MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000-2018, NCC AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

Waterproofing to be constructed in accordance with AS4654.2

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Client:
PRIME BUILDERS
Residential & Commercial Builders

Project:
SINGLE STOREY DWELLING
Address:
LOT 11 PIPIT DRIVE RISDONVALE

Rev	Description	Date
1	Drawings revised as per RFI dt. 25/09/2026	05/10/2026
2	Parking details revised	27/10/2026
3	1.7m high Privacy Screen provided towards West side Car park	04/11/2026

DRAWINGS

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Sheet: NOTES
Drawn: GK
Scale:
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A01
Rev: 3

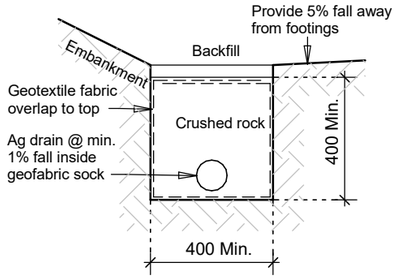
Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026

N O T E S:
SOIL CLASSIFICATION
SOIL CLASSIFICATION TO BE CONFIRMED ON SITE.
SCRAPE SITE TO REMOVE SURFACE VEGETATION
AND PROVIDE LEVEL BUILDING PLATFORM

SITE CLEARING
IT IS THE RESPONSIBILITY OF THE CLIENT TO UNDERTAKE REMOVAL OF ANY SITE SPOIL/STOCK PILES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
DETAILS OF ASSETS IN EASEMENTS NOT AVAILABLE AT THE TIME OF DRAFTING. VERIFY ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION..
CONDENSATION MANAGEMENT PART 10.8 IS ACHIEVED.
THIS IS ONLY REQUIRED, IF ALL EXHAUST FANS (WC/KITCHEN ETC.) DISCHARGE TO WITHIN ROOF SPACE. IF IT COMPLIES WITH PART 10.8.2 (2) THEN NO NEED FOR 'WHIRLY BIRDS.

SITE PLAN NOTES
STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CNTRS CONNECTED TO S/WATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
ALL S/WATER DRAINS THAT PASS UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS & WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER, CONNECTED TO S/WATER SYSTEM.
PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION AND CONNECT INTO STORM WATER VIA SILT PITS
PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING WORKS.
LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS AND AFFECTED WALL HEIGHTS



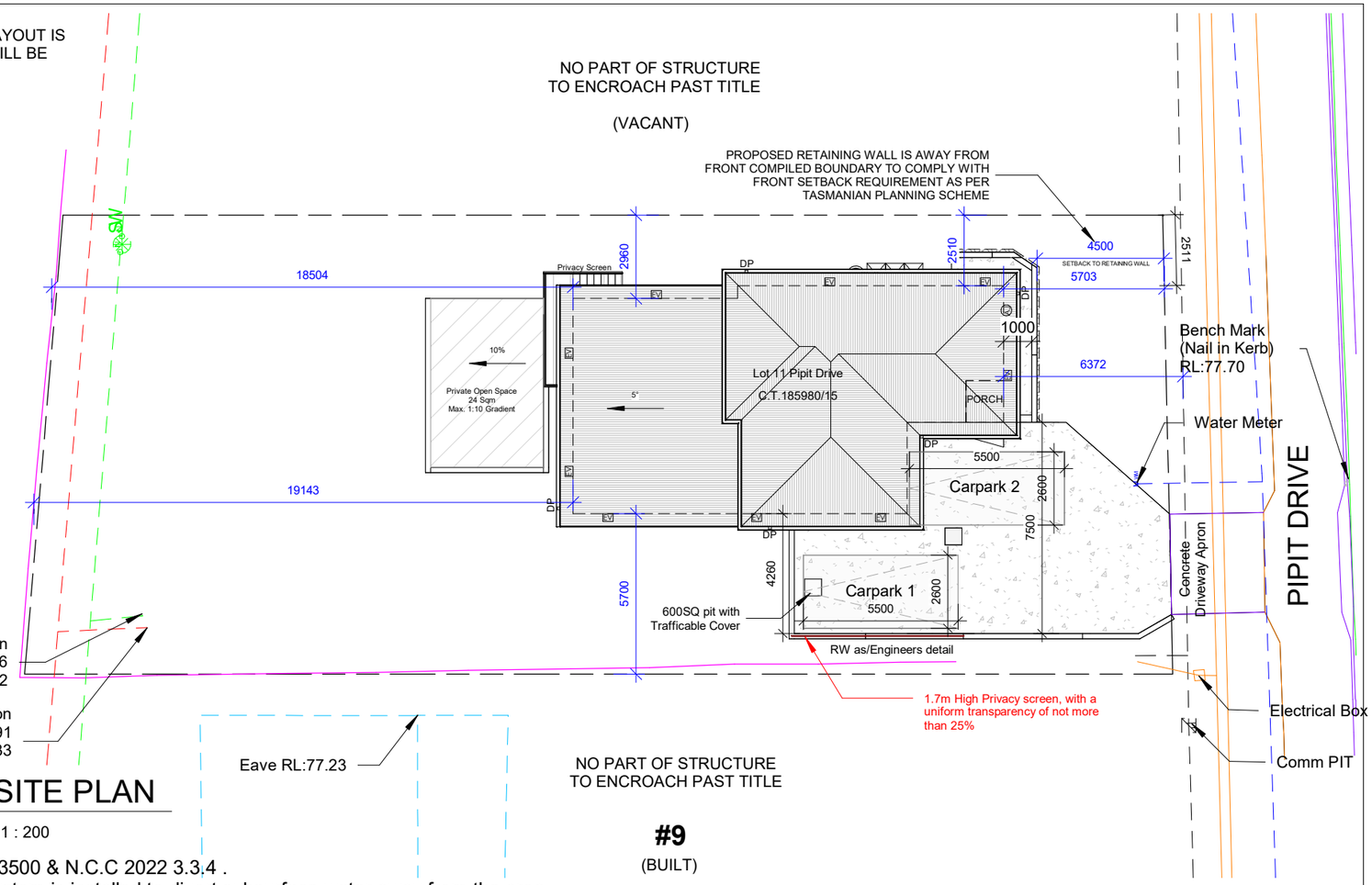
DETAIL - AG DRAIN

1 : 20

STORM WATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID TO THE DRAINERS DISCRETION

NO PART OF STRUCTURE TO ENCROACH PAST TITLE

(VACANT)



SITE PLAN

1 : 200

NO PART OF STRUCTURE TO ENCROACH PAST TITLE

#9

(BUILT)

DP - Downpipe 90dia (UNO)
EV - Eave Vents (1 vent every 5m)

Surface Water Drainage

Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3 .

Surface water must be diverted away from a Class 1 building as follows:
(a) Slab-on -ground - Finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

(i) 25 mm over the first 1m from the building
(A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

(ii) 50 mm over the first 1m from the building in any other case.
(b) Slab-o n -ground - finished slab heights: the height of the slab-on -ground above external finished surfaces must not be less than:
(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well drained areas; or
(ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or

(iii) 150 mm in any other case.
(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

To comply with AS2870, AS3500 & N.C.C 2022 3.3.4 .
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

(a) be graded with a uniform fall of not less than 1:300 ; and
(b) discharge into an external silt pit or sump with-
(i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

PLIABLE BUILDING MEMBRANE – PART 10.8.1: WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, COMPLY WITH AS/NZS 4200.1; AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING

FLASHINGS TO WALL OPENINGS ARE ACCORDANCE WITH PART 7.5.6
ALL MASONRY VENEER WALLS TO COMPLY WITH PART 5.2
DESIGN OF ANTI-PONDING DEVICE/BOARD IN ACCORDANCE WITH 7.3.5
FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS – PART 10.8.2: AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF—
O 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
O 40 L/S FOR A KITCHEN OR LAUNDRY.

AREA ANALYSIS

Area	SQM	SQ
LIVING	59.6 m²	6.4
PORCH	2.0 m²	0.2
LIVING FFL 2	48.6 m²	5.2
Grand total	110.2 m²	11.9

Total Area	SQM	SQ	Lot Area	Coverage	Permeable area	Permeability	Garden Area	Min. Garden Area % for this Lot	Current Percentage of Garden Area
GROUND FLOOR	110.2 m²	11.9	650 m²	16.9%	458.4 m²	70.5%	458 m²	35%	70%

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Rev	Description	Date
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Sheet: SITE PLAN
Drawn: GK
Scale: As indicated
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A02
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026

#15

Window
Top RL:81.04
Bottom RL:79.92

Window
Top RL:81.00
Bottom RL:79.31

Eave RL:81.7

Ridge RL:72.47

#10

NO PART OF STRUCTURE
TO ENCROACH PAST TITLE

(VACANT)

Aggregate Drain

PROPOSED HOUSE
LOT 11 PIPIT DRIVE
C.T. 185980/15

72.94 m
73.34 m
10%
Private Open Space
24 Sqm
Max. 1:10 Gradient
72.94 m
73.34 m
75.56 m
76.21 m
76.21 m
76.71 m
77.02 m
76.92 m
77.02 m

600SQ pit with
Trafficable Cover

Water Meter

Bench Mark
(Nail in Kerb)
RL:77.70

PIPIT DRIVE

Electrical Box

Comm PIT

Eave RL:71.12

#8

SW House Connection
Top RL:69.86
Inv RL:69.42

Sewer House Connection
Top RL:69.91
Inv RL: 68.33

Eave RL:77.23

#9

(BUILT)

