Meander Valley Council
Working Together

PLANNING NOTICE

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

APP NO.:	**PA\26\0142**
APPLICANT:	**Wilson Homes Tasmania Pty Ltd**
SITE:	**20 Liddesdale Drive, Deloraine (CT: 188498/13)**
PROPOSAL:	**Single dwelling - setback, road attenuation.**

The application can be inspected until **Tuesday, 3 March 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Notified on 14 February 2026.

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.

Meander Valley Council
Working Together

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

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

PROPERTY DETAILS:

Address: 20 Liddesdale Drive Certificate of Title: 188498/13

Suburb: Deloraine Lot No: 13

Land area: m^2 / *ha*

Present use of land/building: vacant Land *(vacant, residential, rural, industrial, commercial or forestry)*

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

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box ☐ XBuilding work ☐ Change of use ☐ Subdivision ☐ Demolition ☐ Other ☐ Forestry

Total cost of development *(inclusive of GST):* $ 435,425.00 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: New Building

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

New floor area: 185.77 m^2 New building height: 5.076 m

Materials: External walls: Brick/Cladding Colour:

Roof cladding: Colourbond Colour:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188498	13
EDITION	DATE OF ISSUE
2	29-July-2025

SEARCH DATE : 10-Feb-2026
SEARCH TIME : 04.36 pm

DESCRIPTION OF LAND

Parish of MALLING Land District of DEVON
Lot 13 on Sealed Plan 188498
Derivation : Part of Lot 429, 213 Acres Gtd. to James Duff Mackay and William Kenney
Prior CT 187568/2000

SCHEDULE 1

N263324 TRANSFER to WILSON HOMES TASMANIA PTY LTD Registered 29-July-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188498 EASEMENTS in Schedule of Easements
SP188498 FENCING COVENANT in Schedule of Easements
SP188498 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP184483, SP185043, SP185710 & SP187568 FENCING COVENANT in Schedule of Easements
SP185043 & SP187568 SEWERAGE AND/OR DRAINAGE RESTRICTION
A854244 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 21-July-1983 at 12.01 pm
B738897 PROCLAMATION under Section 52A of the Roads and Jetties Act 1935 Registered 10-May-1995 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER PATON ENTERPRISES PTY LTD ~~THE CROWN~~

FOLIO REFERENCE C.T. 187568/2000

GRANTEE PART OF LOT 429 213[AC] GRANTED TO JAMES DUFF MACKAY AND WILLIAM KENNEY

PLAN OF SURVEY

BY SURVEYOR R. M. PECK

LOCATION

LAND DISTRICT OF DEVON
PARISH OF MALLING

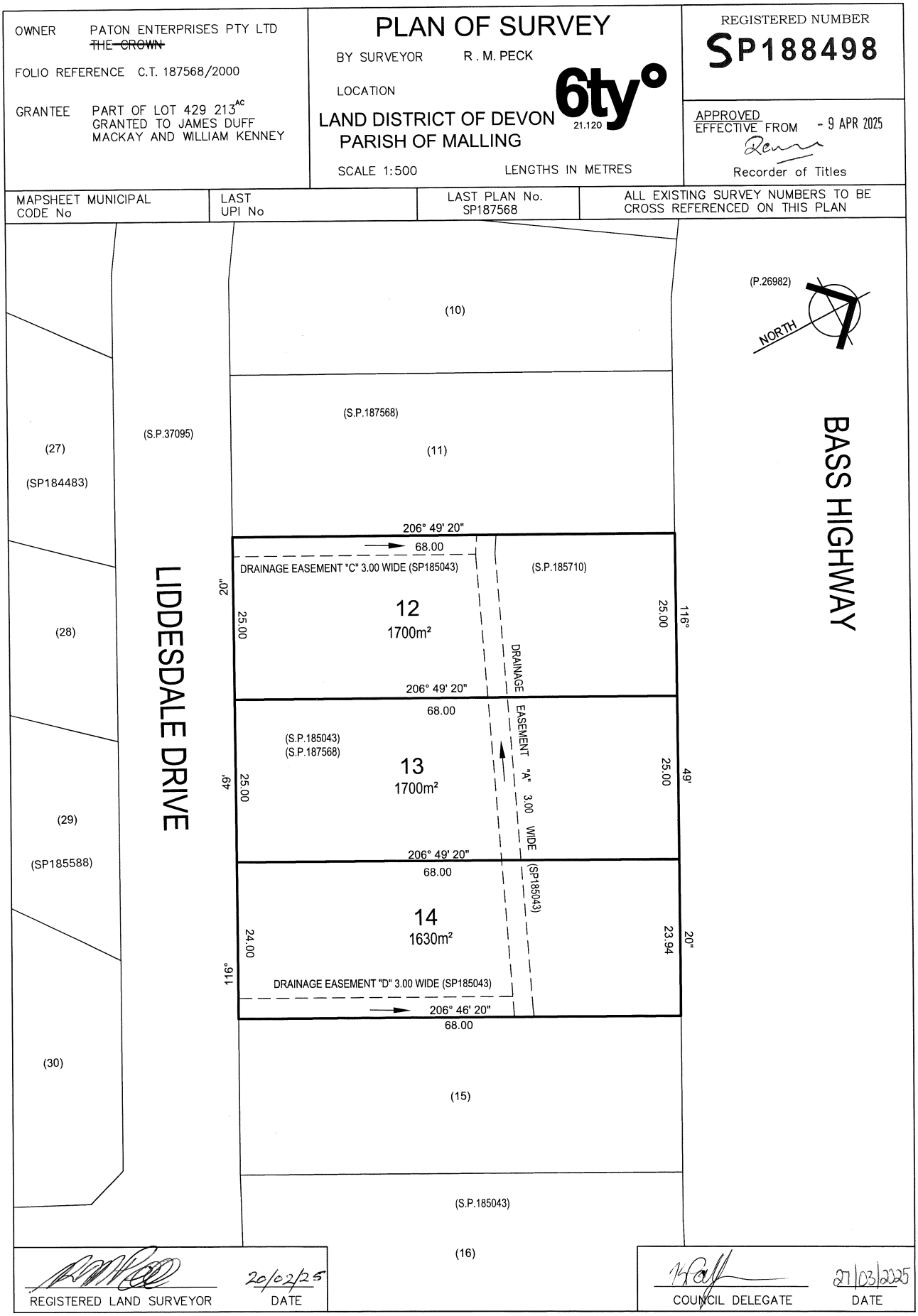
6ty° 21.120

SCALE 1:500 LENGTHS IN METRES

REGISTERED NUMBER
SP188498

APPROVED
EFFECTIVE FROM - 9 APR 2025
Recorder of Titles

MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. SP187568	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED LAND SURVEYOR 20/02/25 DATE

COUNCIL DELEGATE 27/03/2025 DATE

SCHEDULE OF EASEMENTS **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 188498

EASEMENTS AND PROFITS

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

Lots 12, 13 & 14 on the Plan are each subject to a right of drainage for the Meander Valley Council over the land marked "Drainage Easement "A" 3.00 Wide (SP185043)" on the Plan.

Lot 12 on the Plan is subject to a right of drainage for the Meander Valley Council over the land marked "Drainage Easement "C" 3.00 Wide (SP 185043)" on the Plan.

Lot 14 on the Plan is subject to a right of drainage for the Meander Valley Council over the land marked "Drainage Easement "D" 3.00 Wide (SP 185043) on the Plan.

Fencing covenant

The owner of each Lot on the Plan covenants with the Vendor, Paton Enterprises Pty Ltd (CAN 639 417 217) that the said Paton Enterprises Pty Ltd (ACN 639 417 217) shall not be required to fence.

EXECUTED by PATON ENTERPRISES PTY LTD (ACN 639 417 217) the registered proprietor of the land comprised in Folio of the Register Volume 187568 Folio 2000 pursuant to Section 127 (1) (c) of the Corporations Act 2001 by being signed by the company's sole director who is also the sole company secretary)

……

JASON JOHN SHERRIFF

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Paton Enterprises Pty Ltd (ACN 639 417 217) FOLIO REF: Volume 187568 Folio 2000 SOLICITOR & REFERENCE: DA Smith DAS:AP	PLAN SEALED BY: Meander Valley Council DATE: 27/03/2025 PA\23\0020 REF NO. Council Delegate

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

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	20.06
GARAGE	39.30
LIVING	124.32
PORCH	2.09
	185.77 m²

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

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (18/06/2025)

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

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

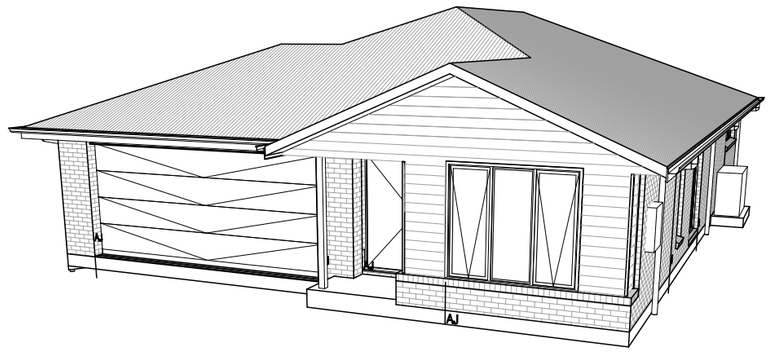
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	41.50km
ZONING	LOW DENSITY RESIDENTIAL
TASMANIAN GAS PIPELINE PLANNING CORRIDOR	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	5,000mm
SIDE A	MIN. 5,000mm	5,000mm
SIDE B	MIN. 5,000mm	8,500mm
REAR	MIN. 5,000mm	44,001mm
BULK & SCALE		
SITE AREA	1,700m²	
SITE COVERAGE	MAX. 30%	10.93%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	622mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

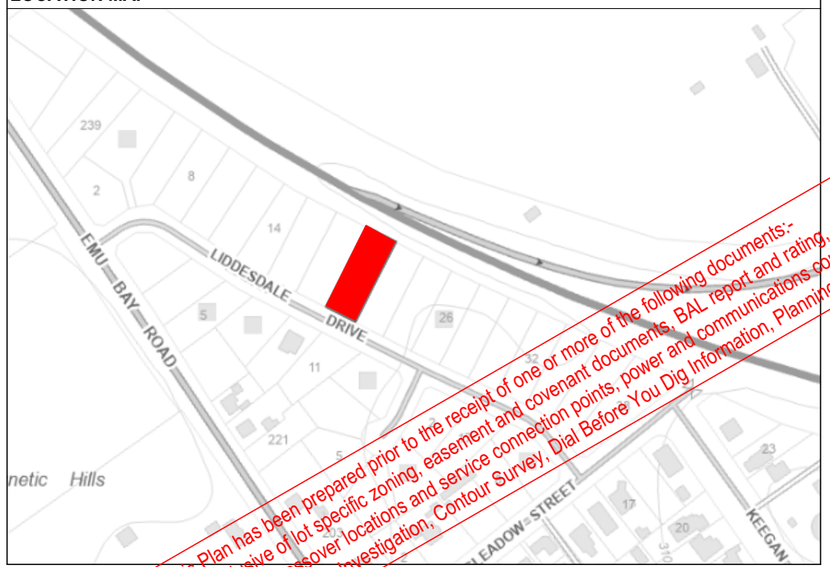
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: BATH
ACCESSIBLE SHOWER LOCATION: BATH

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.

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

SIGNATURE: DATE:

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
7	PRELIMINARY PLAN SET - SITE AMENDMENT &B PLAN SET UPDATE	ALL	2025.11.19	DKZ	-
6	PRELIMINARY PLAN SET - SITE AMENDMENT	ALL	2025.11.12	DKZ	-
5	PRELIMINARY PLAN SET - PERGOLA UPDATE & SITE AMENDMENT	ALL	2025.11.05	DKZ	-
4	PRELIMINARY PLAN SET - PERGOLA ADDED TO THE PLAN	ALL	2025.10.23	TRV	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.17	NVO	-

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	REVISION	DRAWN	
3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - CORRECTIONS	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES:

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.

714309

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Last Published: Wednesday, 19 November 2025 3:57 PM

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

APPROX. CUT/FILL

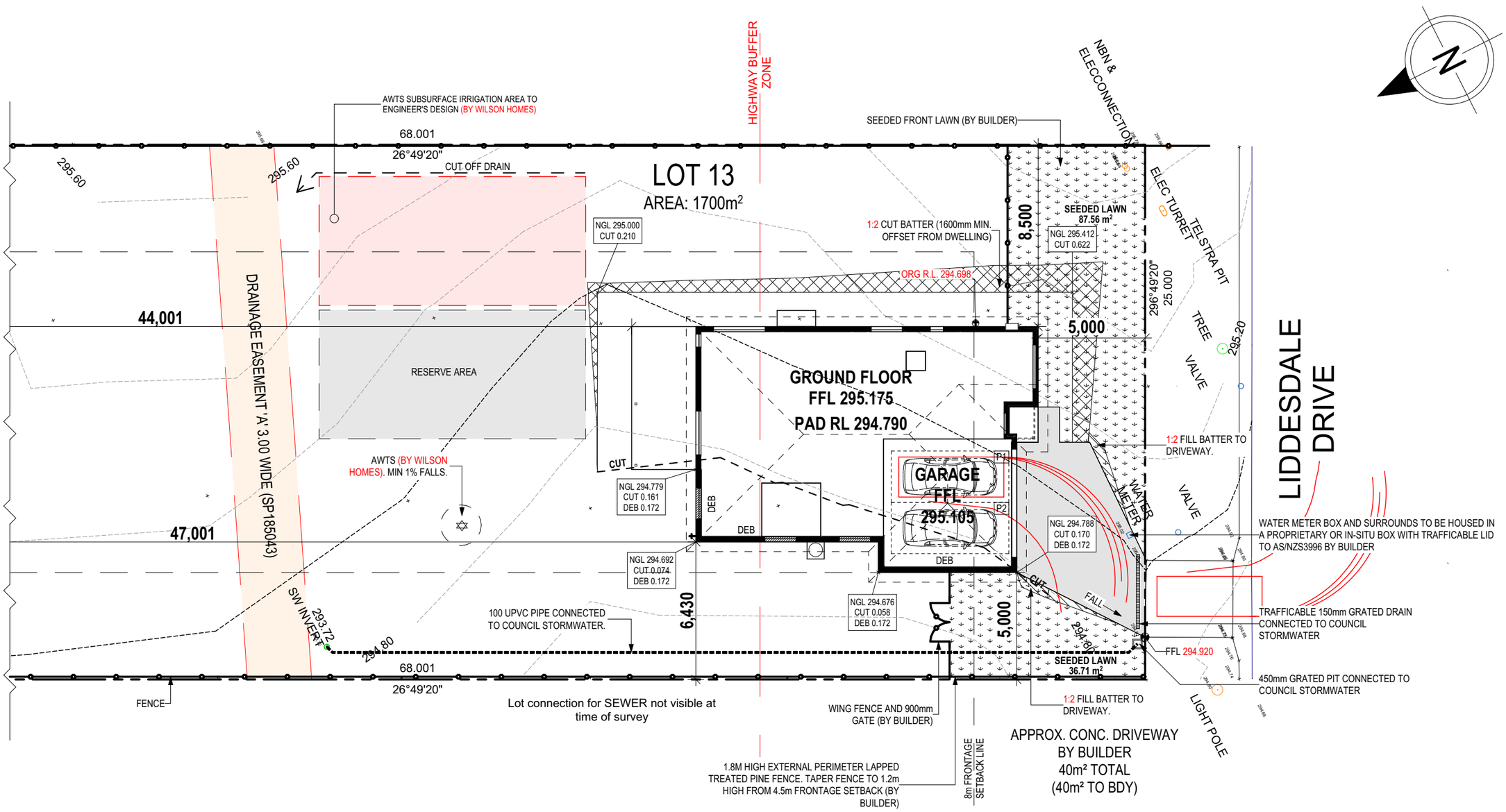
CUT	53.19m³	119.68t
FILL	0.99m³	2.23t
DIFFERENCE	52.20m³	117.45t

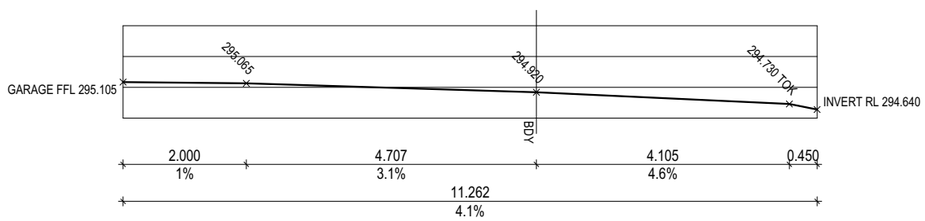
117 TONNES OF EXPORT FILL

LOT SIZE:	**1700m²**
HOUSE (COVERED AREA)**:**	**185.77m²**
SITE COVERAGE:	**10.93%**

DEB AREA

DROPPED EDGE BEAMS	
HEIGHT (mm)	**SURFACE AREA (m²)**
172	3.57
	3.57 m²





AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS

SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - CORRECTIONS	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE

ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304

LOT / SECTION / CT: 13 / - / 188498

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: FAIRVIEW 18

FACADE DESIGN: RIVERSIDE

SHEET TITLE: SITE PLAN

SHEET No.: 2 / 21

HOUSE CODE: H-WNWFVW10SA

FACADE CODE: F-WNWFVW10RVSDA

SCALES: 1:200, 1:100

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.

