

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Wilson Homes - PA\26\0095
PROPERTY ADDRESS:	8 Cheval Close PROSPECT VALE (CT: 188351/40)
DEVELOPMENT:	Single dwelling - setback, private open space, frontage fence.

The application can be inspected until **Monday, 1 December 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 15 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:		Assessment No:		-		-	
DA\		PA\		PC\			

- Is your application the result of an illegal building work? ☐ Yes ☐ No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? ☐ Yes ☐ No
- Is a new vehicle access or crossover required? ☐ Yes ☐ No

PROPERTY DETAILS:

Address:	8 CHEVAL CL, PROSPECT TAS 7250	Certificate of Title:	188351/40
Suburb:	PROSPECT	7250	Lot No: 40
Land area:	809m2	m^2 / ha	
Present use of land/building:	Vacant Land	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☐ Yes ☒ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☒ Building work	☐ Change of use	☐ Subdivision	☐ Demolition
☐ Forestry	☐ Other		

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

Materials:

External walls:	Brick Venner	Colour:	TBC
Roof cladding:	Sheet Metal	Colour:	TBC

SEARCH OF TORRENS TITLE

VOLUME 188351	FOLIO 40
EDITION 2	DATE OF ISSUE 18-Jul-2025

SEARCH DATE : 03-Oct-2025

SEARCH TIME : 08.25 AM

DESCRIPTION OF LAND

Parish of LAUNCESTON Land District of CORNWALL
Lot 40 on Sealed Plan [188351](#)
Derivation : Part of 375A-1R-0P Gtd. to James Goodger
Prior CT [187707/1004](#)

SCHEDULE 1

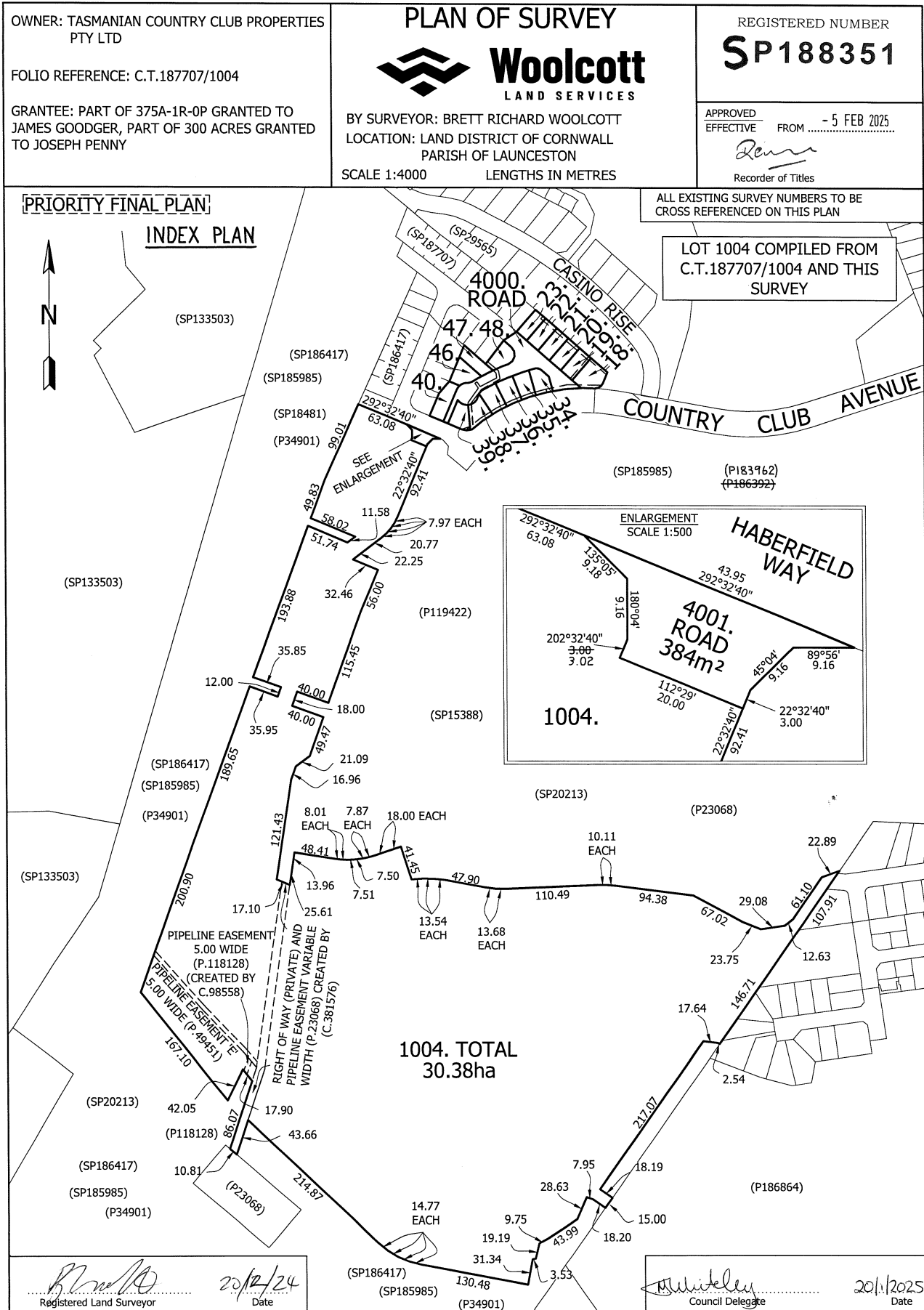
[N266791](#) TRANSFER to PRANESH SADHABIRISS and SEEMA SADHABIRISS
Registered 18-Jul-2025 at noon

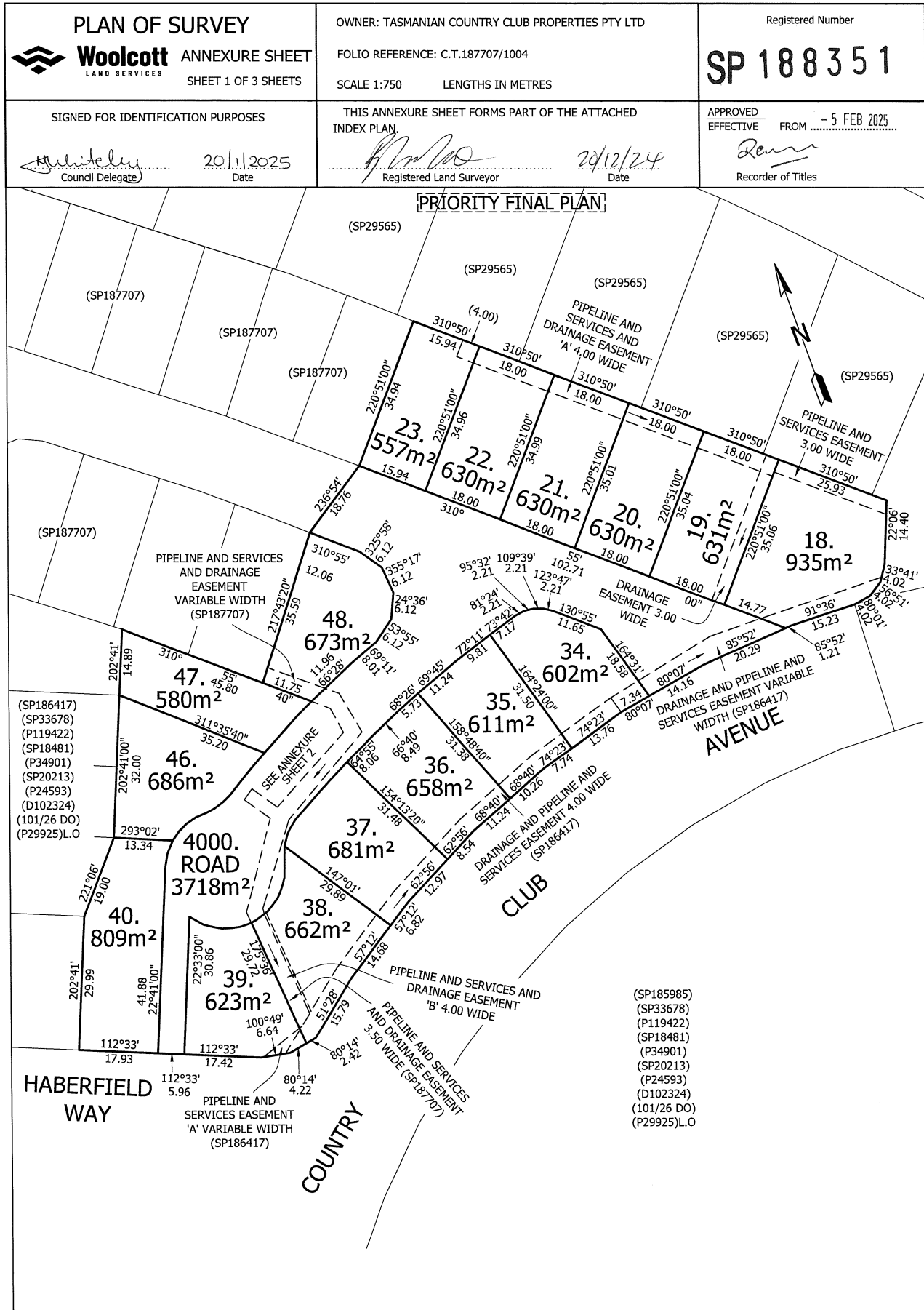
SCHEDULE 2

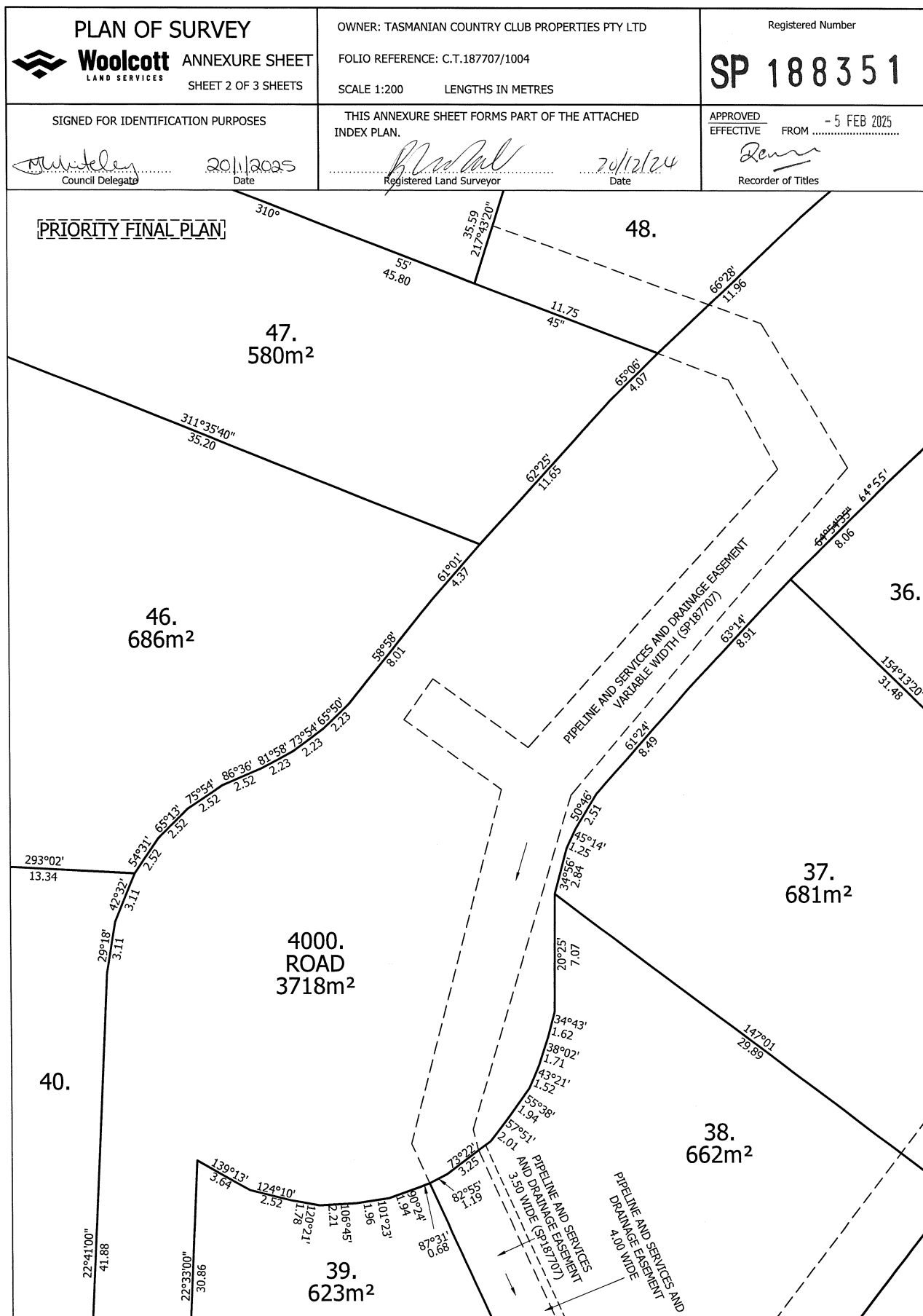
Reservations and conditions in the Crown Grant if any
[SP188351](#) FENCING PROVISION in Schedule of Easements
[SP185985](#), [SP186417](#) & [SP187707](#) FENCING PROVISION in Schedule of
Easements
[SP10386](#) & [SP18481](#) FENCING COVENANT in Schedule of Easements
[E172249](#) INSTRUMENT Creating Restrictive Covenants Registered
05-Feb-2025 at 12.01 PM
[E419301](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 18-Jul-2025 at 12.01 PM

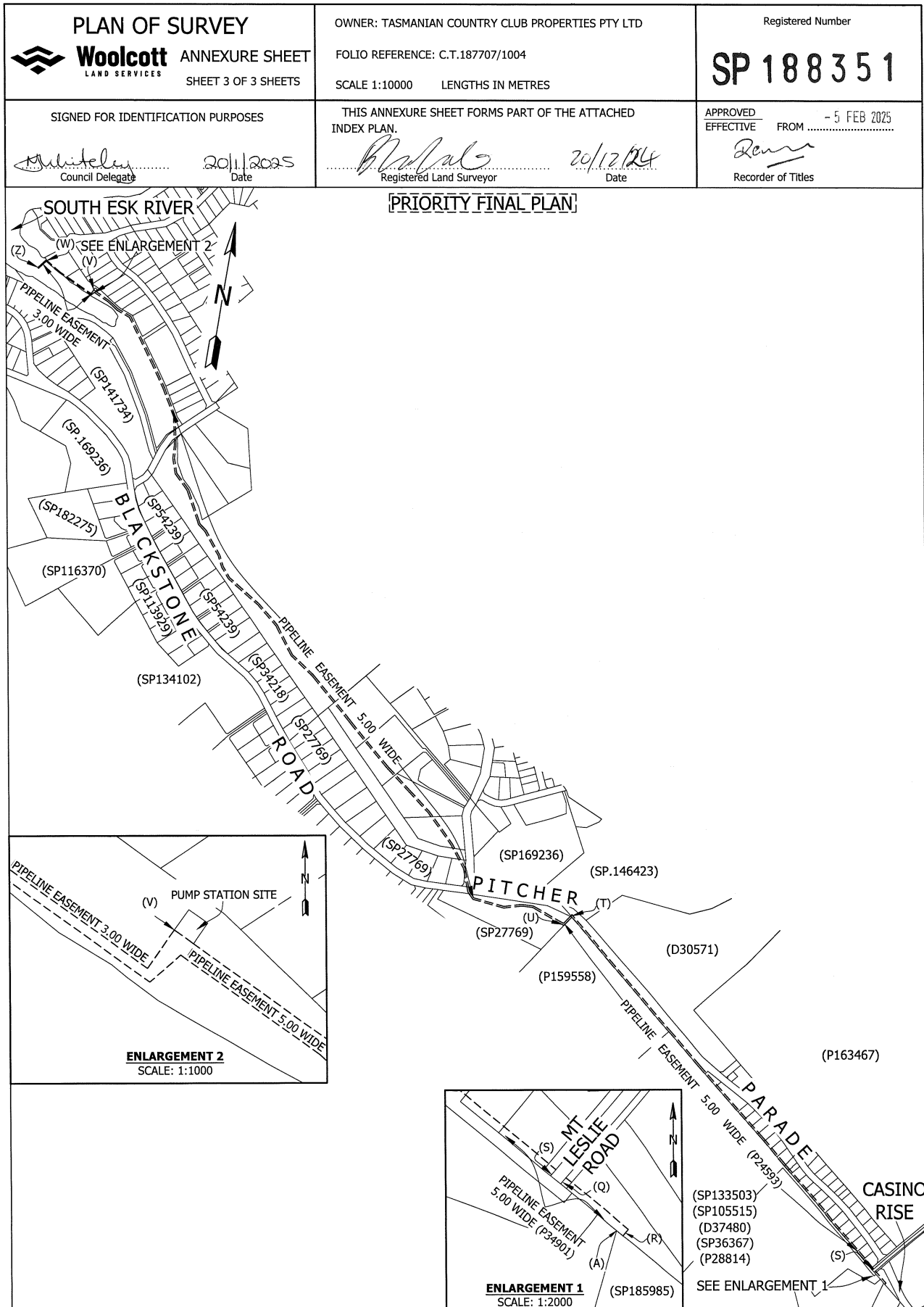
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations









SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 188351
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PAGE 1 OF 6 PAGES

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.

