

## 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 <u>www.meander.tas.gov.au</u> 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 <a href="mailto:planning@mvc.tas.gov.au">planning@mvc.tas.gov.au</a>. 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\  | P                      | A\  | PC\  |  |  |  |  |  |  |  |  |
| <ul> <li>Is your application the result of an illegal building work?</li> <li>Have you already received a Planning Review for this proposal?</li> <li>Is a new vehicle access or crossover required?</li> <li>Yes</li> <li>No</li> <li>Indicate by ✓ box</li> <li>Yes</li> <li>No</li> </ul> |                        |   |  |  |  |  |  |  |  |  |  |
| PROPERTY DET   | TAILS:                 |   |  |  |  |  |  |  |  |  |  |
| 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            |   |  |  |  |  |  |  |  |  |  |
| <ul><li>Does the applica</li><li>Heritage Listed I</li></ul>   |                        | n Land or Private access via a Ci<br>Yes 🔃 No | rown Access Licence:   |  |  |  |  |  |  |  |  |
| DETAILS OF US  | E OR DEVELO            | PMENT:  |  |  |  |  |  |  |  |  |  |
| Indicate by ✓ box  | Building work Forestry | Change of use Other                           | ☐ Subdivision ☐ Demolition   |  |  |  |  |  |  |  |  |
| Total cost of develo   | spment \$ 73           | 33,515 Includes total co                      | ost of building work, landscaping, road works and infrastructure                       |  |  |  |  |  |  |  |  |
| Description of work:   | w Dwelling             |   |  |  |  |  |  |  |  |  |  |
| Use of building:   | Residential            |   | ain use of proposed building – dwelling, garage, farm building,<br>tory, office, shop) |  |  |  |  |  |  |  |  |
| New floor area:  | 266.43                 | m <sup>2</sup> New building height:           | 5,392 m  |  |  |  |  |  |  |  |  |
| Materials:   | External walls:        | Brick Venner                                  | Colour: TBC  |  |  |  |  |  |  |  |  |
|  | Roof cladding:         | Sheet Metal                                   | Colour: TBC  |  |  |  |  |  |  |  |  |



## **RESULT OF SEARCH**

ASSISTANT RECORDER OF TITLES





#### SEARCH OF TORRENS TITLE

| VOLUME    | FOLIO                        |
|-----------|------------------------------|
| 188351    | 40                           |
| EDITION 2 | DATE OF ISSUE<br>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

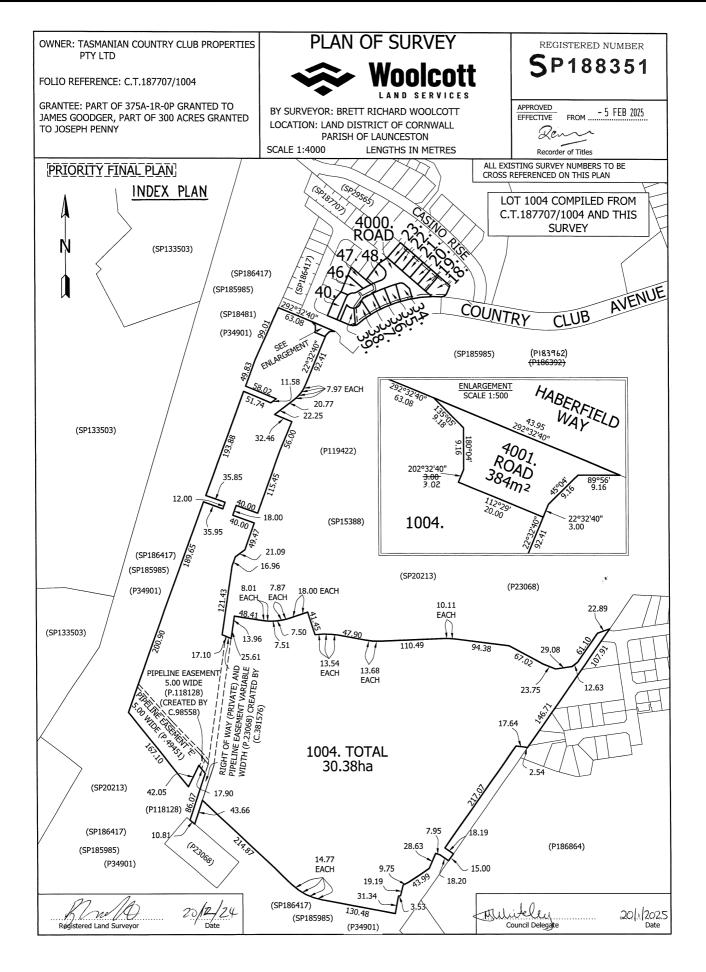
No unregistered dealings or other notations



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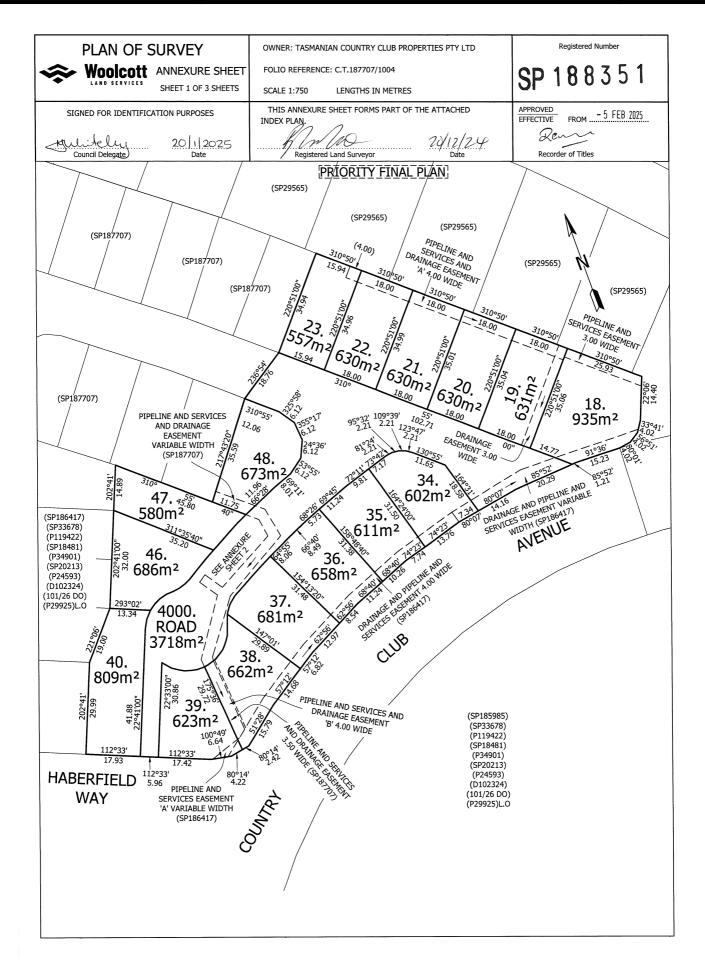
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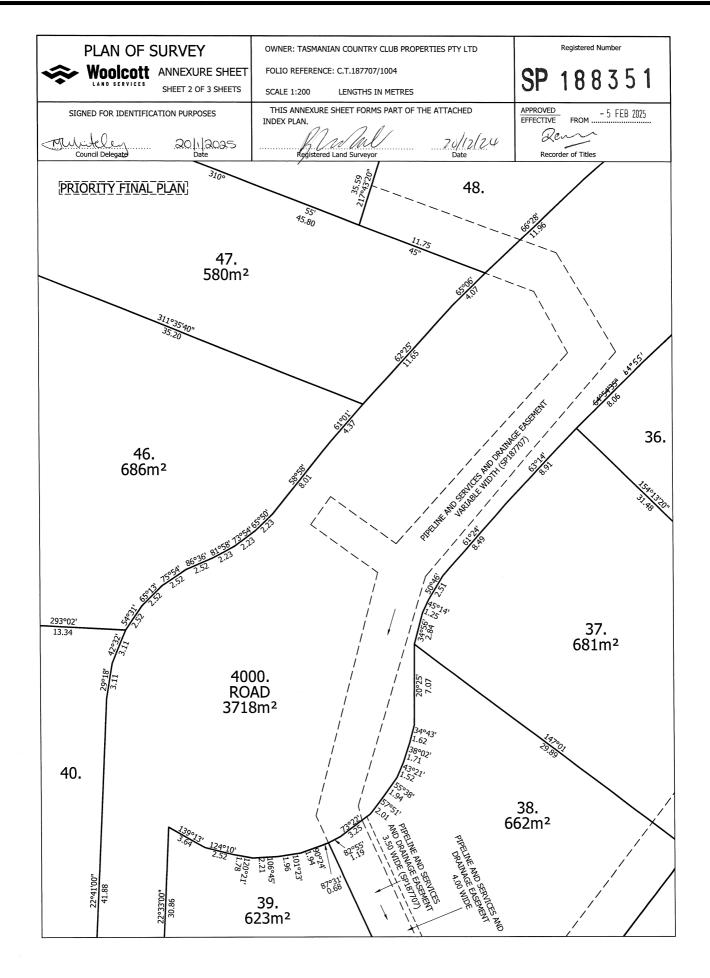
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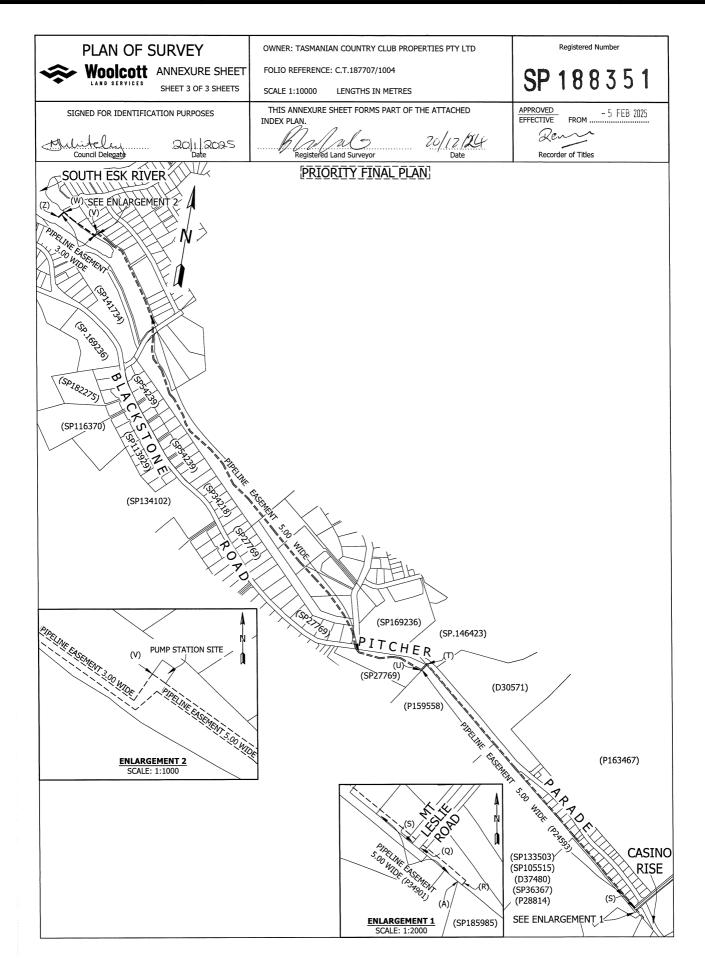
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### SCHEDULE OF EASEMENTS

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

SIGNATURES MUST BE ATTESTED.

Registered Number

188351

PAGE 1 OF 6 PAGES

#### **EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- 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
- any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- 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
- 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

- 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 1. VARIABLE WIDTH" as shown on the Plan.
- Lot 1004 on the Plan is subject to a right of carriage way (appurtenant to lot 8 on Plan No. 23068) over the land 2. marked "RIGHT OF WAY (PRIVATE) AND PIPELINE ÉASEMENT VARIABLE WIDTH" as shown on the Plan.
- Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. B805803) in favour of Tasmania 3. 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).
- Lot 1004 on the Plan is subject to pipeline rights (as fully defined in dealing no. C98558) in favour of TasWater 4. over the land marked "PIPÉLINE EASEMENT 5.00 WIDE" shown on the Plan (subject to provisions contained in dealing C98558).
- That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with water supply 5. 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.
- That part of Lot 1004 on the Plan which formerly comprised Lot 1 on Plan 183962 is together with the full right 6. 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 onehalf of a metre below the surface together with all such sluice and other valves manholes inspection openings stope ocks and other fittings of whatever nature as may be necessary.

Daniel Joseph Hanna

Colin Paul Dewhurst

(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: MCONDO Valley Councul DATE: 20/1/2025

4A12Q10243 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

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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.

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.

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.