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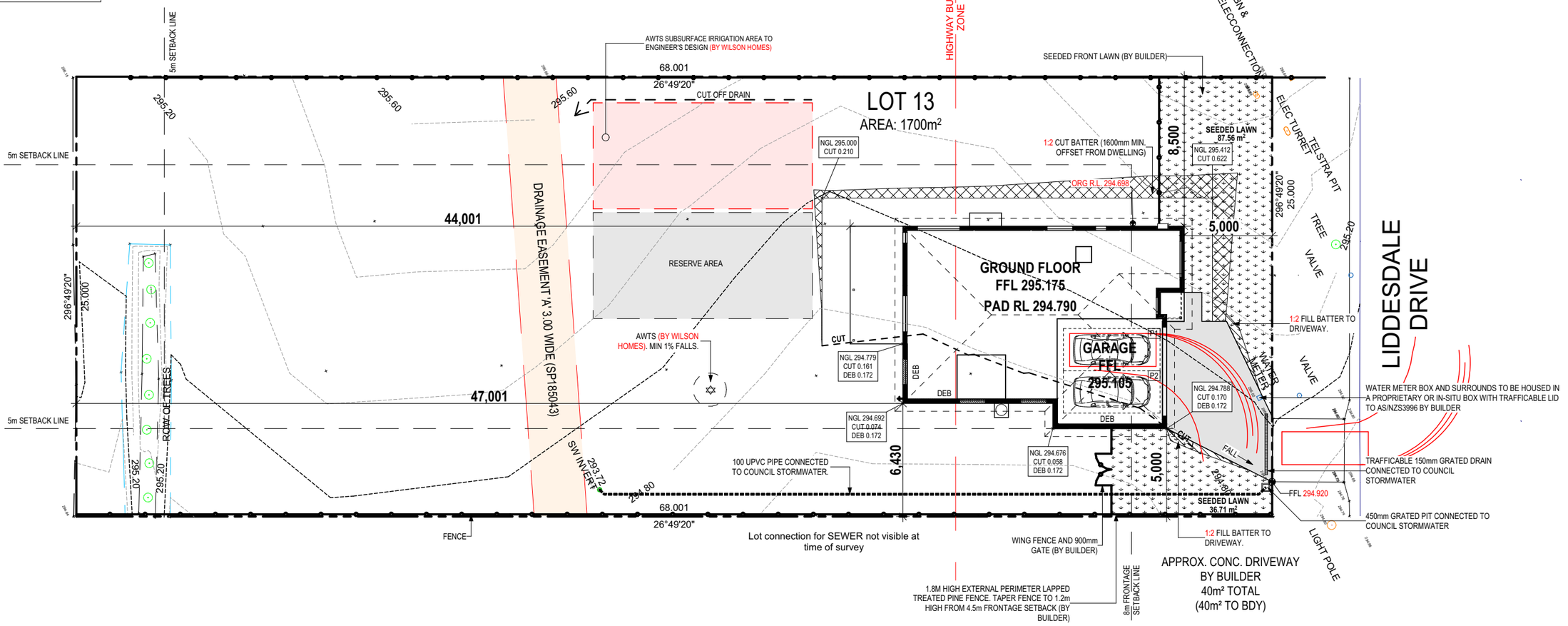
APPROX. CUT/FILL

CUT	53.19m³	119.68t
FILL	0.99m³	2.23t
DIFFERENCE	52.20m³	117.45t

117 TONNES OF EXPORT FILL

LOT SIZE: 1700m²
HOUSE (COVERED AREA)**:** 185.77m²
SITE COVERAGE: 10.93%



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

PLAN ACCEPTANCE BY OWNER

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SPECIFICATION: NOW BY WILSON HOMES		REVISION	DRAWN	CLIENT: WILSON COMPLETE	HOUSE DESIGN: FAIRVIEW 18 / HOUSE CODE: H-WNWFVW10SA
COPYRIGHT: © 2025	3	PRELIM PLANS - INITIAL ISSUE	NVO 17/10/2025		
	4	PRELIM PLANS - CORRECTIONS	TRV 23/10/2025	ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304	FACADE DESIGN: RIVERSIDE / FACADE CODE: F-WNWFVW10RVSDA
	5	PRELIM PLANS - SITE AMENDMENT	DKZ 05/11/2025		
	6	PRELIM PLANS - SITE AMENDMENT	DKZ 12/11/2025	LOT / SECTION / CT: 13 / - / 188498 / COUNCIL: MEANDER VALLEY	SHEET TITLE: SITE PLAN 1:250 / SHEET No.: 3 / 21 / SCALES: 1:250
	7	PRELIM PLANS - SITE AMENDMENT	DKZ 19/11/2025		

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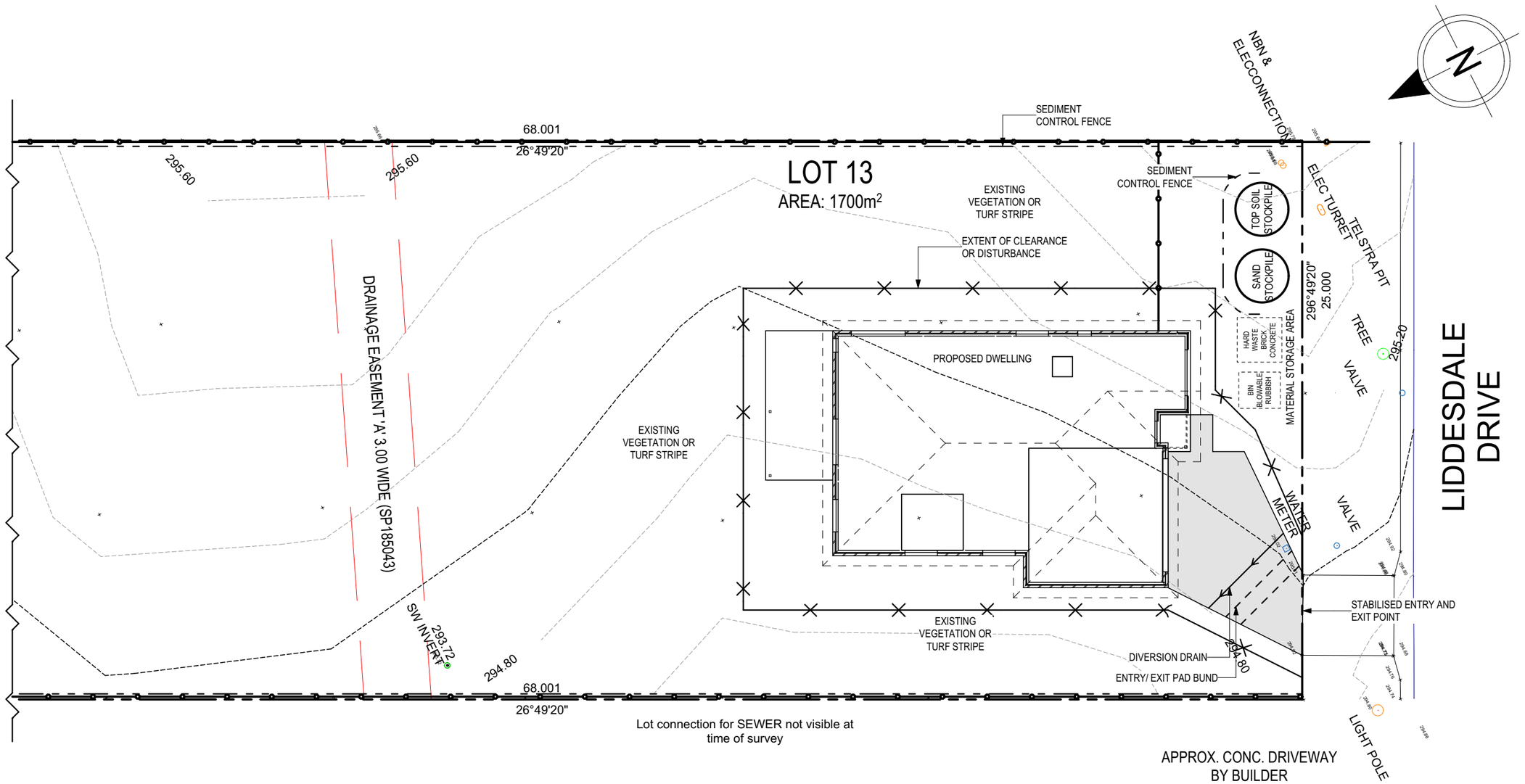
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

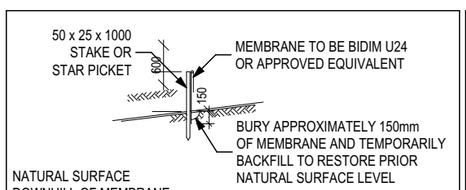
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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

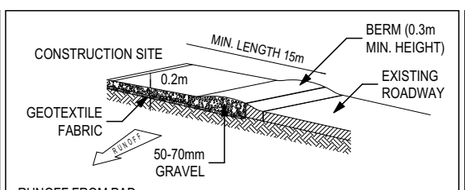
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR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

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

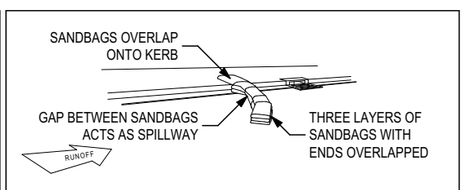




SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

NOW by Wilson Homes

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CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN
SHEET No.: 4 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES: 1:200

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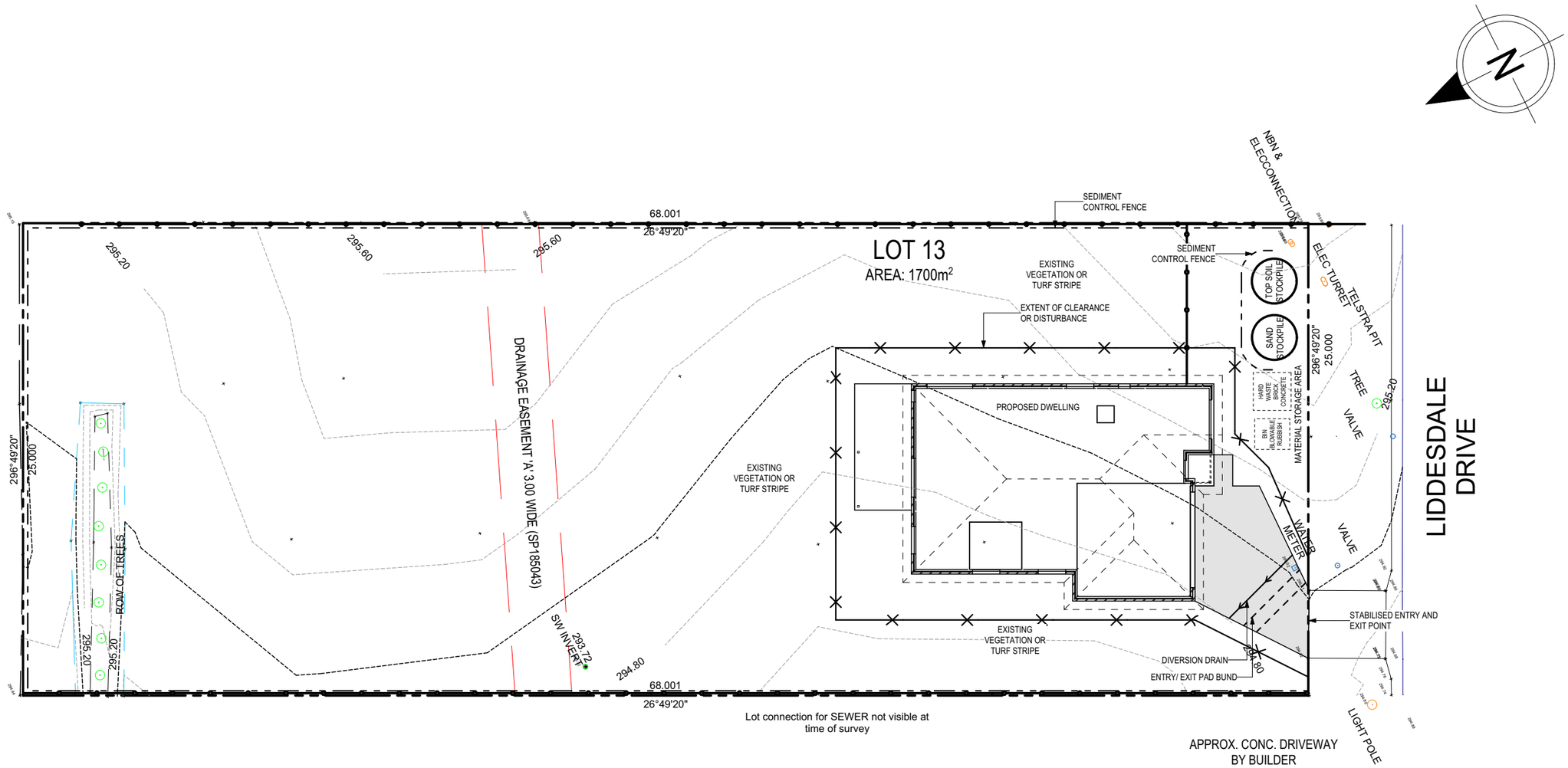
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

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

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

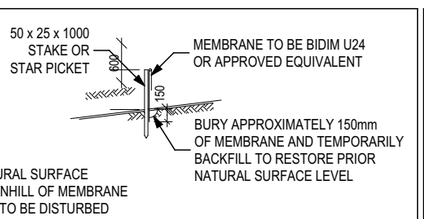


Lot connection for SEWER not visible at time of survey

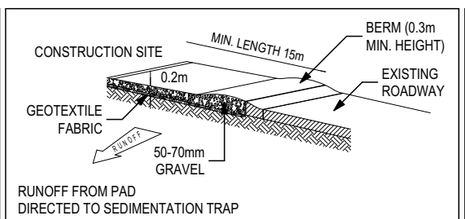
APPROX. CONC. DRIVEWAY
BY BUILDER
40m² TOTAL
(40m² TO BDY)

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

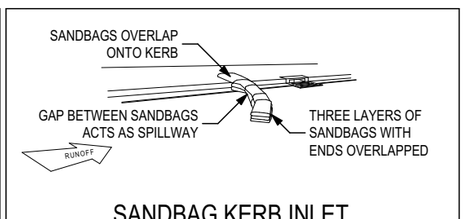
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP

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

PLAN ACCEPTANCE BY OWNER

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CLIENT: WILSON COMPLETE		HOUSE DESIGN: FAIRVIEW 18	HOUSE CODE: H-WNWFVW10SA
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304		FACADE DESIGN: RIVERSIDE	FACADE CODE: F-WNWFVW10RVSDA
LOT / SECTION / CT: 13 / - / 188498	COUNCIL: MEANDER VALLEY	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN 1:250	SHEET No.: 5 / 21
		SCALES: 1:250	714309

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

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

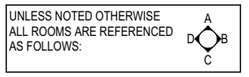
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED AS FOLLOWS:



