DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064669

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 18 Seabrook Street, Seven Mile Beach

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

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: CONVERSION OF EXISTING GARAGE INTO ANCILLARY DWEI

Location: 18 SEABROOK STREET, SEVEN MILE BEACH TAS

Personal Information Removed

Document Set ID: 6071096
Version: 2, Version Date: 27/10/2026

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:

MAXWELL THOMAS CAULFIELD

Current use of site: RESIDENTIAL

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

Document Set ID: 6071096
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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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Version: 2, Version Date: 27/10/2026

- 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.

Document Set ID: 6071096
Version: 2, Version Date: 27/10/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
53544	3
EDITION	DATE OF ISSUE
11	01-July-2026

SEARCH DATE : 27-Oct-2026
SEARCH TIME : 02.17 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 3 on Sealed Plan 53544
Derivation : Part of 1200 Acres Located to A. Williams
Prior CT 4878/43

SCHEDULE 1

N163877 TRANSFER to LEONARDO KHAIRA, MANPREET KHAIRA, NAVPREET SINGH and NAVPREET KAUR Registered 01-July-2026 at noon

SCHEDULE 2

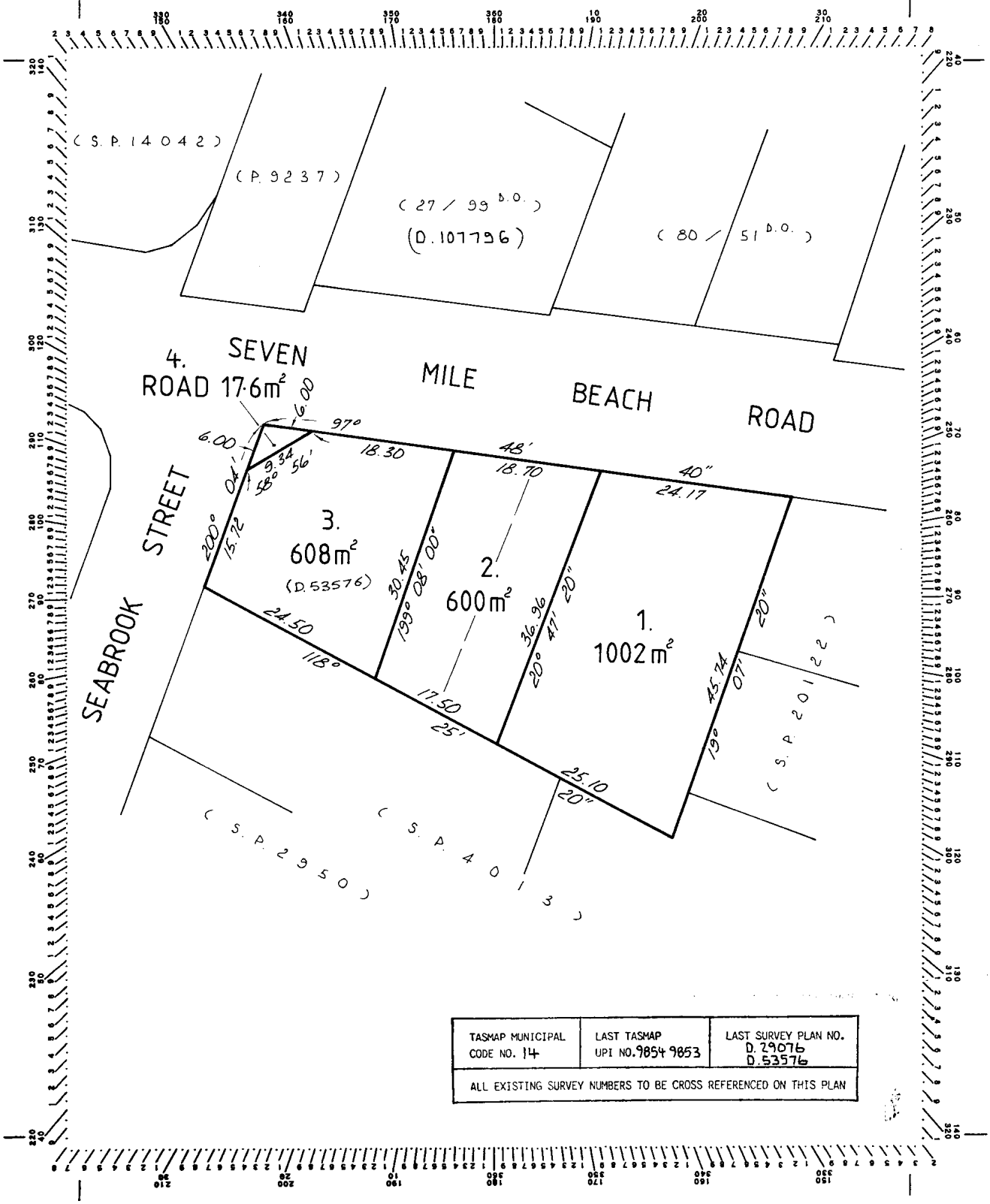
Reservations and conditions in the Crown Grant if any
SP 53544 FENCING PROVISION in Schedule of Easements
SP 53544 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
N188775 MORTGAGE to Westpac Banking Corporation Registered 01-July-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au
Document Set ID: 4071086
Version: 2, Version Date: 27/10/2026

Owner: A. P. Maycock & Anr	**PLAN OF SURVEY** by Surveyor B. A. Connor of land situated in the J. B. MEDBURY P/L., SURVEYORS OF 224 CAMPBELL ST., HOBART. CITY OF CLARENCE SCALE 1: 500 MEASUREMENTS IN METRES	Registered Number: SP53544 Approved 1 MAY Effective from Recorder of Titles
Title Reference: C.T. 4270-53 & 4862-74 ~~Conv. 67/6457~~		
Grantee: Part of 1200A-0R-0P Located to Anthony Williams.		



TASMAP MUNICIPAL CODE NO. 14	LAST TASMAP UPI NO. 9854 9853	LAST SURVEY PLAN NO. D. 29076 D. 53576
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

Department of Natural Resources and Environment Tasmania
Document Set ID: 4071086
Version: 2, Version Date: 27/10/2026
www.thelist.tas.gov.au

Docusign Envelope ID: B4DF6CD5-4F88-46BD-A016-E5036AB8245E

SCHEDULE OF EASEMENTS

PLAN NO. SP53544

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

FENCING PROVISION In respect of the Lots on the plan

The Vendors Anthony Peter Maycock and Lynn Katherine Maycock shall not be required to fence.

NOTIFICATION under Section ~~648~~ 468 (12) of the Local Government Act 1962: The Corporation of the Mayor, Alderman, and Citizens of the City of Clarence hereby gives notice that it cannot provide means of sewerage for all effluent from the Blocks described as Lots 1, 2, and 3 on the plan.

SIGNED by ANTHONY PETER MAYCOCK)
and LYNN KATHERINE MAYCOCK as the)
registered proprietors of the)
land contained in Certificate of)
Title Volume 4270 Folio 53 and)
Conveyance 67/6439, in the)
presence of:)

SALES MANAGER
31 WOODHURST RD SEVEN MILE BCH

The Common Seal of Perpetual Trustees Tasmania Ltd. was affixed hereto by order of the Directors and in the presence of:

.....General Manager

.....Secretary

PERPETUAL TRUSTEES TASMANIA LTD. Common Seal A.C.N. 009 475 810

DS DS DS Initial

Department of Natural Resources and Environment Tasmania
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Docusign Envelope ID: B4DF6CD5-4F88-46BD-A016-E5036AB8245E

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

53544

This is the schedule of easements attached to the plan of A.T. Nevin
(Insert Subdivider's Full Name)

affecting land in

CT 4270-53 + Cons. 671/437
(Insert Title Reference)

Sealed by [illegible] on 7th FEBRUARY 1992

Solicitor's Reference G.R. Howe + Co

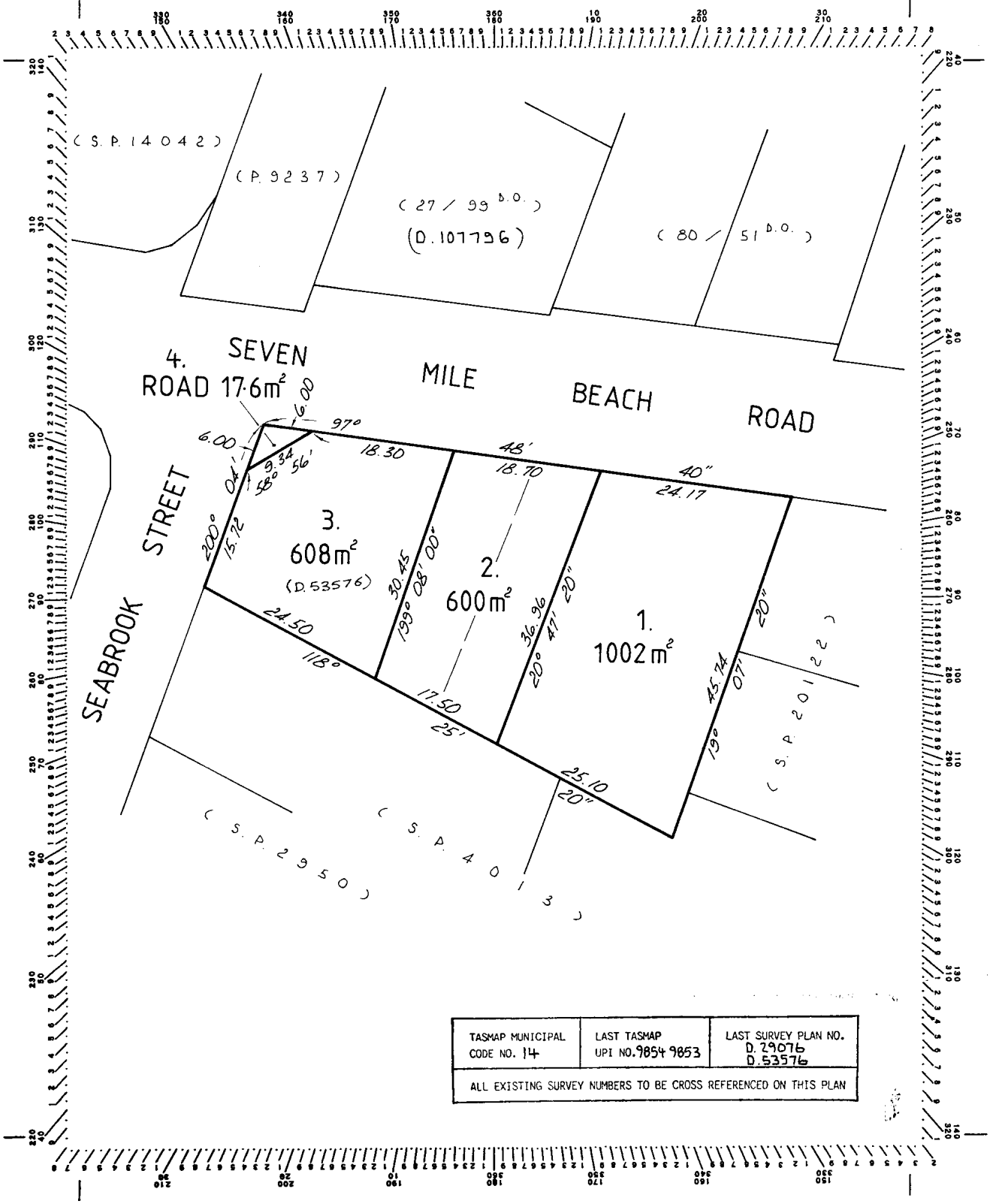
Council Clerk/Town Clerk

Initial: LK MK NK

OS-K 3134

Department of Natural Resources and Environment Tasmania
Version: 2, Version Date: 27/10/2026
www.thelist.tas.gov.au