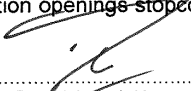
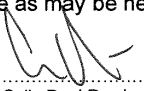
Each lot on the plan is subject to:-

- (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.

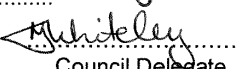
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EXISTING EASEMENTS CARRIED FORWARD FROM CERTIFICATE OF TITLE VOLUME 187707 FOLIO 1004

1. Lot 1004 on the Plan is subject to a pipeline easement (as fully defined in dealing no. C381576) in favour of the Meander Valley Council over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
2. Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land marked "RIGHT OF WAY (PRIVATE) AND PIPELINE EASEMENT VARIABLE WIDTH" as shown on the Plan.
3. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania Irrigation Pty Ltd (ACN 722 799 075) over the land marked "PIPELINE EASEMENT 'E' 5.00 WIDE" on the Plan (subject to the provisions contained in dealing B805803).
4. Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater over the land marked "PIPELINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
5. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply pipeline and pump rights (as fully defined in dealing no. A979664) over the land marked "PIPELINE EASEMENT 5.00 WIDE" and the land marked "PIPELINE EASEMENT 3.00 WIDE" and also marked "STUVWZ" and 'PUMP STATION SITE' as shown on the Plan.
6. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right and liberty for the registered proprietor for the time being (which registered proprietor is hereinafter referred to as "the Owner") of the said land within described (which land is hereinafter referred to as "the Dominant Land") to draw and convey water from the South Esk River to the Dominant Land by means of a water supply pipeline installed or to be installed as hereinafter appears within that portion of the land marked "PIPELINE EASEMENT 5.00 WIDE" and also marked "Q R" on the Plan (and which portion of land is hereinafter referred to as "the Servient Land") and to install lay relay inspect maintain repair renew remove and cleanse a one hundred and fifty millimetre water supply pipeline along within and under the Servient Land and at a depth where practicable of at least one half of a metre below the surface together with all such sluice and other valves manholes inspection openings stopcocks and other fittings of whatever nature as may be necessary.


Daniel Joseph Hanna
Director
Colin Paul Dewhurst
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

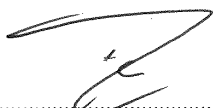
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REF 187707/1004 SOLICITOR Con Tsamassiros, Butler McIntyre & Butler & REFERENCE: CT:241677	PLAN SEALED BY:  DATE: 20/1/2025 PA/20/0243 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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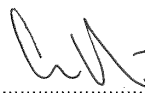
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

7. That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183692 is together with the full right and liberty for the owner of the Dominant Land for the purposes set forth herein to enter upon the Servient Land at any time with or without inspectors workmen servants agents or other persons authorised by the owner of the Dominant Land to pass and repass on foot or with motor vehicles in over along and upon the Servient Land PROVIDED THAT the water supply pipeline shall be of such strength and so jointed in every part as not to permit the escape of any water passing through the same AND PROVIDED FURTHER THAT the owner of the Dominant Land shall make good any damage or disturbance which may be caused to the Servient Land in relation to any installation inspection maintenance repair renewal removal replacement of cleaning of the water supply pipeline.
8. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
9. Lots 34, 35, 36, 37, 38 and 39 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT 4.00 WIDE" as shown passing through those Lots on the Plan.
10. Lot 38 on the Plan is subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
11. Lot 38 on the Plan is subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 3.50 WIDE" as shown passing through Lot 38 on the Plan.
12. Lot 39 on the Plan is subject to a pipeline and services easement (as defined in SP186417) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT "A" VARIABLE WIDTH" as shown passing through Lot 39 on the Plan.
13. Lots 18, 34 and 4000 on the Plan are subject to a pipeline and services easement (as defined in SP186417) in favour of Tas Water over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
14. Lots 18, 34 and 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "DRAINAGE AND PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

*8/2/2022
For Transmittal
Solicitor General
C. Hanna*



Daniel Joseph Hanna
Director



Colin Paul Dewhurst
Director

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 3 OF 6 PAGES	Registered Number SP. 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD	
FOLIO REFERENCE: 187707/1004	

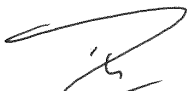
15. Lot 48 and Lot 4000 on the Plan are subject to a pipeline and services easement (as defined in SP187707) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.
16. Lot 48 and Lot 4000 on the Plan are subject to a right of drainage in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH" as shown passing through those Lots on the Plan.

NEW EASEMENTS CREATED

17. Lot 18 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
18. Lot 19 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~4.00~~ WIDE" as shown passing through Lot 19 on the Plan. *3.00*
19. Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan. *26/12/24*
20. Lots 19, 20, 21, 22 and 23 on the Plan are subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
21. Lot 38 on the Plan is subject to a **Pipeline and Services Easement** (as defined herein) in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
22. Lot 38 on the Plan is subject to a **Right of Drainage** in favour of Meander Valley Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the Plan the Vendor, Tasmanian Country Club Properties Pty Ltd, shall not be required to fence.


Daniel Joseph Hanna
Director


Colin Paul Dewhurst
Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

DEFINITIONS

In this Schedule of Easements:

The **Pipeline and Services Easement** is defined to mean:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the subject lot from the highway at any then existing vehicle entry and cross the subject lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the subject lot.

PROVIDED ALWAYS THAT:

- (a) The registered proprietors of each Lot on the Plan that are subject to the **Pipeline and Services Easement** (each described as "the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (i) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (ii) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (iii) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (iv) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (v) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (vi) permit or allow any action which the Owner must not do or acquiesce in that action.
 - (vii) TasWater is not required to fence any part of the Easement Land.



Daniel Joseph Hanna
Director



Colin Paul Dewhurst
Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 188351
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- (b) The Owner may erect a fence across the Easement Land at the boundaries of the subject Lot.
- (c) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (i) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (ii) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (d) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (e) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (i) reinstate the ground level of the Easement Land; or
 - (ii) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (iii) replace anything that supported, protected or covered the Infrastructure.

And for the purpose of the definition of **Pipeline and Services Easement** and this Schedule of Easements:

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

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;
- (iv) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) 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
- (ix) where the context permits, any part of the Infrastructure.

"Easement Land" means the land described as:

- (i) "Pipeline and Services Easement 3.00 Wide"
- (ii) "Pipeline and Services and Drainage Easement "A" 4.00 Wide"
- (iii) "Pipeline and Services and Drainage Easement "B" 4.00 Wide"

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



Daniel Joseph Hanna
Director



Colin Paul Dewhurst
Director

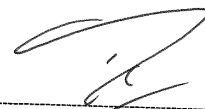
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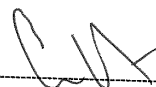
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 188351
SUBDIVIDER: TASMANIAN COUNTRY CLUB PROPERTIES PTY LTD FOLIO REFERENCE: 187707/1004	

Executed by **Tasmanian Country Club Properties
Pty Ltd** (ACN 647 888 873) pursuant to section
127(1) of the *Corporations Act 2001* (Cth)

By:



Daniel Joseph Hanna - Director



Colin Paul Dewhurst - Director

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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
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6	ELEVATIONS
7	FRONT ELEVATION
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BUTLER'S PANTRY DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	ENSUITE 2 DETAILS
18	ENSUITE 3 DETAILS
19	LAUNDRY DETAILS
20	3D VIEWS
21	GENERAL NOTES
22	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		34.46
GARAGE		39.02
LIVING		190.18
PORCH		2.77
		266.43 m²

PRELIMINARY PLAN SET

9	PRELIMINARY PLAN SET - COLOUR AND VARIATION REF.001 UPDATE	ALL	2025.10.30	TRV	-
8	PRELIMINARY PLAN SET - ADDITIONAL FENCE NOTES TO SITE PLAN & ELEVATION SHOWING FENCE	ALL	2025.10.28	PL1	-
7	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.26	TDO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK



SPECIFICATION:	DESIGNER	REVISION	DRAWN	CLIENT:
		5 DRAFT SALE PLAN - CT2	HMI 02/07/2025	SEEMA & PRANESH SADHABIRISS
COPYRIGHT:		6 DRAFT SALES PLAN - UPDATE	STL 22/07/2025	ADDRESS:
© 2025		7 PRELIM PLANS - INITIAL ISSUE	TDO 26/09/2025	8 CHEVAL CL, PROSPECT TAS 7250
		8 PRELIM PLANS - RFI	PL1 28/10/2025	LOT / SECTION / CT:
		9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV 30/10/2025	40 / - / 188351

HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
CAMBRIDGE 25	H-WDNCBG10SA	
FACADE DESIGN:	FACADE CODE:	
CLASSIC	F-WDNCBG10CLASA	
SHEET TITLE:	SHEET No.:	
COVER SHEET	1 / 22	

HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
CAMBRIDGE 25	H-WDNCBG10SA	
FACADE DESIGN:	FACADE CODE:	
CLASSIC	F-WDNCBG10CLASA	
SHEET TITLE:	SHEET No.:	
COVER SHEET	1 / 22	

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

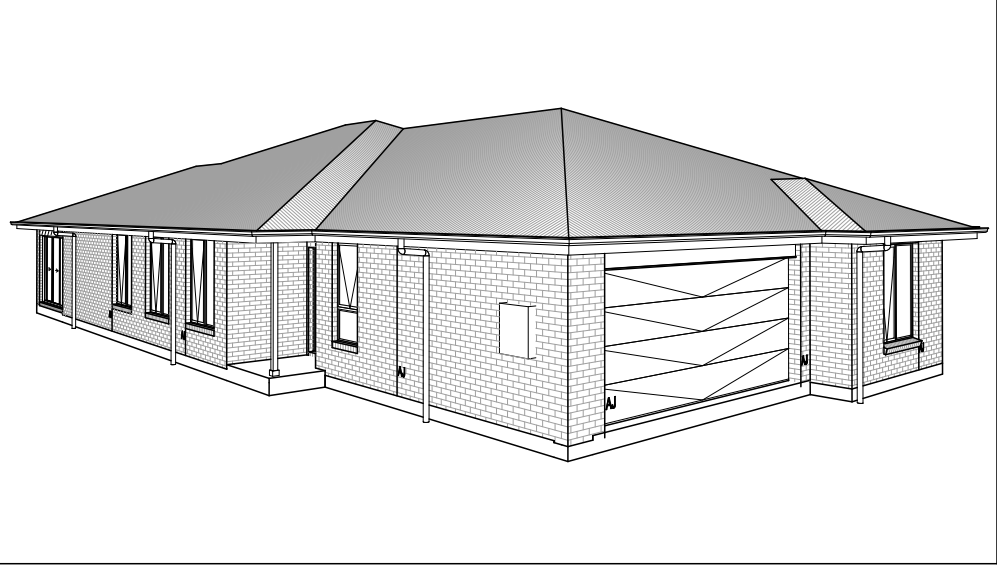
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	YES
COUNTRY CLUB ESTATE SAP	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	17,000mm
GARAGE TO BOUNDARY	MIN. 5,500mm	17,700mm
SIDE A	MIN. 1,500mm	3,500mm
SIDE B	MIN. 1,500mm	1,600mm
REAR	MIN. 1,500mm	8,000mm
BULK & SCALE		
SITE AREA	809m²	
SITE COVERAGE	MAX. 50%	32.93%
BUILDING HEIGHT	MAX. 8,500mm	5,400mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	874mm
FILL DEPTH	MAX. 1,000mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: ENS, ENS 3
ACCESSIBLE SHOWER LOCATION: ENS, ENS 2, ENS 3

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

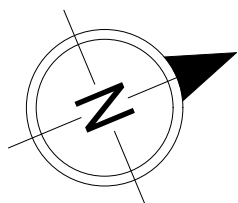
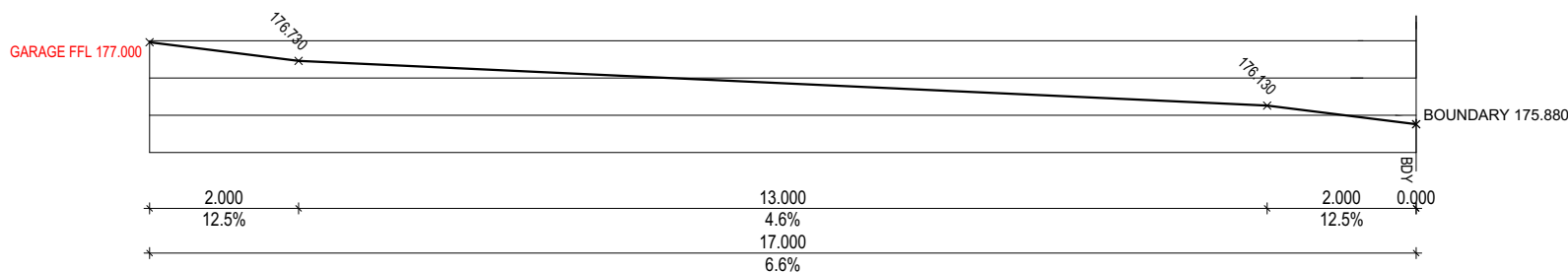
SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
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SIGNATURE:	DATE:
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LOT SIZE: 809m²
HOUSE (COVERED AREA): 266.43m²
SITE COVERAGE: 32.93%



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		8	PRELIM PLANS - RFI		PL1	28/10/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
	9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE		TRV	30/10/2025	40 / - / 188351		COUNCIL: MEANDER VALLEY		SITES: SITE PLAN		2 / 22	
												1:200, 1:100	
												714291	