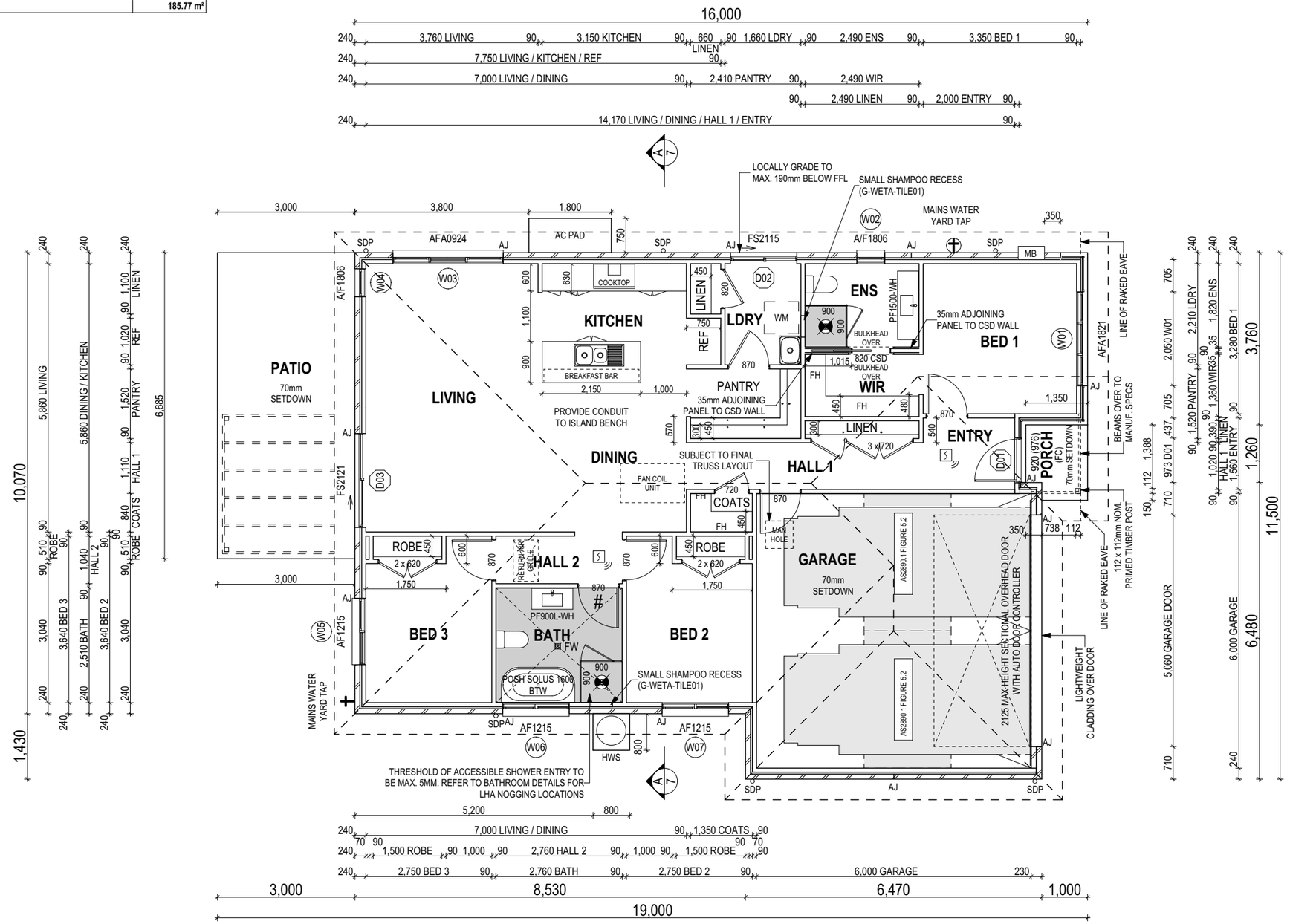
MAIN DWELLING, GROUND FLOOR	
ALFRESCO	20.06
GARAGE	39.30
LIVING	124.32
PORCH	2.09
	185.77 m²

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

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

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

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



LEGEND

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

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

PLAN ACCEPTANCE BY OWNER

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	LOT / SECTION / CT: 13 / - / 188498	COUNCIL: MEANDER VALLEY	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 6 / 21	SCALES: 1:100	714309

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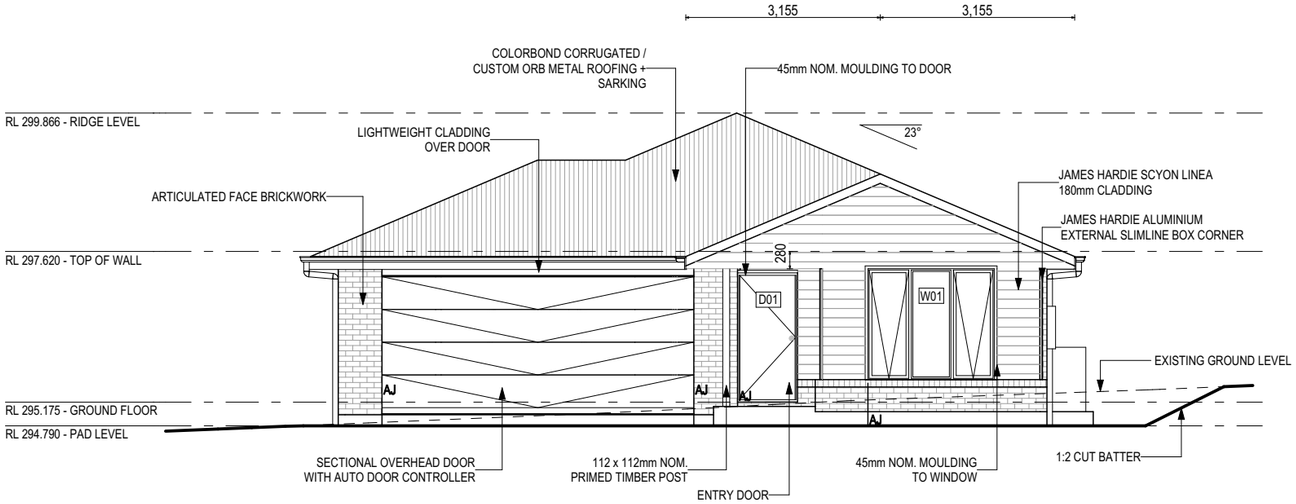
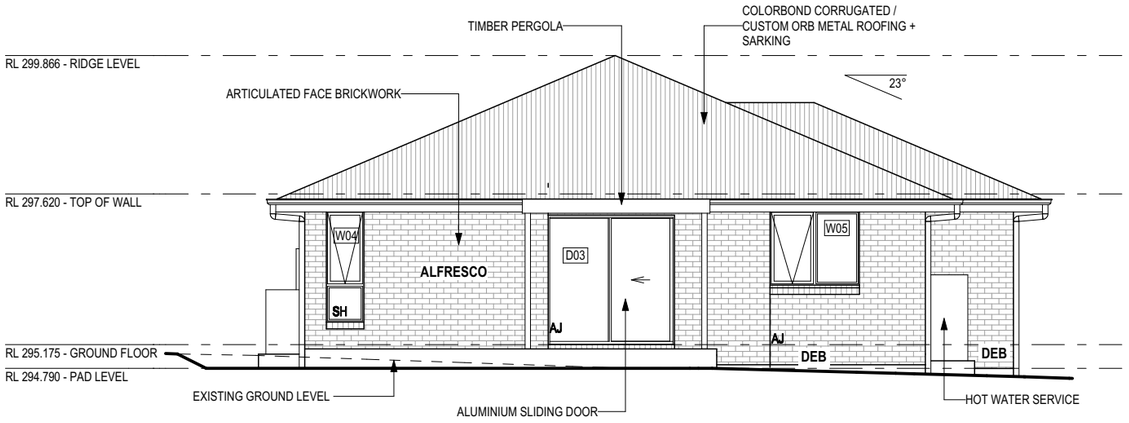
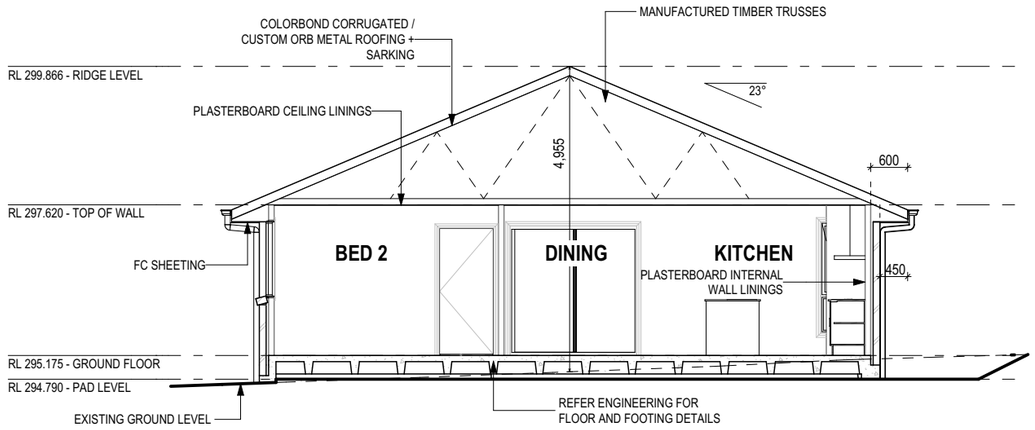


SOUTH WEST ELEVATION
SCALE: 1:100



NORTH EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100

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

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

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

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: DATE:
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LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: ELEVATIONS / SECTION
SHEET No.: 7 / 21

HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES: 1:100

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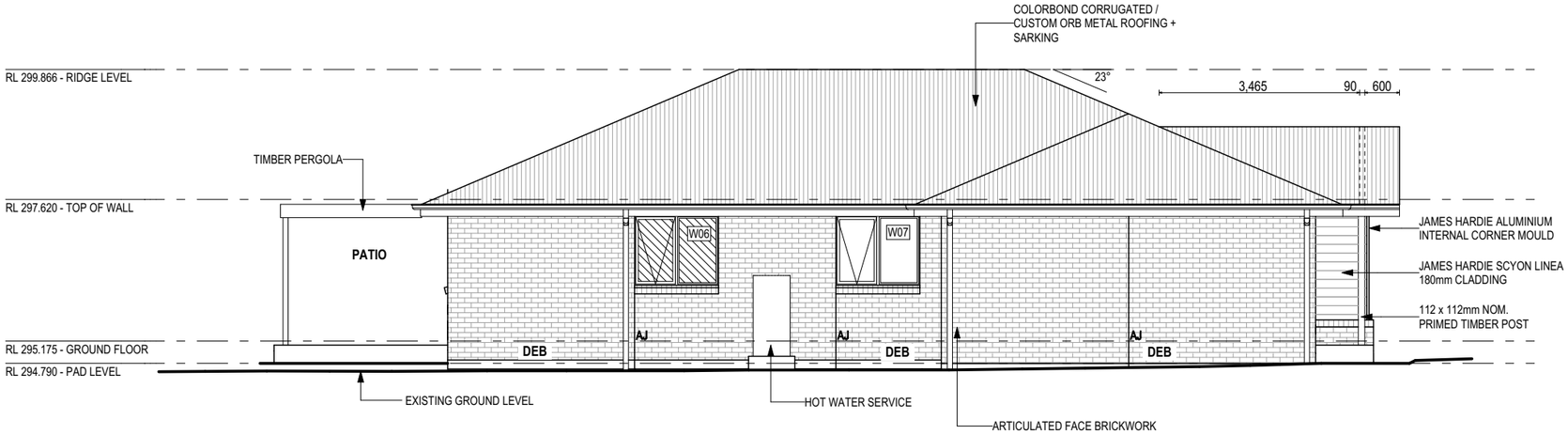
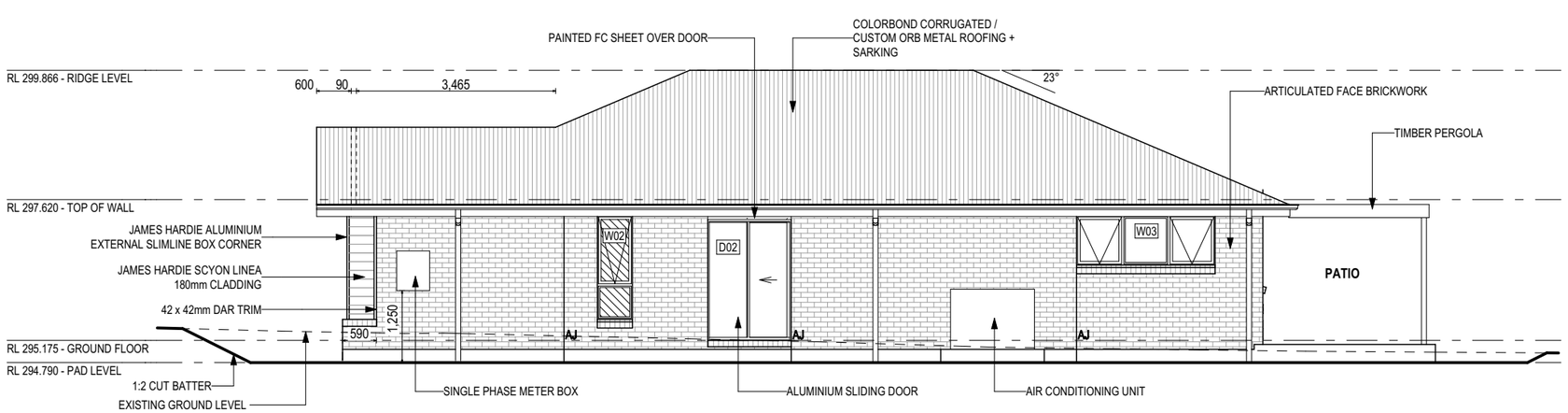


NORTH WEST ELEVATION
SCALE: 1:100



SOUTH EAST ELEVATION
SCALE: 1:100

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BRICK COURSING W-BRIC-001

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

GLASS TYPE LEGEND

CLEAR | OBSCURE

WINDOW TYPE LEGEND

AWNING | DOUBLE HUNG | FIXED | Llouvre | SLIDING

PLAN ACCEPTANCE BY OWNER

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

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	AFA1821	AWNING	BED 1	1,800	2,050	7,700	3.69	ALUMINIUM	BAL-LOW	NONE	SW	2.92	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W02	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	ANGLED	SE	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W03	AFA0924	AWNING	LIVING	857	2,410	6,534	2.07	ALUMINIUM	BAL-LOW	ANGLED	SE	1.56	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W04	A/F1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	SNAP HEADER	NE	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W05	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NW	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W07	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	NW	1.38	CLEAR, DOUBLE GLAZED	MP 725
							39,774 mm	**13.17**					**10.22**		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	976	6,146	2.05	ALUMINIUM	BAL-LOW	NONE	SW	1.41	N\A	
GROUND FLOOR	D02	FS2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-LOW	SNAP HEADER	SE	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FS2121	SLIDING	LIVING	2,100	2,050	8,300	4.31	ALUMINIUM	BAL-LOW	SNAP HEADER	NE	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
							21,546 mm	**9.40**					**7.80**		
							61,320 mm	**22.57**					**18.02**		

Window Manufacturer: Dowell Windows

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

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	3 x 720	SWINGING	2,040	2,194	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	LIFT-OFF HINGES

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 9 / 21

HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES:

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NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	41.72 m²	W03, W04, D03	4.17 m²	6.15 m²	2.09 m²	3.90 m²
BED 1	10.99 m²	W01	1.10 m²	2.92 m²	0.55 m²	2.26 m²
BED 2	9.72 m²	W07	0.97 m²	1.38 m²	0.49 m²	0.79 m²
BED 3	9.72 m²	W05	0.97 m²	1.38 m²	0.49 m²	0.79 m²

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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

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	REVISION	DRAWN	
3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - CORRECTIONS	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE

ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304

LOT / SECTION / CT: 13 / - / 188498

COUNCIL: MEANDER VALLEY

HOUSE DESIGN: FAIRVIEW 18

FACADE DESIGN: RIVERSIDE

SHEET TITLE: CALCULATIONS

SHEET No.: 10 / 21

HOUSE CODE: H-WNWFVW10SA

FACADE CODE: F-WNWFVW10RVSDA

SCALES:

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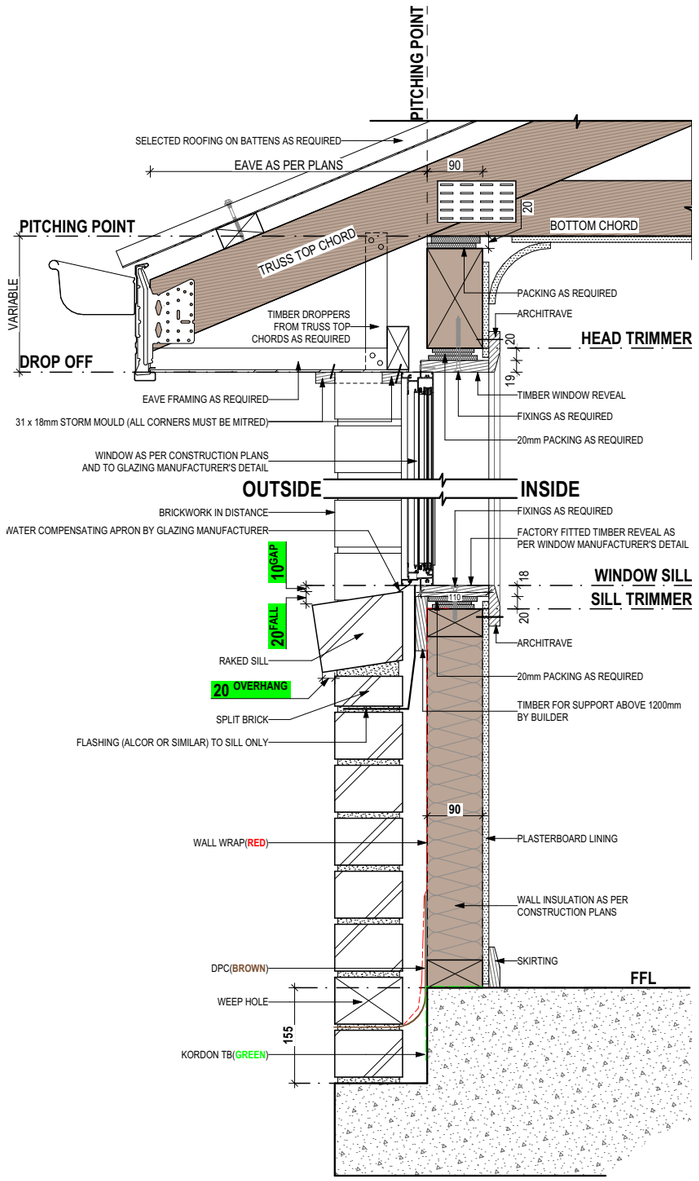