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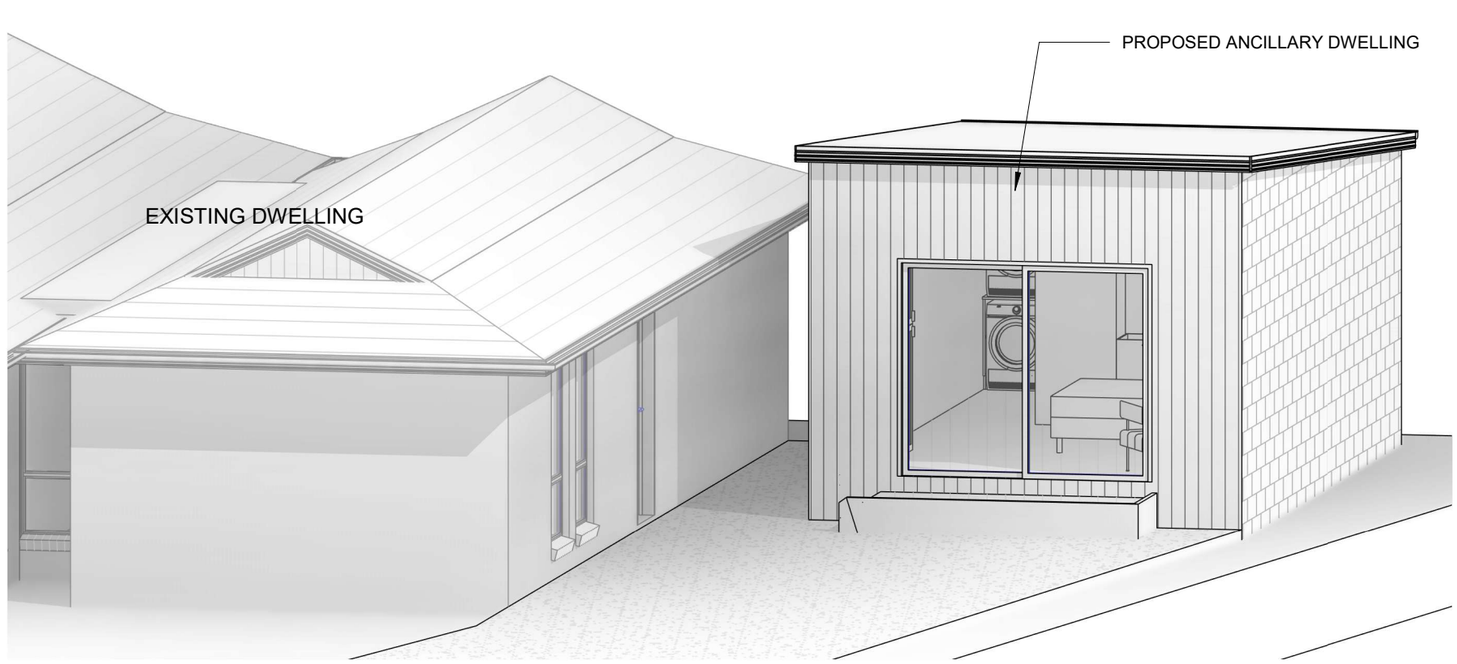
Department of Natural Resources and Environment Tasmania
Document Set ID: 4071096
Version: 2, Version Date: 27/10/2026
www.thelist.tas.gov.au

Urban Space Designers

Building Design and Drafting

CONVERSION OF GARAGE TO ANCILLARY DWELLING AT 18 SEABROOK STREET, SEVEN MILE BEACH, TAS - 7170

SHEET	REVISION	SHEET NAME
A00	2	COVER SHEET
A01	2	NOTES
A02	2	SITE PLAN
A03	2	FLOOR PLAN - SITE
A04	2	FLOOR PLAN
A05	2	ROOF PLAN
A06	2	ELEVATIONS
A07	2	SERVICE PLAN
A08	2	3D VIEWS
A09	2	SECTION
A10	2	ELECTRICAL LAYOUT
A11	2	WET AREAS
A12	2	FLOOR FINISH PLAN
A13	2	INTERNAL ELEVATIONS
A14	2	DETAILS
A15	2	SECTIONAL DETAILS
A16	2	NOTES
A17	2	SHADOW DIAGRAMS
A18	2	SHADOW DIAGRAMS



Urban Space Designers
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Email:
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Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

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Client:
NAVPREET SINGH

Project:
CONVERSION OF GARAGE TO ANCILLARY DWELLING

Address:
18 SEABROOK STREET, SEVEN MILE BEACH TAS - 7170

Issue	Description	Date
1	Amendment to Proposed Ancillary Dwelling FFL	02/09/2026
2	Car Park Dimensions shown	04/11/2026

ARCHITECTURE DRAWINGS

CHECK all dimensions and measurements on site prior to fabrication and or construction.
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Sheet: COVER SHEET
Drawn: GK
Scale:
Size: A3
Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A00
Rev: 2

Document Set ID: 6100005
Version: 1, Version Date: 05/11/2026

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.

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 builders 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 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, 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 550mm - Min 700mm

Ventilation of Roof Spaces 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 µEg/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

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.

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Client:
NAVPREET SINGH

Project:
CONVERSION OF GARAGE TO ANCILLARY DWELLING

Address:
18 SEABROOK STREET, SEVEN MILE BEACH TAS - 7170

Issue	Description	Date
1	Amendment to Proposed Ancillary Dwelling FFL	02/09/2026
2	Car Park Dimensions shown	04/11/2026

ARCHITECTURE 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.
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Sheet: NOTES
Drawn: GK
Scale: 1 : 1
Size: A3
Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A01
Rev: 2

Document Set ID: 6100005
Version: 1, Version Date: 05/11/2026

18, SEABROOK STREET, SEVEN MILE BEACH, TAS - 7170

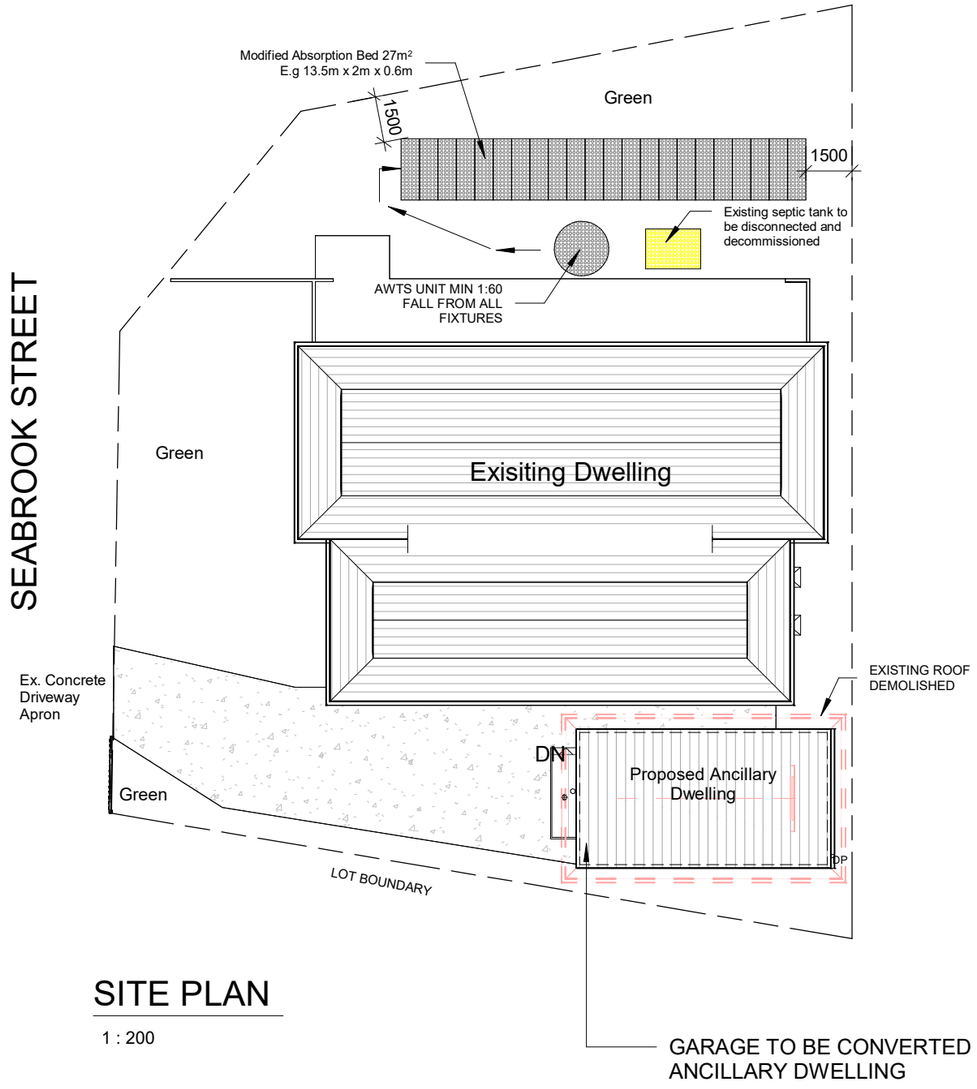
LOT AREA 608.00 sqm

Existing House Floor Area: 146m2
Garage Floor Area : 35.00m2
(to be converted to Ancillary Dwelling)



KEY PROJECT STATISTICS & DATA

TITLE REFERENCE	PROPERTY ID
53544/3	7845962



SITE PLAN

1 : 200

GARAGE TO BE CONVERTED TO ANCILLARY DWELLING

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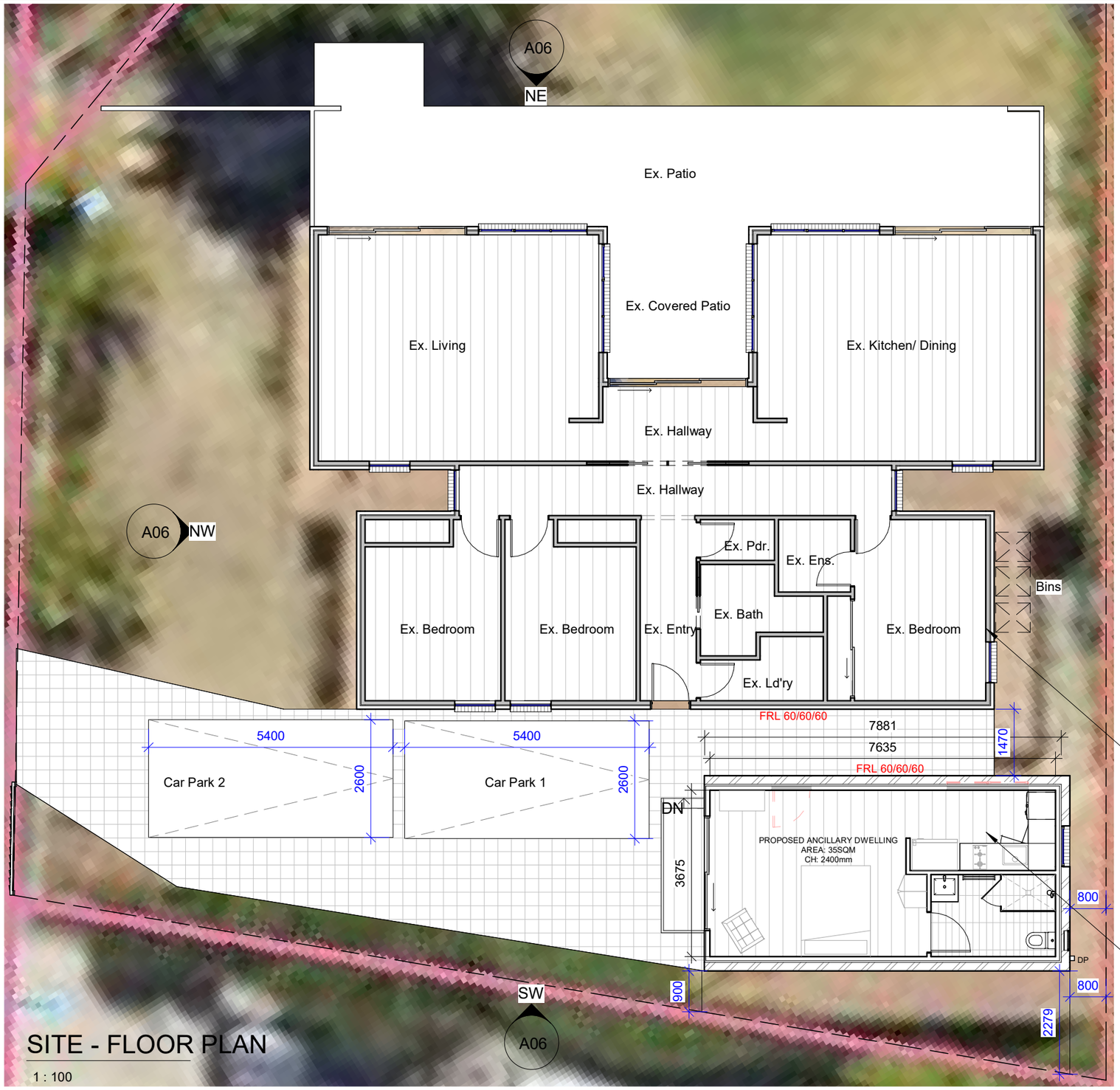
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2	Car Park Dimensions shown	04/11/2026

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Sheet: SITE PLAN
Drawn: GK
Scale: 1 : 200
Size: A3
Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A02
Rev: 2

Document Set ID: 6100005
Version: 1, Version Date: 05/11/2026



SITE - FLOOR PLAN

1 : 100

Parts 2, 5, and 6 of the NCC 2022 Liveable Housing provisions (Part H8, Vol 2/G7, Vol 1)

Part 2: Doorways and Doors (Clear Opening Width)
A clear opening width of at least 820mm is required for the main entrance door and at least one path of travel to a living room, kitchen, bathroom, and toilet.
Part 5: Shower
At least one shower must be "hobless" and "step-free".
Part 6: Reinforcement of Bathroom and Sanitary Compartment Walls
Walls must be reinforced (e.g., with noggings or plywood sheeting) to withstand the load of grab rails. Reinforcement is required for all walls of the shower, bath (if provided), and the toilet (sanitary compartment).