Col

Daniel Joseph Hanna

Colin Paul Dewhurst

**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

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Registered Number

SP. 188351

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FOLIO REFERENCE: 187707/1004

- 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 15. 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**

- Lot 18 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater 17. over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE" as shown passing through Lot 18 on the Plan.
- Lot 19 on the Plan is subject to a Right of Drainage in favour of Meander Valley Council over the land marked 18. "DRAINAGE EASEMENT 4:00-WIDE" as shown passing through Lot 19 on the Plan. Enter les Sidendes 3.00
- Lots 19, 20, 21, 22, and 23 on the Plan are subject to a **Pipeline and Services Easement** (as defined herein)  $2\sqrt{r_0/2}$ 19. 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.
- Lots 19, 20, 21, 22 and 23 on the Plan are subject to a Right of Drainage in favour of Meander Valley Council 20. over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "A" 4.00 WIDE" as shown passing through those Lots on the Plan.
- Lot 38 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater 21. over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT "B" 4.00 WIDE" as shown passing through Lot 38 on the Plan.
- Lot 38 on the Plan is subject to a Right of Drainage in favour of Meander Valley Council over the land marked 22. "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

Colin Paul Dewhurst

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# ANNEXURE TO SCHEDULE OF EASEMENTS

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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
- 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;
  - 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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FOLIO REFERENCE: 187707/1004

- (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);
- (vi) 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;
- (vii) anything reasonably required to support, protect or cover any of the Infrastructure;
- (viii) 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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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)

Ву:

Daniel Joseph Hanna - Director

Colin Paul Dewhurst - Director

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|-------------|------------------------------------|--|--|--|--|--|--|--|
| SHE         | ET INDEX                           |  |  |  |  |  |  |  |
| 1           | COVER SHEET                        |  |  |  |  |  |  |  |
| 2           | SITE PLAN                          |  |  |  |  |  |  |  |
| 3           | SOIL & WATER MANAGEMENT PLAN       |  |  |  |  |  |  |  |
| 4           | GROUND FLOOR PLAN                  |  |  |  |  |  |  |  |
| 5           | ELEVATIONS / SECTION               |  |  |  |  |  |  |  |
| 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 |  |  |  |  |  |  |  |

| T                           | TOTAL FLOOR AREAS |           |  |  |  |  |  |
|-----------------------------|-------------------|-----------|--|--|--|--|--|
| MAIN DWELLING, GROUND FLOOR |                   |           |  |  |  |  |  |
| ALFRESCO 3                  |                   |           |  |  |  |  |  |
|                             | GARAGE            | 39.02     |  |  |  |  |  |
|                             | LIVING            | 190.18    |  |  |  |  |  |
|                             | PORCH             | 2.77      |  |  |  |  |  |
|                             |                   | 266.43 m² |  |  |  |  |  |

### 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

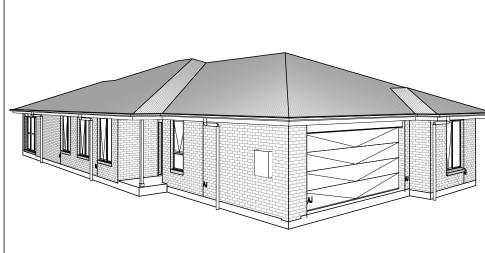
- FOR ALL SLAB DETAILS. BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018. INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND
- ALL APPLICABLE AUSTRALIAN STANDARDS. TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND 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
- 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<br>NO<br>NO<br>NO<br>NO |  |  |  |  |  |
| HERITAGE                    |                            |  |  |  |  |  |
| LANDSLIP HAZARD             |                            |  |  |  |  |  |
| MINIMUM FLOOR LEVEL         |                            |  |  |  |  |  |
| NATURAL ASSET CODE          |                            |  |  |  |  |  |
| 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.



# PRELIMINARY PLAN SET

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

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### **BUILDING INFORMATION** GROUND FLOOR TOP OF WALL HEIGHT(S) 2595mm

| NOTE: CEILING HEIGHT 45mm LOWER THA | N 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

| l | ROOF       | SARKING UNDER ROOFING                         |
|---|------------|---|
| ١ | CEILING    | R4.1 BATTS (EXCL. GARAGE & ALFRESCO)          |
| ١ | EXT. WALLS | R2.0 BATTS (EXCL. GARAGE)                     |
| ١ |            | WALL WRAP TO ENTIRE HOUSE                     |
| ١ | INT. WALLS | R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN |
| ١ | 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

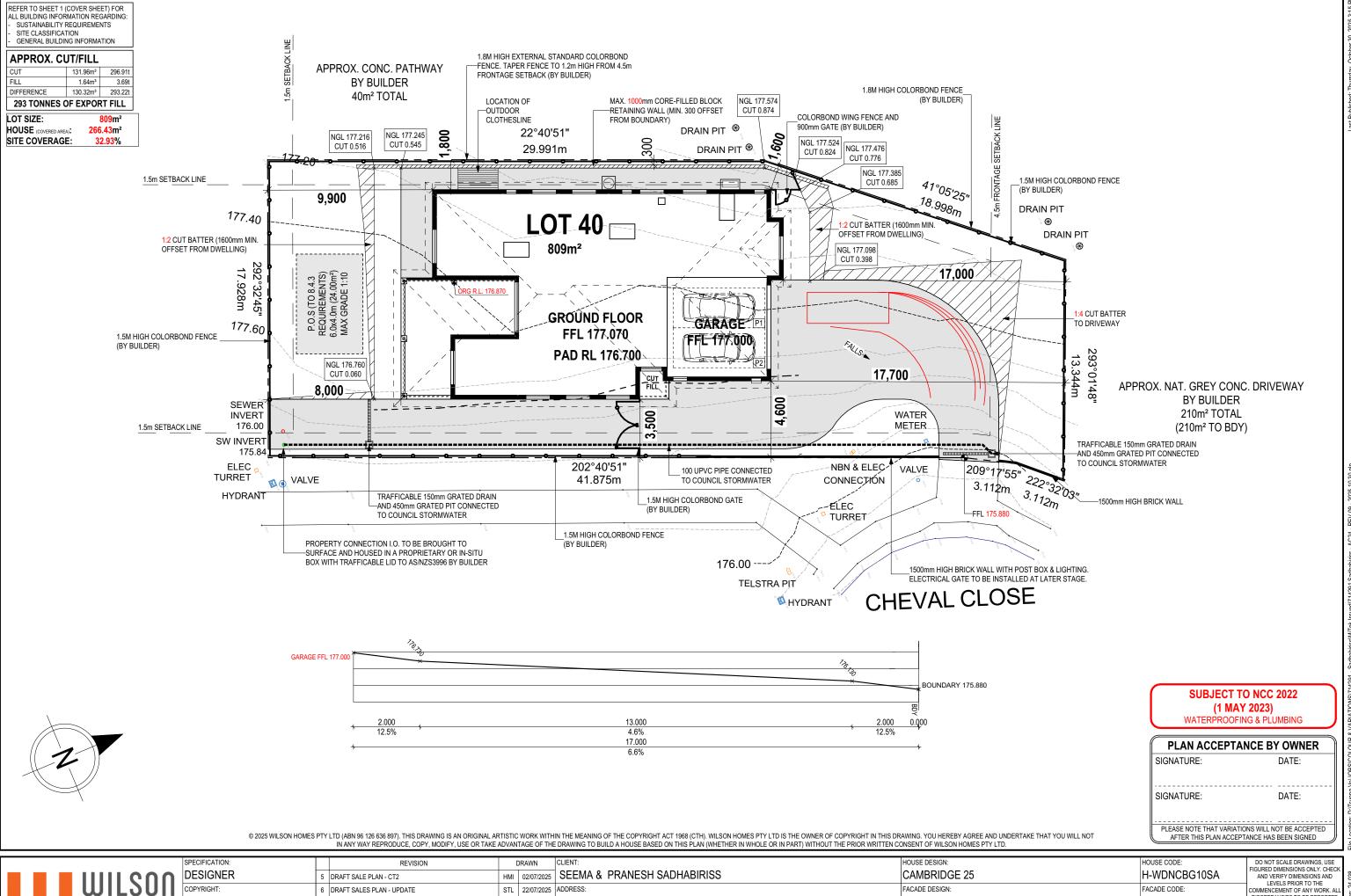
ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

### PLAN ACCEPTANCE BY OWNER SIGNATURE: DATE: SIGNATURE: DATE:

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

| IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD. |  |                  |                      |                |                |                |                 |   |  |
|---|--|------------------|----------------------|----------------|----------------|----------------|-----------------|---|--|
| SPECIFICATION:  | REVISION   | 5.0              | CLIENT:              |                |                | HOUSE DESIGN:  |                 | DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK |  |
| DESIGNER  | 5 DRAFT SALE PLAN - CT2                              | HMI 02/07/2025   | SEEMA & PRANESH SA   | ADHABIRISS     | CAMBRIDGE 25   | CAMBRIDGE 25   |                 | AND VERIFY DIMENSIONS AND                                 |  |
| COPYRIGHT:  | 6 DRAFT SALES PLAN - UPDATE                          | STL 22/07/2025   | ADDRESS:             |                | FACADE DESIGN: | FACADE DESIGN: |                 | LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL         |  |
| © 2025  | 7 PRELIM PLANS - INITIAL ISSUE                       | TDO 26/09/2025   | 8 CHEVAL CL, PROSPEC | CT TAS 7250    | CLASSIC        |                | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.      |  |
|   | 8 PRELIM PLANS - RFI                                 | 1                | LOT / SECTION / CT:  | COUNCIL:       | SHEET TITLE:   | SHEET No.:     | SCALES:         | 71/1201   |  |
|   | 9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE | E TRV 30/10/2025 | 40 / - / 188351      | MEANDER VALLEY | COVER SHEET    | 1 / 22         | 1:100           | 714291  |  |



|           | SPECIFICATION: | REVISION   | DRAWN          | CLIENT:                        | HOUSE DESIGN:  | HOUSE CODE:           | DO NOT SCALE DRAWINGS, USE   |
|-----------|----------------|--|----------------|--------------------------------|----------------|-----------------------|--|
| IIIII COO | DESIGNER 5     | DRAFT SALE PLAN - CT2                              | HMI 02/07/2025 | SEEMA & PRANESH SADHABIRISS    | CAMBRIDGE 25   | H-WDNCBG10SA          | FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE |
| MIT9011   | COPYRIGHT: 6   | DRAFT SALES PLAN - UPDATE                          | STL 22/07/2025 | ADDRESS:                       | FACADE DESIGN: | FACADE CODE:          | COMMENCEMENT OF ANY WORK. ALL  |
| IINMEC    | © 2025 7       | PRELIM PLANS - INITIAL ISSUE                       | TDO 26/09/2025 | 8 CHEVAL CL, PROSPECT TAS 7250 | CLASSIC        | F-WDNCBG10CLASA       | DISCREPANCIES TO BE REPORTED 1.9 TO THE DRAFTING OFFICE.                     |
| UNITE? [  | 8              | PRELIM PLANS - RFI                                 | PL1 28/10/2025 | LOT / SECTION / CT: COUNCIL:   | SHEET TITLE:   | SHEET No.: SCALES:    | 711201   |
|           | 9              | PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE | TRV 30/10/2025 | 40 / - / 188351 MEANDER VALLEY | SITE PLAN      | 2 / 22   1:200, 1:100 | 714291   |

Template Version: 24.038 File

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

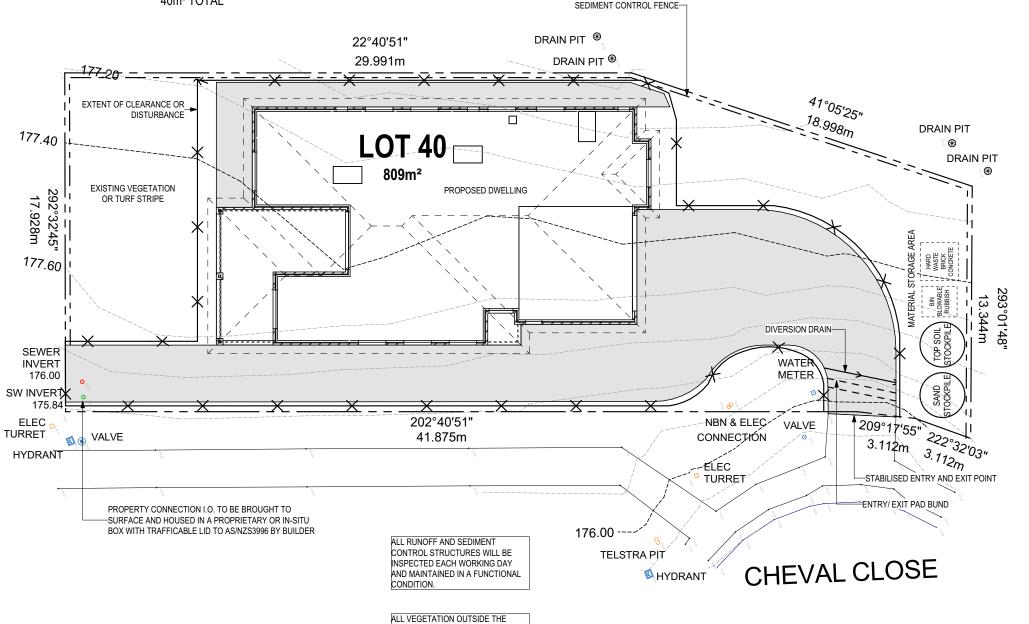
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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
- 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
- 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET. 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
- 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN). 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

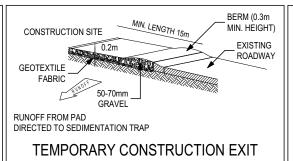


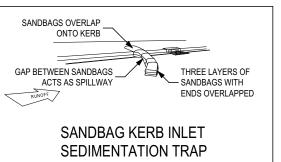




APPROX. NAT. GREY CONC. DRIVEWAY BY BUILDER 210m<sup>2</sup> TOTAL (210m<sup>2</sup> TO BDY)

50 x 25 x 1000 MEMBRANE TO BE BIDIM U24 OR APPROVED EQUIVALENT STAKE OR STAR PICKET **BURY APPROXIMATELY 150mm** OF MEMBRANE AND TEMPORARILY
BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL DOWNHILL OF MEMBRANE NOT TO BE DISTURBED SILT FENCING DETAIL





BUILDING ZONE WILL BE MAINTAINED.