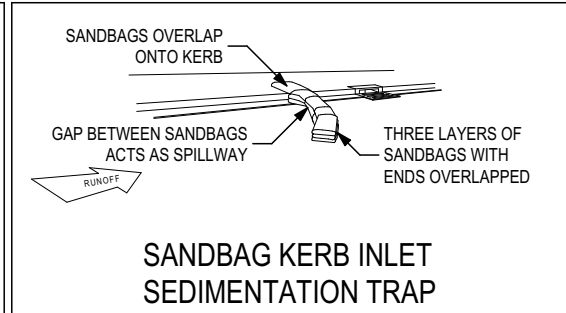
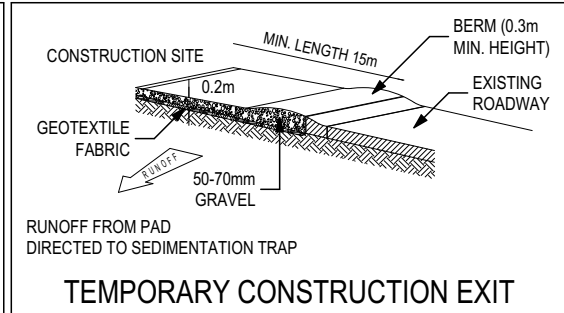
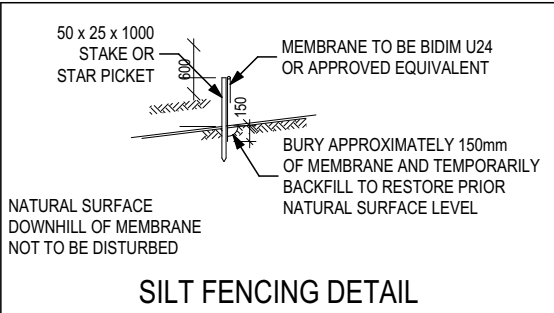
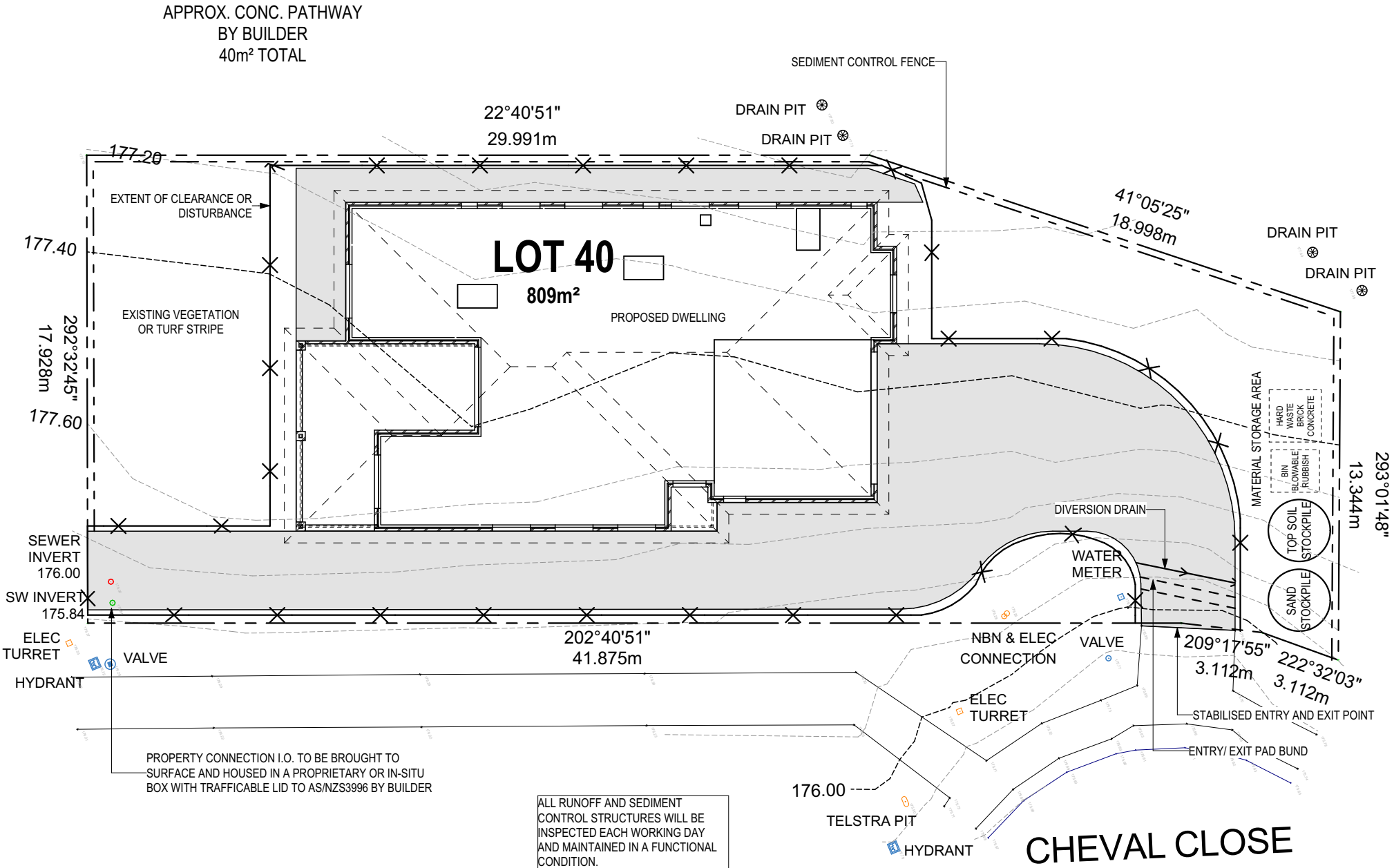
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

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

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



SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING

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		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025	40 / - / 188351	MEANDER VALLEY	SOIL & WATER MANAGEMENT PLAN	3 / 22	1:200	714291	

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

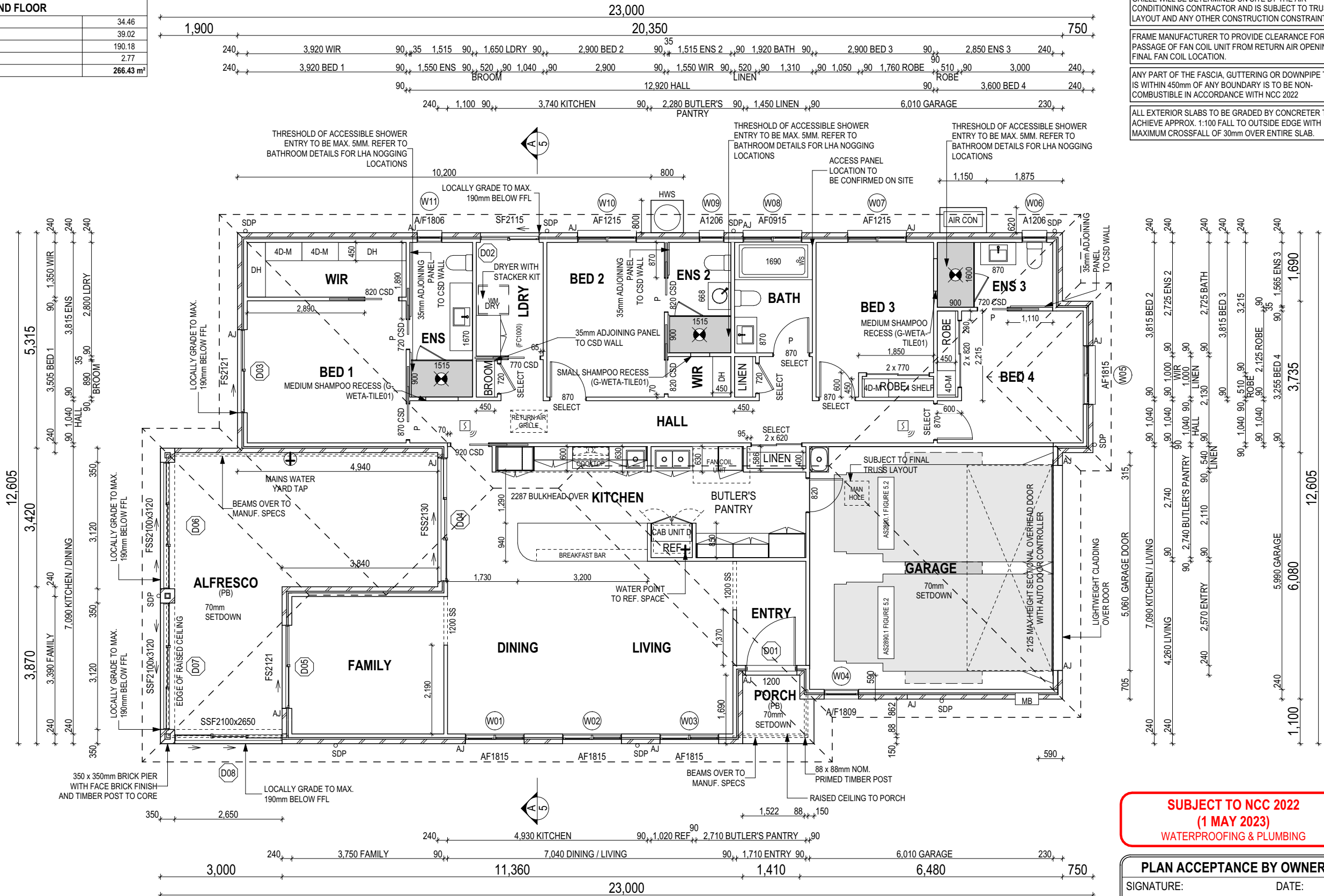


LEGEND

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

MAIN DWELLING, GROUND FLOOR

ALFRESCO	34.46
GARAGE	39.02
LIVING	190.18
PORCH	2.77
	266.43 m²



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

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

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

**SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING**

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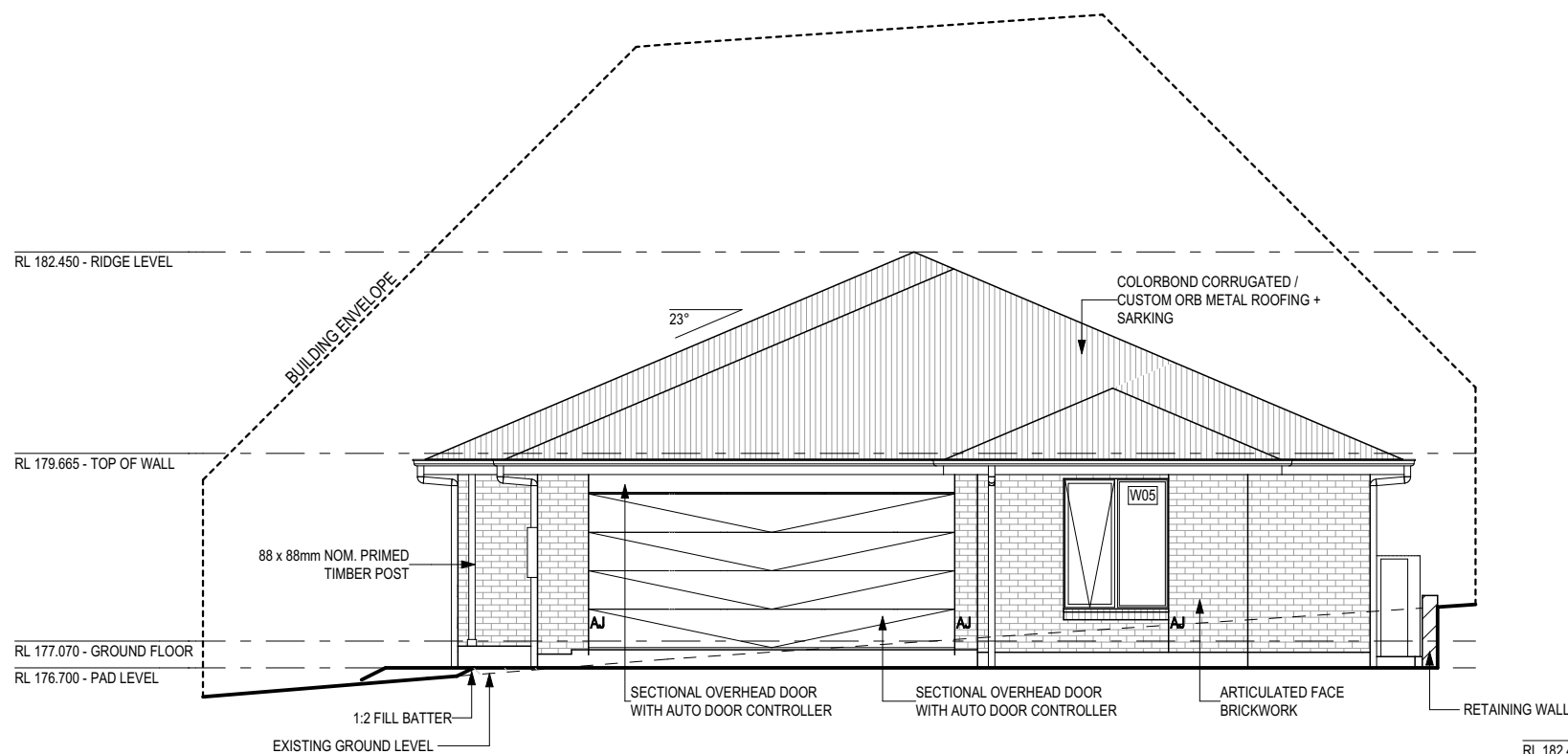
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ALL DIMENSIONS ARE FRAME DIMENSIONS

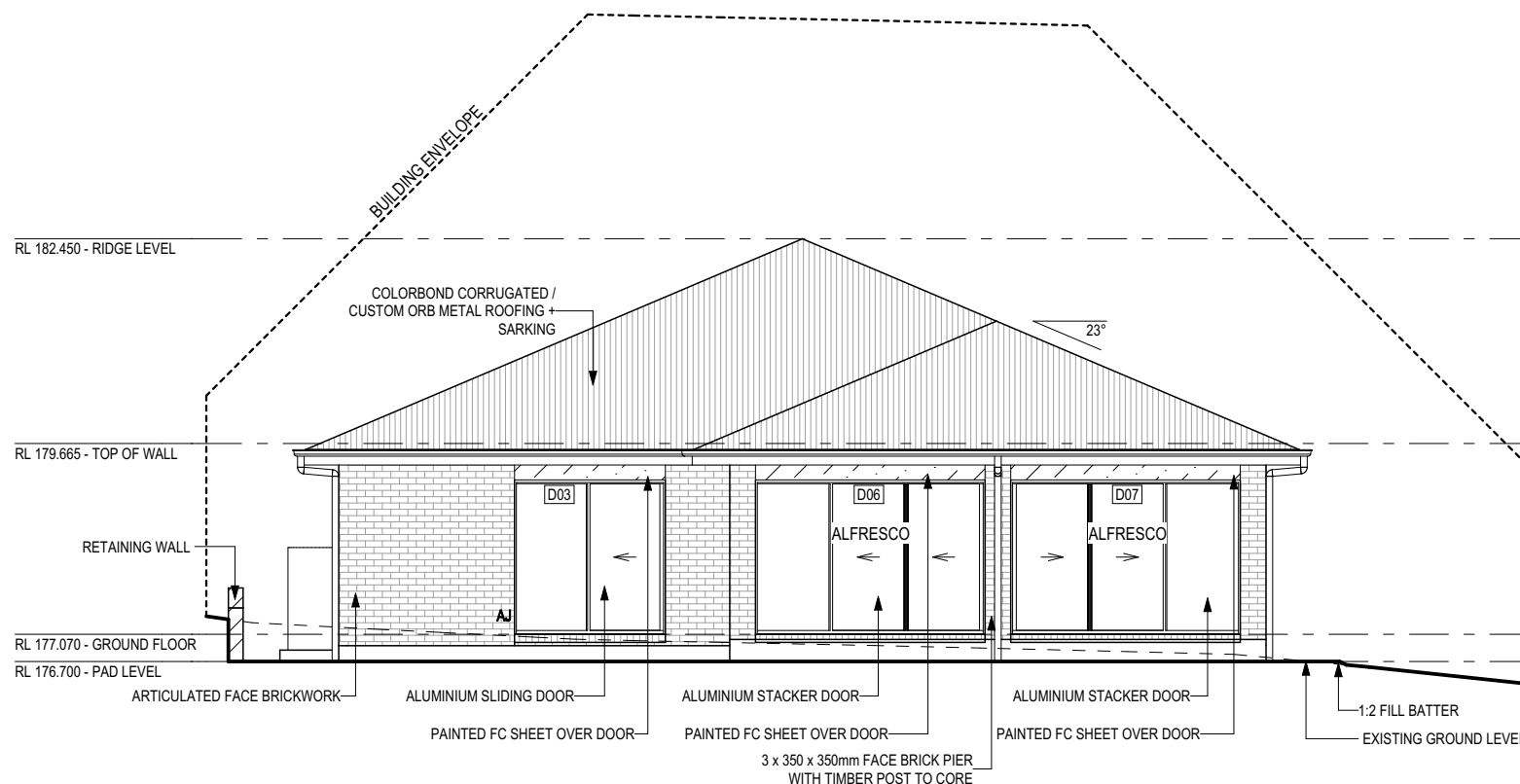
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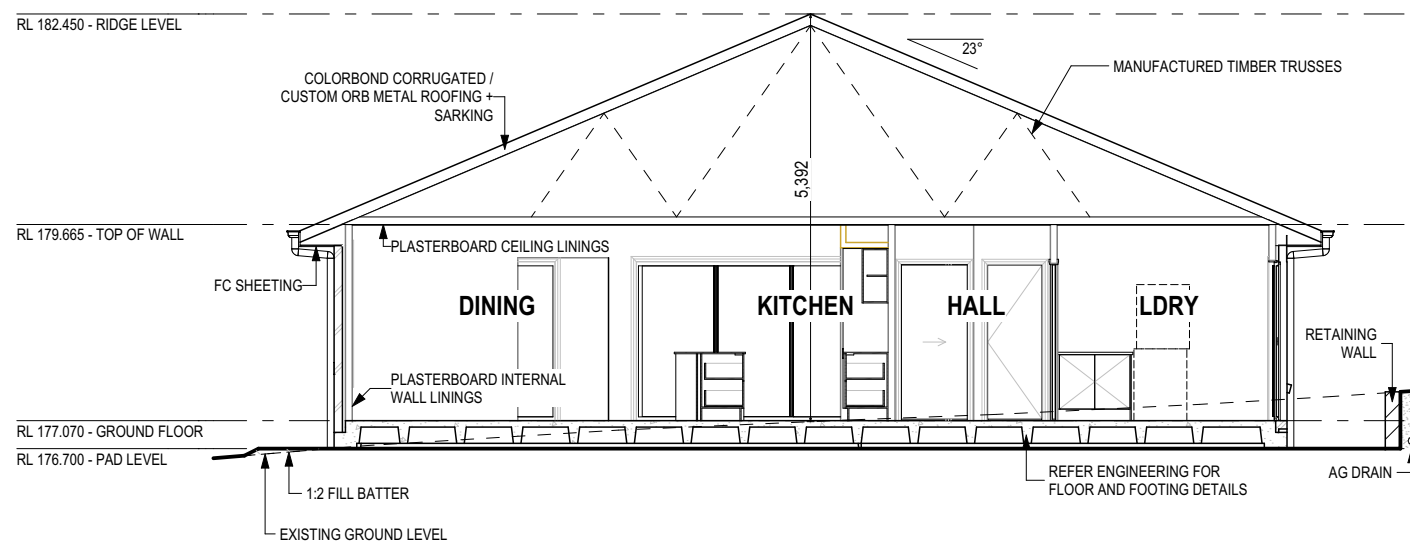
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		7	PRELIM PLANS - INITIAL ISSUE	TDO	26/09/2025	LOT / SECTION / CT:	40 / - / 188351	SHEET TITLE:	GROUND FLOOR PLAN	SHEET No.:	4 / 22	
		8	PRELIM PLANS - RFI	PL1	28/10/2025	COUNCIL:	MEANDER VALLEY			SCALES:	1:100	714291
		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025							



NORTH EAST ELEVATION
SCALE: 1:100



SOUTH WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

GLASS TYPE LEGEND

 
CLEAR OBSCURE

WINDOW TYPE LEGEND

Diagram illustrating five types of window treatments:

- AWNING**: A window with a single pane and a triangular awning structure extending from the top.
- DOUBLE HING**: A window with two panes, each having a hinge symbol (a downward arrow for the top pane and an upward arrow for the bottom pane).
- FIXED**: A simple rectangular window frame.
- LOUVRE**: A window with multiple horizontal slats.
- SLIDING**: A window with two panes and a horizontal arrow indicating sliding motion.