EXISTING DWELLING

GARAGE TO BE CONVERTED TO ANCILLARY DWELLING

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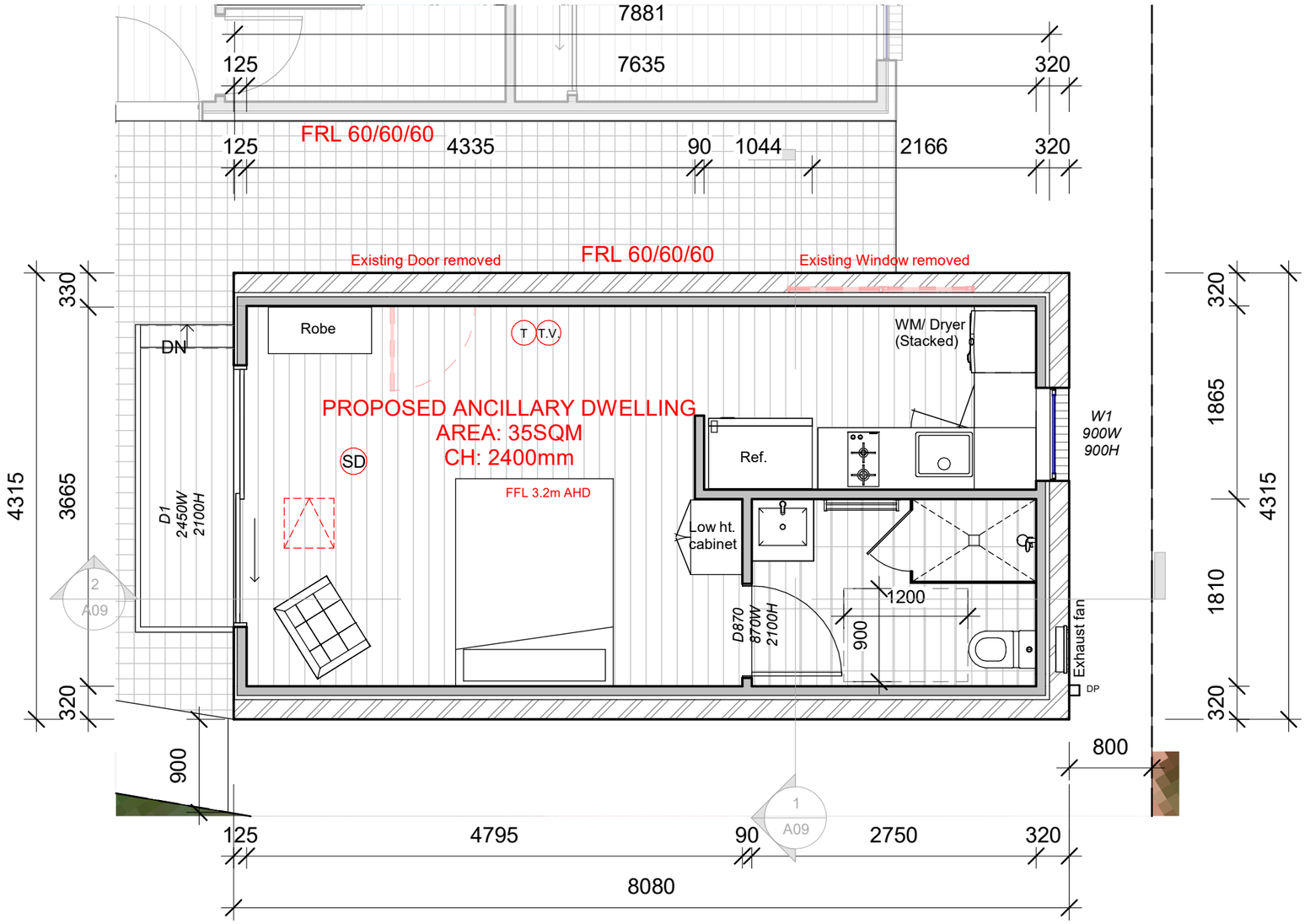
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Sheet: FLOOR PLAN - SITE
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026 | Sheet: A03 | Rev: 2

Document Set ID: 6100005
Version: 1, Version Date: 05/11/2026



FLOOR PLAN

1 : 50

NOTES:
· CONFIRM MANHOLE ACCESS TO ROOF SPACES ON SITE
· 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

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

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.

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 builders 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 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, 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 550mm - Min 700mm

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Client:
NAVPREET SINGH

Project:
CONVERSION OF GARAGE TO ANCILLARY DWELLING

Address:
18 SEABROOK STREET,
SEVEN MILE BEACH TAS - 7170

Issue	Description	Date
1	Amendment to Proposed Ancillary Dwelling FFL	02/09/2026
2	Car Park Dimensions shown	04/11/2026

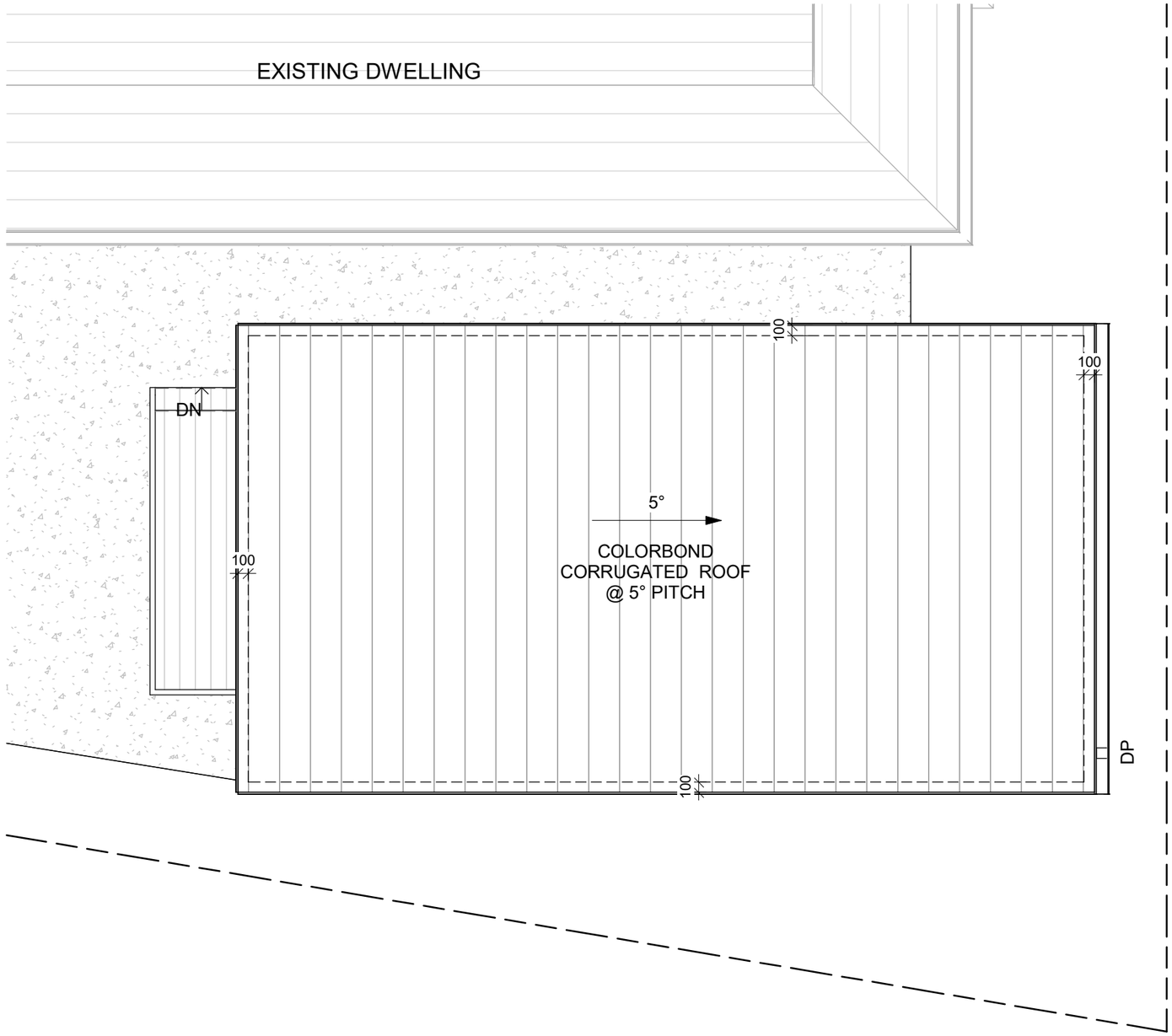
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Scale: 1 : 50 | Size: A3 | Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026 | Sheet: A04 | Rev: 2

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



ROOF PLAN

1 : 50

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.

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).

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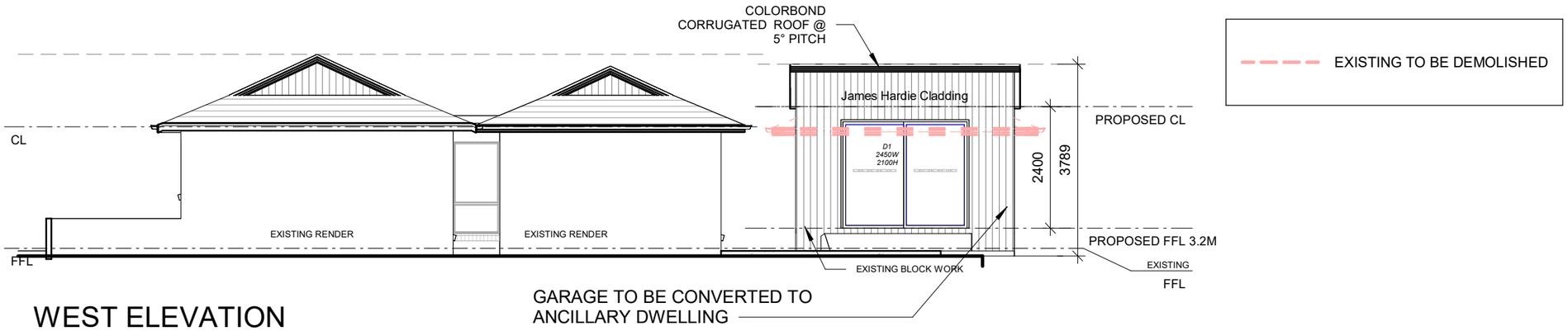
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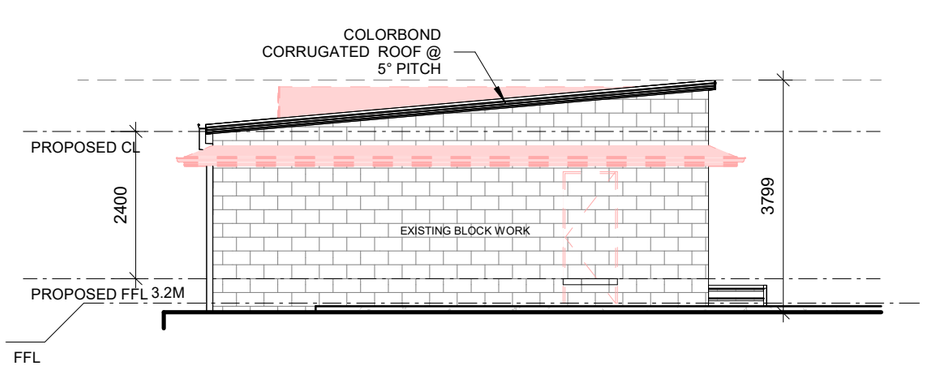
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Drawn: GK
Scale: 1 : 50 | Size: A3 | Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026 | Sheet: A05 | Rev: 2