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

WATERPROOFING & PLUMBING

| PLAN ACCEPT | ANCE BY OWNER              |
|-------------|----------------------------|
| SIGNATURE:  | DATE:                      |
| SIGNATURE:  | DATE:                      |
|             | TIONS WILL NOT BE ACCEPTED |



|        |                |   | 1 11 11 11 11 11 11                                |     |            |                      | , , , , ,      |                              |            |                 |  | ш.     |
|--------|----------------|---|--|-----|------------|----------------------|----------------|------------------------------|------------|-----------------|--|--------|
|        |                |   |  |     |            |                      |                |                              |            |                 |  |        |
|        | SPECIFICATION: |   | REVISION   |     | RAWN       | CLIENT:              |                | HOUSE DESIGN:                |            | HOUSE CODE:     | DO NOT SCALE DRAWINGS, USE   |        |
| $\cap$ | DESIGNER       | 5 | DRAFT SALE PLAN - CT2                              | НМІ | 02/07/2025 | SEEMA & PRANESH SA   | DHABIRISS      | CAMBRIDGE 25                 |            | H-WDNCBG10SA    | FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND<br>LEVELS PRIOR TO THE | 038    |
| ш      | COPYRIGHT:     | 6 | DRAFT SALES PLAN - UPDATE                          | STL | 22/07/2025 | ADDRESS:             |                | FACADE DESIGN:               |            |                 | COMMENCEMENT OF ANY WORK. ALL  |        |
|        | © 2025         | 7 | PRELIM PLANS - INITIAL ISSUE                       | TDO | 26/09/2025 | 8 CHEVAL CL, PROSPEC | CT TAS 7250    | CLASSIC                      |            | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED<br>TO THE DRAFTING OFFICE.                            | /ersio |
|        |                | 8 | PRELIM PLANS - RFI                                 | PL1 | 28/10/2025 | LOT / SECTION / CT:  | COUNCIL:       | SHEET TITLE:                 | SHEET No.: | SCALES:         | 744904   | ate    |
|        |                | 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   | emp    |

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 I AYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR

1,690

12,605

5,990 GA 6,080

1,100

DATE:

DATE:

**SUBJECT TO NCC 2022** 

(1 MAY 2023)

WATERPROOFING & PLUMBING

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED

AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

SIGNATURE:

PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

750

240,

230, ,

2.850 ENS 3

6,010 GARAGE

3,600 BED 4

THRESHOLD OF ACCESSIBLE SHOWER

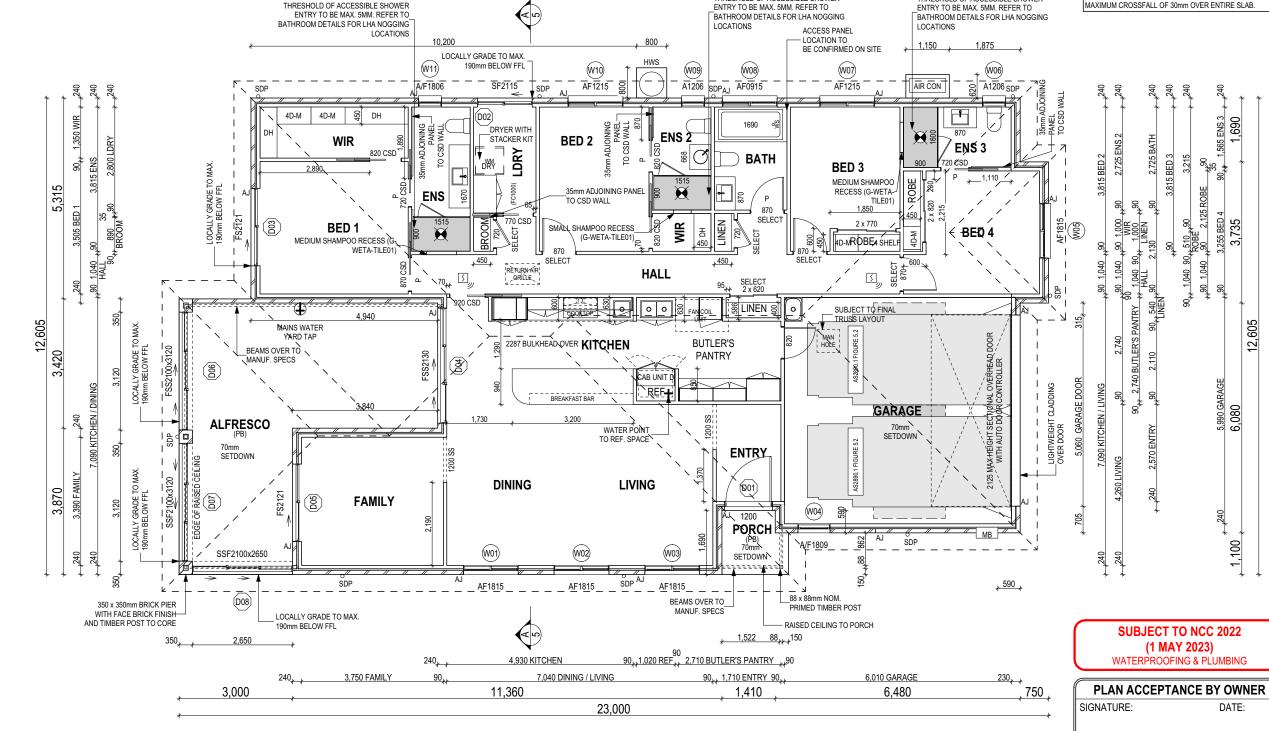
ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO

ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

90

2,740 BUTLER'S PANTRY



**ALL DIMENSIONS ARE FRAME DIMENSIONS** 

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23,000

2,900 BED 2

3,740 KITCHEN

20.350

12,920 HALL

90 1,515 ENS 2 1,920 BATH 90 1

90 2,280 BUTLER'S 90 1,450 LINEN 490
PANTRY

90<sub>+k</sub> 1,550 WIR 90<sub>+k</sub> 520<sub>-k</sub>90 1,310 <sub>+k</sub>90 1,050 <sub>+k</sub>90 1,760 ROBE

THRESHOLD OF ACCESSIBLE SHOWER

2.900 BED 3

|        | S |
|--------|---|
|        |   |
| WILSON |   |
|        | 0 |
| HOMES  |   |

REFER TO SHEET 1 (COVER SHEET) FOR

SUSTAINABILITY REQUIREMENTS

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

2155 ABOVE FFL UNLESS NOTED

REFER TO WINDOW AND DOOR

OTHERWISE

OF CONSTRUCTION

**LEGEND** 

A.I SDP

CDP

3D

M

L.B.W

РΒ

FC

龱,

+

HS / WS HOB SPOUT / WALL SPOUT

SOUND INSULATION

STANDARD DOWNPIPE

CHARGED DOWNPIPE

LOAD BEARING WALL

PLASTERBOARD

FIBRE CEMENT

SMOKE ALARM LIFT OFF HINGE

WATER POINT

GAS BAYONET

**XFW FLOOR WASTE** 

DENOTES DRAWER SIDE

MECHANICAL VENTILATION

THIS DOOR OPENS FIRST

RENDER

FACE BRICK / COMMON BRICK

BRICK ARTICULATION JOINT

SQUARE SET OPENING FRAMES TO BE

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

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE

TO SUIT BRICKWORK GAUGE

LINI ESS NOTED OTHERWISE

ALL ROOMS ARE REFERENCED AS FOLLOWS:

SITE CLASSIFICATION

MAIN DWELLING, GROUND FLOOR

34.46

39.02

190.18

2 77

266.43 m<sup>2</sup>

1.900

3,920 WIR

3,920 BED 1

THRESHOLD OF ACCESSIBLE SHOWER

90, 35 1,515 90, 1,650 LDRY 90,

240, 1,100 90,

90<sub>++</sub> 1,550 ENS 90<sub>++</sub> 520<sub>++</sub> 90 1,040<sub>++</sub> 90 BROOM

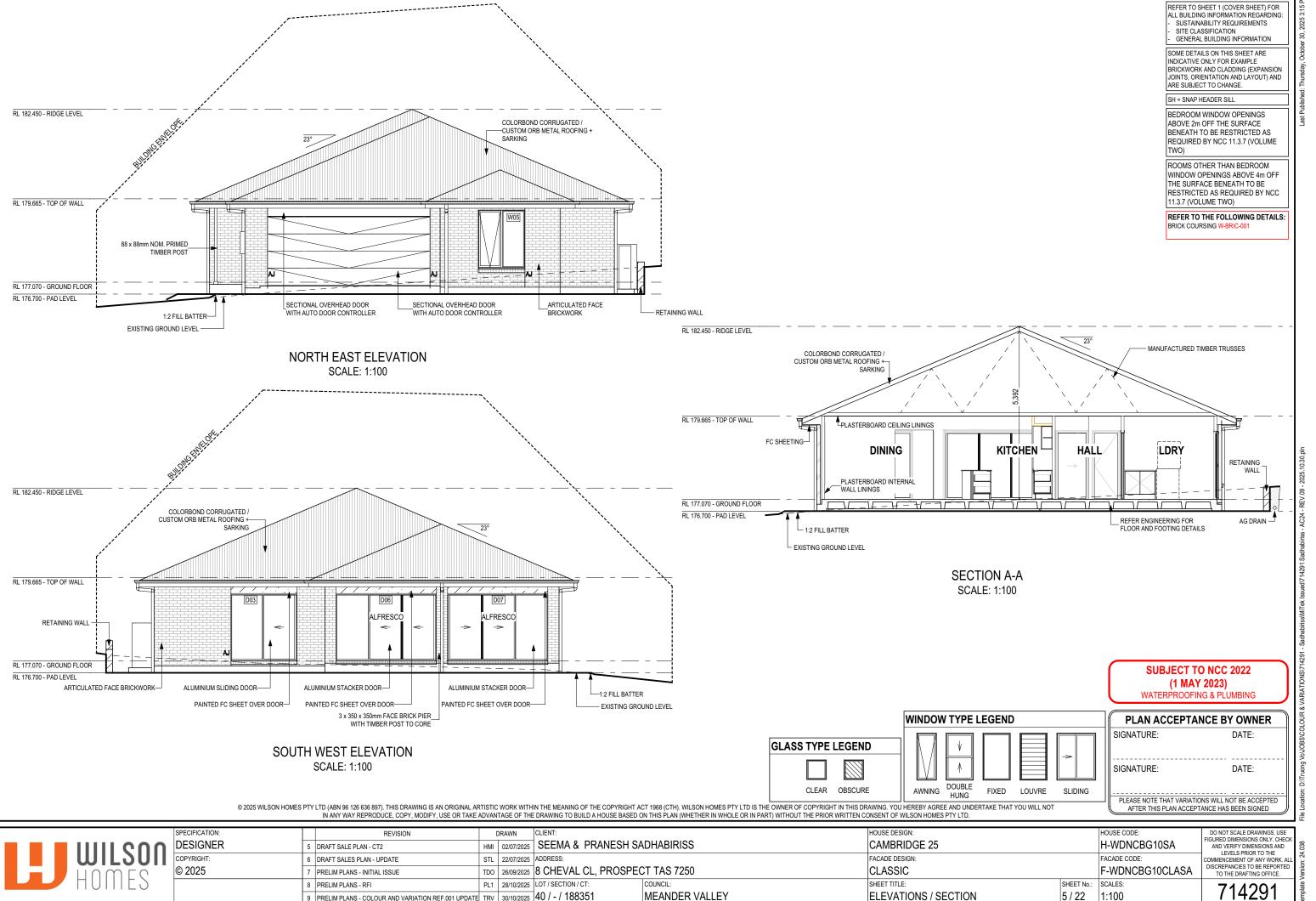
ALFRESCO

GARAGE

LIVING

PORCH

|         | IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD. |  |        |            |                      |                |    |                  |            |                 |   |  |
|---------|---|--|--------|------------|----------------------|----------------|----|------------------|------------|-----------------|---|--|
| SPECIFI | CATION:   | REVISION   |        | DRAWN      | CLIENT:              |                | НС | OUSE DESIGN:     |            | HOUSE CODE:     | DO NOT SCALE DRAWINGS, USE                                  |  |
| DESI    | GNER 5  | DRAFT SALE PLAN - CT2                            | НМІ    | 02/07/2025 | SEEMA & PRANESH SA   | DHABIRISS      | C  | AMBRIDGE 25      |            | H-WDNCBG10SA    | FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND |  |
| COPYRI  | GHT: 6  | DRAFT SALES PLAN - UPDATE                        | STL    | 22/07/2025 | ADDRESS:             |                | FA | ACADE DESIGN:    |            | FACADE CODE:    | LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL           |  |
| © 202   | 25 7  | PRELIM PLANS - INITIAL ISSUE                     | TDO    | 26/09/2025 | 8 CHEVAL CL, PROSPEC | CT TAS 7250    | C  | CLASSIC          |            | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED                                |  |
|         | 8   | PRELIM PLANS - RFI                               | PL1    | 28/10/2025 | LOT / SECTION / CT:  | COUNCIL:       | SH | HEET TITLE:      | SHEET No.: | SCALES:         | 711201  |  |
|         | 9   | PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDA | TE TRV | 30/10/2025 | 40 / - / 188351      | MEANDER VALLEY | G  | ROUND FLOOR PLAN | 4 / 22     | 1:100           | 714291  |  |