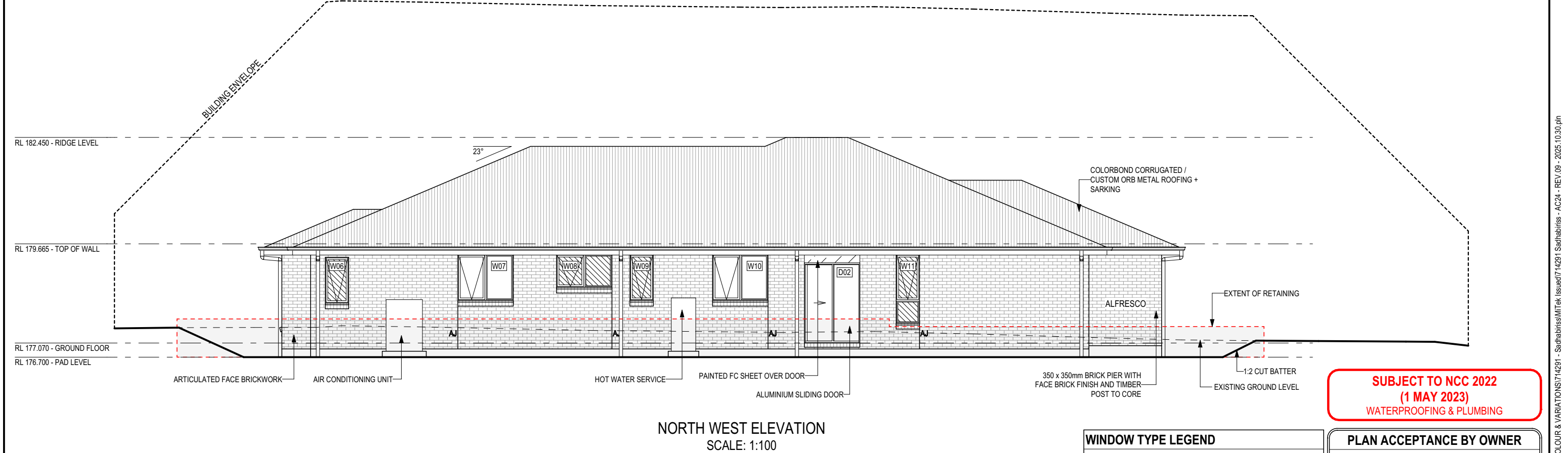
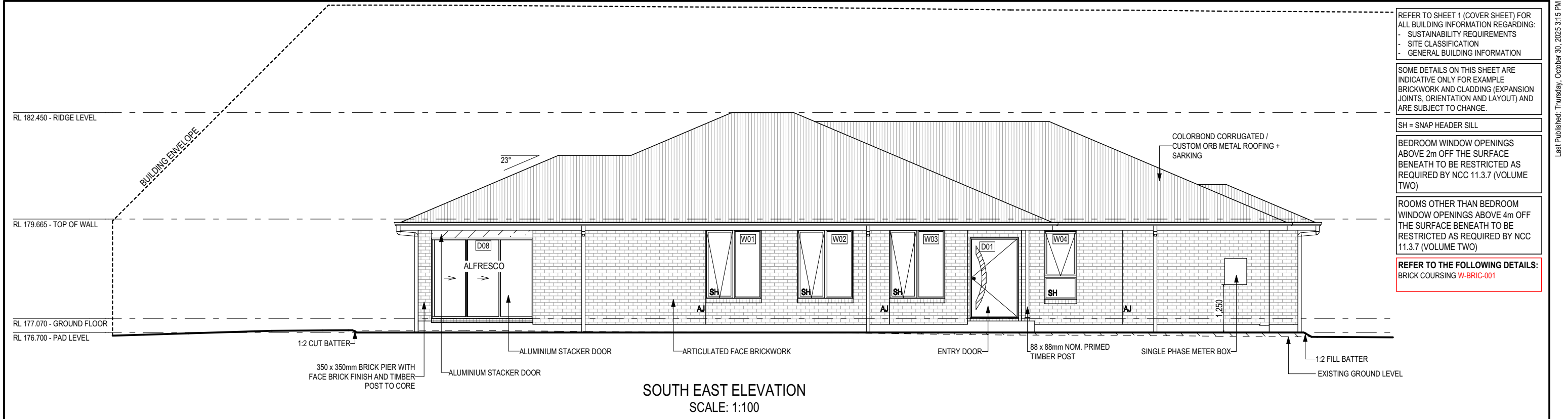
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CLEAR

OBSCURE

GLASS TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

WINDOW TYPE LEGEND

SIGNATURE: _____

DATE: _____

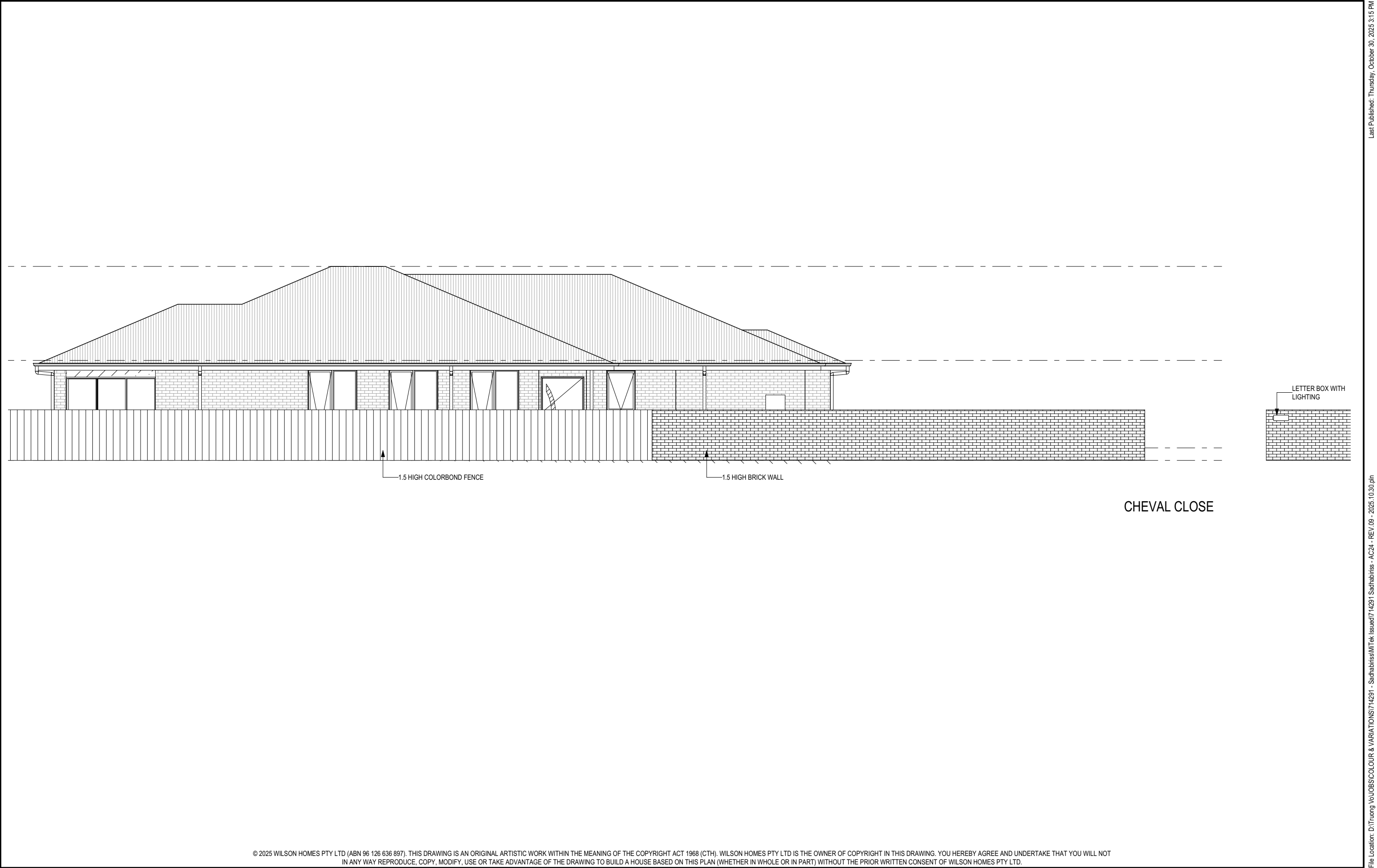
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					LOT / SECTION / CT:	COUNCIL:			
					40 / - / 188351	MEANDER VALLEY			

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		7	PRELIM PLANS - INITIAL ISSUE	TDO 26/09/2025	LOT / SECTION / CT: 40 / - / 188351			COUNCIL: MEANDER VALLEY			SHEET TITLE: FRONT ELEVATION	SHEET No.: 7 / 22	SCALES:	714291
	8	PRELIM PLANS - RFI	PL1 28/10/2025											
	9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV 30/10/2025											

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

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AF1815	AWNING	DINING	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W02	AF1815	AWNING	LIVING	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W03	AF1815	AWNING	LIVING	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W04	A/F1809	AWNING	GARAGE	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W05	AF1815	AWNING	BED 4	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	ANGLED	NE	2.13	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	A1206	AWNING	ENS 3	1,200	610	3,620	0.73	ALUMINIUM	BAL-LOW	ANGLED	NW	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	AF0915	AWNING	BATH	857	1,450	4,614	1.24	ALUMINIUM	BAL-LOW	ANGLED	NW	0.95	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W09	A1206	AWNING	ENS 2	1,200	610	3,620	0.73	ALUMINIUM	BAL-LOW	ANGLED	NW	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W10	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W11	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	ANGLED	NW	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
								19.25					15.26		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,106	1,267	6,746	2.67	TIMBER	BAL-LOW	SNAP HEADER	SE	---	DOOR(S): OBSCURE - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 1200mm
GROUND FLOOR	D02	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-LOW	SNAP HEADER	NW	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FS2121	SLIDING	BED 1	2,100	2,050	8,300	4.31	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	FSS2130	STACKER	DINING	2,100	3,048	10,296	6.40	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	5.67	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D05	FS2121	SLIDING	FAMILY	2,100	2,050	8,300	4.31	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D06	FSS2100x3120	STACKER	ALFRESCO	2,100	3,120	10,440	6.55	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	5.82	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D07	SSF2100x3120	STACKER	ALFRESCO	2,100	3,120	10,440	6.55	ALUMINIUM	BAL-LOW	SNAP HEADER	SW	5.82	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D08	SSF2100x2650	STACKER	ALFRESCO	2,100	2,650	9,500	5.57	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	4.88	CLEAR, DOUBLE GLAZED, TOUGHENED	
								39.41					32.36		
								58.66					47.62		

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	2 x 620	ROBEMAKER SLIDING	2,040	1,260	N/A	
GROUND FLOOR	1	2 x 770	ROBEMAKER SLIDING	2,040	1,560	N/A	
GROUND FLOOR	1	2 x 820	ROBEMAKER SLIDING	2,040	1,660	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	2	720 CSD	CAVITY SLIDING	2,040	720	N/A	
GROUND FLOOR	1	770 CSD	CAVITY SLIDING	2,040	770	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	3	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	4	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870 CSD	CAVITY SLIDING	2,040	870	N/A	
GROUND FLOOR	1	920 CSD	CAVITY SLIDING	2,040	920	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Window Manufacturer: Dowell Windows

No BAL / BAL 12.5

Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 19

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 29

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53

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

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

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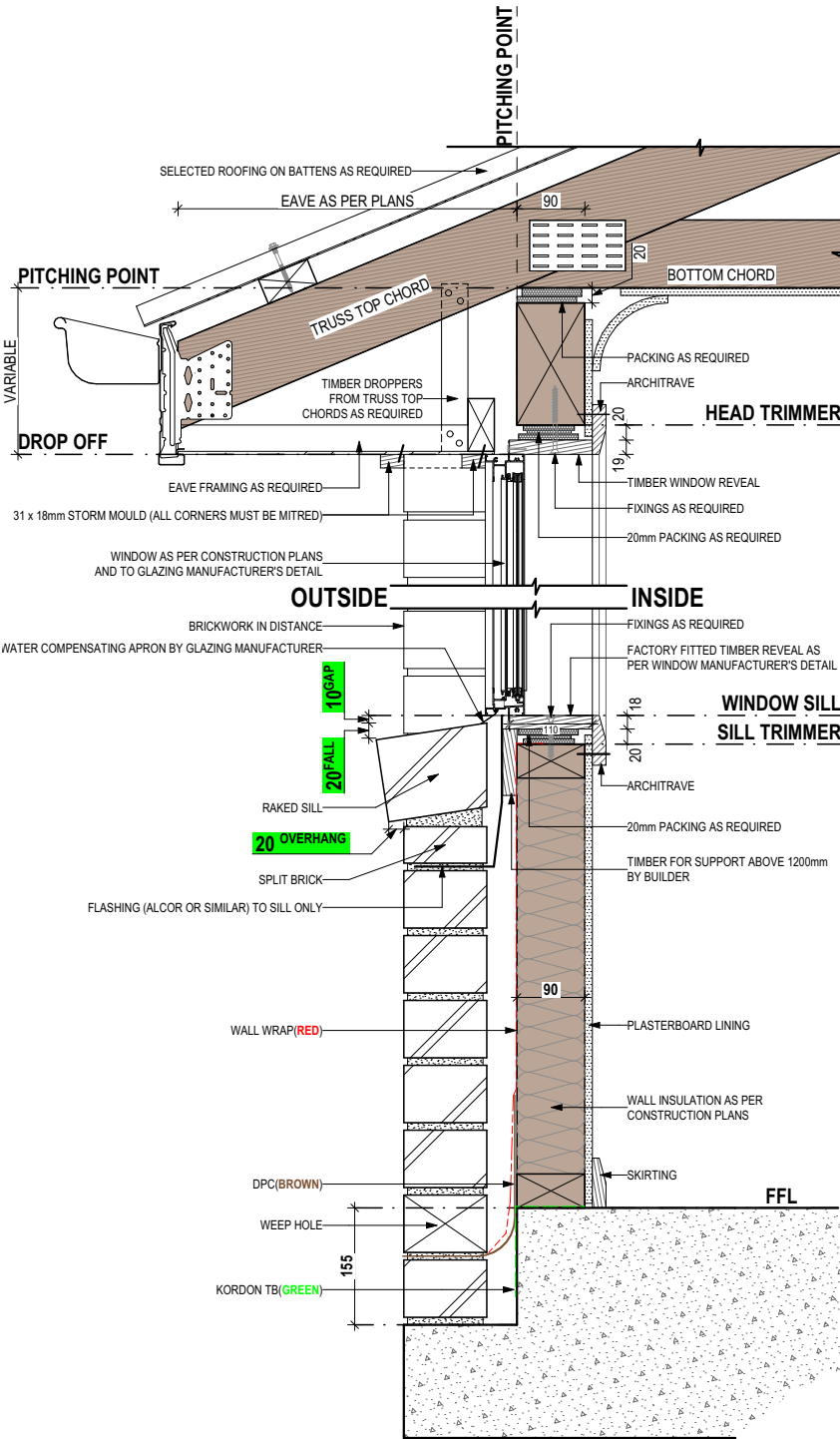