Document Set ID: 6100005
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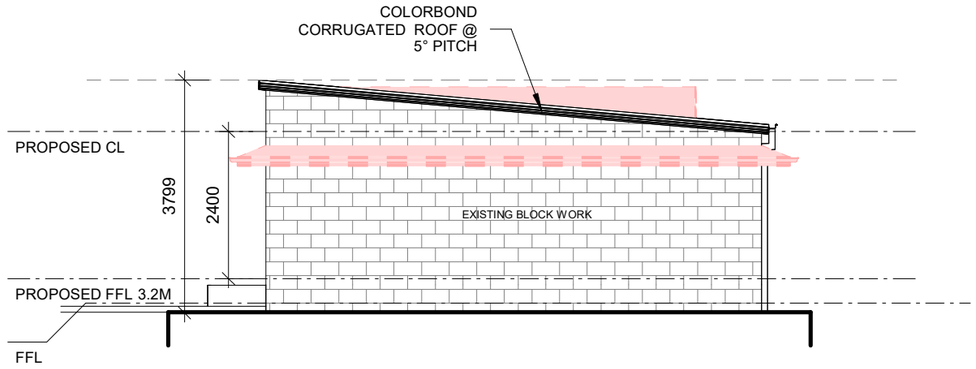
WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

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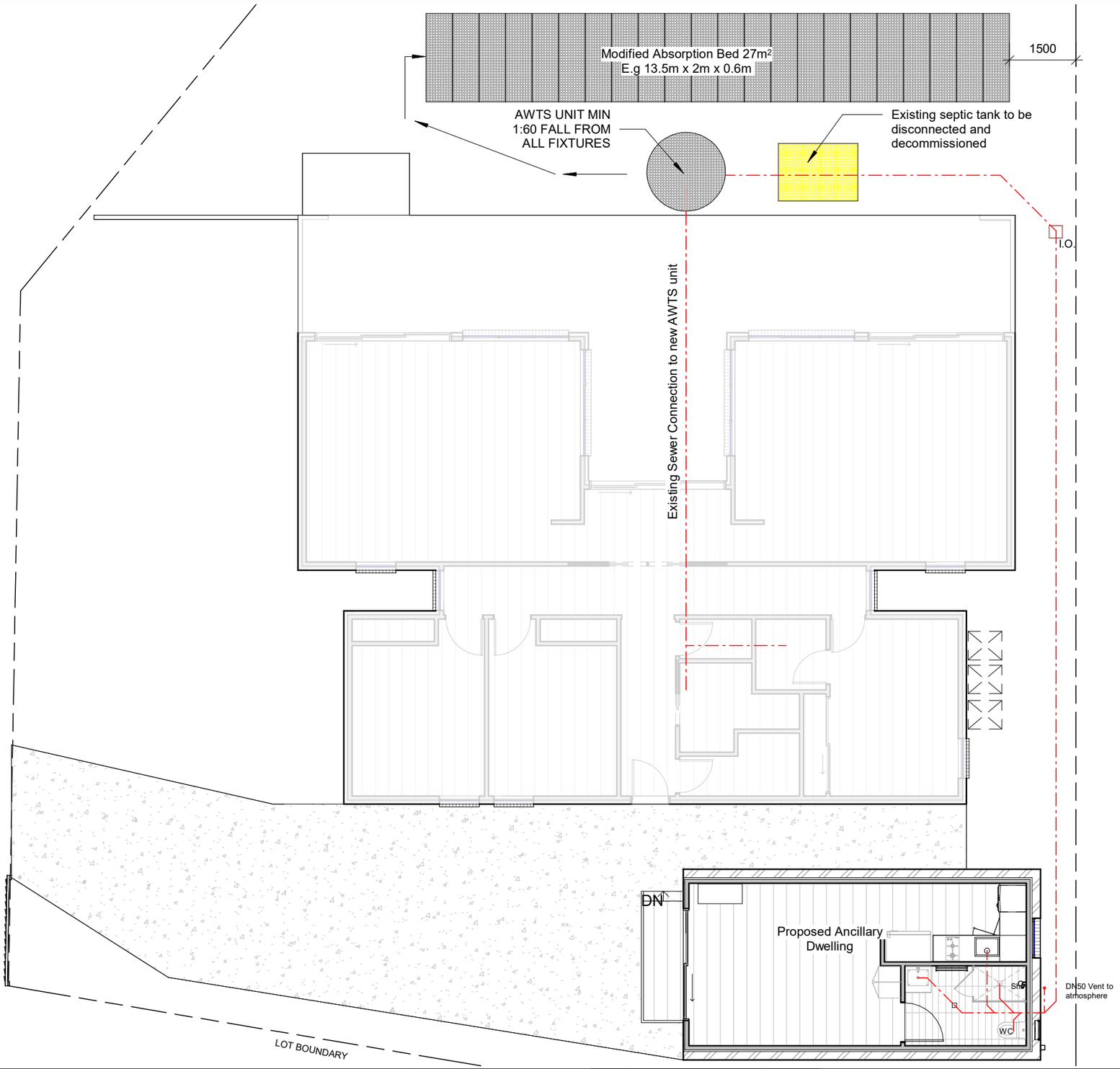
Sheet: ELEVATIONS
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026 | Sheet: A06 | Rev: 2

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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

DRAINAGE PLAN LEGEND

- SEWER LINE (100mm DIA UPVC PIPE)
- STORMWATER LINE (100mm DIA UPVC PIPE)
- AG DRAIN (100mm SOCKET SLOTTED PIPE)
- INSPECTION OPENING — I.O.
- RODDING END — R.E
- OVERFLOW RELIEF GULLY — ORG
- VENT — VENT
- DOWNPIPE (90mm) — D.P.
- WET AREA (REFER TO WATERPROOFING NOTES)

DRAINAGE PLAN NOTES

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCALCOUNCIL REQUIREMENTS.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
I) WITHIN AN UNVENTILATED WALL SPACE
II) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
III) BETWEEN CEILING INSULATION AND A CEILING

MUST HAVE A MINIMUM R-VALUE OF 0.2 (IE 9MM OF CLOSED CELL POLYMER INSULATION)

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.45 (IE 19MM OF CLOSED CELL POLYMER INSULATION)

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6
(IE 25MM OF CLOSED CELL POLYMER INSULATION)

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

DOWNPIPES MUST NOT SERVE MORE THAN 12M GUTTER LENGTH FOR ACH DOWNPIPE. AS PER BCA 3.5.2.5. DOWNPIPES MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY UTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2M FROM A VALLEY, ROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

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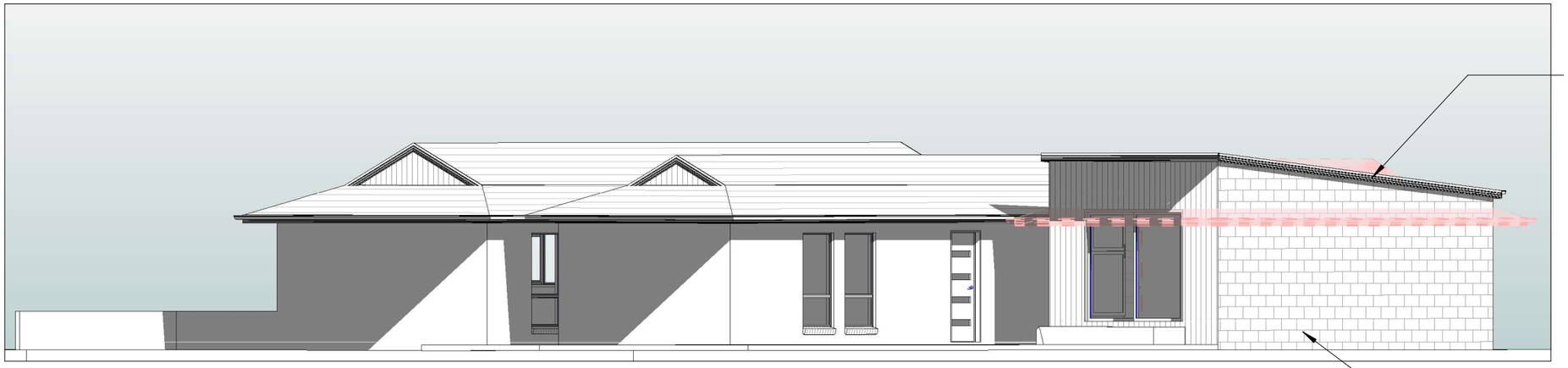
ARCHITECTURE DRAWINGS

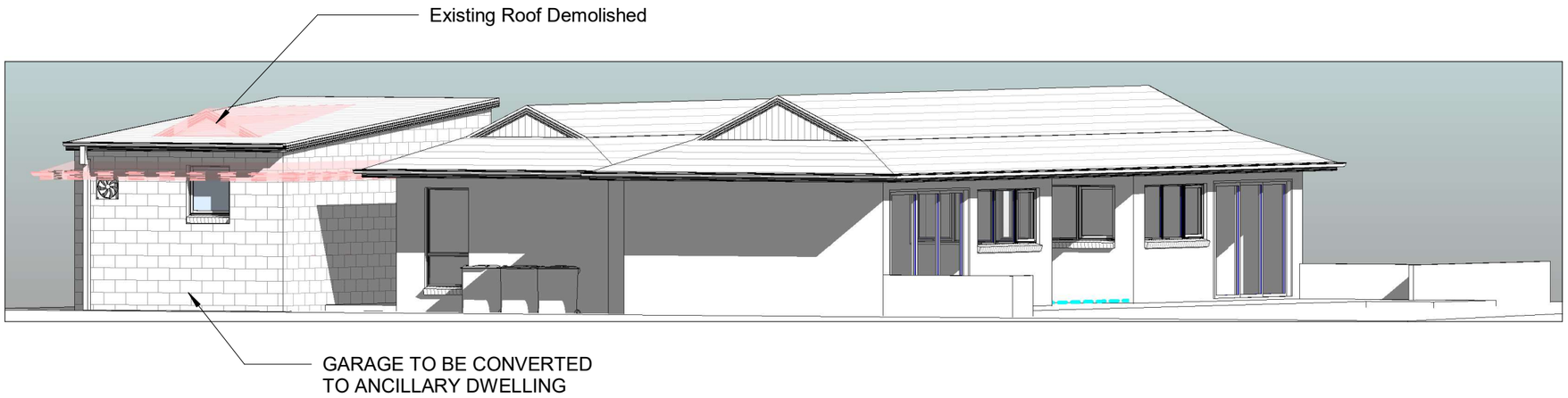
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3D VIEWS FOR ILLUSTRATION PURPOSE ONLY