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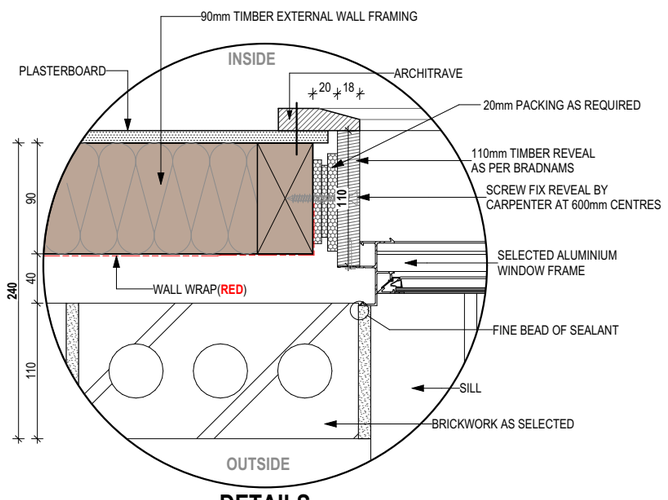

DETAILS
SCALE: 1:5

STANDARD BRICK

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

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

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

STANDARD BRICK

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

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

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

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

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

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	5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025	
	6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025	
	7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025	

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: DETAILS (FACE BRICKWORK)
SHEET No.: 11 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES:

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714309

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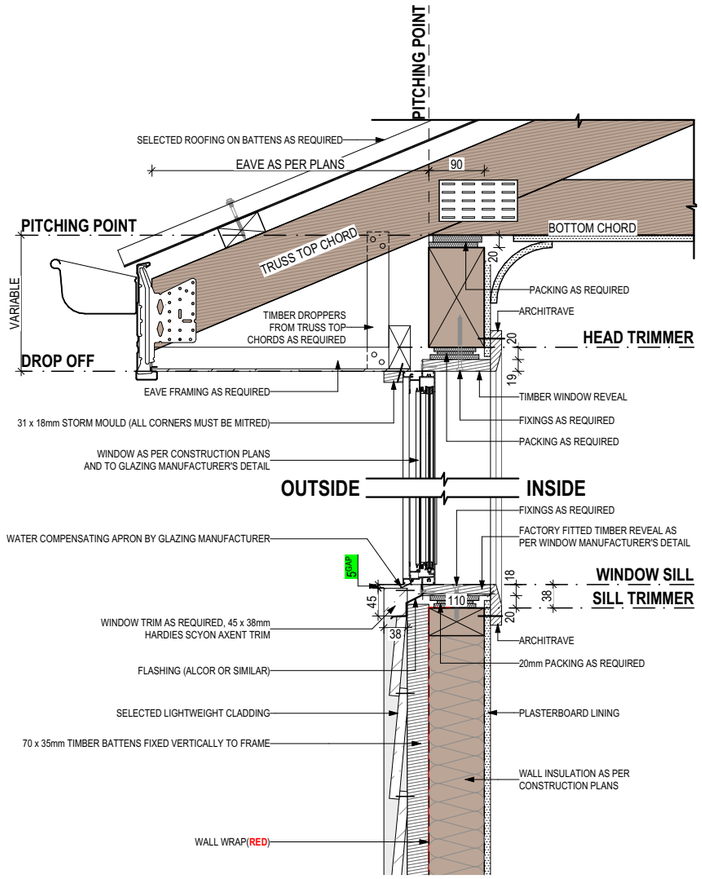
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



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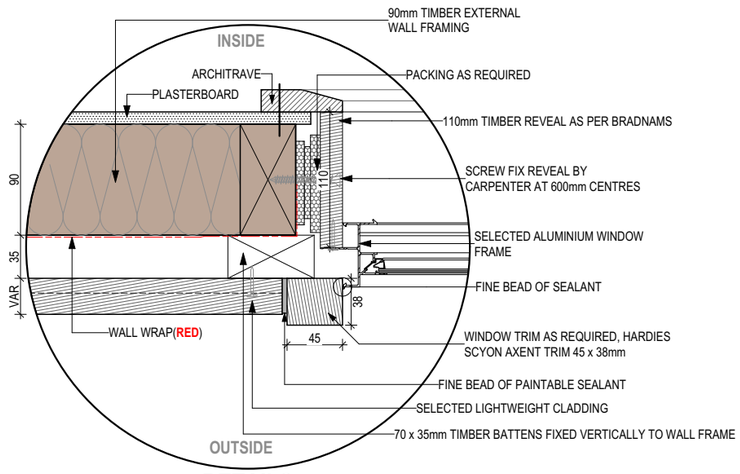

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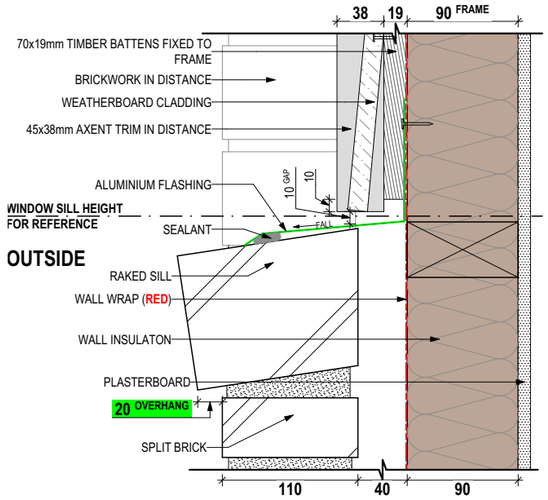
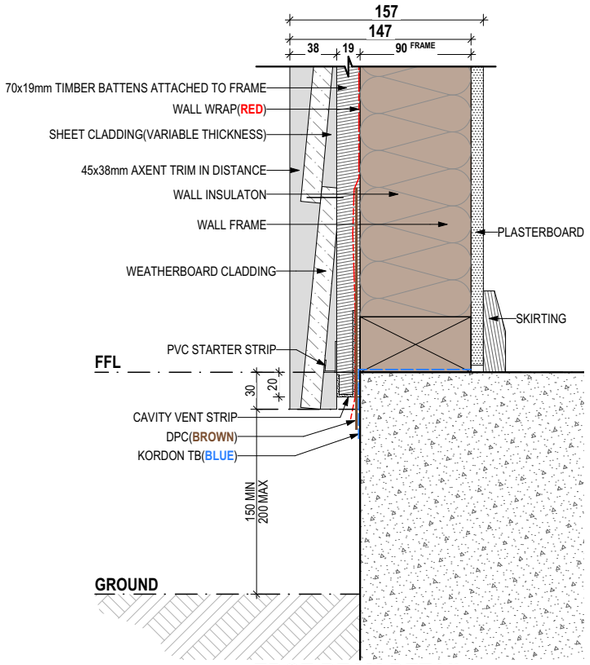
SCALE: 1:5

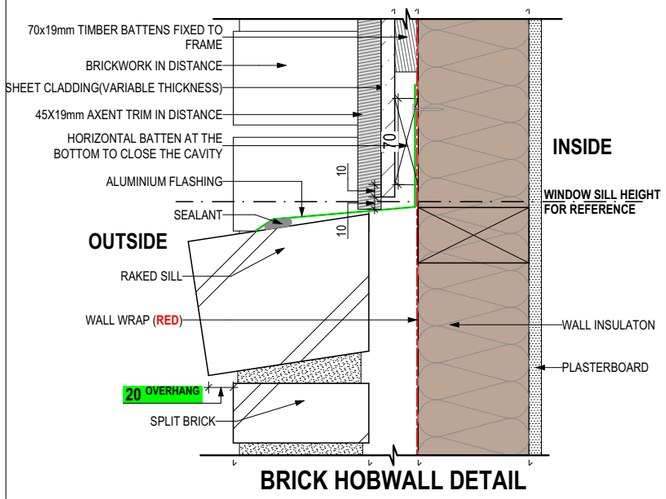


BRICK HOBWALL DETAIL 02
SCALE: 1:5

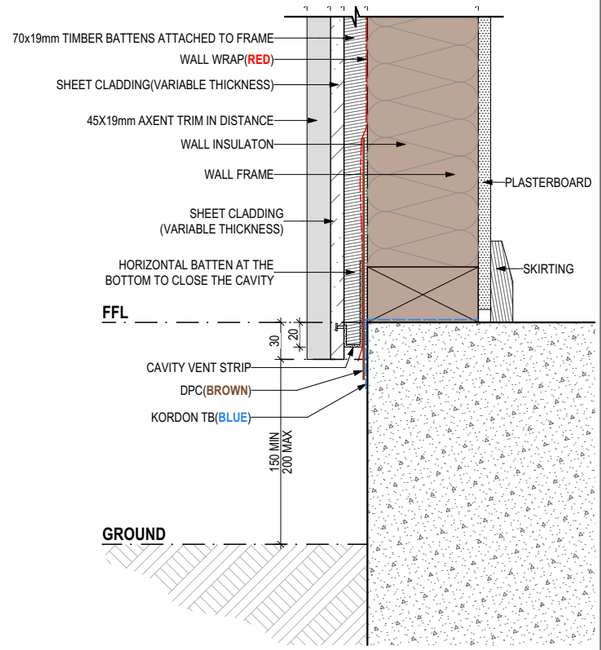


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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	6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
	7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE		HOUSE DESIGN: FAIRVIEW 18	HOUSE CODE: H-WNWFVW10SA
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304		FACADE DESIGN: RIVERSIDE	FACADE CODE: F-WNWFVW10RVSDA
LOT / SECTION / CT: 13 / - / 188498	COUNCIL: MEANDER VALLEY	SHEET TITLE: DETAILS (CLADDING)	SHEET No.: 12 / 21

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SCALES:

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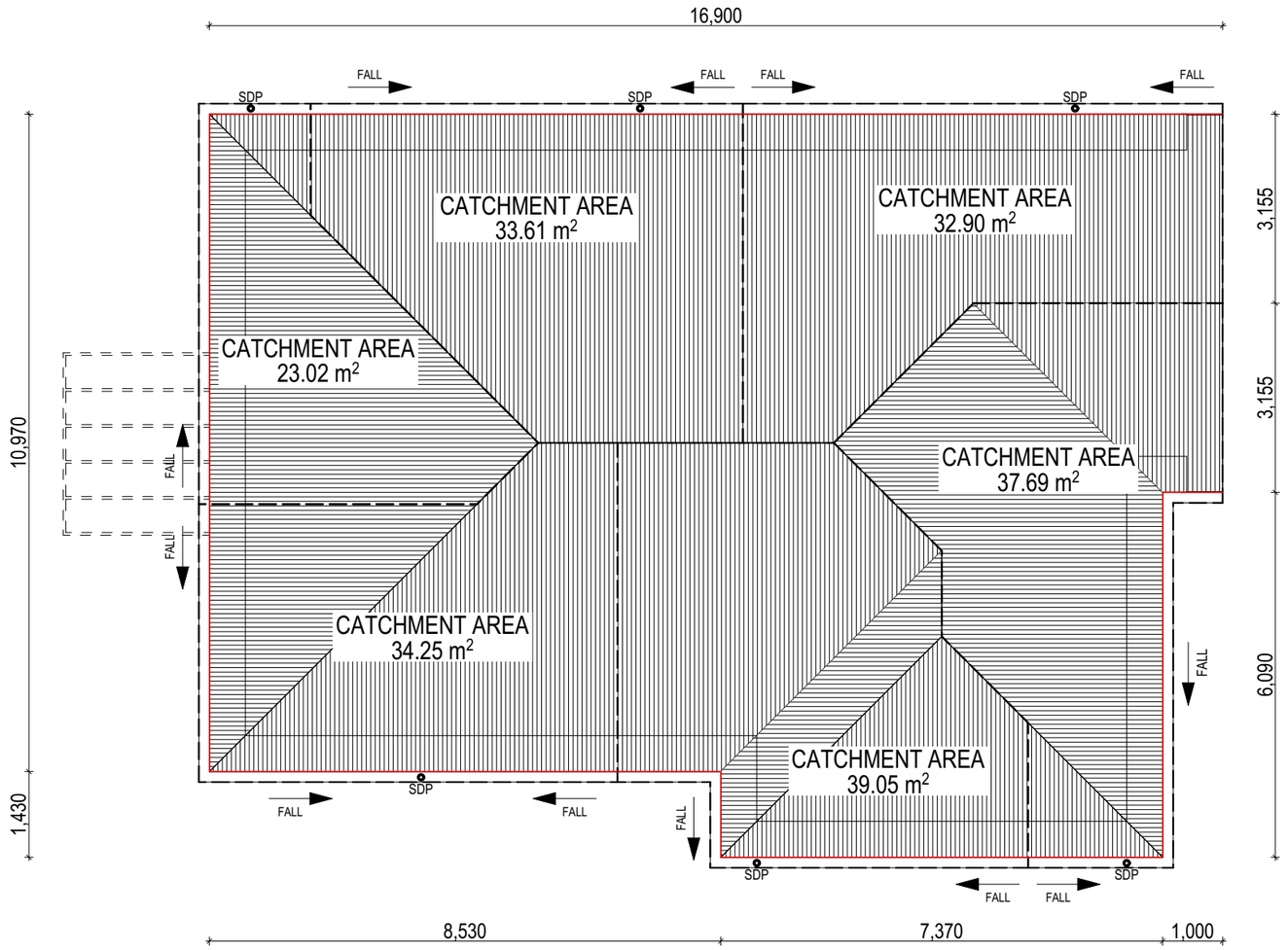

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

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

Roofing Data

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

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

Ah	200.53	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	259.88	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	91	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m^2)
Required Downpipes	4.06	Ac / Acdp
Downpipes Provided	6	

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 13 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES: 1:100

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714309

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

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

COVERINGS LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

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5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: FLOOR COVERINGS
SHEET No.: 14 / 21

HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
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Template Version: 24.041

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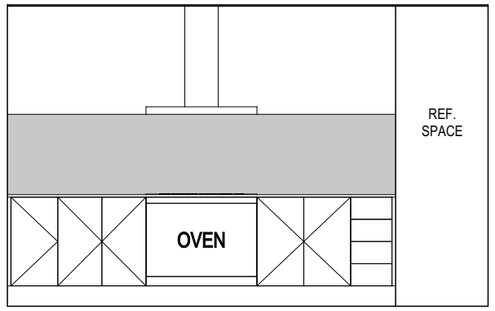
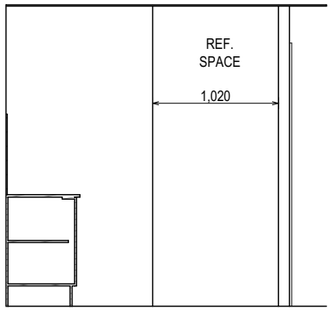
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



ELEVATION A
SCALE: 1:50



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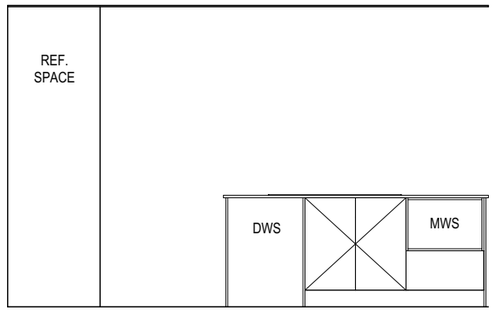

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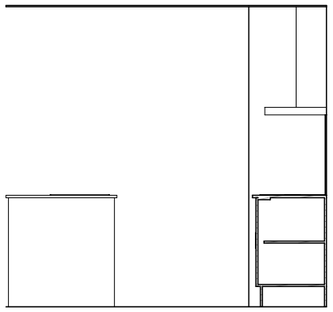
SCALE: 1:50



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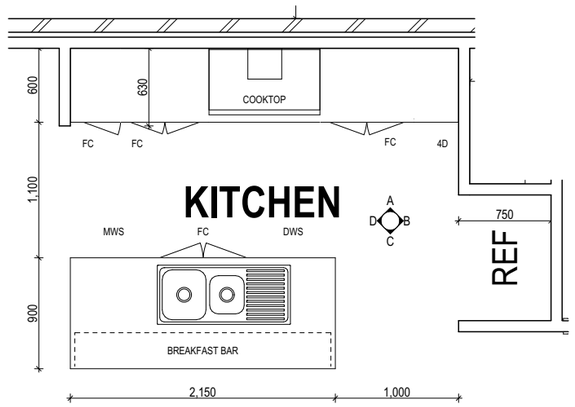
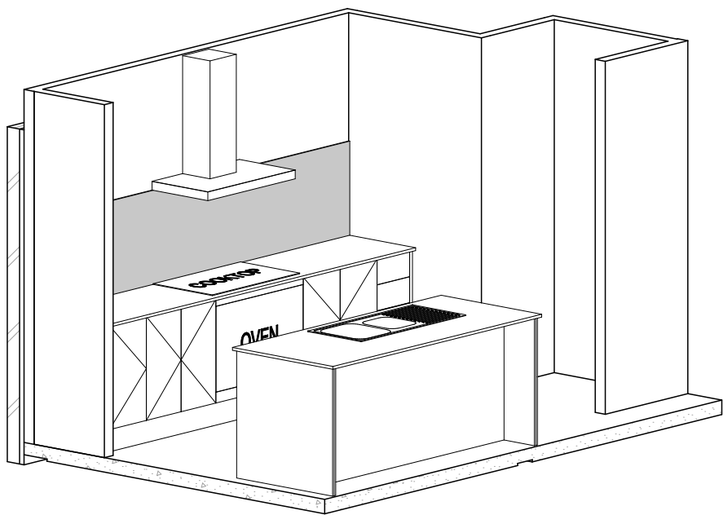
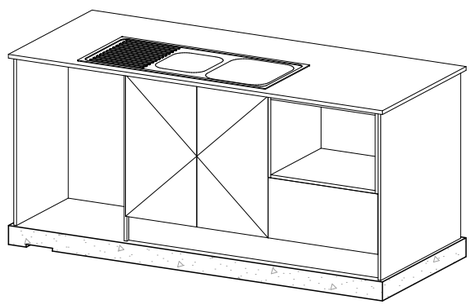
SCALE: 1:50