NO PART OF STRUCTURE
TO ENCROACH PAST TITLE

SURVEY PLAN

1 : 200

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Project:
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Address:
LOT 11 PIPIT DRIVE RISDONVALE

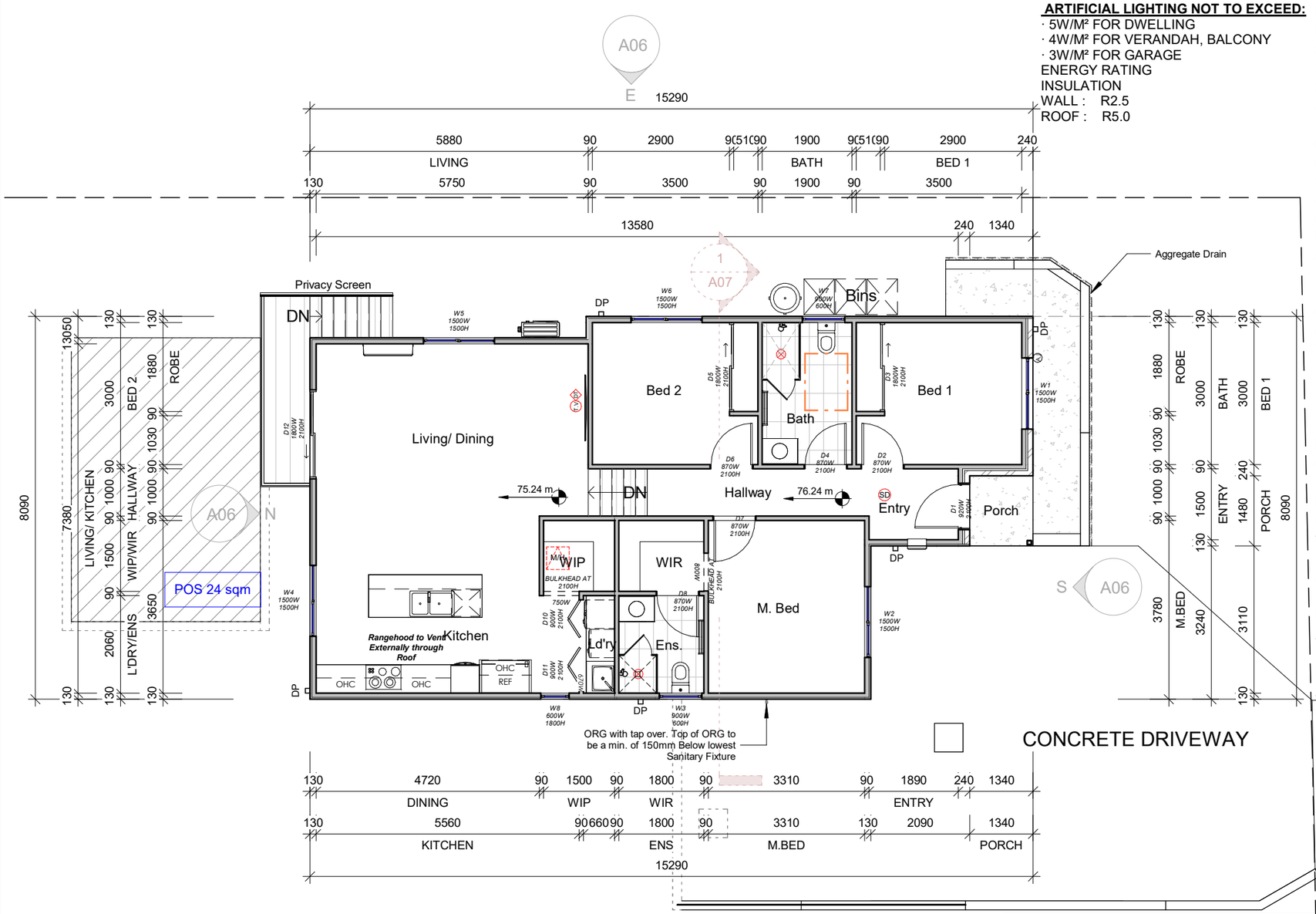
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Sheet: SURVEY PLAN
Drawn: GK
Scale: 1 : 200
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Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A03
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026



ARTIFICIAL LIGHTING NOT TO EXCEED:
· 5W/M² FOR DWELLING
· 4W/M² FOR VERANDAH, BALCONY
· 3W/M² FOR GARAGE
ENERGY RATING
INSULATION
WALL : R2.5
ROOF : R5.0

Heights of rooms & other spaces 10.3.1 of NCC 2022
Heights of rooms and other spaces must not be less than;
(a) in a habitable room excluding a kitchen - 2.4 m ; and
(b) in a kitchen - 2.1 m ; and
(c) in a corridor, passageway or the like - 2.1 m ; and
(d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
(e) in a room or space with a sloping ceiling or projections below the ceiling line within - See NCC directly for these items
(f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.
If required onsite , the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact USD before undertaking works.

Construction of Sanitary Compartments 10.4.2 of NCC 2022
compartments 10.4.2 of NCC 2022
The door to a fully enclosed sanitary compartment must -
· open outwa rds; or
· slide; or
· be readily removable from the outside of the compartment.
unless there is a clear space of at least 1 .2 m , measured in accordance with Figure 1 0 .4 .2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress
Openable windows greater than 4 m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere cannot pass through. Except for Bedrooms , where the requirement is for heights above 2m . Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information.

Note: Paved Areas
All paths and patios to fall away from the building.

Note: Stair Construction
All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2 :
Riser: Min 115 mm - Max 190mm
Going: Min 240 mm - Max 355m m
Slope (2R + G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 1 1 .2 .2 (b).
Landings to comply with Clause 1 1 .2 .5 and be a minimum of 750 mm deep measured 500 mm from the inside edge of the landing.
Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4 .

INSULATION: R5.0 TO CEILINGS AND R2.5 TO EXTERNAL WALLS.
REFER ENGINEERING DRAWING FOR SLAB/ FOOTING/ ROOF/ STRUCTURAL DETAILS
WINDOWS / DOORS: BUILDING GENERALLY WILL BE SEALED TO PREVENT AIR LEAKAGE.

A/C SERVICES, DUCTING & FIXTURE LOCATIONS TO BE DETERMINED ON SITE
EXHAUST RANGEHOOD EXTERNALLY -CONFIRM ON SITE
FLOOR WASTES TO KITCHEN, L'DRY & PDR TO BE CONFIRMED ON SITE

AREA ANALYSIS

Area	SQM	SQ
LIVING	59.6 m²	6.4
PORCH	2.0 m²	0.2
LIVING FFL 2	48.6 m²	5.2
Grand total	110.2 m²	11.9

FLOOR PLAN

1 : 100

ARTICULATION JOINT (AJ)

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Client: PRIME BUILDERS
Project: SINGLE STOREY DWELLING
Address: LOT 11 PIPIT DRIVE RISDONVALE

Rev	Description	Date
1	Drawings revised as per RFI dt. 25/09/2026	05/10/2026
2	Parking details revised	27/10/2026
3	1.7m high Privacy Screen provided towards West side Car park	04/11/2026

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Sheet: FLOOR PLAN
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026 | Sheet No.: A04 | Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026

Gutter and Down Pipes - NCC 2022 Part 7.4

· Colorbond metal fascias and gutters.
· Eaves gutters installed with a fall of 1:500 (normally).
· Box gutters fall of 1:100.
· Spacing between downpipes maximum 12m.
· Downpipes to be located 1.2m from a valley or provisions made for overflow.
· Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table 7.4.3b and 7.4.3c.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

Ventilation of Roof Spaces NCC 2022 Part 10.8.3
A roof must have a roof space that-
(a) is located-
(i) immediately above the primary insulation layer;or
(ii) immediately above sarking with a vapour permeance of not less than 1.14 µÊg/N.s, which is immediately above the primary insulation layer; or
(iii) immediately above ceiling insulation; and
(b) has a height of not less than 20 mm; and
(c) is either-
(i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
(ii) located immediately underneath the roof tiles or an unsarked tiled roof.