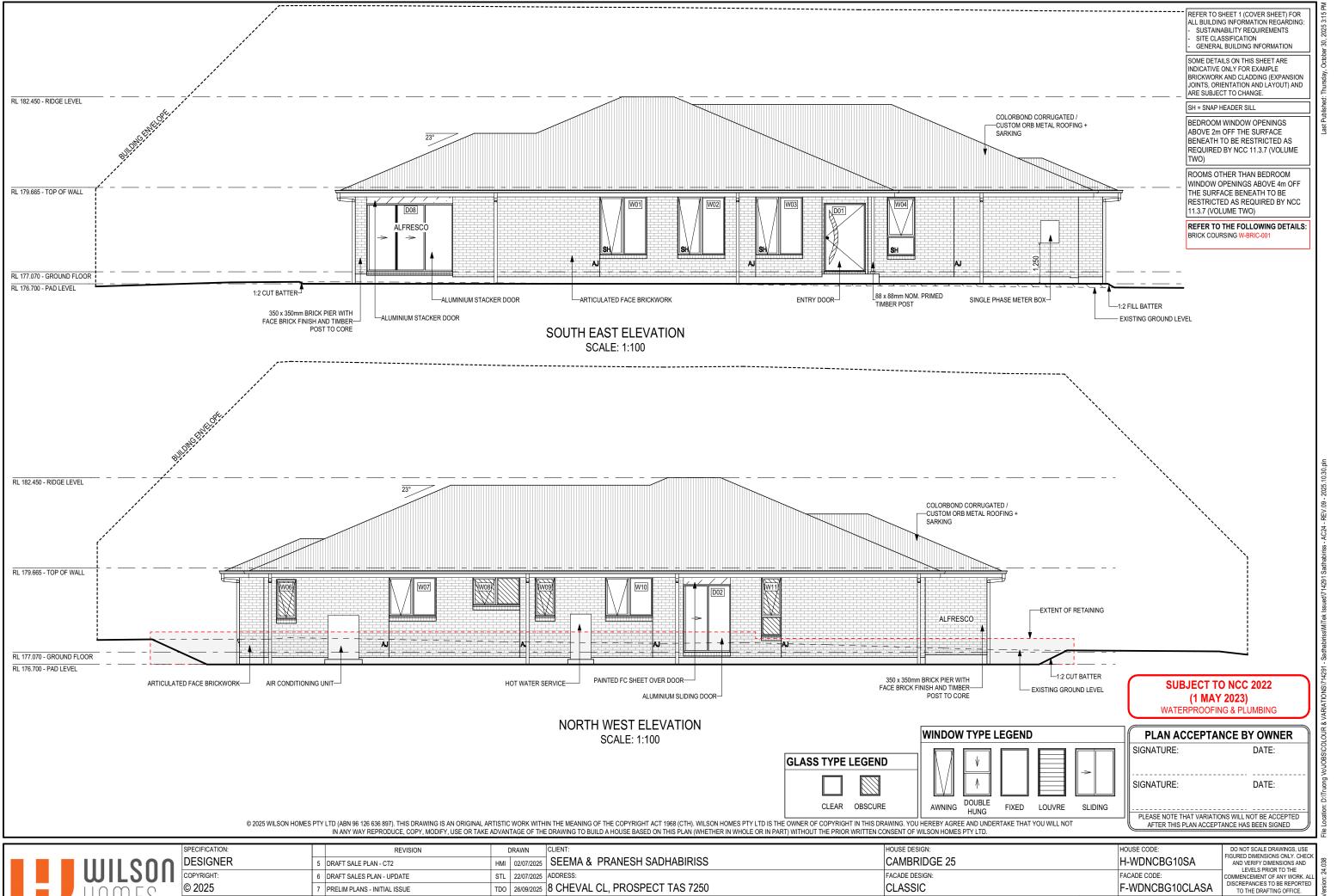
MEANDER VALLEY

ELEVATIONS / SECTION

5/22

1:100

9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV 30/10/2025 40 / - / 188351



MEANDER VALLEY

PL1 28/10/2025 LOT / SECTION / CT:

9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV 30/10/2025 40 / - / 188351

8 PRELIM PLANS - RFI

SHEET TITLE:

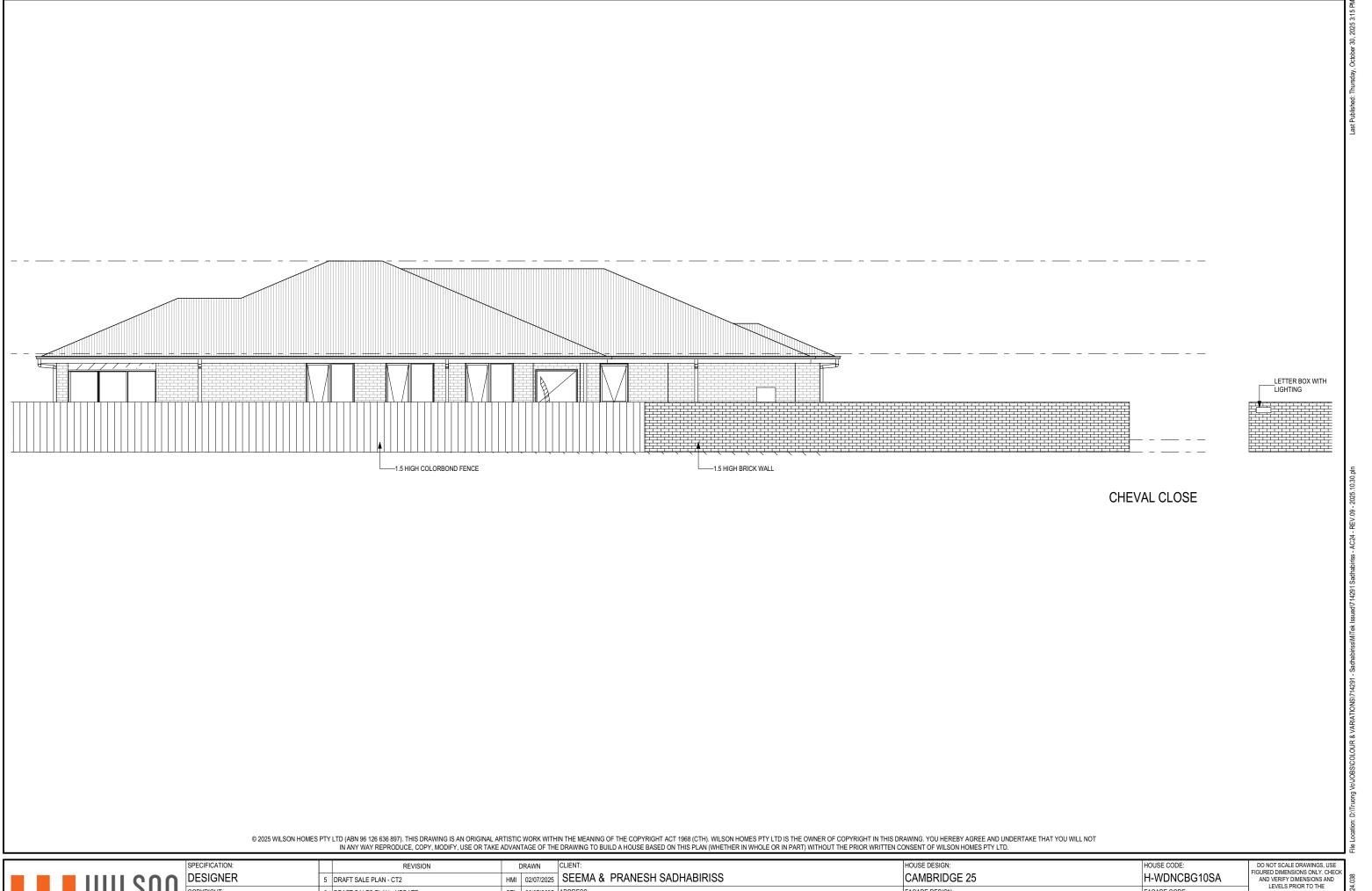
**ELEVATIONS** 

714291

SHEET No.: SCALES:

1:100

6 / 22



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FACADE DESIGN: FACADE CODE: STL 22/07/2025 ADDRESS: 6 DRAFT SALES PLAN - UPDATE TDO 26/09/2025 8 CHEVAL CL, PROSPECT TAS 7250 CLASSIC F-WDNCBG10CLASA 7 PRELIM PLANS - INITIAL ISSUE SHEET TITLE: PL1 28/10/2025 LOT / SECTION / CT: COUNCIL: SHEET No.: SCALES: 8 PRELIM PLANS - RFI 7 / 22 9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV 30/10/2025 40 / - / 188351 MEANDER VALLEY FRONT ELEVATION

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.

| EXTERIOR WINL | JOW 6 | & DOOR SCHEDULE   | 1,2 ASSUME LOOKIN | NG FROM OUTSIDE |        |       |           |                         |                     |         | 1                    |                                      |                                     |
|---------------|-------|-------------------|-------------------|-----------------|--------|-------|-----------|-------------------------|---------------------|---------|----------------------|--------------------------------------|-------------------------------------|
| STOREY        | ID    | CODE <sup>1</sup> | TYPE              | ROOM            | HEIGHT | WIDTH | PERIMETER | AREA FRAME<br>(m²) TYPE | BAL SILL TYPE       | ORIENT. | GLAZING<br>AREA (m²) | GLAZING TYPE (SINGLE GLAZING U.N.O.) | ADDITIONAL INFORMATION <sup>2</sup> |
| WINDOW        |       |                   | '                 |                 |        | '     | <u>'</u>  | 1                       | <u> </u>            |         |                      |                                      |                                     |
| 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                |                                      |                                     |
| OOR           |       |                   |                   | •               |        | •     | ·         | ·                       |                     |         |                      |                                      |                                     |
| 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 HEIGHT WIDTH AREA (m²) QTY TYPE

INTERIOR WINDOW & DOOR SCHEDULE HEIGHT | WIDTH | GLAZING TYPE | ADDITIONAL INFORMATION QTY CODE STOREY TYPE DOOR GROUND FLOOR 2 1200 SS SQUARE SET OPENING 2,155 1,200 N/A GROUND FLOOR 1 ROBEMAKER SLIDING 1,260 N/A GROUND FLOOR 2 x 770 ROBEMAKER SLIDING 2,040 1,560 N/A GROUND FLOOR 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 770 CSD **CAVITY SLIDING** 2,040 770 N/A GROUND FLOOR 820 SWINGING 2,040 820 N/A CAVITY SLIDING GROUND FLOOR 820 CSD 2,040 820 N/A GROUND FLOOR 4 870 **SWINGING** 2,040 870 N/A GROUND FLOOR 1 **CAVITY SLIDING** 2,040 870 N/A 870 CSD CAVITY SLIDING 2,040 GROUND FLOOR 1 920 CSD 920 N/A

DOW-038-001 Sliding Door DAR-034-001 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 DOW-038-005 3.02 0.66 Fixed External Window AUW-009-009 4.03 0.58 Sliding Door Stacking Door AUW-009-009 4.03 0.58 Hinged Door GRN-009-001 4.25 0.53 DOW-020-001 4.1 Bi-Fold Door 0.54 **BAL 29** U Value SHGC WERS Code Window Type TND-034-001 0.61 3.1 Sliding Window Awning Window STG-001-066 3.91 0.54 Fixed External Window DOW-038-005 3.02 0.66 AMJ-007-005 4.03 0.59 Sliding Door AMJ-007-005 4.03 0.59 Stacking Door 4.29 0.53 Hinged Door GRN-009-001

**WERS Code** 

DOW-022-003

DOW-005-001

U Value SHGC

2.9

3.9

3.03

0.64

0.58

0.71

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5

Window Type Sliding Window

Awning Window

Fixed External Window

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.

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|           | SPECIFICATIO |
|-----------|--------------|
| IIIII COO | DESIGNE      |
| MIT2011   | COPYRIGHT:   |
| HUIIIES   | = 320        |

REFER TO SHEET 1 (COVER SHEET) FOR

SUSTAINABILITY REQUIREMENTS

GENERAL BUILDING INFORMATION

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

| © 2023 WILGON HOWLO I |   |  |     |            |                      |                | WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD. |           | AFTER THIS PLAN ACCEPTA | INCE HAS BEEN SIGNED                                      |
|-----------------------|---|--|-----|------------|----------------------|----------------|--|-----------|-------------------------|---|
| 1.                    |   | <b></b>  |     |            | OLIENT:              |                | HOUSE DESIGN:  |           | HOUSE CODE:             | DO NOT COM E DEMANDO HOE                                  |
| i:                    |   | REVISION   |     | 5.0        | CLIENT:              |                |  |           |                         | DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK |
| R                     | 5 | DRAFT SALE PLAN - CT2                              | НМІ | 02/07/2025 | SEEMA & PRANESH SA   | ADHABIRISS     | CAMBRIDGE 25   |           | H-WDNCBG10SA            | AND VERIFY DIMENSIONS AND<br>LEVELS PRIOR TO THE          |
|                       | 6 | DRAFT SALES PLAN - UPDATE                          | STL | 22/07/2025 | ADDRESS:             |                | FACADE DESIGN:   |           |                         | COMMENCEMENT OF ANY WORK. ALL                             |
| -                     | 7 | PRELIM PLANS - INITIAL ISSUE                       | TDO | 26/09/2025 | 8 CHEVAL CL, PROSPEC | CT TAS 7250    | CLASSIC  |           | F-WDNCBG10CLASA         | DISCREPANCIES TO BE REPORTED<br>TO THE DRAFTING OFFICE.   |
|                       |   | PRELIM PLANS - RFI                                 | 1   |            |                      | COUNCIL:       |  | HEET No.: | SCALES:                 | 711201  |
|                       | 9 | PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE | TRV | 30/10/2025 | 40 / - / 188351      | MEANDER VALLEY | WINDOW & DOOR SCHEDULES 8                                  | / 22      |                         | 714291  |