PROVIDE CONDUIT
TO ISLAND BENCH

KITCHEN PLAN
SCALE: 1:50





PRELIMINARY

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	REVISION	DRAWN	
3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - CORRECTIONS	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
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7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: KITCHEN DETAILS
SHEET No.: 15 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES: 1:50

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714309

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File Location: P:\24. Projects\Client Files\Wilson Complete\714309- 20 Liddesdale Drive, (Lot 13 - Greenwood Park Estate) NOW\Drafting\04. Archicad and checklist files\714309 - Wilson Complete - AC24 - Prelim - 2025.11.19.pln

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

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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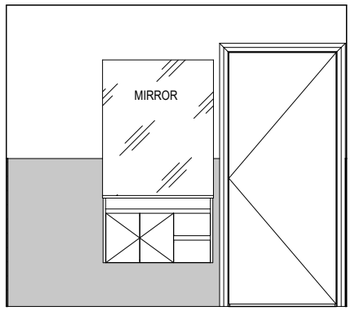
LEGEND

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



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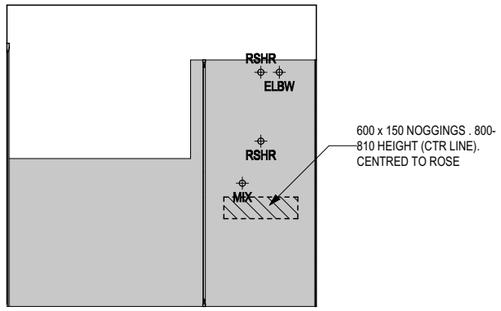

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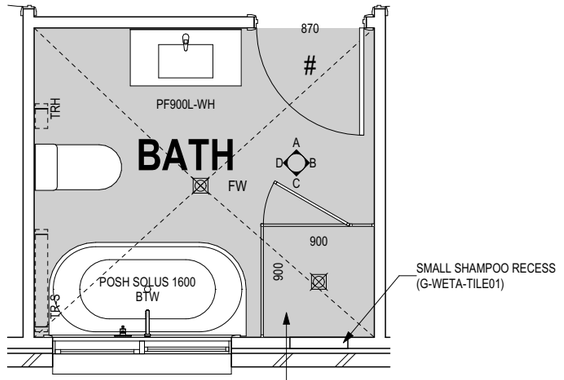

BATHROOM PLAN
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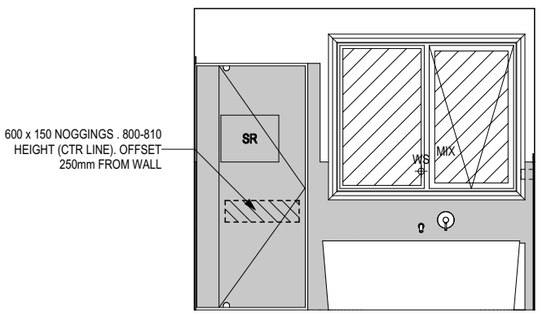

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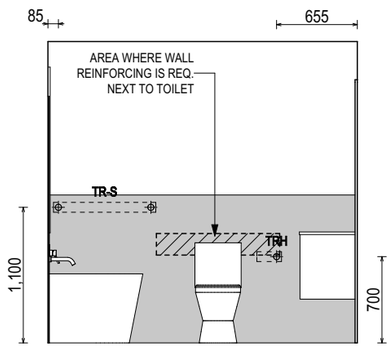

ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 16 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES: 1:50

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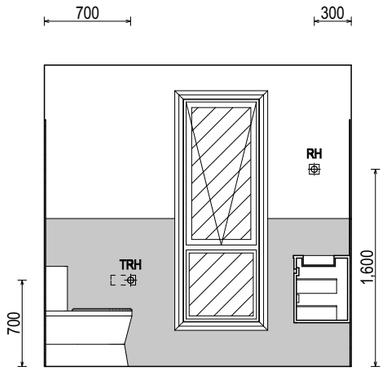

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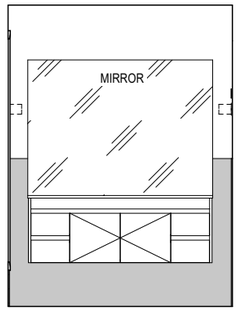

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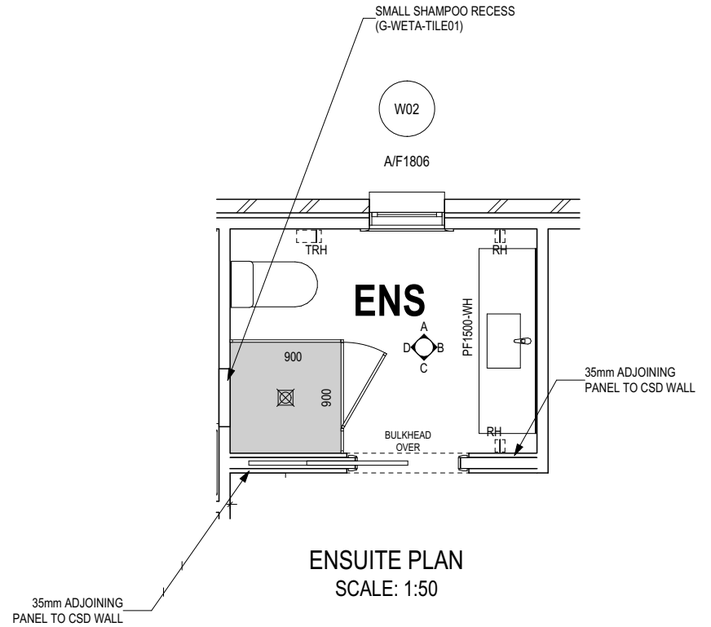

ENSUITE PLAN
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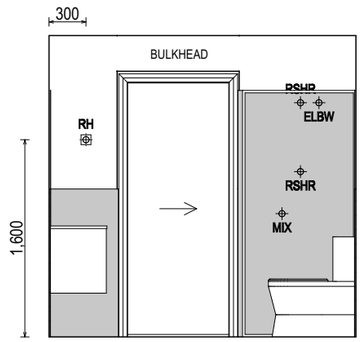

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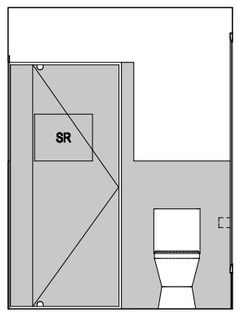

ELEVATION D
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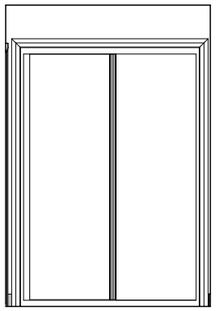

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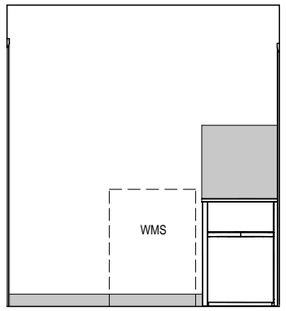

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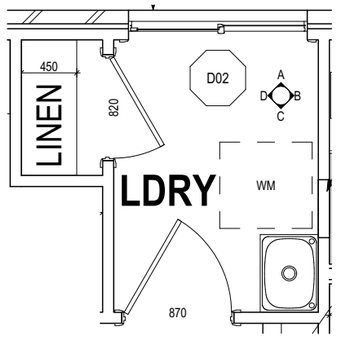
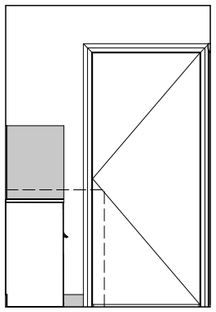


LAUNDRY PLAN
SCALE: 1:50



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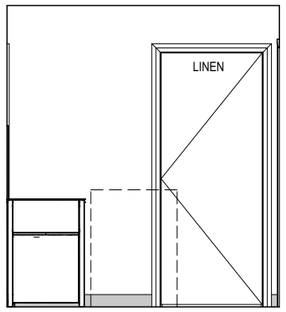

ELEVATION D
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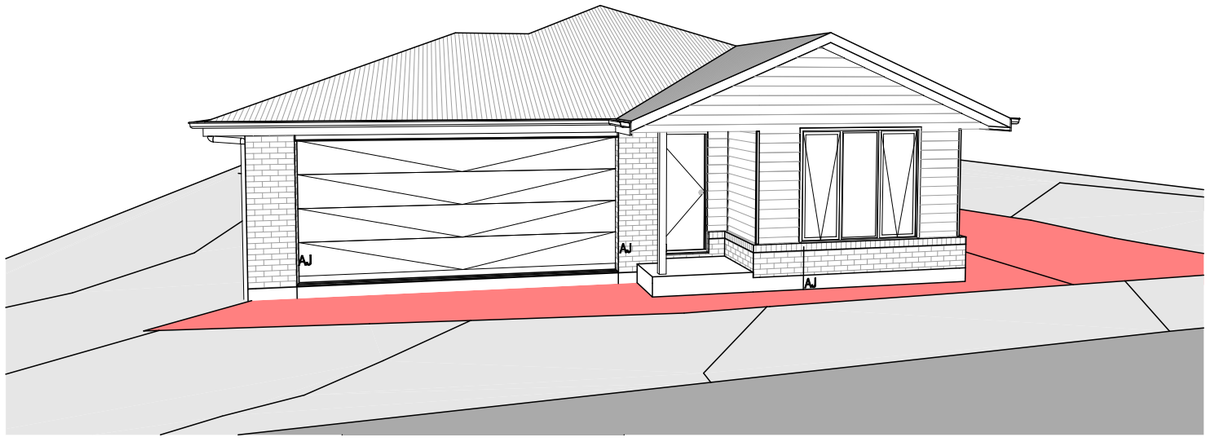

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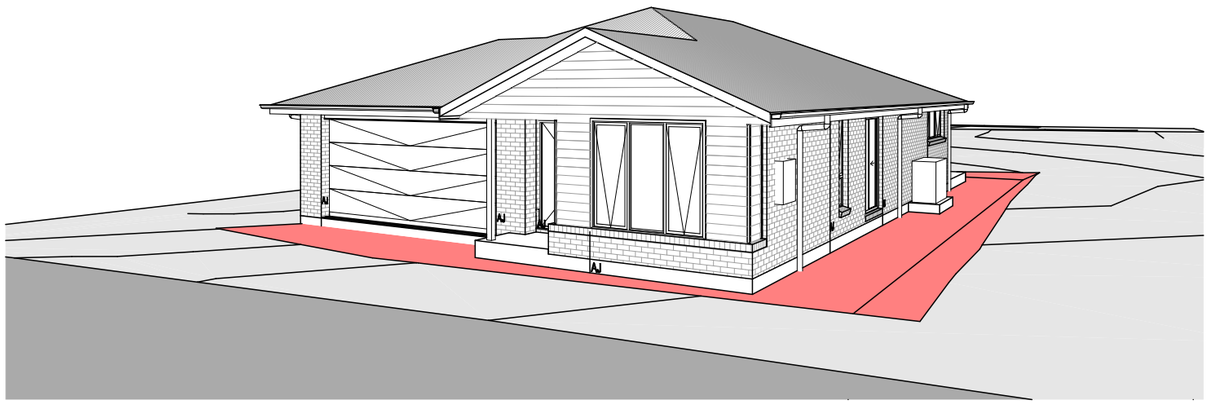

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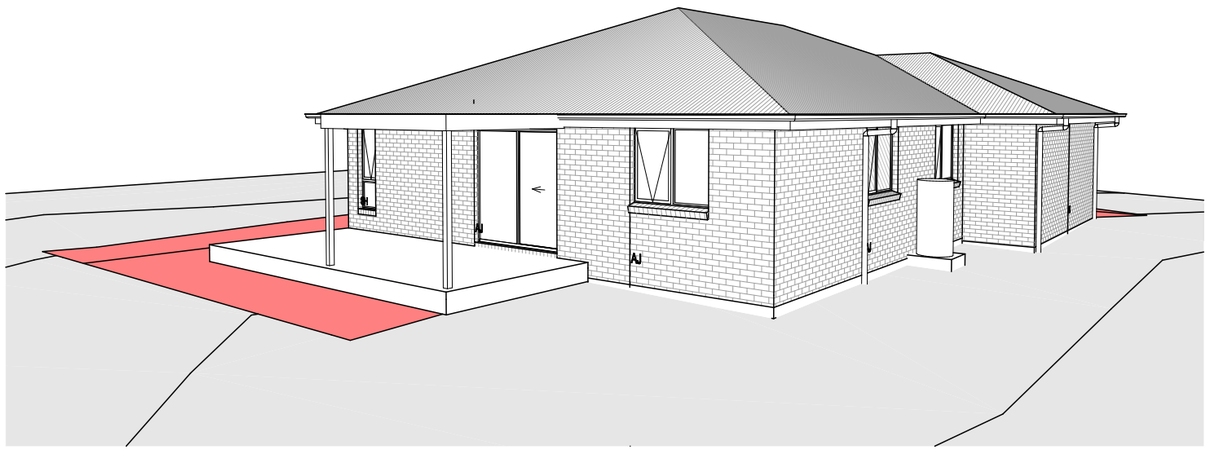

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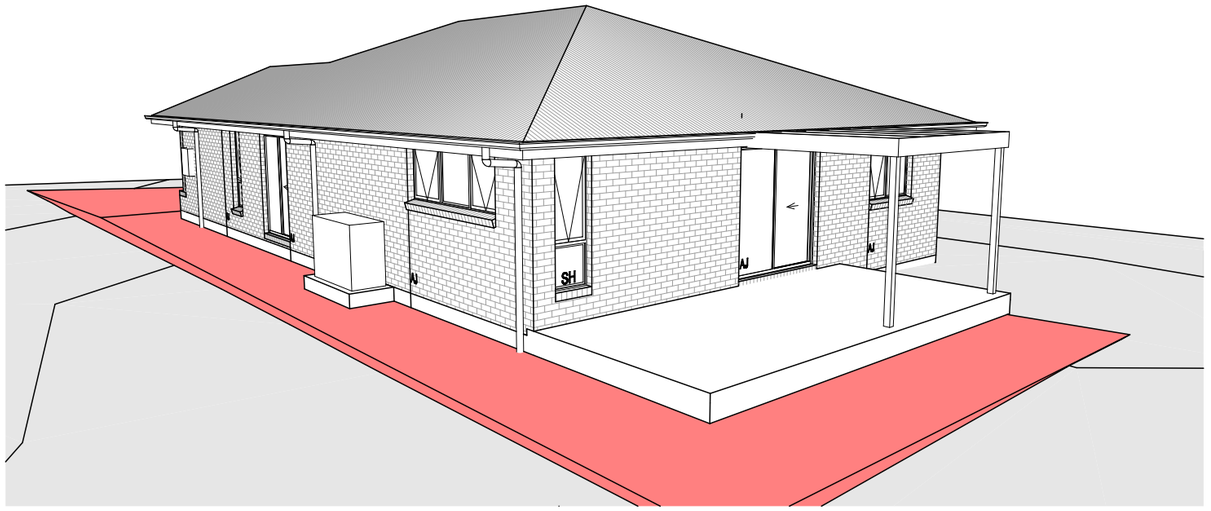

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GENERAL

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

SITE WORKS

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

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

MASONRY

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

TIMBER FRAMING

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

BRACING / LINTELS

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

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

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

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

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

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

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

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

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

WINDOWS

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

DRAINAGE / WATER

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

STAIRCASES / BALUSTRADES / HANDRAILS

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

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

ROOFING

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

ELECTRICAL

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

WET AREAS

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

CONDENSATION

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

WOOD HEATERS

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

FIRE SAFETY

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

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

NOW by Wilson Homes

SPECIFICATION: NOW BY WILSON HOMES
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3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - CORRECTIONS	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
6	PRELIM PLANS - SITE AMENDMENT	DKZ	12/11/2025
7	PRELIM PLANS - SITE AMENDMENT	DKZ	19/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: GENERAL NOTES
SHEET No.: 20 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES:

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.