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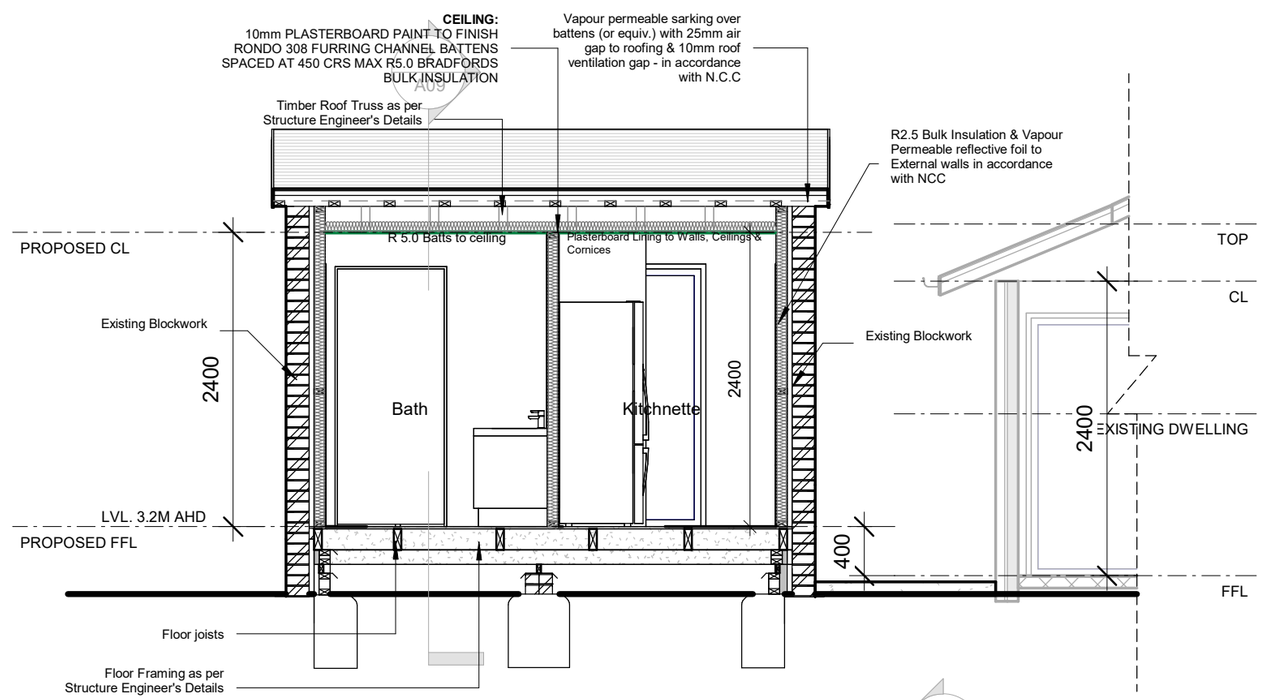
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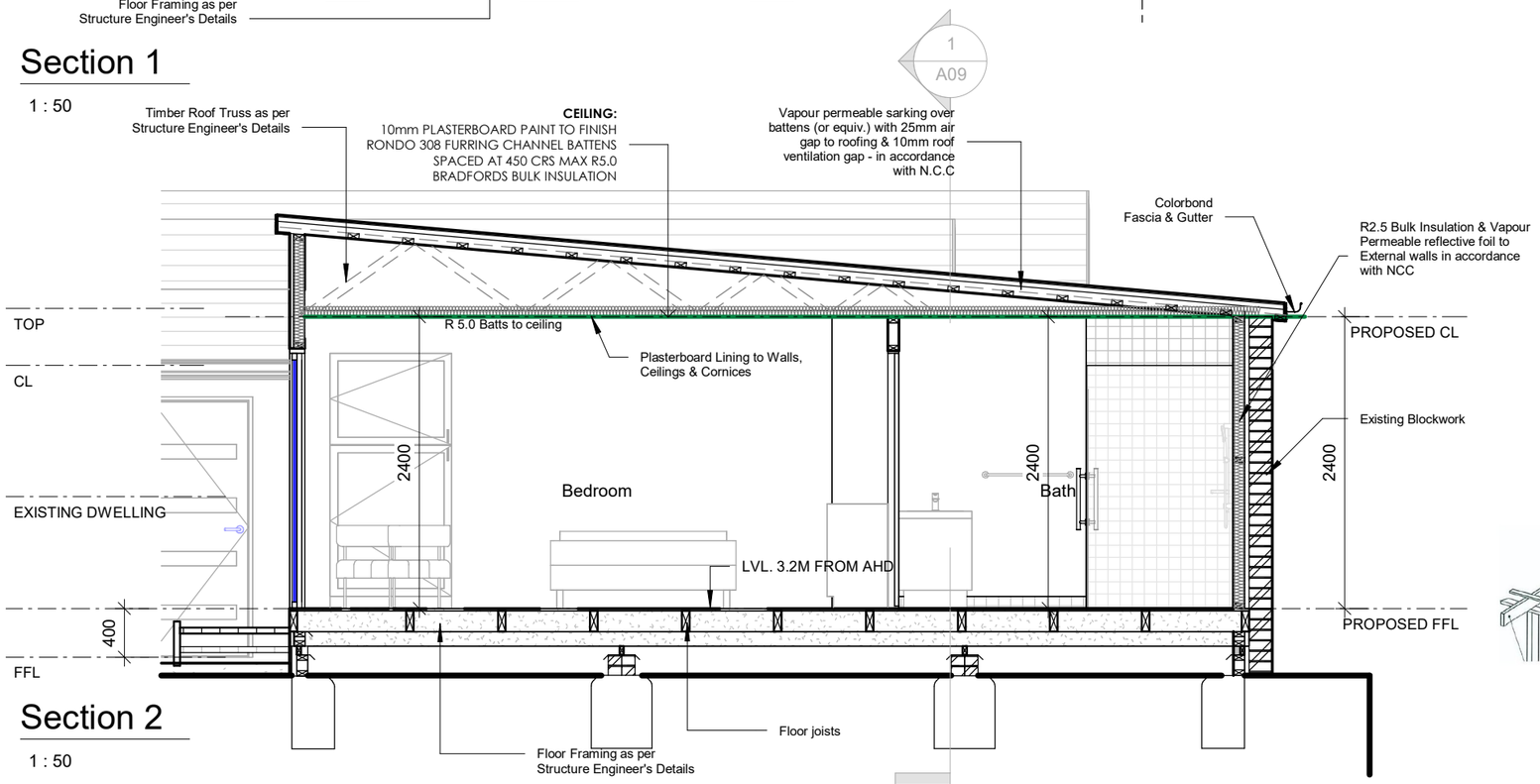
Sheet: 3D VIEWS
Drawn: GK
Scale:
Size: A3
Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A08
Rev: 2

Document Set ID: 6100005
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Section 1

1 : 50



Section 2

1 : 50

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

Notes:

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
3. 150mm in any other case.

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.

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 a 125mm sphere cannot pass through, and withstand a force of 250N. Except for Bedrooms, where the requirement is for heights above 2m.

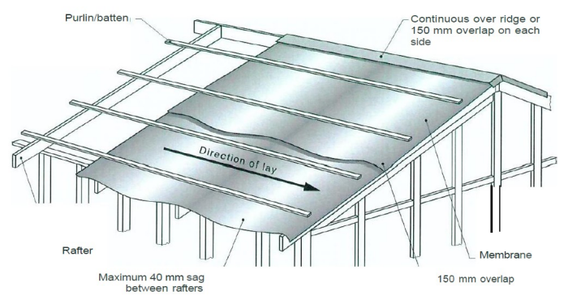
F8D3 External wall construction

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.

Staircase Notes:
All stairs to be constructed in Acoordance with NCC 2022 Vol II Part 11.2.2
Parameters shall be as follows:-
Risers max. 190mm, min 115mm, Treads max. 355mm, min 240mm, Slope (2R+G): Max. 550mm - min. 700mm

Provide at least One(1) Continuous Handrail for full flight of stairs, minimum 865mm above Nosings.
Treads of internal Stairs must have a Slip-Resistance classification of 'P3', and shall be fitted with a nosing strip with a Slip-Resistance classification of 'P3' when tested in accordance with AS4586 (dry surface conditions).
Handrails shall be no less than 865mm above Tread Nosings and 1000mm above Landing F.F.L.



(c) Under battens

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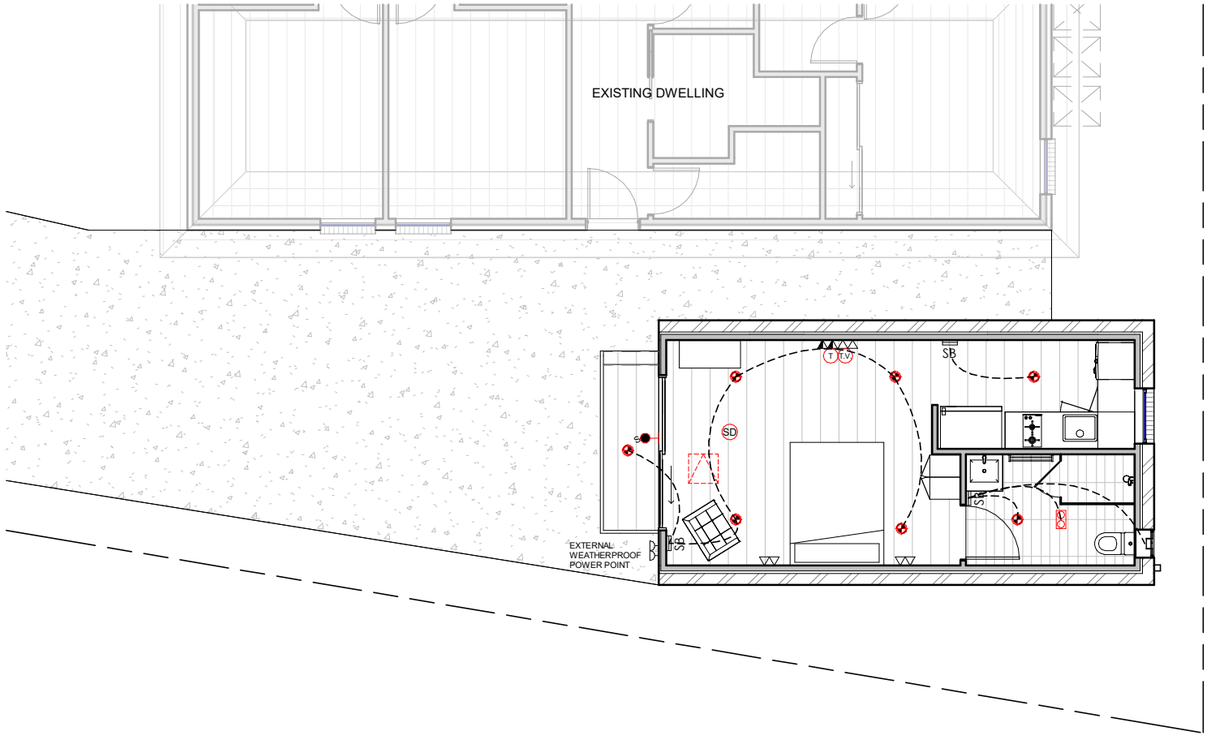
Issue	Description	Date
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Size: A3
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Sheet: A09
Rev: 2

Document Set ID: 6100005
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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.

Fixtures Schedule

	Type	Count
	Double Ext. GPO Point (300H)	1
	Double GPO Point (300H)	3
	Double GPO Point (1100H)	3
	Double GPO Point (1500H)	1
	SB	3
	Single GPO Point (Ceiling)	1

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

	Ceiling Access Hatch	1

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.

ELECTRICAL LAYOUT

1 : 100

Lighting Analysis_Indoor

	Type	Count	Wattage	Lighting Load
	Batton Holder (Int.)	1	11 W	11 W
	Downlight_Indoor	7	11 W	77 W
	IXL Heat & Light Tastic	1	550 W	550 W

Lighting Analysis_Outdoor

	Type	Count	Wattage	Lighting Load
	Flood Lights (Sensor)	1	22 W	22 W

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

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.

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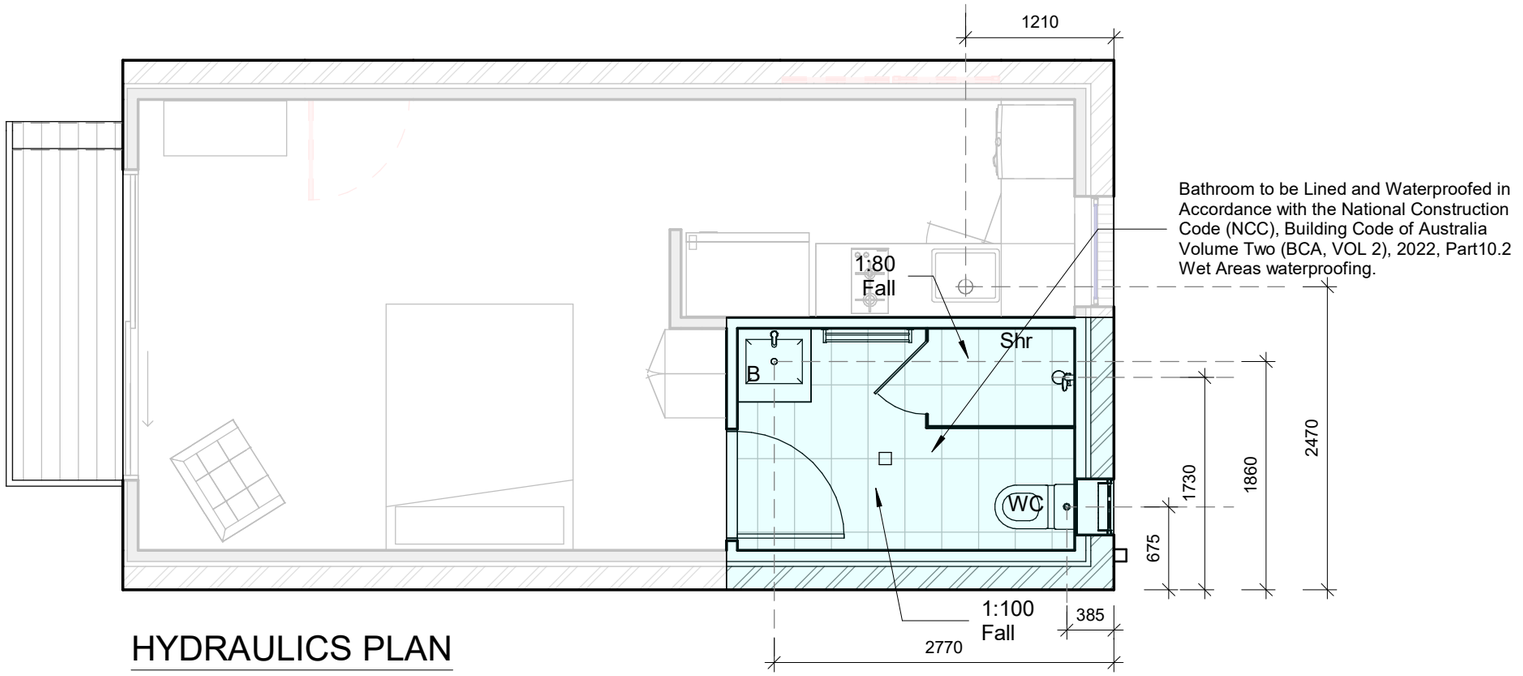
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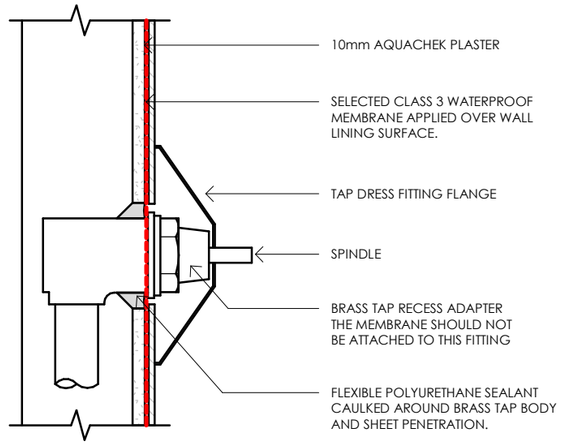
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HYDRAULICS PLAN