**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

| NATURAL LIGHT AND VENTILATION   |           |                    |                     |                     |                        |                        |  |  |  |  |  |  |
|---------------------------------|-----------|--------------------|---------------------|---------------------|------------------------|------------------------|--|--|--|--|--|--|
| ROOM                            | AREA (m2) | WINDOW ID          | LIGHT REQUIRED (m2) | LIGHT ACHIEVED (m2) | VENTILATION REQ`D (m2) | VENTILATION ACH D (m2) |  |  |  |  |  |  |
| OPEN KITCHEN/<br>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 m <sup>2</sup>    |  |  |  |  |  |  |
| BED 2                           | 11.06 m²  | W10                | 1.11 m²             | 1.38 m²             | 0.55 m²                | 0.79 m <sup>2</sup>    |  |  |  |  |  |  |
| 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 m <sup>2</sup> | 0.57 m²                | 1.21 m²                |  |  |  |  |  |  |
| FAMILY                          | 12.71 m²  | D05                | 1.27 m²             | 3.79 m²             | 0.64 m²                | 2.00 m <sup>2</sup>    |  |  |  |  |  |  |

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

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



| © 2023 WI               |  |                           |                              |                 | HOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD. | VILL NOT   |                              |   |
|-------------------------|--|---------------------------|------------------------------|-----------------|---|------------|------------------------------|---|
| SPECIFICATION: DESIGNER | REVISION  5 DRAFT SALE PLAN - CT2                    | DRAWN HMI 02/07/2025      | CLIENT:<br>SEEMA & PRANE     | SH SADHABIRISS  | HOUSE DESIGN: CAMBRIDGE 25                              |            | HOUSE CODE: H-WDNCBG10SA     | DO NOT SCALE DRAWINGS, USE<br>FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND |
| COPYRIGHT:              | 6 DRAFT SALES PLAN - UPDATE                          | STL 22/07/2025            | ADDRESS:<br>8 CHEVAL CL, PRO | 00DECT TAC 7050 | FACADE DESIGN:<br>CLASSIC                               |            | FACADE CODE: F-WDNCBG10CLASA | LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED            |
| © 2025                  | 7 PRELIM PLANS - INITIAL ISSUE  8 PRELIM PLANS - RFI |                           | LOT / SECTION / CT:          | COUNCIL:        | SHEET TITLE:  | SHEET No.: |                              | TO THE DRAFTING OFFICE.   |
|                         | 9 PRELIM PLANS - COLOUR AND VARIATION REF.0          | 001 UPDATE TRV 30/10/2025 | 40 / - / 188351              | MEANDER VALLEY  | CALCULATIONS  | 9 / 22     |                              | 714291  |

BOTTOM CHORD

**HEAD TRIMMER** 

PACKING AS REQUIRED

-FIXINGS AS REQUIRED

INSIDE

-FIXINGS AS REQUIRED

FACTORY FITTED TIMBER REVEAL AS PER WINDOW MANUFACTURER'S DETAIL

20mm PACKING AS REQUIRED \_\_TIMBER FOR SUPPORT ABOVE 1200mm BY BUILDER

---PLASTERBOARD LINING

\_WALL INSULATION AS PER CONSTRUCTION PLANS

**SECTIONS** 

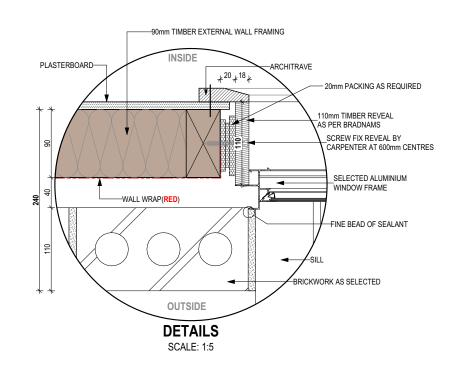
SCALE: 1:10

8 PRELIM PLANS - RFI

WINDOW SILL \_\_\_\_ SILL TRIMMER

-20mm PACKING AS REQUIRED

|                             |            | ST/          | ANDAR                   | RD BRIC                      | CK     |                          |              |                              |            | STA          | ANDAR                   | D BRIC                       | CK     |                          |             |
|-----------------------------|------------|--------------|-------------------------|------------------------------|--------|--------------------------|--------------|------------------------------|------------|--------------|-------------------------|------------------------------|--------|--------------------------|-------------|
| BRICKWOR                    | K DIMENSIC | ONS Bricks p | er m² in wal            | I = 48.5 appr                | ox.    | all dimen                | isions in mm | BRICKWOR                     | K DIMENSIC | ONS Bricks p | er m² in wal            | I = 48.5 appro               | οx.    | all dimen                | sions in mm |
| ORMAT SI.<br>240x120x86     |            |              | NUFACTURII<br>x110x76mm |                              |        | AL GAUGE:<br>es to 600mm |              | FORMAT SI<br>240x120x86i     |            |              | NUFACTURII<br>x110x76mm | NG SIZE:                     |        | AL GAUGE:<br>es to 600mm |             |
| NO. OF<br>BRICKS            | LENGTH     | OPENING      | HEIGHT                  | NO. OF<br>BRICKS             | LENGTH | OPENING                  | HEIGHT       | NO. OF<br>BRICKS             | LENGTH     | OPENING      | HEIGHT                  | NO. OF<br>BRICKS             | LENGTH | OPENING                  | HEIGHT      |
| 1                           | 230        | 250          | 86                      | 26                           | 6230   | 6250                     | 2229         | 11                           | 2630       | 2650         | 943                     | 36 <sup>1</sup> 2            | 8630   |                          | 3086        |
| 112                         | 350        | 370          |                         | 26 <sup>1</sup> 2            | 6350   | 6370                     |              | 11 <sup>1</sup> 2            | 2750       | 2770         |                         | 36 <sup>1</sup> 2            | 8750   | [                        |             |
| 2                           | 470        | 490          | 172                     | 27                           | 6470   | 6490                     | 2314         | 12                           | 2870       | 2890         | 1029                    | 37                           | 8870   | [                        | 3172        |
| 212                         | 590        | 610          |                         | 27 <sup>1</sup> 2            | 6590   | 6610                     |              | 1212                         | 2990       | 3010         |                         | 37 <sup>1</sup> 2            | 8990   | <u>+</u>                 |             |
| 3                           | 710        | 730          | 257                     | 28                           | 6710   | 6730                     | 2400         | 13                           | 3110       | 3130         | 1114                    | 38                           | 9110   | E                        | 3257        |
| 312                         | 830        | 850          |                         | 28 <sup>1</sup> <sub>2</sub> | 6830   | 6850                     |              | 13 <sup>1</sup> 2            | 3230       | 3250         |                         | 38 <sup>1</sup> <sub>2</sub> | 9230   | LENGTH                   |             |
| 4                           | 950        | 970          | 343                     | 29                           | 6950   | 6970                     | 2486         | 14                           | 3350       | 3370         | 1200                    | 39                           | 9350   | "                        | 3343        |
| 412                         | 1070       | 1090         |                         | 29 <sup>1</sup> <sub>2</sub> | 7070   | 7090                     |              | 1412                         | 3470       | 3490         |                         | 39 <sup>1</sup> 2            | 9470   | 유                        |             |
| 5                           | 1190       | 1210         | 429                     | 30                           | 7190   | 7210                     | 2572         | 15                           | 3590       | 3610         | 1286                    | 40                           | 9590   | 20 -                     | 3429        |
| 5 <sup>1</sup> <sub>2</sub> | 1310       | 1330         |                         | 30 <sup>1</sup> 2            | 7310   | 7330                     |              | 15 <sup>1</sup> 2            | 3710       | 3730         |                         | 40 <sup>1</sup> 2            | 9710   | ٥                        |             |
| 6                           | 1430       | 1450         | 514                     | 31                           | 7430   | 7450                     | 2657         | 16                           | 3830       | 3850         | 1372                    | 41                           | 9830   | ADD                      | 3514        |
| 612                         | 1550       | 1570         |                         | 31 <sup>1</sup> 2            | 7550   | 7570                     |              | 16 <sup>1</sup> 2            | 3950       | 3970         |                         | 41 <sup>1</sup> 2            | 9950   |                          |             |
| 7                           | 1670       | 1690         | 600                     | 32                           | 7670   | 7690                     | 2743         | 17                           | 4070       | 4090         | 1457                    | 42                           | 10070  |                          | 3600        |
| 712                         | 1790       | 1810         |                         | 3212                         | 7790   | 7810                     |              | 1712                         | 4190       | 4210         |                         | 42 <sup>1</sup> 2            | 10190  | NEEDED                   |             |
| 8                           | 1910       | 1930         | 686                     | 33                           | 7910   | 7930                     | 2829         | 18                           | 4310       | 4330         | 1543                    | 43                           | 10310  |                          | 3686        |
| 812                         | 2030       | 2050         |                         | 33 <sup>1</sup> <sub>2</sub> | 8030   | 8050                     |              | 18 <sup>1</sup> 2            | 4430       | 4450         |                         | 43 <sup>1</sup> 2            | 10430  | <u> </u>                 |             |
| 9                           | 2150       | 2170         | 772                     | 34                           | 8150   | 8170                     | 2914         | 19                           | 4550       | 4570         | 1629                    | 44                           | 10550  | REQUIRED.                | 3772        |
| 912                         | 2270       | 2290         |                         | 34 <sup>1</sup> 2            | 8270   | 8290                     |              | 19 <sup>1</sup> 2            | 4670       | 4690         |                         | 44 <sup>1</sup> 2            | 10670  | <u> </u>                 |             |
| 10                          | 2390       | 2410         | 857                     | 35                           | 8390   | 8400                     | 3000         | 20                           | 4790       | 4810         | 1714                    | 45                           | 10790  | ) DO                     | 3857        |
|                             |            |              |                         |                              |        |                          |              | 2012                         | 4910       | 4930         |                         | 45 <sup>1</sup> <sub>2</sub> | 10910  | Ĭ Į                      |             |
|                             |            |              |                         |                              |        |                          |              | 21                           | 5030       | 5050         | 1800                    | 46                           | 11030  |                          | 3943        |
|                             |            |              |                         |                              |        |                          |              | 2112                         | 5150       | 5170         |                         | 46 <sup>1</sup> <sub>2</sub> | 11150  | OFTEN                    |             |
|                             |            |              |                         |                              |        |                          |              | 22                           | 5270       | 5290         | 1886                    | 47                           | 11270  | ) F.                     | 4029        |
|                             |            |              |                         |                              |        |                          |              | 2212                         | 5390       | 5410         |                         | 47 <sup>1</sup> <sub>2</sub> | 11390  | ) <u> </u>               |             |
|                             |            |              |                         |                              |        |                          |              | 23                           | 5510       | 5530         | 1972                    | 48                           | 11510  | N<br>N                   | 4114        |
|                             |            |              |                         |                              |        |                          |              | 2312                         | 5630       | 5650         |                         | 481 <sub>2</sub>             | 11630  | <b>-</b>                 |             |
|                             |            |              |                         |                              |        |                          |              | 24                           | 5750       | 5770         | 2057                    | 49                           | 11750  | [                        | 4200        |
|                             |            |              |                         |                              |        |                          |              | 2412                         | 5870       | 5890         |                         | 49 <sup>1</sup> <sub>2</sub> | 11870  | [                        |             |
|                             |            |              |                         |                              |        |                          |              | 25                           | 5990       | 6010         | 2143                    | 50                           | 11990  | [                        | 4286        |
|                             |            |              |                         |                              |        |                          |              | 25 <sup>1</sup> <sub>2</sub> | 6110       | 6130         |                         | 100                          | 23990  |                          | 8572        |



SHEET TITLE:

DETAILS (FACE BRICKWORK)

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

| PLAN ACCEPTA | ANCE BY OWNER                                     |
|--------------|---|
| SIGNATURE:   | DATE:   |
| SIGNATURE:   | DATE:   |
|              | TIONS WILL NOT BE ACCEPTED PTANCE HAS BEEN SIGNED |

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COUNCIL:

MEANDER VALLEY

|         | SPI |
|---------|-----|
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| mir2011 | CO  |
| IIUWIC  | ©   |
| ПППГЭ   |     |

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

GENERAL BUILDING INFORMATION

SELECTED ROOFING ON BATTENS AS REQUIRED

PITCHING POINT

DROP OFF

31 x 18mm STORM MOULD (ALL CORNERS MUST BE MITRE

WATER COMPENSATING APRON BY GLAZING MANUFACTURER

WINDOW AS PER CONSTRUCTION PLANS AND TO GLAZING MANUFACTURER'S DETAIL

FLASHING (ALCOR OR SIMILAR) TO SILL ONLY

BRICKWORK IN DISTANCE-

SPLIT BRICK-

EAVE AS PER PLANS

OUTSIDE

|               |   |                              |     |            | Brown to both with the bring of the bring the | ALOEM OF THEODITHOMEOUT IT ELD |
|---------------|---|------------------------------|-----|------------|---|--------------------------------|
|               |   |                              |     |            |   |                                |
| PECIFICATION: |   | REVISION                     | [   | RAWN       | CLIENT:   | HOUSE DESIGN:                  |
| ESIGNER       | 5 | DRAFT SALE PLAN - CT2        | НМІ | 02/07/2025 | SEEMA & PRANESH SADHABIRISS   | CAMBRIDGE 25                   |
| OPYRIGHT:     | 6 | DRAFT SALES PLAN - UPDATE    | STL | 22/07/2025 | ADDRESS:  | FACADE DESIGN:                 |
| 2025          | 7 | PRELIM PLANS - INITIAL ISSUE | TDO | 26/09/2025 | 8 CHEVAL CL PROSPECT TAS 7250   | CLASSIC                        |

PL1 28/10/2025 LOT / SECTION / CT:

9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV 30/10/2025 40 / - / 188351