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WET AREA NOTES

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

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

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

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

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

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

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

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

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

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

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

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

NOW by Wilson Homes

SPECIFICATION: NOW BY WILSON HOMES
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	REVISION	DRAWN	
3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - CORRECTIONS	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	05/11/2025
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CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY

HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 21 / 21

HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES:

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.

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Tarkarri Engineering

Air Quality • Acoustics • Environment • Vibration

Technical Memo

2 February 2026

Wilson Homes
250 Murray St
Hobart, TAS 7000

7131_AC_R
AJM

Attn: Mr Reid Paul

Dear Sir,

RE: Lot 13, 20 Liddesdale Dr, Deloraine, traffic noise assessment.

Please find below our report on a traffic noise assessment a proposed dwelling at Lot 13, 20 Liddesdale Dr, Deloraine.

1. INTRODUCTION

Tarkarri Engineering was commissioned by Wilson Homes to conduct traffic noise assessment for a proposed single storey dwelling at Lot 13, 20 Liddesdale Dr, Deloraine. The assessment addresses Performance C3.0 Road and Railway Assets Code of the *Tasmanian Planning Scheme – State Planning Provisions* with regard habitable buildings for sensitive uses within a road or railway attenuation area.

A road traffic noise assessment for the residential subdivision of Liddesdale Dr, Deloraine (with Lot 13, 20 Liddesdale Dr adjacent to this) was conducted in 2023 (see Tarkarri Engineering report 5821_AC_R for details). From this report projected traffic noise levels were provided for lots that bound the Bass Hwy at given set back distances from the road easement. The relevant projected traffic noise level for the proposed dwelling on Lot 13, 20 Liddesdale Dr is 68 $L_{A10,18hr}$.

Under the subdivision assessment where the desired traffic noise limit criterion of 63 dBA $L_{A10,18hr}$ is exceeded at a proposed dwelling facade then an assessment of the proposed dwelling is required in accordance with section 5.*3 Internal traffic daytime noise criterion* of the *Tasmanian State Road Traffic Noise Management Guidelines*, provided below for reference.

> **5.3 Internal traffic daytime noise criterion**
>
> Internal traffic noise means traffic noise measured inside a building.
>
> Internal traffic noise may need to be considered in circumstances where it is not be possible to achieve external noise targets.
>
> The Department may then consider acoustical treatment of sensitive use buildings to reduce traffic noise intrusion into the building.
>
> The *Tasmanian Environment Protection Policy (Noise) 2009* establishes a daytime indoors indicator level of L_{Aeq}(16 hour) 35 dB(A).

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The nominal internal design criterion for this approach will therefore be L_{Aeq}(16 hour) 35 dB(A).

However, because of the many differences between building designs and construction and how people use internal spaces, the Department will not use this nominal design criterion as the target for internal noise. Instead, the Department will first use the measured or predicted external noise L_{A10}(18 hour) to calculate an assumed internal L_{Aeq}(16 hour) using the relationship:

L_{Aeq}(16 hour) = L_{A10}(18 hour) – 2.0 dB(A).

The Department will then use *AS3671-1989 Acoustics – Road traffic noise intrusion – building siting and construction* to determine acoustical treatments that could best mitigate the external L_{Aeq}(16 hour) noise to achieve the nominal design criterion for internal noise of L_{Aeq}(16 hour) 35 dB(A)

2. SITE DESCRIPTION

Lot 13, 20 Liddesdale Dr bounds the Bass Hwy road corridor to the north. The new dwelling proposed would be located approx. 44 m from the boundary with the road corridor.

Figure 2-1 presents a site plan for Lot 13, 20 Liddesdale Dr while Figures 2-2 to 2-4 present floor plans and elevations for the proposed dwelling.

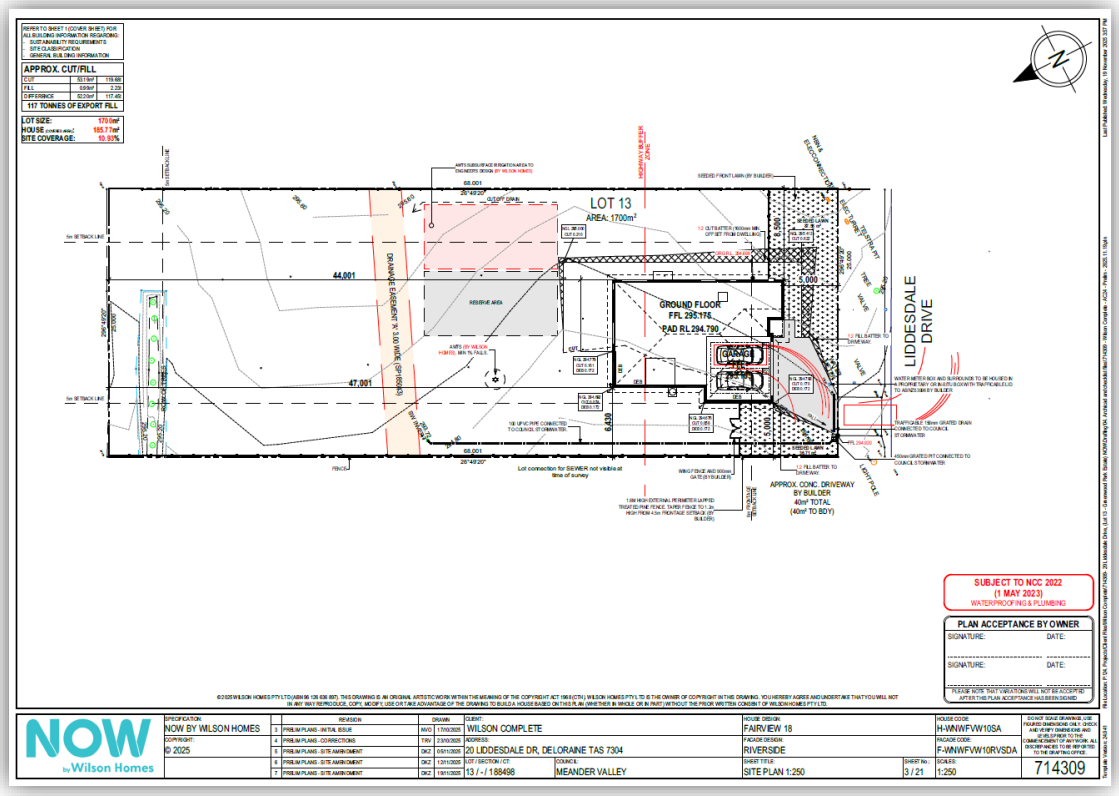


Figure 2-1: Site plan of proposed dwelling (provided by Wilson Homes).

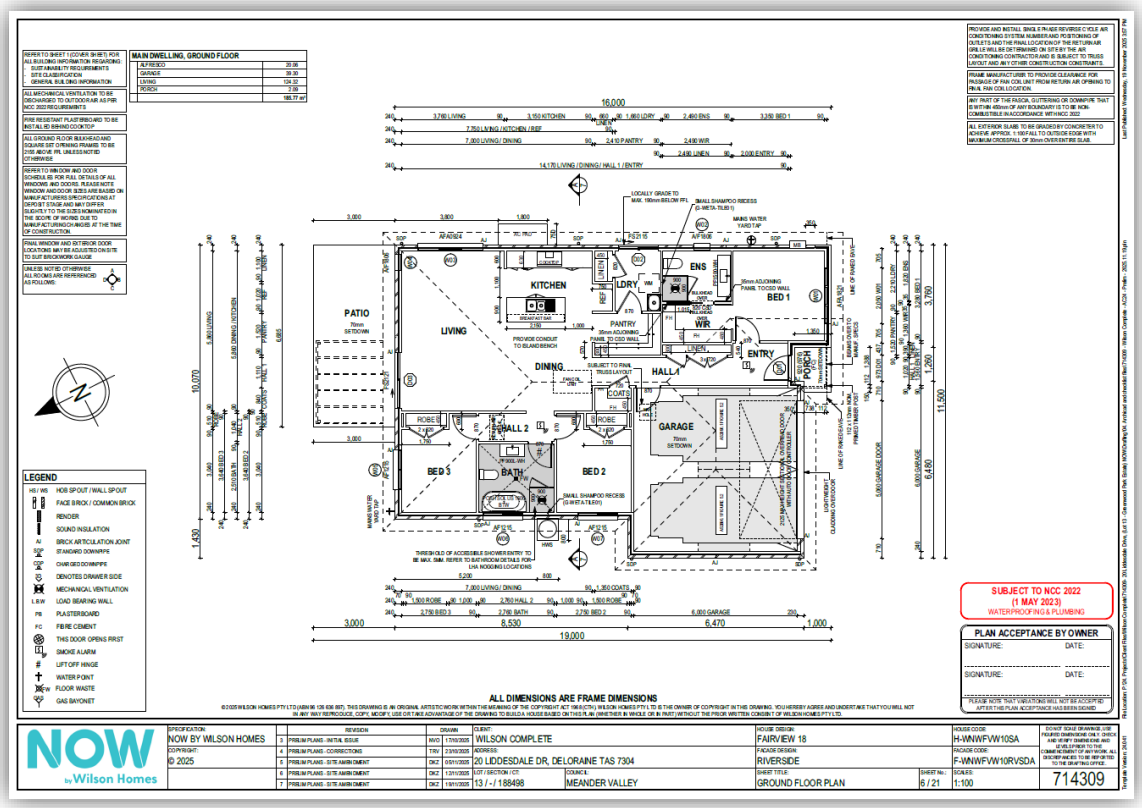
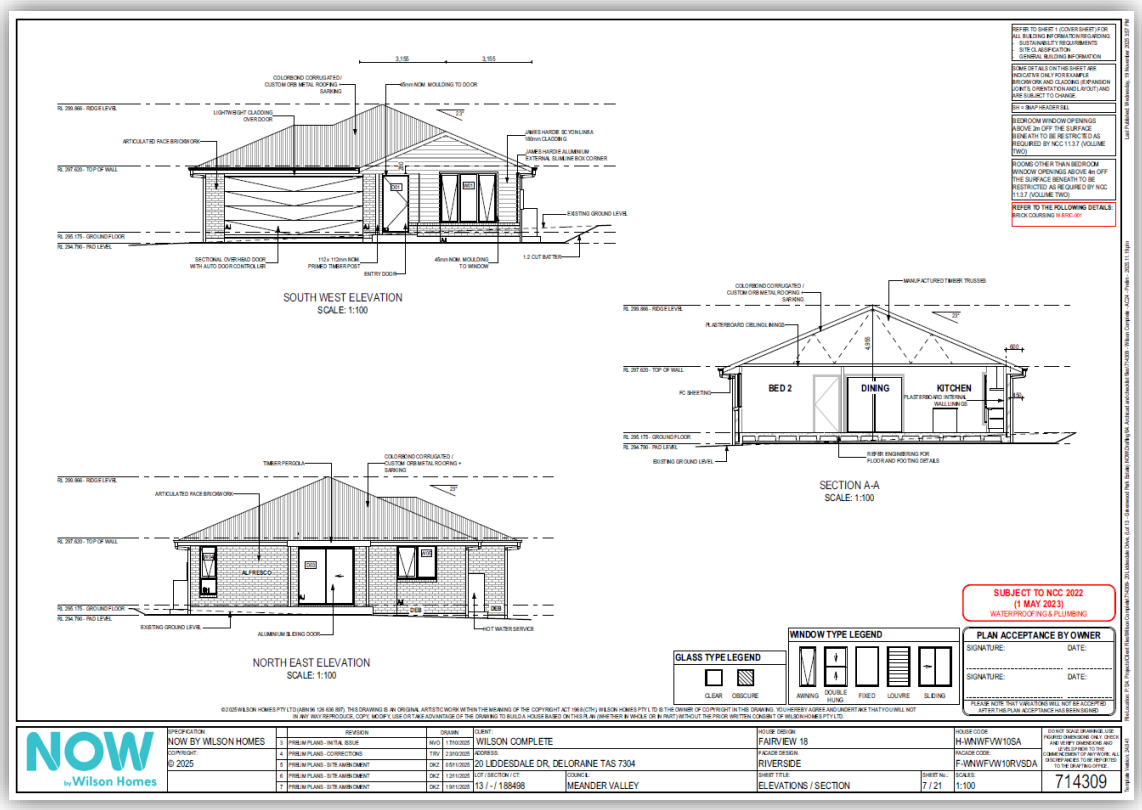


Figure 2-2: Floor plans of proposed dwelling (provided by Wilson Homes).



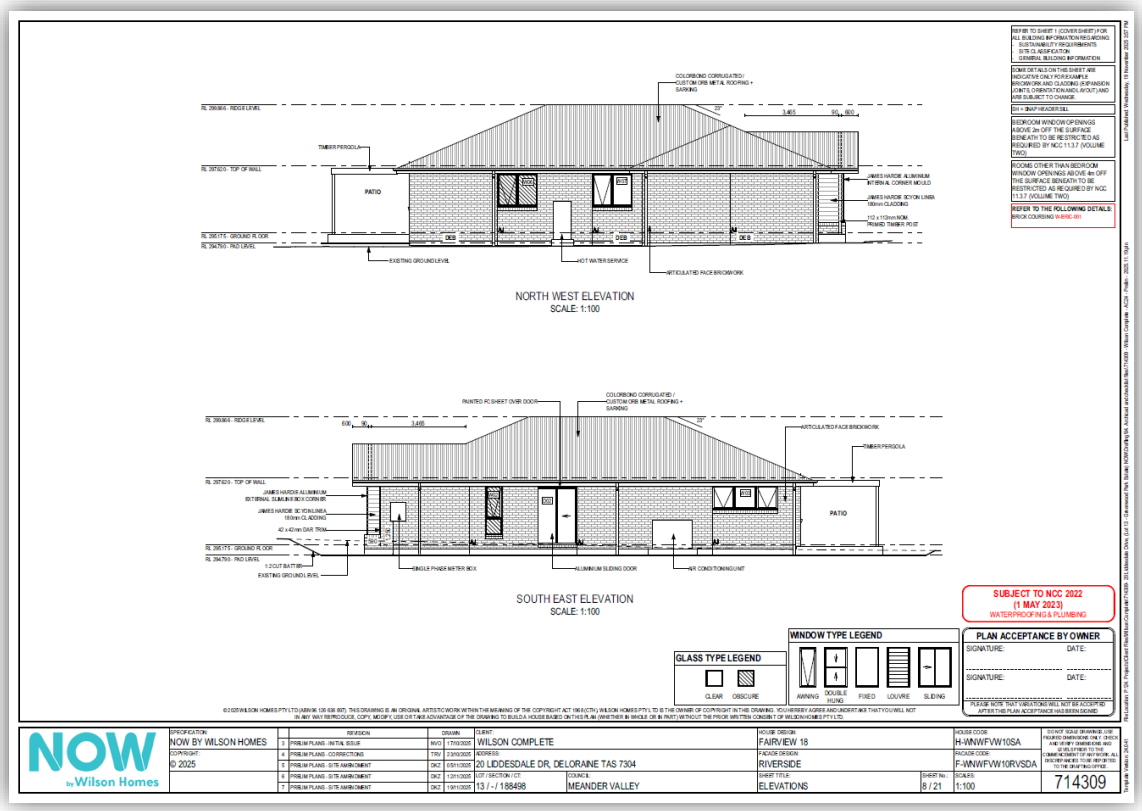


Figure 2-3: Elevations of proposed dwelling (provided by Wilson Homes).

3. FACADE ASSESSMENT

Following the procedures under *AS3671-1989*, as required under the *TSRTNMG*, weighted sound reduction index values (Rw) were calculated for the facade elements of each sensitive space within the proposed dwelling to allow a reduction of 31 dB across the facade. Table 4-1 presents the Rw requirements along with comments regarding required facade upgrades for the proposed design to meet the requirements.

Facade element Rw requirements			
Room	Element	Rw requirement	Comments
Bedroom 1	Roof/ceiling	45	Upgraded ceiling plasterboard
	Wall	43	Proposed construction sufficient
	Window	36	Upgraded double glazing required
Bedroom 2	Roof/ceiling	43	Upgraded ceiling plasterboard
	Walls	41	Proposed construction sufficient
	Window	35	Upgraded double glazing required
Bedroom 3	Roof/ceiling	44	Upgraded ceiling plasterboard
	Walls	42	Proposed construction sufficient
	Window	36	Upgraded double glazing required
Lounge/Kitchen/ Dining	Roof/ceiling	45	Upgraded ceiling plasterboard
	Walls	41	Proposed construction sufficient
	Windows	34	Upgraded double glazing required
	Doors	35	Upgraded sliding door system required

Table 4-1: Facade Rw requirements.

NB: A derating of 3 is allowed for Rw performance requirements for elements in the southern facade (i.e. southern facade window in Bedroom 1) is allowed with this facade not directly impacted by traffic noise from the Hwy.