Stormwater Notes

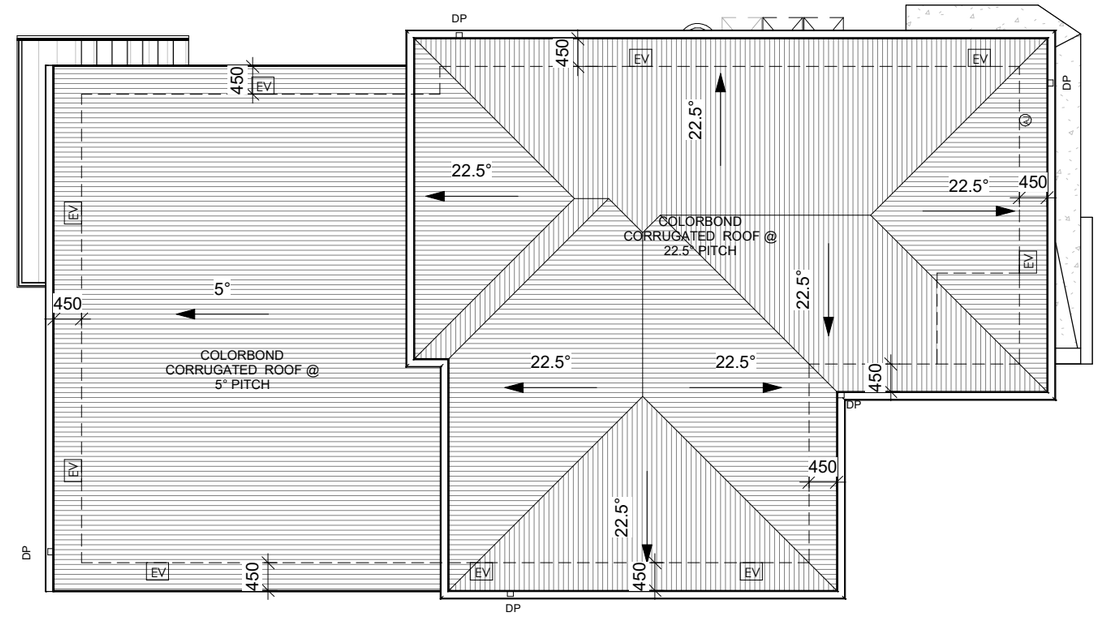
All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roof Cladding
R5.0 Insulation batts to roof space above ceiling lining. Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings
To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-
(a) comply with AS/NZS 2908.2 or ISO 8336; and
(b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
(i) 2.8 ×~ 30 mm fibre-cement nails; or
(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
(iii) No. 8 self embedding head screws (for 6 mm sheets only).
Refer to table 7.5.5 for trimmer and fastener spacings.
F8D3 External wall construction
2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s
Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b)

NOTES:
ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.
CONCRETER / BUILDER TO MAKE SURE THAT MIN. 385 TO BE EXCAVATED BELOW FLOOR LEVEL IN RESIDENCE AND GARAGE FOR A WAFFLE SLAB.
CHECK ON SITE BEFORE COMMENCING BEFORE COMMENCING ON SITE PLEASE CHECK ALL DIMENSIONS

NO PART OF STRUCTURE TO ENCROACH PAST TITLE



ROOF PLAN

1 : 100

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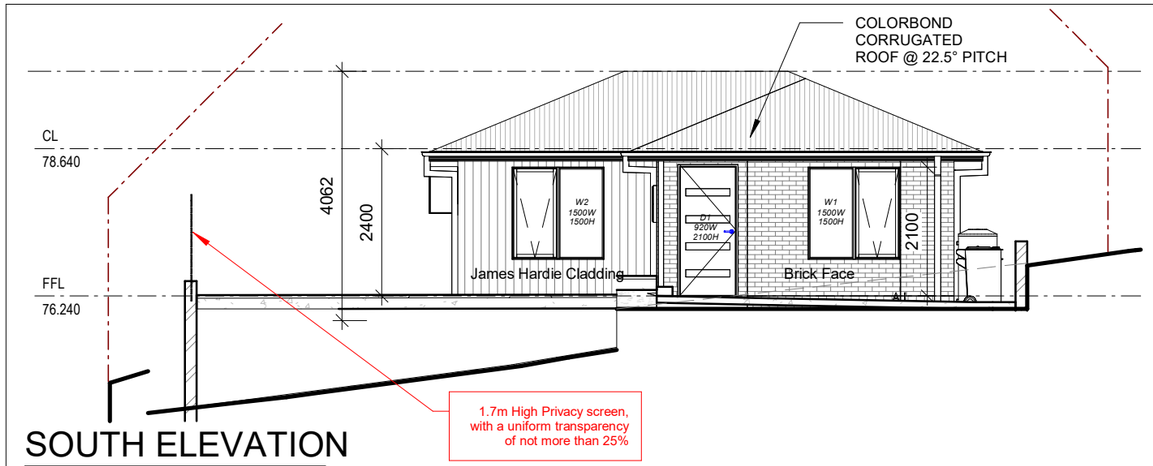
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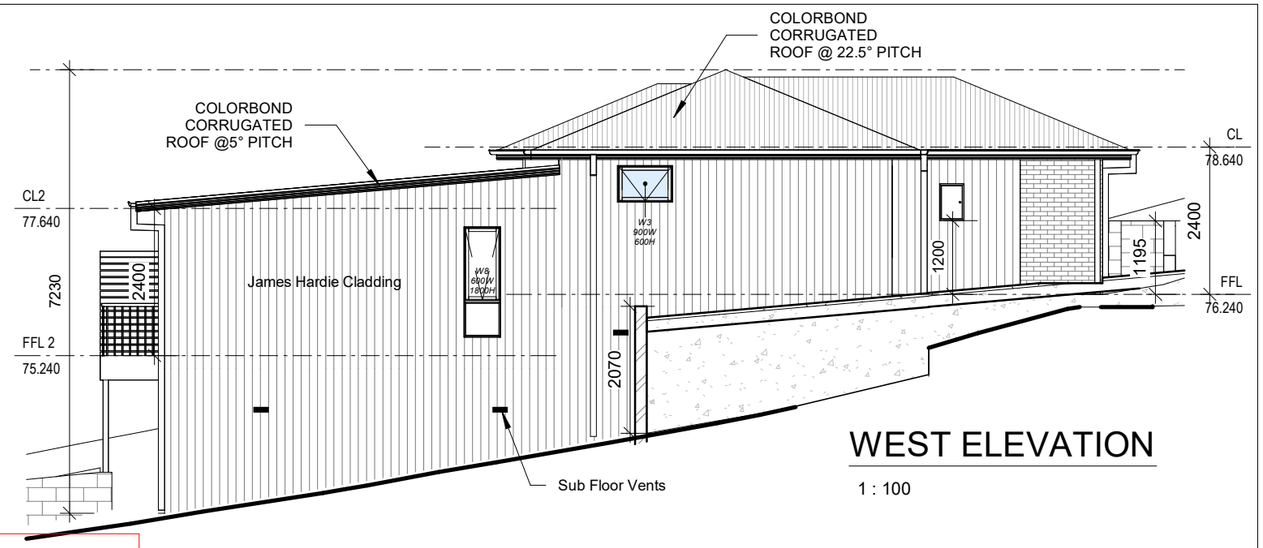
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Scale: 1 : 100 | Size: A3 | Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026 | Sheet No.: A05 | Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026



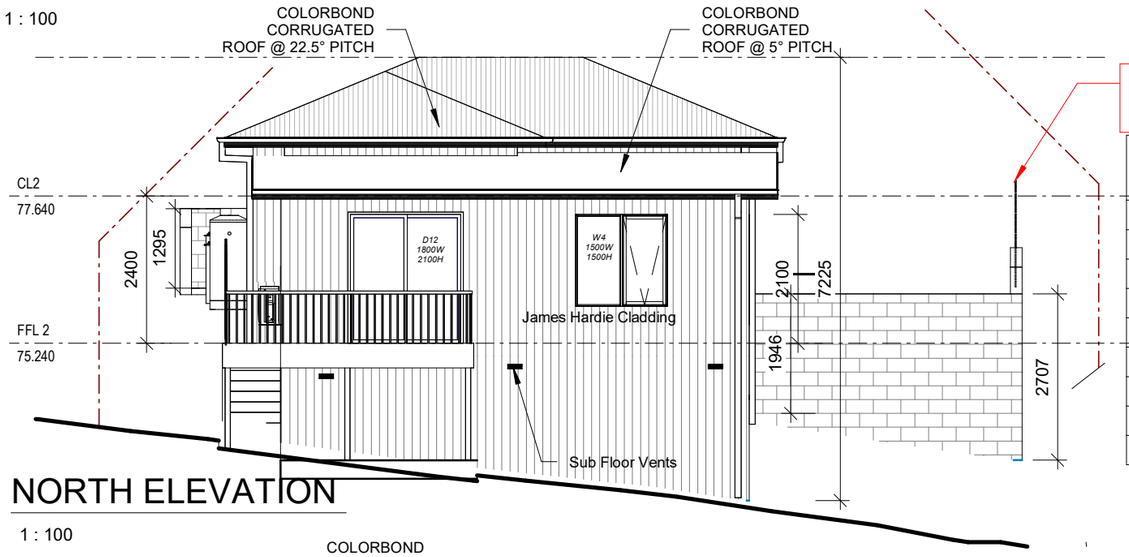
SOUTH ELEVATION

1 : 100



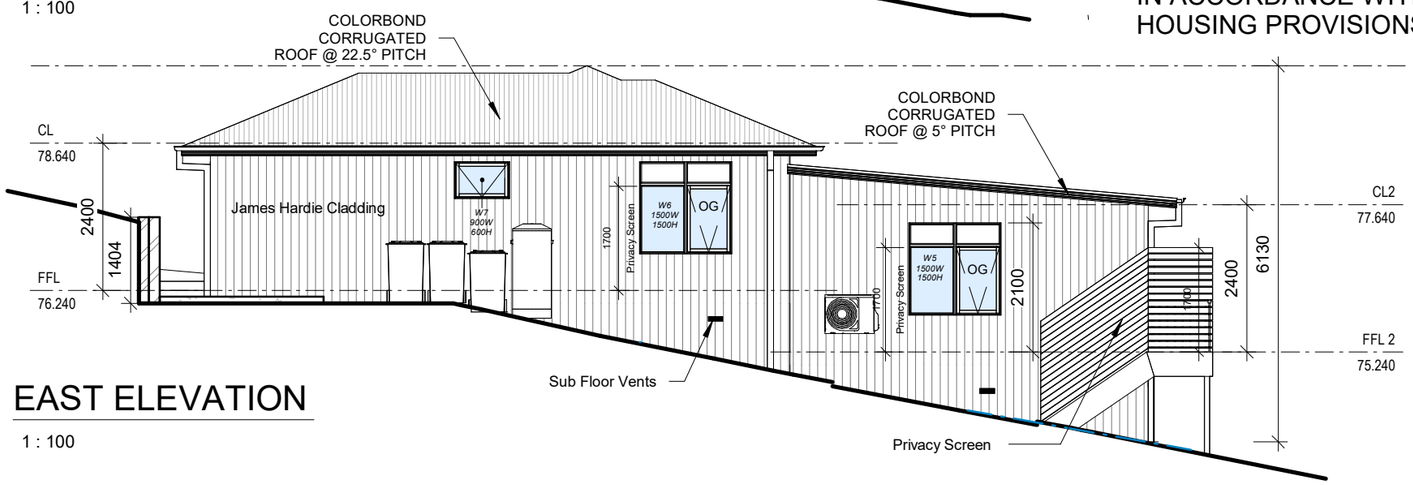
WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