HOUSE CODE: H-WDNCBG10SA FACADE CODE: F-WDNCBG10CLASA SHEET No.: SCALES: 10 / 22

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714291

21,250 1,900

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

| Roofi   | ng Data |   |  |  |  |  |  |
|---|---------|---|--|--|--|--|--|
|   | 299.35  | Flat Roof Area (excluding gutter and slope factor) (m²)   |  |  |  |  |  |
|   | 325.20  | Roof Surface Area (includes slope factor, excludes gutter) (m²)   |  |  |  |  |  |
| Downpipe roof calculations (as per AS/NZA3500.3:2021) |         |   |  |  |  |  |  |
| Ah 312.63   |         | Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)   |  |  |  |  |  |
| Ac  | 378.28  | Ah x Catchment Area Multiplier for slope<br>(Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m²) |  |  |  |  |  |
| Ae  | 6300    | Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)  |  |  |  |  |  |
| DRI 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) (m²)                      |  |  |  |  |  |

Ac / Acdp

CATCHMENT AREA CATCHMENT AREA 30.96 m<sup>2</sup> 25.21 m<sup>2</sup> CATCHMENT AREA CATCHMENT AREA 32.14 m<sup>2</sup> 33.21 m<sup>2</sup> CATCHMENT AREA 32.99 m<sup>2</sup> FALL CATCHMENT AREA 39.90 m<sup>2</sup> CATCHMENT AREA 39.91 m<sup>2</sup> FALL FALL CATCHMENT AREA 39.70 m<sup>2</sup> CATCHMENT AREA 38.61 m<sup>2</sup> FALL FALL FALL FALL 17,020

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

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

WATERPROOFING & PLUMBING

|   |              | ∞ర                       |
|---|--------------|--------------------------|
| PLAN ACCEPTAN   | ICE BY OWNER | LOUR                     |
| SIGNATURE:  | DATE:        | D:\Truong Vo\JOBS\COLOUR |
| SIGNATURE:  | DATE:        |                          |
| PLEASE NOTE THAT VARIATION<br>AFTER THIS PLAN ACCEPTA |              | Location:                |

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Required

Downpipes Downpipes Provided

|        | SPECIFICATION: | REVISION   | DRAWN        | CLIENT:                       |                | HOUSE DESIGN:      | HOUSE CODE:        | DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK |
|--------|----------------|--|--------------|-------------------------------|----------------|--------------------|--------------------|---|
| nn     | DESIGNER       | 5 DRAFT SALE PLAN - CT2                              |              | SEEMA & PRANESH SADHABIRISS   |                | CAMBRIDGE 25       | H-WDNCBG10SA       |   |
| JII    |                | 6 DRAFT SALES PLAN - UPDATE                          | STL 22/07/20 | ADDRESS:                      |                | FACADE DESIGN:     | FACADE CODE:       | COMMENCEMENT OF ANY WORK. ALL                             |
| $\sim$ | © 2025         | 7 PRELIM PLANS - INITIAL ISSUE                       | TDO 26/09/20 | 8 CHEVAL CL, PROSPE           | CT TAS 7250    | CLASSIC            | F-WDNCBG10CLASA    | DISCREPANCIES TO BE REPORTED 1.9 TO THE DRAFTING OFFICE.  |
| 2      |                | 8 PRELIM PLANS - RFI                                 |              | D25 LOT / SECTION / CT:       | COUNCIL:       | SHEET TITLE:       | SHEET No.: SCALES: | 71/201  |
|        |                | 9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE | TRV 30/10/20 | <sub>25</sub> 40 / - / 188351 | MEANDER VALLEY | ROOF DRAINAGE PLAN | 11 / 22   1:100    | 714291 Jacobs   |

### **COVERINGS LEGEND**

NO COVERING COVER GRADE CONCRETE

CARPET

LAMINATE

TILE (STANDARD WET AREAS) TILE (UPGRADED AREAS)

DECKING



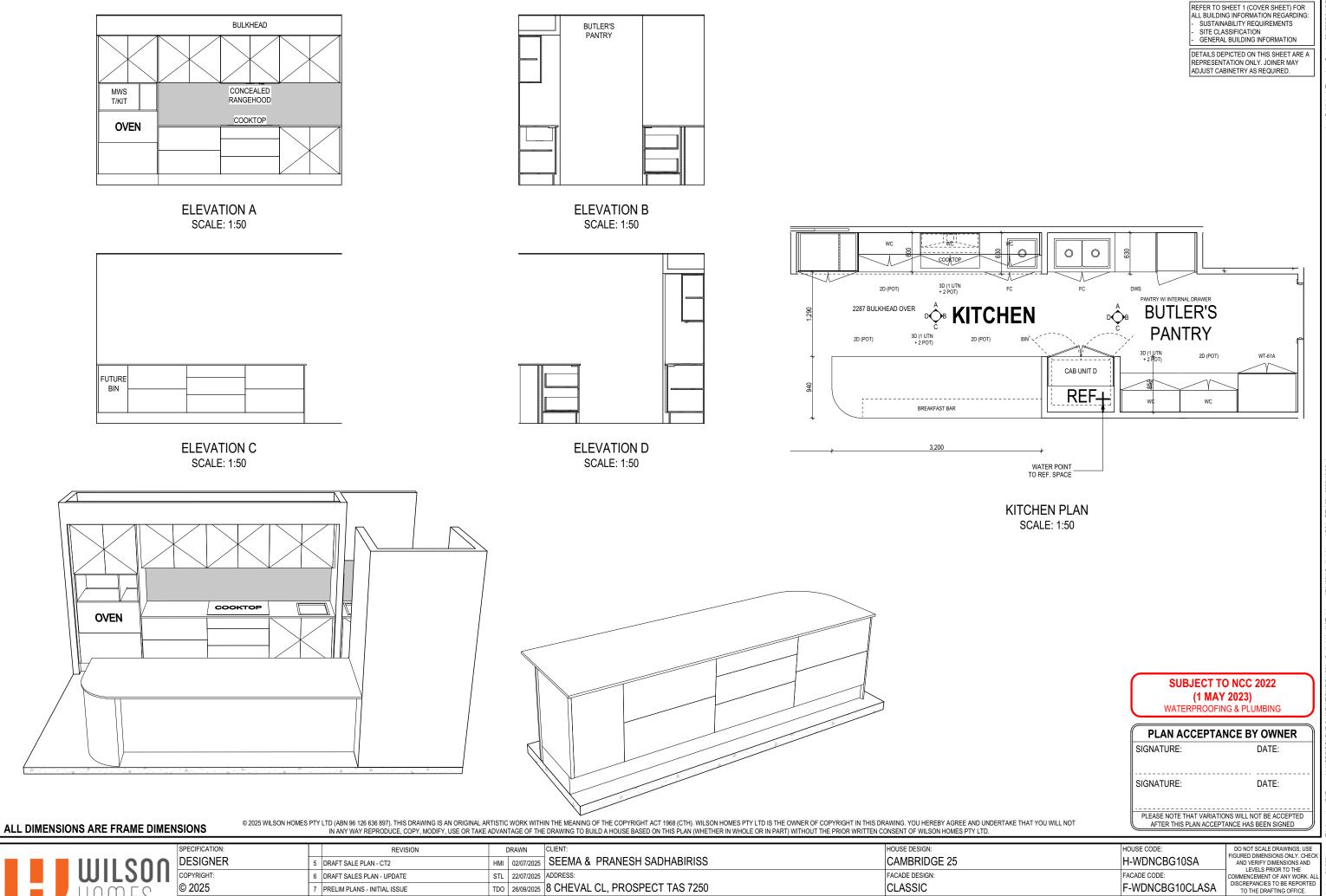
**SUBJECT TO NCC 2022** (1 MAY 2023) WATERPROOFING & PLUMBING

| PLAN ACCEPTA | ANCE BY OWNER                                     |
|--------------|---|
| SIGNATURE:   | DATE:   |
| SIGNATURE:   | DATE:   |
|              | TIONS WILL NOT BE ACCEPTED PTANCE HAS BEEN SIGNED |

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|                |   | INTERFECTION OF THE PROPERTY O | DE OIT ITALE TIE THAT | 17.02 01 111 | E BIVWING TO BOILD ATTIOGGE BAGED | on this i but (whether in whole or in that) w | THOU THE PRIOR WRITTEN CONSENT OF WILSON HOMES FIT LID. |            |                 |   | ΙŒ     |
|----------------|---|--|-----------------------|--------------|-----------------------------------|---|---|------------|-----------------|---|--------|
| SPECIFICATION: |   | REVISION   | 0                     | RAWN         | CLIENT:                           |   | HOUSE DESIGN:   |            | HOUSE CODE:     | DO NOT SCALE DRAWINGS, USE                                  | 1      |
| DESIGNER       | 5 | DRAFT SALE PLAN - CT2  | НМІ                   | 02/07/2025   | SEEMA & PRANESH SA                | ADHABIRISS                                    | CAMBRIDGE 25  |            | H-WDNCBG10SA    | FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND | .038   |
| COPYRIGHT:     | 6 | DRAFT SALES PLAN - UPDATE  | STL                   | 22/07/2025   | ADDRESS:                          |   | FACADE DESIGN:  |            | FACADE CODE:    | LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL           |        |
| © 2025         | 7 | PRELIM PLANS - INITIAL ISSUE   | TDO                   | 26/09/2025   | 8 CHEVAL CL, PROSPE               | CT TAS 7250                                   | CLASSIC   |            | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED<br>TO THE DRAFTING OFFICE.     | /ersio |
|                | 8 | PRELIM PLANS - RFI   | PL1                   | 28/10/2025   | LOT / SECTION / CT:               | COUNCIL:                                      | SHEET TITLE:  | SHEET No.: | SCALES:         | 744904  | ate \  |
|                | 9 | PRELIM PLANS - COLOUR AND VARIATION REF.0  | .001 UPDATE TRV       | 30/10/2025   | 40 / - / 188351                   | MEANDER VALLEY                                | FLOOR COVERINGS   | 12 / 22    | 1:100           | 714291  | Temp   |



MEANDER VALLEY

SHEET TITLE:

KITCHEN DETAILS

SHEET No.: SCALES:

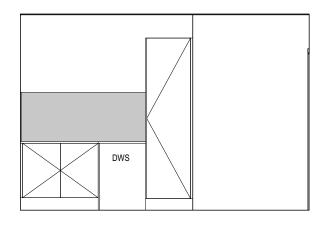
13 / 22 | 1:50

PL1 28/10/2025 LOT / SECTION / CT:

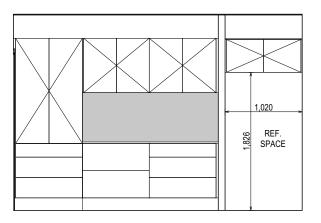
9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV 30/10/2025 40 / - / 188351

8 PRELIM PLANS - RFI

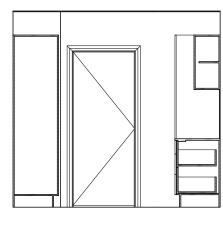
714291



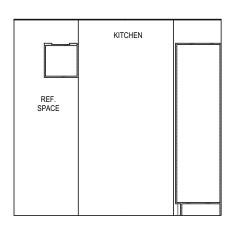
**ELEVATION A** SCALE: 1:50



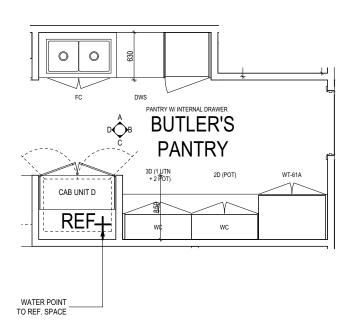
**ELEVATION C** SCALE: 1:50



**ELEVATION B** 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  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|
| DATE:                     |  |  |  |  |  |  |  |
| DATE:                     |  |  |  |  |  |  |  |
| IONS WILL NOT BE ACCEPTED |  |  |  |  |  |  |  |
|                           |  |  |  |  |  |  |  |

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| —     | SPECIFICATION: | REVISION   | DF    | DRAWN (    | CLIENT:              |                |   | HOUSE DESIGN:           |            | HOUSE CODE:     | DO NOT SCALE DRAWINGS, USE   | 1      |
|-------|----------------|--|-------|------------|----------------------|----------------|---|-------------------------|------------|-----------------|--|--------|
| U     | DESIGNER       | 5 DRAFT SALE PLAN - CT2                              | HMI / | 02/07/2025 | SEEMA & PRANESH SAI  | DHABIRISS      | I | CAMBRIDGE 25            |            | H-WDNCBG10SA    | FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE | .038   |
| / I ' | COPYRIGHT:     |  |       | 22/07/2025 |                      |                |   | FACADE DESIGN:          |            |                 | COMMENCEMENT OF ANY WORK. ALL  |        |
| 1     | © 2025         | 7 PRELIM PLANS - INITIAL ISSUE                       | TDO ′ | 26/09/2025 | 8 CHEVAL CL, PROSPEC | JT TAS 7250    |   | CLASSIC                 |            | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.                         | Versic |
| ŗ     |                | 8 PRELIM PLANS - RFI                                 | 1 1   |            |                      | COUNCIL:       |   | SHEET TITLE:            | SHEET No.: | 1               | 714291   | olate  |
|       |                | 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            | <u> </u>   | Temp   |