SPECIFICATION: DESIGNER	5	DRAFT SALE PLAN - CT2	HMI	02/07/2025	CLIENT: SEEMA & PRANESH SADHABIRISS	HOUSE DESIGN: CAMBRIDGE 25	HOUSE CODE: H-WDNCBG10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714291
COPYRIGHT: © 2025	6	DRAFT SALES PLAN - UPDATE	STL	22/07/2025	ADDRESS: 8 CHEVAL CL, PROSPECT TAS 7250	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNCBG10CLASA	
	7	PRELIM PLANS - INITIAL ISSUE	TDO	26/09/2025	LOT / SECTION / CT: 40 / - / 188351	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 8 / 22	
	8	PRELIM PLANS - RFI	PL1	28/10/2025	COUNCIL: MEANDER VALLEY			
	9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025				

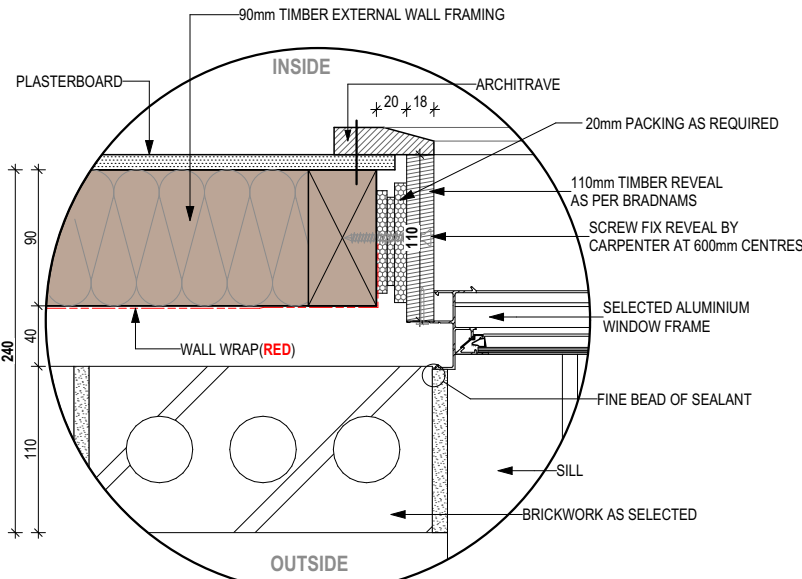
ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	43.89 m²	D04, W01, W02, W03	4.39 m²	12.06 m²	2.19 m²	7.62 m²
BED 1	13.74 m²	D03	1.37 m²	3.79 m²	0.69 m²	2.00 m²
BED 2	11.06 m²	W10	1.11 m²	1.38 m²	0.55 m²	0.79 m²
BED 3	10.85 m²	W07	1.09 m²	1.38 m²	0.54 m²	0.79 m²
BED 4	11.47 m²	W05	1.15 m²	2.13 m²	0.57 m²	1.21 m²
FAMILY	12.71 m²	D05	1.27 m²	3.79 m²	0.64 m²	2.00 m²

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

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			8	PRELIM PLANS - RFI		PL1	28/10/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:				
			9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE		TRV	30/10/2025	40 / - / 188351		MEANDER VALLEY		CALCULATIONS		9 / 22	714291	



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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		8	PRELIM PLANS - RFI	PL1	28/10/2025	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025	40 / - / 188351		MEANDER VALLEY	DETAILS (FACE BRICKWORK)		10 / 22		714291	

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

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

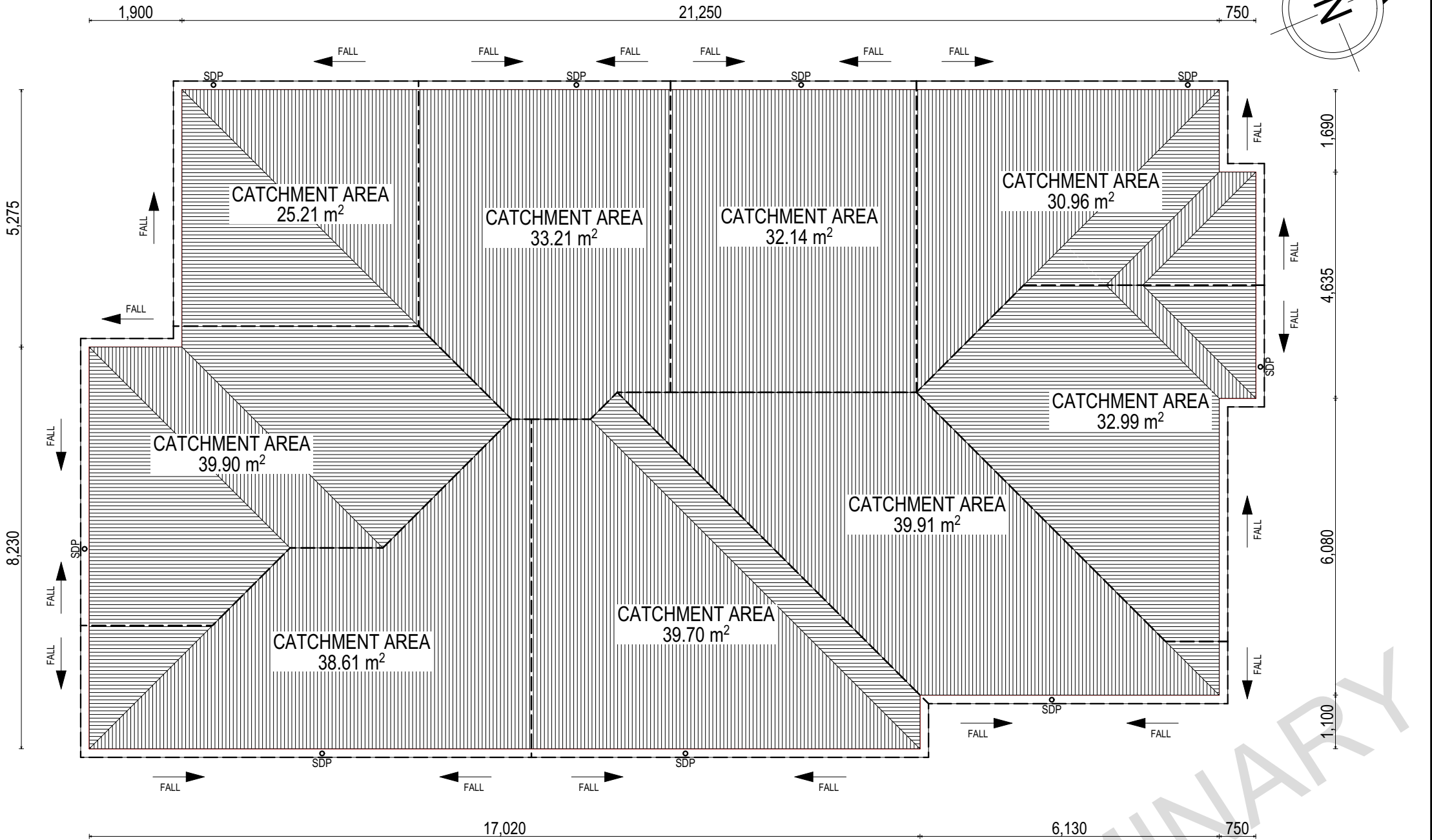
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	299.35	Flat Roof Area (excluding gutter and slope factor) (m ²)
	325.20	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	312.63	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	378.28	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	91	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	5.91	Ac / Acdp
Downpipes Provided	9	

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		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025	40 / - / 188351		MEANDER VALLEY		11 / 22		714291



EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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(1 MAY 2023)
WATERPROOFING & PLUMBING**

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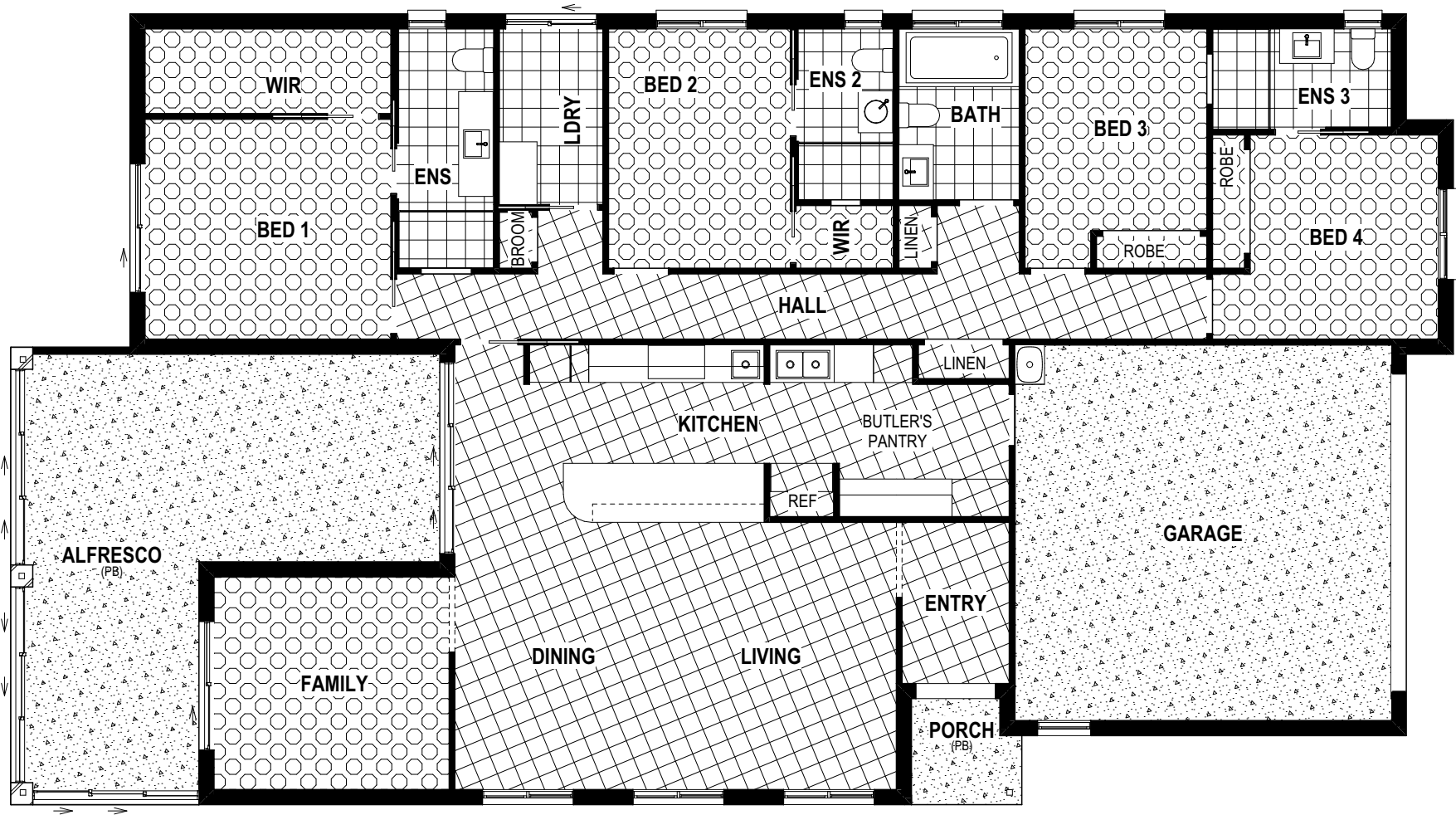
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

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



**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING

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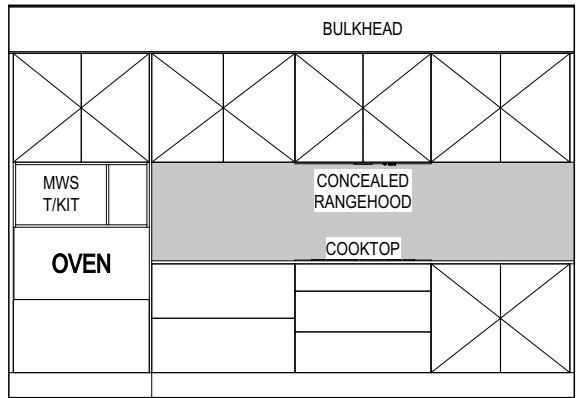
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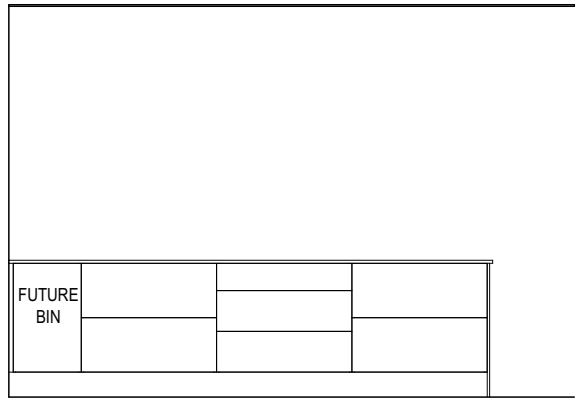
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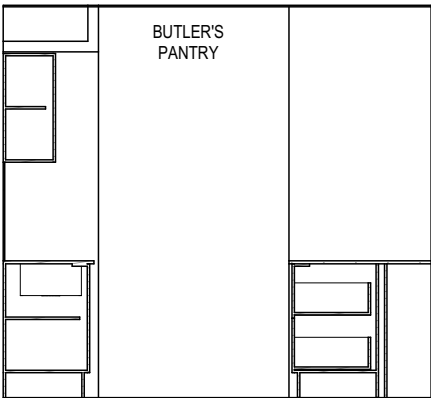
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		8 PRELIM PLANS - RFI	PL1 28/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV 30/10/2025	40 / - / 188351	FLOOR COVERINGS	12 / 22	714291
				COUNCIL:		SCALES:	
				MEANDER VALLEY		1:100	