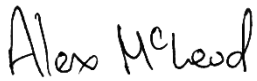
Further to the comments above:

- The ceiling plasterboard upgraded to 13 mm Fyrchek, surface mass of 10.5 kg/m^2, or equivalent.
- Upgrade window double glazed units in Master Bedroom to provide minimum Rw 36 acoustic performance.
- Upgrade window double glazed units in Bedroom 2 to provide minimum Rw 35 acoustic performance.
- Upgrade window double glazed units in Bedroom 3 to provide minimum Rw 36 acoustic performance
- Upgrade window double glazed units in the Kitchen / Lounge / Dining area to provide minimum Rw 34 door system acoustic performance.
- Upgrade sliding door systems in the Kitchen / Lounge / Dining area to provide minimum Rw 35 door system acoustic performance.

I hope this information meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,
Tarkarri Engineering Pty Ltd



Dr. Alex M^{c}Leod
Principal Consultant

m. +61(0)439 357 297
email: alex.mcleod@tarkarri.com

AS2870:2011 SITE ASSESSMENT

Lot 13 Liddesdale Drive

Deloraine

May 2025

Wilson Homes Reference: 714309

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes- Multi Res Division
Site Address:	Lot 13 Liddesdale Drive, Deloraine
Date of Inspection:	08/05/2025
Proposed Works:	New house
Investigation Method:	Drill Tech Auger
Inspected by:	AM

Site Details

Certificate of Title (CT):	188498/13
Title Area:	Approx. 1707 m²
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	3° NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 800mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	USCS	Description
0.00-0.40	CI	**FILL - Sandy CLAY**: medium plasticity, brown, slightly moist, medium dense
0.40-0.90	CI	**FILL - Silty CLAY**: medium plasticity, brown patches of black and yellow, slightly moist, very stiff
0.90-1.20	CH	**Silty CLAY**: high plasticity, yellow, brown, moist, very stiff
1.20-2.00+	CH	**Silty CLAY**: high plasticity, pale grey mottled red and yellow, moist, very stiff, no refusal

BH 2 Depth (m)	USCS	Description
0.00-0.40	CL	**FILL - Sandy CLAY**: low plasticity, brown, moist, medium dense
0.40-0.50	CI	**Silty CLAY**: medium plasticity, red, brown, slightly moist, very stiff,
0.50-1.70	CH	**Silty CLAY**: high plasticity, pale grey mottled red and yellow, moist, very stiff, grading to clayey SILT
1.70-2.40+	MH	**Clayey SILT**: high plasticity, pale grey mottled red and yellow, moist, very stiff. No Refusal

Site Notes

Soils on the site are developing from Tertiary basalt, the clay fraction is likely to show moderate ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class P

Y^{s} range: **40-60mm**

Notes: The site has been classified as Class P, due to uncontrolled fill material across the site exceeding 0.40m, as prescribed within AS2870:2011 (Section 2.5.3). Soils on site are likely to exhibit significant ground surface movement from soil moisture fluctuations.

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N3**
Region:	A
Terrain Category:	2.5
Shielding Classification:	NS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class P** - see 'Site Classification' above.

All foundations must penetrate through any fill material & topsoil and be placed on the underlying residual soil below with bearing capacities >100kPa or suitable for the design, to be determined by the design engineer.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

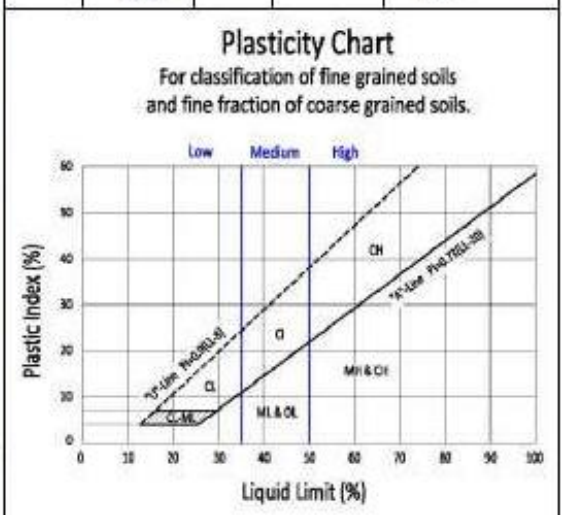
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength** **kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

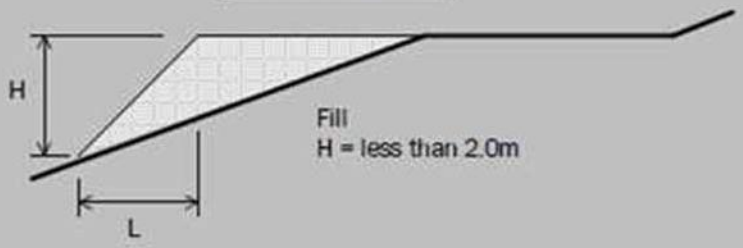
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

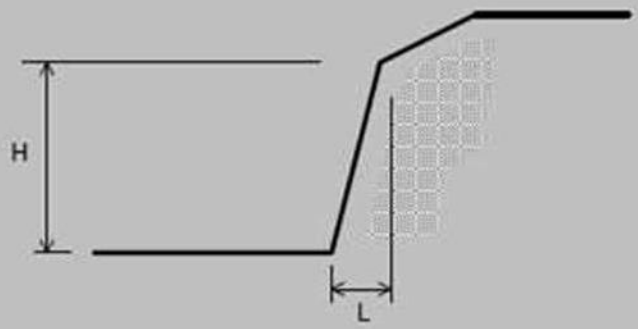
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Site Plan

APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	2	50.0	0.6	69	4
100-200	9	11.1	2.8	313	20
200-300	8	12.5	2.5	278	17
300-400	7	14.3	2.2	243	15
400-500	10	10.0	3.1	347	22
500-600	7	14.3	2.2	243	15
600-700	6	16.7	1.9	208	13
700-800	5	20.0	1.6	174	10
800-900	4	25.0	1.3	139	8
900-1000	3	33.3	0.9	104	6
1000-1100	3	33.3	0.9	104	6
1100-1200	4	25.0	1.3	139	8
1200-1300	3	33.3	0.9	104	6
1300-1400	4	25.0	1.3	139	8
1400-1500	4	25.0	1.3	139	8
1500-1600	5	20.0	1.6	174	10

Appendix 2 – Site Photos

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Wilson Homes- Multi Res Division *Owner /Agent*

250 Murray Street *Address*

Hobart 7000 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 13 Liddesdale Drive

Deloraine 7304

Lot No:

Certificate of title No: 188498/13

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: *(what it is that is being certified)*

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J11690

Date: 19/05/2025

ONSITE WASTEWATER ASSESSMENT

Lot 13 Liddesdale Drive

Deloraine

June 2025

Revised November 2025

Wilson Homes Reference: 714309

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes- Multi Res Division
Site Address:	Lot 13 Liddesdale Drive, Deloraine
Date of Inspection:	08/05/2025
Proposed Works:	New house
Investigation Method:	Drill Tech Auger
Inspected by:	AM

Site Details

Certificate of Title (CT):	188498/13
Title Area:	Approx. 1707 m²
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	3° NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 800mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted to assess the capacity of the materials for onsite wastewater disposal according to AS1547:2012.

Soil Profile Summary

BH 3 Depth (m)	USCS	Description
0.00-0.40	MH	**Clayey SILT**: medium plasticity, red, brown, slightly moist, very stiff,
0.40-1.50	CH	**Silty CLAY**: high plasticity, pale grey mottled red and yellow, moist, very stiff, grading to clayey SILT
1.50-2.00+	MH	**Clayey SILT**: high plasticity, pale grey mottled red and yellow, moist, very stiff. No Refusal

Site Notes

Soils on the site are developing from Tertiary basalt. These soils are expected to have moderate capacity to accept onsite wastewater disposal, with high nutrient retention capacity and moderate permeability.

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **Clay LOAM (Category 4)**. It is recommended that a secondary treatment system (e.g., AWTS such as Econocycle, Envirocycle, Ozzi Kleen) is installed with treated effluent to be disposed of within an absorption bed. A Design Loading Rate (DLR) of 10L/m^2/day has been assigned for secondary treated effluent.

The proposed three-bedroom dwelling has an estimated maximum wastewater loading of 900L/day. This is based on a mains water supply and an occupancy of up to 5 persons using 150L/person/day. Using the DLR of 10L/m^2/day, an absorption area of at least 75m^2 will be required to accommodate the expected wastewater flows. This is best installed as one 12.5m x 6m x 0.6m modified absorption bed as per the attached design.

A cut-off drain is recommended upslope of the absorption area to divert excess stormwater flows. A 100% reserve area should be set aside for future wastewater requirements and should be kept free from development. For further details see the attached plan and Trench summary reports.

The following setback distances are required to be consistent with the Building Act 2016:

Upslope and level buildings:	3m
Downslope buildings:	2.75m
Upslope and level boundaries:	1.5m
Downslope boundary:	4.5m
Downslope surface water:	21m

Demonstration of the wastewater system being consistent with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

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GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes- Multi Res Division	Assess. Date	18-Jun-25
		Ref. No.	
Assessed site(s)	Lot 13 Liddesdale Drive, Deloraine	Site(s) inspected	8-May-25
Local authority	Meander Valley	Assessed by	JP Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750 (using a method independent of the no. of bedrooms)
Septic tank wastewater volume (L/day) = 250
Sullage volume (L/day) = 500
Total nitrogen (kg/year) generated by wastewater = 2.3
Total phosphorus (kg/year) generated by wastewater = 1.8

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	43	47	49	65	90	105	105	86	86	87	66	63
Adopted rainfall (R, mm)	42	47	49	65	90	105	105	86	86	86	65	63
Retained rain (Rr, mm)	38	42	44	59	81	95	95	77	77	77	59	57
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**92**	**68**	**47**	**4**	**-39**	**-65**	**-63**	**-35**	**-14**	**7**	**47**	**69**

Annual evapotranspiration less retained rain (mm) = 117

Soil characterisitics

Texture = Clay LOAM Category = 4 Thick. (m) = 2
Adopted permeability (m/day) = 0.24 Adopted LTAR (L/sq m/day) = 10 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	13
Width (m) =	6
Depth (m) =	0.6
Total disposal area (sq m) required =	150
comprising a Primary Area (sq m) of:	75
and a Secondary (backup) Area (sq m) of:	75

Sufficient area is available on site

Comments

A DLR of 10L/m^2/day has been applied, resulting in an absorption area of at least 75m^2 being required for the proposed dwelling. Therefore the system should have the capacity to cope with predicted climatic and loading events.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes- Multi Res Division	Assess. Date	18-Jun-25
		Ref. No.	
Assessed site(s)	Lot 13 Liddesdale Drive, Deloraine	Site(s) inspected	8-May-25
Local authority	Meander Valley	Assessed by	JP Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Expected design area	sq m	500	V. high	High		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	3	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.24	Mod.	Very low		
	Long Term Accept. Rate	L/day/sq m	10	High	Moderate		

Comments

The site has the capability to accept onsite wastewater. In-ground absorption of secondary treated effluent will be required due to the limited area available and configuration of the proposed development.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes- Multi Res Division	Assess. Date	18-Jun-25
		Ref. No.	
Assessed site(s)	Lot 13 Liddesdale Drive, Deloraine	Site(s) inspected	8-May-25
Local authority	Meander Valley	Assessed by	JP Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	70	High	Moderate		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-117	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	500	V. high	Low		
	Dist. to nearest other feature	m	100	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

There is low risk of environmental degredation associated with the proposed wastewater management system.

Demonstration of wastewater system being consistent with *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.75m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located with a minimum separation distance of 21m of downslope surface water.

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (ii) Land application area will be located with a minimum separation distance of 4.5m from a downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	No limiting layer identified.
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent with P7.

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AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: Lot 13 Liddesdale Drive, Deloraine

System Capacity: 5 persons @ 150L/person/day

Summary of Design Criteria

DLR: 10L/m^2/day.

Absorption area: 75m^2

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes- Multi Res Division *Owner name*
250 Murray Street *Address*
Hobart 7000 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes- Multi Res Division
Designer's project reference No. J11690
Address: Lot 13 Liddesdale Drive
Lot No: 188498/13
Deloraine 7304

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

AWTS to modified absorption bed.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jun-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jun-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jun-25

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Onsite Wastewater Assessment - Lot 13 Liddesdale Drive Deloraine- 714309 - Jun-25

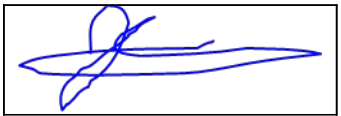
Onsite Wastewater Assessment - Lot 13 Liddesdale Drive Deloraine- 714309 - Jun-25

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		18/06/2025
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

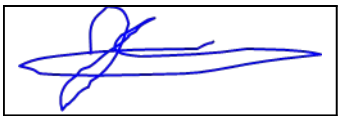
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		18/06/2025

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

APPROX. CUT/FILL		
CUT	23.08m³	51.93t
FILL	22.53m³	50.69t
DIFFERENCE	0.55m³	1.24t
EVEN CUT & FILL		

LOT SIZE:	1700m²
HOUSE (COVERED AREA):	185.77m²
SITE COVERAGE:	10.93%

Wastewater system:

AWTS Unit with venting according to NCC Vol 3 Tas C2D6

Cut-off drain

Absorption bed (75m²)
1 x 12.5m x 6m x 0.6m

100% reserve area

Min 3m from upslope or level buildings
Min 2.75m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 4.5m from downslope boundary
Min 21m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

10/11/2025

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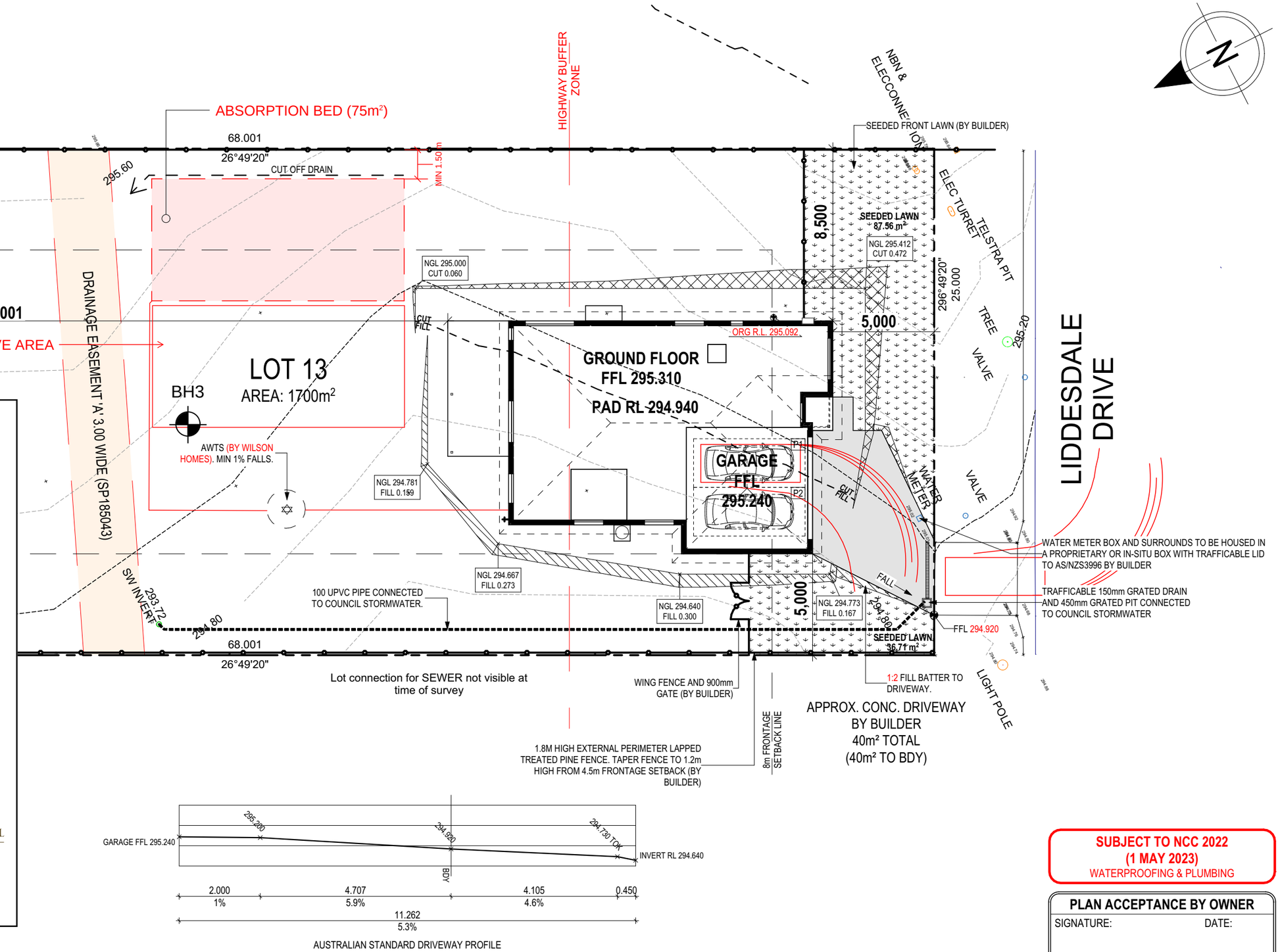
Approximate Test Hole Location



AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS

SCALE: 1:100

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

NOW by Wilson Homes

SPECIFICATION: NOW BY WILSON HOMES
COPYRIGHT: © 2025

	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	02/10/2025
2	DRAFT SALE PLAN - CT1 UPDATE	HMI	08/10/2025
3	PRELIM PLANS - INITIAL ISSUE	NVO	17/10/2025
4	PRELIM PLANS - PERGOLA	TRV	23/10/2025
5	PRELIM PLANS - SITE AMENDMENT	DKZ	03/11/2025

CLIENT: WILSON COMPLETE
ADDRESS: 20 LIDDESDALE DR, DELORAINE TAS 7304
LOT / SECTION / CT: 13 / - / 188498
COUNCIL: MEANDER VALLEY
HOUSE DESIGN: FAIRVIEW 18
FACADE DESIGN: RIVERSIDE
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 21
HOUSE CODE: H-WNWFVW10SA
FACADE CODE: F-WNWFVW10RVSDA
SCALES: 1:200, 1:100

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.