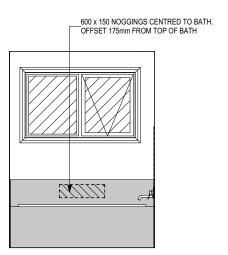
LEGEND

ELBW

RSHR RAIL SHOWER

ROSE SHOWER ROSE SHOWER ELBOW

CONNECTION



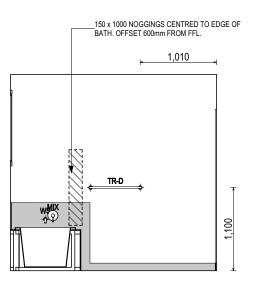
**ELEVATION A** SCALE: 1:50

<del>- 450 →</del>

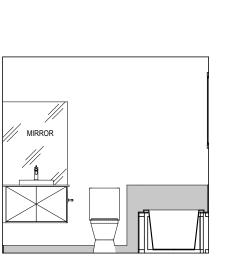
TRH

**ELEVATION C** 

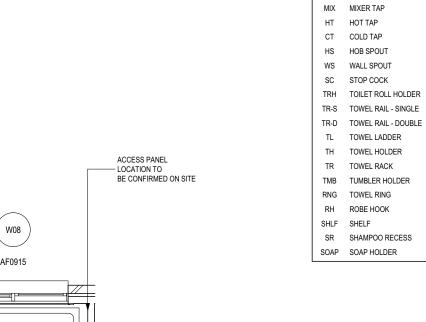
SCALE: 1:50



**ELEVATION B** SCALE: 1:50



**ELEVATION D** 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

AF0915 **BATH** 

BATHROOM PLAN SCALE: 1:50

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

| PLAN ACCEPTA | ANCE BY OWNER              |
|--------------|----------------------------|
| SIGNATURE:   | DATE:                      |
| SIGNATURE:   | DATE:                      |
|              | TIONS WILL NOT BE ACCEPTED |

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|---|----------------|---|----------------|----------------------|----------------|------------------|------------|-----------------|---|---------|
| 1 | DESIGNER 5     | DRAFT SALE PLAN - CT2 HI                              | /II 02/07/2025 | SEEMA & PRANESH SA   | DHABIRISS      | CAMBRIDGE 25     |            | H-WDNCBG10SA    | AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE             | 1.038   |
|   |                |   | L 22/07/2025   |                      |                | FACADE DESIGN:   |            |                 | COMMENCEMENT OF ANY WORK. ALL                             | on: 24  |
|   | © 2025         | PRELIM PLANS - INITIAL ISSUE TO                       | O 26/09/2025   | 8 CHEVAL CL, PROSPEC | T TAS 7250     | CLASSIC          |            | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.      | Versic  |
|   |                |   |                |                      | COUNCIL:       | SHEET TITLE:     | SHEET No.: |                 | 714291  | olate ' |
|   | 9              | PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TF | V 30/10/2025   | 40 / - / 188351      | MEANDER VALLEY | BATHROOM DETAILS | 15 / 22    | 1:50            | 114291  | Temp    |

RSHR RAIL SHOWER

ROSE SHOWER ROSE SHOWER ELBOW

CONNECTION MIX MIXER TAP HT HOT TAP CT

COLD TAP HS HOB SPOUT

WALL SPOUT

TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER

TOWEL HOLDER TR TOWEL RACK TMB TUMBLER HOLDER RNG TOWEL RING

ROBE HOOK

SR SHAMPOO RECESS SOAP SOAP HOLDER

SHLF SHELF

TOILET ROLL HOLDER

SC STOP COCK

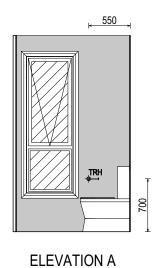
ELBW

WS

TRH

TH



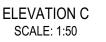


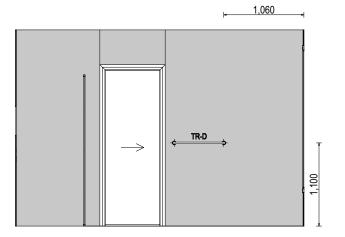
SCALE: 1:50

<del>450 </del> 1000 x 175 NOGGINGS . 800-810 HEIGHT (CTR\_ LINE). CENTRED TOILET 600 x 150 NOGGINGS . 800-810 HEIGHT (CTR\_ LINE). CENTRED TO ROSE

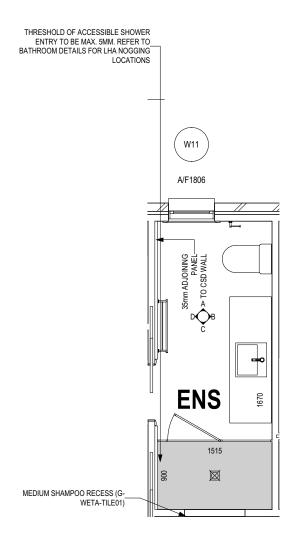
> **ELEVATION B** SCALE: 1:50

\_\_600 x 150 NOGGINGS . 800-810 HEIGHT (CTR LINE). CENTRED TO ROSE 558





**ELEVATION D** SCALE: 1:50



**ENSUITE PLAN** SCALE: 1:50

**SUBJECT TO NCC 2022** 

(1 MAY 2023) WATERPROOFING & PLUMBING

| PLAN ACCEPTA | NCE BY OWNER                                     |
|--------------|--|
| SIGNATURE:   | DATE:  |
| SIGNATURE:   | DATE:  |
|              | IONS WILL NOT BE ACCEPTED PTANCE HAS BEEN SIGNED |

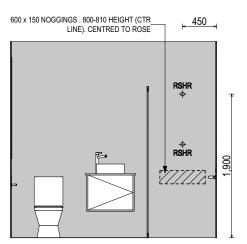
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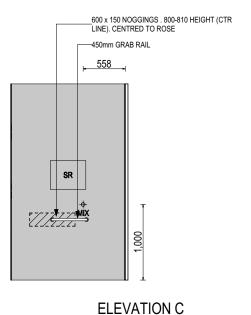


|   | 010110         | IN AINT WAT REPRODUCE, COPT, WODIFT, USE OR TAKE ADVA  | INTAGE OF THE | DRAWING TO BUILD A HOUSE BASED C | AWING TO BUILD A HOUSE DASED ON THIS PLAN (WHELHEN IN WHOLE ON IN PART) WITHOUT THE PRIOR WATTEN CONSENT OF WILSON HOMES PIT LTD. |                 |            |                 |  |       |  |
|---|----------------|--|---------------|----------------------------------|---|-----------------|------------|-----------------|--|-------|--|
|   | SPECIFICATION: | REVISION   | DRAWN         | CLIENT:                          |   | HOUSE DESIGN:   |            | HOUSE CODE:     | DO NOT SCALE DRAWINGS, USE   | i     |  |
| n | DESIGNER 5     | DRAFT SALE PLAN - CT2 HM                               | I 02/07/2025  | SEEMA & PRANESH SA               | ADHABIRISS  | CAMBRIDGE 25    |            | H-WDNCBG10SA    | FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE | 1.038 |  |
| Ш |                |  | L 22/07/2025  |                                  |   | FACADE DESIGN:  |            |                 | COMMENCEMENT OF ANY WORK. ALL<br>DISCREPANCIES TO BE REPORTED                |       |  |
|   | © 2025         | PRELIM PLANS - INITIAL ISSUE TDC                       | J 26/09/2025  | 8 CHEVAL CL, PROSPEC             | CT TAS 7250   | CLASSIC         |            | F-WDNCBG10CLASA | TO THE DRAFTING OFFICE.  | Versi |  |
|   | 1              |  | .             |                                  | COUNCIL:  |                 | SHEET No.: |                 | 714291   | olate |  |
|   | 9              | PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV | J 30/10/2025  | 40 / - / 188351                  | MEANDER VALLEY  | ENSUITE DETAILS | 16 / 22    | 1:50            | 114291   | Temp  |  |

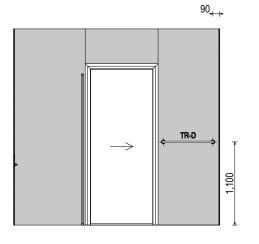
**ELEVATION A** SCALE: 1:50



**ELEVATION B** SCALE: 1:50



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 W09 A1206 1515

 $\boxtimes$ 

**ENSUITE 2 PLAN** SCALE: 1:50

SMALL SHAMPOO RECESS (G-WETA-TILE01) RSHR RAIL SHOWER ROSE SHOWER ROSE SHOWER ELBOW ELBW CONNECTION MIX MIXER TAP 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

LEGEND

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

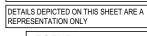
### PLAN ACCEPTANCE BY OWNER SIGNATURE: DATE: SIGNATURE: DATE: PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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| IN ANT WAT THE ROBBOOL, OUT 1, NOBIL 1, OUT OF THE DISMINSO OF |                |   |              |                      |                |                   |              |                 |  | iΞ      |
|--|----------------|---|--------------|----------------------|----------------|-------------------|--------------|-----------------|--|---------|
| _  | SPECIFICATION: | REVISION  | DRAWN        | CLIENT:              |                | HOUSE DESIGN:     |              | HOUSE CODE:     | DO NOT SCALE DRAWINGS, USE   |         |
| n  | DESIGNER 5     | DRAFT SALE PLAN - CT2 HM                              | 1 02/07/2025 | SEEMA & PRANESH SA   | DHABIRISS      | CAMBRIDGE 25 H-V  |              | H-WDNCBG10SA    | FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND<br>LEVELS PRIOR TO THE | 1.038   |
| Ш  |                |   |              | ADDRESS:             |                |                   | FACADE CODE: |                 | COMMENCEMENT OF ANY WORK. ALL  | on: 24  |
|  | © 2025 7       | PRELIM PLANS - INITIAL ISSUE TD                       | O 26/09/2025 | 8 CHEVAL CL, PROSPEC | CT TAS 7250    | CLASSIC           |              | F-WDNCBG10CLASA | DISCREPANCIES TO BE REPORTED<br>TO THE DRAFTING OFFICE.                            | Versic  |
|  |                |   |              |                      |                |                   | SHEET No.:   |                 | 714291   | olate ' |
|  | 9              | PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TR | V 30/10/2025 | 40 / - / 188351      | MEANDER VALLEY | ENSUITE 2 DETAILS | 17 / 22      | 1:50            | , <i>1</i> 1429 i j  | Lemp    |



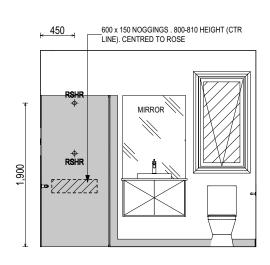
LEGEND RSHR RAIL SHOWER ROSE SHOWER ROSE SHOWER ELBOW ELBW CONNECTION MIX MIXER TAP HT HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT SC STOP COCK TRH TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER TH TOWEL HOLDER TR TOWEL RACK TMB TUMBLER HOLDER RNG TOWEL RING ROBE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

SOAP SOAP HOLDER

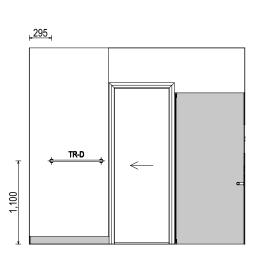
THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM. REFER TO
BATHROOM DETAILS FOR LHA NOGGING  $\boxtimes$ 

**ENSUITE 3 PLAN** SCALE: 1:50

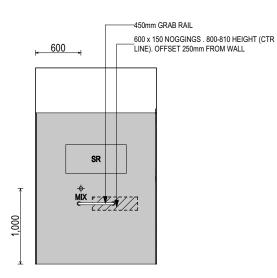
MEDIUM SHAMPOO RECESS (G-WETA--TILE01)



**ELEVATION A** SCALE: 1:50



**ELEVATION C** SCALE: 1:50



**ELEVATION D** 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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AREA WHERE WALL

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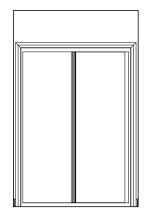
**ELEVATION B** 

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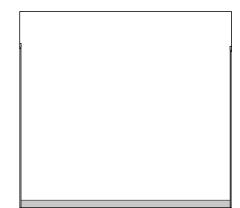
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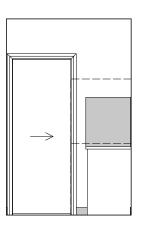
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|               | SPECIFICATION:  | REVISION DRAWN                                     |        | ORAWN      | CLIENT: HO          |                               | HOUSE DESIGN:  |                   |   | HOUSE CODE: | DO NOT SCALE DRAWINGS, USE   | 1   |        |
|               | DESIGNER  | 5 DRAFT SALE PLAN - CT2                            | НМІ    | 02/07/2025 | SEEMA & PRANESH S   | EMA & PRANESH SADHABIRISS CAM |                | CAMBRIDGE 25      |   |             | FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND<br>LEVELS PRIOR TO THE | .038  |        |
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|               | © 2025  | 7 PRELIM PLANS - INITIAL ISSUE TDO 26/09/2025      |        | 26/09/2025 | 8 CHEVAL CL, PROSPI | ECT TAS 7250                  |                | CLASSIC           |   |             | F-WDNCBG10CLASA  | DISCREPANCIES TO BE REPORTED<br>TO THE DRAFTING OFFICE. | /ersic |
|               |   | 8 PRELIM PLANS - RFI                               |        |            | LOT / SECTION / CT: | COUNCIL:                      |                | SHEET TITLE:      | I |             | SCALES:  | 714291  | late \ |
|               |   | 9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDA | TE TRV | 30/10/2025 | 40 / - / 188351     | MEANDER VALLEY                |                | ENSUITE 3 DETAILS |   | 18 / 22     | 1:50   | 1 1429 1  | Тетр   |