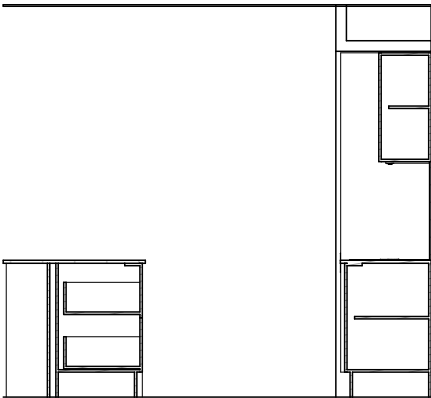
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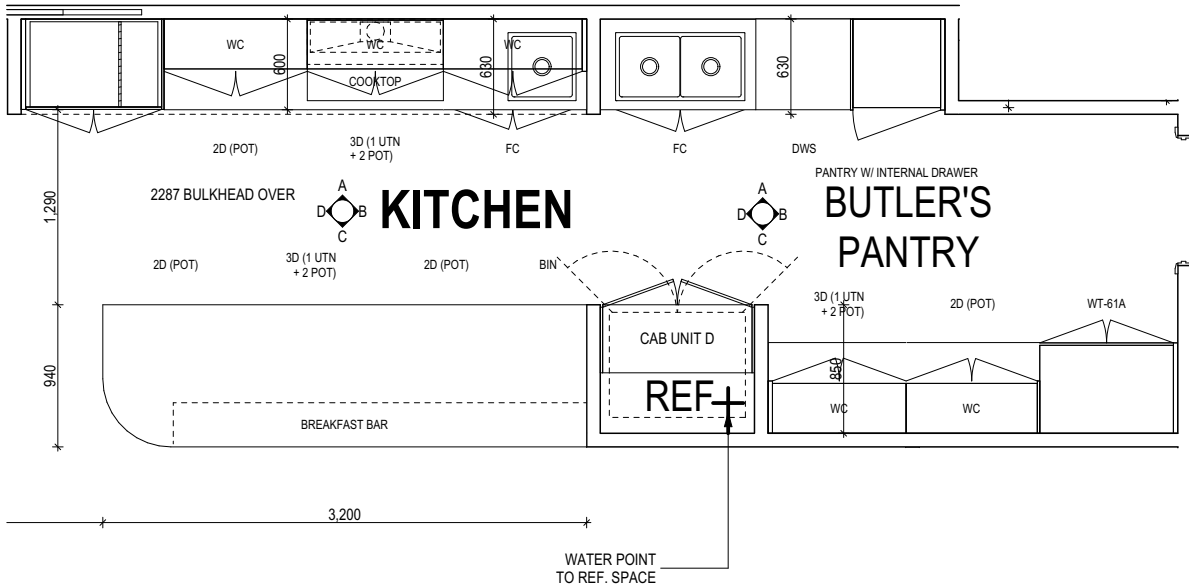
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ELEVATION B
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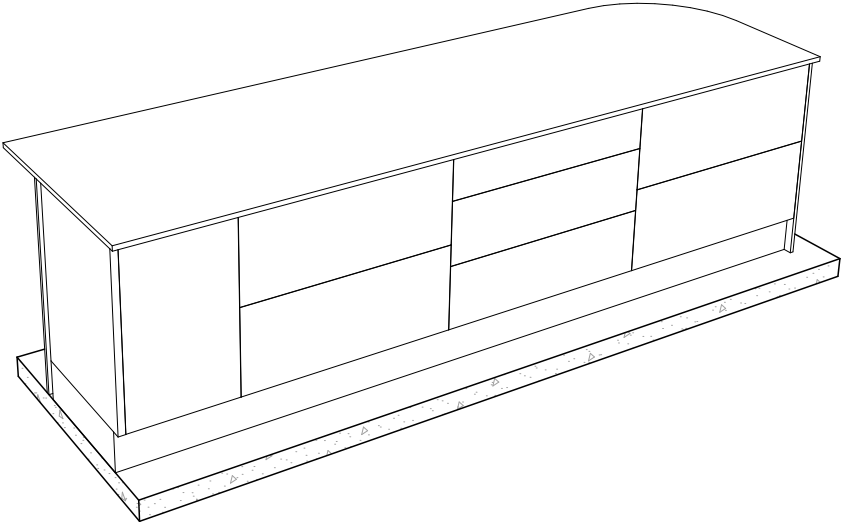
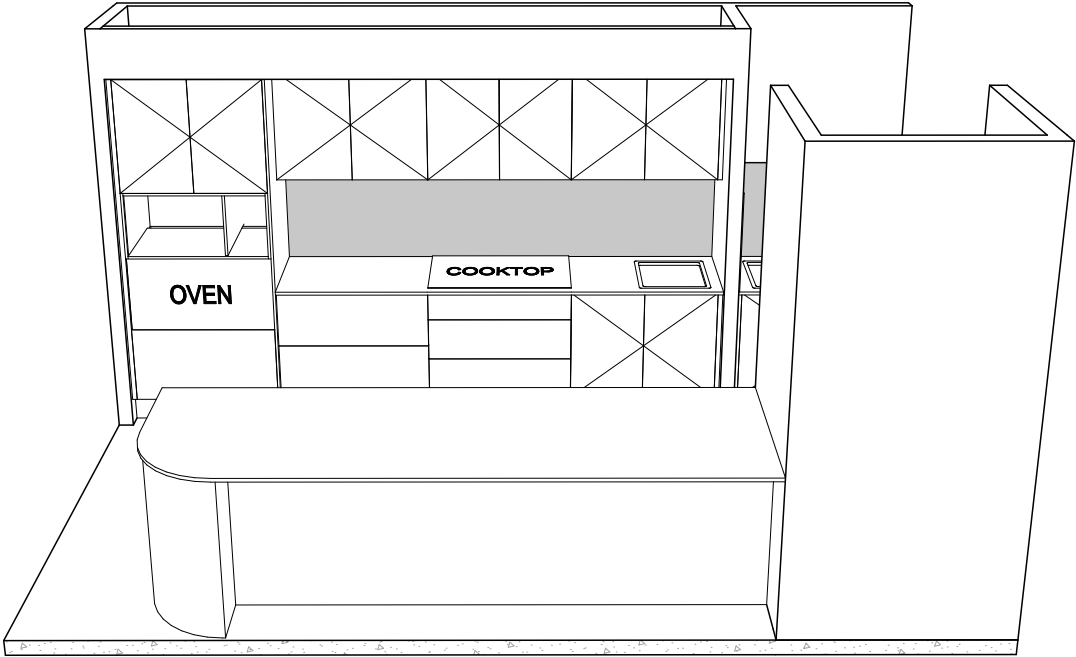
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SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

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SUBJECT TO NCC 2022
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ALL DIMENSIONS ARE FRAME DIMENSIONS

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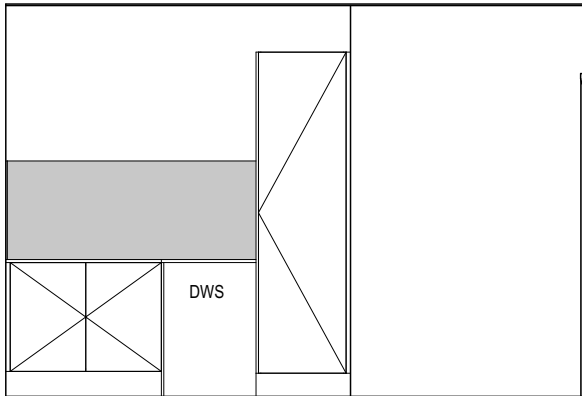
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		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE		TRV	30/10/2025	40 / - / 188351		MEANDER VALLEY		KITCHEN DETAILS	13 / 22	1:50	714291

714291

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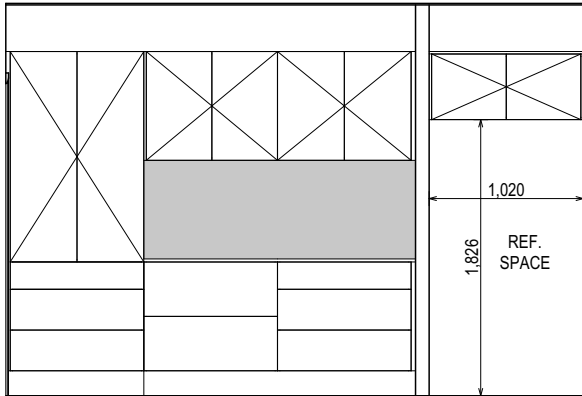
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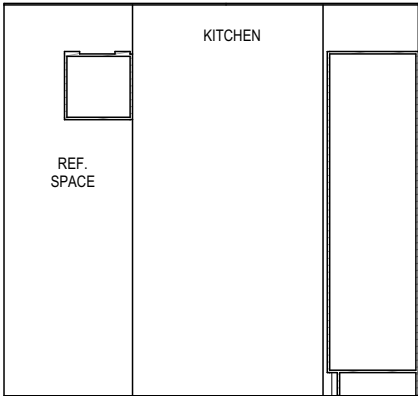
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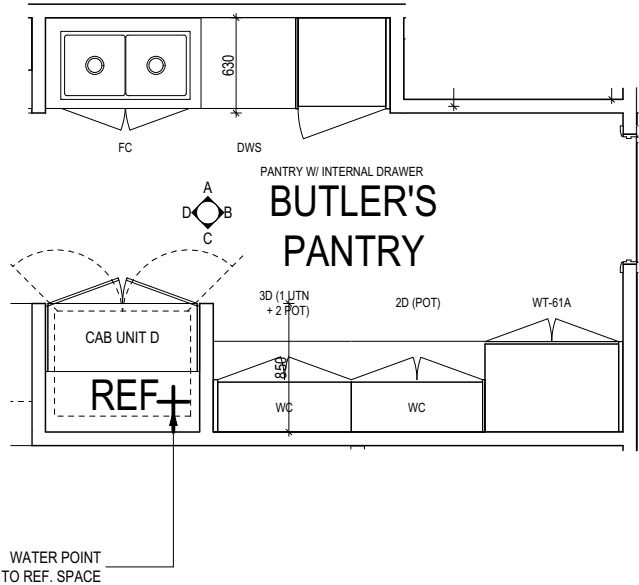
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

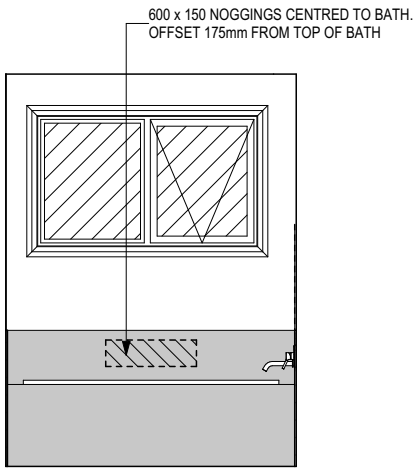
SIGNATURE: _____ DATE: _____

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

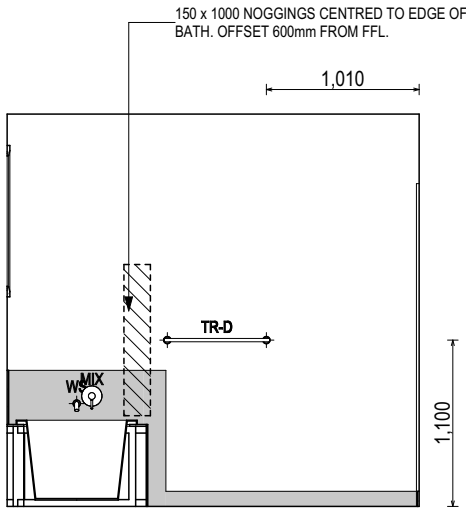
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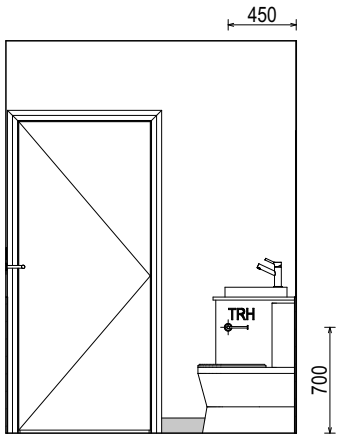
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	DESIGNER	5	DRAFT SALE PLAN - CT2		HMI	02/07/2025	SEEMA & PRANESH SADHABIRISS		CAMBRIDGE 25		H-WDNCBG10SA				
	COPYRIGHT:	6	DRAFT SALES PLAN - UPDATE		STL	22/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
	© 2025	7	PRELIM PLANS - INITIAL ISSUE		TDO	26/09/2025	8 CHEVAL CL, PROSPECT TAS 7250		CLASSIC		F-WDNCBG10CLASA				
		8	PRELIM PLANS - RFI		PL1	28/10/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:			
		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE		TRV	30/10/2025	40 / - / 188351		MEANDER VALLEY		BUTLER'S PANTRY DETAILS		14 / 22	1:50	714291



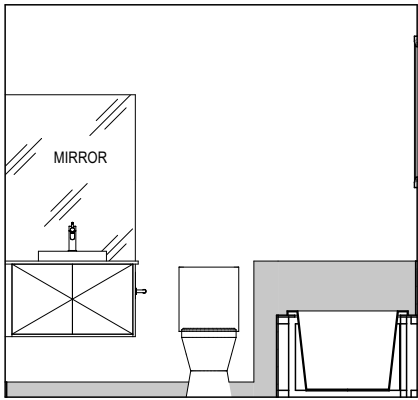
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SCALE: 1:50



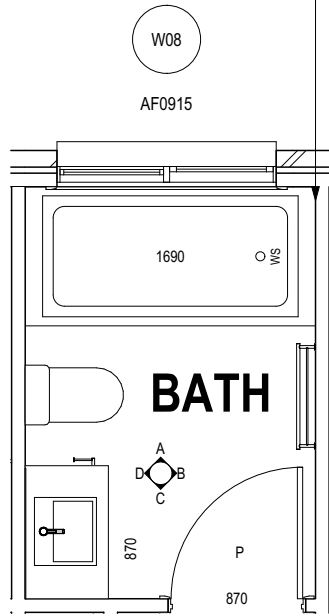
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

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

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

DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

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

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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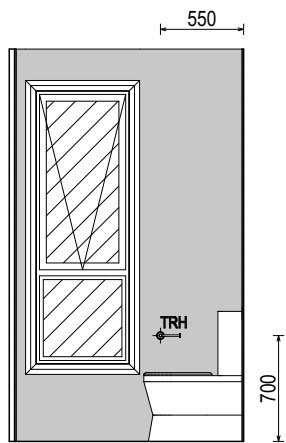
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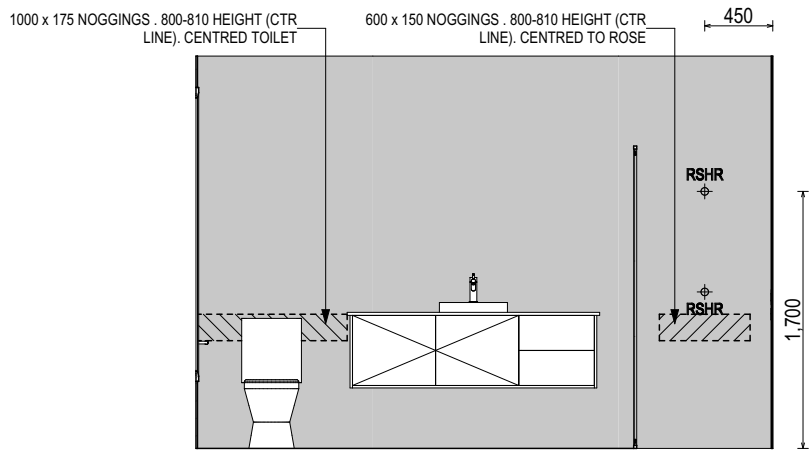
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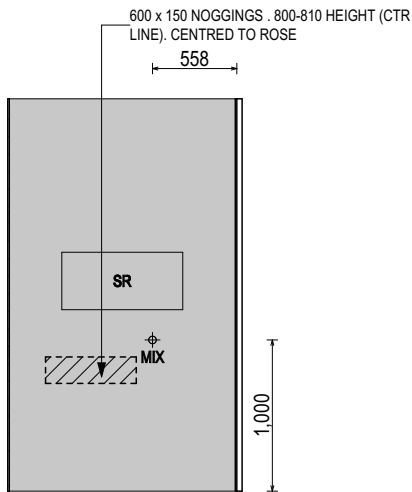
SPECIFICATION: DESIGNER	5	DRAFT SALE PLAN - CT2	HMI	02/07/2025	CLIENT: SEEMA & PRANESH SADHABIRISS	HOUSE DESIGN: CAMBRIDGE 25	HOUSE CODE: H-WDNCBG10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	6	DRAFT SALES PLAN - UPDATE	STL	22/07/2025	ADDRESS: 8 CHEVAL CL, PROSPECT TAS 7250	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNCBG10CLASA	
	7	PRELIM PLANS - INITIAL ISSUE	TDO	26/09/2025	LOT / SECTION / CT: 40 / - / 188351	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 15 / 22	
	8	PRELIM PLANS - RFI	PL1	28/10/2025	COUNCIL: MEANDER VALLEY		SCALES: 1:50	714291
	9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025				



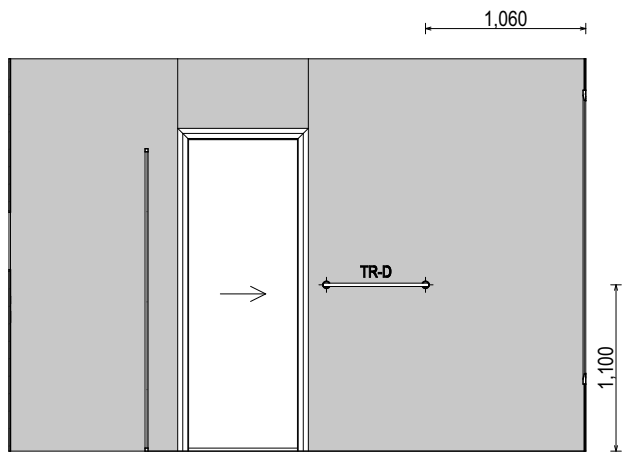
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SCALE: 1:50