Window Schedule

Number	Height	Width	Head Height	Sill Height
1	1500	1500	2100	600
2	1500	1500	2100	600
3	600	900	2100	1500
4	1500	1500	2100	600
5	1500	1500	2100	600
6	1500	1500	2100	600
7	600	900	2100	1500
8	1800	600	2100	300

DOORS & WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

NOTE:
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impermeable areas that slope away from the building;
or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
U.N.O in builder's specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.
As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so that a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.
All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
· Riser: Min 115mm - Max 190mm
· Going: Min 240mm - Max 355mm
· Slope (2R+G): Max 550 - Min 700

STRUCTURAL ENGINEERING DISCLAIMER:
ALL STRUCTURAL METHODS SET OUT IN THIS ARCHITECTURAL DOCUMENTATION PACKAGE, EITHER DIAGRAMMATICAL OR ANNOTATED ARE NEITHER EXCLUSIVELY OR EXHAUSTIVE, AND ARE IN ALL CASES SUPERSEDED BY THE RELEVANT STRUCTURAL ENGINEERING DOCUMENTATION. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND COMPUTATIONS FOR ALL ENGINEERING METHODS.

ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7
WET AREA COMPLIANCE WITH AS3740.
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

WEEPHOLES -
PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

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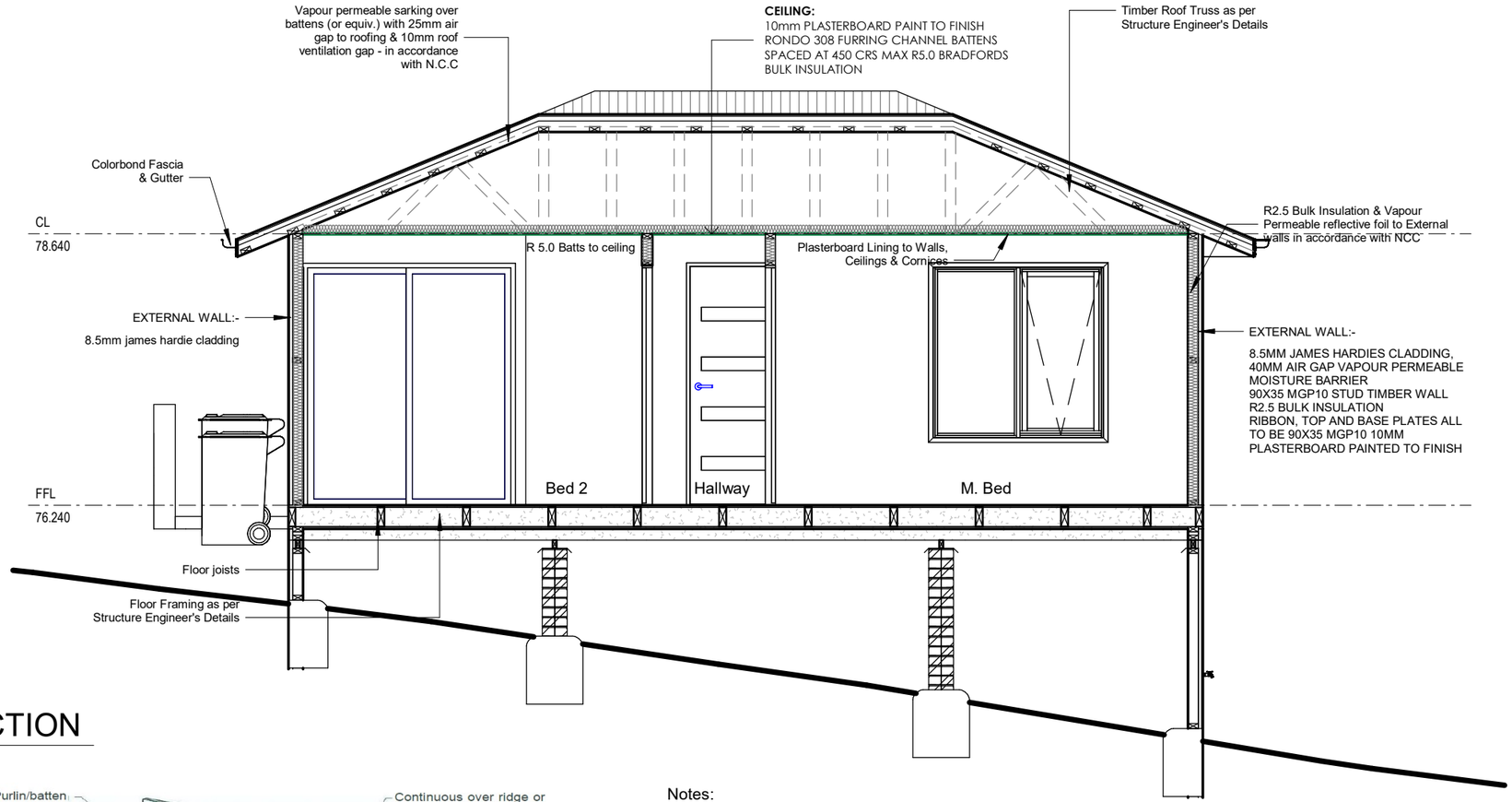
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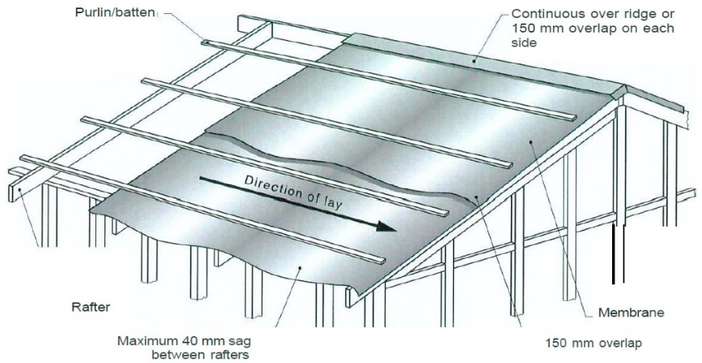
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Scale: 1 : 100
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A06
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026



SECTION

1 : 50



(c) Under battens

F8D3 External wall construction

2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s

Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b).
One vent be installed for every 90m2 of roof space.

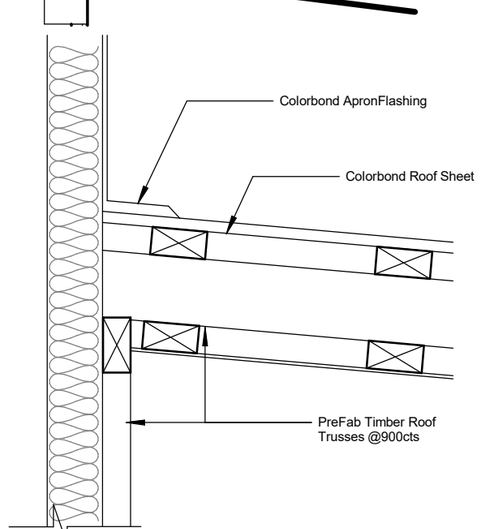
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Clearances between Cladding and Ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum of:
1. 100mm in low rainfall intensity areas or sandy, well - drained areas; or
2. 50mm above Impermeable areas that slope away from the Building; or
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Wall Cladding must extend a minimum of 50mm below the Bearer or lowest horizontal part of the suspended floor framing.

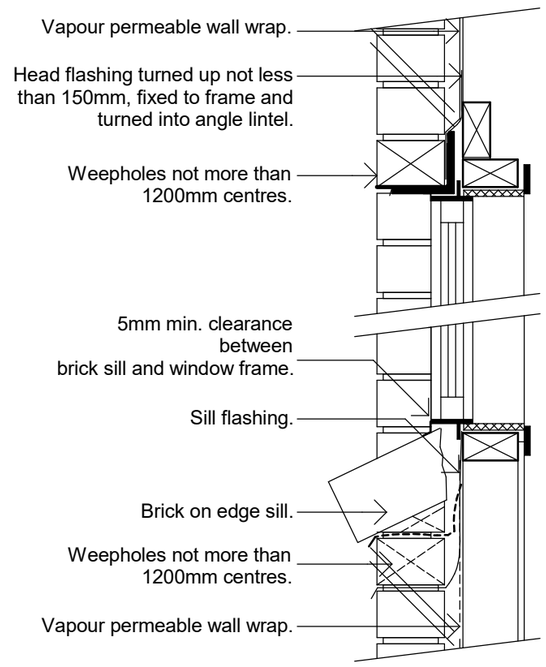
Unless Noted otherwise in Builder's specifications or located in Saline environments or if using a glazed finish Brick, Brickwork is to be installed in Stretcher bond pattern with raked joints.