1 : 50



TAP DETAIL

1 : 5

WATERPROOFING DETAILS & NOTES

WPF - WATERPROOF FLOOR

WRF - WATER RESISTANT FLOOR

FWG - FLOOR WASTE GULLY

FLOOR TO WALL WATERPROOF JUNCTION

WATERSTOP

WALL WATERPROOFING
(REFER TO TABLE FOR HEIGHT REQUIREMENTS)

ALL WORK TO BE CARRIED OUT TO COMPLY WITH 'AS 3958.1 - 2007 GUIDE TO THE INSTALLATION OF CERAMIC TILES' & 'AS3740 - 2010 WATERPROOFING OF DOMESTIC WET AREAS INCLUDING AMENDMENT 1 - 2012'

WATERPROOF MEMBRANE MUST BE APPLIED IN WET AREAS BEFORE APPLYING TILING. MEMBRANE TO BE CLASS 3 AND MANUFACTURED TO COMPLY WITH AS4858 "WET AREA MEMBRANES"

APPLY TO ALL INTERNAL AREAS AS REQUIRED BY THE NCC VOL 2 - PART 10.2

THE PERSON RESPONSIBLE IN ISSUING THE "WATERPROOFING APPLICATION CERTIFICATE" IS TO THOROUGHLY INSPECT FLOORS AND WALLS PRIER TO LAYING OF TILES AND ENSURE WATERPROOFING COMPLIES WITH AS 3740.

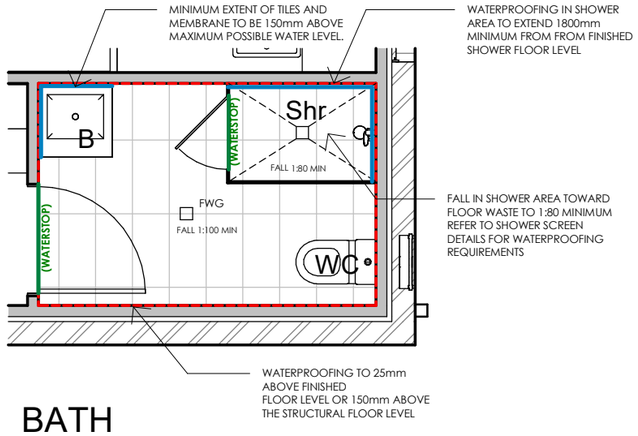
USE STAINLESS STEEL TRIMS TO ALL EXPOSED EDGES AND AT JUNCTION WITH OTHER FINISHES. ENSURE THAT TRIM IS THE CORRECT SIZE TO SUIT TILESSELECTED. PROVIDE METAL TRIMS TO WINDOW PERIMETER AND TILES TO REVEALS OF WINDOW.

TILES TO WALLS OF WET AREAS (BATHROOMS & ENSUITES) TO BE A MINIMUM 1800mm HIGH IN SHOWER AREAS, 150mm ABOVE BATHS & VANITY /LAUNDRY SPLASHBACK. TILE SKIRTING IN REMAINDER OF WET AREA TO BE MINIMUM 100mm ABOVE FFL. EXTENT OF WALL TILING TBC WITH OWNER.

MATCHING COLOURED SILICONE TO BE USED AT JUNCTION BETWEEN FLOOR AND WALL TILES OR SPLASHBACK TILES AND BENCHES, REMOVE ALL EXCESS SILICONE AND FINISH SMOOTH.

SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH NCC 10.2.32 & AS1288. MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS UNLESS NOTED OTHER, LABELED TO COMPLY WITH INDUSTRY STANDARDS.

SCREEN SUPPORT INSTALLED WHERE REQUIRED, TYPE TO BE CONFIRMED BY CLIENT AND/OR SUPERINTENDENT OF THE PROJECT BEFORE PURCHASING AND/OR INSTALLING OF PRODUCT.



BATH

1 : 50

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)

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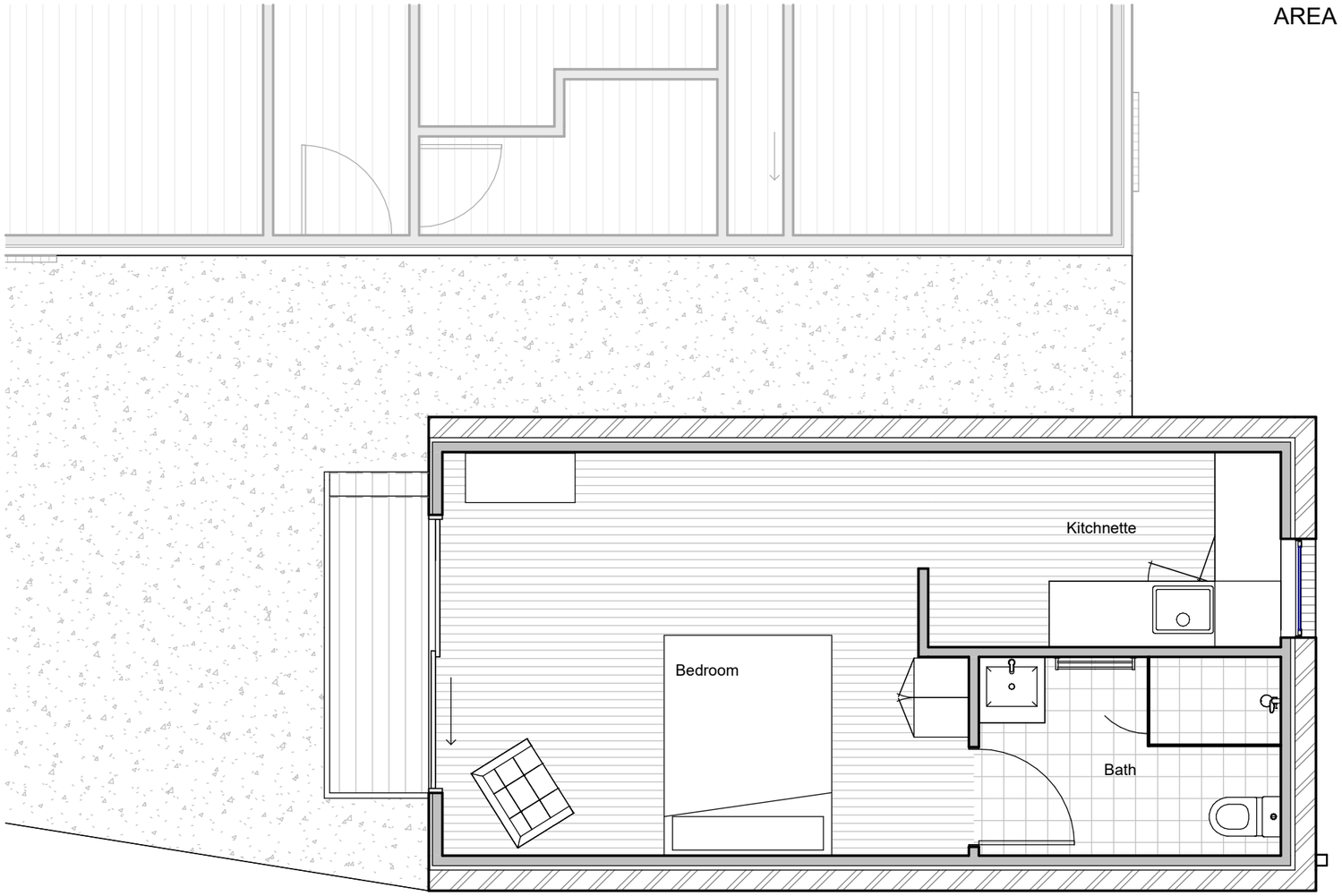
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Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A11
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NOTE: HATCHED PATTERNS ARE INDICATIVE OF TILED AREA AND ARE TO BE USED AS A GUIDE ONLY

HYBRID FLOORING

TILE WET AREA



Floor Finishes		
Name	Floor Finish	Area
Kitchnette	HYBRID FLOORING	6 m²
Bedroom	HYBRID FLOORING	17 m²
Bath	TILE WET AREA	5 m²

FLOOR FINISH PLAN

1 : 50

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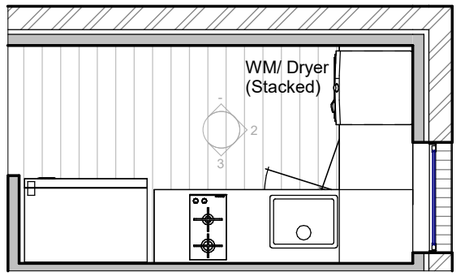
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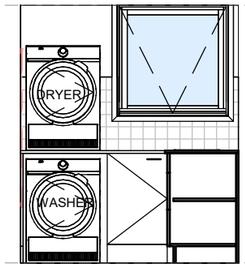
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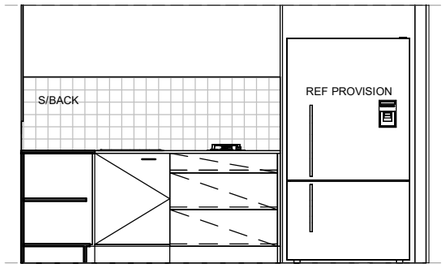
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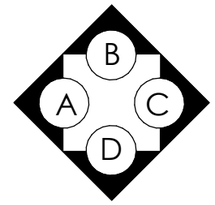
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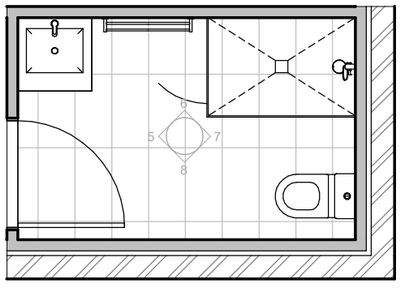


2 KITCHEN - C
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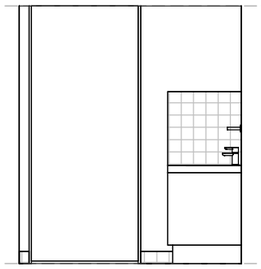


3 KITCHEN - D
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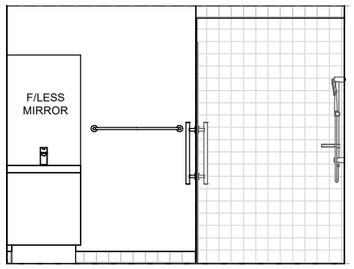




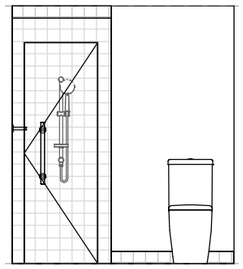
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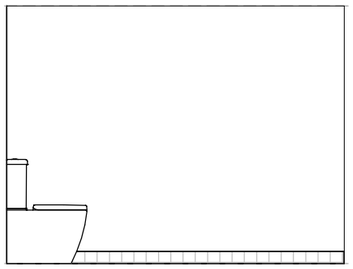
5 BATH - A
1 : 50