ELEVATION B
SCALE: 1:50

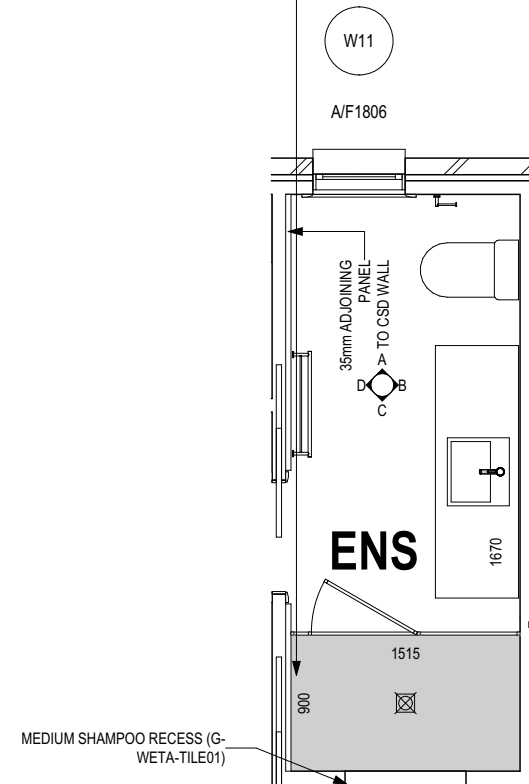


ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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



ENSUITE PLAN
SCALE: 1:50

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

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TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
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SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

**SUBJECT TO NCC 2022
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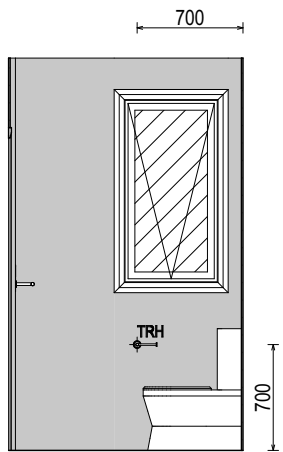
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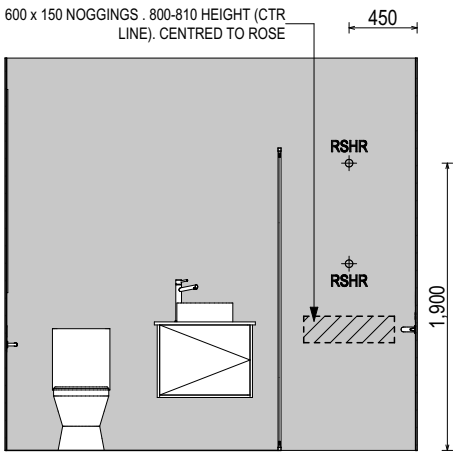


SPECIFICATION: DESIGNER	5	DRAFT SALE PLAN - CT2	HMI	02/07/2025	CLIENT: SEEMA & PRANESH SADHABIRISS	HOUSE DESIGN: CAMBRIDGE 25	HOUSE CODE: H-WDNCBG10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	6	DRAFT SALES PLAN - UPDATE	STL	22/07/2025	ADDRESS: 8 CHEVAL CL, PROSPECT TAS 7250	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDNCBG10CLASA	
	7	PRELIM PLANS - INITIAL ISSUE	TDO	26/09/2025	LOT / SECTION / CT: 40 / - / 188351	SHEET TITLE: ENSUITE DETAILS	SHEET No.: 16 / 22	
	8	PRELIM PLANS - RFI	PL1	28/10/2025	COUNCIL: MEANDER VALLEY		SCALES: 1:50	
	9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025				

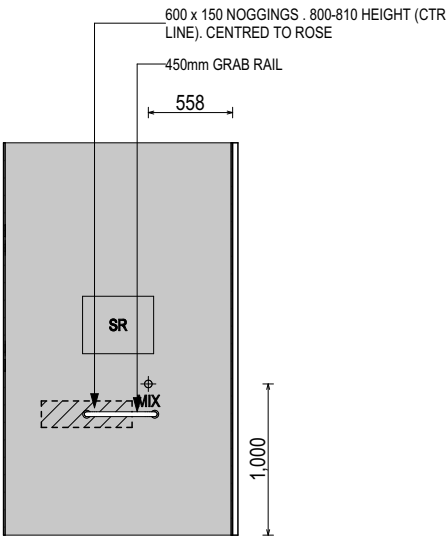
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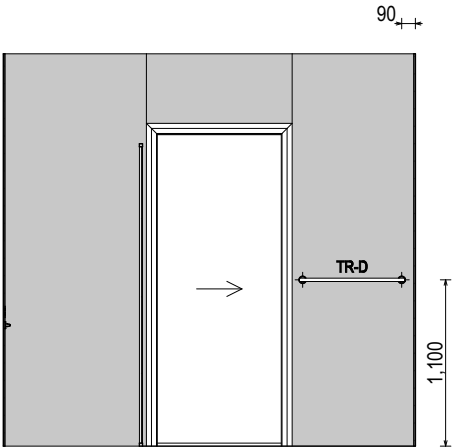
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SCALE: 1:50



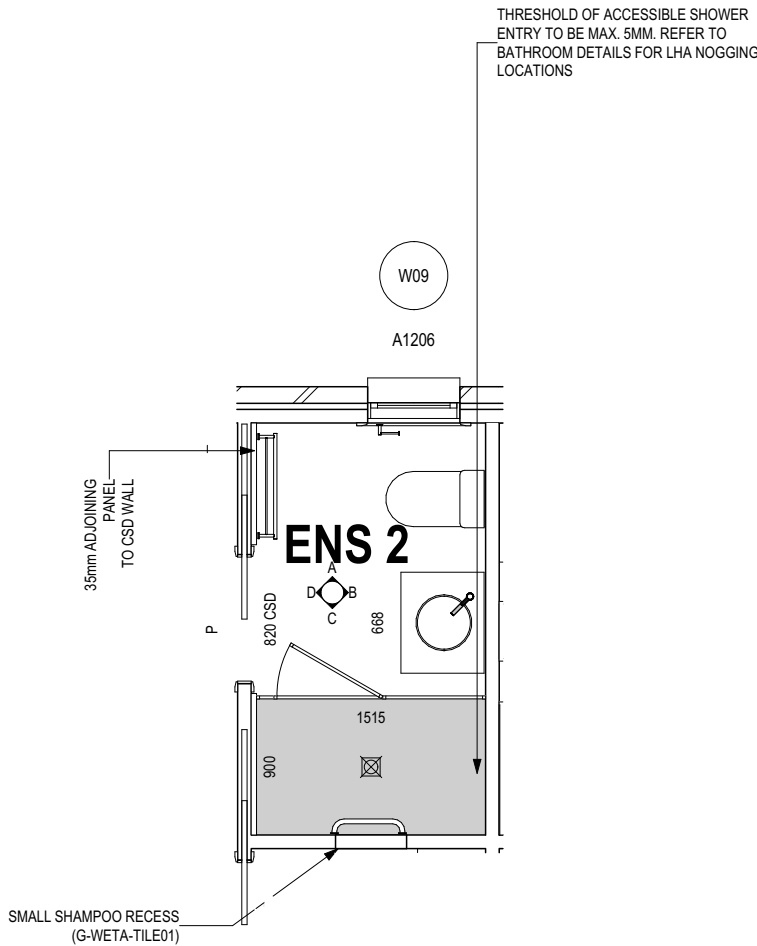
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE 2 PLAN
SCALE: 1:50

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

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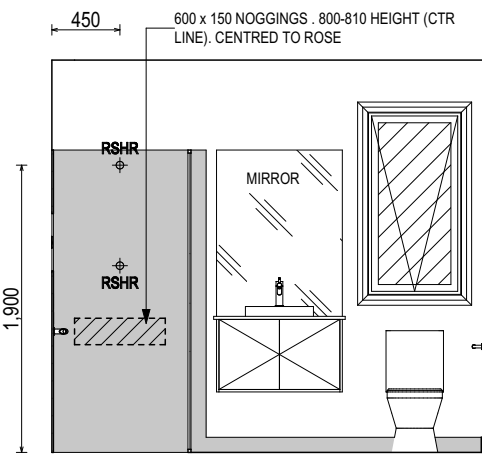
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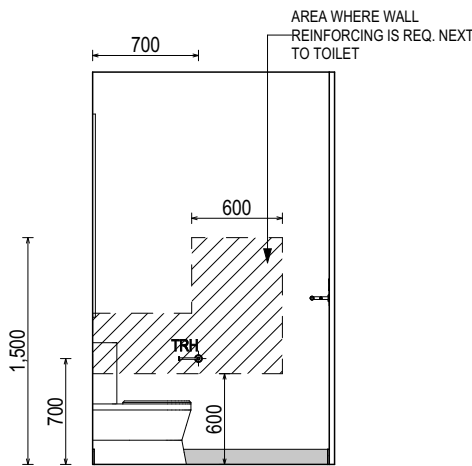
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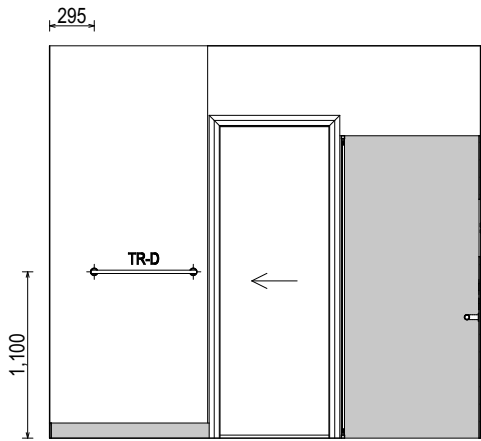
SPECIFICATION:	DESIGNER	5	DRAFT SALE PLAN - CT2	HMI	02/07/2025	CLIENT:	SEEMA & PRANESH SADHABIRISS	HOUSE DESIGN:	CAMBRIDGE 25	HOUSE CODE:	H-WDNCBG10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT:	© 2025	6	DRAFT SALES PLAN - UPDATE	STL	22/07/2025	ADDRESS:	8 CHEVAL CL, PROSPECT TAS 7250	FACADE DESIGN:	CLASSIC	FACADE CODE:	F-WDNCBG10CLASA	
		7	PRELIM PLANS - INITIAL ISSUE	TDO	26/09/2025	LOT / SECTION / CT:	40 / - / 188351	SHEET TITLE:	ENSUITE 2 DETAILS	SHEET No.:	17 / 22	714291
		8	PRELIM PLANS - RFI	PL1	28/10/2025	COUNCIL:	MEANDER VALLEY	SCALES:	1:50			
		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025							



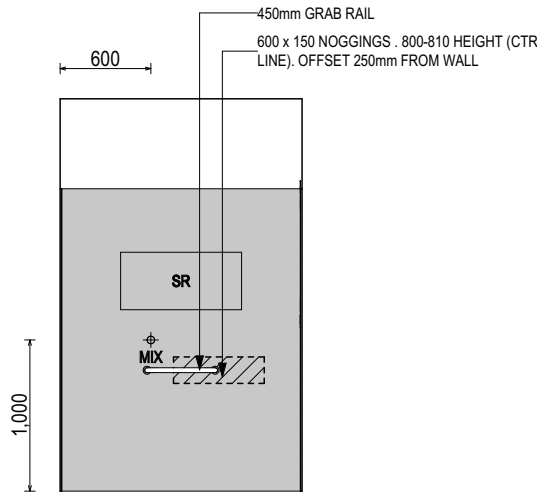
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SCALE: 1:50



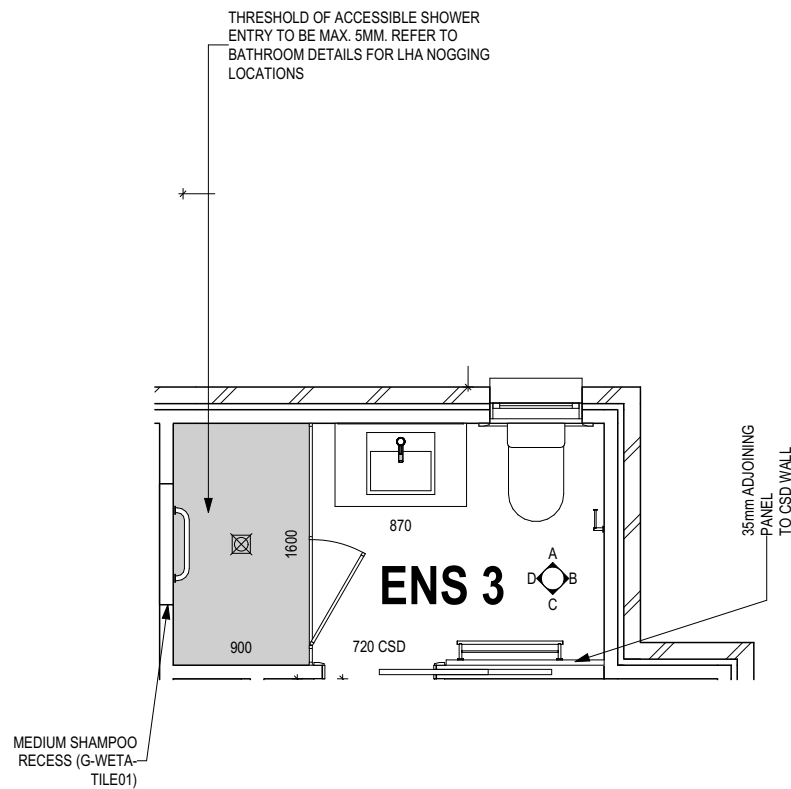
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE 3 PLAN
SCALE: 1:50

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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**SUBJECT TO NCC 2022
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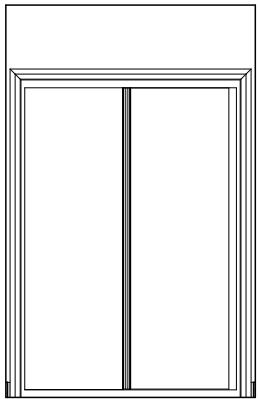


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		7	PRELIM PLANS - INITIAL ISSUE	TDO	26/09/2025	LOT / SECTION / CT:	40 / - / 188351	SHEET TITLE:	ENSUITE 3 DETAILS	SHEET No.:	18 / 22	
		8	PRELIM PLANS - RFI	PL1	28/10/2025	COUNCIL:	MEANDER VALLEY	SCALES:	1:50			714291
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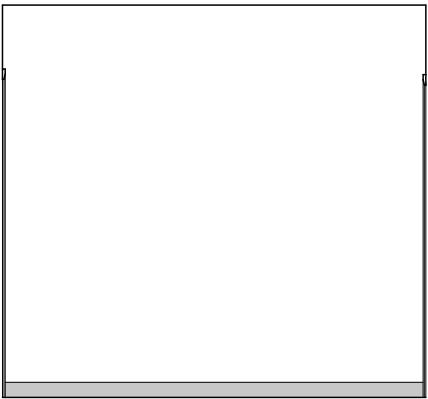
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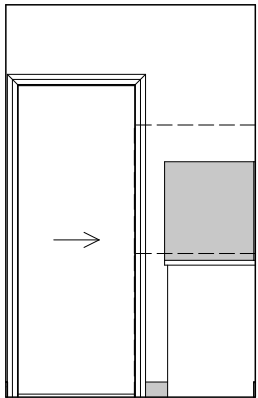
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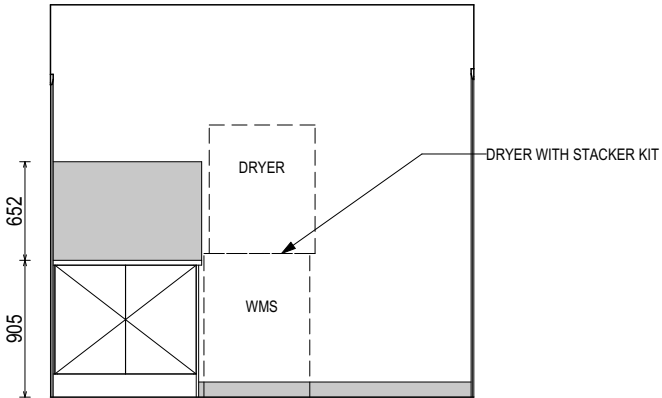
ELEVATION A
SCALE: 1:50