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Openable windows greater than 4m above Ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withhstand a force of 250N. Except for Bedrooms, where the requirement is for heights above 2m.



ROOF FLASHING DETAIL

1 : 10



Framing part H1D6 NCC
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC part H1D6.
Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details.
Structural steel members shall comply with the requirements of clauses in part 6.3. Refer to Engineer's details where provided.

Glazing part 8.3
NCC All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) all glazing shall comply with the requirements of AS 2047-AS 1288 and NCC clauses in part 8.3
Human impact safety requirements shall comply with NCC clauses 8.4 pane within 500mm from finished floor level & glazed full height

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Energy efficiency bulk insulation between external studs to be insulated with min R2.5. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface).
External walls are to be clad with perforated reflective foil over the outside of the timber frame. Ceiling to be insulated with R5.0 and reflective foil.
Floor to be insulated with R2.0 batts. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. Building to be sealed in accordance with BCA 2019 Part 3.12
Construction of the external walls, floor and roof compliance of air leakage to comply with NCC part 3.14

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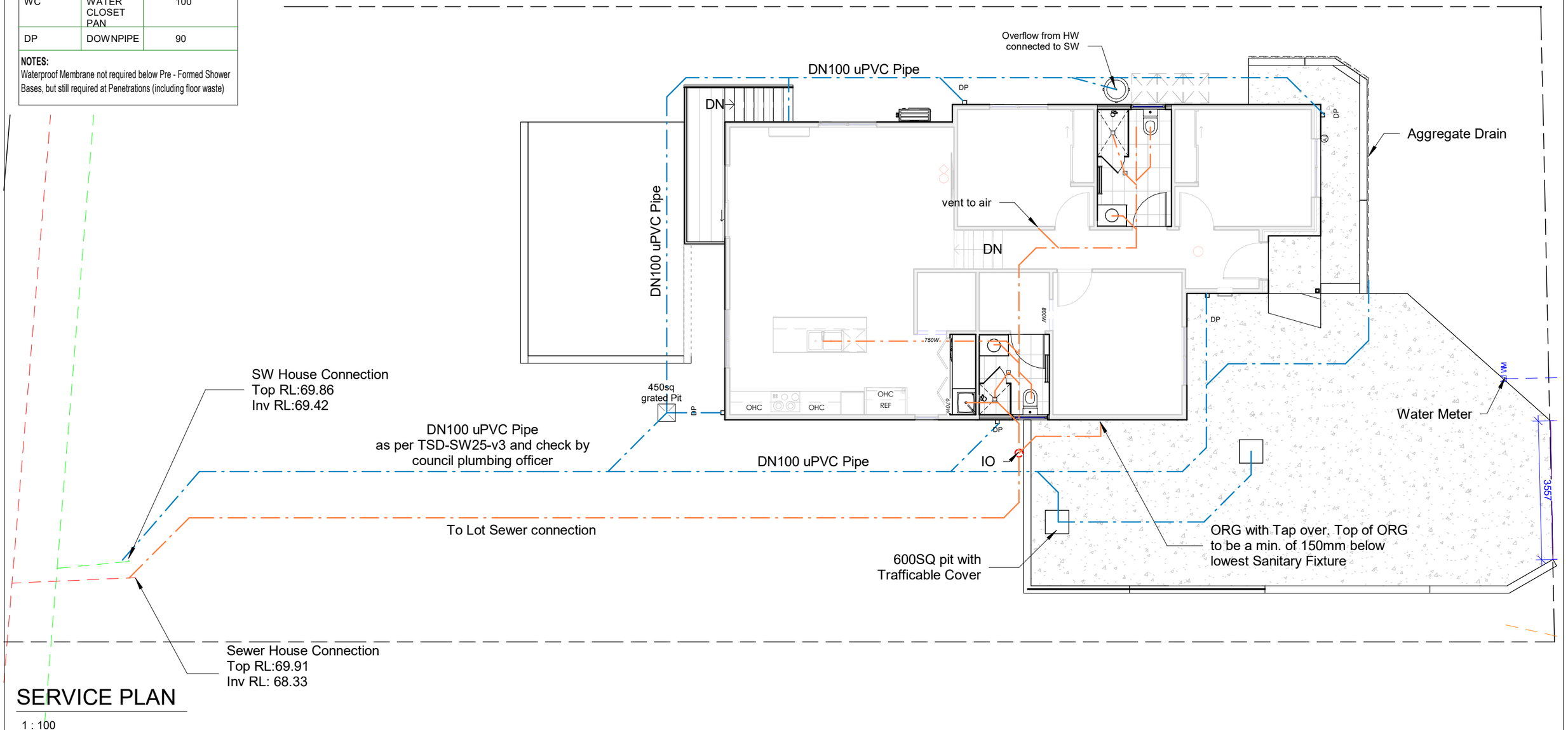
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Sheet: SECTION
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Scale: As indicated
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A07
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size (dia)
B	BASIN	40
BTH	BATH	40
SHR	SHOWER	40
S	SINK	50
TR	TROUGH	40
WC	WATER CLOSET PAN	100
DP	DOWNPIPE	90

NOTES:
Waterproof Membrane not required below Pre - Formed Shower Bases, but still required at Penetrations (including floor waste)



SERVICE PLAN

1 : 100

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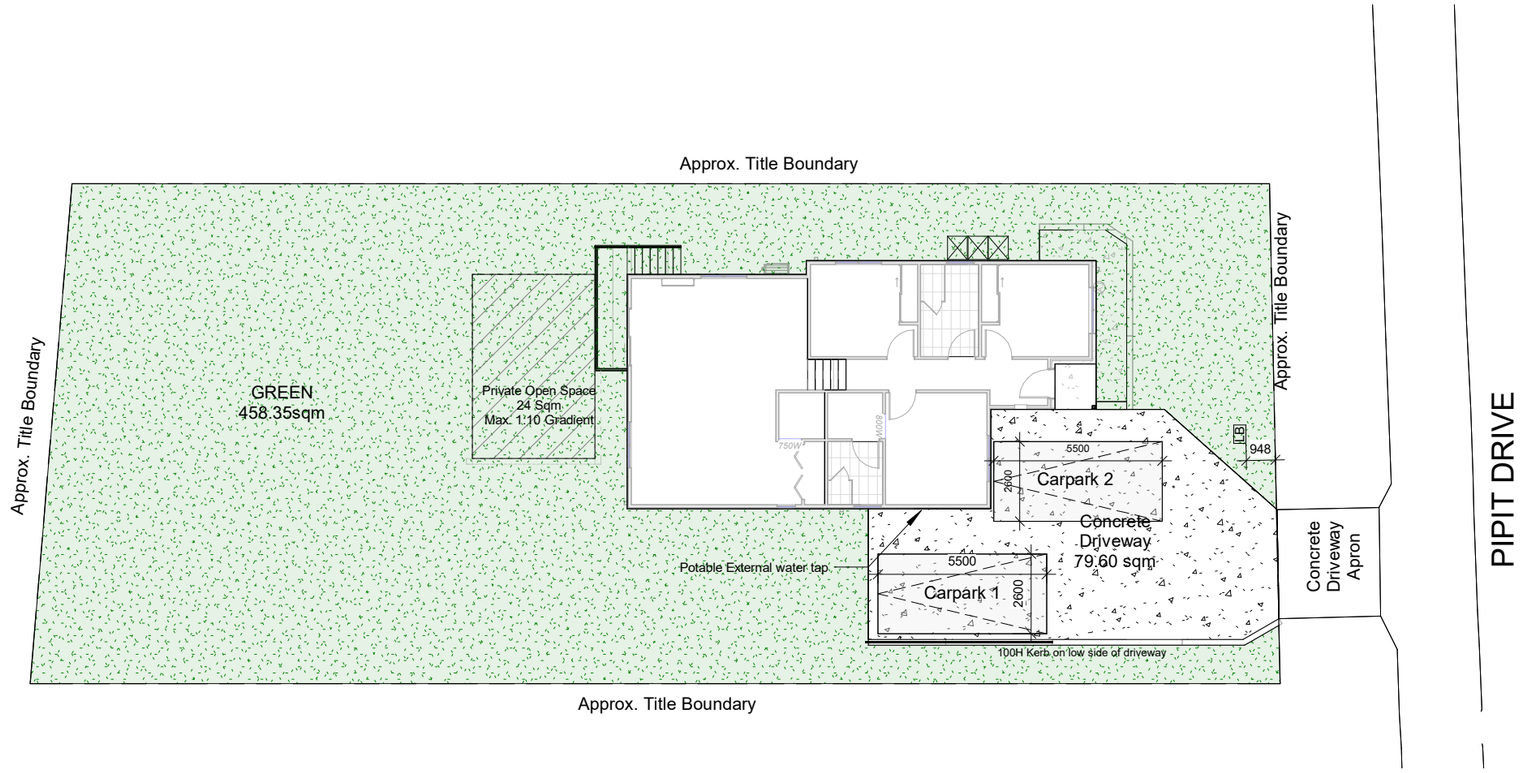
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Sheet: SERVICE PLAN
Drawn: GK
Scale: 1 : 100
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A08
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026