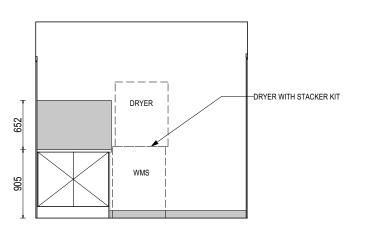
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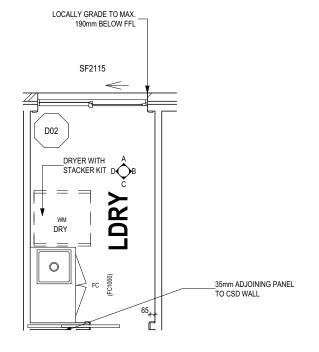
**ELEVATION B** SCALE: 1:50



**ELEVATION C** SCALE: 1:50



**ELEVATION D** SCALE: 1:50



LAUNDRY PLAN SCALE: 1:50

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

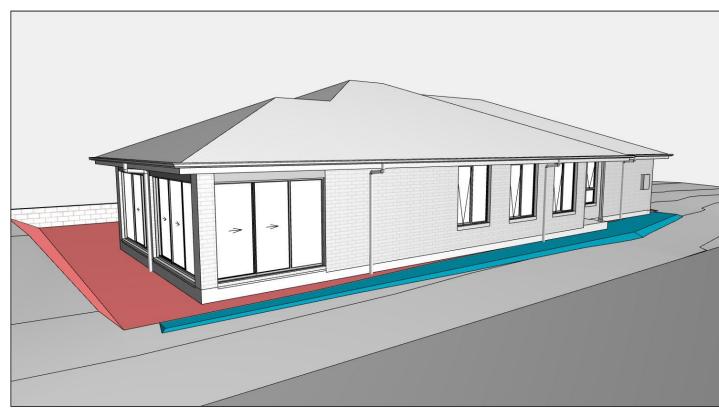
### PLAN ACCEPTANCE BY OWNER SIGNATURE: DATE: SIGNATURE: DATE: PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

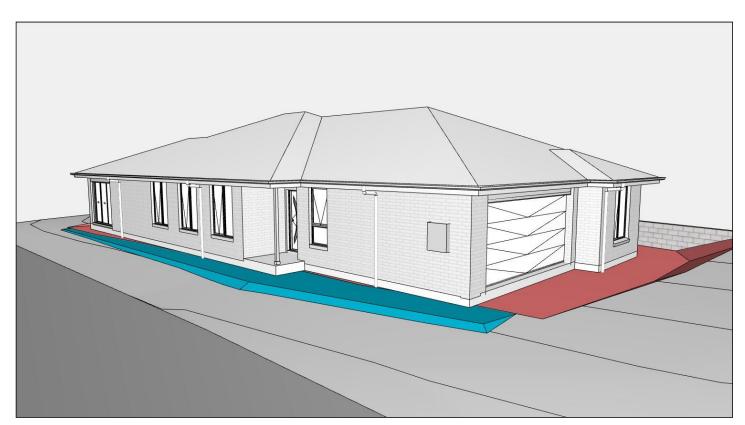
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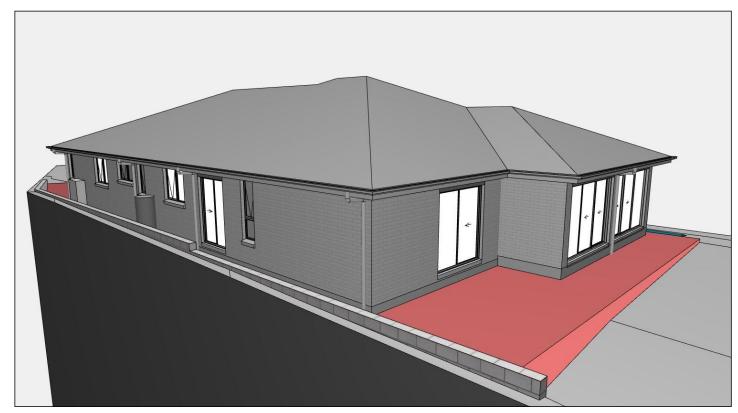


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| N | DESIGNER       | 5 DRAFT SALE PLAN - CT2                              | HMI   | 02/07/2025 | SEEMA & PRANESH SA   | DHABIRISS      | CAMBRIDGE 25       |          | H-WDNCBG10SA      | FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE | .038   |
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|   |                | 8 PRELIM PLANS - RFI                                 |       |            |                      | COUNCIL:       |                    | EET No.: |                   | 71/201   | late \ |
|   |                | 9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE | TRV   | 30/10/2025 | 40 / - / 188351      | MEANDER VALLEY | LAUNDRY DETAILS 19 | 9 / 22   | 1:50              | 714291   | Temp   |



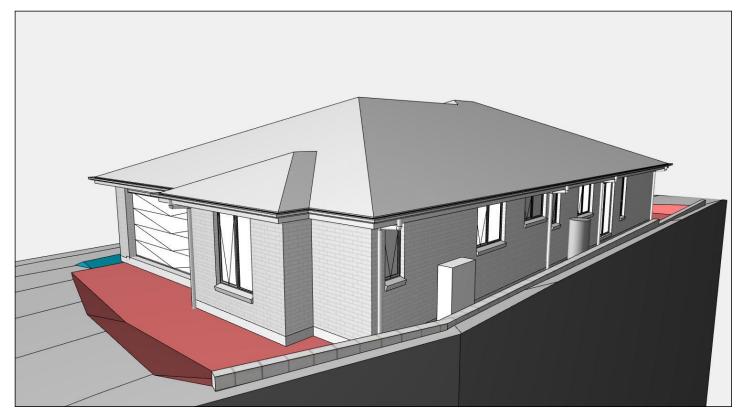


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7 PRELIM PLANS - INITIAL ISSUE

8 PRELIM PLANS - RFI



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MEANDER VALLEY

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|                | IN AINT WAT KEI KODOOL, OOF 1, WODII 1, OOL OK TAKE | ADVAIN | TAGE OF THE | BIAWING TO BOLD ATTOOG BAGED ON THIS FEAR (WHETTER WHOLE OR IN FART) WITHOUT THE FRIOR WITH TEN | SNOCKY OF WILCON HOWIEST IT ETD. |  |  |  |  |  |  |
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| SPECIFICATION: | REVISION  |        | DRAWN       | CLIENT:   | HOUSE DESIGN:                    |  |  |  |  |  |  |
| DESIGNER       | 5 DRAFT SALE PLAN - CT2                             | НМІ    | 02/07/2025  | SEEMA & PRANESH SADHABIRISS   | CAMBRIDGE 25                     |  |  |  |  |  |  |
| COPYRIGHT:     | 6 DRAFT SALES PLAN - UPDATE                         | STL    | 22/07/2025  | ADDRESS:  | FACADE DESIGN:                   |  |  |  |  |  |  |

TDO 26/09/2025 8 CHEVAL CL, PROSPECT TAS 7250

PL1 28/10/2025 LOT / SECTION / CT:

9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV 30/10/2025 40 / - / 188351

HOUSE CODE: H-WDNCBG10SA FACADE DESIGN: FACADE CODE: CLASSIC F-WDNCBG10CLASA SHEET No.: SCALES: 20 / 22 SHEET TITLE: 3D VIEWS

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

### SITE WORKS

**GENERAL** 

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

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

### **MASONRY**

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

### TIMBER FRAMING

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

### **BRACING / LINTELS**

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

### CONCRETE

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

### **WINDOWS**

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

### DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH **CURRENT NCC TABLE 3.1.1.1**
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500 3

### STAIRCASES / BALUSTRADES / HANDRAILS

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

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

### **ROOFING**

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

### **ELECTRICAL**

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

### **WET AREAS**

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

### CONDENSATION

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

### **WOOD HEATERS**

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

### FIRE SAFETY

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

**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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MEANDER VALLEY



SPECIFICATION REVISION DRAWN DESIGNER 5 DRAFT SALE PLAN - CT2 6 DRAFT SALES PLAN - UPDATE PRELIM PLANS - INITIAL ISSUE 8 PRELIM PLANS - REL 9 PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE TRV | 30/10/2025 | 40 / - / 188351

STL | 22/07/2025 | ADDRESS: PL1 28/10/2025 LOT / SECTION / CT:

HMI 02/07/2025 SEEMA & PRANESH SADHABIRISS TDO 26/09/2025 8 CHEVAL CL, PROSPECT TAS 7250 COUNCIL

**CAMBRIDGE 25** FACADE DESIGN: **CLASSIC** SHEET TITLE:

**GENERAL NOTES** 

HOUSE CODE H-WDNCBG10SA FACADE CODE F-WDNCBG10CLASA SHEET No : SCALES:

21 / 22

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| WET AREA NOTES |  |  |  |
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| WEI AREA NOTES |  |  |  |

| VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED   | FLOORS AND<br>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<br>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<br>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.<br>WHERE A FLASHING IS USED THE HORIZONTAL<br>LEG MUST BE NOT LESS THAN 40mm.   | N/A  |
| AREAS OUTSIDE THE SHOWER AREA FOR<br>TIMBER FLOORS INCLUDING<br>PARTICLEBOARD, PLYWOOD AND OTHER<br>TIMBER BASED FLOORING MATERIALS                  | WATERPROOF ENTIRE FLOOR.  | N/A   | WATERPROOF ALL WALL/FLOOR JUNCTIONS.<br>WHERE A FLASHING IS USED THE HORIZONTAL<br>LEG MUST BE NOT LESS THAN 40mm.   | N/A  |
| AREAS ADJACENT TO BATHS AND SPAS FOR<br>CONCRETE AND COMPRESSED FIBRE<br>CEMENT SHEET FLOORING.  | WATER RESISTANT TO ENTIRE FLOOR.  | WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm<br>ABOVE THE VESSEL AND EXPOSED SURFACES BELOW<br>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<br>SPOUT PENETRATIONS<br>WHERE THEY OCCUR IN A<br>HORIZONTAL SURFACE. |
| AREAS ADJACENT TO BATHS AND SPAS (SEE<br>NOTE 1) FOR TIMBER FLOORS INCLUDING<br>PARTICLEBOARD, PLYWOOD AND OTHER<br>TIMBER BASED FLOORING MATERIALS. | WATERPROOF ENTIRE FLOOR.  | WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm<br>ABOVE THE VESSEL AND EXPOSED SURFACES BELOW<br>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<br>SPOUT PENETRATIONS<br>WHERE THEY OCCUR IN A<br>HORIZONTAL SURFACE. |
| INSERTED BATHS   | N/A FOR FLOOR UNDER BATH. ANY<br>SHELF AREA ADJOINING THE BATH OR<br>SPA MUST BE WATERPROOF AND<br>INCLUDE A WATERSTOP UNDER THE<br>VESSEL LIP. | N/A FOR WALL UNDER BATH. WATERPROOF TO NOT<br>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<br>SPOUT PENETRATIONS<br>WHERE THEY OCCUR IN A<br>HORIZONTAL SURFACE. |
| WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)   | N/A   | WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm<br>ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF<br>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 WALU/FLOOR JUNCTIONS TO NOT<br>LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL,<br>SEALED TO FLOOR.  | WATERPROOF ALL WALL/FLOOR JUNCTIONS.<br>WHERE A FLASHING IS USED THE HORIZONTAL<br>LEG MUST BE NOT LESS THAN 40mm.   | N/A  |
|  | l .   |   | <u> </u>   | 1  |

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. CAND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

### **ENERGY EFFICIENCY - GENERAL**

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

#### 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

#### 3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

## 3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

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

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

### 3.12.3 - FOR BUILDING SEALING

#### 3.12.3.1 - CHIMNEYS AND FLUES

THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE

- 3.12.3.2 ROOF LIGHTS
  (a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN
  - (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 IMPEREORATE 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

### 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

#### 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 SPACF: 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 ACCEPTAI                                     | NCE BY OWNER |                          |
|---|--------------|--------------------------|
| SIGNATURE:  | DATE:        | O:\Trugna Vo\JOBS\COLOUF |
| SIGNATURE:  | DATE:        |                          |
| PLEASE NOTE THAT VARIATION AFTER THIS PLAN ACCEPT |              | Location:                |

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|----------------|---|---|---|---------------------------------|---------------|---|---|--|--|--|--|--|
| SPECIFICATION: | REVISION  | DRAWN CLIENT:                           |   | HOUSE DESIGN:                   | HOUSE DESIGN: |   |   |  |  |  |  |  |
| DESIGNER       | 5 DRAFT SALE PLAN - CT2   | HMI 02/07/2025 SEEMA & PRANES           | EEMA & PRANESH SADHABIRISS CAMBRIDGE 25 H-W |                                 | H-WDNCBG10SA  | FIGURED DIMENSIONS ONLY. CHECK<br>AND VERIFY DIMENSIONS AND |   |  |  |  |  |  |
| COPYRIGHT:     | 6 DRAFT SALES PLAN - UPDATE   | STL 22/07/2025 ADDRESS:                 |   | FACADE DESIGN:                  |               | FACADE CODE:  | LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL       |  |  |  |  |  |
| © 2025         | 7 PRELIM PLANS - INITIAL ISSUE  | TDO 26/09/2025 8 CHEVAL CL, PROS        | SPECT TAS 7250                              | CLASSIC                         | CLASSIC       |   | DISCREPANCIES TO BE REPORTED<br>TO THE DRAFTING OFFICE. |  |  |  |  |  |
|                | 8 PRELIM PLANS - RFI  | PL1 28/10/2025 LOT / SECTION / CT:      | COUNCIL:                                    | SHEET TITLE:                    | SHEET No.:    | SCALES:   | 714291  |  |  |  |  |  |
|                | 9 PRELIM PLANS - COLOUR AND VARIATION REF 001   | 1 UPDATE TRV 30/10/2025 40 / - / 188351 | MEANDER VALLEY                              | WET AREA & ENERGY EFFICIENCY NO | TES 22 / 22   |   | / 14291 I   |  |  |  |  |  |