6 BATH - B
1 : 50



7 BATH - C
1 : 50



8 BATH - D
1 : 50

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Sheet: A13
Rev: 2

Document Set ID: 6100005
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ZONE A - 9am RH < 60%
ZONE B - 9am RH > 60% and 3pm RH > 40%
ZONE C - 9am RH > 70% and 3pm RH > 60%
RH = Relative Humidity

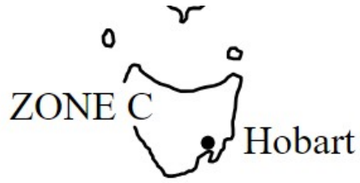
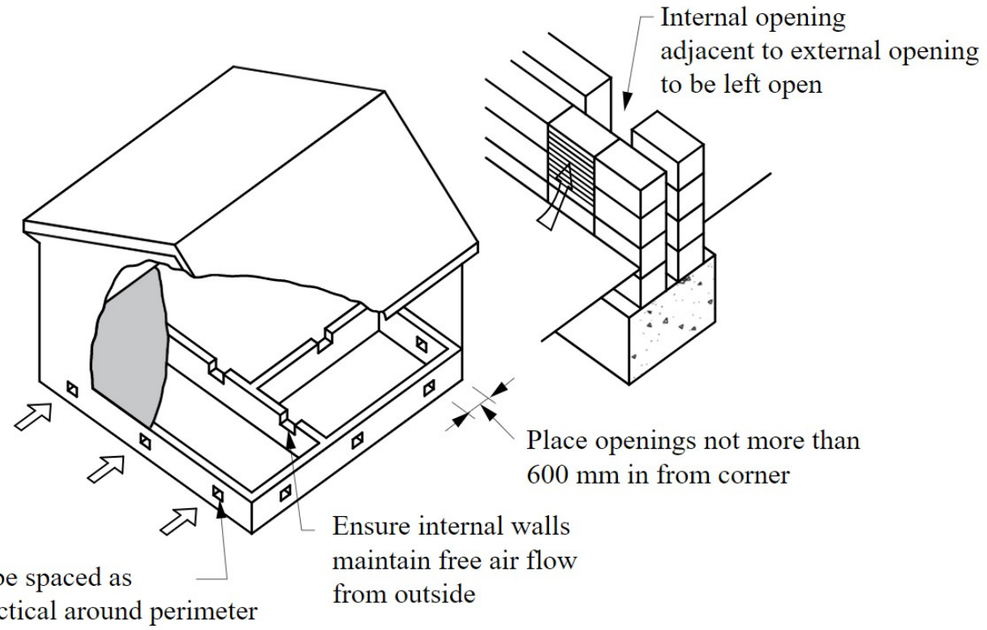


Figure 6.2.1d Typical subfloor ventilation details — typical cross ventilation of subfloor area



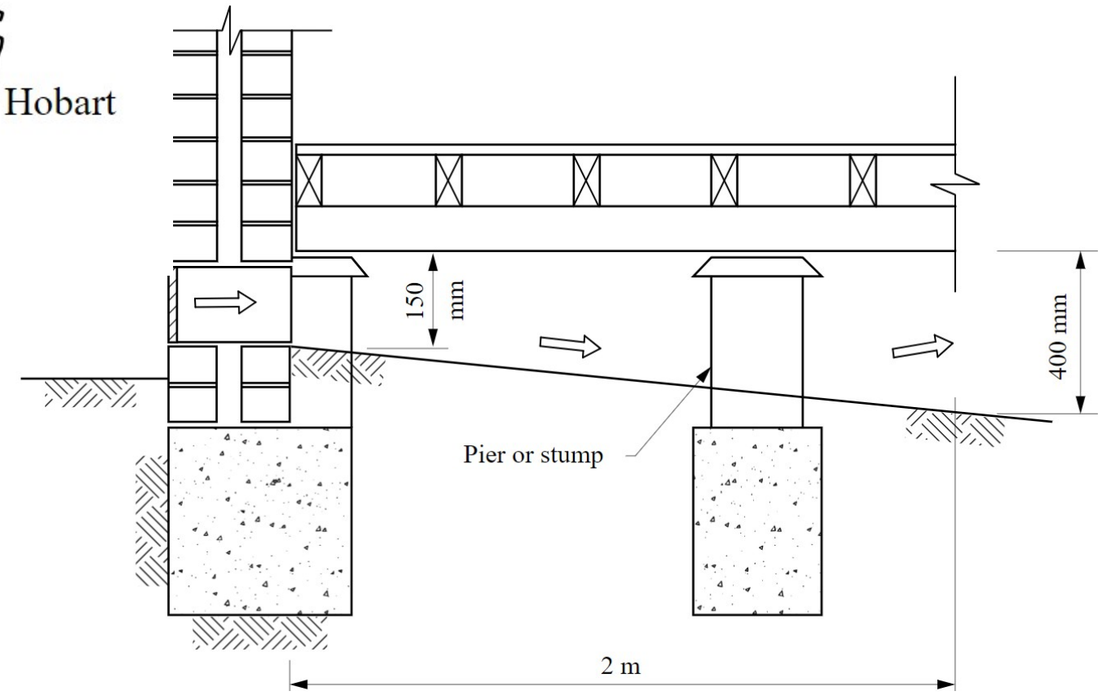


Table 6.2.1a Subfloor openings

Climatic Zone	Min. Aggregate Subfloor Ventilation openings with no membrane (mm2//m of wall)	Min. Aggregate Subfloor Ventilation openings with ground sealed with Impervious membrane (mm2//m of wall)
A	2000	1000
B	4000	2000
C	6000	3000

Table 6.2.1b Ground Clearance

Climatic Zone	Minimum ground clearance height where termite inspection or management system is not required (mm)	Minimum ground clearance height where termite inspection is required (mm)
A,B and C	150	400

PART 6.2 SUBFLOOR VENTILATION

Where the sub-floor is enclosed by walls (blockwork, brickwork, stone, fibre cement etc.), permanent vents must be installed during construction. The NCC 2022, Part 6.2 outlines subfloor ventilation requirements to limit the moisture content of framing timbers in the sub-floor space.

Ventilation is necessary to reduce the relative humidity of the cool air in the space, by replacing air with new warm drier air drawn from outside the space. The quantity, distribution and efficiency of the vents provided is extremely important for the stability and performance of timber floors, and to reduce the risk of decay and termite hazards.

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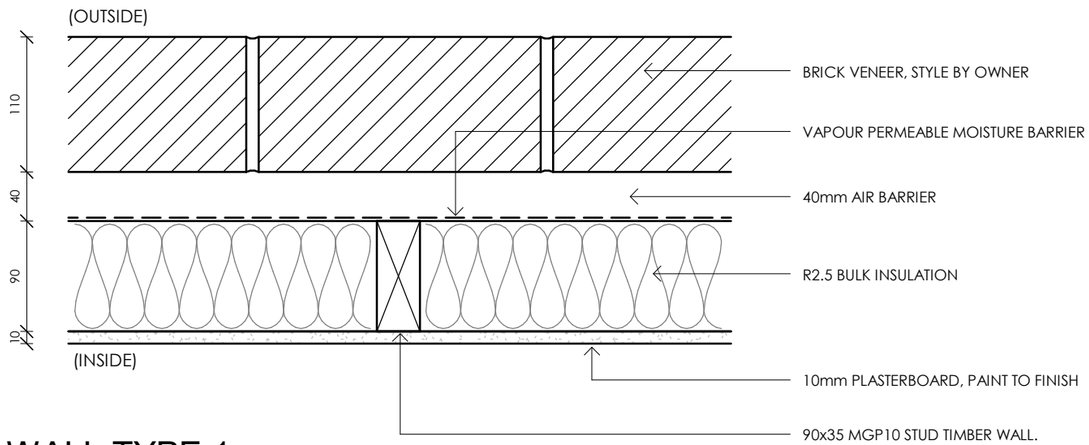
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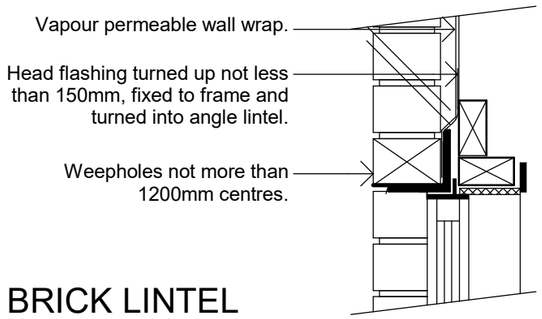
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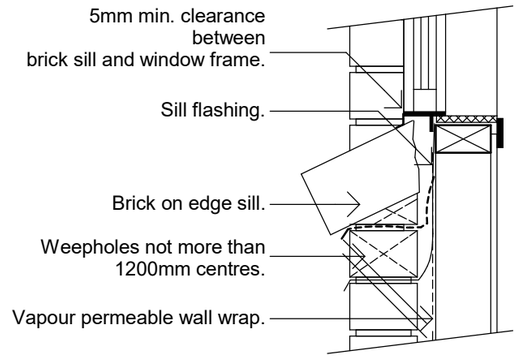
WALL TYPE 1

1 : 5



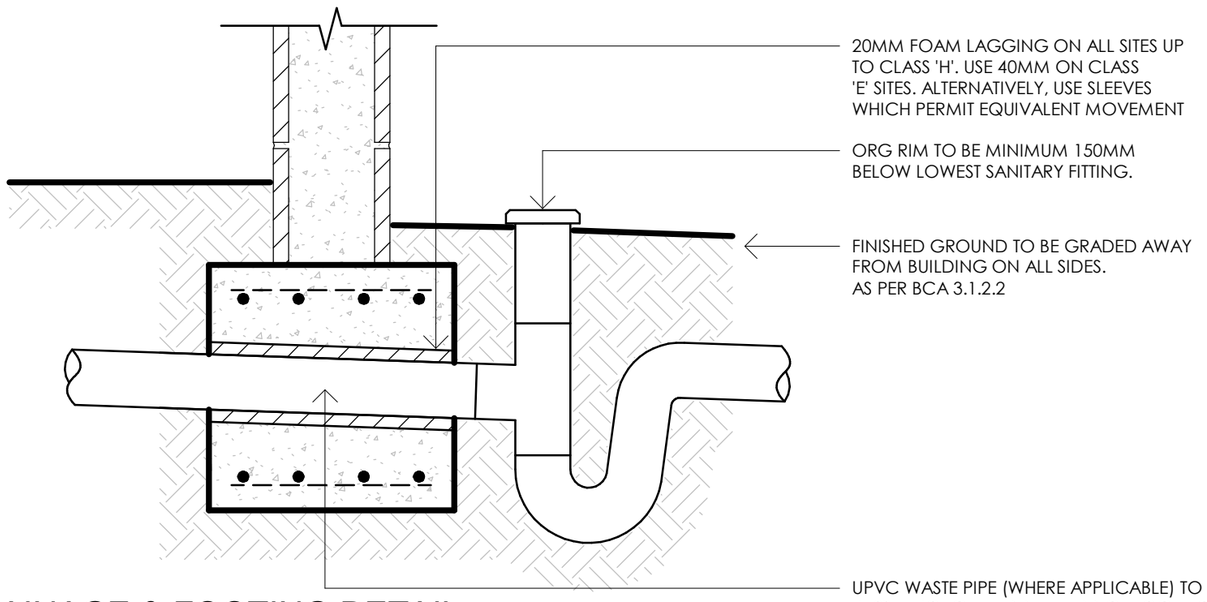
BRICK LINTEL

1 : 10



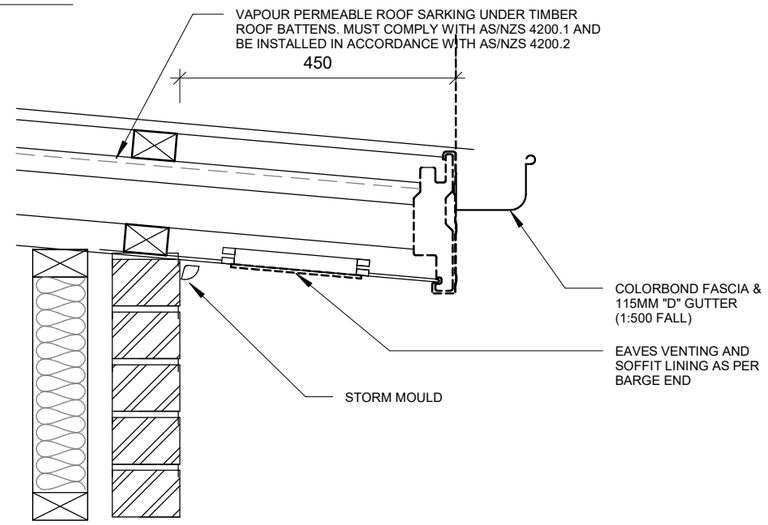
BRICK SILL

1 : 10



DRAINAGE & FOOTING DETAIL

1 : 10



ROOF DETAIL

1 : 10

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Client:
NAVPREET SINGH

Project:
CONVERSION OF GARAGE TO ANCILLARY DWELLING

Address:
18 SEABROOK STREET,
SEVEN MILE BEACH TAS - 7170

Issue	Description	Date
1	Amendment to Proposed Ancillary Dwelling FFL	02/09/2026
2	Car Park Dimensions shown	04/11/2026

ARCHITECTURE DRAWINGS

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Sheet: SECTIONAL DETAILS
Drawn: GK
Scale: As indicated
Size: A3
Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A15
Rev: 2

Document Set ID: 6100005
Version: 1, Version Date: 05/11/2026

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.