LANDSCAPE PLAN

1 : 200

CONCRETE :	79.60 sqm
TOTAL GREEN:	458.35 sqm



Letter Box (Indicative)

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PRIME BUILDERS
Residential & Commercial Builders

Project:
SINGLE STOREY DWELLING

Address:
LOT 11 PIPIT DRIVE RISDONVALE

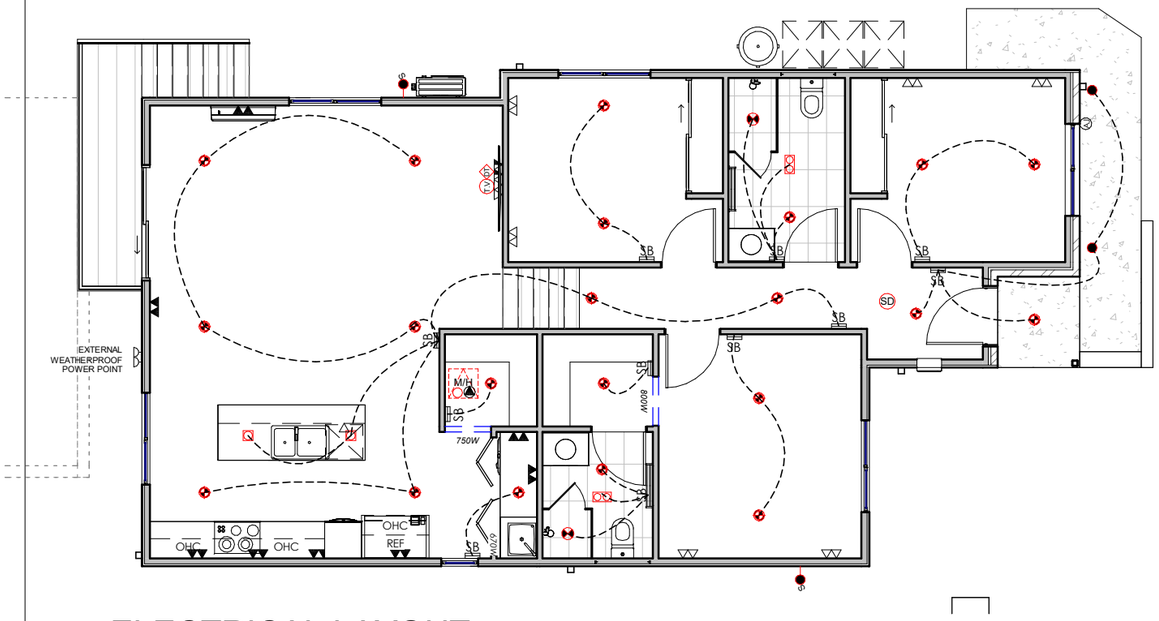
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Sheet: LANDSCAPE PLAN
Drawn: GK
Scale: 1 : 200
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A10
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026



ELECTRICAL LAYOUT

1 : 100

Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 1 0 .8 .2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venventing clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated inaccordance with 1 0 .6 .2 (a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Smoke Alarms Part 9 .5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9 .5 .2 and 9 .5 .4 ; and
(ii)a Class 1b building in accordance with 9 .5 .3 and 9 .5 .4 ; and
(b)comply with AS 3 7 8 6 , except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.
In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Fixtures Schedule

	Type	Count
	Double Ext. GPO Point (300H)	1
	Double GPO Point (300H)	7
	Double GPO Point (1100H)	8
	Double GPO Point (1500H)	1
SB	SB	11
	Single GPO Point (300H)	2
	Single GPO Point (Ceiling)	1

DT	Data Point (300 H.)	1
SD	Smoke Detector	1
T.V	T.V. Point (300 H.)	1

M/H	Ceiling Access Hatch	1
	Mechanical Ventilation	2

Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W /m 2 in class 1a dwellings
4W /m 2 to veranda, balcony or the like
3W /m 2 in a class 10 a dwelling associated with the class 1a dwelling
Unless Noted Otherwise - All downlights are to be Insulation Contact (IC) rated.

BATTEN HOLDER (INT.) (18W)
BATTEN HOLDER (EXT.) (18W)
L.E.D D'LIGHT (90mm)(10W)
HANGING PENDANT (32W)
SINGLE PARA FLOODLIGHT WITH SENSOR SWITCH (20W)
SINGLE PARA FLOODLIGHT MANUAL SWITCH (20W)
HARDWIRED SMOKE DETECTOR (SD)
MECHANICAL VENTILATION
CEILING ACCESS HATCH (M/H)
OPTICOMM CONNECTION BOX (OPTI)
OPTICOMM INTERNAL UTILITY BOX (OPT)
EVAPORATIVE COOLING PT. (EVP)
REFRIGERATED HEAT/COOLING PT. (REF)
DUCTED HEATING PT.
IXL HEAT & LIGHT TASTIC (12W)
IXL 3-IN-1 TASTIC (12W)
600 SINGLE FLURO (18 WATT)
600 DOUBLE FLURO (36 WATT)
INSTANTANEOUS HOT WATER SYSTEM (HWS)
SELECTED SOLAR/GAS BOOSTED HOT WATER SYSTEM (HWS)
SELECTED METER BOX (MB)
SELECTED GAS METER (GAS)
NBN CONNECTION BOX (NBN)
SELECTED WALL MOUNTED LIGHT FITTING (INTERNAL)(9.5W) (WM)
SELECTED WALL MOUNTED LIGHT FITTING (EXTERNAL)(2W) (EW)
CHANDELIER POINT (20W) (C)
CHANELIER POINT PRE-WIRED FOR FUTURE FITTING SUPPLIED BY CLIENT (C)
CEILING SWEEP FAN W/LIGHT POINT
CEILING SWEEP FAN POINT: PRE-WIRED FOR FUTURE CEILING SWEEP FAN
T.V POINT (300 H.) (T.V)
TELEPHONE POINT (T)
DATA POINT (300H.) (DT)
DIMMER SWITCH (DM)
SINGLE GPO POINT (300H.)
DOUBLE GPO POINT (300H.)
DOUBLE GPO POINT WITH DUAL USB CHARGED(300H.) (USB)
SINGLE GPO POINT (1100H.)
DOUBLE GPO POINT (1100H.)
DOUBLE GPO POINT WITH DUAL USB CHARGED(1100H.) (USB)
SINGLE GPO POINT (1500H.)
DOUBLE GPO POINT (1500H.)
SINGLE GPO POINT (CEILING)
SINGLE EXT. GPO POINT (300H.)
DOUBLE EXT. GPO POINT (300H.)
SINGLE GPO POINT (2000H.)
2- WAY SWITCH FITTING (2WS)
3- WAY SWITCH FITTING (3WS)
ALARM PANEL
SIREN BOX AND STROBE
INTERNAL SIREN
INTERNAL P.I.R SENSOR
ALARM BOX (A)
INTERCOM SCREEN MONITOR
EXTERNAL CAMREA
DUCTED VACUUM UNIT
DUCTED VACUUM INLET VALVE (V)

Lighting Analysis_Indoor

	Type	Count	Wattage	Lighting Load
	Batton Holder (Int.)	1	11 W	11 W
	Downlight_Indoor	21	11 W	231 W
	Hanging Pendant	2	20 W	40 W
	IXL Heat & Light Tastic	2	550 W	1100 W

Lighting Load	Permissible Lighting Load	Load Under Permissible Value
1382 W	<varies>	No

Lighting Analysis_Outdoor

	Type	Count	Wattage	Lighting Load
	Batton Holder (Ext,)	2	11 W	22 W
	Flood Lights (Sensor)	2	22 W	44 W

Lighting Load	Permissible Lighting Load	Load Under Permissible Value
22 W	694 VA	Yes
44 W	6738 VA	Yes

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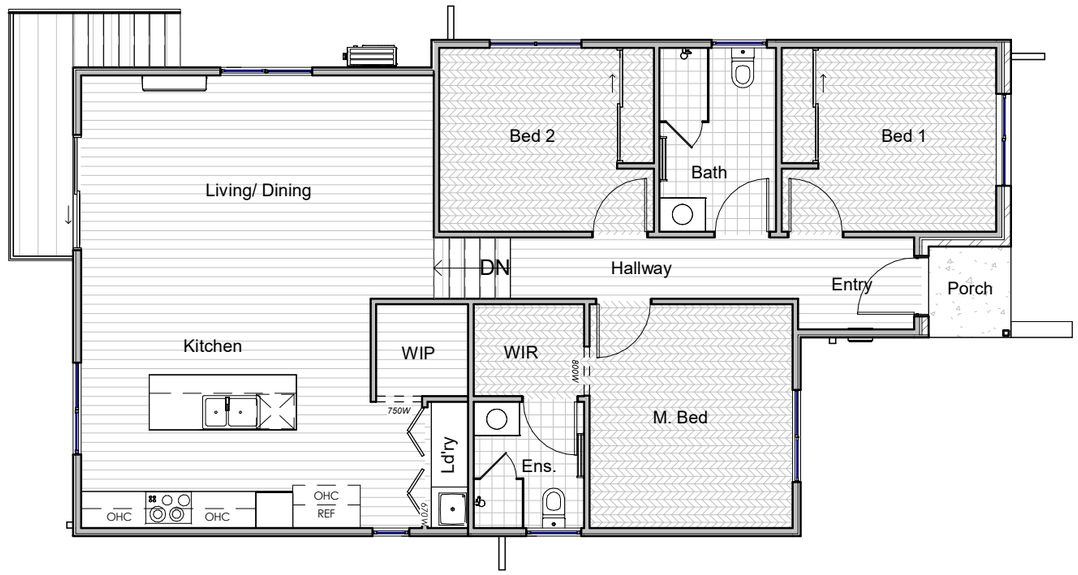
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Sheet: ELECTRICAL PLAN
Drawn: GK
Scale: As indicated
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
Sheet No.: A11
Rev: 3