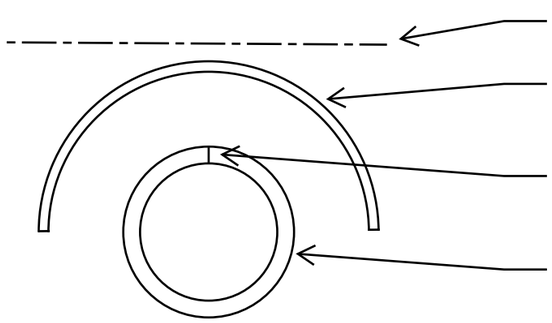
714309

Template Version: 24.041

File Location: P:\24. Projects\Client Files\Wilson Complete\714309- 20 Liddesdale Drive, (Lot 13 - Greenwood Park Estate) NOW\Drafting\04. Archicad and checklist fi

Last Published: Wednesday, 5 November 2025 1:51 PM

Distribution pipe detail



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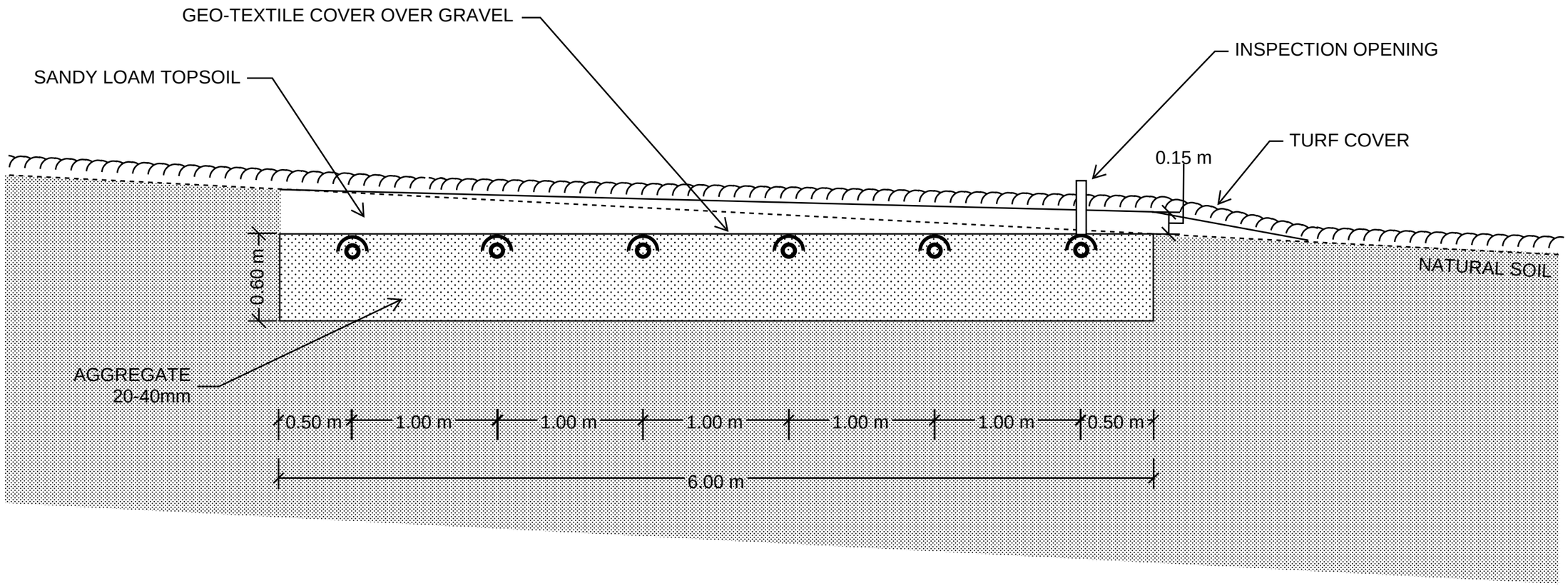

Do not scale from these drawings. Dimensions to take precedence over scale.	AWTS Modified Absorption Bed			On-site Wastewater Cross-Section	Sheet 1 of 2

Design notes:

1. Absorption bed dimensions of up to 15m long by 0.6m deep by 6m wide.

2. Base of bed to be excavated level max 900mm into natural soils and smearing and compaction avoided.

3. Bed to be filled with 20-40mm aggregate and drilled 40mm distribution pipes packed into upper 100mm.

4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.

5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.

6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.

7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (e.g. native grasses and small shrubs at 1 plant per 1m^2)

8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate

9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench

10. All works on site to comply with AS3500 and Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

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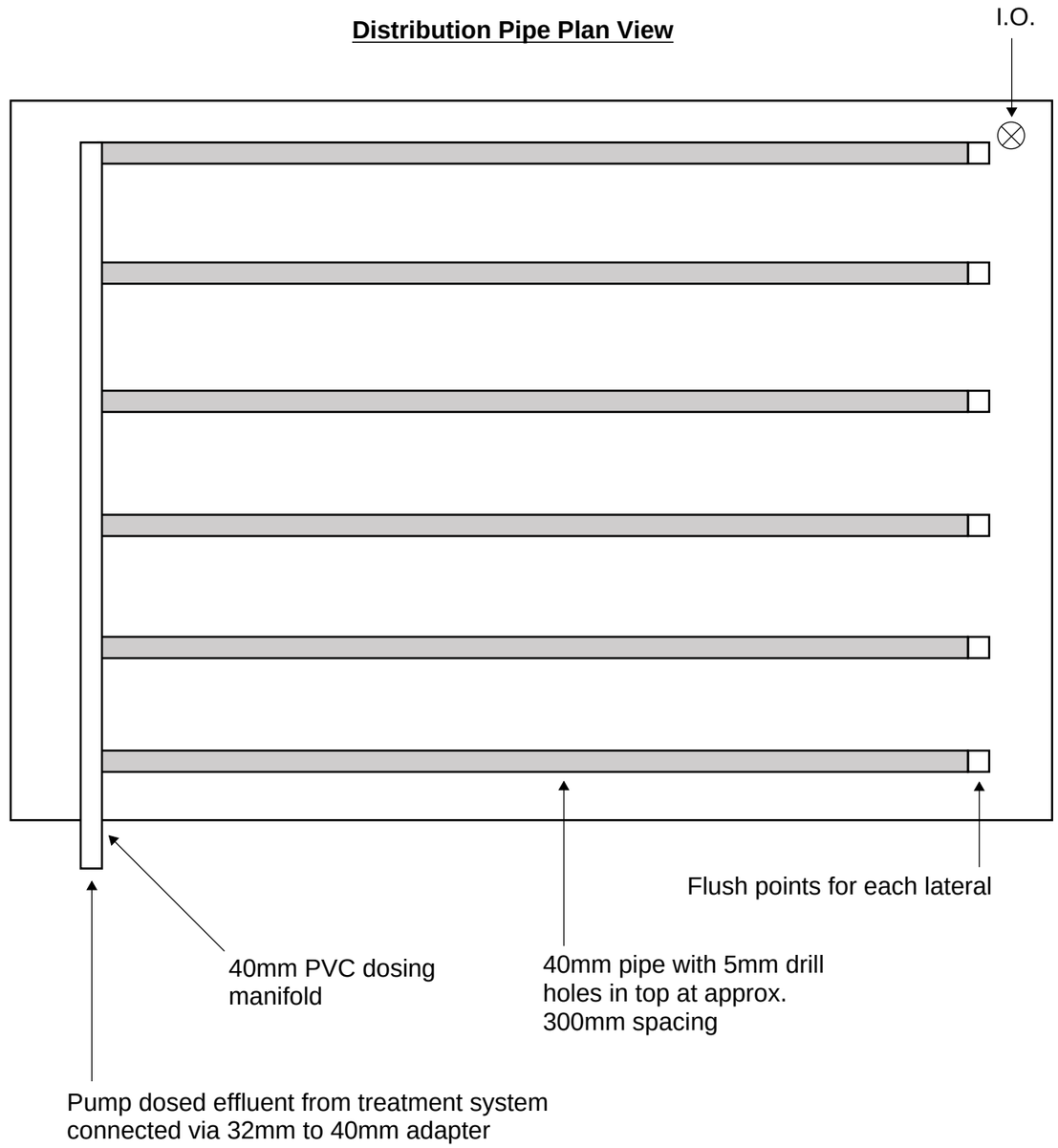
Distribution Pipe Plan View



Do not scale from these drawings. Dimensions to take precedence over scale.				On-site Wastewater Design Notes	Sheet 2 of 2

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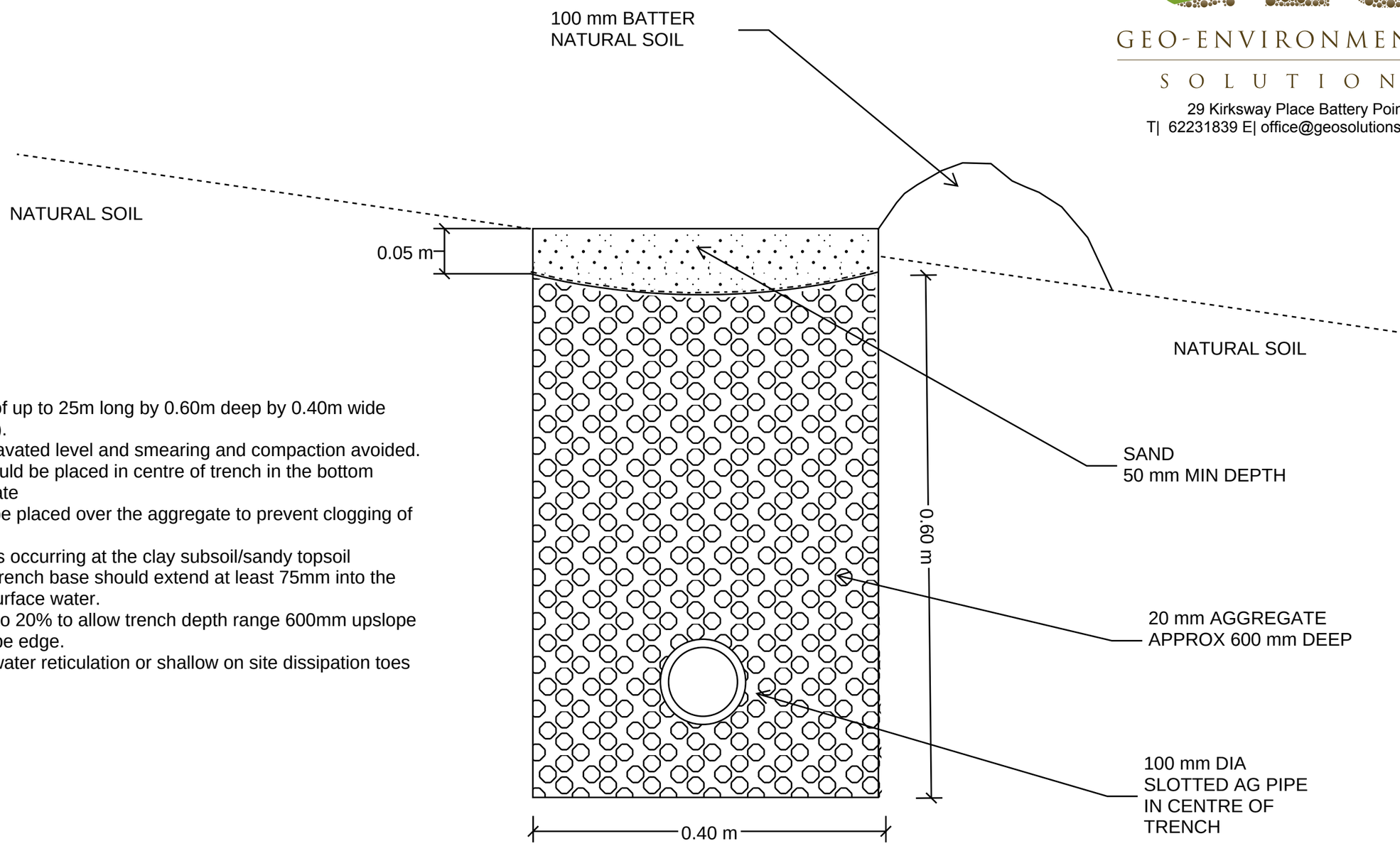

Design notes:

1.Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5.If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7.Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Nov 2021	Cut-Off Drain Detail	Sheet 1 of 1

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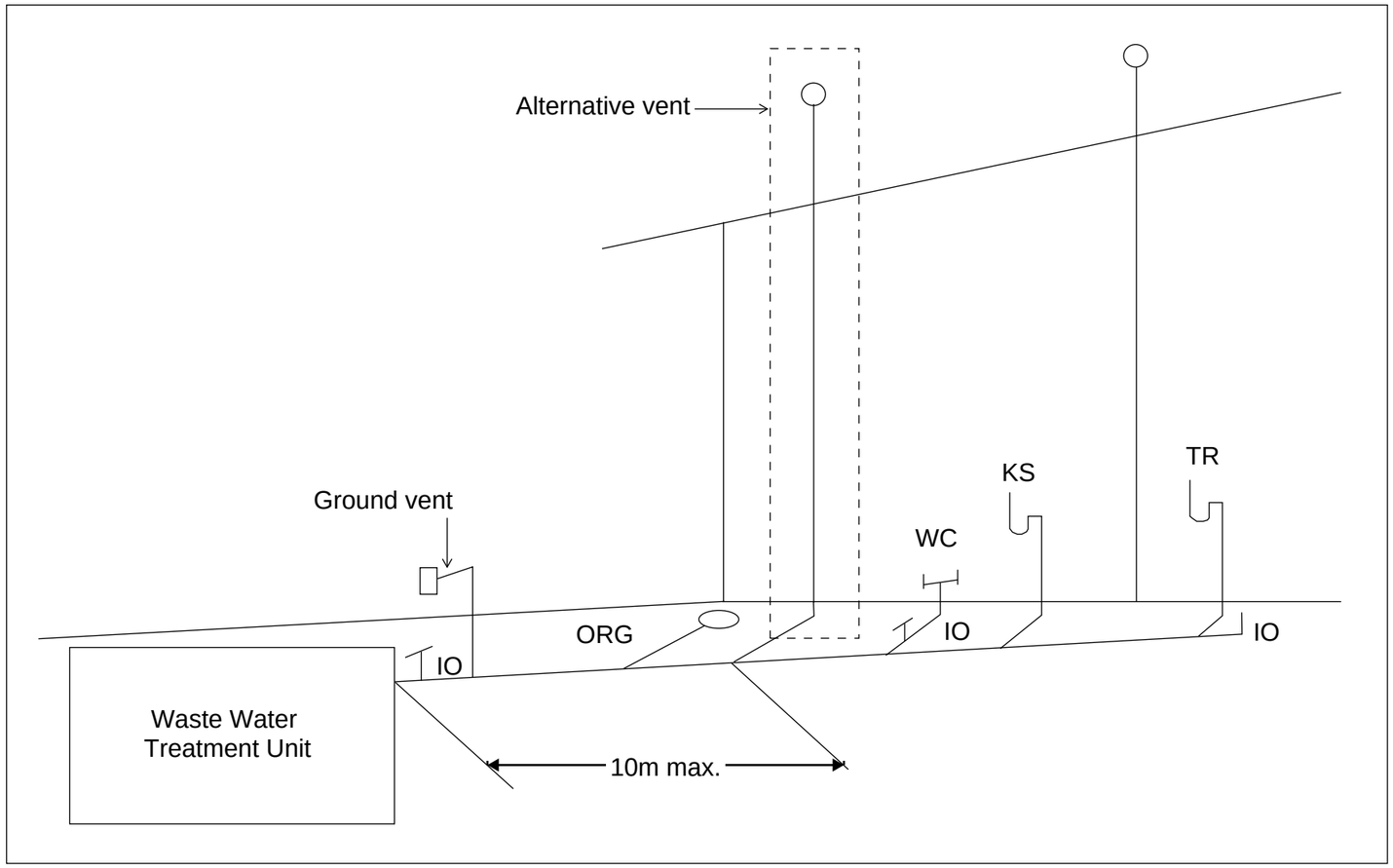

Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1