Construction of Sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; 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 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

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 on suitable protective devices.

Paved Areas

All paths and patios to fall away from the Dwelling.

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 355mm
Slope (2 R + G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2 (b).
Landings to comply with Clause 11.2.5 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 .

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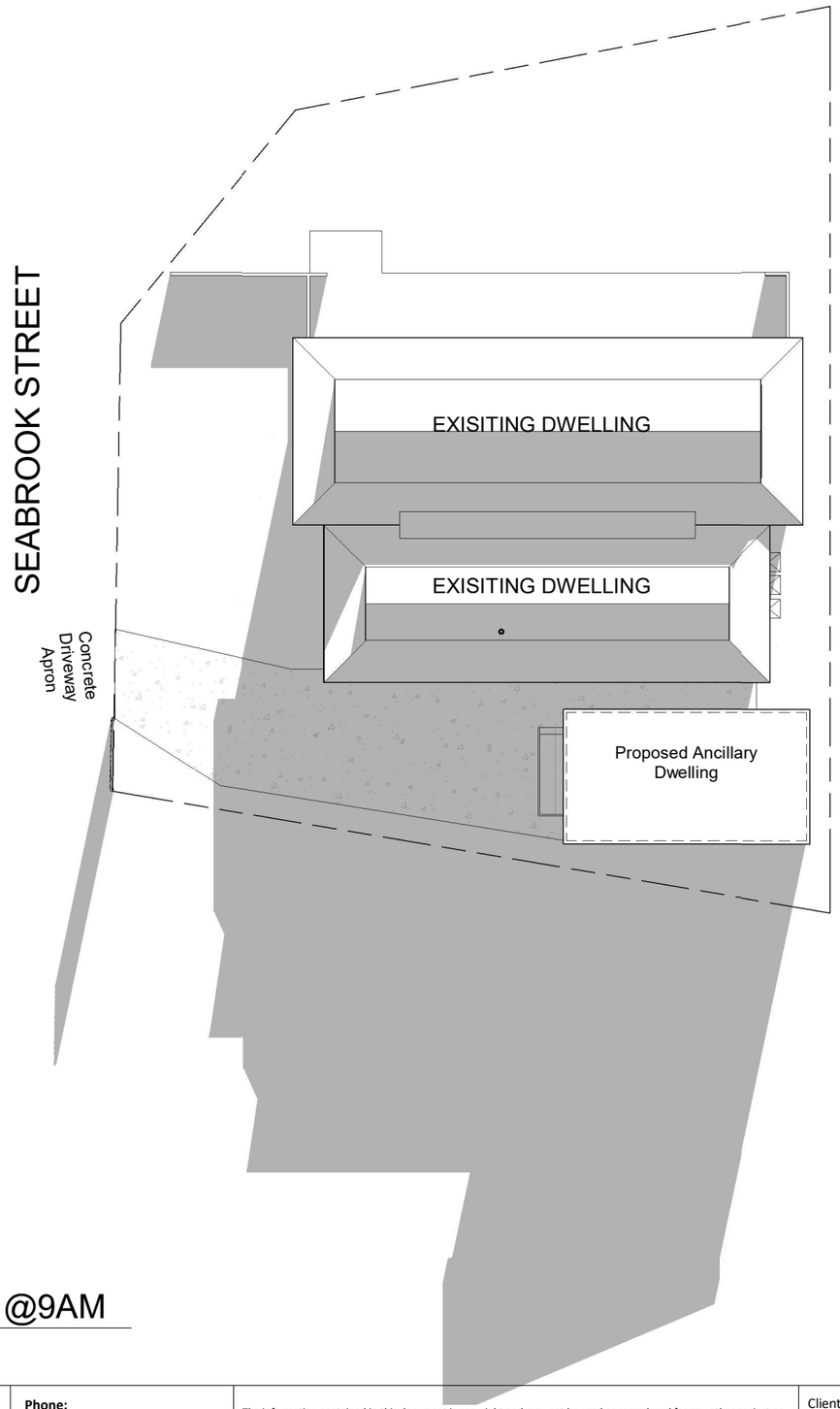
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Sheet: NOTES
Drawn: GK
Scale: 1 : 1
Size: A3
Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026
Sheet: A16
Rev: 2

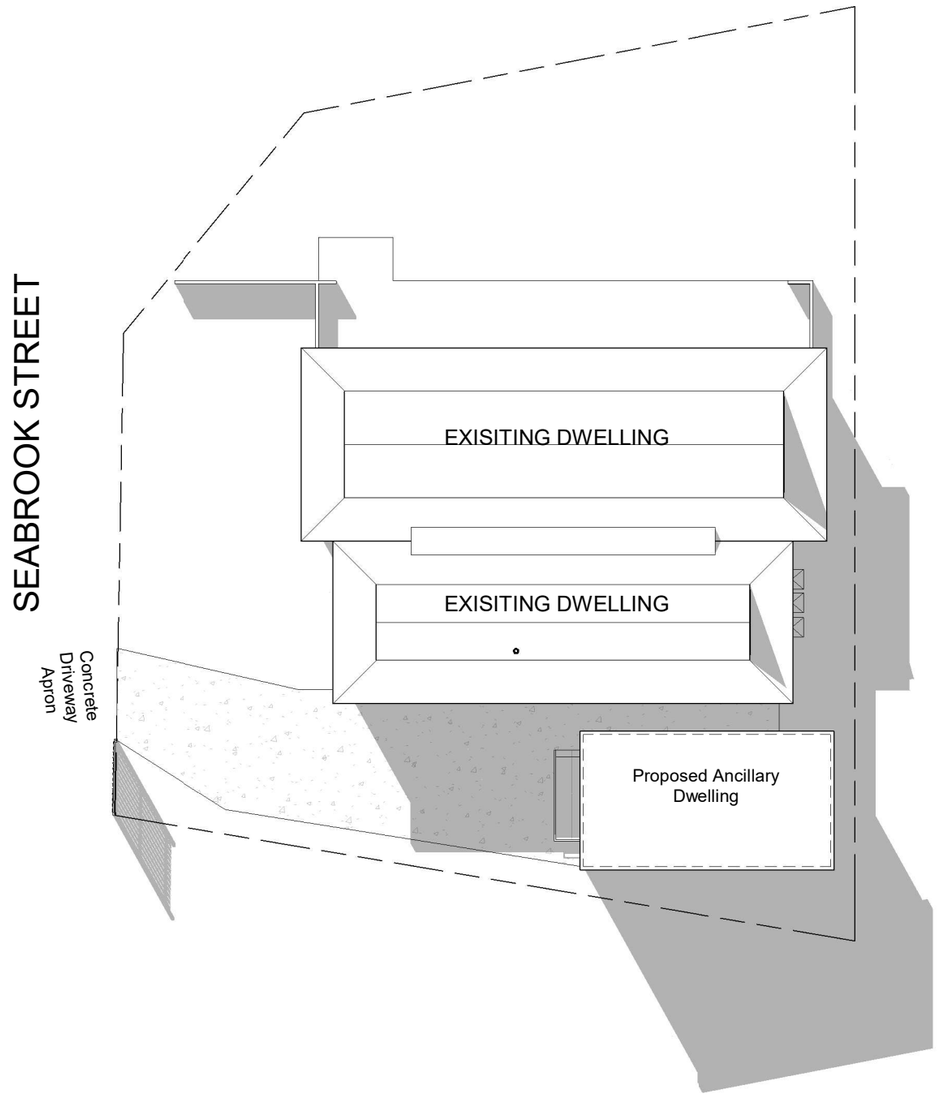
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SHADOW @9AM

1 : 200

(21st JUNE)



SHADOW @12PM

1 : 200

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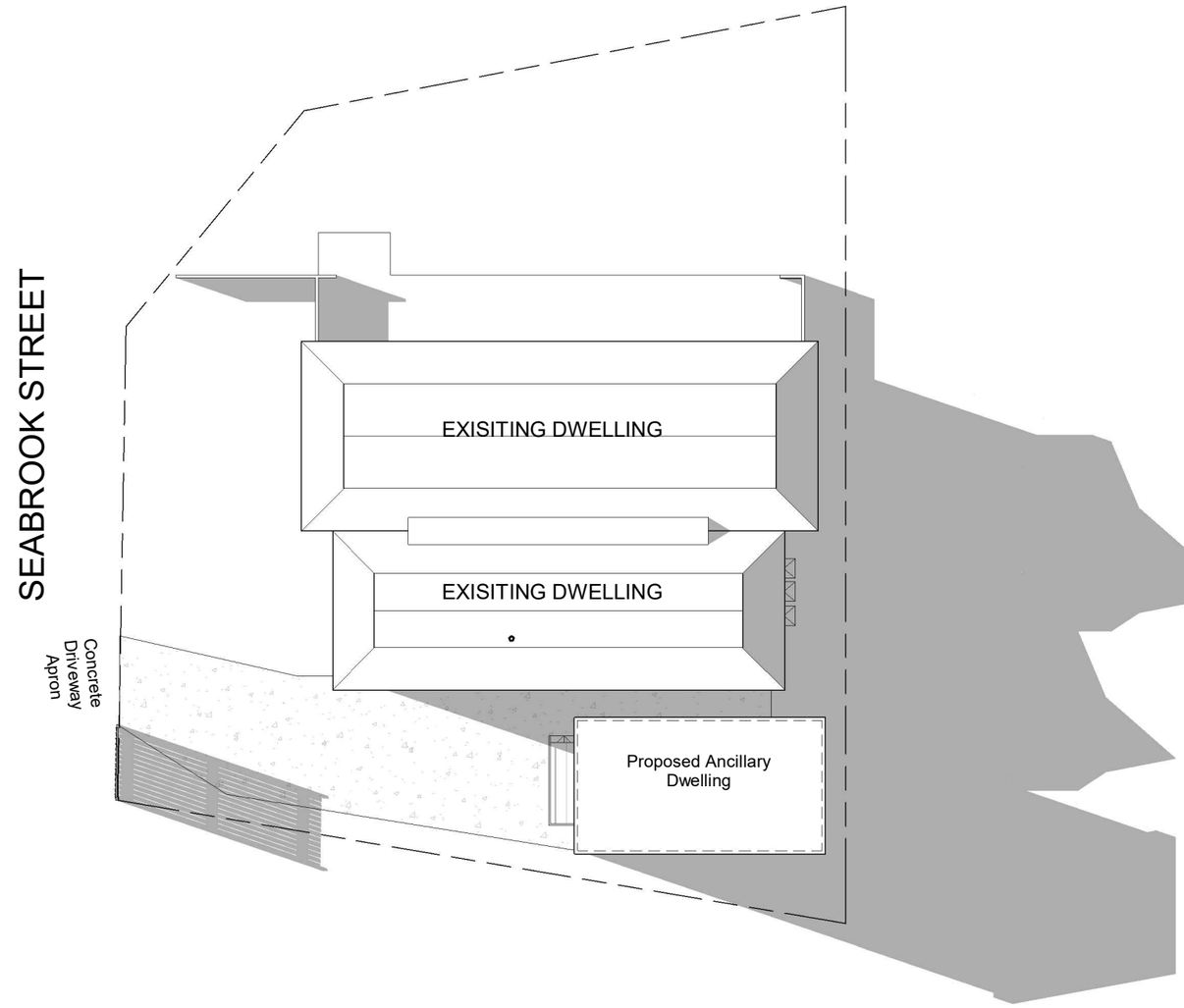
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Sheet: SHADOW DIAGRAMS
Drawn: GK
Scale: 1 : 200 | Size: A3 | Date: 02/09/2026
Project: 18SS-USD/TAS-A-2026 | Sheet: A17 | Rev: 2

Document Set ID: 6100005
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SHADOW @3PM

1 : 200

(21st JUNE)

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