Document Set ID: 6109880
Version: 1, Version Date: 05/11/2026



CARPET

HYBRID FLOORING

TILE WET AREA

NOTE: HATCHED PATTERNS ARE INDICATIVE OF TILED AREA AND ARE TO BE USED AS A GUIDE ONLY

FLOOR FINISH PLAN

1 : 100

Floor Finishes			
Level	Name	Floor Finish	Area
FFL	Bed 1	CARPET	11 m²
FFL	Bed 2	CARPET	11 m²
FFL	M. Bed	CARPET	12 m²
FFL	WIR	CARPET	3 m²
FFL	Hallway	HYBRID FLOORING	6 m²
FFL	Entry	HYBRID FLOORING	3 m²
FFL 2	WIP	HYBRID FLOORING	2 m²

Floor Finishes			
Level	Name	Floor Finish	Area
FFL 2	Kitchen	HYBRID FLOORING	19 m²
FFL 2	Living/ Dining	HYBRID FLOORING	21 m²
FFL	Bath	TILE WET AREA	6 m²
FFL	Ens.	TILE WET AREA	4 m²
FFL 2	Ld'ry	TILE WET AREA	1 m²

Floor Finishes Totals		
Level	Floor Finish	Area
FFL	CARPET	36 m²
FFL	HYBRID FLOORING	51 m²
FFL	TILE WET AREA	11 m²

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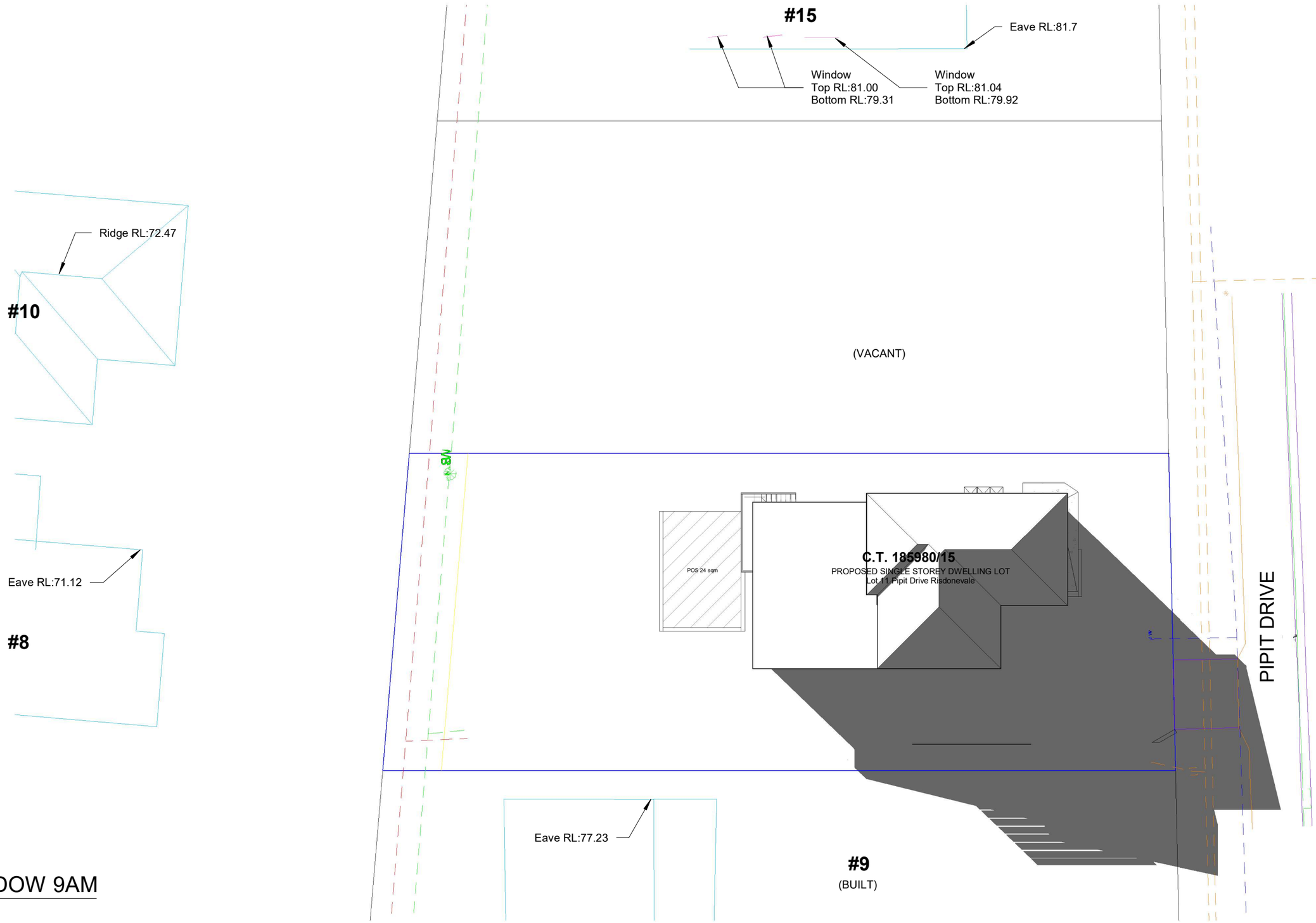
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Sheet: FLOOR FINISHES PLAN
Drawn: GK
Scale: 1 : 100
Size: A3
Date: 31/07/2026
Project: 11PDR/TAS/ARCH-2026
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SHADOW 9AM

1 : 200

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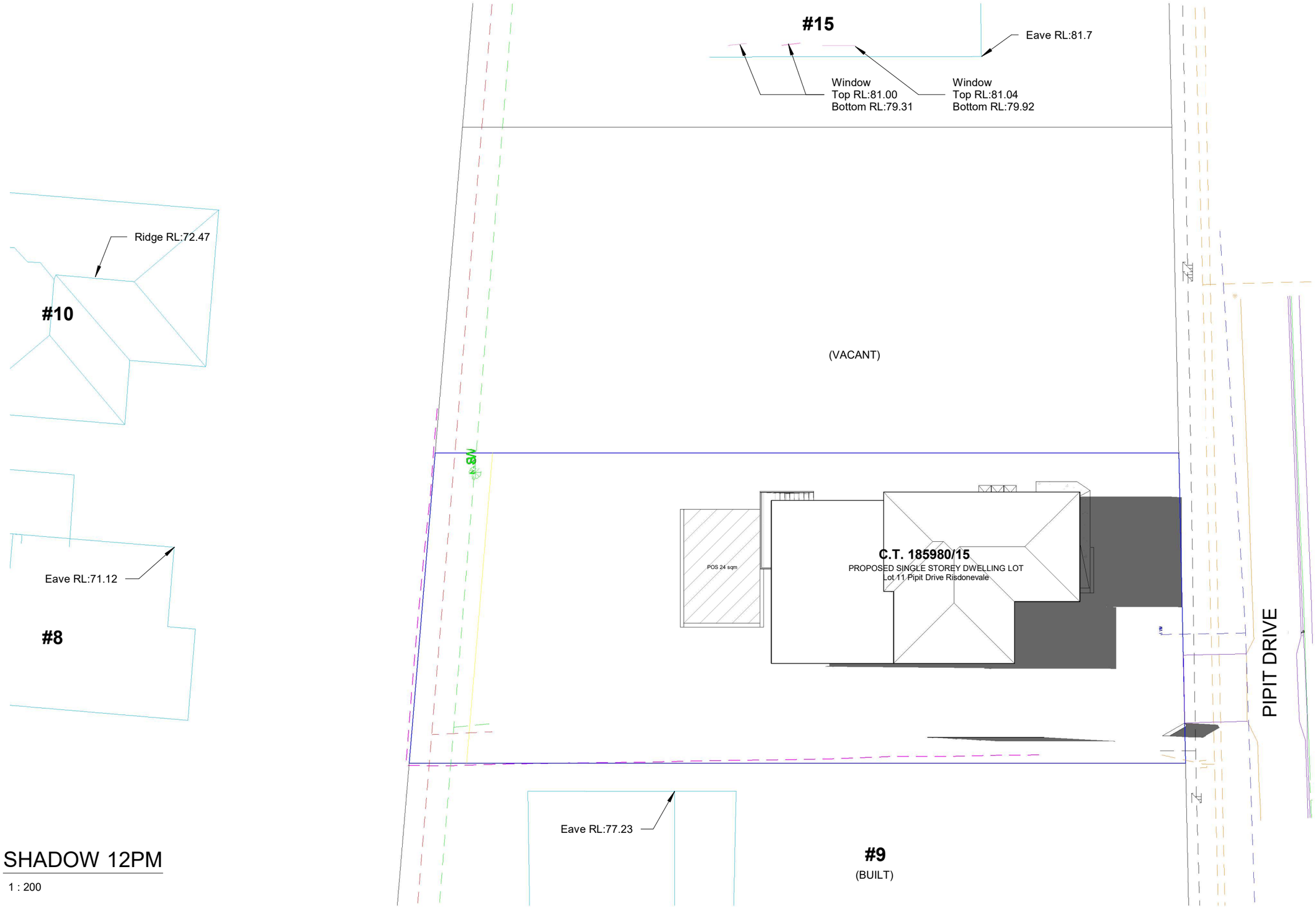
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SHADOW 12PM