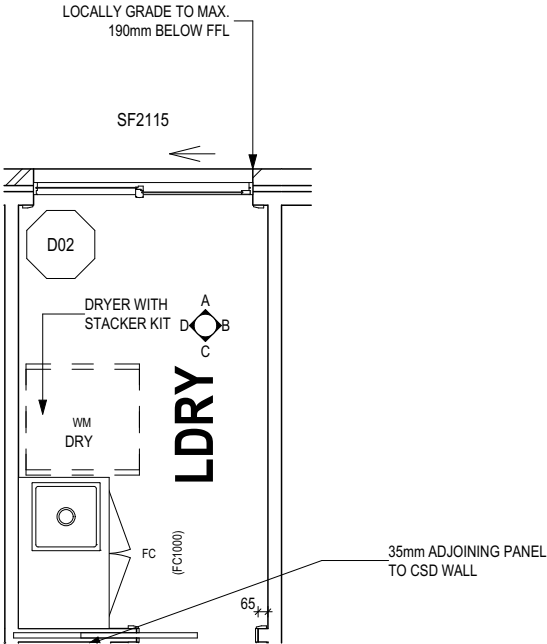
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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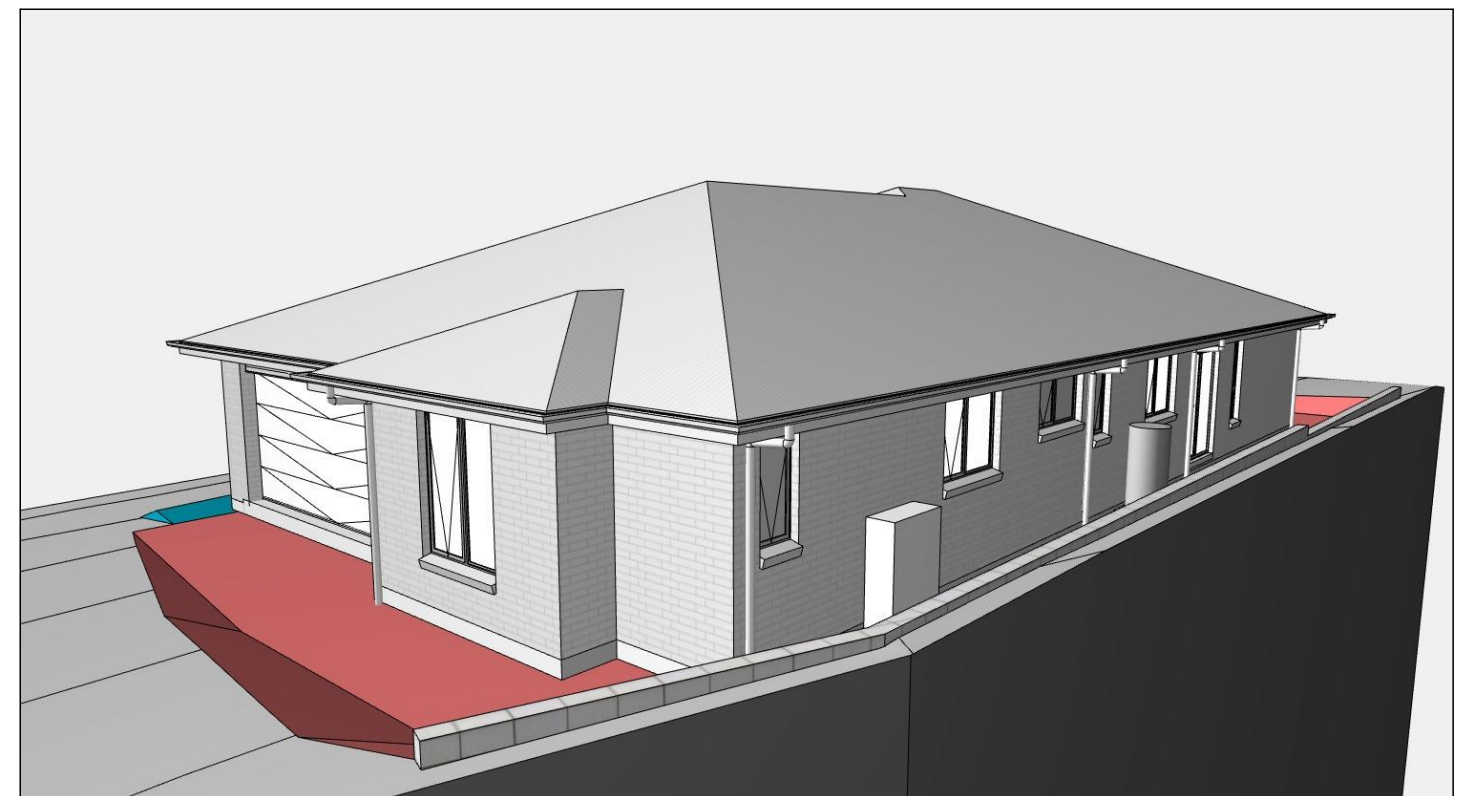
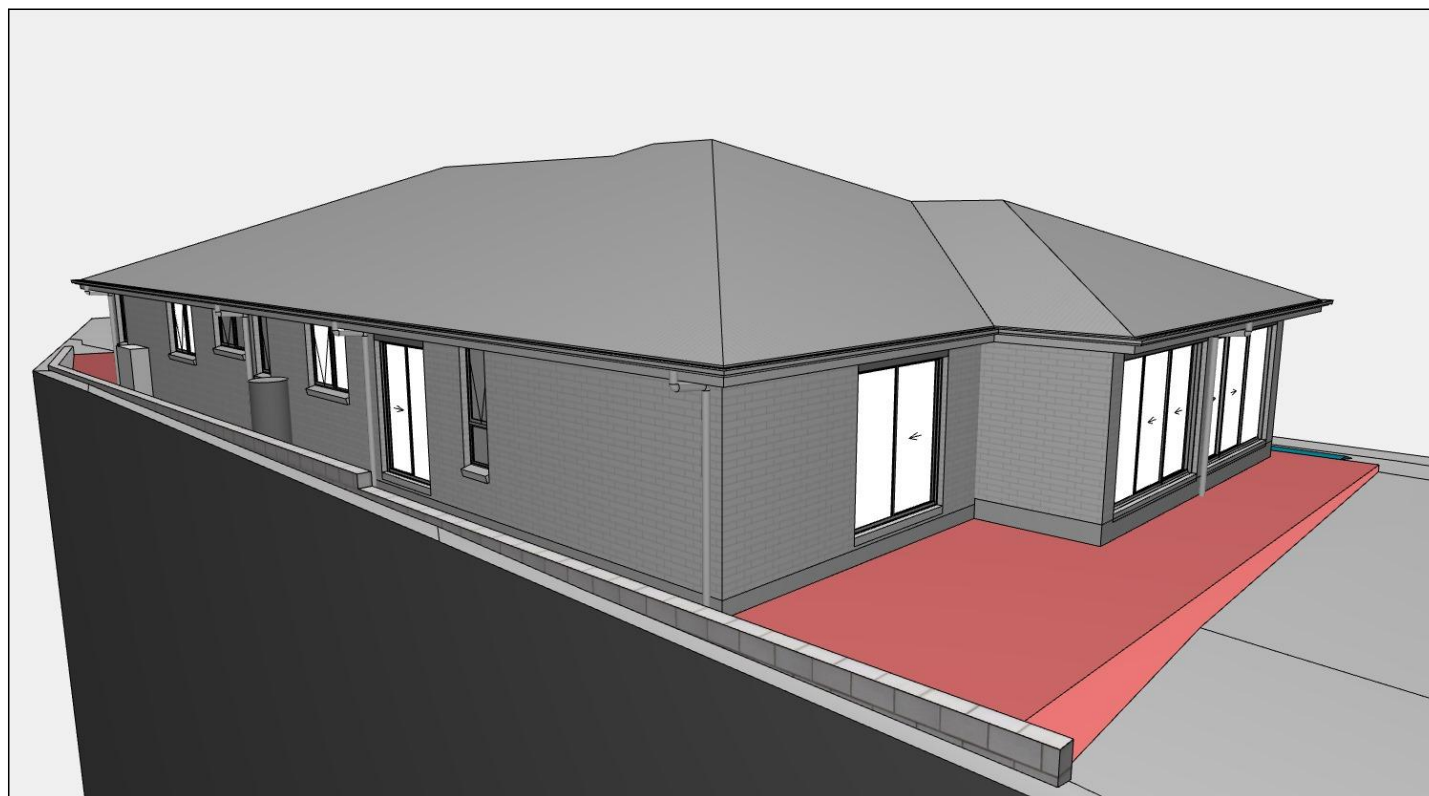
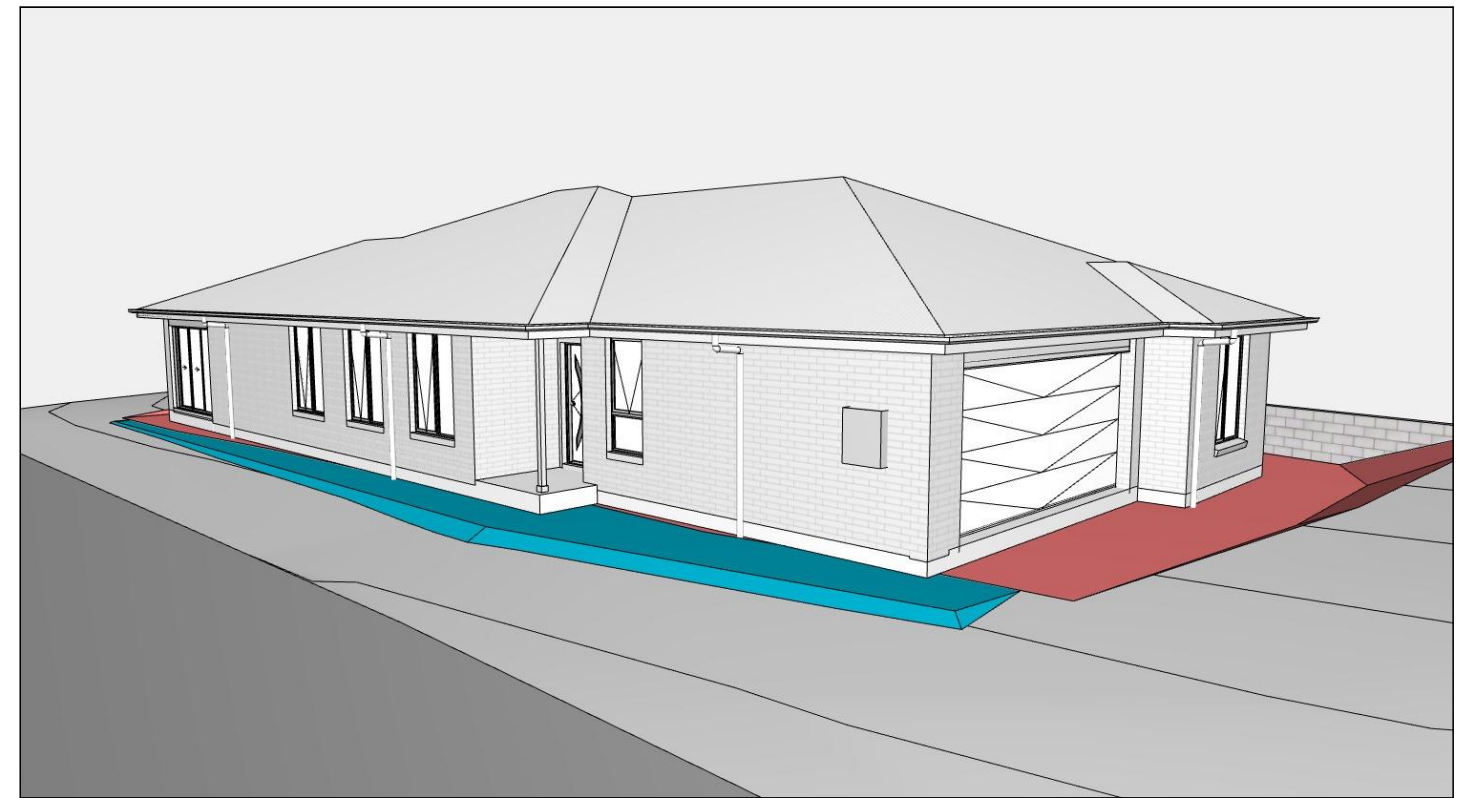
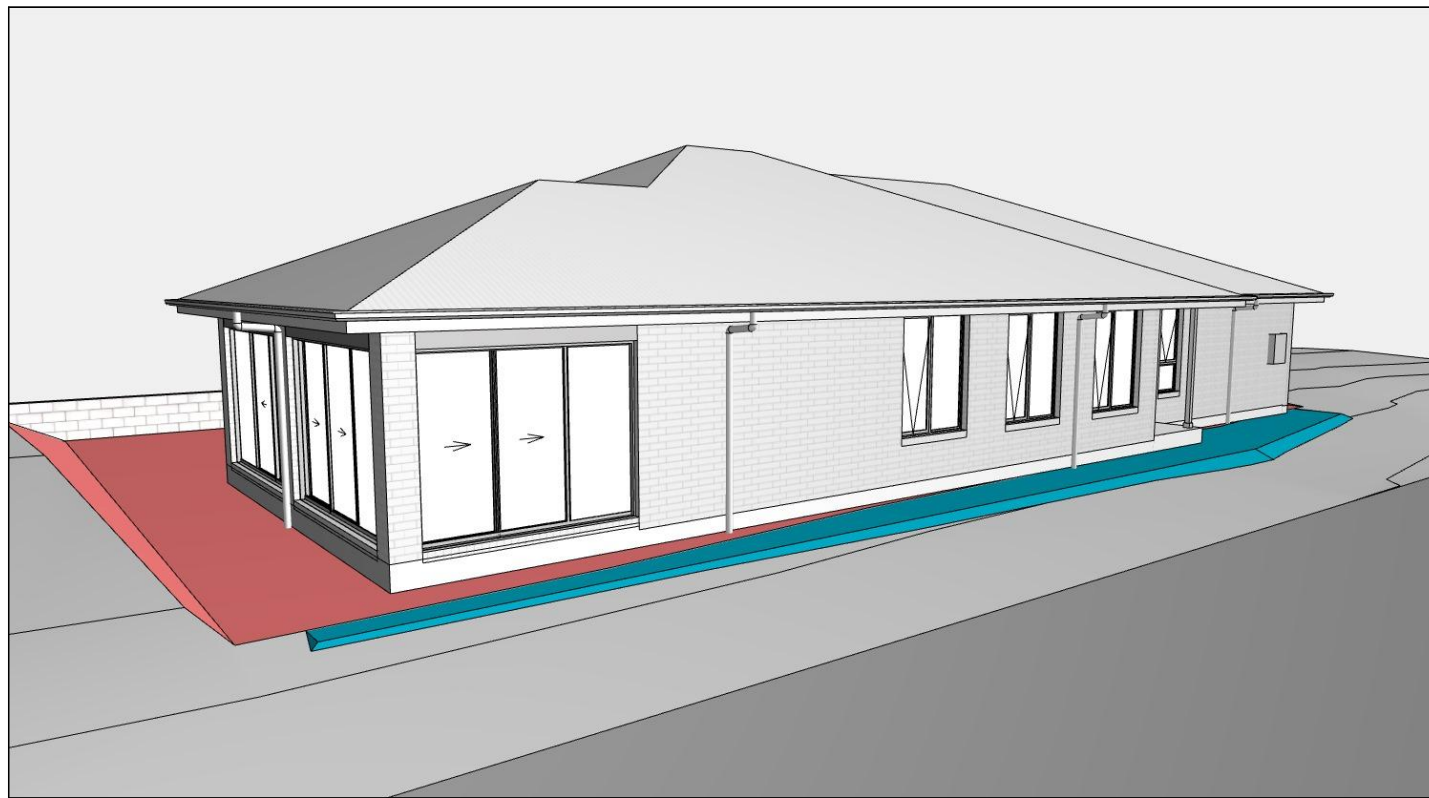
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		8	PRELIM PLANS - RFI	PL1 28/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV 30/10/2025	40 / - / 188351	MEANDER VALLEY	19 / 22	1:50	714291



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	DESIGNER		5	DRAFT SALE PLAN - CT2	HMI 02/07/2025	SEEMA & PRANESH SADHABIRISS		CAMBRIDGE 25		H-WDNCBG10SA			
	COPYRIGHT:		6	DRAFT SALES PLAN - UPDATE	STL 22/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2025		7	PRELIM PLANS - INITIAL ISSUE	TDO 26/09/2025	8 CHEVAL CL, PROSPECT TAS 7250		CLASSIC		F-WDNCBG10CLASA			
			8	PRELIM PLANS - RFI	PL1 28/10/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:			
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WET AREA NOTES

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

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

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



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COPYRIGHT: © 2025		9	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TRV	30/10/2025	40 / - / 188351	WET AREA & ENERGY EFFICIENCY NOTES22 / 22	SCALES:	714291

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

- 3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS**
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.
- 3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION**
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

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

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

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

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

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

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

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

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

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

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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