1 : 200

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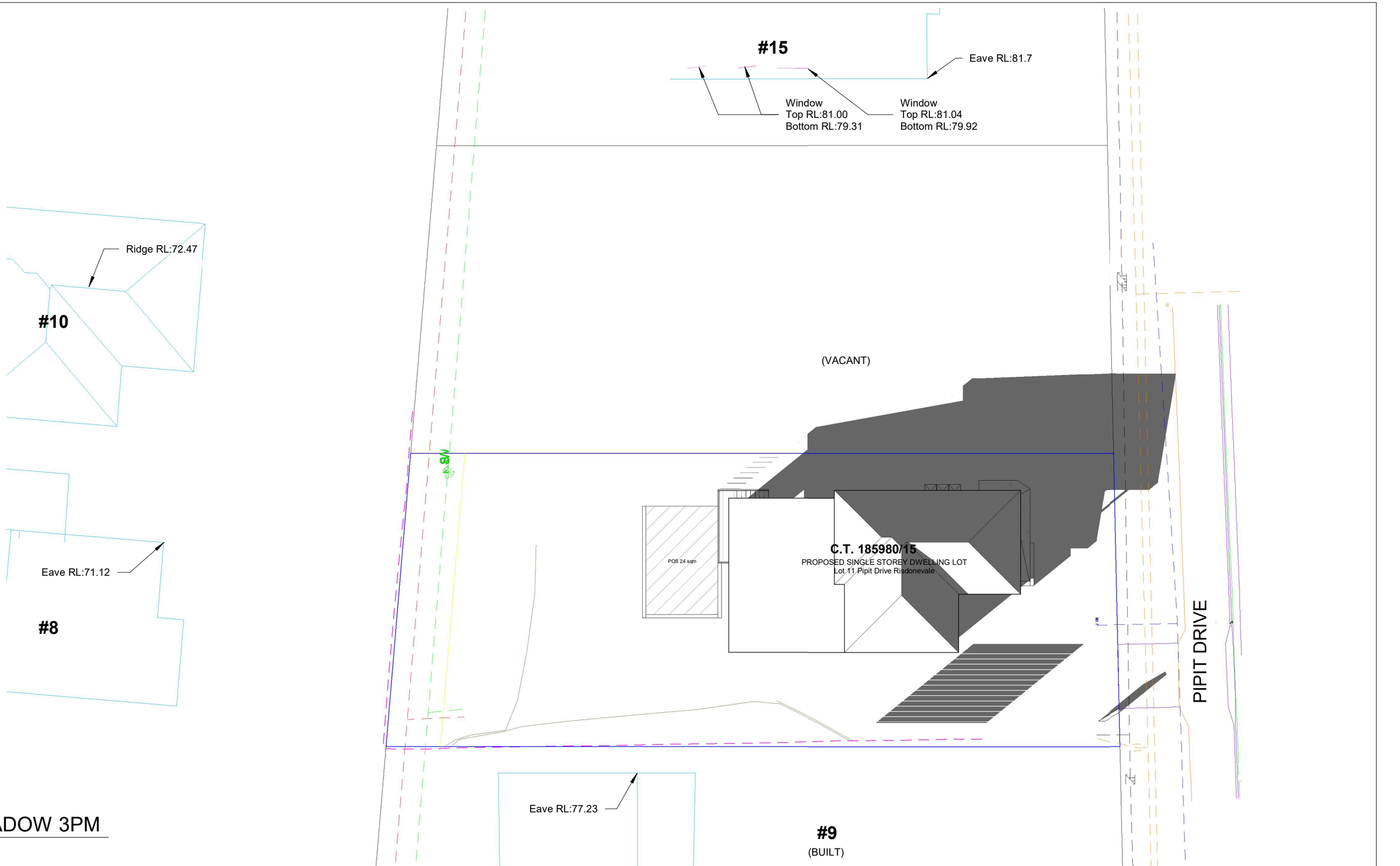
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Size: A3
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SHADOW 3PM

1 : 200

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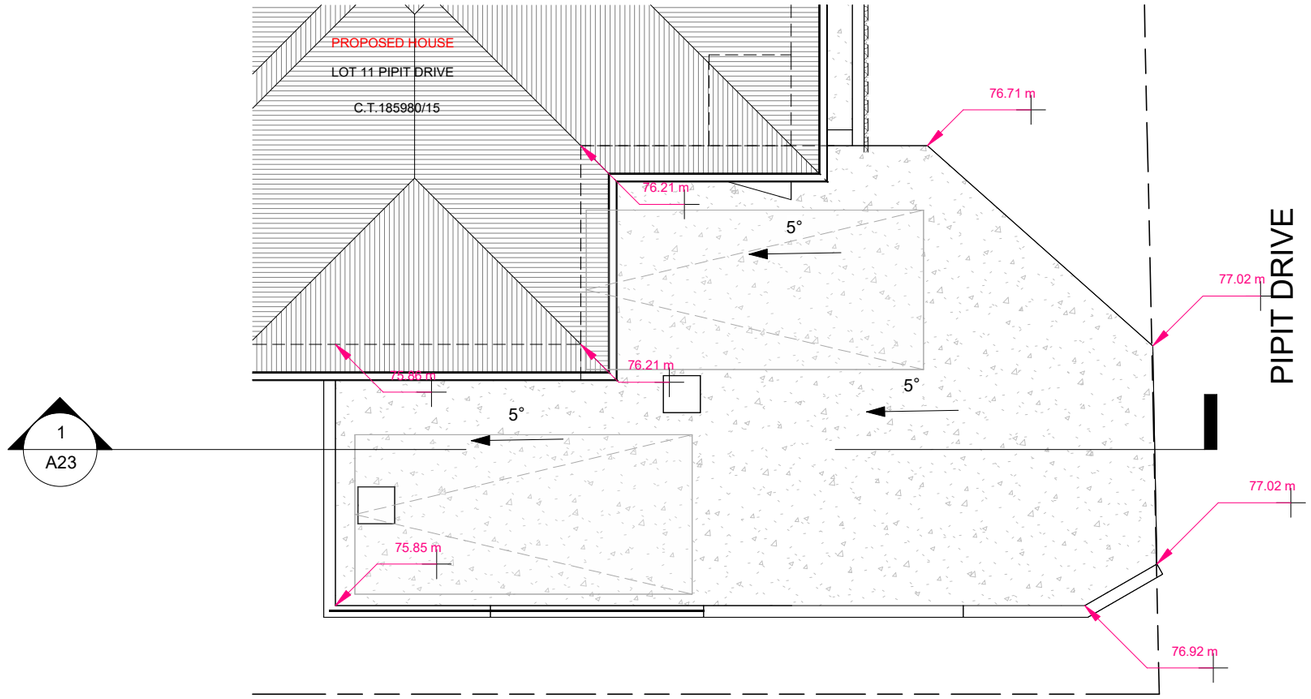
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Scale: 1 : 200 | Size: A3 | Date: 31/07/2026

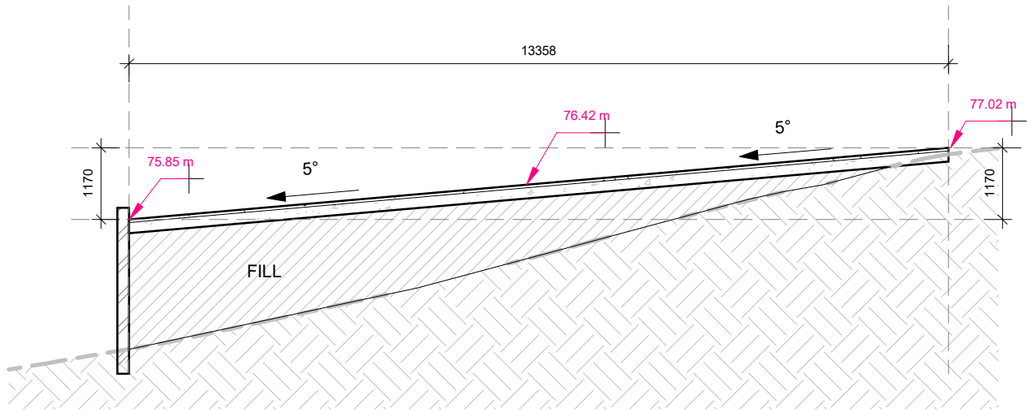
Project: 11PDR/TAS/ARCH-2026 | Sheet No.: A22 | Rev: 3

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DRIVEWAY DETAILS

1 : 100



DRIVEWAY SECTION

1 : 100

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